



NOTICE:

THE SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY (ORDER NO. 4270750) WITH AN EFFECTIVE DATE OF MAY 28, 2013 AT 11:00 PM. ITEMS 1 THROUGH 13 OF SCHEDULE B II WERE REVIEWED AND SHOWN HEREON WHEN APPLICABLE.

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT 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 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 A SURVEY OF THE LAND.
 - B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
 - C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HEREFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW OR CONTRACT NOT SHOWN BY THE PUBLIC RECORDS.
 - D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.

STANDARD EXCEPTIONS, NO COMMENT

4. INTENTIONALLY DELETED

NO COMMENT

5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.

STANDARD EXCEPTION, NO COMMENT

6. RESTRICTIONS AND CONDITIONS CONTAINED IN DECLARATION OF
RESTRICTIONS FILED JUNE 18, 1985 IN OFFICIAL RECORDS BOOK 12606,
PAGE 663

AFFECTS SITE, NOT PLOTTABLE

7. TERMS AND PROVISIONS OF DEVELOPER AGREEMENT BETWEEN CENTRUM SAWGRASS, INC., AND CITY OF MARGATE FILED MARCH 7, 1986 IN OFFICIAL RECORDS BOOK 13235, PAGE 284; AS ASSIGNED BY INSTRUMENT FILED DECEMBER 5, 1988 IN OFFICIAL RECORDS BOOK 16005, PAGE 28.

AFFECTS SITE, NOT PLOTTABLE

8. CONCURRENT RIGHTS OF OTHERS TO USE THAT EASEMENT GRANTED TO CENTRUM SAWGRASS, INC., A FLORIDA CORPORATION, BY INSTRUMENT FILED NOVEMBER 26, 1986 IN OFFICIAL RECORDS BOOK 13938, PAGE 678 AND REFILED JANUARY 9, 1987 IN OFFICIAL RECORDS BOOK 14069, PAGE 770.

PROVIDES ACCESS FROM N.W. 62 AVE TO PARENT TRACT
(SEE LOCATION SKETCH FOR LOCATION)

9. EASEMENTS, DEDICATIONS AND RESTRICTIONS AS SET FORTH ON THE PLAT OF MARGATE PLAZA NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 132, PAGE 50.

AFFECTS SITE, SHOWN HEREON

10. PROHIBITIONS, LIMITATION, RESTRICTIONS, COVENANTS, CHARGES AND LIENS CONTAINED IN THAT DECLARATION OF COVENANTS FOR WATER MANAGEMENT FILED DECEMBER 23, 1987 IN OFFICIAL RECORDS BOOK 15071, PAGE 620, AS ASSIGNED BY INSTRUMENT FILED FEBRUARY 22, 1989 IN OFFICIAL RECORDS BOOK 16215, PAGE 314, AS AFFECTED BY AGREEMENTS FILED DECEMBER 20, 1990 IN OFFICIAL RECORDS BOOK 18009, PAGE 905 AND FILED SEPTEMBER 29, 1992 IN OFFICIAL RECORDS BOOK 19911, PAGE 880.

AFFECTS SITE, NOTE STATING NON-EXCLUSIVE EASEMENT SHOWN

11. RESTRICTIONS AND CONDITIONS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANTS ON THE OUTPARCELS FILED JUNE 20, 1988 IN OFFICIAL RECORDS BOOK 15536, PAGE 85.

AFFECTS SITE, NOT PLOTTABLE

12. LIMITATIONS, RESTRICTIONS, COVENANTS, CHARGES AND LIENS
CONTAINED IN THAT DECLARATION OF RECIPROCAL EASEMENTS AND
OPERATING AGREEMENT FILED AUGUST 26, 1988 IN OFFICIAL RECORDS
BOOK 15727, PAGE 657, AS AFFECTED BY AGREEMENT FILED SEPTEMBER
29, 1992 IN OFFICIAL RECORDS BOOK 19911, PAGE 887.

AFFECTS SITE, NOTE STATING NON-EXCLUSIVE EASEMENT SHOWN

13. TERMS AND PROVISIONS OF DECLARATION OF RESTRICTIONS FILED
FEBRUARY 22, 1989 IN OFFICIAL RECORDS BOOK 16215, PAGE 316.
AS AFFECTED BY RESTRICTIVE COVENANT FILED IN OFFICIAL RECORD BOOK
19911, PAGE 867.

AFFECTS SITE, NOT PLOTTABLE

NO.	DATE	REVISION COMMENT
5	6-14-13	COMMITMENT DATE REVISED, REVISED NOTICE SECTION PER ATTORNEY COMMENTS
4	6-12-13	LLEGAL AND CERTIFICATION REVISED AS PER ATTORNEY COMMENTS
3	6-04-13	ATTORNEY COMMENTS ADDRESSED
2	5-21-13	LLEGAL REVISED TO INCLUDE LESS-OUT, TITLE COMMITMENT CHART ADDED
1	5-15-13	ATTORNEY COMMENTS ADDRESSED

ALTA/ACSM SURVEY

FLOOD INFORMATION

CERTIFICATION:
TO: C&M VULCOR, L.L.C. A NORTH CAROLINA UNITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY, CITIBANK, AN ALABAMA BANKING CORPORATION, LEIDER HOLDINGS, L.L.C., A FLORIDA UNITED LIABILITY COMPANY, BLOCKBUSTER L.L.C., A COLORADO UNITED LIABILITY COMPANY, FORMERLY KNOWN AS BSI OPERATING L.L.C., A COLORADO UNITED LIABILITY COMPANY, AND THE FARMERS GROUP, A FARMERS GROUP COMPANY, AN ILLINOIS LIMITED LIABILITY COMPANY, WILLIAMSON CREEK VENTURE, L.L.C., FLORIDA UNITED LIABILITY COMPANY, AS TO AN UNDIVIDED 59% INTEREST, AS TENANTS IN COMMON.
WE, THE UNDERSIGNED, HAVE READ THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DEED REQUIREMENTS FOR ALTA/ALTM DEED TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THEREIN THE 2011 STANDARD REQUIREMENTS FOR ALTA/ALTM DEED TITLE SURVEYS. THE FIELDWORK WAS COMPLETED ON APRIL 4, 2013.

FLOOD INFORMATION	
FLOOD ZONE: AH	BASE FLOOD ELEV.: 11.0 FEET
COMMUNITY PANEL # 20047 0115 F	
BUILDING DIAGRAM NO. 1A	MAP DATE: 8-18-92
LOWEST FLOOR ELEVATION: 14.4 FEET	
GARAGE FLOOR ELEVATION: N/A	

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

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**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