

ALTA / NSPS LAND TITLE SURVEY

(SURVEYOR'S NOTES - LEGAL DESCRIPTION - CERTIFICATIONS)

LEGAL DESCRIPTION:

PARCEL 1:

ALL OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT:

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE, SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 389.23 FEET; THENCE, SOUTH 00°23'34" EAST 143.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST 481.00 FEET; THENCE SOUTH 00°23'34" EAST 223.58 FEET; THENCE SOUTH 89°36'26" WEST 481.00 FEET; THENCE SOUTH 00°23'34" EAST 201.30 FEET; THENCE SOUTH 89°36'26" WEST 172.72 FEET; THENCE NORTH 00°23'34" WEST 304.00 FEET; THENCE NORTH 89°36'26" EAST 172.72 FEET; THENCE NORTH 00°23'34" WEST 120.88 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PORTION OF TRACT "A", "PEPPERTREE PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE, SOUTH 89°27'44" EAST, ALONG THE NORTH LINE OF SAID SECTION 19, A DISTANCE OF 389.23 FEET; THENCE, SOUTH 00°23'34" EAST 143.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°23'34" EAST 120.88 FEET; THENCE SOUTH 89°36'26" WEST 81.00 FEET; THENCE NORTH 00°23'34" WEST 120.88 FEET; THENCE NORTH 89°36'26" EAST 81.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PORTION OF TRACTS 32 AND 33, BLOCK 90, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 (INCLUSIVE) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 32, THENCE NORTH 00°23'34" WEST ALONG THE EAST LINE OF SAID TRACT 32, A DISTANCE OF 393.90 FEET; THENCE SOUTH 89°36'26" WEST, 77.05 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°38'04" WEST, 408.81 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD; THENCE NORTH 07°25'58" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 23.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 360.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 33°19'04", AN ARC LENGTH OF 209.05 FEET; THENCE NORTH 89°38'04" EAST, 378.05 FEET; THENCE SOUTH 00°27'45" EAST, 226.41 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PORTION OF TRACT 33, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54 (INCLUSIVE) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 34 OF SAID "PALM BEACH FARMS CO. PLAT NO. 3"; THENCE NORTH 00°23'34" WEST ALONG THE EAST LINE OF SAID TRACT 34, 94.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'34" WEST ALONG SAID EAST LINE, 299.06 FEET; THENCE NORTH 30°37'07" EAST, 10.74 FEET; THENCE NORTH 11°28'43" EAST, 51.66 FEET; THENCE NORTH 02°20'19" WEST, 39.94 FEET; THENCE NORTH 04°41'20" EAST, 53.87 FEET; THENCE NORTH 00°48'39" EAST, 79.62 FEET; THENCE NORTH 89°36'26" EAST ALONG THE SOUTH PERIMETER OF SAID "PEPPERTREE PLAZA", 98.53 FEET TO THE ARC OF NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAME BEING THE WEST RIGHT-OF-WAY LINE OF PERIMETER ROAD, AN 80-FOOT RIGHT-OF-WAY HAVING A RADIUS OF 440.00 FEET (RADIAL LINE TO SAID POINT BEARS NORTH 68°19'46" WEST); THENCE SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 29°06'10", AN ARC LENGTH OF 223.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 07°25'58" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 297.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2000.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°31'03", AN ARC LENGTH OF 18.06 FEET; THENCE SOUTH 89°38'04" WEST, 129.43 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 33; THENCE SOUTH 00°23'34" EAST ALONG THE WEST LINE OF SAID TRACT, 148.69 FEET; THENCE NORTH 89°36'26" EAST ALONG A LINE 115.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID "PEPPERTREE PLAZA" PLAT, 16.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°36'26" EAST ALONG THE LAST DESCRIBED PARALLEL LINE, 63.94 FEET; THENCE NORTH 44°36'26" EAST, 16.34 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 440.00 FEET (A RADIAL LINE TO SAID POINT BEARS NORTH 82°18'55" WEST), SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF PERIMETER ROAD; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 10°41'32", AN ARC DISTANCE OF 92.11 FEET; THENCE NORTH 45°23'34" WEST, 14.64 FEET; THENCE SOUTH 89°36'26" WEST ALONG A LINE 175.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID "PEPPERTREE PLAZA" PLAT, 61.69 FEET; THENCE NORTH 11°28'43" EAST, 1.86 FEET; THENCE NORTH 02°20'19" WEST, 39.94 FEET; THENCE NORTH 04°41'20" EAST, 18.33 FEET TO THE POINT OF BEGINNING.

PARCEL 4:

A PORTION OF TRACT 34, "PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54 (INCLUSIVE) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT 34; THENCE NORTH 00°23'34" WEST ALONG THE EAST LINE OF SAID TRACT 34, 94.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°38'04" WEST, 88.29 FEET; THENCE NORTH 22°01'49" EAST, 88.87 FEET; THENCE NORTH 04°22'28" EAST, 87.51 FEET; THENCE SOUTH 13°20'45" WEST, 25.38 FEET; THENCE NORTH 13°20'45" WEST, 84.21 FEET; THENCE NORTH 30°37'07" EAST, 89.44 FEET TO THE EAST LINE OF TRACT 34; THENCE SOUTH 00°23'34" EAST ALONG SAID EAST LINE OF TRACT 34, A DISTANCE OF 299.06 FEET TO THE POINT OF BEGINNING.

Together with

Easements set forth in Declaration of Reciprocal Easements and Restrictive Covenants recorded in Instrument Number 112923056, of the Public Records of Broward County, Florida.

Together with

Easements and rights contained in that certain Drainage Easement recorded in Official Records Book 14720, Page 301, of the Public Records of Broward County, Florida.

Together with

Easements and rights contained in that certain Declaration of Restrictions recorded in Official Records Book 14720, Page 317, as affected by Statement Correct Scrivener's Error recorded in Official Records Book 15721, Page 793, and as also affected by Statement to Correct Scrivener's Error recorded in Official Records Book 17489, Page 422 of the public Records of Broward County, Florida.

Together with

Easements and rights contained in that certain Flowage and Storage Easement Agreement recorded in Official Records Book 38571, Page 798, of the Public Records of Broward County, Florida.

Together with

Access and Rights contained in that certain Agreement between Broward County and Twelfth Street Realty Corporation relating to Nonvehicular Access Lines, recorded in Official Records Book 19729, Page 518, affected by Amendment thereto recorded in Official Records Book 46980, Page 1746, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

All distances as shown hereon are based on the US Survey foot.

The property described on this Sketch of ALTA/NSPS Land Title Survey is the same property as described in Exhibit "A" under Commitment Order Number: 7290461, with a Commitment Date of 11/05/2018 at 11:00 PM, Revision Number: 11/19/2018-C issued by Chicago Title Insurance Company.

The accompany Survey was made on the ground from November 9th, 2018 to November 29th, 2018 and correctly shows the location of the existing buildings, above ground utilities, parking areas and other improvements situated on the above premises and that there are no visible encroachments on the subject property or upon adjacent land abutting said property.

All visible utilities serving the subject property enter and exit through adjoining public dedicated roads and/or easement of records.

At the time of survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120047 (City of Margate) 12011 C, 0165 H, FIRM Date 08/18/2014 and Revised with an effective date of 08/18/2014, published by the United States Department of Housing and Urban Development, designated by the Federal Emergency Management Agency (FEMA), delineates the herein described property within the following Flood Zones: Subject property lies within Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood; Flood Hazard Zone "AE", Base Flood Elevation 13 feet and also Flood Hazard Zone "AH", Base Flood Elevation 14 feet. The Base Flood Elevation "AE" 13' and "AH" 14' refer to the NAVD (1985). All the building structures within the subject property are located within Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The Flood Zones lines are depicted within this Survey drawing.

All elevations as shown on this survey drawing are referred to the North American Vertical Datum, 1988 (NAVD).

BENCHMARK REFERENCES:

BM BCED BM 2732
ELEVATION: 14.520 NGVD29
S.B.C. STAMPED BM #80 AT SOUTHEAST CORNER OF CONCRETE APRON AROUND BOMINITE ENTRANCE TO FISHERMAN'S LANDING RENTAL APTS. 133 *OR-SOUTH OF CENTERLINE SAMPLE ROAD.

BM BCED BM 2731
ELEVATION: 14.960 NGVD29
S.B.C. STAMPED BM #70 AT SOUTHEAST CORNER S.B.T. AND T. CONTROL BOX CONCRETE SLAB, AT THE SOUTHWEST QUADRANT LYONS ROAD AND COCOPLUM CIRCLE, 91.84 *OR- WEST AND 46.3' *OR- SOUTH OF CENTERLINE OF INTERSECTION.

Bearings are based/referred to an assumed meridian where the centerline of Sample Road bears S 89° 27' 44" E, as shown on Plat Book 132, Page 23, Public Records of Broward County, Florida.

The subject property has access to and from Sample Road (State Road 834), U.S. Highway No. 441 (State Road No. 7), and Perimeter Road, and there are no intervening streets, gaps, or gaps between the boundary of the subject property and the boundary of such streets and roads, and such streets and roads are paved, dedicated Public Right of Way in current use.

ZONING INFORMATION PER PZR REPORT PREPARED BY THE PLANNING AND ZONING

RESOURCE COMPANY, PZR SITE NO. 125125-1, DATED DECEMBER 5, 2018, REVISED

DECEMBER 13, 2018, PER SAID PZR REPORT THE PROPERTY IS SUBJECT TO THE

FOLLOWING REQUIREMENTS:

Parcel 1: "TOC-G" Transit Oriented Corridor - Gateway District

Vacant Area East of Perimeter Road: "B-2" Community Business District

Vacant Area West of Perimeter Road: "R-3A" Multiple Dwelling District

Note: Parcel 1 is the only developed portion of the property. As such, the "B-2" and "R-3A"

district regulations are not applicable for the purposes of this report and are attached

for informational purposes.

Building Setback Lines:

a. Primary Frontage: Within "TOC-G" 18 Feet from back of curb; 70% of the frontage must be located at the 18 Feet setback (Frontage Build Out)

b. Secondary Frontage: 18 Feet from back of curb

c. Side: 0 Feet

d. Rear: 38 Feet when abutting residential district or use

Maximum Building Height: 6 Stories / 94 Feet (within "TOC-G")

Parking Spaces required per PZR Report: 974 Total Parking Spaces

The Temporary Access Connections "A" & "B" as shown on this Survey drawing and noted on the recorded plat on to State Road 7 and Sample Road, respectively, are restricted to right turns in and out only and shall be subject to closure as determined by the Florida Department of Transportation. These temporary connections are subject to the right of way necessary to construct the interchange for State Road 7 and Sample Road being dedicated either on the face of the plat or by separate instrument, prior to September 1, 1987.

Underground Sanitary Sewer lines, Water lines, Sewer Force Main lines and Storm Drain lines as shown hereon were obtain from the City of Margate Environmental & Engineering Services Division, Broward County, Florida. Water & Sewer As-Built Plans were prepared by Keith and Schnars, P.A. under Project Number 11778C and also information from the State of Florida Department of Transportation Final "As-Built" Plans under Project ID Number 413838-I-52-01. The surveyor has not physically located any of the underground utilities as shown hereon.

The total area of the surveyed parcels combined as described herein contains 1,323,857.42 square feet or (30.39) acres more or less.

The square footage of the existing building(s) combined is 252,970 square feet more or less. The square feet as shown hereon were determined at the ground level building line.

The total parking count within Parcel 1 is 1,142 parking spaces including 32 handicap spaces.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with the legal description and calculated values unless otherwise noted.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Broward County Public Records/Property Appraiser Office and no claims as to ownership are made or implied.

Obstructed property corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months.

Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions could be found in the Public Records of Building and Zoning Department of Broward County, Florida and the City of Margate.

Only the easements provided to the surveyor and those shown on the recorded plat are noted or plotted hereon. This office has not performed any title search or any search within the Public or Private Records for easements.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments for Right-of-Way other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

Only the visible above ground surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references (if any) is based on limited information provided by the utility company or construction as-built provided to the surveyor. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No encroachments were noted by this survey.

There are no party walls.

No underground footings were located and no subsurface investigation was performed at the time of survey.

The legal ownership of the fences and walls (if any) as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.05(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. Each individual page indicates the scale that applies to that specific page. This survey consist of 7 pages. One page not valid without the others.

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor and noted in Schedule B, Section II of the Chicago Title Insurance Company, Commitment Order Number: 7290461, with a Commitment Date of 12/06/2018 at 11:00 PM, Revision Number: 12/14/2018-F, sw, are a matter of survey and have been plotted hereon or noted below:

Item 1) Not a Survey matter, not noted or plotted hereon.

Item 2) Not a Survey matter, not noted or plotted hereon.

Item 3.a) See Sketch of ALTA/ACSM Land Title Survey. No encroachments were noted by this survey.

Item 3.b) Not a Survey matter, not noted or plotted hereon.

Item 3.c) Not a Survey matter, not noted or plotted hereon.

Item 3.d) Not a Survey matter, not noted or plotted hereon.

Item 4) Subject property is not submerged and is not affected by any body of water, it is not known to the surveyor if this property was at any time submerged.

Item 5) Not a Survey matter, not noted or plotted hereon.

Item 6) Intentionally Deleted.

Item 7) Intentionally Deleted.

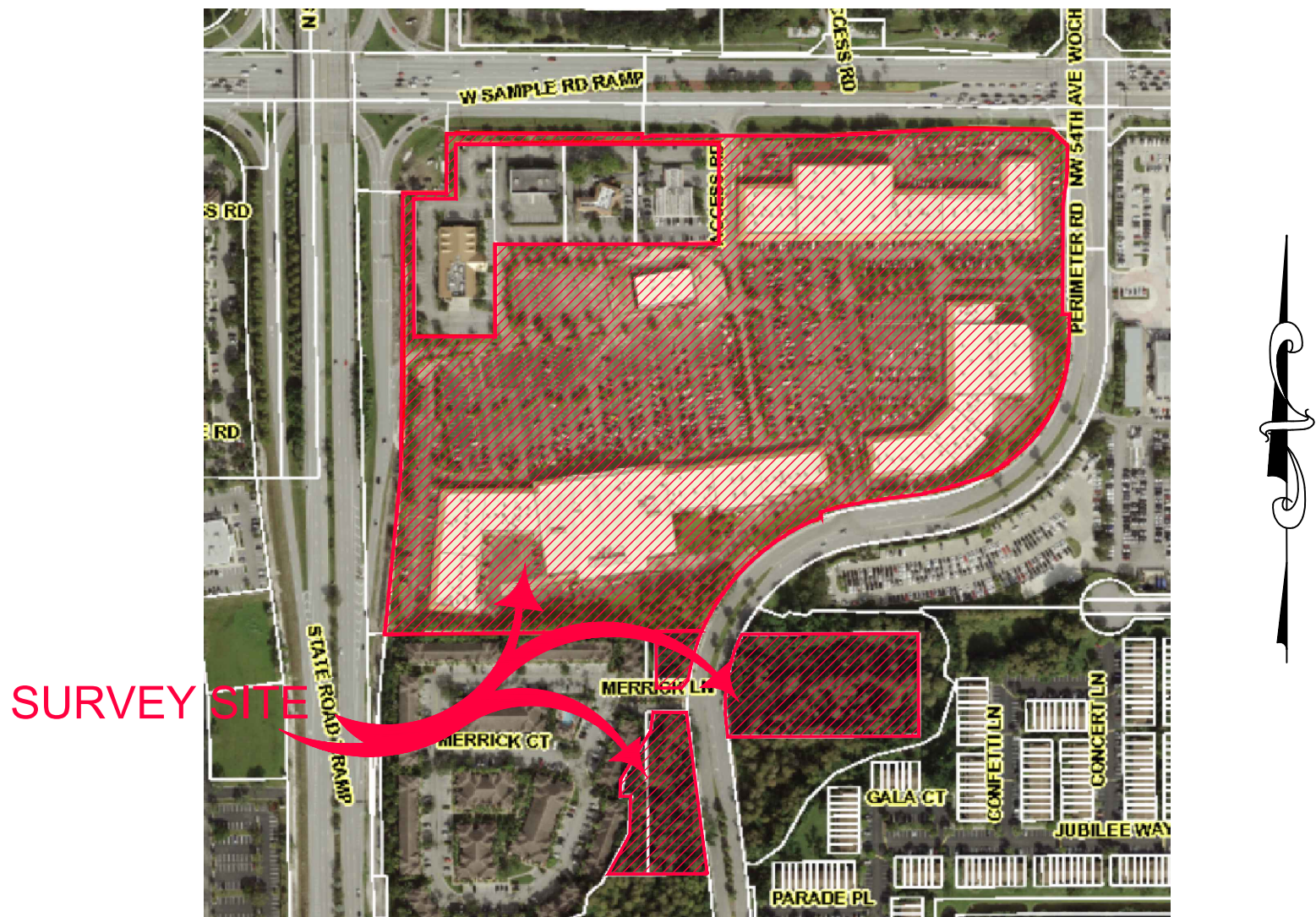
Item 8) Intentionally Deleted.

Item 9) Subject property lies within the lands as described in the restrictions, covenants, and conditions as set forth in Declaration of Restrictions recorded in Official Records Book 14720, Page 317, as amended by statements correcting Scrivener's Errors recorded in Official Records Book 15721, Page 793 and Official Records Book 17489, Page 422, which describes and delineates Conservation Parcels 2, 3 and 4 as shown within this Survey drawing.

Item 10) Subject property lies within the lands as described in the restrictions, covenants, and conditions as set forth in Declaration of Covenants and Restrictions recorded in Official Records Book 14720, Page 327, as may be subsequently amended. These are blanket documents affecting the subject property and contains no plottable matters.

Item 11) Subject property lies within the lands as described in the Easement in favor of Florida Power & Light Company recorded in Official Records Book 15883, Page 121. The FPL Easement is noted and plotted hereon.

Item 12) Property is subject to the following restrictions, easements and dedications as contained on the Plat of PEPPERTREE PLAZA, recorded in Plat Book 132, Page 23, of the Public Records of Broward County, Florida, as affected by Agreement for Amendment of Notation on Plat recorded in Instrument Number 113313550; limited access lines per F.D.O.T. R/W Map, 12' utility easements, 15' dedications (Tracts B, C and D), 80' access openings, cypress preserve, 15' utility easements, 25x25' utility easements, and 27.5' temporary access connections "A" and "B" (right turns in and out only). All easements, r/w dedications parcels, openings and temporary access connections are noted and plotted on this survey drawing. Plat also contains blanket conditions affecting the subject property. Out Parcels A-1, A-2, A-3, and A-4 as described in Instrument Number 113313550 are not part of this survey. Parcel A-5 as described in Instrument Number 113313550 is part of this survey and is noted and plotted as Parcel 1 as shown on the Legal Description that appears on this Survey drawing.



LOCATION MAP

NOT TO SCALE

Item 13) Subject property lies within the lands as described in the Terms and Conditions set forth in unrecorded lease dated November 30, 1989 between Office Depot, Inc., a Delaware corporation, Tenant, and Peppertree Associates, Ltd., a Florida limited partnership, Landlord, memorialized by Memorandum of Lease recorded January 22, 1990 in Official Records Book 17103, Page 292; amended by First Amendment to Memorandum of Lease between Office Depot, Inc., a Delaware corporation, Tenant, and LSREF Peppertree, LLC, a Delaware limited liability company (Landlord), as successor-in-interest to Peppertree Associates, Ltd., a Florida limited partnership, recorded in Instrument Number 11328287. These are blanket documents affecting the subject property. Not Survey related and contains no plottable matters.

Item 14) Subject property lies within the lands as described in the Resolution No. 89-4525 by the Board of County Commissioners of Broward County, re: Natural Resource Areas, recorded in Official Records Book 17022, Page 838. This is a blanket document affecting the subject property. Not Survey related and contains no plottable matters.

Item 15) Subject property lies within the lands as described in the Agreement between Broward County and Twelfth Street Realty Corporation relating to Nonvehicular Access Lines, recorded in Official Records Book 19729, Page 518, affected by Amendment thereto recorded in Official Records Book 46980, Page 1746. The Nonvehicular Access Lines along with the 27.50 foot and the 50 foot access openings are noted and plotted hereon.

Item 16) Subject property lies within the lands as described in the Terms and Conditions set forth in unrecorded lease dated December 15, 2000 between Kimco Peppertree, Inc., a Florida corporation, Landlord, and The Cato Corporation, Tenants, as memorialized by Memorandum of Lease recorded in Official Records Book 31877, Page 1578. This is a blanket document affecting the subject property. Not Survey related and contains no plottable matters.

Item 17) Documents related to the Flowage and Storage Easement Agreement between Kimco Peppertree, Inc., and Westbrook Homes, recorded in Official Records Book 38571, Page 798 contain multiple parcels and easements. All of the parcels and easements noted within this instrument that affect the subject property are noted and plotted hereon. Parcels 2, 3 and 4 as shown within this Survey drawing are delineated as Flowage and Storage Easement.

Item 18) Subject property lies within the lands as described in the Deed of Conservation Easement and Agreement (wetlands) between Kimco Peppertree, Inc., Grantor, and Westbrook Homes, R/a The Westbrook Partnership, Licensees, to Broward County, recorded in Official Records Book 36333, Page 463, affected by Indemnity Agreement recorded in Official Records Book 38571, Page 823 and Maintenance Agreement recorded in Official Records Book 38964, Page 798 which delineates Parcels 2, 3 and 4 as shown within this Survey drawing as Conservation Easement and Agreement (wetlands)

Item 19) Subject property lies within the lands as described in the Terms and Conditions set forth in Short Form Lease dated September 8, 2009 between Kimco Peppertree, Inc., Landlord, and Winn-Dixie Stores Leasing, LLC, recorded in Official Records Book 46606, Page 656. This is a blanket document affecting the subject property. Not Survey related and contains no plottable matters.

Item 20) Subject property lies within the lands as described in the Easement in favor of Florida Power & Light Company recorded in Official Records Book 47134, Page 1622. The FPL Easement is noted & plotted hereon.

Item 21) Subject property lies within the lands as described in the Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessment, as contained in the Declaration of Reciprocal Easements and Restrictive Covenants by LSREF3 Peppertree, LLC, a Delaware limited liability company and LSREF3 Peppertree (C)P, LLC, a Delaware limited liability company dated April 10, 2015 and recorded April 13, 2015 in Instrument Number 112923056, of the public records of Broward County, Florida. This instrument contains blanket easement documents affecting the subject property not plottable.

Item 22) Intentionally Deleted

Item 23) Subject property lies within the lands as described in the Terms and Conditions set forth in unrecorded lease dated March 24, 2016 between HEWZ LLC, a Florida limited liability company, Tenant, and LSREF3 Peppertree LLC, a Delaware limited liability company, Landlord, as evidenced by Subordination, Non-Disturbance and Attornment Agreement recorded in Instrument Number 114108065. This is a blanket document affecting the subject property. Not Survey related and contains no plottable matters.

Item 24) Subject property lies within the lands as described in the Easement in favor of Florida Power & Light Company, recorded in Instrument Number 114675315. The FPL Easement is noted and plotted hereon.

Item 25) Not a Survey matter, not noted or plotted hereon.

Item 26) Subject property lies within the lands as described in the Easement to City of Margate, recorded in Official Records Book 12196, Page 31. The Water & Sewer Easement is noted and plotted hereon.

Item 27) Subject property lies within the lands as described in the Easement in favor of Florida Power & Light Company recorded in Official Records Book 15883, Page 119. The FPL Easement is noted and plotted hereon.

Item 28) See Sketch of ALTA/ACSM Land Title Survey.

All recording references noted hereon are referring to the Broward County Public Records, unless otherwise noted.

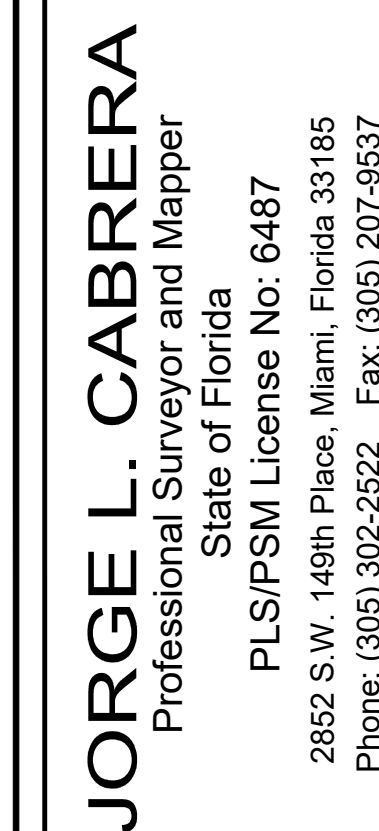
REFERENCE PROPERTY ADDRESS / Broward County Public Records/Property Appraiser Office
5400-5596 West Sample Road
Margate, Florida 33063

REFERENCE FOLIO NUMBER(S) / Broward County Public Records/Property Appraiser Office
4842 19 24 0010 for Parcel 1 5400-5596 West Sample Road, Margate, Florida.
4842 19 01 0081 for Parcel 2 NW, 54th Avenue, Margate, Florida
4842 19 01 0082 for Parcel 3 Merrick Lane, Margate, Florida.
4842 19 01 0056 for Parcel 4 Merrick Lane, Margate, Florida.

SURVEYOR'S CERTIFICATE:

To: Peppertree Plaza, LLC, a Delaware limited liability company, LoanCore Capital Markets, LLC, a Delaware limited liability company, its successors and assigns, Carlton Fields Jordan Burt, P.A., Robert A. Brandt, P.A., and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2016, and includes items 1, 2, 3, 4, 6 (a)(b), 7 (a) (b)1 (c), 8, 9, 11 (observed physical evidence and public records as-built), 13, 14, 16, 17, 18 and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional

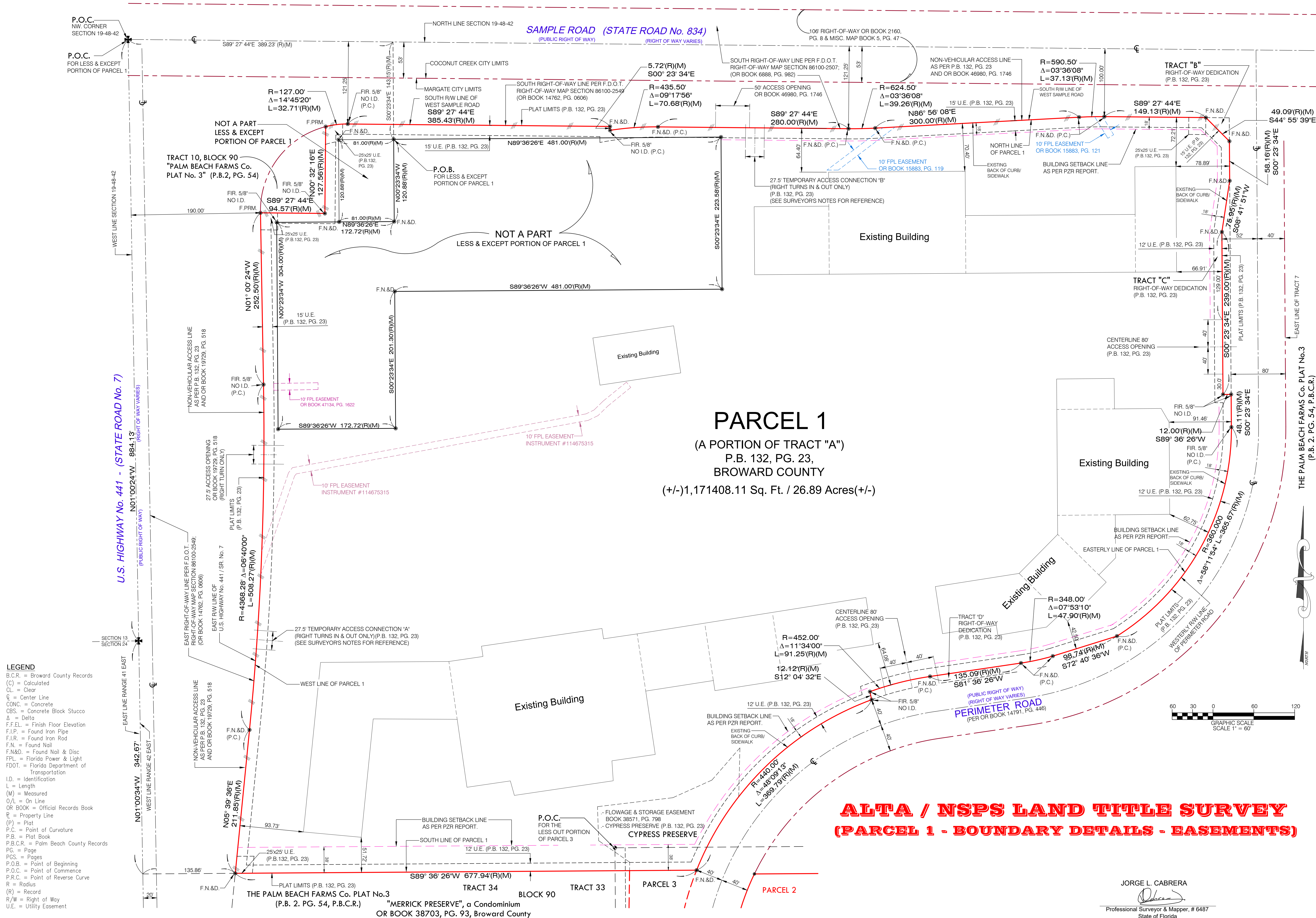


No.	Date	Description
1	12/13/18	SURVEY MEMORANDUM REVISION
2	12/16/18	TITLE COMMITMENT REVISION

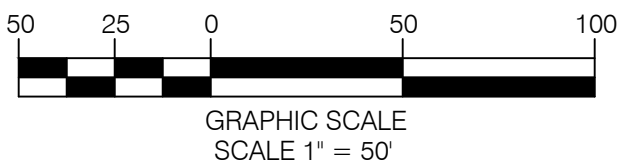
Peppertree Plaza, LLC

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 11/09/2018
DATE: 12/03/2018
SCALE: 1" = 60'
JOB No. 18-4694

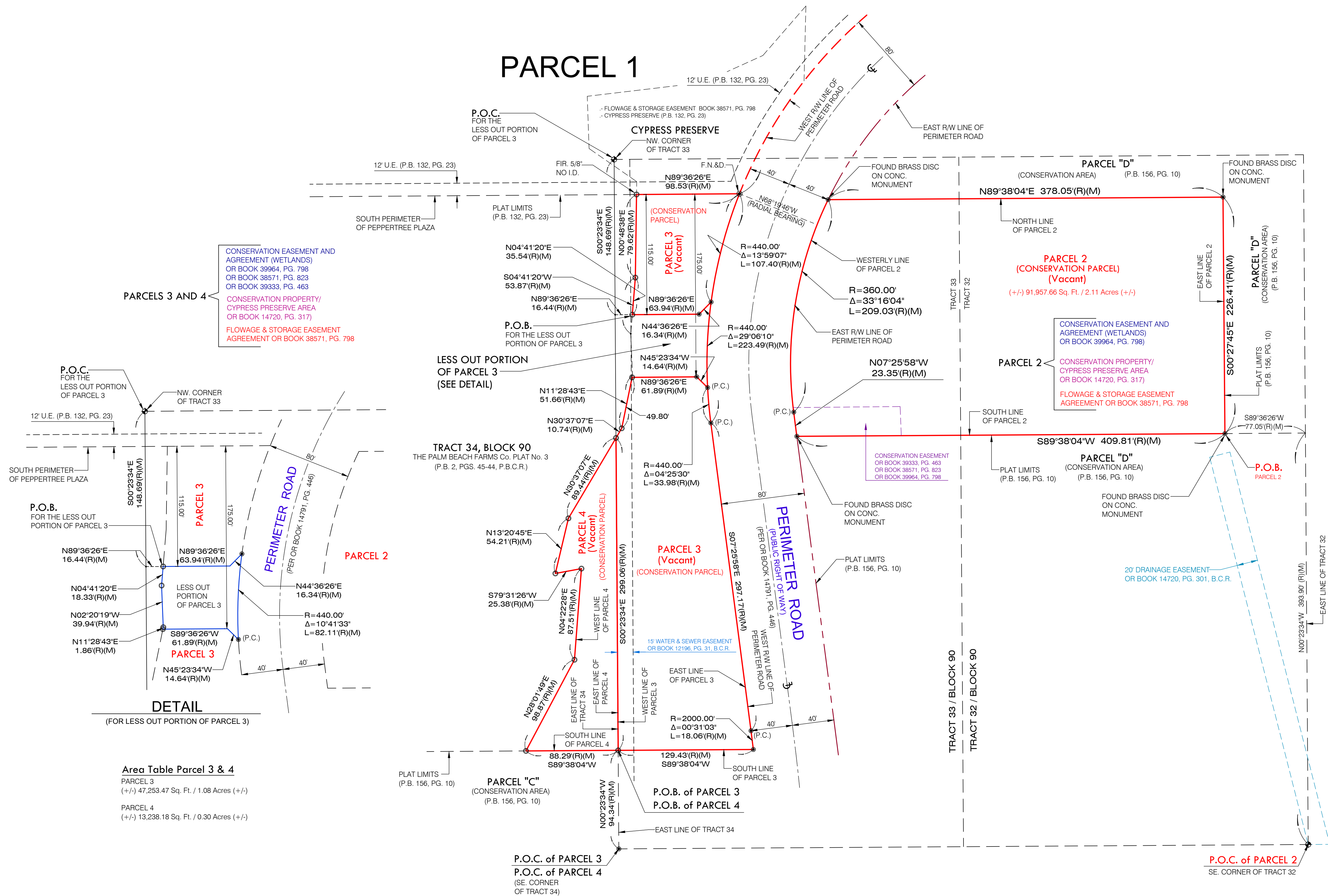
SHEET: 2 OF 7



ALTA / NSPS LAND TITLE SURVEY (BOUNDARY & EASEMENT DETAILS OF PARCELS 2, 3 AND 4)



PARCEL 1



PARCELS 3 AND 4

CONSERVATION EASEMENT AND AGREEMENT (WETLANDS) OR BOOK 39964, PG. 798 OR BOOK 38571, PG. 823 OR BOOK 39333, PG. 463
CONSERVATION PROPERTY/ CYPRESS PRESERVE AREA OR BOOK 14720, PG. 317
FLOWAGE & STORAGE EASEMENT AGREEMENT OR BOOK 38571, PG. 798

DETAIL

(FOR LESS OUT PORTION OF PARCEL 3)

Area Table Parcel 3 & 4

PARCEL 3 (+/-) 47,253.47 Sq. Ft. / 1.08 Acres (+/-)

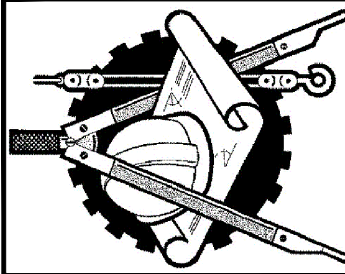
PARCEL 4 (+/-) 13,238.18 Sq. Ft. / 0.30 Acres (+/-)

LEGEND
B.C.R. = Broward County Records
(C) = Calculated
CL = Clear
CL = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N.&D. = Found Nail & Disc
F.P.L. = Florida Power & Light
F.D.O.T. = Florida Department of Transportation
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
OR BOOK = Official Records Book
P.L. = Property Line
(P) = Plat
P.C. = Point of Curvature
P.B. = Plat Book
P.B.C.R. = Palm Beach County Records
PG. = Page
PGS. = Pages
P.O.B. = Point of Beginning
P.O.C. = Point of Commence
P.R.C. = Point of Reverse Curve
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement
○ = Denotes FIR 5/8" NO I.D.
● = Denotes F.N.&D.

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida

2852 S.W. 14th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487

2852 S.W. 14th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

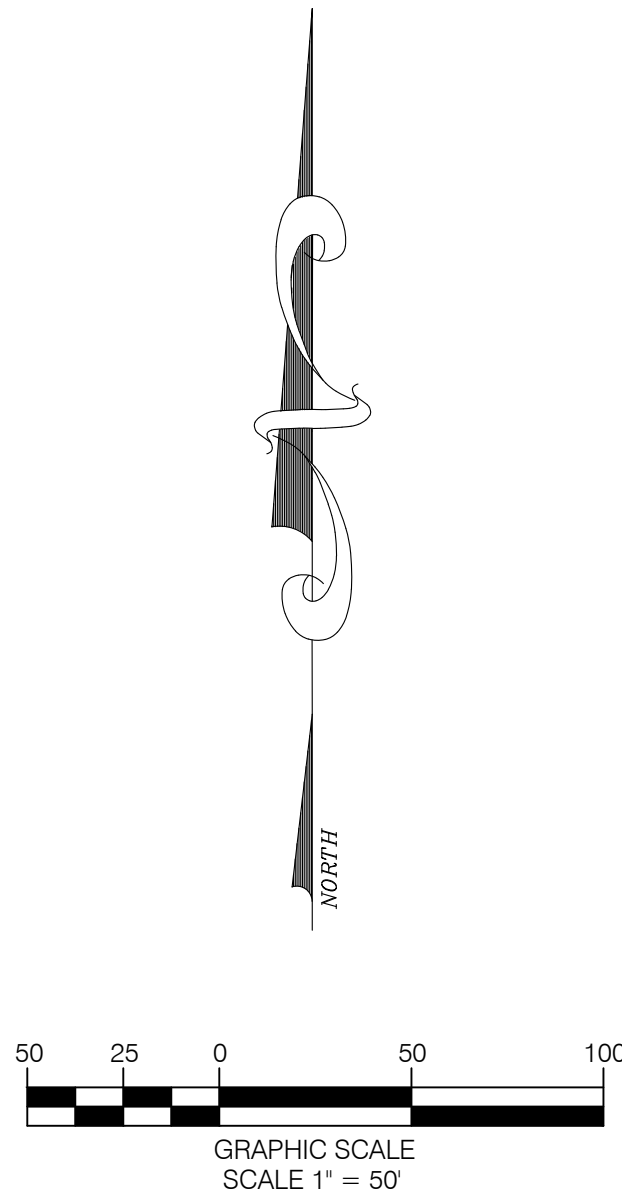
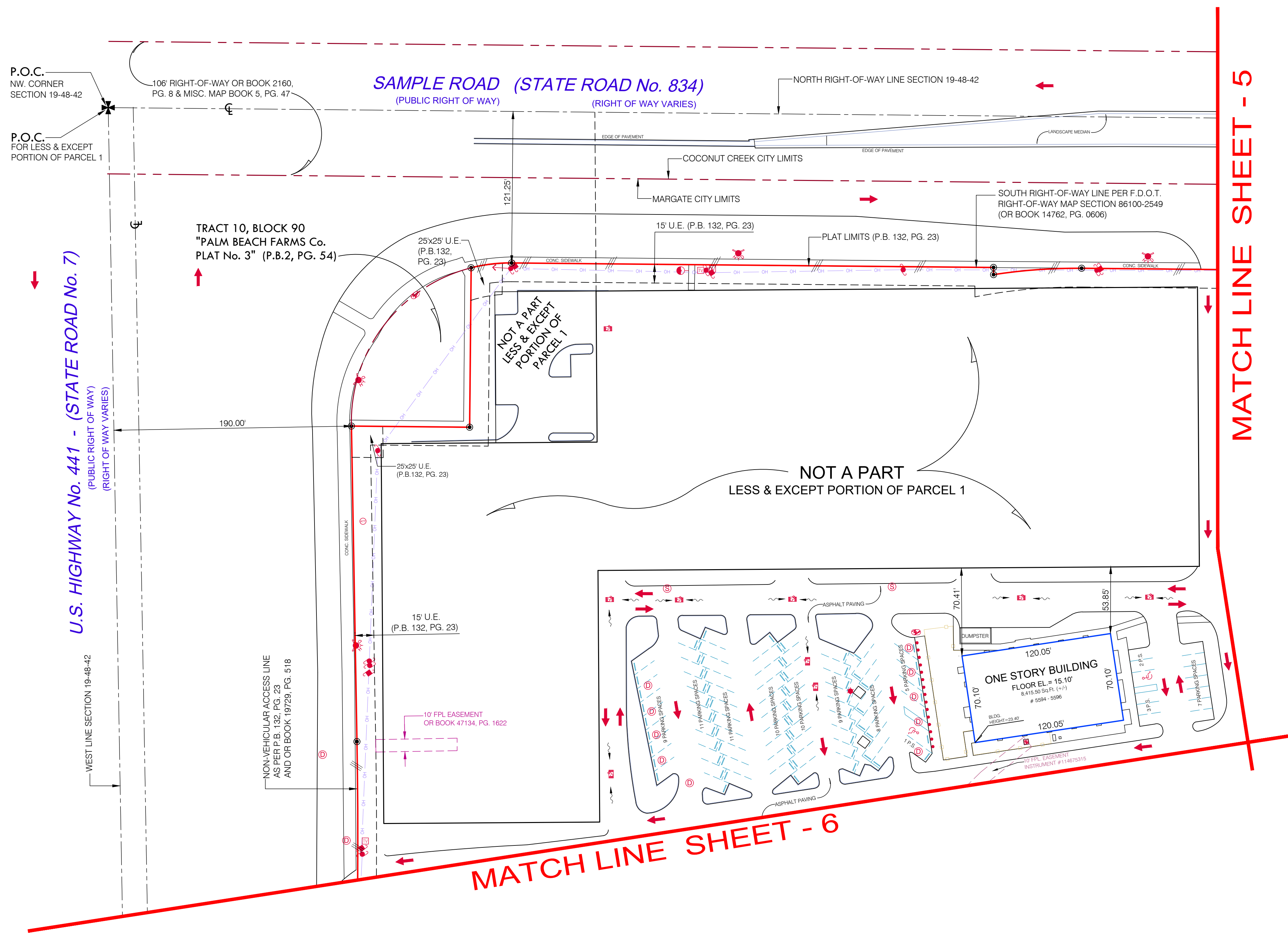
No.	Date	Description
1	12/13/18	SURVEY MEMORANDUM REVISION
2	12/16/18	TITLE COMMITMENT REVISION

Prepared for:
Peppertree Plaza, LLC

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/09/2018
DATE:	12/03/2018
SCALE:	1" = 50'
JOB No.	18-4694

SHEET:
3 OF 7

ALTA / NSPS LAND TITLE SURVEY
(TOPOGRAPHIC DETAIL OF PARCEL 1)

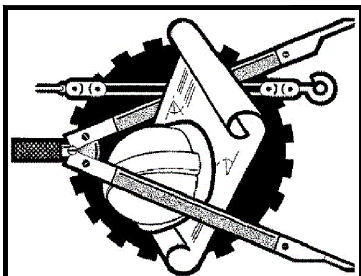


- LEGEND**
- B.C.R. = Broward County Records
(C) = Calculated
CL. = Clear
CL. = Center Line
CONC. = Concrete
CBS. = Concrete Block Stucco
Δ = Delta
F.F.E.L. = Finish Floor Elevation
F.I.P. = Found Iron Pipe
F.I.R. = Found Iron Rod
F.N. = Found Nail
F.N&D. = Found Nail & Disc
FPL. = Florida Power & Light
FDOT. = Florida Department of Transportation
I.D. = Identification
L = Length
(M) = Measured
O/L = On Line
OR BOOK = Official Records Book
P. = Property Line
(P) = Plot
P.C. = Point of Curvature
P.B. = Plot Book
P.B.C.R. = Palm Beach County Records
PG. = Page
PGS. = Pages
P.O.B. = Point of Beginning
P.O.C. = Point of Commence
P.R.C. = Point of Reverse Curve
R = Radius
(R) = Record
R/W = Right of Way
U.E. = Utility Easement
- SYMBOLS**
- AIR CONDITIONER
SANITARY SEWER VALVE
CABLE TV
CATCH BASIN
BOLLARD
WATER METER
CONCRETE POLE
WOOD POLE
LIGHT POLE
CLEAN-OUT
GREASE TRAP
SANITARY MANHOLE
DRAINAGE MANHOLE
FPL. TRANSFORMER
ELECTRIC BOX
TELECOMMUNICATION BOX
FIRE MAIN INDICATOR POST
HANDICAP SIGN
SIGN
WATER VALVE
FIRE HYDRANT
AUTO SPRINKLER VALVE
PULL BOX
BELLSOUTH RISER
FIBER OPTIC CABLE SIGN POST
FIBER OPTIC BOX
ATT MANHOLE
BACKFLOW PREVENTER SYSTEM
FLOW TRAFFIC
FLOW WATER
CHAIN LINK FENCE (C.L.F.)
METAL FENCE (M.F.)
OVERHEAD LINES
PLASTIC FENCE (P.F.)
WOOD FENCE (W.F.)

ADDRESSES SHOWN THUSLY # 5400 , 5500 AND # 5600 ARE RELATIVE TO WEST SAMPLE ROAD, MARGATE FLORIDA.

JORGE L. CABRERA
Professional Surveyor & Mapper, # 6487
State of Florida

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper. Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.



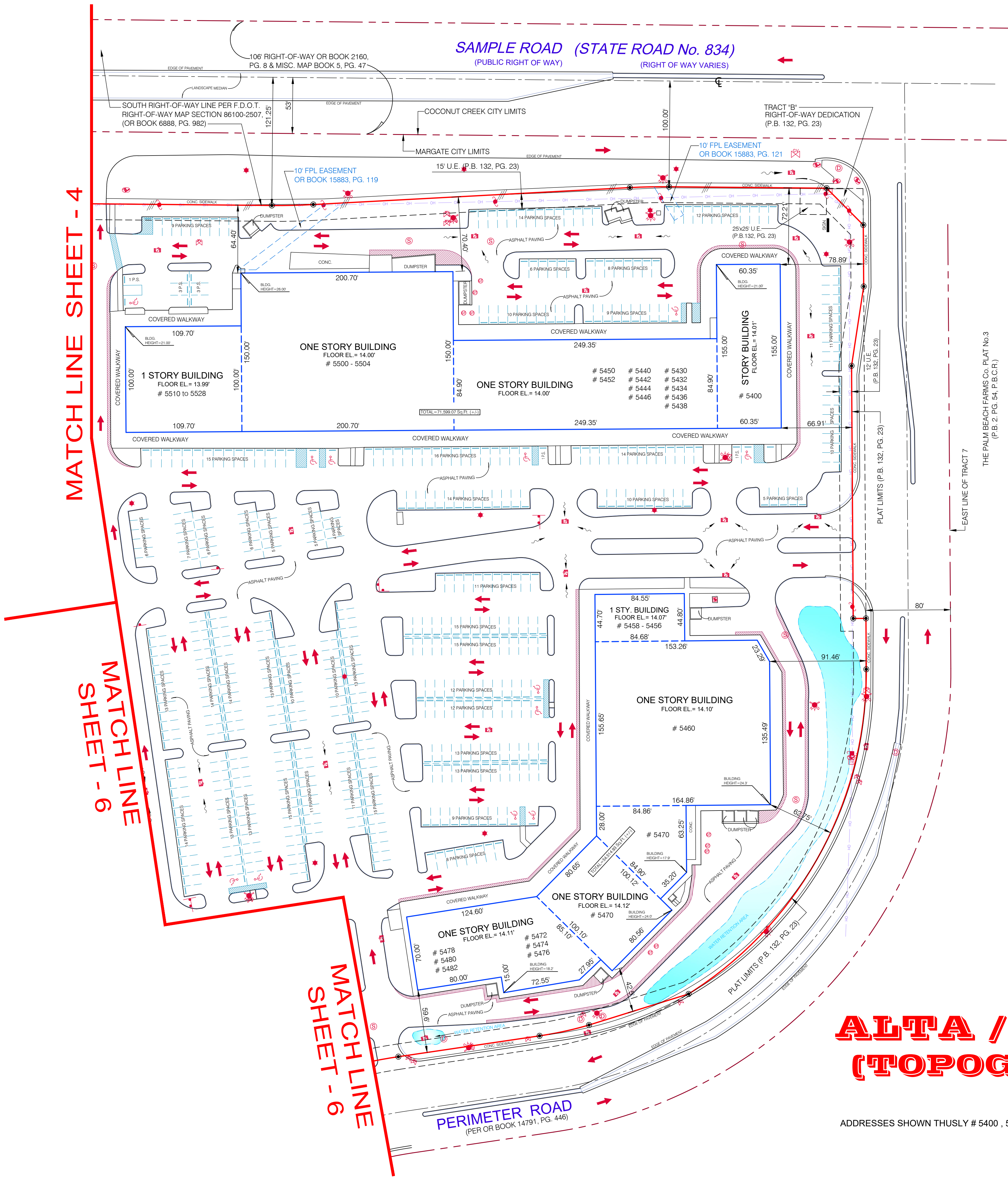
JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

No.	Date	Description
1	12/13/18	SURVEY MEMORANDUM REVISION
2	12/16/18	TITLE COMMITMENT REVISION

Prepared for:
Peppertree Plaza, LLC

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/09/2018
DATE:	12/03/2018
SCALE:	1" = 50'
JOB No.	18-4694

SHEET:
4 OF 7



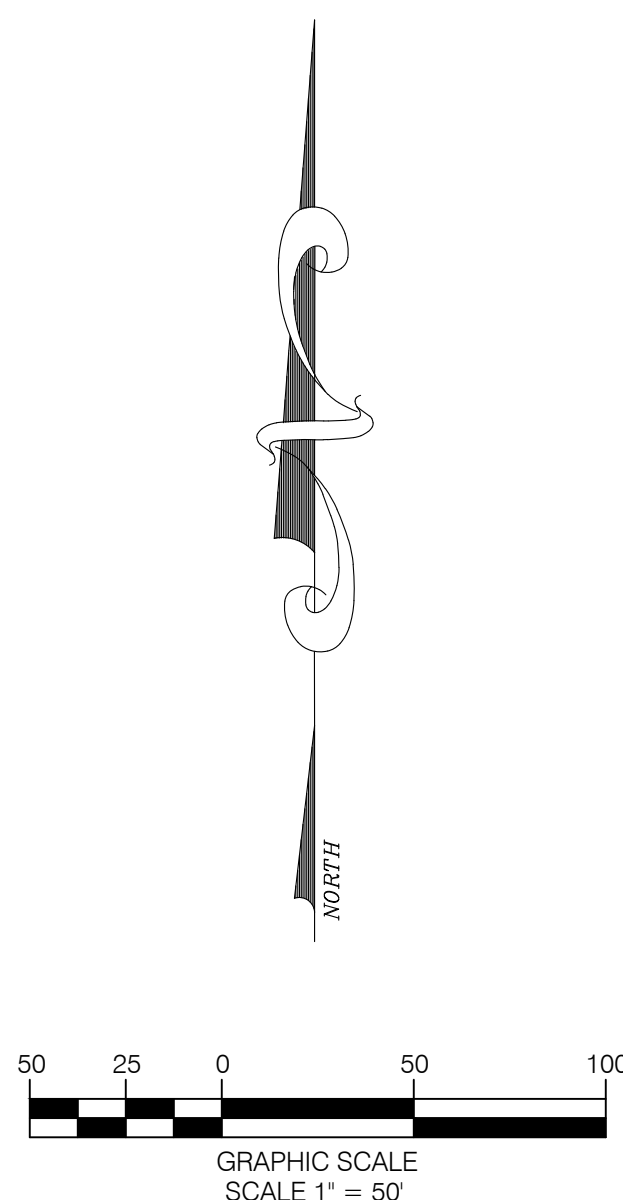
MATCH LINE SHEET - 4

MATCH LINE SHEET - 6

MATCH LINE SHEET - 6

ALTA / NSPS LAND TITLE SURVEY (TOPOGRAPHIC DETAIL OF PARCEL 1)

ADDRESSES SHOWN THUSLY # 5400 , 5500 AND # 5600 ARE RELATIVE TO WEST SAMPLE ROAD, MARGATE FLORIDA.



- SYMBOLS**
- AIR CONDITIONER
 - SANITARY SEWER VALVE
 - CABLE TV
 - CATCH BASIN
 - BOLLARD
 - WATER METER
 - CONCRETE POLE
 - WOOD POLE
 - LIGHT POLE
 - CLEAN-OUT
 - GREASE TRAP
 - SANITARY MANHOLE
 - DRAINAGE MANHOLE
 - FPL TRANSFORMER
 - ELECTRIC BOX
 - TELECOMMUNICATION BOX
 - FIRE MAIN INDICATOR POST
 - HANDICAP SIGN
 - SIGN
 - WATER VALVE
 - FIRE HYDRANT
 - AUTO SPRINKLER VALVE
 - PULL BOX
 - BELLSOUTH RISER
 - FIBER OPTIC CABLE SIGN POST
 - FIBER OPTIC BOX
 - ATT MANHOLE
 - BACKFLOW PREVENTER SYSTEM
 - FLOW TRAFFIC
 - FLOW WATER
 - CHAIN LINK FENCE (C.L.F.)
 - METAL FENCE (M.F.)
 - OVERHEAD LINES
 - PLASTIC FENCE (P.F.)
 - WOOD FENCE (W.F.)

- LEGEND**
- B.C.R. = Broward County Records
 - (C) = Calculated
 - CL = Clear
 - CL = Center Line
 - CONC. = Concrete
 - CBS. = Concrete Block Stucco
 - Δ = Delta
 - F.F.E.L. = Finish Floor Elevation
 - F.I.P. = Found Iron Pipe
 - F.I.R. = Found Iron Rod
 - F.N. = Found Nail
 - F.N&D. = Found Nail & Disc
 - FPL = Florida Power & Light
 - FDOT. = Florida Department of Transportation
 - I.D. = Identification
 - L = Length
 - (M) = Measured
 - O/L = On Line
 - OR BOOK = Official Records Book
 - PL = Property Line
 - (P) = Plat
 - P.C. = Point of Curvature
 - P.B. = Plot Book
 - P.B.C.R. = Palm Beach County Records
 - PG. = Page
 - PGS. = Pages
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commence
 - P.R.C. = Point of Reverse Curve
 - R = Radius
 - (R) = Record
 - R/W = Right of Way
 - U.E. = Utility Easement

JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLS/PSM License No: 6487

No.	Date	Description
1	12/13/18	SURVEY MEMORANDUM REVISION
2	12/16/18	TITLE COMMITMENT REVISION

Prepared for:
Peppertree Plaza, LLC

CHECKED BY:	JLC.
DRAWN BY:	ELF.
FIELD DATE:	11/09/2018
DATE:	12/03/2018
SCALE:	1" = 50'
JOB No.	18-4694

SHEET:
5 OF 7

GRAPHIC SCALE
SCALE 1" = 50'

ADDRESSES SHOWN THUSLY # 5400 , 5500 AND # 5600 ARE RELATIVE TO WEST SAMPLE ROAD, MARGATE FLORIDA.

MATCH LINE SHEET - 4

PARCEL

MATCH LINE SHEET - 5

TRACT 33 / BLOCK 90

PARCEL "D"
CONSERVATION AREA)
(P.B. 156, PG. 10)

PARCEL 2
(CONSERVATION PARCEL)
(Vacant)

CONSERVATION EASEMENT
OR BOOK 39333, PG. 463
OR BOOK 38571, PG. 823
OR BOOK 39964, PG. 798

PERIMETER ROAD
(PUBLIC RIGHT OF WAY)

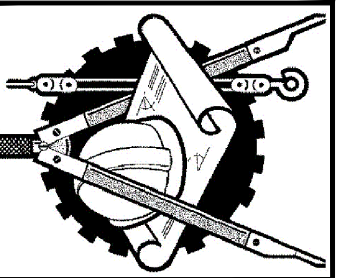
PERMITS
(PUBLIC RIGHT OF WAY)
BOOK 14791, PG. 446

JORGE L. CABRERA

Professional Surveyor & Mapper, # 6487
State of Florida

MATCH LINE A - A (Parcels 2, 3 & 4)

This drawing is the property of Jorge L. Cabrera Professional Surveyor & Mapper Reproductions of this drawing are not valid unless Signed and embossed with the surveyor's seal.



JORGE L. CABRERA
Professional Surveyor and Mapper

State of Florida
PLS/PSM License No: 6487

2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537

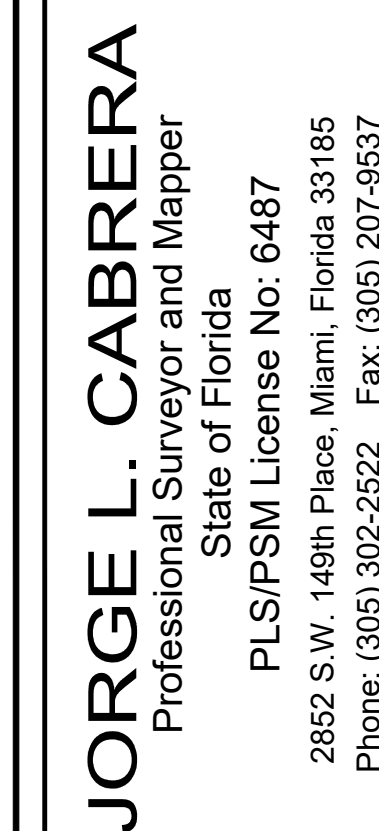
No.	Date	Description
1	12/13/18	SURVEY MEMORANDUM REVISION
2	12/16/18	TITLE COMMITMENT REVISION

Prepared for:

Peppertree Plaza, LLC

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 11/09/2018
DATE: 12/03/2018
SCALE: 1" = 50'
JOB No. 18-4694

SHEET: **6** OF 7



No.	Date	Description
1	12/13/18	SURVEY MEMORANDUM REVISION
2	12/16/18	TITLE COMMITMENT REVISION

Peppertree Plaza, LLC

CHECKED BY: JLC.
DRAWN BY: ELF.
FIELD DATE: 11/09/2018
DATE: 12/03/2018
SCALE: 1" = 60'
JOB No. 18-4694

SHEET: **7** OF 7

