



DESCRIPTION: (PARCEL 1)  
 TRACTS "A" AND "B", POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH ALL OF VACATED NORTHWEST 29TH AVENUE AND A PORTION OF VACATED NORTHWEST 34TH PLACE ADJOINING SAID TRACTS "A" AND "B", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT "A", NORTH 00° 17' 02" EAST, 580.11 FEET; THENCE ALONG THE NORTHWEST BOUNDARY OF SAID TRACT "A", NORTH 45° 47' 47" EAST, 136.71 FEET; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT "A", NORTH 85° 27' 59" EAST, 292.89 FEET; THENCE CONTINUING ALONG SAID NORTH BOUNDARY, THE NORTH BOUNDARY OF NORTHWEST 29TH AVENUE VACATED BY ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE NORTH BOUNDARY OF SAID TRACT "B", NORTH 89° 41' 47" EAST, 1285.19 FEET; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" AND THE EAST BOUNDARY OF NORTHWEST 34TH PLACE VACATED BY SAID ORDINANCE NO. 85-11 OF THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, AND RECORDED IN OFFICIAL RECORDS BOOK 12186, PAGE 68, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SOUTH 00° 19' 17" WEST 661.16 FEET; THENCE SOUTH 89° 41' 47" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID VACATED NORTHWEST 34TH PLACE, AND ALONG THE SOUTH BOUNDARY OF SAID TRACT "A", 1709.51 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL:  
 BEGIN AT THE NORTHERMOST NORTHEAST CORNER OF AFORESAID TRACT "B"; THENCE ALONG THE NORTHEAST BOUNDARY OF SAID TRACT "B", SOUTH 44° 59' 28" EAST, 49.77 FEET; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT "B" SOUTH 00° 19' 17" WEST 292.43 FEET; THENCE SOUTH 89° 46' 56" WEST 427.06 FEET; THENCE NORTH 00° 18' 13" EAST 327.15 FEET; THENCE ALONG A NORTH BOUNDARY OF SAID TRACT "B" NORTH 89° 41' 47" EAST 395.24 FEET TO THE POINT OF BEGINNING.  
 THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND CONTAINING 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS.

**SURVEYOR'S CERTIFICATE**  
 1. THIS SURVEY  
 A. WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");  
 B. CORRECTLY SHOWS THE LOCATION OF ALL THE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY;  
 C. CORRECTLY SHOWS THE LOCATION, DIMENSIONABLE ALLEYS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 300603705 ("TITLE WORK") AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION ON SUCH DOCUMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);  
 D. CORRECTLY SHOWS ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS;  
 E. CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150-FEET OF THE SUBJECT PROPERTY;  
 F. CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, IF APPLICABLE.

2. THERE ARE NO VISIBLE:  
 A. EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;  
 B. ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;  
 C. ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR  
 D. ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK.

3. THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.  
 4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING SAMPLE ROAD AND N.W. 27th AVENUE  
 5. THE SUBJECT PROPERTY CONSISTS OF ONE CONTIGUOUS PARCEL, WITHOUT OVERLAPS, GAPS OR GORES.  
 6. THE SUBJECT PROPERTY WAS LAST SURVEYED ON 11/08/2021  
 7. COMPLIES WITH LENDER'S "REQUIREMENTS FOR SURVEYS TO BE FURNISHED IN CONNECTION WITH MORTGAGE LOANS" ( REQUIREMENTS), INCLUDING TABLE A ITEMS PROVIDED BY CLIENT.  
 8. IS BASED UPON THE LATEST APPLICABLE ACCURACY STANDARDS ADOPTED BY ALTA AND NSPS.  
 9. ACCURATELY REFLECTS THAT THE PROPERTY CONTAINS 1040519 SQUARE FEET (23.887 ACRES) MORE OR LESS

CERTIFIED TO:  
 FESTIVAL FLEA MARKET, LLC. A FLORIDA LIMITED LIABILITY COMPANY;  
 POMPANO BEACH, FLORIDA  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 ID: LOGISTICS

THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 11 AND 13 OF TABLE A THEREOF AND (i) PURSUANT TO THE ACCURACY STANDARDS, AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A SURVEYOR AND MAPPER REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.  
 I HEREBY CERTIFY THAT THIS SURVEY MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (DOACS) OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
 DATED THIS 17th DAY OF JANUARY, 2022 A.D.  
 Martin P. Ross  
 MARTIN P. ROSS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA REGISTRATION NO. 5857  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE  
 FILE NO: NCS-965566A-ATL ISSUING OFFICE: 3455 PEACHTREE ROAD NE, SUITE 675, ATLANTA, GA 30361  
 COMMITMENT DATE: JANUARY 27, 2022 AT 7:30 AM, UPDATE & REVISION: 2/03/22 AT 7:30 AM

NO.	DOCUMENT TYPE	DESCRIPTION	RECORDING DATA	AFFECTS	PLOTTED
1-9	STANDARD EXCEPTIONS	NOT SURVEY PERTINENT	N/A	N/A	N/A
10	PLAT BOOK	POMPANO INDUSTRIAL PARK THIRD ADDITION	P.B. 111, PG. 33, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-13	O.R.B. 12186, PG. 70, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	ORDINANCE NO. 85-12	O.R.B. 12186, PG. 72, B.C.R.	YES	YES
	OFFICIAL RECORD BOOK	RESOLUTION NO. 85-1993	O.R.B. 12654, PG. 941, O.R.B. 12670, PG. 481, B.C.R.	YES	YES
11	AGREEMENT	ORDINANCE NO. 95-25	O.R.B. 23018, PG. 932, B.C.R.	YES	NO (COVERS THE WHOLE PROPERTY)
	EASEMENTS	EASEMENTS FOR POWERLINE PARK	O.R.B. 9689, PG. 892, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
12	AMENDMENT	AMENDMENT FOR EASEMENTS	O.R.B. 12289, PG. 623, B.C.R.	YES	NO (AFFECTS THE WHOLE PROPERTY)
	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12827, PG. 126, B.C.R.	YES	YES
13	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 12827, PG. 130, B.C.R.	YES	YES
	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 13744, PG. 308, B.C.R.	NO	YES
14	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 13744, PG. 308, B.C.R.	NO	YES
	EASEMENTS	EASEMENTS IN FAVOR OF BROWARD COUNTY	O.R.B. 16060, PG. 695, B.C.R.	YES	YES
16	AGREEMENT	DEVELOPER'S AGREEMENT	O.R.B. 17132, PG. 186, B.C.R.	NO	NO
	EASEMENT	EASEMENT	O.R.B. 21444, PG. 925, B.C.R.	NO	YES
17	EASEMENT	CONSENT TO EASEMENT	O.R.B. 51096, PG. 1455, B.C.R.	NO	YES
	AGREEMENT	NEXTEL ACCESS EASEMENT	O.R.B. 29999, PG. 669, B.C.R.	NO	YES
18	CORRECTED AGREEMENT	CORRECTED SUB-LEASE	O.R.B. 43412, PG. 1296, B.C.R.	NO	NO (TRACT "G")
	EASEMENT	EASEMENT	O.R.B. 31268, PG. 1866, B.C.R.	YES	YES
19	EASEMENT	FP & L EASEMENT	O.R.B. 51096, PG. 1440, B.C.R.	YES	YES
	AGREEMENT	SUBORDINATION OF INTEREST	O.R.B. 51096, PG. 1466, B.C.R.	YES	YES
21	AGREEMENT	ORDER	INSTRUMENT #11631160	YES	NO (PARCEL I)
	NOTICE	RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT	INSTRUMENT #116716001	YES	NO (PARCEL I)
23	TAXES	ADDITIONAL 2021 TAXES	N/A	N/A	N/A
	TITLE COMMITMENT	RIPARIAN & LITTORAL RIGHTS	N/A	N/A	N/A

**SURVEYOR'S NOTES:**  
 ELEVATIONS ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) ARE SHOWN THIS AND ARE BASED ON BROWARD COUNTY BENCHMARK; THE BENCHMARK IS BROWARD COUNTY BENCHMARK # 260/2752C.  
 ELEVATION = 19.646 (N.G.V.D. 1929). - 1.56' = 18.086' (NAVD88)  
 ELEVATIONS AS SHOWN WERE CONVERTED FROM THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) TO THE NORTH AMERICAN VERTICAL DATUM (NAVD 88) USING THE FOLLOWING CONVERSION: NGVD 29 VERTICAL DATUM (IN FEET) - 1.56' = NAVD 88 VERTICAL DATUM. THE CONVERSION FACTOR WAS OBTAINED FROM THE NATIONAL GEODETIC SURVEY WEBSITE ORTHOMETRIC HEIGHT CONVERSION PROGRAM USING THE LATITUDE AND LONGITUDE OF THE PROJECT LOCATION TO DETERMINE A CONVERSION FACTOR FOR THIS SPECIFIC LOCATION.

**ZONING INFORMATION**  
 PARCEL 1  
 ZONED B3 (GENERAL BUSINESS)  
 SETBACK REQUIREMENTS:  
 FRONT: NONE  
 SIDE: NONE  
 REAR: 30 FEET

PARCEL 2  
 ZONED I-1/PCI (GENERAL BUSINESS/COMMERCIAL/  
 INDUSTRIAL OVERLAY)  
 SETBACK REQUIREMENTS NOT APPLICABLE (NO STRUCTURES)  
 PROPERTY AREA 1,627,209 SQUARE FEET (37.35 ACRES)  
 MORE OR LESS

**PARKING COUNT:**  
 REGULAR = 2213  
 HANDICAP = 64  
 BUS = 4  
 TOTAL = 2281

**FLOOD INSURANCE NOTES:**  
 FLOOD ZONES: X, AE  
 BASE FLOOD ELEVATION: ZONE AE=11.00', ZONE X=11.00'  
 COMMUNITY PANEL NO.: 120055 011 H  
 DATE OF FIRM INDEX: 08/18/2014  
 MAP NUMBER 12011C0170H

**ABBREVIATIONS:**  
 U.E.=UTILITY EASEMENT  
 P.B.=PLAT BOOK  
 ORB=OFFICIAL RECORDS BOOK  
 PROBC=PUBLIC ROAD OF BROWARD COUNTY  
 PG=PAGE  
 FIP=FOUND IRON PIPE  
 TYP=TYPICAL  
 ELEC=ELECTRICAL  
 FH=FIREF HYDRANT  
 MH=MANHOLE  
 WPP=WOOD POWER POLE  
 CLP=CONCRETE LIGHT POLE  
 ALP=ALUMINUM LIGHT POLE  
 ICV=IRRIGATION CONTROL VALVE  
 GV=GATE VALVE  
 FPL=FLORIDA POWER & LIGHT  
 CONC=CONCRETE  
 A/C=AIR CONDITIONED  
 CLF=CHAIN LINK FENCE  
 W/=WITH  
 SEC=SECTION  
 LP=LQUID PROPANE  
 FMC=FOUND CONCRETE MONUMENT  
 F.F. EL.=FINISHED FLOOR ELEVATION  
 TYP.= TYPICAL  
 PVC = POLYVINYL CHLORIDE PIPE  
 CMP = CORRUGATED METAL PIPE  
 RCP = REINFORCED CONCRETE PIPE  
 INV. = INVERT  
 B.O.S. = BOTTOM OF STRUCTURE  
 CBS = CONCRETE BLOCK WALL

**LEGEND:**  
 IRON ROD PIPE  
 BELLSOUTH BOX  
 TELEPHONE SERVICE RISER  
 CABLE TV SERVICE BOX  
 DRAINAGE MANHOLE  
 BOLLARD  
 ELECTRIC SERVICE BOX  
 CONCRETE LIGHT POLE  
 QUIY ANCHOR  
 POWER POLE  
 CATCH BASIN  
 MANHOLE  
 SANITARY MANHOLE  
 FIRE HYDRANT  
 TRAFFIC SIGN  
 GATE VALVE  
 BACKFLOW PREVENTER  
 ALUMINUM LIGHT POLE  
 GREASE TRAP MANHOLE  
 CLEAN OUT  
 SANITARY SEWER VALVE  
 MONITORING WELL  
 IRRIGATION CONTROL BOX  
 ELECTRIC METER  
 TITLE CHART ID. NO.  
 STANDARD PARKING SPACE  
 HANDICAP PARKING SPACE  
 CHAIN LINK FENCE  
 WOOD FENCE  
 OVERHEAD WIRE  
 NON-VEHICULAR ACCESS

**AAC**  
 PZ22-3000001  
 6/7/2022

2/27/22	ADD TITLE CHART ID. NO. TO THE DRAWING	MR	UP
2/27/22	REVISED TITLE INFO.	MR	UP
1/27/22	SHOW UPDATED TITLE INFO.	MR	UP
	REVISIONS		

**FESTIVAL FLEA MARKET**  
 POMPANO BEACH - FLORIDA

**MILLER LEGG**  
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CERTIFICATE OF AUTHORIZATION  
 EB7318 LB6680 LC0337  
 LP MR  
 EXL DBN CHL  
 PROJECT / FILE NO.  
**22-00003**  
 DRAWING NO.  
**SH-1**  
 DATE PLOTTED  
 01/17/22 5