

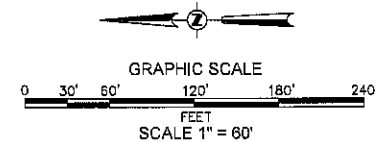
EXHIBIT A

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHICAL OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

"3080 SHERIDAN WAREHOUSE"

A REPLAT OF THE NORTH 700 FEET OF THE WEST 400 FEET OF THE EAST 615 FEET OF BLOCK A,
"CENTRAL GOLF SECTION OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.
6381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-672-1777
FAX NO. 954-672-1778
FEBRUARY 2016



- LEGEND:
- P.R.M. ■ DENOTES: PERMANENT REFERENCE MONUMENTS
(4"x4"x25" CONCRETE MONUMENT WITH 1.3" BRASS DISK STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED)
 - P.C.P. ○ DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED)
 - LB — DENOTES: LICENSED BUSINESS
 - DENOTES: NON VEHICULAR ACCESS LINE
 - B.C.R. DENOTES: BROWARD COUNTY RECORDS
 - P.B. DENOTES: PLAT BOOK
 - O.R.B. DENOTES: OFFICIAL RECORD BOOK
 - PG DENOTES: PAGE NUMBER
 - R/W DENOTES: RIGHT-OF-WAY
 - R DENOTES: RADIUS
 - CA DENOTES: CENTRAL ANGLE
 - A DENOTES: ARC DISTANCE
 - CB DENOTES: CHORD BEARING
 - CD DENOTES: CHORD DISTANCE
 - ⊙ DENOTES: CENTERLINE
 - ★ DENOTES: SECTION CORNER

SURVEYOR'S NOTES:

- THIS PLAT IS RESTRICTED TO 120,000 SQUARE FEET OF INDUSTRIAL USE. INDUSTRIAL USES MAY HAVE UP TO 30%-50% ANCILLARY OFFICE OR UP TO 30% ANCILLARY COMMERCIAL/OFFICE USE PER BAY OR SINGLE TENANT BUILDING UPON SATISFACTION OF TRANSPORTATION CONCURRENCY FEES. NO FREESTANDING OFFICE, FREESTANDING BANKS OR BANK DRIVE-THRU FACILITIES ARE PERMITTED WITHOUT THE APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS WHO SHALL REVIEW AND ADDRESS THESE USES FOR INCREASED IMPACTS.

THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.I.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- THE BEARINGS SHOWN HEREON WERE BASED ON THE NORTH LINE OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST BEING S88°51'12"W AS SHOWN ON STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION 86230-2502 SHEET 6 OF 9, REVISED DATED 05/20/15, RIGHT-OF-WAY BOOK 6, PG 28, B.C.R.

- IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME; AND/OR

- IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY 2021, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.

- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION

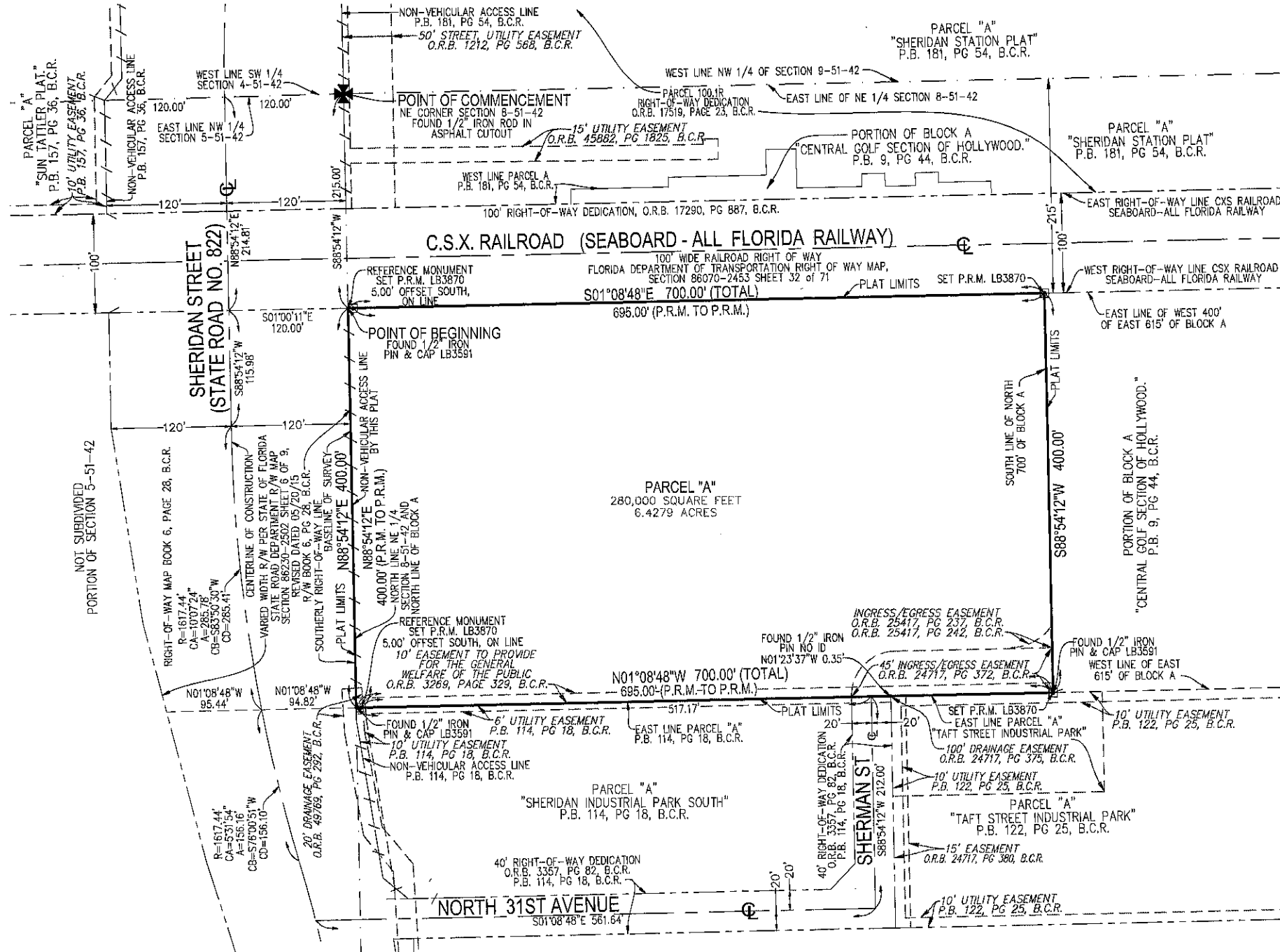


EXHIBIT A

"3080 SHERIDAN WAREHOUSE"

A REPLAT OF THE NORTH 700 FEET OF THE WEST 400 FEET OF THE EAST 615 FEET OF BLOCK A,
"CENTRAL GOLF SECTION OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 9, PAGE 44 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

THE NORTH 700 FEET OF THE WEST 400 FEET OF THE EAST 615 FEET OF BLOCK A, "CENTRAL GOLF SECTION OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SHERIDAN STREET (STATE ROAD NO. 822); THENCE SOUTH 88°54'12" WEST ON SAID SOUTHERLY RIGHT-OF-WAY LINE, AND THE NORTH LINE OF SAID SECTION 8, AND ON THE NORTH LINE OF SAID BLOCK A FOR 215.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID C.S.X. RAILROAD (SEABOARD - ALL FLORIDA RAILWAY), SAID LINE ALSO BEING THE EAST LINE OF THE WEST 400 FEET OF THE EAST 615 FEET OF SAID BLOCK A; THENCE SOUTH 01°08'48" EAST ON SAID WEST RIGHT-OF-WAY LINE AND SAID EAST LINE FOR 700 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 700 FEET OF SAID BLOCK A; THENCE SOUTH 88°54'12" WEST ON SAID SOUTH LINE FOR 400.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 615 FEET OF SAID BLOCK A AND THE EAST LINE OF PARCEL "A", "TAFT STREET INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°08'48" WEST ON SAID LINE AND SAID EAST LINE, AND CONTINUING ON THE EAST LINE OF PARCEL "A", "SHERIDAN INDUSTRIAL PARK SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 18, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 700.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF SHERIDAN STREET (STATE ROAD NO. 822), THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8 AND THE NORTH LINE OF SAID BLOCK A; THENCE NORTH 88°54'12" EAST ON SAID RIGHT-OF-WAY LINE AND SAID NORTH LINES 400.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 280,000 SQUARE FEET (6.4279 ACRES).

DEDICATION:
STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT 3080 SHERIDAN PARTNERSHIP, LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "3080 SHERIDAN WAREHOUSE", A REPLAT.

IN WITNESS WHEREOF: 3080 SHERIDAN PARTNERSHIP, LTD, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY 3080 SHERIDAN, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, IN ITS CORPORATE NAME BY GRATIEN PROULX, ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS
THIS ____ DAY OF _____, 2016.

3080 SHERIDAN PARTNERSHIP, LTD,
A FLORIDA LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER
3080 SHERIDAN, INC., A FLORIDA CORPORATION

ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: GRATIEN PROULX
TITLE: _____ TITLE: PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF 3080 SHERIDAN PARTNERSHIP, LTD, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D., 2016.

MY COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
FEBRUARY 2016

NOTICE:
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MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, THE OWNER AND HOLDER OF THAT CERTAIN FLORIDA REAL ESTATE MORTGAGE AND SECURITY AGREEMENT, DATED SEPTEMBER 12, 2014, RECORDED SEPTEMBER 15, 2014, IN OFFICIAL RECORDS BOOK 51091, PAGE 298, FURTHER SECURED BY AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 51091, PAGE 307, UCC FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 51095, PAGE 70 AND UCC FINANCING STATEMENT RERECORDED IN OFFICIAL RECORDS BOOK 51095, PAGE 81, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE AFOREMENTIONED DEDICATIONS.

IN WITNESS WHEREOF: THAT SAID BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED IN ITS CORPORATE NAME BY _____ AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED AND ATTESTED BY ITS
THIS ____ DAY OF _____, 2016.

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION

ATTEST: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____ TITLE: _____

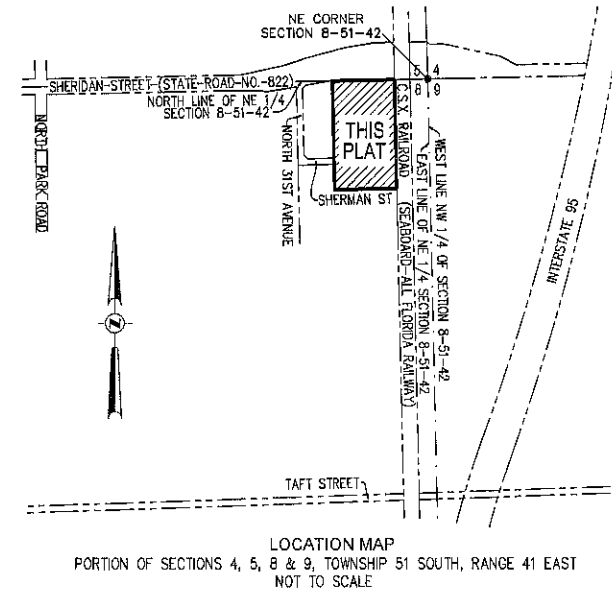
ACKNOWLEDGMENT OF MORTGAGEE:

STATE OF _____ S.S.
COUNTY OF _____

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS AND _____ AND _____, RESPECTIVELY OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS FOR THE PURPOSES THEREIN EXPRESSED AND WHO DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, A.D., 2016.

PRINT NAME: _____
NOTARY PUBLIC, STATE OF _____
COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA COMPLIES WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS WERE SET THIS ____ DAY OF _____, 2016, IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177. PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR OTHER SURETY INSURING CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

DATE

3080 SHERIDAN PARTNERSHIP, LTD, A FLORIDA CORPORATION	DEDICATION ACKNOWLEDGMENT	BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA CORPORATION	MORTGAGEE ACKNOWLEDGMENT	PLATTING SURVEYOR	CITY OF HOLLYWOOD	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ADOPTED THIS ____ DAY OF _____, A.D., 2016 AND BY SAID RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT WAS ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ CITY CLERK
APPROVED BY: _____ CITY ENGINEER
MAYOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 2016.

BY: _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS ____ DAY OF _____, 2016.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS ____ DAY OF _____, 2016.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS ____ DAY OF _____, 2016.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____ DEPUTY
BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

COUNTY RECORDS DIVISION - RECORDING SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS FILED FOR RECORD ON THIS ____ DAY OF _____, 2016, AND RECORDED IN PLAT BOOK _____ AT PAGES _____, RECORD VERIFIED.

ATTEST: BERTHA HENRY, COUNTY ADMINISTRATOR

BY: _____
DEPUTY

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER LS4030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263