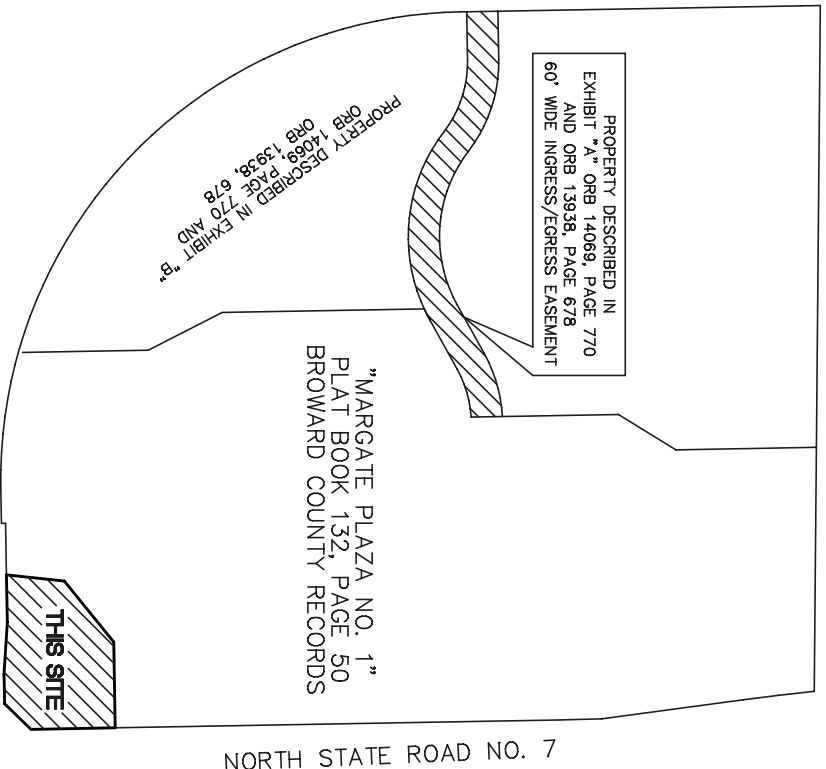
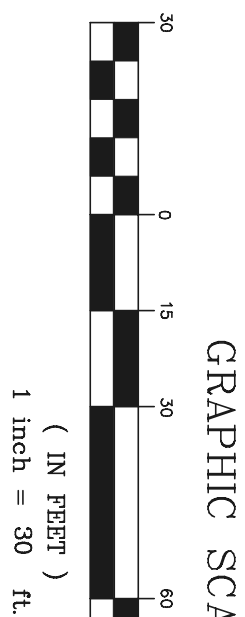




LOCATION SKETCH
NOT TO SCALE



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

A PARCEL OF LAND IN MARSHWATER, FLORIDA, ACCORDING TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING SITUATE IN THE NORTHWEST CORNER OF SAID PLAT, THENCE SOUTH 89°59'20" WEST, OF A DISTANCE OF 165.00 FEET, THENCE SOUTH 51°07'02" WEST, OF A DISTANCE OF 165.00 FEET, THENCE SOUTH 51°07'02" WEST, OF A DISTANCE OF 165.00 FEET, THENCE NORTH 88°59'20" EAST, OF A DISTANCE OF 120.00 FEET, THENCE NORTH 88°59'20" EAST, ALONG THE SOUTHERLY LINE OF SAID PLAT, OF A DISTANCE OF 248.00 FEET, THENCE ALONG THE NORTHEAST CORNER OF SAID PLAT, OF A DISTANCE OF 70.71 FEET, THENCE BEGGINING.

LESS THAT PORTION DEDICATED AS RIGHT-OF-WAY AS SHOWN ON SAID PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE SOUTH 43°59'25" WEST FOR A DISTANCE OF 70.71 FEET TO A POINT LING ON THE SOUTH LINE OF SAID PLAT; THENCE SOUTH 88°59'20" WEST FOR 97.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°59'20" WEST, OF A DISTANCE OF 165.00 FEET, THENCE NORTH 88°59'20" EAST, OF A DISTANCE OF 120.00 FEET, THENCE NORTH 88°59'20" EAST, ALONG THE SOUTHERLY LINE OF SAID PLAT, OF A DISTANCE OF 248.00 FEET, THENCE ALONG THE NORTHEAST CORNER OF SAID PLAT, OF A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING.

26'08" EAST FOR 100.32 FEET TO THE POINT OF BEGINNING "A".

EXEMPT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF RECROIPAL AGREEMENT DATED DECEMBER 28, 1992, AND ASSIGNED TO DEVELOPERS RIGHTS FILED IN OFFICIAL RECORDS BOOK 1988 IN OFFICIAL RECORDS BOOK 15727, PAGE 657, FOR THE PURPOSES DESCRIBED IN THAT AGREEMENT OVER AND UNDER AND ACROSS THE LAND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE AGREEMENT RECORDED ON SEPTEMBER 28, 1992 IN OFFICIAL RECORDS BOOK 1991 IN OFFICIAL RECORDS BOOK 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXEMPT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF RECROIPAL AGREEMENT DATED DECEMBER 28, 1992, AND ASSIGNED TO DEVELOPERS RIGHTS FILED IN OFFICIAL RECORDS BOOK 1988 IN OFFICIAL RECORDS BOOK 15727, PAGE 657, FOR THE PURPOSES DESCRIBED IN THAT AGREEMENT OVER AND UNDER AND ACROSS THE LAND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE AGREEMENT RECORDED ON SEPTEMBER 28, 1992 IN OFFICIAL RECORDS BOOK 1991 IN OFFICIAL RECORDS BOOK 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

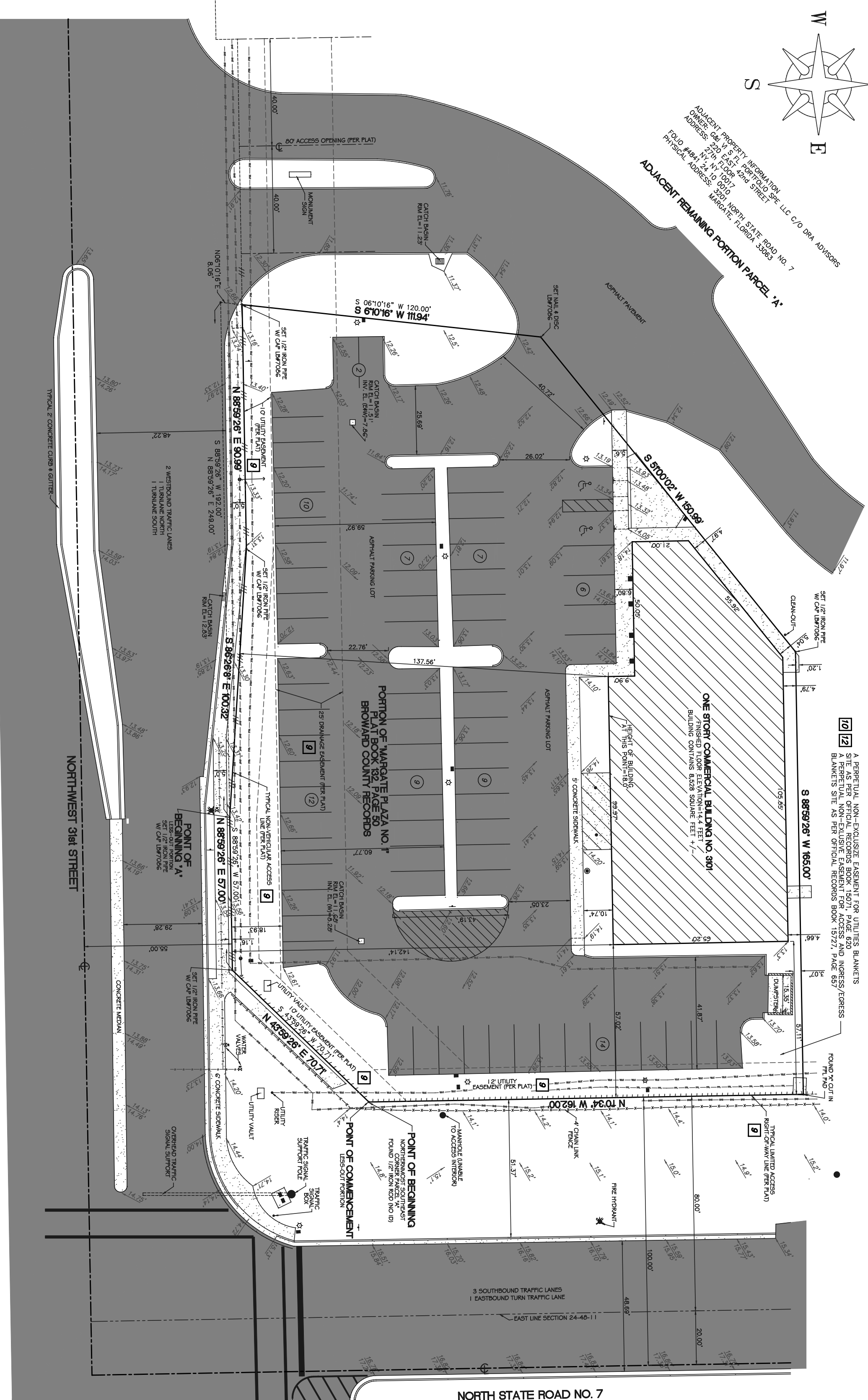
EXEMPT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY DECLARATION OF RECROIPAL AGREEMENT DATED DECEMBER 28, 1992, AND ASSIGNED TO DEVELOPERS RIGHTS FILED IN OFFICIAL RECORDS BOOK 1988 IN OFFICIAL RECORDS BOOK 15727, PAGE 657, FOR THE PURPOSES DESCRIBED IN THAT AGREEMENT OVER AND UNDER AND ACROSS THE LAND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE AGREEMENT RECORDED ON SEPTEMBER 28, 1992 IN OFFICIAL RECORDS BOOK 1991 IN OFFICIAL RECORDS BOOK 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTICE:

1. DEFECTS, LENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, INCLUDING BUT NOT LIMITED TO, THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMENT. 2. TAXES AND ASSESSMENTS FOR THE YEAR 2013 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. 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 ACCURATE SURVEY OF THE LAND. B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY MATERIALS, HEREON OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. C. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LENS IN THE PUBLIC RECORDS. STANDARD EXCEPTIONS, NO COMMENT 4. INTENTIONALLY DELETED NO COMMENT	THE SURVEY/SHOW HEREON WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 4270750) THAT AN EFFECTIVE DATE OF MAY 28, 2013 WAS ASSIGNED TO THE RECORD. RECORD B II WERE REVIEWED AND SHOWN HEREON WHEN APPLICABLE.
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NOTES

1. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BASED ON BROWARD COUNTY BENCHMARK NO. 2566, ELEVATION = 12848 FEET.
2. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS NOT LOCATED OR SHOWN.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A", BEING NORTH 01°00'34" WEST. (AS PER RECORD PLAT)
4. ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
5. LANDS SHOWN HEREON CONTAINING 53,189 SQUARE FEET, (1,2211 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. ~~--- --~~ --- -- DENOTES OVERHEAD WIRES.
11. ~~--- --~~ --- -- DENOTES EXISTING GRADE ELEVATION.
12. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED IN THE FIELD BY SUNSHINE STATE ONE CALL. TICKET NUMBERS 070305435 (SR 7) AND 070305471 (NW 31ST).
13. AS PER THE CITY OF MARGATE, THIS SITE IN ZONED B-2 (COMMUNITY BUSINESS DISTRICT)
14. AS PER BROWARD COUNTY, COUNTRY LAND USE=(71) TRANSIT ORIENTED CORRIDOR.
15. AS PER MUNICODE.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--ABUTTING NON-RESIDENTIAL ZONED PROPERTY=ZERO (0) FEET.
- C. REAR YARD SETBACKS--ABUTTING NON-RESIDENTIAL ZONED PROPERTY=TWENTY (20) FEET.
- D. NO BUILDING SHALL BE ERECTED 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-CAP.
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 ENCLOSES INTO BOLLACENT 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**

G4 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	6-12-13	
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ALTA/ACSM SURVEY

CERTIFICATION:

[illegible]

FLOOD INFORMATION

PAGE
OF 1

CLIENT: C4 MOLIOR, LLC
PROJECT NO: 18723, 18908
SURVEY DATE: APRIL 4, 2013
3101 NORTH STATE ROAD 7
MARGATE, FLORIDA 33063
SCALE: 1"=30'
FILE: C4 MOLIOR, LLC