

1 TITLE DESCRIPTION

The Land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

TRACT 1:

BEGIN AT A POINT IN THE CENTER OF THE MAIN LINE TRACK OF THE SEABOARD AIR LINE RAILROAD COMPANY DISTANT 1,398 FEET SOUTH OF INTERSECTION OF SAID MAIN LINE AND THE CENTER LINE OF THE HAMMONDVILLE HIGHWAY, RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACT, 60 FEET TO A POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED BY SEABOARD AIR LINE RAILROAD COMPANY TO GOLD COAST PRODUCE AND PACKING COMPANY, INCORPORATED, BY DEED DATED FEBRUARY 23, 1959, RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK AND ALONG THE SOUTHERLY LINE OF LAND OF GOLD COAST PRODUCE AND PACKING COMPANY, 156 FEET THE WESTERLY EDGE OF A PAVED DRIVEWAY, THENCE SOUTHERLY AND PARALLEL WITH SAID MAIN LINE TRACT, 400 FEET, THENCE WESTERLY AT A RIGHT ANGLE 156 FEET TO A POINT DISTANT 60 FEET MEASURED AT A RIGHT ANGLE FROM THE CENTER OF SEABOARD AIR LINE RAILROAD COMPANY'S MAIN TRACK, THENCE NORTHERLY PARALLEL WITH SAID MAIN TRACK 400 FEET TO THE POINT OF BEGINNING, BEING LOCATED IN THE W1/2 OF THE SW1/4 OF THE SE1/4 AND IN THE E1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST.

TOGETHER WITH
PARCEL L-48 (PART)

A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER, OF SOUTHEAST 1/4 OF SECTION 34, THENCE NORTH 01°24'49" WEST, 639.23 FEET ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 TO THE POINT OF BEGINNING, THENCE SOUTH 88°53'21" WEST, 27.03 FEET ALONG THE EXISTING RIGHT OF WAY LINE OF THE C.S.X. RAILROAD, THENCE NORTH 10°46'50" EAST, 127.96 FEET TO THE INTERSECTION OF THE WEST LINE OF SOUTHEAST 1/4 OF SECTION 34, THENCE SOUTH 01°24'49" EAST, 125.22 FEET ALONG SAID 1/4 SECTION LINE TO THE POINT OF BEGINNING.

CONTAINING 1,692 SQUARE FEET, MORE OR LESS.

TRACT 2:

BEGIN AT A POINT IN THE CENTER OF THE MAIN LINE TRACT OF THE SEABOARD COAST LINE RAILROAD COMPANY DISTANT 1798 FEET SOUTH OF INTERSECTION OF SAID MAIN LINE WITH THE CENTER LINE OF THE HAMMONDVILLE HIGHWAY, RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK 50 FEET TO A POINT OF BEGINNING, RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK 158 FEET TO THE WESTERLY EDGE OF A PAVED DRIVEWAY, THENCE SOUTHERLY AND PARALLEL WITH SAID MAIN LINE TRACK 500 FEET, MORE OR LESS TO THE NORTHERLY BOUNDARY OF THE RIGHT OF WAY OF THE POMPAHO CANAL IN THE SOUTH LINE OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 34, 182 FEET MORE OR LESS, TO A POINT DISTANT 60 FEET MEASURED AT A RIGHT ANGLE FROM THE CENTER OF SAID COMPANY'S MAIN TRACK, THENCE NORTHERLY AND PARALLEL WITH SAID MAIN TRACK 530 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 1.84 ACRES, MORE OR LESS, AND BEING LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (W1/2 OF SW 1/4 OF SE 1/4) AND IN THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (E1/2 OF SE 1/4 OF SW 1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SEABOARD-ALL FLORIDA RAILWAY (PREDECESSOR IN RIGHT, TITLE, INTEREST AND ESTATE OF SAID COMPANY) BY H.W. MERRILL, ET UX., BY DEED DATED DECEMBER 10, 1938, RECORDED IN DEED BOOK 323, PAGE 199, PUBLIC RECORDS OF SAID BROWARD COUNTY.

EXCEPTING, HOWEVER, THAT PARCEL OF LAND HERETOFORE DEEDED TO THE CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT, RECORDED IN DEED BOOK 874, PAGE 570.

AND

THAT CERTAIN PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 34, THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 34 A DISTANCE OF 5.70 FEET, THENCE RUN NORTHEASTERLY MAKING AN ANGLE OF 78° 08' 23" IN THE NORTHEAST QUADRANT FROM THE PRECEDING COURSE A DISTANCE OF 23. SECONDS IN THE NORTHEAST QUADRANT FROM THE PRECEDING COURSE A DISTANCE OF 139.31 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHEASTERLY ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 271.00 FEET, THENCE RUN SOUTHEASTERLY MAKING AN INCLUDED ANGLE OF 90° 00' 00" A DISTANCE OF 47.15 FEET, THENCE RUN SOUTHWESTERLY MAKING AN INCLUDED ANGLE OF 90° 00' 00" A DISTANCE OF 261.10 FEET, THENCE RUN WEST MAKING AN INCLUDED ANGLE OF 101° 51' 37" A DISTANCE OF 48.18 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND CONTAINING 12.544 SQUARE FEET, MORE OR LESS, AS SHOWN ON PRINT OF SURVEY DATED JULY 13, 1962, REVISED AUGUST 10, 1962, PREPARED BY MCLAUGHLIN ENGINEERING CO., AS EVIDENCED BY ATTACHED DRAWING 1, AND BEING A PORTION OF THE LAND CONVEYED TO SEABOARD-ALL FLORIDA RAILWAY (PREDECESSOR IN RIGHT, TITLE, INTEREST AND ESTATE OF SEABOARD COAST LINE RAILROAD COMPANY) BY H. W. MERRILL, ET UX., BY DEED DATED DECEMBER 10, 1938, RECORDED IN DEED BOOK 323, PAGE 199, PUBLIC RECORDS OF SAID BROWARD COUNTY.

COMMENCING AT THE SE CORNER OF THE SW1/4 OF SAID SECTION 34, THENCE WEST ALONG THE SOUTH LINE OF SAID SW 1/4 A DISTANCE OF 5.7 FEET, THENCE NORTH WITH AN ANGLE OF 78° 08' 23" IN THE NORTHEAST QUADRANT AND PARALLEL TO SEABOARD COAST LINE RAILROAD COMPANY'S MAIN LINE TRACK A DISTANCE OF 61.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD AND THE POINT OF BEGINNING, THENCE CONTINUING NORTH ALONG THE AFORESAID COURSE A DISTANCE OF 78 FEET, THENCE EAST WITH AN INCLUDED ANGLE OF 101° 51' 37" A DISTANCE OF 129.76 FEET, THENCE SOUTH WITH AN INCLUDED ANGLE OF 78° 08' 23" A DISTANCE OF 78 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD, THENCE WEST WITH AN INCLUDED ANGLE OF 101° 51' 37" ALONG THE SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 129.76 FEET TO THE POINT OF BEGINNING, SAID PARCEL OF LAND BEING SHOWN ON PRINT OF SURVEY DATED DECEMBER 8, 1959, PREPARED BY MCLAUGHLIN ENGINEERING COMPANY, AS EVIDENCED BY ATTACHED DRAWING 2 AND BEING A PORTION OF THAT CERTAIN PARCEL OF LAND CONVEYED TO SEABOARD-ALL FLORIDA RAILWAY (PREDECESSOR IN RIGHT, TITLE, INTEREST AND ESTATE OF SAID COMPANY) BY H. W. MERRILL, ET UX., BY DEED DATED DECEMBER 10, 1938, RECORDED IN DEED BOOK 323, PAGE 199, PUBLIC RECORDS OF SAID BROWARD COUNTY.

AND

A PORTION OF THE SOUTH ONE-HALF (S1/2) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 34, THENCE WEST ALONG THE SOUTH LINE OF THE SAIDSOUTHWEST ONE-QUARTER (SW1/4) A DISTANCE OF 5.7 FEET, THENCE NORTHERLY ALONG A LINE THAT IS 158 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD MAKING AN ANGLE OF 78° 08' 23" IN THE NORTHEAST QUADRANT A DISTANCE OF 410.31 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 89.93 FEET, THENCE SOUTHEASTERLY MAKING AN INCLUDED ANGLE OF 35° 35' 31" A DISTANCE OF 42.95 FEET, THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 234° 24' 29" A DISTANCE OF 22.15 FEET, THENCE SOUTHERLY ALONG A LINE THAT IS 203.15 FEET EAST OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE SAID EAST RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD MAKING AN INCLUDED ANGLE OF 90° A DISTANCE OF 55 FEET, THENCE WESTERLY MAKING AN INCLUDED ANGLE OF 90° A DISTANCE OF 47.15 FEET TO THE POINT OF BEGINNING, CONTAINING 3030 SQUARE FEET, MORE OR LESS AND BEING SHOWN OUTLINED IN YELLOW ON PRINT OF SURVEY MADE BY MCLAUGHLIN ENGINEERING CO., DATED MAY 13, 1970.

TRACT 3:

A PARCEL OF LAND IN THE SOUTHWEST ONE-QUARTER (S.W.1/4) OF THE SOUTHEAST ONE-QUARTER (S.E.1/4) OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTERLINE OF HAMMONDVILLE ROAD, AND THE CENTERLINE OF THE MAIN TRACK OF THE S.A.L. RAILROAD

THENCE S-10° 46' 40" W, ALONG THE CENTERLINE OF THE MAIN TRACK OF THE S.A.L. RAILROAD 1354.78 FEET,

THENCE S-79° 13' 20" E, 216.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUE ON THE LAST DESCRIBED COURSE S-79° 13' 20" E, 351.93 FEET,

THENCE S-10° 46' 40" W, PARALLEL WITH THE CENTERLINE OF THE MAINTRACK OF THE S.A.L. RAILROAD, 610.00 FEET,

THENCE S-89° 01' 10" W, 229.76 FEET,

THENCE S-10° 46' 40" W, PARALLEL WITH THE CENTERLINE OF THE MAINTRACK OF THE S.A.L. RAILROAD, 120.80 FEET,

THENCE S-88° 49' 12" W, 81.65 FEET

THENCE N-10° 46' 40" E, PARALLEL WITH THE CENTERLINE OF THE MAINTRACK OF THE S.A.L. RAILROAD, 316.10 FEET,

THENCE N-79° 13' 20" W, 22.15 FEET,

THENCE N-24° 49' 07" W, 42.95 FEET,

THENCE N-10° 46' 40" E, PARALLEL WITH THE CENTERLINE OF THE MAINTRACK OF THE S.A.L. RAILROAD, 443.23 FEET TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN THE CITY OF POMPAHO BEACH, FLORIDA, CONTAINING 227,046 SQUARE FEET (5.21 ACRES), MORE OR LESS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1116658-CH2, DATED: 03/18/2022

6 CEMETERY

THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED AT THE TIME THIS SURVEY WAS PERFORMED

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND THE SCHEDULE B ITEMS HEREON ARE FROM A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: NCS-1116658-CH2, COMMITMENT DATE: 03/18/2022.

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION TWO EXCEPTIONS:

Exceptions 10 - 11 affect Tract 1

10 Easement, granted from K & D Investments, LLP et al to Sprint Communications Company LP et al, recorded in Official Records **Book 49885, Page 468**, as affected by Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records **Book 50254, Page 1803**, as affected by Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records **Book 50355, Page 1901**, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

11 Reservations contained in Quitclaim Deed recorded in Instrument No. **113014779**, as corrected by Corrective Quitclaim Deed recorded as Instrument No. **113279034**, (NOT PLOTTED, DOES NOT AFFECT)

Exceptions 12 - 13 affect Tract 2

12 Easement granted to Florida Power & Light Company by instrument recorded in Official Records **Book 11385, Page 267**, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

13 Easement, granted from K & D Investments, LLP et al to Sprint Communications Company LP et al, recorded in Official Records **Book 49885, Page 468**, as affected by Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records **Book 50254, Page 1803**, as affected by Notice of Substitution of Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records **Book 50355, Page 1901**, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

Exceptions 14 - 23 affect Tract 3

14 Reservations, Easements and Covenants as contained in that certain Deed from Seaboard Coast Line Railroad Company, recorded in Official Records **Book 7663, Page 878**, (NOT PLOTTED, DOES NOT AFFECT)

15 Easement, granted from Seaboard Coast Line Railroad Company to T.S. Pridemore, Irene Jones Hoskins, Shirley J. Farris, Shirley J. Farris Family Trust and Thelma Lee Johnson Family Trust, recorded in Official Records **Book 10398, Page 428**, (NOT PLOTTED, DOES NOT AFFECT)

16 Terms and conditions of the Right-of-Way Occupancy Agreement between CSX Transportation and Lighnet recorded in Official Records **Book 14863, Page 321**, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

17 Terms and conditions of the Right-of-Way Occupancy Agreement between CSX Transportation and MCI Telecommunications Corporation recorded in Official Records **Book 15423, Page 899**, (AFFECTS SUBJECT TRACT, BLANKET IN NATURE)

18 Reservations, Easements and Covenants as contained in that certain Deed from Seaboard Coast Line Railroad Company, recorded in Official Records **Book 20077, Page 86**, (AFFECTS SUBJECT TRACT, THERE ARE NO RAILROAD TRACKS OR RAIL FACILITIES ON THE PROPERTY, PLOTTED)

19 Terms and conditions of the Easement and Right of Occupancy Agreement between CSX Transportation, Inc. and WTC - East, Inc. recorded in Official Records **Book 21176, Page 84**, (AFFECTS WESTERN PROPERTY LINE OF SUBJECT TRACT ALONG RAILROAD RIGHT-OF-WAY, NO PLOTTABLE ITEMS)

20 Declaration of Covenants, Conditions and Restrictions recorded in Official Records **Book 49112, Page 1231**, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), (NOT PLOTTED, NOT A SURVEY MATTER)

21 Terms, conditions and provisions of Ordinance No. 2012-29, recorded in Official Records **Book 49209, Page 1925**, (NOT PLOTTED, NOT A SURVEY MATTER)

22 Terms, conditions and provisions of Proceedings before the Zoning Board of Appeals City of Pompano Beach, Florida, recorded as Instrument No. **114343913**, (AFFECTS SUBJECT TRACT, PLOTTED)

23 Terms, conditions and provisions of Order by the City of Pompano Beach, Florida, recorded as Instrument No. **115857044**, (NOT PLOTTED, NOT A SURVEY MATTER)

5 FLOOD INFORMATION

BY SCALING AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONES "AH" OF THE FLOOD INSURANCE RATE MAP FOR THE CITY OF POMPAHO, FLORIDA, COMMUNITY-PANEL OR MAP NUMBER 12011C0357H, BEARING AN EFFECTIVE DATE OF 08/18/2014. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "AH" = AREAS WITH A 1% ANNUAL CHANCE OF SHALLOW FLOODING, USUALLY IN THE FORM OF A POND, WITH AN AVERAGE DEPTH RANGING FROM 1 TO 3 FEET. THESE AREAS HAVE A 26% CHANCE OF FLOODING OVER THE LIFE OF A 30-YEAR MORTGAGE. BASE FLOOD ELEVATIONS DERIVED FROM DETAILED ANALYSES ARE SHOWN AT SELECTED INTERVALS WITHIN THESE ZONES.

8 ZONING INFORMATION

ACCORDING TO THE PLANNING & ZONING RESOURCE COMPANY, (PHONE: (405) 840-4344), AS OF 04/13/2022, WITH PZR SITE NUMBERS:198554-1 & 198555-1 THE SUBJECT PROPERTY IS ZONED AS FOLLOWS WITH THE CORRESPONDING STANDARDS:

ZONE "I-1" (General Industrial District, within the Northwest Community Redevelopment Agency Area (NWCGRA))
MIN. FRONT SETBACK = 25 Feet
MIN. STREET SIDE SETBACK = 10 Feet
MIN. INTERIOR SIDE SETBACK = 10 Feet
MIN. REAR SETBACK = Adjacent to a Railroad Siding: Minimum 8 Feet from the centerline of the siding. (Subject property is adjacent to a railroad siding along the rear lot line.)
MAX. HEIGHT = 45 Feet
MAX. LOT AREA = 10,000 Square Feet
MIN. LOT WIDTH = 100 Feet
BUILDING DENSITY FORMULA = Max. Lot (Building) Coverage: 65%, Min. Pervious Area: 20%
PARKING = Parking Space Formula: Warehouse, Distribution, or Storage: 1 Space per 750 Square Feet for the first 3,000 Square Feet of floor area, then 1 Space per 2,500 Square Feet for any additional floor area over 3,000 Square Feet. Floor area devoted to office use shall not count when computing the minimum number of required parking spaces, provided such floor area does not exceed 20% of the total gross floor area of the Industrial use.
Spaces Required: Per Above Requirements

ALL SETBACK LINES PER THE ABOVE ZONING STANDARDS GRAPHICALLY DEPICTED HEREON ARE ORIENTED WITH THE ASSUMPTION THAT THE FRONT OF THE PROPERTY FACES THE ROAD WHICH CORRESPONDS WITH THE SUBJECT PROPERTY STREET ADDRESS. ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE CITY OF POMPAHO BEACH BEFORE USE.

4 SURVEYOR CERTIFICATION

To: Alliance HP Investments, LLC, a Delaware limited liability company; Alliance West Atlantic LLC, a Delaware limited liability company and its respective lenders, successors and assigns; ALLIANCE HP INVESTMENTS, LLC, ITS LENDERS, SUCCESSORS AND ASSIGNS, LLC 40 MORRIS AVENUE, SUITE 230 BRYN MAWR, PA 19010, FIRST AMERICAN 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, 11(a), 13, 14, 16, 17, and 20(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The fieldwork was completed on 04/13/2022.

Date of Plat or Map: 08/31/2022

Billy R. Davis Jr.
Billy R. Davis, Jr.
Professional Surveyor and Mapper #5099
Certificate of Authorization No. LB#7761
FA Commercial Due Diligence Services Co.
3550 W. Robinson Street, 3rd Floor
Norman, OK 73072

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

This computer-generated seal and signature of Billy R. Davis, Jr. was authorized by Billy R. Davis, Jr. PSM#5099 on 08/31/2022. Conveyed Electronically for Review

11 SURVEYOR'S NOTES

- THIS SURVEY IS BASED ON INFORMATION SHOWN ON A TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1116658-CH2, COMMITMENT DATE 03/18/2022, AND ALL SCHEDULE B EXCEPTIONS IN SAID TITLE REPORT HAVE BEEN ADDRESSED. THE SURVEYOR DID NOT ABSTRACT THIS PROPERTY AND HAS RELIED ON SAID TITLE REPORT FOR ALL MATTERS OF RECORD.
- THE SURVEYED PROPERTY IS ADJACENT TO, CONTIGUOUS WITH, AND HAS DIRECT PHYSICAL ACCESS TO W ATLANTIC AVE, A PUBLIC RIGHT OF WAY.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
- NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHTS-OF-WAY OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, FOUNDATIONS AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- ALL MONUMENTS SET ARE PK NAILS MARKED "LB 7761" UNLESS OTHERWISE NOTED.
- THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULTLINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
- THE DIMENSIONS AND AREA OF THE BUILDING SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
- THE SURVEYOR DID NOT OBSERVE ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THIS SURVEY.
- IN REGARDS TO ALTA TABLE A ITEM 11(A), NO UNDERGROUND UTILITY PLANS AND/OR REPORTS HAVE BEEN PROVIDED BY THE CLIENT AT THE TIME THIS SURVEY WAS PERFORMED.
- ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
- TRACTS 1, 2 AND 3 ARE CONTIGUOUS AND CREATE A GEOMETRICALLY CLOSED FIGURE WITHOUT ANY GAPS, GOES, OR OVERLAPS.
- UNLESS SHOWN OTHERWISE, NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.

KEY TO ALTA-SURVEY

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE "B" ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE APPARENT PHYSICAL USE INTO OR FROM ADJACENT PROPERTIES
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARING
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 Boundary and ALTA/NSPS Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Drawn By: CRT	Date: 05-23-22
Surveyor	Revision: comments
Ref. No: 22-03-0281	Date: 06-02-22
Approved By: BRD	Revision: CTPs
Field Date: 04/13/2022	Date: 07-05-22
Scale: 1" = 60'	Revision: add esmt
	Date: 08-30-22
	Revision: plot esmt #19

Date: 08-31-22
Revision: zoning

Prepared For:
Trez Capital (Florida) Corporation or its Nominee, 1501 Corporate Drive, Suite 240, Boynton Beach, Florida 33426

20 PROJECT ADDRESS

1291-1500 W Atlantic Blvd & 75 NW 13th Ave, Pompano Beach, Florida

Project Name:
POMPAHO BEACH FL PROPERTIES
CDS Project Number:
22-03-0281

The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided herein.

CDS
COMMERCIAL
DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

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Temporary Use Permit for Trailer Parking



19 SURVEY DRAWING

12 PARKING INFORMATION

NO STRIPED PARKING SPACES ON SITE.

13 LAND AREA

TRACT 1: 1.43 ACRES SQ. FT. 62,321
TRACT 2: 1.96 ACRES SQ. FT. 85,235
TRACT 3: 5.22 ACRES SQ. FT. 227,186

14 BUILDING AREA

BUILDING 1: 30,733 ± SQ. FT.
BUILDING 2: 20,760 ± SQ. FT.
(SEE SURVEYOR'S NOTE 9)

15 BUILDING HEIGHT

BUILDING 1: 30.00' ±
BUILDING 2: 30.00' ±
(SEE SURVEYOR'S NOTE 8)

7 POSSIBLE APPARENT PHYSICAL
USE ONTO OR FROM
ADJOINING PROPERTIES

- A CHAIN LINK FENCE AND GRAVEL CROSS THE PROPERTY LINE NLY BY UP TO 7.8'.
- B BUILDING #1 CROSSES A 25' SETBACK LINE BY UP TO 16.8'.

9 LEGEND

- FVT = FIBER VAULT
- = SIGN
- = CURB INLET
- = SIGNAL BOX
- = UTILITY POLE
- = SCHEDULE 8 ITEM NO.
- = MONUMENT FOUND (AS NOTED)
- = CALCULATED CORNER (SEE SURVEYOR'S NOTE ITEM 6)
- CHAIN LINK FENCE
- ADJOINING PROPERTY
- PROPERTY LINE
- TRACT LINES
- ADJOINER LINES
- CENTER LINE
- EASEMENT LINE
- RAILROAD
- OVERHEAD UTILITY
- = POSSIBLE APPARENT PHYSICAL USE
- = CONCRETE
- = BUILDING
- = GRAVEL
- (R) = RECORD
- (M) = MEASURED CALL
- R/W = RIGHT-OF-WAY
- x BHL = BUILDING HEIGHT LOCATION

10 BASIS OF BEARINGS

THE CALCULATED BEARING N 10°47'42" E ALONG THE WEST LINE OF TRACT 1 AND TRACT 2 IS BASED ON THE GRID NORTH, STATE PLANE COORDINATE SYSTEM, NAD83 FLORIDA EAST ZONE, AND IS THE BASIS OF BEARINGS FOR THIS SURVEY

18 Boundary and ALTA/NSPS
Land Title Survey

This survey was made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys. (Effective February 23, 2021)

This Work Coordinated By:

CDS
COMMERCIAL
DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Main Office Phone No.: 405-253-2444

Toll Free: 888.457.7878

Prepared For:

Trez Capital (Florida) Corporation or its
Nominee, 1501 Corporate Drive, Suite
240, Boynton Beach, Florida 33426

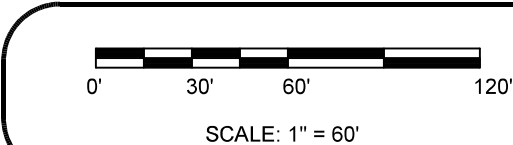
NCS No.:
Client Ref. No.: Asset No.:

20 PROJECT ADDRESS

1291-1500 W ATLANTIC BLVD & 75 NW
13TH AVE, POMPAÑO BEACH,
FLORIDA

Project Name:
POMPAÑO BEACH FL PROPERTIES
CDS Project Number:
22-03-0281

17 NORTH ARROW / SCALE



The surveying company:
Commercial Due Diligence Services
certifies to the accuracy and sufficiency
of the survey provided hereon.

CDS
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