



Property Location

Zoning

- Existing Zoning Designation: B-3 Community Shopping District within the Tarton PUD
Building Set-Back Lines Required
Front: Minimum: 25 Feet
Side: Minimum: 20 Feet
Rear: Minimum: 15 Feet
Maximum Building Height or Stories: 4 Stories
Building Density Formula: Not Restricted
Parking Spaces Required: 355 Total Parking Spaces including 12 Handicapped

Zoning information provided by: THE PLANNING & ZONING RESOURCE COMPANY
1300 S. Meridian Avenue, Suite 400
OKLAHOMA CITY, OKLAHOMA 73108
(405)840-4344
Date: Final (1) - 1/22/2019 PZR SITE NUMBER: 126648-1

National Flood Insurance Community Panel: 12011 C 0170H
Flood Zone: X
Base Flood Elevation: N/A
Firm Date: 08/18/2014
Title information provided by: Fidelity National Title Insurance Company
Order No: 17401448
Commitment Date: January 04, 2019 @ 8:00 a.m.

FOIJD: 4842 20 03 0170
SITE ADDRESS: 4400 West Sample Road
Coconut Creek, Florida 33066

BUILDING FOOTPRINT AREA : ±47,471.1 Sq. feet total.
TRACT C-2 AREA: ±435,715.0 Sq. feet.
LOT AREA : ±420,235.0 Sq. feet.

Title Legal Description
Parcel 1 - Fee Simple
Tract C-2, TARTAN COCONUT CREEK PHASE II, according to the Plat thereof, as recorded in Plat Book 109, Page 12, of the Public Records of Broward County, Florida, described as follows:
Parcel 2 - Non-Exclusive Easement
Parcel 3 - Non-Exclusive Easement
Parcel 4 - Non-Exclusive Easement

Parking
355 Standard parking spaces
12 Handicapped parking space
367 Total Parking spaces

EXCEPTIONS

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records
2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable
3. Standard Exceptions
A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land
B. Rights or claims of parties in possession not shown by the public records
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law
D. Taxes or assessments which are not shown as existing liens in the public records
E. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land
F. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or special district for unpaid service charges for service by any water, sewer or gas system supplying the insured land
G. Restrictions, covenants, conditions and other matters as contained on the Plat of TARTAN COCONUT CREEK PHASE II, recorded in Plat Book 109, Page 12, of the Public Records of Broward County, Florida
H. Maintenance/Easement Agreement entered into by and between Minto Builders (Florida), Inc., and Karanda Village IV Condominium Association, Inc., recorded in Official Records Book 13045, Page 633, of the Public Records of Broward County, Florida
I. Terms, covenants, conditions, easements and provisions set forth in that unrecorded lease, as disclosed by that certain memorandum of Lease entered into by and between Minto Builders (Florida), Inc., as "Landlord", and McDonald's Restaurants of Florida, Inc., a Florida corporation, as "Tenant", recorded in Official Records Book 15948, Page 879, as amended by Agreement Amending Lease recorded in Official Records Book 15948, Page 885, and by Short Form of Lease recorded in Official Records Book 16224, Page 241, and re-recorded in Official Records Book 16271, Page 749, all of the Public Records of Broward County, Florida
J. Covenant Not to Compete entered into by and between Minto Builders (Florida), Inc., as "Landlord", for the benefit of McDonald's Restaurants of Florida, Inc., a Florida corporation, as "Tenant", recorded in Official Records Book 15948, Page 892, of the Public Records of Broward County, Florida
K. Exclusive Easement Agreement entered into by and between Minto Builders (Florida), Inc., as "Grantor", in favor of McDonald's Restaurants of Florida, Inc., a Florida corporation, as "Grantee", recorded in Official Records Book 15948, Page 897, of the Public Records of Broward County, Florida
L. Injunction in favor of Florida Power & Light Company recorded in Official Records Book 15974, Page 833, and in Official Records Book 16036, Page 722, both of the Public Records of Broward County, Florida
M. Covenants, conditions, restrictions and easements as set forth in that certain Declaration of Covenants, Conditions and Restrictions recorded in Official Records Book 46532, Page 1488, as affected by Summary Judgment Order and Injunction Filed in Broward County Circuit Court in Case Number 16-1779 (12) recorded in Official Records Book 11462516, as may be amended from time to time, of the Public Records of Broward County, Florida
N. Restrictive Covenants and Conditions as reflected in that certain Special Warranty Deed from SCP-Capri Township limited liability company, "Grantee", recorded in Official Records Book 46538, Page 1207, of the Public Records of Broward County, Florida
O. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements

Misc. Notes

- There was no observable evidence of earth moving work, building construction, or building additions.
There was no observable evidence of recent street or sidewalk construction and/or repair at the time of this survey.
There was no observable evidence of site use as a solid waste dump, sump or sanitary landfill at the time of this survey.
There was no evidence of cemetery or burial grounds located on property.
The location of Utilities shown hereon are from observed evidence above ground only.
The surveyor was not provided with underground plans to determine the location of any subterranean uses.

SURVEYORS NOTES

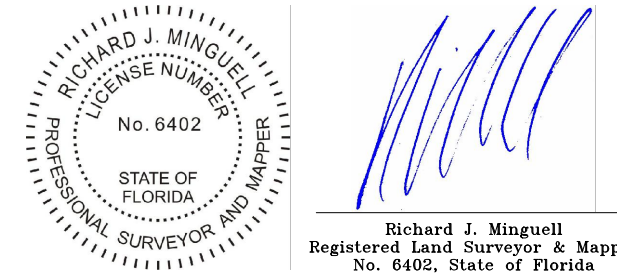
- Legal description used for this survey was provided by Fidelity National Title Insurance.
-This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
-Bearings, if any, shown hereon are based on Plat Book 109, Page 12 of Broward County, Florida.
-All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
-Due to varying construction dimensions are approximate.
-All ties to property line are perpendicular to it, unless otherwise noted.
-In all cases dimensions shall control location over scaled positions.
-This survey does not determine or imply ownership.
-Underground improvements and utilities were not located.
-Pedestrian access along Sample Road, N.W. 42 Avenue & N.W. 35 Street.
-Vehicular access along Sample Road, N.W. 42 Avenue & N.W. 35 Street.

Property Access
Pedestrian access along Sample Road, N.W. 42 Avenue & N.W. 35 Street.
Vehicular access along Sample Road, N.W. 42 Avenue & N.W. 35 Street.
Encroachments
a) Pavement crossing Northern, Southern, Western & Eastern property line
b) Possible unrecorded utility and public service easement rights evidenced by street signs, fire hydrant, water meters, water valves, electric boxes, light poles, catch basins at various locations nearby or on property.

Certified to: Township Plaza Holdings LLC, a Delaware limited liability company
Serber & Associates, P.A.
JPMorgan Chase Bank, National Association, and its successors and assigns
Fidelity National Title Insurance Company

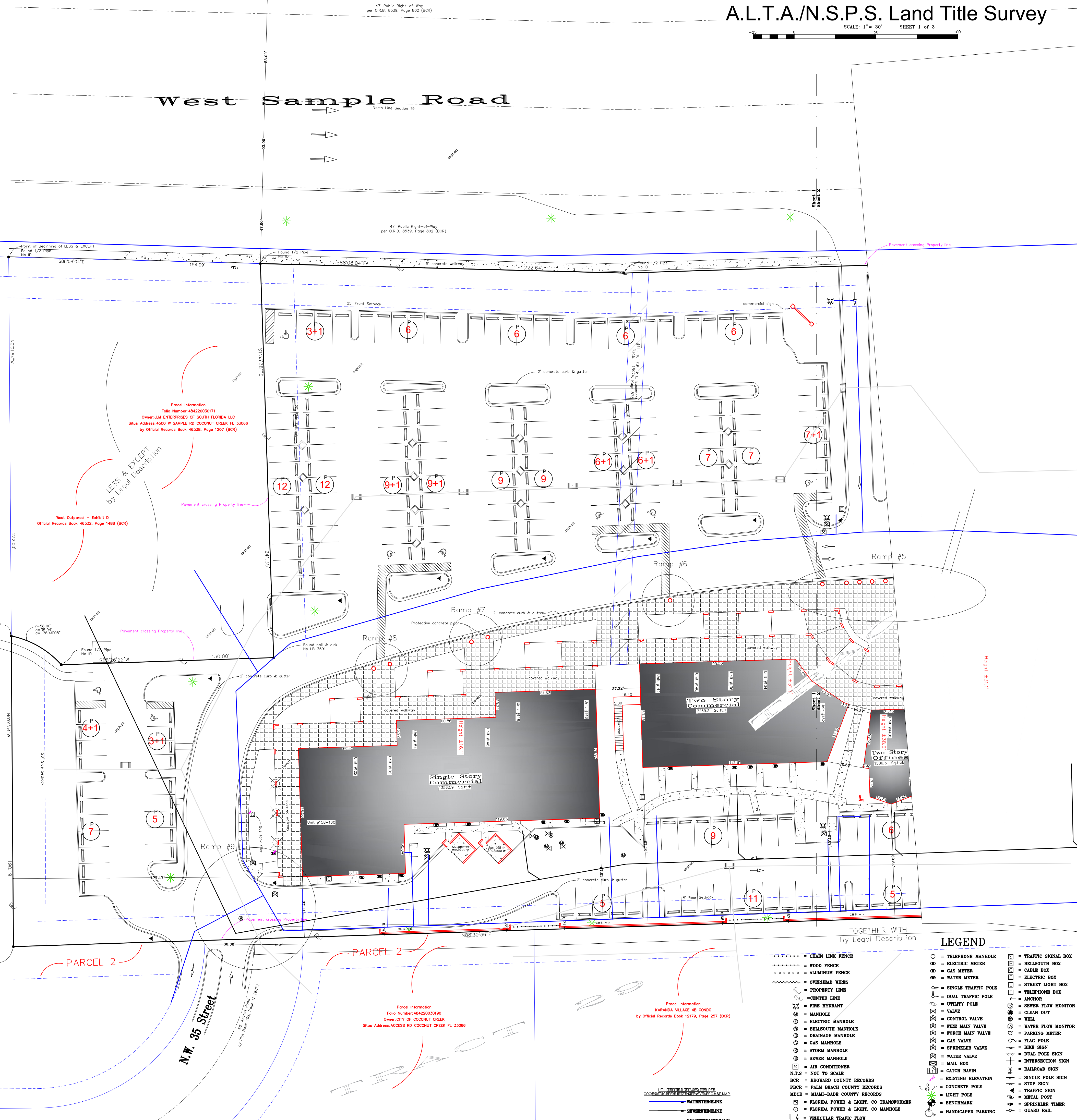
This is to certify that this map or plat of the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10a, 13, 14, 16, 17, 18 and 20 of Table A thereof. The fieldwork was completed on November 13, 2018.
Date of Plat or Map: January 31, 2019.

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Land Surveyors & Planners
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Minguell@bellsouth.net
591 S.W. 112 Avenue
Plantation, Florida 33326

- Revisions:
a. Zoning information added - 2/05/19
b. Title Commitment updated - 2/05/19
c. Certifications modified - 2/14/19



LEGEND
- CHAIN LINK FENCE
- WOOD FENCE
- ALUMINUM FENCE
- OVERHEAD WIRES
- CENTER LINE
- FIRE HYDRANT
- MANHOLE
- ELECTRIC MANHOLE
- BELL/SOUTH MANHOLE
- DRAINAGE MANHOLE
- GAS MANHOLE
- STORM MANHOLE
- SEWER MANHOLE
- AIR CONDITIONER
- NOT TO SCALE
- BROWARD COUNTY RECORDS
- PALM BEACH COUNTY RECORDS
- MIAMI-DADE COUNTY RECORDS
- FLORIDA POWER & LIGHT, CO TRANSFORMER
- FLORIDA POWER & LIGHT, CO MANHOLE
- VEHICULAR TRAFFIC FLOW
- TELEPHONE MANHOLE
- ELECTRICAL MANHOLE
- GAS METER
- WATER METER
- SINGLE TRAFFIC POLE
- DUAL TRAFFIC POLE
- UTILITY POLE
- VALVE
- CONTROL VALVE
- FIRE MAIN VALVE
- FORCE MAIN VALVE
- STORM MANHOLE
- SEWER MANHOLE
- WATER VALVE
- MAIL BOX
- CATCH BASIN
- EXISTING ELEVATION
- CONCRETE POLE
- LIGHT POLE
- BENCHMARK
- HANDICAPPED PARKING
- TRAFFIC SIGNAL BOX
- BELL/SOUTH BOX
- CABLE BOX
- ELECTRIC BOX
- STREET LIGHT BOX
- TELEPHONE BOX
- ANCHOR
- SEWER FLOW MONITOR
- CLEAN OUT
- WELL
- WATER FLOW MONITOR
- PARKING METER
- FLAG POLE
- RISK SIGN
- DUAL POLE SIGN
- INTERSECTION SIGN
- RAILROAD SIGN
- SINGLE POLE SIGN
- STOP SIGN
- TRAFFIC SIGN
- METAL POST
- SPRINKLER TRIER
- GUARD RAIL