

TITLE COMMITMENT REVIEW:

Long shown hereafter were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order Number: 10796191 with a commitment date of August 03, 2023, Revision Number: A - Revised 8/14/2023. All Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B SECTION II

- 1-4 Standard Exception not addressed.
5. Dedications, restrictions, limitations, easement and other matters contained on the Plot of COOPER CITY COMMONS, recorded in Plat Book 171, Page 119, and Agreement for Amendment of Notation on Plat filed in O.R.B. 37442, page 1223, and Agreement for Amendment of Notation on Plat filed under Instrument Number 112861480.
6. Encumbers Parcel and shown on Survey.
7. Reservations for canal and drainage, contained in Deed No. 16160 from the Trustees of the Internal Improvement Fund of the State of Florida in Deed Book 49, Page 213.
8. Document not legible to determine if it encumbers parcel.
9. Easement granted to Florida Power and Light Company, filed in O.R.B. 2288, page 656.
10. Encumbers parcel and shown on Survey as modified by document filed in O.R.B. 2866, at Page 702.
11. Encumbers parcel. Blanket in nature.
12. All of the terms, restrictions, easements, covenants, conditions and other provisions including private charges and/or assessments, and liens for amounts of money or charges or assessments for various purposes, as contained in the Declaration of Restrictive Covenants, filed in O.R.B. 31921.
13. Encumbers parcel. Blanket in nature, as amended by Amendment to Declaration of Easements
14. Declaration of Restrictive Covenants, filed in O.R.B. 32468, page 1884; Not a part, and Second Amendment to Declaration of Easements and Restrictive Covenants, filed in O.R.B. 34121, page 798;
15. Encumbers parcel. Blanket in nature. "D" - Not a part. Second Amendment to Declaration of Easements and Restrictive Covenants, filed in O.R.B. 36513, page 1489;
16. Not a part.
17. Fourth Amendment to Declaration of Easements and Restrictive Covenants, in O.R.B. 46267, page 384;
18. Encumbers parcel. Blanket in nature.
19. Declaration of Covenants and Restrictions dated March 11, 1988, in O.R.B. 15952, page 857.
20. Encumbers parcel and shown on Survey.
21. Terms and provisions, restrictions, limitations and easements, of that Development Order, and attachments thereto, evidenced by Resolution No. 2000-7-4 filed in O.R.B. 30700, page 1807.
22. Encumbers parcel but not subject to location.
23. Terms and provisions, restrictions, limitations and easements, of that Development Order, and attachments thereto, evidenced by Resolution No. 2001-01-5, filed in O.R.B. 31241, page 825.
24. Encumbers parcel but not subject to location.
25. Terms and provisions of Right of Way Consent Agreement with Florida Power and Light Company filed in O.R.B. 31477, page 863.
26. Encumbers parcel. Blanket in nature.
27. Terms and provisions of Maintenance Agreement with Central Broward Water Control District filed in O.R.B. 31829, page 448.
28. Encumbers parcel. Blanket in nature.
29. All of the terms, restrictions, easements, covenants, conditions and other provisions as the Declaration of Restrictions, Covenants and Conditions and Grant of Easements filed in O.R.B. 38399, page 568.
30. Amendment to Declaration of Restrictions, Covenants and Conditions and Grant of Easements filed in O.R.B. 42437, page 1687.
31. Encumbers Parcel, Blanket in Nature.
32. Road Impact Agreement filed in O.R.B. 32268, page 488.
33. Encumbers parcel. Blanket in nature.
34. Easement granted to BellSouth Telecommunications, Inc., filed in O.R.B. 31966, page 1419.
35. Encumbers parcel and shown on survey.
36. Easement granted to Broward County filed in O.R.B. 33180, page 268.
37. Encumbers parcel. Shown on survey.
38. Easement granted to City of Cooper City filed in O.R.B. 35460, page 1736, as affected by Resolution No. 13-2-4 regarding Partial Release of Utility Easement filed in O.R.B. 49581, page 1069.
39. Encumbers parcel. Shown on Survey.
40. Road Impact Agreement filed in O.R.B. 37442, page 1232, as affected by Partial Release Of Road Impact Fee Agreement and Statement of Acknowledgment filed under Instrument Number 112861482.
41. Encumbers parcel but not subject to location.
42. Terms and provisions of that certain Lease wherein Wendy's of N.E. Florida, Inc., is Tenant, evidenced by Memorandum of Lease filed in O.R.B. 38631, page 1123, which includes restrictive covenants and exclusive use provisions which affect the remainder of the shopping center.
43. Encumbers parcel but not subject to location.
44. Terms and provisions of that certain Lease by and between PUBLIX SUPERMARKETS, INC., a Florida corporation, as Lessor, and TACO BELL OF AMERICA, LLC, a Delaware limited liability company, as Lessee, dated _____, 2023 ("the Lease"), memorialized by that certain Memorandum of Lease _____, 2023 under Instrument Number _____.
45. Document Not Provided.
46. Terms and provisions of that certain Easement Agreement by and between PUBLIX SUPERMARKETS, INC., a Florida corporation, as Lessor, and TACO BELL OF AMERICA, LLC, a Delaware limited liability company, as Lessee, dated _____, 2023 ("the Easement"), 2023 recorded _____, 2023 under Instrument Number _____.
47. Document Not Provided.

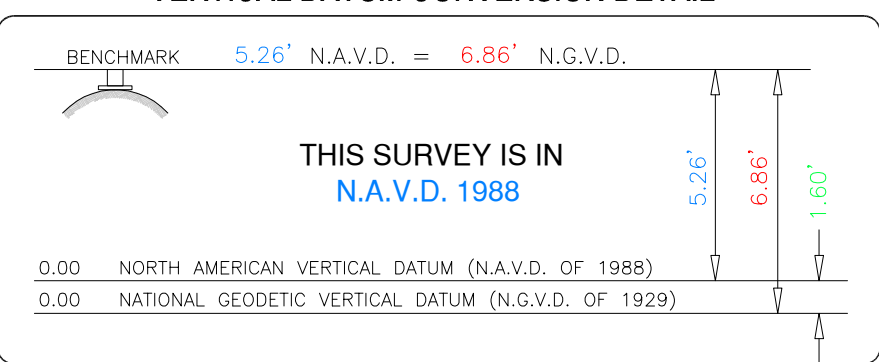
LEGEND

○ = CATCH BASIN	— = 0.5' CURB
○ = MANHOLE	— = 2.0' CURB & GUTTER
○ = LIGHT POLE	O.R.B. = OFFICIAL RECORDS BOOK
○ = WATER METER	B.C.R. = BROWARD COUNTY RECORDS
○ = WATER VALVE	D.C.R. = DADE COUNTY RECORDS
○ = CATCH BASIN INLET	I.D. = IDENTIFICATION
○ = UTILITY POLE	E.L. = ELEVATION
○ = RISER	INV. = INVERT
○ = FIRE HYDRANT	SAN. = SANITARY
○ = HANDHOLE	P.R.M. = PERMANENT REFERENCE MONUMENT
○ = SIGN	— = CONCRETE
○ = CHAIN LINK FENCE	— = ASPHALT PAVEMENT

TREE LEGEND

TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	SPREAD (FEET)
87	Royal Palm	16	24	10
88	Royal Palm	16	24	10
89	Royal Palm	16	36	10
90	Royal Palm	16	32	6
91	Royal Palm	16	28	18
92	Royal Palm	20	30	18
93	Royal Palm	18	34	10
94	Royal Palm	18	28	18
95	Royal Palm	18	32	18
1286	Palm	4	20	10
1287	Palm	4	20	10
1288	Palm	4	20	10
1289	Palm	4	20	10
1290	Palm	4	20	10
1291	Palm	4	18	6
1292	Palm	4	18	6
1293	Palm	4	20	10
1294	Pink Trumpet	16	24	18
1295	Pink Trumpet	16	24	18
1296	Pink Trumpet	16	15	16
1297	Pink Trumpet	16	24	16
1486-1501	Royal Palm	18	32	22
1502-1509	Palm	4	27	14
1510	Palm	4	12	14
1511-1516	Palm	7	15	15
1517	Tree	14	25	25
1518	Tree	12	15	15

VERTICAL DATUM CONVERSION DETAIL



BASED ON NATIONAL GEODETIC SURVEY NCAT HEIGHT CONVERSION

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988

LEGAL DESCRIPTION:

PARCEL 1: OUTPARCEL 4:

That part of Parcel "A", of COOPER CITY COMMONS, according to the Plat thereof, recorded in Plat Book 170, Pages 119 and 120, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel "A"; thence North 42°50'07" East, along the Easterly boundary of said Parcel "A", 49.50 feet; thence North 02°10'20" West, continuing along said Easterly boundary, 300.00 feet to the Point of Beginning; thence South 87°49'40" West, 140.74 feet; thence North 82°10'00" West, 96.17 feet to the beginning of a non-tangential curve concave to the West, said curve having a radius of 175.00 feet, a central angle of 20°27'26", a chord distance of 62.15 feet and a chord bearing of North 11°46'31" East; thence Northerly along said curve an arc length of 62.48 feet; thence North 01°32'48" East, 102.22 feet; thence North 00°54'06" West, 15.98 feet; thence North 87°49'40" East, 225.05 feet to a point lying on the Easterly boundary of said Parcel "A"; thence South 00°54'06" East, 25.78 feet; thence South 01°32'48" West, continuing along said Easterly boundary, 169.59 feet to the said Point of Beginning.

PARCEL 2: EASEMENT PARCEL ("Overflow Parking")

TOGETHER WITH: Non-Exclusive Easement(s) (for _____), for the benefit of Parcel 1 above, as set forth and created by that certain _____, and by and between PUBLIX SUPERMARKETS, INC., a Florida corporation, and TACO BELL OF AMERICA, LLC, a Delaware limited liability company, recorded _____, 2023 under Instrument Number _____.

County, Florida, over, under and across the lands described therein.

That part of Parcel A of COOPER CITY COMMONS, according to the plat thereof as recorded in Plat Book 170, Page 119 and 120 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Parcel A; thence North 42°50'07" East, along the Easterly boundary of said Parcel A, 49.50 feet; thence North 02°10'20" West, continuing along said Easterly boundary, 300.00 feet; thence South 87°49'40" West, 140.74 feet; thence North 82°10'00" West, 96.17 feet to the beginning of a non-tangential curve concave to the West, said curve having a radius of 175.00 feet, a central angle of 20°27'26", a chord distance of 62.15 feet and a chord bearing of North 11°46'31" East; thence Northerly along said curve an arc length of 62.48 feet; thence North 01°32'48" East, tangent to said curve, 102.22 feet; thence North 00°54'06" West, 15.98 feet; thence North 87°49'40" East, 225.05 feet to the Point of Beginning; thence North 00°54'06" West, 81.60 feet to the beginning of a tangential curve concave to the Southeast, said curve having a radius of 38.00 feet, a central angle of 88°43'46", a chord distance of 53.14 feet and a chord bearing of North 11°46'31" East; thence Northerly along said curve an arc length of 58.85 feet; thence North 01°32'48" East, tangent to said curve, 172.88 feet to a point lying on the Easterly boundary of said Parcel A; thence South 00°54'06" East, along said Easterly boundary, 118.77 feet; thence South 87°49'40" West, 210.05 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 5, Township 51 South, Range 41 East, City of Cooper City, Broward County, Florida.
- All documents are recorded in the Public Records of Broward County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 00°54'06" E for the East line of Parcel A, said bearing is identical with the plat of record, and evidenced by a (2) found nail & disk.
- Elevations shown hereon are relative to the North American Vertical Datum of 1988, based on Broward County Bench Mark No. WALDREP, Elevation +5.26 (+6.86 N.G.V.D.) and located by a stainless steel rod driven into the ground at the park office of Brian Piccolo Park.
- Lands shown hereon are located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12011C0545H, for Community No. 120032, dated August 18, 2014, and index map revised August 18, 2014, and is relative to the North American Vertical Datum of 1988 (NAVD 88).
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Parcel 1 shown hereon containing 43,563 square feet, or 1,000 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Trees shown are surveyed for their horizontal location and/or size.
- Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- No parking striped spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- The underground utilities shown have been located from field survey information and existing drawings provided by Ritzel-Mason on November 16, 2022. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except for where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be field verified prior to any new construction.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Broward County property Parcel ID No.'s: 514105230014 and 514105230010.

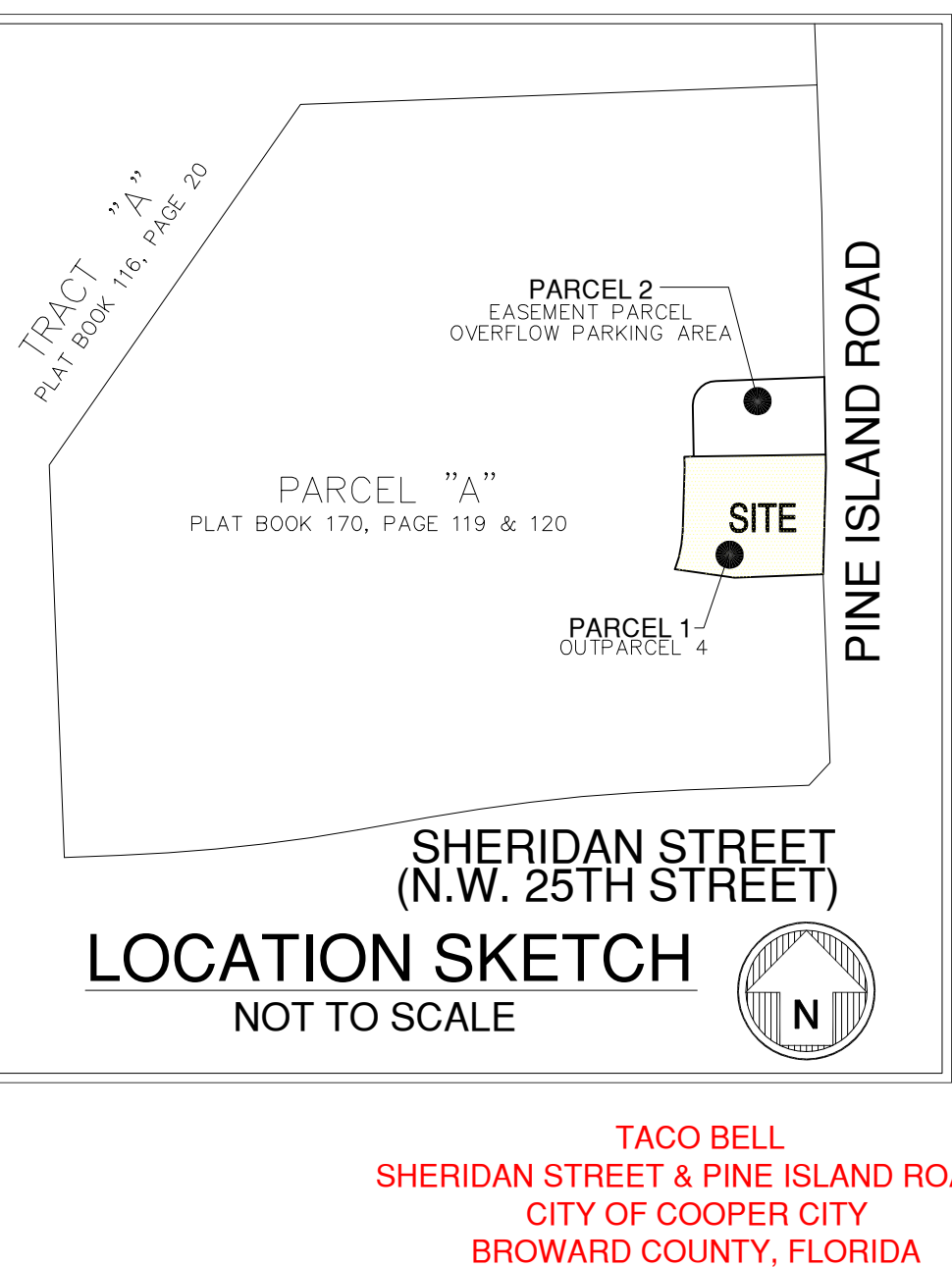
SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on December 21, 2022, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on December 21, 2022.

*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC. LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.



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This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

Revision Description

No.	O.N.
1	

ALTANSPTS LAND TITLE SURVEY

TACO BELL - SHERIDAN STREET & PINE ISLAND ROAD

CITY OF COOPER CITY, BROWARD COUNTY, FLORIDA

Original Date 12/21/22

Scale 1"=20'

Drawn By MAP

CAD No. 030104

Plotted 8/17/23 9:42p

Ref. Dwg. 2003-014

Field Book SJH

668/34 & FLD. SHT.

Job No. 230628

Dwg. No. 2022-077-2-NAVD

Sheet 1 of 1