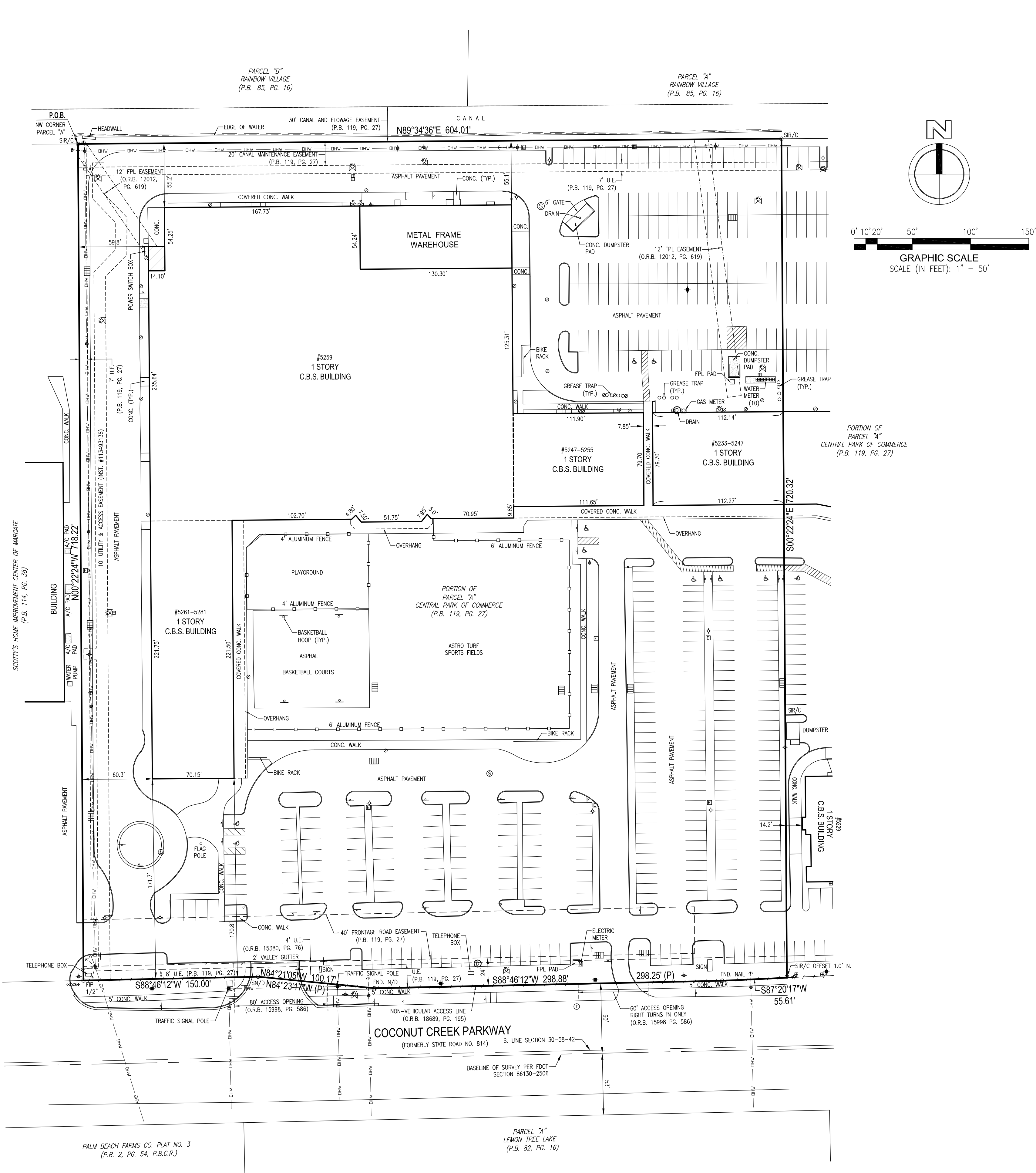


TITLE COMMITMENT INFORMATION TABLE						
FIRST AMERICAN TITLE INSURANCE COMPANY PLAT NO. 1592-406354 COMMITMENT DATE: 7/15/18				ITEMS LISTED ARE PER SCHEDULE B SECTION V EXCEPTIONS		
COMMIT. #	TYPE OF INSTRUMENT	DESCRIPTION	RECORDING DATA	AFFECTS PARCEL	PLOTTED	NOT A SURVEY WATER
9	PLAT - CENTRAL PARK OF COMMERCE	EASEMENTS	P.B. 119, PG. 27, O.R.B. 15988, PG. 586, & O.R.B. 18689, PG. 195	YES YES NO	YES YES NO	
*	*	RESTRICTIONS	P.B. 119, PG. 27 & O.R.B. 15988, PG. 721	YES		YES
10	EASEMENT	FPL UTILITY EASEMENT	O.R.B. 12012, PG. 619	YES	YES	
13	EASEMENT	ROADWAY & UTILITY EASEMENT	O.R.B. 15380, PG. 76	YES	YES	
15	UTILITY EASEMENT DEED	UTILITY & ACCESS EASEMENT TO CITY OF MARGATE	INST. #113493138	YES	YES	



#### LEGAL DESCRIPTION

A PORTION OF PARCEL "A", CENTRAL PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 119, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 89°34'36" EAST, ALONG THE NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 604.01 FEET; THENCE SOUTH 00°22'24" EAST, A DISTANCE OF 720.32 FEET; THENCE ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING FOUR (4) COURSES: SOUTH 87°20'17" WEST, A DISTANCE OF 55.61 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 298.88 FEET (298.25 FEET PER PLAT); THENCE NORTH 84°21'05" WEST (NORTH 84°23'17" WEST PER PLAT), A DISTANCE OF 100.17 FEET; THENCE SOUTH 88°46'12" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 00°22'24" WEST, ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 718.22 FEET TO THE POINT OF BEGINNING.

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

#### 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 10.010 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 NORTH LINE OF SAID PARCEL "A" HAVING A BEARING OF N89°34'36"E, AS SHOWN ON THE RECORD PLAT.
- RECORDING INFORMATION REFERS TO BROWARD COUNTY PUBLIC RECORDS UNLESS OTHERWISE INDICATED.
- PROPERTY ADDRESS: 5233-5281 COCONUT CREEK PARKWAY, MARGATE, FL 33063
- FEMA FLOOD ELEVATION INFORMATION:
  - A. FIRM NO.: 12011C0355H
  - B. EFFECTIVE DATE: AUGUST 18, 2014
  - C. ZONE: X
  - D. BASE FLOOD ELEV.: N/A

#### ABBREVIATIONS:

A = ARC LENGTH  
A/C = AIR CONDITIONER  
ALUM. = ALUMINUM  
B.C.R. = BROWARD COUNTY RECORDS  
(C) = CALCULATED  
CB = CATCH BASIN  
C.B.S. = CONCRETE BLOCK STRUCTURE  
CLF = CHAIN LINK FENCE  
CMP = CORRUGATED METAL PIPE  
CONC. = CONCRETE  
D.E. = DELTA (CENTRAL ANGLE)  
D.E. = DRAINAGE EASEMENT  
ELEV. = ELEVATION  
F.F. = FINISHED FLOOR  
FIP = FOUND IRON PIPE  
FIR/C = FOUND IRON ROD W/CAP  
FIR = FOUND IRON ROD  
FND. = FOUND  
ICV = IRRIGATION CONTROL VALVE  
INV = INVERT  
MON. = MONUMENT  
N/D = NAIL AND DISC  
(P) = PLAT  
P.B. = PLAT BOOK  
P.B.C.R. = PALM BEACH COUNTY RECORDS  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
PG. = PAGE  
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  
S.F. = SQUARE FEET  
STY. = STORY  
TCB = TRAFFIC CONTROL BOX  
TYP. = TYPICAL  
U.E. = UTILITY EASEMENT  
WV = WATER VALVE

#### LEGEND:

BACKFLOW PREVENTER  
BOLLARD  
CABLE BOX  
CATCH BASIN  
CENTERLINE  
CLEANOUT  
ELECTRICAL BOX  
FIRE HYDRANT  
MANHOLE, DRAINAGE  
MANHOLE, SANITARY  
MONITORING WELL  
NON-VEHICULAR ACCESS LINE  
POLE, LIGHT  
POLE, WOOD  
POLE, WOOD  
SANITARY MANHOLE  
SIGN  
TREE & PALM TREE  
VALVE, WATER  
WATER METER  
WIRES, OVERHEAD

#### SURVEYOR'S CERTIFICATION:

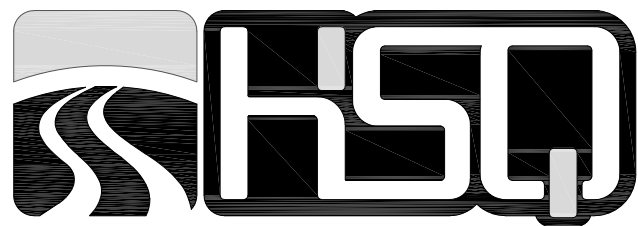
TO:  
ALLIANCE XVI, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR  
GREENBERG TRAURIG, P.A.  
FIRST AMERICAN TITLE INSURANCE COMPANY

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, 7(A), AND 8 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON 7/12/18.

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

1	7/13/18	JDV	DCW	CONVERT TO ALTA STANDARDS	N/A
NO.	DATE	BY	CKD	REVISIONS	FB/PG

SCALE: 1"=50' DATE: 7/2/18  
DRAWN BY: JDV FIELD BOOK: 39/48  
CHECKED BY: DCW SURVEY TYPE: BOUNDARY



**HSQ GROUP, INC.**  
Engineers · Planners · Surveyors  
1001 Yamato Road, Suite 105  
Boca Raton, Florida 33431 · 561.392.0221  
CA26258 · LB7924

**MAP OF ALTA/NSPS LAND TITLE SURVEY**  
**PORTION OF PARCEL "A" CENTRAL PARK OF COMMERCE**  
**CITY OF MARGATE, BROWARD COUNTY, FLORIDA**

PROJECT NUMBER  
170318  
SHEET NUMBER  
1 OF 1