

A parcel of land lying in the Southwest one -quarter (S.W.1/4) of Section 14, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows: Commencing at the Northwest corner of the said Southwest one - quarter (S.W.1/4) of Section 14; thence on an assumed bearing of North 89°57'00"East and along the North line of the said Southwest one-quarter (S.W.1/4) of Section 14, a distance of 1763,14 feet to an intersection with an extension of the East right - of -way line of Old Dixie Highway; thence South 20°57'00" West, along the said extension and along the East right-of-way line of Old Dixie Highway, a distance of 214.22 feet; thence North 89°57'00" East, a distance of 16.06 feet to the Point of Beginning; thence South 20°57'00" West, along a line 15 feet East of and parallel with the said East right-of-way line, a distance of 115.41 feet; thence South 25°42'49 " West, a distance of 96.24 feet to a point on a line 7 feet East ot and parallel with the said East right-of-way line of Old Dixie Highway; thence South 20°57'00" West, along said parallel line, a distance of 40.89 feet; thence due East a disfance of 123.28 feet; thence South 0°23′26″ East, a distance of 211.70 feet to a point on a line 25 feet North of and parallel with the North line of PELHAM INDUSTRIAL ADDITION, as recorded in Plat Book 63, Page 50, of the public records of Broward County, Florida; thence due East, along said line 25 feet North of and parallel with the North line of PELHAM INDUSTRIAL ADDITION, a distance of 249.83 feet to a point of curve; thence Northeasterly, along a curve to the left, having a radius of 25 feet and a central angle of 90°23'26", an arc distance of 39.44 feet to a point of tangency; thence North 0°23'26" West, along a line 25 feet West of and parallel with the West line of PELHAM ADDITION, as recorded in Plat Book II, Page 48, of the public records of Broward County, Florida, a distance of 534.63 feet to a point of curve; thence Northwesterly, along a curve to the left, having a radius of 25 feet and a central angle of 89°39'35", an arc distance of 39.12 feet to a point of tangence and a point on a line 60 feet South of and parallel with the said North line of the Southwest one-quarter (S.W.I/4) of Section 14: thence South 89°57'00" West, along said parallel line, a distance of 82,56 feet; thence South 0°23'26" East, a distance of 140,00 feet; thence South 89°57'00" West, a distance of 191,65 feet to the Point of



NON - VEHICULAR ACCESS NOTE

The 25' opening in the non-vehicular access line in Parcel "C" shall be closed at such time as the structure presently situated on Parcel "C" as of B.M. - indicates Bench Mark the date of the approval of this plat by the Board of County Commissioners of Broward County, has been demolished or a renovation has been undertaken wherein the cost of such renovation exceeds 50% of the replacement cost of the entire building or structure at the time of reno vation. At such time the driveway situated within this opening shall be closed, and the curb, gutter and sidewalk shall be replaced.

PR.M. - indicates Permanent Reference Monument This plat contains 3.5321 acres Bearings refer to an assumed meridian ++++++ - indicates Non - Vehicular Access Line Parcels A and B are restricted to 140,000 sq.ft. of general industrial use. Commercial/retail uses are not permitted in the eral industrial square footage without the approval of the Board permits for the 2,200 sq.ft. fast food

A PORTION OF THE SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 14, TOWNSHIP 49 SOUTH, RANGE 42 EAST, CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

			 ,	
0	50	100	300	500
grop	hic scale in fee	it		one inch = fifty feet

FLORIDA 33301

restaurant on Parcel "C" shall be in com-

pliance with the City of Oakland Park Land

P.O.C.

N.W. Corner, S.W.I/4, DEDICATION KNOWALL MEN BY THESE PRESENTS: That MARVIN T. CHANEY, as Trustee, -STATE OF FLORIDA described and shown as included in this plat, has caused these lands to be subdivided and platted as shown hereon, said plat to be known as "C.D. PLAT." The additional thoroughfare is hereby dedicated to the public in fee simple. All easements are hereby dedicated to the perpetual IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of December, 1984. Witness: James M. Mc Sough In Witness: /alt/1111 ACKNOWLEDGE MENT I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and COUNTY OF BROWARD SS take acknowledgements, MARVIN T. CHANEY, as Trustee. be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of December , 1984 My commission expires the // day of Argust, 198 6. NOTARY PUBLIC Suffly DEDICATION FLORIDA ATTIC LIMITED PARTNERSHIP, NO. I
KNOW ALL MEN BY THESE PRESENTS: That a Florida Limited Partnership, when of the lands described and shown as STATE OF FLORIDA COUNTY OF BROWARD SS included in this plat, has caused these lands to be subdivided and platted as shown hereon, said plat to be known as "C.D. PLAT". The additional thoroughfare is hereby dedicated to the public in fee simple. All easements are hereby dedicated to the perpetual use of the public IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort-Lauderdale, County of Broward, State of Floridg, this 3rd day of December , 198 4. Witness: Alf M'S Glenn H. Friedt, Jr. W. S. Preside General Partner I HEREBY CERTIFY: That on this day personally appeared before me, an officer duly authorized by law to administer oaths and

take acknowledgements, GLENN H. FRIEDT, JR., GEN. PARTNER to me well known to be the individual described in and who executed the foregoing dedication and he acknowledged before me that he executed the same freely and voluntarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 3rd day of December, 1984 My commission expires the // the day of Marsha , 1986. NOTARY PUBLIC Jun 27 my DEDICATION OF MORTGAGE HOLDER

LANDMARK FIRST NATIONAL BANK OF FORT LAUDERDALE, a National Banking Institution, owner and holder of a mortgage on this property, recorded in O.R. BOOK /2830, City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of February 1985. LAND MARK FIRST NATIONAL BANK OF FORT LAUDERDALE
Witness Weller Land Witness at Sulvatories Officer Will & Weller Title 52 Vice Purchast

ACKNOWLEDGEMENT I HEREBY CERTIFY: That on this day personally appeared before me an officer duly authorized by law to administer ouths and take acknow-ledgements, Neil E.Mc Call, being the lemon fee lauder of LANDMARK FIRST NATIONAL BANK OF FORT LAUDER-SS COUNTY OF BROWARD DALE, to me well known to be the individual described in and who executed the toregoing dedication and he acknowledged before me that he executed the same freely and vol untarily, for uses and purposes therein expressed. WITNESS: My hand and official seal in the City of Fort Lauderdale, County of Broward, State of Florida, this 5th day of Chuny, 1985. NOTARY PUBLIC Constitute. STATE OF FLORIDA

CITY ENGINEER'S SIGNATURE This plat is approved and accepted for record this 25 day of Febăljary, 1985. By P.D. P. TEL OAKLAND PARK PLANNING AND ZONING BOARD THIS IS TO CERTIFY: That this plat is hereby approved for record, this _//_

THIS IS TO CERTIFY: That this plat has been approved and accepted for record by the Council of the City of Oakland Park, Florida, in and by Resolution, adopted COUNTY OF BROWARD SS by said Council on this 20 th day of February, 1985. IN WITNESS WHEREOF: The said Council has caused these presents to be attested by its City Clerk and corporate seal of said City to be affixed this 12 to day of March, 1985. This plat has been approved by: Varie Patendy City Clerk

MAYOR'S SIGNATURE THIS IS TO CERTIFY: That the City of Oakland Park, Florida, approved and accepted this plat, on the 27 day of FEBRUARY, 1985. By: Glenn J. Dulek BROWARD COUNTY ENGINEERING DIVISION DARWIN W. Townsend Fla. P.E. Reg. No. 23174, this 31 day of Hay , 198 5.

BROWARD COUNTY PLANNING COUNCIL

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of Commissioners of Broward County, Florida, this 2nd day of April , 1985. FT. JOHNSON - COUNTY ADMINISTRATOR By Killard (Carenage Deputy By: / (Mt/) ____ Chairperson — County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION This plat filed for record this 3rd day of tone, 1985, in BOOK 123 of PLATS, at Page 40, record verified F.T. JOHNSON - COUNTY ADMINISTRATOR By: Carole C. Dayle Deputy

SURVEYOR'S CERTIFICATE I HEREBY CERTIFY: That the attached plat, is a true and correct representation of the lands recently surveyed, subdivided and platted under my STATE OF FLORIDA responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, FLORIDA STATUTES, A.D. 1971, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, ___,198_5_. The BENCH MARKS shown are referenced to N.G. VERTICAL DATUM and conform to standards on this 2nd day of April for third order work

McLAUGHLIN ENGINEERING CO. This plat dated at Fort Lauderdale, Florida, this 29 day of NOV. ,198 4. BY: James M. McLaughl Registered Land Surveyor No. 2021, State of Florida.



1040 EAST COMMERCIAL BOULEVARD SECTION 14, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL "C" OF C.D. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

A LEASEHOLD ESTATE CREATED BY THAT CERTAIN GROUND LEASE (PARKING LOT) FROM SSTI 4950 N. Dixx HWY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LANDLORD, TO WENDY'S OF N.E. FLORDA, INC., A FLORIDA CORPORATION, AS TENANT, DATED MAY 1, 2014, AS AFFECTED BY ASSIGNMENT OF GROUND LEASE FROM WENDY'S OF N.E. FLORIDA, INC., A FLORIDA CORPORATION,

ASSIGNMENT OF GROUND LEASE HOW MENDT'S OF R.E. HURDIN, NC., A FLORIDA CORPORATION, TO WENDY'S PROPERTIES, LLC, A CALLWARE LIMITED LUBILLYY COMPANY, DATED DELAWARE LIMITED LUBILLYY COMPANY, TO ALEXE BY AND BETWEEN ESS PROPERTIES, LLC, A CORPORATIVE LIMITED LUBILLYY COMPANY, TO ALEXE BY AND BETWEEN ESS PROPERTIES 114 LLC, A DELAWARE LIMITED LUBILLYY COMPANY, SUCCESSOR BY MERGER TO SSTI. 4950 N. DIOXE HWY, LLC, RECORDS OF BROWARD COUNTY, FLORIDA, DEMISING A PORTION OF THE FOLLOWING DESCRIBED

PARCEL "A" OF C.D. PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 123, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 1 CONTAINS 22,733 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

FLOOD ZONE

THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE X (SHADED), IN ACCORDANCE WITH THE FIRM MAP OF THE CITY OF OAKLAND PARK, BROWARD COUNTY, COMMUNITY NUMBER 120050 (MAP NUMBER 12011C-0359-H), MAP DATED AUGUST 18, 2014.

CERTIFICATION

TO: WENDY'S PROPERTIES, LLC; WENDY'S INTERNATIONAL, LLC; WENDY'S OF N.E. FLORIDA, LLC; AND FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT HAS BEEN COMPILED FROM A SURVEY ACTUALLY MADE ON THE GROUND UNDER MY SUPERVISION; THAT IT IS CORRECT AND COMPILES WITH THE MADE ON THE GROUND UNDER MY SUPERVISION; THAT IT IS CURRECT AND COMPLEX WITH THE REQUIREMENTS FROWDED BY WENDYS; THAT IT MEETS MINITURE TECHNICAL STANDARDS FOR LAND SURVEYS IN THE STATE OF FLORIDA CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SCCIION 472/027, FLORIDA STATUTES, AND THAT THIS MAP OR PLAT AND THE SURVEY ON MEHOL IT IS BASED MEET MADE IN ACCORDIANCE WITH THE 2016 MINITURE STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 8, 9, 11, 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 10, 2016.

GEORGE & SHIMP III

12-22-2016

SURVEY ABBREVIATIONS

= ARC LENGTH	D = DEED	LB = LAND SURVEYING BUSINESS	PK = PARKER KALON	SET NAO = SET NAIL AND DISK LBY TO
C = AR CONDITIONER	DOT = DEPARTMENT OF TRANSPORTATION	LFE = LONEST FLOOR ELEV	PL = PROPERTY LINE	SR = SET 1/2" IRON ROO LB# 1834
= ALUMINUM FENCE	DRNG = DRANAGE	LHSW = LONEST HORIZONTAL SUPPORTING WEMBER	POB = POINT OF BEGINNING	SO = SOULKE
LN = ALMNUV	D/W = DRIVEWAY	LS = LAND SURVEYOR	POC = POINT OF COMMENCEMENT	SRF = SPLIT RAIL FENCE
SPH = ASPHALT	EL OR ELEV = ELEVATION	W = WEASURED	POL = PONT ON LINE	SR = STATE ROAD
E = BASE FLOOD ELEVATION	EOP = EDGE OF PAVEMENT	VAS = VASCARY	PP = POMER POLE	STY = STORY
DG = BULDNG	EDW = EDGE OF WATER	WES - WITERED END SECTION	PRC = POINT OF REVERSE CURYATURE	3.8 = 3.80V/S0V
X = BLOOX	ESVT = EASEVENT	WH = WANHOLE	PRM = PERMANENT REFERENCE MONUMENT	S/W = SDEWALK
= BENCH WARK	FCM = FOUND CONCRETE WONLINENT	WHM WEAN HIGH WATER LINE	PROP = PROPERTY	TB = "T" BAR
OY = BOUNDARY	FES = FLARED END SECTION	WSL = WEAN SEA LEVEL	PSW = PROFESSIONAL SURVEYOR & WAPPER	TEM = TEMPORARY BENCH WARK
IG = BEARING	FIP = FOUND IRON PIPE	NAS - NAL AND BOTTLE CAP	PT = POINT OF TANGENCY	TC = TOP OF CURB
WF = BARBED WIRE FENCE	FIR = FOUND IRON ROO	NEO = NAL AND DISK	PWT - PAVENENT	TOB = TOP OF BANK
- CALQUATED	FL = FLOW LINE	NAT = NAL AND TAB	RAD - RADIUS	TOS = TOE OF SLOPE
= CHORD REARING	FLD = FELD	NOVO - NATIONAL GEODETIC VENTICAL DATUM	R = RECORD	TRANS = TRANSFORMER
IS = CONCRETE BLOCK STRUCTURE	PND = FOUND	NO = NAMBER	REF = REFERENCE	TIP = TOWNSHP
0 = 01080	FOP = FOUND OPEN PIPE	O/A = OVERALL	RES = RESIDENCE	TYP = TYPICAL
	FPC = FLORIDA POMER CORP.	OHW = OVERHEAD MRE(S)	RL = RADIAL LINE	UG = UNDERGROUND
= CENTERLAE	FPP = FOUND PNOED PPE	OR = OFFICIAL RECORDS	RLS = REGISTERED LAND SURVEYOR	UTL = UTLITY
F = CHAIN LINK FENCE	FRM = FRANC	O/S = OFFSET	RNO = ROUNO	WD = W000
OS = OLOSURE	FZL = FLOOD ZONE LINE	P = PLAT	RNG = RANGE	WF = MOOD FENCE
OL = COLUMN	CAR = CARACE	PB = PLAT BOOK	RRS = RAIL ROAD SPICE	WFS = MOOD FRAME STRUCTURE
ONC = CONORETE		PC = POINT OF CURVE	R/W = RIGHT-OF-WAY	WF = WROUGHT IRON FENCE
R = COUNTY ROAD	G/E = QASS ENGLOSURE	PCC = POINT OF COMPOUND CLEVE	SCW = SET CONCRETE WONLINENT	WT = WINESS
/s = concrete slab	HIMF = HOG MIRE FENCE		S/E = SCREENED ENGLOSURE	WAS - WAS FENCE
OR - CORNER	HIL - HICH HATER LINE	PCP - PERMANENT CONTROL POINT	SEC = SECTION	WY - WATER VALVE
DV = COVERED AREA	NY - NVERT	PG = PACE	XC = XCIO	BI - BUILD INCH

... ABBREVIATIONS MAY ALSO BE CONCATENATED AS REQUIRED.
... OTHER COMMONLY RECOGNIZED AND/OR ACCEPTED ABBREVIATIONS ARE ALSO UTILIZED BUT NOT SPECIFIED HEREON.

GENERAL NOTES

1.) THIS SURVEY MAS BEEN EXCUSSIVELY PREPARED FOR THE NAMED ENTITIES (THE "CERTIFIED PARTES") SHOWN HEREON AND IS NOT TRANSFERMER. NO OTHER PERSON OR ENTITY IS DITFILLED TO RETY UPON AND/OR RE-USE THIS SERVEY FOR MY TRANSFOR WHIDOUT THE EXPRESSION OF RETYLED AS SHOWN IT A SOSSOLITE, NO. (THE "SURVEY FRAY") AND THE CORTIFING PROTESSIONAL SURVEYOR AND AMPERE (THE "SOURCE SERVEN") AND THE COLLECTIVE PROTESSIONAL SURVEYOR. SHOWN OWERS (THE "SOURCE SERVEN") AND THE AMPLICATION OF SERVEN SHALL BE CONSTRUCTED OF ANY TRANSFORM SHALL BE CONSTRUCTED OF ANY TRANSFORM OF THE SHALL BE CONSTRUCTED OF THE SHALL BE CARRIED PARTES SHOWN ON THIS SHALL BE CONSTRUCTED.

3.) THE WORD "CERTIF" AS SHOWN AND USED HEREON, WEARS AN EPPRESSION OF THE SURVEYOR'S OPNION RECARDING THE FACTS OF THE SURVEY BASED ON HIS BEST KNOWLDDE, INFORMATION AND BELLEF, AND THAT IT THUS CONSTRUCTES NETHER A CUARANTEE NOR A WARRANTY, CHIEF EPPRESSIO OR MATERIAL.

4.) THIS SURVEY SHALL BE VALID FOR ONE (1) YEAR FROM THE DATE OF FIELD SURVEY SHOWN HEREON.

This property was surveyed based on the property's legal description, as shown hereon, major unless otherwise stated, was provided to the surveyor by the cuent, or cuent's designated agent.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER 16-53962, DATED AUGUST 11, 2016.

THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EMBENCE OR ANY OTHER MATTERS OF RECORD.

8.) BASIS OF BEARNOS. MEASURED BEARNOS ARE IN REFERENCE TO FLORDA STATE PLANE COORDINATE ORD NORTH, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 READJUSTMENT), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY.

9.) THERE ARE NO VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN HEREON.

10.) THIS SURVEY SHOWS MISBLE, ABOVE GROUND FEATURES. NO UNDERGROUND FEATURES, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN HEREON.

11.) AL BULDING TES, PROPERTY MARKER LOCATIONS AND OTHER STE IMPROVEMENT LOCATIONS SHOWN HERCON ARE MEASURED PERPENDICULAR TO ADJACENT BOUNDARY LINES, UNLESS OTHERWISE STATED.

12.) THE FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAP, AS PREUSED BY THE FEDERAL DERRODRY MANAGEMENT ACENCY, AND DOES NOT IMPLY THAT THE PROPERTY MALE OWN LONG BY FIRST FROM JOCOUR AND FLOOD IMPLANCE. LURGER THOODS THAN THOSE PREDICATION ON SUMP MAY OCCUR. AND FLOOD INFORMS MAY BE ENCOUNDED FOR THE PROPERTY OF T

13) A DO TOCK! WAS SIGNITED WITH SINSING STATE ON CALL OF FLORID ON SPPTEMER 20, 201, TOCK! TUD NAMES PRISODORS. THE UNDERGROUND UTILITIES, IF ANY, SHOWN INFECTION ARE BASED ON ANY DISCOURT HEIGH MAKRINGS OF BOTH AND FRETCH OF THE PRISODORS. AND WEST LOCATED BY A FEED SINCY AND ONLY LOCATED AS SHOWN HERCON. ONLY THE MORPOROUND UTILITIES WHICH HERE YES BEET ROW GROUND LEVEL TO THE SINCY OF IN THE ACTUAL DAY OF THE FEED SINCY WEST LOCATED AND ONLY UNDERGROUND UTILITIES WHICH HERE YES BEET ROW GROUND LEVEL TO THE FEED SINCY WAS THE LOCATED AND ONLY UNDERGROUND UTILITIES WHICH HERE TO STATE OF THE STATE OF THE WASTE OF THE STATE OF THE WASTE OF THE STATE OF THE WASTE O

14.) BECAUSE OF THE POSSIBILITY OF MOVEMENT OF THE MONUMENTATION FROM ITS ORIGINAL PLACEMENT BY PERSONS OTHER THAN THE SURVEYOR, IT IS RECOMMENDED THAT PRIOR TO ANY NEW MEROVEMENTS ON THE PROPERTY THAT THE POSITION OF THE MONUMENTATION BE VERFIED

15). FENCES AND WALLS (F. ANY) SHOWN ALONG THE BOUNDARGE OF THIS SURVEY ARE
EMAGERATED FOR CLARITY AND OMERSHIP IS NOT DETERMINED. THE TIES AT THE PROPERTY
CORRESS OR AT SPECIFICALLY DESONATED POINTS, ARE BASED UPON FELL DUCKMONS. FONCES
AND WALLS ALONG OTHER PROPERTY BOUNDARDES WANDER AND ARE APPROXIMATE. PRORE TO
THE RECOGNITION OF ANY FENCES OR WALLS, IT WOULD BE PRODENT TO HAVE THE BOUNDARY
LIKE STAKED.

18.) THE ACCURACY OF THIS SURVEY, AS OBTAINED BY FELD-MEASURED CONTROL MEASUREMENTS AND CALCULATIONS, MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY REQUIREMENT AS SPECIFED IN THE MINIMUM TECHNICAL STANDARDS (5J-17, FLORDA ADMINISTRATIVE CODE).

19.) This survey is being certified according to the last date of field survey and not the signature date (if any).

20.) THIS SURVEY SHALL NOT BE FILED FOR PUBLIC RECORDS WITHOUT THE KNOWLEDGE AND THE EXPRESSED, WRITTEN CONSENT OF THE SURVEYOR.

21.) UNLESS OTHERWISE SHOWN, THE DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.

22) TIESS BY HATURE ARE REGISTER IN SHEEK AND SEE AND EXPERIFICATION LIVE TO ACCORNING LYCOLOGY THAN THE STEE SIZE IS CETEMBRED. AT CHIEF LEGAL TO AMERICA THE CONTROL THAN THE RESIDENCE OCCURRENCE OCCURRENCE OF THE CONTROL THAN THE CONTROL TO RESIDENCE OCCURRENCE OCCURRENCE

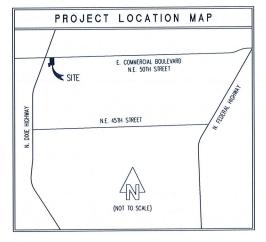
2.1) THIS SURVEY SHALL NOT BE USED WITH A SURVEY AFROAMT. AN INCORRECT SURVEY AFROAMT CAN INCORES. THE OMER/BUTKEYS LIBBUILTY, ECERALS THERE LEGAL RORITS AND PROTECTIONS WHO HAVE AFFORCED AT CURRENT SURVEY AND MAY RESULT IN COSTLY UTBLATION AS WELL. AN INCORRECT SURVEY AFROAMT CAN BE THE RESULT OF CHANGES WAGE TO THE PROPERTY SINCE IN DATE OF THE CHANGE. ADMICT OWNERS OR UTULY COMPANIES OR CHANGES HE SURVEY BOUNDARY MONMENTATION, USE OF THIS SURVEY WHO MAY BE OF THE SURVEY BOUNDARY MONMENTATION, USE OF THIS SURVEY BY A LEDDING SINGTION OR THE COMPANY IN COMMENTATION HIS A SURVEY AFFORM IS STRICTLY PROMBETED AND SHALL REMORE THIS SURVEY MULL AND VIOLO.

24.) THE ZONNO AND SETBACK NFORMATION SHOWN HEREON IS BASED ON INFORMATION AVALABLE DURNO, THE PREPARATION OF THIS SURVEY AND MAY BE SURKED TO FLEXIBLE DESCRIPTION FOR AN AND THE SURVEY AND MAY BE SURKED THE MECHANISM SHOULD BE VERTICO WITH THE COVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.

25.) BENCH MARK: THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN (23) BOATH MAKE: IT (CEVANIOS SYDIME FROOD AND BOAS OF ITS MINISTRUCTURE OF STREET, AND THE STREET, AND THE STREET, AND THE STREET, AND THE CORE ARE STATIONS (CORES,) MAMERIANS TO CORE ARE, "MEST PAUL CORES ARE "AND "MAME

26.) UNLESS OTHERMISE NOTED, THE EASEMENTS SHOWN HEREON ARE BASED ON THE PLAT OF C.D. PLAT, AS RECORDED IN PLAT BOOK 123, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

27.) THE LAND SHOWN ON THIS SURVEY IS THE SAME AS THAT DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER 16-53962 WITH AN EFFECTIVE DATE OF AUGUST 11, 2016.



NOTES CORRESPONDING TO SCHEDULE B, SECTION II

FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT, COMMITMENT NUMBER 16-53962, DATED AUGUST 11, 2016

7.) THE PLAT, AS RECORDED IN PLAT BOOK 123, PAGE 40, AS AFFECTED BY O.R. BOOK 13872, PAGE 214, AFFECTS PARCELS 1 AND 2. ANY ON-SITE AND PLOTTABLE SURVEY MATTERS ARE SHOWN HEREON. PER THE PLAT, THE 25' OPENING IN THE NON-VEHICULAR ACCESS LINE SHALL SHOWN HEREON. PER THE PLAI, THE 25 O'ENING IN THE NON-VEHICULAR ALCESS LINE STALL BE CLOSED A SIJICH THE AS THE STRICTURE PERSENTLY STUTIED ON THE STEE (AS OF JUNE 1985) HAS BEEN DEMOUSHED OR A RENOVATION HAS BEEN UNDERTAKEN WHEREIN THE COST OF SUCH RENOVATION EXCEEDS 50X OF THE REPLACEMENT COST OF THE OTHER BUILDING OR STRUCTURE AT THE TIME OF RENOVATION. AT SUCH TIME THE DRIVEWAY STUTIED WITHIN THIS OPENING SHALL BE CLOSED, AND THE CURB, CUTTER AND SIDEWALK SHALL BE REPLACED.

8.) THE EASEMENT, AS RECORDED IN O.R. BOOK 7731, PAGE 265, AFFECTS PARCEL 1 AND IS PLOTTED HEREON.

9.) THE EASEMENT, AS RECORDED IN O.R. BOOK 7781, PAGE 368, AFFECTS PARCEL I AND IS PLOTTED HEREON.

10.) THE ENCROACHMENT OF THE NORTHEAST CORNER OF THE BUILDING SITUATED ON SAID PROPERTY INTO THE EASEMENT IS SHOWN HEREON.

11.) THE MEMORANDUM OF LEASE, AS RECORDED IN O.R. BOOK 13615, PAGE 942, AS AFFECTED BY O.R. BOOK 20296, PAGE 226 AND O.R. BOOK 13615, PAGE 947, AFFECTS PARCEL 1 (DOES NOT CONTAIN ANY PLOTTABLE SURVEY MATTERS).

12.) THE MEMORANDUM OF LEASE, AS RECORDED IN O.R. BOOK 29046, PAGE 251, AFFECTS PARCEL 2 (DOES NOT CONTAIN ANY PLOTTABLE SURVEY MATTERS).

13.) THE MEMORANDIM OF ACREEMENT AS RECORDED IN O.R. BOOK 32138, PAGE 1184. AFFECTS PARCEL 2 (DOES NOT CONTAIN ANY PLOTTABLE SURVEY MATTERS).

14.) THE MORTGAGE AND SECURITY AGREEMENT, AS RECORDED IN O.R. BOOK 47347, PAGE 1493, AS AFFECTED BY O.R. BOOK 47800, PACE 661, INSTRUMENT NO. 113286044, INSTRUMENT NO. 113286069, O.R. BOOK 47347, PACE 1538, INSTRUMENT NO. 113286044, O.R. BOOK 47444, PACE 1502, INSTRUMENT NO. 112988751 AND INSTRUMENT NO. 113286044, AFFECTS PARCEL 2 (DOES NOT CONTAIN ANY PLOTTABLE SURVEY MATTERS).

15.) THE MEMORANDUM OF LEASE, AS RECORDED IN INSTRUMENT NO. 113359244, AFFECTS PARCEL 1 (DOES NOT CONTAIN ANY PLOTTABLE SURVEY MATTERS).

17.) THE GROUND LEASE (PARKING LOT) FROM SSTI 4950 N. DIXIE HWY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS LANDLORD, TO WENDY'S OF N.E. FLORIDA, INC., A FLORIDA CORPORATION, AS TENANT, DATED MAY 1, 2014, AS AFFECTED BY ASSIGNMENT OF GROUND LEASE CORPORATION, AS TENANT, DATED MATT, 2014, AS AFFECTED BY ASSIGNMENT OF GROOW DEASE FROM MENDY'S OF NE. FLORIDA, INC., A FLORIDA CORPORATION, TO MENDY'S PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, DATED

AND ASSIGNMENT OF GROUND LEASE FROM WENDY'S ROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO

BY AND GETWEEN ESS PROPERTIES THAT LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO SSTI 4950 N DIXE HWY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO SSTI 4950 N DIXE HWY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO SSTI 4950 N DIXE HWY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO SSTI 4950 N DIXE HWY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO SSTI 4950 N DIXE HWY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS TELLANT.

LANDLORD, AND WENDY'S PROPERIES, LLC, A DELAWARE LIMITED LIABULTY COMPANY, AS TENANT, DATED _______, 2016 AS INSTRUMENT NO. ______, AFFECTS PARCELS 1 AND 2.

ALTA/NSPS LAND TITLE SURVEY (STORE # 1956) - SHEET 1 OF 2

CERTIFICATION: I HERBEY CERTIFY TO THE BEST OF MY INDIMEDICE AND BELLEF. HAS SHORT SHOWN HEROIC SUBSTIMILITY MEETS THE WINNING THOMAS SHOWN HEROIC SUBSTIMILITY MEETS THE WINNING THOMAS SHOWN HOW SHORT ONE PERSON ON THE STATE OF THOMAS MEET SHAFT AND SHOWN HER SHORT AND SHOWN HER SHOWN HOW SHOWN HAVE SH

George A Shimp III CEORCE & SHIMP III PROFESSIONAL SURVEYOR & MAPPER No. 6137

AST REVISION: N/A A REFERENCE: 130260

GEORGE A. SHIMP II

AND ASSOCIATES, INCORPORATED

LAND SURVEYORS LAND PLANNERS
3301 DAYON DULLELIAND PLANNERS LAND SURVEYORS LAND PLANNERS
3307 DeSOTO BOULLEVARD, SUITE D
PLAN HARBOR, PLORID: 34683
B 1834 PHONE (727) 784-5498 PAL (727) 786-1256

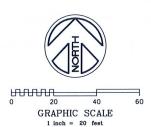
X REFERENCE: 130260

JOB NUMBER: 130260A DATE SURVEYED: 10-10-2010 DRAWING FILE: 130260A.DWG DATE DRAWN: 10-18-2016

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1040 EAST COMMERCIAL BOULEVARD SECTION 14, TOWNSHIP 49 SOUTH, RANGE 42 EAST CITY OF OAKLAND PARK, BROWARD COUNTY, FLORIDA



LEGEND

= - 6" UPRIGHT CURB

- 6 UPRIGHT CURB

OND—YEHICULAR ACCESS LINE

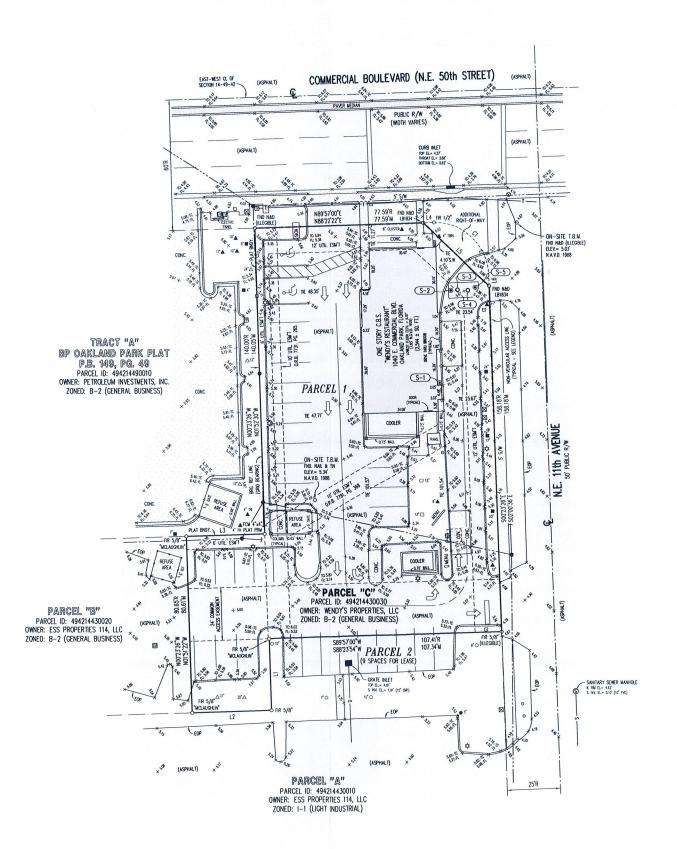
OND—O AK

OND—PALM

OND—OURKNOWN

OND—OURKNOWN #1

OND—OURKNOWN #2



PARKING SPACE TABLE					
> <	EXISTING				
STANDARD	22				
HANDICAPPED	2				
LEASE AREA	9				
TOTAL	33				

CLEAN OUT TOP EL = 5.50' (4" PVC) (NACCESSBLE) S-5 CLEAN OUT TOP EL= 5.52' (4" PVC) (NACCESSBLE) S-3)
GREASE TRAP
N. RV EL= 5.64*
N. NV. EL= 2.74* (4* PVC)
BOTTON EL= -1.36*

> LINE L1 S00°23'26"E - 32.65'R S01°50'24"E - 32.66'M LINE L2 S89°57'00"W - 37.00'R S88°27'33"W - 37.03'M LINE L3 N89'57'00"E - 37.00'R N88'28'14"E - 36.57'M LINE L4 S89'57'00"W - 4.97'R S88'22'22"W - 4.97'M LINE L5 S45'13'13"E - 42.30'R S46'43'09"E - 42.30'M LINE L6 S00'23'26"E - 4.97'R CURVE C1 RADIUS = 25.00'R ARC = 39.12'R CHORD = 35.25'RC DELTA = 89'39'35"R

ALTA/NSPS LAND TITLE SURVEY (STORE # 1956) - SHEET 2 OF 2

 OB NUMBER:
 130260A
 DATE SURVEYED:
 10-10-2016

 RAWING FILE:
 130260A.DWG
 DATE DRAWN:
 10-18-2016

 AST REVISION:
 N/A
 X REFERENCE:
 130260
 LAST REVISION: N/A X REFERENCE: 130260

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