



prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
 FORT LAUDERDALE, FLORIDA, 33301
 PHONE: (954) 763-7611 FAX: (954) 763-7615

ALTA / ACSM LAND TITLE SURVEY

Tract "A", Tract "C", Tract "D" & Tract "E"
Palm Aire Marketplace
City of Pompano Beach
Broward County, Florida.
(Sheet 1 of 3)

Legal Description

ALL OF TRACT "A", TRACT "C", TRACT "D" AND TRACT "E", PALM AIRE MARKETPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 810,236 SQUARE FEET OR 18.6005 ACRES MORE OR LESS.

All being more fully described as follows:

Beginning at the most Easterly Southeast Corner of said Tract "A"; thence North 00°13'55" East on the East line of said Tract "A", a distance of 169.59 feet; thence South 88°56'37" East, a distance of 5.00 feet; thence North 00°13'55" East on said East line, a distance of 149.52 feet; thence North 89°46'05" East on the North line of said Tract "A", a distance of 145.55 feet; thence North 00°13'55" East on an East line of said Tract "E", a distance of 236.50 feet; thence South 89°46'05" East on a Northernly Boundary line of said Tract "E", a distance of 157.55 feet; thence Northernly on the East line of said Tracts "E", "C" and "D", and on the West Right-of-Way line of Pompano Parkway (Powerline Road) the following nine (9) courses and distances: North 00°13'55" East, a distance of 14.95 feet; thence North 89°46'05" East, a distance of 12.00 feet; thence North 00°13'55" East, a distance of 210.00 feet; thence North 13°43'40" East, a distance of 51.42 feet; thence North 00°13'55" East, a distance of 173.55 feet; thence North 89°46'05" West, a distance of 12.00 feet; thence North 00°13'55" East, a distance of 80.00 feet; thence North 03°12'22" East, a distance of 326.60 feet; thence North 00°13'55" East, a distance of 57.98 feet, to the Point of Termination of said nine (9) courses and distances and to a Point on the North line of said Tract "E"; thence North 88°35'77" West on said North line a distance of 573.98 feet; thence South 00°12'22" West on a west line of said Tract "E", a distance of 550.09 feet; thence North 89°47'38" West on a Boundary line of said Tract "E", a distance of 120.00 feet; thence South 00°12'22" West on the West line of said Tract "E", a distance of 609.44 feet to the Southwest corner of said Tract "E"; thence Easterly on the South line of said Tracts "E" and "A" the following six (6) courses and distances: South 88°56'37" East, a distance of 10.66 feet to a Point of Curvature; thence Southwesterly on a curve to the right with a radius of 424.65 feet, a Central Angle of 40°00'00", an arc distance of 269.46 feet to a Point of Tangency; thence South 48°56'37" East, a distance of 248.94 feet to a Point of Curvature; thence Southwesterly on a curve to the left with a radius of 344.75 feet a Central Angle of 40°00'00", an arc distance of 240.61 feet; thence North 45°38'37" East, a distance of 42.73 feet to the Point of Termination of said six (6) courses and distances, and to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.

TOGETHER with easement created by Reciprocal Easement Agreement between American Beauty and World Savings Bank, FSB recorded April 21, 1998, in Official Records Book 28077, Page 108.

TOGETHER with easement created by Ingress, Egress, Access Easement and Maintenance Agreement by and between American Beauty General Partnership and Palm Aire Marketplace, LLC, recorded October 4, 2004, in Official Records Book 38303, Page 800. Improvements if any within Easement not surveyed.

TOGETHER with Ingress and Egress easements as described in a Declaration of Easements and Restrictive Covenants recorded July 28, 2003, in Official Records Book 35689, Page 1301.

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CHORD = CHORD BEARING
- TAN-BE = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.T. = POINT OF TERMINATION
- W/M.C.L. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK AND STUCCO
- DEPT. = DEPARTMENT
- CONV. = CONNECTION
- FIN. F.L.R. = FINISHED FLOOR
- N.V. = NON-VEHICULAR ACCESS LINE
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- C = CENTERLINE OF RIGHT-OF-WAY
- F.L. = FLORIDA POWER AND LIGHT CO. S88°56'37" E
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- C.C.R. = CLAY COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- R/W = RIGHT-OF-WAY
- SAN. = SANITARY
- TERM. = TERMINAL
- TRANS. = TRANSFORMER
- Ⓢ = NUMBER OF PARKING SPACES
- Ⓢ = IDENTIFICATION NUMBER

THERE ARE 782 REGULAR PARKING SPACES AND 20 HANDICAPPED PARKING SPACES TOTAL NUMBER=782 PARKING SPACES

S.E. CORNER GOVERNMENT LOT 1 POINT OF COMMENCEMENT

ALTA/ACSM CERTIFICATION

The undersigned, being a registered surveyor of the State of Florida, certifies to: Pompano Realty USA LLC, Garcia-Menocal Irias & Pastoril LLP, Old Republic National Title Insurance Company, Ocean Bank, it's successors and/or assigns as their interests may appear.

This is to certify that this survey dated October 30th, 2015, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 8, 9, 10, 11(a), 12, 13, 14, 15, 16, 17, 18, 19, 20(c) and 21 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that this survey meets the minimum technical standards 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.

OFFICE NOTES

INV. #2/28-30, LB#4/16, LB#3/40-41, #1052/26-28, LB#18/262, 63, 64, PRINT
 FIELD BOOK NO. LB#202/37 & 38, PRINTS (8/01), PRINTS (12/01) & LB#224/36, PRINT
 S-4834, S-6487, S-7409, T-1077, T-3847, T-5574, T-5888, T-6286, T-7232, T-7578, T-9717, U-0132, U-6228, U-7588,
 JOB ORDER NO. U-9872, V-0910

CHECKED BY: _____

DRAWN BY: NATE, EUJ, JST, DRP, JST, RDR

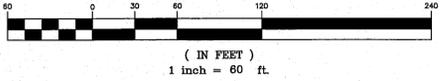
C:\RUDY\2015\10910\dwg\10910.dwg 2/3/2016 2:45:19 PM EST

NOTES:

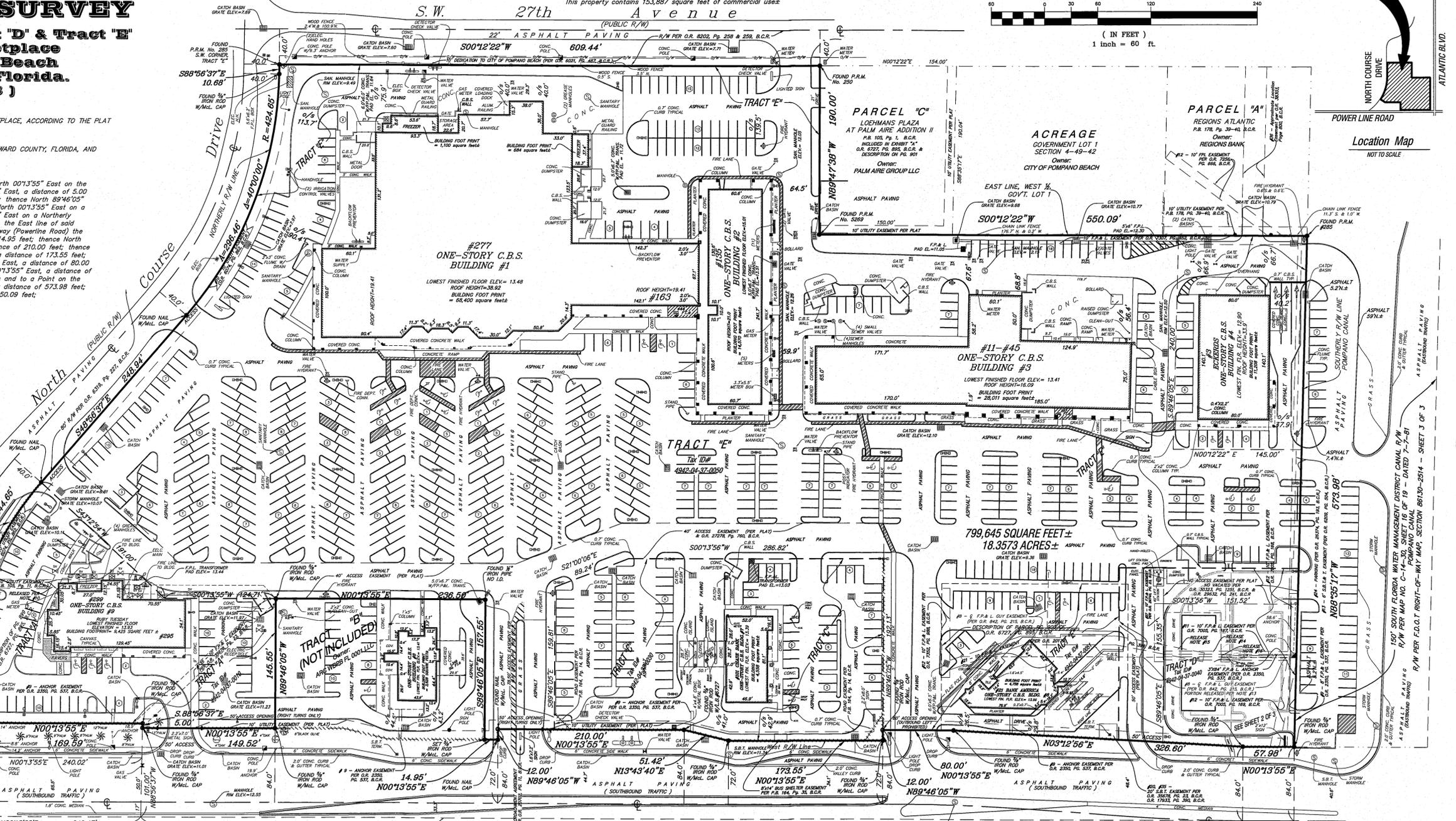
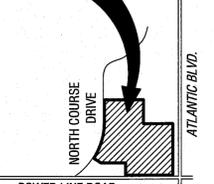
- 1. THIS PLAT IS RESTRICTED TO 163,958 SQUARE FEET OF COMMERCIAL USE.
- 2. Building 1 contains 68,400 square feet plus 444 square feet of outdoor use.
- 3. Building 2 contains 14,570 square feet.
- 4. Building 3 contains 28,011 square feet plus 257 square feet of outdoor use.
- 5. Building 4 contains 11,208 square feet plus 441 square feet of drive thrust.
- 6. Building 5 contains 4,069 square feet plus 274 square feet of drive thrust.
- 7. Building 6 contains 4,756 square feet plus 1,426 square feet of drive thrust.
- 8. Building 7 contains 4,558 square feet plus 1,191 square feet of drive thrust.
- 9. Building 8 contains 3,628 square feet plus 1,249 square feet of drive thrust.
- 10. Building 9 contains 9,425 square feet.
- 11. This property contains 153,887 square feet of commercial use.

www.MECO400.com

GRAPHIC SCALE



THIS SURVEY



Easement Notes:

- 1) Released per Resolution 2003-85, O.R. 35530, Page 836, B.C.R.
- 2) Released per O.R. 32971, Page 337, B.C.R.
- 3) Released per O.R. 30957, Page 909, B.C.R.
- 4) Portion Released per O.R. 30209, Page 1283, B.C.R.
- 5) Portion Released per O.R. 29777, Page 1756, B.C.R., O.R. 29777, Page 1744, B.C.R. & O.R. 30209, Page 295, B.C.R.
- 6) Portion Released per O.R. 29777, Page 1752, B.C.R. & O.R. 30209, Page 1287, B.C.R.
- 7) Portion Released per O.R. 29777, Page 1748, B.C.R. & O.R. 30209, Page 1291, B.C.R.

ALTA/ACSM TABLE "A" NOTES

- 16. There is no evidence of current earth moving, building construction or additions.
- 17. There is no evidence of recent street or sidewalk construction or repairs.
- 18. There is no evidence of site use as a solid waste dump, sump or sanitary landfill.
- 19. This property is not designated as containing wetland per the Broward County Environmental Protection Department Wetlands Map dated, December 31, 2004.
- 20. There are no offsite easements listed in Title Commitment.

NOTES:

- 1) 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.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: P.R.M. 10' W. of S.W. corner Parcel "C" Loehman's Plaza at Palm Aire, Additional II (Per O.R. 105, Pg. 1, B.C.R.) Elev. = 11.66
- 7) Elevations show refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 15.07
- 8) This property lies in Flood Zone "X", Elev. = N/A, Per Flood Insurance Rate Map No. 120011C0206 F, Dated August 18, 1992, Community Panel No. 120055, Index Map Dated: October 2, 1997.
- 9) Bearing shown refer to an assumed datum and assume the East line Government Lot 1 Section 4-49-42 as North 00°13'55" East.
- 10) Adjacent owners shown per Broward County Property Zoning Code. This property is Zoned B-2 per City of Pompano Beach Approving Code. Set Backs: Front = 0 feet Side = 0 feet Rear = 30 feet

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 27th day of April, 1996.
 Staked building this 22nd day of October, 1996.
 Resurveyed this 15th day of March, 1997.
 Resurveyed for final building location & elevations taken this 30th day of February, 1998.
 Resurveyed this 13th day of June, 2000.
 Resurveyed this 7th day of September, 2001.
 Resurveyed. Title Commitment information added this 6th day of December, 2001.
 Title location (Tract "A") added this 11th day of March, 2002.
 Revised parking space totals this 8th day of July, 2002.
 Additional Certifications and Title Commitment information added this 30th day of October, 2002.
 Resurveyed this 11th day of February, 2003.
 Resurveyed this 13th day of July, 2004.
 Resurveyed this 28th day of October, 2004.
 Resurveyed this 11th day of November, 2010.
 Resurveyed this 24th day of September, 2012.
 Resurveyed and out door commercial use square footage calculated this 22nd day of September, 2012.
 Resurveyed this 30th day of October, 2015.
 Revised Title Commitment and Certifications added this 7th day of January, 2016.

McLAUGHLIN ENGINEERING COMPANY

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



prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),
 FORT LAUDERDALE, FLORIDA, 33301
 PHONE: (954) 763-7611 FAX: (954) 763-7615

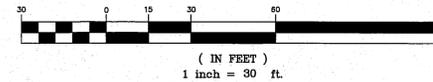
ALTA / ACSM LAND TITLE SURVEY

Tract "A", Tract "C", Tract "D" & Tract "E" Palm Aire Marketplace City of Pompano Beach Broward County, Florida. (Sheet 2 of 2)



www.MECO400.com

GRAPHIC SCALE



ALTA/ACSM CERTIFICATION

The undersigned, being a registered surveyor of the State of Florida, certifies to: Pompano Realty USA LLC; Garcia-Menocal Irias & Pastori LLP; Old Republic National Title Insurance Company; Ocean Bank, it's successors and/or assigns as their interests may appear.

This is to certify that this survey dated October 30th, 2015, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1, 2, 3, 4, 5, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 16, 17, 18, 19, 20(c) and 21 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that survey meets the minimum technical standards 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.

ALTA/ACSM TABLE "A" NOTES

16. There is no evidence of current earth moving, building construction or additions.
17. There is no evidence of recent street or sidewalk construction or repairs.
18. There is no evidence of site use as a solid waste dump, sump or sanitary landfill.
19. This property is not designated as containing wetland per the Broward County Environmental Protection Department Wetlands Map dated, December 31, 2004.
20. There are no offsite easements listed in Title Commitment.

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 27th day of April, 1996.
 Staked building this 22nd day of October, 1996.
 Resurveyed this 15th day of March, 1997.
 Resurveyed for final building location & elevations taken this 30th day of February, 1999.
 Resurveyed this 17th day of September, 2001.
 Resurveyed this 6th day of December, 2001.
 Revised parking space totals this 8th day of July, 2002.
 Additional Certifications and Title Commitment information added this 30th day of October, 2002.
 Resurveyed this 13th day of July, 2004.
 Revised Title Commitment information this 1st day of September, 2004.
 Resurveyed this 28th day of October, 2004.
 Resurveyed this 11th day of November, 2010.
 Resurveyed this 24th day of September, 2012.
 Resurveyed this 22nd day of September, 2014.
 Resurveyed this 30th day of October, 2015.
 Revised Title Commitment and Certifications added this 7th day of January, 2016.

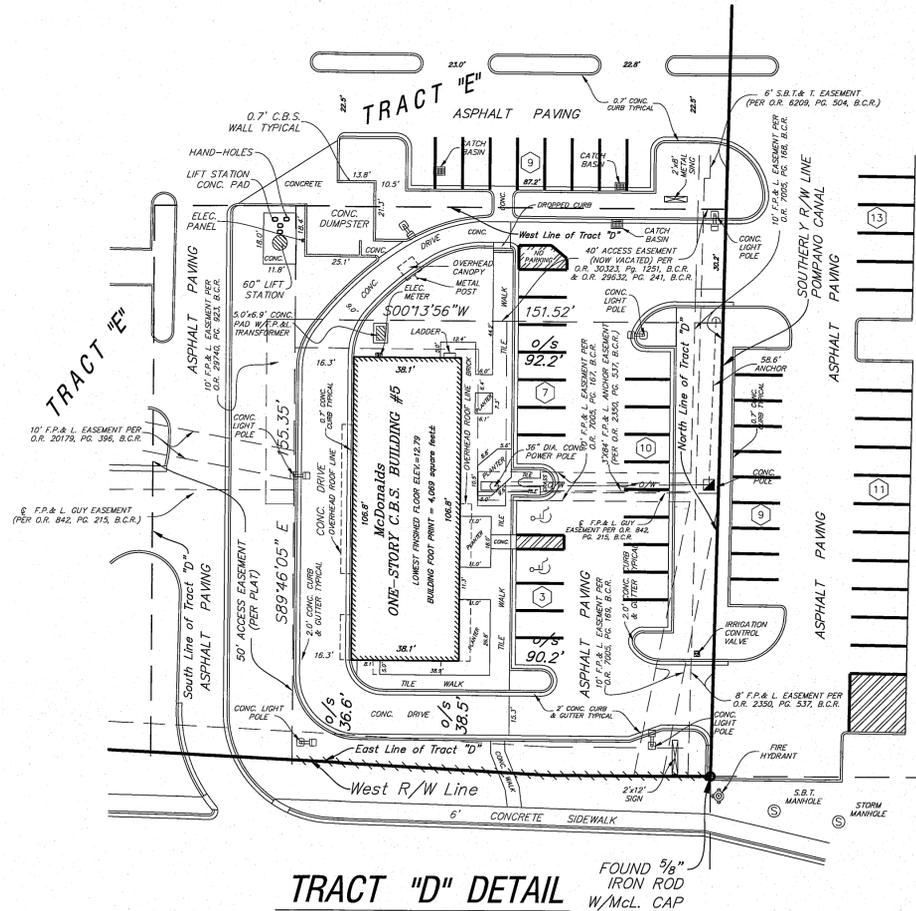
McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
 Registered Land Surveyor No. 5269
 State of Florida.

TITLE COMMITMENT NOTES: (NUMBERS REFER TO COMMITMENT):

There are no other easements, road reservations or rights-of-way of record affecting this property per Old Republic National Title Insurance Company Commitment File Number 249646, Effective Date November 5, 2015, at 11:00 P.M.

- 5) Easements per Plat Book 164, Pg. 35, B.C.R. affects this property as shown. Resolution per O.R. 35530, Pg. 836, B.C.R. affects this property as shown. Resolution 23-99 per O.R. 30323, Page 1251, B.C.R. affects this property as shown. Ordinance 99-52 per O.R. 29632, Page 241 B.C.R. affects this property as shown.
- 6) Reservations contained in Deed Book 470, Page 352, as partially released per O.R. 6727, Page 873, and O.R. 6727, Page 877, affect this property (NOTHING PLOTTABLE).
- 7) FPL Easement described in O.R. 842, Page 215, as amended by Release of Easement per O.R. 29777, Page 1756 and O.R. 30209, Page 1283, affect this property as shown.
- 8) FPL Easement described in O.R. 2350, Page 537, as amended by Release of Easement per O.R. 29777, Page 1748 and O.R. 30209, Page 1291, affect this property as shown.
- 9) FPL Easement described in O.R. 6074, Page 862, affects this property as shown.
- 10) FPL Easement described in O.R. 7005, Page 167, as amended by Release of Easement per O.R. 29777, Page 1744 and O.R. 30209, Page 1295, affect this property as shown.
- 11) FPL Easement recorded in O.R. 7005, Page 168, affects this property as shown. FPL Easement recorded in O.R. 7005, Page 169, affects this property as shown. FPL Easement per O.R. 7307, Page 852, B.C.R. affects this property as shown. FPL Easement per O.R. 7352, Page 908, affects this property as shown. FPL Easement per O.R. 7256, Page 696 B.C.R. Does Not affect this property.
- 12) SBT & T Easement per O.R. 4220, Page 890 does not affect this property, since is in the dedicated right-of-way for Powerline Road, SBT & T Easement recorded in O.R. 6208, Page 504, affects this property as shown.
- 13) Agreement recorded in O.R. 6595, Page 414, affects this property (NOTHING PLOTTABLE).
- 14) Easements recorded in O.R. 6727, Page 895, affects this property (NOTHING PLOTTABLE).
- 15) Agreement per O.R. 6922, Page 195, B.C.R. affects this property (NOTHING PLOTTABLE).
- 16) Lease per O.R. 7018, Page 558 and O.R. 29731, Page 51, affects this property (NOTHING PLOTTABLE).
- 17) Easement per O.R. 11353, Page 622, B.C.R. affects this property (BLANKET EASEMENT)
- 18) Short Term Lease recorded in O.R. 15978, Page 807, affects this property (NOTHING PLOTTABLE).
- 19) SBT & T Easement per O.R. 17854, Page 685 and O.R. 17933, Page 390, affects this property as shown.
- 20) FPL Easement recorded in O.R. 20179, Page 396 as amended by Release of Easement per O.R. 29777, Page 1752 and O.R. 30209, Page 1287, affects this property as shown.
- 21) Revocable License Agreement per O.R. 20702, Page 11, affects this property, it calls for a four (4) foot setback for free standing signs along Powerline Road.
- 22) Lease recorded in O.R. 28939, Page 591, and Amendments affects this property (NOTHING PLOTTABLE).
- 23) Notice of Permit recorded in O.R. 26374, Page 193, affects this property (NOTHING PLOTTABLE).
- 24) Lease recorded in O.R. 29089, Page 201, affects this property (NOTHING PLOTTABLE).
- 25) Reciprocal Easement Agreement, per O.R. 28077, Page 108, affects this property (NOTHING PLOTTABLE).
- 26) Easement Agreement per O.R. 29731, Page 43, B.C.R. affects this property (BLANKET EASEMENT)
- 27) FPL Easement per O.R. 29740, Page 23, B.C.R. affects this property as shown.
- 28) Unity of Title recorded in O.R. 29876, Page 1761, affects Tracts "D" and "E", (NOTHING PLOTTABLE).
- 29) Lease per O.R. 29898, Page 1331, B.C.R. affects this property (NOTHING PLOTTABLE).
- 30) Lease Per O.R. 30107, Page 1556 B.C.R. and supplement per O.R. 30469, Pg. 1381, B.C.R. affects this property (NOTHING PLOTTABLE).
- 31) Covenant Not To Compete per O.R. 30107, Page 1562, affects this property (NOTHING PLOTTABLE).
- 32) Lease Per O.R. 30950, Page 082 B.C.R. affects this property (NOTHING PLOTTABLE).
- 33) Lease per O.R. 33678, Pg. 1712, B.C.R., and Amendments affects this property as shown (NOTHING PLOTTABLE).
- 34) Easements and restrictive covenants per O.R. 35689, Pg. 1301, B.C.R. affect this property (NOTHING PLOTTABLE).
- 35) Easement per O.R. 35678, Pg. 23, B.C.R. affects this property as shown.
- 36) Restrictions per O.R. 38303, Pg. 790, B.C.R. affects this property (NOTHING PLOTTABLE).
- 37) Ingress and Egress Easement per O.R. 38303, Pg. 800, B.C.R. affects this property. (No specific legal description contained in document).
- 38) Notice per O.R. 39068, Pg. 1445, B.C.R. and O.R. 47023, Pg. 1146, B.C.R. affects this property.
- 39) Lease per O.R. 50261, Page 1528, B.C.R. affects this property (NOTHING PLOTTABLE).
- 40) Notice per Instrument No. 113260565, B.C.R. affects this property.
- 41) Notice per Instrument No. 113213842, B.C.R. affects this property.
- 42) Notice per O.R. 51309, Page 1637, B.C.R. affects this property (NOTHING PLOTTABLE).



TRACT "D" DETAIL

(See Sheet 1 of 3)

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> Δ = CENTRAL ANGLE (DELTA) R = RADIUS A OR L = ARC LENGTH CH.BRG. = CHORD BEARING TAN.BRG. = TANGENT BEARING P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP P.R.M. = PERMANENT REFERENCE MONUMENT CONC. = CONCRETE C.B.S. = CONCRETE, BLOCK AND STUCCO DEPT. = DEPARTMENT CONN. = CONNECTION FIN. FL. = FINISHED FLOOR ----- = NON-VEHICULAR ACCESS LINE | <ul style="list-style-type: none"> ELEV. = ELEVATION O/S = OFFSET A/C = AIR CONDITIONING CL = CENTERLINE OF RIGHT-OF-WAY F.P.L. = FLORIDA POWER AND LIGHT CO. S.B.T. = SOUTHERN BELL TELEPHONE B.C.R. = BROWARD COUNTY RECORDS D.C.R. = DADE COUNTY RECORDS O.R. = OFFICIAL RECORDS BOOK PG. = PAGE R/W = RIGHT-OF-WAY SAN. = SANITARY TERM. = TERMINAL TRANS. = TRANSFORMER ⊙ = NUMBER OF PARKING SPACES ID# = IDENTIFICATION NUMBER |
|--|---|

ZONING NOTES

This property is Zoned B-2 per City of Pompano Beach Zoning Code
 Set Backs: Front = NONE
 Side = NONE
 Rear = 30 feet

Building Height: Maximum 105 Feet

Density: Minimum of 20% of the total gross area of a Plat for landscaping
 Maximum Lot coverage of 45%

Site Address: 299 South Powerline Road, Pompano Beach, Florida.

Required Parking Spaces: 649 plus parking as required for the Bank Parcel and Building on Tract "B".

782 Parking Spaces Including 20 Handicapped
 (Parking requirements as supplied by others)

OFFICE NOTES

FIELD BOOK NO. INV. 2/28-30, LB 94/18, LB 93/40-41, 1052/26-28, LB 187-62-64, Print LB 202/37 & 38, Print

JOB ORDER NO. S-4834, S-6487, S-7409, T-1077, T-3847, T-5574, T-5928, T-6286, T-7232, T-7578, T-9717, U-0132, U-6228, U-7588, U-9572, V-0910

CHECKED BY:

DRAWN BY: NATE, EUJ3, JST, DRP, JST, RDR

C:\RUDY\2015\0910\dwg\0910.dwg 2/3/2016 2:45:19 PM EST

"Not Valid Unless Sealed With An Embossed Surveyor's Seal"

X - 138 (15) Sheet 2 of 3

FILE NO.:



prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 PHONE: (954) 763-7611
 FAX: (954) 763-7615

ALTA / ACSM LAND TITLE SURVEY

Tract "A", Tract "C", Tract "D" & Tract "E"
Palm Aire Marketplace
City of Pompano Beach
Broward County, Florida.
(Sheet 3 of 3)

Legal Description

ALL OF TRACT "A", TRACT "C", TRACT "D" AND TRACT "E", PALM AIRE MARKETPLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA, AND CONTAINING 810,236 SQUARE FEET OR 18.6005 ACRES MORE OR LESS.

All being more fully described as follows:

Beginning at the most Easterly Southeast Corner of said Tract "A", thence North 00°13'55" East on the East line of said Tract "A", a distance of 169.59 feet; thence South 89°46'05" East, a distance of 5.00 feet; thence North 00°13'55" East on said East line, a distance of 149.52 feet; thence North 89°46'05" West, on the North line of said Tract "A", a distance of 145.55 feet; thence North 00°13'55" East on a East line of said Tract "E", a distance of 236.50 feet; thence North 89°46'05" East on a Northerly Boundary line of said Tract "E", a distance of 157.55 feet; thence Northerly on the East line of said Tract "E", a distance of 12.00 feet; thence North 00°13'55" East, a distance of 80.00 feet; thence North 03°12'56" East, a distance of 326.80 feet; thence North 00°13'55" East, a distance of 57.98 feet, to the Point of Termination of said nine (9) courses and distances and to a Point on the North line of said Tract "E", thence North 88°35'17" West on said North line a distance of 573.98 feet; thence South 00°12'22" West on a west line of said Tract "E", a distance of 550.09 feet; thence North 89°47'38" West on a Boundary line of said Tract "E", a distance of 190.00 feet; thence South 00°12'22" West on the West line of said Tract "E", a distance of 609.44 feet to the Southwest corner of said Tract "E"; thence Easterly on the South line of said Tracts "E" and "A" the following six (6) courses and distances; South 88°56'37" East, a distance of 10.88 feet to a Point of Curvature; thence Southeasterly on a curve to the Right with a radius of 424.65 feet, a Central Angle of 40°00'00", an arc distance of 269.46 feet to a Point of Tangency; thence South 48°56'37" East, a distance of 249.94 feet to a Point of Curvature; thence Southeasterly on a curve to the left with a radius of 344.65 feet a Central Angle of 40°00'00", an arc distance of 240.61 feet; thence North 45°38'37" East, a distance of 42.73 feet to the Point of Termination of said six (6) courses and distances, and to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida

TOGETHER with easement created by Reciprocal Easement Agreement between American Beauty and World Savings Bank, FSB recorded April 21, 1998, in Official Records Book 28077, Page 108.

TOGETHER with easement created by Ingress, Egress, Access Easement and Maintenance Agreement by and between American Beauty General Partnership and Palm Aire Marketplace, LLC, recorded October 4, 2004, in Official Records Book 33363, Page 300. Improvements if any within Easement not surveyed.

TOGETHER with Ingress and Egress easements as described in a Declaration of Easements and Restrictive Covenants recorded July 28, 2003, in Official Records Book 35689, Page 1301.

LEGEND

- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG = CHORD BEARING
- TAN.BRG = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.S. = CONCRETE BLOCK AND STUCCO
- DEPT. = DEPARTMENT
- CONV. = CONCRETE
- FIN. FL. = FINISHED FLOOR
- FIN. FL. = NON-VEHICULAR ACCESS LINE
- ELEV. = ELEVATION
- OFF. = OFFSET
- A/C = AIR CONDITIONING
- C. = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B. = SOUTHERN BELL TELEPHONE
- S.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- P.G. = PAGE
- R/W = RIGHT-OF-WAY
- S.W. = SANITARY
- TERM. = TERMINAL
- Ⓢ = NUMBER OF PARKING SPACES
- ID# = IDENTIFICATION NUMBER

THERE ARE 782 REGULAR PARKING SPACES AND 20 HANDICAPPED PARKING SPACES TOTAL NUMBER=782 PARKING SPACES

S.E. CORNER GOVERNMENT LOT 1 POINT OF COMMENCEMENT

ALTA/ACSM CERTIFICATION

The undersigned, being a registered surveyor of the State of Florida, certifies to: Pompano Realty USA LLC, Garcia-Menocal Irias & Pastoril LP, Old Republic National Title Insurance Company, Ocean Bank, it's successors and/or assigns as their interests may appear.

This is to certify that this survey dated October 30th, 2015, was made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 2, 3, 4, 5, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 15, 17, 18, 19, 20(a) and 21 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The undersigned further certifies that this survey meets the minimum technical standards 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.

OFFICE NOTES

INV. #2/28-30, LB#94/18, LB#93/40-41, #1052/26-28, LB#18762, 63.64, PRINT
 FIELD BOOK NO. LB#202/37 & 38, PRINTS (8/01), PRINTS (12/01) & LB#224/36, PRINT
 JOB ORDER NO. S-4834, S-6487, S-7409, T-1077, T-3847, T-5574, T-5988, T-6286, T-7232, T-7578, T-9717, U-0132, U-6228, U-7588
 U-8372, V-0910
 CHECKED BY: _____

DRAWN BY: NATE, EAJ3, JST, DRP, JST, RDR

C:\RUD\2015\10910\dwg\10910.dwg 2/3/2016 2:45:19 PM EST

Easement Notes:

- 10) Platted 10' Utility Easement Released per Resolution 2003-85, O.R. 355330, Page 836, B.C.R.
- 11) Easement per O.R. 6992, Pg. 889, B.C.R. Released Per O.R. 32971, Page 337, B.C.R.
- 13) Portion of Easement per O.R. 8421, Pg. 215, B.C.R. Released per O.R. 30209, Page 1283, B.C.R.
- 14) Portion of Easement per O.R. 7005, Pg. 167, B.C.R. Released per O.R. 29777, Page 1756, B.C.R., O.R. 29777, Page 1744, B.C.R. & O.R. 30209, Page 1295, B.C.R.
- 15) Portion of Easement per O.R. 20179, Pg. 396, B.C.R. Released per O.R. 29777, Page 1752, B.C.R. & O.R. 30209, Page 1287, B.C.R.
- 16) Portion of Easement per O.R. 2350, Pg. 537, B.C.R. Released per O.R. 29777, Page 1748, B.C.R. & O.R. 30209, Page 1291, B.C.R.

ALTA/ACSM TABLE "A" NOTES

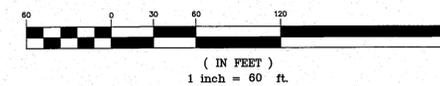
16. There is no evidence of current earth moving, building construction or additions.
17. There is no evidence of recent street or sidewalk construction or repairs.
18. There is no evidence of site use as a solid waste dump, sump or sanitary landfill.
19. This property is not designated as containing wetland per the Broward County Environmental Protection Department Wetlands Map dated, December 31, 2004.
- 20) There are no offsite easements listed in Title Commitment.

X-138 (15) Sheet 3 of 3 (Easement Map)

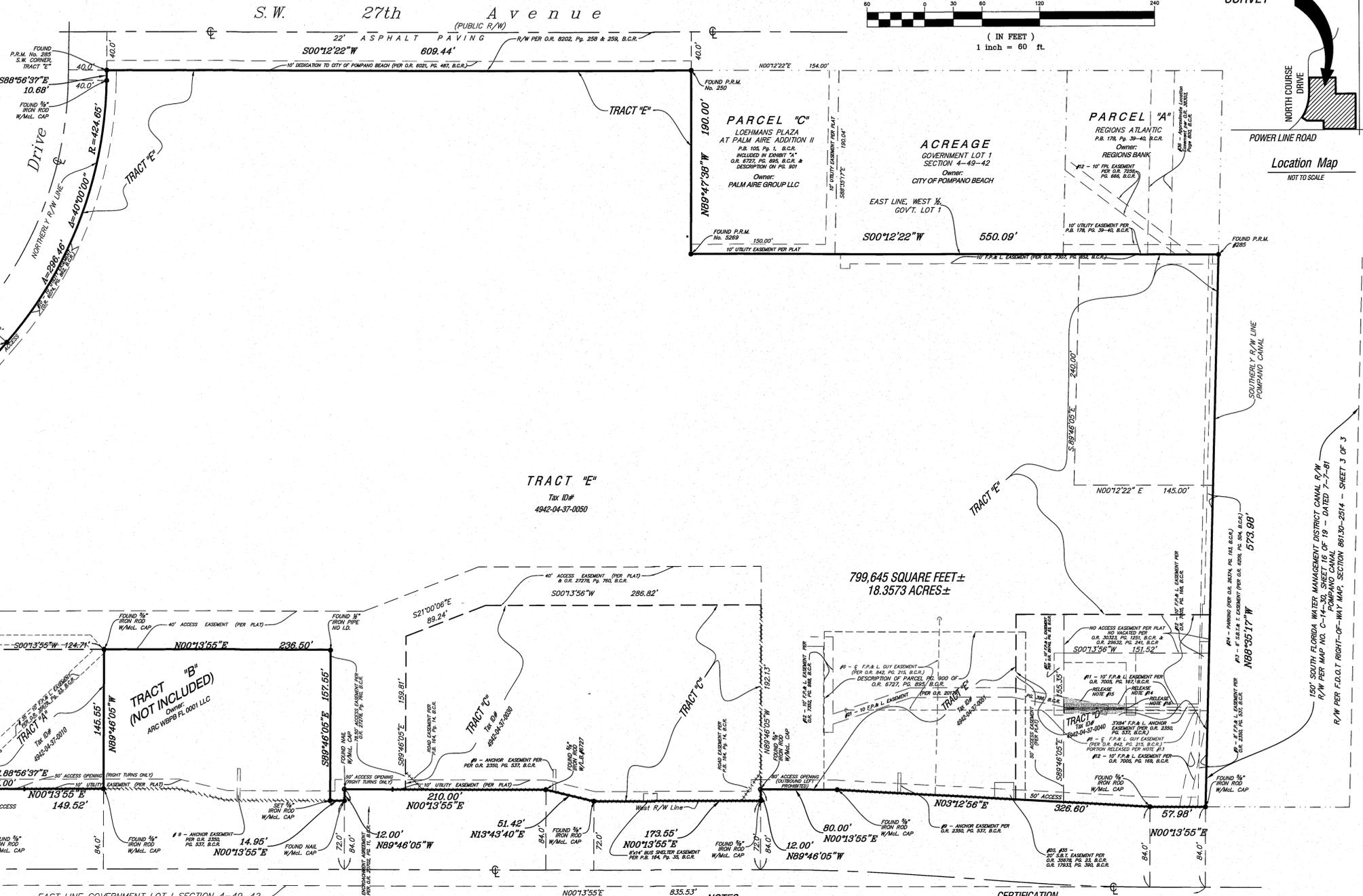
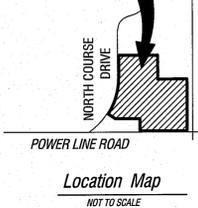
FILE NO.:

www.MECO400.com

GRAPHIC SCALE



THIS SURVEY



NOTES:

- 1) 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.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: P.R.M. 10' W. of S.W. corner Parcel "C" Loehmans Plaza at Palm Aire, Additional II (Per O.R. 105, Pg. 1, B.C.R.) Elev. = 11.66
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 15.07
- 8) This property lies in Flood Zone "X", Elev. = N/A, Per Flood Insurance Rate Map No. 12001C0206 F, Dated August 18, 1992, Community Panel No. 120055, Index Map Dated: October 2, 1997.
- 9) Bearing shown refer to an assumed datum and assume the East line Government Lot 1 Section 4-49-42 as North 00°13'55" East.
- 10) Adjacent owners shown per Broward County Property Appraisers Web Site.
- 11) Tax ID Information from Broward County Property Appraisers Web Site. This property is Zoned B-2 per City of Pompano Beach Zoning Code. Set Backs: Front = 0 feet, Side = 0 feet, Rear = 30 feet.

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 27th day of April, 1996.
 Staked building this 22nd day of October, 1996.
 Resurveyed this 15th day of March, 1997.
 Resurveyed for final building location & elevations taken this 30th day of February, 1999.
 Resurveyed this 13th day of June, 2000.
 Resurveyed this 7th day of September, 2001.
 Resurveyed, Certifications and Title Commitment information added this 6th day of December, 2001.
 Tree location (Tract "A") added this 11th day of March, 2002.
 Revised parking space totals this 8th day of July, 2002.
 Additional Certifications and Title Commitment information added this 30th day of October, 2002.
 Resurveyed this 11th day of February, 2003.
 Resurveyed this 13th day of July, 2004.
 Resurveyed this 28th day of October, 2004.
 Revised Title Commitment information this 1st day of September, 2004.
 Resurveyed this 28th day of October, 2004.
 Resurveyed this 11th day of November, 2010.
 Resurveyed this 24th day of September, 2012.
 Resurveyed this 22nd day of September, 2014.
 Resurveyed this 30th day of October, 2015.
 Revised Title Commitment and Certifications added this 7th day of January, 2016.

McLAUGHLIN ENGINEERING COMPANY
 ERALD S. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.