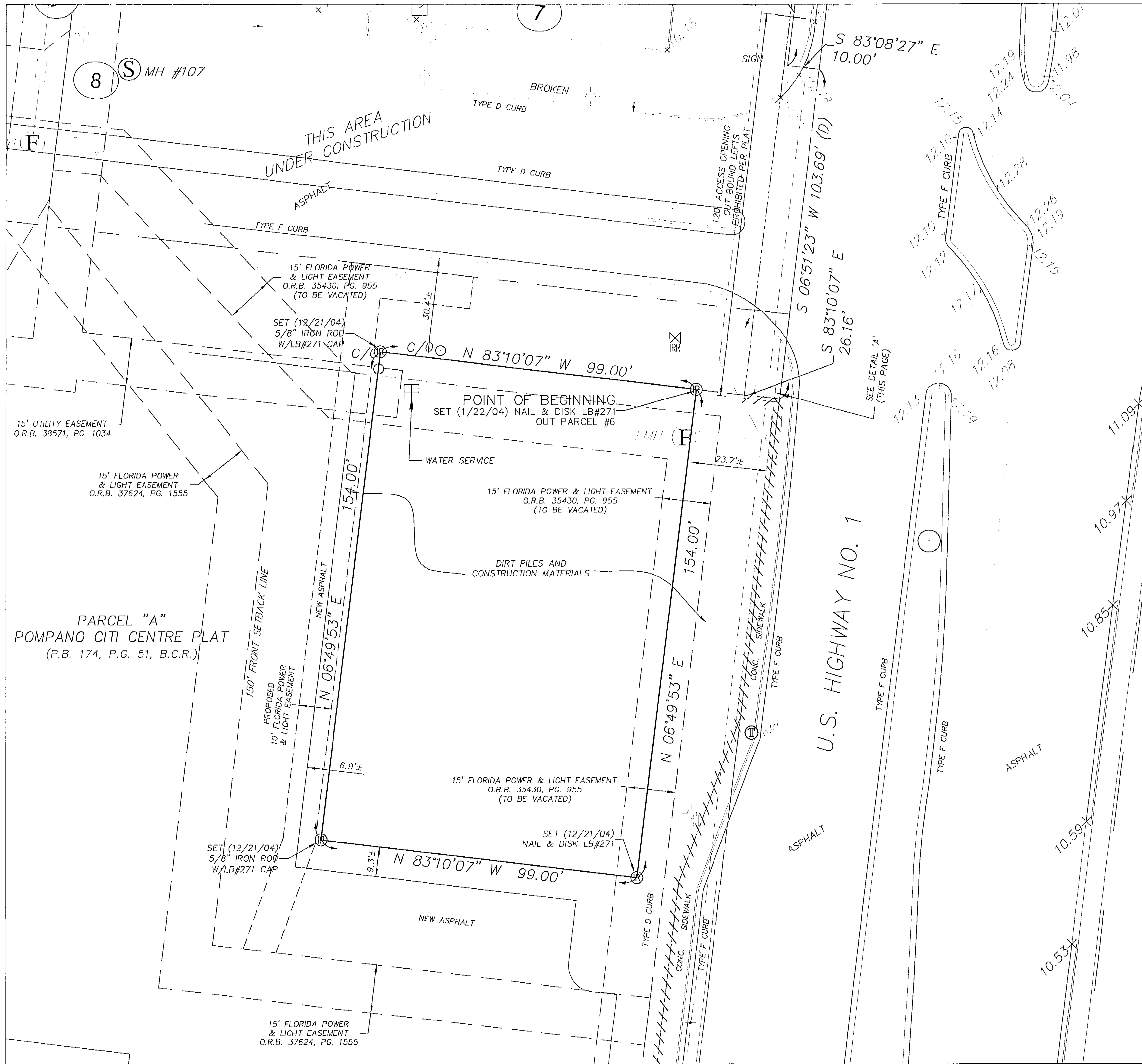


SKETCH OF SURVEY ALTA/ACSM LAND TITLE SURVEY

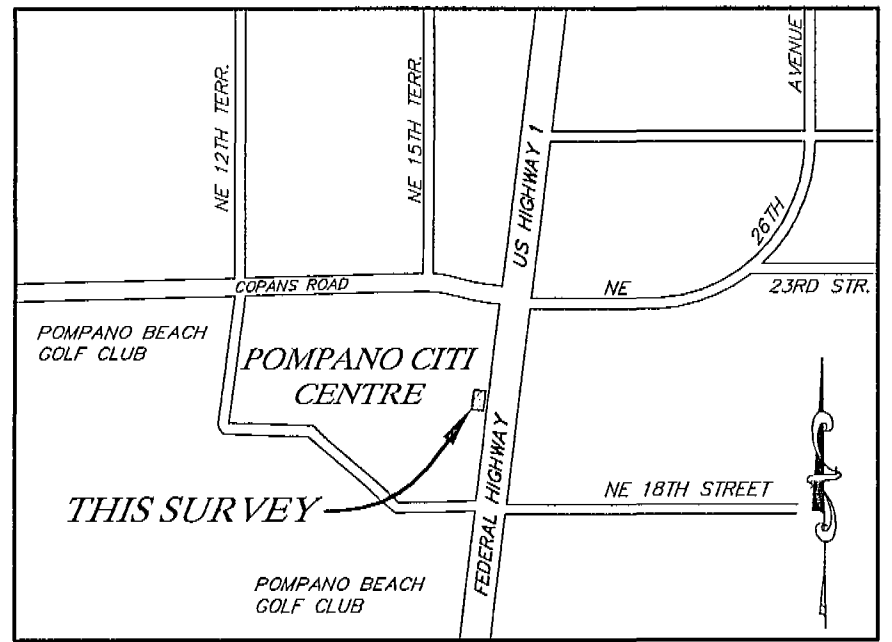


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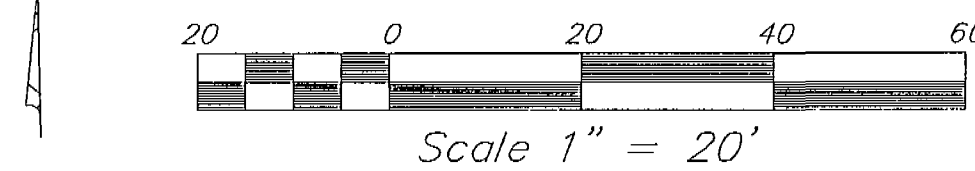
- ⊙ GREASE TRAP
- ⊠ WATER METER
- ⊙ FIRE HYDRANT
- M GATE VALVE
- ⌒ SIAMESE CONNECTION
- ⌒ DETECTOR CHECK VALVE
- ⊙ STORM MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ ELECTRIC VAULT
- ⌒ CHAIN LINK FENCE
- ⊠ CATCH BASIN
- ⊠ CURB INLET
- ⊙ TELEPHONE MANHOLE
- ⊠ ELECTRIC MANHOLE (FPL)
- ⊠ ELECTRIC METER
- ⊠ GAS METER
- ⊙ LIGHT POLE
- ⊙ TRAFFIC SIGNAL
- ⌒ SIGN
- ⌒ ASBUILT ELEVATION
- ⊠ AERIAL TARGET
- PROPERTY CORNER
- ⊙ SHADE TREE WITH TREE NUMBER
- ⊙ PALM TREE WITH TREE NUMBER
- ⊙ POWER POLE
- ⌒ ANCHOR
- ⊠ TRAFFIC PULL BOX
- BOLLARD
- ⌒ TYPE D CURB
- ⌒ TYPE F CURB
- ⊙ PARKING COUNT
- ⊙ PARKING COUNT (HAND-CAP)
- ⊠ TRAFFIC CONTROL BOX

ABBREVIATIONS:

CL.F.	CHAIN LINK FENCE	R.C.P.	REINFORCED CONCRETE PIPE
FIN.	FINISHED FLOOR	BOS.	BOTTOM OF STRUCTURE
ELEV.	ELEVATION	P.C.P.	PERMANENT CONTROL POINT
C.B.S.	CONCRETE BLOCK STRUCTURE	DESC. & D.	DESCRIPTION
C/O	CLEAN OUT	CALC. & C.	CALCULATED
CD	CATCH BASIN	MEAS.	MEASURED
CP	CURB INLET	R/W	RIGHT OF WAY
HCP	HANDICAP PARKING SPACE	O.R.B.	OFFICIAL RECORDS BOOK
STM	STORM MANHOLE	P.G.	PAGE
MH	MANHOLE	B.C.P.	BROWARD COUNTY RECORDS
WV	WATER VALVE	P.O.C.	POINT OF COMMENCING
GMH	GREASE MANHOLE	P.O.B.	POINT OF BEGINNING
QPP	BACK FLOW PREVENTOR	RAD.	RADIUS
TMH	TELEPHONE MANHOLE	Δ	DELTA
SBT	SOUTHERN BELL TELEPHONE	ARL	ARCH LENGTH
EMH	ELECTRIC MANHOLE	AC	AIR CONDITIONER
C.M.P.	CORRUGATED METAL PIPE	FP	FLAG POLE
P.V.C.	POLY VINYL CHLORIDE PIPE	CONC.	CONCRETE
		PRM	PERMANENT REFERENCE MONUMENT
		PCP	PERMANENT CONTROL POINT



LOCATION MAP (NOT TO SCALE)



DESCRIPTION:

A PORTION OF PARCEL "A" POMPANO CITY CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGE 45 THRU 52 INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 5 (U.S. HIGHWAY NO. 1) SECTION NUMBER 88020-2525(3525) SHEETS 8 & 9 OF 14, LAST REVISED DECEMBER 10, 1998 AND AS SHOWN ON SAID PLAT; THENCE SOUTH 06°51'23" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 406.30 FEET; A PORTION OF THE LAST DESCRIBED COURSE BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE SOUTH 10°40'14" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 143.00 FEET; THENCE SOUTH 83°08'27" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 103.69 FEET; THE LAST FOUR (4) DESCRIBED COURSES BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE NORTH 10°40'14" WEST, A DISTANCE OF 26.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°49'53" WEST, A DISTANCE OF 154.00 FEET; THENCE NORTH 83°10'07" WEST, A DISTANCE OF 99.00 FEET; THENCE NORTH 06°49'53" EAST, A DISTANCE 154.00 FEET; THENCE SOUTH 83°10'07" EAST, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 15,246 SQUARE FEET OR 0.350 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, N.A.D. 1983, (ADJUSTMENT OF 1990) WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1) BEARING SOUTH 06°51'23" WEST; SEE SHEET 2 OF 2 FOR BOUNDARY INFORMATION.
- THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AS DEFINED BY THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP NUMBER 12011C0119F, DATED AUGUST 18, 1992.
- THIS SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONNECTION WITH THIS SURVEY UNLESS OTHERWISE NOTED.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND REFERENCED TO THE FOLLOWING BENCHMARKS: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK NO. 640, A P.C. NAIL AND DISC AT THE INTERSECTION OF N.E. 16th STREET AND N.E. 27th AVENUE, ELEVATION = 5.910.
- THE ELEVATIONS SHOWN HEREON ARE FOR THE PURPOSE OF INDICATING THE GROUND ELEVATIONS ONLY AT THE POSITION SHOWN, AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT THAN THAT SHOWN HEREON, AND IN NO WAY INDICATE SURFACE CONDITIONS.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY; THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE.
- ADDITION AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

SURVEYOR'S CERTIFICATE:

This is to certify to Lawyers Title Insurance Company, M & I Marshall & Isley Bank, Edwards & Angell LLP, BR of Wisconsin 14, LLC, a Wisconsin limited liability company; FAISON-POMPANO CITY CENTRE, LLC, a North Carolina limited liability company that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 8 and 11(a) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys". I further certify that this sketch of survey and other pertinent data shown hereon, of the above described property was made on the ground, conforming to the Minimum Technical Standards for Land Surveying in the State of Florida, as outlined in Chapter 61G17-6, (Florida Administrative Code) adopted by the Department of Business and Professional Regulation, Board of Professional Surveyors and Mappers in September, 1981, as amended, pursuant to Chapter 472.027, Florida Statutes and that said survey is true and correct to the best of our knowledge and belief as surveyed under our direction in accordance with the laws of the State of Florida.

Date of Last Field Work: January 12, 2005

CRAVEN THOMPSON & ASSOCIATES, INC.

CERTIFICATE OF AUTHORIZATION NO. 0000000000

THOMAS C. SHAHAN

Professional Engineer No. 4387

State of Florida

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

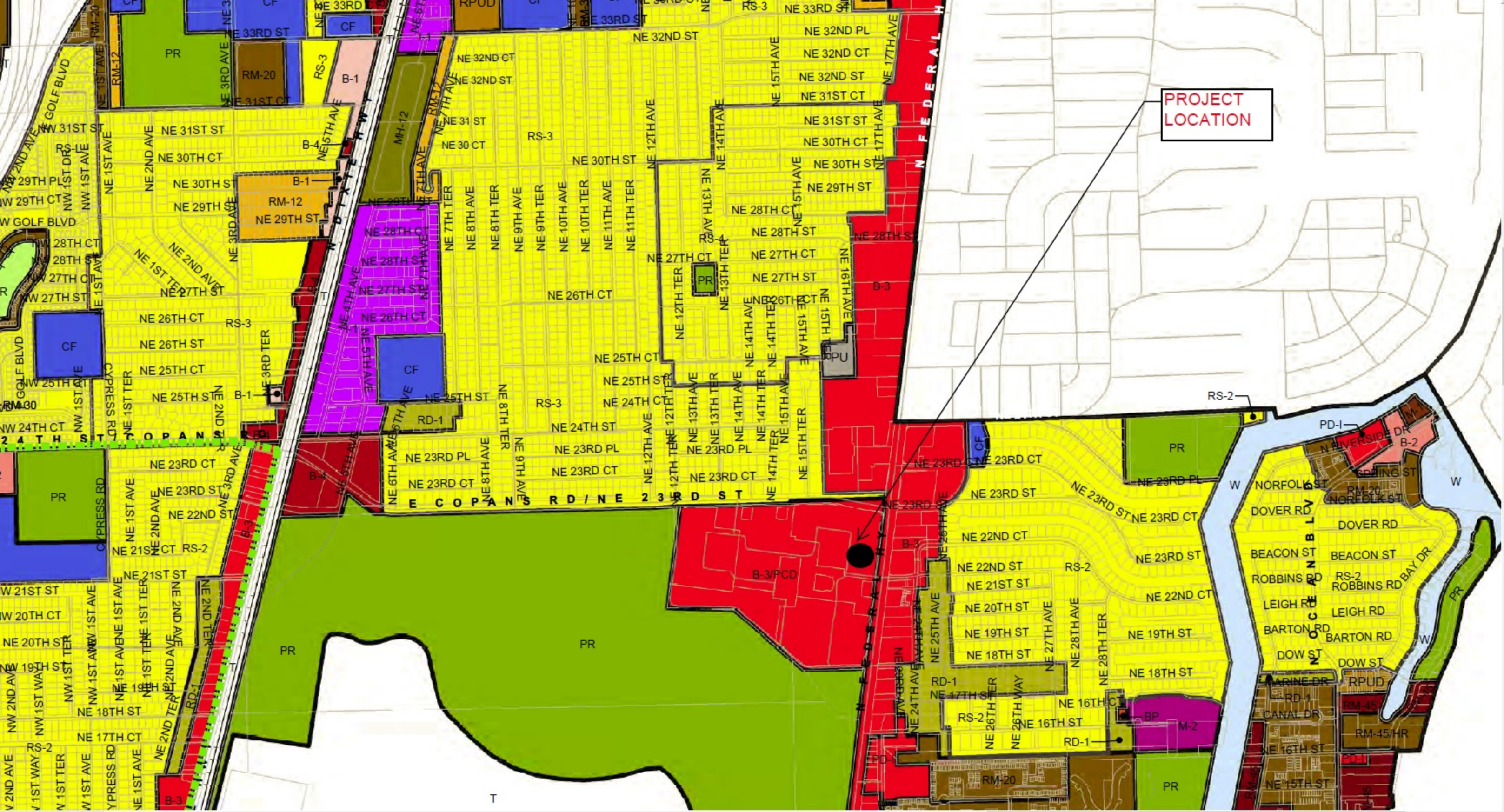
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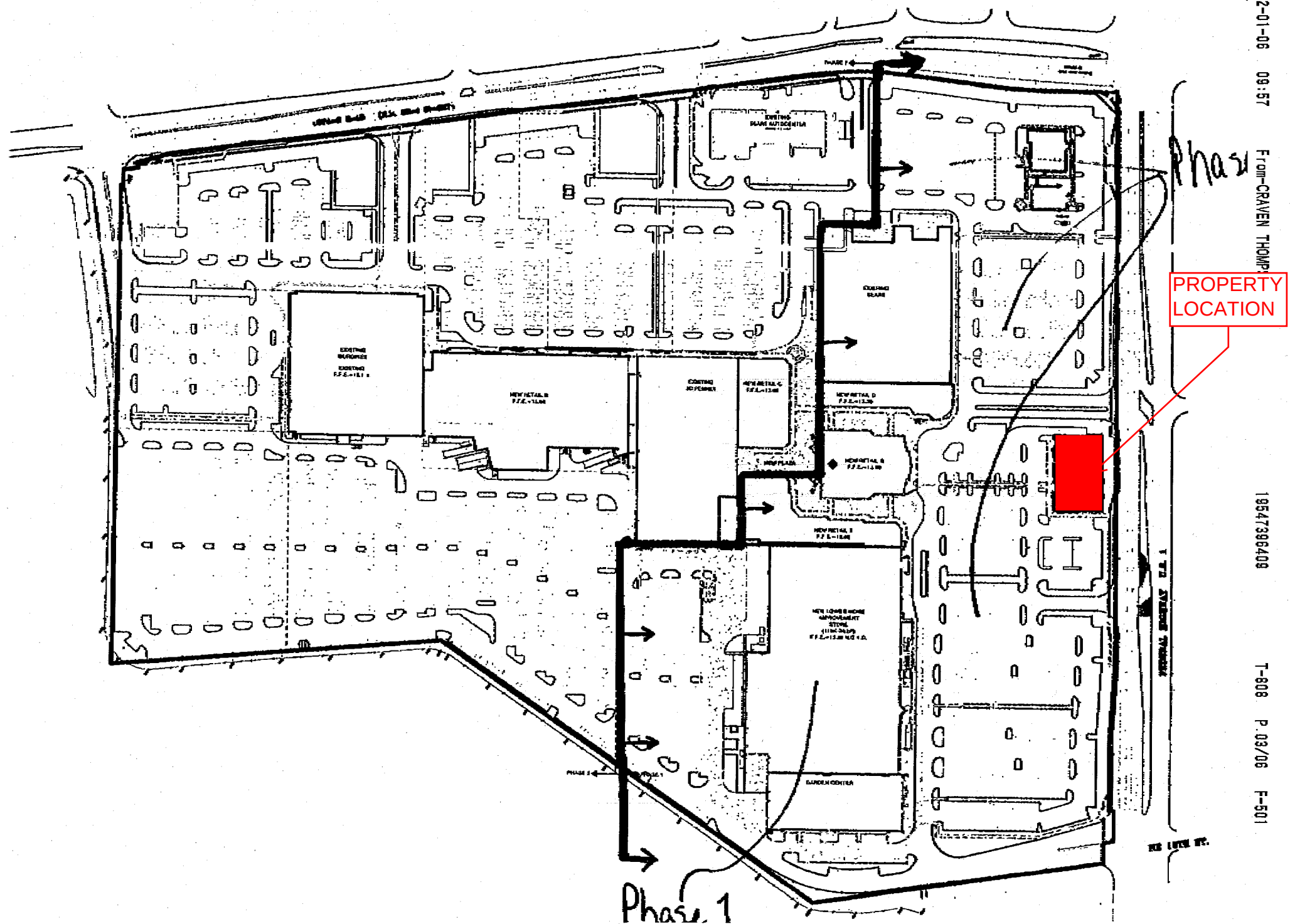
CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3563 N.W. 63RD STREET, FORT LAUDERDALE, FLORIDA 33309
TEL: (954) 739-6400
FAX: (954) 739-6409
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. 0000114
NATIONAL SURVEY BOARD IS THE PROPERTY OF SURVEYOR & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SURVEYOR & ASSOCIATES, INC.
IN WITNESS WHEREOF, SURVEYOR & ASSOCIATES, INC. HAS HEREON SET ITS SEAL AND SIGNED THIS CERTIFICATE OF AUTHORIZATION.

OUT PARCEL #3
PIER 1 IMPORTS
PREPARED FOR:
BR of Wisconsin 14, LLC
ALTA/ACSM LAND TITLE SURVEY

PROJECT NO.
99-0071.002

S-1
SHEET 1 OF 2





SURVEY REPORT

05-841
Rec'd 8.2-05
(770)

DESCRIPTION:

A PORTION OF PARCEL "A" POMPANO CITI CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52 INCLUSIVE, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 48 SOUTH, RANGE 43 EAST, AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 5 (U.S. HIGHWAY NO. 1) SECTION NUMBER 86020-2525(3525) SHEETS 8 & 9 OF 14, LAST REVISED DECEMBER 10, 1998 AND AS SHOWN ON SAID PLAT; THENCE SOUTH 06°51'23" WEST, ALONG THE SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 496.30 FEET, A PORTION OF THE LAST DESCRIBED COURSE BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE SOUTH 10°40'14" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 143.00 FEET; THENCE SOUTH 83°08'37" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 06°51'23" WEST, A DISTANCE OF 103.69 FEET, THE LAST FOUR (4) DESCRIBED COURSES BEING ALONG THE EAST LIMITS OF SAID PLAT; THENCE NORTH 83°10'07" WEST, A DISTANCE OF 26.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 06°49'53" WEST, A DISTANCE OF 154.00 FEET; THENCE NORTH 83°10'07" WEST, A DISTANCE OF 99.00 FEET; THENCE NORTH 06°49'53" EAST, A DISTANCE OF 154.00 FEET; THENCE SOUTH 83°10'07" EAST, A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
- 2.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3.) ONLY VISIBLE ENCROACHMENTS AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
- 4.) DESCRIPTION FURNISHED BY CLIENT.
- 5.) PARCEL SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY.
- 6.) ALL LOT DIMENSIONS ARE PLAT AND MEASURED, UNLESS OTHERWISE NOTED
- 7.) PROPOSED SITE PLAN SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
- 8.) PARCEL CONTAINS: 15,246 SQUARE FEET OR 0.35 ACRES MORE OR LESS.
- 9.) STREET ADDRESS: 2021 N FEDERAL HWY
- 10.) PARCEL GRAPHICALLY LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X, COMMUNITY PANEL No. 12011C0119F.
- 11.) ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29).
- 12.) THIS SURVEY FALLS WITHN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASURMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.

CERTIFIED TO:

HGR CONSTRUCTION

THIS SURVEY IS NOT COMPLETE UNLESS ACCOMPANIED BY SHEETS 1 THRU 2 OF 2.

REVISIONS:	DATE:	BY:	REVISIONS:	DATE:	BY:
 RICHARD A. MIXON MIXON LAND SURVEYING, INC. PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA CERTIFICATE NO. LS 3335			MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3 JUPITER, FLORIDA 33458 (561) 747-6046 CERTIFICATE NO. LB 4199		
			SURVEY DATE: 7/28/05 JOB NO. 05-129 CADD FILE: 05-129 SHEET 1 OF 2		

