

Property Location



5950 W OAKLAND PARK BOULEVARD
LAUDERHILL, 33313

Project Number: 20-0512
Order Number:
Revision:

National Flood Insurance
Community Panel: 12011 C 0361 H
Flood Zone: X
Base Flood Elevation: N/A
Firm Date: 08/18/2014

Title information provided by:
Old Republic National Title Insurance
FILE NO.: 20041561
Issuing Office File No: 201311
Commitment Date: June 4, 2020 at 8:00am

FOLIO: 494126270060
SITE ADDRESS: 5950 W OAKLAND PARK BOULEVARD
LAUDERHILL, 33313

BUILDING FOOTPRINT AREA : ±0 Sq. feet
LOT AREA : ±62,299.7 Sq. feet

Title Legal Description
The East 178 feet of the West 313 feet of Tract "A", of the Oakland Shoppes, according to the Plat thereof, as recorded in Plat Book 82, Page 37, of the Public Records of Broward County, Florida.

Parking
127 Standard parking spaces
6 Handicapped parking space
133 Total Parking spaces

- EXCEPTIONS**
1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. — Does not contain matters of survey.
 2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. — Does not contain matters of survey.
 3. Rights or claims of parties in possession. — Does not contain matters of survey.
 4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. — Does not contain matters of survey.
 5. Easements or claims of easements not shown by the public records. — Does not contain matters of survey.
 6. General or special taxes and assessments required to be paid in the year 2020 and subsequent years. — Does not contain matters of survey.
 7. All matters as contained on the Plat of The Oakland Shoppes, as recorded in Plat Book 82, Page 37, of the Public Records of Broward County, Florida. — Does not contain matters of survey.
 8. Drainage and Utility Easements to the City of Lauderhill over the South 32 feet and the North 10 feet of the subject property, as contained in Warranty Deed recorded in Official Records Book 7915, Page 128, of the Public Records of Broward County, Florida. — Hereon shown.
 9. Communications Facility Easement Agreement and Assignment of Tenant Lease by and between Re Style, LLC, a Delaware limited liability company, as grantor and Clearview Tower Company II, LLC, a Delaware limited liability company, as grantees, recorded March 15, 2019 in Official Records Instrument # 115676354, of the Public Records of Broward County, Florida. — Hereon shown.
 10. Terms and Conditions under that certain unrecorded Lease Agreement dated February 28, 2019 by and between RE Style, LLC, a Delaware limited liability company (Landlord) and Clearview Tower Company II, LLC, a Delaware limited liability company (Tenant) as disclosed by that certain Memorandum of Lease together with certain easements for access and utilities, recorded March 15, 2019 in Official Records Instrument # 115676355, of the Public Records of Broward County, Florida. — Does not contain matters of survey.
 11. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). — Does not contain matters of survey.
 12. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. — Does not contain matters of survey.

Certified to:
Mendez Realty Holdings, Inc.
Bank of America N.A., ISAOA ATMA
Real Title Insurance Agency, LLC
Old Republic National Title Insurance

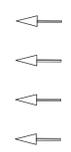
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7a, 7b, 8, 9, 11a, 16, 18 of Table A thereof. The fieldwork was completed on June 22, 2020.
Date of Plat or Map: July 02, 2020.
No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of R. Minguell Land Surveyors. Copies of this plan without an original signature and impression seal are not valid.



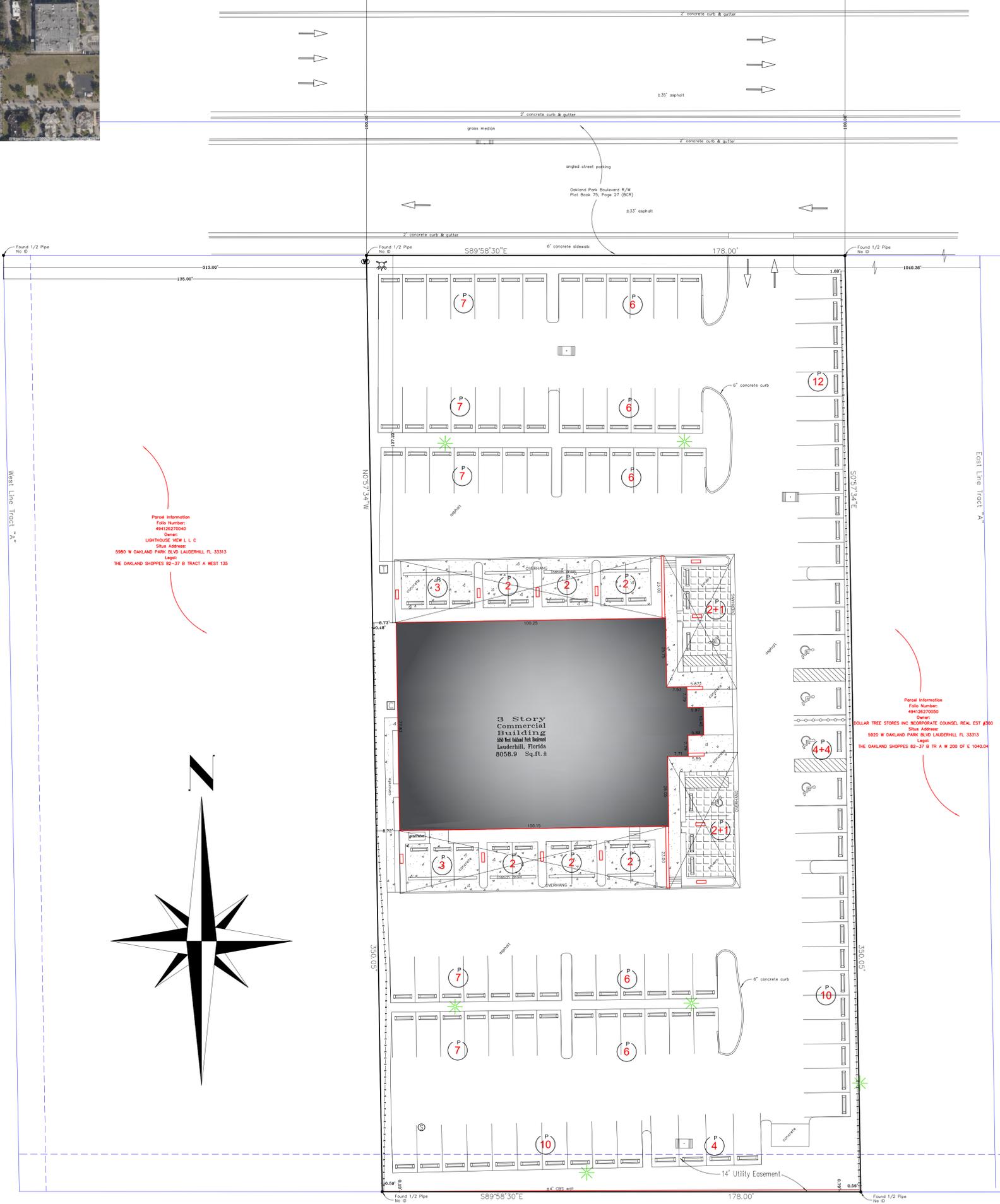
R. Minguell, Inc.
Land Surveyors & Planners
1872722
954-298-8935
Minguell@rminc.com
591 S.W. 115 Avenue
Plantation, Florida 33325

A.L.T.A./N.S.P.S. Land Title Survey

SCALE: 1" = 20'
-25 0 50 100



West Oakland Park Boulevard



Parcel Information
Folio Number: 494126270060
Owner: LIGHTHOUSE WELLS L.L.C.
Site Address: 5950 W OAKLAND PARK BLVD LAUDERHILL FL 33313
Legal: THE OAKLAND SHOPPES 82-37 B TRACT A WEST 135

Parcel Information
Folio Number: 494126270050
Owner: COLLAR TREE STORES INC INCORPORATE COUNSEL REAL EST #300
Site Address: 5920 W OAKLAND PARK BLVD LAUDERHILL FL 33313
Legal: THE OAKLAND SHOPPES 82-37 B TR A W 200 OF E 1040-04

INVENTORY VILLAGE CONDO
Avon Woods Plat Book 75, Page 12 (BCR)

Property Access
— Pedestrian access along Oakland Park Boulevard.
— Vehicular access along Oakland Park Boulevard.

- Encroachments**
- a.) Pavement onto southern easement.
 - b.) Pavement crossing Northern property line
 - c.) Possible unrecorded utility and public service easement rights evidenced by street signs, fire hydrant, water meters, water valves, electric boxes, light poles, catch basins at various locations nearby or on property.
- Survey Notes**
- None of the buildings shown hereon encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties, except as follows: N/A.
 - All utility lines connect to the Property through a public right-of-way or an insured easement
 - There was no observable evidence of earth moving work, building construction, or building additions.
 - There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
 - There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
 - There was no evidence of cemetery or burial grounds located on property.
 - The location of Utilities shown hereon are from observed evidence above ground only.
 - The surveyor was not provided with underground plans to determine the location of any subterranean uses.

LEGEND

- | | | |
|-------------------------|-------------------------|------------------------|
| ○ = TELEPHONE MANHOLE | □ = TRAFFIC SIGNAL BOX | --- = CHAIN LINK FENCE |
| ○ = ELECTRIC METER | □ = BELLSOUTH BOX | --- = WOOD FENCE |
| ○ = GAS METER | □ = CABLE BOX | --- = ALUMINUM FENCE |
| ○ = WATER METER | □ = ELECTRIC BOX | --- = OVERHEAD WIRES |
| ○ = SINGLE TRAFFIC POLE | □ = STREET LIGHT BOX | --- = PROPERTY LINE |
| ○ = DUAL TRAFFIC POLE | □ = TELEPHONE BOX | --- = CENTER LINE |
| ○ = UTILITY POLE | ○ = SEWER FLOW MONITOR | ○ = ANCHOR |
| ○ = VALVE | ○ = CLEAN OUT | ○ = FIRE HYDRANT |
| ○ = FIRE MAIN VALVE | ○ = WELL | ○ = MANHOLE |
| ○ = FORCE MAIN VALVE | ○ = WATER FLOW MONITOR | ○ = ELECTRIC MANHOLE |
| ○ = GAS VALVE | ○ = PARKING METER | ○ = BELLSOUTH MANHOLE |
| ○ = SPRINKLER VALVE | ○ = FLAG POLE | ○ = DRAINAGE MANHOLE |
| ○ = MAIL BOX | ○ = BIRE SIGN | ○ = GAS MANHOLE |
| ○ = CATCH BASIN | ○ = INTERSECTION SIGN | ○ = DUAL POLE SIGN |
| ○ = EXISTING ELEVATION | ○ = RAILROAD SIGN | ○ = STORM MANHOLE |
| ○ = CONCRETE POLE | ○ = SINGLE POLE SIGN | ○ = SEWER MANHOLE |
| ○ = LIGHT POLE | ○ = STOP SIGN | ○ = AIR CONDITIONER |
| ○ = BENCHMARK | ○ = TRAFFIC SIGN | ○ = BELLSOUTH MANHOLE |
| ○ = TRAFFIC FLOW/ACCESS | ○ = METAL POST | ○ = GAS MANHOLE |
| | ○ = SPRINKLER TIMER | ○ = DUAL POLE SIGN |
| | ○ = GUARD RAIL | ○ = RAILROAD SIGN |
| | ○ = HANDICAPPED PARKING | ○ = SINGLE POLE SIGN |