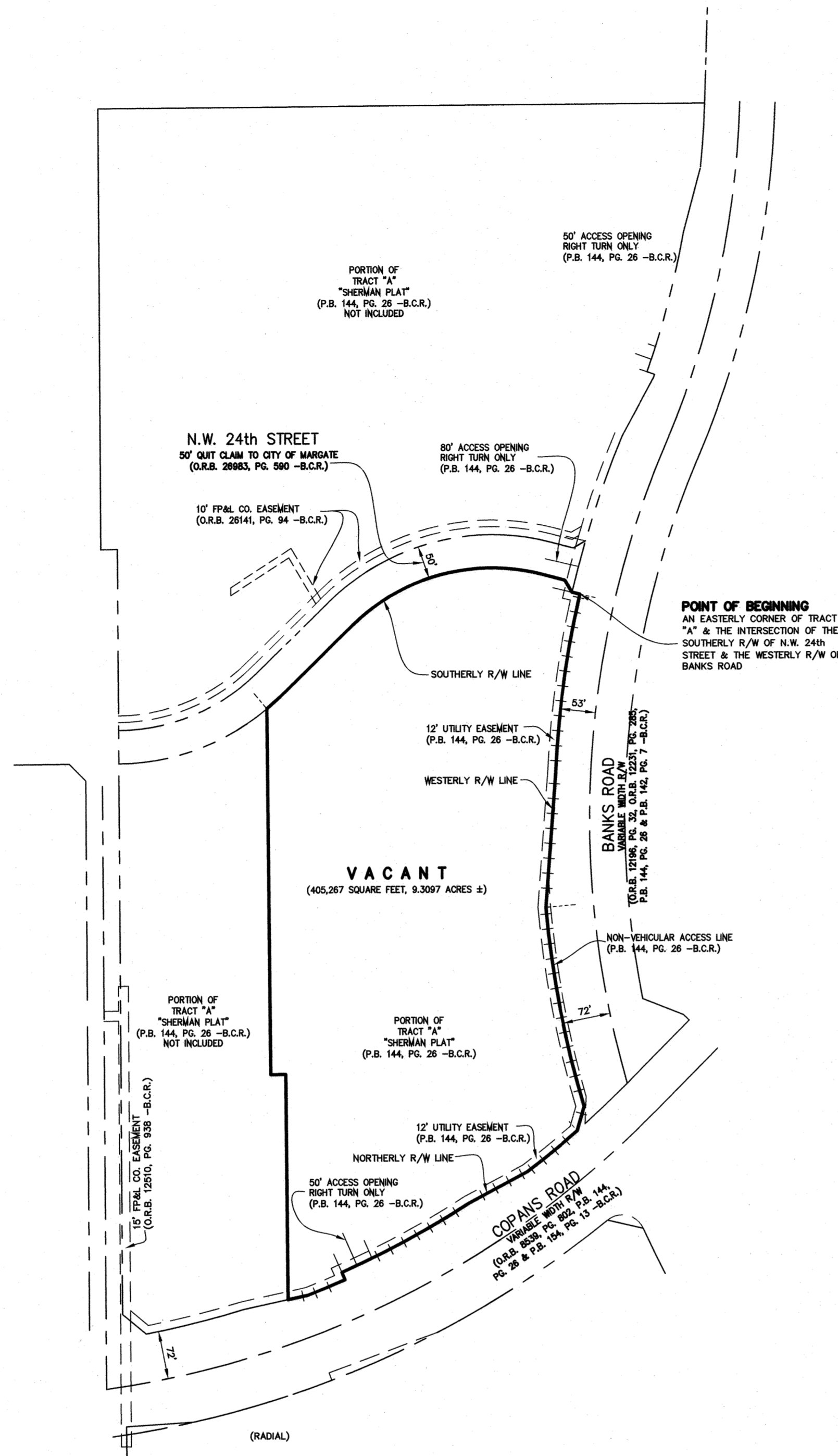


LEGAL DESCRIPTION

A portion Tract "A", "SHERMAN PLAT", according to the Plat thereof as recorded in Plat Book 144, page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at an easterly corner of said Tract "A", said point being an intersection of the southerly Right-of-Way line of N.W. 24th Street, as depicted in Official Records 26983, page 500, of the Public Record of Broward County, Florida, with the westerly Right-of-Way line of Banks Road, as shown said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing North 76°55'31" West); thence southerly along said westerly Right-of-Way line the following four (4) courses and distances; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 1485.63 feet, a central angle of 10°33'12", an arc distance of 273.64 feet; thence South 4°08'34" West, 200.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 84°53'10" East); thence southeasterly along the arc of said curve being concave to the northeast, having a radius of 1504.63 feet, a central angle of 11°36'51", an arc distance of 305.00 feet; thence South 16°02'50" West, 37.89 feet to a point on the northerly Right-of-Way line of Copans Road, as shown on said Plat, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 41°10'38" East); thence westerly along said Northerly Right-of-Way line the following six (6) courses and distances; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 4°03'25", an arc distance of 97.15 feet; thence South 61°50'58" West, 100.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 32°57'19" East); thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 1360.00 feet, a central angle of 9°08'31", an arc distance of 217.00 feet; thence radial to the next curve, South 23°48'49" East, 12.00 feet to a point on the arc of a non-tangent curve; thence westerly along the arc of said curve being concave to the northwest, having a radius of 1372.00 feet, a central angle of 2°31'16", an arc distance of 60.37 feet; thence South 77°40'39" West, 30.42 feet; thence North 00°36'06" West, 337.97 feet; thence South 89°23'54" West, 22.51 feet; thence North 00°36'06" West, 549.44 feet to a point on the aforesaid southerly Right-of-Way line of S.W. 24th Street, (said point being on the arc of a non-tangent curve with a radial line through said point bearing South 40°04'33" East); thence along said southerly Right-of-Way line the following six (6) courses and distances; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 350.00 feet, a central angle of 4°20'52", an arc distance of 26.56 feet; thence tangent to said curve, North 45°34'35" East, 152.44 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 300.00 feet, a central angle of 59°01'44", an arc distance of 309.07 feet; thence tangent to said curve, South 75°23'41" East, 35.53 feet; thence South 30°24'19" East, 21.21 feet; thence South 76°55'31" East, 12.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Margate, Broward County, Florida and containing 405,267 square feet, 9.3097 acres, more or less.



SKETCH DEPICTING REMAINDER OF TRACT "A" AND ELEMENTS OF THE LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. NCS-976561-I-CH12, DATED FEBRUARY 25, 2020 AT 8:00 A.M.
REVIEW OF ITEMS, SCHEDULE B

- ITEMS 1-9 - Not addressed, not a survey related matter.
- ITEM 10 - Matters shown on Plat of SHERMAN PLAT, Plat Book 144, Page 26, as affected by Official Records Book 25224, Page 168 and Official Records Book 26221, Page 880, affect the subject property and where applicable are shown hereon.
- ITEM 11 - Developer Agreement, Official Records Book 11858, Page 110, affects the subject property but contains no plottable matters.
- ITEM 12 - Developer Rights, Official Records Book 11858, Page 662, as affected Official Records Book 24597, Page 971, affects the subject property but contains no plottable matters.
- ITEM 13 - Florida Power & Light Company Easement, Official Records Book 12510, Page 938, does not affect the subject property, shown off-site.
- ITEM 14 - Road Impact Agreement, Official Records Book 25224, Page 157, as affected Official Records Book 32672, Page 672, as affected by Instrument No. 113087489, affect the subject property but contain no plottable matters.
- ITEM 15 - Florida Power & Light Company Easement, Official Records Book 26141, Page 94, does not affect the subject property, shown off-site.
- ITEM 16 - Declaration of Restrictions, Instrument No. 113087486, as affected by Instrument No. 113136250, affect the subject property but contain no plottable matters.
- ITEM 17 - Not addressed, not a survey related matter.

KEY TO ABBREVIATIONS

- B.C.R. = Broward County Public Records
- C = Centerline
- ELEV. = Elevation
- I.D. = Identification
- INV. = Invert
- R = Radius
- Δ = Central Angle
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- O.R.B. = Official Records Book
- (P) = Per Record Plat
- P.B. = Plat Book
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- PVC = Polyvinyl Chloride
- PRM = Permanent Reference Monument
- PSM = Professional Surveyor & Mapper
- RCP = Reinforced Concrete Pipe
- R/W = Right-of-Way
- (S) = As Surveyed in the field
- TYP. = Typical
- W = With

FLOOD INSURANCE RATE MAP INFORMATION

Map No. 12011C0165 H
Community Name: City of Margate
Community No. 120047
Panel No. 0165
Suffix: H
Flood Zone: X / X
Base Flood Elevation: Area of 0.2% annual chance Flood / Area outside 0.2% annual chance Flood
Effective Date of Map: August 18, 2014

ADDRESS

NW 24th Street
Margate, Florida 33063

SURVEYOR'S NOTES

1. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
2. Dimensions shown are taken at the exposed areas of improvements, underground footers, foundations, utilities or other subsurface features are not located for the purposes of this survey.
3. Sun-Tech Engineering, Inc. reserves the right to utilize any and all information obtained in the preparation of this survey, including this map of survey, for any other purposes.
4. This drawing may not be reproduced in whole or in part without the permission of Sun-Tech Engineering, Inc. additions or deletions to the survey map by other than the signing party is prohibited without the written consent of the signing party.
5. This drawing is not valid without the signature and original raised seal of a Florida licensed surveyor and Mapper.
6. The certification contained herein is for the latest date of field survey or latest revision date, whichever applicable.
7. Some features shown hereon may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled measurements.
8. Sources of information used in the preparation of this Map of Survey are as follows:
A. Record Plat entitled "SHERMAN PLAT", Plat Book 144, page 26;
B. Boundary & ALTA/NSPS Land Title Survey prepared by Millman National Land Services, MSI Project No. 46165, Date of Map November 6, 2019 and marked Preliminary for Review Only.
9. The vertical accuracy of field measured control meets the applicable requirements of Chapter 61G17-6.003(1)(c). The vertical accuracy of the closed level loop obtained for this Survey is 0.005'. A maximum allowable error of accuracy for this survey is 0.05' times the square root of the distance of the level circuit in miles ($\sqrt{0.6391} = (0.7994 \times 0.05) = 0.040'$).
10. The basis of this survey is a legal description written by this office.
11. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional Regulation, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
12. The elevations shown hereon are based on North American Vertical Datum of 1988 (N.A.V.D. 88), and are relative to the following described Benchmark: Broward County Highway Construction & Engineering Division Benchmark Number 2391: "X" cut on concrete part of catch basin, approximately 0.3 mile West of Andrews Avenue, 2.2 feet South of south edge of pavement Copans Road, across from B & S Auto Parts 67 feet West of centerline of NW 16th Lane, Marked Elevation=14.502 National Geodetic Vertical Datum of 1929 (N.G.V.D. 29), Converted Elevation=12.93 North American Vertical Datum of 1988 (N.A.V.D. 88), to convert to N.A.V.D. 88, subtract 1.572.
13. The horizontal accuracy of field measured control meets the applicable requirements of Chapter 5J-17.052(15)(b)(ii). The accuracy obtained is 1:57,223 and is based on a closed geometric figure. The expected use of the property is Commercial/High Risk, mandating a maximum allowable error of closure of 1:10,000.
14. Sun-Tech Engineering, Inc. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Agriculture and Consumer Services, License No. LB.7019, pursuant to the provisions of Chapter 472, Florida Statutes.
15. This survey does not determine ownership of the subject property or its adjoiners. Ownership information, if shown, was obtained from a public record search of the Broward County Property Appraiser's Office.
16. The undersigned surveyor has been provided a copy of Commitments for Title Insurance issued by First American Title Insurance Company, effective date February 25, 2020 at 8:00 a.m., File No. NCS-976561-1-CH12. All plottable matters of a nature relating to the land survey of the subject property contained therein have been shown hereon. It is possible that there are additional recorded or unrecorded easements, deeds or encumbrances on the subject premises which are not shown and are unknown to the reviewing surveyor and are not shown hereon.
17. The purpose of this Map of Survey is to depict the results of a Boundary Survey pursuant to Chapter 5J-17.052(2) Florida Administrative Code. Uses inconsistent with its intended purpose are prohibited.
18. Contractual considerations and obligations between the surveyor and client may be addressed in the preparation of this survey. Underground utilities, if shown, were located based on markings provided by utilities location services and other sources of information. Underground footers, foundations or subterranean structures were not located for the purposes of this survey.
19. The bearings shown hereon are based on the record Plat and are relative to a southerly line of Tract "A", (Northerly Right-of-Way line of Copans Road), bearing South 61°50'58" West, the same being an established and monumented line (see survey).
20. The reviewing surveyor encountered no observable evidence of wetlands, nor was informed of any historic wetlands on the subject premises.
21. The vertical accuracy of field measured control meets the applicable Requirements of Chapter 5J-17.050(10)(k). The vertical accuracy of the closed level loop obtained is 0.01'. A maximum allowable error of accuracy for this survey is 0.05' times the square root of the distance of the level circuit in miles [$\sqrt{0.2282} \times 0.05 = 0.239'$].

SURVEYOR'S CERTIFICATE

The undersigned, being a registered surveyor of the State certifies to (i) Mullinax Ford South, Inc., a Florida Corporation, (ii) FR5355 Northwest 24 Street, LLC, a Delaware limited liability company and (iii) First American Title Insurance, as follows:

This map and the Survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements For ALTA/NSPS Land Title Surveys" jointly established and adopted by American Land Title Association and National Society of Professional Surveyors in 2016, and includes items 1, 3, 4, 5, 8, 11, 13, 14, 16, 17 and 18 of Table A thereof. Pursuant to Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Florida, the maximum Relative Positional Accuracy of this survey does not exceed that which is specified therein.

SUN-TECH ENGINEERING, INC.
Latest date of Field Survey: January 22, 2020

Donald L. Cooper Date: 6-8-2021
DONALD L. COOPER, P.S.M.
Professional Surveyor and Mapper
Florida Registration No. 6269

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com
Certificate of Auth. #7097LE 7019
Phone (954) 777-3123
Fax (954) 777-3114

Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors



| NO. | DATE | DESCRIPTION |
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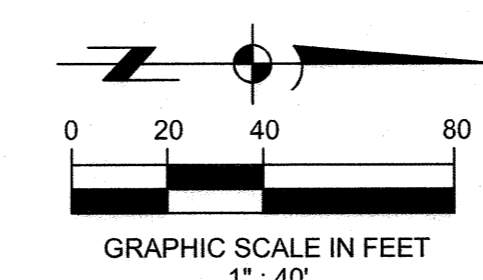
ALTA/NSPS LAND TITLE SURVEY
FIRST INDUSTRIAL REALTY TRUST, INC.
A PORTION OF TRACT "A", "SHERMAN PLAT"
(PLAT BOOK 144, PAGE 26, BROWARD COUNTY RECORDS)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:
VALENTINE

JOB NUMBER
19-3970

SCALE
1" = 40'

SHEET No.
SI



- TREE LEGEND**
- Buttonwood
 - Mahogany
 - Oak
 - Palm
 - Unknown
- KEY TO ABBREVIATIONS**
- B.C.R. = Broward County Public Records
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 - I.D. = Identification
 - INV. = Invert
 - R = Radius
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 - PSM = Professional Surveyor & Mapper
 - RCP = Reinforced Concrete Pipe
 - R/W = Right-of-Way
 - (S) = As Surveyed in the field
 - TYP. = Typical
 - W = With
- SYMBOLS LEGEND**
- AT&T Box
 - Cable Riser
 - Catch Basin
 - Check Valve
 - Clean Out
 - Concrete Light Pole
 - Concrete Utility Pole
 - Drainage Manhole
 - Electric Box
 - Electric Meter
 - Existing Elevation
 - Fiber Optic
 - Fire Hydrant
 - Guy Anchor
 - Irrigation Box
 - Metal Light Pole
 - Pedestrian Signal Pole
 - Post
 - Sanitary Sewer Manhole
 - Sign
 - Tactile Surface
 - Traffic Signal Box
 - Traffic Signal Pole
 - Water Valve
 - Wood Utility Pole
 - Wood Utility Pole w/Light
 - Underground Drainage
 - Underground Sanitary Sewer
 - Underground Water

TAX FOLIO NO. 484219280010
OWNER: MULLINAX FORD SOUTH INC.

TRACT "A"
"SHERMAN PLAT"
(P.B. 144, PG. 26 -B.C.R.)

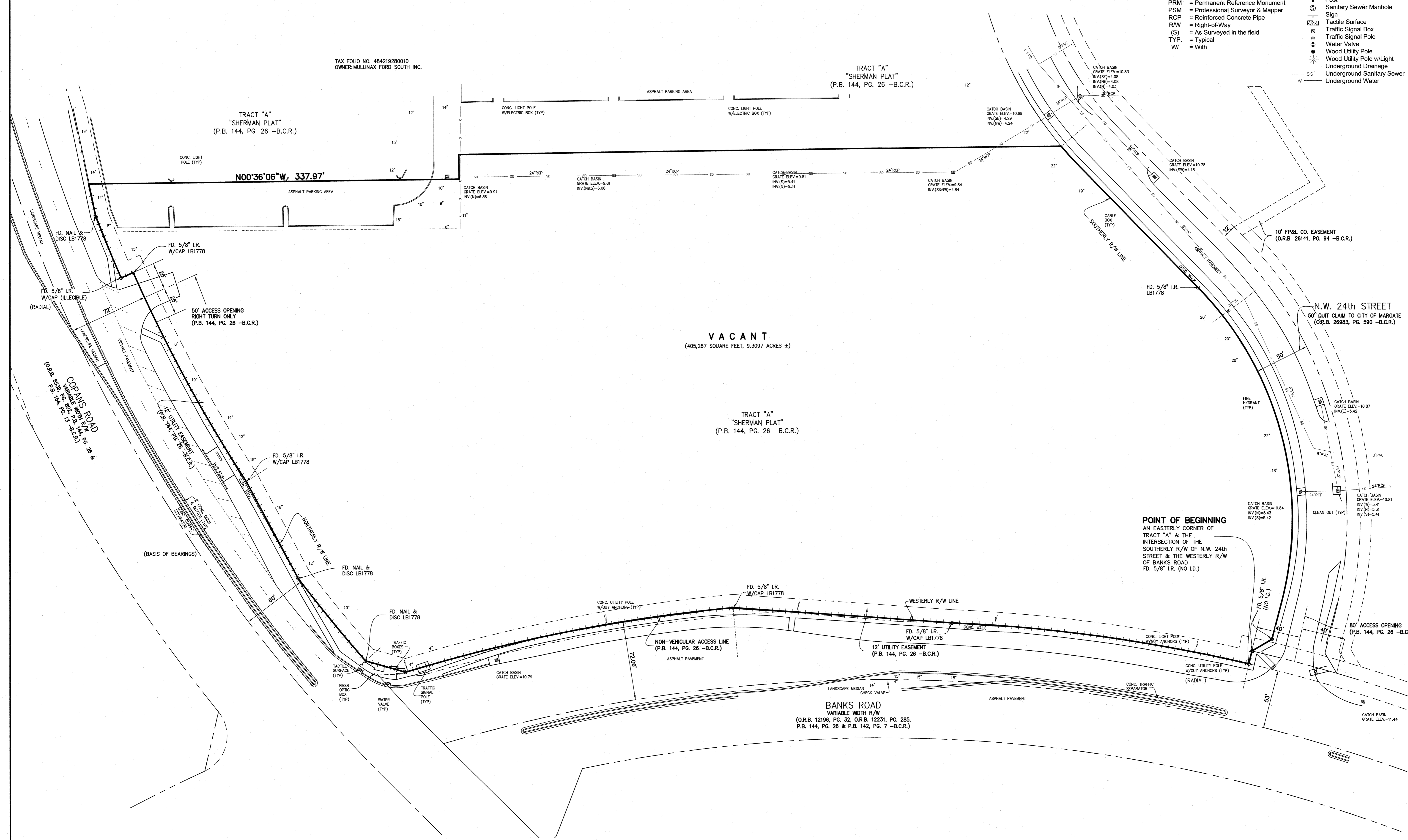
TRACT "A"
"SHERMAN PLAT"
(P.B. 144, PG. 26 -B.C.R.)

VACANT
(405,267 SQUARE FEET, 9.3097 ACRES ±)

TRACT "A"
"SHERMAN PLAT"
(P.B. 144, PG. 26 -B.C.R.)

POINT OF BEGINNING
AN EASTERLY CORNER OF
TRACT "A" & THE
INTERSECTION OF THE
SOUTHERLY R/W OF N.W. 24th
STREET & THE WESTERLY R/W
OF BANKS ROAD
FD. 5/8" I.R. (NO I.D.)

BANKS ROAD
VARIABLE WIDTH R/W
(O.R.B. 12198, PG. 32, O.R.B. 12231, PG. 285,
P.B. 144, PG. 26 & P.B. 142, PG. 7 -B.C.R.)



4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.sun-tech.com

Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

Certificate of Auth. #7097LE 7019
Phone (854) 777-3123
Fax (854) 777-3114

| NO. | DATE | DESCRIPTION |
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ALTA/NSPS LAND TITLE SURVEY
FIRST INDUSTRIAL REALTY TRUST, INC.
A PORTION OF TRACT "A", "SHERMAN PLAT"
(PLAT BOOK 144, PAGE 26, BROWARD COUNTY RECORDS)
CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA

DRAWN BY:
VALENTINE

JOB NUMBER
19-3970

SCALE
1" : 40'

SHEET No.
S2