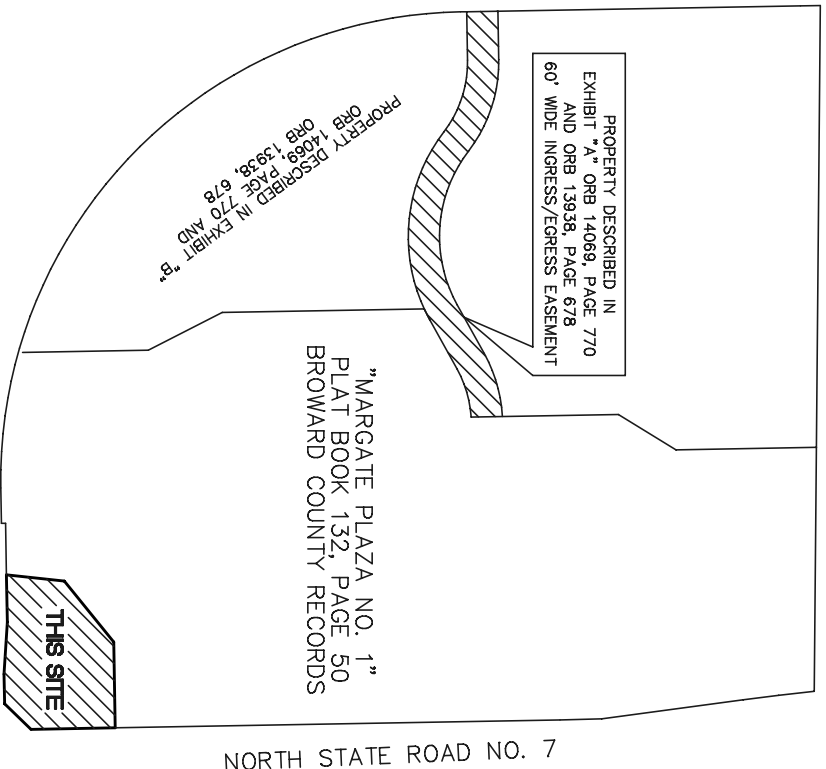
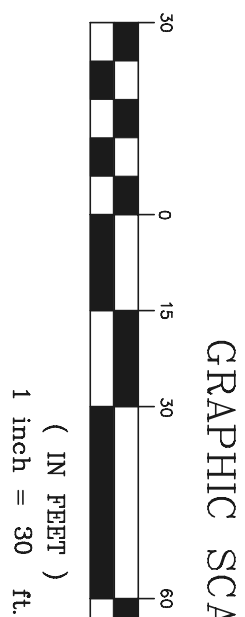




LOCATION SKETCH
NOT TO SCALE



CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE UNDER COMMITMENT ORDER NUMBER 4270750 EFFECTIVE DATE MAY 28, 2015 AT 1100 PM				
SCHEDULE B, SECTION II	INSTRUMENT NAME AND ORG/P/G	AFFECTS/NOT AFFECTS	PARCELS(S) NOT PLOTTED/	PLOTTED/ BLANKET
ITEM NUMBER			AFFECTED	
6	DECLARATION OF RESTRICTIONS--OR# 12606, PAGE 663	AFFECTS	I, II & III	NOT PLOTTED
7	DEVELOPER AGREEMENT--OR# 13426, PAGE 284	AFFECTS	I, II & III	NOT PLOTTED
8	DEVELOPER AGREEMENT--OR# 16006, PAGE 28	AFFECTS	I, II & III	NOT PLOTTED
8	CONCURRENT RIGHTS OF OTHERS--OR# 13948, PAGE 678	AFFECTS	I, II & III	SEE LOC. SKETCH
9	CONCURRENT RIGHTS OF OTHERS--OR# 14069, PAGE 770	AFFECTS	I, II & III	SEE LOC. SKETCH
9	PLAT OF MARQUET PLAZA NO. 1--PLAT BOOK 123, PAGE 50	AFFECTS	I & II	PLOTTED
10	DECLARATION OF COVENANTS FOR WATER MANAGEMENT--OR# 15071, PAGE 620	AFFECTS	I, II & III	BLANKET
10	ASSIGNMENT OF DEVELOPERS RIGHTS--OR# 16215, PAGE 314	AFFECTS	I, II & III	BLANKET
10	AGREEMENT--OR# 18009, PAGE 805	AFFECTS	I, II & III	BLANKET
10	AGREEMENT--OR# 19811, PAGE 880	AFFECTS	I, II & III	NOT PLOTTABLE
11	DECLARATION OF RESTRICTIVE COVENANTS--OR# 15536, PAGE 85	AFFECTS	I & II	BLANKET
12	DEC. OF REPROFAC. ESM/MTS/OPERATING AGREEMENT--OR# 15721, PAGE 657	AFFECTS	I & II	NOT PLOTTABLE
13	AGREEMENT--OR# 19811, PAGE 887	AFFECTS	I & II	NOT PLOTTABLE
13	DECLARATION OF RESTRICTIONS--OR# 16215, PAGE 316	AFFECTS	I & II	NOT PLOTTABLE
13	RESTRICTIVE COVENANT--OR# 19811, PAGE 867	AFFECTS	I & II	NOT PLOTTABLE

LEGAL DESCRIPTION:

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

A PARCEL OF LAND IN "MARGATE PLAZA NO. 1," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, AT PAGE 500, OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 07°09'34" WEST ALONG THE EASTERN LINE OF SAID PLAT 86.14 FEET; THENCE SOUTH 89°26'02" WEST ALONG THE STATE ROAD 150 E/W RIGHT-OF-WAY LINES FOR A DISTANCE OF 162.00 FEET; THENCE SOUTH 89°16'28" WEST A DISTANCE OF 165.00 FEET; THENCE SOUTH 89°10'16" WEST A DISTANCE OF 120.00 FEET; THENCE NORTH 88°59'26" EAST ALONG THE W/MY LINE OF NORTHWEST 3/16 SECTION 16, TOWNSHIP 24N, RANGE 30E, SECT. 16, NORTH 43°59'26" EAST, A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION DEDICATED AS RIGHT-OF-WAY AS SHOWN ON SAID PLAT COMMENCE AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; POINT LIVING ON THE SOUTHWEST LINE OF SAID PLAT, A DISTANCE OF 70.71 FEET FROM THE SOUTHWEST CORNER OF SAID PLAT; THENCE SOUTH 88°59'26" WEST FOR A DISTANCE OF 165.00 FEET; THENCE SOUTH 88°59'26" WEST FOR 97.00 FEET TO THE POINT OF BEGINNING "A";

THENCE SOUTH 88°59'26" WEST FOR 9.09 FEET; THENCE SOUTH 86°26'08" EAST FOR 100.32 FEET TO THE POINT OF BEGINNING "A".

PARCEL II:

EASEMENTS FOR THE BENEFIT OF PARCEL I, AS CREATED BY DECLARATION OF CONVEYANCES, ARE HEREBY CONFIRMED AND EXTENDED TO THE DATE OF 1988 IN OFFICIAL RECORDS BOOK 15272, PAGE 65, FOR THE PURPOSES DESCRIBED IN THAT AGREEMENT OVER, UNDER AND ACROSS THE LAND DISCLOSED HEREIN SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARTIAL II: FOR THE WATER MANAGEMENT DATED DECEMBER 10, 1987, AND FILED IN OFFICIAL RECORDS BOOK 15071, PAGE 620, AS AFFECTED BY ASSIGNMENT OF DEVELOPERS RIGHTS FILED IN OFFICIAL RECORDS BOOK 16023, UNDER CASE #40908, THE PURCHASE CONTRACT IS DISSENTED WITH AGREEMENT SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 15987, PAGE 800, AND DECEMBER 22, 1990, IN OFFICIAL RECORDS BOOK 18709, PAGE 800, AND MAY 1991, PLAT 880, BOTH OF WHICH ARE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA.

NOTICE

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

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

STANDARD EXCEPTION, NO COMMENT

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

STANDARD EXCEPTION, NO COMMENT

3. STANDARD EXCEPTIONS:

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

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.

C. ANY LENS, OR RIGHT TO A LENS, FOR SERVICES, LABOR, OR MATERIALS, HEREONTO OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.

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

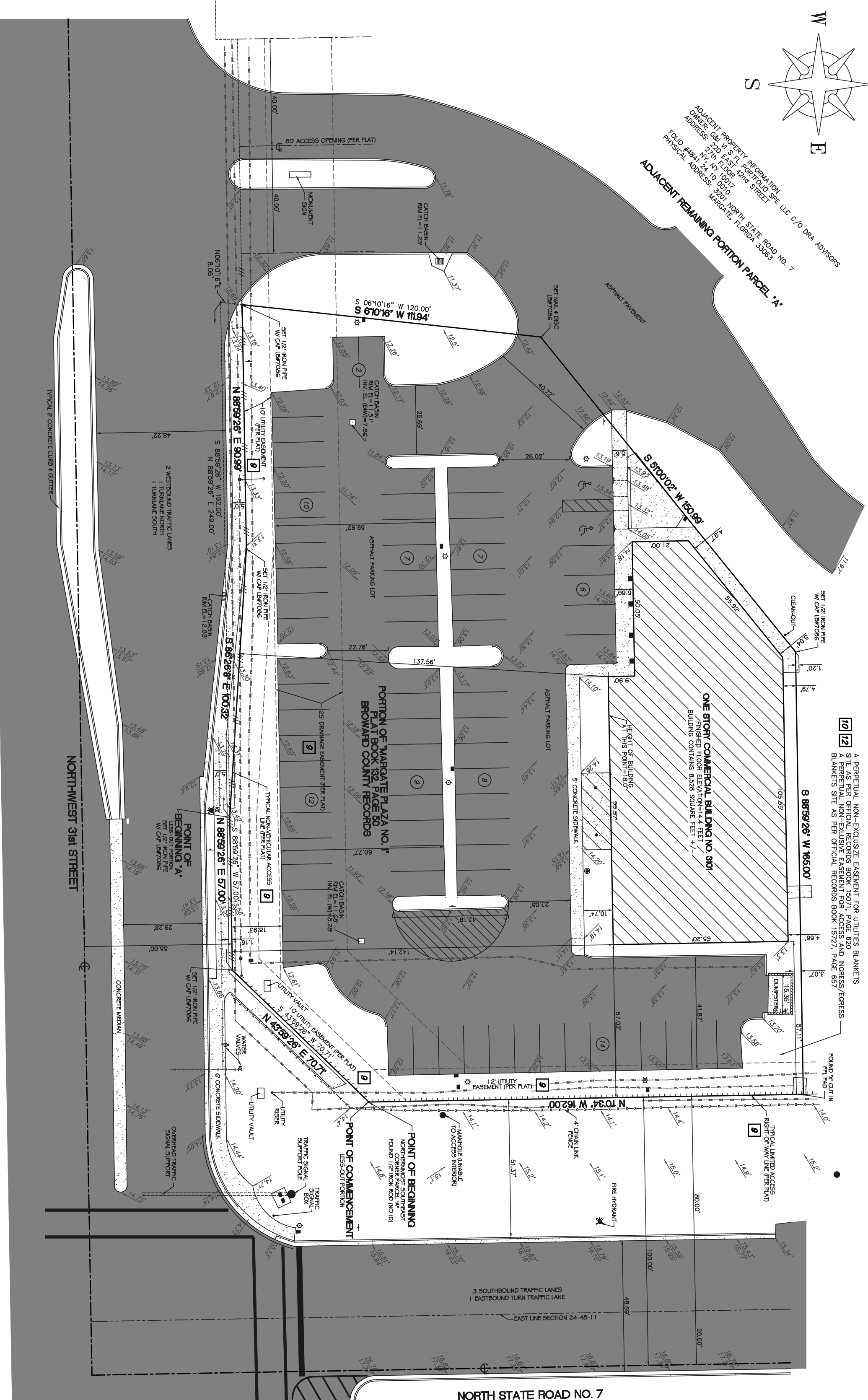
STANDARD EXCEPTIONS, NO COMMENT

4. INTENTIONALLY DELETED

NO COMMENT

NOTES

1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BASED ON BROWARD COUNTY BENCHMARK NO. 2556, ELEVATION = 12.848 FEET.
2. UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCLOSACHMENTS NOT LOCATED OR SHOWN.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A" BEING NORTH 07°03'44" WEST. (AS PER RECORD PLAT)
4. ROOF OVERHANG NOT LOCATED OTHERWISE SHOWN.
5. LANDS SHOWN HEREON CONTAINING 53,189 SQUARE FEET, 1.9221 ACRES, MORE OR LESS.
6. THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION, CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
8. THIS SITE LIES IN SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
9. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
10. ~~10. --- DENOTES OVERHEAD WIRES.~~
11. ~~11. --- DENOTES EXISTING GRADE ELEVATION.~~
12. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED IN THE FIELD BY SUNSHINE STATE ONE CALL. CONTACT NUMBERS 070305435 (SR 7) AND 070305471 (NORTH 31ST ST).
13. AS PER THE CITY OF MARGATE, THIS SITE IN ZONED B-2 (COMMUNITY BUSINESS DISTRICT)
14. AS PER BROWARD COUNTY, LAND USE=(71) TRANSIT ORIENTED CORRIDOR.
15. AS PER MUNICODEN.COM THE FOLLOWING SETBACKS APPLY.
- A. STREET YARD SETBACKS--THE MINIMUM SETBACK FROM ALL STREETS SHALL BE 25 FEET IN DEPTH EXCEPT WHERE A GREATER SETBACK IS REQUIRED UNDER ANOTHER PROVISION OF THIS CODE.
- B. SIDE YARD SETBACKS--AUTING NON-RESIDENTIAL ZONED PROPERTY=ZERO (0) FEET.
- C. REAR YARD SETBACKS--AUTING NON-RESIDENTIAL ZONED PROPERTY=TWENTY (20) FEET.
- D. NO BUILDING SHALL BE ERRECTED OR ALTERED TO A HEIGHT EXCEEDING ONE HUNDRED (100) FEET.
16. SITE SHOWN HEREON CONTAINS 76 TOTAL PARKING SPACES, 2 OF WHICH ARE DESIGNATED AS HAND-CAR
17. AS PER ITEM #16 OF ALTA TABLE A, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
18. AS PER ITEM #17 OF ALTA TABLE A, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
19. CONCRETE ALONG NORTH LINE ENCROACHES INTO DULACRE NORTH SITE.



**KERI
LAND
SURVEYING**

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

C4 MOLIOR, LLC
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063

NO.	DATE	REVISION COMMENT
1		
2		
3		
4	6-12-13	LEGAL AND CERTIFICATION REVISED AS PER ATTORNEY COMMENTS
5	6-14-13	COMMITMENT DATE REVISED, REVISED NOTICE SECTION PER ATTORNEY COMMENTS
6	6-04-13	ATTORNEY COMMENTS ADDRESSED
7	5-21-13	LEGAL REVISED TO INCLUDE LESS-OUT, TITLE COMMITMENT DATES ADDED
1	5-18-13	ATTORNEY COMMENTS ADDRESSED

ALTA/ACSM SURVEY

CERTIFICATION:

[illegible]

FLOOD INFORMATION

CLIENT: C4 MOLIOR, LLC
PROJECT NO.: 18723, 18908
SURVEY DATE: APRIL 4, 2018
301 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063
SCALE: 1"=30'
FILE: C4 MOLIOR, LLC

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OF 1