

SITE INFORMATION

N/F:
BROWARD REALTY LTD PRTRN OHIO
1621 BLOUNT ROAD, POMPAÑO 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 FL252509022/C/2020301453NGS, 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 POINT OF BEGINNING.

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, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

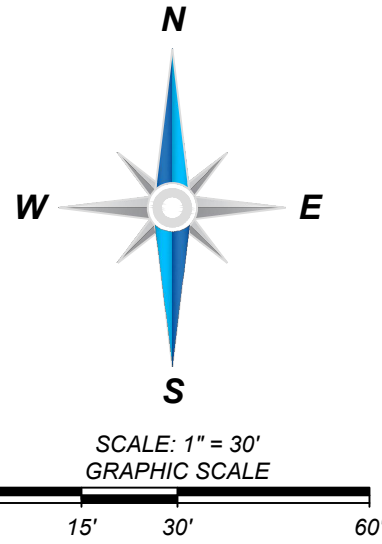
- DEDICATION, NOTES, EASEMENTS AND ANY OTHER RELEVANT MATTERS SHOWN ON THE PLAT OF TURNPIKE INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 20, AS AFFECTED BY THE AGREEMENT RECORDED FEBRUARY 16, 2000 IN OFFICIAL RECORDS BOOK 30264, PAGE 80, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- OIL, GAS AND MINERAL RESERVATIONS IN FAVOR OF EVERGLADES DRAINAGE DISTRICT, AS CONTAINED IN DEED, RECORDED JANUARY 30, 1945 IN DEED BOOK 470, PAGE 983, AS MODIFIED BY NONEXCLUSIVE COMMITMENT RECORDED NOVEMBER 26, 1984, IN OFFICIAL RECORDS BOOK 12146, PAGE 726, AS AFFECTED BY THE RELEASE OF RESERVATION NO. 13219 RECORDED JANUARY 20, 1982 IN O.R. BOOK 9889, 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 10804, PAGE 874, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- TERMS, CONDITIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS IN THAT CERTAIN DECLARATION OF COVENANTS AND EASEMENT RECORDED JULY 28, 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)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 27, 1983 IN OFFICIAL RECORDS BOOK 11365, PAGE 279, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 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 COUNTY, FLORIDA. (AFFECTS, PLOTTED AS SHOWN)
- 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)
- 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)
- 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)
- 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:		AWAITING ZONING REPORT	
OBSERVED USE: WAREHOUSE	USE PERMITTED BY ZONE:	YES, or	NO
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		1	
PARKING TOTAL		34	



N/F:
1711 BLOUNT Rd 33069
MONSERRAT REALTY LLC
2456 NE 26 ST
LIGHTHOUSE POINT
FLORIDA 33064
APN: 484228090022

LEGEND & SYMBOLS

●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
⊕	COMPUTED POINT
⊗	HANDICAP PARKING
⊙	FIRE HYDRANT
⊛	LIGHT
⊞	SANITARY MANHOLE
•	BOLLARD
⊚	POWER POLE
⊠	ELECTRIC PEDESTAL
⊡	ELECTRIC CABINET
⊢	WATER METER
⊣	WATER VALVE
↶↷	BACK FLOW PREVENTION
⊙GP	GATE POST
⊞	DRAIN GRATE
⊠	TELEPHONE PEDESTAL
N/G	NATURAL GROUND
(M)	MEASURED/CALCULATED DIMENSION
(R)	RECORD DIMENSION
N/F	NOW OR FORMERLY
BHL	BUILDING HEIGHT LOCATION
P.O.B	POINT OF BEGINNING
P.O.C	POINT OF COMMENCING
---	BOUNDARY LINE
- - -	EASEMENT LINE
R/W	RIGHT-OF-WAY LINE
C/L	CENTERLINE
- x - x - x	FENCE LINE
- 0# - 0# - 0#	OVERHEAD POWER LINE

SIGNIFICANT OBSERVATIONS

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

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 08/19/2014 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 = 0°22'09"

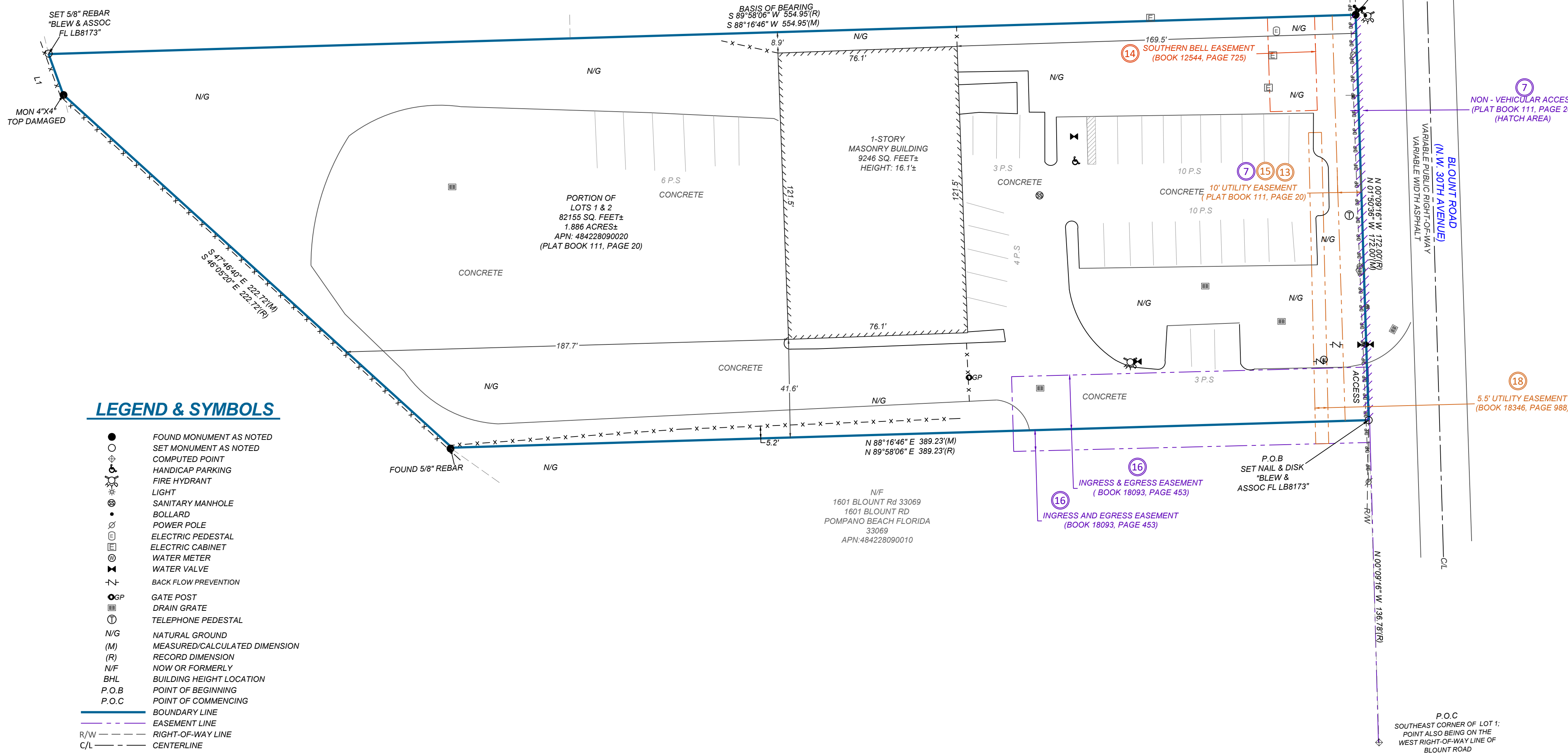
ALTA/NSPS LAND TITLE SURVEY

1621 BLOUNT ROAD

POMPAÑO BEACH, BROWARD COUNTY, FLORIDA 33069

LOCATED IN: SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST

N/F:
1701 BLOUNT Rd 33069
SL7 SE INDUSTRIAL LP
100 CRESCENT CT STE 850
DALLAS TEXAS 75201
APN: 484228090021



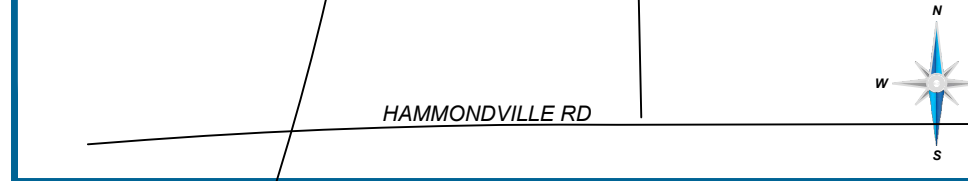
LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 19°53'12" E	18.36'
L1(R)	S 18°11'52" E	18.36'

VICINITY MAP

NOT TO SCALE

SITE



GENERAL NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
- 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.
- IN REGARD TO ALTA/NSPS TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- AT THE TIME OF THE ALTA/NSPS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- 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.
- COMPLETED FIELD WORK WAS 09/02/2025.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF BLOUNT RD AND HAMMONDVILLE RD, WHICH IS APPROXIMATELY 526' FROM THE NE CORNER OF THE SUBJECT PROPERTY.
- 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.
- 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.
- 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.
- NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM BROWARD COUNTY PROPERTY APPRAISAL.
- 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.
- 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.
- 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

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

BLEW

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 REVIEWED BY:
KAF

SURVEY DRAWN BY:
BWH - 09/03/2025

SHEET:
1 OF 1