

**ALTA/ACSM LAND TITLE SURVEY  
THE MAP AND REPORT ARE NOT  
FULL AND COMPLETE WITHOUT  
THE OTHER.**

**SURVEYOR'S REPORT**

**DESCRIPTION:**

PARCEL A OF RLJ COMMERCIAL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 179, PAGE(S) 131-132, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**ACCURACY:**

- ALL MEASUREMENTS, DISTANCES, ELEVATIONS (IF SHOWN) AND FEATURES WERE PERFORMED IN STRICT ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE (5J-17FAC).
- METHODS FOR ALL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICES WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
- THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "COMMERCIAL/HIGH RISK" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE MET THIS REQUIREMENT.

**DATA SOURCES:**

- BASIS OF BEARINGS IS THE NORTH PROPERTY LINE, BEING N88°58'16"E. (P)
- PLAT OF RLJ COMMERCIAL RECORDED IN PLAT BOOK 179, PAGE 131, PUBLIC RECORDS BROWARD COUNTY, FLORIDA.
- CITY OF POMPANO BEACH UTILITIES, UTILITY MAP FOR W ATLANTIC AND NW 30 AVE, PROVIDED BY TRACY C. WYNN. MAP CONTAINS THE FOLLOWING DISCLAIMER: "THIS PRODUCT HAS BEEN COMPILED FROM VARIOUS SOURCE DATA. HOWEVER, THIS PRODUCT IS FOR REFERENCE PURPOSES ONLY AND IS NOT TO BE CONSTRUED AS A LEGAL DOCUMENT OR SURVEY INSTRUMENT. ANY RELIANCE ON THE INFORMATION CONTAINED HEREIN IS AT THE USER'S OWN RISK. THE CITY OF POMPANO BEACH ASSUMES NO RESPONSIBILITY FOR ANY USE OF THE INFORMATION CONTAINED HEREIN OR ANY LOSS RESULTING THERE FROM."
- FINAL REPORT, UTILITY LOCATE, BY GEOVIEW, PROJECT NUMBER: 23978, DATE JUNE 15, 2019. NOTE: NOT VERIFIED BY THIS SURVEYOR.
- SPECIFIC PURPOSE SURVEY, BY CRAIG A. SMITH & ASSOCIATES, CAS PROJECT NUMBER 16-1900, FIELD DATE 06/24/16. NOTE: NOT VERIFIED BY THIS SURVEYOR.
- ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DL2195 "Q 665" HAVING AN ELEVATION OF 11.83 FEET (NORTH AMERICAN VERTICAL DATUM 1988).
- FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER: 1062-3250021, EFFECTIVE DATE: OCTOBER 22, 2014 AT 8:00 A.M.

**SCHEDULE B - SECTION II ITEMS ARE AS FOLLOWS:**

- 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 SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- 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. SURVEYOR'S COMMENT: SHOWN HEREON.
- 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. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- 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. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- 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. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- TAXES AND ASSESSMENTS FOR THE YEAR 2014 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.

NOTES FOR STANDARD EXCEPTIONS: STANDARD EXCEPTIONS FOR PARTIES IN POSSESSION, FOR MECHANICS LIENS, AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS SHALL BE DELETED UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESSION AFFIDAVIT ESTABLISHING WHO IS IN POSSESSION OF THE LANDS. THAT THERE ARE NO LIENS OR ENCUMBRANCES UPON THE LANDS OTHER THAN AS SET FORTH IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEEN MADE WITHIN THE PAST 90 DAYS OR ARE CONTEMPLATED TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FULL, AND THAT THERE ARE NO UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID AFFIDAVIT.

STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UPON RECEIPT AND REVIEW OF A PROPERLY CERTIFIED SURVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL LAND SURVEYS DATED NO MORE THAN 90 DAYS PRIOR TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCEPTABLE TO THE COMPANY. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID SURVEYOR PROOF.

- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS SHOWN ON THE PLAT OF RLJ COMMERCIAL, AS RECORDED IN PLAT BOOK 179, PAGE(S) 131-132, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTANT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). SURVEYOR'S COMMENT: SHOWN HEREON.
- SECURITY LIEN AGREEMENT BY AND BETWEEN BROWARD COUNTY AND RLJ, LLC RECORDED IN BOOK 47504, PAGE 291. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- SURFACE USE AND ACCESS AGREEMENT BY AND BETWEEN ROBERT MICAH PEN AND AARON KEITH PENN AND RLJ, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED IN BOOK 47223, PAGE 1643. SURVEYOR'S COMMENT: SHOWN HEREON.
- RESOLUTION ESTABLISHING WATER MANAGEMENT DISTRICT RECORDED IN BOOK 3883, PAGE 512 AND BOOK 3886, PAGE 659. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.
- RESOLUTION NAMING CERTAIN STREETS RECORDED IN BOOK 3032, PAGE 917. SURVEYOR'S COMMENT: NOT A SURVEY RELATED EXCEPTION.

**LIMITATIONS:**

- PURPOSE OF SURVEY: TO DOCUMENT THE PERIMETERS OF A PARCEL OR TRACT OF LAND BY ESTABLISHING OR RE-ESTABLISHING CORNERS, MONUMENTS, AND BOUNDARY LINES FOR THE PURPOSES OF DESCRIBING THE PARCEL.
- USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR / CERTIFIED TO, WILL BE THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THERE MAY BE ITEMS DRAWN OUT OF SCALE AND / OR MOVED ON THE MAP OF SURVEY TO GRAPHICALLY SHOW THEIR LOCATION. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS.
- UNDERGROUND FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
- SUBJECT PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AND "AH" (EL+12), ACCORDING TO THE FLOOD INSURANCE RATE MAP, BROWARD COUNTY, FLORIDA, MAP NUMBER 12011C0356H POMPANO BEACH, CITY OF, 120055 0256 H, MAP EFFECTIVE DATE: AUGUST 18, 2014, MAP INDEX NUMBER 12011C02A. MAP REVISED: AUGUST 18, 2014. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF SAID MAP. THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.
- IRRIGATION EQUIPMENT AND / OR THEIR APPURTENANCES HAVE NOT BEEN MAPPED.
- THERE MAY EXIST ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT CAN BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ONLY THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES WHICH WERE READILY APPARENT FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND / OR THEIR APPURTENANCES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
- THERE MAY BE ADDITIONAL UTILITY STRUCTURES (DRAINAGE, SANITARY, ELECTRIC, COMMUNICATIONS, ETC.) THAT WERE NOT READILY APPARENT AT THE TIME OF THE SURVEY.

**BOUNDARY INCONSISTENCIES:**

- ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE DESCRIPTION AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY. ALL PERIMETER BEARINGS AND DISTANCES ARE BY FIELD MEASURED UNLESS SO NOTED.

**AREA:**

41,960 SQUARE FEET OR 0.96 ACRES MORE OR LESS.

ZONING INFORMATION AND SETBACKS: PER DENNIS GREENFIELD, GREENFIELD CAD, 813-464-0860 AS FOLLOWS:

Permitted Zones - General Business (B-3)

**Setbacks:**

Front - (minimum) 0'  
Rear - (minimum) 30'  
Interior Side Yard - (minimum) 0'  
Street Side Yard - (minimum) 0'  
Waterway or Canal - (minimum) 15'  
Dune Vegetation Line - (minimum) 25'

Maximum Building Height: Zone B-3 = 105'

**UTILITY INFORMATION PER 811**

SERVICE AREA CODE: BC1338  
SERVICE AREA NAME: BROWARD COUNTY TRAFFIC ENGINEERING  
CONTACT: RYAN GREG LOVAGLIO  
PHONE NUMBERS: DAY: (954) 847-2725 EMERG: (954) 309-6334  
UTILITY TYPE: WATER, SEWER, TRAFFIC

SERVICE AREA CODE: BCW440  
SERVICE AREA NAME: BROWARD COUNTY WATER AND WASTEWATER  
SERVICES CONTACT: EVA FLORIAN  
PHONE NUMBERS: DAY: (954) 831-0916 ALT: (954) 831-0925  
UTILITY TYPE: WATER, SEWER, TRAFFIC

SERVICE AREA CODE: CC1279  
SERVICE AREA NAME: COMCAST CABLE  
CONTACT: LEONARD MAXWELL-NEUBOLD  
PHONE NUMBERS: DAY: (954) 447-8405 ALT: (954) 444-5113  
UTILITY TYPE: CATV & FIBER

SERVICE AREA CODE: CPB497  
SERVICE AREA NAME: GAINESVILLE REGIONAL GAS  
CONTACT: TONY SMITH  
PHONE NUMBERS: DAY: (352) 317-1480  
UTILITY TYPE: GAS

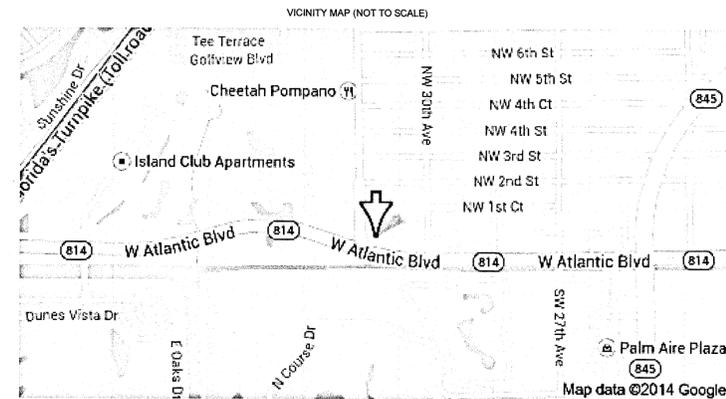
SERVICE AREA CODE: GNSVEL  
SERVICE AREA NAME: CITY OF POMPANO BEACH WATER/SEWER  
CONTACT: ALESSANDRA DELICHO  
PHONE NUMBERS: DAY: (954) 786-4144  
UTILITY TYPE: WTR/SWR/ELEC/STORM DRAIN

SERVICE AREA CODE: FPLBRO  
SERVICE AREA NAME: FLORIDA POWER & LIGHT-BROWARD  
CONTACT: TRACY STERN  
PHONE NUMBERS: DAY: (800) 868-9554 ALT: (306) 329-5152  
UTILITY TYPE: ELECTRIC

SERVICE AREA CODE: PGSND  
SERVICE AREA NAME: TECO PEOPLES GAS SOUTH  
FLORIDA CONTACT: YVONNE GOLDMAN  
PHONE NUMBERS: DAY: (954) 453-0824  
UTILITY TYPE: GAS

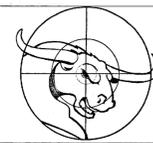
SERVICE AREA CODE: SBP22  
SERVICE AREA NAME: AT&T DISTRIBUTION  
CONTACT: OTIS KEEVE  
PHONE NUMBERS: DAY: (954) 723-2540  
UTILITY TYPE: TELEPHONE

CYNTHIA LYNCH  
PUBLIC RECORDS COORDINATOR  
3400 WEST COMMERCIAL BLD.  
FORT LAUDERDALE, FL 33309  
TELEPHONE: 954.777.4501  
FACSIMILE: 954.777.4528  
EMAIL: CYNTHIALYNCH@DOT.STATE.FL.US



**BULLSEYE SURVEYING, INC.**

LB 7818  
2014 DREW STREET,  
SUITE 6  
CLEARWATER, FL 33765  
PHONE: 727-475-8088  
FAX: 727-264-0457



PARCEL INFORMATION:  
SECTION 33, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

ADDRESS:  
0 WEST ATLANTIC BOULEVARD, POMPANO BEACH FL 33069

PARCEL ID:  
4842 33 67 0010  
AUTOZONE #6365, POMPANO BEACH, FL

ADDITIONS OR DELETIONS TO SURVEY REPORTS OR MAPS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

TO AUTOZONE, EXCEL TITLE, INC. FIRST AMERICAN TITLE INSURANCE COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT ND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 8, 11(B) & 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10/29/2014, UPDATED 02/27/2016, UPDATED 11/24/2019. DATE OF PLAT OR MAP: 11/06/2014, UPDATED 11/25/2019.

**ORIGINAL**

PROFESSIONAL SURVEYOR & MAPPER  
LICENSE NUMBER LS 6019  
STATE OF FLORIDA

REVISIONS		
#	DATE	DETAILS
1	3/4/2016	UPDATED FIELD DATE
2	6/17/2016	REVISED FORCE MAIN LOCATION
3	6/29/2016	REVISED FORCE MAIN LOCATION
4	8/15/2016	ADDED LIMITED ACCESS RIGHT-OF-WAY
5	11/24/2019	UPDATED BOUNDARY SURVEY

FIELD BOOK	SCALE	SHEET
008/15	N/A	1
DRAWING	SURVEY	12
PROJECT NAME		
11/27	4-01	Pompano

**AAC**  
PZ20-1200007  
2/2/21

**AAC**  
PZ20-1200007  
03/03/2020