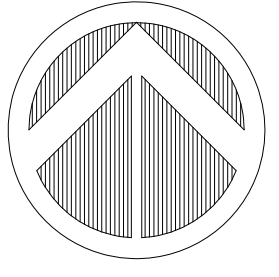
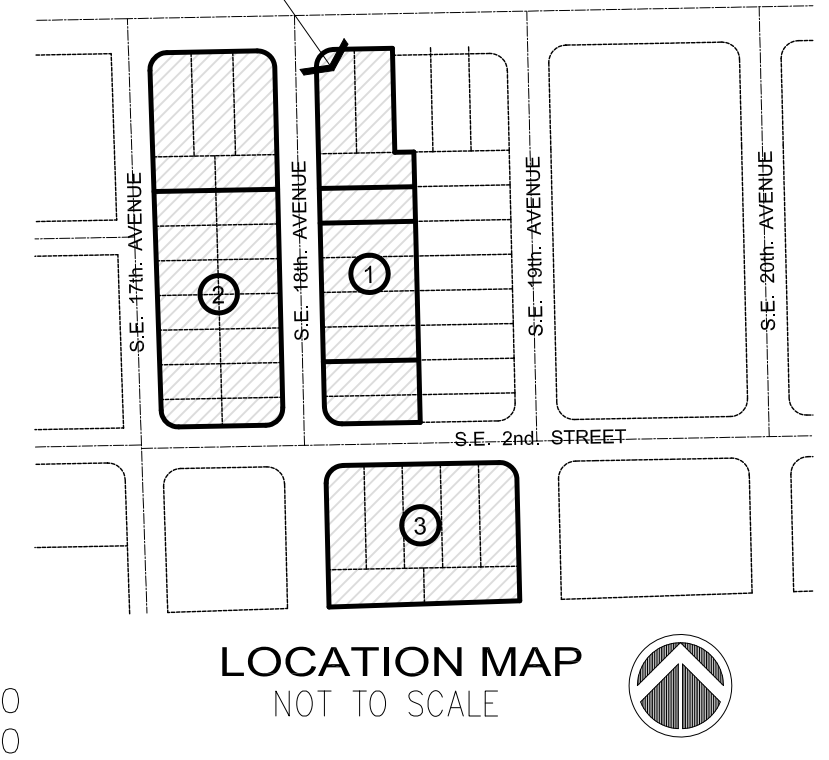


ALTA/NSPS LAND TITLE SURVEY

JOB SITE



PROPERTY ADDRESS:

1801 SE 2 STREET, POMPANO BEACH, FLORIDA 33060
1800 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FLORIDA 33060
1736 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FLORIDA 33060
FOLIO No.: 4842-36-01-2900
FOLIO No.: 4842-36-01-2970
FOLIO No.: 4842-36-01-2990

LEGAL DESCRIPTION:

PARCEL 1:
Lots 1 through 19, inclusive, LESS the North 5 feet of Lots 1, 2 and 3, Block 26, of PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida

PARCEL 2:
Lots 4, 5, LESS the North 5 feet thereof and 6, 9, 10, 13, 14, 17, 18 and 21, Block 25, of PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida.

PARCEL 3:
Lots 1, 2, 3, 4, 5, 6 and 7, Block 28, of PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida.

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from FIRST AMERICAN TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by FIRST AMERICAN TITLE INSURANCE COMPANY File No.: 2037-5632041, effective date: September 20, 2021 @ 8:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'.
Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. 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.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- The Surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: ALTA / NSPS LAND TITLE SURVEY
- The North arrow shown hereon are based on recorded plat of "PINEHURST", according to the Plat thereof, as recorded in Plat Book 5, Page 13, of the Public Records of Broward County, Florida.
- Elevations are based on the North American Vertical Datum of 1988.
- Bench Mark Used: Broward County #0687. Elevation = +4.15'(NGVD)
- Flood Zone Data: Community/ Panel #120055/0376/H Dated:8/18/2014
Flood Zone: "X" Base Flood Elevation = N/A
- Present Zoning (Per Broward County GIS Maps):
Lots 4 & 5, Block 25 & Lots 1, 2 & 3, Block 26 = B-1 (Limited Business District)
Building Setbacks: Front = 25 feet / Rear = 15 feet / Interior = 8 feet - Street Side = 18 feet
Balance of Property = RD-1 (Two-Family Residential District)
Building Setbacks: Front = 0 feet / Rear = 30 feet / Interior = 0 feet - Street Side = 0 feet
- Total Site Area = 215,305 square feet (4.94+/- Acres)
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party.

TITLE REVIEW NOTES:
SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
File No.: 2037-5632041, effective date: September 20, 2021 @ 8:00 AM

Items 1 through 8: "General & Special Exceptions".

9. Provisions of the Plat of PINEHURST, recorded in Plat Book 5, Page 13 of the Public Records of BROWARD County, Florida. (Does affect Subject Property - Record plat)

10. The terms, provisions, and conditions contained in that certain Unit of Title, recorded March 4, 1998 in Book 27805, Page 880. (As to Parcel 1) (Does affect Subject Property - Not a Plottable Survey Item)

11. Matters set forth on Right Of Way Map recorded July 27, 2016 in Instrument No. 113847996, RW Map Book 15, Pages 57-71. (Does affect Subject Property - Plotted on Survey)

12. Matters set forth on Right Of Way Map recorded December 6, 2017 in Instrument No. 114758718, RW Map Book 15, Pages 152 and 153. (Does affect Subject Property - Plotted on Survey)

13. Interlocal Agreement for the Monitoring of Development Activity and Enforcement of Permitted Land Uses in Activity Center as set forth in instrument recorded May 9, 2018 in Instrument No. 115066195. (Does affect Subject Property - Not a Plottable Survey Item)

14. Declaration of Unity of Control as set forth in instrument recorded August 24, 2021 in Instrument No. 117531191. (As to ALL Parcels) (Does affect Subject Property - Not a Plottable Survey Item)

SURVEYOR'S CERTIFICATE:

- THIS SURVEY CERTIFIED TO:
- Collier Atlantic Blvd LLC
 - Nathan S. Collier
 - First American Title Insurance Company
 - Nelson Mullins Riley & Scarborough 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 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 15, 17, and 20 of Table A thereof.

I further certify that this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

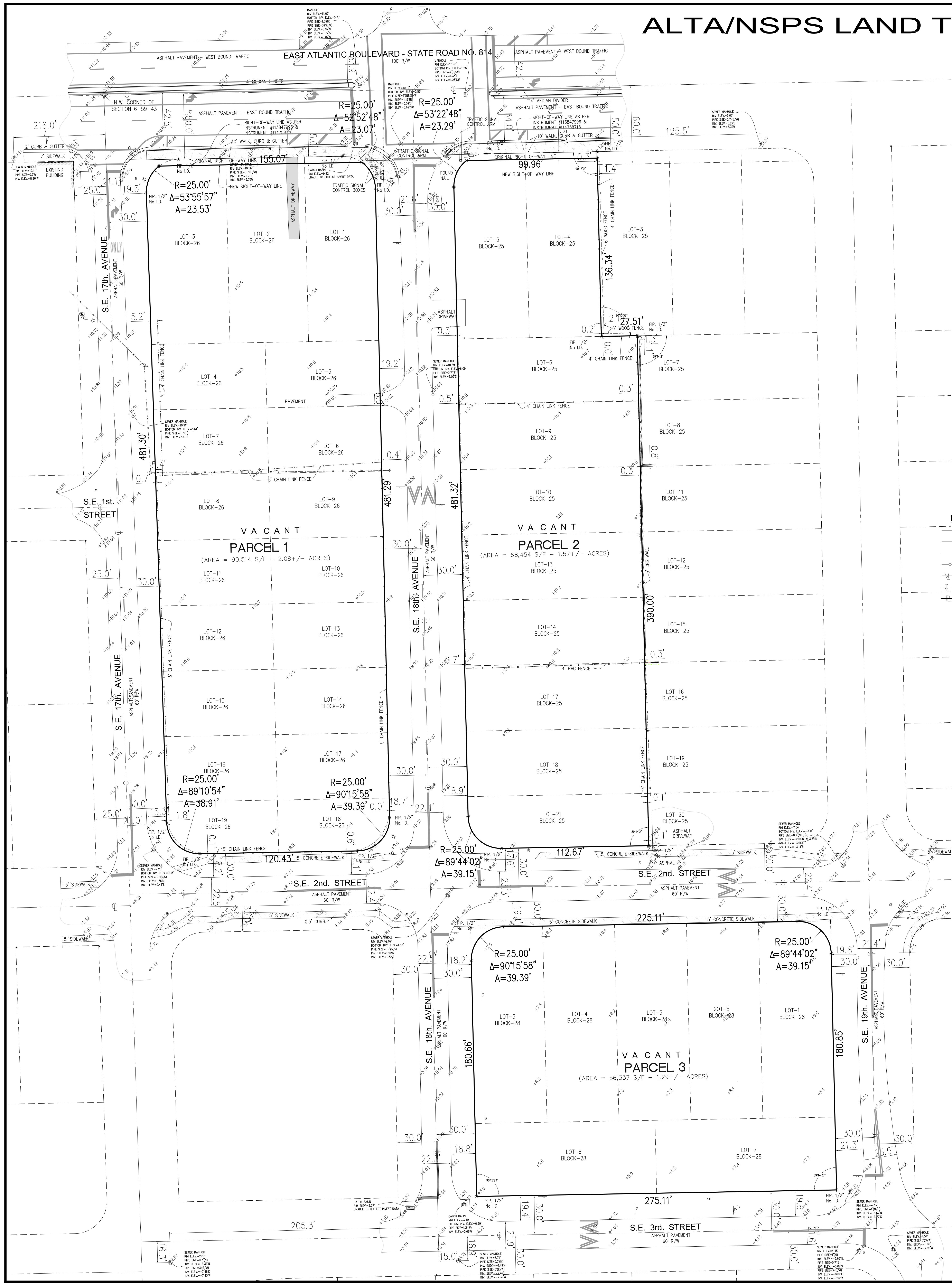
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.



Digitally signed by Jacob Gomis
Date: 2024.03.27 11:05:08-0400

- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER. L#6 6231 STATE OF FLORIDA
PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER. L#6 5680 STATE OF FLORIDA

- LEGEND
- Overhead Wire Line
 - Wood Fence
 - Chain Link Fence
 - Iron Fence
 - Monument Line
 - Centerline
 - Property Line
- Existing Elevations
- Catch Basin
 - Water Meter
 - Electric Box
 - Sanitary Manhole
 - Sprinkler Pump
 - Wood Pole
 - Concrete Pole
 - Light Pole
 - Fire Hydrant
 - Water Valve
 - Shed
 - Cable Tv Box
 - Electric Meter Box
 - Traffic Signal Box
 - Gas Valve
 - Monitoring Valve
 - Manhole
- A/C = Air Conditioner
Cnc = Concrete
C.B.S. = Concrete Block & Stucco
D.E. = Driveway Easement
D.M.E. = Drainage Maintenance Easement
D.F.H. = Found Drill Hole
F.F.E. = Finish Floor Elevation
F.I.P. = Found Iron Pipe/Pipe
F.I.R. = Found Iron Rebar
F.N. = Found Nail
F.M.D. = Found Nail & Disc
F.P.L. = Florida Power Light Transformer
H = Height
L.M.E. = Like Maintenance Easement
M = Measured
P.O.B. = Point of Beginning
P.O.C. = Point of Commencement
R = Record
Res. = Residence
S/P/R = Set Iron Pin/Rebar
S = Signed
U.E. = Utility Easement



ROYAL POINT
LAND SURVEYORS, INC.

6175 NW 453 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL: 305-822-6062 ** FAX: 305-827-9689
LB.# 7282

COLLIER ATLANTIC BLVD LLC

ALTA / NSPS LAND TITLE SURVEY

DRAWN: JG
CHECKED: P.J.A.
SCALE: 1" = 30'
FIELD DATE: 03/13/2024
JOB No. RP24-0287
SHEET: