

ALTA/NSPS CERTIFICATION

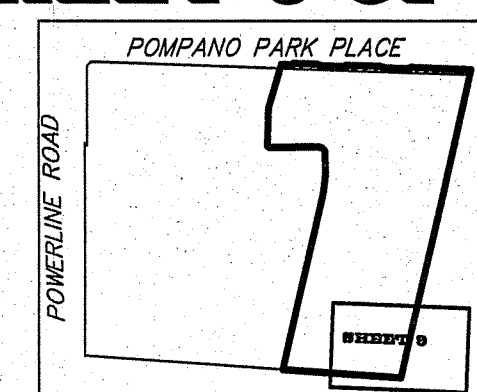
TO:

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.

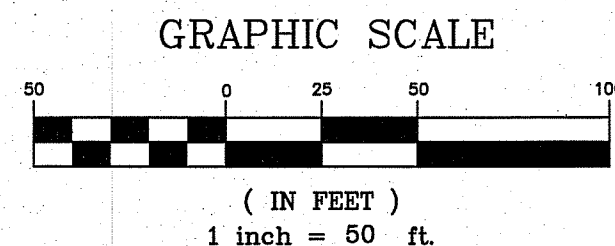
The fieldwork was completed on July 19, 2023.

SHEET 9 OF 9


















Location Sketch
Not To Scale






*THIS
SHIFT*













LEGEND

S.P. = STATE PLANE
ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C. = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = 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.O.-W. = RIGHT-OF-WAY
W.L.P. = WOOD LIGHT POLE
W.M. = WATER METER
WV. = WVERT
N/A = NOT ATTAINABLE
F.H. = FIRE HYDRANT
A.L.P. = ALUMINUM LIGHT POLE
N.I.A. = NAIL IN ASPHALT
ELEC. = ELECTRIC
Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/M/C L.P. = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONCRETE
C.B.S. = CONCRETE, BLOCK AND STUCCO
S.B.T.&T. = SOUTHERN BELL TELEPHONE & TELEGRAPH
W. = WATER VELL
N. = NORTH
S. = SOUTH
E. = EAST
W. = WEST
C.T.P. = CONCRETE TRAFFIC POLE
F.C.P. = FIBER OPTIC CABLE
L.C.V. = LIGATION CONTROL VALVE
C. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
P.C.D. = POLLUTION CONTROL DEVICE
B.P. = BACK FLOW PREVENTOR
W.L.P. = WOOD LIGHT POLE
C.B.P. = CONCRETE BLOCK POLE
M.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-3926, V-0537, V-3272, V-4473, V-4995, V-7288

CHECKED BY: 15-230190-00

DRAWN BY: EJW3, DRP, RDR, RT, RDR

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:
 - (a) This drawing is not valid unless sealed with an embossed surveyors seal.
 - (b) Boundary survey information does not infer Title or Ownership.
- (3) Elevation Bench Mark: Brownsville, Texas, County Road #3220.
ELEVATION = 7.95(NGVD 29) or 6.36(NAVD 88).
- (4) Elevations shown refer to North American Vertical Datum (1988), and are indicated as "NVD, EL.=7.95.
- (5) Flood Hazard: "Flood Hazard", 0.2% Annual Chance of Flood Hazard, "X", Minimal Chance of Flood Hazard, Zone "AH", Elev.=7.0, 8.0, 9.0, 10 and 11, Zone "AE", Elev.=9.0, & 10, Per Flood Insurance Rate Map No. 1301100357 H, dated November 18, 2004, Community Rating System.
- (6) Bearings shown refer to record plat of ARVIDA POMPANO PARK (127/133) and assume the West line of Section 3—49—42 as South 00°00'00" East.
- (7) Elevations per North American Vertical Datum (1988) derived from National Geodetic Survey (National Geodetic Survey, 1988) U.S. Army Corps of Engineers software (Carpocson 6.0.1) obtained from <http://www.tech.echc.com/xtl/>
- (8) Legal Description depicts the same real property as described in First American Title Insurance Company File No. 1082-6208004.
- (9) This property has direct access to Powerline Road and Tree Track Road, both Publically Dedicated Roads.
- (10) There is no observed evidence that the site is used as a Solid Waste Dump, or as a Sanitary Landfill.
- (11) No observed proposed changes in Street Right of Ways.

AAC
(5-3-31(23)
PZ24-30000010
11/05/2024

SHEET
9 OF 9

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
11:25:43 -05'00'

LEGAL DESCRIPTION
SEE SHEET 1 OF 10

McLAUGHLIN ENGINEERING COMPANY

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