

Exhibit "4"



7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

LEGAL DESCRIPTION:

A portion of the alley in Block 3 of GOLDEN ISLES, according to the Plat thereof recorded in Plat Book 13, Page 1, of the Public Records of Broward County, Florida and lying in the SE 1/4, NW 1/4, of Section 26, Township 51 South, Range 42 East, Broward County, Florida, being more particularly described as follows: BEGINNING at Southeast corner of Lot 17, of said Block 3, thence due West, along the South line of Lots 16 and 17 of said Block 3, for a distance of 65.00 feet; thence due South, along the East line of Parcel "A" of GOLDEN ISLES SECTION "E", according to the Plat thereof, as recorded in Plat Book 46, at Page 20 of the Public Records of Broward County, Florida; for a distance 20.00 feet; said line is parallel with and 65.00 feet West of the existing Westerly right of way line of GOLDEN ISLES Drive; thence due East for a distance of 65.00 feet to a point on the West right of way of GOLDEN ISLES Drive; thence due North along said West right of way line for a distance of 20.00 feet to the POINT OF BEGINNING.

Said lands containing 1,300 square feet more or less, by calculations.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on June 26, 2018.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Underground utilities have been located with Ground Penetrating Radar (G.P.R.) and with an estimated horizontal position accuracy of 2 feet of either side of the depicted line on the ground

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Ten feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of E HALLANDALE BEACH BOULEVARD with an assumed bearing of N90°00'00"W, said line to be considered a well established and monumented line.

This property is located in Flood Zone "AE", with a Base Flood elevation of 6.0 feet and, as per Federal Emergency Management Agency (FEMA) Community Number 120110 (City of Hallandale Beach), Map Panel No. 12011C0732, Suffix L, Map Revised Date: September 11, 2009.

Plat of "GOLDEN ISLES SECTION E" according to the Plat thereof as recorded in Plat Book 46 at Page 20 of the Public Records of Broward County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is to identify all utilities present in the alley.

CLIENT INFORMATION:

This Specific Purpose Survey was prepared at the insistence of and certified to:

Saber Hallandale II, LLC
City of Hallandale Beach

SURVEYOR'S CERTIFICATE:

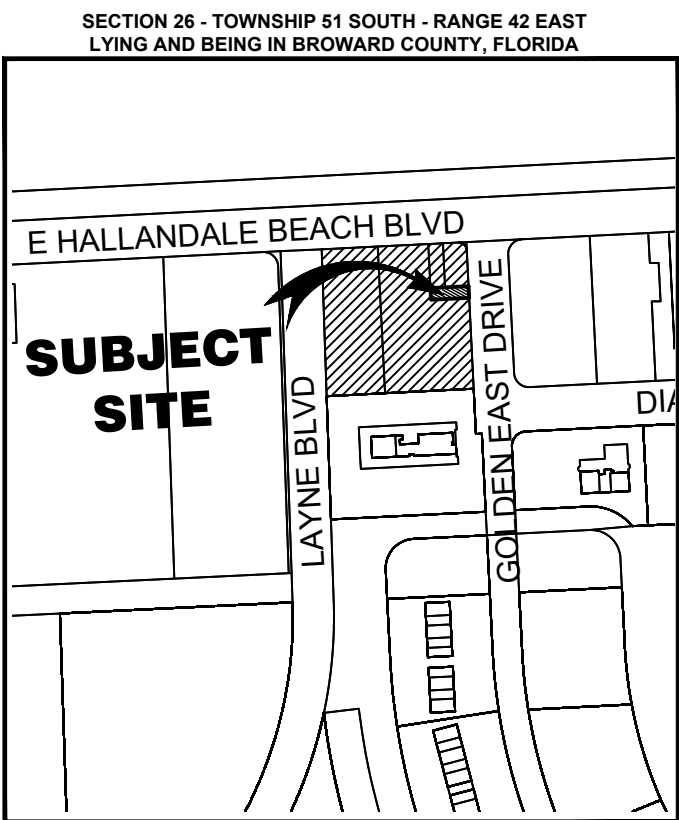
I hereby certify: That this "Specific Purpose Survey" and the Survey Map consisting of sheets 1 thru 1 was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Specific Purpose Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

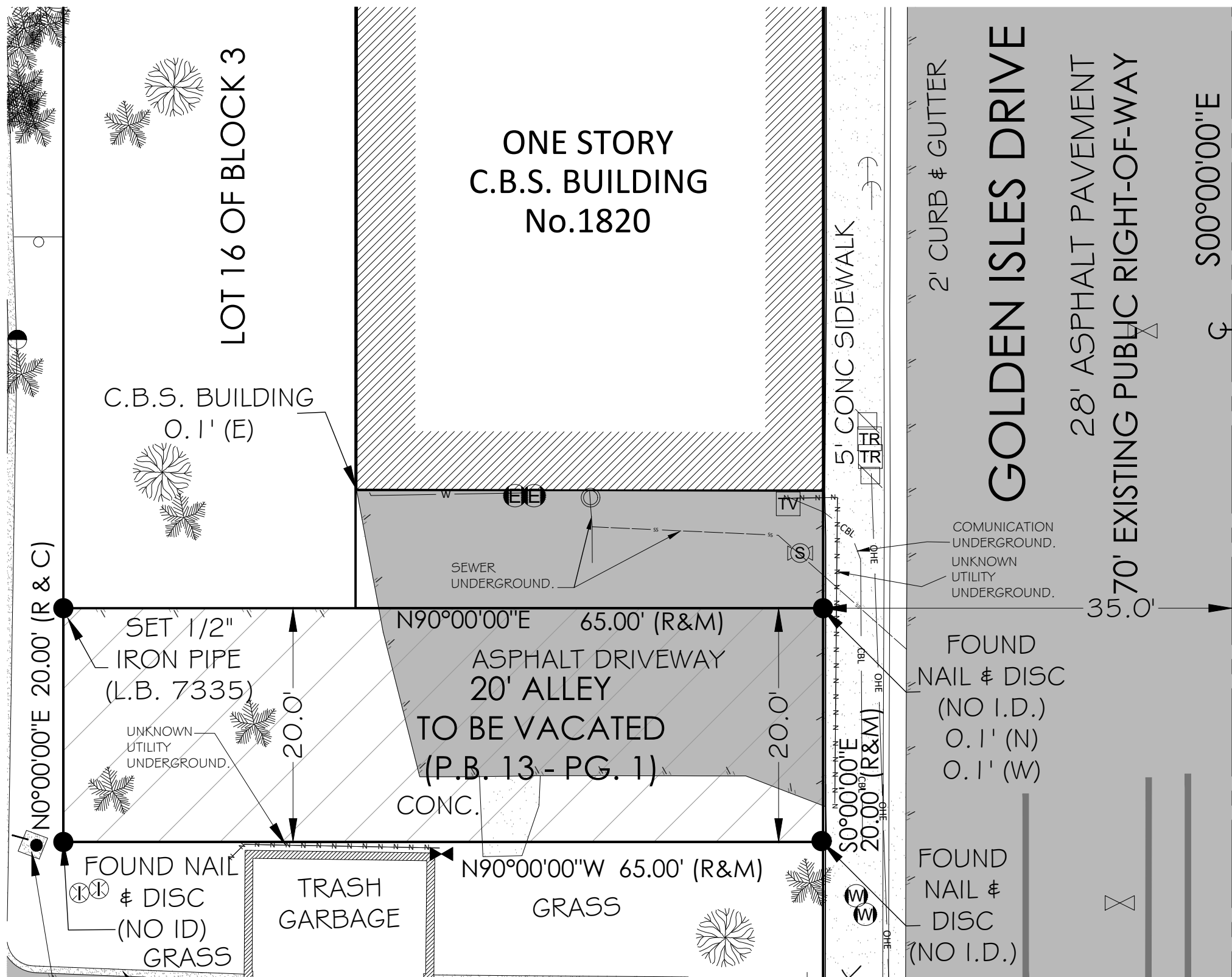
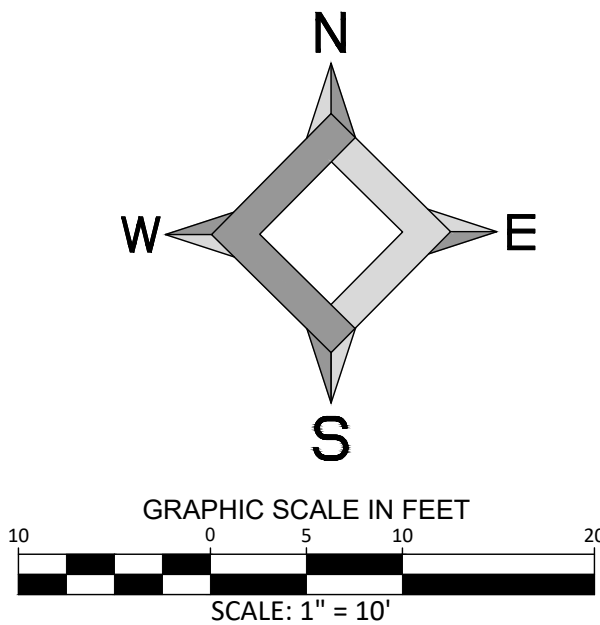
This item has been digitally signed by:















By: Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J -17, F.A.C.



LOCATION MAP
(NOT TO SCALE)



LEGEND AND ABBREVIATIONS		LEGEND (UNDERGROUND)	
	= PALM TREE		
	= TREE		
D. R.B.	= OFFICIAL RECORDS BOOK	— CBL —	COMMUNICATION LINE
PAGE	= PAGE	— TEL —	TELEPHONE LINE
CONC.	= CONCRETE		
C.B.S.	= CONCRETE BLOCK STUCCO	— FIB —	FIBER OPTICAL CABLE
FF	= FINISH FLOOR		
(R)	= RECORD	— UGE —	ELECTRIC LINE
(N)	= MEASURE	— SD —	STORM DRAINAGE
R/W	= RIGHT-OF-WAY		
B/W	= BLANK BOOK	— GAS —	GAS LINE
TS	= TRAFFIC SIGNAL BOX	— W —	WATER LINE
	= CABLE TELEVISION BOX	— N — N — N —	UNKNOWN LINE
	= CONCRETE UTILITY POLE	— SS —	SEWER UNDERGROUND
	= GUY ANCHOR		
	= ELECTRIC METER		
	= WATER METER		
	= IRRIGATION VALVE		
	= BACK FLOW PREVENTER		
	= WATER VALVE		
	= SANITARY MANHOLE		
	= CLEANOUT		
	= SANITARY VALVE		
	= ASPHALT		

[illegible]

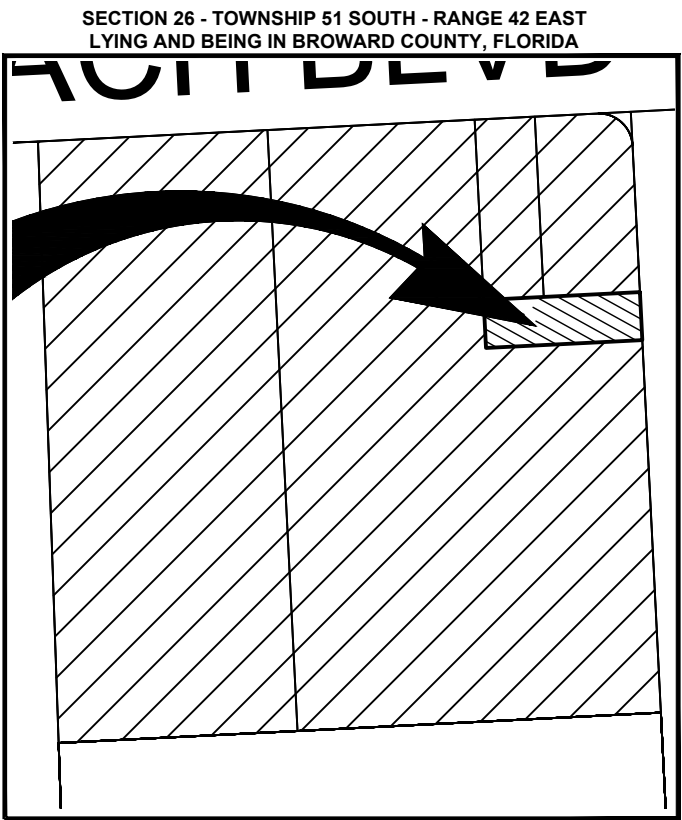
SABER REAL ESTATE SOUTH ACQUISITIONS, LLC
REMNANT 20' ALLEY LOCATED ON GOLDEN EAST DRIVE

SPECIFIC PURPOSE SURVEY

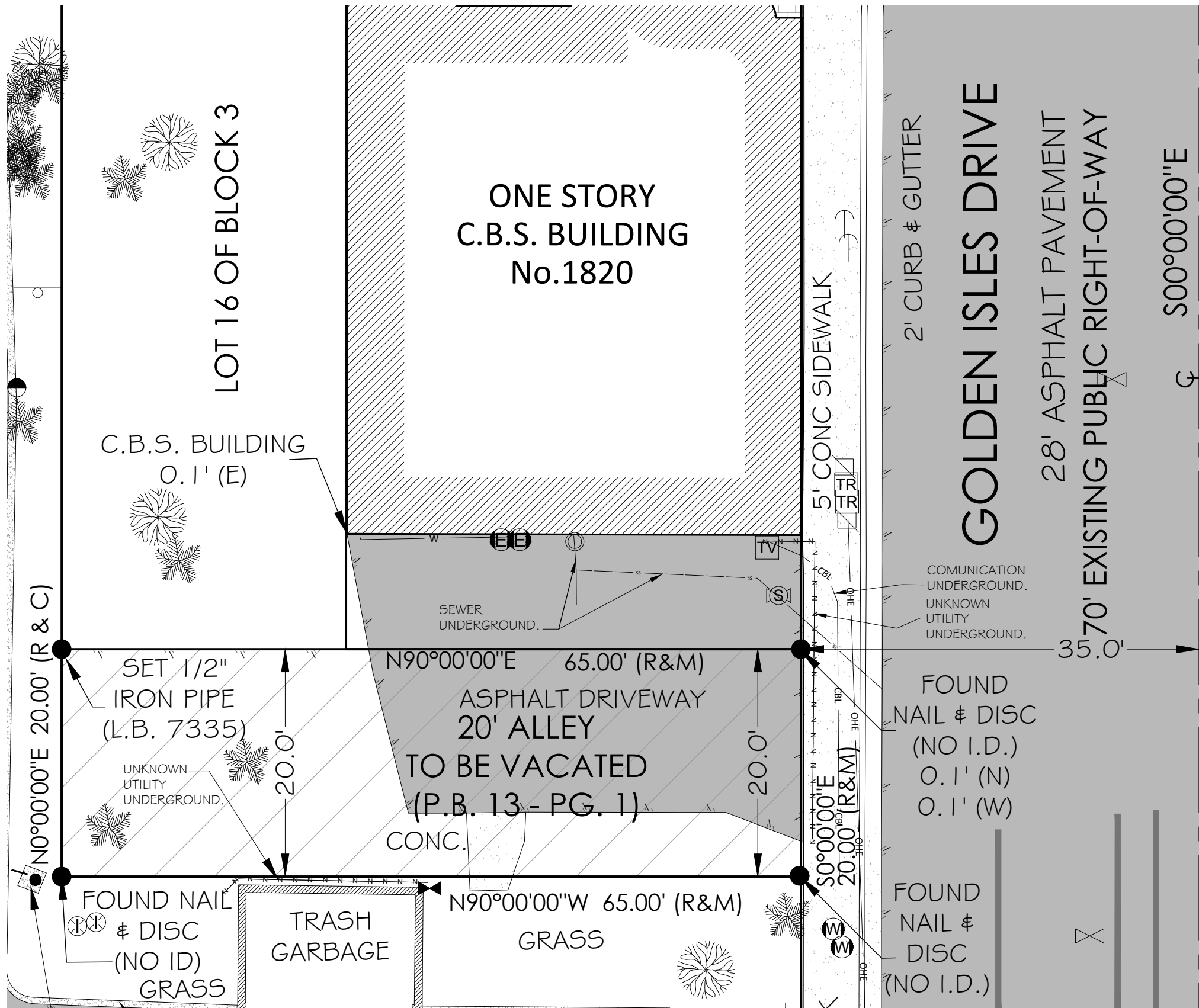
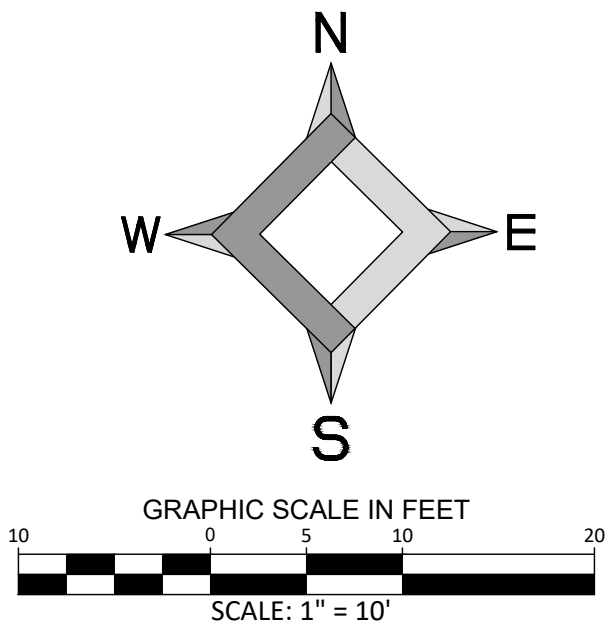
THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED UNDER RULE 5J-17.062, F.A.C.

Scale:	AS SHOWN
Drawn By:	DR2
Checked By:	GS
Managed By:	DF
Date:	April 27, 2021
Project No.:	
18196.0.04	
Sheet 1 of 1	

MAP OF SPECIFIC PURPOSE SURVEY



LOCATION MAP
(NOT TO SCALE)



LEGEND AND ABBREVIATIONS	
	= PALM TREE
	= TREE
	= OFFICIAL RECORDS BOOK
	= PAGE
	= CONCRETE BLOCK STUCCO
	= FINISH FLOOR
	= RECORD
	= MEASURE
	= RIGHT-OF-WAY
	= PLAT BOOK
	= TRAFFIC SIGNAL BOX
	= CABLE TELEVISION BOX
	= CONCRETE UTILITY POLE
	= GUY ANCHOR
	= ELECTRIC METER
	= WATER METER
	= IRRIGATION VALVE
	= BACKFLOW PREVENTOR
	= WATER VALVE
	= SANITARY MANHOLE
	= CLEANOUT
	= SANITARY VALVE
LEGEND (UNDERGROUND)	
	— CBL — COMMUNICATION LINE
	— TEL — TELEPHONE LINE
	— FIB — FIBER OPTICAL CABLE
	— UGE — ELECTRIC LINE
	— SD — STORM DRAINAGE
	— GAS — GAS LINE
	— W — WATER LINE
	— N — N — N — UNKNOWN LINE
	— SS — SEWER UNDERGROUND
	ASPHALT

LEGAL DESCRIPTION:

A portion of the alley in Block 3 of GOLDEN ISLES, according to the Plat thereof recorded in Plat Book 13, Page 1, of the Public Records of Broward County, Florida and lying in the SE 1/4, NW 1/4, of Section 26, Township 51 South, Range 42 East, Broward County, Florida, being more particularly described as follows: BEGINNING at Southeast corner of Lot 17, of said Block 3, thence due West, along the South line of Lots 16 and 17 of said Block 3, for a distance of 65.00 feet; thence due South, along the East line of Parcel "A" of GOLDEN ISLES SECTION "E", according to the Plat thereof, as recorded in Plat Book 46, at Page 20 of the Public Records of Broward County, Florida; for a distance 20.00 feet; said line is parallel with and 65.00 feet West of the existing Westerly right of way line of GOLDEN ISLES Drive; thence due East for a distance of 65.00 feet to a point on the West right of way of GOLDEN ISLES Drive; thence due North along said West right of way line for a distance of 20.00 feet to THE POINT OF BEGINNING.

Said lands containing 1,300 square feet more or less, by calculations.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on June 26, 2018.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Underground utilities have been located with Ground Penetrating Radar (G.P.R.) and with an estimated horizontal position accuracy of 2 feet of either side of the depicted line on the ground

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Ten feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of E HALLANDALE BEACH BOULEVARD with an assumed bearing of N90°00'00"W, said line to be considered a well established and monumented line.

This property is located in Flood Zone "AE", with a Base Flood elevation of 6.0 feet and, as per Federal Emergency Management Agency (FEMA) Community Number 120110 (City of Hallandale Beach), Map Panel No. 12011C0732, Suffix L, Map Revised Date: September 11, 2009.

Plat of "GOLDEN ISLES SECTION E" according to the Plat thereof as recorded in Plat Book 46 at Page 20 of the Public Records of Broward County, Florida.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for the vacation of remnant alley.

CLIENT INFORMATION:

This Specific Purpose Survey was prepared at the insistence of and certified to:

Saber Hallandale II, LLC
City of Hallandale Beach

SURVEYOR'S CERTIFICATE:

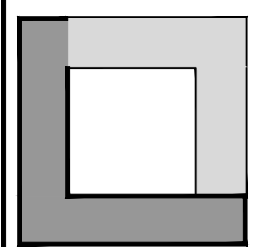
I hereby certify: That this "Specific Purpose Survey" and the Survey Map consisting of sheets 1 thru 1 was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Specific Purpose Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

This item has been digitally signed by:

By: Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



LONGITUDE
SURVEYORS

7769 NW 48th STREET
SUITE 375
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION	
No.	Description
1	Combined ALTA Surveys as per client request
2	Update Survey (Subsurface Utility Engineering)
3	Prepare Specific Purpose Survey of Alley Detail as per client request

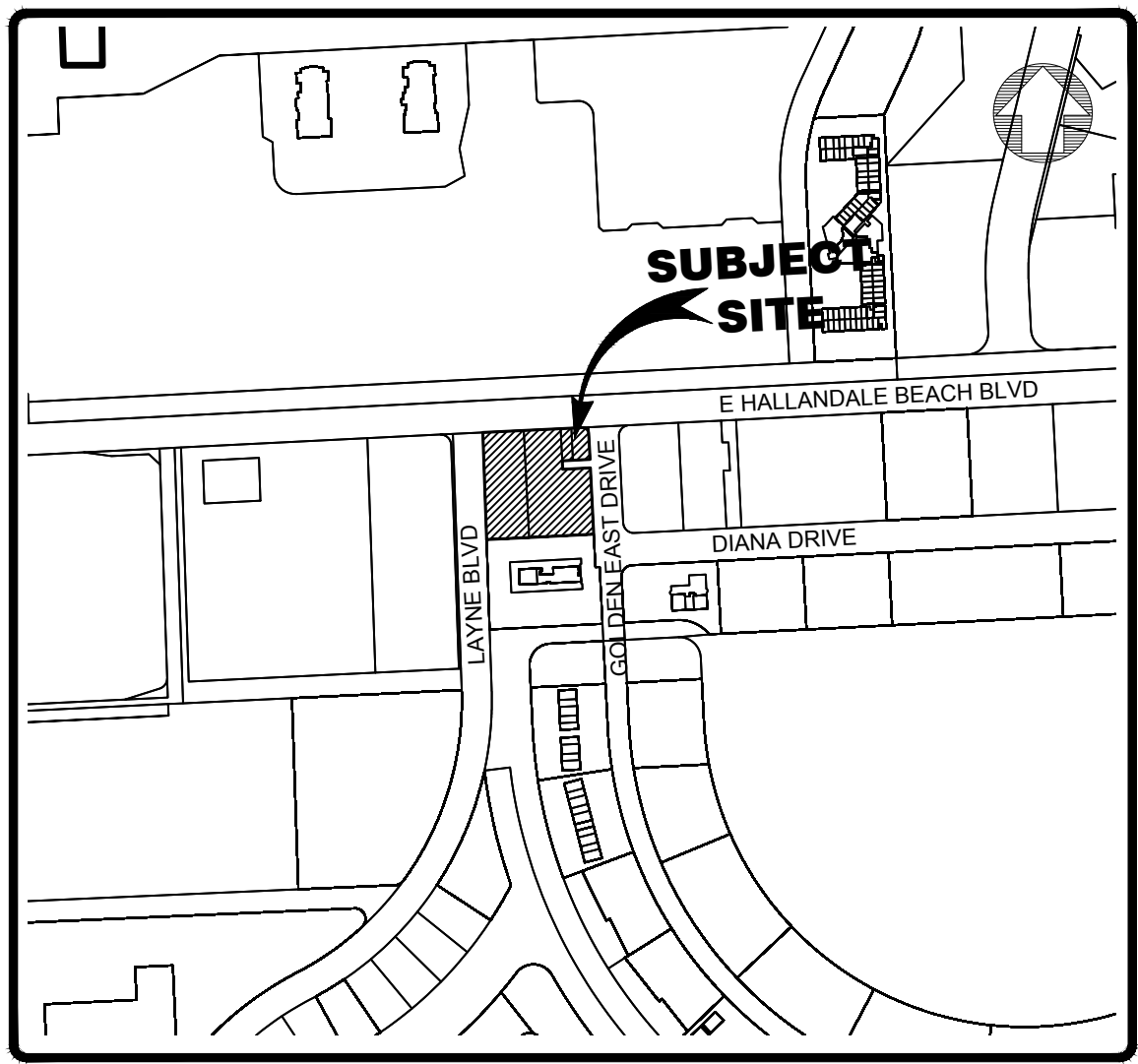
Project Name: **SABER REAL ESTATE SOUTH ACQUISITIONS, LLC**
REMNANT 20' ALLEY LOCATED ON GOLDEN EAST DRIVE
Type of Project: **SPECIFIC PURPOSE SURVEY**

Scale:	AS SHOWN
Drawn By:	DR2
Checked By:	GS
Managed By:	DF
Date:	April 27, 2021
Project No.:	18196.0.04
Sheet 1 of 1	

LEGEND AND ABBREVIATIONS

	* PALM TREE
	* TREE
	* ORNAMENTAL TREE
	* TEMPORARY SITE BENCHMARK
	O.R.B. - OFFICIAL RECORDS BOOK
	P.S. - PAGE
	ADA (212") - AMERICAN DISABILITY ACT INDICATES NUMBER OF PIPES AND THE DIAMETER OF PIPES
	INV. - INVERT
	ELEV. - ELEVATION
	TYP. - TYPICAL
	IRR. - IRRIGATION
	EX. - EXISTING
	ST. - STORM
	SA. - SANITARY
	GA. - GAS
	WA. - WATER
	COM. - EXISTING UNDERGROUND COMMUNICATION LINE
	E. - EXISTING UNDERGROUND ELECTRIC LINE
	FO. - FIBER OPTIC
	CATV. - CABLE TELEVISION
	ELEC. - SPOT ELEVATION
	CONC. - CONCRETE BLOCK STUCCO
	C.B.S. - CHAIN LINK FENCE
	W.F. - WOOD FENCE
	M.F. - METAL FENCE
	B.W.F. - BARBED WIRE FENCE
	FF. - FINISH FLOOR
	FDC. - FIRE DEPARTMENT CONNECTION
	D. - DIAMETER OF TREE (TAKEN AT GREATEST HEIGHT)
	H. - HEIGHT OF TREE
	SP. - SPREAD (CANOPY OF TREE)
	PVC. - POLYVINYL CHLORIDE PIPE
	HDPE. - HIGH-DENSITY POLYETHYLENE
	CL. - CALCULATED
	M. - MEASURE
	C.M. - CORRUGATED METAL
	C.I. - CAST IRON
	LB. - LICENSE BUSINESS
	CA. - CENTRAL ANGLE
	T. - TANGENT
	P.C. - POINT OF COMPOUND CURVATURE
	P.R.C. - POINT OF REVERSE CURVATURE
	P.T. - POINT OF TANGENCY
	STA. - STATION
	OLA. - ORNAMENTAL LIGHT POLE
	WLP. - WOODEN LIGHT POLE
	MLP. - METAL LIGHT POLE
	CLP. - CONCRETE LIGHT POLE
	P.B. - PLAT BOOK
	S.L. - SECTION LINE
	C.L. - CENTERLINE
	B.L. - BASELINE
	M.L. - MONUMENT LINE
	T.S.B. - TRAFFIC SIGNAL BOX
	T.S.C. - TRAFFIC SIGNAL CABINET
	B. - BOLLARD
	P.S. - PEDESTRIAN SIGNAL
	T.H. - TRAFFIC HANDHOLE
	T.M. - TRAFFIC MANHOLE
	T.C. - TRAFFIC CAMERA
	T.M.S. - TRAFFIC MARKER SIGN
	T.S.M.A. - TRAFFIC SIGNAL MAST ARM
	S. - SIGN
	T.S. - TRAFFIC SENSOR
	C.T.M. - CABLE TELEVISION MANHOLE
	C.T.H. - CABLE TELEVISION HANDHOLE
	C.T.V. - CABLE TELEVISION VAULT
	C.T.B. - CABLE TELEVISION BOX
	C.T.MK. - CABLE TELEVISION MARKER SIGN
	C.T.MF. - CABLE TELEVISION MARKER FLAG
	CLP. - CONCRETE LIGHT POLE
	F.L. - FLOODLIGHT
	E.B. - ELECTRIC BOX
	E.S. - ELECTRIC SWITCH
	WUP. - WOODEN UTILITY POLE
	CUP. - CONCRETE UTILITY POLE
	MUP. - METAL UTILITY POLE
	E.T. - ELECTRIC TRANSFORMER
	G.A. - GUY ANCHOR
	G.A.P. - GUY ANCHOR POST
	E.M. - ELECTRIC MANHOLE
	E.M. - ELECTRIC METER
	E.V. - ELECTRIC VAULT
	E.M.F. - ELECTRIC MARKING FLAG
	E.M.S. - ELECTRIC MARKING SIGN
	G.V. - GAS VALVE
	G.U.B. - GAS UTILITY BOX
	G.M. - GAS MANHOLE
	G.T. - GAS TANK
	G.M. - GAS METER
	G.V. - GAS VAULT
	G.W. - GAS WELL
	G.M.F. - GAS MARKER FLAG
	G.M.S. - GAS MARKER SIGN
	C.B. - COMMUNICATION BOX
	C.M. - COMMUNICATION MANHOLE
	C.V. - COMMUNICATION VAULT
	C.MK. - COMMUNICATION MARKER SIGN
	C.MF. - COMMUNICATION MARKER FLAG
	P. - PAVEMENT
	B.H. - BASKETBALL HOOP
	H.P.S. - HANDICAP PARKING SPACE
	W.M. - WATER METER
	I.V. - IRRIGATION VALVE
	W.V. - WATER VALVE
	F.H. - FIRE HYDRANT
	A.R.V. - AIR RELEASE VALVE
	W.B. - WATER BOX
	W.C. - WATER CONNECTION
	W.H. - WATER HANDHOLE
	W.T. - WATER TANK
	W.V. - WATER VAULT
	W.W. - WATER WELL
	W.M.F. - WATER MARKING FLAG
	W.M.S. - WATER MARKING SIGN
	S.M. - STORM MANHOLE
	S.M. - STORM METER
	S.H. - STORM HANDHOLE
	S.V. - STORM VAULT
	C.B. - CATCH BASIN
	S.M.F. - STORM MARKER FLAG
	S.M.S. - STORM MARKER SIGN
	T.M. - TELEPHONE MANHOLE
	T.B. - TELEPHONE BOX
	T.H. - TELEPHONE HANDHOLE
	T.V. - TELEPHONE VAULT
	T.M.S. - TELEPHONE MARKER SIGN
	N.D. - NEWSPAPER DISPENSER
	M. - MAILBOX
	B.H. - BORING HOLE
	S.M. - SANITARY MANHOLE
	S.V. - SANITARY VAULT
	S.T. - SANITARY TANK
	S.H. - SANITARY HANDHOLE
	S.L.S. - SANITARY LIFT STATION
	S.V. - SANITARY VAULT
	S.M.F. - SANITARY MARKER FLAG
	S.M.S. - SANITARY MARKER SIGN
	G.T.M. - GREASE TRAP MANHOLE
	C. - CLEANOUT
	P.M. - PARKING METER
	F.O.M. - FIBER OPTIC MANHOLE
	F.O.V. - FIBER OPTIC VAULT
	F.O.B. - FIBER OPTIC BOX
	F.O.H. - FIBER OPTIC HANDHOLE
	F.O.MF. - FIBER OPTIC MARKER FLAG
	F.O.MS. - FIBER OPTIC MARKER SIGN
	M.W. - MONITORING WELL
	F.T. - FUEL TANK
	U.U.B. - UNKNOWN UTILITY BOX
	U.U.M. - UNKNOWN UTILITY MANHOLE
	U.U.M. - UNKNOWN UTILITY METER
	U.U.V. - UNKNOWN UTILITY VAULT
	U.U.P. - UNKNOWN UTILITY POLE
	U.U.V. - UNKNOWN UTILITY VALVE
	U.U.W. - UNKNOWN UTILITY WELL
	U.U.MF. - UNKNOWN UTILITY MARKER FLAG
	U.U.MS. - UNKNOWN UTILITY MARKER SIGN
	R.S. - RAILROAD SIGNAL
	R.V. - RAILROAD VAULT
	R.H. - RAILROAD HANDHOLE
	R.M. - RAILROAD MANHOLE
	F. - FLAGPOLE
	P.H. - PIPELINE HANDHOLE
	P.M. - PIPELINE MANHOLE
	P.V. - PIPELINE VAULT
	P.V. - PIPELINE VALVE
	P.MF. - PIPELINE MARKER FLAG
	P.MS. - PIPELINE MARKER SIGN

SECTION 26 - TOWNSHIP 51 SOUTH
- RANGE 42 EAST



LOCATION MAP
NOT TO SCALE

ZONING INFORMATION:

Zoning Designation: **CCB (CENTRAL CITY BUSINESS DISTRICT)**
Land Use: **Commercial-General**

[Zoning designation was based upon the Broward County Property Appraiser's Office Web Site, the City of Hallandale Beach Official Zoning Map dated March, 2012 and the Municipal Code Corporation, MUNICODE, Web Site].

The following information was extracted from the City of Hallandale Beach Code of Ordinances, Chapter 32 entitled Zoning and Land Development Code, Article III - Zoning, Division 2, Sec 32-159

Sec. 32-159 - CCB Central city business district.

- Purpose and intent.
- The central city business district (CCB) is of special and substantial public interest because of its unique distinction as "The Wall Street of the South" and its high concentration of financial institutions located along the East Hallandale Beach Boulevard Corridor.
- It is the intent of this section to:
 - Encourage commercial and office uses which enhance and support financial and upscale office professional based industries;
 - Promote the development of mixed use projects with an emphasis placed on upscale office and commercial projects combined with upper floor residential;
 - Promote the creation of a pedestrian-friendly environment; and
 - Encourage more compact vertical development instead of sprawling horizontal development within the district.
- Since the fostering of public/private partnerships is essential, it is intended that the city commission will exercise the ability to maximize redevelopment potential and provide for high-quality development by setting standards that are site-specific when appropriate. Through this site-specific approach to site redevelopment, the city can work with developers to consider specific constraints and opportunities relative to their parcels. Ultimately, more opportunities can be created for the further enhancement and fulfillment of the district goals and objectives.
- District boundaries. There is designated as the central city business district those lands generally and approximately bounded by all properties which front on East Hallandale Beach Boulevard (including properties fronting on NE First Street between Federal Highway and NE Eighth Avenue) to the north, all properties which front on East Hallandale Beach Boulevard (excluding the residential property at 1333 East Hallandale Beach Boulevard) to the south, to the Intracoastal Waterway to the east and to Federal Highway to the west, all as more particularly described in exhibit "1" attached to Ordinance No. 1999-2.
- Uses permitted. Uses permitted are as follows:
 - Office uses, limited to:
 - Brokerage office; stocks, commodities, real estate and like services.
 - Employment services.
 - Banks and financial institutions.
 - Insurance agencies.
 - Investment counselors.
 - Doctors, dentists, optometrists and other similar licensed medical practitioners.
 - Professional services, including accountants, architects, engineers, lawyers and other similar professions.
 - Secretarial and stenographic services.
 - Studio schools; art, sculpture, dance, drama and like instruction.
 - Bonding companies.
 - Retail and service establishments, as follows:
 - Abstract and title services.
 - Alcoholic beverage establishments.
 - Antique shops.
 - Appliance stores (limited to small appliances).
 - Art galleries (private).
 - Art and graphic supplies.
 - Auction galleries.
 - Bakeries.
 - Barber, beauty and skin care services.
 - Bath shops.
 - Bicycle shops.
 - Book and stationery stores.
 - Camera shops.
 - Candy and ice cream stores.
 - Catalog sales.
 - China and flatware stores.
 - Copy and duplication services.
 - Delicatessens.
 - Drapery stores.
 - Dried and sundry stores.
 - Dry goods stores.
 - Food stores.
 - Fruit stores.
 - Furniture stores.
 - Gift shops.
 - Health and exercise studios.
 - Hobby and handicraft shops.
 - Hotels and motels.
 - Interior decorators.
 - Jewelry stores.
 - Laundry and dry clean pickup station.
 - Liquor package stores.
 - Locksmiths.
 - Photographic studios.
 - Shoe repair shops.
 - Souvenir and novelty shops.
 - Specialty shops; clothing, rings, shoes and similar apparel.
 - Sporting goods stores.
 - Talors and seamstresses.
 - Telegraph offices.
 - Tobacco shops.
 - Travel agencies.
 - Massage therapy services establishment holding a valid certificate for massage therapy services in accordance with section 7-451.

- Other uses which are similar in nature to the uses permitted in this subsection and by permitted reasonable implication.
- Uses permitted conditionally. Uses permitted conditionally are as follows:
 - Nightclubs, dancehalls and discotheques.
 - Clubs organized for other religious, social, educational, charitable or cultural purposes.
 - Parking garages and lots. In a parking garage, the portion of the first floor that is directly adjacent to the street should be utilized for commercial purpose. Parking lots shall contain no sales, sales display or service activity of any kind.
 - Medium- and high-density residential uses in conjunction with a mixed use project subject to the provisions for residential and mixed uses set forth in the neighborhood commercial category of the city's comprehensive plan.
 - Retail on-premises dry cleaning operations, provided that such operations do not exceed 2,000 square feet of gross floor area, that only self-contained dry cleaning units using nonflammable solvents are used and that such operations shall not service drop mode outside the city limits or any commercial accounts. Such other conditions as may be necessary to ensure that the proposed use shall be operated in a manner not creating adverse effects on abutting and neighboring properties may also be imposed.
- Prohibited uses. This section lists permitted uses as provided in subsection (c) of this section, and all uses not listed as permitted are prohibited.
- Establishments dealing with sale or repair of major appliances.
- Establishments dealing with secondhand merchandise other than verifiable antique dealers. (
- Restaurants (fast food) with drive-through facilities and drive-in restaurants.
- Site development standards:
 - No minimum lot area is required; however, the assemblage of land parcels is encouraged for redevelopment.
 - Minimum lot width shall be 75 feet.
 - Minimum yard setbacks are as follows:

Front:	1. Minimum 5 feet
Rear:	1. Minimum, for first floors unless otherwise determined by the commission 15 feet
 - Side:
 - Interior 5 feet
 - Corner, adjoining commercial 15 feet
 - Height:
 - Minimum 2 stories or 30 feet
 - Maximum 200 feetUses may exceed the prescribed maximum height by up to 50 percent above the average intensity for property within a quarter-mile radius of the site in question.
 - Minimum landscape area percentage 15
- Minimum floor area for residential uses in conjunction with a mixed use project:
 - One bedroom 1,000 square feet
 - Two bedrooms 1,100 square feet
 - Three or more bedrooms 1,200 square feet
- Development review and approval.
- Development proposals within the business district may be reviewed under three alternate procedures: the standard method as required pursuant to article V of this chapter; as a PDD planned development overlay; and under the quality development incentive program. Each alternative is further described below.
 - The standard method permits the applicant to undertake development under the major/minor development review process pursuant to article V of this chapter. This method is only applicable to those projects that meet all standards listed in this district.
 - The PDD planned development overlay method permits the applicant to negotiate development details through a development agreement pursuant to section 32-184(d). The applicant must rezone the applicable property to the PDD planned development overlay designation.
 - The quality development incentive program adopted by the design guidelines manual shall permit the applicant to negotiate for greater densities or modified minimum standards in exchange for certain amenities or maintenance and/or improvements to public facilities. Such negotiation shall be filed with the city manager, who shall transmit the request to the city commission accompanied by a staff recommendation. Such requests shall be advertised, posted and noticed in conformity with the requirements of section 32-967 as to variances. Modifications to density or development standards are limited by the city's comprehensive plan. This procedure is more expeditious and less expensive since the property is not required to be rezoned PDD. The application fee for quality development incentive program shall be the same as the city's fee schedule for variances for business districts.
- Properties currently under PDD development agreements will not be subject to the business district requirements unless their agreements are renegotiated based upon major changes.
- Supplemental standards:
 - Nightclubs, dance halls and discotheques, including those with entertainment, shall be located at least 100 horizontal feet from any residential use or district.
 - Existing nonconforming development within the financial district may only expand or redevelop in conformance with section 32-921 or through the quality development incentive program.
 - If a property cannot adequately support a two-story building, the commission may waive this requirement or other applicable requirements in CCB upon making a finding that:
 - The proposal by the applicant meets the purpose and intent of the CCB and makes provision to comply with district regulations on an equivalent or greater basis.
 - In the particular circumstance, strict application of a CCB regulation or regulations is not necessary for the accomplishment of stated district purposes.
- Upon submission of a development application within the CCB, the applicant shall focus on open space opportunities in areas with existing or projected peak pedestrian activity. The applicant shall coordinate open space plans with adjoining property owners. Such open spaces should include natural or artificially shaded areas.
- Site design for new structures and redevelopment projects shall review possible streetscape improvements and consider the following elements:
 - Open space/mini-parks;
 - Pedestrian scale site amenities;
 - Seating (benches/low walls/wide planter edges);
 - Signage;
 - Trash receptacles, bollards and bus shelters;
 - Brick and decorative concrete paving patterns;
 - Fountains and public art;
 - Enhanced pedestrian crosswalks; and
 - Wider sidewalks.

- When practicable and appropriate, developments which have parking in front of the building line and which exceed the property's off-street parking requirement will be encouraged to reduce the extent of the setback nonconformity when expansion or changes of use are proposed. The altered parking/setback area can be converted to landscape area, public/private open space or reserved for building expansion if applicable.
- To better submitting a development application with the city, the developer should consult with the growth management department for input concerning design guidelines and possible amenities and public facilities during negotiation under the quality development incentive program.
- General regulations. Applicable general regulations are as follows:
 - Supplemental regulations, section 32-331 et seq.
 - Development review procedure, section 32-781 et seq.
 - Off-street parking and loading regulations, section 32-451 et seq.
- To better accommodate the actual needs of development, the city commission may permit the deferral of parking for larger or multiple projects under a parking deferral program. For a parking deferral to be considered, a developer must demonstrate one or more of the following:
 - Through transmission of a parking study, evidence that the parking requirement for the particular project is less than the requirement per this Code. The parking study shall be prepared by a licensed traffic engineer.
 - Public transportation satisfies transportation demand for a portion of the users of the facility that correspond to the amount of parking sought to be deferred.
 - The developer has established or will establish an alternative means of access to the site that will justify deferring the number of parking spaces sought to be deferred. Alternative programs that may be considered include, but are not limited to:
 - Private shuttles and public car pools and van pools;
 - Provision of parking elsewhere in the district;
 - Flexible work hour scheduling;
 - Capital improvement for transit services;
 - Ride sharing; and
 - Any other alternative program proposed by the developer that meets the consideration of the city.
- Landscape regulations, section 32-381 et seq.
- Sign regulations, section 32-401 et seq.
- PDD planned development overlay regulations, section 32-186.
- Design guidelines manual.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk area: (Linear 1 foot in 10,000 feet) as defined in Rule 53-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured on an estimated vertical accuracy of 1/100 of a foot on hard surfaces and 1/110 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured on an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals twenty feet or smaller.

LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Broward County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SURVEYOR'S OPINION AS TO UTILITIES:

Based on above ground physical evidence, the subject property appears to be served by the following utilities:
- Telephone: AT&T, ATT-Verise, Comcast
- Water & Sewer: Broward Water and Sewer Department

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of E HALLANDALE BEACH BOULEVARD with an assumed bearing of N90°00'00"W. said line to be considered a well established and monumented line.

This property is located in Flood Zone "AE", with a Base Flood elevation of 4.6 feet and, as per Federal Emergency Management Agency (FEMA) Community Number 120110 (City of Hallandale Beach), Map Panel No. 12011C0732, Suffolk, MA. Revised Date: September 11, 2009.

Plat of "GOLDEN ISLES SECTION", according to the Plat thereof as recorded in Plat Book 46 at Page 20, of the Public Records of Broward County, Florida.

For Vertical Control:

Elevations shown hereon are based on the N.A.V.D 88 (North American Vertical Datum) and a Benchmark supplied by the Florida Department of Transportation, Project Network Control (PNC) for State Road No. 858, Hallandale Beach Boulevard, Broward County, last dated on July 23, 2001.

Benchmark: DBL C6
Elevation: + 6.25 Feet (N.A.V.D. 88)
Description: FDOT Brass disk in concrete sidewalk.

STATEMENT OF ENCROACHMENTS:

This Survey shows the location of all buildings, structures and other improvements situated on the attached premises. There are no visible encroachments on the subject property, or upon adjacent land abutting the property.

SCHEDULE B, SECTION II TITLE EXCEPTION DOCUMENTS' REVIEW COMMENTS (PARCEL 1 & WEST 95 FEET OF NORTH 165 FEET OF PARCEL 7A):

Subject to the following:

The exceptions of Schedule B, Section II of the Title Commitment prepared by First American Title Insurance Company, Order Insuring Office Number: 86577, with an effective search date covering up to May 10, 2018 at 8:00 A.M., and furnished to the Undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 3, #4 and # 6, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Affects as shown on the Map of Survey.

Item # 2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

Affects as shown on the Map of Survey.

Item # 5. Easements or claims of easements not shown by the public records.

Affects as shown on the Map of Survey.

Item # 7. Dedications and easements as shown on the Plat of GOLDEN ISLES SECTION "E", as recorded in Plat Book 46, Page 20 of the Public Records of Broward County, Florida.

Affects as shown on the Map of Survey.

Item # 8. All the terms, covenants, conditions, limitations, agreements, reservations, restrictions exceptions and other matters contained in that certain agreement by and between Layne, Inc. of Florida and Golden Isles Utilities Corporation dated February 7, 1936 and recorded February 12, 1936 in Official Records Book 1146 at Page 174, as amended by amendment dated April 29, 1938 and recorded June 2, 1938, in Official Records Book 1235 at Page 406.

Affects not Plottable.

Item # 9. That certain easement in favor of Florida Power & Light Company dated July 17, 1964 and recorded January 6, 1965 in Official Records Book 2938 at Page 699.

Affects as shown on the Map of Survey.

Item # 10. Terms, conditions, covenants, limitations, restrictions and other matters recited in that certain deed dated November 12, 1960 and recorded November 17, 1960 in Official Records Book 9246 at Page 543.

Affects not Plottable.

Item # 11. Easement Agreement between the City of Hallandale and Royal Trust Bank Corp. recorded February 11, 1982 in Official Records Book 10027 page 812, as amended in Official Records Book 10106 page 152.

Affects as shown on the Map of Survey.

Item # 12. Easement Agreement between the City of Hallandale and Royal Trust Bank Corp. recorded October 28, 1982 in Official Records Book 10480 page 236.

Affects as shown on the Map of Survey.

Item # 13. All the terms, covenants, conditions, limitations, agreements, reservations, restrictions and exceptions contained in that certain lease by and between Dr. Jerome C. Klein and Joy Klein, his wife, as Lessor and Layne, Inc. of Florida, a Florida corporation, as Lessee dated January 23, 1963 and recorded March 27, 1963 in Official Records Book 2569 at Page 976, as affected by Final Judgment recorded in Official Records Book 10931 Page 382, as collaterally assigned in Official Records Book 11200 page 995 and re-assigned in Official Records Book 13717 page 367.

Affects not Plottable.

Item # 14. All the terms, covenants, conditions, limitations, agreements, reservations, restrictions and exceptions as contained in that certain sublease by and between Layne, Inc. of Florida, as Lessor and Golden Isles Hospital, Inc., a Florida corporation, as Lessee, dated November 19, 1968 and recorded July 14, 1969 in Official Records Book 9246 at Page 548, and that certain assignment of said lease by and between Humana, Inc., a Delaware corporation, successor to Golden Isles Hospital Corporation as assignor and Philip Seidle and Helen Seidler, his wife, as assignees, dated November 12, 1980, and recorded November 17, 1980 in Official Records Book 9246 at Page 548, and that certain assignment of said lease by and between Philip Seidler and Helen Seidler, his wife, as assignors and Royal Trust Bank Corp., a Florida registered holding company dated December 4, 1980 and recorded December 24, 1980 in Official Records Book 9322 at Page 299; as affected by sublease with American Savings and Florida FSB per Affidavit executed May 5, 1994 in Official Records Book 22094 Page 406, as affected by sublease with the United States Postal Service recorded March 10, 1997 in Official Records Book 26124 Page 432.

Affects not Plottable.

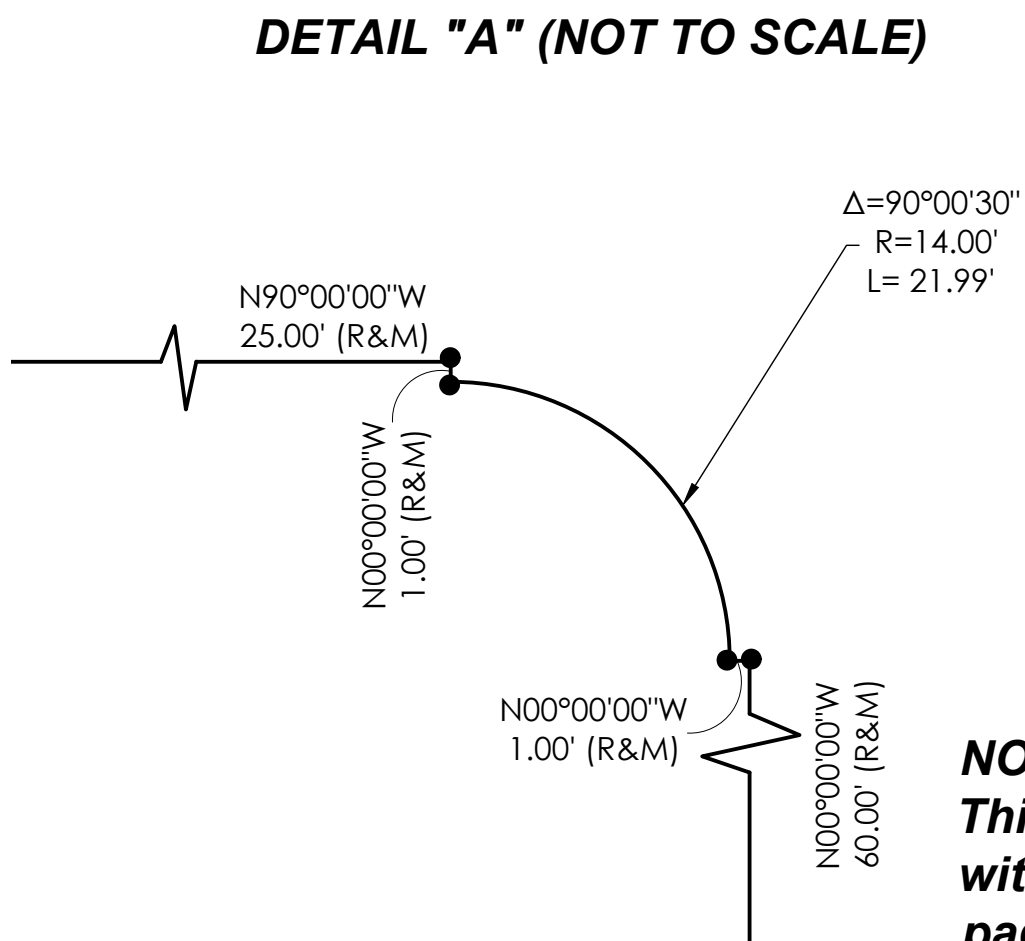
SCHEDULE B, SECTION II TITLE EXCEPTION DOCUMENTS' REVIEW COMMENTS (LOT 17 OF BLOCK 3):

Subject to the following:

The exceptions of Schedule B, Section II of the Title Commitment prepared by First American Title Insurance Company, File No.: 18048563, with an effective search date covering up to June 12, 2018 at 8:00 A.M., and furnished to the Undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1 through # 6 & # 9, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Items # 7. Matters on the Plat of GOLDEN ISLES SECTION NO 1, according to the plat thereof, as recorded in Plat Book 13, Page 1, of the Public Records of Broward County, Florida.

[illegible]

7715 NW 48th STREET
SUITE 310
DORAL, FLORIDA
33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

[illegible]

ALTA SURVEY

Project Name: SABER	Type of Project
	Scale: AS SHOWN
	Drawn By: DR
	Checked By: DR
	Managed By: EMS
	Drawing Date: May 31, 2018
Project No.: 18196.0.01	
Sheet 2 of 2	