

**STATEMENT OF ENCROACHMENTS**

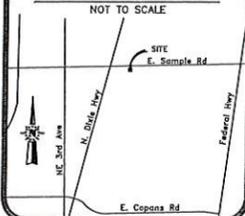
NONE OBSERVED

**NOTES CORRESPONDING TO SCHEDULE "B"**

SCHEDULE "B" ITEMS SHOWN BELOW ARE AS PER CHICAGO TITLE INSURANCE COMPANY NCS NO. 21801999A, DATED 10/29/2018, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT ARE APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

No survey related matters appear in Schedule "B" II

**VICINITY MAP**



**LEGEND**

- Found Monument
- R Record Dimension
- M Measured Dimension
- FND Found Nail and Disk
- FIR Found Iron Rod
- M.W. Monitoring Well
- ☼ Light Pole
- NTS Not to Scale
- Chain Link Fence

**FLOOD NOTE**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 1201010188H, WHICH BEARS AN EFFECTIVE DATE OF 08/16/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH REFERENCED TO FLORIDA STATE PLANE COORDINATES, EAST ZONE (NAD 1983) AS MEASURED ALONG THE SOUTH RIGHT OF WAY LINE OF SAMPLE ROAD HAVING A MEASURED BEARING OF N89°56'12"E.

**LAND AREA**

21,000 S.F./0.482 ACRES

**PARKING STALLS**

- 2 Handicap Parking Observed
- 4 Regular Parking Observed
- 6 Total Parking Observed

**LEGAL DESCRIPTION**

RECORD DESCRIPTION PROVIDED IN CHICAGO TITLE INSURANCE COMPANY, NCS NO. 21801999A

THE WEST 150 FEET OF THE EAST 691 FEET OF THE NORTH 190 FEET OF LOT 1 OF THE SUBDIVISION OF SECTION 24, TOWNSHIP 48 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 164, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LESS THE NORTH 50 FEET THEREOF, SAID LANDS SITUATED, LYING AND BEING IN BROWARD COUNTY, FLORIDA. SITE HAVING 150 FEET OF FRONTAGE ON SAMPLE ROAD AND A DEPTH OF 140 FEET, NOT INCLUDING THE 50 FEET TAKING.

SAID LANDS NOW LYING BEING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

**ZONING NOTES**

Zoning information shown hereon is based on PZR Report dated 11/19/2018 under Site Number 125055-20

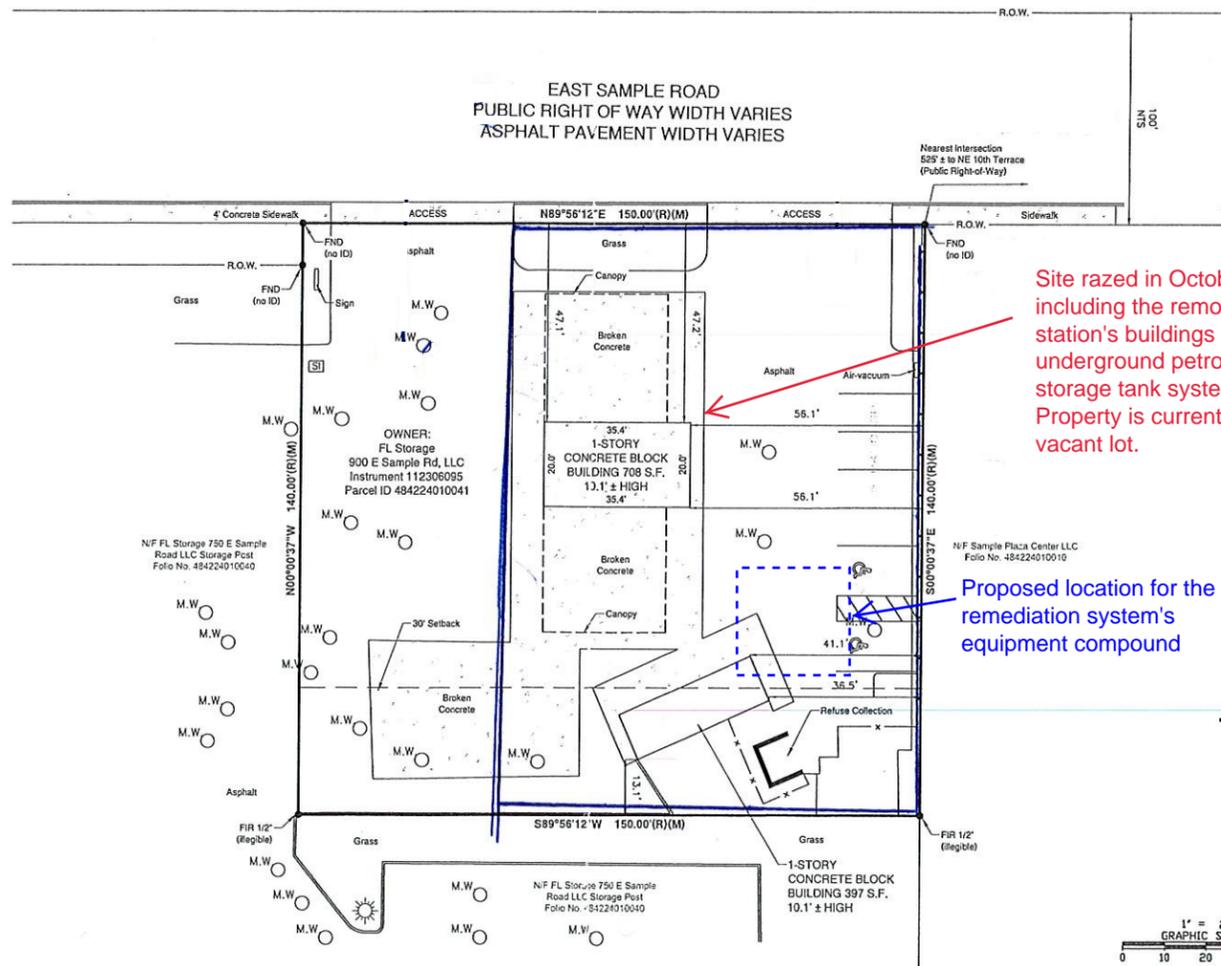
Jurisdiction - City of Pompano Beach, FL  
Existing Zoning Designation "B-3" General Business District  
Existing Land Use - Gasoline Filling Station with Convenience Store

- Setbacks**
- Front - 0 feet required (16 feet to the canopy existing per scale of survey)
  - Side - 0 feet required (36.1 feet minimum existing per scale of survey)
  - Rear - 30 feet required (14 feet minimum existing per scale of survey)
  - Distance from another Gasoline Filling Station - 7850 feet required (Exceeds 800 feet to the nearest gasoline filling station per scale of aerial imagery)
- Maximum Building Height of Stories - 105 feet (Canopy - 16 feet)**
- Existing Building Height or Stories - 1 Story or 10 Feet per survey (Canopy - 15 feet, estimated per aerial imagery)
  - Building Site Area Requirements:
  - Minimum Lot Area - 15,000 Square Feet
  - Existing Lot Area - 21,300 Square Feet (Per scale of survey)
  - Minimum Lot Width - 150 feet
  - Existing Lot Width - 150.00 feet, Per survey
  - Maximum Canopy Length - 120 feet (83 feet existing per scale of aerial imagery)
  - Minimum Perforous Area - 20%
  - Existing Perforous Area - Exceeds 2%, per approximate scale of survey.
- Density:**
- Maximum Lot Coverage - 60%
  - Existing Lot Coverage - 1,102/21,300 = 5%
  - Approximate Gross Floor Area - 1,102 Square Feet (per survey)
- Parking:**
- Parking Space Formula: 2 Parking Spaces plus 1 Stacking Space per Pump
  - Parking Spaces Required = 2 Parking Spaces plus 1 Stacking Space per Pump
  - Existing Parking Spaces = 7 Total Parking Spaces plus sufficient area at each pump for 1 stacking space (per hand county of aerial imagery).

**GENERAL NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO E SAMPLE ROAD, BEING A DEDICATED PUBLIC STREET OR HIGHWAY MAINTAINED BY BROWARD COUNTY.
5. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
7. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF TITLE, AS SHOWN.
8. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
9. NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
11. SURVEYOR DID NOT OBSERVE ANY WETLANDS AT TIME OF SURVEY, HOWEVER SITE WAS NOT VISITED BY ANY JURISDICTIONAL WETLAND OR ENVIRONMENTAL AGENCIES.
12. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF LICENSED PROFESSIONAL SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. A POSTED ADDRESS OF 900 E SAMPLE ROAD WAS OBSERVED WHILE CONDUCTING THE SURVEY.
14. THE AREA OF THE SUBJECT PROPERTY AND THE SIZE, LOCATION AND TYPE OF BUILDINGS AND IMPROVEMENTS AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY ARE AS SHOWN AND ALL BUILDINGS AND IMPROVEMENTS ARE WITHIN THE BOUNDARY LINES EXCEPT AS SHOWN ON THE SURVEY.
15. THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY.
16. THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDING, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN AND EXPRESSED ON THE SURVEY.
17. ALL UTILITY SERVICES REQUIRED FOR THE OPERATION OF THE PREMISES EITHER ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES THAT PASS THROUGH OR ARE LOCATED ON ADJOINING LAND.
18. ALTA/NSPS TABLE A ITEM #19 - NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY WERE DISCLOSED IN THE TITLE WORK
19. NO EVIDENCE OF OIL DRILLING OBSERVED DURING THE FIELD SURVEY.

**EAST SAMPLE ROAD  
PUBLIC RIGHT OF WAY WIDTH VARIES  
ASPHALT PAVEMENT WIDTH VARIES**

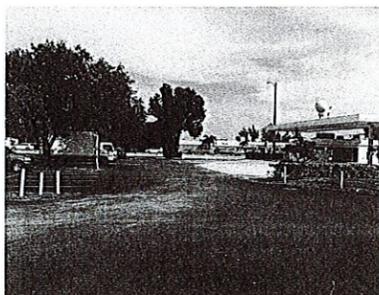


Site razed in October 2020, including the removal of the station's buildings and underground petroleum storage tank system. Property is currently a vacant lot.

Proposed location for the remediation system's equipment compound



**PROPERTY PICTURE**



**SHEET TITLE**

ALTA/NSPS LAND TITLE SURVEY

**PROJECT**

ESS # 7200  
900 Sample Road  
Pompano Beach, FL

**ALTA/NSPS LAND TITLE SURVEY**

**SURVEYOR'S CERTIFICATE:**

TO: EXTRA SPACE STORAGE LP, A DELAWARE LIMITED LIABILITY COMPANY, ITS AFFILIATES AND SUCCESSORS IN INTEREST; ESS-NYFL JV FLORIDA SUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; MORGAN STANLEY BANK, N.A.; JONES WALDO FL STORAGE 900 E. SAMPLE ROAD, LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO 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 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 18, 17, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/03/18 AND 02/04/19. DATE OF PLAT OR MAP: 11/16/18



Matthew C. Kneeland

PROFESSIONAL SURVEYOR & MAPPER NO.: 7092  
STATE OF FLORIDA  
PROJECT NO. 1801060201

05/28/19

DATE

DRAWN BY: MCK  
CHECKED BY: MCK  
SURVEYED BY: Kneeland Geographics

NO.	DATE	REVISION	BY
1.	12/03/18	ORSCS Comments	MCK
2.	12/18/18	Client Comments	NO
3.	02/04/19	Client Comments/Site Visit	MCK
4.	05/28/19	Change certification	MCK
5.			

**COORDINATED BY:**

**OLD REPUBLIC** SPECIALIZED COMMERCIAL SERVICES  
A MEMBER OF THE OLD REPUBLIC TITLE INSURANCE GROUP

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**PROJECT NUMBER**

01-18062328-01N

**SHEET**

1 OF 1