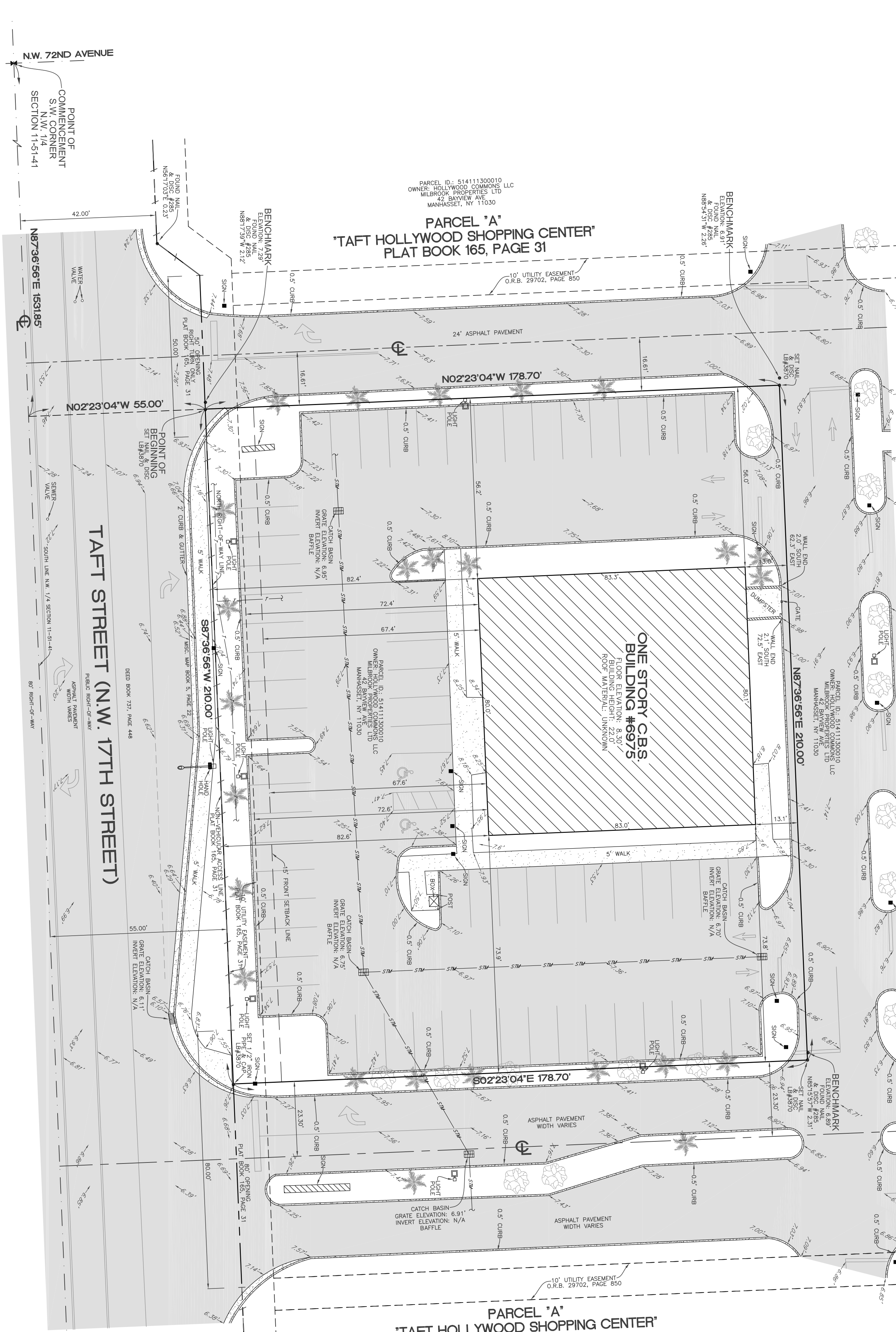


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PALM TREE
 - TREE
 - ELEVATION
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND STORM SEWER LINE
 - CENTRALINE
 - OFFICIAL RECORDS BOOK
 - NON-VEHICULAR ACCESS LINE
 - HANDICAPPED PARKING
 - SIGN
 - LIGHT POLE
 - CATCH BASIN
 - HANDHOLE



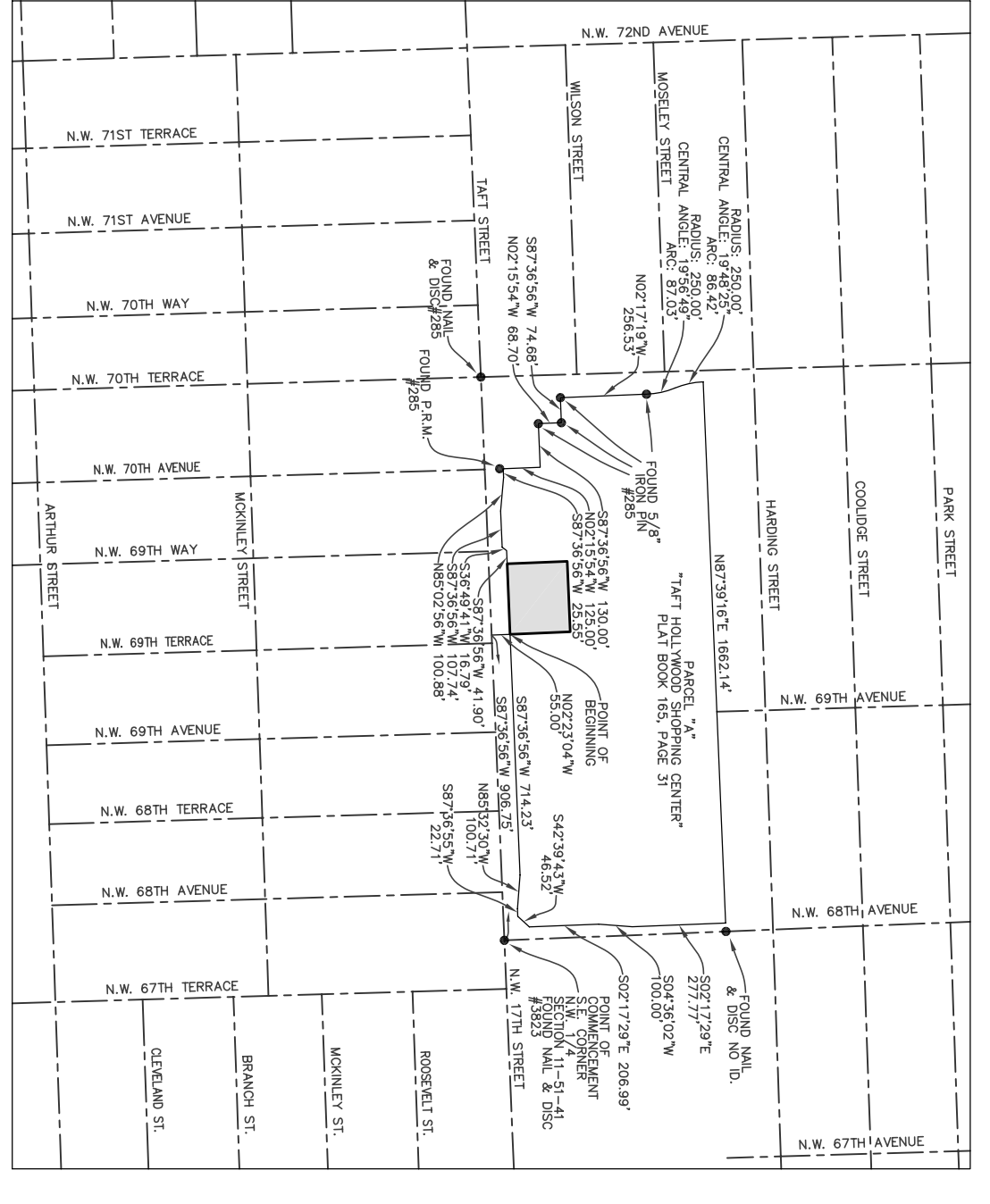
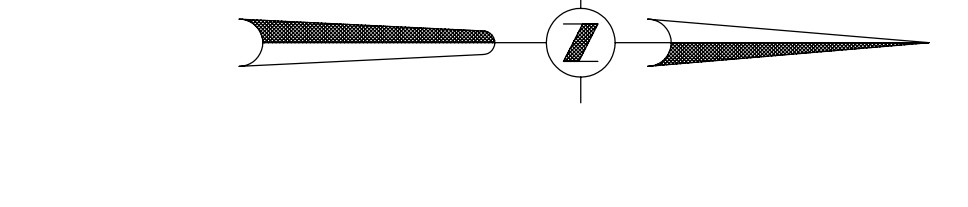
LEGAL DESCRIPTION:

A PORTION OF PARCEL "A", "TAFT HOLLYWOOD SHOPPING CENTER" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 165, PAGE 31 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 51 NORTH, RANGE 41 EAST; THENCE NORTH 82°36'56" EAST ON THE SOUTH LINE OF THE SAID NORTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1,531.85 FEET; THENCE NORTH 02°23'04" WEST A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°23'04" WEST A DISTANCE OF 178.70 FEET; THENCE NORTH 87°56'56" EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 82°36'56" EAST ON THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1,531.85 FEET TO THE POINT OF BEGINNING. A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PARCEL "A"
"TAFT HOLLYWOOD SHOPPING CENTER"
PLAT BOOK 165, PAGE 31

PARCEL "A"
"TAFT HOLLYWOOD SHOPPING CENTER"
PLAT BOOK 165, PAGE 31



NOTES:

- 1) THE AREA OF THIS PROPERTY IS 57,527 SQUARE FEET, 0.8615 ACRES.
- 2) REGULATIONS ARE BASED ON NATIONAL GEODETIC TERTIAL DATUM OF 1929. CITY OF HOLLYWOOD BENCHMARK: NAL & DISC AT 3.1 FLOOD ZONE: 4H- BASE FLOOD ELEVATION: 6.0 FEET; PANEL #25113 0304F; MAP DATE: 08/18/92
- 3) THIS SITE LIES IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- 4) BENCHMARKS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET BEING N87°56'56"E.
- 5) BENCHMARKS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET BEING N87°56'56"E.
- 6) HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 7) THE HORIZONTAL POSITIONAL ACCURACY OF THIS SURVEY IS ±0.1". THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1".
- 8) REQUIRED SETBACKS FOR C-2 ZONE: FRONT-15', REAR-0', SIDE-0'. 5' BUFFER REQUIRED ALL SIDES.
- 9) REQUIRED SETBACKS FOR C-2 ZONE: FRONT-15', REAR-0', SIDE-0'. 5' BUFFER REQUIRED ALL SIDES.
- 10) THIS SITE CONTAINS 65 REGULAR PARKING SPACES AND 2 HANDICAPPED SPACES. TOTAL NUMBER OF VEHICLES THAT CAN BE PARKED: 67. SETBACK INFORMATION WAS PROVIDED BY CLIENT IN PHASE 1 FEASIBILITY REPORT DATED SEPTEMBER 1, 2009.
- 11) OWNER PROJECT #14826.
- 12) THIS SURVEY WAS PREPARED WITH BENEFIT OF TITLE COMMITMENT ORDER NO.: 2933898 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF DECEMBER 09, 2009 AT 11:00 A.M.
- 13) THE FOLLOWING ARE SCHEDULE B SECTION 2 EXCEPTIONS TO SAID COMMITMENT:
 - ITEM 5-RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 165, PAGE 31 AS AFFECTED BY O.R.B. 28970, PAGE 493 AFFECT THIS SITE.
 - ITEM 6-AGREEMENT IN O.R.B. 28970, PAGE 479 AFFECTS THIS SITE.
 - ITEM 7-AGREEMENT IN O.R.B. 28970, PAGE 479 AFFECTS THIS SITE.
 - ITEM 8-MUNICIPAL PERMIT #S1 O.R.B. 28970, PAGE 570 AFFECTS THIS SITE.
 - ITEM 9-DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS IN O.R.B. 28976, PAGE 1851, AS AMENDED BY O.R.B. 32401, PAGE 19, AS ASSIGNED BY O.R.B. 45584, PAGE 737 AFFECTS THIS SITE.
 - ITEM 10-EASEMENT IN O.R.B. 29072, PAGE 850, DELETED HEREON. DOES NOT AFFECT THIS SITE.
 - ITEM 11-CORRECTION BY O.R.B. 29479, PAGE 451 AFFECT THIS SITE.
 - ITEM 12-RESTRICTIONS IN O.R.B. 28976, PAGE 1905 AS MODIFIED BY O.R.B. 29043, PAGE 1219 AND O.R.B. 29122, PAGE 1855 AFFECT THIS SITE.
 - ITEM 13-CORRECTION BY O.R.B. 28987, PAGE 510 AS AMENDED BY O.R.B. 28925, PAGE 1031 AS MODIFIED BY O.R.B. 29043, PAGE 1219 AND O.R.B. 29043, PAGE 1219 AND O.R.B. 29122, PAGE 1855 AFFECT THIS SITE.
 - ITEM 14-TERMS, COVENANTS, CONDITIONS AND OTHER MATTERS IN O.R.B. 30526, PAGE 1640 AFFECT THIS SITE.
 - ITEM 15-NOT ADDRESSED.
 - ITEM 16-NOT ADDRESSED.
 - ITEM 17-AGREEMENT IN O.R.B. 45584, PAGE 749 AFFECTS THIS SITE.
 - ITEM 18-LOCAL FINANCING STATEMENT IN O.R.B. 45584, PAGE 773 AFFECTS THIS SITE.

SURVEYORS CERTIFICATE:

THE UNDERSIGNED REGISTERED PUBLIC SURVEYOR (THE "SURVEYOR") HEREBY CERTIFIES TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (THE "CLIENT") THAT THIS SURVEY WAS PREPARED FROM ALL AVAILABLE AND CORRECT INFORMATION OF THE REAL PROPERTY (THE "PROPERTY") SHOWN HEREON, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST; AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; EXCEPT AS SHOWN HEREON, THERE ARE NO ENCUMBRANCES ONTO THE PROPERTY OR PORTIONS THEREOF, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, OR BOUNDARY LINE CONFLICTS; (E) THE SIZE, LOCATION AND TYPE OF NO IMPROVEMENTS ARE AS SHOWN HEREON, AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED; (F) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN; (G) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT; AND (H) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT; AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY FLOOD INSURANCE RATE MAP PANEL #25113 0304F, DATED 08/18/92, WHICH SUCH MAP PANEL COVERS THE AREA IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10, 11(A) OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERGOING FURTHER REVISIONS FROM PREVIOUS EDITIONS, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS ±0.2".

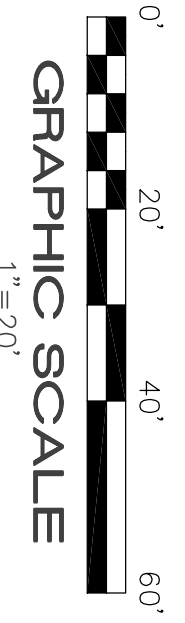
JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2891
BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

ALTA/ACSM LAND TITLE SURVEY

PROPOSED
CHASE-HOLLYWOOD PALMS #13826
6975 TAFT STREET
HOLLYWOOD, BROWARD COUNTY, FLORIDA
33024

PULICE LAND SURVEYORS, INC.
5081 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: survey@puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB43870

DRAWN BY: BE
SCALE: 1" = 20'
CHECKED BY: JFP
SURVEY DATE: 10/28/09
FILE BOHLER ENGINEERING
ORDER NO.: 52595



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