DRC
PZ23-12000018
09/06/2023

prepared by:
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA 33309
WEB: www.MECO400.com, EMAIL: INFO@MECO400.COM
PHONE: (954) 763-7611

ALTA/ACSM LAND TITLE SURVEY
A PORTION OF GOVERNMENT LOT 1
SECTION 3, TOWNSHIP 49 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

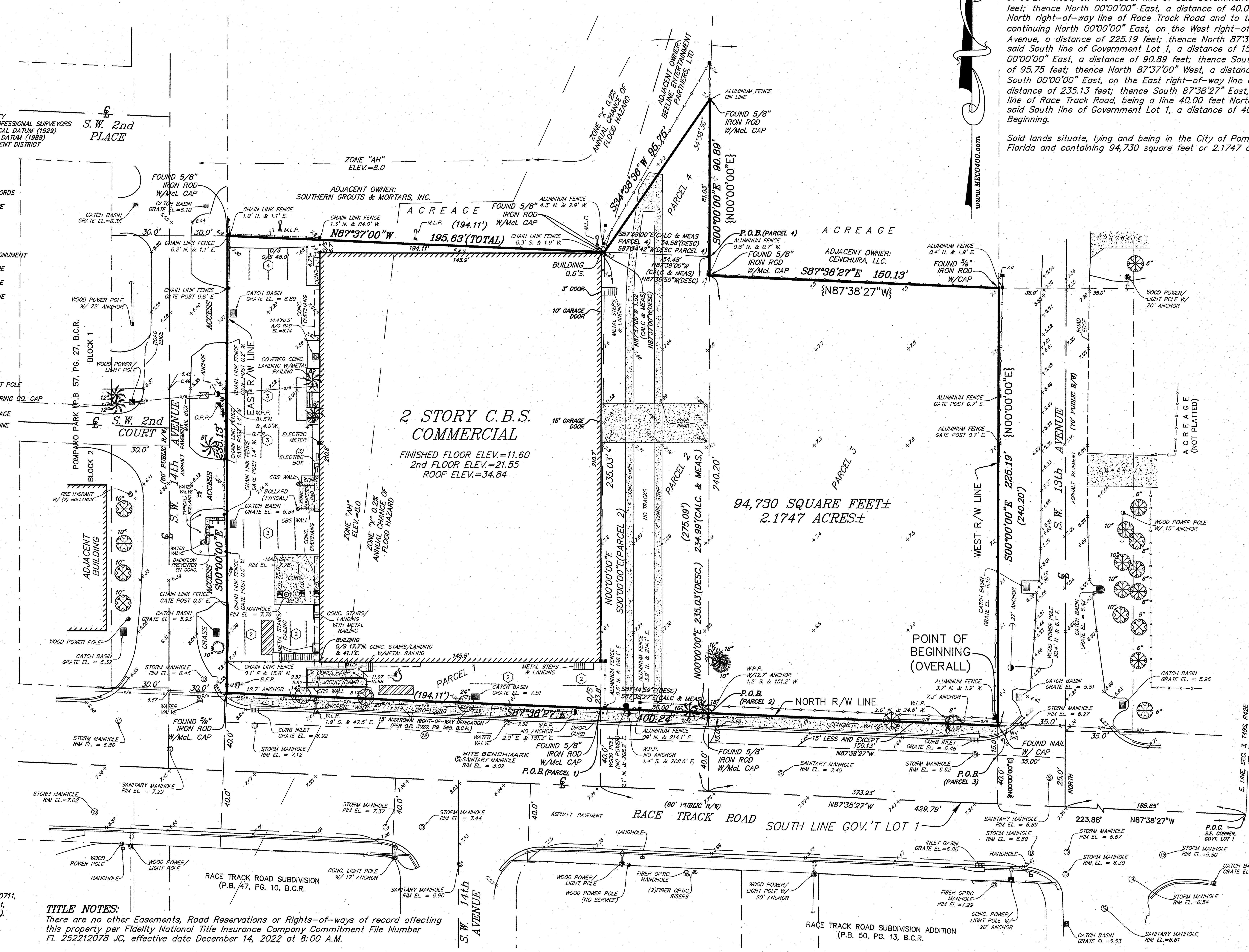
LEGEND

Δ = CENTRAL ANGLE (DELTA)
A/C = AIR CONDITIONING
A.K.A. = ALSO KNOWN AS
A.L.P. = ALUMINUM LIGHT POLE
ALTA = AMERICAN LAND TITLE ASSOCIATION
A OR L = ARC LENGTH
B.C.R. = BROWARD COUNTY RECORDS
B.F.P. = BACK FLOW PREVENTOR
B.H. = BULKHEAD
B̸ = BASE LINE
B.O.S. = BOTTOM OF STRUCTURE
C.A.T.V. = CABLE TV TERMINAL OR BOX
CALC. = CALCULATED
C.B.S. = CONCRETE, BLOCK AND STUCCO
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE
C.E.P. = CENTRAL ENERGY PLANT
CH. = CHORD
CH.BRG. = CHORD BEARING
℄ = CENTERLINE OF RIGHT-OF-WAY
C.L.F. = CHAIN LINK FENCE
C.L.P. = CONCRETE LIGHT POLE
C.M.P. = CORRUGATED MIDDLE PIPE
C.P.L.P. = CONCRETE POWER LIGHT POLE
C.P.P. = CONCRETE POWER POLE
CO. = COMPANY
CONC. = CONCRETE
C/O = CLEAN OUT
D.B. = DEED BOOK
DESC. = DESCRIPTION FROM FORMER DESCRIPTION
DIA. = DIAMETER
D.B.H. = DIAMETER AT BREAST HEIGHT
ELEC. = ELECTRIC
ELEV. OR EL. = ELEVATION
ft. = FEET
F.H. = FIRE HYDRANT
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.I.N.D. = FLORIDA INLAND NAVIGATION DISTRICT
F/K/A = FORMERLY KNOWN AS
F.P.L. = FLORIDA POWER AND LIGHT CO.
GV = GAS VALVE
G.T.M. = GREASE TRAP MANHOLE
H.H. = HAND HOLE
I.C.V. = IRRIGATION CONTROL VALVE
INV. = INVERT
L.P.G. = LIQUID PROPANE GAS
LB = LICENSED BUSINESS
MAG. = MAGNETIC
M.D.C.R. = MIAMI DADE COUNTY RECORDS
MEAS. = FIELD MEASURE
(8) = PARKING SPACES
MHW = MEAN HIGH WATER
MISC. = MISCELLANEOUS
M.L.P.(☼) = METAL LIGHT POLE
± = MORE OR LESS
MW = MONITORING WELL
NGS = NATIONAL GEODETIC SURVEY
NSPS = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
O/S = OFFSET
O/W = OVERHEAD UTILITY LINES
PG. = PAGE
P.B. = PLAT BOOK
P.B.C.R. = PALM BEACH COUNTY RECORDS
P.C. = POINT OF CURVE
P.C.D. = POLLUTION CONTROL DEVICE
P.I. = POINT OF INTERSECTION
P.I.V. = POST INDICATOR VALVE
P/L = PROPERTY LINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
R = RADIUS
R.C.P. = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S.B.T. = SOUTHERN BELL TELEPHONE
SV = SEWER VALVE
S.H.W. = SEASONAL HIGH WATER LINE
S.P. = STATE PLANE
SQ./FT = SQUARE FEET
S.T.L. = SURVEY TIE LINE
TAN. = TANGENT
TAN.BRG. = TANGENT BEARING
T.O.B. = TOP OF BAFFLE
T.O.W. = TOP OF WALL
W.M. = WATER METER
WV = WATER VALVE
W.B.H. = WET FACE OF BULKHEAD
W/F = WET FACE OF CAP
W.L.P. = WOOD STREET LIGHT POLE
W.P.L.P. = WOOD POWER STREET LIGHT POLE
W.P.P. = WOOD POWER POLE
W/McL CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
W/W.C. = WITH WITNESS CAP # 285
♿ = HANDICAPPED PARKING SPACE
-///- = NON-VEHICULAR ACCESS LINE

{ }= BEARING DIRECTIONS FROM OVERALL DESCRIPTION THAT ARE DIFFERENTTHAN PARCEL DESCRIPTIONS.

TREE SYMBOLS

8" — INDICATES DIAMETER± (D.B.H.)
BLACK OLIVE TREE
FIG TREE
PALM TREE
UNKNOWN TREE



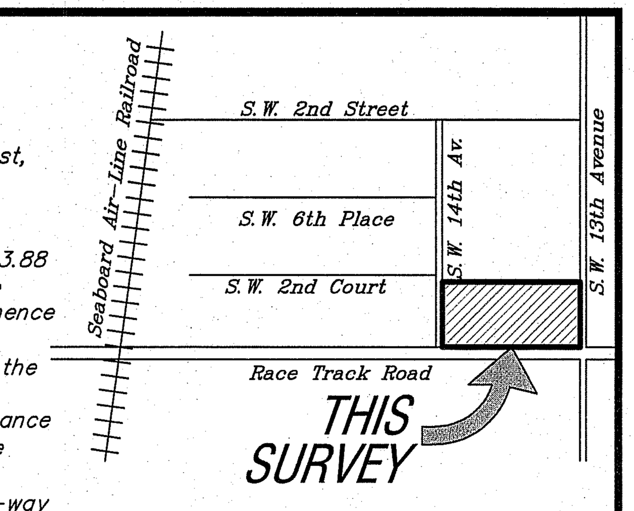
IDENTICAL LANDS DECRIBED AS FOLLOWS:

IDENTICAL LANDS DESCRIBED AS AS FOLLOWS:

A portion of Government lot 1, in Section 3, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Government Lot 1; thence North 87°38'27" West, on the South line of said Government Lot 1, a distance of 223.88 feet; thence North 00°00'00" East, a distance of 40.03 feet to a point on the North right-of-way line of Race Track Road and to the Point of Beginning; thence continuing North 00°00'00" East, on the West right-of-way line of S.W. 13th Avenue, a distance of 225.19 feet; thence North 87°38'27" West, parallel with the said South line of Government Lot 1, a distance of 150.13 feet; thence North 00°00'00" East, a distance of 90.89 feet; thence South 34°38'36" West, a distance of 95.75 feet; thence North 87°37'00" West, a distance of 195.63 feet; thence South 00°00'00" East, on the East right-of-way line of S.W. 14th Avenue, a distance of 235.13 feet; thence South 87°38'27" East, on said North right-of-way line of Race Track Road, being a line 40.00 feet North of and parallel with the said South line of Government Lot 1, a distance of 400.24 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 94,730 square feet or 2.1747 acres more or less.



Location Sketch
Not To Scale

Legal Description

Parcel 1:
A portion of Government Lot 1, Section 3, Township 49 South, Range 42 East, Broward County, Florida more fully described as follows:
Commencing at the Southeast corner of said Government Lot 1; thence North 87°38'27" West, along the South line of said Government Lot 1, a distance of 429.79 feet; thence due North a distance of 40.03 feet to the Point of Beginning; thence continuing due North a distance of 235.03 feet, thence North 87°37'00" West, a distance of 194.11 feet, thence due South, a distance of 235.13 feet; thence South 87°38'27" East, a distance of 194.11 feet to the Point of Beginning.

Parcel 2:
A parcel of land in Government Lot 1, Section 3, Township 49 South, Range 42 East, Broward County, Florida, being more particularly described as follows:
Commencing at the Southeast corner of Government Lot 1, thence Westerly along the Southerly line of said Government Lot 1, a distance of 373.93 feet; thence North along a line parallel to the East line of said Government Lot 1, a distance of 40.04 feet to the Point of Beginning; thence continue North 00°00'00" East, a distance of 234.99 feet; thence North 87°36'50" West, a distance of 54.48 feet; thence North 87°37'42" West, a distance of 1.52 feet; thence South 00°00'00" East, a distance of 235.03 feet to a point on North right-of-way line of Race Tract Road; thence South 87°44'59" East along said right of way line, a distance of 56.00 feet to the Point of Beginning, containing 0.3019 acres or 13,149 square feet, more or less.

AND

Parcel 3:
All that certain parcel of land in the Southeast 1/4 of Government Lot 1, Section 3, Township 49 South, Range 42 East, more particularly described as follows:

Commence at the Southeast corner of said Government Lot 1; thence North 87°38'27" West along the South line of said Government Lot 1, a distance of 188.85 feet; thence bearing due North a distance of 25.02 feet; thence North 87°38'27" West a distance of 35.00 feet to the Point of Beginning; thence continuing North 87°38'27" West along the North Right-of-Way line of Race Track Road a distance of 150.13 feet; thence bearing due North a distance of 240.20 feet; thence South 87°38'27" East a distance of 150.13 feet to the West right-of-way line of SW 13th Avenue; thence being due South along the said West right-of-way line of Southwest 13th Avenue, a distance of 240.20 feet to the Point of Beginning.

LESS AND EXCEPT the South 15.00 feet of the above-described property.

and

Parcel 4:
A tract of land in Government Lot 1, Section 3, Township 49 South, Range 42 East, Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Government Lot 1; thence North 87°38'27" West, on the South line of said Government Lot 1, a distance of 373.93 feet; thence North 00°00'00" East, a distance of 275.09 feet to the Point of Beginning; thence continue North 00°00'00" East, a distance of 81.03 feet; thence South 34°38'36" West, a distance of 95.75 feet; thence South 87°34'42" East, a distance of 54.48 feet, to the Point of Beginning.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 2,205 square feet more or less, 94,730(Total) square feet or 2.1747(Total) acres more or less.

NOTES:

1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.

2) Underground improvements if any not located.

3) Boundary survey information does not infer Title or Ownership.

4) All iron rods 5/8", unless otherwise noted.

5) Reference Bench Mark: Broward County Engineering Department, Bench Mark # 0711, (Destroyed) New Referenced Benchmark: Broward County Engineering Department, Bench Mark # 3220, Elevation= 13.927 **(NGVD29)** converted to 12.327 **(NAVD88)**.

6) Elevations shown refer to **North American Vertical Datum (1988)**, and are indicated thus: +6.07, Elev. = 6.07

7) This property lies in Flood Zones **"AH"**, Elev.=**8.0** and **"X"** 0.2% Annual Chance Of Flood Hazard Per Flood Insurance Rate Map No. **12011C0357 H** Dated: August 18, 2014. Community Panel No. **120055**.

8) Bearings shown hereon refer to O.R. and assume the South line of Government Lot 1 as North 87°38'27" West.

9) Elevations per **North American Vertical Datum (1988)** derived from **National Geodetic Vertical Datum (1929)** data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

10) Parcels 1, 2, 3 and 4, when taken as a whole, constituted one Parcel with no gaps, gorges or hiatus.

11) All Right-of-Ways shown are from Record Plats as shown.

OFFICE NOTES

FIELD BOOK NO. TDS, Print, LB# 347/37, PRINT, EFB, PRINT

JOB ORDER NO. V-1033, V-1407, V-3007, V-3054, V-7492, V-7788

CHECKED BY:

DRAWN BY: RT, KT, RDR

TITLE NOTES:

There are no other Easements, Road Reservations or Rights-of-ways of record affecting this property per Fidelity National Title Insurance Company Commitment File Number FL 252212078 JC, effective date December 14, 2022 at 8:00 A.M.

Notes corresponding to exceptions contained in Schedule B-Section 2, of the above referenced title commitment:

7) Easement per O.R. 773, Page 296, B.C.R. does not affect this property.

8) Resolution per O.R. 1470, Page 63, B.C.R. affects this property, (nothing plottable).

9) Reservations per O.R. 2329, Page 628, B.C.R.(Affects this property. Lands described lie within dedicated right-of-way for Racetrack Road).

10) Matters per O.R. 2397, Page 986, B.C.R. affects this property. (blanket easement).

11) Dedication per O.R. 2599, Page 590, B.C.R. affects this property as shown.

12) Dedication per O.R. 3020, Page 565, B.C.R. affects this property as shown.

13) Resolution per O.R. 3174, Page 818, B.C.R. affects this property (nothing plottable.)

14) Easement per O.R. 15364, Page 639, B.C.R. affects parcel 2 and parcel 4 of this property. (Easement not contained in this property)

15) Matters per Lease Agreement per Instrument # 114946168, B.C.R. and Instrument # 115071322, B.C.R. affects this property (Not a survey matter)

ENCROACHMENT NOTE:

1) BUILDING LIES WITHIN THE PROPERTY (NO ENCROACHMENTS
2) METAL FENCE IS 1.9' EAST AT THE N.E. CORNER.

ZONING NOTE:

This property is Zoned I-1 per City of Pompano Beach Zoning Code

FILE NO.: 16 - 3 - 051(23)

ALTA/ACSM CERTIFICATION

TO:
Bridge Logistics Properties Fund Manager, LLC, and its successors and assigns;
Baker & Hostetler, LLP;
Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 7(c) number of stories, 8, 9, 11(a), 13, (16 none observed), (17 none observed), (18 none observed), (19 none), (21,1,000,00) of Table "A" thereof.
The field work was completed on January 7, 2023.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 2nd day of February, 2016.
General revisions made this 21st day of March, 2016.
Revised this 7th day of April, 2016
Resurveyed this 14th day of February, 2018
Resurveyed this 7th day of January, 2023
Overall description added this 9th day of February, 2023
General Revisions added this 23rd day May, 2023.

SCOTT A. McLAUGHLIN CERTIFICATE No. 5842 STATE OF FLORIDA Registered Surveyor & Mapper

Digitally signed by Scott A McLaughlin
DN: CN=Scott A McLaughlin, dnQualifier=A01410C0000017E0256365B0001BE84, O=McLaughlin Engineering Company, C=US
Location: Fort Lauderdale, Fl
Reason: I attest to the accuracy and integrity of this document
Contact Info: info@meco400.com Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies
Date: 2023.06.19 14:22:47-04'00'

McLAUGHLIN ENGINEERING COMPANY

SCOTT A. McLAUGHLIN
Professional Surveyor & Mapper No. 5842
State of Florida

DRC
PZ23-12000018
07/19/2023