

- LEGEND**
- ASPH = Asphalt
 - BM = Bench Mark
 - BRO = Bearing
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chattahoochee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC = Concrete
 - D = Delta
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.P. = Found Iron Pipe
 - F.D. = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - N = Monument Line
 - MON = Monument
 - N/A = Not Applicable
 - ND = Nail & Disc
 - NTS = Not to Scale
 - OS = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - E = Property Line
 - PL = Planer
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - RR = Railroad
 - PSM = Professional Surveyor
 - Map
 - RW = Right-of-Way
 - SWK = Sewer
 - Sec. = Section
 - (TYP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - WM = Water Meter
 - W.V. = Water Valve
 - Denotes Spot Elevations Taken

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

g) All roads shown hereon are public unless otherwise noted.
h) The plat portion of this document is intended to be displayed in the geographic space as shown on the map. The map is not a scale drawing and is not intended to be used for any other purpose.
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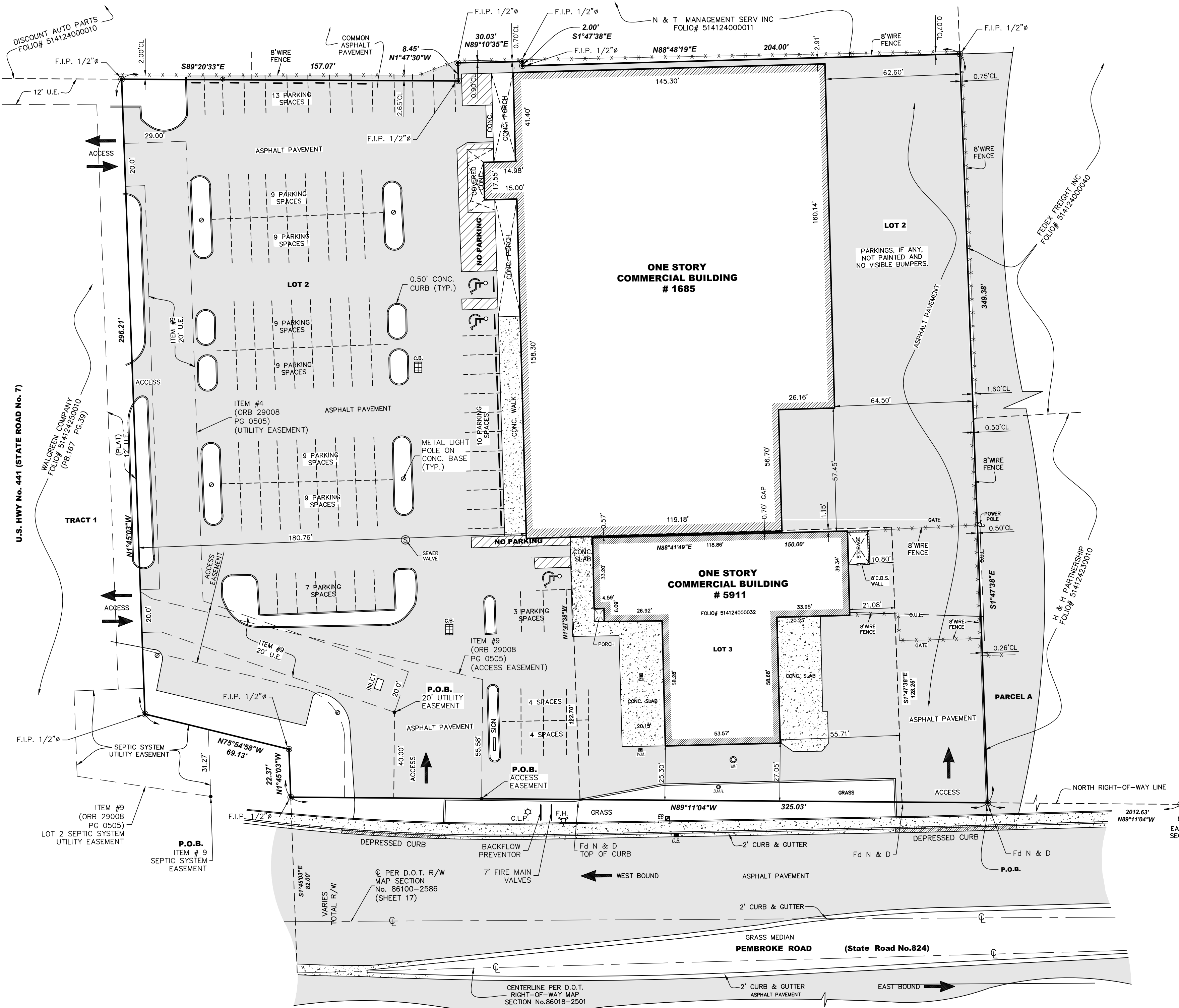
NOTES: The survey measurements were made in accordance with the "Minimum angle, distance and closure requirements for survey measurements which control land boundaries for ALTA/NSPS Land Title Surveys".
SOURCES OF DATA:
As to vertical control: This property appears to be located in Flood Zone AH 10, as per Federal Emergency Management Agency (FEMA) Community Panel Number 120222, Map No. 0727, Suffix L, revised date 08/18/14.
As to horizontal control: North arrow directions shown hereon are based on an assumed value along the centerline of Pembroke Road, according to the plat thereof as recorded on Plat Book 5, at Page 29, of the Public Records of Miami-Dade County, Florida.

- NOTES:**
- Utilities shown are by location of surface improvements only.
 - No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
 - No visible solid Waste Dump found on site.
 - Legal description based on occupation and other legal documents.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the N.E. 1/4, Section 24, Township 51 South, Range 41 East
City of West Park, Broward County, Florida



This property described as:
Lot 2:
A portion of Section 24, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:
Commence at the East 1/4 corner of said Section 24; thence run North 89 degrees 11 minutes 04 seconds West along the South line of the Northeast 1/4 of said Section 24 for a distance of 2,012.63 feet to the Point of Beginning; thence continue North 89 degrees 11 minutes 04 seconds West along the North right-of-way line of Pembroke Road for a distance of 40.04 feet to a Point; thence run North 01 degrees 47 minutes 38 seconds West for a distance of 128.26 feet to a Point; thence run South 88 degrees 41 minutes 49 seconds West for a distance of 150.00 feet to a Point; thence run South 01 degrees 47 minutes 38 seconds East for a distance of 122.70 feet to a Point; thence run North 89 degrees 11 minutes 04 seconds West along the North right-of-way line of Pembroke Road for a distance of 134.84 feet to a Point; thence run North 01 degrees 45 minutes 03 seconds West for a distance of 22.37 feet to a Point; thence run North 75 degrees 54 minutes 58 seconds West for a distance of 69.13 feet to a Point; thence run North 01 degrees 45 minutes 03 seconds west for a distance of 296.21 feet to a Point; thence run South 89 degrees 20 minutes 33 seconds East for a distance of 157.07 feet to a Point; thence run North 01 degrees 47 minutes 38 seconds West for a distance of 8.45 feet to a Point; thence run North 89 degrees 10 minutes 35 seconds East for a distance of 30.03 feet to a Point; thence run South 01 degrees 47 minutes 38 seconds East for a distance of 2.00 feet to a Point; thence run North 88 degrees 48 minutes 19 seconds East for a distance of 204.00 feet to a Point; thence run South 01 degrees 47 minutes 38 seconds East for a distance of 349.38 feet to the Point of Beginning.

Lot 3:
A portion of Section 24, Township 51 South, Range 41 East, Broward County, Florida, being more particularly described as follows:
Commence at the East 1/4 corner of said Section 24; thence run North 89 degrees 11 minutes 04 seconds West along the South line of the Northeast 1/4 of said Section 24 for a distance of 2,012.63 feet to the Point of Beginning; thence continue North 89 degrees 11 minutes 04 seconds West along the North right-of-way line of Pembroke Road for a distance of 150.15 feet to a Point; thence run North 01 degrees 47 minutes 38 seconds West for a distance of 122.70 feet to a Point; thence run North 88 degrees 41 minutes 49 seconds East for a distance of 150.00 feet to a Point; thence run South 01 degrees 47 minutes 38 seconds East for a distance of 128.26 feet to the Point of Beginning.

1685 S. State Road 7, West Park, FL 33023

TITLE REVIEW NOTES:

With reference to Old Republic National Title Insurance Company Commitment File No. 19053533, dated May 7, 2019 at 8:00 A.M., I hereby certify as follows:

- Schedule B - Section II:
- Item # 1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NOT A MATTER OF SURVEY.**
 - Item # 2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. **DEPICTED ON SURVEY, IF ANY.**
 - Item # 3. Rights or claims of parties in possession.
 - Item # 4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. **NOT A MATTER OF SURVEY.**
 - Item # 5. Easements or claims of easements not shown by the public records. **NONE VISIBLE.**
 - Item # 6. General or special taxes and assessments required to be paid in the year 2019 and subsequent years. **NOT A MATTER OF SURVEY.**
 - Item # 7. All of the terms and provisions of Lease Agreement between Gital, L.L.C., a Florida limited liability company as successor in interest to J.G. Deriso and Doris Deriso, his wife (Landlord) and Track II Associates, a Connecticut limited partnership as successor in interest to The Lionel Corporation and Lionel Leisure, Inc. (Tenant) recorded in Official Records Book Agreement recorded in Official Records Book 4957, Page 844 as affected by: **NOT A MATTER OF SURVEY.**
 - Item # 8. Assignment Agreement by Lionel Leisure, Inc. and the Lionel Corporation to AIP Properties Corp., a Delaware corporation, recorded in Official Records Book 4957, Page 850;
 - Item # 9. Assignment by AIP Properties Corp. to Track II Associates, a limited partnership, recorded in Official Records Book 5145, Page 537;
 - Item # 10. Lease Modification Agreement recorded in Official Records Book 5431, Page 206;
 - Item # 11. Lease Modification Agreement recorded in Official Records Book 5431, Page 214;
 - Item # 12. Assignment by Track II Associates, a limited partnership, to Lospeca Realty Corp., a New York Corporation, recorded in Official Records Book 5888, Page 379;
 - Item # 13. Assignment from Lospeca Realty Corp. to Track II Associates, a limited partnership, recorded in Official Records Book 5888, Page 407;
 - Item # 14. Agreement recorded in Official Records Book 7349, Page 692;
 - Item # 15. Assignment and Assumption of Leases by Oregon Partners No. 2, Ltd., a Florida limited partnership recorded in Official Records Book 29008, Page 461;
 - Item # 16. Amendment to Memorandum of Lease and Agreements Relating Thereto recorded in Official Records Book 29008, Page 479; and
 - Item # 17. unrecorded Fourth Amendment to Lease dated November 13, 1998 (Lot 2).
 - Item # 18. All of the terms and provisions of Sublease between Track II Associates, a Connecticut limited partnership as successor in interest to AIP Properties Corp., a Delaware corporation (Sub-leasehold Landlord) and D & B of Hollywood, Inc., a Florida corporation successor in interest to The Lionel Corporation and Lionel Leisure, Inc. (Sub-leasehold Tenant) as affected by: **NOT A MATTER OF SURVEY.**
 - Item # 19. Assignment from AIP Properties Corp. to Track II Associates recorded in Official Records Book 5145, Page 542;
 - Item # 20. Conveyance from AIP Properties Corp. to Track II Associates recorded in Official Records Book 5145, Page 547;
 - Item # 21. Conveyance from Track II Associates to Lospeca Realty Corp. recorded in Official Records Book 5888, Page 384;
 - Item # 22. Assignment from Track II Associates to Lospeca Realty Corp. and recorded in Official Records Book 5888, Page 390;
 - Item # 23. Assignment from Lospeca Realty Corp. to Track II Associates and recorded in Official Records Book 5888, Page 418;
 - Item # 24. Assumption, Assignment and Assumption Agreement by W.R. Grace & Co., a Connecticut corporation, recorded in Official Records Book 12159, Page 988;
 - Item # 25. Supplement to Assumption, Assignment and Assumption Agreement recorded in Official Records Book 12051, Page 314;
 - Item # 26. unrecorded Assignment by W.R. Grace & Co. to Herman's Sporting Goods, Inc., a Delaware corporation; and
 - Item # 27. unrecorded Assignment by Herman's Sporting Goods, Inc., a Delaware corporation; to D & B of Hollywood, Inc. (Lot 2).
 - Item # 28. Declaration of Easements, Covenants, Conditions and Restrictions as set forth in instrument recorded in Official Records Book 29008, Page 484, and amended in O.R. Book 50325, Page 689, which contain provisions creating easements. **DEPICTED ON SURVEY; SIGN EASEMENT AND ENTRY EASEMENT AFFECT THE PROPERTY. BLANKET PARKING EASEMENT AFFECTS LOTS 1, 2 AND 3 (LOCATED OUTSIDE DRAWING BOUNDARIES).**
 - Item # 29. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). **NOT A MATTER OF SURVEY.**

Bearing, if any, shown based on Legal Description (reference) SOUTH 88°11'04"W			
REVISIONS: 07/19/19 REVISED: <i>ZZ</i>			
FLOOD ZONE AH	COMM. No. 120222	PANEL No. 0727	SUFFIX H
F.I.R.M. DATE 08/18/14	F.I.R.M. INDEX 08/18/14	BASE ELEV. +10 FT N.A.V.D.	Not valid unless it bears the signature and the seal of the Florida Professional Surveyor and Mapper.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 54-17 Florida Administrative Code, pursuant to Section 54.027 Florida Statutes.			
ALTA/NSPS SURVEY RENE AGUIVESVIVES 06/04/19 PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.			
Alvarez, Aguiresvives and Associates, Inc. Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com			
Field Date 06/03/19	Scale 1"=30'	Drawn by: S.I.	Drwg. No. 19-21223