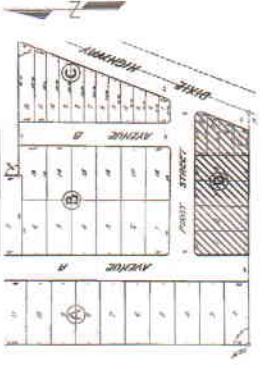


4861

X95 = 1399.41
X9 = 1325.76

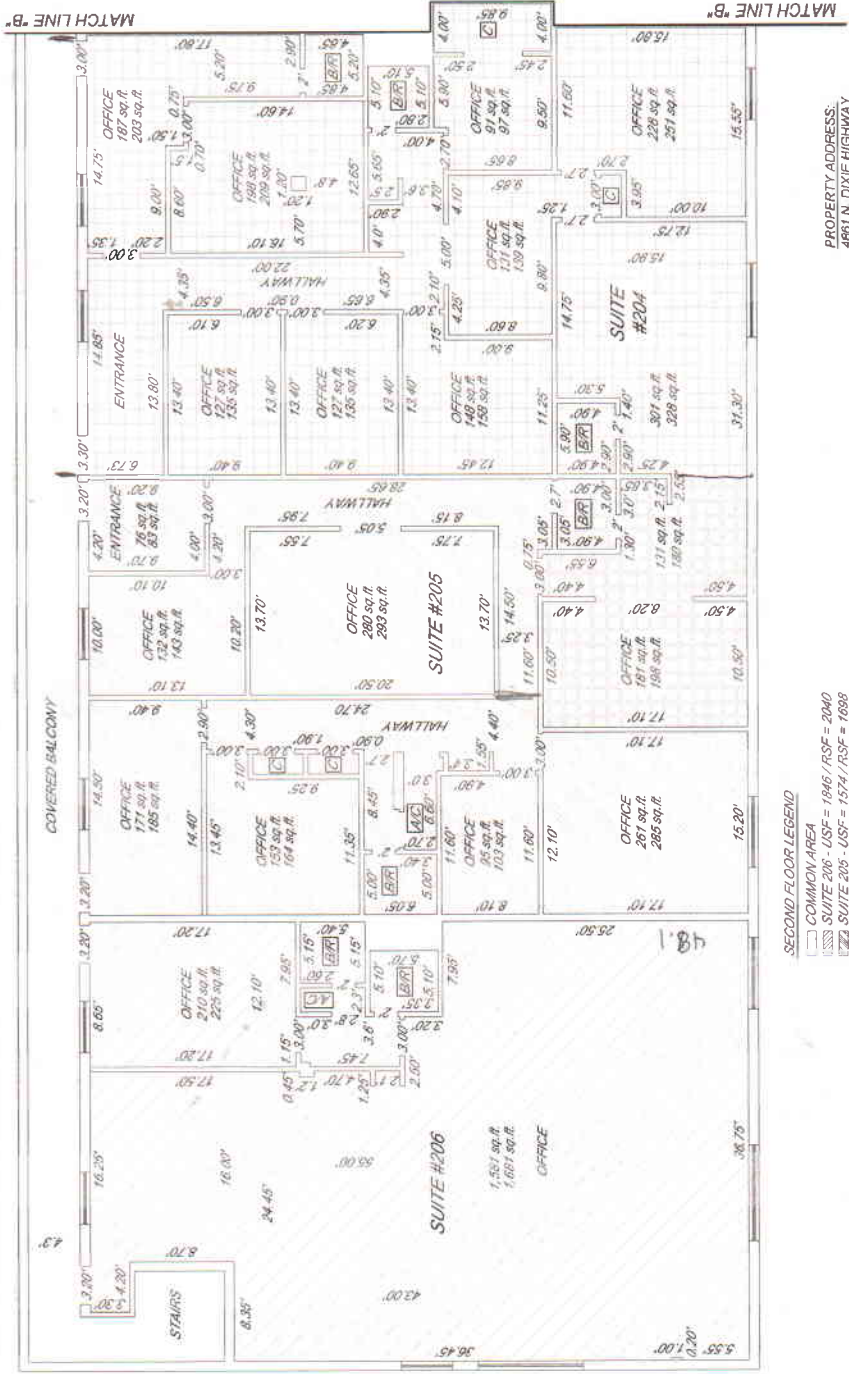
LOCATION SKETCH

NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; LESS AND EXCEPT: THAT PART OF LOTS 5, 6, 7 AND 8, IN BLOCK D, CAROLINA TERRACE AMENDED, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 42, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LLOYD-PELHAM REPEAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 98, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH LINE OF SAID LOT 5; THENCE RUN N88°51'24" EAST ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 7.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF DIXIE HIGHWAY (S.R. 811); THENCE N15°26'02" EAST ALONG THE EAST LINE OF SAID LOTS 5, 6, 7 AND 8 AND SAID RIGHT OF WAY LINE A DISTANCE OF 103.22 FEET TO A POINT ON A CURVE IN SAID EXISTING RIGHT OF WAY LINE, SAID CURVE BEING A CHORD BEARING OF S35°51'17" WEST AND A RADIUS OF 10.00 FEET; THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID EXISTING RIGHT OF WAY LINE, A DISTANCE OF 19.30 FEET, THROUGH A CENTRAL ANGLE OF 110°34'38" AND TO A POINT ON THE NORTH LINE OF SAID LOT 8; THENCE S00°52'11" EAST A DISTANCE OF 12.32 FEET; THENCE S18°11'45" WEST A DISTANCE OF 103.69 FEET TO THE POINT OF BEGINNING.



PROPERTY ADDRESS:
4861 N. DIXIE HIGHWAY,
OAKLAND PARK, FLORIDA 33384

PROPERTY OF:
VFC PARTNERS 4, LLC

CERTIFIED TO:
FIRST CITY SERVICING CORP.

LEGEND
BR INDICATES BATHROOM
ER INDICATES ELECTRIC ROOM
RR INDICATES RECEPTION ROOM
BS INDICATES BREAK ROOM
USF INDICATES MEASUREMENT
RSF INDICATES SQUARE FOOTAGE

SECOND FLOOR LEGEND
COMMON AREA
SUITE 200 - USF = 1946 / RSF = 2040
SUITE 201 - USF = 1524 / RSF = 1688
SUITE 202 - USF = 1951 / RSF = 2126
SUITE 203 - USF = 1086 / RSF = 1134
SUITE 204 - USF = 1010 / RSF = 1134
SUITE 205 - USF = 1610 / RSF = 1730
SUITE 206 - USF = 1117 / RSF = 1163
SUITE 207 - USF = 1171 / RSF = 1237

SECOND FLOOR