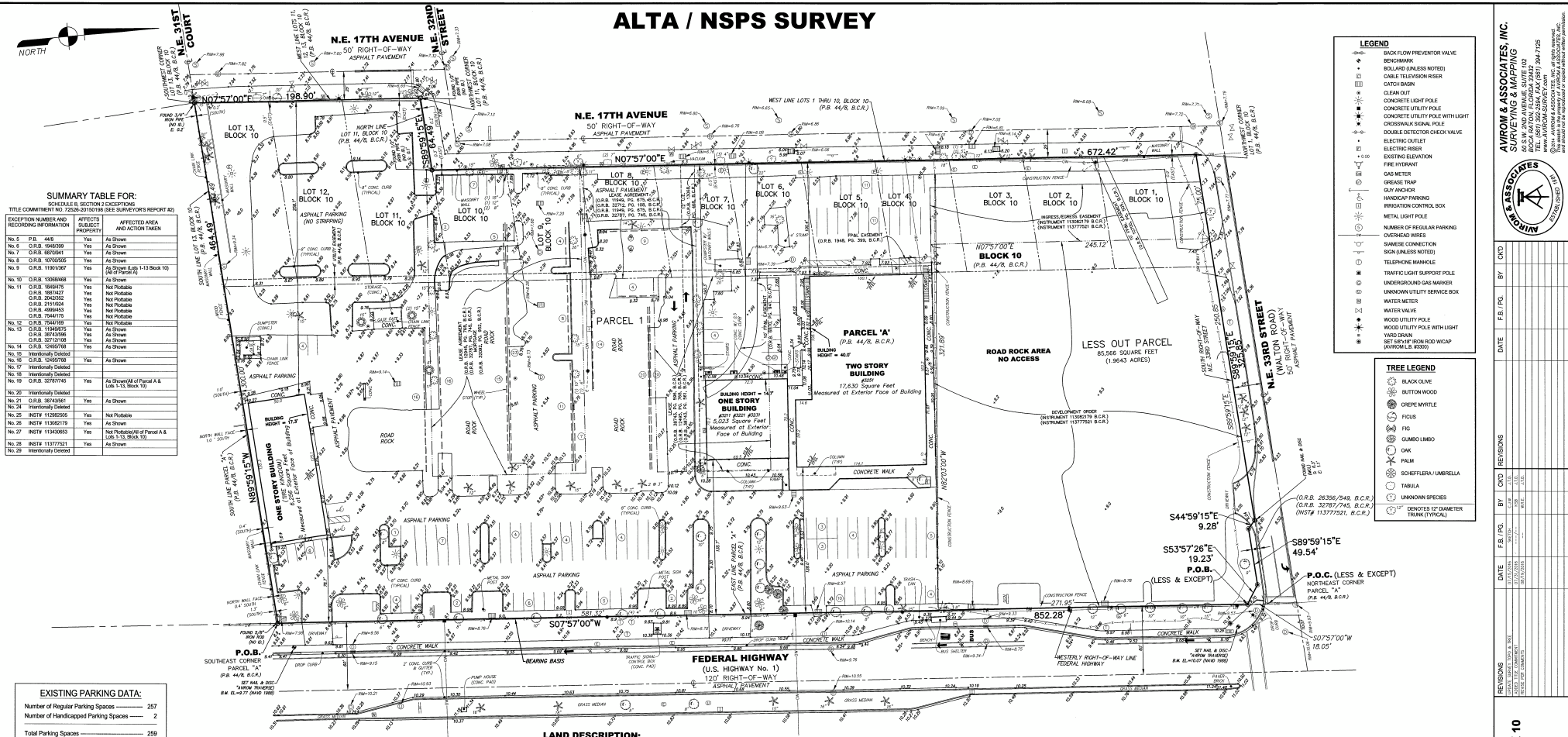


ALTA / NSPS SURVEY**SURVEYOR'S REPORT:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mopper.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Stewart Title Guaranty Company, Title Commitment No. 72526-20150198, effective date July 21, 2016 at 8:00 A.M., Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other matters of record.

[illegible]

LAND DESCRIPTION:

PARCEL 1:

The Leasehold estate created by that certain Lease between 1307 South Wabash LLC, a Florida limited liability company ("Lessor") and Wal-Mart Stores East, LP, a Delaware limited partnership ("Lessee") dated _____, 2016 as evidenced by that certain Memorandum of Lease dated _____, 2016, and recorded _____, 2016 in Official Records Book _____ Page _____ of the Public

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13, and a portion of Parcel 'A', Block 10, CRESTHAVEN NO. 8, according to the Plat thereof, recorded in Plat Book 44, Page 8 of the Public Records of Broward County, Florida and being more fully described as follows:

Beginning at the southeast corner of said Parcel "A", thence North 89°59'15" West, on the north line of said Parcel "A", and on the south line of said Lot 1, a distance of 64.49 feet to the southwest corner of said Lot 15, thence North 07°57'00" East, on the west line of said Lots 15, 12 and 11, a distance of 198.90 feet to the northwest corner of said Lot 11, thence South 89°59'15" East, on the north line of said Lot 11, a distance of 64.49 feet; thence North 07°57'00" East on the west lines of said Lots 10, 9, 8, 7, 6, 5, 4, 3, 2 and 1, a distance of 672.42 feet to the northeast corner of said Lot 1; thence South 89°59'15" East, on the north line of said Lot 1, and the north line of said Parcel "A", a distance of 32.65 feet; thence North 07°57'00" East, on the west line of said Lot 1, a distance of 64.49 feet to the southwest corner of said Lot 1, a distance of 19.23 feet; thence South 07°57'00" West, on the East line of said Lot 1, a distance of 64.49 feet to the Point of Beginning.

LESS AND EXCEPT the following described property:

Being a portion of lots 1, 2, 3 and 4, Block 10 and a portion of Parcel "A" of CRESHAVEN No. 8, according to the Plat thereof as recorded in Plat Book 44, Page 6 of the Public Records of Broward County, Florida, being fully described as follows:

Commence at the northeast corner of Parcel "A"; thence South 07°57'00" West, along the west right-of-way line of U.S. Highway No. 1, a distance of 18.0 feet; thence South 07°57'00" West, along said west right-of-way line, a distance of 271.95 feet; thence North 82°03'00" West, a distance of 321.89 feet; thence North 07°57'00" East, a distance of 245.12 feet to a point on the south right-of-way line of NE 33rd street; thence for the following 4 courses and distances along said south right-of-way line, thence South 89°59'15" East, a distance of 250.00 feet; thence South 44°50'12" East, a distance of 9.28 feet; thence South 89°59'15" East, a distance of 49.84 feet; thence South 53°57'26" East, a distance of 19.23 feet to the Point of Beginning.

PARCEL 2:

Easements for the benefit of Parcel 1 Easements, Covenants and Restrictions Agreement by and between 1307 South Wabash LLC, a Florida limited liability company and RaceTrac Petroleum, Inc., a Georgia corporation, dated 05/18/2016, and recorded 06/27/2016 in Official Records Instrument 113777521, of the Public Records of Broward County, Florida.

Said lands lying in the City of Pompano Beach, Broward County, Florida and containing 272,327 square feet (6.2518 acres) more or less

CERTIFICATION:

THIS IS TO CERTIFY that this map or plot 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 through 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 15 through 19 and 20 of Table A thereof. The field work was completed on 07/13/2016.

Date: 8/19/2014

ALTA / NSPS LAND TITLE SURVEY
PARCEL "A" & LOTS 1-13, BLOCK 10

JOB #:	
SCALE:	= 40'
DATE:	7/13/2014

PZ20-05000003
4/21/21

PZ20-05000003
6/3/20