

1 TITLE DESCRIPTION

PARCEL 1: FEE SIMPLE

TRACT 19 A, OF MIAMI INTERNATIONAL COMMERCE CENTER SECTION 19 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2: EASEMENT PARCEL:

A PORTION OF TRACT 19 A AND 19 B OF "MIAMI INTERNATIONAL COMMERCE CENTER SECTION 19", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 19 A, THENCE RUN NORTH 0° 06' 48" EAST, ALONG THE EAST LINE OF SAID TRACT 19 A FOR A DISTANCE OF 481.79 FEET, THENCE RUN NORTH 89° 53' 12" WEST, ALONG A LINE PARALLEL WITH AND 23.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID TRACT 19B, FOR A DISTANCE OF 373.45 FEET TO A POINT ON THE WEST LINE OF TRACT 19 B; THENCE RUN SOUTH 01° 14' 08" EAST ALONG THE WEST LINE OF SAID TRACT 19 B, FOR A DISTANCE OF 24.01 FEET TO A POINT; THENCE RUN SOUTH 89° 53' 12" WEST, ALONG A LINE PARALLEL WITH AND 47.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID TRACT 19 B, FOR A DISTANCE OF 345.89 FEET TO A POINT; THENCE RUN SOUTH 00° 06' 48" WEST ALONG A LINE PARALLEL WITH AND 27.00 FEET WEST, AS MEASURED AT RIGHT ANGLES TO THE PROJECTION TO THE NORTH OF THE EAST LINE OF TRACT 19C, FOR A DISTANCE OF 158.00 FEET TO A POINT; THENCE RUN NORTH 89° 53' 12" WEST, ALONG A LINE PARALLEL WITH AND 205.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID TRACT 19 B FOR A DISTANCE OF 342.16 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 19 B; THENCE RUN SOUTH 01° 14' 08" EAST ALONG THE WEST LINE OF SAID TRACT 19 B FOR A DISTANCE OF 24.01 FEET TO A POINT; THENCE RUN SOUTH 89° 53' 12" EAST ALONG A LINE PARALLEL WITH AND 229.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, TO THE NORTH LINE OF SAID TRACT 19 B, FOR A DISTANCE OF 341.60 FEET TO A POINT; THENCE RUN SOUTH 00° 06' 48" WEST, ALONG A LINE PARALLEL WITH AND 27.00 FEET WEST, AS MEASURED AT RIGHT ANGLES, TO THE EAST LINE OF SAID TRACT 19 A, FOR A DISTANCE OF 123.79 FEET TO A POINT; THENCE RUN SOUTH 05° 22' 33" WEST, FOR A DISTANCE OF 152.84 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 19 A, THENCE RUN SOUTH 89° 53' 12" EAST, ALONG THE SOUTH LINE OF SAID TRACT 19 A FOR A DISTANCE OF 41.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

27 FOOT EASEMENT, WEST SIDE.

A PORTION OF TRACT 19C OF "MIAMI INTERNATIONAL COMMERCE CENTER SECTION 19", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 147, PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEGIN AT THE SOUTHWEST CORNER OF TRACT 19 C; THENCE RUN SOUTH 89° 53' 12" EAST, ALONG THE SOUTH LINE OF SAID TRACT 19 C FOR A DISTANCE OF 27.00 FEET TO A POINT; THENCE RUN NORTH 00° 06' 48" EAST, ALONG A LINE PARALLEL WITH, AND 27.00 FEET EAST, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID TRACT 19C FOR A DISTANCE OF 286.56 FEET TO A POINT; THENCE RUN NORTH 89° 53' 12" WEST FOR A DISTANCE OF 27.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 19 C; THENCE RUN SOUTH 00° 06' 48" WEST, ALONG THE WEST LINE OF SAID TRACT 19 C FOR A DISTANCE OF 286.56 FEET TO THE POINT OF BEGINNING.

The property surveyed and shown hereon is the same property described in the title commitment provided by First American Title Insurance Company, Commitment Number: NCS-605921FL11-PHX1, Effective Date: May 24, 2013.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

- Provisions of the Plat of Miami International Commerce Center Section 19, recorded in Plat Book 147, Page 46, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - PLOTTABLE ITEMS SHOWN HEREON)
- Provisions of the Plat of Miami International Commerce Center Section 4, recorded in Plat Book 116, Page 52, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - PLOTTABLE ITEMS SHOWN HEREON)
- The terms, provisions and conditions contained in that certain Agreement between Charles B. Benenson, Laurence A. Tash and Preston R. Tash, as Trustees recorded in Official Records Book 12352, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAIN NO PLOTTABLE ITEMS)
- The terms, provisions and conditions contained in that certain Agreement for the Construction of Water Facilities recorded in Official Records Book 10081, Page 1044, as affected by Assignment, Assumption and Acceptance of Agreement Rights recorded in Official Records Book 16235, Page 682, and Assignment, Assumption and Acceptance of Agreement Rights recorded in Official Records Book 16235, Page 696, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAIN NO PLOTTABLE ITEMS)
- The terms, provisions and conditions contained in that certain Agreement for Water and Sanitary Sewage Facilities recorded in Official Records Book 10081, Page 1069, as affected by Assignment, Assumption and Acceptance of Agreement Rights recorded in Official Records Book 16235, Page 682, and Assignment, Assumption and Acceptance of Agreement Rights recorded in Official Records Book 16235, Page 696, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAIN NO PLOTTABLE ITEMS)
- Grant of Easement recorded in Official Records Book 10617, Page 1324, (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded in Official Records Book 12319, Page 48, (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- Grant of Easement recorded in Official Records Book 13068, Page 2580, (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- The terms, provisions and conditions contained in that certain Covenant of Construction within Right-of-Way recorded in Official Records Book 13304, Page 1955, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS)
- The terms, provisions and conditions contained in that certain Covenant for Maintenance of Landscaping within Right of Way recorded in Official Records Book 13516, Page 1190, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS)
- Easement Agreement recorded in Official Records Book 14394, Page 1289, (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- Declaration of Covenants and Restrictions for Miami International Commerce Center, which contains provisions for a private charge or assessments, and provides for a right of first refusal or the prior approval of a future purchaser or occupant, recorded in Official Records Book 13741, Page 1001, as affected by Assignment, Assumption and Acceptance of Covenants and Restrictions for Miami International Commerce Center recorded May 24, 1990 in Official Records Book 14561, Page 591; Second Amendment to Declaration of Covenants and Restrictions for Miami International Commerce Center recorded in Official Records Book 16233, Page 4125; Waiver and Consent recorded in Official Records Book 16233, Page 4143 and Agreement recorded in Official Records Book 16233, Page 4704, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS)
- Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Official Records Book 16902, Page 2904, but deleting any covenant, condition or restriction indicating a preference, limitation or restriction based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS)
- The terms, provisions and conditions contained in that certain Landlord Notices of Limitation of Mechanic Lien Liability pursuant to Fla. Stat. 73.10 recorded in Official Records Book 12729, Page 3100; Official Records Book 12809, Page 2902 and Official Records Book 15839, Page 4361, (Parcel 2) (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - PLOTTABLE ITEMS SHOWN HEREON)
- Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 16960, Page 3082, (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)
- The terms, provisions and conditions contained in that certain Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in January 3, 1986 Official Records Book 12749, Page 1889, (Parcel 2) (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS)
- The terms, provisions and conditions contained in that certain Easement and Operating Agreement recorded in Official Records Book 16235, Page 917, as re-recorded in Official Records Book 16491, Page 3164, (Parcel 2) (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS)
- All of the terms and provisions set forth and contained in that certain Memorandum of Lease between CNL Income Fund III, LTD., a Florida limited partnership and CNL Income Fund VII, LTD., a Florida limited partnership, CNL Income Fund X, LTD., a Florida limited partnership and CNL Income Fund XIII, LTD., a Florida limited partnership, Lessor, and Cheyvs, Inc., a California corporation, Lessee, a memorandum of which is recorded in Official Records Book 17924, Page 4794, as affected by Official Records Book 16105, Page 1833 and Official Records Book 27899, Page 3140, (AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS)
- Grant of Easement(s) recorded in Official Records Book 18397, Page 4994, (AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

The surveying company:
Commercial Due Diligence Services certifies to the
accuracy and sufficiency of the survey provided hereon.

COMMERCIAL
DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

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2 TITLE INFORMATION

The Title Description and the Schedule B items hereon are from a title
commitment prepared by First American Title Insurance Company
Commitment Number: NCS-605921FL11-PHX1, Effective Date: May 24, 2013.

9 LEGEND

(D) Record (Deed)	Monitor Well
(P) Plat	Sewer Cleanout
(M) Measured	Light Pole
(C) Calculated	Utility Vault
Found Monument (as Noted)	Sign
Set Monument (as Noted)	Irrigation Valve
Manhole	Bollard
Sewer Manhole	Pressure Relief Valve
Drainage Manhole	Catch Basin
Telephone Manhole	Curb Inlet
Water Manhole	Traffic Pole
Telephone Pedestal	Wood Utility Pole
Cable Pedestal	Concrete Utility Pole
Electric Pedestal	Air Conditioner
Electric Transformer	Traffic Signal Vault
Electric Meter	Underground Utility Marker
Gas Meter	Regular Spaces/ Handicap Spaces
Gas Valve	Right-of-Way
Water Meter	Schedule B, Section II Items
Water Valve	Encroachments
Water Vault	O.R. Official Records
Back-flow Preventer	LSA Landscape Area
Fire Hydrant	
Adjoiner Property	Easement Line
Property Line	Setback Line

10 BASIS OF BEARINGS

The meridian for all bearings shown hereon is based on the North Line of
the Subject Property, known as being a bearing of N89°53'12"E, as
shown on Plat Book 147, Page 46 of Dade County Public Records.

12 PARKING INFORMATION

87	Regular Parking Spaces
4	Handicap Parking Spaces
91	Total Parking Spaces

13 LAND AREA

67,033 sq. ft. ±
1.5389 acres

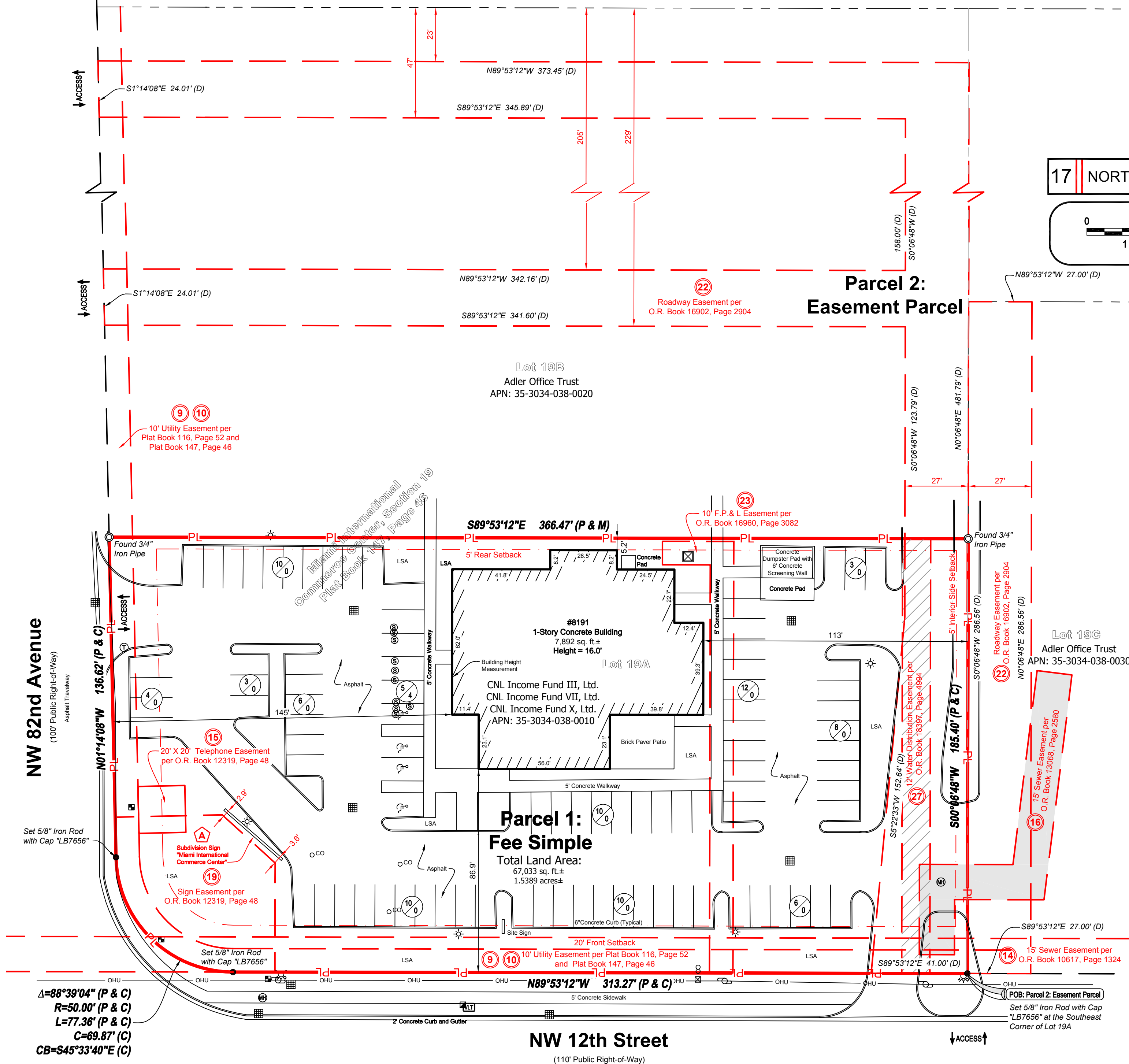
14 BUILDING AREA

7,892 sq. ft.

15 BUILDING HEIGHT

16.0 ft.

19 SURVEY DRAWING



7 POSSIBLE APPARENT USE

Subdivision Sign lies over and upon the subject
property a maximum distance of 3.6' without the
benefit of an easement

6 CEMETERY

At the time of survey there was no visible evidence of
cemetaries or burial grounds on the subject property.

5 FLOOD INFORMATION

By scaling and graphic plotting only, the subject property appears to lie entirely within
Zone AH (EL. 8) of the Flood Insurance Rate Map for Dade County, Florida, Map Number
12086C0287L, bearing an effective date of 9/11/09. No field survey was performed to
determine this Zone and a elevation certificate may be needed to verify this determination or
apply for a variance from the Federal Emergency Management Agency. Relevant zones are
defined on said map as follows:

AH (Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined)
Elevations show on said map are based on NAVD 1983

8 ZONING INFORMATION

Zoning verification provided by review of Miami-Dade County
website and municioe
www.miamidade.gov

Zoning: I-Industrial

Setbacks:
Front: 20 ft.
Side & Rear: 5 ft.

Maximum Height: 35 ft.

Parking:
(1) Table service establishments shall be provided one (1) parking
space for each fifty (50) square feet of floor area, or fractional part
thereof devoted to patron use.

(2) Take-out establishments shall be provided one (1) parking
space for each two hundred fifty (250) square feet of gross floor
area, or fractional part thereof.

All setback lines graphically depicted hereon area oriented with
the assumption that the front of the property faces the road that
corresponds with the street address. All zoning information should
be verified with the appropriate zoning officials before being used.

To:
ARC CAFEUSA001, LLC
AR Capital, LLC
Regent Bank
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 2011 Minimum
Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS
and includes items 1 (except in states that require record monument plotting), 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a)
(location of utilities per visible, above-ground, observed evidence), 13, 14, 16, 18, 21, 23 to the extent possible,
graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or
property any affable easements or servitudes benefitting the surveyed property and disclosed in Record Documents
provided to the surveyor as part of the Schedule "A"), of Table A thereof. The field work was completed on June 11, 2013.

Date of Plat or Map: July 12, 2013

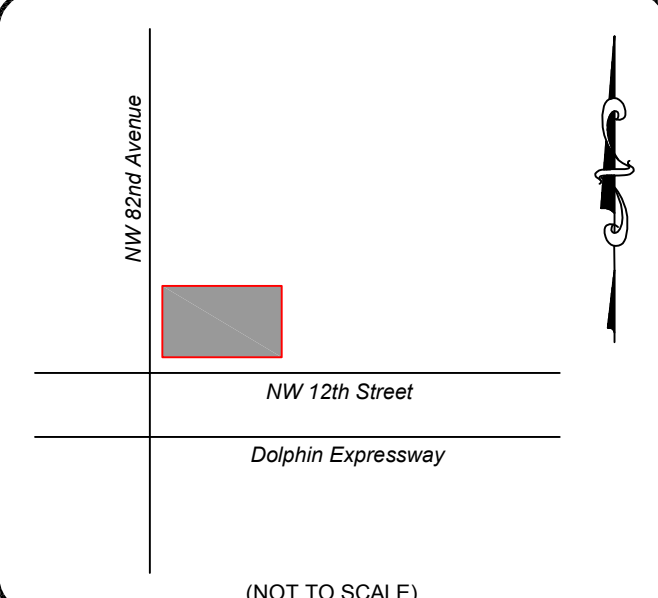
Billy R. Davis Jr.
Professional Surveyor and Mapper #5099
Certificate of Authorization No. LB #7656

Not valid without an authenticated electronic signature and authenticated electronic seal.

17 NORTH ARROW/SCALE

0 20 40
1 INCH = 20 FT.

16 VICINITY MAP



11 SURVEYOR'S NOTES

- This survey is based on information shown on a title commitment prepared by First American Title Insurance Company, Commitment Number: NCS-605921FL11-PHX1, effective date May 24, 2013, and all Schedule B exceptions in said title commitment have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- The subject properties has direct access to NW 82nd Avenue, a public right-of-way, together with access to NW 12th Street and NW 82nd Avenue via a Roadway Easement per O.R. Book 16902, page 2904.
- There was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- No observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- All statements within the certification, and other references located elsewhere hereon, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
- All rebar set are 30" X 5/8" rebar with a plastic cap marked "LB7656", unless otherwise noted.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Any declaration made hereon or herein is made to the parties certified to on this survey. It is not transferable to additional institutions or subsequent owners.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- At the time of this survey, there was no observable evidence of any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appearances are shown.
- There are appurtenant offsite easements or servitudes benefitting the surveyed property listed in the above referenced title commitment.

KEY TO ALTA-SURVEY

- TITLE DESCRIPTION (AS FURNISHED)
- TITLE INFORMATION
- SCHEDULE "B" ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE APPARENT USE
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
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- SURVEY DRAWING
- PROJECT ADDRESS

18 Boundary and ALTA/ACSM Land Title Survey

This survey prepared in accordance with the "Minimum Standard
Detail Requirements for ALTA/ACSM Land Title Surveys
(Effective February 23, 2011)

This Work Coordinated By:

COMMERCIAL
DUE DILIGENCE SERVICES

1700 South Broadway, Bldg E
Moore, Oklahoma 73160
Office: 405.378.5800 - Fax: 405.703.1851
Toll Free: 888.457.7878

Drwn By: RLJ	Date: 6/17/13
Surveyor Ref.No: 13-06-0085	Revision: QC Remarks
Aprvd By: BRD	Date:
Field Date: June 11, 2013	Revision:
Scale: 1" = 30'	Date:
	Revision:

Prepared For:

NCS-605921FL11-PHX1
Client Asset No: 675

20 PROJECT ADDRESS

8191 NW 12th Street,
Miami, Florida

Project Name:
Project Café

CDS Project Number:
13-06-08765