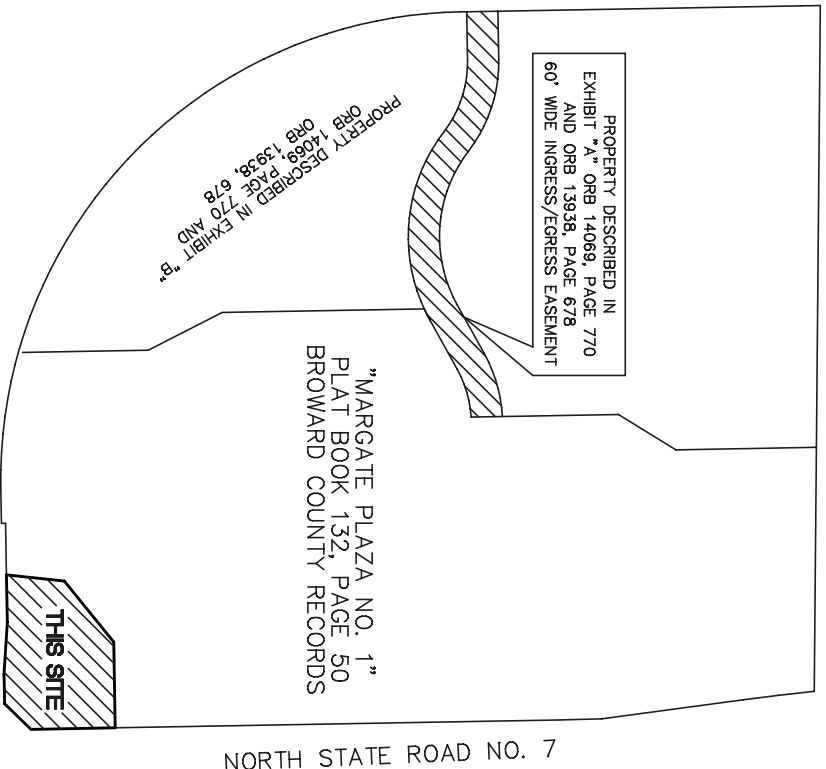
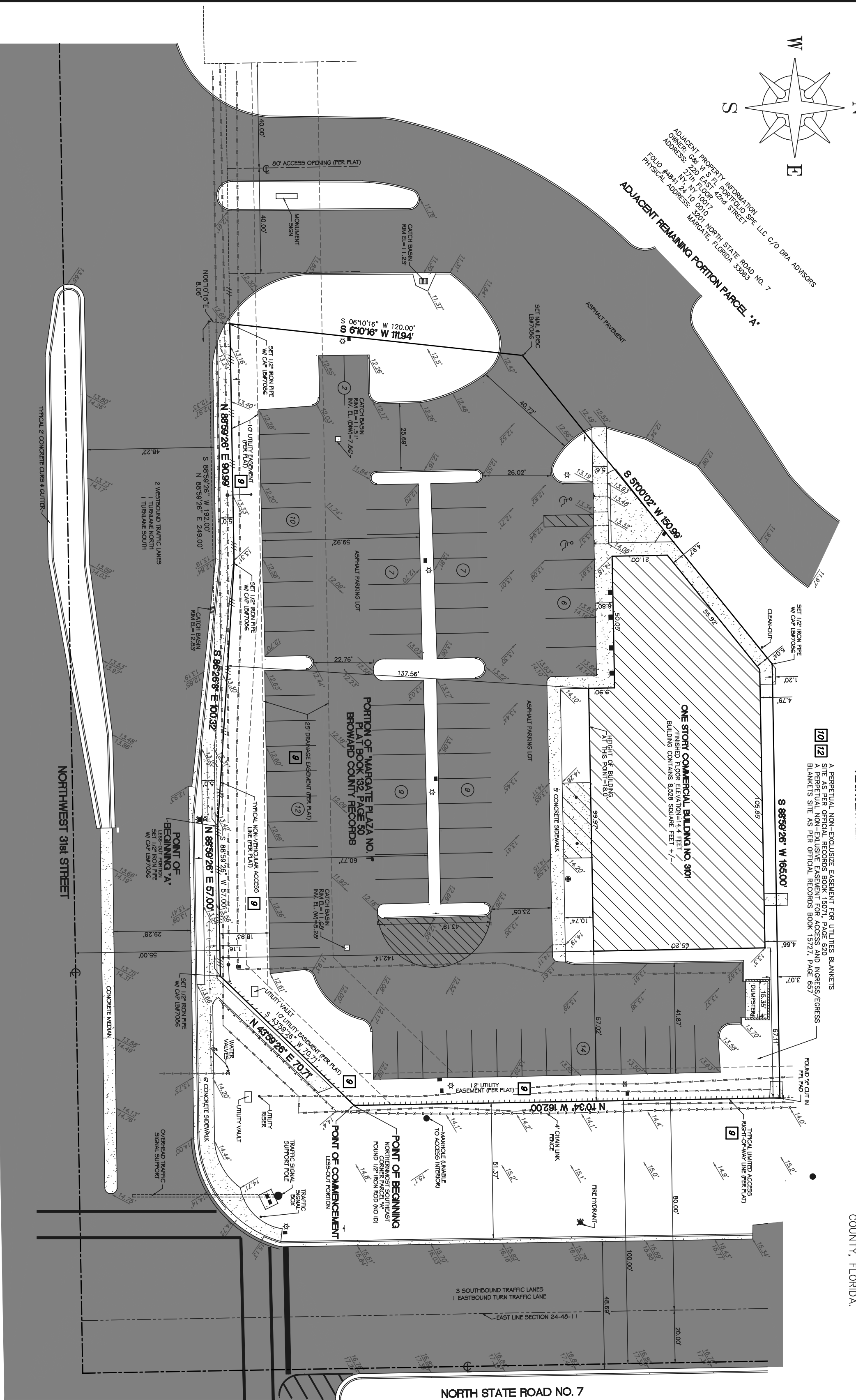
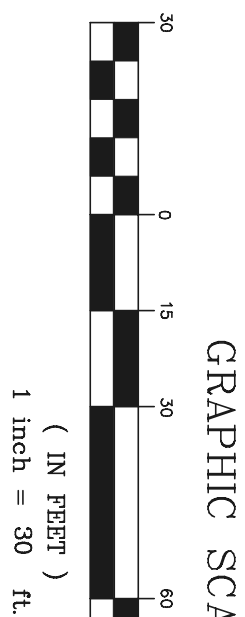




LOCATION SKETCH
NOT TO SCALE



LEGAL DESCRIPTION:

ALL THOSE TREES, PIECES AND PARCELS OF LAND SHOWN IN BROWARD COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, AT PAGE 507, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 09°03'43" WEST ALONG THE EASTERN LINE OF SAID PLAT 68.50 FEET; THENCE SOUTH 05°05'10" WEST ALONG THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 60 (U.S. HWY 1) 125.00 FEET; THENCE SOUTH 05°00'02" WEST A DISTANCE OF 150.99 FEET; THENCE SOUTH 01°10'16" WEST A DISTANCE OF 120.00 FEET; THENCE NORTH 88°59'26" EAST ALONG THE EASTERN LINE OF NORTHWEST 31ST STREET, A DISTANCE OF 294.00 FEET; THENCE NORTH 43°59'26" EAST, A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DEDICATED AS RIGHT-OF-WAY AS SHOWN ON SAID PLAT COMMENCE AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 43°59'26" WEST FOR A DISTANCE OF 70.71 FEET TO A POINT LIVING ON THE SOUTH LINE OF SAID PLAT; THENCE SOUTH 88°59'26" WEST FOR 97.00 FEET TO THE POINT OF BEGINNING "A";

THENCE SOUTH 01°10'16" WEST TO THE POINT OF BEGINNING "B";

NORTH 88°59'26" EAST FOR 90.99 FEET; THENCE SOUTH 86°26'08" EAST FOR 100.32 FEET TO THE POINT OF BEGINNING "A".

PARCEL II:

EASEMENTS FOR THE BENEFIT OF PARCEL I, AS CREATED BY DECLARATION OF CONVEYANCE NO. 92-28, ARE HEREBY CONFIRMED AND EXTENDED TO 1998 IN OFFICIAL RECORDS BOOK 15272, PAGE 65, FOR THE PURPOSES DESCRIBED IN THAT AGREEMENT OVER, UNDER AND ACROSS THE LAND BORDERING THEREIN SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT NO. 92-28, AND ALL OTHER RECORDS RELATING THERETO, INCLUDING BUT NOT LIMITED TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, REGD. 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL III: FOR THE WATER MANAGEMENT PLAN, I, AS CREATED BY DECLARATION OF COVENANTS FOR WATER MANAGEMENT DATED DECEMBER 10, 1987, AND FILED IN OFFICIAL RECORDS BOOK 15071, PAGE 620, AS AFFECTED BY ASSIGNMENT OF DEVELOPERS RIGHTS FILED IN OFFICIAL RECORDS BOOK 16223, ENTERED 04/24/2008, THE PURVISES AND Covenants DISCLOSED HEREON SHALL APPLY TO ANY AND ALL SUBSEQUENT PARTIAL DISSEMINATIONS OF SAID ADJACENT SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 15993, PAGE 8004, AND IN OFFICIAL RECORDS BOOK 16962, PAGE 8004, AND IN OFFICIAL RECORDS BOOK 19911, PAGE 880, BOTH OF WHICH ARE RECORDED IN BROWARD COUNTY, FLORIDA.

NOTICE:

THE SURETY/SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ORDER NO. 427075) WITH AN EFFECTIVE DATE OF MAY 28, 2013 AT 11:00 PM, TAKING INTO ACCOUNT THE SCHEDULE B II WERE REVERSED AND SHOWN HEREON WHEN APPLICABLE.

1. DEFECTS, LENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OF THE COUNTY OF COOK, ILLINOIS, PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.

STANDARD EXCEPTION, NO COMMENT

2. TAXES AND ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

STANDARD EXCEPTION, NO COMMENT

3. STANDARD EXCEPTIONS:

A. EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY THE PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURETY OF THE LAND.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY ANY LENS, OR RIGHT TO A LEN, FOR SERVICES, LABOR, OR MATERIALS, HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

C. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LENS IN THE PUBLIC RECORDS.

STANDARD EXCEPTIONS, NO COMMENT

4. INTENTIONALLY DELETED

NO COMMENT

NOTES

1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BASED ON BROWARD COUNTY BENCHMARK NO. 2556, ELEVATION = 12.848 FEET.
2. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCLOSACHMENTS NOT LOCATED OR SHOWN.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A" BEING NORTH 07°00'34" WEST. (AS PER RECORD PLAT)
4. ROOF OVERHANG NOT LOCATED OTHERWISE SHOWN.
5. LANDS SHOWN HEREON CONTAINING 53,189 SQUARE FEET, 1.9221 ACRES, MORE OR LESS.
6. THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
8. THIS SITE LIES IN SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
9. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
10. ~~10. --- DENOTES OVERHEAD WIRES.~~
11. ~~11. --- DENOTES EXISTING GRADE ELEVATION.~~
12. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED IN THE FIELD BY SUNSHINE STATE ONE CALL. CONTACT NUMBERS 070305435 (SR 7) AND 070305471 (NATURAL GAS).
13. AS PER THE CITY OF MARGATE, THIS SITE IN ZONED B-2 (COMMUNITY BUSINESS DISTRICT)
14. AS PER BROWARD COUNTY, LAND USE IS (71) TRANSIT ORIENTED CORRIDOR.
15. AS PER MUNICIDOE.COM THE FOLLOWING SETBACKS APPLY.
- A. STREET YARD SETBACKS--THE MINIMUM SETBACK FROM ALL STREETS SHALL BE 25 FEET IN DEPTH EXCEPT WHERE A GREATER SETBACK IS REQUIRED UNDER ANOTHER PROVISION OF THIS CODE.
- B. SIDE YARD SETBACKS--AUTING NON-RESIDENTIAL ZONED PROPERTY=ZERO (0) FEET.
- C. REAR YARD SETBACKS--AUTING NON-RESIDENTIAL ZONED PROPERTY=TWENTY (20) FEET.
- D. NO BUILDING SHALL BE ERCTED OR ALTERED TO A HEIGHT EXCEEDING ONE HUNDRED (100) FEET.
- E. SITE SHOWN HEREON CONTAINS 76 TOTAL PARKING SPACES, 2 OF WHICH ARE DESIGNATED AS HAND-CAR 17) AS PER ITEM #16 OF ALTA TABLE A. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 18) AS PER ITEM #17 OF ALTA TABLE A, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- 19) CONCRETE ALONG NORTH LINE ENCROACHES INTO DULACRE NORTH SITE.

**KERI
LAND
SURVEYING**

**1840 NORTH PINE ISLAND ROAD
PLANTATION, FLORIDA 33322
PHONE (954) 473-8010 FAX (954) 473-8020
CERTIFICATE OF AUTHORIZATION LB-7086
E-MAIL: KERILANDSURVEYING@YAHOO.COM**

G4 MOLIOR, LLC
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE UNDER COMMITMENT ORDER NUMBER 4270780 EFFECTIVE DATE MAY 28, 2018 AT 11:00 PM				
SCHEDULE B, SECTION II, ITEM NUMBER	INSTRUMENT NAME AND ORG /%G	AFFECTS/NOT AFFECTS	PARCELS(S) AFFECTED	PLOTTED/ NOT PLOTTED/ BLANKET
6	DECLARATION OF RESTRICTIONS--OR# 12806, PAGE 663	AFFECTS	I, II & III	NOT PLOTTED
7	DEVELOPER AGREEMENT--OR# 13235, PAGE 284	AFFECTS	I, II & III	NOT PLOTTED
7	DEVELOPER AGREEMENT--OR# 16005, PAGE 28	AFFECTS	I, II & III	NOT PLOTTED
8	CONCURRENT RIGHTS OF OTHERS--OR# 13928, PAGE 678	AFFECTS	I, II & III	SEE LOC. SKETCH
8	CONCURRENT RIGHTS OF OTHERS--OR# 14089, PAGE 770	AFFECTS	I, II & III	SEE LOC. SKETCH
9	PLAT OF MARQUEE PLAZA NO. 1--PLAT BOOK 123, PAGE 80	AFFECTS	I & II	PLOTTED
10	DECLARATION OF COVENANTS FOR WATER MANAGEMENT--OR# 15071, PAGE 820	AFFECTS	I, II & III	BLANKET
10	ASSIGNMENT OF DEVELOPERS RIGHTS--OR# 16215, PAGE 314	AFFECTS	I, II & III	BLANKET
10	AGREEMENT--OR# 18009, PAGE 905	AFFECTS	I, II & III	BLANKET
11	AGREEMENT--OR# 18911, PAGE 880	AFFECTS	I, II & III	BLANKET
11	DECLARATION OF RESTRICTIVE COVENANTS--OR# 15536, PAGE 85	AFFECTS	I & II	NOT PLOTTABLE
12	DEC. OF RECORD-OR ESM/ST--OPENING AGREEMENT--OR# 15727, PAGE 657	AFFECTS	I & II	BLANKET
12	AGREEMENT--OR# 19911, PAGE 887	AFFECTS	I & II	NOT PLOTTABLE
13	DECLARATION OF RESTRICTIONS--OR# 16215, PAGE 316	AFFECTS	I & II	NOT PLOTTABLE
13	RESTRICTIVE COVENANT--OR# 19911, PAGE 887	AFFECTS	I & II	NOT PLOTTABLE

NO.	DATE	REVISION COMMENT
1		
2		
3		
4	6-12-13	LEGAL AND CERTIFICATION REVISED AS PER ATTORNEY COMMENTS
5	6-14-13	ADDITIONAL DATE REVISED, REVISED NOTICE SECTION PER ATTORNEY COMMENTS
6	6-04-13	ATTORNEY COMMENTS ADDRESSED
7	5-21-13	LEGAL REVISED TO ACQUIRE LESS-OUT, TITLE DOCUMENT DRAFT ADDED
8	5-09-13	ATTORNEY COMMENTS ADDRESSED

ALTA/ACSM SURVEY

CERTIFICATION:

TO: C4 HOLDINGS, A NORTH CAROLINA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; REGIONAL BANK, AN ALABAMA BANKING CORPORATION; JEFFREY HODGINS, LLC, A COLORADO LIMITED LIABILITY COMPANY; BUCKBRIER, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LEP LIFE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 41% INTEREST; A.M. WILLIAMSON CREW CENTRE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST; ANY TRAVEL IN COMMON.

AND BECAUSE THE TOTAL ESTATE OF THE DECEDENT OWNER IS A REASONABLE MADE WHOLE BY THE TOTAL ESTATE OF THE DECEDENT OWNERS' OTHER CHILDREN, INCLUDING LAND TITLE SURVIVORS, JOINTLY ESTABLISHED AND STAFFED BY ALL TEN MEMBERS, WHO INCURRED THE DEBTORSHIP WAS COMPLETED ON APRIL 4, 2013;

FLOOD INFORMATION

FLOOR ELEVATION : 14.4 FEET

CLIENT: C4 MOLLOR, LLC
PROJECT NO.: 18723, 18908
SURVEY DATE: APRIL 4, 2013
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063
SCALE: 1"=30'
FILE: C4 MOLLOR, LLC

SAMPLE LEGEND	
	WATER LINE
	GAS LINE
	TELEPHONE LINE
	OVERHEAD WIRES
	CONCRETE
	ASPHALT
	(14) NO. OF PARKING SPACES IN ROW INDICATES #