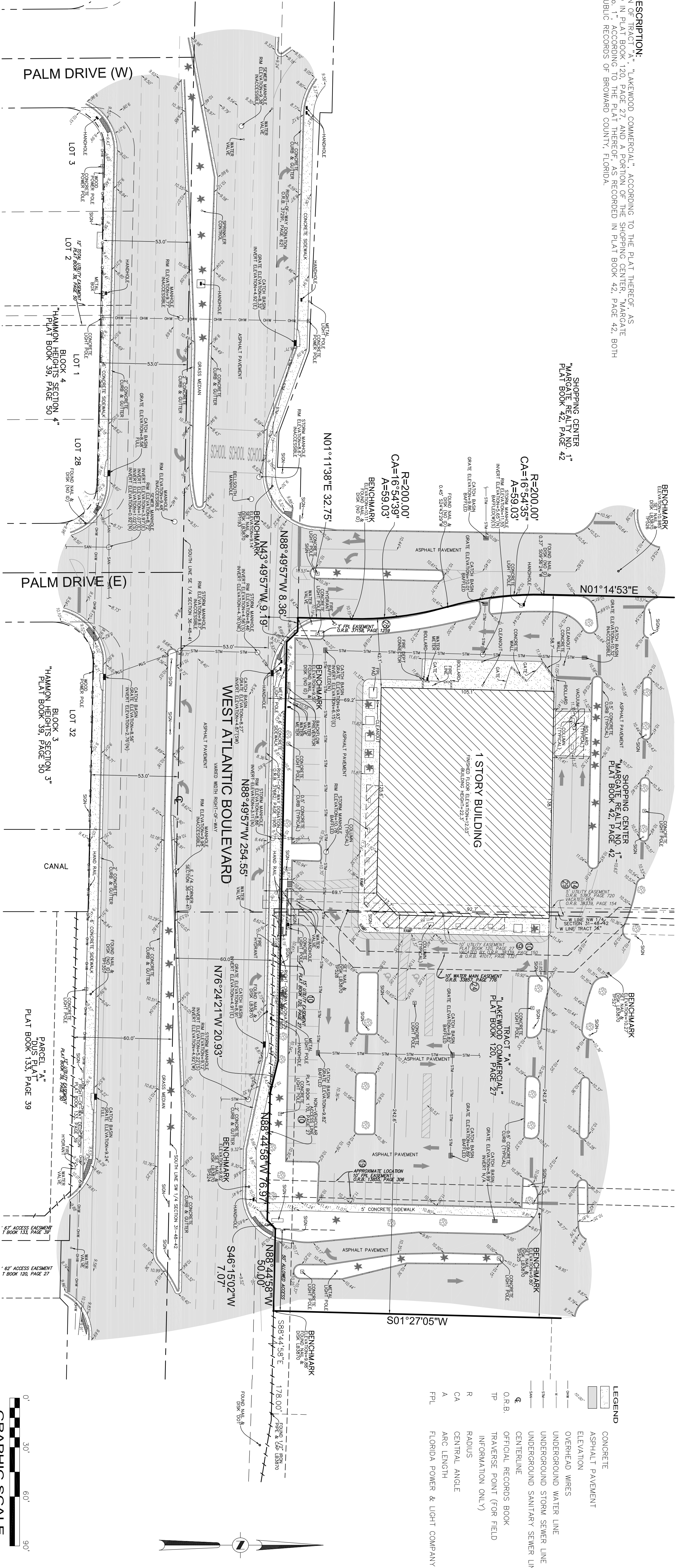


LEGAL DESCRIPTION: "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF THE SHOPPING CENTER, "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED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



- NOTES:**
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1439; ELEVATION: 14.984 FEET.
 - FLOOD ZONE: BASE FLOOD ELEVATION: NONE. LABEL #120047.0355H. PLAT DATE 6/18/14.
 - THIS SURVEY WAS PREPARED FOR THE PURPOSE OF RECORDING THE EASEMENTS AND ENCROACHMENTS SHOWN HEREON.
 - BEARINGS ARE BASED ON THE NORTH, RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD BEING 88.544587°.
 - 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.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THOMAS ENGINEERING GROUP, CUMBERLAND FARMS INC., A DELAWARE CORPORATION; FIRST AMERICAN TITLE INSURANCE COMPANY.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE. FILE NO. NCS-753117-H0U1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 22, 2015 AT 8:00 A.M.
- 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: MATTERS IN PLAT BOOK 42, PAGE 42, AS AFFECTED BY RESOLUTION NO. 2005-828 IN O.R.B. 41017, PAGE 1321 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM 8: MATTERS IN PLAT BOOK 120, PAGE 27, AS AFFECTED BY SURVEYOR AFFIDAVIT IN O.R.B. 12387, PAGE 177, AS FURTHER AFFECTED BY RESOLUTION NO. 15706, PAGE 334, AS FURTHER AFFECTED BY RESOLUTION NO. 2005-828 IN O.R.B. 41017, PAGE 1321 AFFECT THIS SITE AS DEPICTED HEREON.
- ITEM 11: EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 2490, PAGE 754 DOES NOT AFFECT THIS SITE.
- ITEM 12: WATER AND SEWER SERVICE AGREEMENT IN O.R.B. 4329, PAGE 124, AS AFFECTED BY AMENDMENT IN O.R.B. 4673, PAGE 844; AS FURTHER AFFECTED BY ADDENDUM IN O.R.B. 11858, PAGE 26; AS FURTHER AFFECTED BY ADDENDUM IN O.R.B. 11857, PAGE 965 AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 12030, PAGE 730; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 36097, PAGE 531 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 26: AS FURTHER AFFECTED BY ADDENDUM IN O.R.B. 11857, PAGE 965 AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 12030, PAGE 730; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 36097, PAGE 531 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 26: ASSIGNMENT IN O.R.B. 15441, PAGE 512, AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 11857, PAGE 965 AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 12030, PAGE 730; AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 36097, PAGE 531 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 26: ASSIGNMENT IN O.R.B. 28018, PAGE 749 DO NOT AFFECT THIS SITE.
- ITEM 14: EASEMENT IN O.R.B. 5787, PAGE 720 AFFECTS THIS SITE BUT HAS BEEN VACATED AS DEPICTED HEREON.
- ITEM 15: DECLARATION IN O.R.B. 6249, PAGE 478 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 IN O.R.B. 7226, PAGE 316, AS AFFECTED BY O.R.B. 31710, PAGE 1653 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 18: DECLARATION 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 19: EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT IN O.R.B. 13855, PAGE 306 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 20: COVENANTS, CONDITIONS, AND RESTRICTIONS, IN WARRANTY DEED IN O.R.B. 15368, PAGE 624, AS AFFECTED BY ASSIGNMENT IN O.R.B. 41596, PAGE 139, AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 48845, PAGE 116, AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 50051, PAGE 1766 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 21: COVENANTS, CONDITIONS, AND RESTRICTIONS, IN WARRANTY DEED IN O.R.B. 15368, PAGE 624, AS AFFECTED BY ASSIGNMENT IN O.R.B. 41596, PAGE 139, AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 48845, PAGE 116, AS FURTHER AFFECTED BY ASSIGNMENT IN O.R.B. 50051, PAGE 1766 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. 32017, PAGE 1978 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. 32669, PAGE 1759, AS AFFECTED BY CONSENT IN O.R.B. 36097, PAGE 529 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 24: GRANT OF EASEMENT IN O.R.B. 33867, PAGE 776 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 25: DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS IN O.R.B. 36097, PAGE 505, AS AFFECTED BY FIRST AMENDMENT IN O.R.B. 41494, PAGE 1999 AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
- ITEM 26: MORTGAGE AND SECURITY AGREEMENT IN O.R.B. 37010, PAGE 340; AS AFFECTED BY ASSUMPTION AND RAIFICATION 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. 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 27: ASSIGNMENT OF LEASES, RENTS AND PROFITS IN O.R.B. 37010, PAGE 379, AS AFFECTED BY ASSIGNMENT AND MODIFICATION OF MORTGAGE AND SECURITY AGREEMENT AND OTHER LOAN DOCUMENTS 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 28: RESOLUTION IN O.R.B. 38339, PAGE 154 AFFECTS THIS SITE AS DEPICTED HEREON.
- ITEM 30: 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 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: UCC 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 MEMORANDUM OF LEASE IN O.R.B. 49645, PAGE 365 DO NOT AFFECT THIS SITE.
- ITEM 36: NOT ADDRESSED.
- THE PROPERTY DEPICTED 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 SJ-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 LS2691
D BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
STATE OF FLORIDA

PROPOSED			CUMBERLAND FARMS SITE		
MARGATE, BROWARD COUNTY, FLORIDA 33063			5485 WEST ATLANTIC BOULEVARD		
1	2	3	1	2	3
NO.	DATE	REVISIONS	NO.	DATE	REVISIONS
1	12/12/16	REVIEW TITLE COMMITMENT	1	12/12/16	REVIEW TITLE COMMITMENT
2	12/12/16	TOPOGRAPHIC SURVEY - 12/15/16	2	12/12/16	TOPOGRAPHIC SURVEY - 12/15/16
3	12/12/16	REVISIONS	3	12/12/16	REVISIONS
4	12/12/16	REVISIONS	4	12/12/16	REVISIONS

TOPOGRAPHIC SURVEY

PULICE LAND SURVEYORS, INC.

6381 NOB HILL ROAD

SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777

FAK: (954) 572-1778

E-MAIL: survey@pulicesurveyors.com

CERTIFICATE OF AUTHORIZATION LB4570

FILE: THOMAS ENGINEERING GROUP

ORDER NO. 61129

DRAWN BY: J.F.P.

CHECKED BY: J.F.P.

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