

Corporate

MORTGAGE SUBORDINATION AGREEMENT

The undersigned ("Mortgagee") is the owner and holder of that certain mortgage dated the 31st day of May, 2017, and recorded on June 2, 2017, in Official Record Book Instrument # 201718113, Page , of the Public Records of Broward County, Florida, Wherein 3101 TAMAVAC, LLC a Florida limited liability company whose Post Office address is 90 Calhoun Cir, 200 SW 1st Ave, Ft 800, Ft. Lauderdale, FL is Mortgagor and which mortgage encumbers all or part of the property described in the attached Easement to Broward County, Florida, attached hereto and by this reference made a part hereof. Mortgagee hereby agrees that the lien of said mortgage and any and all instruments of security incident to said mortgage and all right, title and interest of Mortgagee in the property described in the Easement is hereby made subject, subordinate and inferior to the Easement. The subordination of the right, title and interest of Mortgagee in the aforesaid property is without restriction or limitation to the amount of indebtedness, whether principal, interest, future advances, capitalized interest or otherwise.

IN WITNESS WHEREOF, the undersigned Mortgagee has executed this Mortgage Subordination Agreement, this 29th day of JUNE, 2017.

Signed, sealed and delivered
in the presence of:

MORTGAGEE:

[Signature]
Witness

Legacy Bank of Florida

FRANCES HOLLAND
Print Name

By: [Signature]

[Signature]
Witness

Title: EVP/COO

RANDY PROTHES
Print Name

Attest: [Signature]

Title: EVP & CFO

(CORPORATE SEAL)

Corporate

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged before me this 29th day of JUNE, 2017, by MARCIA K. SNYDER AS EXECUTIVE VICE PRESIDENT of LEGACY BANK OF FLORIDA, a national bank, on behalf of the corporation. FLORIDA

(SEAL)

Michelle D. Folgate

(Signature of person taking acknowledgement)

Michelle D. Folgate

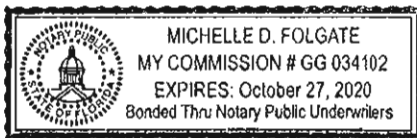
(Name of officer taking acknowledgement)

typed, printed or stamped
Notary Public

(Title or rank)

(Serial number, if any)

My commission expires: October 27, 2020



ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Debra Kay Dorfman
Witness (Signature)
Linda King Dorfman
Print Name
Melissa Aronson
Witness (Signature)
Melissa Aronson
Print Name

3101 Tamarac, LLC
Corporation Name
By: *[Signature]*
President/Vice-President (Signature) *Melissa Aronson*
Douglas P. Aronson
Print Name
Attest: *[Signature]*
Senior Vice-President
[Signature]
Print Name

(CORPORATE SEAL)

STATE OF FL
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 30th day of June, 2017, by Douglas P. Aronson as President/Vice-President of 3101 Tamarac LLC a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced as identification and did/did not take an oath.



(SEAL)

Shamilla O Maharaj
(Signature of person taking acknowledgment)
Shamilla O Maharaj
(Name of officer taking acknowledgment)
typed, printed or stamped

(Title or rank)

Notary

(Serial number, if any)

FF 927431

My commission expires:
Revised 10-18-95

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 A PORTION OF PARCEL "A", AMOCO AT COMMERCIAL BOULEVARD
 BROWARD COUNTY TRAFFIC EASEMENT
 RECORDED IN PLAT BOOK 92, PAGE 12
 BROWARD COUNTY, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN A PORTION OF PARCEL "A", AMOCO AT COMMERCIAL BOULEVARD, AS RECORDED IN PLAT BOOK 92, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°46'39" EAST ALONG THE EAST LINE OF SAID PARCEL "A", ALSO BEING THE WEST RIGHT-OF-WAY LINE OF N.W. 31ST AVENUE, A DISTANCE OF 144.13 FEET; THENCE SOUTH 43°48'41" WEST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 43°48'41" WEST, A DISTANCE OF 18.00 FEET; THENCE NORTH 46°11'19" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 43°48'41" EAST, A DISTANCE OF 18.00 FEET; THENCE SOUTH 46°11'19" EAST, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 90 SQUARE FEET OR 0.00207 ACRES, MORE OR LESS.

LEGEND

CH = CHORD BEARING AND DISTANCE	LS = LICENSED SURVEYOR	P.B. = PLAT BOOK
INC. = INCORPORATED	NO. = NUMBER	PG. = PAGE
L = ARC LENGTH	O.R.B. = OFFICIAL RECORDS BOOK	(R) = RADIAL
LB = LICENSED BUSINESS	P.O.B. = POINT OF BEGINNING	R = RADIUS
LTD. = LIMITED	P.O.C. = POINT OF COMMENCEMENT	△ = CENTRAL ANGLE

SURVEYOR'S NOTES

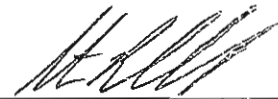
1. THE BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED PLAT BEARING OF S 1°46'38" E ALONG THE WEST LINE OF PARCEL "A" OF THE AMOCO AT COMMERCIAL BOULEVARD PLAT, PLAT BOOK 92, PAGE 12 OF THE BROWARD COUNTY PUBLIC RECORDS
2. ADDITIONS OR DELETIONS TO THIS MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


 STEVEN N. BRICKLEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 6941

JUNE 14, 2017
 DATE OF SIGNATURE

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman CONSULTING
 Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 301 SE Ocean Blvd. Fax: (772) 220-7881
 Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com
 Bowman Consulting Group, Ltd.
 Professional Surveyors and Mapper Business Certificate # LB 8030

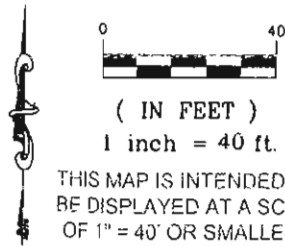
**AMOCO AT COMMERCIAL BOULEVARD
 PLAT BOOK 92, PAGE 12**

BROWARD COUNTY FLORIDA

PROJECT NO. 010063-02-066 REVISED DATE: JUNE 14, 2017 DATE: JUNE 12, 2017
 CADD FILE: 063-02-066 TRAF ESMT SKT.dwg SCALE: N/A SHEET 1 OF 2

SKETCH OF DESCRIPTION
AMOCO AT COMMERCIAL BOULEVARD,
RECORDED IN PLAT BOOK 92, PAGE 12
BROWARD COUNTY, FLORIDA

EXHIBIT "A"



TRACT "B"
PROSPECT INDUSTRIAL AND COMMERCIAL PARK
P.B. 104, PG. 17, BROWARD COUNTY

12' UTILITY EASEMENT
PER P.B. 104 PG. 17

P.O.C.
NORTHEAST CORNER
OF PARCEL "A"
P.B. 92, PG. 12

SANITARY SEWER
LINE EASEMENT
O.R.B. 16418,
PAGE 479
(TYP)

5' FPL RIGHT OF WAY
AGREEMENT
O.R.B. 7825, PAGE 194

8' FPL RIGHT OF WAY
AGREEMENT
O.R.B. 7825, PAGE 194

PARCEL "A"
AMOCO AT COMMERCIAL BOULEVARD
P.B. 92, PG. 12
BROWARD COUNTY

TRACT "B"
PROSPECT INDUSTRIAL AND COMMERCIAL PARK
P.B. 104, PG. 17, BROWARD COUNTY

186.20'
S 01°46'38" E
(BEARING BASE)

144.13'

S 01°46'39" E
EAST LINE OF PARCEL "A"
AND WEST RIGHT OF WAY OF
N.W. 31TH AVENUE

N.W. 31ST AVENUE
127' RIGHT-OF-WAY WIDTH

S 46°11'19" E
5.00'
BROWARD COUNTY
TRAFFIC EASEMENT

N 43°48'41" E 18.00'

S 43°48'41" W
11.00'

N 46°11'19" W 5.00'

P.O.B.

S 43°48'41" W
18.00'

12' UTILITY EASEMENT
PER P.B. 104, PG. 17

S 04°03'33" E (R)

R = 2340.00'
Δ = 0°23'37"
L = 16.07'
CH = S 86°07'06" W
16.07'

R = 2460.00'
Δ = 3°07'36" L = 134.25'
CH = S 87°52'43" W
134.23'

S 43°48'41" W
21.00'

STATE ROAD 870
A/K/A W COMMERCIAL BLVD
R/W WIDTH VARIES
PER FOOT MAP SECTION 86504-2603

NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
301 SE Ocean Blvd. Fax: (772) 220-7881
Suite 301, Stuart, Florida 34994 www.bowmanconsulting.com

Bowman Consulting Group, Ltd

Professional Surveyors and Mapper Business Certificate # LB 8030

AMOCO AT COMMERCIAL BOULEVARD
PLAT BOOK 92, PAGE 12

BROWARD COUNTY

FLORIDA

PROJECT NO. 010063-02-066

REVISED DATE: JUNE 14, 2017

DATE: JUNE 12, 2017

CADD FILE: 063-02-066 TRAF ESMT SKT.dwg

SCALE: 1" = 40'

SHEET 2 OF 2