

CERTIFY TO:
 BOGOSIAN ENTERPRISES LLC
 COMPLETE CHOICE TITLE SERVICES INC
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 FUSE 10, LLC A DELAWARE LIMITED LIABILITY COMPANY
 ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
 LEOPOLD KORN, P.A.

LEGAL DESCRIPTION:
 LOTS A AND B LESS THE SOUTH 30 FEET OF LOT B
 SUBDIVISION OF LOTS 2, 3, 20 & 21 BLOCK 2
 SANTA BARBARA ESTATES SECTION "A" ACCORDING
 TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
 30 AT PAGE 22 OF THE PUBLIC RECORDS OF
 BROWARD COUNTY, FLORIDA.
 AND
 LOTS 4 AND 5, BLOCK 2, SANTA BARBARA ESTATES
 SECTION A, ACCORDING TO PLAT THEREOF AS
 RECORDED IN PLAT BOOK 9, PAGE 10, OF THE
 PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:
 520-540 S FEDERAL HIGHWAY
 POMPANO BEACH, FLORIDA 33062

FLOOD ZONE INFORMATION:
 THE NFIP FLOOD MAPS HAVE DESIGNATED THE
 HEREIN DESCRIBED LAND TO BE SITUATED IN:

FLOOD ZONE: AH
 PANEL NO/SUFFIX: 376/H
 COMMUNITY NO.: 120055
 DATE OF FIRM: 08/18/2014

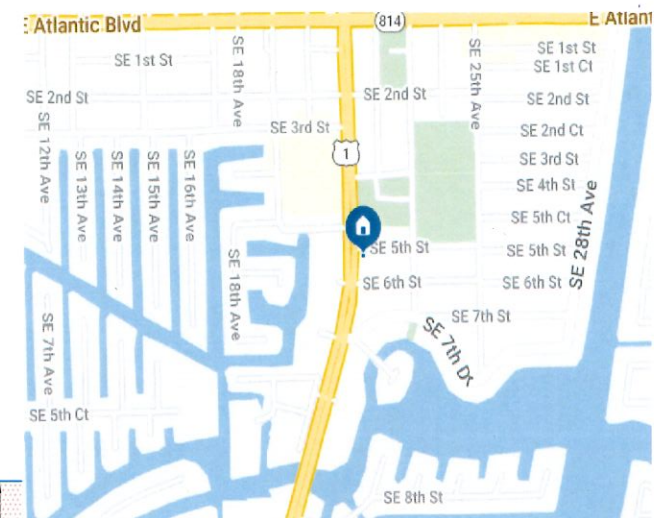
THE SUBJECT PROPERTY DOES LIE
 IN A SPECIAL FLOOD HAZARD AREA

Notes:
 A) All Clearances and / or encroachments shown
 hereon are of apparent nature. fences ownership
 by visual means. Legal ownership of fences not
 determined.
 B) This survey is intended for mortgage or refinance
 purposes only exclusively for this use by those to
 whom it is certified. This survey is not to be used
 for construction, permitting, design, or any other
 use without written consent of Thomas J. Kelly, Inc.
 C) Code restriction and title search are not reflected
 on this survey.
 D) The flood information shown hereon does not imply
 that the referenced property will or will not be free
 from flooding or damage and does not create liability
 on the part of the firm, any officer or employee
 thereof for any damage that results from reliance on
 said information.
 E) The lands depicted hereon were surveyed per the
 legal description and no claims as to ownership or
 matters of title are made or implied.
 F) Underground encroachments, if any, not located.
 G) I hereby certify that the survey represented
 hereon meets the minimum technical standards
 set forth by the Board of Land Surveyors
 in Chapter 5J-17.050 to 17.052 Florida
 Administrative Code pursuant
 to Section 472.027 Fla. Statutes.
 H) If shown, bearings are to an assumed meridian
 (by plat)
 I) If shown, elevations are referred to N.G.V.D. 1929
 J) This is a boundary survey

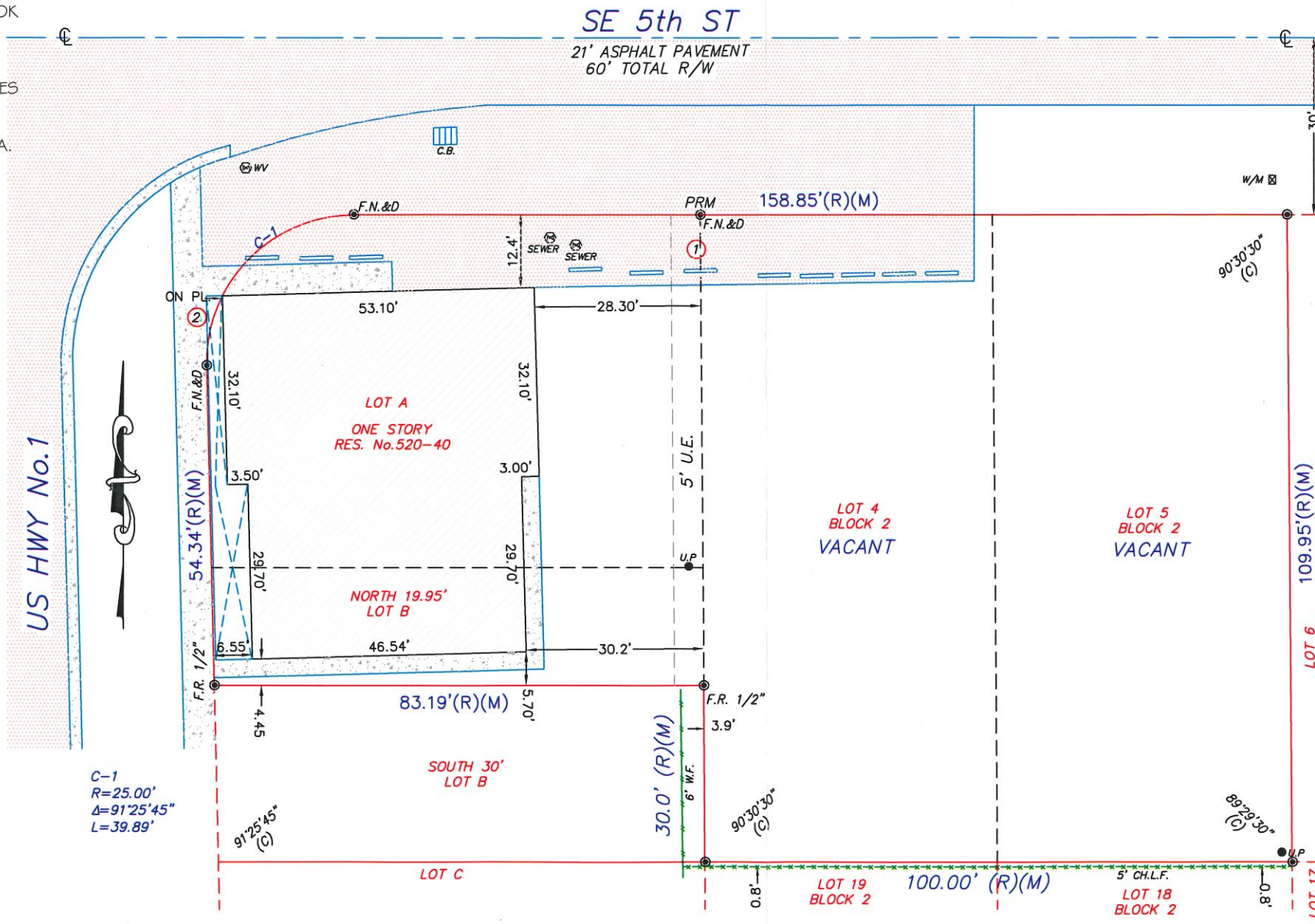
[Signature]
 04/24/23
 JULIO S. PITA, P.S. & M # 5789
 STATE OF FLORIDA
 NOT VALID UNLESS IMPRINTED WITH EMBOSSED SURVEYOR'S SEAL

BOUNDARY SURVEY

SCALE: 1" = 25'



VICINITY MAP



LEGEND OF SYMBOLLOGY

- | | | | |
|--|-------------------------|--|------------------|
| | MAN HOLE SANITARY SEWER | | WATER METER |
| | CATCH BASIN | | WATER VALVE |
| | FIRE HYDRANT | | ELECTRIC BOX |
| | SIGN | | T.V. BOX |
| | HANDICAP PARKING | | ELECTRIC METER |
| | CONC. LIGHT POLE | | WOOD LIGHT POLE |
| | | | METAL LIGHT POLE |
| | | | UTILITY POLE |

LEGEND OF SURVEY ABBREVIATIONS

- | | |
|---|--|
| ADJ.....ADJACENT | (M).....MEASURED |
| A/C.....AIR CONDITIONER | N.....NORTH |
| ASPH. PAV.....ASPHALT PAVEMENT | N/D.....NAIL AND DISC |
| B/C.....BLOCK CORNER | N.G.V.D.....NATIONAL GEODETIC VERTICAL DATUM |
| BLDG.....BUILDING | N.T.S.....NOT TO SCALE |
| BLK.....BLOCK | O/H.....OVER HANG |
| B.M.....BENCH MARK | O.R.B.....OFFICIAL RECORD BOOK |
| B.C.R.....BROWARD COUNTY RECORD | O.U.L.....OVERHEAD UTILITY LINE |
| C/O.....CURB AND GUTTER | (P).....PLAT |
| C.B.....CATCH BASIN | P.B.....PLAT BOOK |
| CH.....CHORD DISTANCE | P.C.....POINT OF CURVATURE |
| CH.L.F.....CHAIN LINK FENCE | P.C.C.....POINT OF COMPOUND CURVATURE |
| CLP.....CONC. LIGHT POLE | P.C.P.....PERMANENT CONTROL POINT |
| C/L.....CENTER LINE | PG.....PAGE |
| (C).....CALCULATED | P.I.....Point of Intersection |
| C.B.S.....CONCRETE BLOCK AND STUCCO | P.K.....PARKER KALDON |
| CL.....CLEAR | PKWY.....PARKWAY |
| C.M.E.....CANAL MAINTENANCE EASEMENT | P.L.S.....PROFESSIONAL LAND SURVEYOR |
| CONC.....CONCRETE | P.L.....PROPERTY LINE |
| COR.....CORNER | P.O.B.....POINT OF BEGINNING |
| COURT.....COURT | P.O.C.....POINT OF COMMENCEMENT |
| D.B.....DEED BOOK | P.R.C.....POINT OF REVERSE CURVATURE |
| D.C.R.....DADE COUNTY RECORD | P.R.M.....PERMANENT REFERENCE MONUMENT |
| D.E.....DRAINAGE EASEMENT | P.T.....POINT OF TANGENCY |
| D & M.E.....DRAINAGE AND MAINTENANCE EASEMENT | (R).....RECORD |
| D/H.....DRILL HOLE | RE.....REINFORCEMENT BAR |
| D/W.....DRIVEWAY | (R/M).....RECORD AND MEASURED |
| E.....EAST | RES.....RESIDENCE |
| ENC.....ENCROACHMENT | R/W.....RIGHT-OF-WAY |
| E.O.W.....EDGE OF WATER | S.....SOUTH |
| F.....FENCE | SEC.....SECTION |
| F.D.....FOUND | S.I.P.....SET IRON PIPE |
| F.H.....FIRE HYDRANT | SWK.....SIDEWALK |
| FD. I.P.....FOUND IRON PIPE | (TYP).....TYPICAL |
| F.F.ELEV.....FINISH FLOOR ELEVATION | TER.....TERRACE |
| F.P.L.....FLORIDA POWER AND LIGHT CO. | U.E.....UTILITY EASEMENT |
| L.....LENGTH | U.P.....UTILITY POLE |
| L.M.E.....LAKE MAINTENANCE EASEMENT | W.F.....WOOD FENCE |
| M.E.....MAINTENANCE EASEMENT | W.M.....WATER METER |
| M.F.....METAL FENCE | W.....WEST |
| M.H.S.S.....MANHOLE SANITARY SEWER | 0.00.....DENOTES ELEVATION |
| M/L.....MONUMENT LINE | |

SURVEYOR'S NOTATIONS:
 ① ASPH DR 5' INSIDE A 5' UE
 ② ROOF 2.4' INSIDE THE R/W

BY APPT. ONLY: 9495 SW 99 STREET, MIAMI FLA. 33176
 MAILING ADDRESS: P.O. BOX. 160399, MIAMI, FLORIDA 33116
 TEL: (786) 242-7692 DADE, (954) 779-3288 BRWD
 E-MAIL: tjksurvey@gmail.com

THOMAS J. KELLY INC
 SURVEYORS-MAPPERS
 LAND PLANNERS
 L.B. # 8077

BOUNDARY SURVEY

DATE 04/24/23
 SCALE 1" = 25'
 DRAWN BY R.R.R.
 ORDER No. 23-0557
 SHEET 1 OF 1