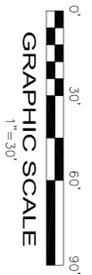
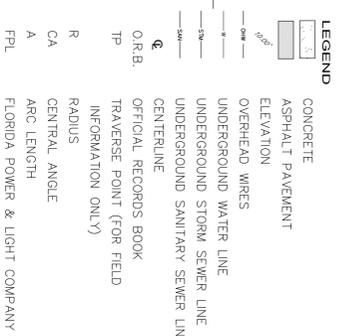
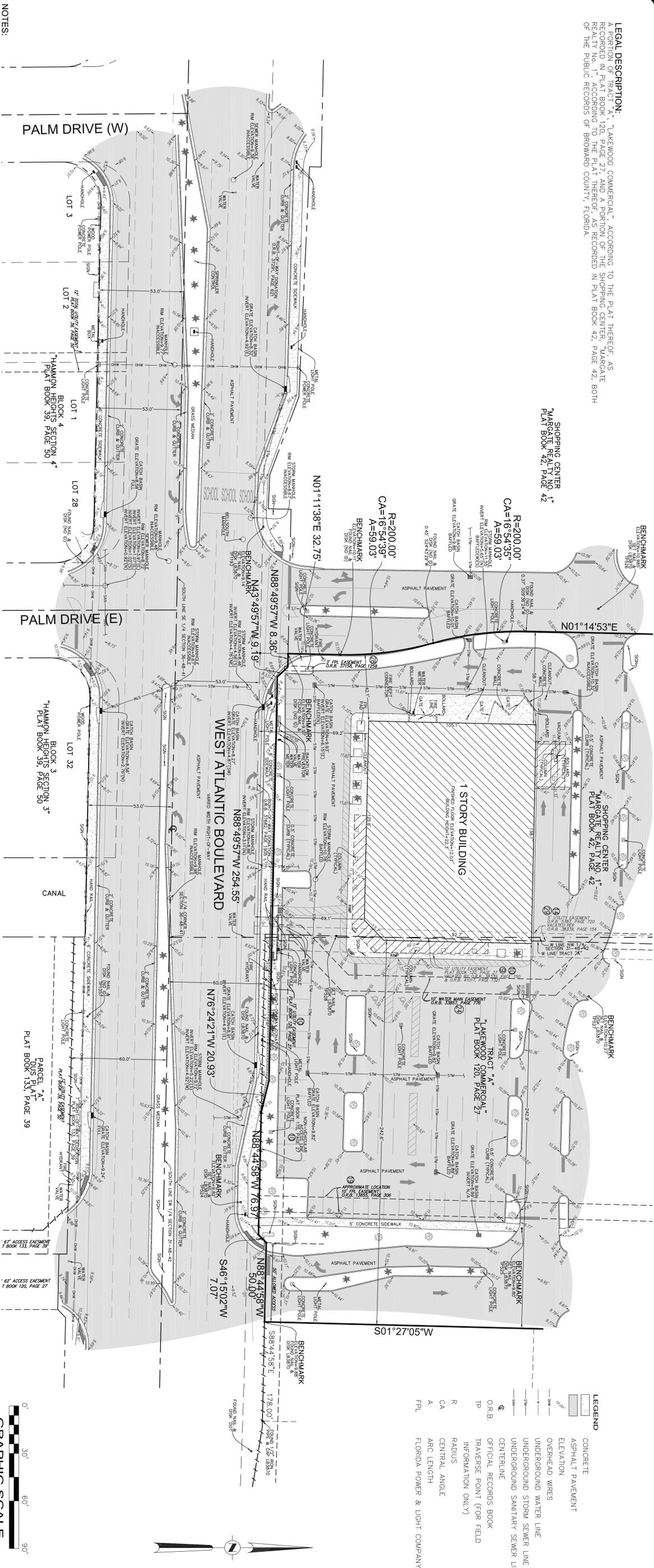


LEGAL DESCRIPTION: "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27 AND A PORTION OF THE SHOPPING CENTER, "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SHOPPING CENTER
"MARGATE REALTY NO. 1"
PLAT BOOK 42, PAGE 42

R-200.00'
CA=16.34.39
A=59.03

R-200.00'
CA=16.34.39
A=59.03



- NOTES:**
- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK #439; ELEVATION: 14.984 FEET.
 - 2) FLOOD ZONE: BASE FLOOD ELEVATION: NONE; PANEL #20041, 03535H, MAP DATE: 7/8/14.
 - 3) TYPICAL BEARING: 143.4957°W, 8.36°E.
 - 4) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF W. ATLANTIC BOULEVARD BEING 88.444587°W.
 - 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP, CUMBERLAND FARMS INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY.
 - 7) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2". THE VERTICAL ACCURACY OF ELEVATIONS OF FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2015 AT 8:00 A.M.
 - 8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE. FILE NO. NCS-75317-H011, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
 - 9) THE FOLLOWING ITEMS ARE SCHEDULE B-II EXCEPTIONS TO SAID COMMITMENT:
 - ITEMS 1, 2, 3, 4, 5, 6 & 8: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 7: WATER AND SEWER SERVICE AGREEMENT IN O.R.B. 4329, PAGE 124; AS FURTHER AFFECTED BY AMENDMENT IN O.R.B. 2490, PAGE 754 DOES NOT AFFECT THIS SITE.
 - ITEM 12: WATER AND SEWER SERVICE AGREEMENT IN O.R.B. 4673, PAGE 844; AS FURTHER AFFECTED BY AGREEMENT (DEVELOPER) IN O.R.B. 5310, PAGE 295; AS FURTHER AFFECTED BY ADDENDUM IN O.R.B. 11858, PAGE 26; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 12030, PAGE 730; AS FURTHER AFFECTED BY ADDENDUM IN O.R.B. 36097, PAGE 531 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 13: ASSIGNMENT IN O.R.B. 15441, PAGE 512; AS FURTHER AFFECTED BY ASSIGNMENT IN OFFICIAL RECORDS BOOK 32598, PAGE 1387; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 36097, PAGE 531 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 14: ASSIGNMENT IN O.R.B. 26018, PAGE 749; DOES NOT AFFECT THIS SITE.
 - ITEM 15: DECLARATION IN O.R.B. 5787, PAGE 720 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 16: GROSS PARKING AGREEMENT IN O.R.B. 7226, PAGE 316; AS AFFECTED BY O.R.B. 31710, PAGE 1653 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 17: DECLARATION AND GRANT OF EASEMENTS IN O.R.B. 13092, PAGE 412; AS AFFECTED BY AMENDMENT IN O.R.B. 13307, PAGE 905 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 18: DECLARATION AND GRANT OF EASEMENTS IN O.R.B. 13092, PAGE 412; AS AFFECTED BY AMENDMENT IN O.R.B. 13855, PAGE 306 AFFECTS THIS SITE AS DEPICED HEREON.
 - ITEM 19: COVENANTS, CONDITIONS, AND RESTRICTIONS, IN WARRANTY DEED IN O.R.B. 15368, PAGE 624; AS AFFECTED BY ASSIGNMENT IN O.R.B. 41198, PAGE 139; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 20: COVENANTS, CONDITIONS, AND RESTRICTIONS, IN WARRANTY DEED IN O.R.B. 15368, PAGE 624; AS AFFECTED BY ASSIGNMENT IN O.R.B. 41198, PAGE 139; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE AS DEPICED HEREON.
 - ITEM 21: DECLARATION AND GRANT OF EASEMENTS IN O.R.B. 13092, PAGE 412; AS AFFECTED BY AMENDMENT IN O.R.B. 13307, PAGE 905 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 22: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 32071, PAGE 189; DOES NOT AFFECT THIS SITE.
 - ITEM 23: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 32169, PAGE 1759; AS AFFECTED BY CONSENT IN O.R.B. 36097, PAGE 529 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 24: DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS IN O.R.B. 33857, PAGE 776 AFFECTS THIS SITE AS DEPICED HEREON.
 - ITEM 25: DECLARATION AND SECURITY AGREEMENT IN O.R.B. 37010, PAGE 340; AS AFFECTED BY ASSIGNMENT AND RAIFICATION OF MORTGAGE AND SECURITY AGREEMENT IN O.R.B. 48845, PAGE 116; AS FURTHER AFFECTED BY ASSIGNMENT OF NOTE AND AS FURTHER AFFECTED BY REAFFIRMATION, RAIFICATION AND MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT IN O.R.B. 48845, PAGE 116; AS FURTHER AFFECTED BY ASSIGNMENT OF NOTE AND AS FURTHER AFFECTED BY REAFFIRMATION, RAIFICATION AND MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT AND OTHER LOAN DOCUMENTS IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 26: MORTGAGE AND SECURITY AGREEMENT AND OTHER LOAN DOCUMENTS IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE AS DEPICED HEREON.
 - ITEM 27: ASSIGNMENT OF LEASE, RENTS AND PROFITS IN O.R.B. 37010, PAGE 379; AS AFFECTED BY ASSIGNMENT AND RAIFICATION OF MORTGAGE AND SECURITY AGREEMENT IN O.R.B. 48845, PAGE 116; AS FURTHER AFFECTED BY ASSIGNMENT OF NOTE AND AS FURTHER AFFECTED BY REAFFIRMATION, RAIFICATION AND MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT AND OTHER LOAN DOCUMENTS IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE AS DEPICED HEREON.
 - ITEM 28: RESOLUTION NO. 10-143 IN O.R.B. 38339, PAGE 154 AFFECTS THIS SITE AS DEPICED HEREON.
 - ITEM 29: RESOLUTION NO. 10-143 IN O.R.B. 38339, PAGE 154 AFFECTS THIS SITE AS DEPICED HEREON.
 - ITEM 30: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 40448, PAGE 1320 DO NOT AFFECT THIS SITE.
 - ITEM 31: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 41424, PAGE 227 DO NOT AFFECT THIS SITE.
 - ITEM 32: GRANT OF NON-EXCLUSIVE UTILITY EASEMENT IN O.R.B. 47447, PAGE 589 DOES NOT AFFECT THIS SITE.
 - ITEM 33: LOC FINANCING STATEMENT IN O.R.B. 48845, PAGE 141 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 - ITEM 34: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 49645, PAGE 365 DO NOT AFFECT THIS SITE.
 - ITEM 35: ALL OF THE TERMS AND PROVISIONS IN UNRECORDED LEASE AS EVIDENCED BY GROUND LEASE, RECORDED AS INSTRUMENT NO. _____ NOT ADDRESSED.
 - ITEM 36: NOT ADDRESSED.
 - ITEM 37: NOT ADDRESSED.
 - 9) THE PROPERTY DEPICED HEREON IS WHOLLY ENCLOSED WITHIN THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER 152691
 O'BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER 156156
 STATE OF FLORIDA

PROPOSED CUMBERLAND FARMS SITE
 5485 WEST ATLANTIC BOULEVARD
 MARGATE, BROWARD COUNTY, FLORIDA 33403

NO.	DATE	REVISIONS	BY
1	05/27/2016	PROPOSED SURVEY	J.F.P.
2	05/27/2016	REVISIONS	J.F.P.
3	05/27/2016	REVISIONS	J.F.P.

TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.
 6381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351

E-MAIL: survey@pulicesurveyors.com
 TEL: (954) 572-1778
 FAX: (954) 572-1777
 CERTIFICATE OF AUTHORIZATION LB#3570

DRAWN BY: J.F.P. SCALE: 1" = 30'
 CHECKED BY: J.F.P. SURVEY DATE: 08/15/16
 FILE: THOMAS ENGINEERING GROUP
 ORDER NO.: 61129

9) THE PROPERTY DEPICED HEREON IS WHOLLY ENCLOSED WITHIN THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.