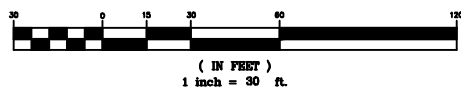




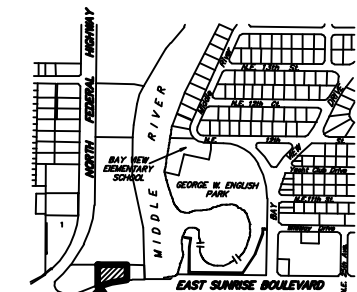
prepared by:  
**McLAUGHLIN ENGINEERING COMPANY (L.B.#285)**  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 PHONE: (954) 763-7611  
 FAX: (954) 763-7615

GRAPHIC SCALE



# ALTA/ACSM URBAN TITLE SURVEY

**PARCEL 'A', HOOPER'S CHOICE  
 (PLAT BOOK 131, PAGE 18, B.C.R.)  
 & PORTION GOVERNMENT LOT 7 SEC. 36-49-42  
 & GOVERNMENT LOT 4 SEC. 1-50-42**



**Legal Description:**

Parcel 1  
 a portion of Government Lot 7, Section 36, Township 49 South, Range 42 East, and a portion of Government lot 4, Section 1, Township 50 South, Range 42 East, Broward County, Florida, described as follows:

COMMENCING at a point on the South boundary of Government Lot 7 located 910.92 feet East of the Southwest corner thereof; thence due North at right angles to said South boundary, a distance of 50 feet; thence Southwesterly on a curve to the left, whose tangent bears due west from the last described point, and having a radius of 776.78 feet and a central angle of 0.32355°, an arc distance of 46.48 feet to a POINT OF BEGINNING; thence continue on said curve, with a central angle of 18.5530°, an arc distance of 256.57 feet; thence due North 183.22 feet; thence due East, parallel with and 175 feet North of the South boundary of said Government Lot 7, a distance of 249 feet; thence due South 126.37 feet to the POINT OF BEGINNING.

TOGETHER WITH the easements right under that certain Easement Agreement for the benefit of Parcel 1, recorded in Official Records Book 13517, at Page 394 and amended in Official Records Book 18158, at Page 721, of the Public Records of Broward County, Florida, more particularly described as follows:

**PARCEL 2 (Easement Parcel)**

A portion of Parcel "A", HOOPER'S CHOICE, according to the Plat thereof recorded in Plat Book 131 at Page 18 of the Public Records of Broward County, Florida more fully described as follows:

Commencing at the Northeast corner of said Parcel "A"; thence South 01°40'52" East, on the East line of said Parcel "A", a distance of 27.00 feet to the Point of Beginning; thence continuing South 01°40'52" East, on the East line, a distance of 27.00 feet; thence South 89°19'08" West, a distance of 239.19 feet to a point on a curve; thence Northwesterly on a curve to the left whose chord bears North 78°47'59" West, with a radius of 48.00 feet and a central angle of 35°44'42", an arc distance of 29.95 feet to a point of curve; thence Northwesterly on the West line of said Parcel "A", on the East right-of-way line of U.S. No. 1, and on a curve to the left, whose chord bears North 36°26'03" East, with a radius of 776.78 feet and a central angle of 0.34117°, an arc distance of 50.00 feet; thence South 46°37'36" East, a distance of 19.24 feet to a point of curve; thence Southeasterly on a curve to the left, with a radius of 18.00 feet and a central angle of 45°03'16" an arc distance of 14.15 feet to a point of tangency; thence North 88°19'08" East, on a line 27.00 feet South of and parallel with the North line of said Parcel "A", a distance of 210.72 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

**CERTIFIED TO:**

Sunrise Office Building 1975, LLC, a Delaware limited liability company and qualified to do business in Florida;  
 First American Title Insurance Company;  
 WNF Law, P.L.L.C.

There are no other easements, road reservations, or rights-of-way of record affecting this property per First American Title Insurance Company Agent File No. Sunrise Gate p/1 1975 E. Sunrise dated September 27, 2005 at 8:00 A.M.

8) Easement per O.R. Book 5302, Page 598 B.C.R. affects this property as shown.

9) Easement per O.R. Book 9642, Page 539 B.C.R. affects this property as shown.

This is to certify that this map or plat and the survey on which it is based was made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by the American Land Title Association (ALTA), the American Congress of Surveying and Mapping (ACSM) & the National Society of Professional Surveyors (NSPS) in 1985, Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys.

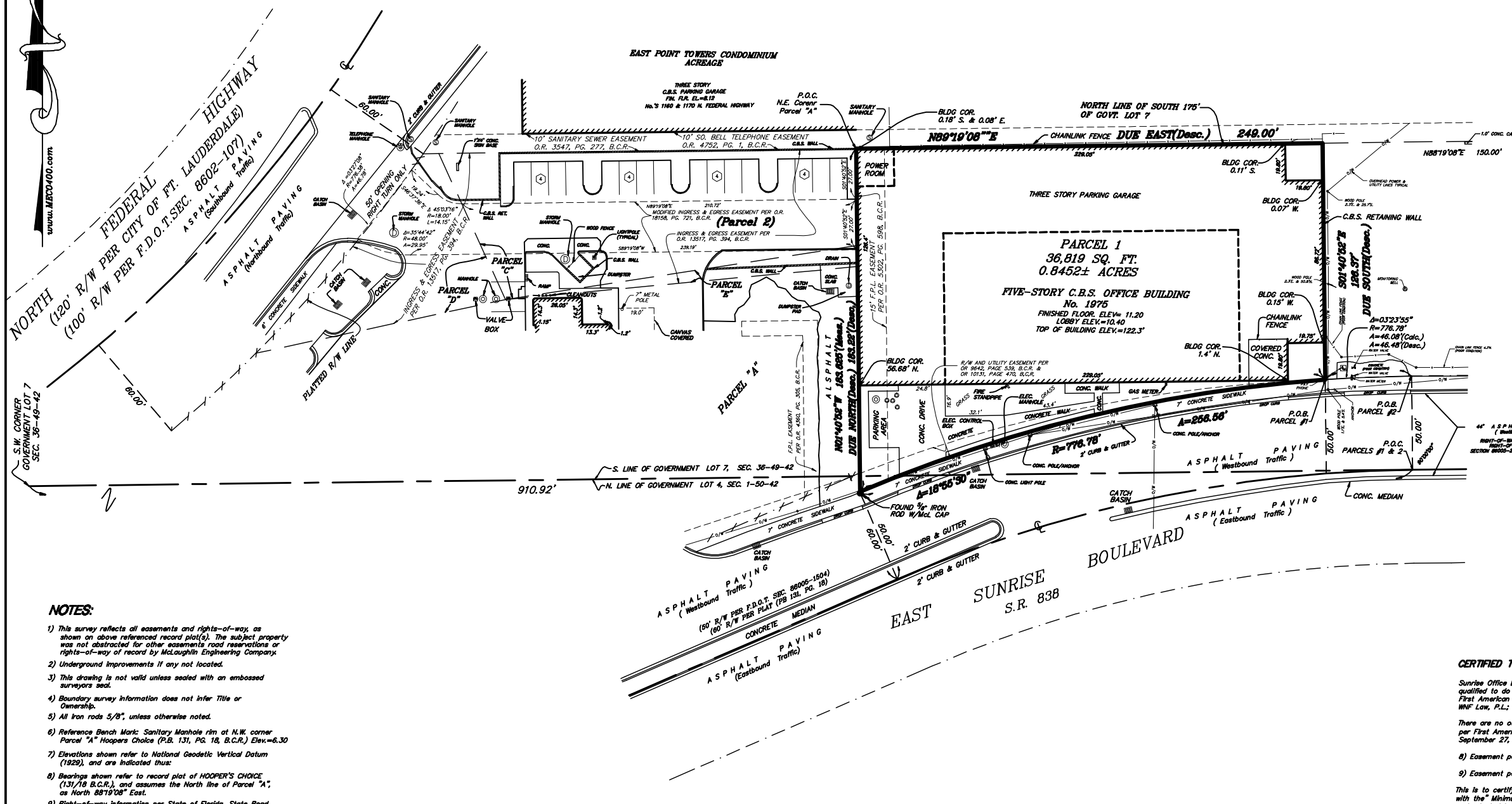
**CERTIFICATION**

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 29th day of March, 2005.  
 Resurveyed this 7th day of September, 2005.  
 Resurveyed this commitment added this 4th day of November, 2005.  
 Additional information added this 10th day of November, 2005.  
 Revised legal description this 15th day of November, 2005.  
 Revised certification this 3rd day of November, 2010.  
 (Not Resurveyed)

**McLAUGHLIN ENGINEERING COMPANY**

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.



**NOTES:**

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground Improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Sanitary Manhole rim at N.W. corner Parcel "A" Hoopers Choice (P.B. 131, PG. 18, B.C.R.) Elev.=6.30
- Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus:
- Bearings shown refer to record plat of HOOPER'S CHOICE (131/18 B.C.R.), and assumes the North line of Parcel "A", as North 88°19'08" East.
- Right-of-way information per State of Florida, State Road Department Right-of-Way Map Section No. 8602-107, Sheet 8 of 8.
- This property lies in Flood Zone "AE", Base Elev.= 8.0, per Flood Insurance Rate Map No. 1201102017 F, Community Panel No. 120105, Dated: August 18, 1992, Index Map Dated: October 2, 1997.

**LEGEND**

- |   |                                      |
|---|--------------------------------------|
| Δ = CENTRAL ANGLE (DELTA)                         | ELEV. = ELEVATION                    |
| R = RADIUS  | O/S = OFFSET                         |
| A OR L = ARC LENGTH                               | A/C = AIR CONDITIONING               |
| CH.BRC. = CHORD BEARING                           | CLF = CENTERLINE OF RIGHT-OF-WAY     |
| TAN.BRC. = TANGENT BEARING                        | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT                    | S.B.T. = SOUTHERN BELL TELEPHONE     |
| P.O.B. = POINT OF BEGINNING                       | B.C.R. = BROWARD COUNTY RECORDS      |
| W/Med. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS         |
| P.R.M. = PERMANENT REFERENCE MONUMENT             | P.B.R. = PALM BEACH COUNTY RECORDS   |
| CONC. = CONCRETE                                  | O.R. = OFFICIAL RECORDS BOOK         |
| C.B.S. = CONCRETE, BLOCK AND STUCCO               | PG. = PAGE                           |
| I.C.V. = IRRIGATION CONTROL VALVE                 | R/W = RIGHT-OF-WAY                   |
| W.M. = WATER METER                                | C.O. = CLEAN OUT                     |
| B.F.P. = BACK FLOW PREVENTOR                      | CL.F. = CHAIN LINK FENCE             |
| Ⓢ = NUMBER OF PARKING SPACES                      | P.C.D. = POLLUTION CONTROL DEVICE    |

Note:  
 There are 237 stripe parking spaces in Parking Garage

**OFFICE NOTES**

FIELD BOOK NO. TDS/48, LB#175/48, LB#251/41, 968/8, LB#151/75, PRINT  
 JOB ORDER NO. U-1375  
 CHECKED BY: \_\_\_\_\_  
 DRAWN BY: RDR, DRP  
 REFERENCE DRAWING: 90-1-3 Ref. Dwg. 04-3-06(A)(06)