

ACCURATE LAND SURVEYORS, INC.
L.B. #3635

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

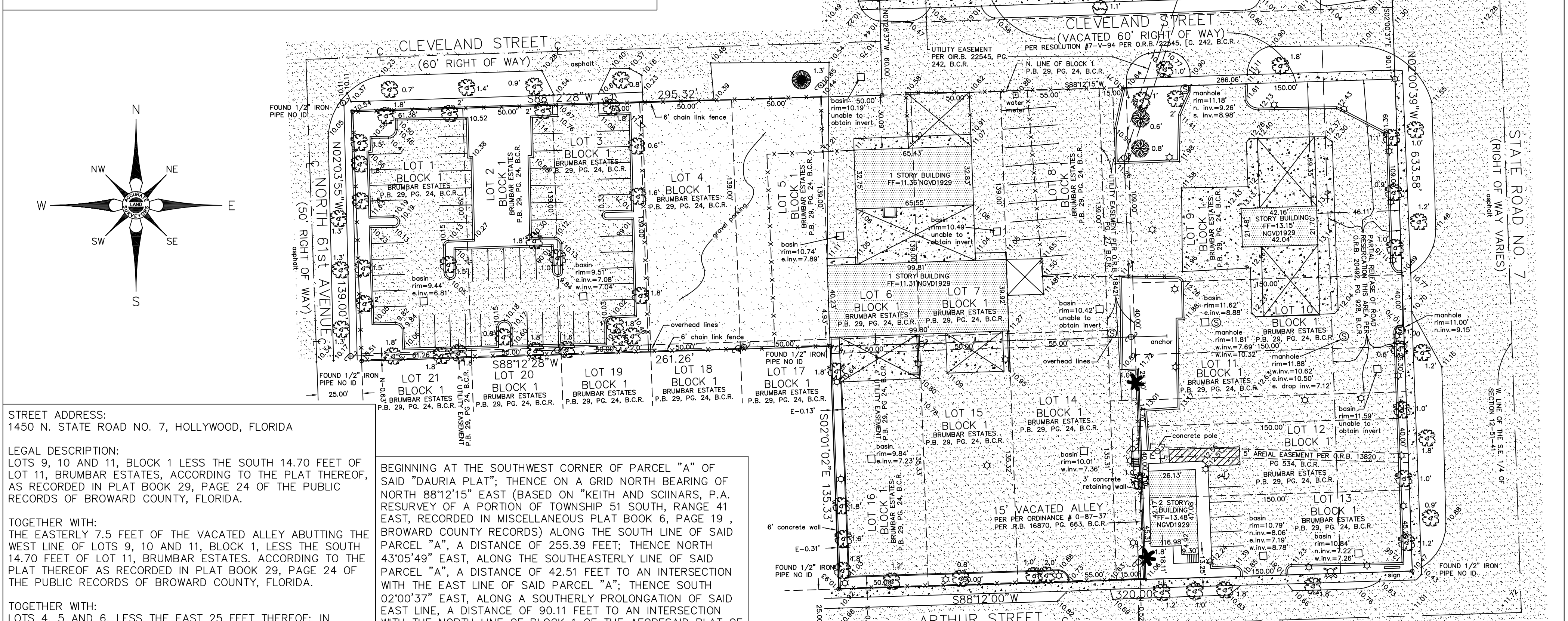
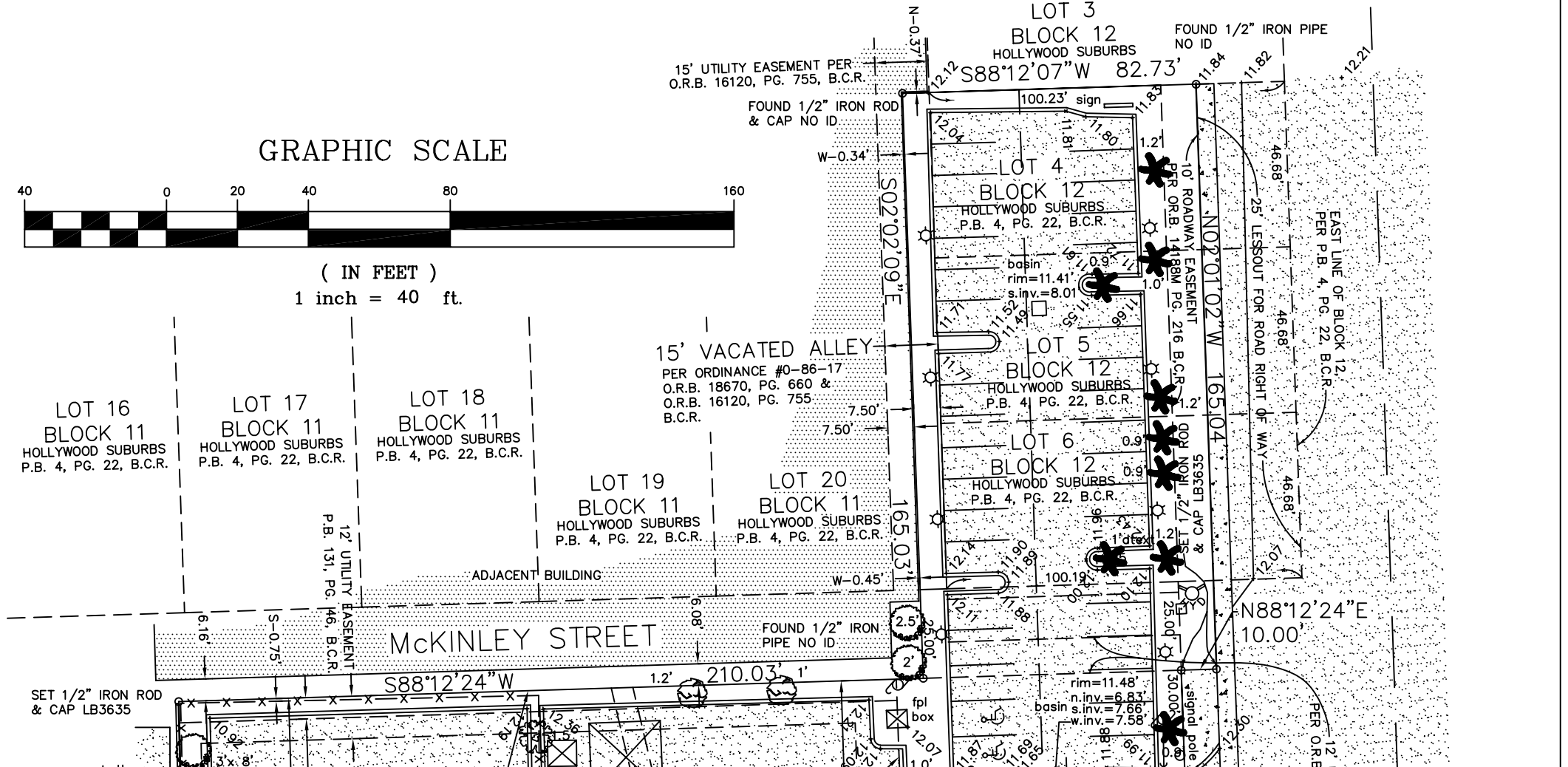
TEL. (954) 782-1441
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BOUNDARY & TOPOGRAPHIC SURVEY

LEGEND OF ABBREVIATIONS:

<ul style="list-style-type: none"> A - CENTRAL ANGLE AL - ARC LENGTH CB - CHORD BEARING R - RADIUS RTW - RIGHT OF WAY P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY WM - WATER METER OH - OVERHANG N - NORTH S - SOUTH W - WEST E - EAST CONC. - CONCRETE D.B. - DEED BOOK CLF - CHAIN LINK FENCE BRVD. - BROWARD COUNTY RECORDS ENCL. - ENCLOSURE LP - LOT LR - LOT FR.M. - PERMANENT REFERENCE MONUMENT N.G.V.D. - NATIONAL GEODETIC VERTICAL DATUM U.E. - UTILITY EASEMENT DE. - DRAINAGE EASEMENT MAINT. - MAINTENANCE ESMT. - EASEMENT ELEV. - ELEVATION BSM. - BENCHMARK 	<ul style="list-style-type: none"> 4.765 - SQUARE FEET P.C.P. - PERMANENT CONTROL POINT P.M. - PLAIN BEACH COUNTY RECORDS N&D - NAIL & DISC P.O.C. - POINT OF COMMENCEMENT P.O.B. - POINT OF BEGINNING AC. - AIR CONDITIONER FND. - FOUND CHART. - CHARTER STA. - STATION F.P.L. - FLORIDA POWER & LIGHT N.T.S. - NOT TO SCALE D.C.R. - DALLAS COUNTY RECORDS D.C.R. - DALLAS COUNTY RECORDS P.B. - PLAT BOOK O.R.B. - OFFICIAL RECORDS BOOK SEC. - SECTION TWP. - TOWNSHIP RGE. - RANGE CL. - CENTERLINE ASPH. - ASPHALT MH. - MANHOLE NO. - MEASURED LP. - LIGHT POLE
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ONLY EXISTING VISIBLE CATCH BASINS ARE LOCATED DUE TO LOCATION OF VEHICLES.



STREET ADDRESS:
1450 N. STATE ROAD NO. 7, HOLLYWOOD, FLORIDA

LEGAL DESCRIPTION:
LOTS 9, 10 AND 11, BLOCK 1 LESS THE SOUTH 14.70 FEET OF LOT 11, BRUMBAR ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THE EASTERLY 7.5 FEET OF THE VACATED ALLEY ABUTTING THE WEST LINE OF LOTS 9, 10 AND 11, BLOCK 1, LESS THE SOUTH 14.70 FEET OF LOT 11, BRUMBAR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 4, 5 AND 6, LESS THE EAST 25 FEET THEREOF; IN BLOCK 12 OF HOLLYWOOD SUBURBS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THE EASTERLY 7.5 FEET OF THE VACATED ALLEY ABUTTING THE WEST LINE OF THE ABOVE MENTIONED LOTS 4, 5 AND 6 OF BLOCK 12 OF HOLLYWOOD SUBURBS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF THE NORTH 25.00 FEET VACATED MCKINLEY STREET, BOUNDED ON THE EAST BY THE WEST RIGHT-OF-WAY OF STATE ROAD NO. 7 AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EASTERLY 7.5 FEET OF THE VACATED ALLEY LYING WEST OF LOTS 4, 5 AND 6, BLOCK 12 OF HOLLYWOOD SUBURBS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
ALL OF DAURIA PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 131, PAGE 46 OF THE PUBLIC RECORDS-OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THAT PORTION OF THE SOUTH 30.00 FEET OF VACATED MCKINLEY STREET BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY OF STATE ROAD NO. 7 AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF A 15.00 FOOT ALLEY LYING WEST OF LOTS 4, 5 AND 6 OF BLOCK 12 OF HOLLYWOOD SUBURBS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF THE AMENDED PLAT OF BLOCKS 1 AND 2 OF BRUMBAR, RECORDED IN PLAT BOOK 16, PAGE 5 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 1,2,3,4,5, 6,7,8, 12, 13, 14, 15, 16 AND THE SOUTH 14.70 FEET OF LOT 11, BLOCK 1, BRUMBAR ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
THE WESTERLY 7.5 FEET OF THE VACATED ALLEY ABUTTING THE EAST LINE OF LOTS 8 AND 14, BLOCK 1, BRUMBAR ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND ON THE PLAT OF "BRUMBAR ESTATES", AS RECORDED IN PLAT BOOK 29, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SCHEDULE B EXCEPTIONS:

1. Taxes for the year 1997 and subsequent years, which are not yet due and payable. This item is not a matter of this survey.
2. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of BRUMBAR ESTATES, as recorded in Plat Book 29, Page 24. This item affects the subject property and is shown hereon.
3. Grant of Easement recorded in Official Record Book 9593, Page 170.
4. Road Reservations contained in Deed Book 427, Page 407, with Partial Releases in Official Record Book 12292, Page 850, and Official Record Book 20492, Page 928. This item affects the subject property and is shown hereon.
5. Utility Easement recorded in Official Record Book 18421, Page 27. This item affects the subject property and is shown hereon. Blanket easement for cable TV affects Lots 4 and 5, Block 1, BRUMBAR ESTATES, as recorded in Plat Book 29, Page 24.
6. Road Reservations contained in Deed Book 423, Page 149. This item affects the subject property and is shown hereon.
7. Easement recorded in Official Record Book 14188, Page 213. This item affects the subject property and is shown hereon.
8. Sewer System Agreement recorded in Official Record Book 14778, Page 707. This item is not a matter of this survey.
9. Restrictions, covenants and conditions contained in Ordinance vacating alley and streets recorded in Official Record Book 16120, Page 755. This item affects the subject property and is shown hereon.
10. Partial Release of Easement recorded in Official Record Book 6869, Page 643. Deleted.
11. Easement recorded in Official Record Book 5434, Page 653. This item is illegible.
12. Easement recorded in Official Record Book 7612, Page 672. This item affects the subject property and is shown hereon.
13. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of DAURIA PLAT, as recorded in Plat Book 131, Page 46. This item affects the subject property and is shown hereon.
14. Easement recorded in Official Record Book 13820, Page 534. This item affects the subject property and is shown hereon.

15. Matters recited in Special Warranty Deed recorded in Official Record Book 11819, Page 622. This item is not a matter of this survey.
16. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of HOLLYWOOD SUBURBS, as recorded in Plat Book 4, Page 22. This item affects the subject property and is shown hereon.
17. Easement reserved in Ordinance recorded in Official Record Book 18670, Pages 663 and 660. This item affects the subject property and is shown hereon.
18. Matters recited in Special Warranty Deed recorded in Official Record Book 18818, Page 188. This item is not a matter of this survey.
19. Resolution recorded in Official Record Book 22545, Page 242, vacating a portion of Cleveland Street and reserving Utility Easement. (TN 24.01.02). This item affects the subject property and is shown hereon.
20. UCC-1 Financing Statement recorded August 21, 1991 in Official Record Book 14752, Page 152, which UCC was assigned to World Omni Financial Corporation by UCC-3 recorded November 26, 1996 in Official Record Book 25701, Page 936. This item is not a matter of this survey.
21. UCC-1 Financing Statement recorded October 10, 1991 in Official Record Book 18818, Page 201, which UCC was assigned to World Omni Financial Corporation by UCC-3 recorded November 26, 1996 in Official Record Book 25701, Page 939. This item is not a matter of this survey.
22. UCC-1 Financing Statement recorded June 13, 1992 in Official Record Book 19584, Page 349, which UCC was assigned to World Omni Financial Corporation by UCC-3 recorded November 26, 1996 in Official Record Book 25701, Page 938. This item is not a matter of this survey.
23. Assignment Agreement dated November 22, 1996 and recorded November 26, 1996 in Official Record Book 25701, Page 921 between Chrysler Financial Corp. as Assignor and World Omni Financial Corp. as Assignee; UCC-3 Continuation Statement recorded in Official Record Book 25969, page 888. This item is not a matter of this survey.
24. UCC-1 Financing Statement as recorded June 17, 1997 in Official Record Book 26583, Page 169. This item is not a matter of this survey.
25. Mortgage and Mortgage instruments in favor of Southeast Bank, NA, as assigned to Chrysler Credit Corp., and modified in Official Record Book 14752, Page 130, Official Record Book 14752, Pages 140, 152 and 160, Official Record Book 15887, Pages 189 and 195, Official Record Book 18467, Page 876, Official Record Book 18670, Page 665, Official Record Book 18670, Pages 668 and 693, Official Record Book 18670, Pages 709 and 717, Official Record Book 18818, Page 191, and Official Record Book 18818, Page 196; Mortgage in favor of Chrysler Credit Corporation recorded in Official Record Book 19584, Page 307 and modified in Official Record Book 23789, Page 900, together with Supporting Assignment of Leases and Rents recorded in Official Record Book 19584, Page 333; Amended and Restated Mortgage and Security Agreement from Hollywood Imports Limited, Inc., a Florida corporation in favor of World Omni Financial Corp. dated November 22, 1996 and recorded November 26, 1996 in Official Record Book 25701, Page 924 in the original principal amount of \$4,700,000.00, and as re-recorded in Official Record Book 26519, Page 1; and Mortgage Modification Agreement and Amendment to Security Agreements (Cross Default and Cross Collateralization), as recorded in Official Record Book 26519, Page 13 public records of Broward County, Florida. This item is not a matter of this survey.

NOTES:

1. Unless otherwise noted field measurements are in agreement with record measurement.
2. Bearings shown hereon are based on a bearing of "PER DEED".
3. The land shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
4. Ownership of fences and walls if any are not determined.
5. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
6. This survey is made for the exclusive use of the certified hereon, to be valid one year from the date of survey as shown hereon.
7. THIS SURVEY REFLECTS ALL MATTERS OF SURVEY PER ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT NUMBER OPM-1303295 EFFECTIVE AUGUST 12, 1997 AT 11:00P.M.
8. THIS SURVEY REFLECTS ALL MATTERS OF SURVEY PER OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY TRIPP SCOTT ON SEPTEMBER 24, 2008.

FLOOD INFORMATION:
COMMUNITY NAME AND NUMBER: HOLLYWOOD 125113
MAP AND PANEL NUMBER: 12011C0312F
COUNTY: BROWARD
REVISED: 10/02/97
FLOOD ZONE: "X"

BENCHMARK INFORMATION:
CITY OF HOLLYWOOD BENCHMARK
62ND AVE AND CLEVELAND STREET CUT NAIL @ P.I. OF 62ND AVE. & CLEVELAND ST. ELEVATION = 9.78' NGVD1929

CERTIFY TO:
BOHLER ENGINEERING, INC.

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.

ROBERT L. THOMPSON (PRESIDENT)
PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

DATE OF FIELD SURVEY: 06-12-08	DRAWN BY: MLW
FIELD BOOK: 2605 2-9	CHECKED BY: MLW
REVISIONS	DATE BY
TREE SURVEY 09-2296	10-02-09 MLW
REVIEW REPORT 09-2278	09-30-09 MLW
REVISE SKETCH	08-03-09 MLW

SHEET 1 OF 1 SCALE 1"=40' SKETCH NUMBER SU-08-1555