

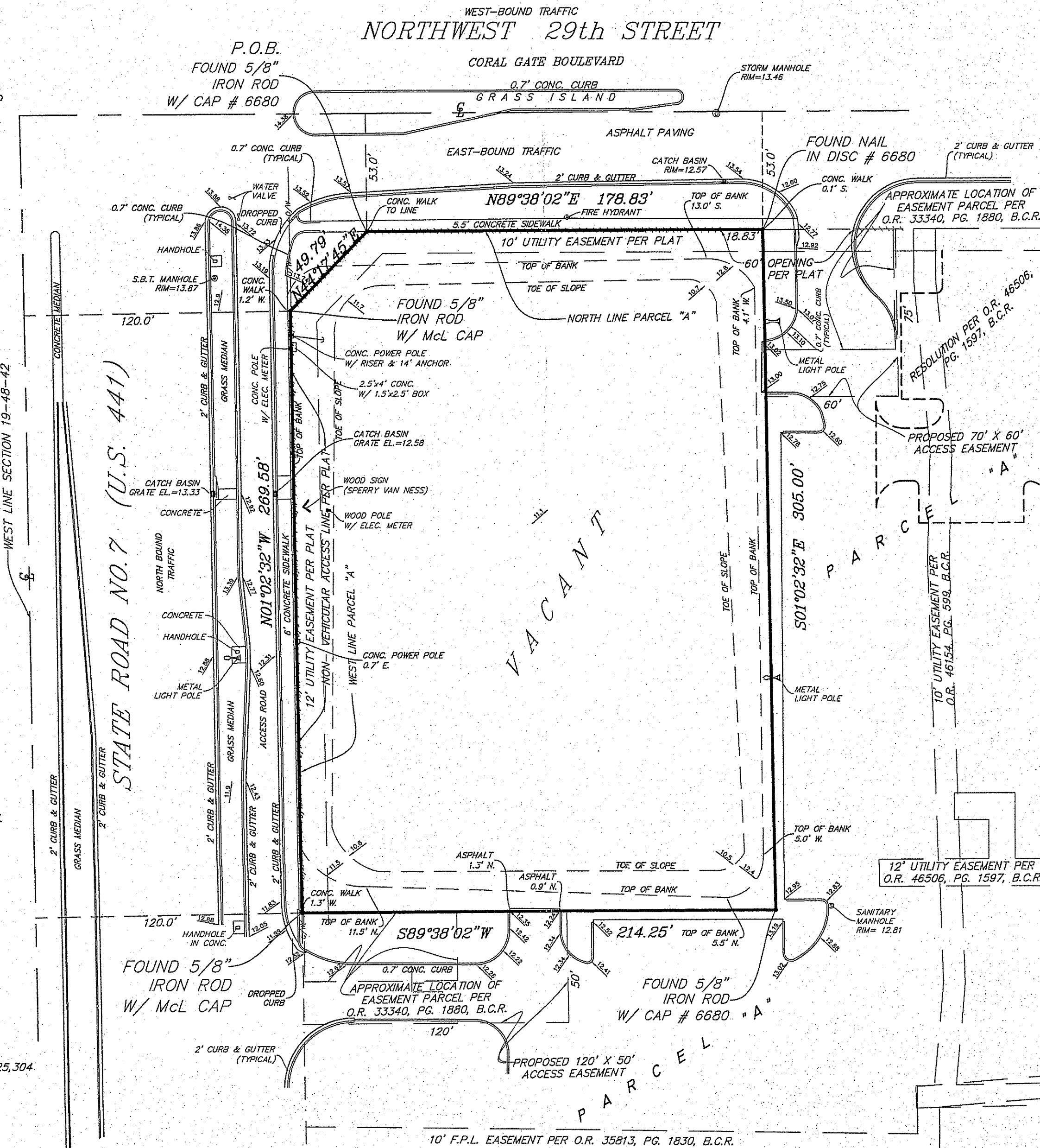
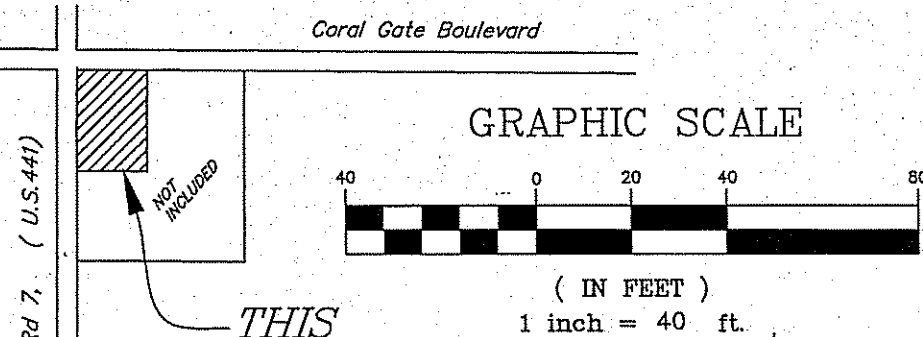
prepared by:
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ALTA/ACSM LAND TITLE SURVEY

A portion of PARCEL "A", PLATTS PLAT
P.B. 138, PG. 48, B.C.R.

WEST-BOUND TRAFFIC
NORTHWEST 29th STREET



Legal Description

PARCEL 1

A portion of PARCEL "A", of PLATTS PLAT, according to the plat thereof as recorded in Plat Book 138, Page 48 of the public records of Broward County, Florida, and being more fully described as follows:

Beginning at the most Northerly Northwest corner of said Parcel "A", thence North 89°38'02" East on said North line, a distance of 178.83 feet; thence South 01°02'32" East, a distance of 305.00 feet; thence South 89°38'02" West, a distance of 214.25 feet to a point on the West line of said Parcel "A", thence North 01°02'32" West, on said West line, a distance of 269.58 feet; thence North 44°17'45" East, on the Northwesterly line of said Parcel "A", a distance of 49.79 feet to the Point of Beginning.

PARCEL 2

A non-exclusive easement for the benefit of Parcel 1 for the purpose of pedestrian and vehicular ingress, egress and access to and from over the lands shown on Exhibit "C" of Easement Agreement between Northwest Medical Center, Inc. and The Platts Family Limited Partnership recorded June 25, 2002 in Official Records Book 33340, Page 1880, of the Public Records of Broward County, Florida.

Located Approximately on Survey (no legal description contained on Exhibit "C").

Survey Notes

This survey reflects any easements, road reservations or rights of way of record affecting this property per Chicago Title Insurance Company, Commitment Order No. 4304405, dated April 25, 2013 at 11:00 P.M.

Notes corresponding to Schedule B II, of the above referenced title commitment:

- AS TO PARCELS 1 and 2: Easements per Plat Book 138, Pg. 48, B.C.R. affect these Parcels as shown hereon. Amendment per O.R. 25716, Page 234, B.C.R. affects these Parcels. (Nothing Plottable)
- AS TO PARCELS 1 and 2: Agreement per O.R. 13235, Page 322, B.C.R. and Assignment of Developer Rights per O.R. 33189, Page 915, B.C.R. affects these Parcels; (Nothing Plottable)
- AS TO PARCELS 1 and 2: Agreement per O.R. 25716, Pg. 1830 B.C.R. affects this property; (Nothing Plottable)
- AS TO PARCELS 1 and 2: Restrictive Covenants per O.R. 33340, Page 1871 of the Public Records of Broward County, Florida, affects these Parcels (Nothing Plottable).
- AS TO PARCELS 1 and 2: Easement per O.R. Book 33340, Page 1880 of the Public Records of Broward County, Florida, affects these Parcels as shown (approximate no Legal or Dimensions on Sketch).
- AS TO PARCEL 2: Easement per O.R. Book 35813, Page 1830 of the Public Records of Broward County, Florida, does not affect either Parcel (as shown)
- AS TO PARCEL 2: Declaration per O.R. Book 34380, Page 1456 of the Public Records of Broward County, Florida, and amendment per O.R. Book 38207, Page 566 of the Public Records of Broward County, Florida, affects Parcel 2 only. (Blanket Easements).
- AS TO PARCEL 2: Declaration per O.R. Book 45827, Page 302 of the Public Records of Broward County, Florida, affects Parcel 2 only (Nothing Plottable).
- AS TO PARCEL 2: Lease per O.R. Book 45827, Page 317 of the Public Records of Broward County, Florida, has access to Easement Parcel 2 only, per O.R. 33340, Page 1830, B.C.R.
- AS TO PARCEL 2: Agreement per O.R. Book 45827, Page 321 of the Public Records of Broward County, Florida, affects Parcel 2 only. (Nothing Plottable)
- AS TO PARCEL 2: Assignment per O.R. Book 45827, Page 333 of the Public Records of Broward County, Florida, affects Parcel 2 only. (Nothing Plottable)
- AS TO PARCEL 2: UCC Financing Statement per O.R. Book 45737, Page 1257 of the Public Records of Broward County, Florida, affects Parcel 2 only. (Nothing Plottable)
- AS TO PARCEL 2: Memorandum of Ground Lease per O.R. Book 34380, Page 1452; Amendment per O.R. 38207, Page 566; Amendment per O.R. 41821, Page 435; Assignment per O.R. 41821, Page 438; and Waiver per O.R. 41821, Page 443, all of the B.C.R., only affect Parcel 2. (Nothing Plottable)
- AS TO PARCEL 2: Easement per O.R. Book 46154, Page 599 of the Public Records of Broward County, Florida, does not affect either Parcel (as shown).
- AS TO PARCEL 2: Resolution per O.R. Book 46506, Page 1597 of the Public Records of Broward County, Florida, only affects Parcel 2 and as shown.

ALTA/ACSM CERTIFICATION

This is to certify that this map 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 NSPS.

The undersigned further certifies that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date of last field work November 25th, 2014.

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 24th day of April, 2000.
Resurveyed this 1st day of April, 2013.
General revisions added this 2nd day of May, 2013.
General revisions added this 28th day of May, 2013.
Revised this 25th day of September, 2013.
General revisions added this 30th day of September, 2013.
Resurveyed this 25th day of November, 2014.

McLAUGHLIN ENGINEERING COMPANY

GERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

"NOT VALID UNLESS SEALED WITH
AN EMBOSSED SURVEYOR'S SEAL"

CERTIFIED TO: John R. D'Eri; RT2P&B Corp. a Florida Corporation; Richard Donato, Esq.; Paradise Bank. (NOT RESURVEYED)

Revised to add certifications this 3rd day of March, 2016. (NOT RESURVEYED)