

SKETCH OF ALTA/ACSM LAND TITLE SURVEY

DESCRIPTION:

A portion of Parcel "Q", NEW RIVER ESTATES SECTION TEN, according to the plat thereof as recorded in Plat Book 130, Page 34 of the Public Records of Broward County, Florida and being more fully described as follows:

Commencing at the Northeast corner of said Parcel "Q"; thence North 76°51'50" West on the North line of said Parcel "Q", a distance of 24.23 feet to the POINT OF BEGINNING; thence continue Westerly on the said North line the following four (4) courses and distances: North 76°51'50" West, a distance of 363.53 feet to a point of curve; thence Southwesterly on said curve to the left, with a radius of 152.24 feet, a central angle of 71°22'44", an arc distance of 189.62 feet to a point of reverse curve; thence Westerly on said curve to the right, with a radius of 103.01 feet, a central angle of 98°19'27", an arc distance of 176.77 feet to a point of tangency; thence North 49°55'07" West, a distance of 120.83 feet to the Northwest corner of said Parcel "Q"; thence North 00°14'31" West on said parallel line a distance of 366.62 feet; to a point, said point being 938.75 feet North-easterly of (as measured on said West line) the Southwest corner of said Parcel "Q"; thence South 53°37'45" East, a distance of 473.06 feet; thence North 89°46'02" East on a line 490.51 feet North of the South line of said Parcel "Q", a distance of 133.04 feet; thence North 00°13'58" West, a distance of 9.00 feet; thence North 89°46'02" East, a distance of 477.02 feet; thence North 44°45'46" East, a distance of 2.84 feet to a point on a line 23.00 feet West of (as measured at right angles) and parallel with the East line of said Parcel "Q"; thence North 00°14'31" West on said parallel line a distance of 193.98 feet to a point of curve; thence continue Northeasterly on said parallel line, and on said curve to the right, with a radius of 823.00 feet, a central angle of 31°28'30", an arc distance of 452.11 feet to the POINT OF BEGINNING.

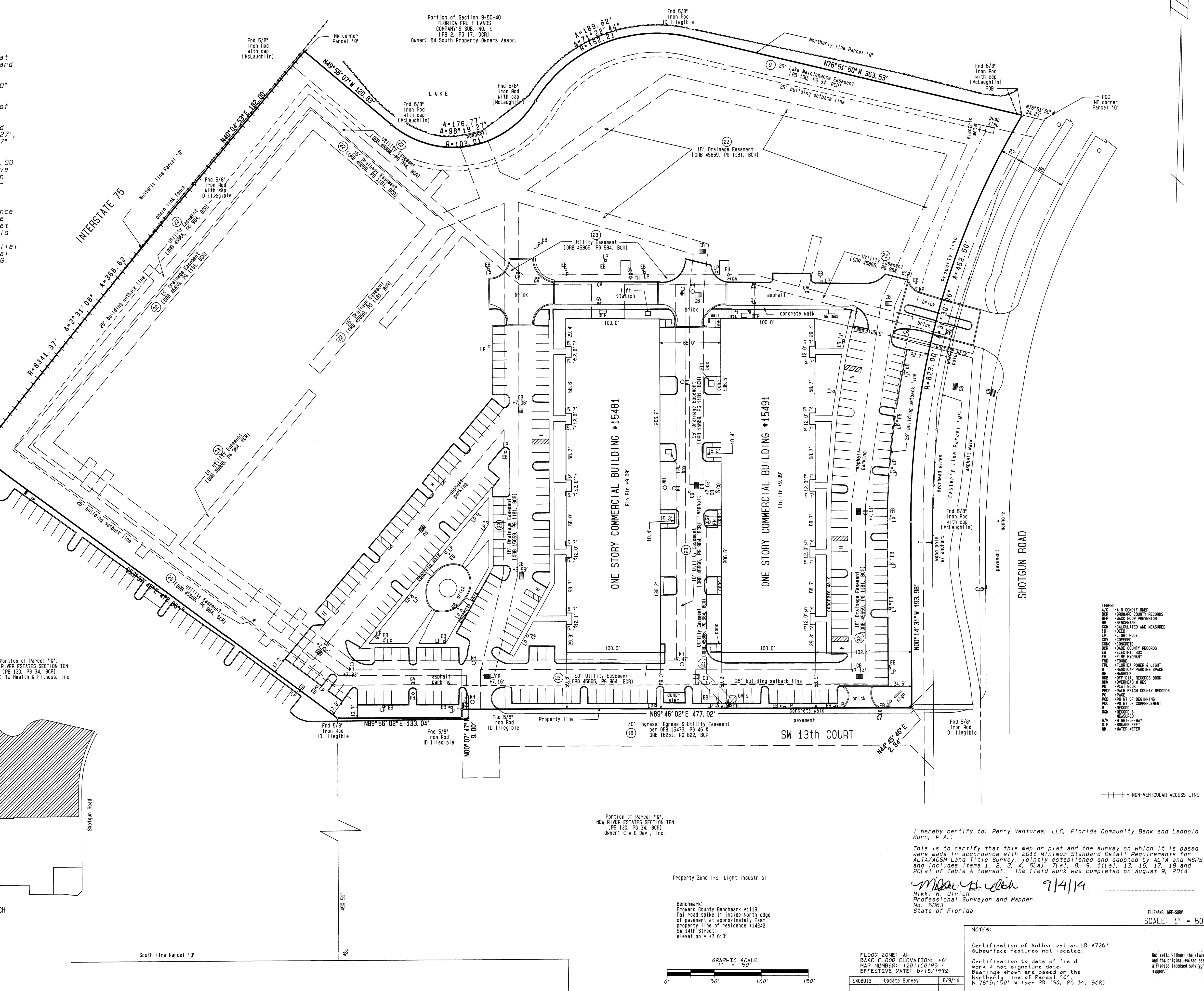
Said lands situate, lying and being in the City of Sunrise, Broward County, Florida, containing 13.02 acres, more or less.

Title Exceptions: Consultant for Title Insurance dated July 28, 2014 from First American Title Insurance Company, Customer Reference Number L140354, First American File Number 1062-3210326, Schedule B11:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records on or after the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. Affects the subject property but not subject to location.
2. Any rights, interests or claims of parties in possession of the land not shown by the public records. Affects the subject property but not subject to location.
3. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting the title. None found.
4. Any lien, for services, labor or materials in connection with improvements, repairs or renovations provided before, on, or after the Date of Policy, or was previously under water. None found.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to the Date of Policy, or any adverse claim to all part of the land that is, at Date of Policy, or was previously under water. None found.
6. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable. Affects the subject property but not subject to location.
7. Any mineral or mineral rights leased, granted or retained by current or prior owners. Affects the subject property but not subject to location.
8. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable. Affects the subject property but not subject to location.
9. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of New River Estates Section Ten, as recorded in Plat Book 130, Page 34, as amended by those Agreements for Amendments of Notation on Plat, recorded in Book 3085, Page 81; Book 3085, Page 148; Book 32789, Page 870 and in Book 43278, Page 330; and that Agreement relating to Non-Vehicular Access Lines recorded in Book 23028, Page 995; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Shown hereon.
10. Rules and Regulations of Central Broward Water District, as established pursuant to that Resolution, recorded in Book 3438, Page 60. Affects the subject property, but not subject to location.
11. Water agreement by and between Oscar Wind, as Trustee and West Broward Utilities, Inc., recorded in Book 5832, Page 62, which was assigned to the City of Plantation pursuant to that Assignment recorded in Book 5948, Page 772; and re-assigned to City of Sunrise pursuant to that Amended Developer Agreement recorded in Book 12103, Page 533. Affects the subject property, but not subject to location.
12. Sewerage agreement by and between Oscar Wind, as Trustee and West Broward Utilities, Inc., recorded in Book 5832, Page 62, which was assigned to the City of Plantation pursuant to that Assignment recorded in Book 5948, Page 772; and re-assigned to City of Sunrise pursuant to that Amended Developer Agreement recorded in Book 12103, Page 533. Affects the subject property, but not subject to location.
13. Restrictions contained in Ordinance No. 77-36(2), Development Order in respect to 84 South, recorded in Book 7340, Page 895; as amended pursuant to those Resolutions recorded in Book 10226, Page 210; Book 10205, Page 928; Book 10983, Page 803; Book 12551, Page 521; and in Book 15998, Page 311; as affected by Instrument recorded in Book 30881, Page 1516. Affects the subject property, but not subject to location.
14. Declaration of Covenants, Restrictions and Easements for 84 South, which contains provisions for a private charge or assessments, recorded in Book 8919, Page 53; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Said Declaration has been modified by instrument(s) recorded as follows: Book 3085, Page 805; Book 3425, Page 170; Book 9598, Page 685; Book 9987, Page 610; Book 10584, Page 105; Book 10750, Page 320; Book 11030, Page 507; Book 1084, Page 784; Book 11065, Page 252; Book 11382, Page 184; Book 11380, Page 546; Book 12278, Page 506; Book 12305, Page 324; Book 12305, Page 328; Book 12307, Page 214; Book 12792, Page 895; Book 13074, Page 252; Book 13267, Page 375; Book 13501, Page 377; Book 14028, Page 881; Book 14794, Page 316; Book 15044, Page 84; Book 15252, Page 456; Book 15389, Page 138; Book 15389, Page 143; Book 15445, Page 511; Book 15469, Page 459; Book 15539, Page 577; Book 15674, Page 556; Book 15739, Page 281; Book 15987, Page 539; Book 15987, Page 543; Book 15984, Page 550 and in Book 20166, Page 171, and as may be further amended. Affects subject property, but not subject to location.
15. Maintenance agreement with Central Broward Drainage District as set forth in Instrument recorded in Book 13206, Page 868; as assigned in Book 17673, Page 822. Affects the subject property, but not subject to location.
16. Maintenance agreement with Central Broward Drainage District, recorded in Book 154073, Page 46 and in Book 31043, Page 1331. Does not affect subject property.
17. City of Sunrise Ordinance 752-K, recorded in Book 15599, Page 311; and Ordinance 758-K recorded in Book 14446, Page 528. Affects the subject property, but not subject to location.
18. Easement from Oscar Wind, as Trustee under Land Trust 1979-1 in favor of Gold Coast Graphics Group Partners, recorded in Book 18251, Page 822. Shown hereon.
19. Declaration of Protective Covenants, Restrictions and Easements of Parcel Q, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded in Book 28873, Page 385, as affected by that certificate of waiver of Right of Repurchase recorded in Book 30887, Page 362; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), and as may be amended from time to time. Affects the subject property, but not subject to location.
20. Reciprocal Non-exclusive Ingress and Egress Easement, recorded in Book 25673, Page 420. Does not affect this property.
21. Maintenance agreement with Central Broward Drainage District, recorded in Book 44305, Page 1394. Affects the subject property, but not subject to location.
22. Easement granted to Central Broward Drainage District, recorded in Book 48585, Page 1181. Shown hereon.
23. Utility Easement recorded in Book 45866, Page 985. Shown hereon.
24. Bill of Sale to the City of Sunrise recorded in Book 45866, Page 993. Affects the subject property, but not subject to location.
25. Declaration of Covenants and Restrictions for CSO Sunset Commerce Centre, including any amendments or modifications thereto, which contains provisions for a private charge or assessments, recorded in Book 45850, Page 1510, as amended in Book 50536, Page 1538; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin, to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), and as may be amended from time to time. Affects the subject property, but not subject to location.
26. Deleted.
27. Terms and conditions of any existing unrecorded lease(s), and all rights of lessor(s) and any parties claiming through the lessor(s) under the lease. Affects the subject property, but not subject to location.

LOCATION SKETCH
(not to scale)

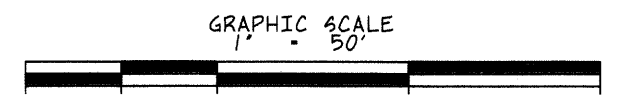
SW 14th STREET



Portion of Parcel "Q"
NEW RIVER ESTATES SECTION TEN
Owner: C A E Dev., Inc.

Property Zone I-1, Light Industrial

Benckmark:
Broward County Benckmark #1119;
Railroad spike 1" inside North edge
of pavement at approximately East
property line of residence #4242
SW 14th Street;
elevation = +7.610'



I hereby certify to: Perry Ventures, LLC, Florida Community Bank and Leopold Korn, P.A.:

This is to certify that this map on plat and the survey on which it is based were made by me or under my direct supervision and that I am a duly Licensed Professional Surveyor and Mapper in the State of Florida.

7/4/14

MIKE H. UFFIN
Professional Surveyor and Mapper
No. 5853
State of Florida

NOTE4:
Certification of Authorization LB #7201
Subsurface features not located.

Certification to date of field work not signature date.

Bearings shown are based on the Northern line of Parcel "Q", N 76°51'50" W per PB 130, pg 34, BCR)

Elevations per N.G.V.D. 1929.

REVISIONS: DATE FOR: Broward Dev. DATE: 12/28/08 NO. 0812008 F.B. file

SCALE: 1" = 50'