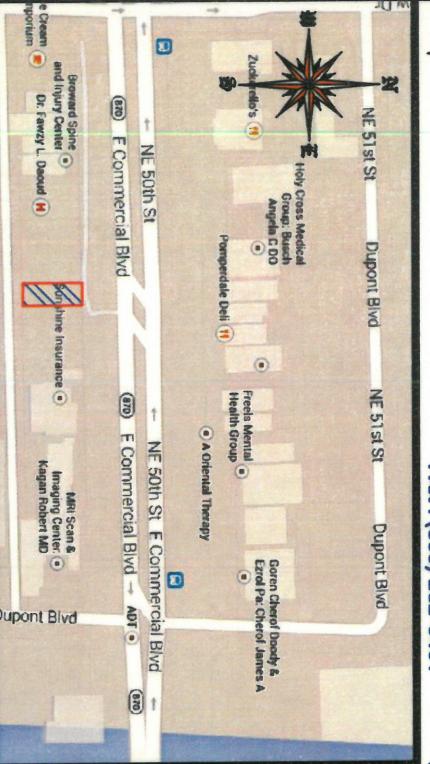


JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

777 NW. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX: (305) 262-0401
WWW.IBARRALANDSURVEYORS.COM
2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



VIEW OF SUBJECT PROPERTY

3050 NE 50th STREET, FT LAUDERDALE, FL 33308



LOCATION SKETCH

SCALE = N.T.S.

ABBREVIATIONS	
A	= ARC.
A/C	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
A.SPH	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
(C)	= CALCULATED SURVEY
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
C.H.	= CHORD BEARING
CH.L.	= CHORD LENGTH
C.L.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
D.	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCRA.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.I.N.D.	= FOUND NAIL & DISK
F.T.	= FEET
FNP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH (OR HEIGHT)
H.A.E.	= HIGHWAY (OR HIGHWAY)
H.C.V.	= HOGES AND GROESSE EASEMENT
I.R.F.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
I.L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
L.M.	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
M.A.P.	= NOT A PART OF
M.G.D.	= NOTATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# OR NO.	= NUMBER
O.S.	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
RES.	= RESIDENCE
R.W.	= RIGHT-OF-WAY
RAD.	= RADIAL OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
REC.	= SECTION
STY.	= STORY
S.W.K.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S.	= SOUTH
S.P.	= SEWERED PORCH
S.V.	= SEWER VALVE
SE.	= SECONDS
T.	= TANGENT
T.B.	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
T.W.P.	= TOWNSHIP
U.T.L.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
W.L.	= WATER LINE
W.M.L.	= MONUMENTAL LINE
CL.	= CENTER LINE
Δ	= DELTA
RES.	= RESIDENCE
R.O.W.	= RIGHT-OF-WAY
RAD.	= RADIAL OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
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SE.	= SECONDS

LEGEND	
—	= OVERHEAD UTILITY LINES
—	= CONCRETE BLOCK WALL
X-X	= CHAIN LINK FENCE
—○—○	= IRON FENCE
—H—H	= WOOD FENCE
—S—S	= SIDEWALK
—P—P	= SET IRON PIPE
—S—S	= SOUTH
—P—P	= UTILITY POLE
—L—L	= BUILDING SETBACK LINE
—L—L	= UTILITY EASEMENT
—L—L	= LIMITED ACCESS ROW
—L—L	= NON-VEHICULAR ACCESS ROW
—E—E	= EXISTING ELEVATIONS
—E—E	= NEW ELEVATIONS
—E—E	= OVERHEAD UTILITY LINES
—E—E	= CONCRETE BLOCK WALL
X-X	= CHAIN LINK FENCE
—○—○	= IRON FENCE
—H—H	= WOOD FENCE
—S—S	= SIDEWALK
—P—P	= SET IRON PIPE
—S—S	= SOUTH
—P—P	= UTILITY POLE
—L—L	= BUILDING SETBACK LINE
—L—L	= UTILITY EASEMENT
—L—L	= LIMITED ACCESS ROW
—L—L	= NON-VEHICULAR ACCESS ROW
—E—E	= EXISTING ELEVATIONS
—E—E	= NEW ELEVATIONS

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

- * THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- * EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- * THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- * LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- * BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- * EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- * THE TERM "ENCROACHMENT" MEANS ABOVE GROUND ENCROACHMENTS.
- * ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- * UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- * FENCE OWNERSHIP NOT DETERMINED.
- * THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:

- FLOOD ZONE: X
- BASE FLOOD ELEVATION: N/A
- COMMUNITY: 125105
- PANEL: 0209
- SUFFIX: F
- DATE OF FIRM: 08/18/1992
- THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

TITLE COMPANY

BAILEY WOODRUFF
TITLE COMPANY, INC.

ALTO PROPERTY MANAGEMENT LLC AND BRUCE MARKS AND PAUL FIUMEDORA

LENDER

CARLOS IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR
CARLOS IBARRA
NO. 6770
STATE OF FLORIDA
L.B.# 7806 SEAL

DRAWN BY: NGH
FIELD DATE: 03/12/2014
JOB NO: 14-000822-1
SHEET: 1 OF 2



First American
Title Insurance Company