BOUNDARY SURVEY
THE PLAZA AT OCEANSIDE
EXHIBIT "A"

ARTICLE I
DEFINITIONS, GENERALLY:

CLIENT: SHALL MEAN WCI COMMUNITIES, INC.
SURVEY MAP: SHALL MEAN THE GRAPHIC REPRESENTATION OF THIS ALTA/ACSM LAND TITLE SURVEY AND BOUNDARY SURVEY. SAID SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE STATED AND GRAPHIC SCALES IN ENGLISH UNITS OF MEASUREMENT. EACH SHEET OF THE SURVEY MAP SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
SUBJECT PROPERTY: SHALL MEAN ALL THOSE LOTS, PARCELS OR PIECES OF LAND INDICATED IN THE LEGAL DESCRIPTION PORTION (ARTICLE III) OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.
CITY: SHALL MEAN THE CITY OF POMPANO BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA.

ARTICLE II
MAP OF BOUNDARY SURVEY:

SEE SURVEY MAP INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF FIELD SURVEY IN CONNECTION WITH SAME WAS ON JANUARY 16, 2006 (THE "SURVEY DATE.")

ARTICLE III
LEGAL DESCRIPTION:

ALL UNITS, THE PLAZA AT OCEANSIDE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK _____ PAGE _____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: THE ABOVE LEGAL DESCRIPTION WAS CITED VERBATIM FROM THE COMMITMENT FOR TITLE INSURANCE ISSUED BY THE CHICAGO TITLE INSURANCE COMPANY DATED JANUARY 8, 2006 UNDER COMMITMENT NUMBER 2406007B. THE FULL LEGAL DESCRIPTION OF THE SUBJECT PROPERTY PER SCHEDULE B-SECTION 1, PART D, IS AS FOLLOWS:

PARCEL "B" OF "ATLANTIC POINT PLAT NO. 1," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 118, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION OF PARCEL "B" CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 28945, PAGE 247, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND LESS AND EXCEPT:

THAT PORTION OF PARCEL "B" CONVEYED TO THE CITY OF POMPANO BEACH, FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 39775 AT PAGE 537 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND FURTHER LESS AND EXCEPT:

THAT PORTION OF SAID PARCEL "B" BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, VIZ:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "B", SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES [illegible] ... TO THE POINT OF BEGINNING.

ARTICLE IV
ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WERE FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

ARTICLE V
SOURCES OF DATA:

1. BEARINGS AS SHOWN HEREON REFER TO A BEARING OF NORTH 00 DEGREES 08 MINUTES 10 SECONDS WEST ALONG THE CENTERLINE OF FLORIDA STATE ROAD NO. A-1-A AS INDICATED ON THE UNDERLYING PLAT OF RECORD. THIS LINE IS WELL-MONUMENTED AND MORE FULLY SHOWN ON THE SURVEY MAP.
2. A SURVEY MAP AND REPORT PREPARED BY MCLAUGHLIN ENGINEERING COMPANY ENTITLED "ALTA/ACSM LAND TITLE SURVEY" LAST REVISED SEPTEMBER 27, 2004 UNDER FILE NUMBER 97-3-174(03) SHOWING A PREVIOUS SURVEY OF PORTIONS OF THE SUBJECT PROPERTY.
3. THE RECORDED PLAT OF "ATLANTIC POINT PLAT NO. 1" AS RECORDED AUGUST 7, 2000 IN PLAT BOOK 118 AT PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (THE UNDERLYING PLAT OF RECORD.)
4. THE SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE SURVEY MAP AS DEFINED BY THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY, FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 12011C0119 G, COMMUNITY PANEL NUMBER 120055-0119-G DATED OCTOBER 2, 1997.
5. QUIT-CLAIM DEED RECORDED JUNE 30, 2005 IN OFFICIAL RECORDS BOOK 39775 AT PAGE 537 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS REFERENCED TO THAT CERTAIN CITY RESOLUTION NO. 2005-212 ADOPTED MAY 10, 2005.

ARTICLE VI
LIMITATIONS:

1. THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, THE CITY OF POMPANO BEACH OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.
2. NO INFORMATION WAS PROVIDED BY THE CLIENT AS TO DEED STATUS, TAX FOLIO DATA OR OWNERSHIP WITH RESPECT TO ABUTTING PROPERTIES.
3. THE CLIENT DID NOT PROVIDE RECORD DRAWINGS OR AS-BUILT DATA FOR UNDERGROUND UTILITIES. NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING BUILDINGS AND OTHER SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THERE MAY BE DOMESTIC TAP LINES FOR UTILITIES THAT DO NOT APPEAR ON THE MAPS. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.
4. NO EXCAVATION OR DETERMINATION WAS MADE BY THE SURVEYOR AS TO SOIL CONDITIONS. THERE MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED IN AREAS THEREOF, OR THE LOCATION OF DEPOSITION OF AREAS THAT MAY BE CONTAMINATED BY HAZARDOUS LIQUID OR SOLID WASTES.
5. NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.
6. WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.
7. THE POMPANO BEACH CITY ZONING REGULATIONS FOR THIS SITE NOTWITHSTANDING, BENEFICIARIES OF THE SURVEY MAP AND REPORT ARE ADVISED TO CONTACT THE CITY ZONING DEPARTMENT FOR PLANNING AND ZONING GOVERNANCE FOR THE SUBJECT PROPERTY.
8. THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1 INCH = 30 FEET IN ENGLISH UNITS OF MEASUREMENT. THIS SCALE MAY BE ALTERED BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ARTICLE VII
BOUNDARY INCONSISTENCIES:

THE COMPARATIVE DIMENSIONS BETWEEN CALCULATED VALUES DERIVED FROM FIELD MEASUREMENTS AND OTHER VALUES ARE AS MORE FULLY SHOWN ON THE SURVEY MAP AS MAY APPLY.

ARTICLE VIII
APPARENT PHYSICAL USE:

1. THE SUBJECT PROPERTY CONTAINS A MASONRY BUILDING AND RECENT INDICATIONS OF OTHER BUILDING SITE WORK, OTHER FACILITIES CONDUCIVE FOR PUBLIC AND PRIVATE USE ARE AS MORE FULLY DESCRIBED ON THE SURVEY MAP OR CITED IN THIS REPORT, AS THE CASE MAY BE.
2. ALL IMPROVEMENTS SHOWN WITHIN THE LIMITS OF THE FOUR STORY PORTION OF THE BUILDING ARE LOCATED ON THE ROOF OF SAME.
3. APPARENT PUBLIC ACCESS IS/ARE FROM THE POINT(S) AS MORE FULLY DESCRIBED ON THE SURVEY MAP/A. THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE BOUNDARIES IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

ARTICLE IX
EASEMENTS AND TITLE COMMITMENT REVIEW:

1. NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OTHER THAT WHAT APPEARS ON THE SURVEY MAP OR CITED IN THE REPORT. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.
2. THIS DOCUMENT WAS PERFORMED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE ISSUED BY THE CHICAGO TITLE INSURANCE COMPANY DATED JANUARY 8, 2006 UNDER COMMITMENT NUMBER 2406007B. THE SURVEYOR HAS REVIEWED COPIES OF THE RECORDED INSTRUMENTS CITED IN SCHEDULE B-SECTION 2 OF SAME AND THE FOLLOWING IS HEREBY PRESENTED FOR CONSIDERATION:
1. DEFECTS, LIENS AND OTHER MATTERS WERE NOT ADDRESSED.
2. A. AS TO RIGHTS AND CLAIMS OF OTHER PARTIES, NOT ADDRESSED. B. AS TO EASEMENTS OR CLAIMS OF EASEMENTS, REFER TO THIS SURVEY MAP AND REPORT. C. AS TO ENCROACHMENTS, OVERLAPS AND OTHER MATTER DISCLOSED BY SURVEY, PLEASE REFER TO THIS SURVEY MAP AND REPORT. D. LIENS OR RIGHTS OF SAME WERE NOT ADDRESSED BY THIS SURVEY. E. TAXES AND ASSESSMENTS BY LIENS WERE NOT ADDRESSED BY THIS SURVEY. F. CLAIMS AS TO SOVEREIGN LANDS WERE NOT ADDRESSED. G. TAXES FOR THE YEAR 2006 AND OTHER ASSESSMENTS WERE NOT ADDRESSED.
3. REMOVAL OF STANDARD EXCEPTIONS B AND C AS CITED IN THE COMMITMENT FOR TITLE INSURANCE EXCEPTIONS WERE NOT ADDRESSED.
4. REMOVAL OF STANDARD EXCEPTIONS A AND D AS CITED IN THE COMMITMENT FOR TITLE INSURANCE EXCEPTIONS WERE NOT ADDRESSED.
5. MATTERS REFERRING TO TAXES FOR THE YEARS 2007 AND 2008 WERE NOT ADDRESSED.
6. THIS ITEM CONTAINS MULTIPLE RESPONSES:
   - A. THE RESTRICTIONS AND EASEMENTS AS SET FORTH IN THE RECORDED PLAT OF "ATLANTIC POINT PLAT NO. 1," AS RECORDED IN PLAT BOOK 118 AT PAGE 7 CONTAINS BLANKET CONDITIONS AND PLOTTED ENCUMBRANCES THAT AFFECT THE SUBJECT PROPERTY THAT ARE SHOWN ON THE SURVEY MAP TO THE BEST EXTENT.
   - B. THE AMENDMENT TO NON-VEHICULAR ACCESS LINE RECORDED IN OFFICIAL RECORDS BOOK 38731 AT PAGE 397 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY MAP.
   - C. THE AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT AS RECORDED IN OFFICIAL RECORDS BOOK 38736 AT PAGE 808 CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
   - D. ORDINANCE NUMBER 2005-63 RECORDED IN OFFICIAL RECORDS BOOK 40290 AT PAGE 337 WAS VACATED BY RESOLUTION NUMBER 2005-771 CITED IN ITEM G. FOLLOWING. IT DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY MAP.
   - E. ORDINANCE NUMBER 2005-90 RECORDED IN OFFICIAL RECORDS BOOK 40290 AT PAGE 361 AFFECTS THE SUBJECT PROPERTY IN THE FORM OF A PLATTED EASEMENT THAT HAS BEEN VACATED. SAID PLATTED EASEMENT IS NOT SHOWN ON THE SURVEY MAP.
   - F. RESOLUTION NUMBER 2005-771 RECORDED IN OFFICIAL RECORDS BOOK 40798 AT PAGE 371 VACATED THE AREA DESCRIBED IN ORDINANCE NUMBER 2005-95 CITED IN ITEM D. IT DOES NOT AFFECT THE SUBJECT PROPERTY AND IS NOT SHOWN ON THE SURVEY MAP.
   - G. RESOLUTION NUMBER 2005-822 RECORDED IN OFFICIAL RECORDS BOOK 41017 AT PAGE 1268 AFFECTS THE SUBJECT PROPERTY IN THE FORM OF A PLATTED EASEMENT THAT HAS BEEN VACATED. SAID PLATTED EASEMENT IS NOT SHOWN ON THE SURVEY MAP.
   - H. THE NOTATION ON PLAT RECORDED IN OFFICIAL RECORDS BOOK 42225 AT PAGE 1005 CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
   - I. ORDINANCE NUMBER 2006-33 ABANDONING A CERTAIN INGRESS EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 43015 AT PAGE 1542 DOES NOT AFFECT THE SUBJECT PROPERTY (LOCATED IN ADJACENT PARCEL "A" OF THE UNDERLYING PLAT).
   - J. ORDINANCE NO. 2007-01 ABANDONING THAT CERTAIN UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 43092 AT PAGE 381 DOES NOT AFFECT THE SUBJECT PROPERTY (LOCATED IN ADJACENT PARCEL "A" OF THE UNDERLYING PLAT).
7. THE EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 623 AT PAGE 278 WAS RELEASED PURSUANT TO PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 42149 AT PAGE 279 AND HAS BEEN REDACTED FROM THE SURVEY MAP.
8. THE EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 847 AT PAGE 173 WAS RELEASED PURSUANT TO PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 42149 AT PAGE 279 AND HAS BEEN REDACTED FROM THE SURVEY MAP.
9. THE EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 909 AT PAGE 273 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY MAP.
10. THE EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 909 AT PAGE 271 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY MAP.
11. THE EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 1006 AT PAGE 229 DOES NOT AFFECT THE SUBJECT PROPERTY. (CONTAINED WITHIN PARCEL "A" OF ATLANTIC POINT PLAT NO. 1.) ALSO, SAID EASEMENT WAS RELEASED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 42149 AT PAGE 281.
12. THE AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN OFFICIAL RECORDS BOOK 30741 AT PAGE 38 CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
13. THE SECURITY/LIEN AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 38731 AT PAGE 381 CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
14. THE PERPETUAL UTILITY EASEMENT FOR GOVERNMENT SERVICES AS RECORDED IN OFFICIAL RECORDS BOOK 40244 AT PAGE 924 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY MAP.
15. THE EASEMENT IN FAVOR OF THE FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 40388 AT PAGE 1187 AFFECTS THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY MAP.
16. THE EASEMENT AGREEMENT BETWEEN WCI COMMUNITIES, INC. AND THE CITY OF POMPANO BEACH, FLORIDA AS RECORDED IN OFFICIAL RECORDS BOOK 40287 AT PAGE 179 DOES NOT AFFECT THE SUBJECT PROPERTY AND IS SHOWN ON THE SURVEY MAP FOR REFERENCE ONLY.
17. THE AGENT OF RECORD FOR NOTICE OF EXPIRATION OF FINDINGS OF ADEQUACY RECORDED IN OFFICIAL RECORDS BOOK 42225 AT PAGE 1003 CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
18. THE TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS CREATED BY AND SET FORTH IN THE MASTER DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR THE PLAZA AT OCEANSIDE RECORDED IN OFFICIAL RECORDS BOOK ____ PAGE ____, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED, WAS NOT ADDRESSED, AS THIS DOCUMENT HAS NOT BEEN RECORDED.
19. THE COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS AND POSSIBLE LIENS, TERMS AND OTHER PROVISIONS OF DECLARATION OF THE PLAZA AT OCEANSIDE, A CONDOMINIUM AND EXHIBITS THERETO, RECORDED IN OFFICIAL RECORDS BOOK ____ PAGE ____ AND AMENDMENT(S) THERETO RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, INCLUDING, BUT NOT LIMITED TO ONE OR MORE OF THE FOLLOWING: PROVISIONS FOR PRIVATE CHARGES OR ASSESSMENTS; LIENS FOR LIQUIDATED DAMAGES; AND/OR OPTION, RIGHT OF FIRST REFUSAL OR PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, WAS NOT ADDRESSED, AS THIS DOCUMENT HAS NOT BEEN RECORDED.
20. MATTERS REGARDING LIENS OR THE RIGHTS THEREIN PER THE NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 40880 AT PAGE 617 AS AMENDED AND RESTATED UNDER THE NOTICE OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 42288 AT PAGE 1793 CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
21. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, WHICH MAY BE IMPOSED BY LAW, BY VIRTUE OF THE FILING OF NOTICE OF COMMENCEMENT RECORDED AUGUST 24, 2007, IN OFFICIAL RECORDS BOOK 44529 PAGE 1064 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
22. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, WHICH MAY BE IMPOSED BY LAW, BY VIRTUE OF THE FILING OF NOTICE OF COMMENCEMENT RECORDED AUGUST 24, 2007, IN OFFICIAL RECORDS BOOK 44529 PAGE 1065 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA CONTAINS BLANKET CONDITIONS THAT AFFECT THE SUBJECT PROPERTY.
23. THE TERMS AND PROVISIONS OF THE ELIZABETH RAMFORD TRUST WERE NOT ADDRESSED.
24. ALL MATTERS WITH RESPECT TO LOAN POLICY ENDORSEMENTS AS CITED IN THE COMMITMENT FOR TITLE INSURANCE WERE NOT ADDRESSED.

NOTE: ALL MATTERS INDICATED AS "NOT ADDRESSED" REFER TO THOSE ISSUES WHICH EITHER FALL OUTSIDE THE STATUTORY REMIT OF PROFESSIONAL SURVEYING AND MAPPING IN THE STATE OF FLORIDA, OR WHERE THE DOCUMENT WAS NOT RECORDED OR PROVIDED FOR REVIEW AS THE CASE MAY BE.

ARTICLE X
CLIENT INFORMATION:

THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF:

WCI COMMUNITIES, INC.
24301 WALDEN CENTER DRIVE
BONITA SPRINGS, FL 34134

ARTICLE XI
SURVEYOR'S CERTIFICATE:

THE STATE OF FLORIDA)
) S.S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID SURVEY MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

PBS&J
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB24

BY: C. M. del Valle
CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4409
STATE OF FLORIDA
DATE OF COMPLETION OF FIELD SURVEY: JANUARY 16, 2006
DATE OF CERTIFICATE: MARCH 26, 2008 (REVISION NO. 5)

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND OFFICIAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS NOTICE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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PROJECT
THE PLAZA AT OCEANSIDE
EXHIBIT

PBS&J

DATE PREPARED: 07-10-2006
JOB NO. 01-1384.04
DRAWN: RP./AF./EP.
CHECKED: D.N.D.
QC: C.S.V.
SHEET 02/03

REVISIONS

NO.	DATE	BY	
1	12-08-06		[illegible]
2	12-14-07		POST CONSTRUCTION [illegible]
3	[illegible]		[illegible]
4	[illegible]		[illegible]
5	[illegible]		[illegible]

AAC
PZ19-30000007
1/5/2021

AAC
PZ19-30000007
9/1/2020