

ALTA/NSPS LAND TITLE SURVEY

Attachment 'C'



NOTICE:  
This Document is not full and complete without all pages. (Total of Two (2) pages)

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work ALTA/NSPS LAND TITLE SURVEY was on March 24, 2025.

SECTION 2) LEGAL DESCRIPTION:

A portion of Tract "E", Industrial "100" Unit Two, according to the plat thereof as recorded in Plat Book 85, Page 2, Public Records of Broward County, Florida, being more particularly described as follows:

Parcel I:

Commence at the Southeast corner of Tract "E", Industrial "100" Unit Two, according to the plat thereof recorded in Plat Book 85, Page 2, Public Records of Broward County, Florida, and run on an assumed bearing of North 00°53'25" West along the East line of said Tract "E" for 329.65 feet measured (328.90 feet deeds); thence run South 89°09'40" West for 982.63 feet, a portion of the last described course being coincident with the North right of way line of N.W. 15th Street as described in Resolution No. 81-110 and 81-89 by the City of Lauderhill; thence run North 00°48'38" West for 203.95 feet to the Point of Beginning; thence continue North 00°48'38" West for 204.06 feet to a point on the South right-of-way line of N.W. 16th Street; thence run North 89°13'47" East along the South right-of-way line as described in Resolution No. 81-110 by the City of Lauderhill, said South right-of-way line being parallel with the North lien of said Tract "E" for a distance of 97.71 feet; thence run South 00°48'38" East for 203.94 feet; thence run South 89°09'40" West for 97.71 feet to the Point of Beginning.

Parcel II:

Commence at the Southeast corner of Tract "E", Industrial "100" Unit Two, according to the plat thereof as recorded in Plat Book 85, Page 2, Public Records of Broward County, Florida, and run on an assumed bearing of North 00°53'25" West along the East line of said Tract "E" for 329.65 feet measured (328.90 feet deeds); thence run South 89°09'40" West for 1080.33 feet, a portion of the last described course being coincident with the North right-of-way line of N.W. 15th Street as described in Resolution No. 81-110 and 81-89 by the City of Lauderhill; thence run North 00°47'10" West for 203.95 feet to the Point of Beginning; thence continue North 00°47'10" West for 204.17 feet to a point on the South right-of-way line of N.W. 16th Street; thence run North 89°13'47" East along the South right-of-way line of N.W. 16th Street as described in Resolution No. 81-110 by the City of Lauderhill said South right-of-way line being parallel with the North line of said Tract "E" for a distance of 97.53 feet; thence run South 00°48'38" East for 204.06 feet; thence run South 89°09'40" West for 97.61 feet to the Point of Beginning. Said lands situate in Lauderhill, Broward County, Florida.

The above described lands containing a total of 39,848 Square Feet, or 0.92 Acres (Net Area), more or less, by calculations and 45,704 Square Feet, or 1.05 Acres (Gross Area), more or less, by calculations.

Property Address and Tax Folio Number:  
NW 16, Street, Lauderhill, Florida 33311  
Parcel Id: 494231240042

SECTION 3) ZONING INFORMATION:

Zoning Designation:

IL (INDUSTRIAL, LIGHT)

The following information was obtained from the review of the City of Lauderhill Planning & Zoning Department City Clerk Official Record. Last Revised: 1-6-2025

SECTION 4) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this type of Survey, as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 5) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Northerly Boundary Line with an assumed bearing of N89°13'47"E, said line to be considered a well established and monumented line.

Legal Description was furnished by client Commitment Number:110659352

Plat of "INDUSTRIAL 100 UNIT TWO", recorded in Plat Book 85, at Page 2, Public Records of Lauderhill, Broward County Florida.

SECTION 6) LIMITATIONS:

Besides the exceptions listed in the Commitment for Title Insurance, Client is hereby advised that there may be additional legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no legal representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the Public Records of this County. The Surveyor's roll is to ascertain the correct location of the boundaries of any real property according to his best knowledge and belief.

No excavation or determination was made as to how the Subject Property is served by utilities.

All visible improvements were located and are reflected on the Survey. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 7) STATEMENT OF ENCROACHMENTS:

There are no any visible encroachments in the subject property, other than those shown hereon.

SECTION 8) NOTES CORRESPONDING TO THE TITLE EXCEPTIONS' REVIEW:

SUBJECT TO:

The exceptions of Schedule B-II, Fund Commitment Number: 110659352, prepared by FIRST AMERICAN COMPANY, FLORIDA AGENCY ESCROW TEAM, effective date: February 27, 2025 at 8:00 A.M., and furnished to the undersigned Land Surveyor to show any matter of records affecting the subject property as follows:

Items # 1 through # 4, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 5: Intentionally deleted.

Item # 6, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 7: Intentionally deleted.

Items # 8 through # 9, inclusive, contain general conditions that have been addressed on this Survey Map or falls outside the purview of the Land Surveying profession.

Item # 10: Resolution Designating Area of Operation of Broward County Water and Sewer System No. 1 recorded January 23, 1969 in Official Records Book 3843, Page 404, Public Records of Broward County, Florida.  
Document not available on Public Records

Item # 11- Deed restriction as set forth and contained in that certain Warranty Deed recorded December 22, 1972 in Official Records Book 5101, Page 10, Public Records of Broward County, Florida.

Contains blanket conditions that affects the Subject Property.

Item # 12- Developer's Agreement by and between Morse Operations, Inc., a Florida corporation d/b/a Ed Morse Chevrolet and the City of Lauderhill, recorded April 10, 1975 in Official Records Book 6165, Page 164, Public Records of Broward County, Florida.

Contains blanket conditions that affects the Subject Property.

Item # 13-Developers Agreement by and between Airline Partners, III, Ltd. and the City of Lauderhill, recorded January 14, 1982 in Official Records Book 9982, Page 235, Public Records of Broward County, Florida.

Contains blanket conditions that affects the Subject Property.

Item # 14-Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

This item not addressed.

SECTION 9) SURVEYOR'S CERTIFICATE:

Certify to:

- First American Title Insurance Company, Florida Agency Escrow Team
- Baker & Hostetler LLP

(i)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, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11 (by observed evidence), 13, 16, 17, 18 and 20 of Table A thereof. The field work was completed on March 24, 2025.

(ii) This survey correctly shows the location of all buildings, structures and other improvements situated on the above premises. There are no visible encroachments on the subject property or upon adjacent land abutting the property except as shown hereon. This Survey was made in accordance with laws and/or the Standards of Practice of the State of Florida.

(iii) The subject property is the same as the property described in the Schedule "A" of the Title Commitment cited on Section 8 of this Surveyor's Report. I have plotted all easements, covenants and restrictions referenced in the Title Search Report and Hadonne Corp.'s search efforts and I have otherwise noted their effect on the subject property.

(iv)The Subject property is located within an area having Zone Designation "X" , by The Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map. No. 12011C0364, Suffix J, with a date of identification of July 31, 2024, for Community No. 120044 (City of Lauderhill, State of Florida, which is the current Flood Insurance Rate Map for the Community in which the Subject property is situated.

(v) The subject property has direct access to NW 16th Street, a dedicated public road.

(vi)There is no observed evidence of current earth moving work, building construction or building additions on the Subject Property.

(vii) There is no observed evidence of changes in street right of way lines or recent street or sidewalk construction.

(viii) There is no observed evidence on the Subject Site to be used as a solid waste dump, sump or sanitary landfill.

(ix) There is no observed evidence of Wetlands in the Subject Site.

(x) This property as shown is contiguous along their common boundary lines without gap, gore, overlap or hiatus.

The survey was also made in accordance with the Standards of Practice set forth by the Florida Board of Surveyors and Mappers pursuant to Section 472.027 of the Florida Statutes and Chapter 5J-17.051 through 5J-17.052 of the Florida Administrative Code. The easements and other recorded data shown herein were obtained from the Title Commitment.

HADONNE CORP., a Florida Corporation  
Florida Certificate of Authorization Number LB7097

Abraham Hadad, PSM  
For the Firm  
Registered Surveyor and Mapper LS6099  
State of Florida

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

LAND SURVEYOR AND MAPPERS  
3D LASER SCANNING  
UTILITY COORDINATION  
SUBSURFACE UTILITY ENGINEERING

HADONNE

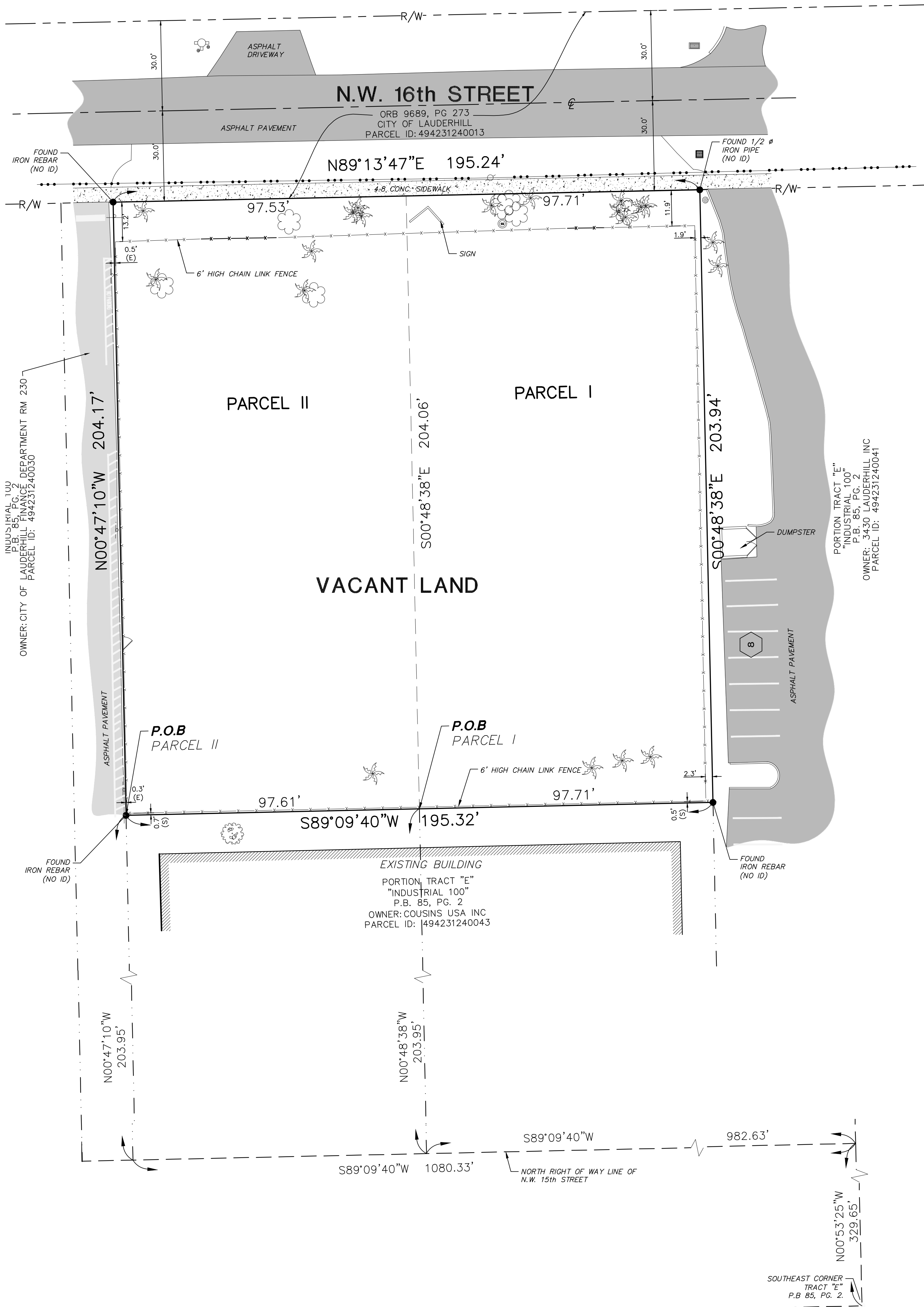
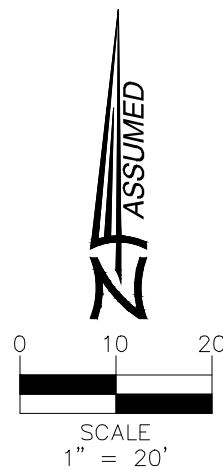
ALTA/ACSM LAND TITLE SURVEY  
for  
BAKER & HOSTETLER LLP  
of  
NW 16th Street, Lauderhill, Florida 33311

REVIEWS	6	5	4	3	2	1
	FILE					
Field Book:						
DRAWN BY:	LD					
TECH BY:	RI					
QA/QC BY:	JS					
Job No.:	25030					



ALTA/NSPS LAND TITLE SURVEY

NOTICE:  
This Document is not full and complete without all  
pages. (Total of Two (2) pages)



LEGEND	
SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
→	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊗	CATCH BASIN
E	ELECTRICAL WALL PANEL
⊕	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
G	GAS METER
⊕	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
—	GUY ANCHOR
W	WATER METER
V	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
MHD	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MAILBOX
⊕	CONCRETE UTILITY POLE
—	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE_OTHER
⊕	TREE
⊕	PINE TREE
⊕	PALM TREE
—	PROPERTY LINE
—	RIGHT-WAY-LINE
—	EASEMENT LINE
—	X-UTL-DRAIN
—	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP

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for  
BAKER & HOSTETLER LLP  
of  
NW 16th Street, Lauderdale, Florida 33311

REVISIONS	1.	2.	3.	4.	5.
6.	7.	8.	9.	10.	

Field Book:  
FILE  
DRAWN BY:  
LD  
TECH BY:  
RI  
GAGE BY:  
JS  
Job No.:  
25030  
2/2