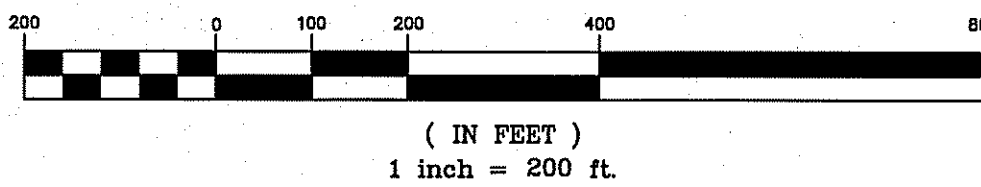




prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 NW 64TH STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611
FAX: (954) 763-7615

GRAPHIC SCALE



FLOOD ZONE LEGEND:

	= FLOOD ZONE "X" Minimal Chance of Flood Hazard
	= FLOOD ZONE "X" 0.2% Annual Chance of Flood Hazard
	= FLOOD ZONE "AH" Elevation=7.0'
	= FLOOD ZONE "AH" Elevation=8.0'
	= FLOOD ZONE "AH" Elevation=9.0'
	= FLOOD ZONE "AH" Elevation=10.0'
	= FLOOD ZONE "AH" Elevation=11.0'
	= FLOOD ZONE "AE" Elevation=8.0'
	= FLOOD ZONE "AE" Elevation=9.0'
	= FLOOD ZONE "AE" Elevation=10.0'

NOTES:

- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- Underground improvements if any not located.
- This drawing is not valid unless sealed with an embossed surveyors seal.
- Boundary survey information does not infer Title or Ownership.
- All iron rods 5/8", unless otherwise noted.
- Reference Bench Mark: Broward County Benchmark #3220. ELEVATION = 7.95(NGVD 29) or 6.36(NAVD 88)
- Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: N.A. 7.95 .
- This property lies in Flood Zones "X", 0.2% Annual Chance of Flood Hazard, "X", Minimal Chance of Flood Hazard, Zone "AH", Elev=7.0, 8.0, 9.0, 10 & 11, Zone "AE", Elev=9.0, & 10, Per Flood Insurance Rate Map No. 12011C0357 H Dated: August 18, 2014. Community Panel No. 120055.
- Bearings shown refer to record plat of ARVIDA POMPANO PARK (137/33) and assume the West line of Section 3-49-42 as South 00°00'00" East.
- Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>
- Legal Description depicts the same real property (Also Known As) as described in Fidelity National Title Insurance Company Commitment No. FTA16-36418.

OFFICE NOTES

FIELD BOOK NO. TDS w/Worksheets

JOB ORDER NO. U-0393, U-3826, V-0537, V-3272

CHECKED BY:

DRAWN BY: EAJJ, DRP, RDRV

Legal Description

All of Tracts "A" and "B", ARVIDA POMPANO PARK, according to the plat thereof, as recorded in Plat Book 137, Page 33, of the public records of Broward County, Florida.

TOGETHER WITH:
Parcel "A", POMPANO PARK RACINO PLAT, according to the plat thereof, as recorded in Plat Book 181, Pages 22-27, of the public records of Broward County, Florida.

AND TOGETHER WITH:

A portion of the North one-half (N 1/2) of Section 3, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Southeast corner of Tract "B", ARVIDA POMPANO PARK, according to the plat thereof, as recorded in Plat Book 137, Page 33, of the public records of Broward County, Florida; thence South 89°33'40" West, on the South line of said Tract "B", a distance of 960.05 feet; thence South 00°12'26" East, on an East line of said Tract "B" and on an East line of Parcel "A", POMPANO PARK RACINO PLAT, according to the plat thereof, as recorded in Plat Book 181, Pages 22 to 27, of the public records of Broward County, Florida, a distance of 636.39 feet; thence North 89°45'19" East, on a North line of said Parcel "A", a distance of 809.43 feet; thence North 13°03'47" East, on the West right-of-way line of the Seaboard Coast Line Railroad, a distance of 656.16 feet to the Point of Beginning.

All said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 9,654,898 square feet or 221.6460 acres more or less.

ALSO KNOWN AS:

Parcel 1:

All of the following described lands lying in and being a part of Section 3, Township 49 South, Range 42 East, Broward County, Florida:

The South 1/2 of the Northwest 1/4, EXCEPT the West 33 feet thereof for road right-of-way;

AND that part of the South 1/2 of the Northeast 1/4 lying West of the Seaboard Coast Line Railroad;

AND Government Lot 5, EXCEPT the West 33 feet thereof for road right-of-way, and also EXCEPT ARVIDA POMPANO PARK, as recorded in Plat Book 137, Page 33, of the Public Records of Broward County, Florida;

AND that part of Government Lot 6 lying South of said Plat Book 137, Page 33;

AND that part of Government Lot 7 lying South of said Plat Book 137, Page 33 and West of the Seaboard Coast Line Railroad;

TOGETHER WITH a portion of Tract B, of the aforesaid ARVIDA POMPANO PARK;

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the aforementioned Section 3; run THENCE on an assumed bearing of South 00 degrees 00 minutes 26 seconds West along the West line of said Section 3, a distance of 1708.26 feet to the Northwest corner of the aforesaid Government Lot 5; THENCE South 89 degrees 01 minutes 37 seconds East along the North line of said Government Lot 5 and along the Westerly extension of the centerline of RACE TRACK ROAD and along said centerline, a distance of 1328.63 feet; THENCE South 00 degrees 09 minutes 21 seconds East a distance of 53.03 feet to a point on the South right-of-way line of RACE TRACK ROAD as shown on the aforementioned Plat of ARVIDA POMPANO PARK; THENCE South 88 degrees 01 minutes 37 seconds East along said South of right-of-way, a distance of 571.42 feet to the Northeast corner of the lands described in Official Records Book 15678, at Page 145, of the aforesaid Public Records; THENCE continue South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 688.71 feet to the POINT OF BEGINNING of the lands herein described; THENCE continue along said right-of-way the following two courses and distances: South 88 degrees 01 minutes 37 seconds East, a distance of 100.00 feet; South 88 degrees 07 minutes 14 seconds East, a distance of 1087.67 feet to the point of the aforementioned Westerly right-of-way line of the Seaboard Coast Line Railroad; THENCE South 13 degrees 04 minutes 16 seconds West along said Westerly right-of-way line, a distance of 2369.90 feet to a point of the South line of the aforesaid South 1/2 of the Northeast 1/4; THENCE North 86 degrees 02 minutes 40 seconds West along said South line and the South line of the aforesaid South 1/2 of the Northwest 1/4, a distance of 3078.57 feet to a point on the East right-of-way line of POWERLINE ROAD said point being 33.00 feet by right angle measurement East of the West line of the aforesaid Northwest 1/4 of Section 3; THENCE North 00 degrees 00 minutes 26 seconds East parallel with said West line of the Northwest 1/4 and along said East right-of-way line, a distance of 2039.93 feet to a point on the boundary on the aforesaid ARVIDA POMPANO PARK; THENCE along said boundary the following courses and distances: South 45 degrees 06 minutes 41 seconds East a distance of 94.55 feet; North 89 degrees 46 minutes 38 seconds East, a distance of 1025.36 feet; North 44 degrees 56 minutes 16 seconds East, a distance of 49.49 feet (North 44 degrees 48 minutes 39 seconds East, 49.47 feet per plat); North 00 degrees 09 minutes 21 seconds West, a distance of 685.69 feet; North 88 degrees 01 minutes 37 seconds West, a distance of 50.25 feet; North 00 degrees 09 minutes 21 seconds West, a distance of 71.66 feet (71.60 feet per plat) to a point on the aforementioned South right-of-way line of RACE TRACK ROAD; South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 220.15 feet (220.20 feet per plat); South 00 degrees 09 minutes 21 seconds East, a distance of 71.66 feet (71.60 feet per plat); North 88 degrees 01 minutes 37 seconds West, a distance of 49.86 feet; South 00 degrees 09 minutes 21 seconds East, a distance of 680.94 feet (680.99 feet per plat); South 45 degrees 11 minutes 21 seconds East, a distance of 49.53 feet; North 89 degrees 46 minutes 38 seconds East, a distance of 1241.16 feet; North 51 degrees 23 minutes 55 seconds East, a distance of 43.24 feet; THENCE North 00 degrees 09 minutes 21 seconds West, a distance of 710.57 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed to the State of Florida Department of Transportation by virtue of Warranty Deed recorded July 13, 2007 in Official Records Book 44327, Page 355, of the Public Records of Broward County, Florida.

ALSO LESS AND EXCEPT that portion located within the plat of POMPANO PARK RACINO PLAT, according to the Plat thereof, recorded in Plat Book 181, Page 22, of the Public Records of Broward County, Florida.

Parcel 2:

Parcel A of POMPANO PARK RACINO PLAT, according to the Plat thereof, recorded in Plat Book 181, Page 22, of the Public Records of Broward County, Florida.

Parcel 3:

Tract "A" of ARVIDA POMPANO PARK, according to the Plat thereof, recorded in Plat Book 137, Page 33, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH:

A portion of Tract "B" of ARVIDA POMPANO PARK, according to the Plat thereof, recorded in Plat Book 137, Page 33, of the Public Records of Broward County, Florida, being more particularly described as follows:

A parcel of land being a portion of Government Lots 5 and 6, Section 3, Township 49 South, Range 42 East, being more particularly described as follows:
COMMENCE at the Northwest corner of said Section 3; THENCE on an assumed bearing of South along the West line of said Section 3 a distance of 1707.69 feet to a point on the North line of Government Lots 5 and 6 of said Section 3, said point also being on the Westerly extension of the centerline of Race Track Road; THENCE S 88° 01' 37" E along said North line, and along said centerline and the extension thereof, a distance of 1328.63 feet; THENCE S 00° 09' 21" E a distance of 53.03 feet to a point on the South right-of-way line of RACE TRACK ROAD as shown on the aforesaid plat of ARVIDA POMPANO PARK; THENCE South 88 degrees 01 minutes 37 seconds East along said South of right-of-way line, a distance of 571.42 feet to the Northeast corner of lands described in Official Records Book 15678, at Page 145, of the aforesaid Public Records at the POINT OF BEGINNING of the lands herein described; thence, continuing South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 688.71 feet to a point for corner; thence South 00 degrees 09 minutes 21 seconds East a distance of 710.57 feet; thence South 51 degrees 23 minutes 55 seconds West a distance of 43.24 feet to a point on the South line of the aforementioned Tract "B", ARVIDA POMPANO PARK; thence South 89 degrees 46 minutes 38 seconds West along said South line, a distance of 655.37 feet to the Southeast corner of the aforesaid lands described in Official Records Book 15678, at Page 145, thence North 00 degrees 09 minutes 21 seconds West along the East line of said lands, a distance of 763.84 feet to the Point of Beginning.

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

Parcel 4:

A portion of Government Lot 6 of Section 03, Township 49 South, Range 42 East; said portion also being a part of Tract "B" of ARVIDA POMPANO PARK, according to the Plat thereof recorded in Plat Book 137, at Page 33, being more particularly described as follows:

Commence at the Northwest corner of the aforementioned Section 3; run thence on an assumed bearing of South 00 degrees 00 minutes 26 seconds West along the West line of said Section 3, a distance of 1708.26 feet to the Northwest corner of Government Lot 5 of said Section 3; thence South 89 degrees 01 minutes 37 seconds East along the North line of said Government Lot 5 and along the Westerly extension of the centerline of RACE TRACK ROAD and along said centerline, a distance of 1328.63 feet; thence South 00 degrees 09 minutes 21 seconds East a distance of 53.04 feet to a point on the South right-of-way line of RACE TRACK ROAD as shown on the aforementioned Plat of ARVIDA POMPANO PARK; thence South 88 degrees 01 minutes 37 seconds East along said South of right-of-way line, a distance of 571.42 feet to the Northeast corner of lands described in Official Records Book 15678, at Page 145, of the aforesaid Public Records at the POINT OF BEGINNING of the lands herein described; thence, continuing South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 688.71 feet to a point for corner; thence South 00 degrees 09 minutes 21 seconds East a distance of 710.57 feet; thence South 51 degrees 23 minutes 55 seconds West a distance of 43.24 feet to a point on the South line of the aforementioned Tract "B", ARVIDA POMPANO PARK; thence South 89 degrees 46 minutes 38 seconds West along said South line, a distance of 655.37 feet to the Southeast corner of the aforesaid lands described in Official Records Book 15678, at Page 145, thence North 00 degrees 09 minutes 21 seconds West along the East line of said lands, a distance of 763.84 feet to the Point of Beginning.

ALTA/NSPS LAND TITLE SURVEY

POMPANO PARK

LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. = ELEVATION
R = RADIUS	O/S = OFFSET
A OR L = ARC LENGTH	A/C = AIR CONDITIONING
CH.BRG. = CHORD BEARING	S = CENTERLINE OF RIGHT-OF-WAY
TAN.BRG. = TANGENT BEARING	F.P.L. = FLORIDA POWER AND LIGHT CO.
P.O.C. = POINT OF COMMENCEMENT	S.B.T. = SOUTHERN BELL TELEPHONE
P.O.B. = POINT OF BEGINNING	B.C.R. = BROWARD COUNTY RECORDS
W/McL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP	D.C.R. = DADE COUNTY RECORDS
P.R.M. = PERMANENT REFERENCE MONUMENT	P.B.R. = PALM BEACH COUNTY RECORDS
CONC. = CONCRETE	O.R. = OFFICIAL RECORDS BOOK
C.G.S. = CONCRETE, BLOCK AND STUCCO	PG. = PAGE
I.C.V. = IRRIGATION CONTROL VALVE	R/W = RIGHT-OF-WAY
W.M. = WATER METER	C.O. = CLEAN OUT
B.F.P. = BACK FLOW PREVENTOR	C.L.F. = CHAIN LINK FENCE
	F.C.D. = FLOTATION CONTROL DEVICE

Title Notes

There are no other Easements, Road Reservations or Rights-of-Ways of Record affecting this property per Fidelity National Title Insurance Company, Commitment No. FTA16-36418, effective date December 23, 2016 at 8:00AM.

- Reservations per Deed Book 455, Page 187 of the Public Records of Broward County, Florida; O.R. Book 23833, Page 542 of the Public Records of Broward County, Florida and O.R. Book 23833, Page 546 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Reservations per Deed Book 458, Page 481 of the Public Records of Broward County, Florida; O.R. Book 23833, Page 542 of the Public Records of Broward County, Florida; O.R. Book 23833, Page 546 of the Public Records of Broward County, Florida; O.R. Book 32234, Page 1865 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Reservations per Deed Book 463, Page 476 of the Public Records of Broward County, Florida; Deed Book 562, Page 254 of the Public Records of Broward County, Florida; O.R. Book 23833, Page 542 of the Public Records of Broward County, Florida; O.R. Book 23833, Page 546 of the Public Records of Broward County, Florida; O.R. Book 32234, Page 1865 of the Public Records of Broward County, Florida; and O.R. Book 32234, Page 1865 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Reservations per Deed Book 464, Page 296 of the Public Records of Broward County, Florida and O.R. Book 23818, Page 349 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Reservations per Deed Book 464, Page 395 of the Public Records of Broward County, Florida; O.R. Book 15786, Page 518 of the Public Records of Broward County, Florida; O.R. Book 15786, Page 521 of the Public Records of Broward County, Florida; O.R. Book 15786, Page 529 of the Public Records of Broward County, Florida; and O.R. Book 23818, Page 349 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Reservations per Deed Book 477, Page 438 of the Public Records of Broward County, Florida; O.R. Book 23833, Page 542 of the Public Records of Broward County, Florida and O.R. Book 23833, Page 546 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Matters per Plat Book 137, Page 33 of the Public Records of Broward County, Florida; O.R. Book 30414, Page 563 of the Public Records of Broward County, Florida and O.R. Book 38277, Page 1733 of the Public Records of Broward County, Florida affects this property and as shown.
- Matters per Plat Book 181, Page 22 of the Public Records of Broward County, Florida affects this property and as shown.
- Construction Easement per O.R. Book 2290, Page 225 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 2350, Page 537 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 2731, Page 855 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 4236, Page 288 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 6322, Page 523 of the Public Records of Broward County, Florida affects this property and as shown.
- Easement per O.R. Book 9606, Page 370 of the Public Records of Broward County, Florida affects this property and as shown.
- Sewer Agreement per O.R. Book 8282, Page 41 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Ordinance per O.R. Book 14661, Page 180 of the Public Records of Broward County, Florida; O.R. Book 14747, Page 485 of the Public Records of Broward County, Florida; O.R. Book 14661, Page 176 of the Public Records of Broward County, Florida; O.R. Book 16252, Page 304 of the Public Records of Broward County, Florida; O.R. Book 27422, Page 515 of the Public Records of Broward County, Florida; and O.R. Book 27321, Page 485 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Resolution per O.R. Book 14698, Page 50 of the Public Records of Broward County, Florida affects this property and as shown (nothing plottable).
- Ordinance per O.R. Book 14747, Page 157 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Covenant per O.R. Book 23630, Page 774 of the Public Records of Broward County, Florida; O.R. Book 29453, Page 462 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Easement per O.R. Book 27345, Page 908 of the Public Records of Broward County, Florida affects this property and as shown.
- Covenant per O.R. Book 28599, Page 724 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Ordinance per O.R. Book 34145, Page 1891 of the Public Records of Broward County, Florida may affect this property (no legal description contained in document) (nothing plottable).
- Agreement per O.R. Book 32823, Page 1622 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Agreement per O.R. Book 32823, Page 1762 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Obligations per O.R. Book 38277, Page 1741 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Declaration per O.R. Book 38953, Page 1879 of the Public Records of Broward County, Florida and O.R. Book 40077, Page 1098 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Easement per O.R. Book 42434, Page 515 of the Public Records of Broward County, Florida affects this property and as shown.
- Declaration per O.R. Book 45585, Page 1197 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Amendment per O.R. Book 50243, Page 1158 of the Public Records of Broward County, Florida affects this property and as shown.
- Agreement per O.R. Book 50243, Page 1172 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Declaration per O.R. Book 50243, Page 1188 of the Public Records of Broward County, Florida affects this property and as shown.
- Easements per O.R. Book 50376, Page 138 of the Public Records of Broward County, Florida and O.R. Book 50376, Page 132 of the Public Records of Broward County, Florida affects this property and as shown.
- Agreement per O.R. Book 50458, Page 1895 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Obligations per O.R. Book 50458, Page 1910 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Declaration per O.R. Book 51018, Page 943 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- Agreement per O.R. Book 48851, Page 1225 of the Public Records of Broward County, Florida and O.R. Book 50156, Page 930 of the Public Records of Broward County, Florida not a survey matter.

ZONING NOTES

This property is zoned B-3 (General Business), I-1 (General Industrial), CR (Commercial Recreation)

per report prepared by Murphy La Rocca Consulting Group, Inc. dated June 18, 2018.

Maximum Height B-3=105 feet, I-1=45 feet, CR=105 feet

Front Setback: B-3=0 feet, I-1=25 feet, CR=25 feet

Side Setback Street: B-3=0 feet, I-1=10 feet, CR=25 feet

Side Setback Interior: B-3=0 feet, I-1=10 feet, CR=25 feet

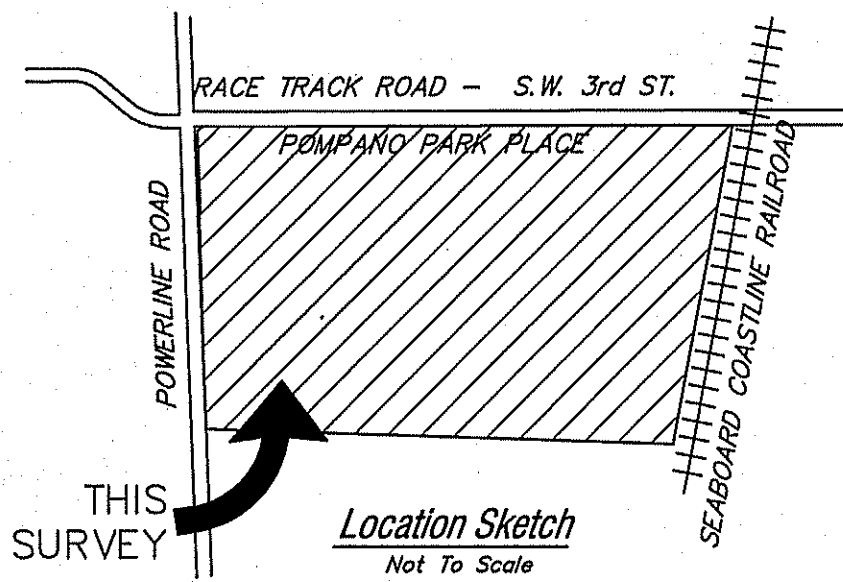
Rear Setback: B-3=30 feet, I-1=10 feet, CR=25 feet

Parking Spaces Required= 3,818

Actual Spaces= 3,514 including 79 Handicapped spaces

In addition, there are 105 spaces in Dedicated Right-of-Way.

SHEET 2 OF 14



ALTA/NSPS CERTIFICATION

TO: Phelps Dunbar LLP;

Fidelity National Title Insurance Company;
Pompano Park JV Holdings, LLC, a Delaware limited liability company;
Pompano Park Holdings, LLC, a Florida limited liability company;
PPL, Inc., a Florida corporation;
Milbank, Tweed, Hadley & McCloy LLP;
Eckert Seamans Cherin & Mellott, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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), 8, 9, 11 (as to visible utilities only), 13, 16 (none observed), 17 (none apparent), 18 (none supplied) & 19 of Table A thereto.

The survey was completed on May 9th, 2018.

CERTIFICATION

We hereby certify that this survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 5th day of January, 2005.

Additional Topography taken this 23rd day of March, 2006.

Located temporary power poles this 21st day of September, 2006.

Located top of bank and additional topography added

this 3rd day of October, 2007.

Additional topography and locations added this 27th day of December, 2007.

Resurveyed and Elevations converted to NAVD 88, this 4th day of August, 2015.

Resurveyed this 9th day of May, 2018.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.