



Exhibit 5

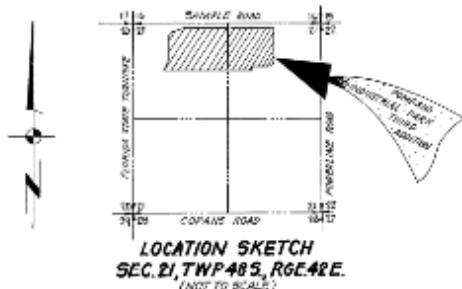
Festival Real Estate, LLC

**FESTIVAL
MARKET PLACE
- PNA**

POMPANO INDUSTRIAL PARK THIRD ADDITION

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
1115 N. E. 4TH AVENUE
FORT LAUDERDALE, FLORIDA



LAND DESCRIPTION:

A PORTION OF THE NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE WEST THREE-QUARTERS (3/4) OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 21; THENCE NORTH 89°43'30" WEST, ALONG THE NORTH LINE OF THE EAST ONE-HALF (1/2) OF SAID SECTION 21, A DISTANCE OF 1555.00 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF AFORESAID WEST THREE-QUARTERS (3/4) OF SECTION 21; THENCE SOUTH 00°10'46" WEST, ALONG SAID EAST LINE 98.00 FEET; THENCE NORTH 89°43'30" WEST, 5000 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°09'46" WEST, ALONG A LINE 50 FEET WEST OF AND PARALLEL WITH THE AFORESAID EAST LINE OF THE WEST THREE-QUARTERS (3/4) OF SECTION 21, A DISTANCE OF 958.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A TANGENT CURVE BEING CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150 FEET, A DELTA OF 89°55'38", AN ARC DISTANCE OF 256.43 FEET; THENCE NORTH 89°54'42" WEST, 5178 FEET; THENCE SOUTH 00°16'04" WEST, 120.00 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID NORTH ONE-HALF (1/2) OF THE NORTH ONE-HALF (1/2) OF THE WEST THREE-QUARTERS (3/4) OF SECTION 21; THENCE NORTH 89°54'42" WEST, ALONG SAID SOUTH LINE, 410.87 FEET; THENCE SOUTH 89°47'04" WEST, ALONG SAID SOUTH LINE, 18,506.66 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE (RADIAL LINE THROUGH SAID POINT BEARS NORTH 84°28'30" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 568.00 FEET, A DELTA OF 84°44'34", AN ARC DISTANCE OF 3443.3 FEET; THENCE NORTH 00°11'32" EAST, 1645.3 FEET; THENCE NORTH 45°26'47" EAST, 1567.1 FEET; THENCE NORTH 85°37'00" EAST, 302.0 FEET; THENCE NORTH 89°41'47" EAST, ALONG A LINE 25 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE WEST HALF (1/2) OF SECTION 21, A DISTANCE OF 1766.56 FEET; THENCE SOUTH 89°43'30" EAST, ALONG A LINE 98 FEET SOUTH OF AND PARALLEL WITH AFORESAID NORTH LINE OF THE EAST ONE-HALF (1/2) OF SECTION 21, A DISTANCE OF 1382.84 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 82.34 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT GREENWIN FLORIDA INVESTMENTS, A FLORIDA PARTNERSHIP, OWNERS OF THE LANDS DESCRIBED AND SHOWN HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAS CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED IN THE MANNER SHOWN HEREON TO BE KNOWN AS **POMPANO INDUSTRIAL PARK THIRD ADDITION**. ALL THROUGHFARMS AS SHOWN ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES TOGETHER WITH THE USE OF EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE. IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 10th DAY OF MARCH, A.D. 1981.

GREENWIN FLORIDA INVESTMENTS,
A FLORIDA PARTNERSHIP
BY: Abraham J. Green
ABRAHAM J. GREEN
A FLORIDA CORPORATION

WITNESSES
Robert Smith
PRESIDENT

ACKNOWLEDGEMENT:

(TORONTO) ONTARIO) BEFORE ME PERSONALLY APPEARED ABRAHAM J. GREEN TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN A WRITING EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF GREENWIN INVESTMENTS CORPORATION A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT 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 SEAL THIS 10th DAY OF MARCH, 1981 A.D. 1981.

MY COMMISSION EXPIRES: PERPETUAL

MORTGAGEE'S CONSENT

(TORONTO) ONTARIO) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HEREOF DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE INSTRUMENT HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 888, PAGE 900 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREOF.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF MARCH, A.D. 1981.

WITNESS:
[Signature]
NOTARY PUBLIC

CANADIAN IMPERIAL BANK OF COMMERCE
BY: [Signature]
ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

(TORONTO) ONTARIO) BEFORE ME PERSONALLY APPEARED Small S. Green TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY OF THE ABOVE NAMED CANADIAN IMPERIAL BANK OF COMMERCE AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH ASSISTANT SECRETARY OF SAID CORPORATION, AND THAT THE SEAL 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 6th DAY OF MARCH, A.D. 1981.

MY COMMISSION EXPIRES: PERPETUAL
NOTARY PUBLIC

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED, THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AS INDICATED HEREON, THAT PERMANENT CONTROL POINTS (C.P.'S) WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, THAT THE SURVEY WAS MADE UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 171, FLORIDA STATUTES, AND BROWARD COUNTY ORDINANCE 16, THAT THE ELEVATIONS SHOWN ARE BASED ON U.S. V.D. 1929 AND CONFORM TO THIRD ORDER ACCURACY STANDARDS.

KEITH AND SCHNARS, P.A.
BY: [Signature]
WILLIAM V. KEITH
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 1896

DATED: March 10th 1981

BROWARD COUNTY PLANNING COUNCIL
THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT WITH REGARD TO DEDICATION OF RIGHT-OF-WAY FOR TRAFFICWAYS BY RESOLUTION ADOPTED THIS 26th DAY OF MARCH, A.D. 1981.

BY: [Signature]
COUNTY ADMINISTRATOR

BROWARD COUNTY CENTRAL SERVICES DEPT. ARCHIVES AND MINUTES DIVISION
THIS IS TO CERTIFY THAT THIS PLAT IS APPROVED AND ACCEPTED FOR RECORDING BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS 25th DAY OF June, A.D. 1981.

BY: [Signature]
CHAIRMAN COUNTY COMMISSION

BY: [Signature]
COUNTY ADMINISTRATOR

BROWARD COUNTY ENGINEERING DIVISION
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD.

BY: [Signature]
HENRY R. COOK
DIRECTOR
FLA. P.E. REG. NO. 12508

BY: [Signature]
BRUCE STASKIEWICZ
COUNTY SURVEYOR
FLA. P.L.S. REG. NO. 2942

BROWARD COUNTY FINANCE DEPARTMENT RECORDING DIVISION
THIS PLAT FILED FOR RECORD THIS 18th DAY OF November, A.D. 1981, AND RECORDED IN BOOK 111 OF PLATS AT PAGE 33 RECORD VERIFIED.

BY: [Signature]
COUNTY ADMINISTRATOR

BY: [Signature]
DEPUTY

BROWARD COUNTY OFFICE OF PLANNING
THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS 8th DAY OF June, 1981, A.D. 1981.

BY: [Signature]
COUNTY ADMINISTRATOR

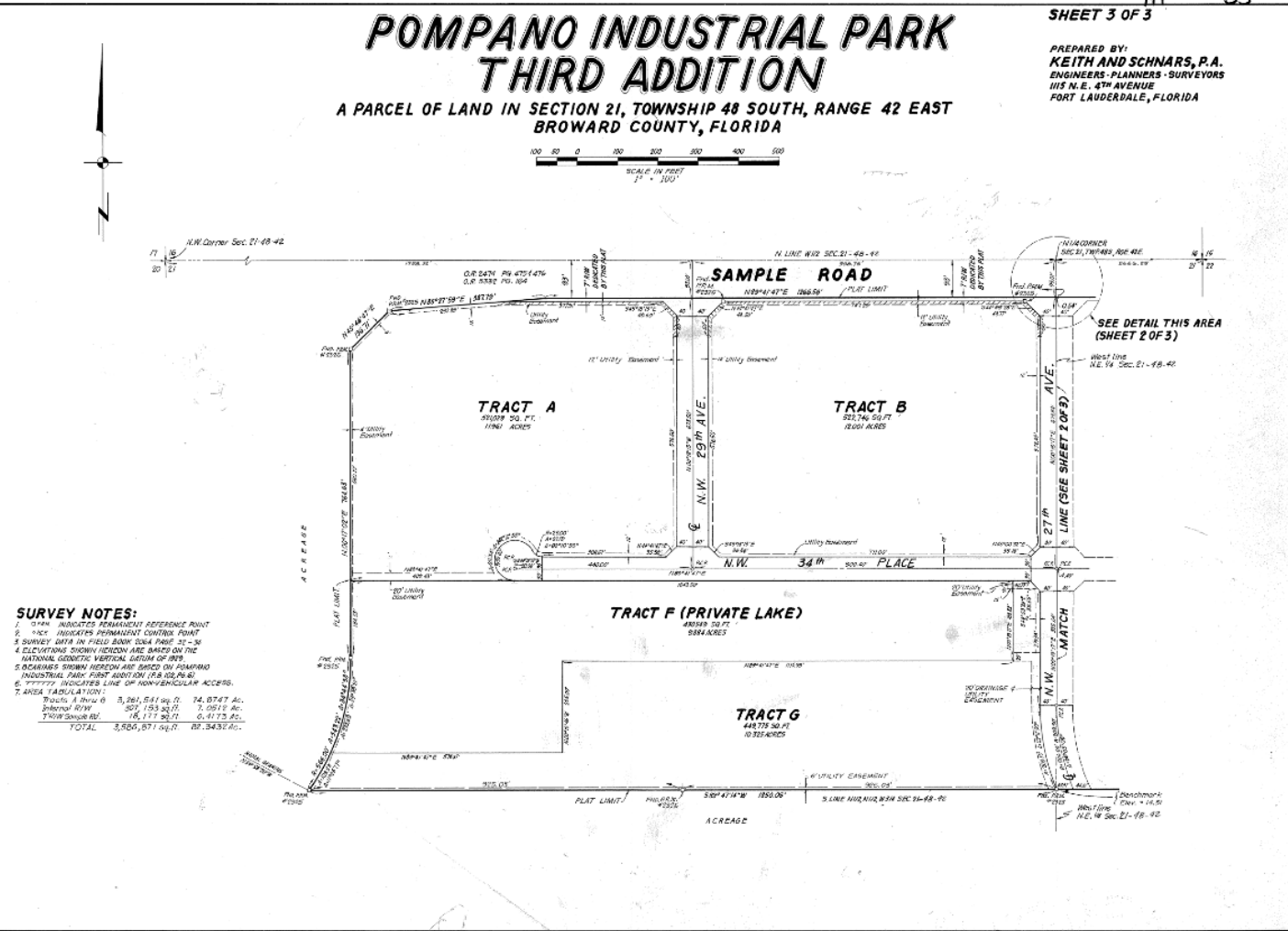
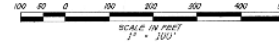
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PLAT 48 811

POMPANO INDUSTRIAL PARK THIRD ADDITION

A PARCEL OF LAND IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS
115 N.E. 4TH AVENUE
FORT LAUDERDALE, FLORIDA



SURVEY NOTES:

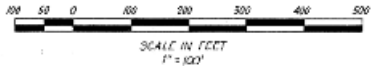
1. O.I.M. INDICATES PERMANENT REFERENCE POINT
2. P.C. INDICATES PERMANENT CONTROL POINT
3. SURVEY DATA ON FILE BANK 534 PAGE 21-34
4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1985
5. DIMENSIONS SHOWN HEREON ARE BASED ON POMPANO INDUSTRIAL PARK FIRST ADDITION (P.L. 82-46-6)
6. DASHED LINE INDICATES LINE OF NON-RECTILINEAR ACCESS.
7. AREA TABULATION:

Tract A	3,261,541 sq. Ft.	74.8747 Ac.
Tract B	307,193 sq. Ft.	7.0515 Ac.
Tract G	16,117 sq. Ft.	0.3728 Ac.
TOTAL	3,584,851 sq. Ft.	82.3432 Ac.

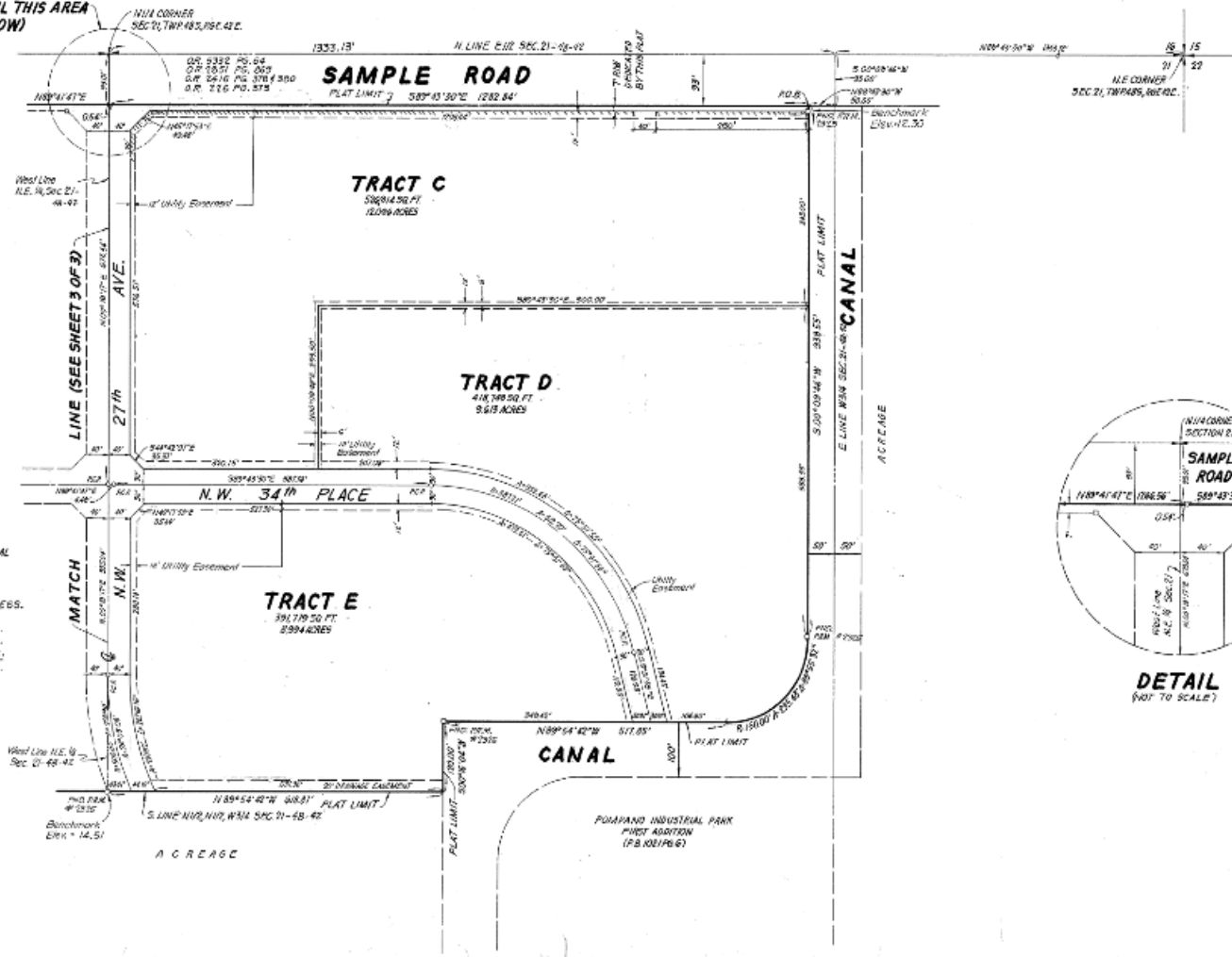
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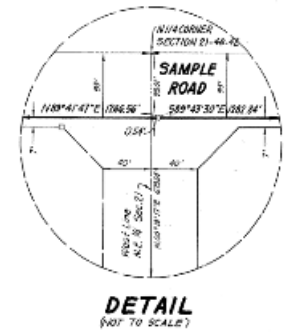


SEE DETAIL THIS AREA
(BELOW)



SURVEY NOTES:

1. \odot INDICATES PERMANENT REFERENCE MONUMENT
 2. \square INDICATES PERMANENT CONTROL POINT
 3. SURVEY DATA IN FIELD BOOK 705A PAGE 32-34
 4. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929
 5. DEARINGS SHOWN HEREON ARE BASED ON POMPANO INDUSTRIAL PARK FIRST ADDITION (P.B. 102, PG. 6)
 6. \cdots INDICATES LINE OF NON-VEHICULAR ACCESS.
7. AREA TABULATION:
- | | | |
|--------------------|--------------------------|--------------------|
| Tracts A thru G | 3,981,561 sq. ft. | 74.8747 Ac. |
| Internal R/W | 307,153 sq. ft. | 7.0512 Ac. |
| T.R.W. (Sample) PL | 15,177 sq. ft. | 0.4113 Ac. |
| TOTAL | 3,586,071 sq. ft. | 82.3432 Ac. |



DETAIL
(NOT TO SCALE)

TRACT NAME	AREA (SF, AC)	CITY ZONING CODE	CURRENT USE
A	521,029 SF (11.961 AC)	B-3 (General Businss)	COMMERCIAL
B	522,746 SF (12.001 AC)	B-3 (General Business)	COMMERCIAL
C	526,914 SF (12.096 AC)	B-3/PCI (General Business Planned Industrial Overlay)	INDUSTRIAL
D	418,749 SF (9.613 AC)	O-IP/PCI (Office Industrial Park Planned Industrial Overlay)	INDUSTRIAL
E	391,779 SF (8.994 AC)	I-1 (General Industrial)	COMMERCIAL
F (LAKE)	430,549 SF (9.884 AC)	MISCELLANEOUS	MISCELLANEOUS
G	449,775 SF (10.325 AC)	I-1/PCI (General Industrial Planned Industrial Overlay)	COMMERCIAL

WE ARE INCREASING TRACT B BY 56,000 SQ. FT. AS FOLLOWS:

- TRACT B
 - 6,000 SF +/- Proposed Racetrac convenience store
 - 9,000 SF +/- Proposed Racetrac overhead canopy
 - 10,000 SF +/- Proposed Retail
 - 30,000 SF +/- Proposed Retail/Restaurant Buildings
 - 20 Proposed Fueling Positions
 - Tract G is vacant. We are proposing the following:
 - 150,000 SF +/- Proposed Warehouse
 - The following development was approved by the attached PNA recorded in October 2000 per ORB 30925, PG 1266
 - Tract C – 182,312 Sq. Ft. of Commercial Use
 - Tract D – 165,000 Sq. Ft. of Industrial Use
 - Based upon the current flea market and the additionally 56,000 Sq. of the proposed development
 - The FAR for Tracts A&B = .41
 - The FAR for Tract G = .33
-