Surveyor's Certification

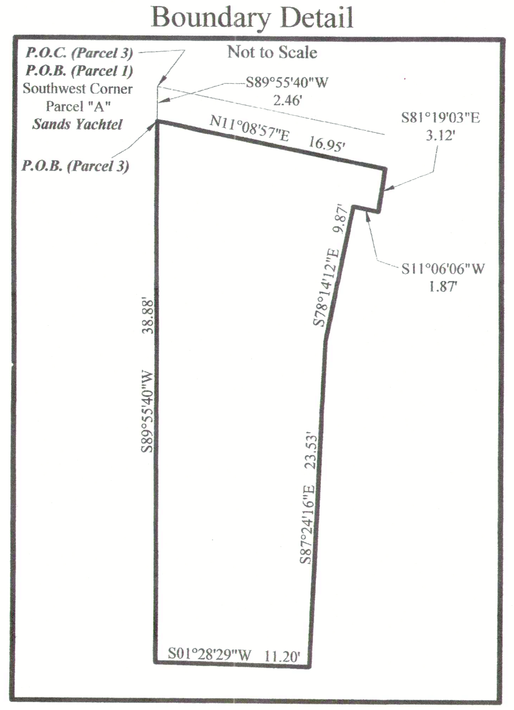
To: Ruden McClosky Smith Schuster & Russell, P.A.; Chicago Title Insurance Company; The Sands Harbor Marina Corporation, a New York Corporation; Sands Harbor Marina, LLC, a Florida limited liability company; Sands Harbor Operating, LLC, a Florida limited liability company; Sands Harbor, Inc., a Florida corporation; 1st Capital Lending, LLC, its successors and/or assigns;
This is to certify 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.
Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

Surveyor's Notes

1. The bearings shown hereon are assumed and based on the East Right-of-Way Line of Riverside Drive with an assumed bearing of North 00°00'00" East.
2. Benchmark Reference: S.R.D. Brass Disk located on the SW corner Intracoastal Waterway bridge, Elevation = 12.12
3. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929.
4. Unless otherwise shown or noted, underground utilities and improvements were not located by this survey.
5. No attempt was made to delineate any wetlands.
6. ***Patriot Surveying and Mapping, Inc.*** has reviewed Chicago Title Insurance Company's Title Commitment Number 300502798, with an effective date of April 6, 2005, at 11 p.m. In reference to Schedule B-2 of this commitment, all matters of record have been depicted, where possible.
7. The Zoning for this property as by the The City of Pompano Beach Building and Zoning Department is " B-3".
8. No observable evidence of a solid waste dump, sump or sanitary landfill on site.
9. No observable evidence of recent street or sidewalk construction or repair as to change the controlling right-of-way lines.
10. Where Parcels 1, 2 and 3 are adjacent to each other, as shown on this survey, there are no gaps or overlaps between such Parcels, and in the aggregate Parcels 1, 2 and 3, taken together, constitute all of Parcel "A", ***Sands Yachtel***, according to the plat thereof, recorded in Plat Book 126, Page 36, of the Public Records of Broward County, Florida.

Boundary Detail

Not to Scale



Legal Description:

Parcel 1:

A portion of Parcel "A", ***Sands Yachtel***, according to the plat thereof, as recorded in Plat Book 126, Page 36, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of said Parcel "A";
Thence, South 89°55'40" West, a distance of 2.46 feet;
Thence, North 11°08'57" East, a distance of 16.95 feet;
Thence, South 81°19'03" East, a distance of 3.12 feet;
Thence, South 11°06'06" West, a distance of 1.87 feet;
Thence, South 78°14'12" East, a distance of 9.87 feet;
Thence, South 87°24'16" East, a distance of 23.53 feet;
Thence, South 01°28'29" West, a distance of 11.20 feet to a point on the South line of said Parcel "A";
Thence, North 89°55'40" East, a distance of 252.55 feet, to a point on the West right-of-way line of Riverside Drive;
Thence, North 00°00'00" East, along the West right-of-way line of Riverside Drive, a distance of 606.54 feet to the point of curvature of a circular curve, concave to the East, having a radius of 1040.42 feet and a central angle of 11°14'57";
Thence, Northerly, along the West right-of-way line of Riverside Drive, an arc distance of 204.27 feet;
Thence, North 11°14'57" East, along the West right-of-way line of Riverside Drive, a distance of 4.64 feet;
Thence, South 89°55'40" West, a distance of 152.56 feet;
Thence, South 11°16'04" West, a distance of 266.34 feet;
Thence, South 31°20'21" East, a distance of 6.72 feet;
Thence, South 85°36'06" East, a distance of 135.35 feet;
Thence, South 02°06'29" West, a distance of 19.60 feet;
Thence, South 54°13'58" West, a distance of 24.56 feet;
Thence, North 83°00'49" West, a distance of 5.83 feet;
Thence, South 00°03'37" West, a distance of 382.12 feet to a point on the arc of a non-tangent circular curve, concave to the East, having a radius of 37.68 feet and a central angle of 35°05'04", a radial line bears through said point South 11°26'33" East;
Thence, Southerly along the arc of said curve, an arc distance of 23.07 feet to a point of compound curvature of a non-tangent circular curve, concave to the East, having a radius of 44.36 feet and a central angle of 40°53'01", a radial line bears through said point South 46°55'06" East;
Thence, Southerly along the arc of said curve, an arc distance of 31.65 feet;
Thence, South 00°57'56" West, a distance of 25.47 feet;
Thence, South 88°59'40" West, a distance of 180.25 feet to a point on the West line of said Parcel "A";
Thence, South 11°16'04" West, a distance of 53.91 feet to the ***Point of Beginning.***

Parcel 2:

A portion of Parcel "A", ***Sands Yachtel***, according to the plat thereof, as recorded in Plat Book 126, Page 36, of the Public Records of Broward County, Florida, being more particularly described as follows:

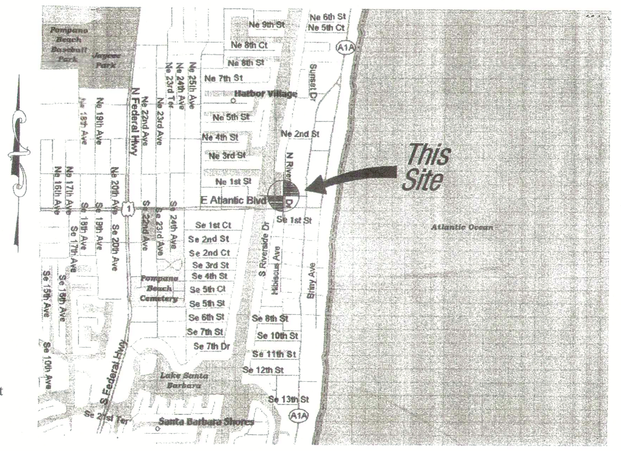
Commence at the Southwest corner of said Parcel "A";
Thence, North 11°16'04" East, along the West line of Parcel "A", a distance of 53.91 feet to the ***Point of Beginning;***
Thence, continue North 11°16'04" East, a distance of 509.97 feet;
Thence, South 31°20'21" East, a distance of 6.72 feet;
Thence, South 85°36'06" East, a distance of 135.35 feet;
Thence, South 02°06'29" West, a distance of 19.60 feet;
Thence, South 54°13'58" West, a distance of 24.56 feet;
Thence, North 83°00'49" West, a distance of 5.83 feet;
Thence, South 00°03'37" West, a distance of 382.12 feet to a point on the arc of a non-tangent circular curve, concave to the East, having a radius of 37.68 feet and a central angle of 35°05'04", a radial line bears through said point South 11°26'33" East;
Thence, Southerly along the arc of said curve, an arc distance of 23.07 feet to a point of compound curvature of a non-tangent circular curve, concave to the East, having a radius of 44.36 feet and a central angle of 40°53'01", a radial line bears through said point South 46°55'06" East;
Thence, Southerly along the arc of said curve, an arc distance of 31.65 feet;
Thence, South 00°57'56" West, a distance of 25.47 feet;
Thence, South 88°59'40" West, a distance of 180.25 feet to the ***Point of Beginning.***

Parcel 3:

A portion of Parcel "A", ***Sands Yachtel***, according to the plat thereof, as recorded in Plat Book 126, Page 36, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Parcel "A";
Thence, South 89°55'40" West, a distance of 2.46 feet to the ***Point of Beginning;***
Thence, North 11°08'57" East, a distance of 16.95 feet;
Thence, South 81°19'03" East, a distance of 3.12 feet;
Thence, South 11°06'06" West, a distance of 1.87 feet;
Thence, South 78°14'12" East, a distance of 9.87 feet;
Thence, South 87°24'16" East, a distance of 23.53 feet;
Thence, South 01°28'29" West to a point on the South line of said Parcel "A", a distance of 11.20 feet;
Thence, South 89°55'40" West, along the South line of said Parcel "A", a distance of 38.88 feet to the ***Point of Beginning.***

Said land situate and being in Broward County, Florida, and containing (4.01 acres) more or less.



Location Map

Not to Scale

Legend

P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
P.B. = Plat Book
Pg. = Page
O.R.B. = Official Records Book
R/W = Right-Of-Way
U.E. = Utility Easement
C = Centerline
P.R.M. = Permanent Reference Monument
C.B.S. = Concrete Block Structure
El. = Elevation
Mon = Monitor

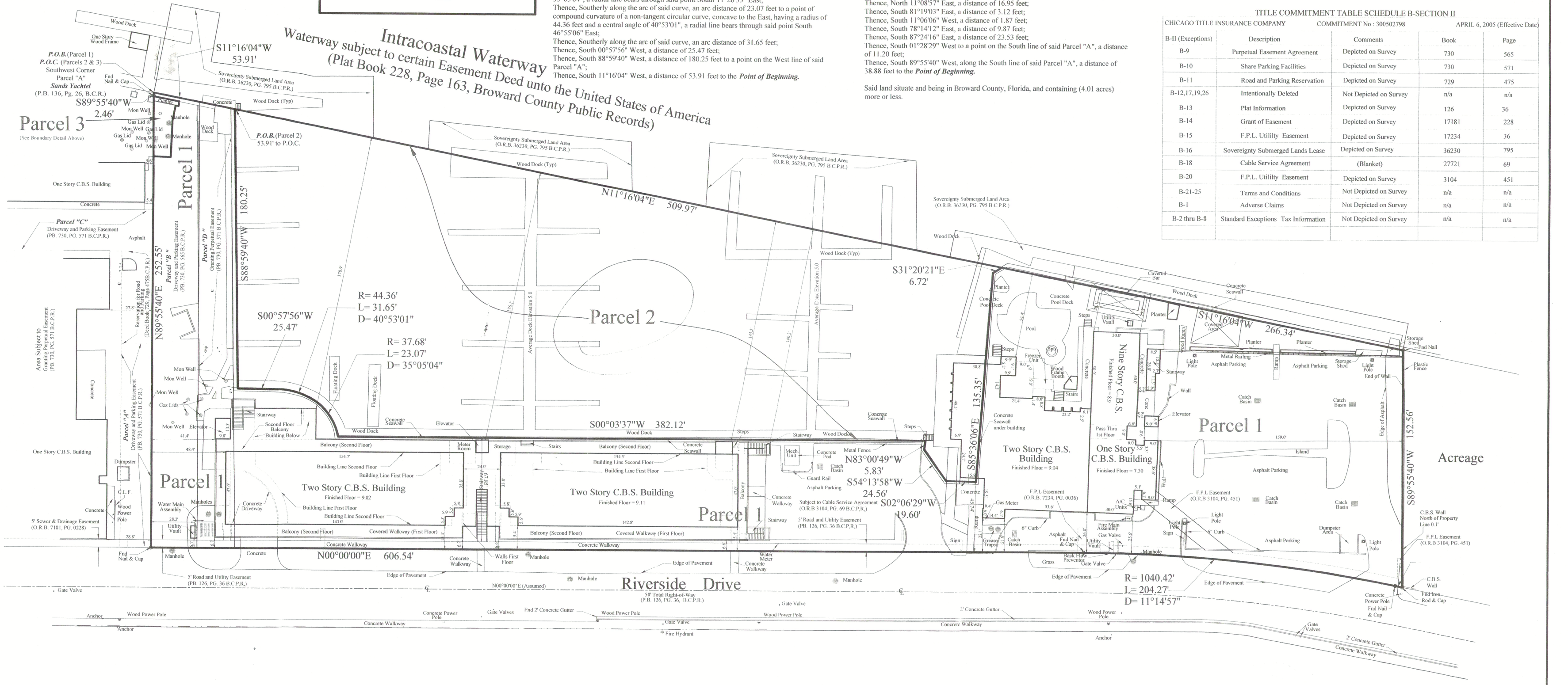
Flood Zone Information

Flood Zone "AE"
Base Flood Elevation: Elevation 6
Community Number: 120055
Panel Number: 0119
Suffix : F
Rate Map 1201100119-F
Effective Date: October 18, 1992

TITLE COMMITMENT TABLE SCHEDULE B-SECTION II

CHICAGO TITLE INSURANCE COMPANY — COMMITMENT No : 300502798 — APRIL 6, 2005 (Effective Date)

B-II (Exceptions)	Description	Comments	Book	Page
B-9	Perpetual Easement Agreement	Depicted on Survey	730	565
B-10	Share Parking Facilities	Depicted on Survey	730	571
B-11	Road and Parking Reservation	Depicted on Survey	729	475
B-12,17,19,26	Intentionally Deleted	Not Depicted on Survey	n/a	n/a
B-13	Plat Information	Depicted on Survey	126	36
B-14	Grant of Easement	Depicted on Survey	17181	228
B-15	F.P.L. Utililty Easement	Depicted on Survey	17234	36
B-16	Sovereignty Submerged Lands Lease	Depicted on Survey	36230	795
B-18	Cable Service Agreement	(Blanket)	27721	69
B-20	F.P.L. Utililty Easement	Depicted on Survey	3104	451
B-21-25	Terms and Conditions	Not Depicted on Survey	n/a	n/a
B-1	Adverse Claims	Not Depicted on Survey	n/a	n/a
B-2 thru B-8	Standard Exceptions Tax Information	Not Depicted on Survey	n/a	n/a



ALTA/ACSM LAND TITLE SURVEY

NOTE: THE UNDERSIGNED AND PATRIOT SURVEYING & MAPPING, INC. MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE COMPLETENESS OF THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS INTENDED TO REFLECT OR SET FORTH ONLY THOSE ITEMS SHOWN IN THE REFERENCES ABOVE. PATRIOT SURVEYING & MAPPING, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE LANDS SHOWN. NOTE: THIS INSTRUMENT IS THE PROPERTY OF PATRIOT SURVEYING & MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF PATRIOT SURVEYING & MAPPING, INC.

PROJECT NAME: Sans Harbor

TYPE OF SURVEY: Boundary

Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue
Coral Springs, Florida 33065
Phone: (954) 509-0083 Fax: (866) 195-0203

Scale: 1" = 30
CADD: J Martinkis
QA / QC: DC
Project No. 0508-015
Sheet No. 1 of 1

Date of Field Survey: May 9, 2006

DATE: 08-10-06

DENNIS J. GABRIELE
PROFESSIONAL SURVEYOR AND MAPPER
NO. L.S. 5709 STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Revisions / Date:	Field Book	Page
Add Tree Locations 5-9-06	13	1-5