PHONE: 943-1990

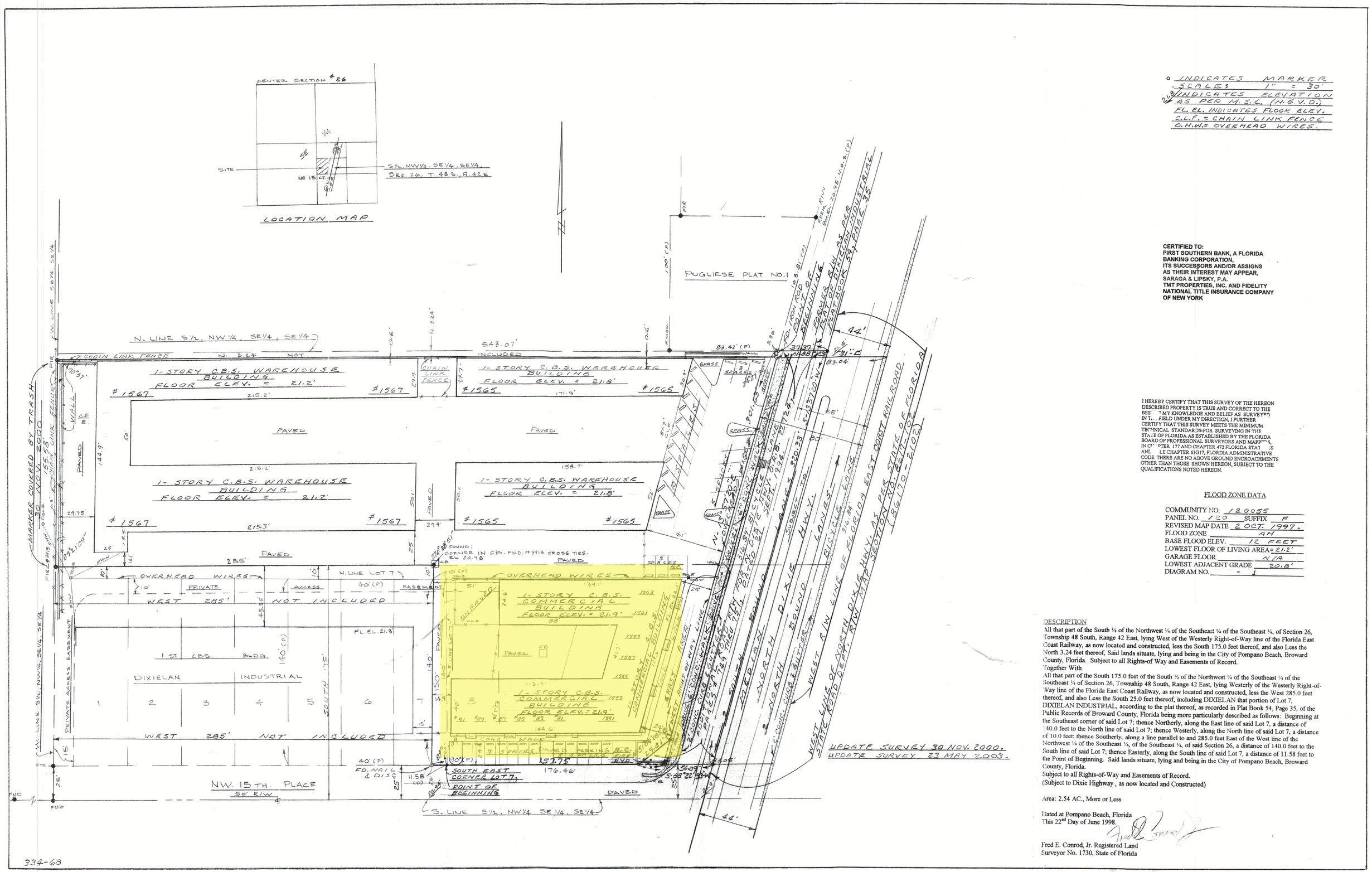
FRED CONROD

LOTS–ACREAGE–SUBDIVISIONS
FLOOD INSURANCE SURVEYS

480 SOUTH CYPRESS ROAD,
POMPANO BEACH, FLORIDA 33060

LAND SURVEYORS

CONST. SURVEYS-CONDO DOCUMENTS
MORTGAGE & TITLE SURVEYS



CERTIFIED TO:
FIRST SOUTHERN BANK, A FLORIDA BANKING CORPORATION,
ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR,
SARAGA & LIPSKY, P.A.
TMT PROPERTIES, INC. AND FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK

I HEREBY CERTIFY THAT THIS SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BES[illegible] MY KNOWLEDGE AND BELIEF AS SURVEYED IN T[illegible] FIELD UNDER MY DIRECTION, I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 177 AND CHAPTER 472 FLORIDA STATUTES AND RULE CHAPTER 61G17, FLORDIA ADMINISTRATIVE CODE. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FLOOD ZONE DATA

COMMUNITY NO.	120055
PANEL NO.	120 SUFFIX F
REVISED MAP DATE	2 OCT. 1997.
FLOOD ZONE	AH
BASE FLOOD ELEV.	12 FEET
LOWEST FLOOR OF LIVING AREA	= 21.2'
GARAGE FLOOR	N/A
LOWEST ADJACENT GRADE	20.8'
DIAGRAM NO.	= 1

DESCRIPTION

All that part of the South ½ of the Northwest ¼ of the Southeast ¼ of the Southeast ¼, of Section 26, Township 48 South, Range 42 East, lying West of the Westerly Right-of-Way line of the Florida East Coast Railway, as now located and constructed, less the South 175.0 feet thereof, and also Less the North 3.24 feet thereof, Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida. Subject to all Rights-of Way and Easements of Record.

Together With

All that part of the South 175.0 feet of the South ½ of the Northwest ¼ of the Southeast ¼ of the Southeast ¼ of Section 26, Township 48 South, Range 42 East, lying Westerly of the Westerly Right-of-Way line of the Florida East Coast Railway, as now located and constructed, less the West 285.0 feet thereof, and also Less the South 25.0 feet thereof, including DIXIELAN that portion of Lot 7, DIXIELAN INDUSTRIAL, according to the plat thereof, as recorded in Plat Book 54, Page 35, of the Public Records of Broward County, Florida being more particularly described as follows: Beginning at the Southeast corner of said Lot 7; thence Northerly, along the East line of said Lot 7, a distance of 140.0 feet to the North line of said Lot 7; thence Westerly, along the North line of said Lot 7, a distance of 10.0 feet; thence Southerly, along a line parallel to and 285.0 feet East of the West line of the Northwest ¼ of the Southeast ¼, of the Southeast ¼, of said Section 26, a distance of 140.0 feet to the South line of said Lot 7; thence Easterly, along the South line of said Lot 7, a distance of 11.58 feet to the Point of Beginning. Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.

Subject to all Rights-of-Way and Easements of Record.

(Subject to Dixie Highway , as now located and Constructed)

Area: 2.54 AC., More or Less

Dated at Pompano Beach, Florida
This 22nd Day of June 1998.

Fred E. Conrod, Jr. Registered Land Surveyor No. 1730, State of Florida