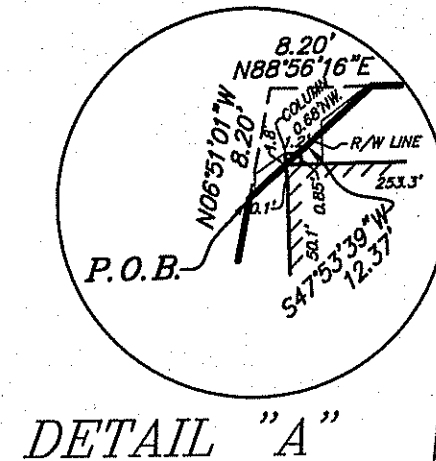
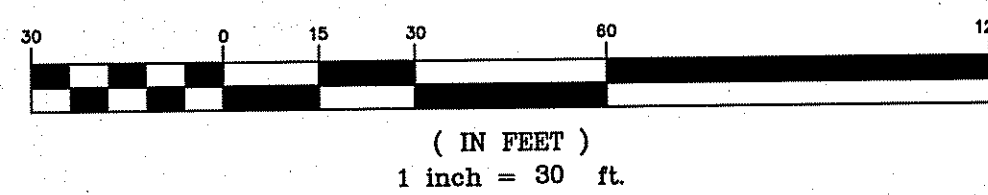




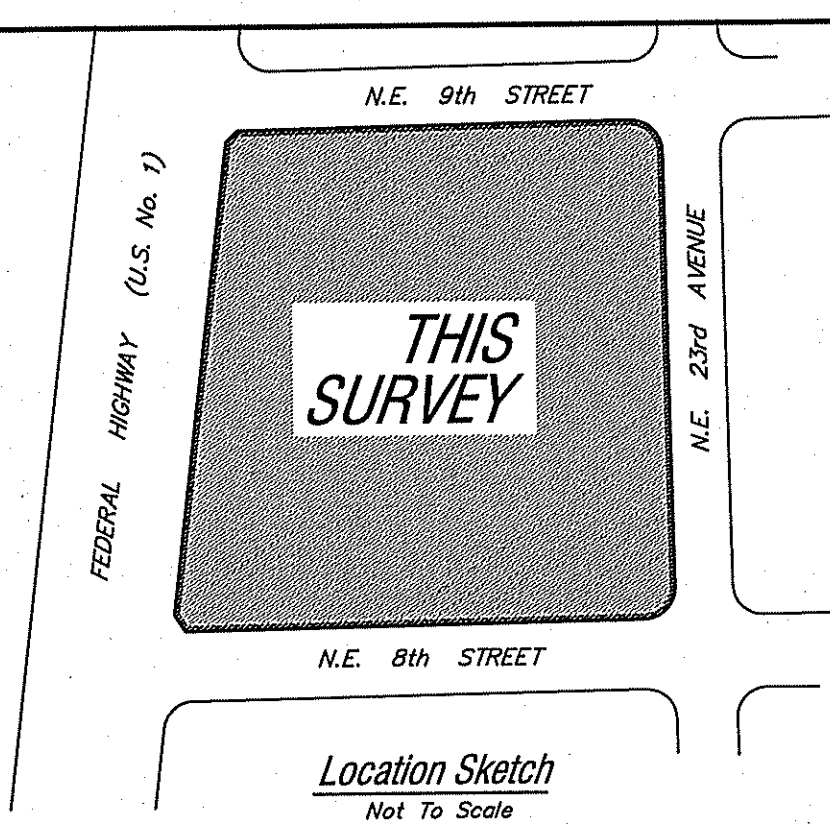
prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 1700 N.W. 64th STREET, SUITE 400
 FORT LAUDERDALE, FLORIDA, 33309
 PHONE: (954) 763-7611 FAX: (954) 763-7615

GRAPHIC SCALE



ALTA/NSPS LAND TITLE SURVEY

PARCEL "A" BEACHWAY ESTATES P.B. 30, PG. 14, B.C.R.



FLOOD ZONE HATCH LEGEND

= FLOOD ZONE "AH" ELEVATION="8"

= FLOOD ZONE "X" 0.2% ANNUAL CHANCE OF FLOOD HAZARD

LEGEND

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/McL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
 P.R.M. = PERMANENT REFERENCE MONUMENT
 CONC. = CONCRETE
 C.B.S. = CONCRETE, BLOCK AND STUCCO
 I.C.V. = IRRIGATION CONTROL VALVE
 W.M. = WATER METER
 B.F.P. = BACK FLOW PREVENTOR
 ELEV. = ELEVATION
 O/S = OFFSET
 A/C = AIR CONDITIONING
 C.L. = 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
 PG. = PAGE
 R/W = RIGHT-OF-WAY
 C.O. = CLEAN OUT
 C.L.F. = CHAIN LINK FENCE
 P.C.D. = POLLUTION CONTROL DEVICE

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 Engineering Department, Bench Mark # 2890, Elevation= 6.427 (NGVD29) converted to 4.837 (NAVD88).
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 9.87
- This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard & "AH", Elev.=9.0 Flood Insurance Rate Map No. 12011C0370 H, Dated: August 18, 2014, Community Panel No. 120055.
- Bearings shown herein are an assumed datum (Per Description) and assume the Base line of Survey for State Road No. 5 as North 06°31'01" West.
- Underground Utility locations shown herein, if any, are based upon paint marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
- Elevations per North American Vertical Datum (1988) derived from National Geospatial 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/>

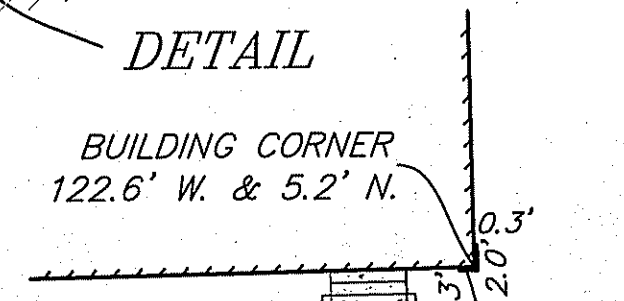
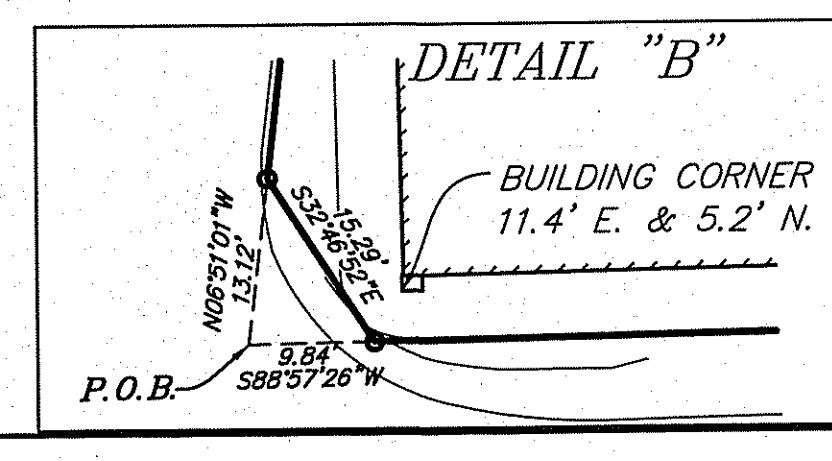
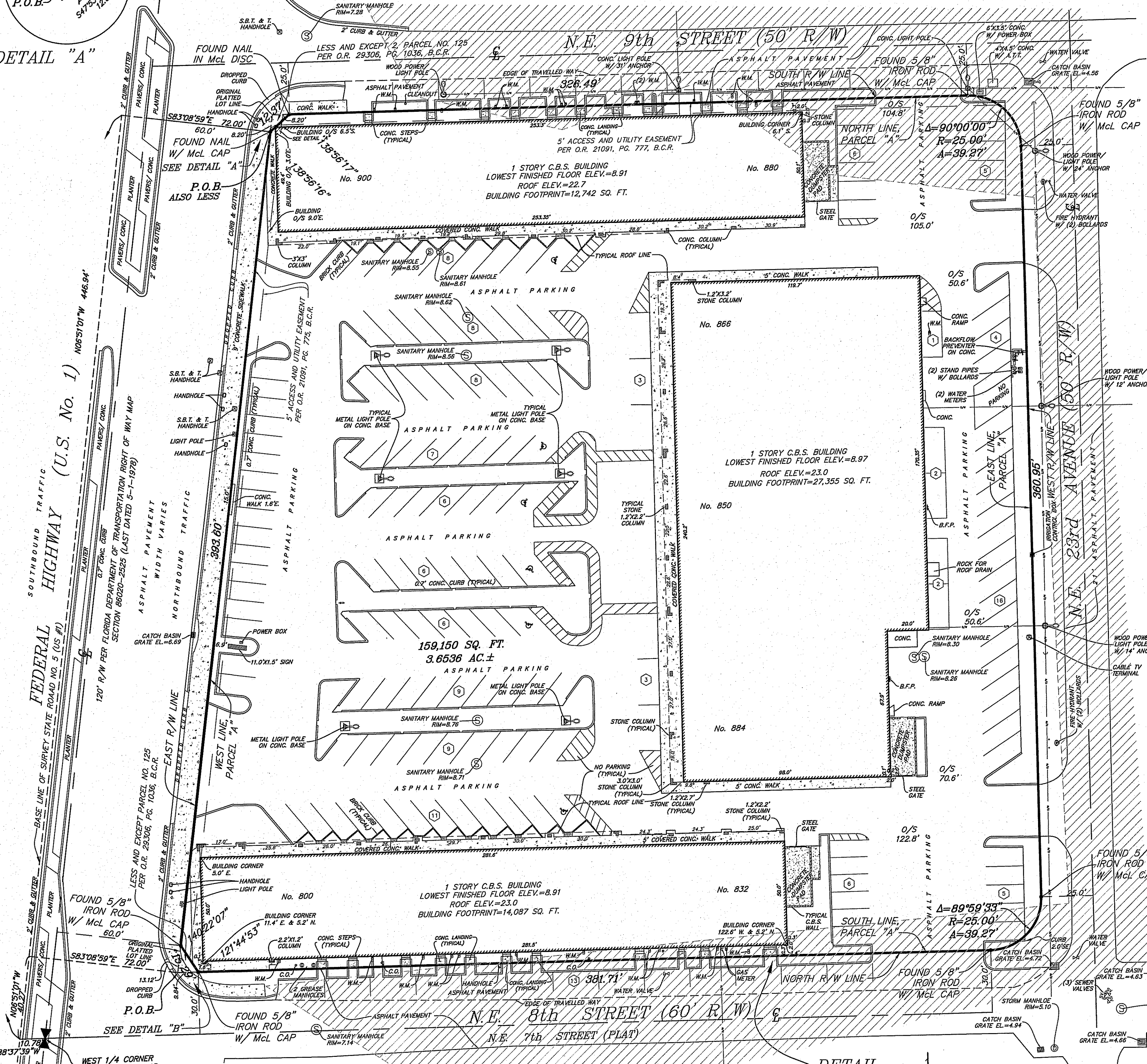
OFFICE NOTES

FIELD BOOK NO. TDS/ Worksheet, Print, LB# 307/24, PRINT

JOB ORDER NO. U-6595, V-3585

CHECKED BY: _____

DRAWN BY: RDR



Legal Description

Parcel "A" BEACHWAY ESTATES, according to the plat thereof, as recorded in Plat Book 30, Page 14, of the public records of Broward County, Florida, LESS the following described lands:

A portion of Parcel "A", BEACHWAY ESTATES, according to the Plat thereof recorded in Plat Book 30, Page 14 of the Public Records of Broward County, Florida, lying in Section 31, Township 48 South, Range 43 East, Broward County, Florida, being more particularly described as follows:

Commence at a found one inch iron pipe marking the West 1/4 corner of said Section 31; Thence South 88°37'39" West along the East-West 1/4 Section line of Section 36, Township 48 South, Range 42 East, a distance of 3.286 meters (10.78 feet) to a point on the baseline of survey for State Road 5 (U.S. 1) as shown on the Florida Department of Transportation Right-of-Way Map for Section 86020-2525; thence North 06°31'01" East along said Baseline of Survey, a distance of 12.274 meters (40.27 feet); thence South 83°08'59" East at a right angle to said Baseline of Survey, a distance of 21.946 meters (72.00 feet) to the Southwest corner of said Parcel "A", said point being on the Easterly existing Right-of-Way line for said State Road 5 (U.S. 1) and the Point of Beginning.

Thence North 06°51'01" East along said Easterly existing Right-of-Way line and the Westerly boundary line of said Parcel "A", a distance of 4.000 meters (13.12 feet); thence South 32°46'52" East, a distance of 4.659 meters (15.29 feet) to a point on the Southerly Boundary line of said Parcel "A", said point being on the Northerly existing Right-of-way line for NE 8th Street; thence South 88°57'26" West along said Southerly boundary line and said Northerly existing Right-of-Way line, a distance of 3.00 meters (9.84 feet) to the Point of Beginning.

ALSO, a portion of said Parcel "A":

Commence at a found one inch iron pipe marking the West 1/4 corner of said Section 31; thence South 88°37'39" West along the East-West 1/4 Section line of Section 36, Township 48, Range 42 East, a distance of 3.286 meters (10.78) to a point on the Baseline of Survey for State Road 5 (U.S. 1) as shown on the Florida Department of Transportation Right-of-Way Map for Section 86020-2525; thence North 06°31'01" East along said Baseline of Survey, a distance of 136.226 meters (446.94 feet); thence South 83°08'59" East at a Right angle to said Baseline of Survey, a distance of 21.946 meters (72.00 feet) to a point on the Easterly existing Right-of-Way line for State Road 5 (U.S. 1), said point being on the Westerly boundary line of said Parcel "A" and the Point of Beginning; thence North 06°51'01" East along said Easterly existing Right-of-Way line and said Westerly boundary line, a distance of 2.500 meters (8.20 feet) to the Northwest corner of said Parcel "A", thence North 88°56'16" East along said Northerly boundary line and the Southerly existing Right-of-Way line for NE 9th Street, a distance of 2.500 meters (8.20 feet); thence South 47°53'39" West, a distance of 3.771 meters (12.37 feet) to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 159,150 square feet or 3.6536 acres, more or less.

Title Notes

There are no other Easements, Road Reservations or Rights-of-Ways of record affecting this property per Old Republic National Title Insurance Company Commitment Number 575147, dated August 6, 2018 at 11:00PM.

- Matters per Plat Book 30, Page 14 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 21091, Page 775of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 21091, Page 777of the Public Records of Broward County, Florida affects this property and as shown.
- Right-of-way per O.R. Book 29306, Page 1036of the Public Records of Broward County, Florida affects this property and as shown.
- See Note 6.
- See Note 7.
- See Note 8.
- See Note 9.

ALTA/NSPS CERTIFICATION

TO: City National Bank of Florida, its successors and/or assigns, as their interests may appear; RMS Properties XI, LLC; Old Republic Title Company and Moraitis, Cofar, Karney, Moraitis & Qualley. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 7(a), 7(b), 7(c), 8, 9, 11(as to visible utilities only), 13, 14, 16(none apparent), 17(none apparent) of Table A thereof.

The fieldwork was completed on August 7th, 2018.

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 7th day of May, 2011.
 Resurveyed this 7th day of August, 2018.

McLAUGHLIN ENGINEERING COMPANY

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

AAC

FILE NO. 97-3-019(18)
 PZ26-3000003
 07/07/2026