

NOTES:

1. THE SUBJECT PROPERTY IS THE LANDS OF ALLIANCE WEST ATLANTIC LLC AS RECORDED IN INSTRUMENT NUMBERS 118447303 & 118447304 AND IN CURATIVE NOTICE INSTRUMENT NUMBER 11878992 AMONGS THE LANDS RECORDS OF BROWARD COUNTY, FLORIDA AND HAVING A PID: OF 4842-34-00-0500, 4842-34-00-0600 AND 4842-34-00-1002 PER THE BROWARD COUNTY PROPERTY APPRAISER, THE PROPERTY IS LYING IN SECTION 34; TOWNSHIP 48 SOUTH; RANGE 42 EAST.
2. TRACT 1= 62,344 SQUARE FEET OR 1.431 ACRES
TRACT 2= 86,472 SQUARE FEET OR 1.985 ACRES
TRACT 3= 225,992 SQUARE FEET OR 5.188 ACRES
TOTAL = 374,808 SQUARE FEET OR 8.604 ACRES
3. APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN HEREON PER PRIVATE A UTILITY MARKOUT PERFORMED BY BLOOD HOUND, LLC ON OCTOBER 11, 2022 AND DECEMBER 5, 2022. FIELD LOCATED BY BOHLER WITH CONVENTIONAL FIELD SURVEY METHODS UNLESS OTHERWISE NOTED.
4. THIS SURVEY WAS PERFORMED IN THE FIELD ON OCTOBER 19, 2022 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
5. ELEVATIONS ARE BASED ON NAVD88 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NOS BENCHMARK PID: D02843 WITH A PUBLISHED ELEVATION OF 13.63 FEET.
6. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATIONS BY THE 1% ANNUAL CHANCE FLOOD. ZONE AH (FLOOD DEPTHS OF 1' TO 3 FEET USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 357 OF 751", MAP NUMBER 12011C0357H, WITH A MAP EFFECTIVE DATE OF AUGUST, 2014.
7. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
8. ZONING: I-1 (GENERAL INDUSTRIAL)
- BUILDING SETBACKS
FRONT: 25'
SIDE: 10'
REAR: 30'
*(IF ADJACENT TO A RAILROAD SIDING, REDUCED TO 8 FT FROM THE CENTERLINE OF THE SIDING)
- ALL ZONING INFORMATION WAS PROVIDED IN A ZONING REPORT PREPARED BY BOHLER, DATED 11-2-2022 AND MUST BE VERIFIED PRIOR TO USE OR RELIANCE UPON SAME, TO CONFIRM THE ZONING INFORMATION REPRESENTS AND DEPICTS THE THEN-CURRENT SITE-SPECIFIC INFORMATION. SHOULD THERE BE ANY CHANGE IN USE, SETBACK(S) AND/OR SET BACK REQUIREMENTS, ZONING CLASSIFICATION AND/OR ANY OTHER CHANGE OR VARIATION FROM THE CONDITIONS RECORDED HEREIN, THE CLIENT MUST VERIFY COMPLIANCE WITH THE USE, SET BACK, ZONING CLASSIFICATION AND/OR ORDINANCE, REGULATION OR LEGAL REQUIREMENT, PRIOR TO USING OR RELYING UPON THE FINDINGS RECORDED HEREIN, OR REFERENCING SAME AS RELATED TO THE PROPERTY, PROJECT AND/OR DEVELOPMENT.
9. THERE ARE NO GAPS/GORES OR OVERLAPS BETWEEN THE RIGHT-OF-WAY LINES OF WEST ATLANTIC BOULEVARD AND THE SUBJECT PROPERTY.
10. TRACT 1, TRACT 2 AND TRACT 3 ARE CONTIGUOUS WITHOUT STRIPS, GAPS OR GORES BETWEEN THE PARCELS.
11. PARKING: 10 TRUCK SPACES
12. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
13. THE PROPERTY HAS ACCESS ALONG WEST ATLANTIC BOULEVARD.
14. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
15. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983-2011 ADJUSTMENT, HOLDING THE NORTH, WEST LINE OF HE SUBJECT PROPERTY, AS BEING NORTH 10°47'42" EAST.
16. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
17. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
18. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: ALLIANCE WEST ATLANTIC, LLC
19. THIS MAP IN INTENDED TO BE DEPICTED AT A SCALE OF 1"=50' AND 1"=30" ON 24"x36" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
20. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.
21. © COPYRIGHT 2022 BY BROWARD ENGINEERING FL, LLC.
REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

LEGAL DESCRIPTION

TRACT 1:
BEGIN AT A POINT IN THE CENTER OF THE MAIN LINE TRACK OF THE SEABOARD AIR LINE RAILROAD COMPANY DISTANT 1,388 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, 1955; 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-46 (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 1,788 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 TRACT 60 FEET TO A POINT OF BEGINNING; RUN THENCE EASTERLY AT A RIGHT ANGLE TO SAID MAIN LINE TRACK 156 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 POMPAÑO CANAL IN THE SOUTH LINE OF SECTION 34; TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 34, 162 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 SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SAID SECTION 34; THENCE WEST ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW1/4) A DISTANCE OF 5.7 FEET; THENCE NORTHERLY ALONG A LINE THAT IS 156 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, 351.83 FEET,

THENCE S-10° 46' 40" W, PARALLEL WITH THE CENTERLINE OF THE MAINTRACK OF THE S.A.L. RAILROAD, 120.60 FEET,

THENCE S-88° 49'12" W, 81.55 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 POMPAÑO BEACH, FLORIDA, CONTAINING 227,046 SQUARE FEET (5.21 ACRES), MORE OR LESS.

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-1116658-CH2, WITH A COMMITMENT DATE OF OCTOBER 10, 2022. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II, EXCEPTIONS:

(10) EASEMENT, GRANTED FROM K & D INVESTMENTS, LLP ET AL TO SPRINT COMMUNICATIONS COMPANY LP ET AL, RECORDED IN OFFICIAL RECORDS BOOK 49885, PAGE 466, AS AFFECTED BY EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 50264, 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 THE SUBJECT TRACT 1, BLANKET IN NATURE, NOT PLOTTABLE.

(11) THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(12) EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 11365, PAGE 267; AFFECTS THE SUBJECT TRACT 2, EASEMENT SHOWN.

(13) EASEMENT, GRANTED FROM K & D INVESTMENTS, LLP ET AL TO SPRINT COMMUNICATIONS COMPANY LP ET AL, RECORDED IN OFFICIAL RECORDS BOOK 49885, PAGE 466, AS AFFECTED BY EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN OFFICIAL RECORDS BOOK 50264, 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 THE SUBJECT TRACT 2, BLANKET IN NATURE, NOT PLOTTABLE.

(14) THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(15) THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(16) THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(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 859; AFFECT THE SUBJECT TRACT 3, BLANKET IN NATURE, NOT PLOTTABLE.

(18) THIS ITEM HAS BEEN INTENTIONALLY DELETED.

(19) TERMS AND CONDITIONS OF THE EASEMENT AND RIGHT OF OCCUPANCY AGREEMENT BETWEEN CSX TRANSPORTATION, INC. AND WVG- EAST, INC. RECORDED IN OFFICIAL RECORDS BOOK 21176, PAGE 64; AFFECT THE WESTERN PROPERTY LINE OF THE SUBJECT TRACT 3, NOT PLOTTABLE.

(20) DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 40112, PAGE 1721, 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); AFFECTS THE SUBJECT TRACT 3, NOT PLOTTABLE. DOCUMENT CONTAINS USE RESTRICTIONS.

(21) TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 2012-29, RECORDED IN OFFICIAL RECORDS BOOK 49209, PAGE 1925; AFFECT THE SUBJECT TRACT 3, NOT PLOTTABLE. DOCUMENT CONTAINS FUTURE LAND USE DESIGNATIONS.

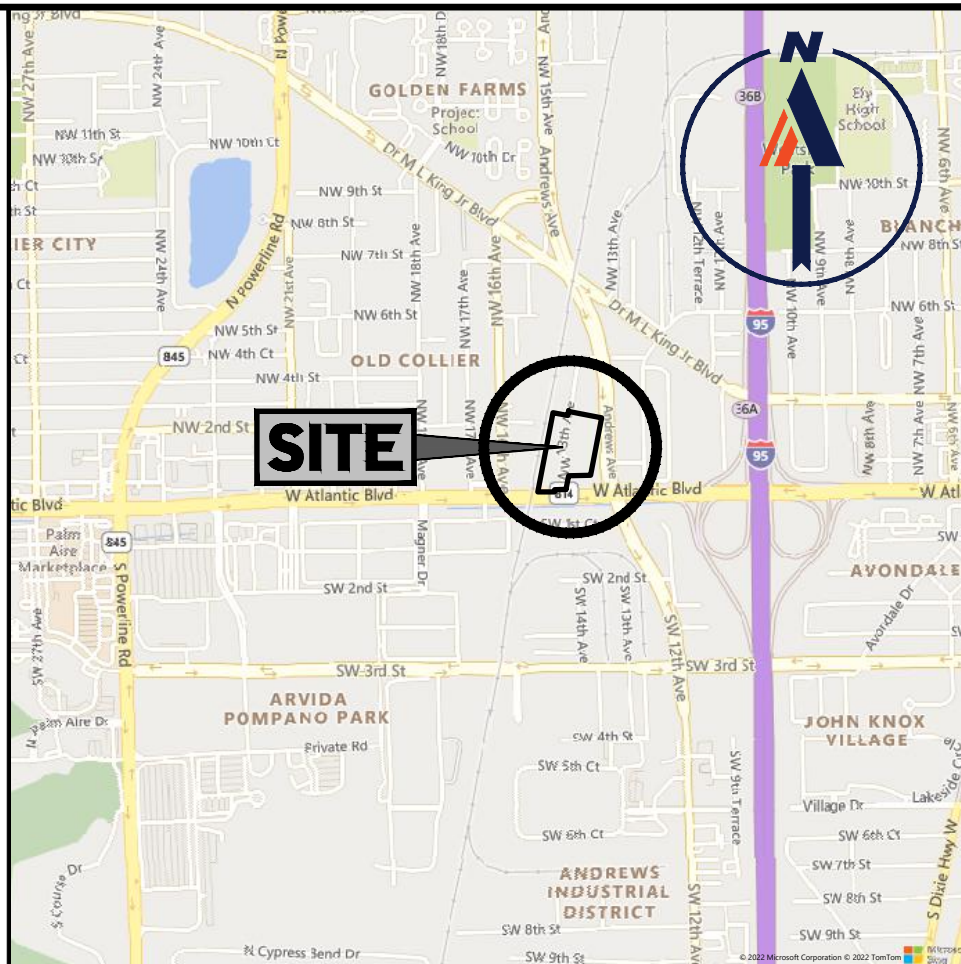
(22) TERMS, CONDITIONS AND PROVISIONS OF PROCEEDINGS BEFORE THE ZONING BOARD OF APPEALS CITY OF POMPAÑO BEACH, FLORIDA, RECORDED AS INSTRUMENT NO. 114343013; AFFECT THE SUBJECT TRACT 3, AREA DESCRIBED SHOWN.

(23) TERMS, CONDITIONS AND PROVISIONS OF ORDER BY THE CITY OF POMPAÑO BEACH, FLORIDA, RECORDED AS INSTRUMENT NO. 115857044; NOT A SURVEY MATTER.

(24) LOSS OR DAMAGE ARISING OUT OF THE FOLLOWING MATTERS SHOWN ON ALTANSPS LAND TITLE SURVEY PREPARED BY BILLY R. DAVIS, JR., FOR CDS, INC., DATED APRIL 13, 2022, LAST REVISED AUGUST 31, 2022, DESIGNATED JOB NUMBER 22-03-0281:
A. FAILURE OF THE FENCES TO FOLLOW THE PROPERTY LINES
B. BUILDING ENCROACHMENT OVER BUILDING LINE
C. RIGHTS OF OTHERS, IF ANY, TO USE THE PAVED DRIVEWAY AS A TRAVELED WAY; SEE CURRENT SURVEY. EASEMENTS DESCRIBED IN OFFICIAL RECORDS BOOK 3061, PAGE 385 AND OFFICIAL RECORDS BOOK 5949, PAGE 825 ARE SHOWN.

(25) MORTGAGE FROM ALLIANCE WEST ATLANTIC LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO TIG ROMSPEN US MASTER MORTGAGE LP, AN EXEMPT CAYMAN ISLAND LIMITED PARTNERSHIP, IN THE AMOUNT OF \$16,500,000.00, AND ANY OTHER AMOUNTS AND/OR OBLIGATIONS SECURED THEREBY DATED OCTOBER 04, 2022, RECORDED OCTOBER 10, 2022 AS INSTRUMENT NO. 118447305; NOT A SURVEY MATTER.

(26) FINANCING STATEMENT EVIDENCING AN INDEBTEDNESS FROM ALLIANCE WEST ATLANTIC LLC, DEBTOR, TO TIG ROMSPEN US MASTER MORTGAGE LP, AN EXEMPT CAYMAN ISLAND LIMITED PARTNERSHIP, SECURED PARTY, FILED ON OCTOBER 10, 2022 AS INSTRUMENT NO. 118447306; NOT A SURVEY MATTER.



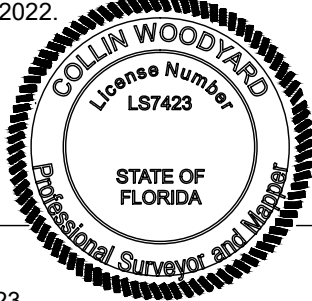
LOCATION MAP
SCALE: 1"=2000'

4	ADDED ADDITIONAL EASEMENTS	C.W.	08/29/2023
3	UPDATED OWNERSHIP INFORMATION	C.W.	07/20/2023
2	UPDATED EAST RIGHT-OF-WAY	P.D.	05/11/2023
1	UPDATED TITLE COMMITMENT DATED 10/10/2022.	P.D.	12/16/2022
No.	DESCRIPTION OF REVISION	BY:	DATE

ALTA/NSPS LAND TITLE SURVEY
ALLIANCE WEST ATLANTIC, LLC

1291-1500 W ATLANTIC BOULEVARD AND 75 NW 13TH AVENUE
CITY OF POMPAÑO BEACH, FLORIDA
BROWARD COUNTY

FILE NO. FLB220043	DATE 12/15/2022	FIELD DATE 10/19/2022	CREW CHIEF C.W.	DRAWN A.S.	REVIEWED P.D.	APPROVED C.W.	SCALE N/A	DWG. NO. 1 OF 4
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COLLIN WOODYARD

PROFESSIONAL SURVEYOR AND MAPPER NO. L57423

THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFTERWARD, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.