SITE INFORMATION

BROWARD REALTY LTD PRTNR OHIO 1621 BLOUNT ROAD, POMPANO BEACH, FLORIDA 33069 APN: 484228090020 82155 ± SQUARE FEET, OR 1.886 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT FL252508022JC/202501453NCS, DATED AUGUST 7, 2025 AT 08:00 AM.

SCHEDULE A DESCRIPTION

THAT PORTION OF LOTS 1 & 2 OF "TURNPIKE INDUSTRIAL PARK" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1; SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AS SHOWN ON SAID PLAT OF "TURNPIKE INDUSTRIAL PARK"; THENCE N.0°09'16" W. (PLAT BEARING) 136.78 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°09'16"W. ALONG SAID WEST RIGHT-OF-WAY LINE 172.00 FEET; THENCE S.89°58'06"W. 554.95 FEET TO A POINT ON THE WEST LINE OF SAID LOT 2; THE NEXT TWO (2) DESCRIBED COURSES BEING ALONG THE WEST LINE OF SAID LOTS 1 AND 2: (1) THENCE S.18°11'52"E. 18.36 FEET; (2) THENCE S.46°05'20"E. 222.72 FEET; THENCE N. 89°58'06"E. 389.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE OF BLOUNT ROAD AND THE

TOGETHER WITH A NONEXCLUSIVE PERPETUAL CROSS ACCESS EASEMENT CREATED BY THE CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN OFFICIAL RECORDS BOOK 18093, PAGE 453, OF THE PUBLIC RECORDS OF BROWARD COUNTY,

NOTES CORRESPONDING TO SCHEDULE B

- (7) DEDICATION, NOTES, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF TURNPIKE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20. AS AFFECTED BY THE AGREEMENT RECORDED FEBRUARY 16, 2000 IN OFFICIAL RECORDS BOOK 30264, PAGE 80, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- (8) OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF EVERGLADES DRAINAGE DISTRICT, AS CONTAINED IN DEED, RECORDED JANUARY 30, 1945 IN DEED BOOK 470, PAGE 383, AS MODIFIED BY NON-USE COMMITMENT RECORDED NOVEMBER 26, 1984. IN OFFICIAL RECORDS BOOK 12148, PAGE 726, AS AFFECTED BY THE RELEASE OF RESERVATION NO. 13219 RECORDED JANUARY 20, 1982 IN O.R, BOOK 9989, PAGE 844, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS BY DESCRIPTION, NOT A SURVEY MATTER)
- TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS IN THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENTS RECORDED OCTOBER 28, 1991 IN OFFICIAL RECORDS BOOK 9863, PAGE 275, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (DOES NOT AFFECTS, LIES OFFSITE)
- DEVELOPER'S AGREEMENT RECORDED JANUARY 10, 1983 IN OFFICIAL RECORDS BOOK 10604, PAGE 874, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA
- TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS IN THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENT RECORDEDJULY 29, 1983 IN OFFICIAL RECORDS BOOK 11031, PAGE 430, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA (DOES NOT AFFECTS, LIES OFFSITE)
- DECLARATION OF GRANT OF ADDITIONAL UTILITY EASEMENT RECORDED DECEMBER 12, 1983 IN OFFICIAL RECORDS BOOK 11329, PAGE 865, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- (13) EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 27, 1983 IN OFFICIAL RECORDS BOOK 11365, PAGE 279, OF THE PUBLIC (AFFECTS, PLOTTED AS SHOWN)
- (14) DEED OF EASEMENT GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, A GEORGIA CORPORATION RECORDED MAY 17, 1985 IN OFFICIAL RECORDS BOOK 12544, PAGE 725, OF THE PUBLIC RECORDS OF BROWARD (AFFECTS, PLOTTED AS SHOWN)
- (15) TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS IN THAT CERTAIN DECLARATION OF RESTRICTION RECORDED OCTOBER 30, 1986 IN OFFICIAL RECORDS BOOK 13860, PAGE 825, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA (AFFECTS, PLOTTED AS SHOWN)
- (16) CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT RECORDED JANUARY 25, 1991 IN OFFICIAL RECORDS BOOK 18093, PAGE 453, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- (17) OWNER'S AGREEMENT BY AND BETWEEN BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND BROWARD REALTY LIMITED PARTNERSHIP OF OHIO, AN OHIO LIMITED PARTNERSHIP RECORDED MARCH 6, 1991 IN OFFICIAL RECORDS BOOK 18193, PAGE 34, AS AFFECTED BY THE BILL OF SALE ABSOLUTE RECORDED MAY 1, 1991 IN OFFICIAL RECORDS BOOK 18346, PAGE 984, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- (18) EASEMENT GRANTED TO BROWARD COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA RECORDED MAY 1, 1991 IN OFFICIAL RECORDS BOOK 18346, PAGE 988, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

ZONING INFORMATION

| PROPERTY IS CURRENTLY ZONED: | | D: <u>AWAITING Z</u> | AWAITING ZONING REPORT | |
|------------------------------|---------------|----------------------|------------------------|---|
| OBSERVED USE: WAREH | OUSE ; USE PE | RMITTED BY ZONE: | YES, or | N |
| ITEM | REQUIRED | OBSERVED | | |
| MIN. SETBACKS FRONT | | 169.5' | | |
| MIN. SETBACKS SIDE | | 8.9' | | |
| MIN. SETBACKS REAR | | 187.7' | | |
| MAX. BUILDING HEIGHT | | 16.1' | | |
| MIN. LOT AREA | | 82155' SQ.FT | | |
| MIN. LOT WIDTH | | N/A | | |
| MAX. BLDG COVERAGE | | 9% | | |
| PARKING REGULAR | | 33 | | |

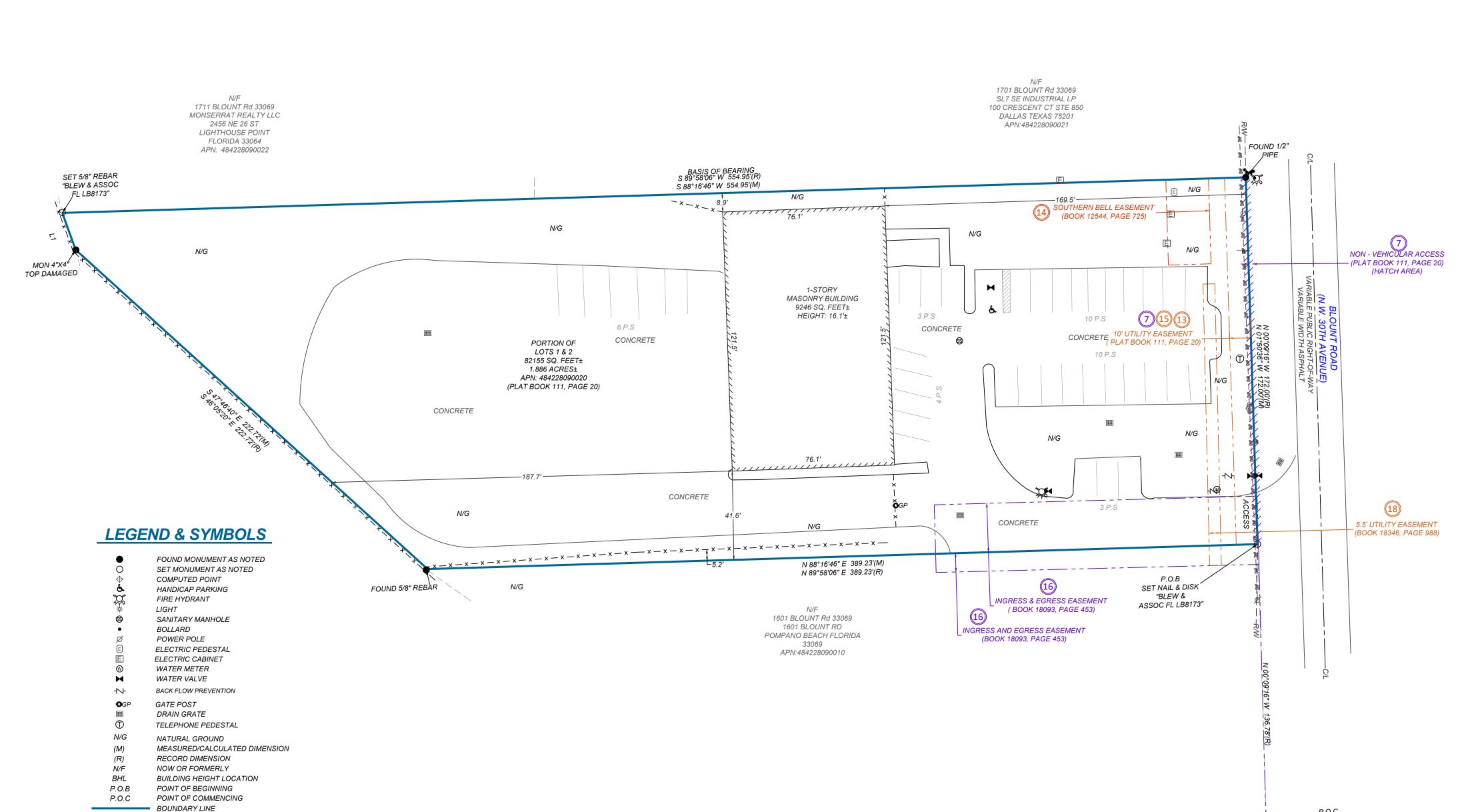
PARKING HANDICAP

PARKING TOTAL

ALTA/NSPS LAND TITLE SURVEY

1621 BLOUNT ROAD

POMPANO BEACH, BROWARD COUNTY, FLORIDA 3069 LOCATED IN: SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST



LINE TABLE

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE

GENERAL NOTES

HAMMONDVILLE RD

1. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

VICINITY MAP

HERB CULBREATH DR

NW 16TH CT

- 3. IN REGARD TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE
- OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
 - CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON

4. IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED

AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.

5. AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE

- 7. COMPLETED FIELD WORK WAS 09/02/2025.
- 8. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BLOUNT RD AND HAMMONDVILLE RD. WHICH IS APPROXIMATELY 526' FROM THE NE CORNER OF THE
- 10. THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO BLOUNT RD VIA INGRESS & EGRESS EASEMENT RECORDED ON BOOK 18093, PAGE 453, BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- 11. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE
- 12. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED FLORIDA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY. AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
- 13. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BROWARD COUNTY PROPERTY APPRAISAL.
- 14. THE SUBJECT PROPERTY SHOWN HEREON FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO GAPS OR OVERLAPS.
- 15. IN REGARD TO ALTA/NSPS TABLE A ITEM 10, NO VISIBLE DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELD SURVEY WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT.
- 16. IN REGARD TO ALTA/NSPS TABLE A ITEM 18, ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR HAVE BEEN SHOWN AND/OR NOTED HEREON.

SURVEYOR'S CERTIFICATE

TO: CHICAGO TITLE INSURANCE 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 09/02/2025.

DATE OF PLAT OR MAP: 09/03/2025

SOUTHEAST CORNER OF LOT 1; POINT ALSO BEING ON THE

WEST RIGHT-OF-WAY LINE OF

BLOUNT ROAD

REVISION HISTORY

PROFESSIONAL SURVEYOR AND MAPPER LS5913 STATE OF FLORIDA FLORIDA C.O.A. LB8173

Surveying | **Engineering** | **Environmental**

3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703 EMAIL: SURVEY@BLEWINC.COM OFFICE: 479.443.4506 FAX: 479.582.1883

| WWW.BLEWINC.COM | | |
|---------------------------------|---|--|
| SURVEYOR JOB NUMBER: 25-7011 | SURVEY DRAWN BY: BWH - 09/03/2025 | |
| SURVEY REVIEWED BY: KAF | SHEET: 1 OF 1 | |

SIGNIFICANT OBSERVATIONS

SCALE: 1" = 30'

GRAPHIC SCALE

NONE OBSERVED AT THE TIME OF THE ALTA/NSPS SURVEY.

---- EASEMENT LINE

C/L — – CENTERLINE

— × — × — × — FENCE LINE

R/W — — — RIGHT-OF-WAY LINE

— OFF — OFF — OVERHEAD POWER LINE

PARKING INFORMATION

REGULAR= 33 HANDICAP= 1 TOTAL= 34

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "AH" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12011C0170H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014 AND IS IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE NORTH SIDE OF THE SUBJECT PROPERTY. THE BEARING IS DENOTED AS S 88°16'46" W PER GPS COORDINATE OBSERVATIONS FLORIDA STATE PLANE, EAST ZONE NAD83. LATITUDE = 26°15'00.0088"

LONGITUDE = -80°09'56.0927" CONVERGENCE ANGLE = 00°22'09"