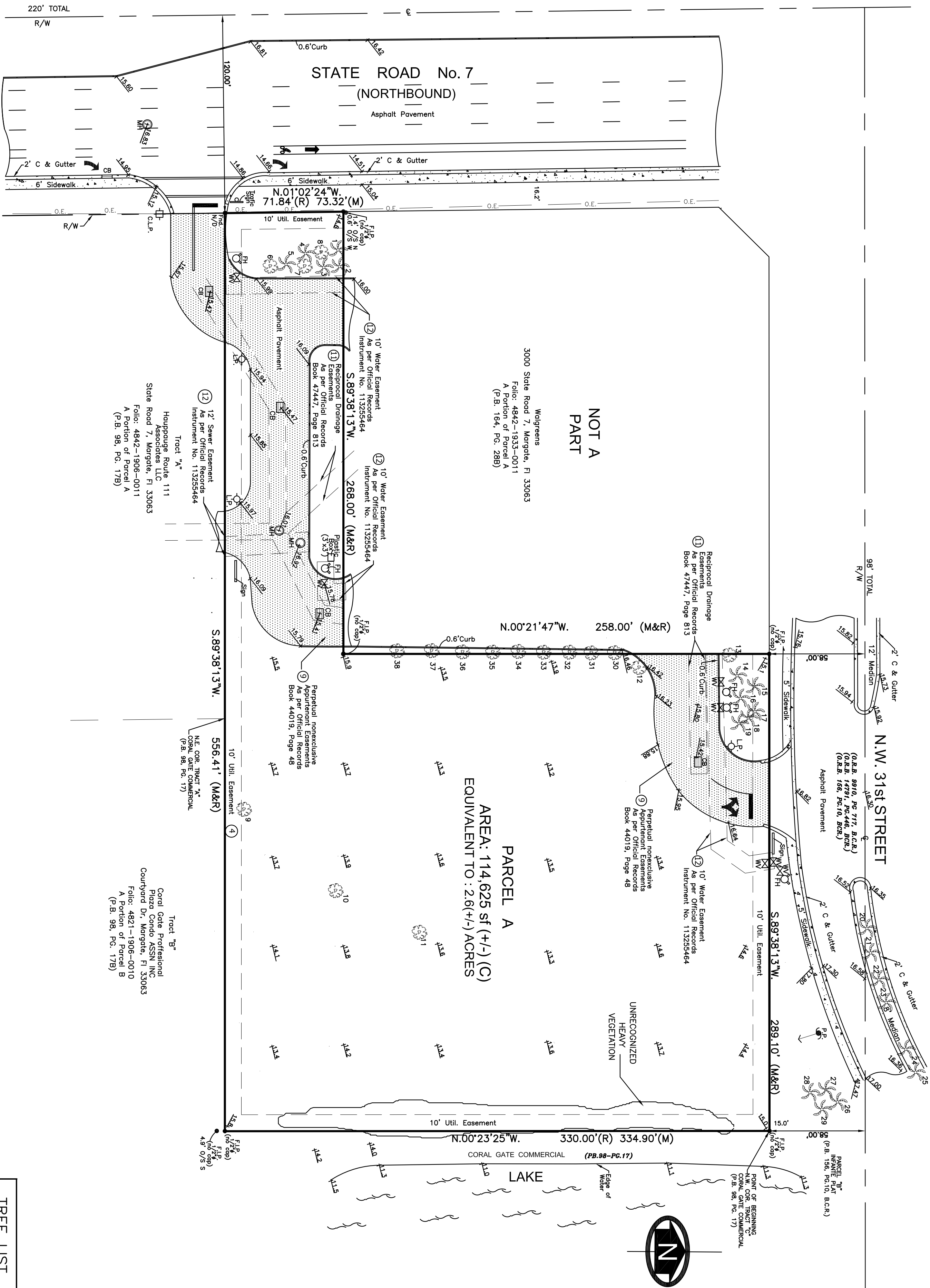
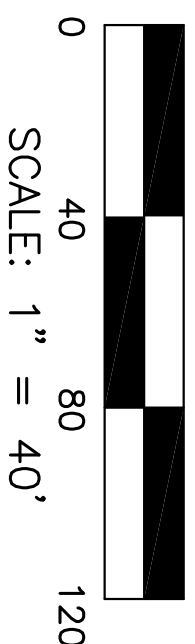


ALTA/ACSM LAND TITLE SURVEY
SKETCH OF BOUNDARY SURVEY



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	KOELBUTERIA TOMSONA	0.7'	25'	25"
12	ALEXANDER LAUREL	GALLOPHYLLUM 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	ARECATHURUM ROMANOFFIANUM	1.2'	30'	15"
30-34	ALEXANDER LAUREL	GALLOPHYLLUM INOPHYLLUM	0.6'	25'	18"

Utility Companies:
City of Hialeah Water and Sewer (954) 891-3289
Florida Power and Light Co. (954) 797-5000
Bell South Telephone Company 1-800-753-0710
City of Hialeah (954) 972-6454

TABLE A ITEMS:

- 6a Primary Zone
UNKNOWN
7c BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASURED.
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

LEGEND:
BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
WOODEN LINK FENCE
WOOD RECKDOCK
HANDICAP SPACE
ESSENTIAL SPACE
WATER VALVE
ROOFTOP AIRS
WATER METER
WATER EDGE OF (WATER)
ELECTRIC BOX
CONC. POWER POLE
CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
ESSENTIAL SPACE
WATER VALVE
ROOFTOP AIRS
WATER METER
WATER EDGE OF (WATER)
ELECTRIC BOX
CONC. POWER POLE

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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 standard 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.

1. 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 51-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

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

ORDER No.
16-348
SHEET No.
1

WHEAT CAPITAL MANAGEMENT, LLC.

FOR: WHEAT CAPITAL MANAGEMENT, LLC.
SCALE: 1"=40'
DATE: 3/28/16

DESIGNED BY: EP
APPROVED BY: EP

DRAWN BY: D.G.
FIELD BOOK No.

CHECKED BY: EP
PAGE No.

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

9370 S.W. 72nd Street, Suite A-102
MIAMI, FLORIDA 33173
PH: (305) 598-5101
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

REVISED

SCALE: 1" = 40'



LEGAL DESCRIPTION	EXHIBIT "A"

Parcel 7A of ALEXANDER PLAT, according to the plat thereof as recorded in Plat Book 164, Page 26, of the Public Records of Broward County, Florida.

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 easterly corner, Northwest corner of said Parcel A, thence North 44°17'52" East along the easterly non-vehicular access line shown on said plat a distance of 12.65 feet, thence North 89°30'13" 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 758.00 feet, thence South 89°38'1" West 268.00 feet to a point on the West line of said Parcel A, thence North 1°02'24" West along said West line (said line also being aforesaid non-vehicular access line) a distance of 116.14 feet, thence North 10°02'23" West along said West line and non-vehicular access a distance of 111.40 feet to the Northwest corner of said lands lying in the City of Longridge, Broward County, Florida.

A photograph of a grassy field with a paved road in the foreground and a line of trees in the background under a blue sky with white clouds. The image is oriented horizontally on the page.

[illegible][illegible]

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

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 ON N/A FEET (NGVD)

- ② LAND AREA OF SUBJECT PROPERTY: 114.747/(-+/-) SQ FT AS PER OFFICIAL RECORDS / 114.425 (+/-) SQ FT (C)
- ③ SHOW 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 (MAD 88)
- ⑤ BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.1°02'24"W., BEING THE RECORDED BEARING FOR THE CENTLINE 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.

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 51-07 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.

THESE ARE NOT VISIBLE ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, 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 1/2 FOOT FOR NATURAL GROUND SURFACES AND 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 5-17.2062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL STAMPED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND CHAPTER OF RECORD.

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

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

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9370 S.W. 72nd Street, Suite A-102
MIAMI, FLORIDA, 33173
PH: (305) 598-5101
FAX: (305) 598-8627
WEB: ASOMIAMI.COM

FOR: WHEAT CAPITAL MANAGEMENT, LLC.	
SCALE: 1"=40'	DESIGNED BY: E.P.
DATE: 4/08/16	APPROVED BY: E.P.

DRAWN BY: T.P.	CHECKED BY: E.P.
FIELD BOOK No.	PAGE No. 1

ORDER NO.
16-348

SHEET NO.
1

1