ALTA/ACSM LAND TITLE SURVEY

1600 S. FEDERAL HIGHWAY

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th Street / North Miami Beach, Florida 33162

Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

No.	O.N.	Revision Description	
8	090915	AMEND PER UPDATED TITLE COMMITMENT	MAP
7	090716	AMEND CERTIFICATION TO	TM
6	090463	AMEND FDOT BASELINE ON SR 824	DANJR
5	090463	AMEND PER UPDATED ADJ. R/W REPORT	DANJR
4	090454	AMEND TO SHOW 15' ALLEY PER QUIT CLAIM	DANJR

This Drawing is the property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Written Permission of Same.

Date	10/30/08
Scale	1"=20'
Drawn By:	MAP
Cad. No.	081272
Plotted:	4/24/09 2:51p
Ref. Dwg.	-
Field Book	SJD 606/16-17 & FLD. SHT.
Job. No.	081437
Dwg. No.	2008-139-1
Sheet	1 of 1

LEGAL DESCRIPTION: ESJ Parcel

A portion of Lot 20 of the Subdivision of the Northwest Quarter of Section 22, Township 51 South, Range 42 East, according to the plat thereof, as recorded in Plat Book B at Page 58 of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, bounded on the North by the South Right-of-Way line of Fletcher Street, bounded on the East by the West Right-of-Way line of South Federal Highway, also known as U.S. Highway No. 1, State Road No. 5 and South 18th Avenue, also known as the South Right-of-Way line of Moffett Street, also known as Pembroke Road and State Road No. 824, and bounded on the West by a line lying 15.00 feet East of and parallel with said West line of Lot 20 and being more particularly described as follows:

Commence at a point being the intersection of the West line of said Lot 20 and the South Right-of-Way line of Fletcher Street, as described in Deed Book 687 at Page 482 of the Public Records of Broward County, Florida; thence North 88°07'38" East along said Right-of-Way line of Fletcher Street, said line being 294.06 feet North of the South line of said Lot 20, for 15.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence continue North 88°07'38" East along said South Right-of-Way line of Fletcher Street for 256.06 feet to a point of curvature, said point lying on said West right-of-Way line of South Federal Highway, also known as U.S. Highway No. 1, State Road No. 5 and South 18th Avenue as described in Final Judgment recorded in O.R.B. 6199 at Page 873 of said Public Records of Broward County, Florida, the following four (4) courses being along said West Right-of-Way line; (1) thence Southeasterly along a 15.00 foot radius curve, leading to the right, through a central angle of 97°58'13" for an arc distance of 25.65 feet to a point of tangency; (2) thence South 01°06'59" East for 135.42 feet; (3) thence South 01°06'59" East for 98.19 feet to the right, through a central angle of 88°49'55" for an arc distance of 31.01 feet to a point of reverse curvature, said point lying on said North Right-of-Way line of Moffett Street, also known as Pembroke Road and State Road No. 824 as shown on the State of Florida Department of Transportation Right-of-Way Map, Section 86007-2501, Sheet 1 of 2 dated 10/17/69 and last revised on 6/9/97 and described in Quit-Claim Deed recorded in O.R.B. 4640 at Page 516 of said Public Records, the following three (3) courses being along said North Right-of-Way line; (1) thence Westerly along a 1990.00 foot radius curve, leading to the left, through a central angle of 2°29'24" for an arc distance of 86.49 feet to a point of reverse curvature; (2) thence Westerly along a 1910.00 foot radius curve, leading to the right, through a central angle of 2°54'06" for an arc distance of 96.73 feet to a point of tangency; (3) thence South 88°07'38" West for 51.55 feet to a point on a line lying 15.00 feet East of and parallel with said West line of Lot 20; thence North 01°06'05" West along said parallel line for 274.09 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 22, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Chicago Title Insurance Company, Title No. 2009005032 with an effective date of November 9, 2009, and revised on November 13, 2009. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".

SCHEDULE B - PART II:

1-3 Standard Exceptions

4 Easement recorded in Deed Book 668, Page 336.
Adjoins West boundary of CVS parcel and shown on survey, but not a part of CVS parcel.

5 FP&L Easement recorded in O.R.B. 2861, Page 650.
Affects CVS parcel and shown on survey.

6 Survey prepared by Fortin, Leavy, Skiles, Inc., dated October 30, 2008 under Job No. 081272 discloses the following:
(a) Sign located at the Northwesterly corner; (b) fire hydrant located near the Northeasterly corner; (c) Signs located near the Southeasterly corner; (d) Sign located near the Southeasterly corner.
(d) shown on survey.
(e) 8' construction easement State Road No. 5 right of Way Map Section 86010-2510 Sheet 6 of 26 along Easterly boundary.
8' Temporary Construction Easement has expired per Florida Department of Transportation and has been removed from survey.

7 Rights of utility providers in and to the use of maintenance of the various utility facilities/improvements located throughout the subject property as evidenced by survey prepared by Fortin, Leavy, Skiles, Inc., dated October 30, 2008 under Job No. 081272.
NOTE: No apparent easements for such purposes being recorded in the Public Records of Broward County, Florida.

8 Terms, conditions and other matters set forth in that certain Lease dated January 15, 2009 by and between ESJ Federal Investment, LLC, a Florida limited liability company, Landlord, and Holiday CVS, L.L.C., a Florida limited liability company, Tenant, a Memorandum/Short Form of which is recorded in Official Records Book ____, Page ____, Public Records of Broward County, Florida.
Document not provided.

9 Matters of survey, if any, subsequent to matters disclosed by that certain survey prepared by Fortin, Leavy, Skiles, Inc., dated October 30, 2008 under Job No. 081272.

END OF SCHEDULE B - PART II:

- Bearings hereon are referred to an assumed value of S 01°06'59" E for the West right of way line of South Federal Highway (U.S. Highway No. 1), and evidenced by set nail & disk LB3653 and set 3/4" pipe & cap LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Broward County Bench Mark No. 1080, Elevation +9.13, Located at square cut in N.E. corner of concrete stoop in front of residence #405 N.W. Dixie Highway, Hollendale, 23' West of centerline of Dixie Highway, 23' North of a power pole 3' East of building.
- Lands shown hereon are located in Federal Flood Zone AE (El 8) per Community Panel No. 125113 0317 G, dated July 21, 1995 and index map revised October 2, 1997, based on Federal Emergency Management Agency Flood Insurance Rate Map and are relative to National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 70,436 square feet, or 1.617 acres, more or less.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The following information has been taken from the City of Hollywood Code of Ordinances at amlegal.com. See Article 4.3 for C-2 zoning setback requirements.
- Zoning: C-2 = Low-Medium Intensity Commercial District
- Existing parking spaces on site: 70 Standard & 2 Handicap
- Legal description shown hereon per title commitment furnished by client.

SURVEYORS CERTIFICATION TO:

ESJ Federal Investment, LLC
U.S. Century Bank
Chicago Title Insurance Company
Shutts & Bowen LLP

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 30, 2008, and last updated on April 14, 2009, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2005. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

Know what's below. Call before you dig.