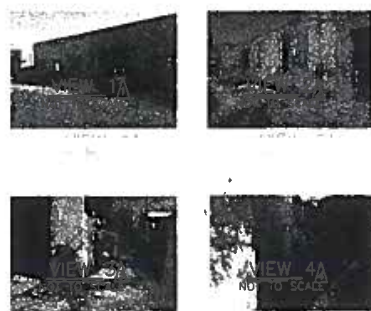


ALTA/ACSM LAND TITLE SURVEY OF: 816 N.W. 6th AVENUE, FORT LAUDERDALE, FL.

- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
 - L.S. LOTS
 - M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.S. PAGES
 - (DFT) BEARING AND DISTANCE DERIVED FROM A FIELD TRAVELER, PROPERTY CORNER MONUMENTS, BASED ON FIELD MEASUREMENTS FROM A BROWARD COUNTY DEPUTY SURVEYOR AND/OR DISTANCE BASED ON PLAT OF RECORD
 - (C) CALCULATED
 - OVERLAP LINES
 - CENTERLINE
 - BREAK IN SCALE
 - VIEW 1
 - MONITORING WELL
 - CATCH BASIN
 - BETTER VALVE
 - ELECTRIC METER
 - WOOD POWER POLE
- APPROXIMATE AREA = 15,888.3 SQUARE FEET (0.36 AC)
- PERVIOUS AREA = 1,373.9 SQUARE FEET (0.031 AC)
- TOTAL AREA = 16,875.0 SQUARE FEET (0.385 AC)



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: 10 FEET, UNLESS THE HEIGHT OF A BUILDING EXCEEDS 10 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 MUSTING A STREET: 5 FT.

ALL OTHER SIDE YARDS: EXCEPT WHEN ANY PORTION OF A STRUCTURE IS GREATER IN HEIGHT THAN 100 FT. UP TO MAXIMUM HEIGHT OF 150 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 MUSTING A STREET: 5 FT.

ALL OTHER REAR YARDS: EXCEPT WHEN ANY PORTION OF A STRUCTURE IS GREATER IN HEIGHT THAN 100 FT. UP TO MAXIMUM HEIGHT OF 150 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 REVENUE INFORMATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY DACTA COMMERCIAL SURVEYING, INC. FOR SOME INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF FORT LAUDERDALE URBAN DESIGN AND PLANNING DIVISION AT 964-659-5545.

TITLE COMMITMENT NOTES:

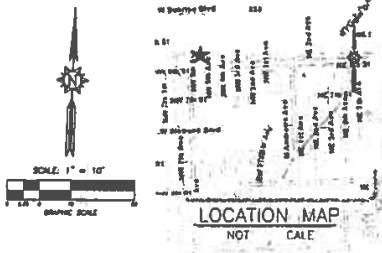
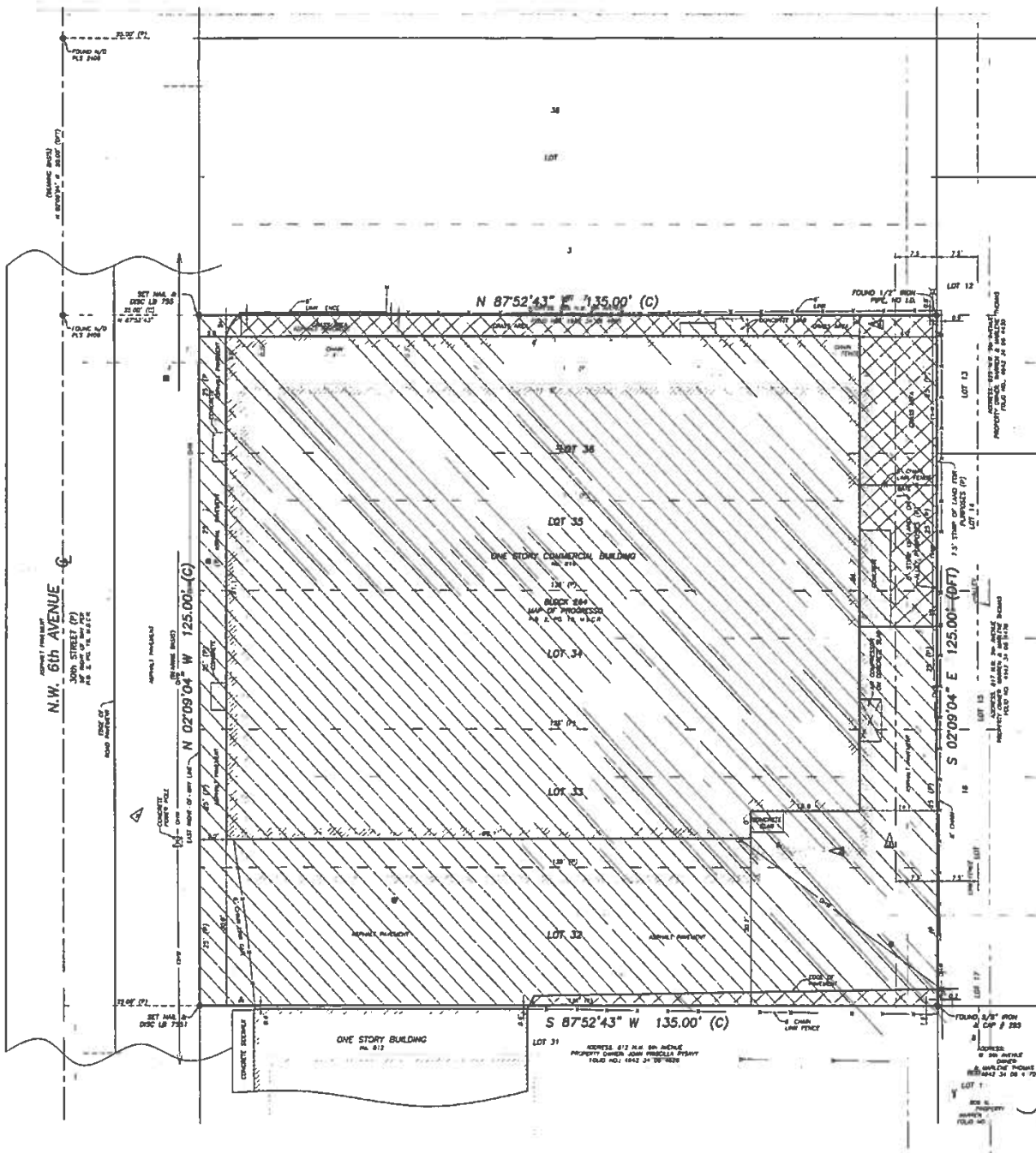
THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP. RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY DACTA COMMERCIAL SURVEYING, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMPANY'S FILE REFERENCE: 19867, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.

ITEM 1 THRU 4, NOT A MATTER OF SURVEY.

ITEM 5, THE PROPERTY SHOWN HEREON IS SUBJECT TO RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF PROGRESS, AS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREON ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT CRITICALLY SHOWN HEREON.

ITEM 6, THE PROPERTY SHOWN HEREON IS SUBJECT TO ORDINANCE NO. 2003-10, RECORDED IN D.E. BOOK 4082, PAGE 1796, AND ORDINANCE NO. 2002-11, RECORDED IN D.E. BOOK 3414, PAGE 1481, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREON ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT CRITICALLY SHOWN HEREON.

ITEM 7, 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: 19867, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.

LOTS 32, 33, 34, 35 AND 36, BLOCK 264 OF PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 3RD LAND SURVEILLING AND BEING IN BROWARD COUNTY, FLORIDA.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR THE SURVEYING INDUSTRY, CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODES. ALSO THIS SURVEY WAS MADE IN ACCORDANCE WITH THE 2011 AMERICAN STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS.
 - THIS SURVEY WAS MADE WITHIN THE SIGNATURE AND THE ORIGINAL INKED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE PROPERTY SHOWN HEREON CONTAINS AN AREA OF 0.385 ACRES (16,875 SQUARE FEET), MORE OR LESS.
 - THE BOUNDARIES SHOWN HEREON ARE BASED ON A BEARING OF MAGNETIC NORTH, ALONG THE CENTERLINE OF PLAT 8th AVENUE AND REFER TO FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AN ELEVATION-4 (HAWK BELL AS SHOWN ON FLOODED INSURANCE RATE MAP 125110 03AS IN COMMUNITY NUMBER 125102, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP REVISED DATE: AUGUST 18, 2014.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN EXCLUDED FOR CLARITY; THE SYMBOLS HAVE BEEN PLOTTED AT THE CORNER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION REPORTED 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.
 - OWNERSHIP OF BILLS OR FENCES WAS NOT DETERMINED.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE ORIGNAL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN. BUILDING FEES ARE TO THE EXTERIOR WALLS.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - THESE BOUNDARY LINES, WELLS AND SPRINGHEADS (IF ANY), NOT LOCATED ON BOUNDARY HEREON.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY DACTA COMMERCIAL SURVEYING, INC. DACTA 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 HAND COPY (WHICH BEARS THE SIGNED 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. DACTA 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 DACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
 - SUBSURFACE UTILITIES AND FOUNDATIONS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE BEGINNING CONSTRUCTION OR EXCAVATION, CONTACT 811.COM (811) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
 - ADDITIONAL OR BELIEVING 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:

- PLAT OF PROGRESS, RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- BROWARD COUNTY PROPERTY APPRAISER WEBSITE.
- BROWARD COUNTY CLERK OF COURT WEBSITE.
- COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AGENT'S FILE REFERENCE: 19867, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.

SURVEYOR'S CERTIFICATE:

BROOK FAMILY INVESTMENTS, L.L.C., STONELAKE BANK, ITS SUCCESSORS AND/OR ASSIGNEE AS THEIR INTERESTS MAY APPEAR, FRANK, WERNER & 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 AMERICAN STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES (REDS) 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 D. LA ROSA
REGISTERED SURVEYOR AND MAPPER NO. 8080
STATE OF FLORIDA

DACTA COMMERCIAL SURVEYING, INC. L.B. 7501
james@daacta.com

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

LOTS 32, 33, 34, 35 AND 36, BLOCK 264 OF PROGRESS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

DACTA COMMERCIAL SURVEYING, INC.
816 N.W. 6th AVENUE, FORT LAUDERDALE, FL 33304

TELEPHONE: 954-554-5178 FAX: 954-554-0770

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

FL 1509-3285-01

Aerial



Zoning



Future Land Use

