

ITEMS CORRESPONDING TO SCHEDULE B-1

- The following matter correspond to the Title Commitment provided by Chicago Title Insurance Company, Commitment No. 7651159 with an effective and an issue date of April 30, 2019.
- 1-5. not matters of survey
 6. Reservations set forth in Deed No. 16296 "F" by the Trustees of the Internal Improvement Fund of the State of Florida filed April 2, 1920 in Deed Book 209, Page 424; conveyance in Deed No. 18946 between the Trustees of the Internal Improvement Fund of the State of Florida and Board of Commissioners of Everglades Drainage District filed November 16, 1944 recorded in Deed Book 2439, Page 69; portion of Miami Canal conveyed to Central and Southern Florida Flood Control District by deed recorded in Deed Book 3675, Page 219; affected by Courtesy Notice by South Florida Water Management District (formerly Central and Southern Florida Flood Control District) recorded in Official Records Book 15937, Page 3659 and by Release by Release of Canal Reservation No. 16296 "F"-N-3 by Board of Trustees of the Internal Improvement Trust Fund of the State of Florida recorded in Official Records Book 19242, Page 109. (not plotted - reservation released OR 12042, Pg. 109)
 7. Easement in favor of Florida Power & Light Company filed April 15, 1974 recorded in Official Records Book 8649, Page 1234 (NOTE: Said easement contains reversionary rights) (not plotted - easement does not touch surveyed parcel)
 8. Easement in favor of Florida Power & Light Company filed July 24, 1974 recorded in Official Records Book 8737, Page 1395 (not plotted - easement does not touch surveyed parcel)
 9. Resolution No. 192 by the Town Council of Town of Pensuco filed May 10, 1976 recorded in Official Records Book 9319, page 1115; together with Agreement with Town of Pensuco, recorded in Official Records Book 9319, Page 1116. (road maintenance) (not plotted - document contains no easement - does not touch surveyed parcel)
 10. Easement to Miami-Dade County for Drainage and Water conveyance purposes (flow rights) filed October 9, 1987 recorded in Official Records Book 13440, Page 930. (not plotted - easement does not touch surveyed parcel)
 11. Covenant Running with the land in favor of Metropolitan Miami-Dade County filed October 25, 1993 recorded in Official Records Book 16100, Page 3675. (not plotted - document contains no easement - does not touch surveyed parcel)
 12. Restrictions, covenants, and conditions as set forth in Declaration of Restrictions filed April 5, 1994 recorded in Official Records Book 16306, Page 4888, as modified by Modification recorded in Official Records Book 18475, Page 3039. (plotted)
 13. Easement in favor of Florida Power & Light Company filed March 28, 1995 recorded in Official Records Book 16729, Page 171. (not plotted - easement does not touch surveyed parcel)
 14. Restrictions, covenants, and conditions as set forth in Declaration of Restrictions filed October 27, 1995 recorded in Official Records Book 16970, Page 1381, as may be subsequently amended. (not plotted - document contains no easement - does not touch surveyed parcel)
 15. Easement in favor of Florida Power & Light Company and BellSouth filed March 20, 1996 recorded in Official Records Book 17136, Page 3042. (not plotted - easement does not touch surveyed parcel)
 16. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PENNSUCO INDUSTRIAL PARK SECTION 2, recorded in Plat Book 150, Page 18, of the Public Records of Miami-Dade County, Florida. (not plotted - easements do not touch surveyed parcel)
 17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PENNSUCO INDUSTRIAL PARK SECTION 3, recorded in Plat Book 153, Page 83, of the Public Records of Miami-Dade County, Florida. (plotted)
 18. Conditions, Restrictions and Limitations set forth in Unity of Title filed February 18, 2000 recorded in Official Records Book 18991, Page 4455. (not plotted - document contains no easement - refers to surveyed parcel)
 19. Easement in favor of Florida Power & Light Company filed March 1, 2000 recorded in Official Records Book 19006, Page 1560; corrected by Corrective Easement recorded in Official Records Book 19242, Page 114 (plotted)

ZONING INFORMATION

Zoning data obtained from Zoning Report #G2 7509 dated July 3, 2019 prepared by Global Zoning LLC, 405-286-2470.

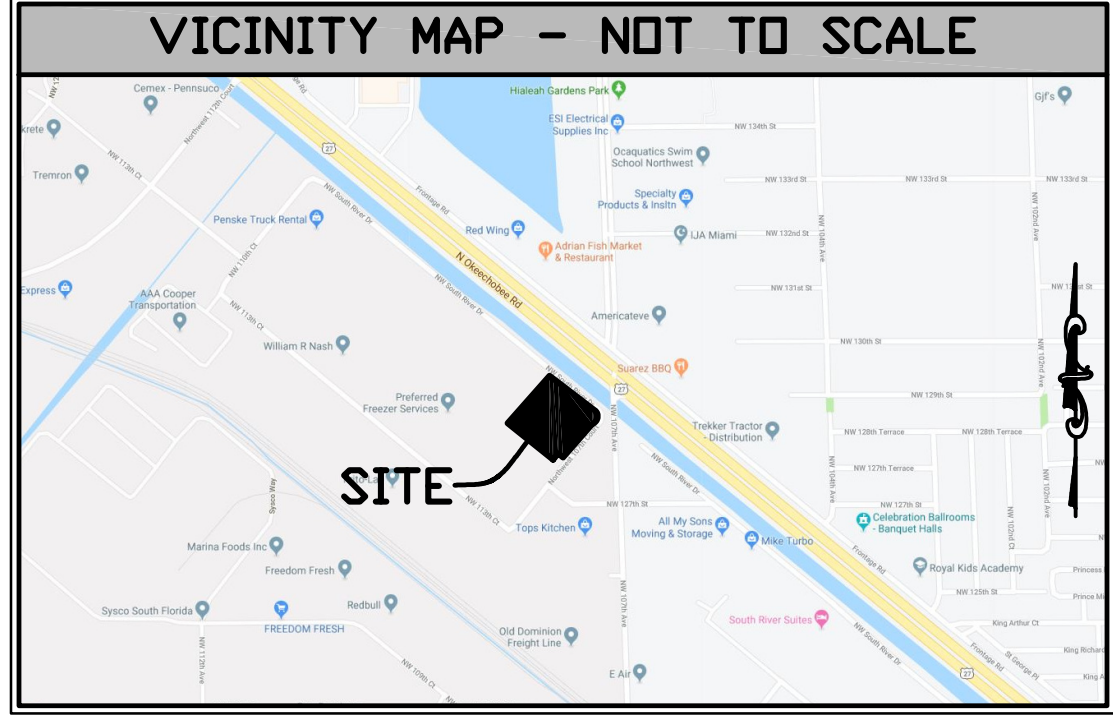
Zoning Designation: M-1, Industrial District

Building Setback:
Front/Side/Rear = None Required

Parking Requirement: 1 Parking Space per 1,000 sq.ft. of Floor Area up to 10,000 sq.ft.
1 Parking Space per 2,000 sq.ft. of Floor Area over 10,000 sq.ft.

Required Spaces: 40
Existing Spaces: 64

Building Height: Maximum: 50 feet
Existing: 36.8'



MISCELLANEOUS NOTES

- 1) Survey prepared by AJN Surveying, LLC, 530 Hillside Drive, Auburndale, Florida, under the direct supervision of Alan J. Naumowicz, Florida Surveyor and Mapper No. 6689. Email: Alan@AJNSurveying.com; Phone: 813-352-9483.
- 2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
- 3) Parking Tabulation: 51 Regular Spaces, 3 Handicapped Spaces, 10 Truck Spaces for a total of 64 Striped Spaces.
- 4) Surveyed parcel contains 3.455 acres of land, or 150,517 square feet, more or less.
- 5) The property address of 12800 NW South River Drive, Medley, Florida was verified with the County Property Appraiser's website.
- 6) The property has direct access to Northwest South River Drive and Northwest 107th Court.
- 7) Bearings are based on the South Right-Of-Way line of the Northwest South River Drive, said line having a GRID bearing of S.50°59'22"E.
- 8) At time of survey, there was no evidence of current earth moving work, building construction or building additions.
- 9) There is no evidence in changes in street rights of way on site at time of survey. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- 10) The closest intersection street is Northwest 107th Court and is 0 feet from property as shown hereon.
- 11) There were no wetlands delineated or markers showing wetland locations at time of survey.
- 12) There are no gaps, gores, overlaps or hiatus inherent to the surveyed property.
- 13) There was no evidence of cemeteries, gravesites, and/or burial grounds located on the surveyed site at time of survey.
- 14) This survey or copies thereof are not valid without the original signature and seal of the Florida licensed surveyor and mapper.
- 15) All matters shown on recorded plats provided to the Surveyor are shown on the survey.
- 16) At the time of survey, there was no observed evidence of substantial areas of refuse.

RECORD DESCRIPTION

The Southeastery 113.00 Feet of Lot 17 and all of Lot 18, Block 2, of PENNSUCO INDUSTRIAL PARK SECTION 3, according to the Plat thereof recorded in Plat Book 153, Page 83, 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 COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 7651159, DATED APRIL 30, 2019.

FLOOD NOTE

The subject property lies in Flood Zone "X" and Zone "AE", according to Flood Insurance Rate Map, Map No. 12086C0113L for Miami-Dade County. Community designated as "Town of Medley", Community No. 120649, dated September 11, 2009 and issued by the Federal Emergency Management Agency. Property is partially in a Special Flood Hazard Area.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
7-10-19	Client Comments		

SIGNIFICANT OBSERVATIONS

- A) Concrete appears to lay over property line by a maximum of 1.0'
- B) 6' Chain link fence appears to lay over property line by a maximum of 0.1'
- C) 6' Chain link fence appears to lay over property line by a maximum of 1.8'

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORPORATION, AN NV5 COMPANY.
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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

ALTA/NSPS LAND TITLE SURVEY

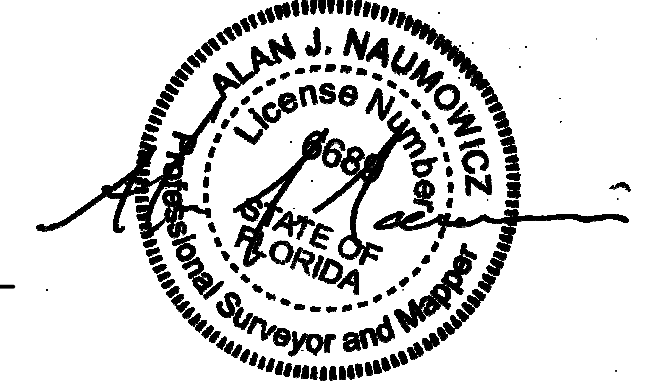
for
BCG MEDLEY BUSINESS CENTER
NV5 PROJECT No. 201902047-001
12800 NW SOUTH RIVER DRIVE, MEDLEY, FL

BASED UPON TITLE COMMITMENT NO. 7651159
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF APRIL 30, 2019 @ 11:00 P.M.

Surveyor's Certification

To: BCIF Acquisitions LLC, a Delaware limited liability company; Chicago Title Insurance Company; and Bock & Clark Corporation, an NV5 Company;

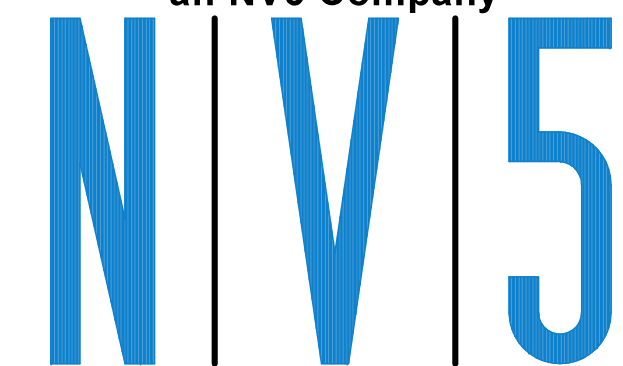
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-25-19.



ALAN J. NAUMOWICZ
REGISTRATION NO. 6689
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: JUNE 25, 2019
DATE OF LAST REVISION: JULY 10, 2019
NETWORK PROJECT NO. 201902047-001 CAS

SHEET 1 OF 2

Bock & Clark Corporation
an NV5 Company



Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333
www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

PENNSUCO INDUSTRIAL PARKS SECTION 3
 Plat Book 153, Page 83
 Block 2
 Lot 16

Folio: 22-2030-023-0001
 Information Unavailable

Portion of
 Block 2
 Lot 17

Portion of
 Block 2
 Lot 17

1 STORY BUILDING
 #12800
 69,834 sq.ft.

3.455 Acres±

Folio: 22-2030-009-0070
 Block 2
 Lot 18

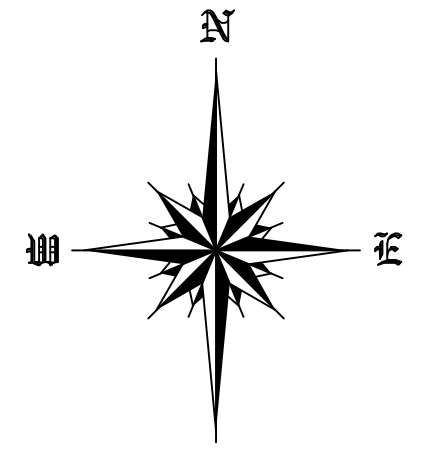
Owner: FRISA Inc
 Folio: 22-2030-008-0100
 OR 27729, Pg. 3321

Block 2
 Lot 7

Owner: SPG NW 128th LLC
 Folio: 22-2030-008-0100
 OR 27962, Pg. 153

PENNSUCO INDUSTRIAL PARKS SECTION 2
 Plat Book 153, Page 83

Block 2
 Lot 9



Scale: 1"=30'

LEGEND OF SYMBOLS & ABBREVIATIONS

- ⊠----- Water Meter
- ⊕----- Utility Pole
- (C)----- Calculated
- (P)----- Plat
- Guy Wire
- ⊙----- Light Post
- ⊕----- Water Valve
- ⊕----- Fire Hydrant
- ⊕----- Sign
- SCIR----- 1/2" Iron Rod with Cap No. LB7691 (Set)
- ICV----- Irrigation Control Valve
- GT----- Gate Top Inlet
- ⊕----- Sanitary Sewer Manhole
- FDC----- Fire Department Connection
- ⊕----- Electric Hand Hole
- ⊕----- Clean Out
- ⊕----- Handicapped Parking Space
- DCV----- Double Check Valve
- BFP----- Backflow Preventer
- TFP----- Transformer Pad
- Ballard

Curve Table

Curve #	Length	Radius	Delta	Chord Length	Chord Direction
C1	39.28'	25.00'	090°01'34"	35.36'	N 05°58'35" W
C1(P)	39.27'	25.00'	090°00'26"		

Line Table

Line #	Length	Direction
L1	22.82'	N 51°36'35" W
L1(P)	23.00'	N 50°58'57" W
L2	6.62'	S 41°29'02" W
L2(P)	6.40'	S 39°01'03" W

NV5 ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR
BCG MEDLEY BUSINESS CENTER
 DATE OF FIELD SURVEY: JUNE 25, 2019
 NETWORK PROJECT NUMBER: 201902047-001
1-(800)-SURVEYS (787-8397)
 TRANSACTION SERVICES
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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