

FOLIO: 4942-03-27-0012
SITE ADDRESS: 2100 West Atlantic Boulevard
Pompano Beach, Florida

BUILDING FOOTPRINT AREA : ± 10,325.0 Sq. feet
LOT AREA : ± 78,927.3 Sq. feet

Title Legal Description
A PORTION OF TRACT "A", OF ATLANTIC BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 126, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF TRACT "A" OR SOUTH CANAL RIGHT-OF-WAY LINE 371.50' FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°49'22" EAST, ALONG THE NORTH LINE OF SAID TRACT "A" A DISTANCE OF 325.23 FEET; THENCE SOUTH 01°10'38" WEST, 306.81 FEET; THENCE NORTH 88°49'39" WEST, 33.65 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 56°49'14"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 19.83 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL ANGLE OF 41°49'14"; THENCE NORTHWEST AN ARC DISTANCE OF 105.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 73°49'39" WEST, 85.84 FEET TO A POINT OF CURVATURE, OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 14°59'43"; THENCE NORTHWESTERLY AN ARC DISTANCE OF 15.70 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°49'22" WEST, 92.57 FEET; THENCE NORTH 01°10'38" EAST, 212.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA.

Parking
118 Standard parking spaces
5 Handicapped parking space
123 Total Parking spaces

EXCEPTIONS
Schedule B II

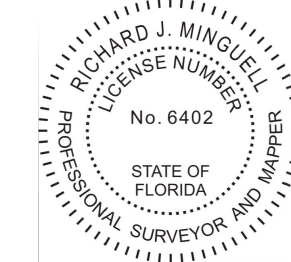
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2015 and subsequent years, which are not yet due and payable.
9. Restrictions and dedications shown on the plat of ATLANTIC BUSINESS CENTER, as recorded in Plat Book 169, Page 126, of the Public Records of Broward County, Florida. - Hereon shown.
10. Reservations in favor of the Board of Commissioners of Everglades Drainage District as contained in Deed Book 463, Page 476, Deed Book 477, Page 336, and Deed Book 562, Page 254; as affected by that Non-Use Commitment No. 1324 recorded July 19, 2001 in Official Records Book 31869, Page 1738, all of the Public Records of Broward County, Florida. - Property lies within bounds of but does not contain matters of survey.
11. Easement Agreement in favor of the City of Pompano Beach, recorded June 14, 2001 in Official Records Book 31714, Page 1953, of the Public Records of Broward County, Florida. - Does NOT affect this property.
12. Terms, conditions, covenants and restrictions as contained in that Declaration of Restrictive Covenants, recorded May 8, 2002 in Official Records Book 33106, Page 1710, of the Public Records of Broward County, Florida. - Property lies within bounds of but does not contain matters of survey.
13. The policy does not insure title to any part of the Land lying below the Mean High Water Line of any adjoining body of water. - Does not contain matters of survey.
14. Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the river or creek, is not insured. - Does not contain matters of survey.
15. Terms and conditions of any existing unrecorded leases, and all rights of lessees and any parties claiming through the lessees under those leases. - Does not contain matters of survey.
16. Any additional real estate taxes resulting from the tax collector challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board in the currently pending proceeding. - Does not contain matters of survey.

SURVEYORS NOTES

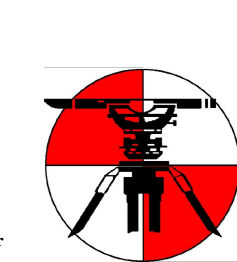
- This is a topographic survey.
- Legal description used for this survey was provided by others.
- This survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- No title policy, title commitment, abstract, or certificate of title was available; therefore easements and other matters of record may not be reflected in this survey. Obtain current title work and verify easements before constructing improvements.
- Bearings, if any, shown hereon are based on Plat Book 163, Page 35, of the Public Records of Broward County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All ties to property line are perpendicular to it, unless otherwise noted.
- Elevations, if shown, are based on NAVD 88.
- Benchmark FDOT NTRIP (FLMB & FLND).
- This survey does not determine or imply ownership.
- Underground improvements and utilities were not located.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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Richard J. Minguell
Registered Land Surveyor & Mapper
No. 6402, State of Florida



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Original Survey Date: 11/28/2015
Job Number: 22-2008
Revision:
a. Updated and added elevations & trees 02/16/2022
b. Trees updated 12/07/2022
c. Updated 06/12/2025

National Flood Insurance
Community Panel: 12011 C 0357 H
Flood Zone: X
Base Flood Elevation N/A
Firm Date: 08/18/2014

Certified to:
MASTER CARWASH LLC
2100 WEST ATLANTIC LLC

Title Information provided by:
First American Title Insurance Company
File No: 1062-3444242
Effective Date: October 08, 2015 at 8:00 a.m.

Pompano Canal
South Florida Water Management Canal 14
Right-of-Way Map C-14-20

SURVEY MAP

SCALE: 1" = 20'

