

SCHEDULE B-2 LOCATABLE EXCEPTIONS

5. Easement(s) granted to Florida Power & Light Company, a Florida corporation, recorded May 29, 195 in Deed Book 826, page 622, of the public records of Broward County, Florida; As may be affected by Subordination of Encumbrance of Property Rights to Broward County, Florida recorded May 8, 1978 in Official Records Book 7551, page 20, of the Public Records of Broward County, Florida. (As to all parcels). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. tion, recorded May 29, 1953 a; As may be affected by

6. Dedications, restrictions, limitations, easements and other matters contained on the Plat of INVERRARY SHOPPING CENTER recorded October 12, 1972, in Plat Book 77, page 22, of the Public Records of Broward County, Florida. (As to Parcel 1, and 4). THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT Broward County, Florida. (As to Parcel 1, CONTAINS NO PLOTTABLE MATTERS.

7. Canal and Drainage reservations contained in Deed No. 590-A from The Board of Commissioners of the Everglades Drainage District, dated August 12, 1919 recorded November 6, 1919, in Deed Book 10, page 166, of the Public Records of Broward County, Florida; as may be affected by that Release of Reservations No. 7345 by Central and Southern Florida Flood Control District of Lands Deeded by Board of Commissioners of Everglades Drainage District recorded in Official Records Book 5385, page 205, of the Public Records of Broward County, Florida, which partially releases said reservations. (Affects all parcels). THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS. 8. Terms, covenants, conditions, easements and other matters contained in Easement for Ingress and Egress recorded February 4, 1974 in Official Records Book 5626, page 714, of the Public Records of Broward County, Florida. (Affects Parcel 1). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN

Easement(s) granted to Florida Power & Light Company, recorded December 20, 1974 in Official ecords Book 6052, page 90, of the Public Records of Broward County, Florida. (Affects a portion of arcel A of Parcel 1, and Parcel 4). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN EREON.

10. Easement(s) granted to Florida Power & Light Company, recorded December 10, 1976 in Official Records Book 6829, page 408, of the Public Records of Broward County, Florida. (Affects a portion of Parcel A of Parcel 1, and Parcel 4) (Also affect City of Lauderhill parcel). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. 11. Easement(s) granted to City of Lauderhill, Florida in Utilities Easement Dedication filed June 5, 2009 in Official Records Book 46282, page 53. (Affects a portion of Parcel A of Parcel 1, and Parcel 4. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

46282, page 49. (Affects a portion AND IS SHOWN HEREON of Lauderhill, for Water and Sewer System Improvements, filed June 5, 2009 in Official Records Book of Parcel A of Parcel 1, and Parcel 4). THIS ITEM AFFECTS THE SUBJECT PROPERTY

13. Grant of Non-Exclusive Ease Frant of Non-Exclusive Easement (Landscape/Irrigation Easement) in favor of the City of Lauderhill filed 5, 2009 in Official Records Book 46282, page 44. (Affects a portion of Parcel A of Parcel 1, and el 4). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

16. Terms, provisions, covenants and restrictions, easements, and lien rights, contained in that Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by Shoppes of Inverrary, LLC, a Florida limited liability company, and The City of Lauderhill, a municipal corporation filed August 28, 2007, in Official Records Book 44541, at Page 1974 (As to all parcels). THIS ITEM AFFECTS THE SUBJECT PROPERTY BUT CONTAINS NO PLOTTABLE MATTERS. 14. Resolution No. 08R-01-09 and that Non-exclusive Greenway Easement in favor of the City of Lauderhill filed February 5, 2008 in Official Records Book 45067, page 1023. (Affects Parcels 2, 3 and 4). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

17. Right of Way Consent Agreement dated August 2nd 2006 by and between Shoppes of Inverrary, LLC, Florida limited liability company and Florida Power and Light Company, evidenced by Memorandum of right-of-way Consent Agreement filed September 7, 2006 in Official Records Book 42715, page 726. (As to Parcels 2, 3 and 4). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

18. Easement granted to Florida Power and Light Company, filed May 12, 2006 in Official Records Book 42013, page 184. (As to all parcels). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

. Sidewalk Easement granted to Broward County filed October 30, 2006, in 43021, page 1528. (As to rcel 2). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

0. Easement granted to the City of Lauderhill, Utilities Easement Dedication, filed October 25, 2012 in fficial Records Book 49190, page 245. (As to all parcels). THIS ITEM AFFECTS THE SUBJECT PROPERTY AND SHOWN HEREON.

21. Bill of Sale in favor of the City of Lauderhill filed October 25, 2012 in Official Records Book 49190, page 255 (As to all parcels) THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

25. Easements granted to the City of Lauderhill, Florida filed December 23, 2013 in Official Records Book 50426, page 749, of the Public Records of Broward County, Florida, as may be affected by Resolution No. 13R-09-185 filed December 23, 2013 in Official Records Book 50426, page 744. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON. 22. Easement granted to Florida Power & Light Company recorded April 4, 2013, in Official Records Book 49665, Page 544. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

26. City of Lauderhill Bill of Sale filed December 23, 2013 in Official Records Book 50426, page 746 (Water System Improvements), as ma be affected by Resolution No. 13R-09-185 filed December 23, 2013 in Official Records Book 50426, 744. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS SHOWN HEREON.

LESS AND EXCEPT THEREFROM the "City of Lauderhill Parcel", being those certain lands conveyed to the City of Lauderhill in that Special Warranty Deed filed August 28, 2007 in Official Records Book 44541, page 1971 by and between Shoppes of Inverrary, LLC, a Florida limited liability company and City of Lauderhill, described as follows: Tract "A" of INVERRARY SHOPPING CENTER, as shown by plat thereof on file in Plat Book 77, page 22 of the Public Records of Broward County, Florida.

A PORTION OF TRACT "A", INVERRARY SHOPPING CENTER, AS RECORDED IN PLAT BOOK 77, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST; THENCE RUNNING ALONG THE SOUTH LINE OF SAID SECTION NORTH 89 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 3003.69 FEET; THENCE TURNING AND RUNNING NORTH 00 DEGREES 30 MINUTES 35 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF INVERRARY SHOPPING CENTER SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE RUNNING ALONG THE WEST LINE OF SAID TRACT "A": NORTH 89 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 278.26 FEET TO A POINT ON THE WEST LINE OF TRACT "A"; THENCE RUNNING ALONG SAID WEST LINE NORTH 20 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 145.82 FEET, AND NORTH 56 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A"; THENCE RUNNING BY SAID NORTH LINE OF TRACT "A"

NORTH 00 DEGREES 30 MINUTES 35 SECONDS WEST, A DISTANCE OF 269.40 FEET TO A POINT ON THE NORTH LINE OF TRACT "A"; THENCE RUNNING ALONG SAID NORTH LINE OF TRACT "A" SOUTH 76 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 287.08 FEET; THENCE TURNING AND RUNNING THROUGH SAID TRACT "A":

SOUTH 89 DEGREES 29 MINUTES 25 SECONDS WEST, A DISTANCE OF 445.39 FEET TO THE POINT OF BEGINNING. SOUTH 00 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 141.38 FEET, NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 31.56 FEET, AND SOUTH 00 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 260.31 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE RUNNING ALONG SAID SOUTH LINE OF TRACT "A

SAID LANDS LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA

A non-exclusive easement for ingress and egress as described in and provided for in an instrument entitled "Easement for Ingress and Egress" recorded in Official Records Book 5626, page 714, of the Public Records of Broward County, Florida, over, upon and across the following described land: 50 foot wide strip of land lying in the South 1/2 of Section 23, Township 49 South, Range 41 East, ing a portion of FORT LAUDERDALE TRUCK FARMS, according to the plat thereof, as recorded in Plat 50k 4, page 31, of the Public Records of Broward County, Florida, the same being more particularly scribed as follows:

Commence at the Southeast corner of said Section 23, the Standard Plane Rectangular Grid Coordinates for the East Zone of Florida, for said point being X = 756,015.68, Y = 666,185.77; thence run South 89 degrees 29 minutes 25 seconds West, on a grid bearing along the South line of said Section 23, 1080.17 feet to a point, said point being 4205.86 feet from the Southwest corner of said Section 23 as measured along said South line; thence North 0 degrees 31 minutes 02 seconds West, on a line coincident with the Westerly right-of-way line of the Sunshine State Parkway, 77.62 feet to a point of curvature of a circular curve concave to the Southeast; thence Northeasterly along the arc of said right-of-way curve, having for its elements a central angle of 19 degrees 42 minutes 13 seconds and a radius of 502.47 feet, for 172.80 feet to a point, said point being the Point of Beginning of the herein described strip of land; thence North 67 degrees 57 minutes 42 seconds West, 139.88 feet; thence South 88 degrees 34 minutes 39 seconds West, 44.81 feet; thence North 1 degrees 25 minutes 21 seconds West, 50.00 feet; thence North 88 degrees 34 minutes 39 seconds East, 55.19 feet; thence Southeast, said point being coincident with a point on the Westerly right-of-way line of the Sunshine State Parkway; thence Southwesterly along the arc of said right-of-way line of the Sunshine State Parkway; thence Southwesterly along the arc of said right-of-way line of the Sunshine State Parkway; thence 42 minutes 14 seconds, and a radius of 502.47 feet, for 50.02 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said land as conveyed to Broward County, a political subdivision of the State of Florida, by Quit Claim Deed recorded on Official Records Book 6744, page 193, and by Corrective Quit Claim Deed recorded in Official Records Book 7167, page 663, of the Public Records of Broward County, Florida.

Begin at the Southeast corner of Tract A, of the plat of INVERRARY SHOPPING CENTER, as recorded in Plat Book 77, page 22, of the Public Records of Broward County, Florida; thence North 1 degrees 25 minutes 21 seconds West, along the East boundary of said Tract A, the same being the Westerly boundary of the combined 140.00 feet wide, said Florida Power and Light Company Easement for 200.00 feet; thence across said 140.00 foot wide easement for the following described two (2) courses:

LESS that portion for road right-of-way as described in Official Records Book 6744, page 293, and Official Records Book 7167, page 663, of the Public Records of Broward County, Florida. thence South 1 degrees 25 minutes 21 seconds East, along said Easterly boundary for 160.92 feet; thence South 89 degrees 29 minutes 25 seconds West, for 140.02 feet to the Point of Beginning. (1) thence North 88 degrees 34 minutes 39 seconds East, for 44.81 feet;(2) thence South 67 degrees 57 minutes 42 seconds East, for 103.77 feet to a point on the Easterly boundary of said 140.00 foot wide Easement;

Begin at the Northeast corner of Tract A of the plat, INVERRARY SHOPPING CENTER, as recorded in Plat Book 77 at page 22 of the Public Records of Broward County, Florida; thence South 1 degrees 25 minutes 21 seconds East, along the East boundary of said Tract A, the same being the Westerly boundary of the combined 140.00 foot wide, said Florida Power and Light Company Easement, for 110.00 feet; thence across said 140.00 foot wide easement for the following described two (2) courses:

(2) thence South 67 degrees 57 minutes 42 seconds East, for 92.45 feet to a point on the Eas boundary of said 140.00 foot wide Easement; thence North 1 degrees 25 minutes 21 seconds West along said Easterly boundary for 144.15 feet; thence South 89 degrees 39 minutes 53 seconds West, for 140.03 feet to the Point of Beginning. (1) thence North 88 degrees 34 minutes 39 sec

A Non-exclusive easement for the benefit of Parcels 1A, 2 and 3 above, as created by Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by Shoppes of Inverrary, LLC, a Florida limited liability company, and The City of Lauderhill, a municipal corporation filed August 28, 2007, in Official Records Book 44541, at Page 1974 over the "City of Lauderhill Parcel", for the purposed described therein. Subject to the terms, provisions and conditions set forth in said instrument.

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3. THIS PLAN IS NOT VALID UNLESS IT CONTAINS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED LAND SURVEYOR. 2. REFERENCE IS HEREBY MADE TO CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, Office file number 4440, Order No. 6858646, effective date is March 2, 2018.

4. THIS SITE IS SHOWN AS ZONING DISTRICT "CG" (GENERAL COMMERCIAL) ON THE CITY OF LAUDERHILL'S ZONING MAP

(b)

TOTAL PARCEL AREA= 271,740 squ feet (6.2383

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6. THERE IS NO OBSERVED EVIDENCE OF SITE USE FOR CEMETERY OF FAMILY BURIAL SITES.

7. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

(a)

8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

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9. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. 10. THIS PROPERTY IES IN FLOOD ZONE

FLOOD ZONE "AH", BASE ELEV.= 8. FLOOD INSURANCE RATE MAP NO. NO. 120044, DATED AUGUST 18, 19: 1997. (APPROXIMATE LOCATION) LOOD ZONE "X", BASE ELEV.=N/A, AND V.= 8.0', AS SHOWN ON SURVEY, PER P NO. 12011C0205 F, COMMUNITY PANEL 18, 1992, INDEX MAP DATED OCTOBER 2,

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11. PER THE BROWARD COUNTY PROPERTY APPRAISER THE SUBJECT PROPERTY IS LISTED AS:
FOLIO No. 494123090011, THE CVS GROUND LEASE PARCEL
FOLIO No. 494123090010, REMAINDER OF GROSS LAND AREA.

12. BUILDING HEIGHTS WERE REMOTELY MEASURED FROM THE ROOF TO THE ADJACENT GRADE AT THE LOCATIONS INDICATED. PARAPET NOT INCLUDED.

TITLE: ALTA/NSPS LAND TITLE SURVEY

CITY OF LAUDERHILL, BROWARD COUNTY, FLORIDA

(PLAT BOOK 77 PAGE 22 - BROWARD COUNTY RECORDS)

PORTION OF TRACT "A"

INVERRARY SHOPPING CENTER

(7_c)

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ADMINISTERED BY THE HARTFORD.	AND OMMISIONS INSURANCE POLICY FROM LLOYDS OF LONDON	13. I HIG GOZVET IG TROITE BY A CHE MICEION DOCERS ERROR						

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HANDICAPPED PARKING SPACES	PARKING SPACES	LOT WIDTH	LOT AREA	FLOOR SPACE	MAXIMUM HEIGHT	REAR SETBACK	SIDE SETBACK	FRONT SETBACK			
7	197+47±= 244				50'	15'	5' OR 1/2 BLDG. HEIGHT	25'		REQUIRED	ZONING TABLE
					20.6'	107.2'	155'	115'	No. 5501		
10	274				18.3'	33.2'	11.8'	276.6'	No. 5517-5567	PROVIDED	
					15.0'	234.6	80.7'	79.4'	No. 5569-5577		



SHEET NUMBER

ALTA. 2018

This is to certify that this Minimum Standard Detai ALTA and NSPS, and in A thereof. The field work

his map or plat and the surstail Requirements for ALT, includes Items 1, 2, 3, 4, 6 ork was completed on Marc

n accordance with the 2016 stablished and adopted by 16, 17, 18, and 20 of Table

SURVEYOR'S CERTIFICATION

Date of Plat or Map: April 20, 2018

REVISIONS: DATE: BY: BLINOW & BLINOW, LLC Professional Surveyors & Mappers LB 80072 18724 SEA TURTLE LANE Boca Raton, Florida 33498 Telephone No. (561) 441-5449