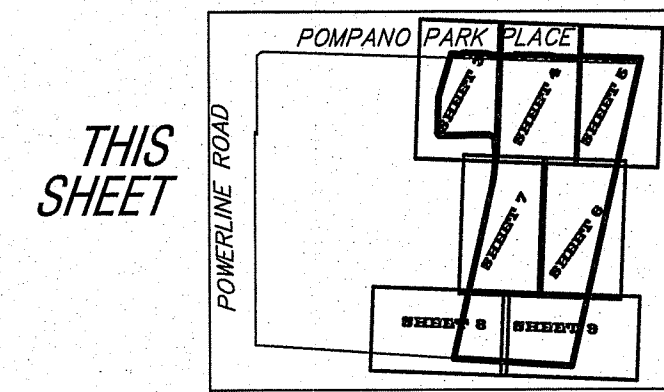


# ALTA/NSPS LAND TITLE SURVEY

## INDUSTRIAL PARCEL A PORTION OF PARCEL "A" POMPAÑO PARK RACINO PLAT, P.B. 181, PGS. 22-27, B.C.R. AND A PORTION OF TRACT "B", ARVIDA POMPAÑO PARK, P.B. 137, PG. 33, B.C.R.

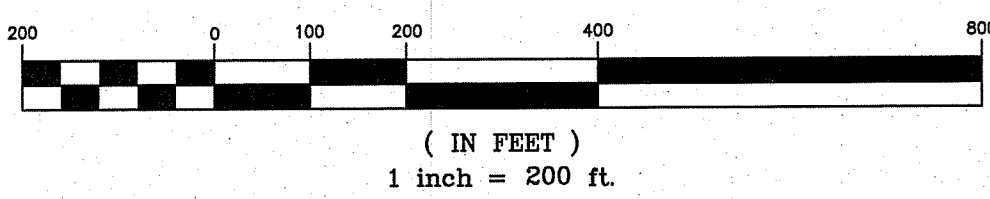
SHEET 2 OF 9



Location Sketch  
Not To Scale

McLAUGHLIN ENGINEERING CO. LB# 285  
SURVEYORS-ENGINEERS-PLANNERS  
a division of CONTROL POINT LB# 8137  
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309

WARREN, NJ 908.668.0099  
CHALMERS, PA 315.712.8880  
MT. LAUREL, NJ 609.857.2099  
MANHATTAN, NY 646.780.0411  
LONG ISLAND, NY 631.581.2645  
SOUTHBOROUGH, MA 508.846.3300  
ALBANY, NY 518.217.5910  
ROCHESTER, NY 585.261.1154  
GEORGETOWN, DE 302.225.1010  
PHILADELPHIA, PA 215.712.8880  
HUDSON VALLEY, NY 845.491.7339  
FT. LAUDERDALE, FL 561.763.7611



### LEGEND

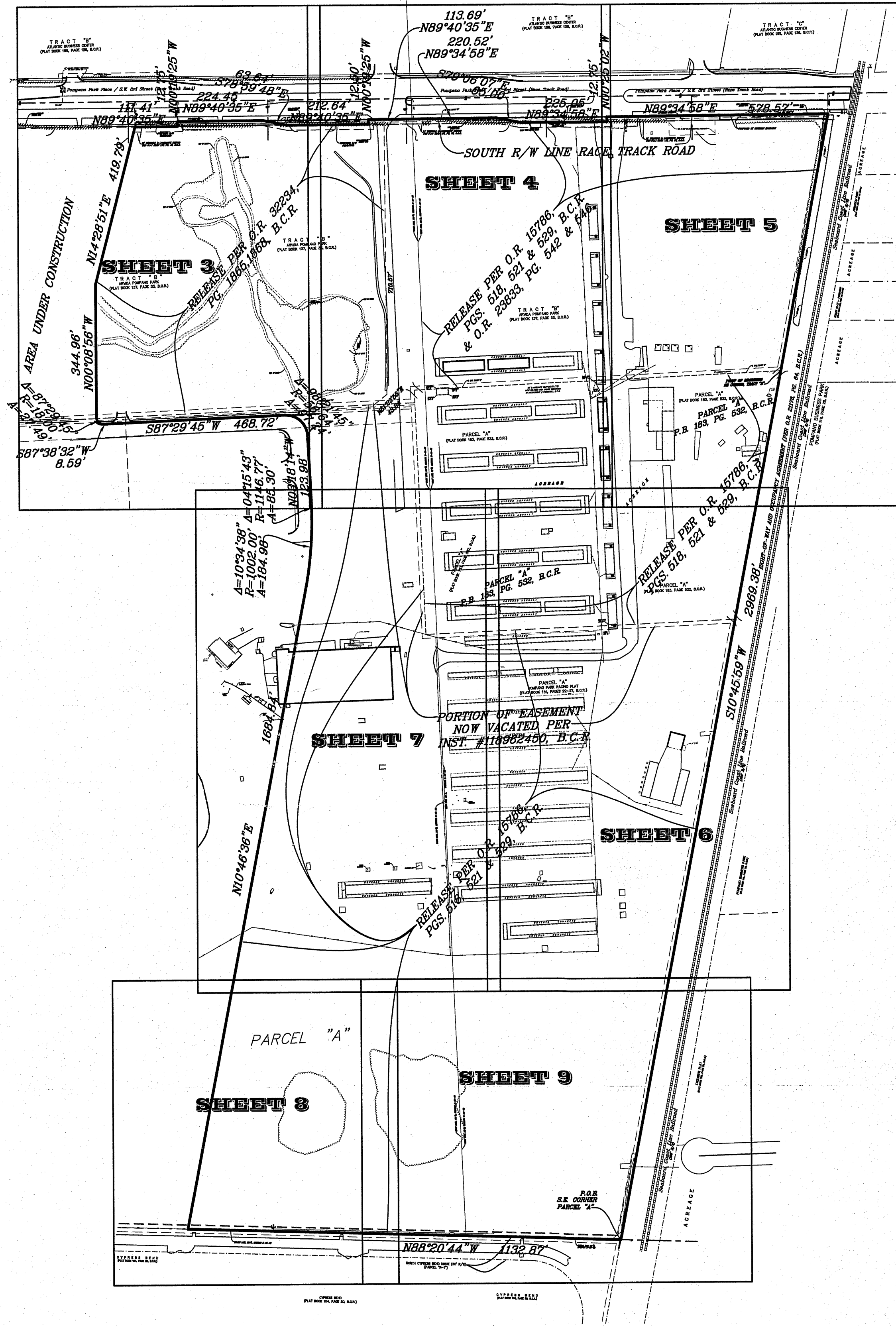
- S.P. = STATE PLANE  
ELEV. = ELEVATION  
O.S. = OFFSET  
A/C = AIR CONDITIONING  
C.E. = CENTERLINE OF RIGHT-OF-WAY  
F.P. = FLORIDA POWER AND LIGHT CO.  
S.B.T. = SOUTHERN BELL TELEPHONE  
B.C.R. = BROWARD COUNTY RECORDS  
D.C.R. = DADE COUNTY RECORDS  
P.B.R. = PALM BEACH COUNTY RECORDS  
O.R. = OFFICIAL RECORDS BOOK  
P.G. = PAGE  
R/W = RIGHT-OF-WAY  
W.L.P. = WOOD LIGHT POLE  
W.M. = WATER METER  
INV. = INVERT  
N/A = NOT ATTAINABLE  
F.H. = FIRE HYDRANT  
A.L.P. = ALUMINUM LIGHT POLE  
M.L.P. = METAL LIGHT POLE  
ELEC. = ELECTRIC  
A = CENTRAL ANGLE (DELTA)  
R = RADIUS  
A OR R = ARC LENGTH  
CH.B.C. = CHORD BEARING  
TAN.B.C. = TANGENT BEARING  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
W/M.C. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP.  
P.R.M. = PERMANENT REFERENCE MONUMENT  
CONC. = CONCRETE  
C.B.S. = CONCRETE BLOCK AND STUCCO  
S.B.T. & T. = SOUTHERN BELL TELEPHONE & TELEGRAPH  
W.V. = WATER VALVE  
N. = NORTH  
S. = SOUTH  
E. = EAST  
W. = WEST  
C.T.P. = CONCRETE TRAFFIC POLE  
F.O.C. = FIBER OPTIC CABLE  
I.C.V. = IRRIGATION CONTROL VALVE  
C.O. = CLEAN OUT  
C.L.F. = CHAIN LINK FENCE  
P.C.D. = POLLUTION CONTROL DEVICE  
B.F.P. = BACK FLOW PREVENTOR  
W.P. = WOOD LIGHT POLE  
C.P.P. = CONCRETE POWER POLE  
M.L.P. = METAL LIGHT POLE  
C.L.P. = CONCRETE LIGHT POLE  
L.F.F. = LOWEST FINISHED FLOOR  
CATCH BASIN  
CATCH BASIN INLET  
ALUMINUM LIGHT POLE  
CONCRETE LIGHT POLE  
WOOD LIGHT POLE  
LIGHT POLE  
CONCRETE TRAFFIC POLE  
WOOD POLE  
COMMUNICATIONS MANHOLE  
MANHOLE  
LIGHT BOX/HAND HOLE  
WATER VALVE  
WATER METER  
FIRE HYDRANT  
FIBER OPTIC CABLE  
CHAIN LINK FENCE  
WOOD FENCE  
OVERHEAD POWER & UTILITIES  
OVERHEAD UTILITY WIRES  
OVERHEAD GUY WIRES

### FLOOD ZONE LEGEND:

- = FLOOD ZONE "X" Minimal Chance of Flood Hazard  
= FLOOD ZONE "X" 0.2% Annual Chance of Flood Hazard  
= FLOOD ZONE "AH" Elevation=7.0'  
= FLOOD ZONE "AH" Elevation=8.0'  
= FLOOD ZONE "AH" Elevation=9.0'  
= FLOOD ZONE "AH" Elevation=10.0'  
= FLOOD ZONE "AH" Elevation=11.0'  
= FLOOD ZONE "AE" Elevation=8.0'  
= FLOOD ZONE "AE" Elevation=9.0'  
= FLOOD ZONE "AE" Elevation=10.0'

### OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets  
JOB ORDER NO. U-0393, U-3826, V-0537, V-3272, V-4473, V-4995, V-7288, V-230190-00  
CHECKED BY: EJJ3, DRP, RDR, RT, RDR  
DRAWN BY: EJJ3, DRP, RDR, RT, RDR



### NOTES:

- 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.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- Reference Bench Mark: Broward County Benchmark #3220. ELEVATION = 7.95(NGVD 29) or 6.36(NAVD 88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 18', EL=7.95.
- This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard, "X", Minimal Chance of Flood Hazard, Zone "AH", Elev=7.0, 8.0, 9.0, 10 & 11, Zone "AE", Elev=8.0, & 10, Per Flood Insurance Rate Map No. 12011C0357 H Dated: August 18, 2014, Community Panel No. 120055.
- Bearings shown refer to record plat of ARVIDA POMPAÑO PARK (137/33) and assume the West line of Section 3-49-42 as South 00°00'00" East.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- Legal Description depicts the same real property as described in First American Title Insurance Company File No. 1062-6206004.
- This property has direct access to Powerline Road and Race Track Road, both Publicly Dedicated Roads.
- There is no observed evidence that the site is used as a Solid Waste Dump, Sump or Sanitary Land Fill.
- No observed proposed changes in Street Right of Ways.

### LEGAL DESCRIPTION

SEE SHEET 1 OF 10

### ALTA/NSPS CERTIFICATION

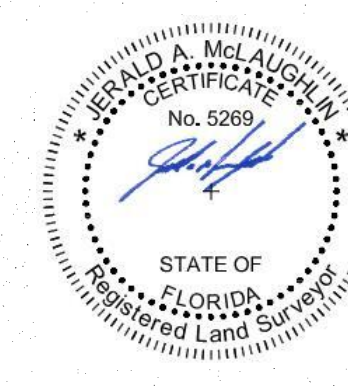
TO:  
Pompano Park JV Land Holdings, LLC, a Delaware limited liability company  
Greenberg Traurig, P.A.  
First American Title Insurance Company  
Rockpoint Fund Acquisitions, LLC, a Delaware limited liability company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 5, 6(a), 7(a), 7(b), 8, 9, 11(as to visible utilities only), 13, 16(none observed), 17(none apparent), 18(none supplied) & 19 of Table A thereof.  
The fieldwork was completed on July 19, 2023.

### CERTIFICATION

We hereby certify that this survey meets the Standards of Practice 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 6th day of October, 2022.  
Resurveyed this 19th day of July, 2023  
Revised Title Commitment and Certifications added this 10th day of August, 2023.



Digitally signed  
by Jerald A  
McLaughlin  
Date: 2023.12.18  
11:13:53 -05'00'  
JERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

A05 3 03 (23)

PZ24-30000010  
11/05/2024

SHEET  
2 OF 9