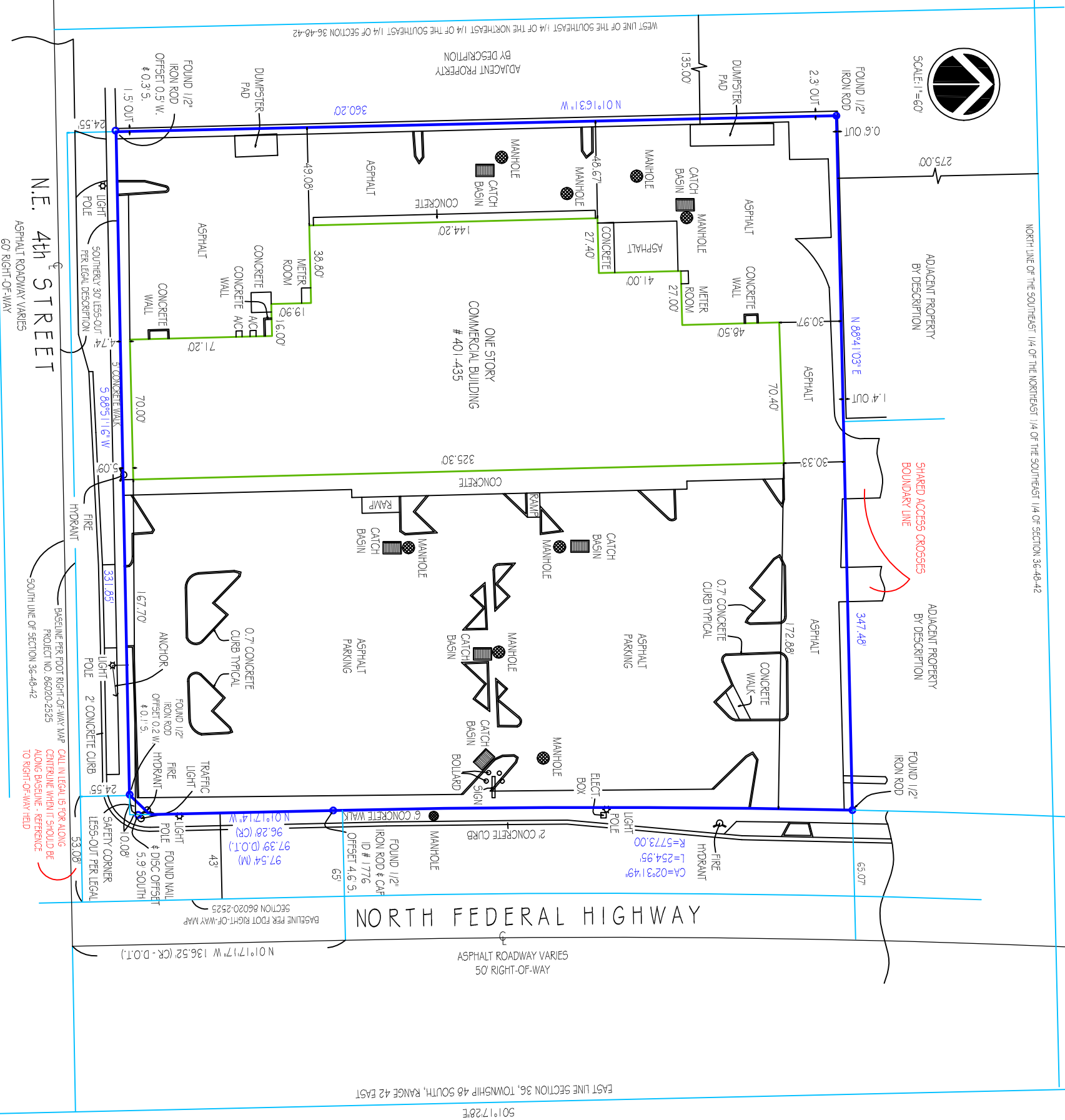


BEARING REFERENCE: EAST LINE OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST
RECORDED AS 5, 01°17'28" E, AS REFERENCED PER DOT PROJECT NO. 86020-2525
ALL BEARINGS SHOWN HEREON REFERENCED THERETO.

PLEASE NOTE:
SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES.
Notable Conditions - Please note the following:
- CALL IN LEGAL IS FOR ALONG CENTERLINE WHEN IT SHOULD BE ALONG BASELINE - REFERENCE TO RIGHT-OF-WAY FIELD
- SHARED ACCESS CROSSES NORTHERLY BOUNDARY LINE



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT TO SCALE)

LEGAL DESCRIPTION:

ALL THAT PART OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), LESS THE NORTH 27.5 FEET THEREOF, SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF THE FEDERAL HIGHWAY (U.S. NO. 1), LESS THE SOUTH 30 FEET THEREOF, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE INTERSECTION OF THE BASELINE OF SURVEY FOR STATE ROAD 5 AND THE CENTERLINE OF N.E. 4TH STREET IN SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE WESTERLY ALONG SAID CENTERLINE A DISTANCE OF 53.08 FEET; THENCE NORTHERLY PERPENDICULAR TO SAID CENTERLINE A DISTANCE OF 24.55 FEET TO A POINT ON THE NORTHERLY EXISTING RIGHT-OF-WAY LINE FOR N.E. 4TH STREET, ALSO BEING THE POINT OF BEGINNING; THENCE EASTERLY ALONG SAID EXISTING RIGHT-OF-WAY LINE A DISTANCE OF 10.02 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT-OF-WAY LINE FOR STATE ROAD 5; THENCE NORTHERLY ALONG SAID EXISTING RIGHT-OF-WAY LINE A DISTANCE OF 10.02 FEET; THENCE SOUTH LINE A DISTANCE OF 10.02 FEET; THENCE SOUTH 43°45'35" WEST A DISTANCE OF 14.16 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WEST 135.0 FEET OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LYING WEST OF FEDERAL HIGHWAY U.S. NO. 1, LESS THE NORTH 27.5 FEET AND LESS THE SOUTH 30.0 FEET FOR ROAD RIGHT-OF-WAY; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
401-435 NORTH FEDERAL HIGHWAY
POMPANO BEACH, FL 33062

INVOICE NUMBER: 81813-SE
DATE OF FIELD WORK: 05/30/2017

CERTIFIED TO
WESTCOR LAND TITLE INSURANCE COMPANY
CENTENNIAL BANK, AN ARKANSAS CORPORATION,
ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR
INTEREST MAY APPEAR
401 FEDERAL INVESTMENTS, LLC

FLOOD ZONE: X
FLOOD MAP: 12011C
PANEL: 0376
SUFFIX: H
PANEL DATE: 08/18/2014
COMMUNITY NUMBER: 120055
DRAFTED BY: CDR
DATE: 05/25/2017

FOR MORTGAGE TRANSACTIONS - LANDTECH HEREBY AUTHORIZES CERTIFIED TITLE AGENTS SHOWN HEREON TO ADD ANY LENDER CERTIFICATIONS THEY DEEM NECESSARY TO COMPLETE SAID TRANSACTION. ANY OTHER ALTERATIONS SHALL VOID THIS SURVEY. PLEASE SIGN, DATE & ENTER ADDITIONAL CERTIFICATION(S) BELOW:

LEGEND:

- x — x — CHAIN LINK FENCE
- // — // — WOOD FENCE
- A - ARC LENGTH
- CA - CENTER ANGLE
- CL - CENTER LINE
- CR - CALCULATED FROM FIELD MEASURE
- CATV - CABLE TV RISER
- A - CENTRAL ANGLE (DELTA)
- DE - DRAINAGE EASEMENT
- EASE - EASEMENT
- EW - EDGE OF WATER
- FE - FINISHED FLOOR
- FP - FOUND IRON PIPE
- FR - FOUND IRON ROD
- FN - FOUND NAIL
- L - PER LEGAL DESCRIPTION
- M - MEASURED
- OHC - OVER HEAD CABLE
- ORB - OFFICIAL RECORDS BOOK
- P - PER PLAT
- PL - PROPERTY LINE
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PK - PARKER KALON NAIL
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT
- PRC - POINT OF REVERSE CURVATURE
- PT - POINT OF TANGENCY
- R/W - RIGHT-OF-WAY
- SBR - BELT SOUTH RISER
- UE - UTILITY EASEMENT
- WM - WATER METER
- UP - UTILITY POLE

NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE.
2. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
3. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929).
4. FENCE LINES ARE TO CENTERLINE OF FENCE.
5. IN SOME CASES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
6. ALL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
7. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED (LICENSED SURVEYOR) # 5639.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING AS SET FORTH IN THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 472.027, F.L.A.S. AND THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO THE FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEET THE REQUIREMENTS AS SET FORTH IN CHAPTER 5, F.L.A.S. AND SEAL HEREON MEET THE REQUIREMENTS AS SET FORTH IN CHAPTER 5, F.L.A.S.

ELEVATIONS SHOWN - IF APPLICABLE - ARE BASED UPON BENCH MARK: _____ N.G.V.D. 1929
ELEVATION = _____

SIGNED: _____ DATE: 06/05/2017

ANDREW SNYDER PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 5639 (NOT VALID WITHOUT THE SIGNATURE OF THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR OR MAPPER SHOWN ABOVE)

IMPORTANT NOTE:

IF THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE INFORMATION OF A MORTGAGE TRANSACTION, IT IS LIMITED TO THE INFORMATION CONTAINED HEREIN AND REQUIRED FOR THAT PURPOSE. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM LANDTECH, SAID APPROVAL SHALL BE CONFIRMED BY AN ADDITIONAL SIGNED NOTATION: "LANDTECH APPROVAL FOR CONSTRUCTION" LISTED IN THE REVISION HISTORY. LANDTECH ASSUMES NO RESPONSIBILITY FOR ERRORS OR OMISSIONS FROM FAILURE TO ADHERE TO THIS CLAUSE.

REVISION SCHEDULE:

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