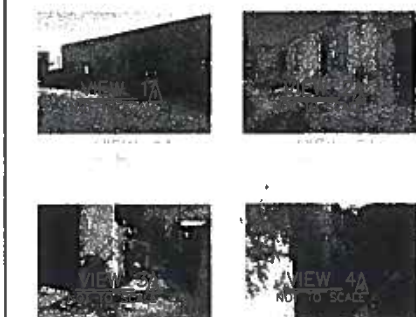


ALTA/ACSM LAND TITLE SURVEY OF: 816 N.W. 6th AVENUE, FORT LAUDERDALE, FL.

LEGEND:

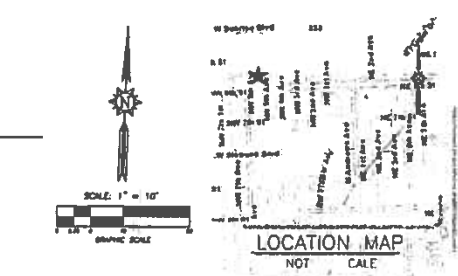
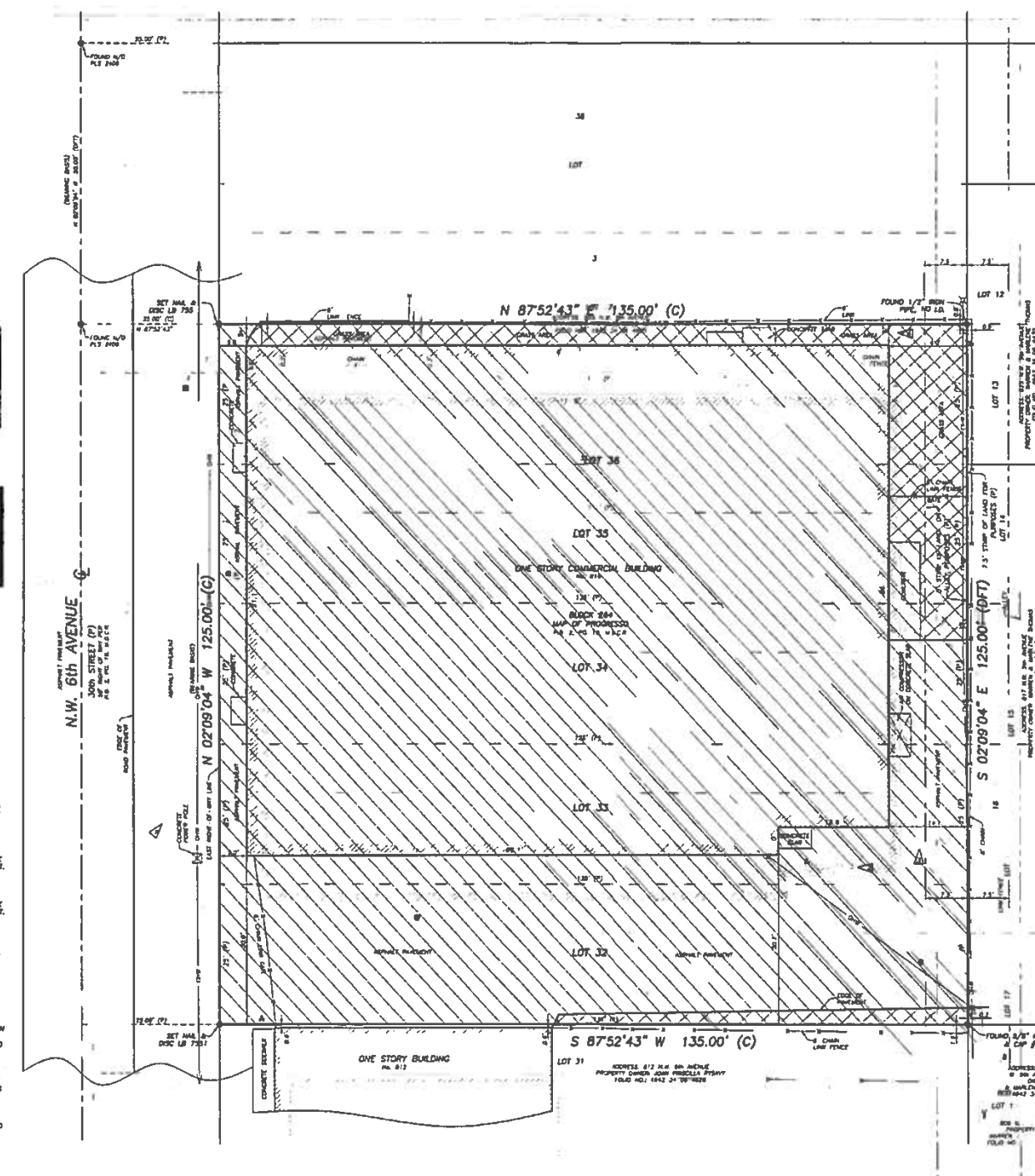
B.C.R. BROWARD COUNTY RECORDS
 I.A. IDENTIFICATION
 M.S.C.R. MIAMI-DADE COUNTY RECORDS
 P.B. PLAT BOOK
 P.C.S. PAGES
 BOUNDING AND DISTANCE DERIVED FROM A FIELD TRAVELER, PROPERTY CORNER MONUMENTS, BASED ON FIELD MEASUREMENTS FROM A RANDOM TRIPWIRE, DENOTES BEARING AND/OR DISTANCE BASED ON PLAT OF RECORD.
 CALCULATED OVERHEAD WIRE CENTERLINE
 BEACH IN SCALE
 VIEW 1
 MONITORING WELL
 CATCH BASIN
 BENCH MARK
 ELECTRIC METER
 WOOD POWER POLE

IMPERVIOUS AREA = 15,588.2 SQUARE FEET (32.44%)
 PERVIOUS AREA = 1,273.8 SQUARE FEET (7.36%)
 TOTAL AREA = 16,873.0 SQUARE FEET (100%)



ZONING INFORMATION:
 THE PROPERTY SHOWN HEREON IS LOCATED WITHIN CITY OF FORT LAUDERDALE GENERAL INDUSTRIAL DISTRICT (G1).
SETBACK REQUIREMENTS:
 FRONT YARDS: WHEN CONTIGUOUS TO RESIDENTIAL PROPERTY: 30 FEET.
 ALL OTHERS: 8 FEET. "WHERE THE HEIGHT OF A BUILDING EXCEEDS NINE (9) FEET MEASURED FROM THE GROUND FLOOR ELEVATION, THAT PORTION OF THE BUILDING MAY EXTEND INTO THE FRONT YARD AREA."
 SIDE YARDS: WHEN CONTIGUOUS TO RESIDENTIAL PROPERTY: 30 FEET.
 ALL OTHERS: ALL SIDE YARDS ABUTTING A STREET: 8 FEET.
 ALL OTHER SIDE YARDS: NONE EXCEPT WHEN ANY PORTION OF A STRUCTURE IS GREATER IN HEIGHT THAN 100 FT. UP TO MAXIMUM HEIGHT OF 180 FT., THAT PORTION OF THE STRUCTURE SHALL BE SET BACK AN ADDITIONAL 1 FT. FOR EACH 1 FT. OF BUILDING HEIGHT OVER 100 FT.
 REAR YARDS: WHEN CONTIGUOUS TO RESIDENTIAL PROPERTY: 30 FEET.
 ALL OTHERS: ALL REAR YARDS ABUTTING A STREET: 8 FEET.
 ALL OTHER REAR YARDS: NONE EXCEPT WHEN ANY PORTION OF A STRUCTURE IS GREATER IN HEIGHT THAN 100 FT. UP TO MAXIMUM HEIGHT OF 180 FT., THAT PORTION OF THE STRUCTURE SHALL BE SET BACK AN ADDITIONAL 1 FT. FOR EACH 1 FT. OF BUILDING HEIGHT OVER 100 FT.
 THIS INFORMATION WAS OBTAINED FROM THE CITY OF FORT LAUDERDALE LAND DEVELOPMENT CODE. THIS INFORMATION IS SUBJECT TO THE BROWARD COUNTY LAND DEVELOPMENT CODE. THIS STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND SHOWING FOR THIS SITE CONTACT THE CITY OF FORT LAUDERDALE URBAN DESIGN AND PLANNING DIVISION AT 364-629-5343.

TITLE COMMITMENT NOTES:
 THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. CHANGES AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 19897, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.
 ITEM 1. NOT A MATTER OF SURVEY.
 ITEM 2. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESTRICTIONS, COVENANTS, RESERVATIONS, EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON AS RECORDED IN PLAT BOOK 2, PAGE 16, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLATTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
 ITEM 3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE NO. 2003-30, RECORDED IN D.E. BOOK 4006, PAGE 1794, AND ORDINANCE NO. 2007-17, RECORDED IN D.E. BOOK 54145, PAGE 1487, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLATTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
 ITEM 4. NOT A MATTER OF SURVEY.



LEGAL DESCRIPTION:
 PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 19897, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.
 LOTS 32, 33, 34, 35 AND 36, BLOCK 264 OF PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 16 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, SHED LANDS STRATHELMING AND BEING IN BROWARD COUNTY, FLORIDA.

SURVEY NOTES:
 1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODES, ALSO THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
 2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL ANGLED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 0.38 ACRES (16,873 SQUARE FEET), MORE OR LESS.
 4. THE BOUNDARIES SHOWN HEREON ARE BASED ON A BEARING OF MAGNETIC N, ALONG THE CENTERLINE OF N.W. 6th AVENUE AND REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
 5. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE A1 (HAZARD 99), AS SHOWN ON FLOOD INSURANCE RATE MAP 15011C-0385-A1, COUNTY NUMBER 120102, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP REVISED DATE: AUGUST 18, 2014.
 6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN CHANGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AS THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 7. THE INFORMATION REFLECTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE EXISTING CONDITIONS EXISTING AT THAT TIME.
 8. OWNERSHIP OF WELLS OR PIPES WAS NOT DETERMINED.
 9. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL ARCHITECTURAL DETAILS MAY NOT BE SHOWN. BUILDING TIES ARE TO THE EXTERIOR WALLS.
 10. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 11. UNLESS INDICATED, LINES, WELLS AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
 12. 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 ADJUSTMENTS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE LICENSED SURVEYOR'S CERTIFICATION SEAL, IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR ADJUSTMENTS 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 RECEIVED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
 13. SUBSURFACE UTILITIES AND FOUNDATIONS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE EXCAVATION, CONSTRUCTION OR FOUNDATION, CONTACT 811.COM (811) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO INDIVIDUAL FEATURES ONLY.
 14. 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.

PARKING SPACES:
 NONE.

STATEMENT OF APPARENT ENCROACHMENT:
 NONE.

SURVEYOR'S REFERENCES:
 1. PLAT OF PROGRESSO, RECORDED IN PLAT BOOK 2, PAGE 16, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 2. BROWARD COUNTY PROPERTY APPRAISER WEBSITE.
 3. BROWARD COUNTY CLERK OF COURT WEBSITE.
 4. COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AGENT'S FILE REFERENCE: 19897, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.

SURVEYOR'S CERTIFICATE:
 BRODY FAMILY INVESTMENTS, LLC, STONECATE BANK, ITS SUCCESSORS AND/OR ASSIGNEE, AS THEIR INTERESTS MAY APPEAR, FRANK W. BRODY & BLACK, P.L., OLD REPUBLIC NATIONAL 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, 6(a), 7(a), 8, 11(a), AND 13 OF TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2015.
 DATE OF PLAT OR MAP: OCTOBER 5, 2015.
 JAMES DE LA ROSA
 FLORES 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, 6(a), 7(a), 8, 11(a), AND 13 OF TABLE A THEREOF.
 EXACTA COMMERCIAL SURVEYORS, INC. L.R. 7551
 JAMES DE LA ROSA
 STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC.
 3480 FAIRLANE PARKWAY ROAD, SUITE 6, WELLSINGTON, FL 33414
 TELEPHONE NO. 561-314-0768 FAX NO. 561-314-0770
 816 N.W. 6th AVENUE, FORT LAUDERDALE, FL 33304

ALTA/ACSM LAND TITLE SURVEY
 LOTS 32, 33, 34, 35 AND 36
 BLOCK 264
 PLAT BOOK 2, PAGE 16, M.D.C.R.
 161,000 S.W. 120,000

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

DATE: 10/5/15
 BY: J.D.R.
 FOR: J.D.R.
 161,000 S.W. 120,000

FL1509-3285-01

An aerial photograph of a section of downtown San Francisco, California. The map shows a grid of streets including Avenue C, Avenue D, NW 8th St, NW 9th St, NW 10th St, NW 11th St, NW 12th St, NW 13th St, NW 14th St, NW 15th St, NW 16th St, NW 17th St, NW 18th St, NW 19th St, NW 20th St, NW 21st St, NW 22nd St, NW 23rd St, NW 24th St, NW 25th St, NW 26th St, NW 27th St, NW 28th St, NW 29th St, NW 30th St, NW 31st St, NW 32nd St, NW 33rd St, NW 34th St, NW 35th St, NW 36th St, NW 37th St, NW 38th St, NW 39th St, NW 40th St, NW 41st St, NW 42nd St, NW 43rd St, NW 44th St, NW 45th St, NW 46th St, NW 47th St, NW 48th St, NW 49th St, NW 50th St, NW 51st St, NW 52nd St, NW 53rd St, NW 54th St, NW 55th St, NW 56th St, NW 57th St, NW 58th St, NW 59th St, NW 60th St, NW 61st St, NW 62nd St, NW 63rd St, NW 64th St, NW 65th St, NW 66th St, NW 67th St, NW 68th St, NW 69th St, NW 70th St, NW 71st St, NW 72nd St, NW 73rd St, NW 74th St, NW 75th St, NW 76th St, NW 77th St, NW 78th St, NW 79th St, NW 80th St, NW 81st St, NW 82nd St, NW 83rd St, NW 84th St, NW 85th St, NW 86th St, NW 87th St, NW 88th St, NW 89th St, NW 90th St, NW 91st St, NW 92nd St, NW 93rd St, NW 94th St, NW 95th St, NW 96th St, NW 97th St, NW 98th St, NW 99th St, NW 100th St. A red circle and arrow indicate a 700-foot segment of the proposed cable car line.