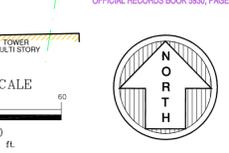
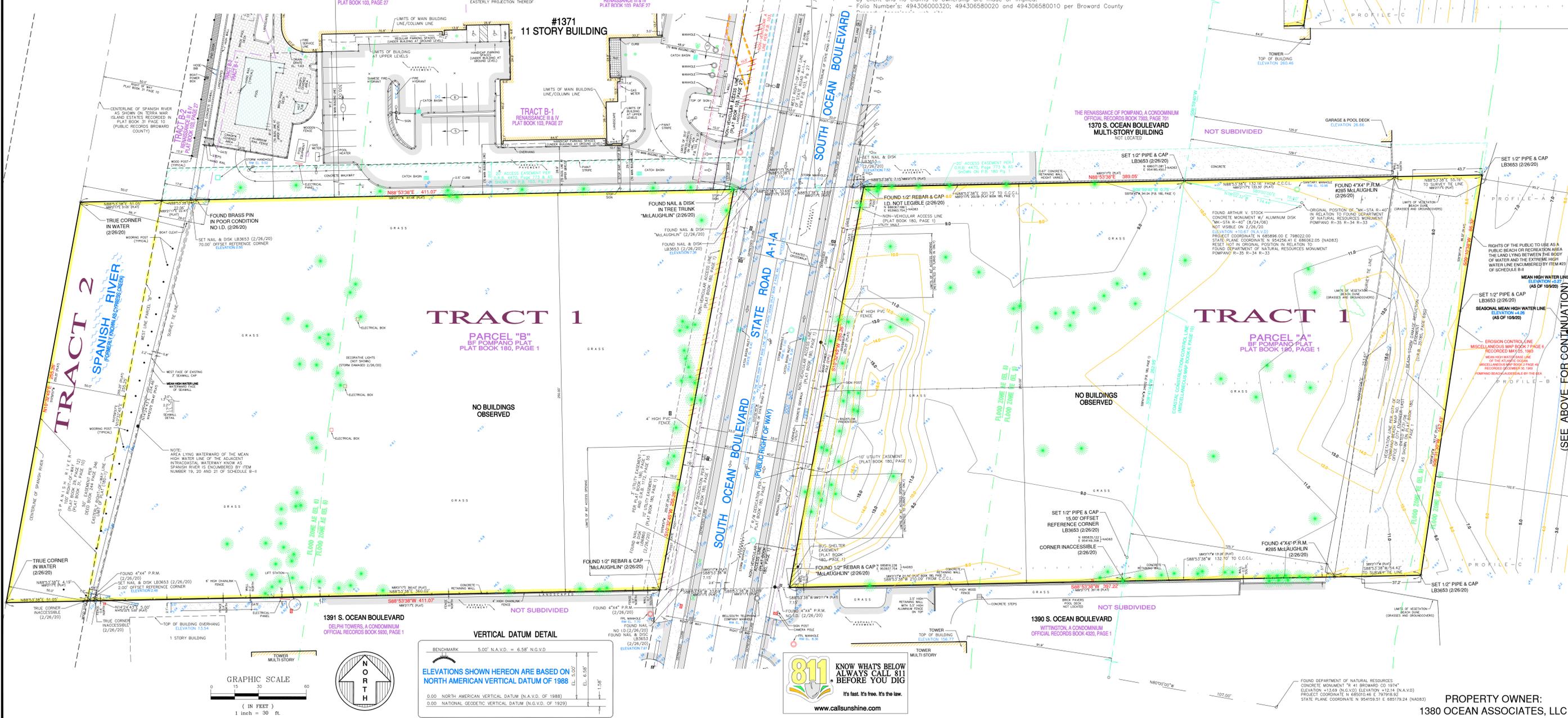


LOCATION SKETCH  
NOT TO SCALE

**LEGEND**

|  |                                       |
|--|---------------------------------------|
|  | — 0.5' CURB                           |
|  | — 2.00' CURB & GUTTER                 |
|  | — CHAIN LINK FENCE                    |
|  | I.D. = IDENTIFICATION                 |
|  | EL. = ELEVATION                       |
|  | INV. = INVERT                         |
|  | SAN. = SANITARY                       |
|  | P.R.M. = PERMANENT REFERENCE MONUMENT |
|  | — = CONCRETE                          |
|  | — = ASPHALT PAVEMENT                  |
|  |                                       |



ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

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**SURVEYOR'S NOTES:**

- This site lies in Sections 5 & 6, Township 49 South, Range 43 East, City of Pompano Beach, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Old Republic Title Insurance Company Commitment No. 20084495 with a commitment date of June 22, 2020. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".
- SCHEDULE B-II With reference to the Old Republic Title Insurance Company Commitment No. 20084495 with a commitment date of June 22, 2020. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".
- SCHEDULE B-III 1-5 Standard Exceptions not addressed.
- Easement Deed in favor of the United States of America, as recorded in Deed Book 244, Page 346, of the Public Records of Broward County, Florida. (As to Tract 2 Only)
- Easement encumbers the East half of the Spanish River (Tract 2) and is shown on the survey. Does not encumber Tract 1 or Tract 2. Affected area is North of our site.
- INTENTIONALLY DELETED. 10. Permanent Easement in favor of the City of Pompano Beach, Florida, a municipal corporation of the State of Florida, as recorded in Official Records Book 1172, Page 55. Permanent Easement is adjacent to Parcel "B" in Tract 1 but does not encumber said Tract 1 or Tract 2.
- INTENTIONALLY DELETED.
- Sewer Service Agreement with the City of Pompano Beach, Florida, a municipal corporation of the State of Florida, as recorded in Official Records Book 7899, Page 582, of the Public Records of Broward County, Florida.
- Grant for Disposal of Dredged Material recorded in Deed Book 244, Page 348. Does not encumber Tract 1 or Tract 2.
- Perpetual Beach Storm Damage Reduction Easement in favor of Broward County, a political subdivision of the State of Florida, as recorded in Official Records Book 35785, Page 690, of the Public Records of Broward County, Florida. (As to Parcel "A" of Tract 1 Only)
- Benefits and encumbers Parcel "A" of Tract 1 and is shown on the survey.
- Covenants, Conditions, Restrictions, Reservations, Dedications, Easements, and Coastal Construction Control Line as contained and set forth in the Plat of BF Pompano Plat, as recorded in Plat Book 180, Page 1, of the Public Records of Broward County, Florida. (As to Tract 1 Only)
- Restrictions and easements that are subject to location are shown on the survey.
- Right-of-way that adjoins Tract 1 and is shown on the survey. 15. INTENTIONALLY DELETED.
- United Development Agreement by and between 1380 South Ocean Boulevard FL, LLC, a Florida limited liability company and the City of Pompano Beach, a Florida municipal corporation, as recorded on May 1, 2018 in Instrument No. 115048585. Benefits parcel but not subject to location. Blanket in nature. Not a survey matter.
- Those portions of the insured land lying waterward of the mean-high water line of the adjacent intracoastal waterway known as Spanish River are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. (As to Parcel "B" of Tract 1 and all of Tract 2)
- Encumbers a portion of Parcel "B" of Tract 1 and all of Tract 2 and is shown on the survey.

\*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

By: Daniel C. Fortin Jr. For The Firm Surveyor and Mapper, LS6435 State of Florida.

FORTIN, LEAVY, SKILES, INC., LB3653

**SURVEYOR'S NOTES:**

- Any adverse ownership claim by the State of Florida by right of sovereignty to those portions of the insured land lying waterward of the mean-high water line of the adjacent intracoastal waterway known as Spanish River, including submerged, filled and artificially exposed lands and lands accreted to such lands. (As to Parcel "B" of Tract 1 and all of Tract 2)
- Encumbers a portion of Parcel "B" of Tract 1 and all of Tract 2 and is shown on the survey.
- Encumbers a portion of Parcel "B" of Tract 1 and all of Tract 2 and is shown on the survey.
- The insurable right of the public to use navigable waters regarding those portions of the insured land lying waterward of the mean-high water line of the adjacent intracoastal waterway known as Spanish River. (As to Parcel "B" of Tract 1 and all of Tract 2)
- Encumbers a portion of Parcel "B" of Tract 1 and all of Tract 2 and is shown on the survey.
- This policy does not insure any portion of the insured parcel lying waterward of the mean-high water line of the Atlantic Ocean and/or the Erosion Control Line as set forth in the Certificate of Approval recorded in Official Records Book 10881, Page 588 and the Plat of BF Pompano Plat recorded in Plat Book 180, Page 1, of the Public Records of Broward County, Florida. (As to Parcel "A" of Tract 1 Only)
- The erosion control line encumbers Parcel "A" of Tract 1 and is shown on the survey.
- The rights of the public to use a public beach or recreational area part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area. (As to Parcel "A" of Tract 1 Only)
- Land lying between the body of water and the Erosion Control Line recorded in Map Book 7 at Page 6 does not encumber Parcel "A" of Tract 1 which is shown on the survey.
- Riparian and littoral rights are not insured.
- Standard exception. Document not provided. Not a survey matter.
- Rights of the lessees under unrecorded leases.
- Standard exception. Document not provided. Not a survey matter.
- Bearings hereon are referred to an assumed value of N 10°32'45" E for the East right of way line of State Road A-1A, and evidenced by (2) found rebar & caps.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Arthur V. Stock No. R-40, Elevation +10.67 (+12.22 N.G.V.D.) Located as shown on sketch by state plane coordinates.
- Lands shown hereon are located in Federal Flood Zone AE (E) 5, AE (E) 6, VE (E) 9 and VE (E) 12) per Community Panel No. 120055 map no. 1201003791 revised August 18, 2014, based on Federal Emergency Management Agency Flood Insurance Rate Map and are relative to North American Vertical Datum of 1988.
- Submerged lands shown hereon containing 15,842 square feet, or 0.364 acres, more or less.
- Total lands shown hereon containing 200,966 square feet, or 4.614 acres, more or less.
- Uplands shown hereon containing 185,124 square feet, or 4.250 acres, more or less.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- All horizontal control measurements are within a precision of 1:10,000.
- The State Plane Coordinates shown hereon are relative to the North American Datum of 1983 (NAD83) using Real Time Kinematic (RTK) Equipment and real-time adjustment software connected through Florida Department of Transportation (FDOT) to the Florida Permanent Reference Network (FPRN).
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Zoning report not provided to the surveyor.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
- There are no marked parking spaces on the property.
- There is no observed evidence of current earth moving work, building construction or building additions, as shown on survey.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there are no visible evidence of recent road construction work.
- There is no visible observed evidence or knowledge of any location of wetlands, as delineated by the proper authorities.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per title commitment based on information furnished by client and no claims to ownership are made or implied.
- Folio Numbers: 494306000320; 494306580020 and 494306580010 per Broward County

\*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

By: Daniel C. Fortin Jr. For The Firm Surveyor and Mapper, LS6435 State of Florida.

FORTIN, LEAVY, SKILES, INC., LB3653

**SURVEYOR'S NOTES:**

- This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

| No. | Date    | Amend                          | Description |
|-----|---------|--------------------------------|-------------|
| 1   | 2007/06 | ADD TITLE COMMITMENT (6/30/20) | DWF         |
| 2   | 2007/06 | ADD TITLE COMMITMENT (6/30/20) | DWF         |
| 3   | 2007/06 | AMEND VEGETATION LINE LOCATION | DANJR       |

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**ALTANSPS LAND TITLE SURVEY**  
A TRACT OF LAND IN SECTIONS 5 AND 6, TOWNSHIP 49 SOUTH, RANGE 43 EAST  
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA

(SEE ABOVE FOR CONTINUATION)

|               |                      |
|---------------|----------------------|
| Original Date | 2/26/20              |
| Scale         | 1"=30'               |
| Drawn By      | SJL                  |
| Cad. No.      | 061484               |
| Plotted:      | 10/27/20 1:14p       |
| Ref. Dwg.     | 2006-154/2010-107    |
| Field Book    | 5901-3 JWL6136-7 RLL |
| Job No.       | 200085               |
| Dwg. No.      | 2020-009             |
| Sheet         | 1 of 1               |

PROPERTY OWNER:  
1380 OCEAN ASSOCIATES, LLC