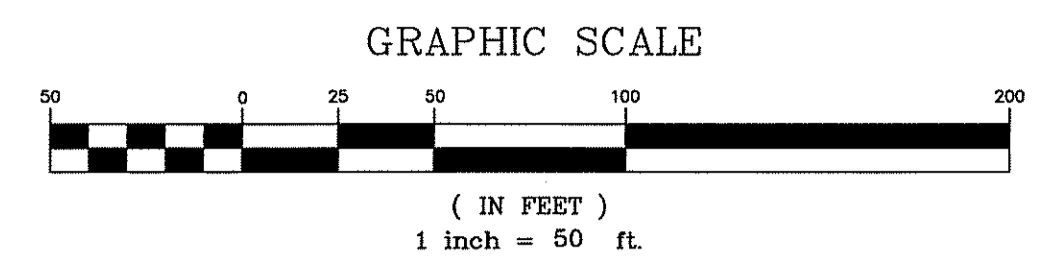


prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615



LEGEND

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

NOTES:

- 1) 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 or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: Permanent Reference Monument at S.E. Corner this Plat (271) Elev=6.17
- 7) Elevations shown refer to National Geodetic Vertical Datum (1929), and are indicated thus: e.g.
- 8) This property lies in Flood Zone "X", Elev=N/A, Per Flood Insurance Rate Map No. 12011C0207 F, Dated: August 18, 1992, Community Panel No. 125105, Index Map Dated: October 2, 1997.
- 9) Bearings shown herein refer to record plot (127/3) and assume the the North line of Parcel "B" as North 74°50'06" West.

Set-Back lines per O.R. 2821, Page 849, B.C.R., u.s. #1 = 50' Imperial point Drive = 25'
Reciprocal easement per O.R. 6012, Page 402, B.C.R. & O.R. 13359, Page 709, B.C.R., affect this property.

CITY BUILDING SETBACK REQUIREMENTS:

- Front = 20'
- Side Street = 5'
- Side = 0'
- Rear = 15'

OFFICE NOTES

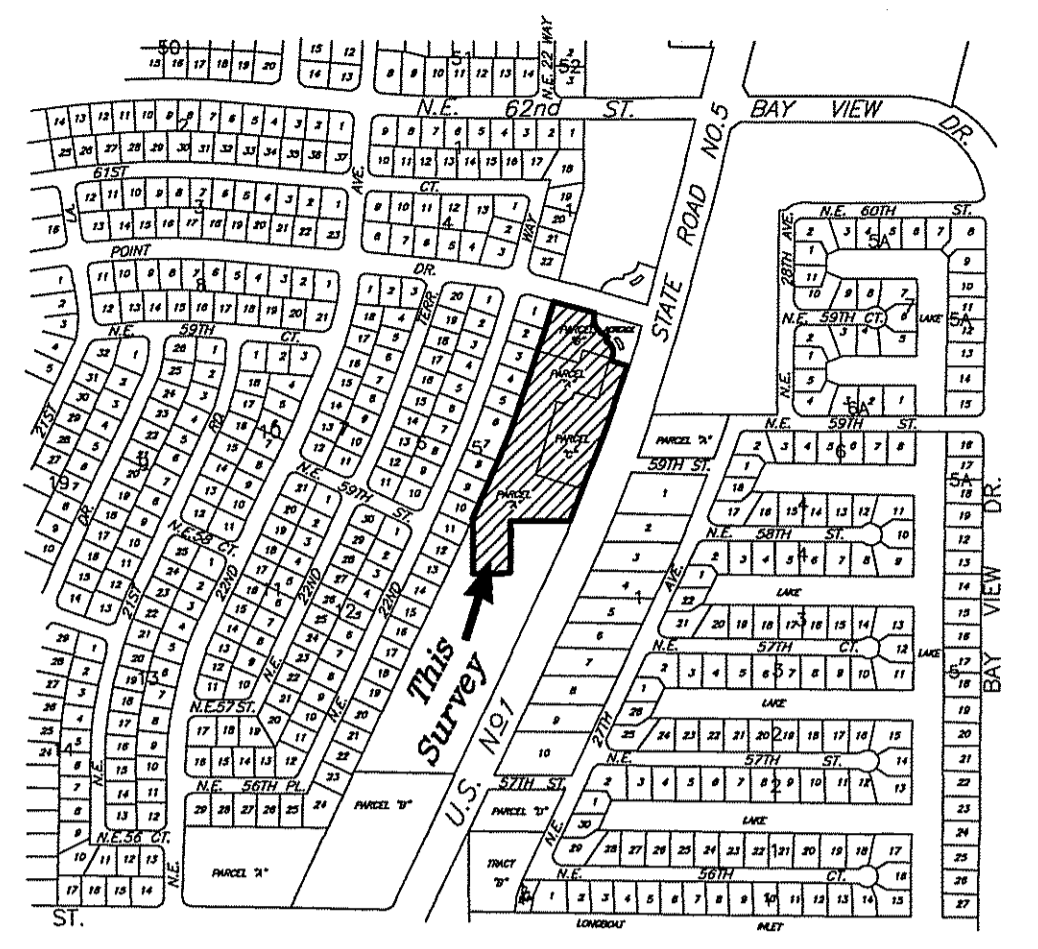
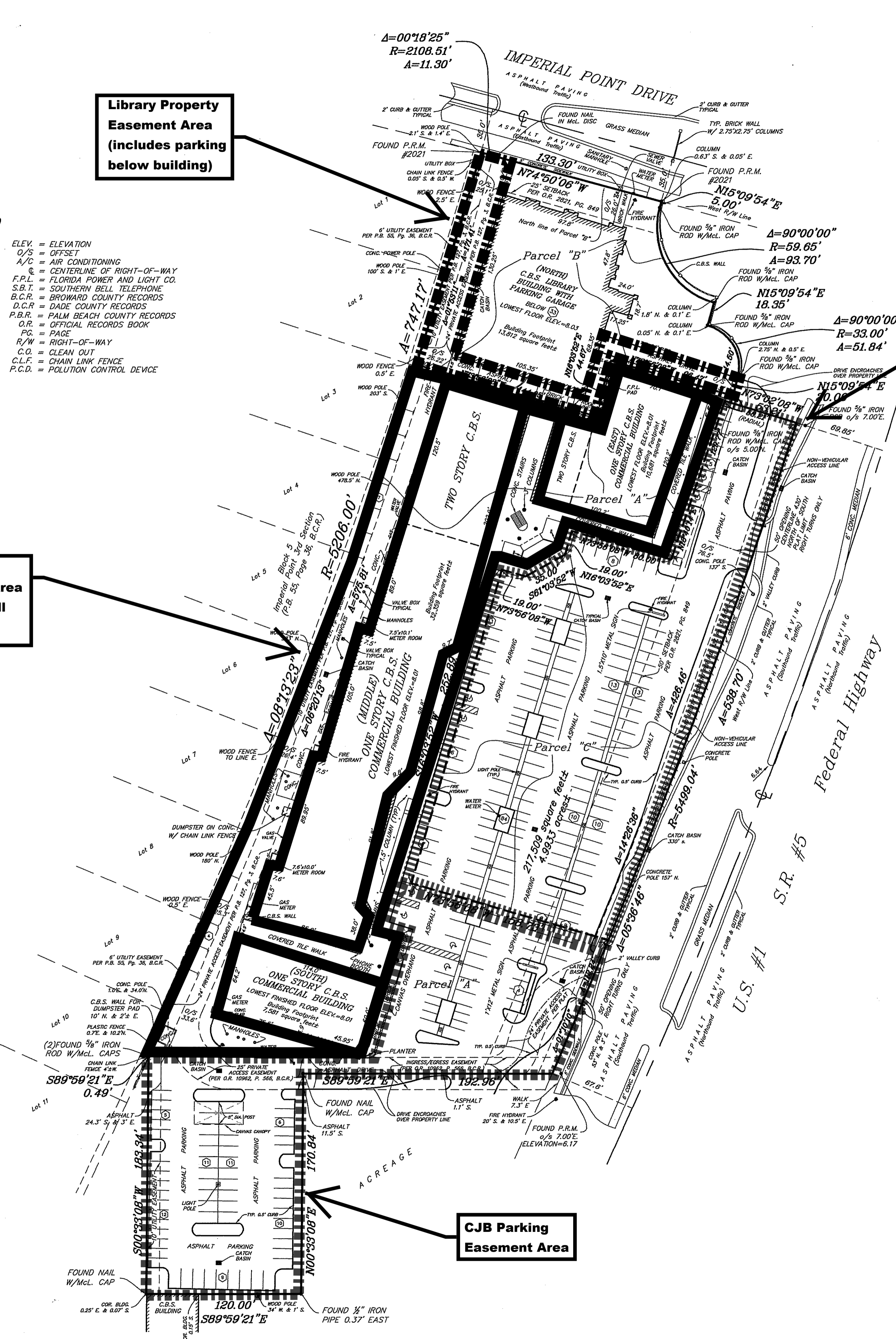
FIELD BOOK NO. -1025/7, 8 & 9, LB# 265/59-60, PRINT
JOB ORDER NO. U-2082
CHECKED BY: _____
DRAWN BY: RDR, DRP
REFERENCE DRAWING: AA - 1045 -A

Library Property Easement Area (includes parking below building)

CJB Access Easement Area (excludes all buildings)

County Parking Lot Easement Area

CJB Parking Easement Area



ALTA/ACSM LAND TITLE SURVEY

Parcels A, B and C, Imperial Square P.B. 127, Pg. 3, B.C.R. City of Fort Lauderdale Broward County, Florida

Legal Description

Parcels A, B and C, Imperial Square, according to the Plat thereof, as recorded in Plat Book 127, Page 3, of the public records of Broward County, Florida.

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

Note: Parcel "A" is fee simple parcel, Parcels "B" and "C" are easement Parcels for the benefit of Parcel "A".

This survey reflects any easements, road reservations or rights of way of record affecting this property per Fidelity National Title Insurance Company Commitment No. CD06-107541, dated January 19th, 2006 at 5:00 P.M. (AS TO PARCEL 2)

Notes corresponding to Schedule "B", Section II, exceptions of the above referenced title commitment:

9. Easements per Plat Book 127, Page 3, B.C.R. affect this property as shown.
10. Agreement per O.R. 2176, Page 235, B.C.R. affects this property (no easements contained therein).
11. Setbacks per O.R. 2821, Page 849, B.C.R. affect this property as shown herein.
12. Restrictions, Easements and Agreements per O.R. 13359, Page 709, B.C.R.; O.R. 16012, Pages 348 and 402 B.C.R. and O.R. 17394, Page 874, B.C.R. affect this property (Easements are blanket in nature), parking & utility easements are not plottable.
13. Variance per O.R. 17960, Page 554, B.C.R. affects this property (nothing plottable).
14. Ordinance No. 2002-61 per O.R. 34145, Page 1891, B.C.R. affects this property (not delineated wetlands).

SURVEY CERTIFICATION

This survey is certified to and made for the benefit of Fidelity National Title Insurance Company, Fidelity Federal Bank & Trust, its successors and/or assigns, Andrea J. Fowler, P.A., CJB Real Estate Management, L.P., ABDA Holdings, L.P., SRS Enterprises, L.P., Stephen M. Bosco, Brenda R. Bertolli, and Foley & Lerner LLP, as follows:

- (a) the survey represents a true and correct survey of the real property described herein which was made on the ground under my direct supervision as per the field notes shown on this survey and correctly shows: (i) the boundaries and areas to the subject property and the square footage property and the square footage, size, location and type of buildings, structures, and other improvements thereon, and the distance to the nearest facing exterior property lines of the subject property, and the location of all lot lines, and monuments, (ii) the location of all rights-of-way, easements and other matters of record, noting the book and page of each Fidelity National Title Insurance Company under Commitment No. CD06-107541 dated January 19th, 2006 at 5:00 P.M., or which I have knowledge or have been advised or which a physical inspection of the subject property reveals, and whether or not of record affecting or benefiting the subject property, (iii) the subject property contains 217,509 square feet of land; (iv) the location of the parking area, if any, on the subject property showing the number of parking spaces provided thereby; (v) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof; (vi) all other significant items of the subject property; and (vii) building setback lines of the subject property;
- (b) there are no: (i) encroachments upon the subject property by improvements on adjacent property; (ii) encroachments on adjacent property, streets, or alleys by any improvements on the subject property; (iii) party walls; or (iv) conflicts or protrusions, except: Drive along East side of South property line (within access easements) no other visible encroachments
- (c) ingress and egress from the subject property is provide by: US # 1 (Federal Highway) and Imperial Point Drive.
- (d) the subject property lies in Flood Zone "X", Base Elevation=N/A, per Flood Insurance Rate Map No. 12011C 0207F, Community No. 125105, dated 8/18/92 and Index dated 10/2/97
- (e) the undersigned further certifies that this survey had been prepared in accordance with the adopted "Minimum Technical Standards" for land boundary surveys set forth by the Florida Board of Professional Surveyors pursuant to Section 472.027, Florida Statutes, and adopted in Chapter 61G17-2 of the Florida Administrative Code, effective March, 2001, as amended.

ALTA/ACSM CERTIFICATION

This is to certify that this map or plat and the survey on which it is based as surveyed on March 13th, 2006, 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 National Society of Professional Surveyors (NSPS) in 2005. 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 in my professional opinion, as a Registered Land Surveyor in the State of Florida, the Relative Positional accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that this survey was prepared in accordance with the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date of fieldwork March 13th, 2006.
Date of certification revision March 28th, 2006.
General Revisions made this 31st day of March, 2006.

McLAUGHLIN ENGINEERING COMPANY

Carl E. Aldrehtsen
CARL E. ALDREHTSEN
Registered Land Surveyor No. 4185
State of Florida.

06 - 3 - 025

FILE NO.: