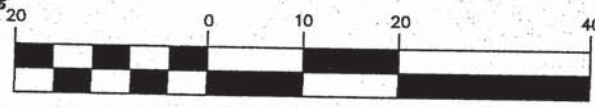


prepared by:  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
 PHONE: (954) 763-7611  
 FAX: (954) 763-7615



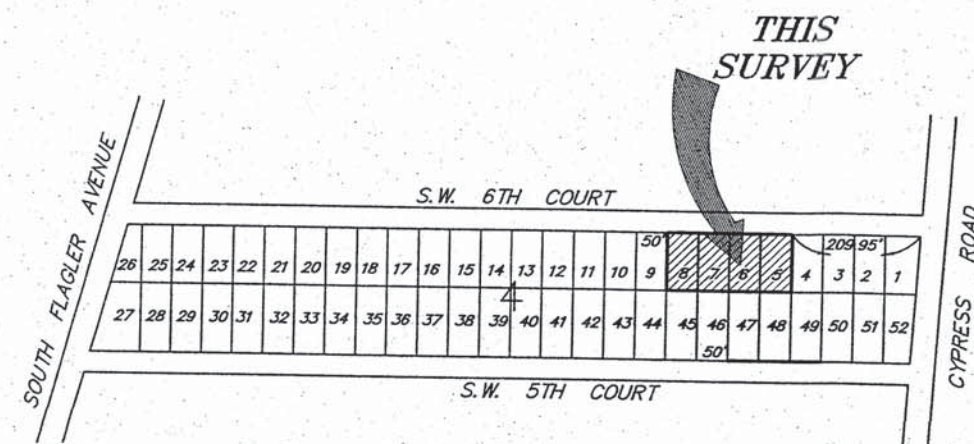
GRAPHIC SCALE



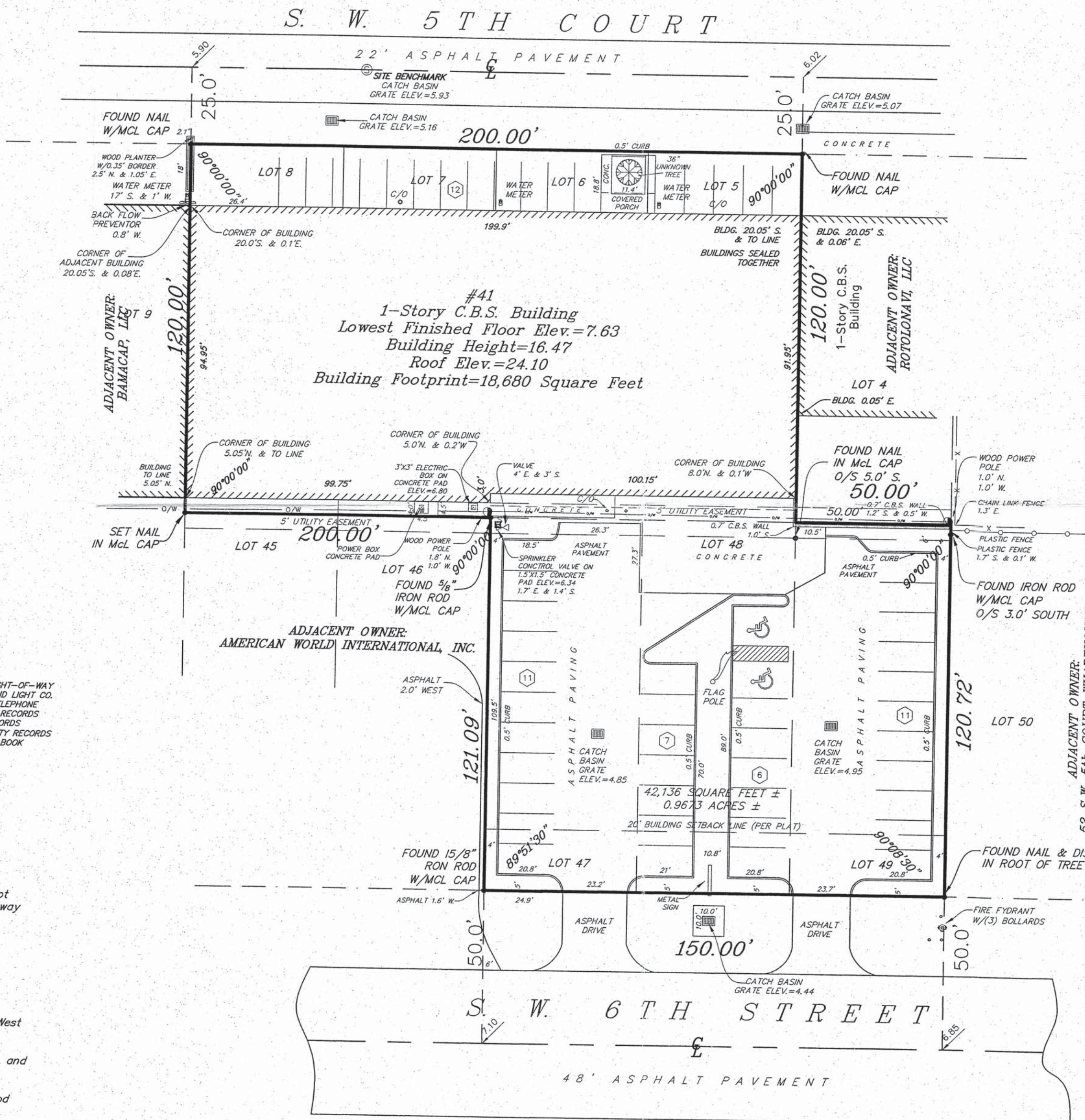
( IN FEET )  
 1 inch = 20 ft.

# ALTA/NSPS LAND TITLE SURVEY

## Lots 5, 6, 7, 8, 47, 48 and 49, Block 4, POMPANO BEACH INDUSTRIAL CENTER P.B. 39, Pg. 24, B.C.R.



Location Sketch  
 Not To Scale



### Legal Description

Lots 5, 6, 7, 8, 47, 48 and 49, Block 4, POMPANO BEACH INDUSTRIAL CENTER, according to the plat thereof, as recorded in Plat Book 39, Page 24, of the public records of Broward County, Florida.

Said land situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 42,136 square feet or 0.9673 acre, more or less.

### Title Commitment Notes

There are no other Easements, Road Reservations or Rights-Of-Ways of Record affecting this property per Chicago Title Insurance Company Commitment No. 5911649, effective Date: July 15th, 2016 at 8:00AM.

5) Matters per Plat Book 39, Page 24, B.C.R. affects this property and as shown.

### ALTA/NSPS CERTIFICATION

TO: Chicago Title Insurance Company; Zepa Capital LLC, a Florida limited liability 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, 7(a)(b)(c), 8, 9, (11 as to visible evidence only), 13, 14, (16 none observed), (17 none observed), (18 none delineated) and 19 of Table "A" thereof. The fieldwork was done on June 29th, 2016.

CERTIFIED TO: Paragon Commercial Bank, its successors and/or assigns as their interests may appear; Chicago Title Insurance Company; Zepa Capital LLC, a North Carolina limited liability company; 52 SW 5th Court LLC, a North Carolina limited liability company.

Revised to add certifications this day of September 6<sup>th</sup>, 2016. (NOT RESURVEYED)

### CERTIFICATION

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

Dated at Fort Lauderdale, Florida, this 22nd day of July, 2016.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

### LEGEND

- A = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A OR L = ARC LENGTH
- CH.BRG. = CHORD BEARING
- TAN.BRG. = TANGENT BEARING
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK AND STUCCO
- I.C.V. = IRRIGATION CONTROL VALVE
- W.M. = WATER METER
- B.F.P. = BACK FLOW PREVENTOR
- ELEV. = ELEVATION
- O/S = OFFSET
- A/C = AIR CONDITIONING
- E = CENTERLINE OF RIGHT-OF-WAY
- F.P.L. = FLORIDA POWER AND LIGHT CO.
- S.B.T. = SOUTHERN BELL TELEPHONE
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R. = DADE COUNTY RECORDS
- P.B.R. = PALM BEACH COUNTY RECORDS
- O.R. = OFFICIAL RECORDS BOOK
- P.C. = PAGE
- R/W = RIGHT-OF-WAY
- C.O. = CLEAN OUT
- C.L.F. = CHAIN LINK FENCE
- O/W = OVERHEAD WIRES

### 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: McL. Cap on Concrete Island 300' +/- West of Cypress Road & S.W. 3rd Street, Elev.=7.05.
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus:  $\text{Elev.}=5.90$
- 7) This property lies in Flood Zone "X", 0.2% Annual Chance Of Flood Hazard, Per Flood Insurance Rate Map No. 12011C0376 H Dated: August 18, 2014. Community Panel No. 120055.
- 8) 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/>

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

16-2-057