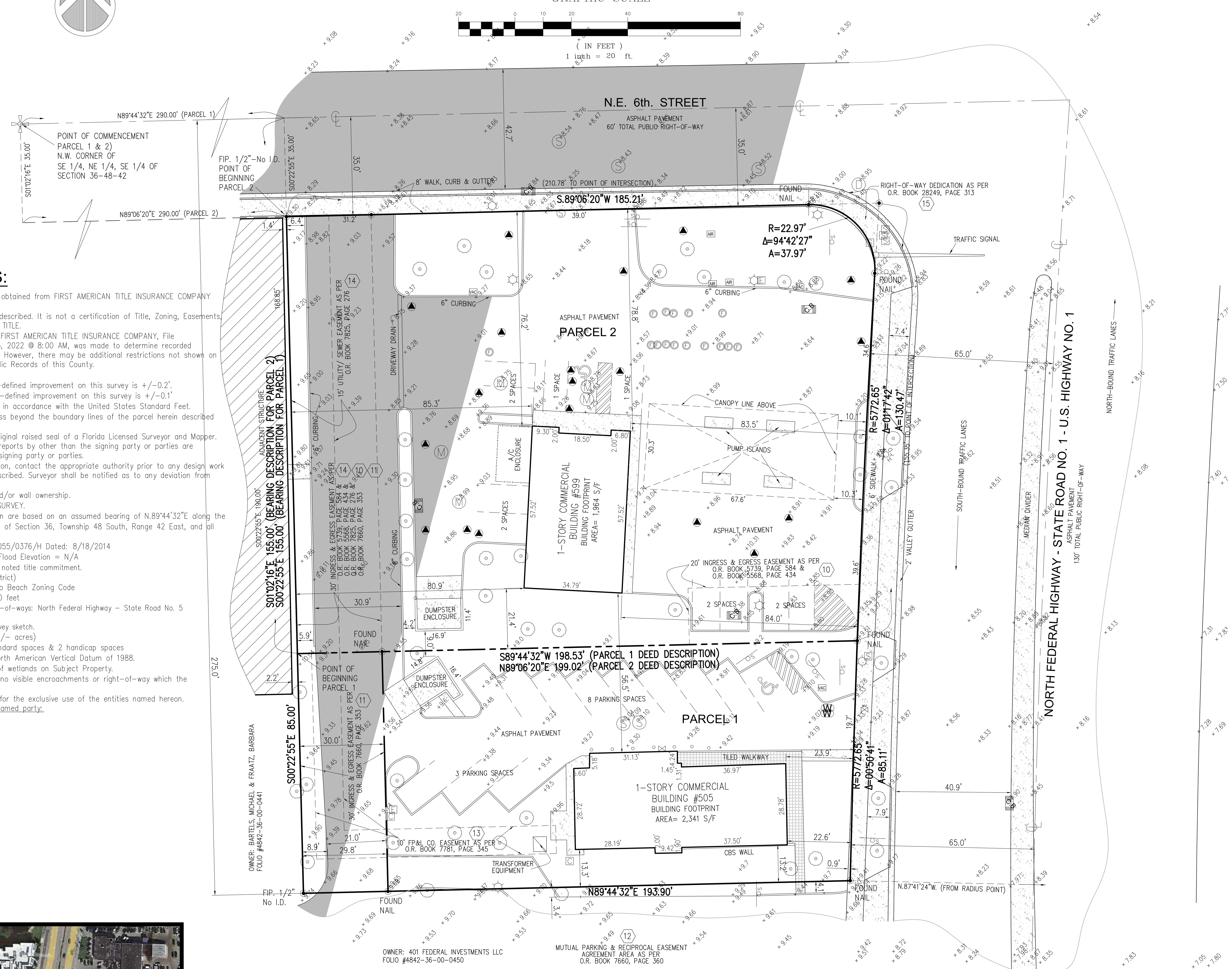
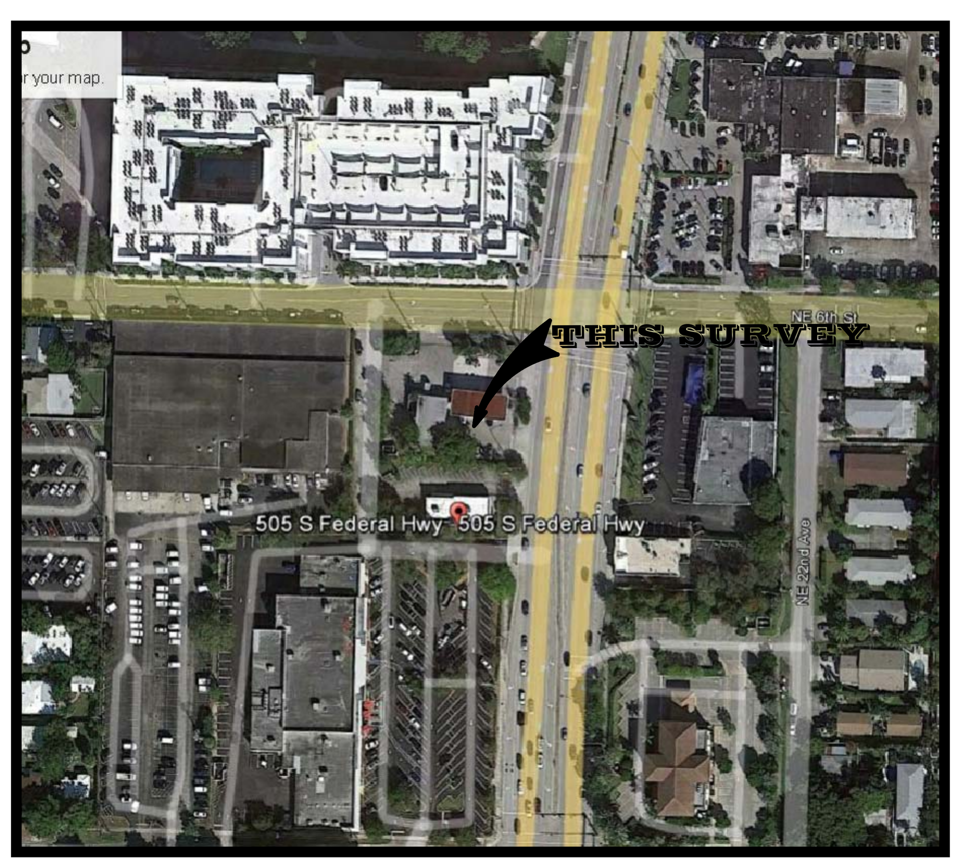
ALTA/NSPS LAND TITLE SURVEY



SURVEYOR'S NOTES:

1) The Legal Description to the Property was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY Commitment for Title Insurance.
2) This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
3) An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY, File No. 1062-5977164, effective date: May 13, 2022 @ 8:00 AM, 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 Records of this County.
4) Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
5) All measurements shown hereon are made in accordance with the United States Standard Feet.
6) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
7) Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
8) Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9) The surveyor does not determine fence and/or wall ownership.
10) Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
11) The North arrow and bearings shown hereon are based on an assumed bearing of N.89°44'32"E along the North line of the SE 1/4, NE 1/4, SE 1/4 of Section 36, Township 48 South, Range 42 East, and all other bearings are relative thereof.
12) Flood Zone Data: Community/ Panel #120055/0376/H Dated: 8/18/2014
Flood Zone: "X" Base Flood Elevation = N/A
13) Legal Description shown hereon as per above noted title commitment.
14) Present Zoning: TO (East Transit Oriented 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 Rood No. 5 & NE 6th. Street
17) All visible above ground utilities noted on survey sketch.
18) Area of Site = 48,154 square feet (1.105+/- acres)
19) Total Number of Parking Spaces = 71 standard spaces & 2 handicap spaces
20) Elevations shown hereon 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 undersigned has been advised.
23) This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.



LOCATION MAP
NOT TO SCALE

LEGEND

—OH—OH—	Overhead Wire Line
—//—//—	Wood Fence
—x—x—	Chain Link Fence
—□—□—	Iron Fence
—M—	Monument Line
—℄—	Centerline
—PL—	Property Line

A=Arc
BRG=Bearing
CH=Chord
Δ=Delta
L=Length
R=Radius
T=Tangent
ø=Diameter

× 0.00' =Existing Elevations
C.B. =Catch Basin
W =Water Meter
=Electric Box
S =Sanitary Manhole
=Sprinkler Pump
=Wood Pole
=Conc. Pole
=Light Pole
=Fire Hydrant
=Water Valve
=Inlet
TV =Cable Tv Box
EM =Electric Meter Box
S =Traffic Signal Box
=Gas Valve
=Monitoring Valve
M =Manhole

A/C=Air Conditioner
Conc. =Concrete
C.B.S. =Concrete Block & Stucco
D.E. =Drainage Easement
D.M.E.=Drainage Maintenance Easement
F.D.H. =Found Drill Hole
F.F.E. =Finish Floor Elevation
F.I.P. =Found Iron Pipe/Pin
F.I.R. =Found Iron Rebar
F.N. =Found Nail
F.N&D =Found Nail & Disc
F.P.L. =Florida Power Light Transformer
H =Hieght
L.M.E. =Lake Maintenance Easement
(M) =Measured
(P) =Plotted
P.O.B. =Point of Beginning
P.O.C. =Point of Commencement
(R) =Record
Res. =Residence
SIP/R =Set Iron Pin/Rebar
S =Spread
U.E. =Utility Easement

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:

- OPTIMUMBANK, A FLORIDA BANKING CORPORATION, ISAOA, ATIMA.
- HOTELS OF POMPANO BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY
- DUNAY MISKEL AND BACKMAN, LLP

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, 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.
The fieldwork was completed on May 5, 2022.

I DO FURTHER CERTIFY that the survey represented hereon was prepared in accordance with applicable requirements of Florida Statutes and the Florida Administrative Code, Chapter 5J-17 and the standards of practice of the Florida Board of Professional Surveyors and Mappers.

JAF SURVEYING SERVICES, INC.

BY: ______________________
GINO FURLANO, Surveyor and Mapper
Florida Registration No.: 5044
Date of Last Revision: November 7, 2022 (Comments from attorney)

PROPERTY ADDRESS:

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

LEGAL DESCRIPTION:

Parcel 1
That 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. 0°22'55" E. along a line parallel with and 290 feet East of, 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 for 190.00 feet to the Point of Beginning of the following described parcel of land; thence continue S. 0°22'55" E. along the last described course for 85.00 feet; then N. 89°44'32" E., along a line parallel with and 275 feet South of, as measured at right angles to the North line of the Southeast 1/4 of the Northeast 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 Westerly right-of-way line of U.S. #1 and bearing N. 87°41'24" W., from the radius point of the next described curve; thence Northeasterly along a circular curve to the right and along said Westerly right-of-way line of U.S. #1, having a radius of 5772.65 feet and a central angle of 0°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 Southeast 1/4 of Section 36, Township 48 South, Range 42 East, thence South 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 West right-of-way line of 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, an arc distance of 155.35 feet to a point on the South right-of-way of Northeast 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, Florida, 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.

ALSO DESCRIBED AS:
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 Southeast 1/4 of Section 36, Township 48 South, Range 42 East, thence South 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 West right-of-way line of 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, an arc distance of 130.47 feet to a point of compound curve of a circular curve, concave to the Southwest and having for its elements a Radius of 22.97 feet and a Central Angle of 94°42'27"; Thence run Northwesterly along the arc of said circular curve for an arc distance of 37.97 feet to a point of tangency on the South right-of-way of Northeast Sixth Street, thence South 89°06'20" West, along said South right-of-way line, a distance of 185.21 feet to the Point of Beginning.

SURVEYORS TITLE REVIEW NOTES:

Easements recorded in Book 5568, Page 434; Book 5739, Page 584; Book 7660, Page 353 and Book 7825, Page 276, benefit and burden only Parcel 1 and Parcel 2 and based on the terms of termination noted on Mutual Parking and Reciprocal Easement Agreement as set forth in instrument recorded in Book 7660, Page 360, said easement is no longer valid due to conveyance of properties and site not being used as specified in said deeds.

TITLE REVIEW NOTES:

SCHEDULE B – SECTION II

TITLE COMMITMENT PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
File No. 1062-5977164, effective date: May 13, 2022 @ 8:00 AM

Items 1 through 9: "General & Special Exceptions".
10. Easement recorded in Book 5568, Page 434 and Book 5739, Page 584. (Does affect Subject Property – Plotted on Survey)
11. Easement(s) set forth in Warranty Deed recorded in Book 7660, Page 353. (Does affect Subject Property – Plotted on Survey)
12. Mutual Parking and Reciprocal Easement Agreement as set forth in instrument recorded in Book 7660, Page 360. (Does affect Subject Property – Plotted on Survey)
13. 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)
14. Easement recorded in Book 7825, Page 276. (Does affect Subject Property – Plotted on Survey)
15. 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)
16. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). (No Document to review)
17. Easement recorded in Book 5568, Page 434 and Book 5739, Page 584.
18. Easement recorded in Book 7825, Page 276. (Does affect Subject Property – Plotted on Survey)
19. 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)

J A F SURVEYING SERVICES, INC.
3546 WEST 86 TERRACE, HIALEAH, FLORIDA 33018, PHONE: 786-416-1018, FAX: 305-817-9709
E-MAIL: jafsurveyorsinc@gmail.com

PREPARED FOR:
MHG HOTELS, LLC
2935-39 North Federal Highway, Fort Lauderdale, Fl.

TYPE OF PROJECT:
ALTA / NSPS LAND TITLE SURVEY

DRAWN: L.R.
CHECKED: G.F.
SCALE: 1" = 20'
FIELD DATE: 05-05-2022
JOB No.: 505-599-22
SHEET: 1 OF 1 SHEET

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.

DRC
PZ22-12400001
03/01/2023