

LEGAL DESCRIPTION:

PARCEL A  
A PORTION OF TRACT 2, "SPRINGTREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 75, PAGE 49, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 2, THENCE NORTH 04°34'58" EAST ALONG THE WEST LINE OF SAID TRACT 2 FOR 814.95 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 2, BEING A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE NORTHERLY FROM WHICH A RADIAL LINE BEARS NORTH 06°32'46" EAST; THENCE SOUTHEASTERLY ALONG SAID NORTH LINE, AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 2964.79 FEET, A CENTRAL ANGLE OF 01°42'50", FOR AN ARC DISTANCE OF 88.69 FEET; THENCE SOUTH 04°34'58" WEST 177.66 FEET; THENCE NORTH 85°25'02" WEST 3.67 FEET; THENCE SOUTH 04°34'58" WEST 18.00 FEET; THENCE SOUTH 85°25'02" EAST 186.81 FEET; THENCE SOUTH 04°34'58" WEST 131.98 FEET; THENCE SOUTH 85°25'02" EAST 195.80 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°34'58" WEST 417.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT 2; THENCE SOUTH 89°34'58" WEST ALONG SAID SOUTH LINE 494.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 281,669 SQUARE FEET (6.4662 ACRES) (NET) AND 290,336 SQUARE FEET (6.6659 ACRES) (GROSS), MORE OR LESS.

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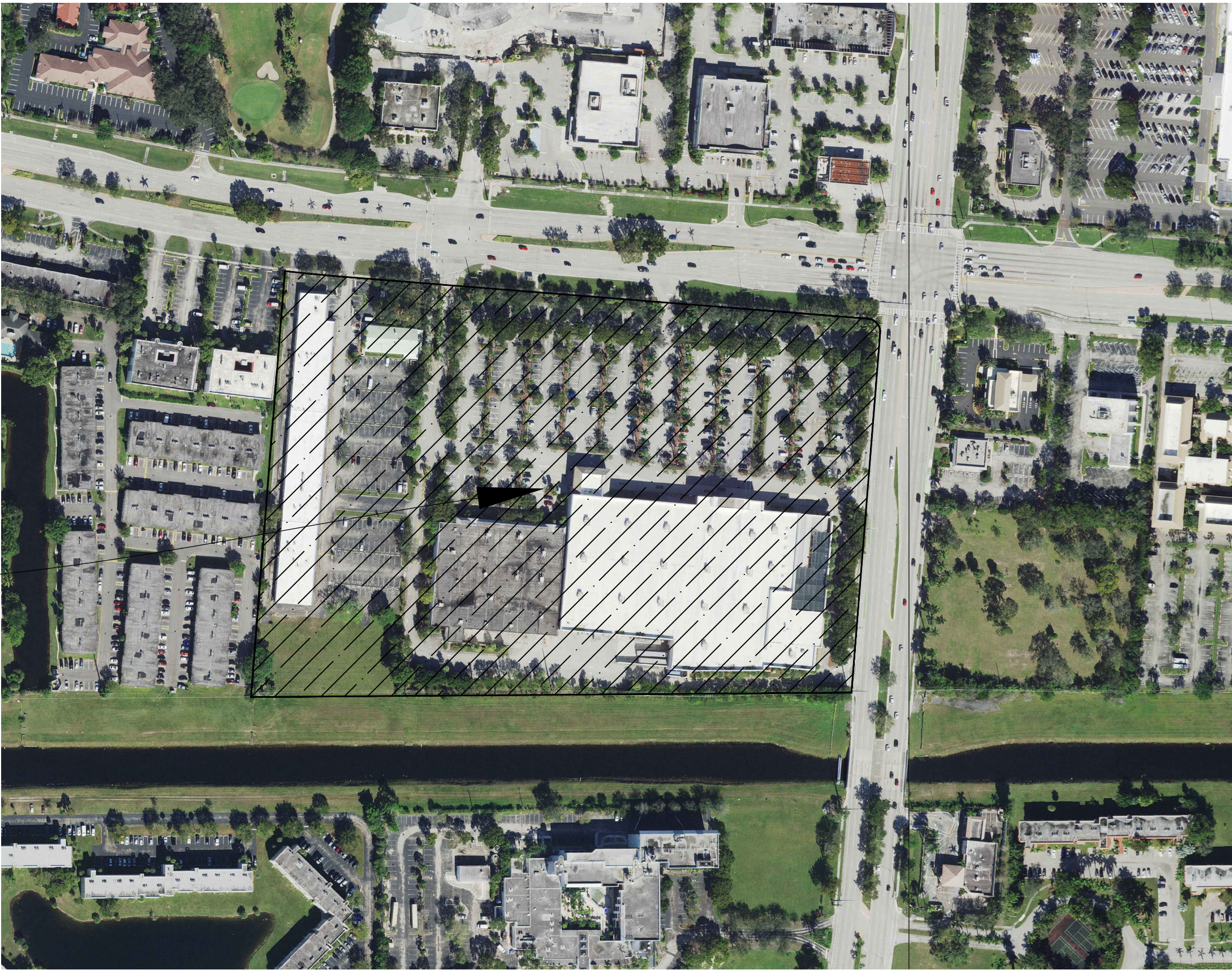
SAID LANDS LYING AND BEING IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, AND CONTAINING 871,259 SQUARE FEET (20.0014 ACRES) (NET) AND 1,034,185 SQUARE FEET (23.7416 ACRES) (GROSS), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1026, ELEVATION: 12.537 FEET (NAVD29 - 1.565 = NGVD88).
- FLOOD ZONE: AH/X; BASE FLOOD ELEVATION: 8 FEET/NONE; PANEL #12011C0345J; COMMUNITY #120328; MAP DATE: 7/31/24. (PARCEL 1 = FLOOD ZONE AH/X, PARCEL 2 = FLOOD ZONE AH/X, PARCEL 3 = FLOOD ZONE X).
- THIS SITE LIES IN SECTION 21, TOWNSHIP 49 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF TRACT 2 BEING S85°25'02"E.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 700 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (674 REGULAR & 26 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 12170661, PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 09, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT: (PARCELS 1 & 2)  
ITEM 1A: 2A & 3A: STANDARD EXCEPTIONS, NOT ADDRESSED.  
ITEM 4A: MATTERS IN PLAT BOOK 75, PAGE 49 APPLY TO THIS SITE AS DEPICTED HEREON.  
ITEM 5A: DECLARATION OF RESTRICTIONS AND COVENANTS IN O.R.B. 4897, PAGE 28 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 6A: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 6003, PAGE 379 APPLIES TO THIS SITE AS DEPICTED HEREON.  
ITEM 7A: CROSS EASEMENT AND PARKING AGREEMENT IN O.R.B. 7020, PAGE 971 APPLIES TO THIS SITE AND IS BLANKET IN NATURE. (PARCEL 1 IN TITLE COMMITMENT = PARCEL 1 IN AGREEMENT, PARCEL 2 IN TITLE COMMITMENT = PARCEL 3 IN AGREEMENT, PARCEL 3 IN TITLE COMMITMENT = PARCEL 2 IN AGREEMENT)  
ITEM 8A: UNRECORDED LEASE, AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. 18540, PAGE 900; RE-RECORDED IN O.R.B. 18627, PAGE 756 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 9A: NOTICE OF PERMIT IN O.R.B. 30045, PAGE 1104 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 10A: COVENANT IN O.R.B. 30491, PAGE 1002 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 11A: PERPETUAL EASEMENT IN O.R.B. 30647, PAGE 1766 APPLIES TO THIS SITE AS DEPICTED HEREON.  
ITEM 12A: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 31054, PAGE 1467 APPLIES TO THIS SITE AS DEPICTED HEREON.  
ITEM 13A: UTILITY EASEMENT IN O.R.B. 31232, PAGE 692 APPLIES TO THIS SITE AS DEPICTED HEREON.  
ITEM 14A: TERMS AND CONDITIONS OF UNRECORDED LEASES IN WARRANTY DEED IN O.R.B. 29713, PAGE 172 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 15A: NOT ADDRESSED.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 11833405, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED FEBRUARY 28, 2025 AT 11:00 PM, REVISION 5. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT: (PARCEL 3)  
ITEMS 1B, 2B, 3B, 4B, 5B & 6B: STANDARD EXCEPTIONS, NOT ADDRESSED.  
ITEM 7B: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN PLAT BOOK 75, PAGE 49 APPLY TO THIS SITE AS DEPICTED HEREON.  
ITEM 8B: RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS IN THE DECLARATION OF RESTRICTIONS AND COVENANTS IN O.R.B. 4897, PAGE 28 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.  
ITEM 9B: INTENTIONALLY DELETED.  
ITEM 10B: RESTRICTIVE COVENANTS IN O.R.B. 30170, PAGE 794; AND IN O.R.B. 32245, PAGE 1036; AMENDED BY THE AMENDED RESTRICTIVE COVENANT IN O.R.B. 40384, PAGE 1914; AND THIRD AMENDED RESTRICTIVE (SHARED PARKING) COVENANT IN O.R.B. 51008, PAGE 1836 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.  
11B: CROSS EASEMENT AND PARKING AGREEMENT IN O.R.B. 7020, PAGE 971 APPLY TO THIS SITE AND ARE BLANKET IN NATURE. (PARCEL 1 IN TITLE COMMITMENT = PARCEL 1 IN AGREEMENT, PARCEL 2 IN TITLE COMMITMENT = PARCEL 3 IN AGREEMENT, PARCEL 3 IN TITLE COMMITMENT = PARCEL 2 IN AGREEMENT)  
12B: FLORIDA POWER & LIGHT COMPANY EASEMENTS IN O.R.B. 6003, PAGE 379 DO NOT APPLY TO THIS SITE AS DEPICTED HEREON.  
13B: FLORIDA POWER & LIGHT COMPANY EASEMENT IN O.R.B. 6950, PAGE 557 APPLIES TO THIS SITE AS DEPICTED HEREON.  
14B: SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY EASEMENT IN O.R.B. 7041, PAGE 182 APPLIES TO THIS SITE AS DEPICTED HEREON.  
15B: SURVEY MATTERS DEPICTED HEREON.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
- THE SUBJECT SITE IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST OAKLAND PARK BOULEVARD & UNIVERSITY DRIVE.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- PARCEL 3 HAS DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF OAKLAND PARK BOULEVARD. PARCELS 1 & 2 HAVE DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF OAKLAND PARK BOULEVARD & UNIVERSITY DRIVE.
- THERE IS NO OBSERVED EVIDENCE OF THE SITE HAVE BEEN USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THE LEGAL DESCRIPTION OF PARCEL 3 SHOWN ON THE SURVEY IS THE SAME AS THE LEGAL DESCRIPTIONS SHOWN ON THE REFERENCED TITLE COMMITMENT OF PARCEL 3.
- THERE ARE NO OBSERVED ENCROACHMENTS.

# EXHIBIT A

## MASTER SITE



VICINITY MAP  
NOT TO SCALE

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

| REVISIONS : |         |                        |      |
|-------------|---------|------------------------|------|
| REV:        | DATE:   | COMMENT:               | BY:  |
| 1           | 2/19/25 | #73835 ORIGINAL SURVEY | L.H. |
| 2           | 8/11/25 | #74705 REVISE ENDRY    | L.H. |
| 3           | 9/4/25  | #74762 ALTA STANDARD   | L.H. |
| 4           | 1/22/26 | #75281 UPDATE SURVEY   | B.Q. |
|             |         |                        |      |
|             |         |                        |      |
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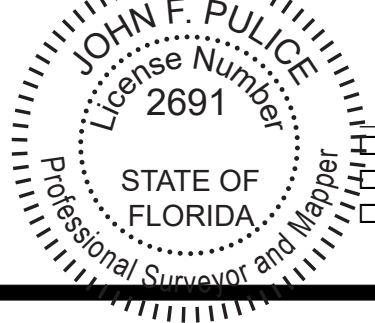
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CERTIFICATION:

TO GREYSTAR DEVELOPMENT EAST LLC, A DELAWARE LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; GREENBERG TRAURIG, P.A.:

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, 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 1/22/26.

DATE OF FIELDWORK MAP: 1/22/26



JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691  
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274  
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660  
STATE OF FLORIDA

MAP OF ALTA/NSPS PARCELS  
& LEGAL DESCRIPTIONS  
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777

E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.  
SCALE: 1"=60'  
ORDER NO.: 75281

SEAL

DATE:

09-4-2025

DRAWING NO.



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
OFFICES:  
6300 NW 31ST AVE. SUITE 101 1922 W. FLETCHER AVE. 840 SE OCEOLTA ST.  
FT. LAUDERDALE, FLORIDA 33309 TAMPA, FLORIDA 33612 SUNRISE, FLORIDA 33584

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPERTY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THOMAS ENGINEERING GROUP, LLC. ANY VIOLATION OF THESE TERMS AND CONDITIONS SHALL BE SUBJECT TO THE DISCRETION OF THOMAS ENGINEERING GROUP, LLC.

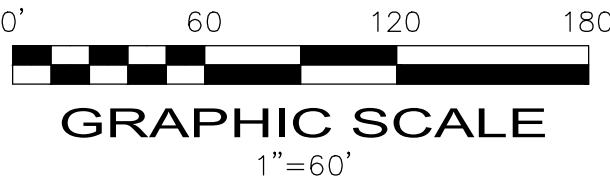
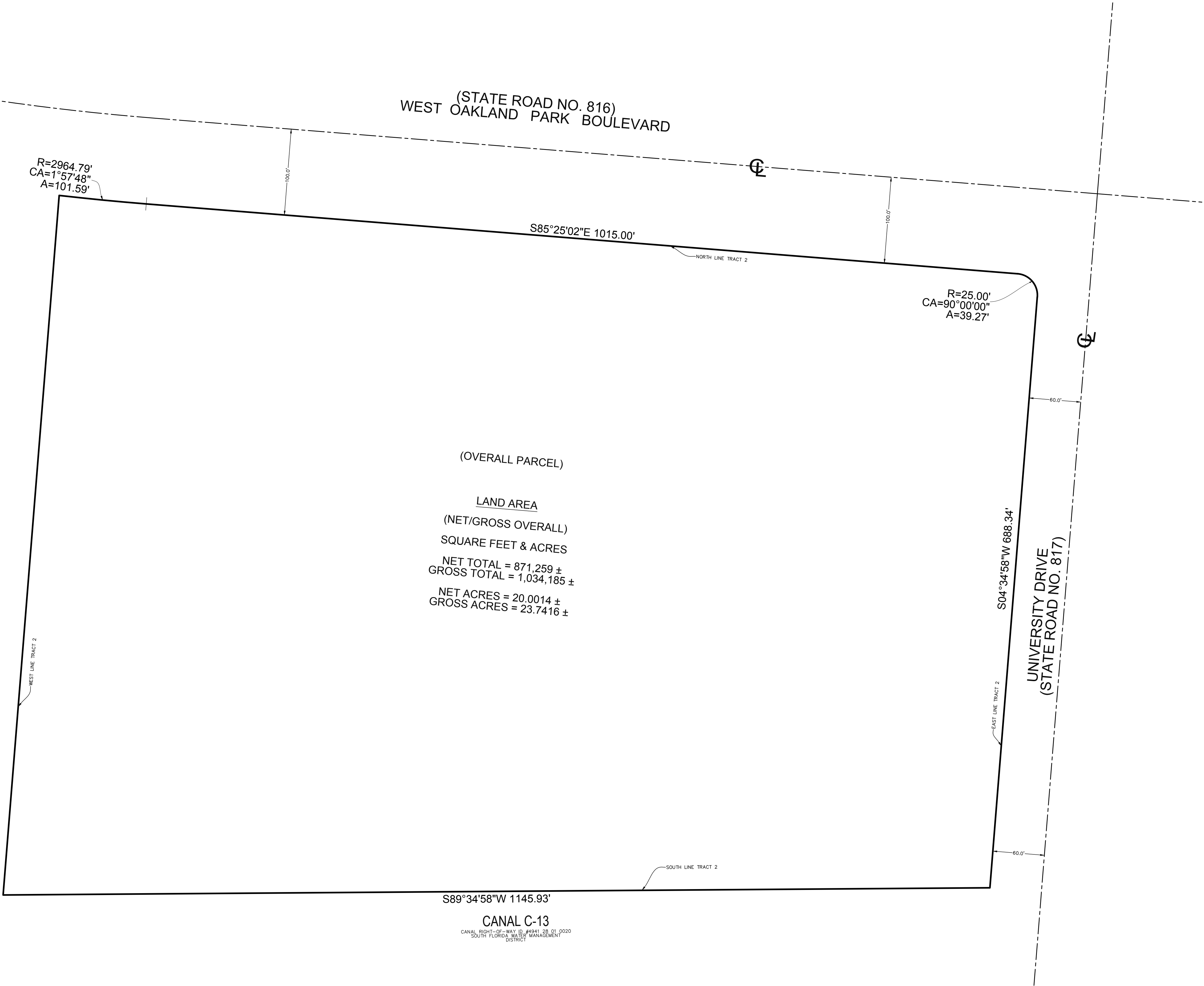
MARLOWE SUNRISE APARTMENTS  
8050-8100, 8250, 8300, 8302-8338, 8340-8354  
WEST OAKLAND PARK BOULEVARD & NW 81ST AVENUE  
SUNRISE, FLORIDA 33351  
(CITY OF SUNRISE, BROWARD COUNTY)



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PLAT BOOK 75, PAGE 49  
RECORDED IN THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA, BOOK 75, PAGE 49  
OWNED BY MARLOWE SUNRISE APARTMENTS, LLC



SHEET 2 OF 3  
THIS DOCUMENT IS NEITHER FULL NOR COMPLETE  
WITHOUT SHEETS 1 THRU 3, INCLUSIVE

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
OFFICES:  
6300 NW 31ST AVE. 1502 W. FLETCHER AVE. 840 SE OSCEOLA ST.  
FT. LAUDERDALE, FLORIDA 33309 SUITE 101 STUART, FLORIDA 34984  
TAMPA, FLORIDA 33612

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MAP OF ALTA/NSPS PARCELS  
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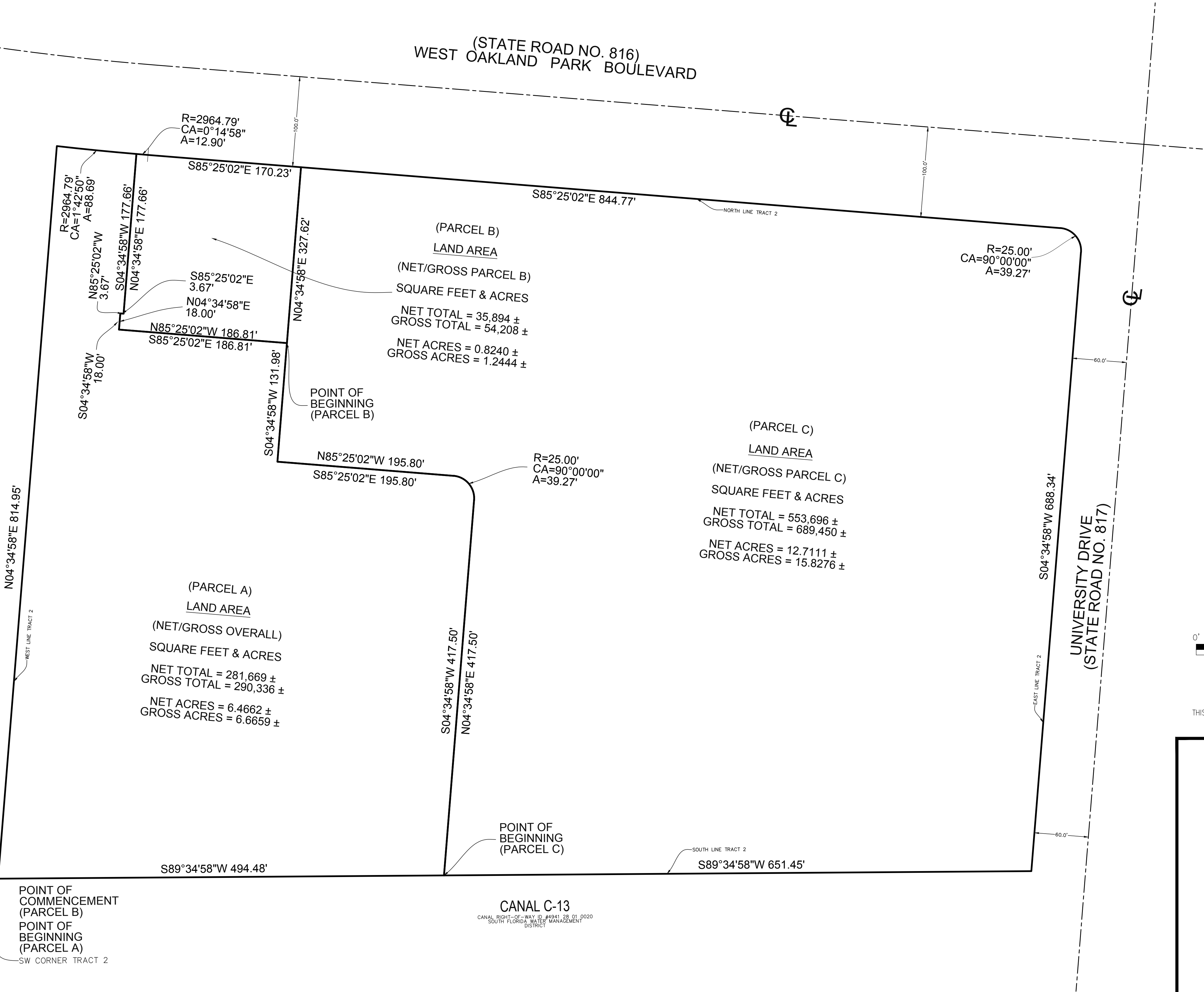
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A PORTION OF  
TRACT 2, "A"  
"SPRINGTREE"  
PLAT BOOK 75, PAGE 49  
PROPERTY FILED #294, 21 OCT 2004  
OWNERS: SUNRISE WATER MANAGEMENT DISTRICT, INC.  
SUNRISE, FLORIDA



CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS  
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SUNRISE, FLORIDA 33351  
(CITY OF SUNRISE, BROWARD COUNTY)



MAP OF ALTA/NSPS PARCELS  
& LEGAL DESCRIPTIONS  
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E-MAIL: surveys@pulicelandsurveyors.com  
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.  
SCALE: 1"=60'  
ORDER NO.: 75281

SEAL

DATE:

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