## FIDELITY NATIONAL TITLE INSURANCE COMPANY
## COMMITMENT NO. 11568708 - SCHEDULE A:

**PARCEL 1 (FEE ESTATE):**

Tract "A" of POWERGATE PLAZA, according to the Plat thereof, recorded in Plat Book 111, Page 34, of the Public Records of Broward County, Florida, also described as:

A parcel of land lying in the Southeast 1/4 of Section 4, Township 49 South, Range 42 East and being more particularly described as follows:

COMMENCE at the point of intersection of the Southerly Right-of-Way line of Gateway Drive, according to Official Records Book 3859, at Page 982, and the Westerly Right-of-Way line of Powerline Road, according to Official Records Book 2244, at Page 660, both of the Public Records of Broward County, Florida; thence run South 88° 06' 34" West along the Southerly Right-of-Way line of said Gateway Drive for 50.00 feet; thence run South 01° 53' 26" East for 30.00 feet to the POINT OF BEGINNING of the Parcel of land hereinafter described; thence continue South 01° 53' 26" East along a line parallel with and 50.00 feet West of the Westerly Right-of-Way line of said Powerline Road for 147.00 feet; thence run South 88° 06' 34" West along a line parallel with and 177.00 feet South of the Southerly Right-of-Way line of said Gateway Drive for 235.00 feet; thence run North 01° 53' 26" West along a line parallel with and 285.00 feet West of the Westerly line of said Powerline Road for 177.00 feet to a point on the Southerly Right-of-Way line of said Gateway Drive; thence run North 88° 06' 34" East along the Southerly Right-of-Way line of said Gateway Drive for 205.00 feet; thence run South 46° 53' 26" East for 42.43 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

**PARCEL 2 (EASEMENT ESTATE):**

Together with a perpetual non-exclusive easement for the purpose of vehicular and pedestrian Ingress and Egress over all driveways and pedestrian walkways on a portion of Tract "B" of the above mention Plat as shown on a sketch attached to an made a part of the Reciprocal Easement Agreement itself attached to an affidavit recorded on November 13, 1987, in Official Records Book 14954, Page 180, public records of Broward County, Florida.

**PARCEL 3 (EASEMENT ESTATE):**

Together with a pedestrian and vehicular easement for Ingress and Egress across a one foot strip of land which is part of Tract "B" of the Plat of POWERGATE PLAZA above referenced and contiguous to and abutting both the Fee Parcel above described and that certain Reciprocal Easement area in Parcel 2 (Easement Estate) referred to above. The above Easement granted in an Off-Street Parking and Easement Agreement recorded in Official Records Book 19753, Page 804, and as affected by Scrivener's Affidavit, recorded in Official Records Book 19874, Page 202, public records of Broward County, Florida.

## FIDELITY NATIONAL TITLE INSURANCE COMPANY
## COMMITMENT NO. 11568708 - SCHEDULE B, SECTION II:

Numbers correspond with survey-related Schedule B exception items contained in the above referenced Title Commitment.

4. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Powergate Plaza, recorded in Plat Book 111, Page 34, of the Public Records of Broward County, Florida. **AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
5. Developer's Agreement recorded in Official Records Book 10540, Page 108, Public Records of Broward County, Florida. **AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE**
6. Easement to Florida Power & Light Company recorded in Official Records Book 10632, Page 218, Public Records of Broward County, Florida. (as to Parcels 2 and 3) **AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
7. Easement to Florida Power & Light Company recorded in Official Records Book 10632, Page 220, Public Records of Broward County, Florida. **AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
8. Terms, covenants, conditions, restrictions, easements and other matters contained in Reciprocal Parking and Easement Agreement recorded in Official Records Book 11655, Page 365, Public Records of Broward County, Florida. **BENEFITS AND AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
9. Agreement recorded in Official Records Book 11732, Page 119, Public Records of Broward County, Florida. **AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE**
10. Ordinance No. 84-5 recorded in Official Records Book 11825, Page 970, Public Records of Broward County, Florida. **AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE**
11. Terms, covenants, conditions, restrictions and other matters set forth in that certain Reciprocal Easement Agreement recorded in Official Records Book 14954, Page 180, Public Records of Broward County, Florida. **BENEFITS AND AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
12. Easement to Broward County recorded in Official Records Book 15544, Page 107, Public Records of Broward County, Florida. (as to Parcel 3) **AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
13. Terms, covenants, conditions, restrictions and other matters contained in Off-Site Parking and Easement Agreement recorded in Official Records Book 19753, Page 804, as affected by Scrivener's Affidavit recorded in Official Records Book 19874, Page 202, Public Records of Broward County, Florida. **BENEFITS AND AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
14. Off-Street Parking Agreement recorded in Official Records Book 19922, Page 537, Public Records of Broward County, Florida. **BENEFITS AND AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
15. Ordinance No. 2002-61 recorded in Official Records Book 34145, Page 1891, Public Records of Broward County, Florida. **AFFECTS THE SUBJECT PROPERTY – BLANKET IN NATURE**
16. Ordinance recorded in Official Records Book 49331, Page 1673, Public Records of Broward County, Florida. **BENEFITS AND AFFECTS THE SUBJECT PROPERTY – PLOTTED AND SHOWN HEREON**
17. Notice recorded in Official Records Instrument No. 114696101, Public Records of Broward County, Florida. **DOCUMENT NOT PROVIDED AT THE TIME OF SURVEY**

## MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Gateway Drive, a public right-of-way and there is access to the subject property per an Ingress and Egress easement set forth in O.R. Book 14954, Page 180 from S. Powerline Road (S.R. 845), a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence, plans provided by the client, and a private utility locate.
3. The posted address on site is 1401 SW 26th Avenue, Pompano Beach, Florida 33069
4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Title Commitment No. 11568708 with an effective date of January 1, 2024 at 5:00 PM.
9. At the time of the survey, no party walls were observed.
10. The appurtenant easement(s) listed in the above referenced title commitment are plotted from record description(s) only.

## BASIS OF BEARING:

The basis for all bearings shown hereon is the northerly line of subject property (southerly right-of-way line of Gateway Drive, known as being North 88°06'34" East, per Plat Book 34, Page 111 of the Broward County Records.

## FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X-Shaded (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood) according to the Flood Insurance Rate Map for the County of Broward, State of Florida, Community Panel No. 12011C0358H Effective Date August 18, 2014.

## ZONING:

As of February 14, 2024, we have not yet received the current zoning information for the subject property.

## SURVEYOR'S OBSERVATIONS:

(A) Electric transformer pad lies outside of the easement in the southwest corner of subject's property

(B) Concrete sidewalk lies inside the northeasterly corner of subject property at distance shown

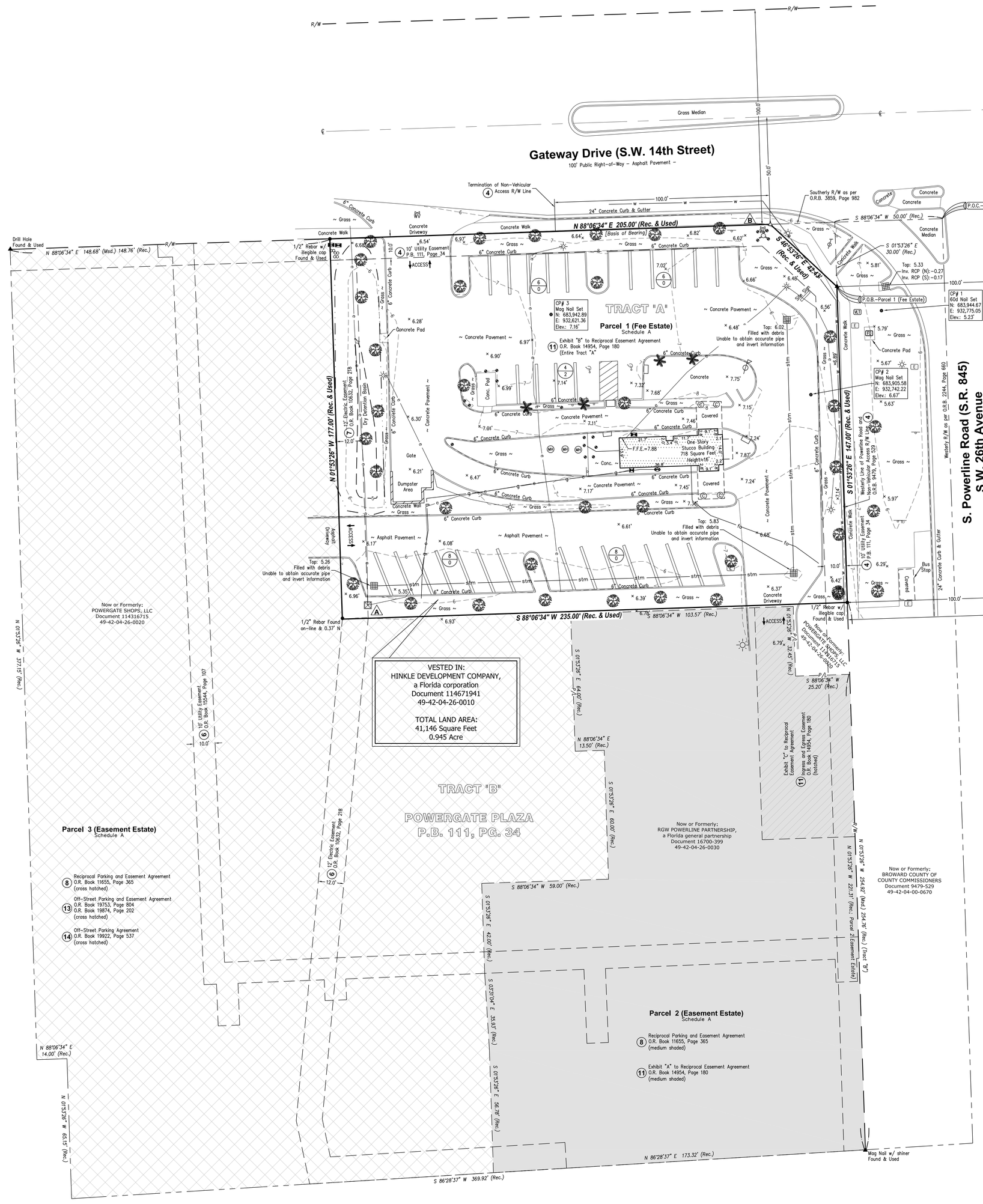
## PARKING:

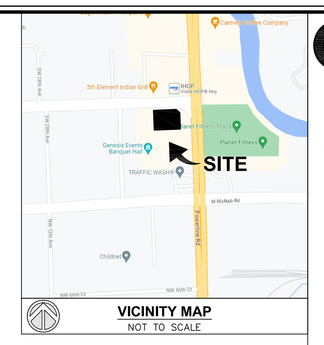
| | |
|---|---|
| 32 Parking Spaces | |
| 2 Handicapped Spaces | |
| 34 Total Parking Spaces | |

## TOTAL LAND AREA:

| | |
|---|---|
| 41,146 | Square Feet |
| 0.945 | Acre |

DRC
PZ25-12000044
12/17/2025




## SYMBOL LEGEND

- R/W – Right-of-Way
- P/L – Adjoiner Property Line
- ℄ – Centerline
- ● – Monumentation Found as Noted
- ▲ – PK/MAG Nail or Railroad Spike Found as Noted
- △ – MAG Nail or PK Nail Set
- P.O.B. – Place/Point of Beginning
- P.O.C. – Place/Point of Commencement
- (A) – Surveyor's Observation
- (X) – Schedule B–Section II Item
- XX – No. of Regular Parking Spaces
- XX – No. of Handicap Parking Spaces
- (C) – Round Column
- (CB) – Catch Basin
- Fire Hydrant
- Water Valve
- Water Meter
- Water Backflow Preventer
- Gas Meter
- Electric Meter
- Electric Transformer
- Electric Vault
- (U) – Utility Vault
- Bollard Post
- (FO) – Fiber Optic Vault
- Handicap Space
- Sign
- Traffic Pole
- Light Pole
- Coniferous Tree
- Palm Tree
- Vertical Benchmark
- 6.54' – Spot Elevation
- Water Line
- Underground Gas Pipeline
- Underground Electric
- Underground Fiberoptics
- stm – Storm Sewer
- Wall (As Noted)
- No Parking Area
- Building Area
- Shaded Easement Area
- Hatched Easement Area
- Cross Hatched Easement Area
- Dark Shaded Easement Area

## GENERAL SURVEYING NOTES

1) HORIZONTAL CONTROL BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011); UTILIZING FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND ROTATED TO THE BASIS OF BEARING SHOWN HEREON HOLDING "1/2" REBAR W/ILLEGIBLE CAP FOUND" AT THE NORTHWEST CORNER OF THE LEASEHOLD AREA.
2) VERTICAL CONTROL BASED NAVD 88 GEOID18 WHILE HOLDING CITY OF POMPANO BEACH BENCHMARK "002 2011".
3) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES (US SURVEY FEET) UNLESS OTHERWISE NOTED. ALL LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES AND ANY VISIBLE MARKINGS AT THE TIME OF SURVEY PROVIDED BY A PRIVATE LOCATE COMPANY ON 10/10/2024. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
4) THIS MAP NOT SUBMITTED TO OR APPROVED BY ANY PLANNING AGENCY

## CERTIFICATION:

To: FFT Pompano, LLC, a Florida limited liability company
Greenberg Traurig, P.A.; Fazio Acquisitions, LLC, a Florida limited liability company; Fidelity National 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, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on February 15, 2024.

Date of Plat or Map: April 18, 2024

I hereby certify that this drawing correctly depicts the description shown hereon as prepared under my direction and this drawing was made in accordance with minimum technical standards adopted by the Florida Division of Consumer Services Agriculture Division of the Florida Administrative Code, pursuant to Section 5J-17.050–052 F.A.C.

Timothy L Fish
Digitally signed by Timothy L Fish
Date: 2025.11.10 13:23:20 -05'00'
Adobe Acrobat version: 2025.001.20156

Timothy L. Fish, PSM
Florida Professional Surveyor and Mapper No. LS 6819
Florida Certificate of Authorization No. LB 7351

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## REVISION HISTORY

| BY: | DATE: | COMMENT: |
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landsurveyors@cbre.com


BOUNDARY, ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR:

Fazio Acquisitions, LLC
5605 Hiatus Road
Tamarac, FL 33321

Section 4
Township 49 South
Range 42 East
Tallahassee Meridian

1401 SW 26th Avenue
City of Pompano Beach
County of Broward
State of Florida
Zip Code 33069

NORTH
GRAPHIC SCALE
0 20' 40'
1 INCH = 20 FT.

Not valid without the signature and raised original seal of a Florida Licensed Surveyor and Mapper, unless transmitted electronically.

Surveyor's Seal
Date Signed: 04-18-2024

Sheet No. 1 of 1

MSI Project No. 58525 (58034)
PC: ERF
PM: RGM Drafter: JOS