

ALTA/ACSM Land Title Survey

for
Johnson Road, FL

Surveyor Certification

5431 Johnson Rd
 Coconut Creek, FL
 County of Broward

To: Fidelity National Title Insurance Company, Roetzzel & Andress, LPA;
 U-Haul Co. of Florida, a Florida corporation; Commonwealth Land Title Company;
 U-Haul Co. of Fort Lauderdale, and American National, LLC. This is to certify that this map
 or plat and the survey on which it is based were made in accordance with the 2011
 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established
 and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6b, 7a, 7b1, 7c, 8, 9,
 11b, 13, 14, 16, 17, 18 of Table A thereof. The field work was completed on April 3, 2013.

Michael E. Petulla
 Land Surveyor Number: 4372
 In state of Florida
 LB #7983
 Survey Prepared By:
 Michael Petulla, Land Surveying
 1 North 1st Street, #8
 Cocoa Beach, FL 32931
 Network reference #20130166-001
 Date of Survey: April 3, 2013
 Date of Last Revision: October 9, 2013

Zoning Notes

Zoning Classification: IO-1, (Industrial Office District)
 Permitted Use: Yes
 Building Setbacks: Front=30', Side=30', Rear=30'
 Minimum Lot Area: 3 acres
 Minimum Lot Width: 200 feet
 Maximum Building Height: 48' or 4 Stories
 Parking Requirements: 1 Space per 2,000 square feet warehouse
 area, + 1 space per 300 square feet of office area, + either 2
 spaces or 1 space per employee.
 Source: Coconut Creek Planning and Zoning Department;
 954-973-6756.

As of [date] surveyor was not provided with zoning information.

General Notes

- GN1** The meridian for all bearings shown hereon is the referenced line of subject property, known as being N 00°23'57" W, per Plat Book 177, Page 175-176 of Broward County Records.
- GN2** There is direct access to the subject property via Johnson Road, a public right-of-way.
- GN3** There are 45 regular parking spaces and 4 handicapped parking spaces for a total of 49 parking spaces on the subject property.
- GN4** Parcel Number of subject site: APN: 4842 06 44 0010.
- GN5** On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- GN6** Surveyor is unaware of any changes in street right of way lines, either completed or proposed.
- GN7** On the date of the field survey there was not observable evidence of site used as a solid waste dump, sump or sanitary landfill.
- GN8** The posted address on site is 5431 Johnson Road, Coconut Creek, FL.
- GN9** All field measurements matched record dimensions within the precision requirements of ALTA/ACSM specifications unless otherwise shown.*
- GN10** The boundary lines of the Property are contiguous and contains no gap, gores or overlaps.

Utility Notes

- UN1** The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2** From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines and/or service is available for the subject property within the public right of way of Johnson Road.

Title Commitment Legal

The Land referred to in this Commitment is described as follows:

Parcels A and B, Coconut Creek Self Storage Plat, according to the plat thereof, as recorded in Plat Book 177, Page 175 and 176, of the Public Records of Broward County, Florida.

The above described parcel is the same parcel as described in Fidelity National Title Insurance Company, Commitment No. 4293872, bearing an effective date of March 14, 2013.

Notes Corresponding to Schedule B

Numbers correspond with Schedule B exceptions items contained in Fidelity National Title Insurance Company, Commitment No. 4293872, bearing an effective date of March 14, 2013.

- 5** All matters as contained on the Plat of Coconut Creek Self Storage Plat, recorded in Plat Book 177, Page 175 and 176, of the Public Records of Broward County, Florida.
 AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON
- 6** Restrictions, covenants, easements and conditions as set forth in the Declaration of Restrictive Covenants recorded March 27, 2006 in Official Records Book 41702, Page 1548.
 AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 7** Agent of Record for Notice of Expiration of Findings of Adequacy recorded March 12, 2008 in Official Records Book 45179, Page 274.
 AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 8** Easement in favor of Florida Power & Light Company, recorded November 6, 2008 in Official Records Book 45795, Page 1473.
 AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON
- 9** Water and Wastewater Agreement by and between Florida Tropic, Ltd. and the City of Coconut Creek, Florida, a municipal corporation, recorded January 7, 2009 in Official Records Book 45903, Page 1878.
 AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 10** Utility Easement as set forth and described in that certain No. 2010-29 recorded October 12, 2010 in Official Records Book 47440, Page 533 and recorded October 12, 2010 in Official Records Book 47440, Page 548.
 AFFECTS THE SUBJECT PROPERTY - PLOTTED & SHOWN HEREON

Encroachment Statement

A There were no visible evidence of any encroachments at the time of survey.

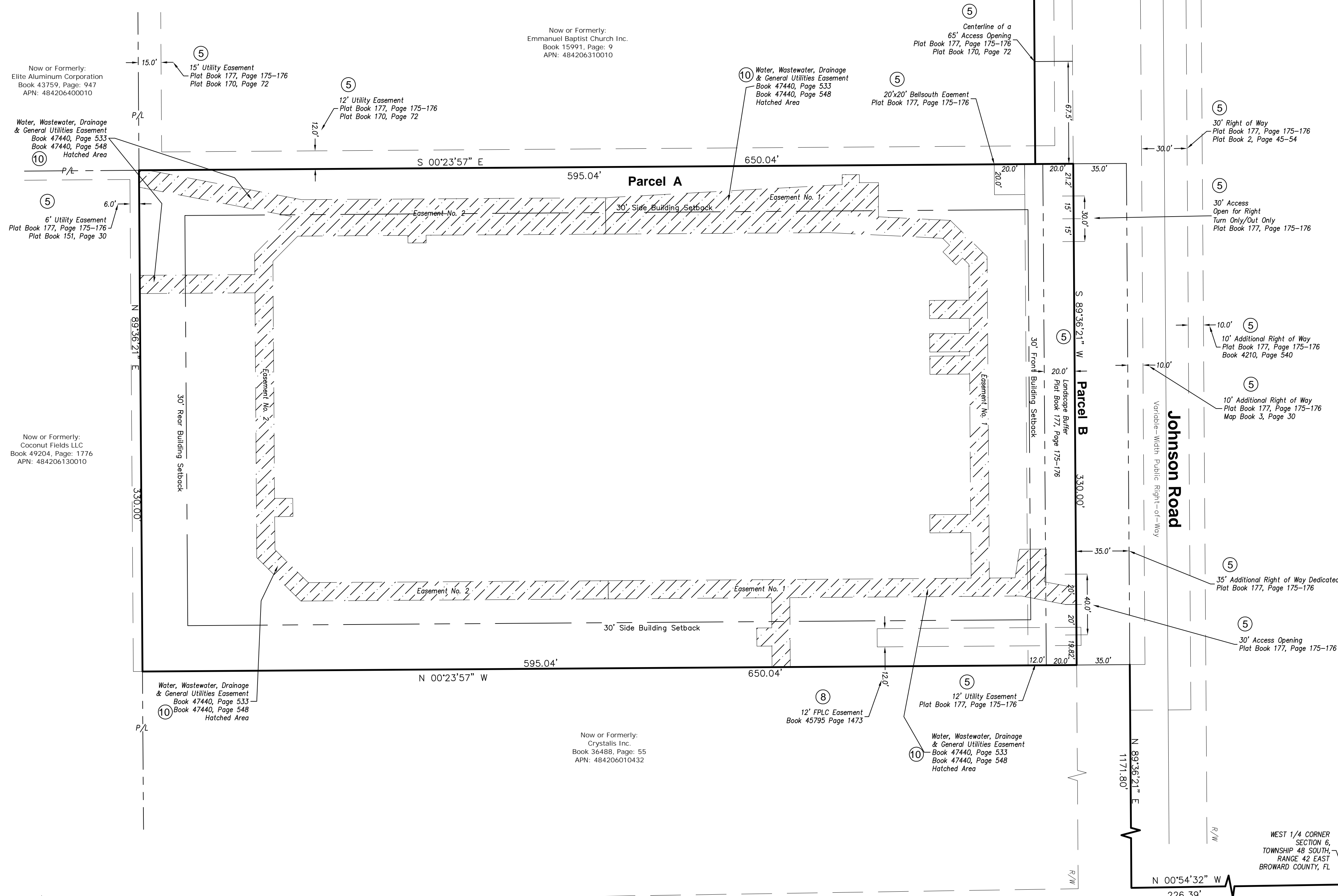
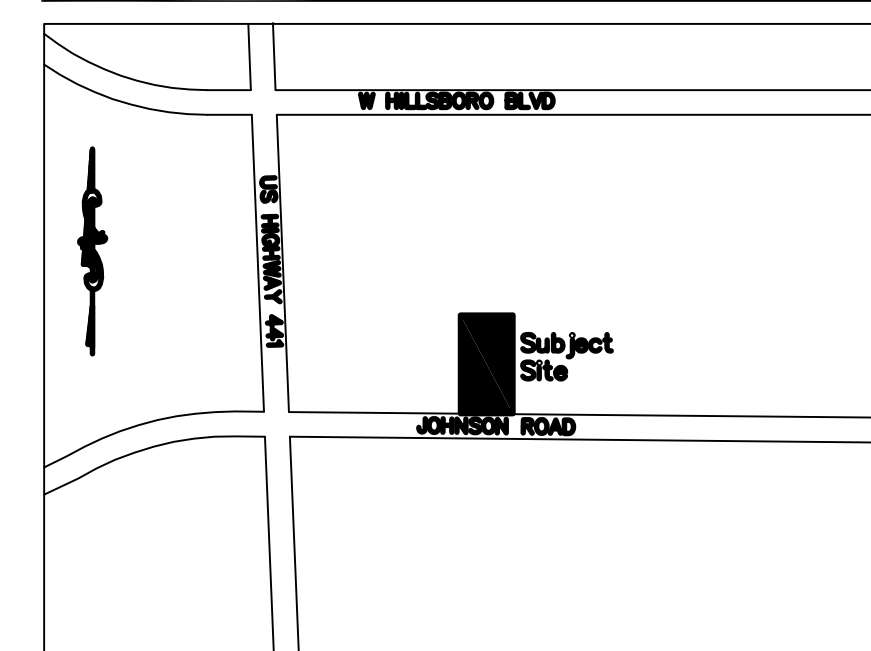
Flood Zone

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 12011C0105F, which bears an effective date of August 18, 1992 and is not in a Special Flood Hazard Area.

Wetlands Note

No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

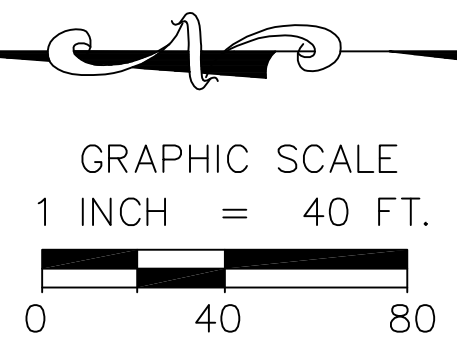
Vicinity Map



Surveyed Area

VESTED IN:
 Eagle FL III SPE LLC
 Book 47916, Page 1537
 APN: 4842 06 44 0010
 Parcels A & B
 Plat Book 177, Page 175-176

TOTAL LAND AREA:
 202,963.20 Square Feet
 4.660 Acres



US HIGHWAY 441 / STATE ROAD NO. 7
 Variable-Width Public Right-of-Way



Commercial Real Estate
Due Diligence Management
3465 South Arlington Road
Suite E #183
Akron, Ohio 44312
330.294.1077
www.amnational.net

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for
Johnson Road, FL
5431 Johnson Rd
Coconut Creek, FL
County of Broward
Network Reference #20130166-1

SYMBOL LEGEND

- | | |
|----------|--|
| R/W | - Right-of-Way |
| P/L | - Adjoiner Property Line |
| C | - Centerline |
| P.O.B. | - Place/Point of Beginning |
| P.O.C. | - Place/Point of Commencement |
| A | - Surveyor's Observation |
| X | - Schedule B-Section II Item |
| R | - Radius |
| Arc | - Arc Length |
| Δ | - Delta Angle |
| ChL | - Chord Length |
| ChB | - Chord Bearing |
| Calc. | - Calculated |
| Msd. | - Measured |
| Dd. | - Deed |
| (Record) | - Actual |
| N.R.D. | - No Recorded Distance |
| ● | - Monumentation Found as Noted |
| ● | - 5/8" Iron Pin w/Cap Set |
| ▲ | - PK/MAG Nail or Railroad Spike Found as Noted |
| ▲ | - MAG Nail or PK Nail Set |
| ■ | - Monument in Monument Box Found As Noted |
| XX | - No. of Regular Parking Spaces |
| XX | - No. of Handicap Parking Spaces |
| ○ | - Manhole |
| ○ | - Storm Manhole |
| ○ | - Catch Basin |
| ○ | - Cleanout |
| ○ | - Sanitary Manhole |
| ○ | - Fire Hydrant |
| ○ | - Water Stand Pipe |
| ○ | - Post Indicator Valve |
| ○ | - Water Valve |
| ○ | - Water Meter |
| ○ | - Water Manhole |
| ○ | - Water Backflow Preventer |
| ○ | - Water Vault |
| ○ | - Gas Meter |
| ○ | - Gas Valve |
| ○ | - Air Condition Unit |
| ○ | - Cable T.V. Pedestal |
| ○ | - Electric Meter |
| ○ | - Electric Transformer |
| ○ | - Electric Manhole |
| ○ | - Electric Vault |
| ○ | - Telephone Pedestal |
| ○ | - Telephone Manhole |
| ○ | - Monitoring Well |
| ○ | - Utility Vault |
| ○ | - Underground Utility Marker |
| ○ | - Ballard Post |
| ○ | - Handicap Space |
| ○ | - Sign |
| ○ | - Mail Box |
| ▨ | - Wall (As Noted) |
| ○ | - Ground Light |
| ○ | - Utility Pole |
| ○ | - Traffic Pole |
| ○ | - Flag Pole |
| ○ | - Light Pole |
| ○ | - Guy Wire |
| ○ | - Guardrail |
| -X- | - Fence (As Noted) |
| -san- | - Sanitary Sewer |
| -str- | - Storm Sewer |
| -w- | - Water Line |
| -g- | - Underground Gas Pipeline |
| -e- | - Underground Electric |
| -li- | - Underground Lighting |
| -t- | - Underground Telephone |
| -c- | - Underground Cable T.V. |
| -fo- | - Underground Fiberoptics |
| -ou- | - Overhead Utilities |
| ▨ | - Gravel Area |
| ▨ | - Concrete Area |
| ▨ | - No Parking Area |
| ▨ | - Building Area |

