



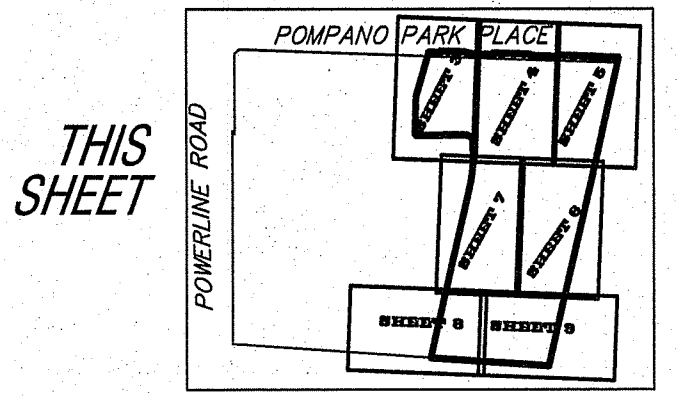
McLAUGHLIN ENGINEERING CO., L.B.# 185
SURVEYORS - ENGINEERS - PLANNERS
a division of CONTROL POINT LB# 8137
ASSOCIATES, INC.
1700 N.W. 64th STREET, SUITE 400, FORT LAUDERDALE, FLORIDA, 33309

WARREN, NJ 908.668.0099
CHALFONTE, PA 610.712.9800
MT. LAUREL, NJ 609.857.2009
MANHATTAN, NY 646.780.9411
LONG ISLAND, NY 631.586.8465
SOUTH BORO, MA 508.848.3000
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ROCHESTER, NY 585.250.1764
GEORGETOWN, DE 302.356.1030
PHILADELPHIA, PA 215.712.9800
HUDSON VALLEY, NY 845.481.7339
FT. LAUDERDALE, FL 954.763.7611

ALTA/NSPS LAND TITLE SURVEY

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

SHEET 1 OF 9



Location Sketch
Not To Scale

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.F. = 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
W.V. = WATER VALVE
N/A = NOT ATTAINABLE
F.H. = FIRE HYDRANT
A.L.P. = ALUMINUM LIGHT POLE
N.A. = NAIL IN ASPHALT
ELEC. = ELECTRIC
Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TANG.BRG. = TANGENT BEARING
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
W/MCL 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. = CONCRETE POWER 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

Indicates Topography Guy

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, 15-230190-00
CHECKED BY: EJLJ, ORP, RDR, RT, RDR
DRAWN BY: EJLJ, ORP, RDR, RT, RDR

TITLE NOTES

There are no other Easements, Road Reservations or Rights-of-Ways of Record affecting this property per First American Title Insurance Company, Commitment Number 110023819, dated August 4, 2023 at 8:00AM, Revision Number 10, August 22, 2023.

9. Oil, Gas and other minerals and mineral rights, and 50' Road Reservation in favor of the Board of Commissioners of Everglades Drainage District n/k/a South Florida Water Management District, by virtue of deed recorded in Deed Book 455, Page 187, and as affected by Release of reservation No. 16593 recorded in Official Records Book 23833, Page 542 and as affected by Non Use Commitment No. 1048 recorded in Official Records Book 23833, Page 546, all of the Public Records of Broward County, Florida affects this property (nothing plottable) (now released, see sheet 2).

10. Oil, Gas and other minerals and mineral rights, and 50' Road Reservation in favor of the Board of Commissioners of Everglades Drainage District n/k/a South Florida Water Management District by virtue of deed recorded in Deed Book 458, Page 481 and Deed Book 477, Page 336, and as affected by as affected by Release of Reservation No. 16593 recorded in Official Records Book 23833, Page 542 and as affected by Non Use Commitment No. 1048 recorded in Official Records Book 23833, Page 546 and as affected by Non-Use Commitment No. 1293 recorded in Official Records Book 32234, Page 1865 and as affected by Release of Reservations No. 17416 recorded in Official Records Book 32234, Page 1868, all of the Public Records of Broward County, Florida affects this property South, East, West and North Portions (nothing plottable) (now released, see sheet 2).

11. Oil, Gas and other minerals and mineral rights, and 50' Road Reservation in favor of the Board of Commissioners of Everglades Drainage District n/k/a South Florida Water Management District by virtue of deed recorded in Deed Book 463, Page 476, as corrected by deed recorded in Deed Book 562, Page 254, and as affected by Release of Reservation No. 16593 recorded in Official Records Book 23833, Page 542 and as affected by Non Use Commitment No. 1048 recorded in Official Records Book 23833, Page 546 and as affected by Non-Use Commitment No. 1293 recorded in Official Records Book 32234, Page 1865 and as affected by Release of Reservations No. 17416 recorded in Official Records Book 32234, Page 1868, all of the Public Records of Broward County, Florida affects this property North, East, West and North Portions (nothing plottable) (now released, see sheet 2).

12. Petroleum and Mineral Reservations in favor of Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 464, Page 296, as affected by release of right of entry and exploration, and road reservations by instrument recorded in Official Records Book 23818, Page 349, all of the Public Records of Broward County, Florida affects this property North, East, West and North Portions (nothing plottable) (now released, see sheet 2).

13. Petroleum and Mineral Reservations in favor of Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 464, Page 395, as affected by release of right of entry and exploration by instrument recorded in Official Records Book 15786, Page 518 and as affected by Release of Reservations recorded in Official Records Book 15786, Page 521 and as affected by Release of Reservations recorded in Official Records Book 15786, Page 529 and as affected by Release of Right of Entry and Exploration for Petroleum, Phosphate, Mineral and Metal Reservations and Release of Road reservation recorded in Official Records Book 23818, Page 349, all of the Public Records of Broward County, Florida affects this property North and East Portions (nothing plottable) (now released, see sheet 2).

14. Dedications, restrictions and easements shown on the plat of ARVIDA POMPANO PARK, as recorded in Plat Book 137, Page(s) 33, as affected by: Official Records Book 30414, Page 563; Official Records Book 38277, Page 1733, Agreement for Amendment of Notation of Plat recorded in Instrument No. 116458664; Instrument No. 116458665; Instrument No. 116458666 and Instrument No. 118164397, of the Public Records of Broward County, Florida; and as follows:

- Dedication of rights-of-ways and easements to the perpetual use of the public as shown.
- Plat note no. 6 regarding existing and future utility easement vacations and dedications affects (nothing plottable).
- Non-vehicular access lines as shown on plat as shown.
- Plat note no. 8 regarding development and use restrictions affects as to use.
- Plat note no. 9 regarding roadway easement as ultimate right of way line as shown.
- 13' sidewalk and landscape easement along Race Track Road as shown in Plat note no. 11 no specific Legal Description.
- 12' Roadway easements as shown in details D, E, F, E-1, F, F-1 and G of said plat as shown.
- 110' Opening in Non-Vehicular Access Line as shown in Detail B of said plat as shown.
- 65' Opening in Non-Vehicular Access Line as shown in Detail D, F and F-1 of said plat as shown.
- 100' Opening in Non-Vehicular Access Line as shown in Details E and E-1 of said plat as shown.
- Traffic Control Easement as shown in Detail G of said plat as shown.
- 13' Sidewalk Easement along Race Track Road as shown on said plat see note f.

15. Dedications, restrictions and easements shown on the plat of Pompano Park Racino Plat, as recorded in Plat Book 181, Page(s) 22, as affected by: Vacated Right of Way recorded in Official Records Book 15278, Page 209, and Agreement for Amendment of Notation of Plat recorded in Instrument No. 116442552 and in Instrument No. 116442553, Agreement for Amendment of Notation on Plat as recorded in Instrument No. 118158997, Ordinance No. 2023-56 for the City of Pompano Beach abandoning Utility Easement recorded under Instrument No. 118962450, and Resolution 2020-285 of May 19, 2020, of the Public Records of Broward County, Florida, and as follows:

- Easement and thoroughfare dedication to the public for roads and road related purposes as indicated as shown.
- Platted utility easements are also easements for the construction, installation, maintenance and operation of cable television services as shown.
- 10' utility easement as shown on plat as shown.
- 120' ingress/egress easement as shown on plat. N/A
- 220' access opening easement as shown on plat. N/A
- 82' deep traffic control device easement as shown on plat. N/A
- All facilities for the distribution of electricity, telephone, and cable television shall be installed underground as shown.
- 50' ingress/egress easement as shown on plat as shown.
- further Plat restrictions as follows:

This Plat is restricted to 700,000 square feet of commercial recreation (including 230,000 square feet casino building with 69,840 square feet of casino), 500-room hotel, 400,000 square feet of office use, 100,000 square feet of commercial use, 4,100 mid-rise units and 1,100,000 square feet of industrial use.

No free standing drive-thru bank facilities are permitted and residential uses are not permitted within the hotel use without the approval of Board of County Commissioners who shall review and address these uses increased impacts.

Any structure within this plat must comply with Section IV D.1.f. Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by Chapter 54, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

All facilities for the distribution of electricity, telephone, and cable television shall be installed underground.

- Intentionally Deleted
- Intentionally Deleted
- Intentionally Deleted
- Easement per O.R. Book 4236, Page 288 of the Public Records of Broward County, Florida affects this property
- Intentionally Deleted
- Intentionally Deleted
- Resolution per O.R. Book 14699, Page 50 of the Public Records of Broward County, Florida affects this property and as shown.
- Intentionally Deleted
- Easement per O.R. Book 27346, Page 908 of the Public Records of Broward County, Florida affects this property and as shown.
- Agreement per O.R. Book 38233, Page 1622 of the Public Records of Broward County, Florida affects this property (not a survey matter).
- Agreement per O.R. Book 38233, Page 1762 of the Public Records of Broward County, Florida affects this property (not a survey matter).
- Declaration per O.R. Book 38953, Page 1879 of the Public Records of Broward County, Florida and O.R. Book 40077, Page 1098 of the Public Records of Broward County, Florida affects this property. (nothing plottable)
- Intentionally Deleted
- Declaration per O.R. Book 45585, Page 1197 of the Public Records of Broward County, Florida; O.R. Book 40077, Page 1098 of the Public Records of Broward County, Florida and Partial Release per Instrument No. 116590846 of the Public Records of Broward County, Florida affects this property (not a survey matter).
- Intentionally Deleted
- Declaration per Instrument No. 116849221 of the Public Records of Broward County, Florida affects this property, nothing plottable
- Agreement per Instrument No. 117063176 of the Public Records of Broward County, Florida affects Industrial Parcel only. (Blanket Easement)
- Declaration per Instrument No. 118591390, B.C.R. affects this property, nothing plottable
- Declaration per Instrument No. 118591686, B.C.R. affects this property, nothing plottable
- Matters per Plat Book 183, Page 531, B.C.R. affects this property and as shown
- Intentionally Deleted

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(NVD 29) or 6.36(NAVD 88)
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 19, 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 POMPANO 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. 110023819.
- This property has direct access to Race Track Road, a Publically Dedicated Road.
- 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.
- The Legal Description contains no Gaps, Gores or Mistakes.

ALTA/NSPS CERTIFICATION

TO:

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 10:59:34 -05'00'

McLAUGHLIN ENGINEERING COMPANY

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

AAC 0 - 2 - 131(23)

SHEET 1 OF 9

PZ24-30000010
11/05/2024