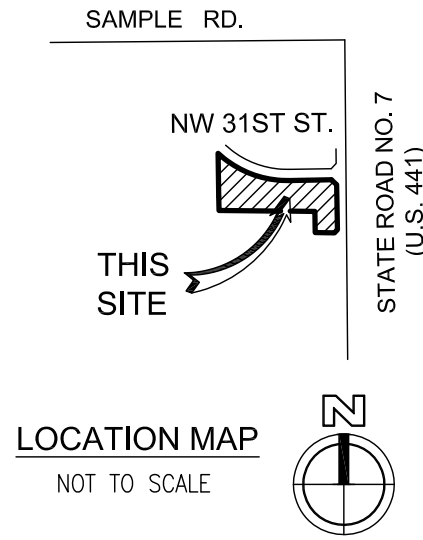
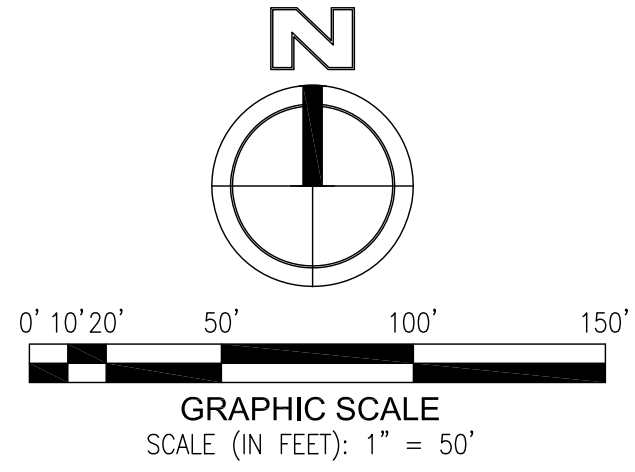


| TITLE POLICY TABLE (ADDITIONAL EASEMENTS)                                                             |                                                      |                                              |                                                   |         |
|-------------------------------------------------------------------------------------------------------|------------------------------------------------------|----------------------------------------------|---------------------------------------------------|---------|
| FIRST AMERICAN TITLE INSURANCE COMPANY<br>POLICY NO.: 501312-0299040E<br>1/8/15EFFECTIVE DATE: 1/8/15 |                                                      |                                              | ITEMS LISTED ARE PER<br>CONSTRUCTION LOAN UPDATES |         |
| TYPE OF INSTRUMENT                                                                                    | DESCRIPTION                                          | RECORDING DATA                               | AFFECTS<br>PARCEL                                 | PLOTTED |
| EASEMENT AGREEMENT                                                                                    | PRIVATE UTILITY EASEMENT                             | O.R.B. 51338, PG. 1965<br>(INST. #112712811) | YES                                               | YES     |
| ASSIGNMENT OF EASEMENT                                                                                | ASSIGNMENT OF UTILITY EASEMENT TO<br>CITY OF MARGATE | INST. #112736911                             | YES                                               | YES     |
| GRANT OF EASEMENT                                                                                     | BLANKET COMCAST EASEMENT                             | INST. #112807551                             | YES                                               | NO      |
| UNDERGROUND EASEMENT                                                                                  | FPL EASEMENT                                         | INST. 113159745                              | YES                                               | YES*    |

\* THERE ARE ERRORS IN THE DESCRIPTION OF THE FPL EASEMENT AS RECORDED. SHOWN  
HEREON IS OUR BEST INTERPRETATION OF THE INTENT OF THE LOCATION.



#### ABBREVIATIONS:

|       |                                  |
|-------|----------------------------------|
| A/C   | = ARC LENGTH                     |
| ALUM  | = AIR CONDITIONER                |
| ALUM  | = ALUMINUM                       |
| ANC   | = ANCHOR                         |
| BOP   | = BROWARD COUNTY RECORDS         |
| BOT   | = BOTTOM                         |
| BRKN  | = BROKEN                         |
| CB    | = CALCULATED                     |
| CB    | = CATCH BASIN                    |
| CBS   | = CONCRETE BLOCK & STUCCO        |
| CLF   | = CHAIN LINK FENCE               |
| CMH   | = CORRUGATED METAL PIPE          |
| CONC  | = CONCRETE                       |
| D     | = DELTA (CENTRAL ANGLE)          |
| (D)   | = DEED                           |
| DE    | = DRAINAGE EASEMENT              |
| ELEV  | = ELECTRICAL HAND HOLE           |
| ELEV  | = ELEVATION                      |
| FF    | = FINISHED FLOOR                 |
| FIP   | = FOUND IRON PIPE                |
| FIR/C | = FOUND IRON ROD W/CAP           |
| FIR   | = FOUND IRON ROD                 |
| FNC   | = FENCE                          |
| FND   | = FOUND                          |
| ICV   | = IRRIGATION CONTROL VALVE       |
| INV   | = INVERT                         |
| LB    | = LANDSCAPE BUFFER               |
| MLP   | = METAL LIGHT POLE               |
| MON   | = MONUMENT                       |
| N/D   | = NAIL AND DISC                  |
| PB    | = PLAT BOOK                      |
| PLS   | = PROFESSIONAL LAND SURVEYOR     |
| PBCR  | = PALM BEACH COUNTY RECORDS      |
| PC    | = PALM BEACH COUNTY RECORDS      |
| R     | = RADIUS                         |
| R/W   | = RIGHT-OF-WAY                   |
| SIR/C | = SET 1/2" IRON ROD W/CAP LB7924 |
| SMH   | = SANITARY SEWER MANHOLE         |
| SN/D  | = SET NAIL & DISC LB7924         |
| SQ    | = SQUARE                         |
| STY   | = STORY                          |
| S/W   | = SUBMERGED                      |
| TRANS | = TRANSFORMER                    |
| TSP   | = TRAFFIC SIGNAL POLE            |
| UE    | = UTILITY EASEMENT               |
| WD    | = WOOD                           |
| WV    | = WATER VALVE                    |

#### LEGEND:

|                           |                           |
|---------------------------|---------------------------|
| BACKFLOW PREVENTER        | BACKFLOW PREVENTER        |
| BOLLARD                   | BOLLARD                   |
| CABLE BOX                 | CABLE BOX                 |
| CATCH BASIN               | CATCH BASIN               |
| CENTERLINE                | CENTERLINE                |
| CLEANOUT                  | CLEANOUT                  |
| ELECTRIC METER            | ELECTRIC METER            |
| ELEVATION                 | ELEVATION                 |
| FIRE HYDRANT              | FIRE HYDRANT              |
| MANHOLE, DRAINAGE         | MANHOLE, DRAINAGE         |
| MANHOLE, SANITARY         | MANHOLE, SANITARY         |
| MANHOLE, UNKNOWN          | MANHOLE, UNKNOWN          |
| NON-VEHICULAR ACCESS LINE | NON-VEHICULAR ACCESS LINE |
| POLE, LIGHT               | POLE, LIGHT               |
| POLE, WOOD                | POLE, WOOD                |
| SIGN                      | SIGN                      |
| TREE                      | TREE                      |
| TRANSFORMER PAD           | TRANSFORMER PAD           |
| VALVE, WATER              | VALVE, WATER              |
| WATER METER               | WATER METER               |
| WIRES, OVERHEAD           | WIRES, OVERHEAD           |

#### LEGAL DESCRIPTION

PARCEL "A", NINTH PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN  
PLAT BOOK 173, PG. 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY,  
FLORIDA.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

#### SURVEYOR'S CERTIFICATION:

TO: MCDONALD HOPKINS LLC  
TOSCANA PARK VILLAS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
SUNTRUST BANK, A GEORGIA BANKING CORPORATION AND ITS SUCCESSORS  
AND/OR ASSIGNS  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS  
BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL  
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND  
ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(B), 7(A)(C), 8, 9,  
11, 13, 16-18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS  
COMPLETED ON 3/14/16.

DATE OF PLAT OR MAP: 3/25/16

DONNA C. WEST  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4290  
EMAIL: DONNAGHSOGROUP.NET

| TITLE COMMITMENT INFORMATION TABLE                                                                                                               |                                                                       |                                                 |                                                                                                                                |                                                             |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|---------|
| FIRST AMERICAN TITLE INSURANCE COMPANY<br>FIRST AMERICAN FILE NO.: 1062-3247522<br>CUSTOMER REFERENCE NO.: 32073-00012<br>EFFECTIVE DATE: 1/8/15 |                                                                       |                                                 |                                                                                                                                | ITEMS LISTED ARE PER<br>SCHEDULE B SECTION II<br>EXCEPTIONS |         |
| COMMIT.<br>#                                                                                                                                     | TYPE OF INSTRUMENT                                                    | DESCRIPTION                                     | RECORDING DATA                                                                                                                 | AFFECTS<br>PARCEL                                           | PLOTTED |
| 8                                                                                                                                                | PLAT (NINTH PLAT) & AGREEMENTS<br>(PLAT NOTE & REQUIRED IMPROVEMENTS) | RESTRICTIONS                                    | P.B. 173, PG. 36,                                                                                                              | YES                                                         | NO      |
|                                                                                                                                                  |                                                                       | EASEMENTS                                       | O.R.B. 49526, PG. 1226                                                                                                         | YES                                                         | YES     |
| 9                                                                                                                                                | AGREEMENT                                                             | INSTALLATION OF REQUIRED IMPROVEMENTS AGREEMENT | O.R.B. 36178, PG. 865                                                                                                          | YES                                                         | NO      |
| 10                                                                                                                                               | AGREEMENT                                                             | TRANSFER OF COMMITTED TRIPS                     | O.R.B. 36178, PG. 881                                                                                                          | YES                                                         | NO      |
| 11                                                                                                                                               | RESERVATION                                                           | RETENTION RIGHT CAPACITY                        | O.R.B. 15757, PG. 7                                                                                                            | YES                                                         | NO      |
| 12                                                                                                                                               | DECLARATION OF RESTRICTIVE COVENANTS                                  | RESTRICTIONS                                    | O.R.B. 48517, PG. 1930                                                                                                         | YES                                                         | NO      |
| 13                                                                                                                                               | AGREEMENTS                                                            | DEVELOPER AGREEMENTS                            | O.R.B. 11858, PG. 535,<br>O.R.B. 15756, PG. 977,<br>O.R.B. 15756, PG. 982,<br>O.R.B. 39737, PG. 851,<br>O.R.B. 50534, PG. 1792 | YES                                                         | NO      |
| 14                                                                                                                                               | ORDINANCE                                                             | BROWARD COUNTY LAND USE PLAN AMENDMENT          | O.R.B. 43336, PG. 752                                                                                                          | YES                                                         | NO      |
| 15                                                                                                                                               | PERMIT                                                                | ENVIRONMENTAL RESOURCE PERMIT                   | O.R.B. 51123, PG. 92                                                                                                           | YES                                                         | NO      |

#### NOTES:

- THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE AREA OF THIS PROPERTY IS 10.399 ACRES, MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
- THERE HAVE BEEN NO UNDERGROUND IMPROVEMENTS LOCATED IN CONNECTION WITH THIS SURVEY, EXCEPT AS SHOWN.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SAID NINTH PLAT HAVING A BEARING OF SOUTH 01°02'35" EAST, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE BASED ON BENCHMARKS SHOWN ON "NINTH PLAT" CONVERTED FROM NGVD29 TO NAVD83 (CONVERSION FACTOR: -1.5= NAVD83).
- SAID DESCRIBED PROPERTY IS LOCATED IN TRANSIT ORIENTED CORRIDOR-GATEWAY (TOC-G) ZONE.
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12011C0165H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NUMBER 120047, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
- ADJOINING OWNERS' INFORMATION IS PER THE BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE ON 3/1/16.
- NO EVIDENCE OF THE SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED.
- THERE ARE WETLAND AREAS ON THIS SITE. SEE BROWARD COUNTY ENVIRONMENTAL RESOURCE LICENSE NO. DF13-1215.
- ZONING SETBACK REQUIREMENTS WERE NOT PROVIDED.
- DETERMINATION OF PARTY WALLS WERE NOT DESIGNATED BY CLIENT.
- NO EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED DURING THIS SURVEY.
- NO PROPOSED CHANGES TO THE STREET RIGHT OF WAY LINES WERE MADE AVAILABLE TO THE UNDERSIGNING SURVEYOR.
- PROFESSIONAL LIABILITY CERTIFICATE OF INSURANCE IS AVAILABLE UPON REQUEST.
- PARKING SPACES:  
STANDARD SPACES: 326  
HANDICAP SPACES: 10  
TOTAL SPACES: 336

|     |          |     |      |                                                 |        |
|-----|----------|-----|------|-------------------------------------------------|--------|
| 10  | 6/02/16  | JDV | DCW  | ADD NEW EASEMENTS PER TITLE POLICY ENDORSEMENTS | N/A    |
| 9   | 3/25/16  | JDV | DCL  | ALTA SURVEY - FINAL CONSTRUCTION                | T.D.S. |
| 8   | 6/15/15  | EC  | DCW  | SLAB SURVEYS: BLDG'S 1-7 AND CLUBHOUSE          | N/A    |
| 7   | 10/30/14 | LMK | DCW  | UPDATE ALTA SURVEY                              | N/A    |
| 6   | 9/03/14  | DCW | DCW  | ADD NEW FEMA MAP INFORMATION                    | N/A    |
| 5   | 06/11/14 | DCW | DCW  | CORRECT ACREAGE                                 | N/A    |
| 4   | 04/29/14 | WJR | DCW  | ADDITIONAL TOPO DATA                            | 016/9  |
| 3   | 03/06/14 | WJR | DCW  | CONVERT VERTICAL DATUM FROM NGVD29 TO NAVD88    | N/A    |
| 2   | 12/04/13 | GTW | DCW  | UPDATE SURVEY                                   | N/A    |
| 1   | 10/16/13 | DCW | DCW  | UPDATE WETLAND BOUNDARY                         | N/A    |
| NO. | DATE     | BY  | CK'D | REVISIONS                                       | FB/PG  |

SCALE: 1"=50'

DATE: 4/23/13

DRAWN BY: JDV

FIELD BOOK: TDS FILE

CHECKED BY: DCW

SURVEY TYPE: BOUNDARY



**HSQ GROUP, INC.**  
Engineers • Planners • Surveyors  
1489 West Palmetto Park Road, Suite 340  
Boca Raton, Florida 33486 • 561.392.0221  
CA26258 • LB7924

**MAP OF ALTA/NSPS LAND TITLE SURVEY**  
**PARCEL "A", NINTH PLAT**  
**CITY OF MARGATE, BROWARD COUNTY, FL**

PROJECT NUMBER  
**1311-69**  
SHEET NUMBER  
**1 OF 1**