Loan Policy of Title Insurance

Fidelity National Title Insurance Company
A Stock Company

Policy Number
1414- 2272

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY, a corporation, herein called the Company; insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorney's fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated herein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land;
4. Unmarketability of such title;
5. The invalidity or unenforceability of the lien of the insured mortgage upon said estate or interest except that such invalidity or unenforceability, or claim thereof, arises out of the transaction evidenced by the insured mortgage and is based upon
   a. usury, or
   b. any consumer credit protection or truth in lending law;
6. The priority of any lien or encumbrance over the lien of the insured mortgage;
7. Any statutory lien for labor or material which now has gained or hereafter may gain priority over the lien of the Insured mortgage, except any such lien arising from an improvement on the land contracted for and commenced subsequent to Date of Policy not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance; or
8. The invalidity or unenforceability of any assignment, shown in Schedule A, of the insured mortgage or the failure of said assignment to vest title to the insured mortgage in the named insured assignee free and clear of all liens.

This policy shall not be valid or binding until Schedule A has been countersigned by either a duly authorized agent or representative of the Company and Schedule B has been attached hereto

IN WITNESS WHEREOF, FIDELITY NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

Fidelity National Title Insurance Company

FIDELITY NATIONAL TITLE INSURANCE COMPANY CORPORATE SEAL

By: President

ATTEST Secretary

Countersigned: ______________________
Authorized Signature

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy:

1. (a) Governmental police power.
   (b) Any law, ordinance or governmental regulation relating to environmental protection.
   (c) Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part.
   (d) The effect of any violation of the matters excluded under (a), (b) or (c) above, unless notice of a defect, lien or encumbrance resulting from a violation has been recorded at Date of Policy in those records in which under state statutes deeds, mortgages, lis pendens, liens or other title encumbrances must be recorded in order to impart constructive notice to purchasers of the land for value and witho knowledge; provided, however, that without limitation, such records shall not be construed to include records in any of the offices federal, state or local environmental protection, zoning, building, health or public safety authorities.
2. Rights of eminent domain unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) n known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest insured by this policy or acquired the insured mortgage and not disclosed in writing by the insured claimant to the Company prior to the date such insured claimant became an insured hereunder; (c) resulting in no loss or damage to th insured claimant; (d) attaching or created subsequent to Date of Policy (except to the extent insurance is afforded herein as to any statuto lien for labor or material).
4. Unenforceability of the lien of the insured mortgage because of failure of the insured at Date of Policy or of any subsequent owner of the indebtedness to comply with applicable doing business laws of the state in which the land is situated.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A. The term "insured" also includes (i) the owner of the indebtedness secured by the insured mortgage and each successor in ownership of such indebtedness (reserving, however, all rights and defenses as to any such successor who acquires the indebtedness by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin or corporate or fiduciary successors that the Company would have had against the successor's transferor), and further includes (ii) any governmental agency or instrumentality which is an insurer or guarantor under an insurance contract or guaranty insuring or guaranteeing said indebtedness, or any part thereof, whether named as an insured herein or not, and (iii) the parties designated in paragraph 2(a) of these Conditions and Stipulations.

(b) "insured claimant": an insured claiming loss or damage hereunder.

(c) "knowledge": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of any public records.

(d) "land": the land described, specifically or by reference, in Schedule A, and improvements affixed thereto which by law constitute real property; provided, however the term "land" does not include any property beyond the lines of the area specifically described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this Policy.

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(f) "public records" : those records which by law impart constructive notice of matters relating to said land.

2. (a) CONTINUATION OF INSURANCE AFTER ACQUISITION OF TITLE

This policy shall continue in force as of Date of Policy in favor of an insured who acquires all or any part of the estate or interest in the land described in Schedule A by foreclosure, trustee's sale, conveyance in lieu of foreclosure, or other legal manner which discharges the lien of the insured mortgage, and if the insured is a corporation, its transferee of the estate or interest so acquired, provided, the transferee is the parent or wholly owned subsidiary of the insured; and in favor of any governmental agency or instrumentality which acquires all or an part of the estate or interest pursuant to a contract of insurance c guaranty insuring or guaranteeing the indebtedness secured by the insured mortgage; provided, that the amount of insurance hereunder after such acquisition, exclusive of costs, attorneys' fees and expense which the Company may become obligated to pay, shall not excee the least of:

(i) the amount of insurance stated in Schedule A;

(ii) the amount of the unpaid principal of the indebtedness a defined in paragraph 8 hereof, plus interest thereon, expenses c foreclosure and amounts advanced to protect the lien of the insured mortgage and secured by said insured mortgage at the time of acquisition of such estate or interest in the land; or

(iii) the amount paid by any governmental agency or instrumentality if such agency or instrumentality is the insured claimant, in the acquisition of such estate or interest in satisfaction of its insurance contract or guaranty.

(b) CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured so long as such insured retains an estate or interest in the land or holds an indebtedness secured by a purchase money mortgage given by a purchaser from such insured, or so long as such insured shall have liability by reason of covenants of warranty made by such insured in any transfer or conveyance of such estate or interest; provided, however, this policy shall not continue in force in favor of any purchaser from such insured of either said estate or interest or the indebtedness secured by a purchase money mortgage given to such insured.

3. DEFENSE AND PROSECUTION OF ACTIONS – NOTICE OF CLAIM TO BE GIVEN BY AN INSURED CLAIMANT

(a) The Company, at its own cost and without undue delay, shall provide for the defense of an insured in all litigation consisting of actions or proceedings commenced against such insured, or defenses, restraining orders or injunctions interposed against a foreclosure of the insured mortgage or a defense interposed against an insured in an action to enforce a contract for a sale of the indebtedness secured by the insured mortgage, or a sale of the estate or interest in said land, to the extent that such litigation is founded upon an alleged defect, lien, encumbrance, or other matter insured against by this policy.

(b) The insured shall notify the Company promptly in writing (i) in case any action or proceeding is begun or defense or restraining order or injunction is interposed as set forth in (a) above, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest or the lien of the insured mortgage, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest or the lien of the insured mortgage, as insured, is rejected as unmarketable. If such prompt notice shall not be given to the Company, then as to such insured all liability of the Company shall cease and terminate in regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify shall in no case prejudice the rights of any such insured under this policy unless the Company shall be prejudiced by such failure and then only to the extent of such prejudice.

(c) The Company shall have the right at its own cost to institute and without undue delay prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest or the lien of the insured mortgage, as insured, and the Company may take any appropriate action under the terms of this policy, whether or not it shall be liable thereunder, and shall not thereby concede liability or waive any provision of this policy.

(d) Whenever the Company shall have brought any action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any such litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(e) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured hereunder shall secure to the Company the right to so prosecute or provide defense in such action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such insured for such purpose. Whenever requested by the Company, such insured shall give the Company all reasonable aid in any such action or proceeding, in effecting settlement, securing evidence, obtaining witnesses, or prosecuting or defending such action or proceeding, and the Company shall reimburse such insured for any expense so incurred.

4. NOTICE OF LOSS LIMITATION OF ACTION

In addition to the notices required under paragraph 3(b) of these Conditions and Stipulations, a statement in writing of any loss or damage for which it is claimed the Company is liable under this policy shall be furnished to the Company within 90 days after such loss or damage shall have been determined and no right of action shall accrue to an insured claimant until 30 days after such statement shall have been furnished. Failure to furnish such statement of loss or damage shall terminate any liability of the Company under this policy as to such loss or damage.

5. OPTIONS TO PAYOR OTHERWISE SETTLE CLAIMS

The Company shall have the option to payor otherwise settle for or in the name of an insured claimant any claim insured against or to terminate all liability and obligations of the Company hereunder by paying or tendering payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred up to the time of such payment or tender of payment by the insured claimant and authorized by the Company. In case loss or damage is claimed under this policy by an insured, the Company shall have the further option to purchase such indebtedness for the amount owing thereon together with all costs, attorneys' fees and expenses which the Company is obligated hereunder to pay. If the Company offers to purchase said indebtedness as herein provided,
the owner of such indebtedness shall transfer and assign said indebtedness and the mortgage and any collateral securing the same to the Company upon payment therefor as herein provided.

6. DETERMINATION AND PAYMENT OF LOSS

(a) The liability of the Company under this policy shall in no case exceed the least of:

(i) the actual loss of the insured claimant; or

(ii) the amount of insurance stated in Schedule A, or, if applicable, the amount of insurance as defined in paragraph 2(a) hereof; or

(iii) the amount of the indebtedness secured by the insur l mortgage as determined under paragraph 8 hereof, at the time the loss or damage insured against hereunder occurs, together with interest thereon.

(b) The Company will pay, in addition to any loss insured agai t by this policy, all costs imposed upon an insured in litigation carried on by the Company for such insured, and all costs, attorneys' fees and expenses in litigation carried on by such insured with the written a thorization of the Company.

(c) When liability has been definitely fixed in accordance with the conditions of this policy, the loss or damage shall be payable within 30 days thereafter.

7. LIMITATION OF LIABILITY

No claim shall arise or be maintainable under this policy (a) if the Company, after having received notice of an alleged defect, lien -- encumbrance insured against hereunder, by litigation or otherwis removes such defect, lien or, encumbrance or establishes the title, o the lien of the insured mortgage, as insured, within a reasonable time after receipt of such notice, (b) in the event of litigation until there h been a final determination by a court of competent jurisdiction, ar disposition of all appeals therefrom, adverse to the title or to the lien or the insured mortgage, as insured, as provided in paragraph 3 hereof; or, (c) for liability voluntarily assumed by an insured in settling ar claim or suit without prior written consent of the Company.

8. REDUCTION OF LIABILITY

(a) All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of th insurance pro tanto; provided, however, such payments, prior to th acquisition of title to said estate or interest as provided in paragraph 2(a) of these Conditions and Stipulations shall not reduce pro tanto the amount of the insurance afforded hereunder except to the exter that such payments reduce the amount of the indebtedness secure by the insured mortgage.

Payment in full by any person or voluntary satisfaction or release of the insured mortgage shall terminate all liability of the Compan except as provided in paragraph 2(a) hereof.

(b) The liability of the Company shall not be increased by additional principal indebtedness created subsequent to Date of Policy except as to amounts advanced to protect the lien of the insured mort gage and secured thereby.

No payment shall be made without producing this policy for endorsement of such payment unless the policy be lost or destroyed, in which case proof of loss or destruction shall be furnished to the satis faction of the Company.

9. LIABILITY NONCUMULATIVE

If the insured acquires title to the estate or interest in satisfactior of the indebtedness secured by the insured mortgage, or any par thereof, it is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage hereafter executed by an insured which is a charge or lien on the estate or interest described o referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy.

10. SUBROGATION UPON PAYMENT OR SETTLEMENT

Whenever the Company shall have settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant, except that the owner of the indebtedness secured by the insured mortgage may release or substitute the personal liability of any debtor or guarantor, or extend or otherwise modify the terms of payment, or release a portion of the estate or interest from the lien of the insured mortgage, or release any collateral security for the indebtedness, provided, such act occurs prior to receipt by the insured of notice of any claim of title or interest adverse to the title to the estate or interest or the priority of the lien" of the insured mortgage and does not result in any loss of priority of the lien of the insured mortgage. The Company shall be subrogated to and be entitled to all rights and remedies which such insured claimant would have had against any person or property in respect to such claim had this policy not been issued, and if requested by the Company such insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect such right of subrogation, and shall permit the Company to use the name of such insured claimant in any transaction or litigation involving such rights or remedies. If the payment does not cover the loss of such insured claimant, the Company shall be subrogated to such rights and remedies in the proportion which said payment bears to the amount of said loss, but such subrogation shall be in subordination to the insured mortgage. If loss of priority should result from any act of such insured claimant, such act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against hereunder which shall exceed the amount, if any, lost to the Company by reason of the impairment of the right of subrogation.

11. LIABILITY LIMITED TO THIS POLICY

This instrument together with all endorsements and other instruments, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company.

Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the lien of the insured mortgage or of the title to the estate or interest covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this policy.

No amendment of or endorsement to this policy can be made except by writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

12. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at 17911 Von Karman Avenue, Suite 300, Irvine, California 92614.

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Fidelity National Title Insurance Company
17911 Von Karman Avenue, Suite 300
Irvine, CA 92614-6253

Fidelity National Title
Insurance Company

Loan Policy No.:1414-2272
Agent File No: 2283

SCHEDULE A

Date of Policy: December 7, 2006 at 9:59:19 a.m.

Amount of Insurance: $4,185,000.00

1. Name of Insured

   Comerica Bank, a Michigan Banking Corporation, its successors and/or assigns, as their interest may appear

2. The estate or interest in the land which is encumbered by the insured mortgage is:

   FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

   Tropic Ranch, Inc., a Florida Corporation

4. The insured mortgage and assignments thereof, if any, are described as follows:

   That certain Continuing Collateral Mortgage from Tropic Ranch, Inc., a Florida corporation, to Comerica Bank, recorded in O.R. Book 43229 at Page 1947 of the Public Records of Broward County, Florida

5. The land referred to in this policy is described as follows:

   Lots 15 and 16, in Block 8, of LAUDERDALE-BY-THE-SEA, FLORIDA, according to the Plat thereof, as recorded in Plat Book 6, at Page(s) 2, of the Public Records of Broward County, Florida

Countersigned: Schecter Law, P.A.
100 North East 3rd Avenue, Suite 620
Fort Lauderdale, FL 33301

BY:______________________________
Mark S. Schecter, President

Fidelity National Title
Insurance Company

Loan Policy No.:1414-2272
Agent File No: 2283

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. The lien of all special assessments and taxes for the year 2007, and subsequent years, which are not yet due and payable.

2. Perpetual Beach Storm Damage Reduction Easement by and between John and Dolores Todd, Grantor, and Broward County, Grantee, recorded December 17, 2001, in Official Records Book 32501, Page 1733, Public Records of Broward County, Florida.

3. Riparian and littoral rights are neither guaranteed nor insured

4. The inalienable rights of the public to use the navigable waters covering the insured land.

5. Rights of the United States of America and/or the State of Florida in and to navigable waters or filled land, in the interest of navigation and commerce in what were formerly navigable waters, and any conditions contained in any permits authorizing the filling in of such lands.

6. Any claim by the State of Florida to any portion of the insured land lying seaward of the Erosion Control Line established by the instrument recorded at Official Records Book 10881, Page 588, of the Public Records of Broward County, Florida.

Note: This policy contains the following Endorsements:
1. FF9
2. Survey

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 1-800-669-7450.

Fidelity National Title
Insurance Company

ENDORSEMENT

Attached to Policy No. 1414-2272

Issued By: **FIDELITY NATIONAL TITLE INSURANCE COMPANY**

The Company insures the owner of the indebtedness secured by the insured mortgage against loss or damage sustained by reason of:

1. Any incorrectness in the assurance that, at date of policy:
   (a) There are no covenants, conditions or restrictions under which the lien of the mortgage referred to in Schedule A can be divested, subordinated or extinguished, or it validity, priority or enforceability impaired.
   (b) Unless expressly excepted in Schedule B:
      (1) There are no present violations on the land of any enforceable covenants, conditions or restrictions nor do any existing improvements on the land violate building setback lines shown on a plat of subdivision recorded or filed in the public records.
      (2) Any instrument referred to in Schedule B as containing covenants, conditions or restrictions on the land does not, in addition, (I) establish an easement on the land; (ii) provide a lien for liquidated damages; (iii) provide for a private charge or assessment; (iv) provide for an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant.
      (3) There is no encroachment of existing improvements located on the land onto adjoining land, nor any encroachment onto the land of existing improvements located on adjoining land.
      (4) There is no encroachment of existing improvements located on the land onto that portion of the land subject to any easement excepted in Schedule B.
      (5) There are no notices of violations of covenants, conditions, and restrictions relating to environmental protection records or filed in the public records.
2. Any future violation on the land of an existing covenant, condition or restriction occurring prior to the acquisition of title to the estate or interest in the land, provided the violation results in:
   (a) Impairment or loss of the lien of the insured montage; or,
   (b) Loss of title to the estate or interest in the land if the insured shall acquire title in satisfaction of the indebtedness secured by the insured mortgage.
3. Damage to existing improvements (excluding lawns, shrubbery or trees):
   (a) Which are located on or encroach upon that portion of the land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved.
   (b) Which results from the future exercise of any right to use the surface of the land for the extraction or development of minerals excepted from the description of the land or excepted in Schedule B.
4. Any final court order or judgment requiring the removal from any land adjoining the land of any encroachment excepted in Schedule B.
5. Any final court order or judgment denying the right to maintain any existing improvement on the land because of any violation of covenants, conditions or restrictions or building setback lines shown on a plat or subdivision recorded or filed in the public records.
   Wherever in the endorsement the words "covenants, conditions or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions or limitations contained in an instrument creating a lease.

Wherever in the endorsement the words "covenants, conditions or restrictions" shall not be deemed to refer to or include any covenants, conditions or limitations contained in an instrument creating a lease.

As used in paragraph 1. (b) (1) and 5., the phrase, "covenants, conditions, or restrictions" shall not be deemed to refer to or include any covenants, conditions or restrictions relating to environmental protection.

This endorsement is made a part of the policy and is subject to all the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Dated: 1/2/07

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned: Schecter Law, P.A.
100 North East 3rd Avenue, Suite 620
Fort Lauderdale, FL 33301

By: ____________________
Mark S. Schecter, President

FIDELITY NATIONAL TITLE INSURANCE COMPANY CORPORATE SEAL

By: ____________________ President

ATTEST ____________________ Secretary

ALTA Form 9 (Restrictions, Encroachments, Minerals)
Florida Only (10/17/98)

Fidelity National Title
Insurance Company

ENDORSEMENT

Attached to and forming a part of Policy No. 1414-2272
of FIDELITY NATIONAL TITLE INSURANCE COMPANY

The Company hereby acknowledges the lands described in Schedule A are the same lands

described in the survey prepared by Accurate Land Surveyors, Inc. (Sketch No. SU-03-3651)

Dated 10/09/06 however, the Company does not insure the accuracy or completeness of said survey.

This endorsement is made a part of the policy and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, its neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements nor does it increase the face amount thereof.

This endorsement shall not be valid or binding until countersigned by an authorized signatory as designated below.

Signed and sealed

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Countersigned: Schecter Law, P.A.
100 North East 3rd Avenue, Suite 620
Fort Lauderdale, FL 33301

FIDELITY NATIONAL TITLE INSURANCE COMPANY CORPORATE SEAL

By: President

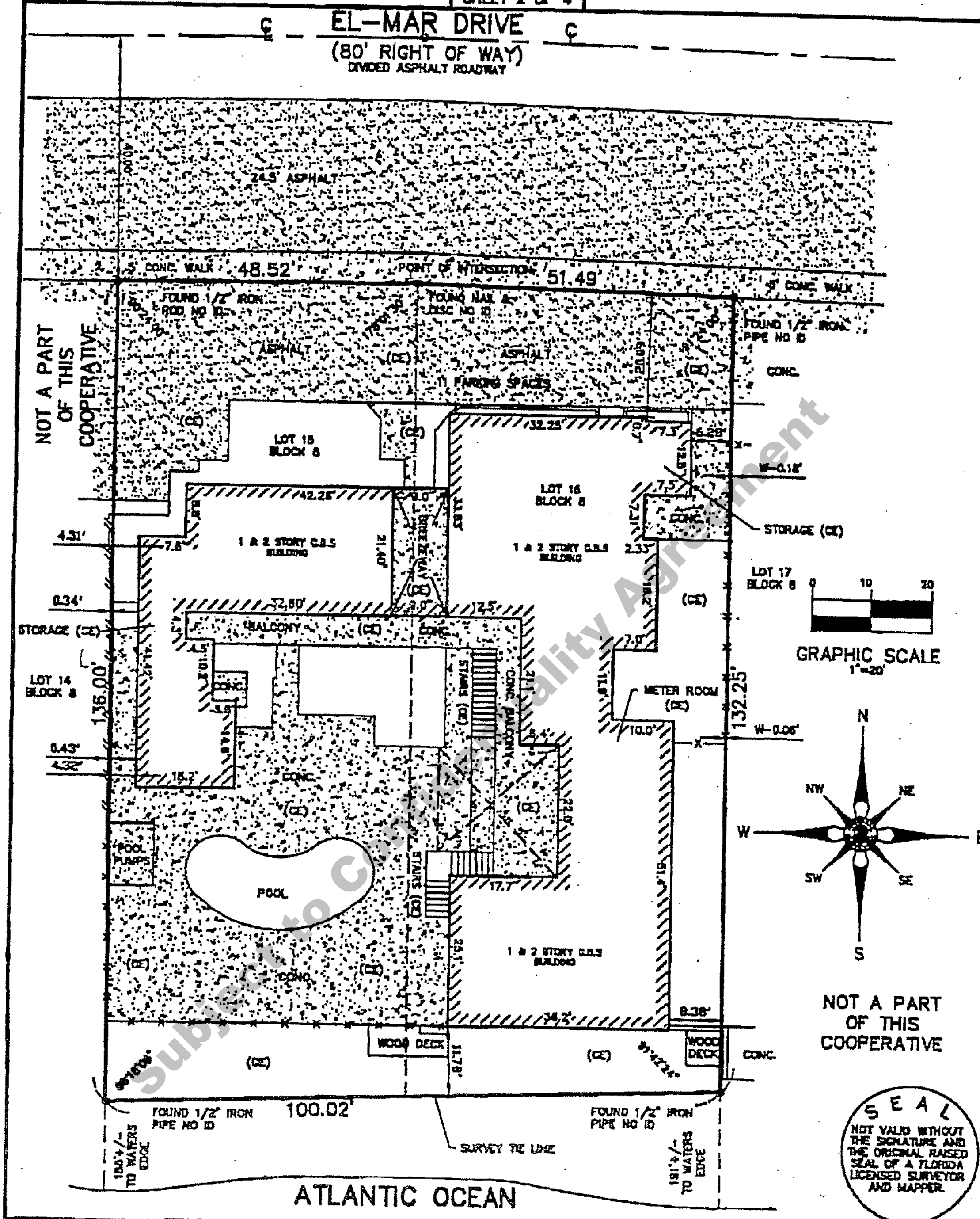
ATTEST Secretary

BY:
Mark S. Schecter, President

1309 S.E 1ST. STREET
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.
L.B. #3835

TEL. (954) 782-1441
FAX. (954) 782-1442



NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A
3. THE LANDS 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 NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

CERTIFICATION:

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 FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, MAY 1995.

10-10-06

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

REVISIONS	DATE	BY
UPDATE SURVEY 06-5261	10-09-06	MLW

DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK	SCALE	SKETCH NUMBER
06-03-03	MLW	MLW	1041-50	1" = 20'	SU-03-3651

1150 E. ATLANTIC BLVD.
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.
L.B. #3835

TEL. (954) 782-1441
FAX. (954) 782-1442

TYPE OF SURVEY: BOUNDARY
06-5261

JOB NUMBER: SU-03-3651

LEGAL DESCRIPTION:
LOTS 15 AND 16, BLOCK 4 LAUDERDALE BY THE SEA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 4560 EL MAR DR LAUDERDALE BY THE SEA, FL

FLOOD ZONE: AO
BASE FLOOD ELEVATION: 3'DEPTH
CONTROL PANEL NUMBER: 125123-0209-F
EFFECTIVE: REVISED: 10/2/1997

LOWEST FLOOR ELEVATION: 6.75'ASSUMED DATUM
GARAGE FLOOR ELEVATION: N/A
LOWEST ADJACENT GRADE : 5.76'ASSUMED DATUM
HIGHEST ADJACENT GRADE : 6.06'ASSUMED DATUM

REFERENCE BENCH MARK: ASSUMED 10' ON CROWN OF ROAD

CERTIFY TO:

1. TROPIC RANCH, INC.
2. FIDELITY NATIONAL TITLE INSURANCE COMPANY
3. COMERICA BANK, ITS SUCCESSORS AND/OR ASSIGNS
4. SCHECTER LAW, P.A.
5. BODNER LLP
6. N/A

EASEMENTS ACCORDING TO THE PLAT HEREON:
NONE

ABOVE GROUND ENCROACHMENTS ACCORDING TO THE PLAT HEREON:
NONE

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCES AND WALLS IF ANY, NOT DETERMINED.
3. 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.

SEAL
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND OF ABBREVIATIONS:

FH - FIRE HYDRANT	D.B. - DEED BOOK	SQ. FT. - SQUARE FEET	P.B. - PLAT BOOK
Δ - DELTA	C.L.F. - CHAIN LINK FENCE	P.C.P. - PERMANENT CONTROL POINT	O.R.B. - OFFICIAL RECORDS BOOK
A - ARC LENGTH	(C) - CALCULATED	P.B.C.R. - PALM BEACH COUNTY RECORDS	F.F. - FINISH FLOOR
CH - CHORD	ALUM. - ALUMINUM	(P) - PLAT	ELEC. - ELECTRIC
T - TANGENT	BLVD. - BOULEVARD	R - RADIUS	F.F. - FINISH FLOOR
C.B. - CHORD BEARING	ENCR. - ENCROACHMENT	N&D - NAIL AND DISC	ELEC. - ELECTRIC
C.B.S. - CONCRETE BLOCK STRUCTURE	I.P. - IRON PIPE	P.O.B. - POINT OF BEGINNING	SEC. - SECTION
R/W - RIGHT-OF-WAY	I.R. - IRON ROD	A/C - AIR CONDITIONER	TWP. - TOWNSHIP
P.C. - POINT OF CURVATURE	P.R.M. - PERMANENT REFERENCE MONUMENT	FND. - FOUND	RGE. - RANGE
PP - POWER POLE	NGVD - NATIONAL GEODETIC VERTICAL DATUM	P.O.C. - POINT OF COMMENCEMENT	℄ - CENTERLINE
WM - WATER METER	U.E. - UTILITY EASEMENT	CHATT. - CHATTAHOOCHEE	ASPH. - ASPHALT
O.H. - OVERHANG	D.E. - DRAINAGE EASEMENT	STA. - STATION	MH - MANHOLE
N - NORTH	A.E. - ANCHOR EASEMENT	FPL - FLORIDA POWER AND LIGHT	(M) - MEASURED
S - SOUTH	MAINT. - MAINTENANCE	N.T.S. - NOT TO SCALE	LP - LIGHT POLE
E - EAST	ESMT. - EASEMENT	B.C.R. - BROWARD COUNTY RECORDS	P.B. - PLAT BOOK
W - WEST	ELEV. - ELEVATION	D.C.R. - DADE COUNTY RECORDS	O.R.B. - OFFICIAL RECORDS BOOK
CONC. - CONCRETE	B.M. - BENCH MARK	PT. - POINT OF TANGENCY	