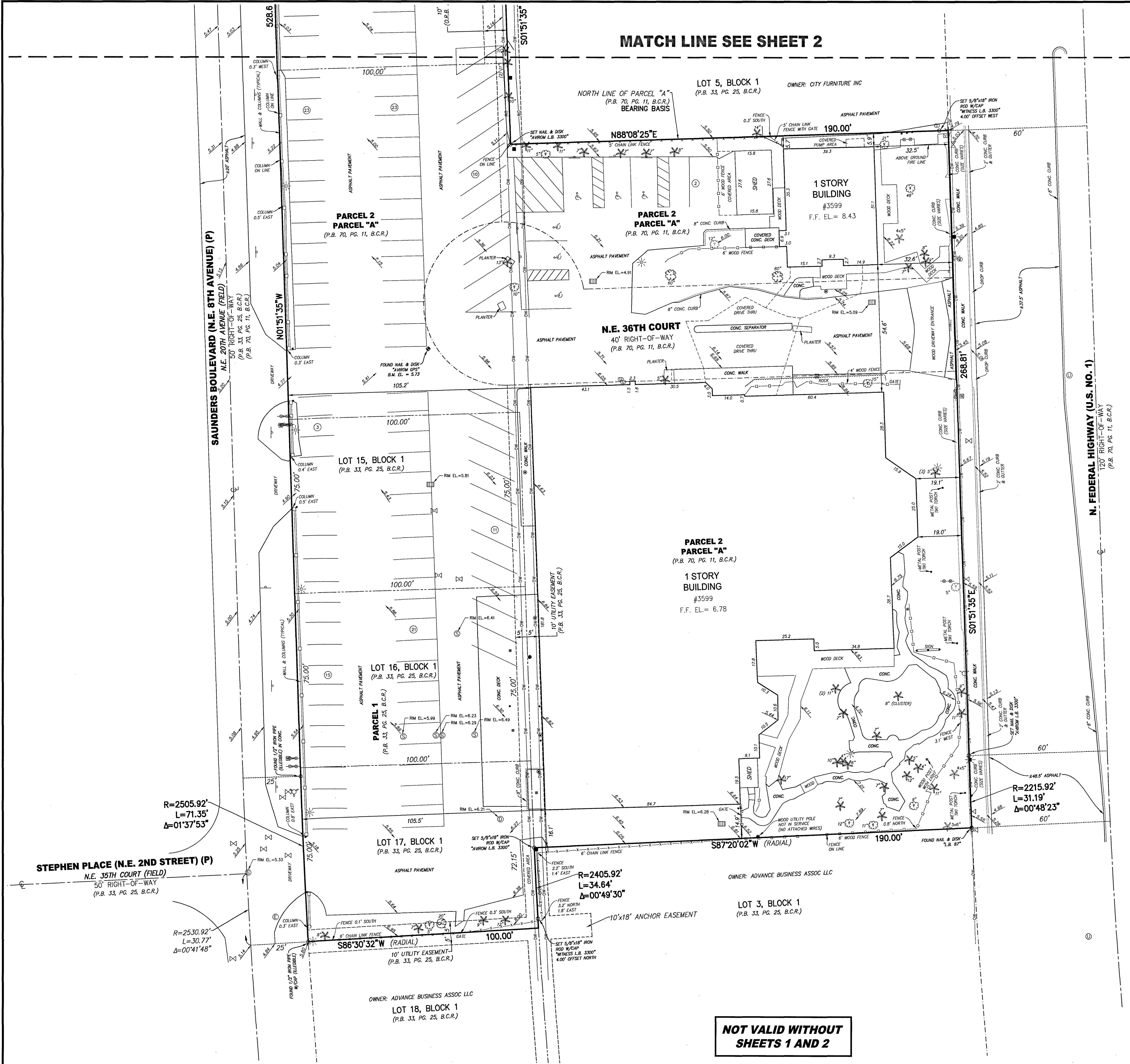


ALTA / NSPS LAND TITLE SURVEY



LEGEND

- BACK FLOW PREVENTOR VALVE
- BENCHMARK
- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CONCRETE UTILITY POLE
- CONCRETE UTILITY POLE WITH LIGHT
- DOUBLE DETECTOR CHECK VALVE
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- FIRE HYDRANT
- GAS VALVE
- GUY ANCHOR
- HANDICAP PARKING
- METAL LIGHT POLE
- NUMBER OF REGULAR PARKING
- SANITARY MANHOLE
- SEWER VALVE
- SIGN (UNLESS NOTED)
- UNKNOWN MANHOLE
- UNKNOWN UTILITY SERVICE BOX
- UNKNOWN VALVE
- VAULT
- WATER METER
- WATER VALVE
- WOOD UTILITY POLE
- YARD DRAIN

TREE LEGEND

- BANYAN
- PALM
- UNKNOWN SPECIES
- 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

SUMMARY TABLE FOR:
SCHEDULE B, SECTION 2 EXCEPTIONS
TITLE COMMITMENT FILE NO. 21088295 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 8 P.B. 33/25	YES	AS SHOWN
No. 9 P.B. 70/11	YES	AS SHOWN
No. 10 O.R.B. 2557/480 O.R.B. 2705/480 O.R.B. 4678/1210	NO YES YES	AS SHOWN N.E. 20TH AVENUE AS SHOWN
No. 11 O.R.B. 46028/779 O.R.B. 49128/631	YES YES	LOT 11, BLOCK 1 LOT 11, BLOCK 1
No. 12 O.R.B. 8647/882	YES	NOT PLOTTABLE

EXISTING PARKING DATA:

Number of Regular Parking Spaces	148
Number of Handicapped Parking Spaces	6
Total Parking Spaces	154

SURVEYOR'S REPORT:

- Reproductions of this sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Old Republic National Title Insurance Company, Title Commitment File No. 21088295, effective date September 8, 2021, Revision D made on September 13, 2021. 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 instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- No underground improvements were located.
- Distances and angles shown hereon are in accord with the plat and/or deed of record and agree with the survey measurements, unless otherwise noted. Bearings are assumed based on the North line of Parcel "A" having a bearing of N88°08'25"E.
- Elevations indicated hereon are in feet and decimals, relative to the North American Vertical Datum of 1988 (NAVD 1988), established by GPS and certified to a 4 centimeter accuracy.
- The property described hereon lies within Flood Zones AH (EL 6) & X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0386H, Community Number 120050, dated 08/18/2014.
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
- Property Address: 3599 N. Federal Highway, Oakland Park, Florida.
- Abbreviation Legend: ALTA = American Land Title Association; B.C.R. = Broward County Records; B.M. = Benchmark; C = Centerline; Δ = Central Angle; CONC. = Concrete; EL. = Elevation; F.B. = Field Book; F.F. = Finished Floor; ID. = Identification; L = Arc Length; L.B. = Licensed Business; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; OW = Overhead Wires; P.B. = Plat Book; PG. = Page; P.S.M. = Professional Surveyor & Mapper; R = Radius; W/CAP = With Surveyors Cap.

LAND DESCRIPTION:

Parcel 1:
Lots 10, 11, 12, 15, 16 and 17, Block 1, of CORAL WOODS, according to the Plat thereof as recorded in Plat Book 33, Page 25 of the Public Records of Broward County, Florida.

Parcel 2:
Parcel A, of MANTRAY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 70, Page 11, of the Public Records of Broward County, Florida.

Said lands situate in the City of Oakland Park, Broward County, Florida and containing 117,111 square feet (2.6885 acres) more or less.

CERTIFICATION:

To: TIKI REAL ESTATE LLC, a Florida limited liability company
American National Bank, its successors and/or assigns, ATIMA
Old Republic National Title Insurance Company
Soul Ewing Arnstein & Lehr LLP

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, 2, 3, 4, 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on May 13, 2021.

Date: AUGUST 25, 2022

Michael J. Avrom, P.S.M.
Florida Registration No. 7253
AVIROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mavrom@aviromsurvey.com

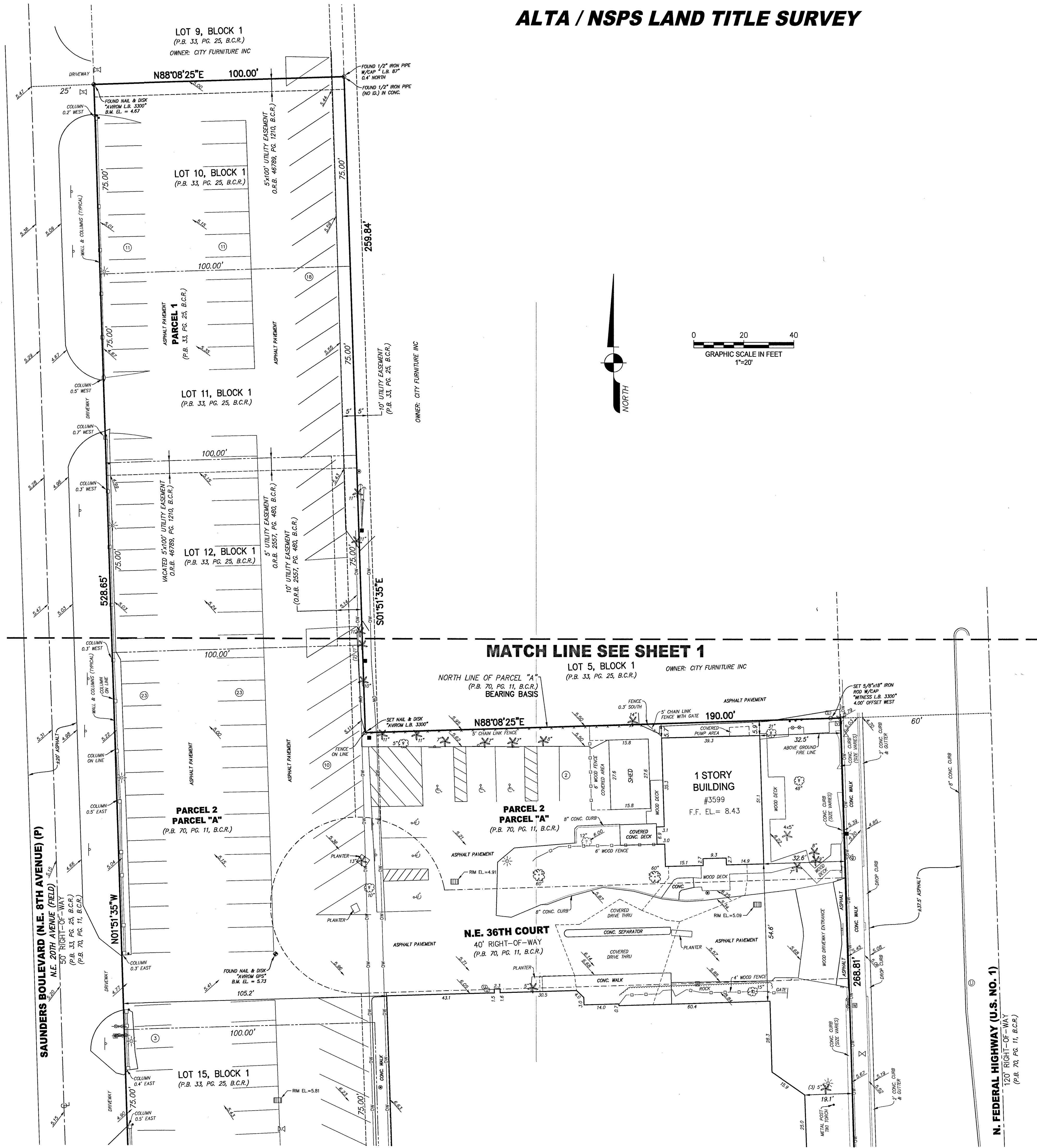
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / WWW.AVIROMSURVEY.COM
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ALTA / NSPS LAND TITLE SURVEY
PARCEL 1 & PARCEL 2
CORAL WOODS
MANTRAY SUBDIVISION
(P.B. 33, PG. 25, B.C.R.) & (P.B. 70, PG. 11, B.C.R.)
CITY OF OAKLAND PARK
BROWARD COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 05/13/2021
BY: J.S.B.
CHECKED: M.J.A.
F.B./PG. 1986 / 29-38
SHEET: 1 OF 2

JOB #: 12046

ALTA / NSPS LAND TITLE SURVEY



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No. 10 O.R.B. 2567/480 O.R.B. 2706/480 O.R.B. 46789/1210	YES NO YES	AS SHOWN N.E. 20TH AVENUE AS SHOWN
No. 11 O.R.B. 48029/779 O.R.B. 49129/631	YES YES	LOT 11, BLOCK 1 LOT 11, BLOCK 1
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- BANYAN
- PALM
- UNKNOWN SPECIES
- 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

NOT VALID WITHOUT SHEETS 1 AND 2

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ALTA / NSPS LAND TITLE SURVEY
PARCEL 1 & PARCEL 2
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MANTRAY SUBDIVISION
(P.B. 33, PG. 25, B.C.R.) & (P.B. 70, PG. 11, B.C.R.)
CITY OF OAKLAND PARK
BROWARD COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 05/13/2021
BY: J.S.B.
CHECKED: M.J.A.
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SHEET: 2 OF 2

JOB #: 12046

REVISIONS	DATE	F.B./PG.	BY	CD	REVISIONS
TOPOGRAPHIC & TREE SURVEY	06/09/2022	1986 / 44-47	J.S.B.		