

EXHIBIT "A" 1 of 2

Parcel "A" and Parcel "B" of BF POMPANO PLAT, according to the Plat thereof as recorded in Plat Book 180, at Page 1, of the Public Records of Broward County, Florida.

Along with

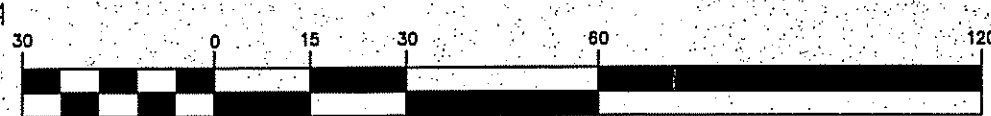
A portion of the East one-half of Spanish River (100 foot right-of-way) in Section 6, Township 49 South, Range 43 East, Broward County, Florida, bounded as follows:

On the West by centerline of said Spanish River; On the North by the Westerly extension of the Northline of Parcel "B". BF Pompano Plat, according to the plat thereof, as recorded in Plat Book 180, Page 1, of the public records of Broward County, Florida; on the East by the West line of said Parcel "B" and on the South by the Westerly extension of the South line of said Parcel "B".

Said lands, situate lying in the City of Pompano Beach, Broward County, Florida.

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
PHONE: (954) 763-7611
FAX: (954) 763-7615

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

RECORD LAND SURVEY

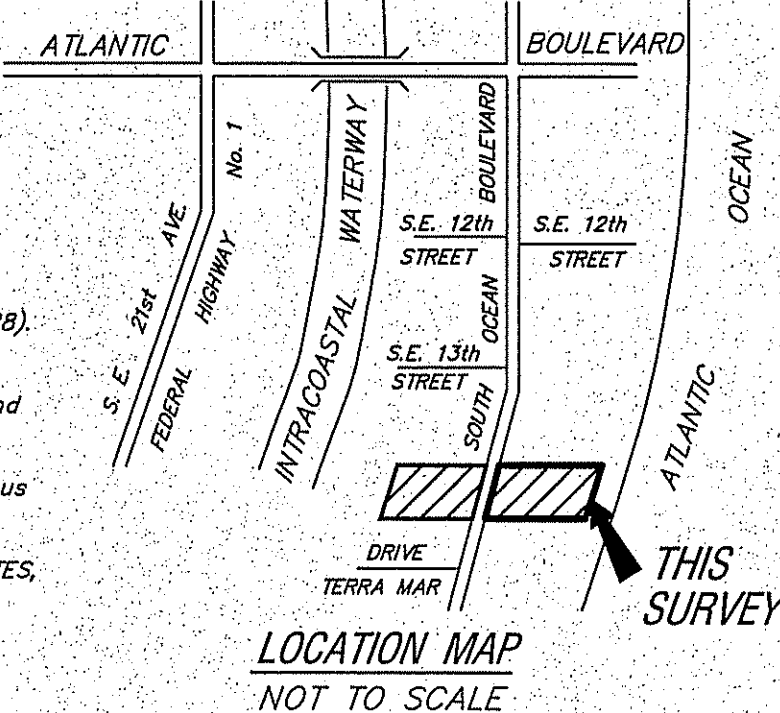
Parcels A and B
"BF POMPANO PLAT"

Plat Book 180, Page 2, B.C.R.

TOGETHER WITH THE EAST 1/2 SPANISH RIVER,
SECTION 6-49-43

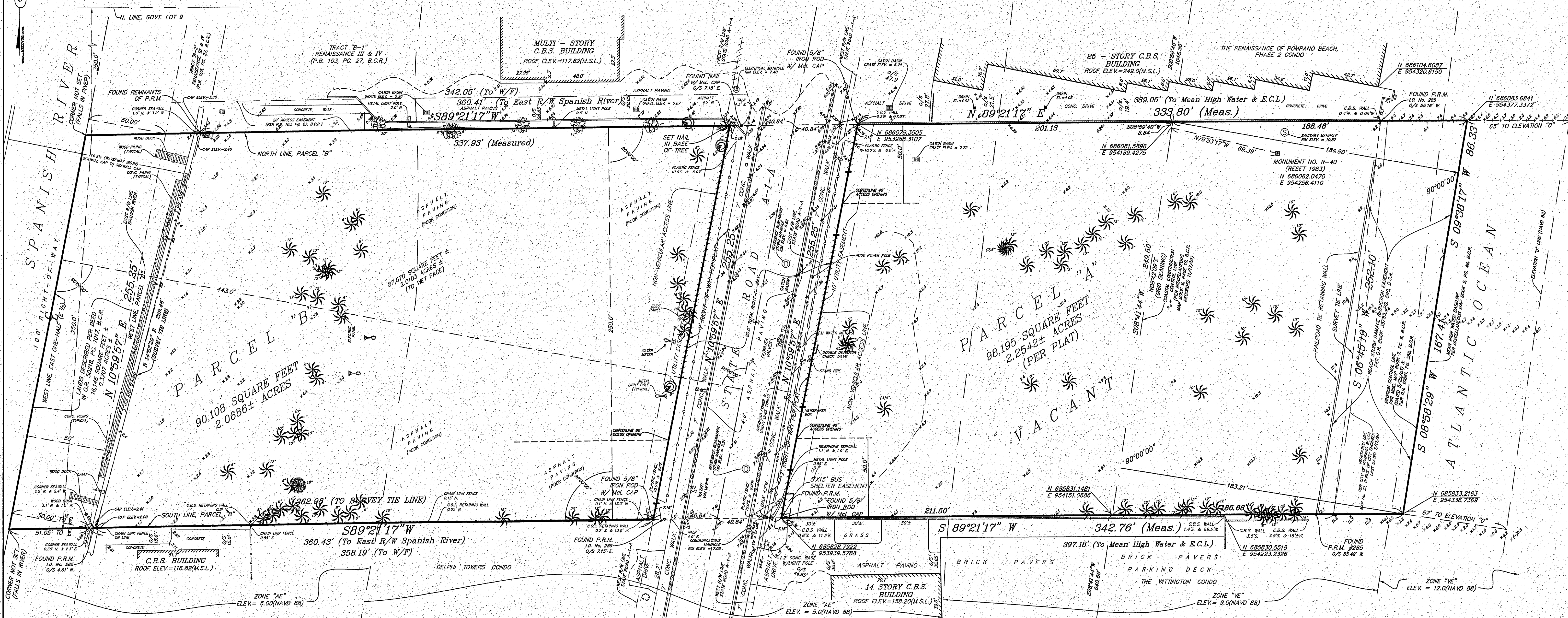
NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground Improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Legal description provided by client and does not infer Title or Ownership.
- 6) All iron rods 5/8", unless otherwise noted.
- 7) Reference Bench Mark: Broward County Benchmark No. 0961A, Elevation=4.25 (NAVD 88).
- 8) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: x 8.8', Elev. = 8.81
- 9) This property lies in Flood Zones "AE", Elev.=6.0, "AE", Elev.=5.0, "VE", Elev.=9.0, and "VE", Elev.=12.0 and are shown approximate Per Flood Insurance Rate Map No. 120100379H Dated: August 18, 2014 Community Panel No. 120055.
- 10) Bearings shown refer to the Mercator Grid System, Florida East Zone per Miscellaneous Map Book 6, Page 10, B.C.R. Coordinates refer to 83/90 adjustment.
- 11) Right-of-Way for Spanish River shown hereon is as delineated on the plots of TERRA MAR ISLAND ESTATES, Plot Book 29, Page 12, B.C.R. and TERRA MAR ISLAND ESTATES, FIRST ADDITION, Plot Book 31, Pg. 10, B.C.R.
- 12) The conversion from NGVD 1929 to NAVD 1988 (-1.58) as converted using NOAA's Vertical Datum Transformation Version 3.2
- 13) There are no visible encroachments on this property.



TREE SYMBOLS

- INDICATES DIAMETER (D.B.H.)
- BLACK OLIVE
 - FIG TREE
 - GUMBO LIMBO
 - PALM TREE
 - SEA GRAPE



LEGEND

- | | |
|---|--------------------------------------|
| A = CENTRAL ANGLE (DELTA) | ELEV. = ELEVATION |
| A OF = ARC LENGTH | O/S = OFFSET |
| CH.B.C. = CHORD BEARING | C = CENTERLINE OF RIGHT-OF-WAY |
| TAN.B.C. = TANGENT BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| P.O.C. = POINT OF COMMENCEMENT | S.B.T. = SOUTHERN BELL TELEPHONE |
| P.O.B. = POINT OF BEGINNING | B.C.R. = BROWARD COUNTY RECORDS |
| W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | D.C.R. = DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT | P.B.R. = PALM BEACH COUNTY RECORDS |
| CONC. = CONCRETE | O.R. = OFFICIAL RECORDS BOOK |
| C.B.S. = CONCRETE, BLOCK AND STUCCO | P.G. = PAGE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/W = RIGHT-OF-WAY |
| W.M. = WATER METER | C.O. = CLEAN OUT |
| B.F.P. = BACK FLOW PREVENTOR | C.L.F. = CHAIN LINK FENCE |
| MIN. = MINIMUM | P.C.D. = POLLUTION CONTROL DEVICE |
| BLDG. = BUILDING | SV = SEWER VALVE |
| W/F = WEIRFACE OF SEAWALL | WV = WATER VALVE |
| I.D. No. = IDENTIFICATION NUMBER | M.S.L. = MEAN SEA LEVEL |
| E.C.L. = EROSION CONTROL LINE (PER MISCELLANEOUS MAP BOOK 7, PG. 6, B.C.R.) | — = OVERHEAD WIRES |

OFFICE NOTES

FIELD BOOK NO. LB#37/20, 500/57 & 58, PRINT, LB# 297/2, PRINT, TDS, PRINT
JOB ORDER NO. T-9903, U-5572, U-8435, U-8662, U-9298, V-0616, V-1829, V-2505
CHECKED BY: DRP, EJJ, RDR, RT, RDR
DRAWN BY: DRP, EJJ, RDR, RT, RDR
C:\RAY2017BACKUP\2505\2505.dwg, 7/10/2017 3:37:32 PM

Legal Description

Parcels A and B, BF POMPANO PLAT, according to the plat thereof as recorded in Plat Book 180, Page 1 of the Public Records of Broward County, Florida.

TOGETHER WITH:
A portion of the East one-half of Spanish River (100 foot right-of-way) in Section 6, Township 49 South, Range 43 East, Broward County, Florida bounded as follows:

On the West by the centerline of said Spanish River; On the North by the Westerly extension of the North line of Parcel "B", BF Page 1, of the Public Records of Broward County, Florida; On the East by the West line of said Parcel "B" and on the South by the Westerly extension of the South line of said Parcel "B".

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 90,108 square feet or 2.0686 acres, more or less.

SITE ADDRESS:
1350 South Ocean Boulevard
Pompano Beach, Florida

CERTIFICATION

We hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 11th day of November, 2004.
Resurveyed this 22nd day of December, 2009.
ALTA certification and title notes added this 5th day of January, 2009.
Revised to add vegetation line this 15th day of January, 2010.
Resurveyed this 14th day of August, 2013.
Additional Certifications added this 26th day of September, 2013.
Resurveyed to DEP specifications this 17th day of October, 2013.
General revisions made this 4th day of June, 2014.
General revisions made this 11th day of June, 2014.
Revised to add roof elevations this 20th day of August, 2015.
Resurveyed this 30th day of September, 2016.
Revised to add additional lands this 5th day of July, 2017. (Not Resurveyed).

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FILE NO. W-19 (17) (NAVD 88)