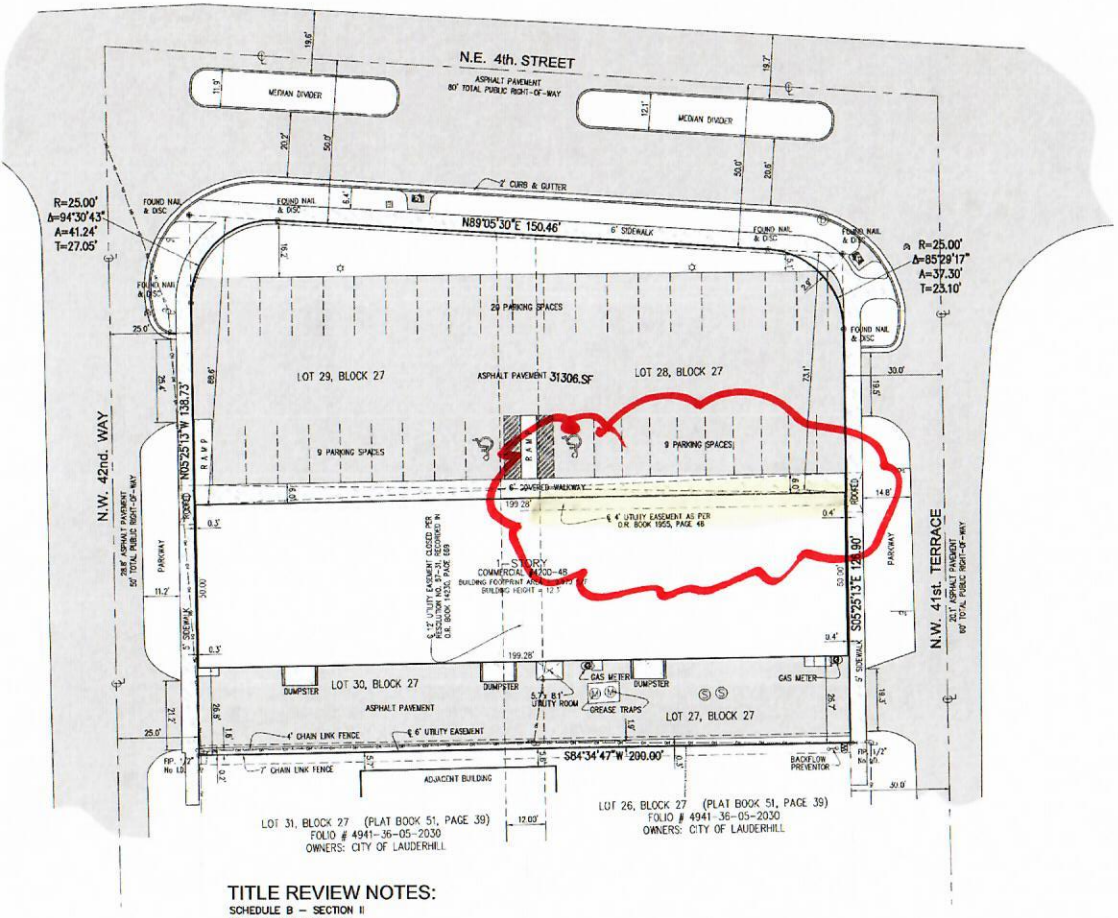
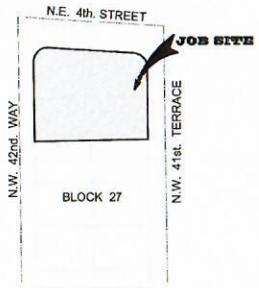
ALTA / NSPS LAND TITLE SURVEY





LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:

4200-48 NW 12 STREET, LAUDERHILL, FLORIDA 33313
TAX ID #4941 36 05 2060

LEGAL DESCRIPTION:

Lots 27, 28, 29 and 30, in Block 27, of "FLAIR SUBDIVISION NO. 3", according to the Plat thereof, recorded in Plat Book 51, at Page 39, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

1- The Legal Description was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances.
ABSTRACT NOT REVIEWED.
3- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment No.: 1094162-a3, effective date: July 8, 2021 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey ALTA/ NSPS LAND TITLE SURVEY
11- The North arrow and bearsing shown hereon based on recorded plat of "FLAIR SUBDIVISION NO. 3", according to the plat thereof as recorded in Plat Book 51, at Page 29, of the Public Records of Broward County, Florida.
12- Elevations shown, if any, are relative to North American Vertical datum of 1988
13- Benchmark Used: Broward County Benchmark.
14- Flood Zone Data: Community Panel #12009440364H Dated: 8/18/2014
Flood Zone: "AH" Base Flood Elevation = +7'
15- Total Available Parking: 38 standard parking spaces & 2 handicap spaces
16- Legal Description shown hereon as per above noted title commitment.
17- The Subject Site is contiguous with and has direct physical access to NW 42nd. Way, NW 41st. Terrace and NW 12th Street, public dedicated right-of-way, and there are no gaps or gores.
18- All visible above ground utilities noted on survey sketch.
19- There was no observed evidence of current earth work, building construction or building additions as of the date of the survey.
20- There are no proposed changes in street right-of-way lines or observed evidence of recent street or sidewalk construction or repairs.
21- There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
22- All utilities (water, sewer, electrical, telephone, cable and gas lines) serving the Subject Sites are being provided along all of the adjacent right-of-way lines.
23- Present Zoning: CG (General Commercial District)
24- Area of Site = 31,306 square feet (0.7187+/- Acres)
25- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

BUSY BEE SHOPS, L.L.C., a Florida limited liability company
BANESCO USA, a State chartered bank, ISAOA/ATIMA
FROMBERG, PERLOW & KORNIK, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

TITLE REVIEW NOTES:

SCHEDULE B – SECTION II
TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Commitment No.: 1094162-a3, effective date: July 8, 2021 @ 11:00 PM

Items 1 through 5 "Standard Exceptions".

6- INTENTIONALLY DELETED

7- Restrictions, easements and reservations as contained on the Plat of Flair Subdivision No. 3, recorded in Plat Book 51, at Page 39, affected by Resolution No. 87-31 recorded in O.R. Book 14230, page 669, Resolution No. 88-149 recorded in O.R. Book 15757, page 182 and Ordinance No. 000-11-83 recorded in O.R. Book 31214, page 1153, of the Public Records of Broward County, Florida. (Does affect Subject Property - Record Plat)

8- Restrictive Covenants recorded in Official Records Book 1850, at Page 331; and Official Records Book 1850, at Page 106, both Public Records of Broward County, Florida. These restrictive covenants are effected by Final Judgment entered in Case No. 68-164, in the Circuit Court of Broward County, Florida, recorded in Official Records Book 4033, at Page 644 and Official Records Book 4039, at Page 480, of the Public Records of Broward County, Florida. NOTE: Disclaimer dated February 10, 1970 and filed February 17, 1970, in Official Records Book 4143, at Page 234, of the Public Records of Broward County, Florida, wherein the two surviving members of the Architectural Control Committee waive and disclaim all right, title and interest in their capacity as the Architectural Control Committee, and refer in this Disclaimer to the Declaration of Restrictive Covenant filed in Official Records Book 1850, at Page 106, of the Public Records of Broward County, Florida. This policy specifically insures the insured hereon against any loss or damage as a result of the violation of the restrictive covenants set forth hereon. (Does affect Subject Property - Not a Plottable Survey Item)

9- Sewer and Water Service Easement Agreement filed June 15, 1960, in Official Records Book 1955, at Page 48, of the Public Records of Broward County, Florida. (Does affect Subject Property - Plotted on Survey)

10- Gas Service Easement Agreement recorded in Official Records Book 1955, at Page 48, of the Public Records of Broward County, Florida. (Does affect Subject Property - Plotted on Survey)

11- Water and Sewer Easement Agreement recorded in Official Records Book 3037, at Page 608, of the Public Records of Broward County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

12- Gas Easement Agreement recorded in Official Records Book 3037, at Page 612, of the Public Records of Broward County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

13- Assignment of Easement and Rights-of-Way recorded in Official Records Book 3037, at Page 537 through 540, of the Public Records of Broward County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

14- Covenants which run with the land and which do not contain a reverter clause contained in Trustee's Deed from City National Bank of Miami, as Trustee, to Fairway Building company, recorded in Official Records Book 4815, at Page 148, of the Public Records of Broward County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

15- Tri-Party Agreement recorded in Official Records Book 2736, at Page 331, of the Public Records of Broward County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

16- INTENTIONALLY DELETED

17- Agreement between Broward County, Florida and the City of Lauderhill recorded 99-307 in O.R. Book 44606, Page 361, of the Public Records of Broward County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items:
1 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
I further certify That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

For the Firm Royal Point Land Surveyors, Inc LB# 7282

☐ JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION

ROYAL POINT LAND SURVEYORS, INC. LB.# 7282
info@RoyalPointLS.com
6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-8062 *** FAX 305-827-9869

PREPARED FOR: BUSY BEE SHOPS, L.L.C
4200-48 NW 12 STREET, LAUDERHILL, FLORIDA 33313

TYPE OF SURVEY: ALTA/ NSPS LAND TITLE SURVEY

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 06/11/2021
JOB No.: RP21-0930
SHEET: 1 OF 1 SHEET

This Document is not full and complete without all Sheets, Containing a total of (1) Sheets