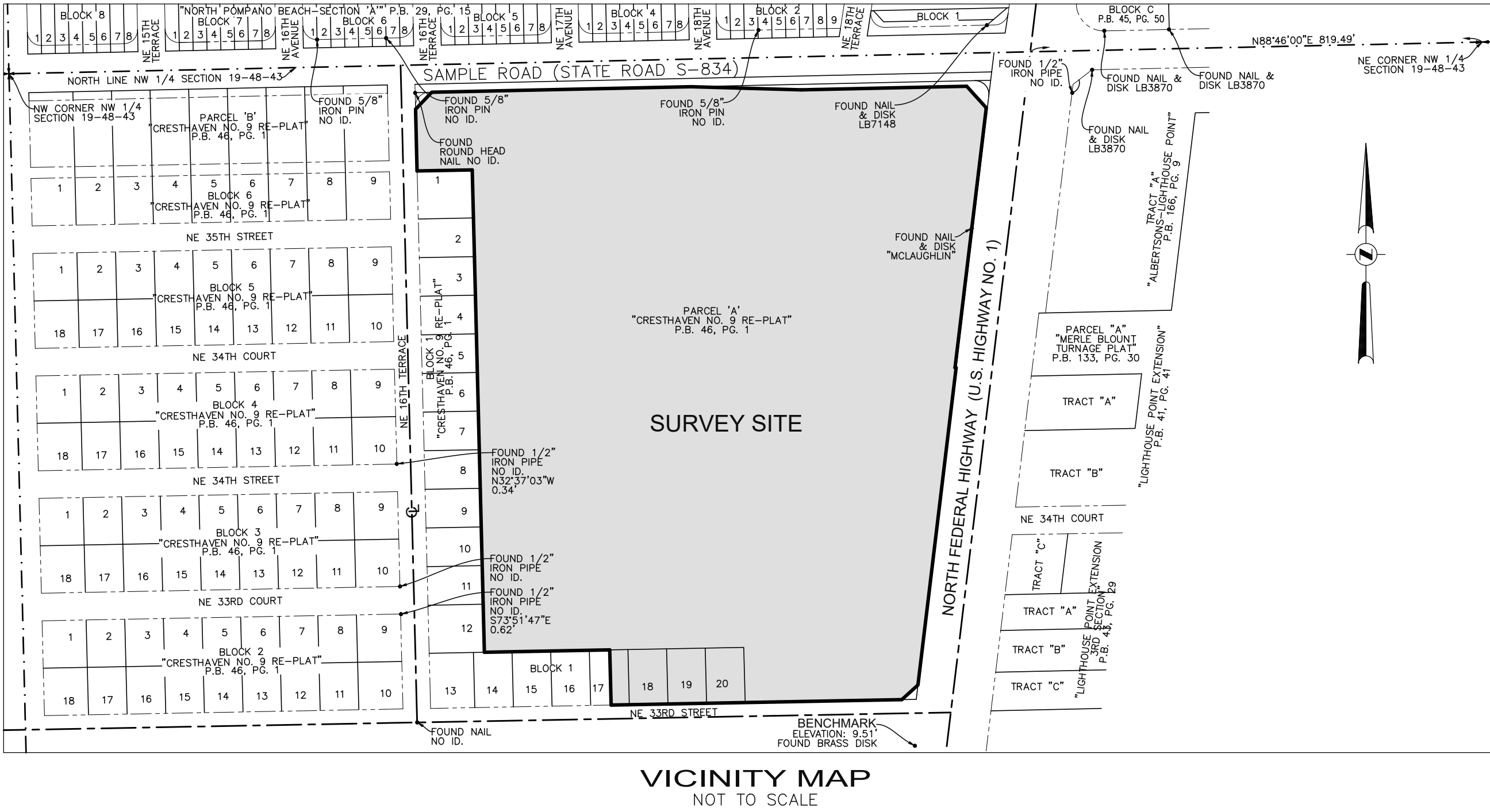


LEGEND

O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, BROWARD COUNTY BENCHMARK: 2973; ELEVATION: 8.438; CITY OF POMPANO BEACH BENCHMARK: 0013/2011; ELEVATION: 9.508'.
- FLOOD ZONES: "X", BASE FLOOD ELEVATION: NONE; "AH", BASE FLOOD ELEVATIONS: 10' & 11'; PANEL #12011C0188J; COMMUNITY #120055; MAP DATE: 07/31/24.
- THIS SITE LIES IN SECTION 19, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD BEING N88°48'00"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: S-ACO, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; SHOPPERS HAVEN PROPERTY OWNER, LLC; FIRST HORIZON BANK, A TENNESSEE STATE-CHARTERED BANK, AND/OR ASSIGNS; FRANK, WEINBERG & BLACK, P.L.; GREENSPOON MARDER LLP.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS 946 TOTAL PARKING SPACES (921 REGULAR & 25 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 11342873, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED 10/11/2023, AT 11:00 PM; REVISION NUMBER: REV. C. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
ITEMS 1, 2 & 3: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 4: RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS, AND OTHER MATTERS IN PLAT BOOK 46, PAGE 1; AS AFFECTED BY AGREEMENT TO PLACE A NOTATION ON PLAT IN O.R.B. 29232, PAGE 601, APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 5: FLORIDA POWER AND LIGHT COMPANY EASEMENT IN O.R.B. 1169, PAGE 415, LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
ITEM 6: FLORIDA POWER AND LIGHT COMPANY EASEMENT IN O.R.B. 2246, PAGE 912, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 7: UTILITY EASEMENT IN O.R.B. 1451, PAGE 611 APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 8: TERMS AND CONDITIONS OF NINETY-NINE YEAR LEASE IN O.R.B. 1573, PAGE 419, DOES NOT APPLY TO THIS SITE.
ITEM 9: FLORIDA POWER AND LIGHT COMPANY EASEMENT IN O.R.B. 1295, PAGE 639, LIES ADJACENT TO THIS SITE AS DEPICTED HEREON.
ITEM 10: RESOLUTION NO. 97-741-0.32 GRANTING A VARIANCE IN O.R.B. 27720, PAGE 794, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 11: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY LEASE IN O.R.B. 1211, PAGE 64; AS MODIFIED BY AGREEMENT IN O.R.B. 11978, PAGE 213; AND AS FURTHER MODIFIED BY AMENDED AND RESTATED LEASE EVIDENCED BY MEMORANDUM OF AMENDED AND RESTATED LEASE IN O.R.B. 26046, PAGE 73, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 12: TERMS AND CONDITIONS OF DEVELOPER'S AGREEMENT IN O.R.B. 13017, PAGE 264, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 13: EASEMENT IN O.R.B. 13281, PAGE 935, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 14: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY SHORT FORM LEASE IN O.R.B. 25868, PAGE 505; AND TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 30354, PAGE 67, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 15: EASEMENT IN O.R.B. 27479, PAGE 423, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 16: FLORIDA POWER AND LIGHT COMPANY EASEMENT IN O.R.B. 27282, PAGE 499, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 17: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY SHORT FORM LEASE IN O.R.B. 26607, PAGE 276, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 18: BUS SHELTER EASEMENT IN O.R.B. 26416, PAGE 104, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 19: TERMS AND CONDITIONS OF DEVELOPER'S AGREEMENT IN O.R.B. 26350, PAGE 89, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 20: TERMS AND CONDITIONS OF AGREEMENT IN O.R.B. 27522, PAGE 986, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 21: TERMS AND CONDITIONS OF DEVELOPER'S AGREEMENT IN O.R.B. 26837, PAGE 532, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 22: FLORIDA POWER AND LIGHT COMPANY EASEMENT IN O.R.B. 29284, PAGE 454, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 23: FLORIDA POWER AND LIGHT COMPANY EASEMENT IN O.R.B. 29283, PAGE 1465, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 24: UTILITY EASEMENT IN O.R.B. 29266, PAGE 141, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 25: EASEMENT IN O.R.B. 29184, PAGE 847, APPLIES TO THIS SITE BUT IS BLANKET IN NATURE.
ITEM 26: TERMS AND CONDITIONS OF AGREEMENT IN O.R.B. 29232, PAGE 591, APPLY TO THIS SITE AS DEPICTED HEREON.
ITEM 27: TERMS AND CONDITIONS OF OWNER'S AGREEMENT IN O.R.B. 31698, PAGE 462, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 28: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 38118, PAGE 1021, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 29: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY SHORT FORM LEASE IN O.R.B. 33626, PAGE 562, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 30: TERMS AND CONDITIONS OF LEASE, AS EVIDENCED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT IN INSTRUMENT NO. 114099067, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 31: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF SHOPPING CENTER LEASE IN INSTRUMENT NO. 113945142, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 32: TERMS AND CONDITIONS OF LEASE, AS EVIDENCED BY NOTICE OF LEASE IN O.R.B. 12805, PAGE 296, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 33: TERMS AND CONDITIONS OF UNRECORDED LEASE, AS EVIDENCED AND AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT IN INSTRUMENT NO. 114099069, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 34: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN INSTRUMENT NO. 114749564 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 35: DECLARATION OF UNITY OF CONTROL IN INSTRUMENT NO. 115752792, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 36: FLORIDA POWER AND LIGHT COMPANY EASEMENT IN INSTRUMENT NO. 117354372, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 37: RESOLUTION NO. 2022-113 IN INSTRUMENT NUMBER 118061736, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 38: TERMS AND CONDITIONS OF LEASE AS EVIDENCED BY MEMORANDUM OF LEASE IN INSTRUMENT NUMBER 118532405 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 39: POMPANO BEACH ZONING BOARD ORDER IN INSTRUMENT NO. 118890567 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.



LEGAL DESCRIPTION (TITLE COMMITMENT):

THE EAST 33 FEET OF LOT 17, TOGETHER WITH LOTS 18, 19 AND 20, BLOCK 1, AND PARCEL 'A', LESS THE NORTH 15 FEET OF SAID PARCEL 'A', "CRESTHAVEN NO. 9 REPLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 46, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE WEST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'; AND LESS THAT PART OF SAID PARCEL 'A' WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 25 FOOT RADIUS ARC, WHICH IS TANGENT TO THE EAST LINE OF SAID PARCEL 'A' AND TANGENT TO A LINE 15 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID PARCEL 'A'.

LESS AND EXCEPT THEREFROM THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED OCTOBER 15, 1997 IN OFFICIAL RECORDS BOOK 27143, PAGE 282; FURTHER LESS AND EXCEPT THOSE LANDS CONTAINED IN PARCEL NO. 108 AS DESCRIBED IN COUNTY DEED RECORDED AUGUST 14, 1997 IN OFFICIAL RECORDS BOOK 26853, PAGE 991; AND FURTHER LESS AND EXCEPT THOSE LANDS CONVEYED TO BROWARD COUNTY BY WARRANTY DEED RECORDED MAY 13, 1997 IN OFFICIAL RECORDS BOOK 26416, PAGE 92.

SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, PLANTATION COUNTY, FLORIDA AND CONTAINING 947,936 SQUARE FEET (21.7616 ACRES), MORE OR LESS.

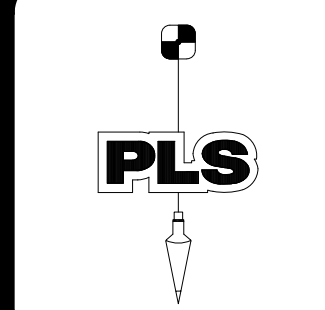
SHEET 1 OF 3

5	74220-FINAL SURVEY PUBLX-5/23/25	A.F.
4	73048-SPOT SURVEY PUBLX-7/1/24	K.F.
3	71894-UPDATE SURVEY-10/16/23	R.V./J.S.
2	70348-UPDATE SURVEY-08/18/22	L.H.
1	66904-ORIGINAL SURVEY-03/05/20	B.E.
NO.	REVISIONS	BY

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1, 2 & 3

FINAL SURVEY
SHOPPER'S HAVEN
3305-3359 NORTH FEDERAL HIGHWAY
1789-1785 NE 33RD STREET
3301 NE 16TH TERRACE
POMPANO BEACH, FLORIDA 33064
(CITY OF POMPANO BEACH, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY



POLICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@policeandsurveyors.com
WEBSITE: www.policeandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 40'
SURVEY DATE: 5/23/25

CLIENT: HAWKINS CONSTRUCTION
ORDER NO.: 74220

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

AAC

P225- 30060009
01/06/2026

JOHN F. POLICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA