COMMITMENT NO. 11568708 - SCHEDULE A:

PARCEL 1 (FEE ESTAIT):

Tract "A" of POWERGATE PLAZA, according to the Plat thereof, recorded in Plat Book 111, Page 34, of the Public Records of Broward County, Florida, also described as:

A parcel of land lying in the Southeast 1/4 of Section 4, Township 49 South, Range 42 East and being more particularly described as follows:

COMMENCE at the point of intersection of the Southerly Right-of-Way line of Gateway Drive, according to Official Records Book 3859, at Page 982, and the Westerly Right-of-Way line of Fowerline Road, according to Official Records Book 2244, at Page 660, both of the Public Records of Broward County, Florida; thence run South 88' 06' 34" West along the Southerly Right-of-Way line of said Gateway Drive for 50.00 feet; thence run South 01' 53' 26" East for 30.00 feet to the POINT OF BEGINNING of the Parcel of land hereinafter described; thence continue South 01' 53' 26" East along a line parallel with and 255.00 feet West along a line parallel with and 255.00 feet West along a line parallel with and 255.00 feet West of the Westerly line of said Powerline Road for 177.00 feet to a point on the Southerly Right-of-Way line of said Gateway Drive for 235.00 feet; thence run North 8' 06' 34" East along the Southerly Right-of-Way line of said Gateway Drive for 205.00 feet; thence run South 46' 53' 26" East for 42.43 feet to the POINT OF BEGINNING. 1. There is direct access to the subject property via Gateway Drive, a public right-of-way and there is access to the subject property per an Ingress and Egress easement set forth in O.R. Book 14954, Page 180 from S. Powerline Road (S.R. 845), a public right-of-way.

2. The locations of all utilities shown on the survey are from visible surface evidence, plans provided by the client, and a private utility locate.

3. The posted address on site is 1401 SW 26th Avenue, Pompano Beach, Florida 33069

4. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.

5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.

6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.

7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.

8. The Property surveyed and shown hereon is the same property described in Schedule A of Fidelity National Title Insurance Company Title Commitment No. 11568708 with an effective date of January 1, 2024 at 5:00 PM.

9. At the time of the survey, no party walls were observed.

10. The appurtenant easement(s) listed in the above referenced title commitment are plotted from record description(s) only. PARCEL 2 (EASEMENT ESTATE):

Together with a perpetual non-exclusive easement for the purpose of vehicular and pedestrian Ingress and Egress over all driveways and pedestrian walkways on a portion of Tract "B" of the above mention Plat as shown on a sketch attached to an made a part of the Reciprocal Easement Agreement itself attached to an affidavit recorded on November 13, 1987, in Official Records Book 14954, Page 180, public records of Broward County, Florida. FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. 11568708 - SCHEDULE B, SECTION II:
Numbers correspond with survey-related Schedule B exception items contained in the above referencement. BASIS OF BEARING:

The basis for all bearings shown hereon is the northerly line of subject property (southerly right—of—way line of Gateway Drive, known as being North 88'06'34" East, per Plat Book 34, Page 111 of the Broward County Records. 3. Terms, covenants, conditions, restrictions and other matters contained in Off-Site Parking and Easemer Agreement recorded in Official Records Book 19874, Page 202, Public Records of Broward County, Florida.

BENEFITS AND AFFECTS THE SUBJECT PROPERTY — PLOTTED AND SHOWN HEREON

4. Off-Street Parking Agreement recorded in Official Records Book 19922, Page 537, Public Records of Broward County, Florida.

BENEFITS AND AFFECTS THE SUBJECT PROPERTY — PLOTTED AND SHOWN HEREON

5. Ordinance No. 2002—61 recorded in Official Records Book 34145, Page 1891, Public Records of Broward County, Florida.

AFFECTS THE SUBJECT PROPERTY — BLANKET IN NATURE

6. Ordinance recorded in Official Records Book 49331, Page 1673, Public Records of Broward County, Florida.

BENEFITS AND AFFECTS THE SUBJECT PROPERTY — PLOTTED AND SHOWN HEREON

7. Notice recorded in Official Records Instrument No. 114696101, Public Records of Broward County, Florida DOCUMENT NOT PROVIDED AT THE TIME OF SURVEY Ingether with a pedestrian and vehicular easement for Ingress and Egress across a one foot strip of and which is part of Tract "B" of the Plat of POWERGATE PLAZA above referenced and contiguous to and abutting both the Fee Parcel above described and that certain Reciprocal Easement area in Parcel (Easement Estate) referred to above. The above Easement granted in an Off-Street Parking and as affected by Scrivener's Affidavit, recorded in Official Records Book 19874, Page 202, public records of Broward County, Florida. Developer's Agreement recorded in Official Records Book 10540, Page County, Florida.

AFFECTS THE SUBJECT PROPERTY — BLANKET IN NATURE

Easement to Florida Power & Light Company recorded in Official Recorded of Broward County, Florida. (as to Parcels 2 and 3)

AFFECTS THE SUBJECT PROPERTY — PLOTTED AND SHOWN HEREON Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Powergate Plaza, recorded in Plat Book 111, Page 34, of the Public Records of Broward County, FlaFFECTS THE SUBJECT PROPERTY — PLOTTED AND SHOWN HEREON

Developer's Agreement recorded in Plat Carronia erms, covenants, conditions, restrictions and other matters set forth in that certain Reciprocal seement Agreement recorded in Official Records Book 14954, Page 180, Public Records of Brownty, Florida.

ENEFITS AND AFFECTS THE SUBJECT PROPERTY — PLOTTED AND SHOWN HEREON seement to Broward County recorded in Official Records Book 15544, Page 107, Public Records roward County, Florida. (as to Parcel 3)

TECTS THE SUBJECT PROPERTY — PLOTTED AND SHOWN HEREON TOTAL LAND AREA:
41,146 Square Feet
0.945 Acre N 01.22,56" W 377.15' (Rec.) Reciprocal Parking

(cross hatched)

Off-Street Parking

O.R. Book 19753, I

O.R. Book 19874, I

(cross hatched)

Off-Street Parking

O.R. Book 19874, I

(cross hatched)

Off-Street Parking

Off-Street Parking

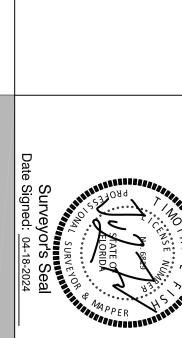
OR. Book 19922, I N 01.23,50, M 02.12, (Kec.) ng and Ease Page 804 Page 202 6 10' Utility Easement 0.R. Book 15544, Page 107 N 01°53'26" W 177.00' (Rec. & Usea WERGATE PL. 2 03.31,04" E 35.93' (Rec.) S 01.23,56" E 56.78' (Rec.) 2 01.23,56" E 64.00' (Rec.) 2 01.23,56" E 60.00' (Rec.) 14th Exhibit "C" to Reciprocal Easement Agreement Ingress and Egress Easement O.R. Book 14954, Page 180 N 01.23,56" W 221.31' (Rec.; Parcel 2 Easement Estate) N 01.23,56" W 254.92' (Msd.) 254.76' (Rec.) (Tract "B") 4 10' Utility Easement Westerly Line of Powerline Road and Non-Vehicular Access R/W Line O.R.B. 9479, Page 529 24" Concrete Curb & Gutter \_Westerly R/W as per O.R.B. 2244, Page 660 S. Powerline Road (S.R. 845) S.W. 26th Avenue (N.W. 9th Avenue S.R. 809 as per Plat Book 111, Page 34) 200' Public Right—of—Way — Asphalt Pavement — Concrete Median East Line of SE 1/4 Section 4-49-42 Timothy L Fish, PSM
Florida Professional Surve
Florida Certificate of Auth

BOUNDARY, ALTA/NSPS LAND TITLE SURVEY AND TOPOGRAPHIC SURVEY PREPARED FOR:

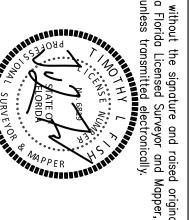
Fazio Acquisitions, LLC 5605 Hiatus Road Tamarac, FL 33321

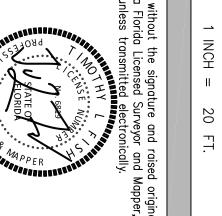
Sheet No.

으









1401 SW 26th Avenue City of Pompano Beach County of Broward State of Florida Zip Code 33069