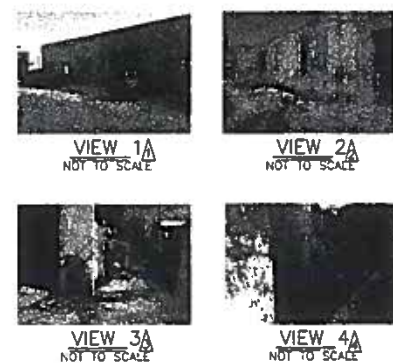


# ALTA/ACSM LAND TITLE SURVEY OF: 816 N.W. 6th AVENUE, FORT LAUDERDALE, FL.

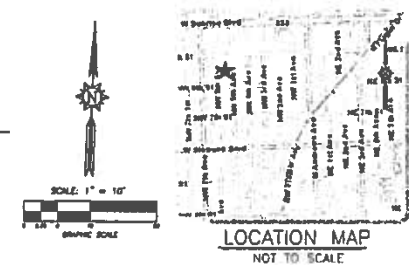
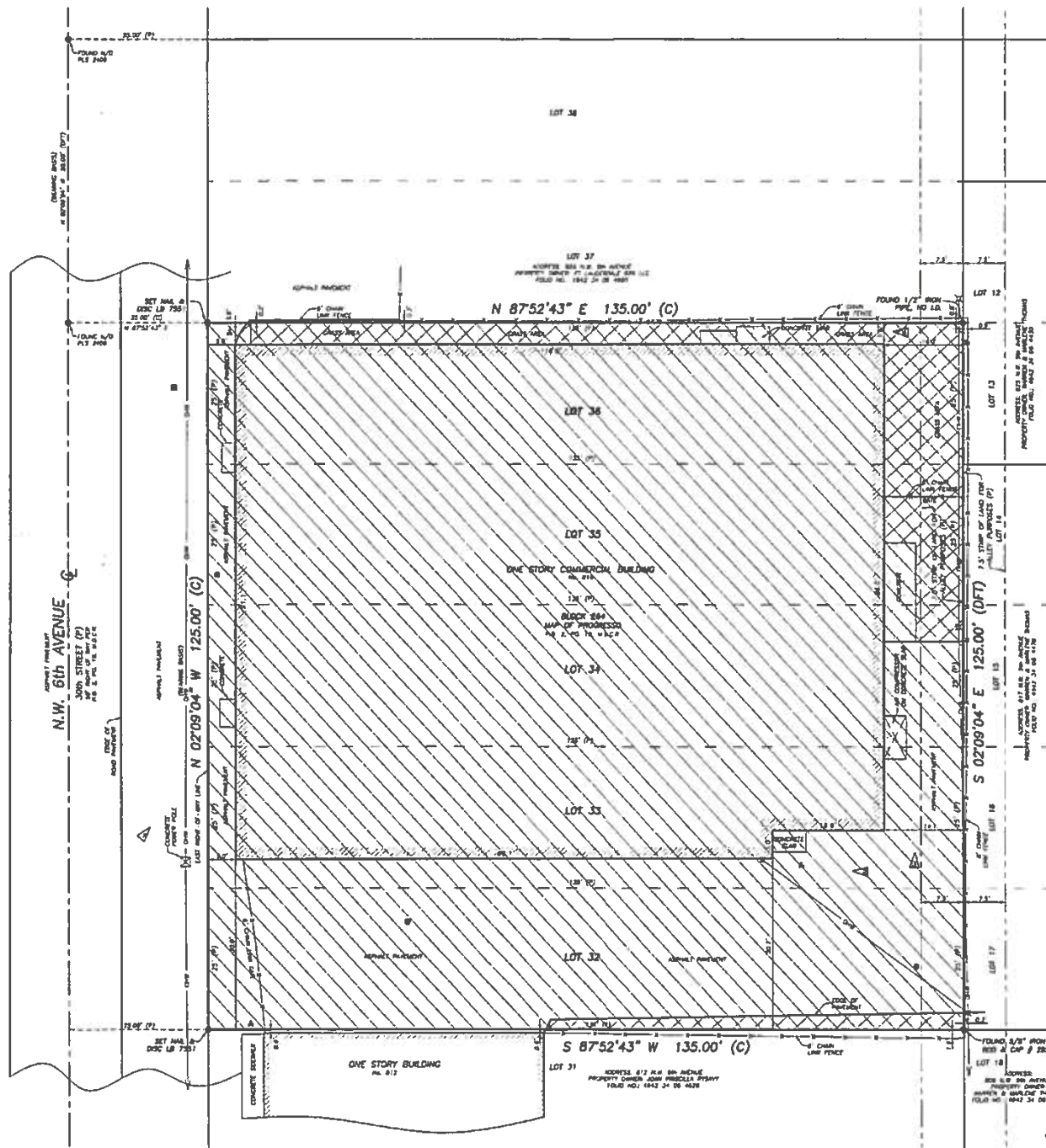
- LEGEND:**
- B.C.R. BROWARD COUNTY RECORDS
  - L.B. IDENTIFICATION
  - M.S.C.R. MIAMI-DADE COUNTY RECORDS
  - P.B. PLAT BOOK
  - P.S. PAGES
  - (DPT) BEARING AND DISTANCE DERIVED FROM A FIELD TRAMMERE, PROPERTY CORNER MONUMENTS, BASED ON FIELD MEASUREMENTS FROM A RANDOM TRAMMERE, DISTANCES BEARING AND/OR DISTANCE BASED ON PLAT OF RECORD.
  - (C) CALCULATED OVERHEAD WIRE CENTERLINE
  - (D) BREAK IN SCALE
  - VIEW 1 MONITORING WELL
  - VIEW 2 CATCH BASIN
  - VIEW 3 SEWER VALVE
  - VIEW 4 ELECTRIC METER
  - VIEW 5 WOOD POWER POLE

APPROXIMATE AREA = 15,388.2 SQUARE FEET (32.441)  
 PERMANENT AREA = 1,375.8 SQUARE FEET (7.362)  
 TOTAL AREA = 16,764.0 SQUARE FEET (100%)



**REMARKS INFORMATION:**  
 THE PROPERTY SHOWN HEREIN IS LOCATED WITHIN CITY OF FORT LAUDERDALE GENERAL INDUSTRIAL DISTRICT (G).  
**SETBACK REQUIREMENTS:**  
 FRONT YARDS: WHEN CONTIGUOUS TO RESIDENTIAL PROPERTY: 30 FEET.  
 ALL OTHERS: 8 FEET, MINUS 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 MEETING A STREET: 5 FEET.  
 ALL OTHER SIDE YARDS: NONE EXCEPT WHEN ANY PORTION OF A STRUCTURE IS GREATER IN HEIGHT THAN 100 FEET, UP TO MAXIMUM HEIGHT OF 140 FEET, 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 MEETING A STREET: 5 FEET.  
 ALL OTHER REAR YARDS: NONE EXCEPT WHEN ANY PORTION OF A STRUCTURE IS GREATER IN HEIGHT THAN 100 FEET, UP TO MAXIMUM HEIGHT OF 140 FEET, 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 INTERPRETATION THE ABOVE SETBACK IS NOT AN INDICATION OF THE PROPER SETBACK 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 DIVISION AT 352-829-5363.

**TITLE COMMITMENT NOTES:**  
 THE SURVEYED PROPERTY SHOWN HEREIN WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREIN ARE BASED ON COMMITMENT FOR TITLE INSURANCE, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 15987, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.  
 ITEM 1. THERE IS A MATTER OF SURVEY.  
 ITEM 2. THE PROPERTY SHOWN HEREIN IS SUBJECT TO RESTRICTIONS, EASEMENTS, ENCUMBRANCES, AND OTHER MATTERS CONTAINED ON THE PLAT OF PROGRESS, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREIN.  
 ITEM 3. THE PROPERTY SHOWN HEREIN IS SUBJECT TO ENCUMBRANCES NO. 2005-00, RECORDED IN D.E. BOOK 4000, PAGE 1796, AND ORDINANCE NO. 2005-01, RECORDED IN D.E. BOOK 34145, PAGE 1891, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREIN.  
 ITEM 4. NOT A MATTER OF SURVEY.



**LEGAL DESCRIPTION:**  
 FOR RECORDS A COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENT'S FILE REFERENCE: 15987, 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, 380 LANDS SURVEILLING 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 35-17, 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 RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.
  3. THE PROPERTY SHOWN HEREIN CONTAINS AN AREA OF 0.38 ACRES (16,675 SQUARE FEET), MORE OR LESS.
  4. THE BEARINGS SHOWN HEREIN ARE BASED ON A BEARING OF N 87°52'43" E, ALONG THE CENTERLINE OF N.W. 6th AVENUE AND REFER TO FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
  5. THE PROPERTY SHOWN HEREIN LIES WITHIN FLOOD ZONE X-1 (FLOOD INSURANCE RATE MAP 15011C 0385 N, COMMUNITY NUMBER 15010, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP REVISION DATED AUGUST 18, 2014).
  6. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATIONS 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 RECORDED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
  8. OWNERSHIP OF WELLS OR FENCES 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 RESPECT THE PROPERTY SHOWN HEREIN FOR ENVIRONMENTAL HAZARDS.
  11. PICES, IRRIGATION LINES, WELLS AND SPRINKLER HEADS (IF ANY), NOT LOCATED ON BROWN HEREIN.
  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 ALTERNATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE BASED SURVEYOR'S CERTIFICATION SEAL) IF APPLICABLE TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND TO FURNISH EVIDENCE THAT ALTERNATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA MAKES NO WARRANTIES, EXPRESSED 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 (NOT LOCATED) WERE NOT LOCATED AND ARE NOT SHOWN HEREIN. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREIN. BEFORE BEGINNING CONSTRUCTION OR EXCAVATION, CONTACT 811 (811) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
  14. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEY PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.

**PARKING SPACES:**  
 NONE

**STATEMENT OF APPARENT ENCROACHMENT:**  
 NONE

**SURVEYOR'S REFERENCES:**

1. PLAT OF PROGRESS, RECORDED IN PLAT BOOK 2, PAGE 18, 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: 15987, EFFECTIVE DATE: SEPTEMBER 17, 2015 AT 11:00 PM.

**SURVEYOR'S CERTIFICATION:**  
 I, JORDY FAMILY INVESTMENTS, LLC, STONECRAFT BANK, ITS SUCCESSORS AND/OR ASSIGNEE, AS THEIR PROPERTY MAY APPEAR, TRAMM, WHEATON & BLACK, PL. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
 THIS IS TO CERTIFY THAT THE 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 REASONS 1, 2, 3, 4, 9(a), 11(a), AND 12 OF TABLE A THEREOF.  
 THE FIELD WORK WAS COMPLETED ON OCTOBER 1, 2015.  
 DATE OF PLAT OR MAP: OCTOBER 5, 2015.  
 JORDY DE LA ROSA  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 8080  
 STATE OF FLORIDA  
 EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551  
 jordan@exacta.com

**EXACTA COMMERCIAL SURVEYORS, INC.**  
 TELEPHONE NO. 813-314-0788 FAX NO. 813-314-0770  
 3480 FAIRLANE FARMS ROAD, SUITE C, WELLINGTON, FL 33414  
 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 18, M.D.C.R.

**SEAL**  
 NOT VALID UNLESS SEALED HERE WITH AN UNDISBURSED SURVEYOR'S SEAL

**FL1509-3285-01**

An aerial photograph of a residential neighborhood with a grid of streets. A large red circle is drawn around a central area, with a red arrow pointing to a specific lot. The arrow is labeled "700 feet". The lot is located at the intersection of Avenue C and Avenue D. The lot number "10" is visible on the lot. The street names "AVENUE D", "AVENUE C", and "AVENUE B" are visible. Other street names include "NW 5TH ST", "NW 7TH ST", "NW 9TH ST", "NW 11TH ST", "NW 13TH ST", "NW 15TH ST", "NW 17TH ST", "NW 19TH ST", "NW 21ST", "NW 23RD", "NW 25TH", "NW 27TH", "NW 29TH", "NW 31ST", "NW 33RD", "NW 35TH", "NW 37TH", "NW 39TH", "NW 41ST", "NW 43RD", "NW 45TH", "NW 47TH", "NW 49TH", "NW 51ST", "NW 53RD", "NW 55TH", "NW 57TH", "NW 59TH", "NW 61ST", "NW 63RD", "NW 65TH", "NW 67TH", "NW 69TH", "NW 71ST", "NW 73RD", "NW 75TH", "NW 77TH", "NW 79TH", "NW 81ST", "NW 83RD", "NW 85TH", "NW 87TH", "NW 89TH", "NW 91ST", "NW 93RD", "NW 95TH", "NW 97TH", "NW 99TH", "NW 101ST", "NW 103RD", "NW 105TH", "NW 107TH", "NW 109TH", "NW 111ST", "NW 113RD", "NW 115TH", "NW 117TH", "NW 119TH", "NW 121ST", "NW 123RD", "NW 125TH", "NW 127TH", "NW 129TH", "NW 131ST", "NW 133RD", "NW 135TH", "NW 137TH", "NW 139TH", "NW 141ST", "NW 143RD", "NW 145TH", "NW 147TH", "NW 149TH", "NW 151ST", "NW 153RD", "NW 155TH", "NW 157TH", "NW 159TH", "NW 161ST", "NW 163RD", "NW 165TH", "NW 167TH", "NW 169TH", "NW 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[illegible]

An aerial map of a residential area. The map shows a grid of lots. The lots are numbered 800 through 815. Lot 810 and 815A are highlighted with a red rectangle. The map shows NW 5th Ave on the left and NW 6th Ave on the right. The text 'NWRAC' is visible in the center.