ITEMS CORRESPONDING TO SCHEDULE B-II

- 5. Matters set forth in Ordinance No. 84-15 of the Board of County Commissioners of Dade County regarding the Medley Sewerage System Project recorded in Official Records Book 12057, page 2188, and in related Resolution No. R-854-84 recorded in Official Records Book 12201, page 1955. (Affects all THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO
 - PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON 6. Terms, covenants, conditions and restrictions created by and set forth in the Covenant Running with the Land in favor of Metropolitan Dade County recorded in Official Records Book 18948, page 3770. (Affects
- Parcel A and Fasement Parcels 3 and 4) THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- 7. Easements and/or agreement to grant easements set forth in the unrecorded Agreement Regarding Easement and Variances dated January 12, 2000 between the Town of Medley and Globecast North
- 8. Easement granted to Florida Power & Light Company recorded in Official Records Book 19125, page 3487. (Affects Parcel A) THIS ITEM IS PLOTTED HEREON.
- 9. Terms, covenants, conditions and restrictions created by and set forth in the Covenant Running with the Land in favor of Miami-Dade County recorded in Official Records Book 23034, page 1648. (Affects Parcel A and Easement Parcels 3 and 4) THIS ITEM ABUTS THE SURVEYED PROPERTY AND IS PLOTTED HEREON.
- 10. Easements, terms and conditions, including lien rights, set forth in Access and Utility Easement Agreement dated July 14, 2005 by Globecast North America Incorporated and Venevision Studios LLC, recorded July 15, 2005 in Official Records Book 23577, page 1563. (Affects Parcel A and Easement Parcels 3 and 4) THIS ITEM IS PLOTTED HEREON
- between Venevision Studios LLC and Globecast North America Incorporated, recorded July 15, 2005 in Official Records Book 23577, page 1581. (Affects Parcel A and Easement Parcels 3 and 4) THIS ITEM IS PLOTTED HEREON. 12. Terms and conditions of Drainage Easement Agreement dated July 14, 2005 by Globecast North

11. Easements, terms and conditions set forth in Parking Easement Agreement dated July 14, 2005

- America Incorporated in favor of Venevision Studios LLC, recorded July 15, 2005 in Official Records Book 23577, page 1592. (Affects Parcel A and Easement Parcels 3 and 4) THIS ITEM IS PLOTTED HEREON. 13. Easements for utility purposes granted to the Town of Medley by the Utility Easement (Town of
- Medley) dated July 14, 2005 and recorded July 15, 2005 in Official Records Book 23577, page 1599. THIS ITEM IS PLOTTED HEREON 14. Easement for ingress and egress purposes granted to the Town of Medley in the Access Easement

23678, page 4431. (Affects Parcel A and Easement Parcels 3 and 4)

THIS ITEM IS PLOTTED HEREON.

Agreement (Town of Medley) dated August 8, 2005 recorded August 15, 2005 in Official Records Book

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "M-1" INDUSTRIAL DISTRICT, TOWN OF MEDLEY, FLORIDA.

SIDE SETBACK: NONE REAR SETBACK: NONE

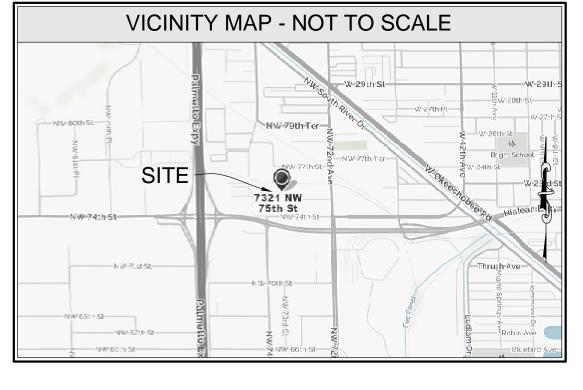
HEIGHT RESTRICTIONS: 50'

MAXIMUM LOT COVERAGE: 60%

PARKING REQUIREMENTS: COMMERCIAL: 1 SPACE PER 400 SQUARE FEET OF FLOOR AREA (119,008 SQUARE FEET OF FLOOR AREA / 400 = 297.52)

PER ZONING REPORT THE SURVEYED PROPERTY IS "LEGAL NON-CONFORMING" DUE TO PARKING IS DEFICIENT APPROXIMATELY 119 TOTAL SPACES.

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM PZR ZONING REPORT DATED MAY 24. 2017. SITE NO. 101796-1. PURSUANT TO ITEM 6A & 6B OF TABLE A.



MISCELLANEOUS NOTES

- MN1 AN ADDRESS OF 7321 NW 75TH STREET WAS POSTED ON THE SURVEYED PROPERTY.
- THE SURVEYED PROPERTY CONTAINS AN AREA OF 4.414 ACRES (192,281 SQUARE FEET),
- ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- THERE ARE 193 STRIPED REGULAR PARKING SPACES AND 5 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 198 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED. NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL.
- AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS

PERFORMED ON THE SURVEYED PROPERTY BY BOCK AND CLARK CORP.

THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO NW 72ND AVENUE, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY AND NW 74ND STREET, A VARIABLE WIDTH DEDICATED

OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.

- PUBLIC RIGHT-OF-WAY, THROUGH ACCESS EASEMENT PARCELS AS SHOWN HEREON.
- THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED MN11 PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT 39, PLAT BOOK 2,
- THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.

PAGE 17, MIAMI COUNTY, FLORIDA TO BEAR S 89°44'03" W, PER RECORD DESCRIPTION.

- ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY
- AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL
- FLOOD ZONE LOCATIONS SHOWN HEREON WERE SCALED FROM REFERENCED FLOOD INSURANCE RATE MAP (F.I.R.M.) AND ARE APPROXIMATE. BASE FLOOD ELEVATIONS ARE REFERENCED TO NGVD29 DATUM.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X & AE (EL 7) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120649L, MAP NUMBER 12086C0279 WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON APRIL 24, 2017, WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM, NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD					
DATE		ESCRIPTION	DATE	DESCRIPTION	
06/06/2017		FIRST DRAFT			
06/16/2017	NETWORK COMMENTS				
06/21/2017	CLIENT				
FIELD WORK: PC		DRAFTED: SB	CHECKED BY: ML		FB & PG:

SIGNIFICANT OBSERVATIONS

NONE APPARENT.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. © 2017 BOCK AND CLARK CORP.

RECORD DESCRIPTION

A portion of Tract 39 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, as recorded in Plat Book 2, at page 17, public records of Miami-Dade County, Florida, lying in Section 11, Township 53 South, Range 40 East, being more particularly described as follows:

Commence at the Northeast corner of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 11; thence run South 89° 43' 48" West, along the north line of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 11, and along the north line of said Tract 39, for a distance of 367.04 feet to the point of intersection with a line 367.04 feet West of and parallel with the East line of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of the said Section 11, as measured along the north line thereof; thence run South 01° 47′ 42" East, along the last described line, for a distance of 32.29 feet: thence run South 89° 50' 54" West, for a distance of 142.39 feet: thence run South 83° 34' 15" West for a distance of 100.60 feet: thence run South 89° 50' 54" West for a distance of 40.84 feet, to the Point of Beginning of the herein described parcel of land; thence run South 00° 03' 01" West for a distance of 287.10 feet to the point of intersection with the south line of said Tract 39; thence run South 89° 44' 03" West along the South line of said Tract 39 for a distance of 659.97 feet to the point of intersection with west line of said Tract 39; thence run North 01° 47' 08" West, along the west line of said Tract 39, for a distance of 290.45 feet, thence run North 89° 39' 46" East for distance of 403.66 feet; thence run South 00° 20' 17" East for a distance of 3.22 feet; thence run North 89° 50' 54" East for a distance of 265.59 feet to the Point of Beginning.

A non-exclusive easement for ingress and egress granted pursuant to Easement recorded in Official Records Book 18523, page 4513, as amended by Agreement Amending Easement recorded in Official Records Book 19118, page 1988, public records of Miami-Dade County, Florida, over the following described property:

The South 25.00 feet of the West 352.04 feet of the East 367.04 feet as measured at right angles to the east line of the Southwest 1/4 of Section 11, Township 53 South, Range 40 East, together with all that portion lying external of the 25 foot radius as shown on the attached sketch of Tract 39 of the Florida Fruit Lands Company Subdivision No. 1, as recorded in Plat Book 2, Page 17 of the Public Records of Miami-Dade County, Florida.

Being more particularly described as follows:

Commence at the northeast corner of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 11, Township 53 South, Range 40 East; thence South 89° 43' 48" West for 15.00 feet to the westerly right of way line of N.W. 72 Avenue; thence South 01° 47' 42" East along said westerly right of way line for 279.43 feet to the Point of Beginning; thence continue South 01° 47' 42" East along said right of way line for 50.69 feet; thence South 89° 44' 09" West for 352.04 feet; thence North 01° 47' 42" West for 25.01 feet; thence South 89° 44' 09" East for 326.36 feet to the point of curvature of a curve concave to the northwest having for its elements a radius of 25.00 feet, and a central angle of 91° 31' 51"; thence northeasterly along said curve for an arc distance of 39.94 feet to the westerly right of way line of N.W. 72nd Avenue and the Point of

Easement Parcel 2

A non-exclusive easement for ingress and egress, as granted pursuant to Easement recorded in Official Records Book 7247, page 988 of the public records of Miami-Dade County, Florida, over two passages (A) and (B) defined and described as follows, and as depicted in Exhibit A of said Easemen

(A) a passage way of 30 feet in width along the south side of the north line of Tract 39, and (B) a passage way 25 feet in width along the north side of the south line of Tract 39, both (A) and (B) being of the West 132.02 feet of the East 367.04 feet of said Tract 39 (measured along the north line of said Tract 39); in the southeast corner at Section 11, Township 53 South, Range 40 East, Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof as recorded in Plat Book 2, page 17, of the public records of Miami-Dade County, Florida.

A non-exclusive easement for ingress and egress granted pursuant to Access and Utility Easement recorded in Official Records Book 23577, page 1563 of the public records of Miami-Dade County, Florida, over the following described property:

A portion of Tract 39 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, as recorded in Plat Book 2, page 17, public records of Miami-Dade County, Florida, lying in Section 11, Township 53 South, Range 40 East, being more particularly described as follows:

Begin at a point on the south line of said Tract 39 being the southwest corner of the East 367.04 feet of the North 1/2 of the South 1/2 of the South east 1/4 of the Southwest 1/4 of said Section 11 (the East 367.04 feet being measured along the north line thereof); thence South 89° 44' 03" West, along the South line of said Tract 39, for 292.75 feet; thence North 00° 03' 01" East for 25.00 feet; thence North 89° 44' 03" East, along a line that is parallel with and 25 feet north of the south line of said Tract 39, for 291.94 feet; thence South 01° 47' 42" East, parallel to the east line of the Southwest 1/4 of said Section 11, for 25.01 feet to the Point of Beginning.

The bearings mentioned herein are based on an assumed South 01° 47' 42" East along the east line of the Southwest 1/4 of said Section 11.

A portion of Tract 40, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION No. 1, as recorded in Plat Book 2, page 17, Public Records of Miami-Dade County, Florida, lying in Section 11, Township 53 South, Range 40 East, being more particularly described as follows:

Commence at a point on the North line of said Tract 40 being the southwest corner of the East 367.04 feet of the North 1/2 of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 11 (the East 367.04 feet being measured along the north line thereof); thence South 89° 44' 03" West, along the north line of said Tract 40, for 502.41 feet to the POINT OF BEGINNING; thence South 00°22'57" East for 294.78 feet to a point on the north line of the south 35 feet of the Southwest 1/4 of said Section 11; thence North 89° 44' 18" East, parallel with the south line of said Southwest 1/4 for 22.00 feet; thence North 00° 22' 57" West for 294.78 feet; thence South 89° 44' 03" West, along the North line of said Tract 40, for 22.00 feet to the POINT OF BEGINNING

The bearings mentioned herein are based on an assumed South 01° 47' 42" East along the east line of the Southwest 1/4 of said Section 11.

A non-exclusive easement for drainage purposes granted pursuant to that certain Drainage Easement Agreement recorded in Official Records Book 23577, page 1592 of the public records of Miami-Dade County, Florida

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITM ENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 411700096TS, DATED APRIL 18, 2017.

ALTA/NSPS LAND TITLE SURVEY

GPT Cicneros Studios

B&C Project No. 201700781, 001 7321 NW 75th Street, Medley, FL

BASED UPON TITLE COMMITMENT NO. 411700096TS OF COMMONWEALTH LAND TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF APRIL 18, 2017 @ 11:00 P.M.

Surveyor's Certification

To: GPT 75th Street Owner LLC, a Delaware limited liability company; Commonwealth Land Title Insurance Company; and Bock &

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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on April 18, 2017.

I. MARK G. LEIST. HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PRELIMINARY

MARK G. LEIST REGISTRATION NO. PSM 5836 IN THE STATE OF FLORIDA DATE OF FIELD SURVEY: APRIL 18, 2017 DATE OF LAST REVISION: JUNE 21, 2017 NETWORK PROJECT NO. 201700781-1 SURVEY PERFORMED BY: BOCK & CLARK CORP. L.B. 7386 8111 BLAIKIE COURT, SUITE B SARASOTA, FL 34240 PHONE: (800) 787-8395 FAX: (941) 379-3083 EMAIL: MVUKODER@BOCKANDCLARK.COM

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 2

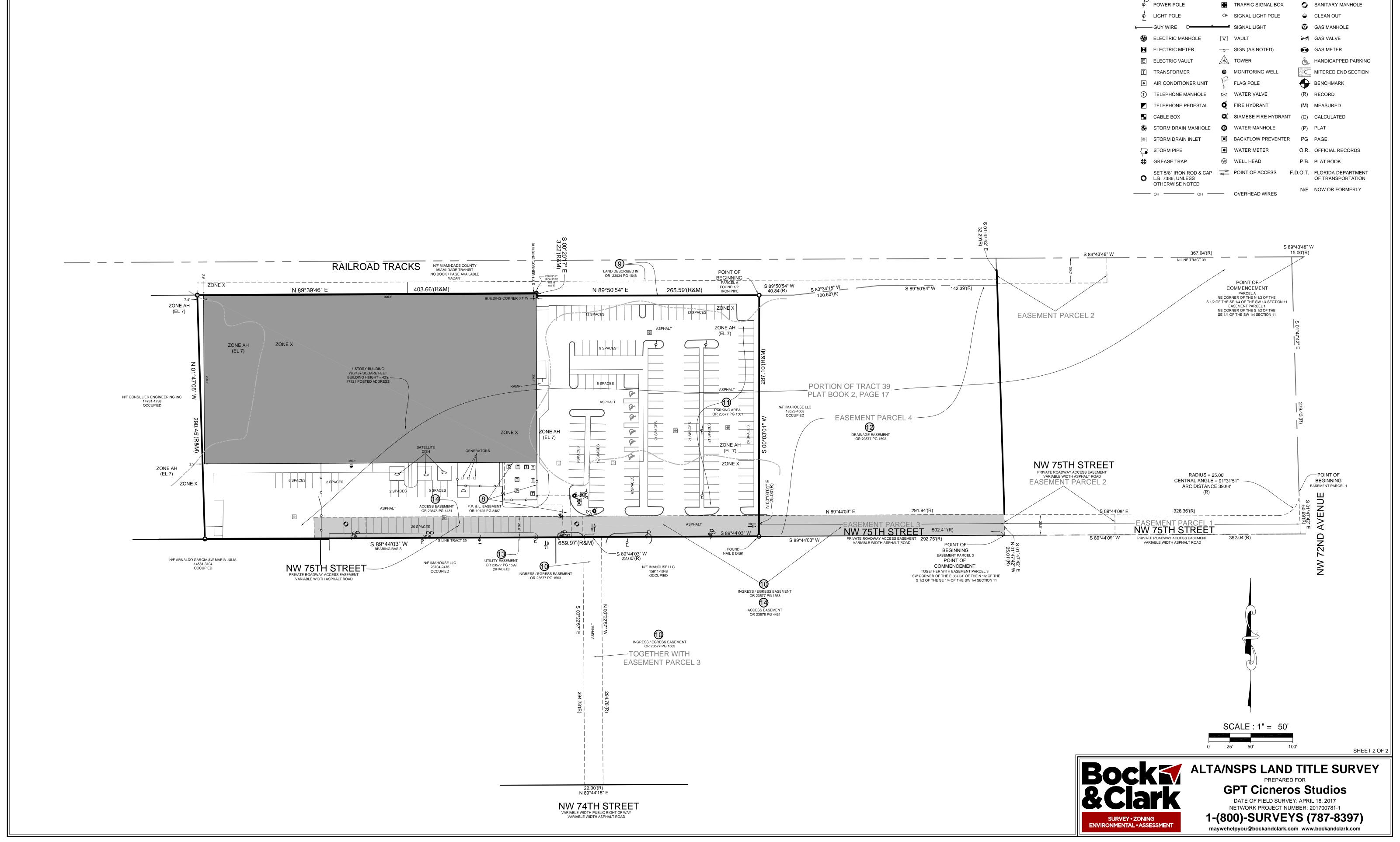


National Cool and 1-(800)-SURVEYS (787-8397) Bock & Clark Corporation Cool Algren Ohio 44333

3550 W. Market Street, Suite 200, Akron, Ohio 44333

maywehelpyou@bockandclark.com www.bockandclark.com

BOCK & CLARK PROJECT NO. 9201700147



LEGEND OF SYMBOLS & ABBREVIATIONS