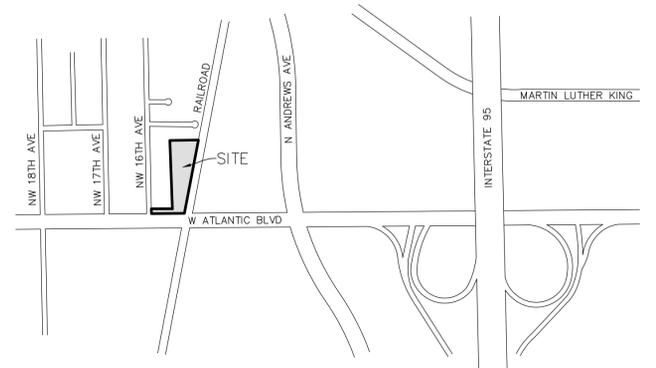
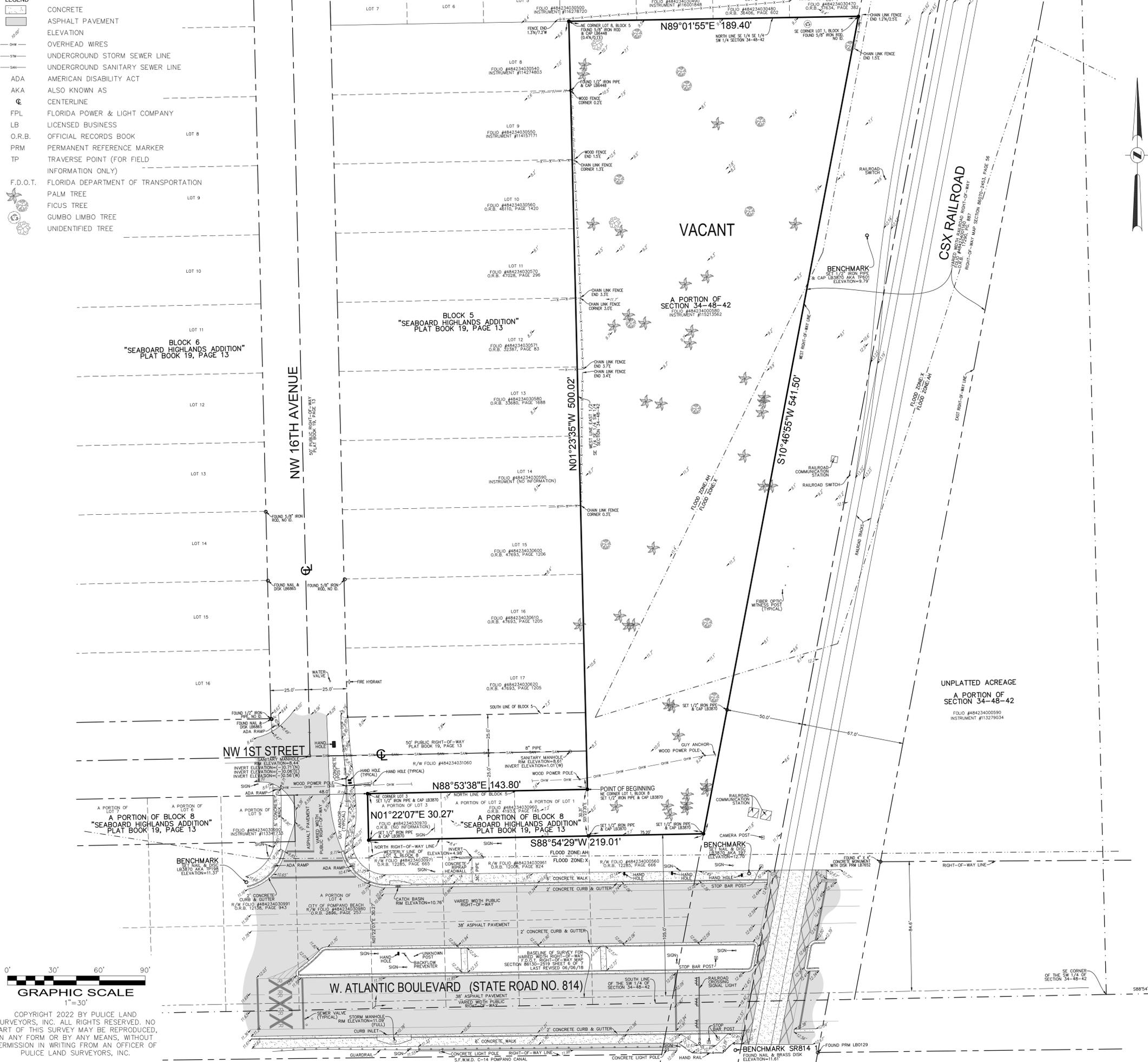


- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - ELEVATION
 - OVERHEAD WIRES
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - ADA
 - AKA
 - CENTERLINE
 - FPL
 - LB
 - O.R.B.
 - PRM
 - TP
 - F.D.O.T.
 - PALM TREE
 - FICUS TREE
 - GUMBO LIMBO TREE
 - UNIDENTIFIED TREE



LEGAL DESCRIPTION:
 THAT PART OF THE EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE WEST RIGHT-OF-WAY LINE OF SEABOARD COAST LINE RAILROAD AND NORTH OF THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND A PORTION OF LOTS 1, 2 AND 3, BLOCK 8, OF "SEABOARD HIGHLANDS ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

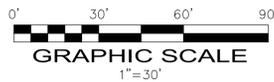
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 8, "SEABOARD HIGHLANDS ADDITION"; THENCE NORTH 01°23'35" WEST ALONG THE WEST LINE OF SAID EAST ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 34 FOR 530.33 FEET TO THE NORTHWEST CORNER OF SAID EAST ONE-HALF; THENCE NORTH 89°01'55" EAST ALONG THE NORTH LINE OF SAID EAST ONE-HALF 189.40 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY SEABOARD COAST LINE RAILROAD); THENCE SOUTH 10°46'55" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 541.50 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD; THENCE SOUTH 88°54'29" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 219.01 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 8; THENCE NORTH 01°22'07" EAST 30.27 FEET ALONG SAID WEST LINE OF SAID LOTS 1 THROUGH 3 FOR 143.80 FEET TO THE POINT OF BEGINNING.

SAID LAND, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

- NOTES:**
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. THIS SITE CONTAINS 74,502 SQUARE FEET (1.7103 ACRES) MORE OR LESS.
 3. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NATIONAL GEODETIC SURVEY BENCHMARK #SR 814 1; ELEVATION: 11.61 FEET.
 4. FLOOD ZONE: AH/NONE; BASE FLOOD ELEVATION: 11 FEET/NONE; PANEL #12011C0357H; COMMUNITY #120055; MAP DATE: 8/18/14.
 5. THIS SITE LIES IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 6. BEARINGS ARE BASED ON PLAT WITH THE NORTH RIGHT-OF-WAY LINE OF ATLANTIC BOULEVARD BEING 588°54'29"W.
 7. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 8. THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: THE MOLLER FAMILY TRUST, DATED 12/4/97; POUL E. MOLLER AND NANCY A. MOLLER AS TRUSTEES; ISAORA ATIMA.
 9. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
 10. THIS SITE CONTAINS 0 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES.
 11. THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, ORDER NO. 9529066, REVISION NO. 4, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 03/03/2022 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
 ITEMS 1, 2, 3, & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
 ITEM 5: RESERVATIONS
 THERE ARE NO PLATTED EASEMENTS.
 12. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
 13. THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE APPROXIMATE LOCATIONS AS SCALED FROM THE MAP ON THE FEMA WEBSITE.
 14. THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

CERTIFICATION:
 I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
 - DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290
- STATE OF FLORIDA

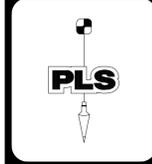


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NO.	REVISIONS	BY

ANTONELLI SITE
 NW 16TH AVE/ W ATLANTIC BLVD
 POMPANO BEACH, BROWARD COUNTY,
 FLORIDA 33069

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@puliceandsurveyors.com
 WEBSITE: www.puliceandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: J.M.P. SCALE: 1" = 30' CLIENT: GENCO REAL ESTATE, CONSTRUCTION
 CHECKED BY: J.F.P. SURVEY DATE: 02/10/22 ORDER NO.: 68729