MISCELLANEOUS NOTES AND SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE SUBJECT PROPERTY BEING N 88°29'06" E, AS PER THE PLAT.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
3. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
4. THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE SOUTHERLY RIGHT OF WAY LINE OF NANCY WATERWAY CANAL RIGHT OF WAY, THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE EASTERLY RIGHT OF WAY LINE OF MARIANNE WATERWAY CANAL RIGHT OF WAY AND THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY IS THE SAME AS THE WESTERLY RIGHT OF WAY LINE OF SOUTH FEDERAL HIGHWAY.
5. THE ORIGINAL DRAWING FROM WHICH THIS COPY WAS MADE IS AT THE SCALE SHOWN HEREON, HOWEVER IN THE PROCESS OF REPRODUCTION, THIS SCALE MAY BE SLIGHTLY REDUCED, ENLARGED, OR OTHERWISE DISTORTED FROM ITS ORIGINAL SCALE.
6. THIS SURVEY WAS PREPARED USING CONVENTIONAL SURVEYING METHODS AND NONE OF THE METHODOLOGY ALLOWED UNDER NO. 15 OF TABLE A OF THE 2021 ALTA/NSPS SURVEYING REQUIREMENTS WAS UTILIZED IN THE PREPARATION OF THIS SURVEY.
7. UNLESS OTHERWISE SHOWN ON SURVEY:

(A) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

(B) THERE IS NO OBSERVABLE EVIDENCE NOR INFORMATION PROVIDED INDICATING CHANGES IN STREET RIGHT OF WAY LINES.

(C) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

(D) THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.

8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
9. ADDRESS WAS NOT OBSERVED IN THE FIELD.
10. FROM A VISUAL INSPECTION ONLY, ALL UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM A PUBLIC RIGHT OF WAY.
11. FROM A VISUAL INSPECTION ONLY, THE SUBJECT PROPERTY APPEARS TO DRAIN INTO THE PUBLIC RIGHT OF WAY.
12. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
13. THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.1 FOOT, WITH NO GAPS OR GORES.
14. IF THE SUBJECT PROPERTY IS COMPRISED OF MULTIPLE PARCELS, THE PARCELS ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES AS SHOWN ON THIS SURVEY, AND THERE ARE NO GAPS, STRIPS OR GORES IN SAID PROPERTIES.
15. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

FLOOD ZONE:

AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 120055 0378 J, DATED JULY 31, 2024, THE SUBJECT PROPERTY LIES IN ZONES "SHADED X" AND "AE", BY SCALE LOCATION ONLY.

LAND AREA:

THE LAND AREA IS 835,316 SQUARE FEET OR 19.176 ACRES.

SOURCE OF ZONING DATA:

THE CITY OF POMPANO BEACH, FLORIDA ZONING DEPARTMENT
PHONE: 954-786-4679

ZONING:

THE CURRENT ZONING IS B-3 (GENERAL BUSINESS).
THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.

BUILDING SETBACK REQUIREMENTS:

FRONT	0 FEET
INTERIOR SIDE	0 FEET
WATERWAY/CANAL	15 FEET
REAR	30 FEET

BUILDING HEIGHT RESTRICTION:

105 FEET

PARKING SPACE TABLE:

REGULAR PARKING SPACES:	787
HANDICAP PARKING SPACES:	28
PARALLEL PARKING SPACES:	5
TOTAL:	820

PARKING SPACE REQUIREMENTS:

SHOPPING CENTERS 25,000 SQ. FT. – 400,000 SQ. FT. OF GROSS FLOOR AREA:
1 PARKING SPACE FOR EACH 1,000 SQ. FT. OF GROSS FLOOR AREA
RESTAURANT: 1 PARKING SPACE FOR EACH 50 SQ. FT. OF FLOOR AREA DEVOTED TO CUSTOMER SERVICE.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the City of Pompano Beach, Florida and the applicable zoning codes.

ACCESS NOTE:

ACCESS TO THE SUBJECT PROPERTY IS BY PUBLIC RIGHT OF WAY OF SOUTH FEDERAL HIGHWAY.

ENCROACHMENTS:

(A) BUILDING ENCROACHES INTO FP&L EASEMENT, SANITARY SEWER EASEMENT, AND ACCESS EASEMENT (SEE DETAIL ON SHEET 2 OF 3).
(B) BUILDING ENCROACHES INTO SANITARY SEWER EASEMENT (SEE DETAIL ON SHEET 2 OF 3).
(C) BUILDING ENCROACHES INTO ACCESS EASEMENT (SEE DETAIL ON SHEET 2 OF 3).

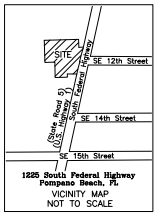
LEGEND:

- Fd = Found
- CM = concrete monument
- I.P. = iron pipe
- ● = found rebar or iron pipe as indicated
- ■ = found concrete monument as indicated
- ▲ = found nail as indicated
- —X— = fence
- R/W = right-of-way
- (M) = measured bearing and/or distance
- (P) = plat bearing and/or distance
- = concrete sidewalk
- = canopy or covered area
- = power pole
- = guy anchor
- = light pole
- = fire hydrant
- = water meter
- = water valve
- = telephone pedestal
- = television pedestal
- = sanitary sewer manhole
- = sanitary sewer valve
- = cleanout
- = stormwater manhole
- = grease trap manhole
- = sign
- = electric meter
- = gas valve
- = gas meter
- = catch basin or curb inlet
- = monitoring well
- —OH— = overhead powerline
- = water main

N

SCALE: 1" = 40'

0 40 80 120



1225 South Federal Highway
Pompano Beach, FL
VICINITY MAP
NOT TO SCALE

DESCRIPTION

The Land is described as follows:

Parcel "A", U.S. 1 SUBDIVISION, according to the plat thereof as recorded in Plat Book No. 138 at Page 2 in the Public Records of Broward County, Florida.

Property surveyed and shown hereon is the same property as described in title commitment number 5234278-F-FL-CP-SHU, dated February 25, 2025, prepared by First American Title Insurance Company.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 5234278-F-FL-CP-SHU, DATED FEBRUARY 25, 2025.
SCHEDULE B – SECTION 2, EXCEPTIONS PERTAINING TO THIS SURVEY

9. Matters shown on the Plat of U.S. 1 Subdivision, recorded in Plat Book 138, Page 2, as affected by Partial Release of Easement recorded in Book 19524, Page 30 of Official Records; as affected by Easement (Servitude) recorded in Book 27157, Page 824 of Official Records; as affected by Agreement for Amendment of Notation on Plat recorded in Instrument No. 113958989. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

10. The terms, provisions, and conditions contained in that certain Order of Taking by City of Pompano Beach, a Municipal Corporation of Florida, recorded in Book 6759, Page 163 of Official Records. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

11. Easement, granted from Tradler Ranch Inc. to Southern Bell Telephone and Telegraph Company, its licensees, agents, successors, assigns, and allied and associated companies, recorded in Book 10659, Page 368 of Official Records; as affected by Engineer's Certificate recorded in Book 14525, Page 564 of Official Records; as affected by Release of Easement (Servitude) recorded in Book 27157, Page 824 of Official Records. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

12. Easement, granted from Pomp Commercial Corp., a Florida corporation to Ronald E. McDowell, Robert L. McDowell, Helen M. McDowell and John E. Holman, recorded in Book 15558, Page 980 of Official Records. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

13. That certain unrecorded lease, by and between Pomp Commercial Corp., a Florida corporation, Lessor, and Winn-Dixie Stores, Inc., a Florida corporation, Lessee, as evidenced by that certain Short Form Lease, recorded in Book 15916, Page 135 of Official Records; as affected by Second Supplemental Lease Agreement recorded in Book 30370, Page 1922 of Official Records; as affected by Notice of Assignment and Assumption of Lease recorded in Book 42439, Page 573 of Official Records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

14. Easement, granted from Pomp Commercial Corp. to Southern Bell Telephone and Telegraph Company, its licensees, agents, successors, assigns, and allied and associated companies, recorded in Book 16571, Page 58 of Official Records. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

15. Easement, granted from Pomp Commercial Corp. to KFC National Management Company, a Delaware corporation, recorded in Book 16826, Page 165 of Official Records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

16. Easement granted to Florida Power & Light Company by instrument recorded in Book 16827, Page 964 of Official Records. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

17. That certain unrecorded lease, by and between SVP Real Estate Partners No. 1, L.P., Lessor, and Stein Mart, Inc., Lessee, as evidenced by that certain Memorandum of Lease, recorded in Book 27522, Page 851 of Official Records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

18. That certain unrecorded lease, by and between TA/Western, LLC, a Florida limited liability company, Lessor, and Beall's Outlet Stores, Inc., a Florida corporation, Lessee, as evidenced by that certain Short Form Lease, recorded in Book 46264, Page 753 of Official Records re-recorded in Book 46289, Page 668 of Official Records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

19. Easement granted to Florida Power & Light Company by instrument recorded in Book 28983, Page 163 of Official Records. AFFECTS SUBJECT PROPERTY, PLOTTED HEREON.

20. That certain unrecorded lease, by and between Pompano Marketplace Owner, LLC, a Delaware limited liability company, Lessor, and Ross Dress for Less, Inc., a Virginia corporation, Lessee, as evidenced by that certain Memorandum of Lease, recorded in Book 50772, Page 577 of Official Records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

21. That certain unrecorded lease, by and between Pompano Marketplace Owner, LLC, a Delaware limited liability company, Lessor, and TD Bank, N.A., Lessee, as evidenced by that certain Memorandum of Lease, recorded in Book 51271, Page 1930 of Official Records. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

22. The terms, provisions, and conditions contained in that certain Recorded Notice of Environmental Resource Permit, recorded in Instrument No. 114453343 Book , Page. AFFECTS A PORTION OF THE SUBJECT PROPERTY, AFFECTED AREA PLOTTED HEREON.

23. The terms, provisions, and conditions contained in that certain Notice of Lien Prohibition Pursuant to Florida Statutes §713.10, recorded in Instrument No. 114933018 Book , Page. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

24. That certain unrecorded lease, by and between Pompano MZL LLC, a Delaware limited liability company, Lessor, and Marshalls of MA, Inc., a Massachusetts corporation, Lessee, as evidenced by that certain Memorandum of Lease, recorded in Instrument No. 118788192. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

Subordination, Non-Disturbance and Attornment Agreement by and between Pompano MZL LLC, a Delaware limited liability company and PCCP Credit X Reit-Sub Holdco MS Seller, LLC, a Delaware limited liability company, recorded May 02, 2023 as document Instrument No. 118828509, and the terms and provisions thereof. BLANKET IN NATURE AFFECTING ENTIRE SUBJECT PROPERTY AND CANNOT BE PLOTTED.

SURVEYOR'S CERTIFICATION

To: Pompano MZL LLC, KRCX Capital Company, LLC, Hinshaw & Culberston LLP and Herrick, Feinstein 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on March 17, 2025.

Date of Plat or Map: March 17, 2025

DAVID A. BRIGGS
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5890
STATE OF FLORIDA

The property surveyed and shown hereon is the same property as described in title commitment number 5234278-F-FL-CP-SHU, dated February 25, 2025, prepared by First American Title Insurance Company.

DAVID A. BRIGGS PROFESSIONAL SURVEYOR AND MAPPER No. 5890 STATE OF FLORIDA
B726-30000007
08/04/2026

BRIGGS, WASHINGTON & THOMPSON LAND SURVEYING, INC.
406 SW Rutledge Street P.O. Box 283 Madison, FL 32340
thompsonsurveying@earthlink.net
LB No. 7563 850-973-0186 800-882-8396 Fax: 850-973-8931

FB – See Folder	DWG file: 12-274.dwg Calc File: 12-274.crd
Sec. 1-49s-42e and Sec. 6-49s-43e, Broward Co., FL	
Drawn by: WDW	B-2 By: WDW Job Order No: 12-274
Field work completed: March 17, 2025	

"ALTA/NSPS LAND TITLE SURVEY"

MARK	DATE	REVISION	BY	AP'V'D

POMPANO MZL LLC

1225 S. Federal Highway
Pompano Beach, FL
(Pompano Marketplace)

SCALE: 1" = 40'	CHKD./AP'V'D: DAB
DATE: March 17, 2025	APPROVED: DAB
DWN. BY: WDW	
CHKD.BY: WDW	