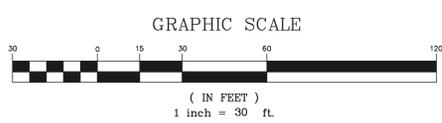


LOCATION SKETCH
NOT TO SCALE

CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE UNDER COMMITMENT ORDER NUMBER 4270750 EFFECTIVE DATE MAY 28, 2013 AT 11:00 PM				
SCHEDULE B, SECTION II ITEM NUMBER	INSTRUMENT NAME AND ORB/PG	AFFECTS/NOT AFFECTS	PARCEL(S) AFFECTED	PLOTTED/ NOT PLOTTED/ BLANKET
6	DECLARATION OF RESTRICTIONS-ORB 12606, PAGE 663	AFFECTS	I, II & III	NOT PLOTTED
7	DEVELOPER AGREEMENT-ORB 13235, PAGE 284	AFFECTS	I, II & III	NOT PLOTTED
7	DEVELOPER AGREEMENT-ORB 16005, PAGE 28	AFFECTS	I, II & III	NOT PLOTTED
8	CONCURRENT RIGHTS OF OTHERS-ORB 13938, PAGE 678	AFFECTS	I, II & III	SEE LOC. SKETCH
8	CONCURRENT RIGHTS OF OTHERS-ORB 14069, PAGE 770	AFFECTS	I, II & III	SEE LOC. SKETCH
9	PLAT OF MARGATE PLAZA NO. 1-PLAT BOOK 132, PAGE 50	AFFECTS	I & II	PLOTTED
10	DECLARATION OF COVENANTS FOR WATER MANAGEMENT-ORB 15071, PAGE 620	AFFECTS	I, II & III	BLANKET
10	ASSIGNMENT OF DEVELOPERS RIGHTS-ORB 16215, PAGE 314	AFFECTS	I, II & III	BLANKET
10	AGREEMENT-ORB 18009, PAGE 905	AFFECTS	I, II & III	BLANKET
10	AGREEMENT-ORB 19911, PAGE 880	AFFECTS	I, II & III	BLANKET
11	DECLARATION OF RESTRICTIVE COVENANTS-ORB 15536, PAGE 85	AFFECTS	I & II	NOT PLOTTABLE
12	DEC. OF RECIPROCAL ESMNTS/OPERATING AGREEMENT-ORB 15727, PAGE 657	AFFECTS	I & II	BLANKET
12	AGREEMENT-ORB 19911, PAGE 887	AFFECTS	I & II	NOT PLOTTABLE
13	DECLARATION OF RESTRICTIONS-ORB 16215, PAGE 316	AFFECTS	I & II	NOT PLOTTABLE
13	RESTRICTIVE COVENANT-ORB 19911, PAGE 867	AFFECTS	I & II	NOT PLOTTABLE



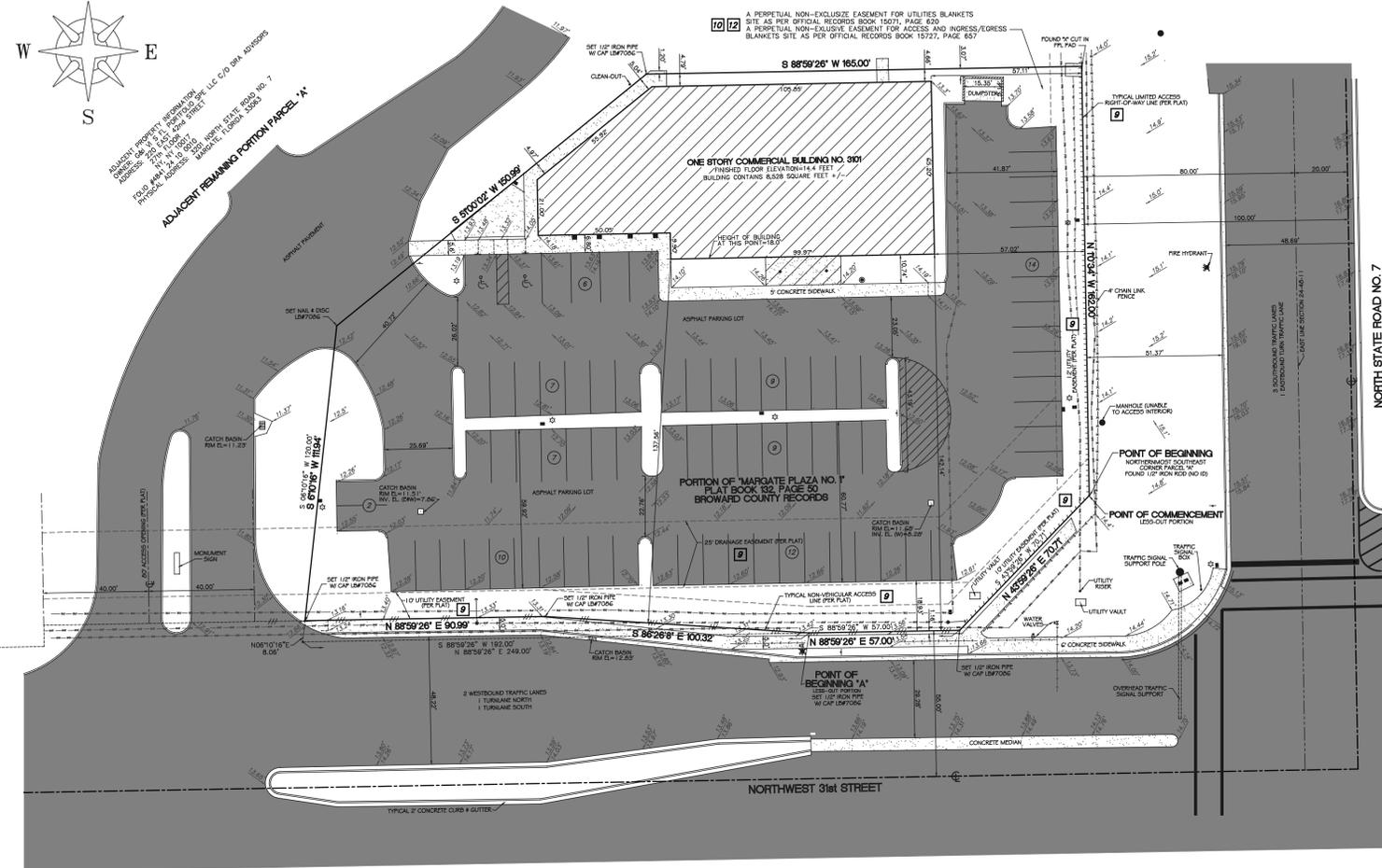
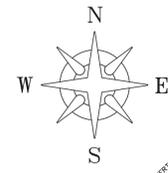
ADJACENT PROPERTY INFORMATION
OWNER: 048 W 5 FL PORTFOLIO SPE LLC C/O DBA ADVISORS
ADDRESS: 220 EAST 10TH STREET
7TH FLOOR
NY, NY 10017
FOLD #4841 24 10 020
PHYSICAL ADDRESS: 3172 NORTH STATE ROAD NO. 7
MARGATE, FLORIDA 33063

ADJACENT REMAINING PORTION PARCEL 'A'

LEGAL DESCRIPTION:
PARCEL I:
ALL THOSE TRACTS, PIECES AND PARCELS OF LAND SITUATE IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND IN "MARGATE PLAZA NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, AT PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE NORTH 01°00'34" WEST ALONG THE EASTERLY LINE OF SAID PLAT AND ALONG THE WESTERLY RIGHT-OF-WAY OF STATE ROAD #7 (D.O.T. R/W MAP #86100-2549), A DISTANCE OF 162.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 165.00 FEET; THENCE SOUTH 51°00'02" WEST, A DISTANCE OF 150.99 FEET; THENCE SOUTH 06°10'16" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 88°59'26" EAST ALONG THE SOUTHERLY LINE OF SAID PLAT AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHWEST 31ST STREET, A DISTANCE OF 249.00 FEET; THENCE NORTH 43°59'26" EAST, A DISTANCE OF 70.71 FEET TO THE POINT OF BEGINNING.
LESS THAT PORTION DEDICATED AS RIGHT-OF-WAY AS SHOWN ON SAID PLAT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHERNMOST SOUTHEAST CORNER OF SAID PLAT; THENCE SOUTH 43°59'26" WEST FOR A DISTANCE OF 70.71 FEET TO A POINT LYING ON THE SOUTH LINE OF SAID PLAT; THENCE SOUTH 88°59'26" WEST FOR 57.00 FEET TO THE POINT OF BEGINNING "A"; THENCE CONTINUE SOUTH 88°59'26" WEST ALONG SAID SOUTH LINE FOR 192.00 FEET; THENCE RUN NORTH 06°10'16" EAST FOR 8.06 FEET; THENCE NORTH 88°59'26" EAST FOR 90.99 FEET; THENCE SOUTH 88°26'08" EAST FOR 100.32 FEET TO THE POINT OF BEGINNING "A".
PARCEL II:
EASEMENTS FOR THE BENEFIT OF PARCEL I AS CREATED BY DECLARATION OF RECIPROCAL EASEMENT AND OPERATING AGREEMENT FILED AUGUST 26, 1988 IN OFFICIAL RECORDS BOOK 15727, PAGE 657, FOR THE PURPOSES DESCRIBED IN THAT AGREEMENT OVER, UNDER AND ACROSS THE LAND DESCRIBED THEREIN. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE AGREEMENT RECORDED ON SEPTEMBER 29, 1992 IN OFFICIAL RECORDS BOOK 19911, PAGE 887 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
PARCEL III:
EASEMENTS FOR THE BENEFIT OF PARCEL I AS CREATED BY DECLARATION OF COVENANTS FOR WATER MANAGEMENT DATED DECEMBER 10, 1987 AND FILED IN OFFICIAL RECORDS BOOK 15071, PAGE 620, AS AFFECTED BY ASSIGNMENT OF DEVELOPERS RIGHTS FILED IN OFFICIAL RECORDS BOOK 16215, AT PAGE 314, FOR THE PURPOSES DESCRIBED IN SAID AGREEMENT OVER, UNDER AND ACROSS THE LAND MORE PARTICULARLY DESCRIBED IN SAID AGREEMENT. SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID INSTRUMENT, AS AFFECTED BY THE AGREEMENT RECORDED DECEMBER 20, 1990 IN OFFICIAL RECORDS BOOK 18009, PAGE 905 AND THE AGREEMENT RECORDED SEPTEMBER 29, 1992 IN OFFICIAL RECORDS BOOK 19911, PAGE 880, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

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 AN ACCURATE 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 HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND 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

- NOTES**
- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. BASED ON BROWARD COUNTY BENCHMARK NO. 2556, ELEVATION = 12.848 FEET.
 - UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
 - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF PARCEL "A" BEING NORTH 01°00'34" WEST. (AS PER RECORD PLAT)
 - ROOF OVERHANG NOT LOCATED UNLESS OTHERWISE SHOWN.
 - LANDS SHOWN HEREON CONTAINING 53,189 SQUARE FEET, (1.2211 ACRES), MORE OR LESS.
 - THIS SURVEY IS FOR TITLE AND MORTGAGE PURPOSES ONLY.
 - 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.
 - THIS SITE LIES IN SECTION 24, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
 - ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BOTH MEASURED ON THE GROUND AND RECORD (AS PER PLAT) UNLESS OTHERWISE SHOWN.
 - -- DENOTES OVERHEAD WIRES.
 - -- DENOTES EXISTING GRADE ELEVATION.
 - ALL UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED IN THE FIELD BY SUNSHINE STATE ONE CALL, TICKET NUMBERS 070305435 (SR 7) AND 070305471 (NW 31ST ST).
 - AS PER THE CITY OF MARGATE, THIS SITE IN ZONED B-2 (COMMUNITY BUSINESS DISTRICT)
 - AS PER BROWARD COUNTY, COUNTY LAND USE=(71) TRANSIT ORIENTED CORRIDOR.
 - AS PER MUNICOD.COM THE FOLLOWING SETBACKS APPLY.
 - 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.
 - SIDE YARD SETBACKS-ABUTTING NON-RESIDENTIAL ZONED PROPERTY=ZERO (0) FEET.
 - REAR YARD SETBACKS-ABUTTING NON-RESIDENTIAL ZONED PROPERTY=TWENTY (20) FEET.
 - NO BUILDING SHALL BE ERRECTED OR ALTERED TO A HEIGHT EXCEEDING ONE HUNDRED (100) FEET.
 - SITE SHOWN HEREON CONTAINS 76 TOTAL PARKING SPACES, 2 OF WHICH ARE DESIGNATED AS HANDI-CAP.
 - AS PER ITEM #16 OF ALTA TABLE A, THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
 - AS PER ITEM #17 OF ALTA TABLE A, THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - CONCRETE ALONG NORTH LINE ENDOACHES INTO ADJACENT NORTH SITE.



SYMBOL LEGEND

☆ LIGHT POLE	--- WATER LINE
■ HAND HOLE	--- GAS LINE
■ FIRE HYDRANT	--- TELEPHONE LINE
⊗ WATER VALVE	--- OVERHEAD WIRES
● FLAG POLE	▒ CONCRETE
□ CATCH BASIN	■ ASPHALT
⊙ TRAFFIC SIGN	(14) NO. OF PARKING SPACES IN ROW
⊕ HANDI-CAP SPACE	(20) INDICATES TITLE EXCEPTION #

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

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

ALTA/ACSM SURVEY

CERTIFICATION:
TO: C4 MOLIOR, LLC A NORTH CAROLINA LIMITED LIABILITY COMPANY, CHICAGO TITLE INSURANCE COMPANY RECORD BOOK, AN ALABAMA BANKING CORPORATION, LEASE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, BLOOMSBURY LLC, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS DBI OPERATING, LLC, A COLORADO LIMITED LIABILITY COMPANY AND LEPTAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 7A, 7B, 7C, 8, 9, 11(a), 13, 14 AND 18 OF TABLE T THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 4, 2013.

JAY KERI SIGNATURE DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. 5721, STATE OF FLORIDA

FLOOD INFORMATION
FLOOD ZONE: A1 (BASE FLOOD ELEV.: 11.0 FEET)
COMMUNITY PANEL # 00047 01.5 F
BUILDING DIAGRAM NO. 1A | MAP DATE: 6-16-92
LOWEST FLOOR ELEVATION: 11.4 FEET
GARAGE FLOOR ELEVATION: NA

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

PAGE 1 OF 1