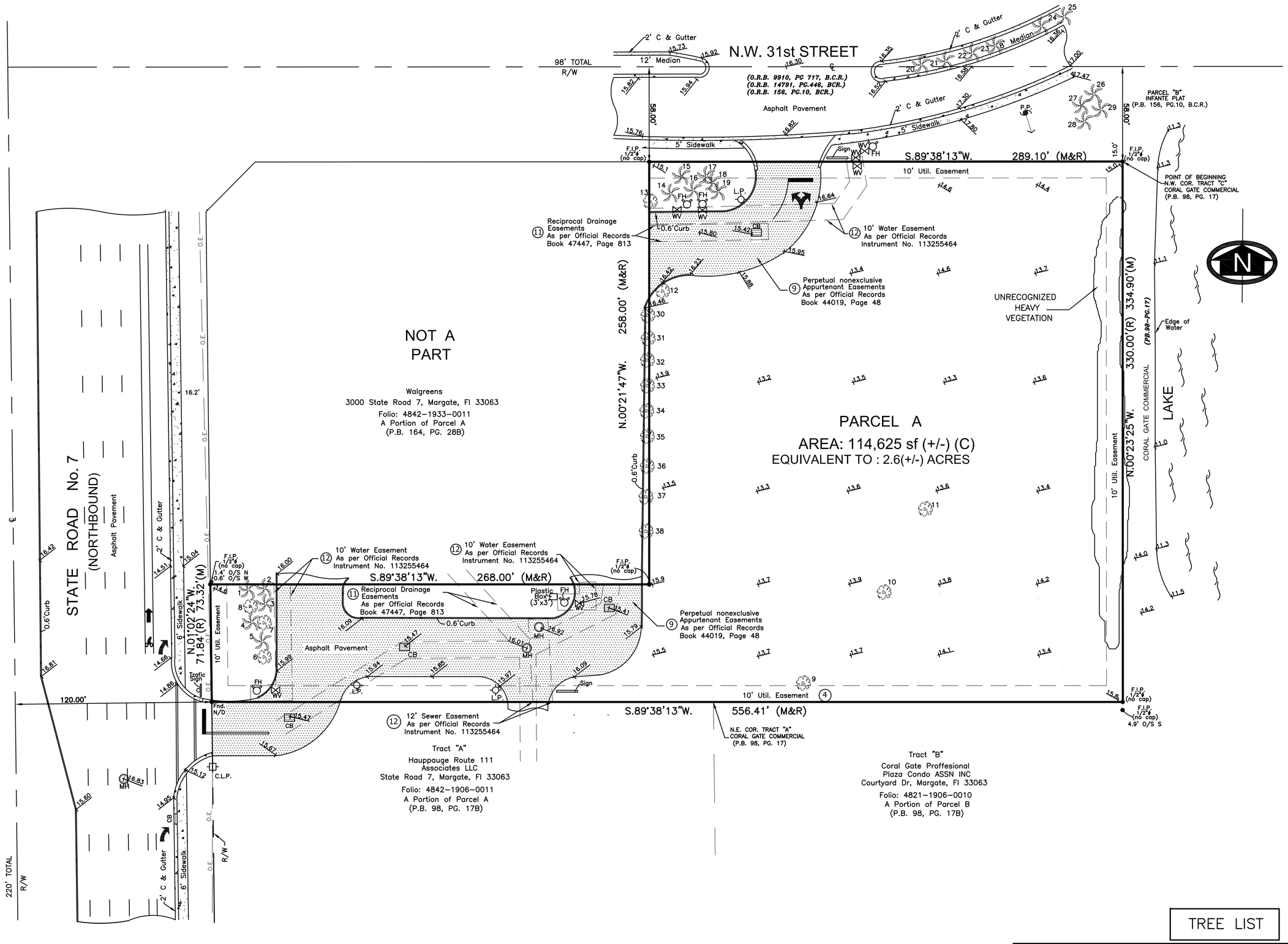
ALTA/ACSM LAND TITLE SURVEY
SKETCH OF BOUNDARY SURVEY

0 40 80 120
SCALE: 1" = 40'



SURVEY CERTIFICATION:

1. The Survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveyors and with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 2011 and meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1,2,3,4,5,7,8,9,10,13 and 14 of Table A thereto.

2. The survey correctly shows the location of all building, structures and other improvements situated on the Premises.

3. All uitilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said premises; that the property described hereon is the same as the property described in Chicago Title Insurance Company Commitment File No. 5539130 with an effective date of November 3, 2015 @ 11:00 P.M. and that all easements,covenants and restriccions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;

4. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situaded on adjoining Premises.

5. Said described property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 1211C0165H, with a date of Identification of August 18, 2014, for Community number 120047, in BROWARD COUNTY, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated.

6. The property has direct physical access to State Road. a corridor that runs North South and N.W. 31st ST. East West and being a public Street or Highway

7. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

THIS SURVEY IS MADE FOR THE BENEFIT OF :
WHEAT CAPITAL MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
CHICAGO TITLE INSURANCE COMPANY
BERGER SINGERMAN, LLC

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

EXHIBIT "A"

Parcel "A" of ALEXANDER PLAT, according to the Plat thereof as recorded in Plat Book 164, Page 28, of the Public Records of Broward County, Florida.

LESS the following described parcel:

A portion of Parcel "A" of ALEXANDER PLAT, according to the Plat thereof as recorded in Plat Book 164, Page 28, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Westerlymost Northwest corner of said Parcel A; thence North 44°17'52" East along a non-vehicular access line as shown on said Plat a distance of 42.65 feet; thence North 89°36'13" East along said line (said line also being the North line of said Parcel A) a distance of 240.64 feet; thence South 00°21'47" East 258.00 feet; thence South 89°38'13" West 268.00 feet to a point on the West line of said Parcel A; thence North 01°02'24" West along said West line (said line also being aforesaid non-vehicular access line) a distance of 116.14 feet; thence North 01°00'23" West along said West line and non-vehicular access line a distance of 111.40 feet to the Point of Beginning. Said lands lying in the City of Margate, Broward County, Florida.

JOB SPECIFIC SURVEYOR NOTES:

1. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"X"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120047-165H**, WITH AN EFFECTIVE DATE OF AUG. 18, 2014. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD)
2. LAND AREA OF SUBJECT PROPERTY: 114,747(+/-) SQ FT AS PER OFFICIAL RECORDS / 114,625 (+/-) SQ FT (C)
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER BROWARD COUNTY **BENCH MARK No. 2573**, WITH AN ELEVATION OF 12.85 **FEET.**
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.1°02'24"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF STATE ROAD No 7., ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 164 AT PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE BII ITEMS

4. Restrictions (deleting therefrom any restrictions, indicating any preference, limitation or descrimination base on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of ALEXANDER PLAT as recorded in Plat Book 164, Page 28; as affected by Agreements for Amendment of Notation of Plat recorded April 11, 2001 in Official Records Book 31471, Page 1699 , April 16, 2007 in Official Records Book 43898, Page 852 and September 14, 2009 in Official Records Book 46519, Page 947. (PLOTTED ON SURVEY)
6. Terms and provisions set forth in Road Impact Agreement recorded April 11, 2001 in Official Records Book 31471, Page 1707. (NON PLOTTABLE)
9. Declaration recorded May 11, 2007 in Official Records Book 44019, Page 48 (PLOTTED ON SURVEY)
11. Terms and provisions set forth in Recipocal Drainage Easement recorded October 14, 2010 in Official Records Book 47447, Page 813 (PLOTTED ON SURVEY)
12. Utility Easement Deed in favor of the City of Margate recorded September 29, 2015 in Official Records Instrument No. 113255464 (PLOTTED ON SURVEY)

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "ALTA SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

Ed Pino
PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6771
STATE OF FLORIDA
DATE: MARCH 28, 2016

TREE LIST

No.	TREE NAME	BOTANICAL NAME	WIDTH	HEIGHT	D.B.H.
1–5	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.2'	25'	12'
6–8	LIVE OAK	QUERCUS VIRGINIANA	0.3'	15'	6'
9–11	GOLDEN RAIN TREE	KOELREUTERIA FORMOSANA	0.7'	25'	25'
12	ALEXANDER LAUREL	CALLOPHYLLUM INOPHYLLUM	0.6'	25'	18'
13	LIVE OAK	QUERCUS VIRGINIANA	0.4'	8'	5'
14–19	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.2'	20'	8'
20–24	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.3'	25'	12'
25–29	QUEEN PALM	ARECASTRUM ROMANZOFFIANUM	1.2'	30'	15'
30–38	ALEXANDER LAUREL	CALLOPHYLLUM INOPHYLLUM	0.6'	25'	18'

SITE ADDRESS: NW 31 st STREET , MARGATE , FL 33063
JOB NUMBER: 16-348
DATE OF SURVEY: MARCH 22, 2016
FOLIO # 4842-1933-0010

Utility Companies:
City of Margate Water and Sewer (954) 831-3250
Florida Power and Light Co. (954) 797-5000
Bell South telephone Company 1-800-753-0710
City of Margate (954) 972-6454

TABLE A ITEMS:
6a Primary Zone UNKNOWN
7c BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASSURED.
16 NO EVIDENCE OF EARTH MOVING WAS OBSERVED
17 NO PROPOSED CHANGES IN STREET R/W IS EXPECTED
18 NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED
19 NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

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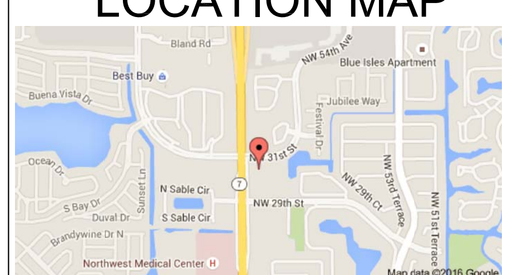
NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

LEGEND:
BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
ELECTRIC BOX
CATCH BASIN
MANHOLE
O.E. OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
HANDICAP SPACE
EASEMENT LINE
WATER VALVE
TV TV-CABLE BOX
WM WATER METER
CONC. LIGHT POLE
CONC. POWER POLE

ABBREVIATIONS:
A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
BK/Corn = BLOCK CORNER
CALC.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
D = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D/I = FOUND DRILL HOLE
F.N/D = FOUND NAIL
F.N/D & DISC = FOUND NAIL AND DISC
F.I/C = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
M = MONUMENT
L = MONUMENT LINE
N NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.L. = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/I = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY. = STORY
T.B.M. = TEMPORARY BENCHMARK
T.O.B. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
§ = SECTION LINE

SITE PHOTO

LOCATION MAP



REVISED:

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
9370 S.W. 72nd Street, Suite A-102
MIAMI, FLORIDA 33173
PH.: (305) 598-8601
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

without permission of American Services of Miami, Corp.

WHEAT CAPITAL MANAGEMENT, LLC.

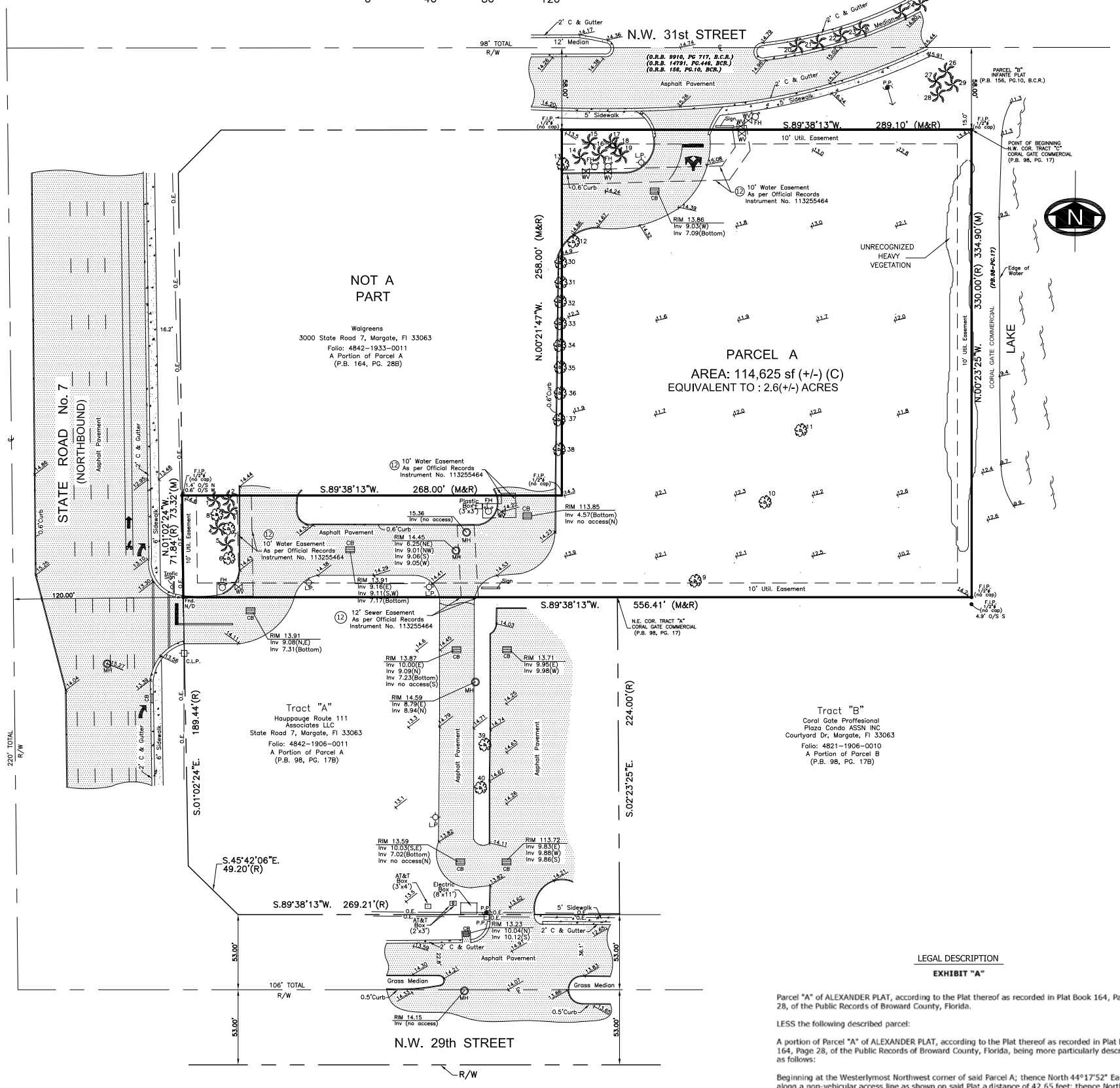
FOR: WHEAT CAPITAL MANAGEMENT, LLC.		DRAWN BY: D.G.	CHECKED BY: EP
SCALE: 1"=40'	DESIGNED BY: EP	FIELD BOOK No.	PAGE No.
DATE: 3/28/16	APPROVED BY: EP		

ORDER No. 16-348
SHEET No. 1

SKETCH OF BOUNDARY AND TOPOGRAFICAL SURVEY

SCALE: 1" = 40'

0 40 80 120



LOCATION MAP

SITE PICTURE

ABREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Blk/Corn.= BLOCK CORNER
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S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
⅛ = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
CATCH BASIN
MANHOLE
O.E. OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
HANDICAP SPACE
EASEMENT LINE
WATER VALVE
tv TV-CABLE BOX
WM WATER METER

JOB SPECIFIC SURVEYOR NOTES:

1. THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"X"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120047-165H**, WITH AN EFFECTIVE DATE OF AUG. 18, 2014. **BASE FLOOD ELEVATION OF N/A FEET** (NGVD)
2. LAND AREA OF SUBJECT PROPERTY: 114,747(+/-) SQ FT AS PER OFFICIAL RECORDS / 114,625 (+/-) SQ FT (C)
3. SHOWN ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988.
4. BENCH MARK USED: BROWARD COUNTY **BENCH MARK No. 2573**, WITH AN ELEVATION OF 12.85 FEET (NGVD 1929) 11.29 FEET (NAVD 88)
5. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.1°02'24"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF STATE ROAD No 7., ACCORDING TO THE PLAT THEREOF AS RECORD IN PLAT BOOK 164 AT PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\frac{1}{50}$ FOOT FOR NATURAL GROUND SURFACES AND $\frac{1}{100}$ FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION

EXHIBIT "A"

Parcel "A" of ALEXANDER PLAT, according to the Plat thereof as recorded in Plat Book 164, Page 28, of the Public Records of Broward County, Florida.

LESS the following described parcel:

A portion of Parcel "A" of ALEXANDER PLAT, according to the Plat thereof as recorded in Plat Book 164, Page 28, of the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the Westerlymost Northwest corner of said Parcel A; thence North 44°17'52" East along a non-vehicular access line as shown on said Plat a distance of 42.65 feet; thence North 89°36'13" East along said line (said line also being the North line of said Parcel A) a distance of 240.64 feet; thence South 00°21'47" East 258.00 feet; thence South 89°38'13" West 268.00 feet to a point on the West line of said Parcel A; thence North 01°02'24" West along said West line (said line also being aforesaid non-vehicular access line) a distance of 116.14 feet; thence North 01°00'23" West along said West line and non-vehicular access line a distance of 111.40 feet to the Point of Beginning. Said lands lying in the City of Margate, Broward County, Florida.

SITE ADDRESS:	NW 31st STREET , MARGATE , FL 33063
JOB NUMBER:	16-348
DATE OF SURVEY:	APRIL 06, 2016
FOLIO #	4842-1933-0010

CERTIFIED TO :
WHEAT CAPITAL MANAGEMENT, LLC, A DELAWARE LIMITED LIABILITY CO.
CHICAGO TITLE INSURANCE COMPANY
BERGER SINGERMAN, LLC

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "TOPOGRAFIC SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

PINO & ASSOCIATES CERTIFICATE OF AUTHORIZATION No. 6771 — Ed Pino — PROFESSIONAL LAND SURVEYOR AND MAPPER No. 5771 — STATE OF FLORIDA

DATE : APRIL 08, 2016

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REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
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MIAMI, FLORIDA 33173
PH: (305) 598-8627
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

WHEAT CAPITAL MANAGEMENT, LLC.

FOR: WHEAT CAPITAL MANAGEMENT, LLC.		DRAWN BY: T.P.	CHECKED BY: E.P.
SCALE: 1"=40'	DESIGNED BY: E.P.	FIELD BOOK No.	PAGE No. 1
DATE: 4/08/16	APPROVED BY: E.P.		

ORDER No. 16-348

SHEET No. 1