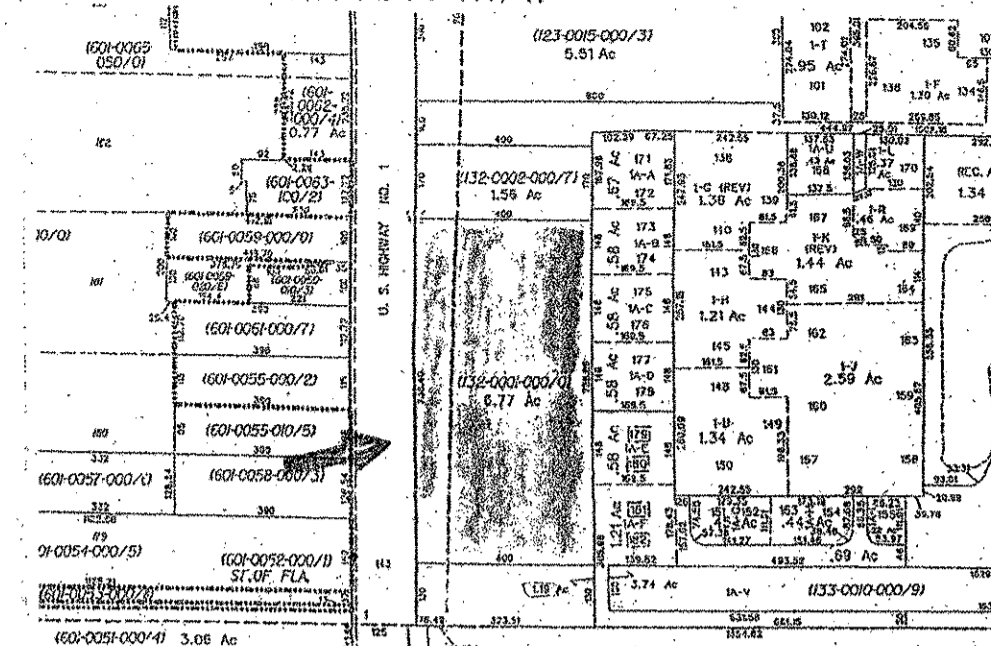


LEGAL DESCRIPTION

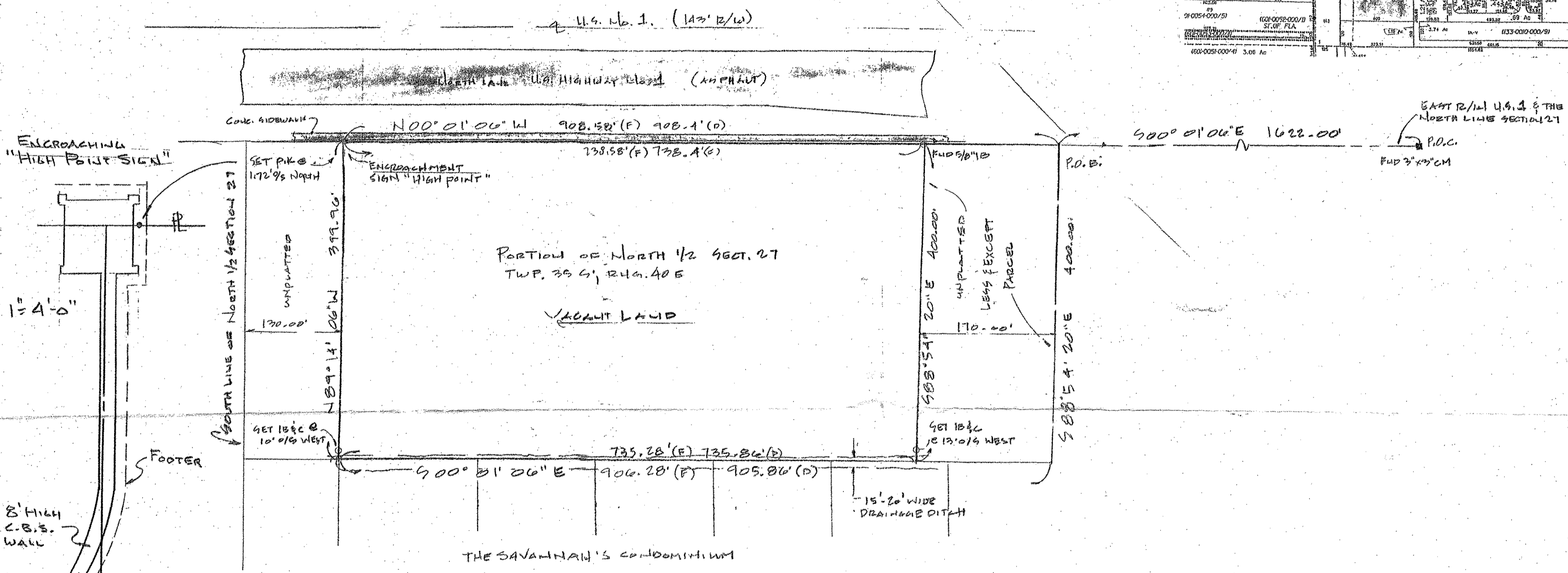
That portion of the North half of Section 27, Township 35 South, Range 40 East, St. Lucie County, Florida, being more particularly described as follows:

From the intersection of the East right-of-way of U.S. Highway No. 1 and the North line of Section 27, run South 00°01'06" East along said right-of-way line a distance of 1,622 feet to the Point of Beginning; thence run South 88°54'20" East a distance of 400 feet; thence run South 00°01'06" East a distance of 905.86 feet to a point 130 feet North of the South line of the North 1/2 of Section 27; thence run Westerly parallel to the South line of the North 1/2 of Section 27 to a point on the East right-of-way of U.S. Highway No. 1; thence run Northerly along said right-of-way 908.4 feet to the Point of Beginning. LESS AND EXCEPT the North 170 feet thereof.

LOCATION MAP



REVISIONS	BY



* NOTE: DEED BOOK 81, PL. 155, ST. LUCIE COUNTY, FLA. A.T. EASEMENT AFFECTS PROPERTY BUT IS NOT PLOTTABLE

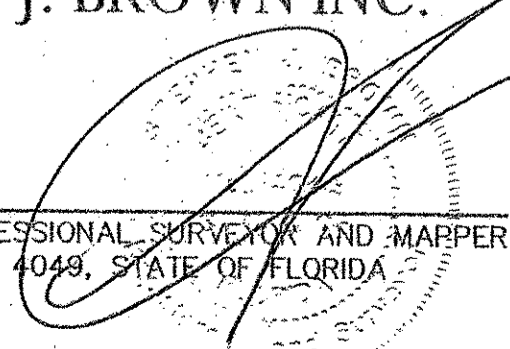
AC ACRE	CHD CHORD	EOP EDGE OF PAVEMENT	I & E INGRESS & EGRESS EASEMENT	N & TT NAIL & TIN TAB	P PLAT	PRO PRORATED	S/D SUBDIVISION
A/C AIR CONDITIONER	CONC CONCRETE	EW EDGE OF WATER	IBV INVERT	N & W NAIL & WASHER	PC PLATBOOK	R RADIAL	T TANGENT
ALUM ALUMINUM	CBS CONC. BLOCK STRUCTURE	EM ELECTRIC METER	IB IRON BAR	NOVD NATIONAL GEODETIC VERTICAL DATUM	PCB POINT OF COMPOUND CURVATURE	RAD RADIUS	TC TEMPORARY CONSTRUCTION EASEMENT
ANC ANCHOR	CM CONC. CURB	ES ELECTRIC SERVICE	IP IRON PIPE	NO ID NO IDENTIFICATION	PCP POINT OF CURVATURE	RFS RAILROAD SPIKE	TOB TOP OF BANK
APPROX APPROXIMATE	CNR COULD NOT READ	ELEV ELEVATION	IB & C IRON BAR & CAP	NTS NOT TO SCALE	PI POINT OF INTERSECTION	RNG RANGE	TOE TOP OF SLOPE
AVE AVENUE	COP CONC. POWER POLE	ENCL ENCLOSURE	IP & C IRON PIPE & CAP	ORB OFFICIAL RECORD BOOK	POB POINT OF BEGINNING	RLS REGISTERED LAND SURVEYOR	TWP TOWNSHIP
BLK BLOCK	COR CORNER	X 17.00 EXISTING ELEVATION	L ARC LENGTH	O/S OFFSET	POC POINT OF COMMENCEMENT	RCP REINFORCED CONCRETE PIPE	TRANS TRANSFORMER
BLVD BOULEVARD	COV COVERED	FT FIELD MEASUREMENT	LE LANDSCAPE EASEMENT	OHV OVERHEAD	POE POINT OF ENCROACHMENT	R/W RIGHT OF WAY	TYP TYPICAL
BLDG BUILDING	CMP CORRUGATED METAL PIPE	F FENCE	L2 LICENSED BUSINESS NUMBER	PG PAGE	PRC POINT OF REVERSE CURVATURE	SS SANITARY SEWER	UE UTILITY EASEMENT
BM BENCHMARK	CONC CONCRETE VALLEY GUTTER	FNC FINISH FLOOR ELEVATION	LP LIGHT POLE	PV OVERHEAD WIRE	PT POINT OF TANGENCY	SECT SECTION	UG UNDERGROUND
CATV CABLE TELEVISION BOX	D DEED	FH FIRE HYDRANT	LAE LIMITED ACCESS EASEMENT	PK PARKER-KALON NAIL	PUE PRIVATE UTILITY EASEMENT	SET LB SET 5/8 IRON BAR & CAP #4049	UP UTILITY POLE
C CALCULATED	D/F DRAINFIELD	FPL FLORIDA POWER & LIGHT	MAG MAG NAIL	PK & TT PARKER-KALON NAIL & TIN TAB	PLS PROFESSIONAL LAND SURVEYOR	SET PK SET PK NAIL & WASHER #4049	WM WATER METER
CB CATCH BASIN	DE DRAINAGE EASEMENT	FND FOUND	ME MAINTENANCE EASEMENT	PK & W PARKER-KALON NAIL & WASHER	R PROPERTY LINE	S/T SEPTIC TANK	WV WATER VALVE
CA CENTRAL ANGLE	DF DRAINAGE FLOW	FND FOUND	MH MANHOLE	PMT PAVEMENT	S/W SIDEWALK	SET SOUTHERN BELL TELEPHONE BOX	WPP WOOD POWER POLE
CLF CHAINLINK FENCE	ESMT EASEMENT	GOVT GOVERNMENT	MHW MEAN HIGH WATER LINE	PRM PERMANENT REFERENCE MONUMENT	S/F SQUARE FEET	PROP 17.00 PROPOSED ELEVATION	Ø DIAMETER

- PROPERTY ADDRESS: U.S. HIGHWAY NO.1
- CERTIFIED TO: K & Z LAND HOLDINGS, L.L.C.
KUPFER, KUPFER & SKOLNICK, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

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

STEPHEN J. BROWN INC.

STEPHEN J. BROWN, PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4049, STATE OF FLORIDA



NOTES:

- Survey of description as furnished by Client.
- Lands shown hereon were abstracted for easements and/or rights-of-way of record. PER TITLE COMMITMENT # 1062-352092
- All bearings are referenced to the north line of the subject property described as S 88°54'20" E, and all others are relative thereto.
- Elevations shown hereon are relative to National Geodetic Vertical Datum of 1929, and are based on bench mark.
- There are no above ground encroachments, unless otherwise shown.
- The National Flood Insurance Program designation as indicated on the F.E.M.A. Map No. 1211C0189 F, dated 8/19/91, locates the parcel in Zone X, base flood elevation N/A feet; subject to any scaling and interpolation factors associated with mapping of this accuracy. This data is an interpretation by the surveyor and is provided as a courtesy. The flood zone(s) should be verified by a determination agency.
- Underground foundations & utilities not located unless shown.

Date of field survey: 10/10/03

DRAWN	S. J. B.
CHECKED	S. J. B.
DATE	11/13/03
SCALE	1" = 100'
JOB NO.	3200-15-01
SHEET	ONE
OF ONE SHEETS	

BOUNDARY SURVEY
PREPARED FOR: KOHAN / ZFAT

STEPHEN J. BROWN, INC.
LICENSED BUSINESS NUMBER: 6484
SURVEYORS • DESIGNERS • LANDPLANNERS • CONSULTANTS
619 EAST 5TH STREET, STUART, FLORIDA 34994
(772) 288-7176