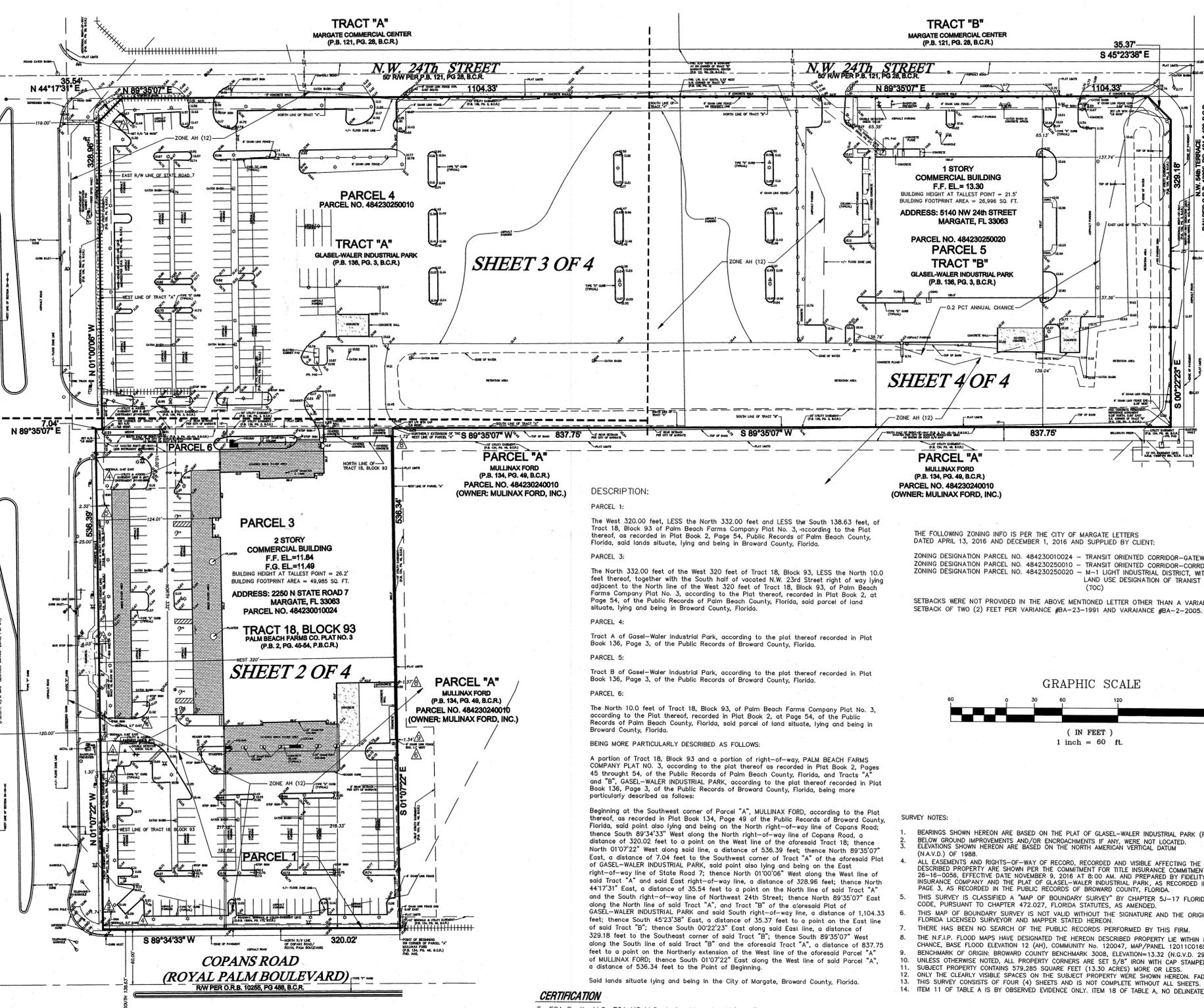


STATE ROAD 7 (U.S. HWY. 44)

STATE ROAD 7 (U.S. HWY. 44)



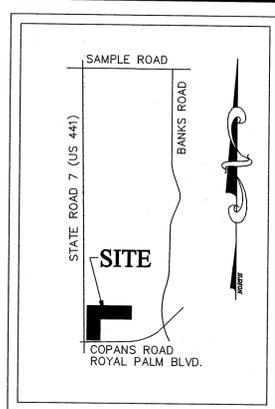
SHEET 3 OF 4

SHEET 4 OF 4

SHEET 2 OF 4

COPANS ROAD (ROYAL PALM BOULEVARD)

- THE FOLLOWING IS A LIST OF OBSERVED POSSIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY:
- △ BUS SHELTER (PARCEL 3)
 - △ PUBLIC SIDEWALK (PARCELS 1 & 3)
 - △ SIGNS IN UTILITY EASEMENT (PARCELS 1 & 3)
 - △ 6" CHAIN LINK FENCE EAST LINE (PARCELS 1 & 3)
 - △ PARKING IN UTILITY EASEMENT (PARCEL 4)
 - △ BUILDING IN REAR 2' SETBACK (PARCEL 3)
 - △ CONCRETE WALL IN REAR 2' SETBACK (PARCEL 3)



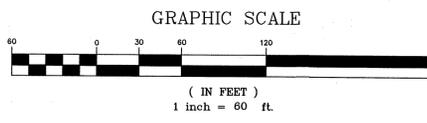
THE FOLLOWING IS A LIST OF RESTRICTIONS, EASEMENTS, AGREEMENTS, ORDINANCES AND OR DEEDS INCLUDED IN SCHEDULE B1 OF COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 26-16-0056, EFFECTIVE DATE NOVEMBER 9, 2016 AT 8:00 AM, AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

8. Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded January 17, 2007 in Official Records Book 43443, Page 734. (as to Parcel 4) (PLOTTED HEREON)
9. Terms, conditions and provisions as set forth in that certain Developer Agreement recorded December 19, 1985 in Official Records Book 13053, Page 351, as assigned by Assignment of Developer Rights recorded November 20, 1987 in Official Records Book 14974, Page 608. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
10. Terms, conditions and provisions of that certain Easement Deed in favor of City of Margate, a municipal corporation, recorded in Official Records Book 15504, Page 173. (as to Parcel 1) (PLOTTED HEREON)
11. Terms, conditions and provisions of Developer Agreement recorded in Official Records Book 15140, Page 47. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
12. Intentionally Deleted
13. Terms, conditions and provisions of Agreement for Nonvehicular Ingress and Egress Lines recorded January 30, 1989 in Official Records Book 16152, Page 409. (as to Parcel 4) (PLOTTED HEREON)
14. Intentionally Deleted
15. Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded July 8, 1998 in Official Records Book 28520, Page 317. (as to Parcel 5) (PLOTTED HEREON)
16. Intentionally Deleted
17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Gasel-Waler Industrial Park, recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida. (as to Parcels 4 and 5) (PLOTTABLE ITEMS PLOTTED HEREON)
18. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida. (as to All Parcels) (NORTH, SOUTH AND WEST LINES OF TRACT 18 AND ROAD R/W PLOTTED HEREON)
19. Terms, conditions and provisions of Grant of Easement recorded in Official Records Book 9977, Page 155. (as to Parcel 3) (PLOTTED HEREON)
20. Terms, conditions and provisions of Grant of Easement recorded in Official Records Book 9977, Page 157. (as to Parcel 1) (PLOTTED HEREON)
21. Intentionally Deleted
22. Agreement for Amendment of Notation on Plat recorded in Official Records Book 43103, Page 285. (As to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
23. Dedication of Right-of-Way recorded in Official Records Book 12953, Page 417. (As to Parcel 5) (PLOTTED HEREON)
24. City of Margate Resolution No. 4628 recorded in Official Records Book 9940, Page 709. (PLOTTED HEREON)
25. Utility Easement Deed by and between Margate Lincoln Mercury, Inc. and the City of Margate, Florida, dated October 19, 2016, a copy of which is recorded on page 10 of Instrument No. 114024886 which is Resolution No. 16-306 of the City of Margate, a Florida municipal corporation, approving and accepting, among others, the said Utility Easement Deed. (PLOTTED HEREON)
26. Access Easement by and between Margate Lincoln Mercury, Inc. and the City of Margate, Florida, dated October 19, 2016, a copy of which is recorded on page 2 of Instrument No. 114024886 which is Resolution No. 16-306 of the City of Margate, a Florida municipal corporation, approving and accepting, among others, the said Access Easement. (PLOTTED HEREON)
27. Ordinance No. 2016-9 vacating, releasing and abandoning a right of way easement recorded in Official Records Instrument No. 114024885. (PLOTTED HEREON)
28. Terms, covenants, conditions, restrictions and other provisions, including provisions for options to purchase as contained in that certain Prime Lease from Arrigo Margate, LLC to FCA Realty LLC, a Delaware limited liability company dated and recorded as Official Record Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
29. Terms, covenants, conditions, restrictions and other provisions including provisions for an option to purchase as contained in that certain Option Agreement from Arrigo Margate LLC, Landlord, to FCA Realty LLC, a Delaware limited liability company, dated and recorded _____ in Official Records Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
30. Intentionally Deleted

THE FOLLOWING ZONING INFO IS PER THE CITY OF MARGATE LETTERS DATED APRIL 13, 2016 AND DECEMBER 1, 2016 AND SUPPLIED BY CLIENT:

ZONING DESIGNATION PARCEL NO. 48423001024 - TRANSIT ORIENTED CORRIDOR-GATEWAY DISTRICT (TOC-G)
 ZONING DESIGNATION PARCEL NO. 48423025010 - TRANSIT ORIENTED CORRIDOR-CORRIDOR DISTRICT (TOC-C)
 ZONING DESIGNATION PARCEL NO. 48423025020 - M-1 LIGHT INDUSTRIAL DISTRICT, WITH AN UNDERLYING LAND USE DESIGNATION OF TRANSIT ORIENTED CORRIDOR (TOC)

SETBACKS WERE NOT PROVIDED IN THE ABOVE MENTIONED LETTER OTHER THAN A VARIANCE FOR A REAR SETBACK OF TWO (2) FEET PER VARIANCE #BA-23-1991 AND VARIANCE #BA-2-2005.



DESCRIPTION:

PARCEL 1:
The West 320.00 feet, LESS the North 332.00 feet and LESS the South 138.63 feet, of Tract 18, Block 93 of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida.

PARCEL 3:
The North 332.00 feet of the West 320 feet of Tract 18, Block 93, LESS the North 10.0 feet thereof, together with the South half of vacated N.W. 23rd Street right of way lying adjacent to the North line of the West 320 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 54, of the Public Records of Palm Beach County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

PARCEL 4:
Tract A of Gasel-Waler Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 5:
Tract B of Gasel-Waler Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 6:
The North 10.0 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, Page 54, of the Public Records of Broward County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Tract 18, Block 93 and a portion of right-of-way, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and Tracts "A" and "B", GASEL-WALER INDUSTRIAL PARK, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of Parcel "A", MULLINAX FORD, according to the Plat thereof, as recorded in Plat Book 134, Page 49 of the Public Records of Broward County, Florida, said point also lying and being on the North right-of-way line of Copans Road; thence South 89°34'33" West along the North right-of-way line of Copans Road, a distance of 320.02 feet to a point on the West line of the aforesaid Tract 18; thence North 01°07'22" West along said line, a distance of 536.39 feet; thence North 89°35'07" East, a distance of 7.04 feet to the Southwest corner of Tract "A" of the aforesaid Plat of GASEL-WALER INDUSTRIAL PARK, said point also lying and being on the East right-of-way line of State Road 7; thence North 01°00'08" West along the West line of said Tract "A" and said East right-of-way line, a distance of 328.96 feet; thence North 44°17'31" East, a distance of 35.54 feet to a point on the North line of said Tract "A" and the South right-of-way line of Northwest 24th Street; thence North 89°35'07" East along the North line of said Tract "A", and Tract "B" of the aforesaid Plat of GASEL-WALER INDUSTRIAL PARK and said South right-of-way line, a distance of 1,104.33 feet; thence South 45°23'38" East, a distance of 35.37 feet to a point on the East line of said Tract "B"; thence South 00°22'23" East along said East line, a distance of 329.18 feet to the Southeast corner of said Tract "B"; thence South 89°35'07" West along the South line of said Tract "B" and the aforesaid Tract "A", a distance of 837.75 feet to a point on the Northerly extension of the West line of the aforesaid Parcel "A" of MULLINAX FORD; thence South 01°07'22" East along the West line of said Parcel "A", a distance of 536.34 feet to the Point of Beginning.

Said lands situate lying and being in the City of Margate, Broward County, Florida.

CERTIFICATION

To FCA Realty LLC; FCA US LLC; Arrigo Margate, LLC, a Florida limited liability company; Ally Bank, a Utah state-chartered bank; JPMorgan Chase Bank, its successors and/or its assigns; Citibank, N.A., its successors and/or assigns; Kopelowitz Ostrow P.A.; Fidelity National Title Insurance Company; Dickinson Wright PLLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(a), 7(c)(b)(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on April 19, 2016.

SIGNED: THEODORE JAY DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5621 DAVID & GERCHAR, INC. L.B. # 6935

DATED: 9/4/17

ALTA/NSPS LAND TITLE SURVEY
For: **FCA REALTY LLC**

REVISIONS	DATE	BY	CKD	FB/PG
ADDRESS ADDITIONAL COMMENTS	12/8/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT/REVISE CERTIFICATION/ADD ZONING INFO	12/5/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT	8/31/16	RM	TD	N/A
ADDRESS CLIENT COMMENTS	7/19/16	RM	TD	N/A
ADD ITEMS PERTAINING TO TITLE OBJECTION LETTER	6/28/16	RM	TD	N/A
REVISE DESCRIPTION, BOUNDARY & SURVEY TO NEW REVISED TITLE COMMITMENT	6/13/16	RM	TD	N/A

ROYAL PALM BOULEVARD AND STATE ROAD 7 (U.S. 441)

SEAL: _____

SCALE: 1" = 60'

JOB NO: 16-011

FB/PG: N/A

CAD. FILE: F:\dmg\16-011-2016-011.dwg

DATE: 4/19/16

DRAWN BY: RRM

PROJ. FILE: _____

CKD. BY: TD

16-011

DAVID & GERCHAR, SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: tdavid@dgsurvey.com

MATCH LINE SHEET 3 OF 4

7.04'
N 89°35'07" E

PARCEL "A"
MULLINAX FORD
(P.B. 134, PG. 49, B.C.R.)
PARCEL NO. 484230240010
(OWNER: MULLINAX FORD, INC.)

PARCEL 3
2 STORY
COMMERCIAL BUILDING
F.F. EL.=11.84
F.G. EL.=11.49
BUILDING HEIGHT AT TALLEST POINT = 26.2'
BUILDING FOOTPRINT AREA = 49,985 SQ. FT.
ADDRESS: 2250 N STATE ROAD 7
MARGATE, FL 33063
PARCEL NO. 484230010024

TRACT 18, BLOCK 93
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, PG. 45-54, P.B.C.R.)

PARCEL "A"
MULLINAX FORD
(P.B. 134, PG. 49, B.C.R.)
PARCEL NO. 484230240010
(OWNER: MULLINAX FORD, INC.)

PARCEL 1

COPANS ROAD
(ROYAL PALM BOULEVARD)
R/W PER O.R.B. 10255, PG 488, B.C.R.

- THE FOLLOWING IS A LIST OF OBSERVED POSSIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY:
- ▲ BUS SHELTER (PARCEL 3)
 - ▲ PUBLIC SIDEWALK (PARCELS 1 & 3)
 - ▲ SIGNS IN UTILITY EASEMENT (PARCELS 1 & 3)
 - ▲ 6' CHAIN LINK FENCE EAST LINE (PARCELS 1 & 3)
 - ▲ PARKING IN UTILITY EASEMENT (PARCEL 4)
 - ▲ BUILDING IN REAR 2' SETBACK (PARCEL 3)
 - ▲ CONCRETE WALL IN REAR 2' SETBACK (PARCEL 3)

THE FOLLOWING IS A LIST OF RESTRICTIONS, EASEMENTS, AGREEMENTS, ORDINANCES AND OR DEEDS INCLUDED IN SCHEDULE B10 OF COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 26-16-0056, EFFECTIVE DATE NOVEMBER 9, 2016 AT 8:00 AM. AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

8. Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded January 17, 2007 in Official Records Book 43443, Page 734. (as to Parcel 4) (PLOTTED HEREON)
9. Terms, conditions and provisions as set forth in that certain Developer Agreement recorded December 19, 1985 in Official Records Book 13053, Page 351, as assigned by Assignment of Developer Rights recorded November 20, 1987 in Official Records Book 14974, Page 608. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
10. Terms, conditions and provisions of that certain Easement Deed in favor of City of Margate, a municipal corporation, recorded in Official Records Book 15504, Page 173. (as to Parcel 1) (PLOTTED HEREON)
11. Terms, conditions and provisions of Developer Agreement recorded in Official Records Book 15140, Page 47. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
12. Intentionally Deleted
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14. Intentionally Deleted
15. Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded July 8, 1998 in Official Records Book 28520, Page 317. (as to Parcel 5) (PLOTTED HEREON)
16. Intentionally Deleted.
17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Gasel-Water Industrial Park, recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida. (as to Parcels 4 and 5) (PLOTTABLE ITEMS PLOTTED HEREON)
18. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida. (as to All Parcels) (NORTH, SOUTH AND WEST LINES OF TRACT 18 AND ROAD R/W PLOTTED HEREON)
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20. Terms, conditions and provisions of Grant of Easement recorded in Official Records Book 9977, Page 157. (as to Parcel 1) (PLOTTED HEREON)
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22. Agreement for Amendment of Notation on Plat recorded in Official Records Book 43103, Page 285. (As to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
23. Dedication of Right-of-Way recorded in Official Records Book 12953, Page 417. (As to Parcel 5) (PLOTTED HEREON)
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27. Access Easement by and between Margate Lincoln Mercury, Inc. and the City of Margate, Florida, dated October 19, 2016, a copy of which is recorded on page 10 of instrument No. 114024886 which is Resolution No. 16-306 of the City of Margate, a Florida municipal corporation, approving and accepting, among others, the said Access Easement. (PLOTTED HEREON)
28. Ordinance No. 2016-9 vacating, releasing and abandoning a right of way easement recorded in Official Records Instrument No. 114024885. (PLOTTED HEREON)
29. Terms, covenants, conditions, restrictions and other provisions, including provisions for options to purchase as contained in that certain Prime Lease from Arigo Margate, LLC to FCA Realty LLC, a Delaware limited liability company, dated and recorded in Official Records Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
30. Terms, covenants, conditions, restrictions and other provisions including provisions for an option to purchase as contained in that certain Option Agreement from Arigo Margate LLC, Landlord, to FCA Realty LLC, a Delaware limited liability company, Tenant, dated _____ and recorded _____ in Official Records Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
31. Intentionally Deleted

- LEGEND
- P.C.P. PERMANENT CONTROL POINT
 - D.R.B. OFFICIAL RECORD BOOK
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.B. PLAT BOOK
 - P.G. PAGE
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - B.C.R. BROWARD COUNTY RECORDS
 - F.P.L. FLORIDA POWER & LIGHT
 - C.L.F. CHAIN LINK FENCE
 - W.P.F. WOOD POST FENCE
 - CONC. CONCRETE
 - FT. FINISHED FLOOR
 - G.F. GARAGE FLOOR
 - E.L. ELEVATION
 - C. CENTERLINE
 - I/R. IRON ROD
 - R/W. RIGHT-OF-WAY
 - CB. CURB
 - PL. PLANT
 - S.M. SANITARY MANHOLE
 - D.M. DRAINAGE MANHOLE
 - E.H. ELECTRIC HANDLE
 - L.P. LIGHT POLE
 - W.M. WATER METER
 - F.H. FIRE HYDRANT
 - W.V. WATER VALVE
 - W.U.P. WOOD UTILITY POLE
 - C.U.P. CONC. UTILITY POLE
 - A. ANCHOR
 - S.V. SEWER VALVE
 - T.H. TRAFFIC HANDLE
 - W.M. WATER METER
 - N.V.A.L. NON-VEHICULAR ACCESS LINE
 - E.E. EXISTING ELEVATION

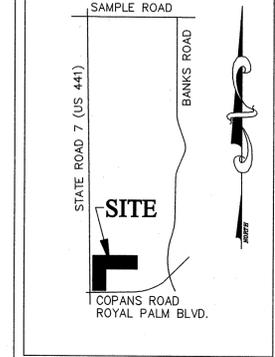
THE FOLLOWING ZONING INFO IS PER THE CITY OF MARGATE LETTERS DATED APRIL 13, 2016 AND DECEMBER 1, 2016 AND SUPPLIED BY CLIENT:

ZONING DESIGNATION PARCEL NO. 484230010024 - TRANSIT ORIENTED CORRIDOR-GATEWAY DISTRICT (TOC-G)
ZONING DESIGNATION PARCEL NO. 484230250010 - TRANSIT ORIENTED CORRIDOR-CORRIDOR DISTRICT (TOC-C)
ZONING DESIGNATION PARCEL NO. 484230250020 - M-1 LIGHT INDUSTRIAL DISTRICT, WITH AN UNDERLYING LAND USE DESIGNATION OF TRANSIT ORIENTED CORRIDOR (TOC)

SETBACKS WERE NOT PROVIDED IN THE ABOVE MENTIONED LETTER OTHER THAN A VARIANCE FOR A REAR SETBACK OF TWO (2) FEET PER VARIANCE #BA-23-1991 AND VARIANCE #BA-2-2005.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GASSEL-WATER INDUSTRIAL PARK (P.B. 136, PG. 3, B.C.R.).
2. BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
4. ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 26-16-0056, EFFECTIVE DATE NOVEMBER 9, 2016 AT 8:00 AM. AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND THE PLAT OF GASSEL-WATER INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 136, PAGE 3, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED.
6. THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER STATED HEREON.
7. THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
8. THE N.F.I.P. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONES AH AND 0.2 PCT ANNUAL CHANCE, BASE FLOOD ELEVATION 12 (AH), COMMUNITY NO. 120047, MAP/PANEL 1201100165H WITH A FIRM EFFECTIVE DATE OF 8/18/14.
9. BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 3008, ELEVATION 113.32 (N.A.V.D.).
10. UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE SET 5/8" IRON WITH CAP STAMPED "LB6935".
11. SUBJECT PROPERTY CONTAINS 579,285 SQUARE FEET (13.30 ACRES) MORE OR LESS.
12. ONLY THE CLEARLY VISIBLE SPACES ON THE SUBJECT PROPERTY WERE SHOWN HEREON. FADED OR WORN STRIPING IS NOT SHOWN.
13. THIS SURVEY CONSISTS OF FOUR (4) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
14. ITEM 11 OF TABLE A IS BY OBSERVED EVIDENCE ONLY. ITEM 18 OF TABLE A, NO DELINEATED WETLAND MARKERS WERE OBSERVED.



LOCATION MAP - NOT TO SCALE

DESCRIPTION:

PARCEL 1:
The West 320.00 feet, LESS the North 332.00 feet and LESS the South 138.63 feet, of Tract 18, Block 93 of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida.

PARCEL 3:
The North 332.00 feet of the West 320 feet of Tract 18, Block 93, LESS the North 10.0 feet thereof, together with the South half of vacated N.W. 23rd Street right of way lying adjacent to the North line of the West 320 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 54, of the Public Records of Palm Beach County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

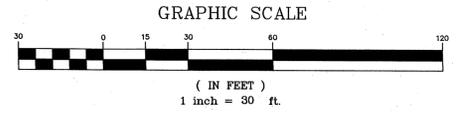
PARCEL 4:
Tract A of Gasel-Water Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 5:
Tract B of Gasel-Water Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 6:
The North 10.0 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 54, of the Public Records of Palm Beach County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A portion of Tract 18, Block 93 and a portion of right-of-way, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and Tracts "A" and "B", GASSEL-WATER INDUSTRIAL PARK, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida, being more particularly described as follows:
Beginning at the Southwest corner of Parcel "A", MULLINAX FORD, according to the Plat thereof, as recorded in Plat Book 136, Page 49 of the Public Records of Broward County, Florida, said point also lying and being on the North right-of-way line of Copans Road, thence South 89°34'33" West along the North right-of-way line of Copans Road, a distance of 320.02 feet to a point on the West line of the aforesaid Tract 18 and the East right-of-way line of State Road 7; thence North 01°07'22" West along said line, a distance of 536.39 feet; thence North 89°35'07" East, a distance of 7.04 feet to the Southwest corner of Tract "A" of the aforesaid Plat of GASSEL-WATER INDUSTRIAL PARK, said point also lying and being on the East right-of-way line of State Road 7; thence North 01°00'06" West along the West line of said Tract "A" and said East right-of-way line, a distance of 328.96 feet; thence North 44°17'31" East, a distance of 35.54 feet to a point on the North line of said Tract "A" and the South right-of-way line of Northwest 24th Street; thence North 89°35'07" East along the North line of said Tract "A", and Tract "B" of the aforesaid Plat of GASSEL-WATER INDUSTRIAL PARK and said South right-of-way line, a distance of 1,104.33 feet; thence South 45°23'38" East, a distance of 35.37 feet to a point on the East line of said Tract "B"; thence South 00°22'23" East along said East line, a distance of 328.18 feet to the Southeast corner of said Tract "B"; thence South 89°35'07" West along the South line of said Tract "B" and the aforesaid Tract "A", a distance of 837.75 feet to a point on the Northern extension of the West line of the aforesaid Parcel "A" of MULLINAX FORD; thence South 01°07'22" East along the West line of said Parcel "A", a distance of 536.34 feet to the Point of Beginning.

Said lands situate lying and being in the City of Margate, Broward County, Florida.



ALTA/NSPS LAND TITLE SURVEY
For: FCA REALTY LLC

ROYAL PALM BOULEVARD
AND
STATE ROAD 7 (U.S. 441)

REVISIONS	DATE	BY	CHKD	FB/PG
ADDRESS ADDITIONAL COMMENTS	12/8/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT/REVISE CERTIFICATION/ADD ZONING INFO	12/23/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT	8/31/16	RM	TD	N/A
ADDRESS CLIENT'S COMMENTS	7/19/16	RM	TD	N/A
ADD ITEMS PERTAINING TO TITLE OBJECTION LETTER	6/28/16	RM	TD	N/A
REVISE DESCRIPTION, BOUNDARY & SURVEY TO NEW REVISED TITLE COMMITMENT	6/13/16	RM	TD	N/A

SCALE: 1" = 30'
JOB NO: 16-011
CAD. FILE: F:\survey\16-jobs\16-011.dwg
DRAWN BY: N/A
DATE: 4/19/16
RRM
PROJ. FILE:
CKD. BY: TD
16-011

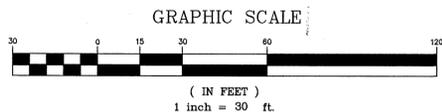
DAVID & GERCHER,
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: david@gsurvey.com

SHEET
2 OF 4

THE FOLLOWING ZONING INFO IS PER THE CITY OF MARGATE LETTERS DATED APRIL 13, 2016 AND DECEMBER 1, 2016 AND SUPPLIED BY CLIENT:

ZONING DESIGNATION PARCEL NO. 484230010024 - TRANSIT ORIENTED CORRIDOR-GATEWAY DISTRICT (TOC-G)
 ZONING DESIGNATION PARCEL NO. 484230250010 - TRANSIT ORIENTED CORRIDOR-CORRIDOR DISTRICT (TOC-C)
 ZONING DESIGNATION PARCEL NO. 484230250020 - M-1 LIGHT INDUSTRIAL DISTRICT, WITH AN UNDERLYING LAND USE DESIGNATION OF TRANSIT ORIENTED CORRIDOR (TOC)

SETBACKS WERE NOT PROVIDED IN THE ABOVE MENTIONED LETTER OTHER THAN A VARIANCE FOR A REAR SETBACK OF TWO (2) FEET PER VARIANCE #BA-23-1991 AND VARIANCE #BA-2-2005.



TRACT "A"
MARGATE COMMERCIAL CENTER
 (P.B. 121, PG. 28, B.C.R.)

N.W. 24th STREET
 50' RW PER P.B. 121, PG. 28, B.C.R.

PARCEL 4
PARCEL NO. 484230250010

TRACT "A"
GLASEL-WALER INDUSTRIAL PARK
 (P.B. 136, PG. 3, B.C.R.)

DESCRIPTION:

PARCEL 1:
 The West 320.00 feet, LESS the North 332.00 feet and LESS the South 138.63 feet, of Tract 18, Block 93 of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 54, Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida.

PARCEL 3:
 The North 332.00 feet of the West 320 feet of Tract 18, Block 93, LESS the North 10.0 feet thereof, together with the South half of vacated N.W. 23rd Street right of way lying adjacent to the North line of the West 320 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 54, of the Public Records of Palm Beach County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

PARCEL 4:
 Tract A of Gasel-Waler Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 5:
 Tract B of Gasel-Waler Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 6:
 The North 10.0 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 54, of the Public Records of Palm Beach County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Tract 18, Block 93 and a portion of right-of-way, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and Tracts "A" and "B", GASEL-WALER INDUSTRIAL PARK, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of Parcel "A", MULLINAX FORD, according to the Plat thereof, as recorded in Plat Book 134, Page 49 of the Public Records of Broward County, Florida, said point also lying and being on the North right-of-way line of Copans Road; thence South 89°54'33" West along the North right-of-way line of Copans Road, a distance of 320.02 feet to a point on the West line of the aforesaid Tract 18 and the East right-of-way line of State Road 7; thence North 01°07'22" West along said line, a distance of 536.39 feet; thence North 89°35'07" East, a distance of 7.04 feet to the Southwest corner of Tract "A" of the aforesaid Plat of GASEL-WALER INDUSTRIAL PARK, said point also lying and being on the East right-of-way line of State Road 7; thence North 01°00'08" West along the West line of said Tract "A" and said East right-of-way line, a distance of 328.96 feet; thence North 44°17'31" East, a distance of 35.54 feet to a point on the North line of said Tract "A" and the South right-of-way line of Northwest 24th Street; thence North 89°35'07" East along the North line of said Tract "A", and Tract "B" of the aforesaid Plat of GASEL-WALER INDUSTRIAL PARK and said South right-of-way line, a distance of 1,104.33 feet; thence South 45°23'38" East, a distance of 35.37 feet to a point on the East line of said Tract "B"; thence South 00°22'23" East along said East line, a distance of 329.18 feet to the Southeast corner of said Tract "B"; thence South 89°35'07" West along the South line of said Tract "B" and the aforesaid Tract "A", a distance of 837.75 feet to a point on the Northerly extension of the West line of the aforesaid Parcel "A" of MULLINAX FORD; thence South 01°07'22" East along the West line of said Parcel "A", a distance of 536.34 feet to the Point of Beginning.

Said lands situate lying and being in the City of Margate, Broward County, Florida.

THE FOLLOWING IS A LIST OF RESTRICTIONS, EASEMENTS, AGREEMENTS, ORDINANCES AND OR DEEDS INCLUDED IN SCHEDULE BII OF COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 26-16-0056, EFFECTIVE DATE NOVEMBER 9, 2016 AT 8:00 AM, AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

- Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded January 17, 2007 in Official Records Book 43443, Page 734. (as to Parcel 4) (PLOTTED HEREON)
- Terms, conditions and provisions as set forth in that certain Developer Agreement recorded December 19, 1985 in Official Records Book 15053, Page 351, as assigned by Assignment of Developer Rights recorded November 20, 1987 in Official Records Book 14974, Page 608. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Terms, conditions and provisions of that certain Easement Deed in favor of City of Margate, a municipal corporation, recorded in Official Records Book 15504, Page 173. (as to Parcel 1) (PLOTTED HEREON)
- Terms, conditions and provisions of Developer Agreement recorded in Official Records Book 15140, Page 47. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Intentionally Deleted
- Terms, conditions and provisions of Agreement for Nonvehicular Ingress and Egress Lines recorded January 30, 1989 in Official Records Book 16152, Page 409. (as to Parcel 4) (PLOTTED HEREON)
- Intentionally Deleted
- Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded July 8, 1998 in Official Records Book 28520, Page 317. (as to Parcel 5) (PLOTTED HEREON)
- Intentionally Deleted
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Glasel-Waler Industrial Park, recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida, (as to Parcels 4 and 5) (PLOTTABLE ITEMS PLOTTED HEREON)
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Palm Beach Farms Company Plat No. 3, recorded in Plat Book 2, Page 54, of the Public Records of Palm Beach County, Florida. (as to All Parcels) (NORTH, SOUTH AND WEST LINES OF TRACT 18 AND ROAD R/W PLOTTED HEREON)
- Terms, conditions and provisions of Grant of Easement recorded in Official Records Book 9977, Page 155. (as to Parcel 3) (PLOTTED HEREON)
- Terms, conditions and provisions of Grant of Easement recorded in Official Records Book 9977, Page 157. (as to Parcel 1) (PLOTTED HEREON)
- Intentionally Deleted
- Agreement for Amendment of Notation on Plat recorded in Official Records Book 43103, Page 285. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Dedication of Right-of-Way recorded in Official Records Book 12953, Page 417. (as to Parcel 5) (PLOTTED HEREON)
- City of Margate Resolution No. 4628 recorded in Official Records Book 9940, Page 709. (PLOTTED HEREON)
- Utility Easement Deed by and between Margate Lincoln Mercury, Inc. and the City of Margate, Florida, dated October 19, 2016, a copy of which is recorded on page 2 of instrument No. 114024886 which is Resolution No. 16-306 of the City of Margate, a Florida municipal corporation, approving and accepting, among others, the said Utility Easement Deed. (PLOTTED HEREON)
- Access Easement by and between Margate Lincoln Mercury, Inc. and the City of Margate, Florida, dated October 19, 2016, a copy of which is recorded on page 10 of instrument No. 114024886 which is Resolution No. 16-306 of the City of Margate, a Florida municipal corporation, approving and accepting, among others, the said Access Easement. (PLOTTED HEREON)
- Ordinance No. 2016-9 vacating, releasing and abandoning a right of way easement recorded in Official Records Instrument No. 114024886. (PLOTTED HEREON)
- Terms, covenants, conditions, restrictions and other provisions, including provisions for options to purchase as contained in that certain Prime Lease from Arrigo Margate, LLC to FCA Realty LLC, a Delaware limited liability company dated _____ and recorded as Official Record Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Terms, covenants, conditions, restrictions and other provisions including provisions for an option to purchase as contained in that certain Option Agreement from Arrigo Margate, LLC, Landlord, to FCA Realty LLC, a Delaware limited liability company, Tenant, dated _____ and recorded as Official Record Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Intentionally Deleted

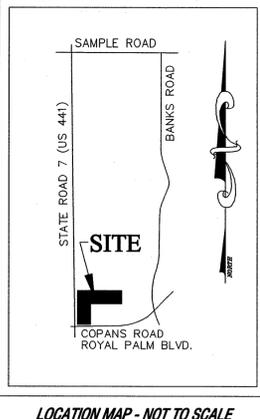
STATE ROAD 7
(U.S. HWY. 441)
 (F.D.O.T. R/W MAP SECTION 86100-2510, PG. 3A)

MATCH LINE SHEET 4 OF 4

MATCH LINE SHEET 2 OF 4

- SURVEY NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GLASEL-WALER INDUSTRIAL PARK (P.B. 136, PG. 3, B.C.R.).
 - BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
 - ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 26-16-0056, EFFECTIVE DATE NOVEMBER 9, 2016 AT 8:00 AM, AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND THE PLAT OF GLASEL-WALER INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 136, PAGE 3, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - THIS SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED.
 - THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER STATED HEREON.
 - THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
 - THE N.F.I.P. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONES AH AND 0.2 PCT ANNUAL CHANCE, BASE FLOOD ELEVATION 12 (AH), COMMUNITY NO. 120047, MAP/PANEL 12011C0165H WITH A FIRM EFFECTIVE DATE OF 8/18/14.
 - BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 300B, ELEVATION=13.32 (N.G.V.D. 29).
 - UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE SET 5/8" IRON WITH CAP STAMPED "L6935".
 - SUBJECT PROPERTY CONTAINS 579,285 SQUARE FEET (13.30 ACRES) MORE OR LESS.
 - ONLY THE CLEARLY VISIBLE SPACES ON THE SUBJECT PROPERTY WERE SHOWN HEREON, FADED OR WORN STRIPING IS NOT SHOWN.
 - THIS SURVEY CONSISTS OF FOUR (4) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
 - ITEM 11 OF TABLE A IS BY OBSERVED EVIDENCE ONLY, ITEM 18 OF TABLE A, NO DELINEATED WETLAND MARKERS WERE OBSERVED.

- LEGEND:**
- P.C.P. PERMANENT CONTROL POINT
 - O.S.B. OFFICIAL RECORD BOOK
 - U.E. UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - P.L. PLAT BOOK
 - P.B. PAGE
 - N.D.C.R. MIAMI-DADE COUNTY RECORDS
 - B.C.R. BROWARD COUNTY RECORDS
 - F.L.R. FLORIDA FINDER & LIGHT
 - CLF CHAIN LINK FENCE
 - W.F. WOOD POST FENCE
 - C.F. CONCRETE
 - FF FINISHED FLOOR
 - GF GARAGE FLOOR
 - E.L. ELEVATION
 - C.L. CENTERLINE
 - I.R. IRON ROD
 - R/W RIGHT-OF-WAY
 - CD DEED
 - CP PLAT



- THE FOLLOWING IS A LIST OF OBSERVED POSSIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY:
- △ BUS SHELTER (PARCEL 3)
 - △ PUBLIC SIDEWALK (PARCELS 1 & 3)
 - △ SIGNS IN UTILITY EASEMENT (PARCELS 1 & 3)
 - △ 6" CHAIN LINK FENCE EAST LINE (PARCELS 1 & 3)
 - △ PARKING IN UTILITY EASEMENT (PARCEL 4)
 - △ BUILDING IN REAR 2' SETBACK (PARCEL 3)
 - △ CONCRETE WALL IN REAR 2' SETBACK (PARCEL 3)

ALTA/NSPS LAND TITLE SURVEY
For: FCA REALTY LLC

REVISIONS	DATE	BY	CKD	FB/PG
ADDRESS ADDITIONAL COMMENTS	12/8/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT/REVISE CERTIFICATION/ADD ZONING INFO	12/5/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT	8/31/16	RM	TD	N/A
ADDRESS CLIENT'S COMMENTS	7/19/16	RM	TD	N/A
ADD ITEMS PERTAINING TO TITLE OBJECTION LETTER	6/28/16	RM	TD	N/A
REVISE DESCRIPTION, BOUNDARY & SURVEY TO NEW REVISED TITLE COMMITMENT	6/13/16	RM	TD	N/A

ROYAL PALM BOULEVARD AND STATE ROAD 7 (U.S. 441)

SHEET 3 OF 4

SCALE: 1" = 30'

JOB NO: 16-011

FB/PG: N/A

CAD. FILE: P:\Survey\16-011\16-011.dwg

DRAWN BY: RRM

DATE: 4/19/16

CKD. BY: TD

PROJ. FILE: 16-011

DAVID & GERCHER, SURVEYORS AND MAPPERS
 12075 N.W. 40th Street, Bay 1
 Coral Springs, Florida 33065
 (954) 340-4025 • email: dgervey@survey.com

THE FOLLOWING ZONING INFO IS PER THE CITY OF MARGATE LETTERS DATED APRIL 13, 2016 AND DECEMBER 1, 2016 AND SUPPLIED BY CLIENT:

ZONING DESIGNATION PARCEL NO. 484230010024 - TRANSIT ORIENTED CORRIDOR-GATEWAY DISTRICT (TOC-G)
 ZONING DESIGNATION PARCEL NO. 484230250010 - TRANSIT ORIENTED CORRIDOR-CORRIDOR DISTRICT (TOC-C)
 ZONING DESIGNATION PARCEL NO. 484230250020 - M-1 LIGHT INDUSTRIAL DISTRICT WITH AN UNDERLYING LAND USE DESIGNATION OF TRANSIT ORIENTED CORRIDOR (TOC)

SETBACKS WERE NOT PROVIDED IN THE ABOVE MENTIONED LETTER OTHER THAN A VARIANCE FOR A REAR SETBACK OF TWO (2) FEET PER VARIANCE #BA-23-1991 AND VARIANCE #BA-2-2005.

TRACT "B"
MARGATE COMMERCIAL CENTER
 (P.B. 121, PG. 28, B.C.R.)

N.W. 24th STREET
 50' RW PER P.B. 121, PG. 28, B.C.R.

N 89°35'07" E

35.37'
S 45°23'38" E

1104.33'

1 STORY
COMMERCIAL BUILDING
F.F. EL. = 13.30
 BUILDING HEIGHT AT TALLEST POINT = 21.5'
 BUILDING FOOTPRINT AREA = 26,996 SQ. FT.
ADDRESS: 5140 NW 24th STREET
MARGATE, FL 33063

PARCEL NO. 484230250020
PARCEL 5
TRACT "B"
GLASEL-WALER INDUSTRIAL PARK
 (P.B. 136, PG. 3, B.C.R.)

PARCEL "A"
MULLINAX FORD
 (P.B. 134, PG. 49, B.C.R.)

PARCEL NO. 484230240010
(OWNER: MULINAX FORD, INC.)

DESCRIPTION:

PARCEL 1:

The West 320.00 feet, LESS the North 332.00 feet and LESS the South 138.63 feet, of Tract 18, Block 93 of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 54, Public Records of Palm Beach County, Florida, said lands situate, lying and being in Broward County, Florida.

PARCEL 3:

The North 332.00 feet of the West 320 feet of Tract 18, Block 93, LESS the North 10.0 feet thereof, together with the South half of vacated N.W. 23rd Street right of way lying adjacent to the North line of the West 320 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 54, of the Public Records of Palm Beach County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

PARCEL 4:

Tract A of Gasel-Waler Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 5:

Tract B of Gasel-Waler Industrial Park, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida.

PARCEL 6:

The North 10.0 feet of Tract 18, Block 93, of Palm Beach Farms Company Plat No. 3, according to the Plat thereof, recorded in Plat Book 2, at Page 54, of the Public Records of Palm Beach County, Florida, said parcel of land situate, lying and being in Broward County, Florida.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A portion of Tract 18, Block 93 and a portion of right-of-way, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, and Tracts "A" and "B", GASEL-WALER INDUSTRIAL PARK, according to the plat thereof recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida, being more particularly described as follows:

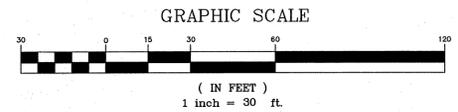
Beginning at the Southwest corner of Parcel "A", MULLINAX FORD, according to the Plat thereof, as recorded in Plat Book 134, Page 49 of the Public Records of Broward County, Florida, said point also lying and being on the North right-of-way line of Copans Road, thence South 89°34'33" West along the North right-of-way line of Copans Road, a distance of 320.02 feet to a point on the West line of the aforesaid Tract 18 and the East right-of-way line of State Road 7; thence North 01°07'22" West along said line, a distance of 536.39 feet; thence North 89°35'07" East, a distance of 7.04 feet to the Southwest corner of Tract "A" of the aforesaid Plot of GASEL-WALER INDUSTRIAL PARK, said point also lying and being on the East right-of-way line of State Road 7; thence North 01°00'06" West along the West line of said Tract "A" and said East right-of-way line, a distance of 328.96 feet; thence North 44°17'31" East, a distance of 35.54 feet to a point on the North line of said Tract "A"; and the South right-of-way line of Northwest 24th Street; thence North 89°35'07" East along the North line of said Tract "A", and Tract "B" of the aforesaid Plot of GASEL-WALER INDUSTRIAL PARK and said South right-of-way line, a distance of 1,104.33 feet; thence South 45°23'38" East, a distance of 35.37 feet to a point on the East line of said Tract "B"; thence South 00°22'23" East along said East line, a distance of 329.18 feet to the Southwest corner of said Tract "B"; thence South 89°35'07" West along the South line of said Tract "B" and the aforesaid Tract "A", a distance of 837.75 feet to a point on the Northerly extension of the West line of the aforesaid Parcel "A" of MULLINAX FORD; thence South 01°07'22" East along the West line of said Parcel "A", a distance of 536.34 feet to the Point of Beginning.

Said lands situate lying and being in the City of Margate, Broward County, Florida.

THE FOLLOWING IS A LIST OF RESTRICTIONS, EASEMENTS, AGREEMENTS, ORDINANCES AND OR DEEDS INCLUDED IN SCHEDULE BII OF COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 26-16-0056, EFFECTIVE DATE NOVEMBER 9, 2016 AT 8:00 AM. AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY:

- Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded January 17, 2007 in Official Records Book 43443, Page 734. (as to Parcel 4) (PLOTTED HEREON)
- Terms, conditions and provisions as set forth in that certain Developer Agreement recorded December 19, 1985 in Official Records Book 13053, Page 351, as assigned by Assignment of Developer Rights recorded November 20, 1987 in Official Records Book 14974, Page 608. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Terms, conditions and provisions of that certain Easement Deed in favor of City of Margate, a municipal corporation, recorded in Official Records Book 15504, Page 173. (as to Parcel 1) (PLOTTED HEREON)
- Terms, conditions and provisions of Developer Agreement recorded in Official Records Book 15140, Page 47. (as to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Intentionally Deleted
- Terms, conditions and provisions of Agreement for Nonvehicular Ingress and Egress Lines recorded January 30, 1989 in Official Records Book 16152, Page 409. (as to Parcel 4) (PLOTTED HEREON)
- Intentionally Deleted
- Terms, conditions and provisions of Easement in favor of Florida Power & Light Company recorded July 8, 1998 in Official Records Book 28520, Page 317. (as to Parcel 5) (PLOTTED HEREON)
- Intentionally Deleted
- Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Gasel-Waler Industrial Park, recorded in Plat Book 136, Page 3, of the Public Records of Broward County, Florida. (as to Parcels 4 and 5) (PLOTTABLE ITEMS PLOTTED HEREON)
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- Terms, conditions and provisions of Grant of Easement recorded in Official Records Book 9977, Page 157. (as to Parcel 1) (PLOTTED HEREON)
- Intentionally Deleted
- Agreement for Amendment of Notation on Plat recorded in Official Records Book 43103, Page 285. (As to Parcels 4 and 5) (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Dedication of Right-of-way recorded in Official Records Book 12953, Page 417. (As to Parcel 5) (PLOTTED HEREON)
- City of Margate Resolution No. 4628 recorded in Official Records Book 9940, Page 709. (PLOTTED HEREON)
- Utility Easement Deed by and between Margate Lincoln Mercury, Inc. and the City of Margate, Florida, dated October 19, 2016, a copy of which is recorded on page 2 of Instrument No. 114024886 which is Resolution No. 16-306 of the City of Margate, a Florida municipal corporation, approving and accepting, among others, the said Utility Easement Deed. (PLOTTED HEREON)
- Access Easement by and between Margate Lincoln Mercury, Inc. and the City of Margate, Florida, dated October 19, 2016, a copy of which is recorded on page 10 of Instrument No. 114024886 which is Resolution No. 16-306 of the City of Margate, a Florida municipal corporation, approving and accepting, among others, the said Easement. (PLOTTED HEREON)
- Ordinance No. 2016-9 vacating, releasing and abandoning a right of way easement recorded in Official Records Instrument No. 114024885. (PLOTTED HEREON)
- Terms, covenants, conditions, restrictions and other provisions, including provisions for options to purchase as contained in that certain Prime Lease from Arrigo Margate, LLC to FCA Realty LLC, a Delaware limited liability company dated and recorded as Official Record Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Terms, covenants, conditions, restrictions and other provisions including provisions for an option to purchase as contained in that certain Option Agreement from Arrigo Margate LLC, Landlord, to FCA Realty LLC, a Delaware limited liability company, Tenant, dated _____ and recorded _____ in Official Records Instrument No. _____ (BLANKET IN NATURE - NOT PLOTTED HEREON)
- Intentionally deleted

- THE FOLLOWING IS A LIST OF OBSERVED POSSIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY:
- BUS SHELTER (PARCEL 3)
 - PUBLIC SIDEWALK (PARCELS 1 & 3)
 - SIGNS IN UTILITY EASEMENT (PARCELS 1 & 3)
 - 6" CHAIN LINK FENCE EAST LINE (PARCELS 1 & 3)
 - PARKING IN UTILITY EASEMENT (PARCEL 4)
 - BUILDING IN REAR 2' SETBACK (PARCEL 3)
 - CONCRETE WALL IN REAR 2' SETBACK (PARCEL 3)



- SURVEY NOTES:**
- BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF GASEL-WALER INDUSTRIAL PARK (P.B. 136, PG. 3, B.C.R.).
 - BELOW GROUND IMPROVEMENTS AND/OR ENCROACHMENTS IF ANY, WERE NOT LOCATED.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.
 - ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, RECORDED AND VISIBLE AFFECTING THE HEREON DESCRIBED PROPERTY ARE SHOWN PER THE COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 26-16-0056, EFFECTIVE DATE NOVEMBER 9, 2016 AT 8:00 AM. AND PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND THE PLAT OF GASEL-WALER INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 136, PAGE 3, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - THIS SURVEY IS CLASSIFIED A "MAP OF BOUNDARY SURVEY" BY CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES, AS AMENDED.
 - THIS MAP OF BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER STATED HEREON.
 - THERE HAS BEEN NO SEARCH OF THE PUBLIC RECORDS PERFORMED BY THIS FIRM.
 - THE N.F.P. FLOOD MAPS HAVE DESIGNATED THE HEREON DESCRIBED PROPERTY LIE WITHIN FLOOD ZONES AH AND 0.2 PCT ANNUAL CHANCE, BASE FLOOD ELEVATION 12 (AH), COMMUNITY No. 120047, MAP/PANEL 1201100165H WITH A FIRM EFFECTIVE DATE OF 8/18/14.
 - BENCHMARK OF ORIGIN: BROWARD COUNTY BENCHMARK 3008, ELEVATION-13.32 (N.G.V.D. 29).
 - UNLESS OTHERWISE NOTED, ALL PROPERTY CORNERS ARE SET 5/8" IRON WITH CAP STAMPED "LB8935".
 - SUBJECT PROPERTY CONTAINS 579,285 SQUARE FEET (13.30 ACRES) MORE OR LESS.
 - ONLY THE CLEARLY VISIBLE SPACES ON THE SUBJECT PROPERTY WERE SHOWN HEREON. FADED OR WORN STRIPING IS NOT SHOWN.
 - THIS SURVEY CONSISTS OF FOUR (4) SHEETS AND IS NOT COMPLETE WITHOUT ALL SHEETS.
 - ITEM 11 OF TABLE A IS BY OBSERVED EVIDENCE ONLY. ITEM 18 OF TABLE A, NO DELINEATED WETLAND MARKERS WERE OBSERVED.

LEGEND:

P.C.P.	PERMANENT CONTROL POINT	⊙	SANITARY MANHOLE
D.R.B.	OFFICIAL RECORD BOOK	⊕	DRAINAGE MANHOLE
U.E.	UTILITY EASEMENT	⊖	ELECTRIC HANDLE
D.E.	DRAINAGE EASEMENT	⊗	LIGHT POLE
P.B.	PLAT BOOK	⊘	WATER METER
PG.	PAGE	⊙	FIRE HYDRANT
M.D.C.R.	MIAMI-DADE COUNTY RECORDS	⊙	WATER VALVE
B.C.R.	BROWARD COUNTY RECORDS	⊙	WOOD UTILITY POLE
FPL	FLORIDA POWER & LIGHT	⊙	CONC. UTILITY POLE
CLF	CHAIN LINK FENCE	⊙	SEWER VALVE
VPF	WOOD POST FENCE	⊙	SEWER VALVE
CONC.	CONCRETE	⊙	TRAFFIC HANDLE
FF	FINISHED FLOOR	⊙	WATER METER
G.F.	GARAGE FLOOR	⊙	NON-VEHICULAR ACCESS LINE
EL.	ELEVATION	⊙	EXISTING ELEVATION
C.	CENTERLINE	⊙	
I/R	IRON ROD	⊙	
R/W	RIGHT-OF-WAY	⊙	
(D)	DEED	⊙	
(P)	PLAT	⊙	

ALTANS/SPS LAND TITLE SURVEY
For: FCA REALTY LLC

REVISIONS	DATE	BY	CKD	FB/PG
ADDRESS ADDITIONAL COMMENTS	12/8/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT/REVISE CERTIFICATION/ADD ZONING INFO	12/5/16	RM	TD	N/A
REVISE TO UPDATED TITLE COMMITMENT	8/31/16	RM	TD	N/A
ADDRESS CLIENTS COMMENTS	7/19/16	RM	TD	N/A
ADD ITEMS PERTAINING TO TITLE OBJECTION LETTER	6/28/16	RM	TD	N/A
REVISE DESCRIPTION, BOUNDARY & SURVEY TO NEW REVISED TITLE COMMITMENT	6/13/16	RM	TD	N/A

ROYAL PALM BOULEVARD AND STATE ROAD 7 (U.S. 441)

SHEET 4 OF 4

SCALE: 1" = 30'

JOB NO: 16-011

CAD. FILE: P:\survey\16-011\16-011.dwg

DATE: 4/19/16

PROJ. FILE: 16-011

DAVID & GERCHAR SURVEYORS AND MAPERS
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