

SKETCH OF ALTA/ACSM LAND TITLE SURVEY OF: 2781 N. FEDERAL HIGHWAY, FORT LAUDERDALE, FL.

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
 L.B. LICENSED BUSINESS
 I.D. IDENTIFICATION
 P.B. PLAT BOOK
 PG(S) PAGE(S)
 -OHW- DENOTES BEARING AND/OR DISTANCE
 (P) BASED ON PLATS OF RECORD
 (R) DENOTES BEARING AND/OR DISTANCE
 BASED RECORD INFORMATION
 (C) CALCULATED
 F.D.O.T. FLORIDA DEPARTMENT OF
 TRANSPORTATION
 A/C AIR CONDITIONING UNIT
 ON CONCRETE PAD
 P.C. POINT OF CURVATURE

LEGEND:

WOOD POWER POLE
 CATCH BASIN
 SIGN
 WATER METER
 BACKFLOW PREVENTER
 GUY ANCHOR
 ELECTRICAL METER
 GAS MANHOLE
 SEWER VALVE
 SANITARY SEWER MANHOLE
 BREAK IN SCALE
 VIEW 1
 CENTERLINE



VIEW 1 1
NOT TO SCALE



VIEW 2 2
NOT TO SCALE



VIEW 3 3
NOT TO SCALE



VIEW 4 4
NOT TO SCALE

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF FORT LAUDERDALE BOULEVARD BUSINESS DISTRICT (B-1).

SETBACKS REQUIREMENTS:

MINIMUM FRONT YARD: 5 FEET, WHERE THE HEIGHT OF A BUILDING IN A BUSINESS ZONING DISTRICT EXCEEDS NINE (9) FEET MEASURED FROM THE GROUND FLOOR ELEVATION, THAT PORTION OF THE BUILDING MAY EXTEND INTO THE FRONT YARD AREA.

MINIMUM CORNER YARD: 5 FEET, WHERE THE HEIGHT OF A BUILDING IN A BUSINESS ZONING DISTRICT EXCEEDS NINE (9) FEET MEASURED FROM THE GROUND FLOOR ELEVATION, THAT PORTION OF THE BUILDING MAY EXTEND INTO THE FRONT YARD AREA.

MINIMUM SIDE YARD: 10 FEET WHEN CONTOGEOUS TO RESIDENTIAL PROPERTY, ALL OTHERS (NONE).

MINIMUM REAR YARD: 15 FEET WHEN CONTOGEOUS TO RESIDENTIAL PROPERTY, ALL OTHERS (NONE).

THIS INFORMATION WAS OBTAINED FROM THE CITY OF FORT LAUDERDALE CODE OF ORDINANCES. THIS INFORMATION IS SUBJECT TO THE REVIEWER'S INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF FORT LAUDERDALE URBAN DESIGN AND PLANNING AT 954-828-3266.

TITLE COMMITMENT NOTES:

THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, DEDICATIONS AND OTHER MATTERS OF RECORD. SHOWN HEREON ARE BASED ON COMMERCIAL LAND TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE - SCHEDULE B2 EXCEPTIONS, ORDER NO.: 5288875, EFFECTIVE DATE: MAY 05, 2015 AT 8:00 A.M.

ITEM 1 THRU 5. NOT A MATTER OF SURVEY.

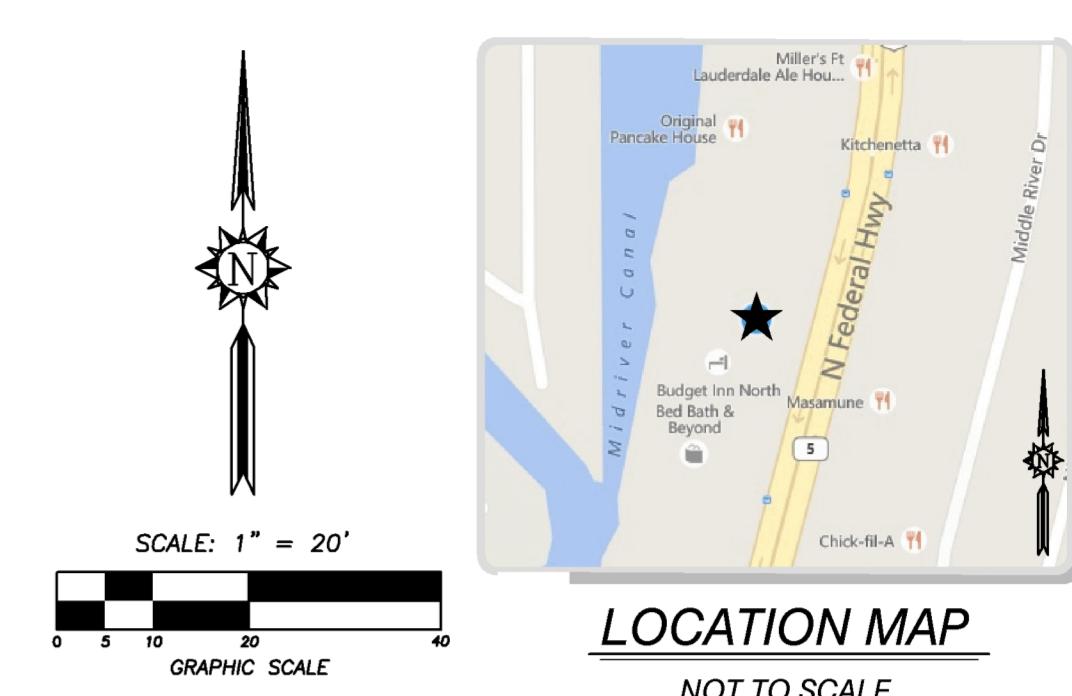
ITEM 6. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, DEDICATIONS AND ALL OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL RIDGE PROPERTIES, RECORDED IN PLAT BOOK 28, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 7. THE PROPERTY SHOWN HEREON IS NOT SUBJECT TO AN EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED SEPTEMBER 24, 1963 IN OFFICIAL RECORDS BOOK 2671, PAGE 389. THE EASEMENT DESCRIBED THEREIN HAS NOT BEEN PLOTTED AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS, CONDITIONS, PROVISIONS AND OBLIGATIONS OF THAT CERTAIN GROUND LEASE AGREEMENT FROM THE EX-MAJESTIC CAR WASH PARTNERSHIP, LTD. TO JCM FOUNDATION, A FLORIDA CORPORATION, DATED MAY 18, 1990. A MEMORANDUM OF SAID LEASE BEING RECORDED JULY 24, 1990 IN OFFICIAL RECORDS BOOK 17614, PAGE 345; AS ASSIGNED TO MAJESTIC CAR WASH PARTNERSHIP, LTD., IN OFFICIAL RECORDS BOOK 18062, PAGE 419; AS AMENDED TO GRANT EASEMENT RIGHTS FOR INGRESS AND EGRESS, BY OFFICIAL RECORDS BOOK 1921, PAGE 522; AND OTHER ASSIGNED TO JCM FOUNDATION, A FLORIDA CORPORATION, IN OFFICIAL RECORDS BOOK 2000, PAGE 749; AS ASSIGNED BY LANDLORDS ASSIGNMENT TO JCM FOUNDATION, A TENNESSEE NON PROFIT CORPORATION, N/K/A THE JACK C. MASSEY FOUNDATION, A TENNESSEE NON PROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 28582, PAGE 827; AS SUPPLEMENTED BY OFFICIAL RECORDS BOOK 33792, PAGE 346, WHICH ADDRESSES THE GRANTED EASEMENT. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE TERMS AND CONDITIONS OF THE LEASE FROM PIVOTAL ASSOCIATES, LTD. (LANDLORD), TO BEST BUY STORES, L.P. (TENANT), DATED OCTOBER 12, 2001. A MEMORANDUM OF SAID LEASE BEING RECORDED IN OFFICIAL RECORDS BOOK 32510, PAGE 986. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. NOT A MATTER OF SURVEY.



LOCATION MAP

NOT TO SCALE

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS SIX (6) UNSTRIPED REGULAR PARKING SPACES AND ONE (1) UNSTRIPED HANDICAP PARKING SPACE FOR A TOTAL OF SEVEN (7) PARKING SPACES.

STATEMENT OF APPARENT ENCROACHMENTS:

NONE.

SURVEYOR'S REFERENCES:

1. PLAT OF CORAL RIDGE PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. BROWARD COUNTY PLANE COORDINATES SYSTEM.
3. BROWARD COUNTY CLERK OF THE COURTS WEBSITE.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: 5288875, EFFECTIVE DATE: MAY 05, 2015 AT 8:00 A.M.

LEGAL DESCRIPTION:

PER SCHEDULE B-II, COMMITMENT FOR TITLE INSURANCE PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, ORDER NO.: 5288875, EFFECTIVE DATE: MAY 05, 2015 AT 8:00 A.M.

THE NORTH 150 FEET OF LOT 7, LESS THE NORTH 50 FEET AND LESS THE WEST 125 FEET, IN CORAL RIDGE PROPERTIES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S.14°08'38"W, ALONG WESTERN RIGHT OF WAY LINE N. FEDERAL HIGHWAY (STATE ROAD NO. 5 - U.S. HIGHWAY 1) AND REFER TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0386 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP REVISED DATE: AUGUST 18, 2014.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

7. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT WILL BE COMPARED TO THE ORIGINAL RECORDS (WHEN AVAILABLE) AND THE RAISED SURVEYOR'S CERTIFIED SEAL (WHEN APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OR ACCURACY.

8. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

9. THE PROPERTY SHOWN HEREON CONTAINS 0.57 ACRES (25,000 SQUARE FEET), MORE OR LESS.

10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

11. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES, WELLS AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

TO: PETER'S EMPIRE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; TD BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTERESTS MAY APPEAR; THE STARR LAW FIRM, P.A.; MAYERSONN LAW GROUP P.A.; COMMONWEALTH LAND 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, 2, 3, 4, 6B, 7A, 8, 9, 11A AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 24, 2015.

DATE OF PLAT OR MAP: JUNE 03, 2015.

JAVIER DE LA ROCHA
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
 STATE OF FLORIDA
 EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
 javier@exactacomm.com

EXACTA
 COMMERCIAL LAND SURVEYORS
 L.B. 7551

TELEPHONE NO. 561-314-0759 FAX NO. 561-314-0770

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

ALTA/ACSM LAND TITLE SURVEY
 THE N. 150' LESS THE N. 50'
 & LESS THE W. 150'
 CORAL RIDGE PROPERTIES
 PLAT BOOK 28, PAGE 8, B.C.R.

2781 N. FEDERAL HIGHWAY, FORT LAUDERDALE, FL 33306

MAYERSONN LAW
 CLIENT: GROUP P.A.

DATE: 06/03/15

DRW BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 04/24/15

REVISIONS

JOB NO.

FL1504-2375

SHEET NO.

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OF

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