AMENDED 38277/0406

AMENDED 50161/568

PLAT BOOK 169, PAGE 126

ATLANTIC BUSINESS CENTER

A PORTION OF GOVERNMENT LOTS 2, 3 AND 4 IN SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST AND A REPLAT OF PARCEL "A", CASTLETON INDUSTRIES, INC., P.B. 91, PG. 27 - B.C.R. CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

INSTR # 100878257
P BK 00169 PG 0126
RECORDED 03/06/2001 03:27 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1010

SHEET 1 OF 3

DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST BEING A PORTION OF GOVERNMENT LOTS 2, 3 AND 4, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF THE POMPANO CANAL AS SHOWN ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL 14 RIGHT-OF-WAY MAP C-14-30, DATED JULY 7, 1981 AND EAST OF THE EAST RIGHT-OF-WAY LINE OF POWERLINE ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 12173, PAGE 161 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LESS THE SOUTH 53.00 FEET FOR THE RIGHT-OF-WAY OF RACE TRACK ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 15278 PAGE 209 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND TOGETHER WITH ALL OF PARCEL "A", CASTLETON INDUSTRIES, INC., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGE 27 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE S00°00'26"W, ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SAID SECTION 3, A DISTANCE OF 169.97 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF SAID POMPANO CANAL; THENCE S88°49'22"E, ALONG SAID WESTERLY EXTENSION AND SOUTH RIGHT-OF-WAY LINE, 1041.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S88°49'22"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1640.77 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE CONTINUE S88°49'22"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1342.09 FEET TO A POINT ON THE EAST LINE OF SAID GOVERNMENT LOT 2; THENCE S00°23'49"E, ALONG SAID EAST LINE, 552.58 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD; THENCE S13°04'16"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 1005.15 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID RACE TRACK ROAD; THENCE N88°07'14"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 1112.74 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID GOVERNMENT LOT 2; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°01'37"W, 1076.38 FEET; THENCE N81°11'03"W, 100.72 FEET; THENCE N88°01'37"W, 233.04 FEET; THENCE N44°05'28"W, 24.34 FEET; THENCE N00°09'19"W, 299.48 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 27°15'54", A DISTANCE OF 283.14 FEET; THENCE N27°25'13"W, 237.13 FEET TO A POINT ON THE ARC OF A TANGENT CURVE, CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 483.00 FEET AND A CENTRAL ANGLE OF 28°35'51", A DISTANCE OF 241.07 FEET; THENCE N01°10'31"E, 463.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 4,275,587 SQUARE FEET, 98.1540 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS, THAT ATLANTIC BUSINESS CENTER L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ATLANTIC BUSINESS CENTER", A REPLAT. **ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN** IN THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF: ATLANTIC BUSINESS CENTER L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGERS, THIS 8 DAY OF October, 1999.

ATLANTIC BUSINESS CENTER L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: ISAAC SREDNI — JACK AZOUT, MANAGER

WITNESS: Mayda Fernandez
PRINT NAME: MAYDA FERNANDEZ

WITNESS: _____ BY: _____
PRINT NAME: ISAAC SREDNI — ERWIN SREDNI, MANAGER

WITNESS: Mayda Fernandez
PRINT NAME: MAYDA FERNANDEZ

STATE OF FLORIDA
COUNTY OF BROWARD } SS

KNOW ALL MEN BY THESE PRESENTS, THAT ATLANTIC BUSINESS PARK L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ATLANTIC BUSINESS CENTER", A REPLAT. ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN IN THIS PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

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ATLANTIC BUSINESS PARK L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: _____ BY: _____
PRINT NAME: ISAAC SREDNI — JACK AZOUT, MANAGER

WITNESS: Mayda Fernandez
PRINT NAME: MAYDA FERNANDEZ

WITNESS: _____ BY: _____
PRINT NAME: ISAAC SREDNI — ERWIN SREDNI, MANAGER

WITNESS: Mayda Fernandez
PRINT NAME: MAYDA FERNANDEZ

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED JACK AZOUT AND ERWIN SREDNI, WHO ARE PERSONALLY KNOWN TO ME, ~~OR~~ HAS PRODUCED DRIVERS LICENSES AS IDENTIFICATION AND ~~DID~~/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF ATLANTIC BUSINESS CENTER L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF OCTOBER, 1999.

MY COMMISSION EXPIRES: _____ NOTARY

Nancy C. White
Notary Public, State of Florida
Commission No. CC 675304
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

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WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF OCTOBER, 1999.

MY COMMISSION EXPIRES: _____ NOTARY

DOROTHY M. CAPRON
MY COMMISSION # CC 700216
EXPIRES: March 3, 2002
Bonded Thru Notary Public Underwriters

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED JACK AZOUT AND ERWIN SREDNI, WHO ARE PERSONALLY KNOWN TO ME, ~~OR~~ HAS PRODUCED DRIVERS LICENSES AS IDENTIFICATION AND ~~DID~~/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF ATLANTIC BUSINESS CENTER L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

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MY COMMISSION EXPIRES: _____ NOTARY

DOROTHY M. CAPRON
MY COMMISSION # CC 700216
EXPIRES: March 3, 2002
Bonded Thru Notary Public Underwriters

PZE
PZ25-12000021
05/27/2026

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

BEFORE ME PERSONALLY APPEARED JACK AZOUT AND ERWIN SREDNI, WHO ARE PERSONALLY KNOWN TO ME, ~~OR~~ HAS PRODUCED DRIVERS LICENSES AS IDENTIFICATION AND ~~DID~~/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGERS OF ATLANTIC BUSINESS PARK L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF OCTOBER, 1999.

MY COMMISSION EXPIRES: _____ NOTARY

Nancy C. White
Notary Public, State of Florida
Commission No. CC 675304
1-800-3-NOTARY - Fla. Notary Service & Bonding Co.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD } SS

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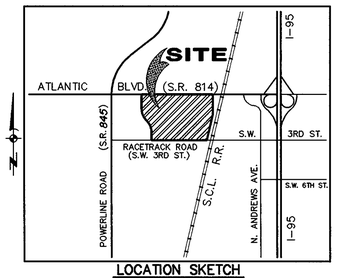
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF OCTOBER, 1999.

MY COMMISSION EXPIRES: _____ NOTARY

DOROTHY M. CAPRON
MY COMMISSION # CC 700216
EXPIRES: March 3, 2002
Bonded Thru Notary Public Underwriters

PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 1999.



LOCATION SKETCH
N.T.S.

CITY OF POMPANO BEACH CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORDING BY THE CITY OF POMPANO BEACH, FLORIDA AND PASSED BY RESOLUTION NO. 2000-102 THIS 25TH DAY OF Jan., ~~1999~~ 2000.

ATTEST:

CITY CLERK – MARY L. CHAMBERS — BY: MAYOR – E. PAT LARKINS

THIS 25th DAY OF January, A.D., ~~1999~~ 2000 — THIS 25th DAY OF January, A.D., ~~1999~~ 2000.

CITY OF POMPANO BEACH PLANNING AND ZONING BOARD

THIS TO CERTIFY THAT THE PLANNING AND ZONING BOARD OF THE CITY OF POMPANO BEACH, FLORIDA HAS APPROVED AND ACCEPTED THIS PLAT FOR RECORD THIS 26TH DAY OF JANUARY ~~1999~~ 2000

BY: _____ CHAIRMAN – GEORGE F. FIVEK — THIS 26TH DAY OF JANUARY ~~1999~~ 2000

CITY OF POMPANO BEACH UTILITIES DIRECTOR

THIS PLAT IS APPROVED FOR RECORD THIS 28TH DAY OF JANUARY A.D., 1999.

BY: _____ DIRECTOR – WILLIAM F. FLAHERTY, P.E.

NOTE:

1. IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY APRIL 11, 2005 WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

2. IF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS ARE NOT INSTALLED BY APRIL 11, 2005 WHICH DATE IS FIVE (5) YEARS FROM THE DATE OF APPROVAL OF THIS PLAT BY BROWARD COUNTY, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY MAKES A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS REQUIREMENT MAY BE SATISFIED FOR A PHASE OF THE PROJECT, PROVIDED A PHASING PLAN HAS BEEN APPROVED BY BROWARD COUNTY. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

BROWARD COUNTY ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED FOR RECORD.

BY: _____ HENRY P. COOK, DIRECTOR OF ENGINEERING, FLORIDA, P.E. REG. NO. 12506 — BY: _____ 2/23/2001 ERIC B. AUGUSTO, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA LICENSE #5695

DATE: 2-22-01 — DATE: _____

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHTS-OF-WAY THIS 10 DAY OF August, 2000.

BY: _____ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL ON THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 23RD DAY OF FEBRUARY, 2001.

BY: _____ ADMINISTRATOR OF DESIGNEE

BROWARD COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENTAL PROTECTION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: _____ 2/22/01
DIRECTOR/DESIGNEE — DATE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 11TH DAY OF APRIL, A.D. 2000.

BY: _____ CHAIRPERSON – COUNTY COMMISSION

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR — BY: _____ DEPUTY

CREATED OCT. 1ST 1915

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION - RECORDING SECTION

THIS PLAT WAS FILED FOR RECORD AT 3:27 P.M. THIS 6 DAY OF March, A.D. 2001 AND RECORDED IN PLAT BOOK 169 PAGE 126, RECORD VERIFIED.

ATTEST: ROGER J. DESJARLAIS, COUNTY ADMINISTRATOR — BY: _____ DEPUTY

CREATED OCT. 1ST 1915

NOTICE:
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

NOTE:
THIS PLAT IS RESTRICTED TO 490,300 SQUARE FEET OF OFFICE USE, 407,500 SQUARE FEET OF OFFICE/SERVICE INDUSTRIAL USE, 203,750 SQUARE FEET OF ASSEMBLY/DISTRIBUTION INDUSTRIAL USE AND 50,000 SQUARE FEET OF COMMERCIAL USE. ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D. 1. f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS.

THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

SURVEYOR'S CERTIFICATE

THIS TO CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF **CHAPTER 177, PART I, FLORIDA STATUTES AND WITH THE APPLICABLE SECTIONS** OF CHAPTER **61G17-6**, FLORIDA ADMINISTRATIVE CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 19TH DAY OF APRIL, 2000. THE BENCHMARKS SHOWN ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: JAN 27, 2000 ~~1999~~.

JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

DEDICATOR: ATLANTIC BUSINESS PARK L.C. SEAL

DEDICATOR: ATLANTIC BUSINESS CENTER L.C. SEAL

MORTGAGEE FOR ATLANTIC BUSINESS CENTER

MORTGAGEE FOR ATLANTIC BUSINESS PARK

MORTGAGEE

CITY OF POMPANO BEACH — COUNTY ENGINEER — ERIC B. AUGUSTO, COUNTY SURVEYOR, STATE OF FLORIDA

6464-5

#046-MP-99