



2100 West Atlantic Boulevard  
Pompano Beach, Florida

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, 308.81 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 POMPANO BEACH, BROWARD COUNTY, FLORIDA.

#### Parking

118 Standard parking spaces  
9 Handicapped parking spaces  
123 Total Parking spaces

#### EXCEPTIONS

Schedule B (I)

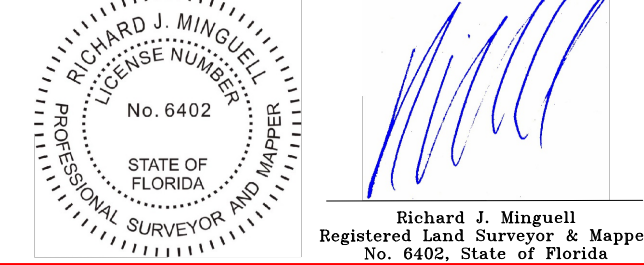
1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
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 564, 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 abutting 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 herein 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 herein are based on Plat Book 163, Page 35, of the Public Records of Broward County, Florida.
- All dimensions 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.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based of NAVD 88.
- Benchmark FDOT NTRIP (FMB & 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 5-17 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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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  
d. Updated 03/19/2026

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

Certified to:  
MASTER CARWASH LLC  
2100 WEST ATLANTIC LLC

Folio Number: 494203270014  
Owner: DUKE ATLANTIC BUSINESS CTR 2-9 LLC/REAL ESTATE TAX ADVISORS LLC  
Site Address: 2100 W ATLANTIC BLVD POMPANO BEACH FL 330690552  
Legal: ATLANTIC BUSINESS CENTER 169-126 B PORTION OF TRACT A DESC AS:  
COMM NW COR OF TRACT 221.83 ACRES N/4 TO POB; CONT E 149.67 S 212.83 W 149.67 N 212.83 TO POB

NO.	Common Name	SPECIES	DBH	HEIGHT	NO.	Common Name	SPECIES	DBH	HEIGHT
1	Green Buttonwood	Conocarpus erectus	22	63	63	Wild tamarind	Lysiloma latifolium	12	6
2	Pigeon Plum	Coccoloba diversifolia	5.5	6	64	Wild tamarind	Lysiloma latifolium	6	6
3	Wild tamarind	Lysiloma latifolium	1.3	6	65	Wild tamarind	Lysiloma latifolium	3.5	6
4	Wild tamarind	Lysiloma latifolium	1.3	6	66	Pink tabebuia	Conocarpus erectus	21	17.5
5	Wild tamarind	Lysiloma latifolium	13	6	67	Green Buttonwood	Conocarpus erectus	21	17.5
6	Wild tamarind	Lysiloma latifolium	12	6	68	Green Buttonwood	Conocarpus erectus	21	17.5
7	Wild tamarind	Lysiloma latifolium	8.5	6	69	Green Buttonwood	Conocarpus erectus	21	17.5
8	Wild tamarind	Lysiloma latifolium	12	6	70	Wild tamarind	Lysiloma latifolium	12.5	11
9	Green Buttonwood	Conocarpus erectus	5.5	6	71	Wild tamarind	Lysiloma latifolium	12.5	11
10	Wild tamarind	Lysiloma latifolium	10	6	72	Wild tamarind	Lysiloma latifolium	11	10
11	Wild tamarind	Lysiloma latifolium	9	6	73	Green Buttonwood	Conocarpus erectus	17.5	11
12	Green Buttonwood	Conocarpus erectus	21.5	6	74	Wild tamarind	Lysiloma latifolium	11	10
13	Green Buttonwood	Conocarpus erectus	20	6	75	Wild tamarind	Lysiloma latifolium	11	10
14	Sabal Palm	Sabal palmetto	12	16	76	Wild tamarind	Lysiloma latifolium	4.5	22.5
15	Sabal Palm	Sabal palmetto	12	16	77	Pink tabebuia	Coccoloba diversifolia	4.5	22.5
16	Sabal Palm	Sabal palmetto	10	18	78	Green Buttonwood	Conocarpus erectus	22.5	11
17	Live Oak	Quercus virginiana	10	18	79	Pigeon Plum	Coccoloba diversifolia	4.5	22.5
18	Sabal Palm	Sabal palmetto	18	18	80	Green Buttonwood	Conocarpus erectus	11.5	5
19	Sabal Palm	Sabal palmetto	18	18	81	Pigeon Plum	Coccoloba diversifolia	5.5	15
20	Sabal Palm	Sabal palmetto	18	18	82	Pigeon Plum	Coccoloba diversifolia	5.5	15
21	Pigeon Plum	Coccoloba diversifolia	3.5	19	83	Pigeon Plum	Coccoloba diversifolia	5.5	15
22	Green Buttonwood	Conocarpus erectus	18	20	84	Pigeon Plum	Coccoloba diversifolia	5.5	15
23	Sabal Palm	Sabal palmetto	18	20	85	Sabal Palm	Adonidia merillii	7.5	15
24	Sabal Palm	Sabal palmetto	18	20	86	Christmas palm Trp	Adonidia merillii	15	12
25	Sabal Palm	Sabal palmetto	18	20	87	Sabal Palm	Conocarpus erectus	5.5	15
26	Pigeon Plum	Coccoloba diversifolia	4	18	88	Green Buttonwood	Psychosperma elegans	13	13
27	Sabal Palm	Sabal palmetto	18	18	89	Alexander Palms Dbl	Psychosperma elegans	13	13
28	Sabal Palm	Sabal palmetto	18	18	90	Alexander Palms Dbl	Psychosperma elegans	13	13
29	Sabal Palm	Sabal palmetto	18	18	91	Alexander Palms Dbl	Psychosperma elegans	13	13
30	Live Oak	Quercus virginiana	14	18	92	Alexander Palms Dbl	Psychosperma elegans	13	13
31	Sabal Palm	Sabal palmetto	18	18	93	Alexander Palms Dbl	Psychosperma elegans	13	13
32	Sabal Palm	Sabal palmetto	18	18	94	Alexander Palms Dbl	Psychosperma elegans	13	13
33	Sabal Palm	Sabal palmetto	18	18	95	Alexander Palms Dbl	Psychosperma elegans	13	13
34	Sabal Palm	Coccoloba diversifolia	6	14	96	Alexander Palms Dbl	Psychosperma elegans	13	13
35	Sabal Palm	Sabal palmetto	18	18	97	Alexander Palm	Psychosperma elegans	24	24
36	Sabal Palm	Sabal palmetto	18	18	98	Sabal Palm	Sabal palmetto	24	24
37	Sabal Palm	Sabal palmetto	18	18	99	Sabal Palm	Sabal palmetto	24	24
38	Sabal Palm	Sabal palmetto	18	18	100	Sabal Palm	Sabal palmetto	24	24
39	Sabal Palm	Sabal palmetto	18	18	101	Sabal Palm	Sabal palmetto	24	24
40	Sabal Palm	Sabal palmetto	18	18	102	Sabal Palm	Sabal palmetto	24	24
41	Sabal Palm	Sabal palmetto	18	18	103	Sabal Palm	Sabal palmetto	24	24
42	Sabal Palm	Sabal palmetto	18	18	104	Sabal Palm	Sabal palmetto	24	24
43	Sabal Palm	Sabal palmetto	18	18	105	Sabal Palm	Sabal palmetto	24	24
44	Royal Palm	Roystonea regia	20	20	106	Pigeon Plum	Coccoloba diversifolia	3	23
45	Pigeon Plum	Coccoloba diversifolia	4	20	107	Sabal Palm	Coccoloba diversifolia	4	22
46	Sabal Palm	Sabal palmetto	20	20	108	Sabal Palm	Sabal palmetto	22	22
47	Sabal Palm	Sabal palmetto	20	20	109	Sabal Palm	Sabal palmetto	22	22
48	Sabal Palm	Sabal palmetto	20	20	110	Sabal Palm	Sabal palmetto	22	22
49	Sabal Palm	Sabal palmetto	20	20	111	Sabal Palm	Sabal palmetto	22	22
50	Sabal Palm	Sabal palmetto	20	20	112	Royal Palm	Roystonea regia	22	22
51	Sabal Palm	Sabal palmetto	20	20	113	Sabal Palm	Coccoloba diversifolia	4.5	17
52	Sabal Palm	Sabal palmetto	20	20	114	Royal Palm	Roystonea regia	6	18
53	Sabal Palm	Sabal palmetto	20	20	115	Pigeon Plum	Coccoloba diversifolia	18	18
54	Alexander Palms cluster	Psychosperma elegans	10	10	116	Alexander Palms Dbl	Psychosperma elegans	18	18
55	Alexander Palms Dbl	Psychosperma elegans	10	10	117	Alexander Palms Dbl	Psychosperma elegans	18	18
56	Alexander Palms Dbl	Psychosperma elegans	10	10	118	Alexander Palms Dbl	Psychosperma elegans	18	18
57	Copper pod	Petalophorum pterocarpum	5	10	119	Royal Palm	Roystonea regia	20	20
58	Wild tamarind	Lysiloma latifolium	7	10	120	Royal Palm	Roystonea regia	20	20
59	Wild tamarind	Lysiloma latifolium	7	10	121	Royal Palm	Roystonea regia	20	20
60	Copper pod	Petalophorum pterocarpum	6	10	122	Royal Palm	Roystonea regia	20	20
61	Green Buttonwood	Conocarpus erectus	16	14	123	Pigeon Plum	Coccoloba diversifolia	7	20
62	Green Buttonwood	Conocarpus erectus	14	14	124	Royal Palm	Roystonea regia	14	20
	Common Name	SPECIES	DBH	HEIGHT	125	Royal Palm	Roystonea regia	20	20

## SURVEY MAP

SCALE: 1"= 20'

