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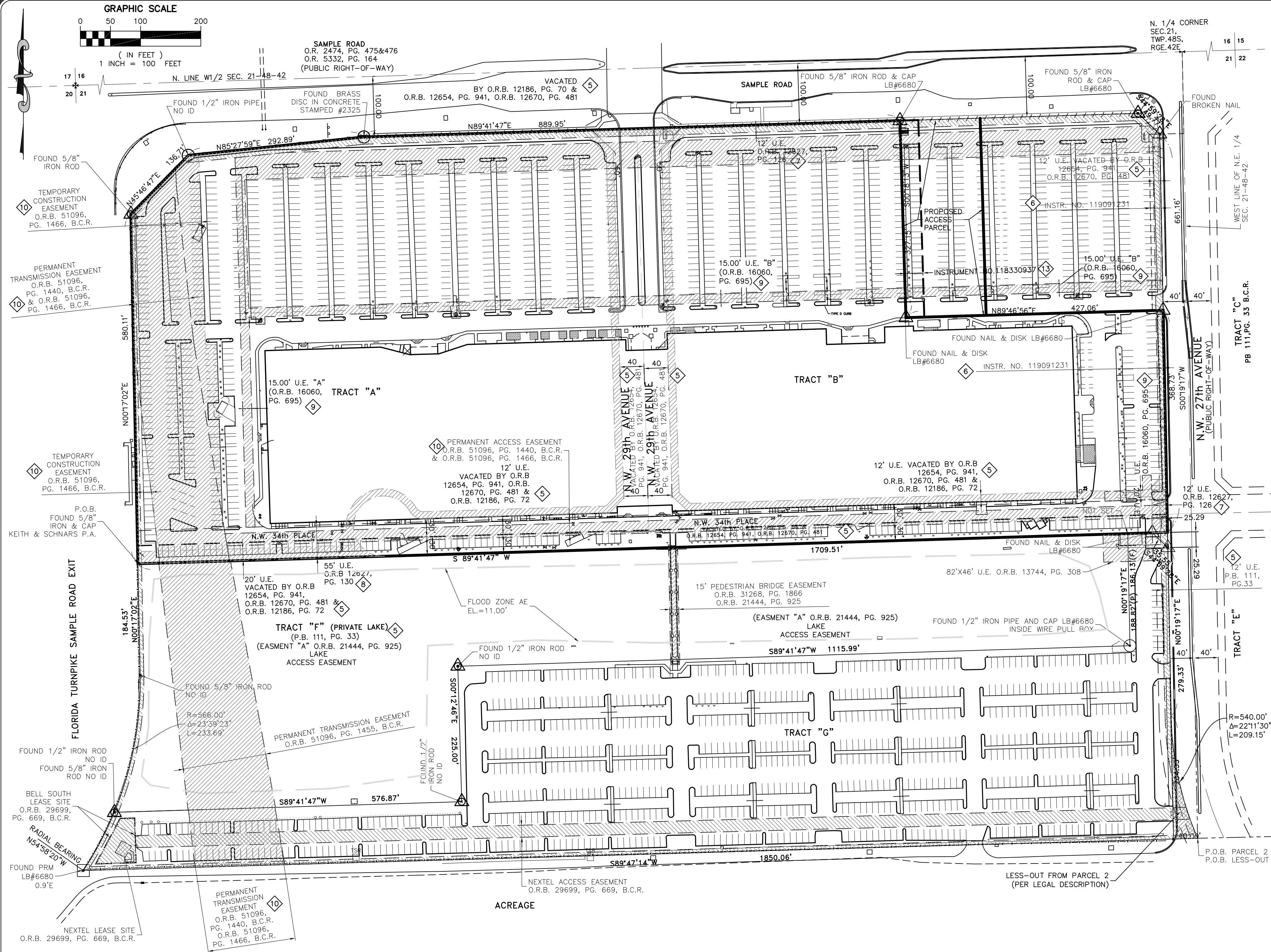
PZ24-12000024

05/07/2025

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PZ24-12000024

03/19/2025



AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE					
ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY					
COMMITMENT NO.: 11588142 ISSUING OFFICE: 2400 MATLAND CENTER PARKWAY, STE 200, MATLAND, FL 32751					
COMMITMENT DATE: FEBRUARY 8th, 2024 AT 11:00 PM					
NUMBER	INSTRUMENT TYPE	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1-4	STANDARD EXCEPTIONS	NOT SURVEY PERTINENT	N/A	N/A	N/A
5	PLAT BOOK	POMPANO INDUSTRIAL PARK THIRD ADDITION	P.B. 111, PG. 33, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-13	O.R.B. 12186, PG. 70, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-12	O.R.B. 12186, PG. 72, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	RESOLUTION NO. 85-1993	O.R.B. 12654, PG. 941, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	RESOLUTION NO. 85-1993	O.R.B. 12670, PG. 481, B.C.R.	YES	YES
6	AGREEMENT	NOTATION ON PLAT	O.R.B. 30925, PG. 1266, B.C.R.	NO	NO
	AGREEMENT	AMENDMENT OF NOTATION ON PLAT	INSTRUMENT #118932498	YES	NO (AFFECTS THE WHOLE PROPERTY)
7	EASEMENTS	EASEMENTS FOR POWERLINE PARK	O.R.B. 9689, PG. 892, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
	AMENDMENT	AMENDMENT FOR EASEMENTS	O.R.B. 12269, PG. 623, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
8	AMENDMENT	RELEASE OF EASEMENT	INSTRUMENT #119091231	YES	YES
	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12627, PG. 126, B.C.R.	YES	YES
9	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12627, PG. 130, B.C.R.	YES	YES
	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 18060, PG. 695, B.C.R.	YES	YES
10	EASEMENT	FP & L EASEMENT	O.R.B. 51096, PG. 1440, B.C.R.	YES	YES
	AGREEMENT	SUBORDINATION OF INTEREST	O.R.B. 51096, PG. 1466, B.C.R.	YES	YES
11	ORDER	ORDER OF THE ZONING BOARD OF APPEALS OF THE CITY OF POMPANO BEACH	INSTRUMENT #116631160	YES	NO (AFFECTS WHOLE PROPERTY)
12	NOTICE	ENVIRONMENTAL RESOURCE PERMIT NO. 06-00221-S	INSTRUMENT #116716001	YES	NO (AFFECTS WHOLE PROPERTY)
13	EASEMENT	CROSS ACCESS EASEMENT	INSTRUMENT #118330937	YES	YES
14	RIGHTS OF TENANTS	NOT SURVEY PERTINENT	N/A	N/A	N/A
15	RIPARIAN RIGHTS	NOT SURVEY PERTINENT	N/A	N/A	N/A
INFORMATIONAL NOTE	EASEMENT	GRANT OF EASEMENT	O.R.B. 31268, PG. 1866, B.C.R.	YES	YES

ABBREVIATIONS:
U.E.=UTILITY EASEMENT
P.B.=PLAT BOOK
ORB=OFFICIAL RECORDS BOOK
PROBC=PUBLIC ROAD OF BROWARD COUNTY
PG=PAGE
FIP=FOUND IRON PIPE
TYP=TYPICAL
ELEC=ELECTRICAL
FH=FIREF HYDRANT
MH=MANHOLE
WPP=WOOD POWER POLE
CLP=CONCRETE LIGHT POLE
ALP=ALUMINUM LIGHT POLE
ICV=IRRIGATION CONTROL VALVE
GV=GATE VALVE
FPL=FLORIDA POWER & LIGHT
CONC=CONCRETE
A/C=AIR CONDITIONED
CLF=CHAIN LINK FENCE
W/F=WITH
SEC=SECTION
LP=LIQUID PROPANE
FMC=FOUND CONCRETE MONUMENT
F.F. EL.=FINISHED FLOOR ELEVATION
TYP. = TYPICAL
PVC = POLYVINYL CHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE PIPE
INV. = INVERT
B.O.S. = BOTTOM OF STRUCTURE
CBS = CONCRETE BLOCK WALL

- LEGEND:
- IRON ROD PIPE
 - BELLSOUTH BOX
 - TELEPHONE SERVICE RISER
 - CABLE TV SERVICE BOX
 - DRAINAGE MANHOLE
 - BOLLARD
 - ELECTRIC SERVICE BOX
 - CONCRETE LIGHT POLE
 - GUY ANCHOR
 - POWER POLE
 - CATCH BASIN
 - MANHOLE
 - SANITARY MANHOLE
 - FIRE HYDRANT
 - TRAFFIC SIGN
 - GATE VALVE
 - BACKFLOW PREVENTER
 - ALUMINUM LIGHT POLE
 - GREASE TRAP MANHOLE
 - CLEAN OUT
 - SANITARY SEWER VALVE
 - MONITORING WELL
 - IRRIGATION CONTROL BOX
 - ELECTRIC METER
 - TITLE CHART ID. NO.
 - STANDARD PARKING SPACE
 - HANDICAP PARKING SPACE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OVERHEAD WIRE
 - NON-VEHICULAR ACCESS

DESCRIPTION: (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 11588142)

TRACTS "A" AND "B", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS "A" AND "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "A", NORTH 00° 17' 02" EAST, 580.11 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT "A", NORTH 45° 46' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", NORTH 85° 27' 59" EAST, 292.89 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH BOUNDARY OF SAID TRACT "B", NORTH 89° 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00° 19' 17" WEST 661.16 FEET; THENCE SOUTH 89° 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1709.51 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE NORTHERMOST NORTHEAST CORNER OF AFORESAID TRACT "B"; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" SOUTH 00° 19' 17" WEST 292.43 FEET; THENCE SOUTH 89° 46' 56" WEST 427.06 FEET; THENCE NORTH 00° 18' 13" EAST 327.15 FEET; THENCE ALONG A NORTH BOUNDARY OF SAID TRACT "B" NORTH 89° 41' 47" EAST 395.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS.

PROPERTY ADDRESS: 2900 WEST SAMPLE ROAD
POMPANO BEACH, FL 33073

SURVEYOR'S NOTES:

ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ARE SHOWN. THIS AND ARE BASED ON BROWARD COUNTY BENCHMARK: THE BENCHMARK IS BROWARD COUNTY BENCHMARK # 260/2752C.

ELEVATION = 19.646 (N.G.V.D. 1929) - 1.56' = 18.086' (NAVD88)

ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) USING THE FOLLOWING CONVERSION: NGVD 29 VERTICAL DATUM (IN FEET) - 1.56' = NAVD 88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

FLOOD INSURANCE NOTES:

FLOOD ZONES: X, AE
BASE FLOOD ELEVATION: ZONE AE-11.00', ZONE X - N/A
COMMUNITY PANEL NO.: 120055 0170 H
DATE OF FIRM INDEX: 08/18/2014
MAP NUMBER 12011C0170H

SURVEYOR'S CERTIFICATE

1. THIS SURVEY

A. WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");

B. CORRECTLY SHOWS THE LOCATION OF ALL THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY;

C. CORRECTLY SHOWS THE LOCATION, DIMENSIONABLE ALLEYS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO THE LEGAL DESCRIPTION ON SUCH DOCUMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);

D. CORRECTLY SHOWS ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS;

E. CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150-FEET OF THE SUBJECT PROPERTY;

F. CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, IF APPLICABLE;

2. THERE ARE NO VISIBLE:

A. EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;

B. ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;

C. ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR

D. ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK.

3. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.

4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING SAMPLE ROAD AND N.W. 27th AVENUE

5. THE SUBJECT PROPERTY CONSISTS OF ONE CONTIGUOUS PARCEL, WITHOUT OVERLAPS, GAPS OR GORES.

6. THE SUBJECT PROPERTY WAS LAST SURVEYED ON 11/08/2021

7. COMPLIES WITH LENDER'S "REQUIREMENTS FOR SURVEYS TO BE FURNISHED IN CONNECTION WITH MORTGAGE LOANS" ("REQUIREMENTS"), INCLUDING TABLE A ITEMS PROVIDED BY CLIENT.

8. IS BASED UPON THE LATEST APPLICABLE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS.

9. ACCURATELY REFLECTS THAT THE PROPERTY CONTAINS 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS

CERTIFIED TO:

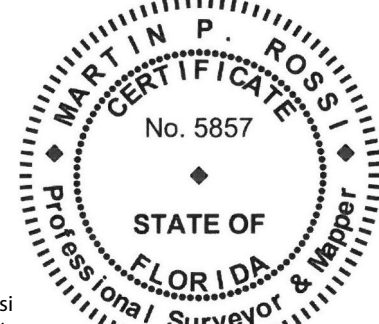
FESTIVAL REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
FOUNDRY COMMERCIAL ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11 AND 13 OF TABLE A THEREOF AND (I) PURSUANT TO THE ACCURACY STANDARDS, AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FACS) OF THE PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ, FLORIDA STATUTES, ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 25th DAY OF MARCH, 2024.

Martin P. Rossi



Martin P. Rossi

Digitally signed by Martin P. Rossi
Date: 2025.01.07 16:04:18 -05'00'

REV	DATE	DESCRIPTION
1	1/25/24	ADD PROPOSED ACCESS PARCEL

FESTIVAL FLEA MARKET
POMPANO BEACH - FLORIDA

MILLER LEGG
Palm Beach Office: 2005 Vista Parkway, Suite 100
West Palm Beach, Florida 33411-2719
561-689-1138 Fax: 561-689-8108
www.millerlegg.com

CERTIFICATE OF AUTHORIZATION
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03/26/2024