



- 1) The Legal Deed to the Property was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY.
- 2) Commitment for Title Insurance.
- 3) This Certification is only for the facts as described. It is not a certification of Title, Zoning, Easements or other matters.
- 4) An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY, File No. 1062-5977164, effective date November 16, 2022 at 1:56 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Record of this County.
- 5) Accuracy.

3. The horizontal/vertical accuracy of well-defined improvement on this survey is ± 0.7 .
4. All measurements shown herein are made in accordance with the United States Standard Feet.
5. Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown herein.
6. Not within the signature and the original sealed seal of a Florida Licensed Surveyor and Mapper.
7. Additions or deletions to survey maps or signing by other than the signing party or parties are prohibited.
8. Underpinnings of buildings are not depicted hereon, but the appropriate authority prior to any design or construction on the property herein described. Surveyors shall be notified as to any deviation from utilities shown herein.
9. The surveyor does not determine fence and/or wall ownership.
10. Type of Survey: ALTA/ NPS/ NAD TITLE SURVEY.
11. The North arrow and bearings shown herein are based on an assumed bearing of N89°44.32'E along the line of the SE 1/4 of NE 1/4 of Section 36, Township 48 South, Range 42 East, and all other bearings are relative herein.
12. Flood Zone Data: Community/ Panel #2005/0376/H/ District: 8/78/2014
Flood Zone: "X" Base Flood Elevation = N/A
13. Legal Description shown herein as per above noted title commitment.
14. Present Zoning: 10 (East Torontal Official District)
15. Building Setbacks: Source: City of Pompano Beach Zoning Code
Setbacks: Front / Rear / Interior Side = 0 feet
16. Subject property has access to a public right-of-ways: North Federal Highway - State Road No. 5 and NE 6th Street
17. All visible above ground utilities noted on survey sketch.
18. Area of Site = 48.514 square feet (1.1004 +/- acres)
19. Total Number of Parking Spaces = 71 standard spaces & 2 handicap spaces
20. Elevation shown herein are relative to North American Vertical Datum of 1988.
21. There were no observed delineated areas of wetlands on Subject Property.
22. Except as shown on the survey there are no visible encroachments or right-of-way which the surveyor has been advised.
23. This PLAN OF SURVEY has been prepared for the exclusive use of the entities named herein. The Certificate does not extend to any unnamed entity.



THIS SURVEY CERTIFIED TO

THIS SURVEY CERTIFIED TO:

- OPTIMUMBANK, A FLORIDA BANKING CORPORATION, ISAOA, ATMA
- HOTELS OF POMPAHO BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA / NSPS and Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11 (aboveground utilities only), 13, 14, 16, 17, 18 and 19 of Table A thereof.

Witness my hand and the seal of said office on this 14th day of May, 2022.

DO NOT FURTHER CERTIFY that the survey represented hereon was prepared in accordance with applicable requirements of the Florida Statutes and the Florida Administrative Code, Chapter 5J-17 and the standards of practice adopted by the Florida Board of Professional Surveyors and Mappers.

TITLE REVIEW NOTES:
SCHEDULE B – SECTION II
TITLE COMMITMENT PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
File No. 1062-5977614, effective date: November 16, 2022 @ 1:56 PM

Items 1 through 7, "General & Special Exceptions"
8. Easement granted to Florida Power & Light Company by instrument recorded in Book 7781, Page 345 as affected by Non-Disturbance Agreement recorded in Book 36075, Page 111. (Does affect Subject Property – Plotted on Survey) (As to Parcel 1)

9. Order of Taking Condemnation between The State of Florida Department of Transportation and Mobil Oil Corp. and Unknown Parties recorded in Book 28249, Page 313. (Does affect Subject Property – Plotted on Survey) (As to Parcel 1)

10. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Book 375323, Page 748. (Does affect Subject Property Not a Plottable Survey Item. (As to Parcel 2)

SCHEDULE B – SECTION 1

TITLE COMMITMENT PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
File No. 1062-5977164, effective date: November 16, 2022 @ 1:56 PM

Items 1 through 7: "General & Special Exceptions."
8. Easement granted to Florida Power & Light Company by instrument recorded in Book 7781, Page 345 as affected by Non-Disturbance Agreement recorded in Book 36075, Page 111. (Does affect Subject Property – Plotted on Survey) (As to Parcel 1)

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10. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Book 37532, Page 748. (Does affect Subject Property – Not a Plottable Survey Item. (As to Parcel 2

505 North Federal Highway, Fort Lauderdale, FL 33062 (Parcel 1)
 5599 North Federal Highway, Fort Lauderdale, FL 33062 (Parcel 2)
 File #4842-36-00-0440 (Parcel 1)
 #4842-36-00-0442 (Parcel 2)

The portion of the South 85 feet of the North 275 feet of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, lying West of U.S. Highway No. 1, less the West 290 feet thereof also known as:

The following described portion of Section 36, Township 48 South, Range 42 East, Commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 and run N. 89°44'32" E., along the North line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, for 290.00 feet; then S. 07°25'51" E. along a line parallel with the West line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36, as measured at right angles to the West line of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said Section 36 to the Point of Beginning of the following described parcel of land; then S. 07°25'51" E. along the last described course for 85.00 feet; then S. 07°25'51" E. along a line parallel with and 275 feet South of .05 measured at right angles to the North line of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 36 for 193.90 feet, to a point on a curve (said point being on the Western right-of-way line of U.S. #1 and bearing N. 87°41'24" W. from the radius point of the next described course) Northwesterly along a circular curve to the right and along said Western right-of-way line of U.S. #1, having a radius of 577265 feet and a central angle of 07°50'41", for an arc distance of 85.11 feet; then S. 89°44'32" W. for 198.53 feet to the Point of Beginning, lying and being in Broward County, Florida.

Parcel 2
A parcel of land lying in the Southeast 1/4 of Section 36, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 48 South, Range 42 East, thence North 01°02'16" East, a distance of 35.00 feet, thence North 89°06'20" East, a distance of 290.00 feet to the Point of Beginning of this description, thence South 01°02'16" East, a distance of 155.00 feet, thence North 89°06'20" East, a distance of 199.02 feet to a point on a circular curve to the right, also on the right-of-way line, having a radius of 577.25 feet, thence along the arc of said curve, having a radius of 577.25 feet, an arc distance of 155.35 feet to a point on the South right-of-way of the Southeast Sixth Street, thence South 89°06'20" West, along said South right-of-way line, a distance of 210.78 feet to the Point of Beginning of this description, said lands situate, lying and being in Broward County, less and except all rights of way including but not limited to the land described in that certain Order of Taking Recorded in Official Records Book 28249, Page 313 of the Public Records of Broward County, Florida.

commencing at the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 48 South, Range 42 East; thence North 01°02'16" East, a distance of 35.00 feet, thence North 88°06'20" East, a distance of 290.00 feet to the Point of Beginning of this description; thence North 01°02'16" East, a distance of 155.00 feet, thence North 89°06'20" East, a distance of 199.02 feet to a point on a circular curve to the right, also on the said right-of-way line of the US #1, thence northerly and easterly along said West right-of-way line along the arc of said curve, having a radius of 5772.65 feet, a distance of 130.47 feet to a point of compound curve of a circular curve, hereinafter referred to as the "Point of Compound Curvature"; thence northerly and westerly along its elements a Radius of 22.97 feet to converge to the Southwest and hewing for its elements a Radius of 22.97 feet to a Central Angle of 94°42'27"; thence run Northwesternly along the arc of said circle to a point of tangency on the arc of said circle to the Northwest; thence run 37°57 feet to a point of tangency on the arc of said circle for an arc distance of 37.97 feet; thence South 89°06'20" West, along the arc of said circle for an arc distance of 135.21 feet to the Point of Beginning of said South right-of-way line, a distance of 185.21 feet to the Point of Beginning



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E-MAIL: jafsurveyorsinc@gmail.com

MHG HOTELS, LLC
2935-39 North Federal Highway, Fort Lauderdale, FL.

ALTA / NSPS LAND TITLE SURVEY

[illegible]

EXTENSION MAP TO SCALE