



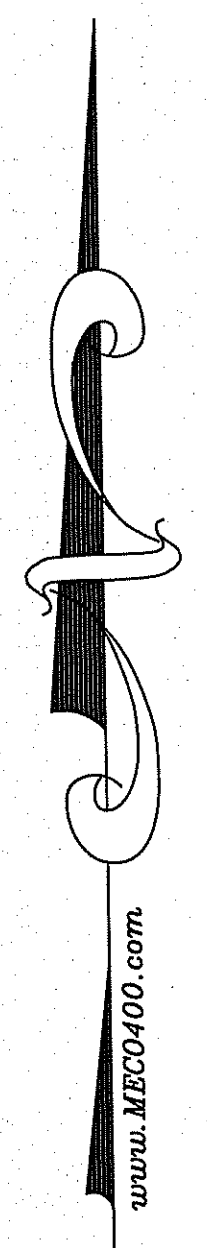
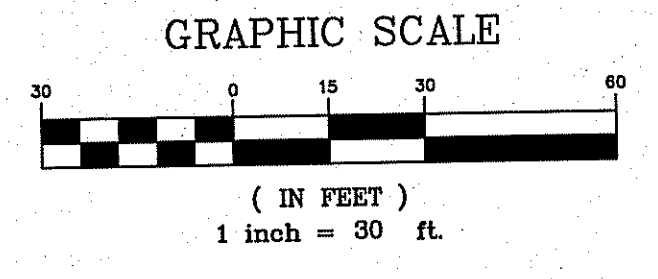
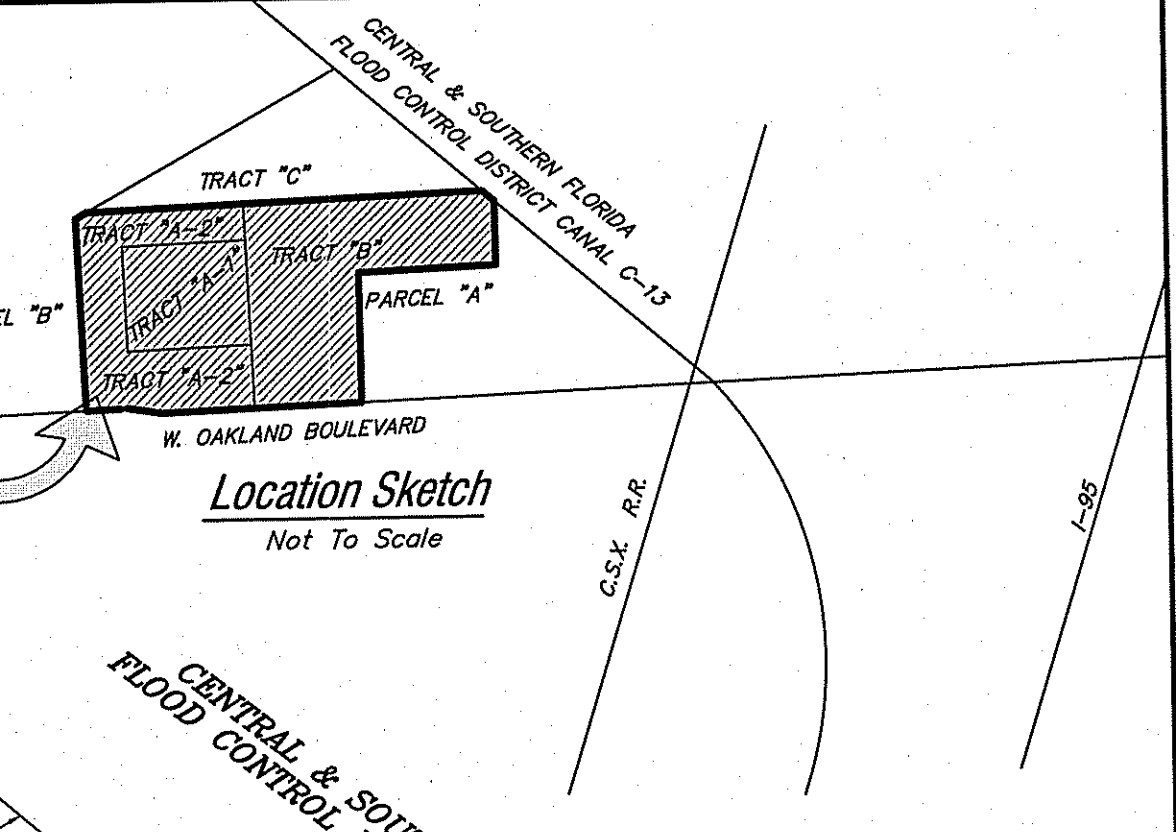
prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615

ALTA/NSPS LAND TITLE SURVEY

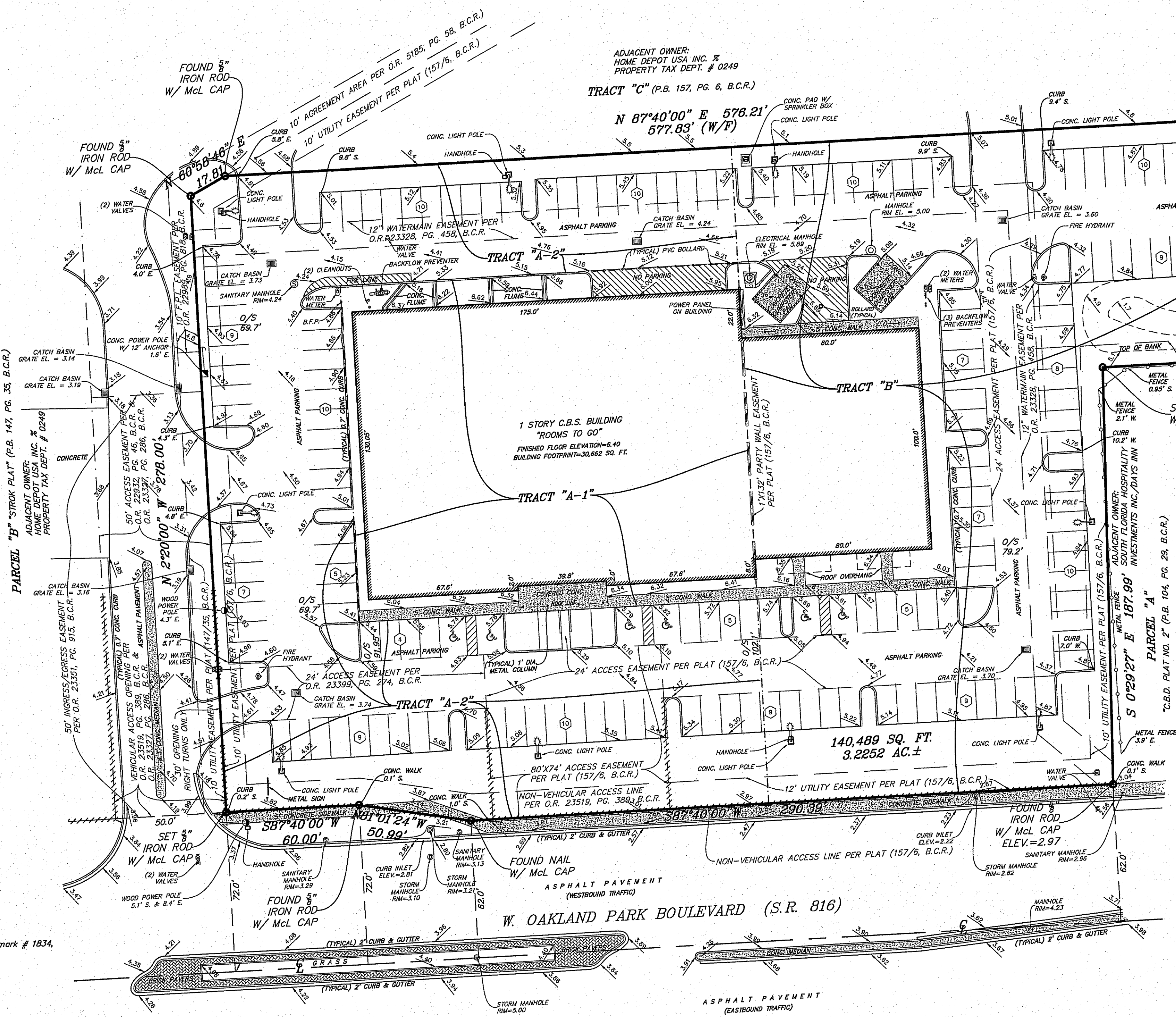
TRACTS A-1, A-2 & B, JEFFREY'S PLAT P.B. 157, PG. 6, B.C.R.

THIS SURVEY

Location Sketch
 Not To Scale



- LEGEND**
- Δ = CENTRAL ANGLE (DELTA)
 - R = RADIUS
 - A OR L = ARC LENGTH
 - CH.BRG. = CHORD BEARING
 - TAN.BRG. = TANGENT BEARING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - W/MCL CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - CONC. = CONCRETE
 - C.B.S. = CONCRETE, BLOCK AND STUCCO
 - I.C.V. = IRRIGATION CONTROL VALVE
 - W.M. = WATER METER
 - B.F.P. = BACK FLOW PREVENTER
 - A.L.P. = ALUMINUM LIGHT POLE
 - C.L.P. = CONCRETE LIGHT POLE
 - M.L.P. = METAL LIGHT POLE
 - W.L.P. = WOOD LIGHT POLE
 - W/F = NET FACE OF CONC. CAP
 - ELEV. = ELEVATION
 - O/S = OFFSET
 - A/C = AIR CONDITIONING
 - ☉ = CENTERLINE OF RIGHT-OF-WAY
 - F.F.L. = FLORIDA POWER AND LIGHT CO.
 - S.B.T. = SOUTHERN BELL TELEPHONE
 - B.C.R. = BROWARD COUNTY RECORDS
 - D.C.R. = DADE COUNTY RECORDS
 - P.B.R. = PALM BEACH COUNTY RECORDS
 - O.R. = OFFICIAL RECORDS BOOK
 - P.C. = PAGE
 - R/W = RIGHT-OF-WAY
 - C.O. = CLEAN OUT
 - C.L.F. = CHAIN LINK FENCE
 - P.C.D. = POLLUTION CONTROL DEVICE
 - H.H. = HAND HOLE
 - L.P. = LIGHT POLE
 - W.P.P. = WOOD POWER POLE
 - WV = WATER VALVE



TITLE NOTES

- There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Chicago Title Insurance Company Commitment Policy No. FL-107-200807848, dated February 19, 2009 at 9:26AM and updated search File Number 6012043, dated September 26th, 2016.
- 2) Matters per Plat Book 157, Page 6 of the Public Records of Broward County, Florida, affects this property and as shown and as affected by O.R. Book 23519, Page 389 of the Public Records of Broward County, Florida; O.R. Book 23591, Page 130 of the Public Records of Broward County, Florida and O.R. Book 24199, Page 858 of the Public Records of Broward County, Florida, this plat is restricted to 22,500 sq. ft. of furniture store on Tract A-1, 11,041 sq. ft. Commercial on Tract A-2, 8,000 sq. ft. of Commercial on Tract B and 959 sq. ft. of Commercial on Parcel C.
 - 3) Easement per O.R. Book 3408, Page 845 of the Public Records of Broward County, Florida lying within dedicated Right-of-Way for Oakland Park Boulevard.
 - 4) Easement per O.R. Book 5185, Page 58 of the Public Records of Broward County, Florida affects this property and as shown.
 - 5) Declaration per O.R. Book 22515, Page 598 of the Public Records of Broward County, Florida and O.R. Book 23805, Page 520 of the Public Records of Broward County, Florida affects this property.
 - 6) Unity of Title per O.R. Book 22892, Page 546 of the Public Records of Broward County, Florida affects this property.
 - 7) Agreement per O.R. Book 22932, Page 46 of the Public Records of Broward County, Florida affects this property and as shown.
 - 8) Agreement per O.R. Book 23318, Page 213 of the Public Records of Broward County, Florida and O.R. Book 23387, Page 352 of the Public Records of Broward County, Florida affects this property.
 - 9) Resolution per O.R. Book 23328, Page 458 of the Public Records of Broward County, Florida affects this property and as shown.
 - 10) Easement per O.R. Book 23399, Page 274 of the Public Records of Broward County, Florida affects this property as shown.
 - 12) Matters per Plat Book 147, Page 35 of the Public Records of Broward County, Florida; O.R. Book 22695, Page 92 of the Public Records of Broward County, Florida; O.R. Book 22710, Page 10 of the Public Records of Broward County, Florida; O.R. Book 22924, Page 259 of the Public Records of Broward County, Florida; O.R. Book 23178, Page 605 of the Public Records of Broward County, Florida; O.R. Book 24199, Page 879 of the Public Records of Broward County, Florida; O.R. Book 41811, Page 103 of the Public Records of Broward County, Florida does not affect this property and O.R. Book 23327, Page 286 affects this property and as shown.
 - 13) Declaration per O.R. Book 16875, Page 73 of the Public Records of Broward County, Florida and Amended Per O.R. Book 22514, Page 818 of the Public Records of Broward County, Florida affects this property.
 - 14) Unity of Title per O.R. Book 22555, Page 21 of the Public Records of Broward County, Florida; O.R. Book 23328, Page 470 of the Public Records of Broward County, Florida does not affect this property.
 - 15) Agreement per O.R. Book 22709, Page 975 of the Public Records of Broward County, Florida does not affect this property.
 - 16) Easement per O.R. Book 22989, Page 818 of the Public Records of Broward County, Florida affects this property as shown.
 - 18) Agreement per O.R. Book 23327, Page 272 of the Public Records of Broward County, Florida does not affect this property.
 - 19) Easement per O.R. Book 23351, Page 915 of the Public Records of Broward County, Florida affects this property as shown.
 - 20) Agreement per O.R. Book 23591, Page 136 of the Public Records of Broward County, Florida does not affect this property.
 - 21) Agreement per O.R. Book 24199, Page 845 of the Public Records of Broward County, Florida affects this property and Tract A-1 is Restricted to 22,500 sq. ft. of furniture store, 11,041 sq. ft. of Commercial on Tract A-2, 8,000 sq. ft. of Commercial on Tract B and 959 sq. ft. of Commercial on Parcel C.
 - 22) Resolution per O.R. Book 24162, Page 82 of the Public Records of Broward County, Florida does not affect this property.
 - 23) Notice per O.R. Book 41811, Page 113 of the Public Records of Broward County, Florida does not affect this property.

- NOTES:**
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Underground improvements if any not located.
 - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
 - 4) Boundary survey information does not infer Title or Ownership.
 - 5) All iron rods 5/8", unless otherwise noted.
 - 6) Reference Bench Mark: Broward County Engineering Department, Benchmark # 1834, Elevation= 6.066 (NGVD29) converted to 4.476 (NAVD83).
 - 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: $\text{Elev.} = 4.65$
 - 8) This property lies in Flood Zone "AH", Elev.=5.0 Per Flood Insurance Rate Map No. 12011C0366 H, Dated: August 18, 2014, Community Panel No. 120050.
 - 9) Underground Utility locations shown hereon, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
 - 10) Bearings shown hereon refer to record plat (157/6) and assume the North R/W line of Oakland Park Blvd as South 87°40'00" West.
 - 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

OFFICE NOTES

FIELD BOOK NO. EFB, Print
 JOB ORDER NO. V-1832
 CHECKED BY:
 DRAWN BY: RDR
 C:\RUDY_LAPTOP\2016\1832\1832.dwg, 11/1/2016 11:05:35 PM

Legal Description

PARCEL 1
 Tracts A-1, A-2 and B, JEFFREY'S PLAT, according to the plat thereof, as recorded in Plat Book 157, Page 6, of the public records of Broward County, Florida.

PARCEL 2
 Non-exclusive appurtenant easements for the benefit of Parcel 1, as created by that certain Reciprocal Easement, Construction and Maintenance Agreement recorded in Official Records Book 22932, Page 46 of the Public Records of Broward County, Florida, for the purposes set forth therein, over and across the lands set forth therein.

ALTA/NSPS LAND TITLE CERTIFICATION

TO:
 R.T.G. Furniture Corp.; Seaman Oakland Park LLC; Bank of America

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c)(as to # of stories), 8, 9, 11(as to visible evidence only), 13, 16(none observed), 17(none observed), 19, 20(1,000,000) of Table A thereof.

The fieldwork was completed on October 24th, 2016
 Date of Map or Plat October 26th, 2016.

Said lands situate, lying and being in the City of Oakland Park, Broward County, Florida and containing 140,489 square feet or 3.2252 acres, more or less.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 Dated at Fort Lauderdale, Florida, this 24th day of October, 2016.