

1 TITLE DESCRIPTION

Lots 18 and 19 of Fort Lauderdale Industrial Air Park Section 2, according to the Plat thereof recorded in Plat Book 63, Page 8, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida. The land shown in this survey is the same as that described in Chicago Title Insurance Company Commitment Number 251705039VF, ATL-170486 with an effective date of October 23, 2017.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from Chicago Title Insurance Company Commitment Number 251705039VF/ATL-170486 with an effective date of October 23, 2017.

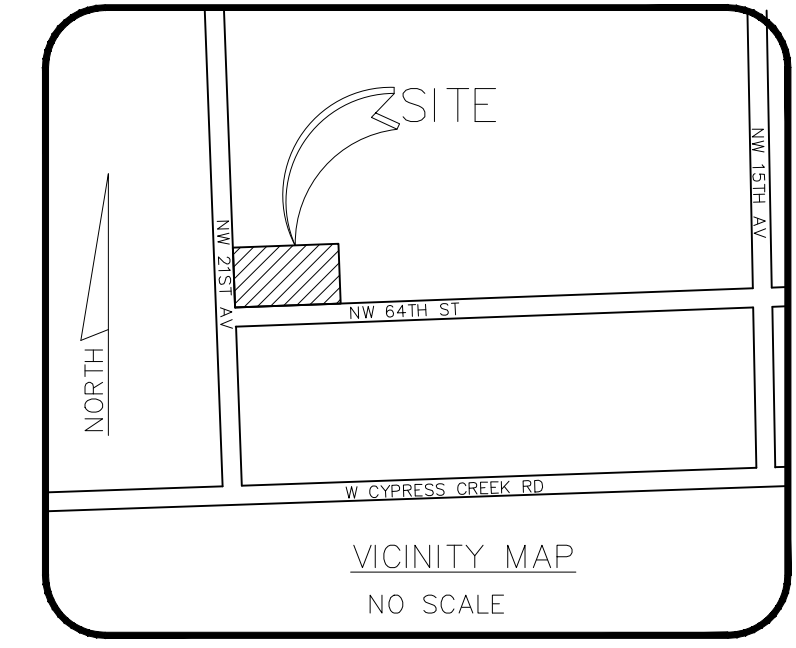
5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "AH" of the Flood Insurance Rate Map, Community Panel No. 12011C0358H, which bears an effective date of 8-18-14 and is located in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency. Zone "AH" denotes areas with a 1% annual chance of shallow flooding, usually in the form of a pond, with an average depth ranging from 1 to 3 feet.

11 SURVEYOR'S NOTES

- 1. This survey was made in accordance with laws and/or Minimum Standards of the State of Florida.
2. All utilities serving the Property enter through adjoining public streets and/or easements of record.
3. The Property has direct access to NW 64th Street and NW 21st Avenue, dedicated public streets or highways.
4. The total number of striped parking spaces on the Property is 216, including 208 regular spaces and 8 designated handicap spaces, and to the extent possible, are graphically shown hereon.
5. There is no observed evidence of current earth moving work, building construction or building additions at the Property.
6. There are no proposed changes in street right of way lines affecting the Property, according to the City of Fort Lauderdale.
7. There is no observed evidence of recent street or sidewalk construction or repairs affecting the Property.
8. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above-ground, visible evidence, unless another source of information is specifically referenced hereon.
9. The Surveyed Property forms a mathematically closed perimeter without any gaps, gores or overlaps. Adjoining deeds not researched for gaps, gores or overlaps.
10. This survey is not for design purposes.
11. Reference prior survey: Job Number: 6804, By: Avrom & Associates, Inc.; Dated: 3-2-01.
12. Lots 18 and 19 are contiguous without gap or gore.
13. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

16 VICINITY MAP



3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- 14. Terms and conditions of lease as evidenced by Memorandum of Lease between the City of Fort Lauderdale, a Municipal corporation and Southern Facilities Development, Inc. dated March 1, 1998, filed April 7, 1998, in O. R. Book 29367, Page 733, as assigned to Cypress Concourse A, LLC, a Delaware limited liability company by instrument recorded in O.R. Book 31137, Page 1406 as corrected by Corrective Memorandum of Lease between the City of Fort Lauderdale and Cypress Concourse A, LLC dated June 19, 2012 recorded August 28, 2012 in Book 49032 Page 1066 Broward County Florida records. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
15. Restrictions, covenants and conditions as set forth in that instrument recorded in Official Records Book 1181, Page 523, corrected in Official Records Book 3324, Page 79 and Official Records Book 3325, Page 755 (copy of covenants not available), as amended by instrument recorded in Official Records Book 12321, Page 258. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
NOTE: This exception omits any restrictions covenant, or condition based on race, color, religion, sex, handicap, familial status or national origin, in any unless and only to the extent that the restriction is not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.
16. Restrictions, Dedications and Easements as shown on the Plat of FORT LAUDERDALE INDUSTRIAL AIR PARK SECTION 2 recorded in Plat Book 63, Page 8. DOES AFFECT - AS SHOWN

12 PARKING INFORMATION

208 Standard Spaces
8 Handicap Spaces
216 Total Parking Spaces

10 BASIS OF BEARINGS

The bearing S 88°09'08" W being the South line of subject property as recorded in Plat Book 63 Pages 8, records of the City of Fort Lauderdale, County of Broward, State of Florida, was used as the Basis of Bearing for this survey.

8 ZONING INFORMATION

ZONED: AIP, AIRPORT INDUSTRIAL PARK AND LOCATED IN THE FORT LAUDERDALE AIRPORT BUFFER ZONE
SETBACKS
FRONT - 50 FEET ALONG NW 64th STREET AND NW 21st AVENUE; OTHERWISE, 40 FEET
SIDE - 30 FEET
REAR - 30 FEET
MINIMUM LOT AREA - NO REQUIREMENTS NOTED
MAXIMUM BUILDING HEIGHT - NO REQUIREMENTS NOTED
MINIMUM LOT WIDTH - NO REQUIREMENTS NOTED
MAXIMUM BUILDING COVERAGE - NO REQUIREMENTS NOTED
PARKING - 1 SPACE PER 250 SQUARE FEET OF GROSS FLOOR AREA (50.215 / 250 = 201 TOTAL PARKING SPACES REQUIRED)
ALL SITE RESTRICTIONS WERE OBTAINED PER BY COMMERCIAL DUE DILIGENCE, 405-378-5800, DATED OCTOBER 23, 2017.

14 BUILDING AREA

50,215 square feet

15 BUILDING HEIGHT

Height 20' feet or 1 Story

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

4 SURVEYOR CERTIFICATION

To: BOF FL 2001 NW 64 LLC; KeyBank National Association and its successors and/or assigns; Chicago Title Insurance Company and Commercial Due Diligence Services:

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16 and 17 of Table A thereof. The field work was completed on October 6, 2017.

Date of Plat or Map: November 2, 2017

Michael E. Petulla
Land Surveyor Number: #4372
In state of Florida
Survey Prepared By:
Michael Petulla, Land Surveying
1 North 1st Street #8
Cocoa Beach, FL 32931



13 LAND AREA

TOTAL LAND AREA:
185,540.14± Square Feet
4.259± Acres

9 LEGEND

Table with 3 columns of symbols and their corresponding descriptions for various survey features like P.O.B., RADIUS, CHL, etc.

7 STATEMENT OF ENCROACHMENTS

THERE WERE NO ENCROACHMENTS OBSERVED AT THE TIME OF SURVEY.

Key to CDS ALTA Survey

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20 PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2016)
This Work Coordinated By:
FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firsmcdfs.com
Toll Free: 888.322.7371

Table with Drwn By, Surveyor, Aprvd By, Field Date, Scale, Date, and Revision information.

Prepared For:
Client Ref. No:

20 PROJECT ADDRESS
2001 NW 64TH STREET
FORT LAUDERDALE, FL
Project Name:
PIEDMONT SURVEY PORTFOLIO
CDS Project Number:
17-09-0238-007

LS#4372 EXP 2/28/2019
Michael Petulla
Land Surveying
1 North 1st Street #8
Cocoa Beach, FL 32931
(407) 448-8613
email: petullsun@aol.com

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

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NOW OR FORMERLY:
CITY OF FORT LAUDERDALE
NO RECORDS FOUND
APN: 4942 09 01 0520

NOW OR FORMERLY:
CITY OF FORT LAUDERDALE
NO RECORDS FOUND
APN: 4942 09 01 0610

VESTED IN:
CYPRESS CONCOURSE A, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BOOK 29367, PAGE: 733
APN: 4942-09-01-0611

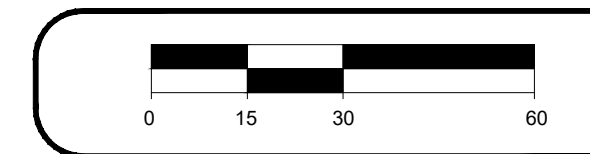
NW 64th STREET
60' WIDE PUBLIC RIGHT-OF-WAY
ASPHALT

NW 21st AVENUE
80' WIDE PUBLIC RIGHT-OF-WAY
ASPHALT

Rad=40.00'
Arc=62.84'
Δ=090°00'40"
ChL=56.57'
ChB=N46°50'31"W

SCALE : 1" = 30'

17 NORTH ARROW / SCALE



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