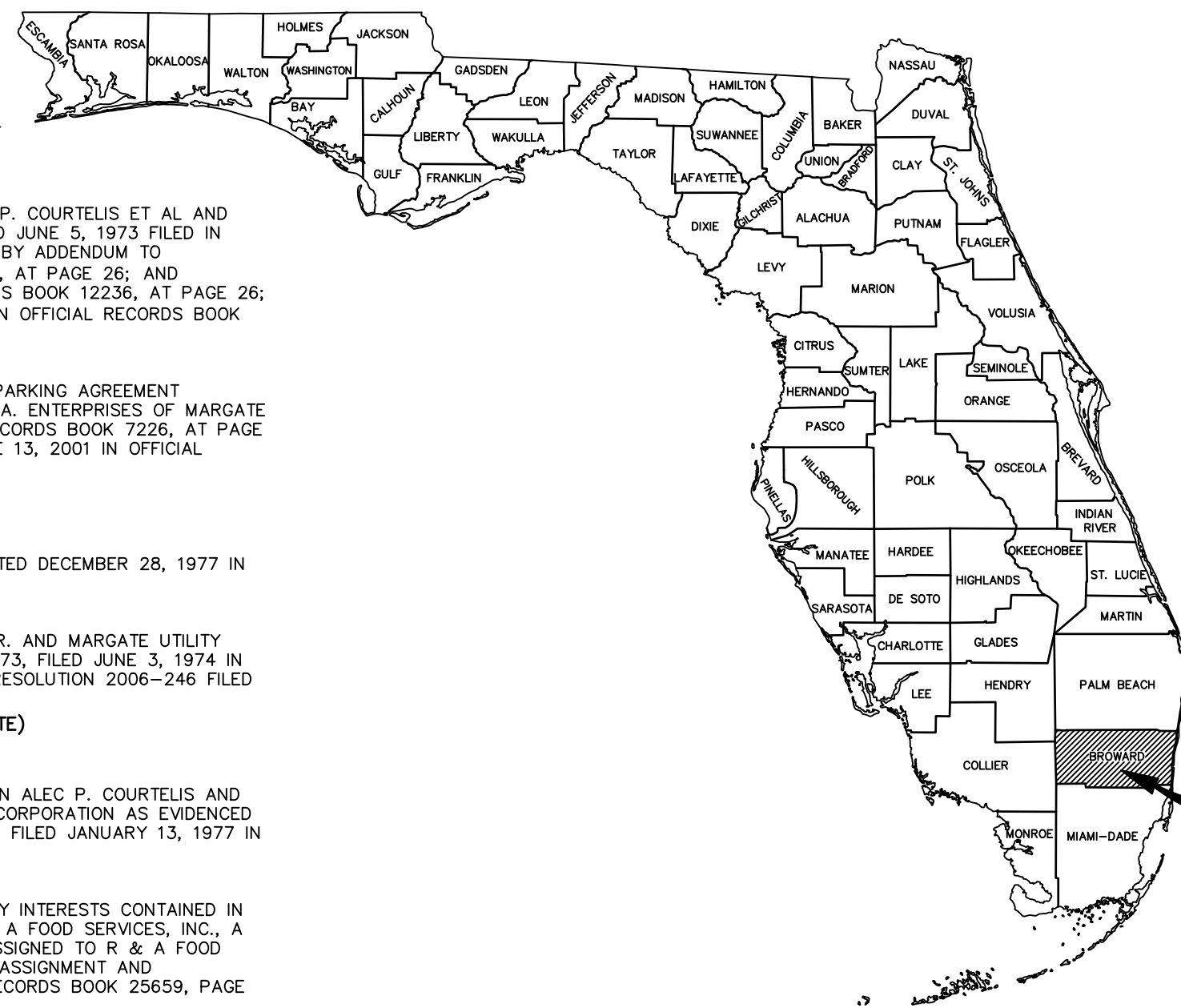


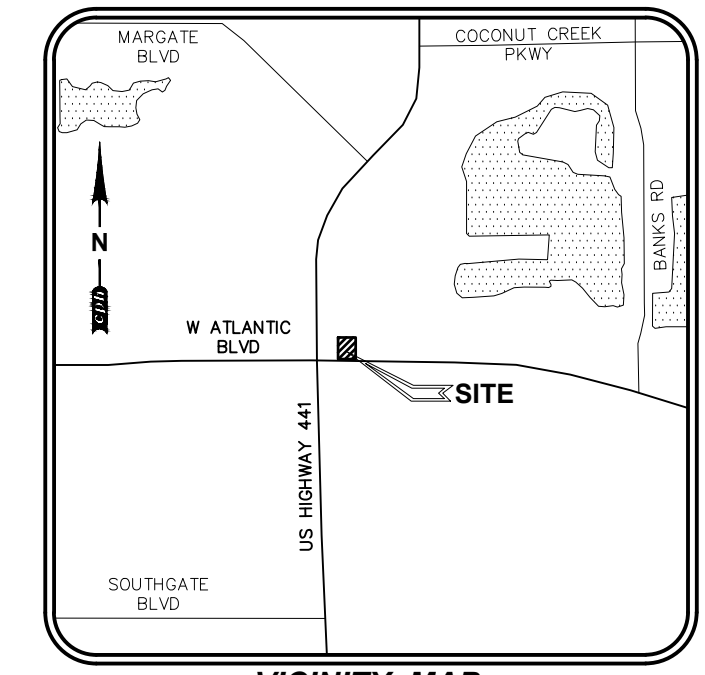
SCHEDULE B-SECTION II PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 12137711
COMMITMENT DATE: 07/09/2025 AT 8:00 A.M.
REVISION NO.: 'REV. B ON MAY 8, 2025'



PARCEL NOT SURVEYED

BOUNDARY & TOPOGRAPHIC SURVEY

ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
 FOR
PANDA EXPRESS INC, A CALIFORNIA CORPORATION
 AT
5681 W ATLANTIC BOULEVARD
 LYING IN
SECTION 36-TOWNSHIP 48 SOUTH-RANGE 41 EAST
CITY OF MARGATE, BROWARD COUNTY, FLORIDA

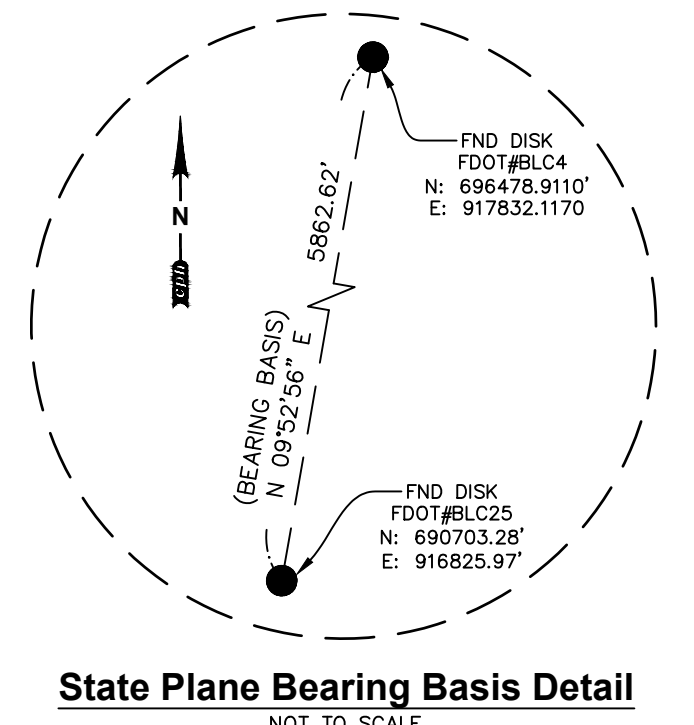


cph
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 Building Better Communities Together
 500 West Fulton Street
 Sanford, FL 32771
 Ph: 407.322.6841
 Plans Prepared By:
 CPH Consulting, LLC
 A Full Service A & E Firm
 State of Florida License:
 Survey No. LB7143

- TERMS AND PROVISIONS DEVELOPER'S AGREEMENT BETWEEN ALEC P. COURTELIS ET AL AND MARGATE UTILITY AUTHORITY, INC., A FLORIDA CORPORATION, FILED JUNE 5, 1973 FILED IN OFFICIAL RECORDS BOOK 5310, AT PAGE 295; AND AS AFFECTED BY ADDENDUM TO DEVELOPER'S AGREEMENT FILED IN OFFICIAL RECORDS BOOK 11858, AT PAGE 26; AND ADDENDUM TO DEVELOPER'S AGREEMENT FILED IN OFFICIAL RECORDS BOOK 12236, AT PAGE 26; AND ASSIGNMENT OF DEVELOPER RIGHTS (AS TO PHASE 1) FILED IN OFFICIAL RECORDS BOOK 15441, AT PAGE 512. (AFFECTS, BLANKET IN NATURE)
- TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THAT CROSS PARKING AGREEMENT BETWEEN ALEC P. COURTELIS AND DONALD L. SMITH, JR. AND G.L.A. ENTERPRISES OF MARGATE DATED JULY 20, 1977, FILED SEPTEMBER 30, 1977 IN OFFICIAL RECORDS BOOK 7226, AT PAGE 316; AND AMENDMENT TO CROSS PARKING AGREEMENT FILED JUNE 13, 2001 IN OFFICIAL RECORDS BOOK 31710 PAGE 1653. (AFFECTS, BLANKET IN NATURE)
- INTENTIONALLY DELETED.
- EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, DATED DECEMBER 28, 1977 IN OFFICIAL RECORDS BOOK 7352, PAGE 940. (DOES NOT AFFECT)
- EASEMENT BETWEEN ALEC P. COURTELIS AND DONALD L. SMITH, JR. AND MARGATE UTILITY AUTHORITY, INC., A FLORIDA CORPORATION DATED NOVEMBER 1, 1973, FILED JUNE 5, 1974 IN OFFICIAL RECORDS BOOK 5787, AT PAGE 720; AS AFFECTED BY RESOLUTION 2006-246 FILED APRIL 25, 2006 IN OFFICIAL RECORDS BOOK 41886, PAGE 177. (AFFECTS AS SHOWN, RESOLUTION - VACATION PLOTS OFFSITE)
- INTENTIONALLY DELETED
- TERMS AND PROVISIONS OF THAT CERTAIN LEASE BY AND BETWEEN ALEC P. COURTELIS AND DONALD L. SMITH, JR. AND S.S. KRESSE COMPANY, A MICHIGAN CORPORATION AS EVIDENCED BY THAT MEMORANDUM OF LEASE DATED NOVEMBER 25 1976 AND FILED JANUARY 13, 1977 IN OFFICIAL RECORDS BOOK 6670, AT PAGE 94. (DOES NOT AFFECT)
- TERMS, PROVISIONS, RESTRICTIONS, LIMITATIONS, AND POSSESSORY INTERESTS CONTAINED IN LEASE FROM B C REAL ESTATE INVESTMENTS, INC., AND TO R & A FOOD SERVICES, INC., A DELAWARE CORPORATION, DATED MARCH 1, 1994, AS ASSIGNED TO R & A FOOD SERVICES L.P. A DELAWARE LIMITED PARTNERSHIP, EVIDENCED BY ASSIGNMENT AND ASSUMPTION OF LEASES FILED NOVEMBER 16, 1996 IN OFFICIAL RECORDS BOOK 25659, PAGE 115. (AFFECTS, BLANKET IN NATURE)
- INTENTIONALLY DELETED.
- INTENTIONALLY DELETED.
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF LAKEWOOD COMMERCIAL, RECORDED IN PLAT BOOK 120, PAGE 27, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AMENDED BY AGREEMENT FOR AMENDMENT OF NOTATION PLAT RECORDED IN OFFICIAL RECORDS BOOK 15706, PAGE 330, AS AMENDED BY AGREEMENT FOR AMENDMENT OF NOTATION PLAT RECORDED IN OFFICIAL RECORDS BOOK 15706, PAGE 334. (DOES NOT AFFECT)

Legal Description: (PER COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12137711, COMMITMENT DATE 07/09/2025, AT 8:00 A.M., REVISION NO.: 'REV. B ON MAY 8, 2025')
 PARCEL 1:
 A PORTION OF SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST, BEING A PORTION OF THE SHOPPING CENTER TRACT AS SHOWN ON THE PLAT OF MARGATE, REALTY NO. 1, AS RECORDED IN PLAT BOOK 42, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 FROM THE EAST 1/4 CORNER OF SAID SECTION 36, RUN NORTH 88°44'58" WEST, ALONG THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 36 FOR A DISTANCE OF 746.68 FEET; THENCE RUN NORTH 0°36'05" WEST FOR A DISTANCE OF 53.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 0°36'05" WEST, ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 170.00 FEET; THENCE RUN NORTH 88°44'58" WEST FOR A DISTANCE OF 130.00 FEET; THENCE RUN NORTH 0°36'05" WEST FOR A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 88°44'58" WEST FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 0°36'05" EAST FOR A DISTANCE OF 175.00 FEET; THENCE RUN SOUTH 88°44'58" EAST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD FOR A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING.
 PARCEL 2:
 NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PARKING AS CONTAINED IN THE CROSS PARKING AGREEMENT DATED JULY 20, 1977, FILED SEPTEMBER 30, 1977, IN OFFICIAL RECORDS BOOK 7226, PAGE 316, AS AFFECTED BY OFFICIAL RECORDS BOOK 31710, PAGE 1653, BROWARD COUNTY, FLORIDA RECORDS.

- Survey Notes:**
- COPIES OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS SURVEY IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88)
 THE SITE BENCHMARKS FOR THIS TOPOGRAPHIC SURVEY ARE DISPLAYED ON THE RESPECTIVE SURVEY FILE. THESE BENCHMARKS ARE BASED ON A CLOSED VERTICAL CONTROL LOOP HAVING AN ACTUAL ERROR OF CLOSURE OF 0.001" WHICH MEETS THE ALLOWABLE CLOSURE OF 0.018". THIS FIELDWORK WAS PERFORMED USING A TOPCON LEVEL MODEL #DL-502 AND REFERENCES THE FOLLOWING PUBLISHED BENCHMARKS AS ESTABLISHED BY THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND ALL VERTICAL INFORMATION INCLUDING SPOT ELEVATIONS, NOTATIONS AND THE CONTOUR LINES DERIVED THEREFROM ARE BASED ON AND MATCHED TO VERTICAL CONTROL BENCHMARKS SUPPLIED BY NOS DATA SHEETS PUBLISHED AT WWW.LABINS.ORG AS FOLLOWS:
 a) DESIGNATION #FDT 78607 BM#1 (NAVD '88) ELEVATION = 11.39
 SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 3 OF 3.
 b) DESIGNATION #FDT 78607 BM#1 (NAVD '88) ELEVATION = 11.39
 SITE BENCHMARKS ARE AS SHOWN ON SURVEY SHEET 3 OF 3.
 - THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.
 - THE LAST DAY FIELD WORK WAS PERFORMED WAS 6/5/2025; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
 - THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12137711, COMMITMENT DATE 07/09/2025, AT 8:00 A.M., REVISION NO.: 'REV. B ON MAY 8, 2025', AND WAS PROVIDED BY THE CLIENT.
 - BEARINGS SHOWN HEREON AS (SP) ARE RELATIVE TO THE LINE BETWEEN TWO STATE PLANE CONTROL POINTS HAVING A CALCULATED BEARING OF N 09°52'56" E (SEE SURVEY NOTE 16 AND DETAIL THIS SHEET).
 - HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 120110355J, COMMUNITY PANEL NO. 120047, CITY OF MARGATE, EFFECTIVE DATE JULY 31, 2024, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (NAVD '88). THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
 - HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR. THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION P40, AND A TOPCON GPS HIPER VR. THIS INFORMATION IS BASED ON NAD 1983 (1990)
 - BROWARD COUNTY PROPERTY APPRAISER INFORMATION DISPLAYED HEREON AS PARCEL# IS PER THE BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE (BCPA.NET) AS OF JUNE 5, 2025.
 - UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE COMMITMENT FOR TITLE INSURANCE BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12137711, COMMITMENT DATE 07/09/2025, AT 8:00 A.M., REVISION NO.: 'REV. B ON MAY 8, 2025' AND WAS PROVIDED BY THE CLIENT.
 - THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
 - FENCES AND WALLS EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
 - VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
 - THE UNDERGROUND UTILITIES LABELED SAN, UCTV, UFO, UE, UG, UW, AND THE CLOUDED "C" NOTES DISPLAYED ON SURVEY SHEETS 3 THROUGH 3 ARE A RESULT OF AN ELECTRONIC FILE CREATED BY SOUTHEASTERN SURVEYING & MAPPING CORP. (6500 ALL AMERICAN BOULEVARD, ORLANDO FL 32810, (407) 292-8580), AND MATCHED TO DIAGRAMS AND DETAIL SHEETS PREPARED BY SOUTHEASTERN SURVEYING & MAPPING CORP.
 - STATE PLANE INFORMATION SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (1990) USING CONTROL POINTS FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION DATA SHEETS AND ARE AS FOLLOWS:
 FLORIDA EAST ZONE
 a) DESIGNATION - FDOT#BLC4 = N 696478.91 FEET, E 917832.12 FEET
 b) DESIGNATION - FDOT#BLC25 = N 690703.28 FEET, E 916825.97 FEET
 THE EQUIPMENT USED TO TRANSFER THE STATE PLANE INFORMATION FROM THE ABOVE REFERENCED CONTROL POINTS TO THE SUBJECT SURVEY WAS A TOPCON GPS HIPER VR.
 - DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
 - CERTAIN INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR AS NOTED OR DISPLAYED HEREON.
 - THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINTYPES ARE APPROXIMATE IN NATURE BASED UPON A VISUAL INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR DIRECTION, OBSTRUCTIONS OR CONNECTIVITY.



Abbreviation Legend:

(A)	- ACTUAL	MB	- MAP BOOK
A/C	- AIR CONDITIONER	MBX	- MAILBOX
ACSM	- AMERICAN CONGRESS ON SURVEYING & MAPPING	MES	- MITERED END SECTION
ADA	- AMERICANS WITH DISABILITIES ACT	MH	- MANHOLE
ALTA	- AMERICAN LAND TITLE ASSOCIATION	MLP	- METAL LIGHT POLE
APPROX	- APPROXIMATE	MPH	- MILES PER HOUR
ARV	- AIR RELEASE VALVE	MPP	- METAL POWER POLE
AVE	- AVENUE	N/A	- NOT APPLICABLE
AVG	- AVERAGE	NAVD	- NORTH AMERICAN VERTICAL DATUM
(BB)	- BEARING BASIS	NAD	- NORTH AMERICAN DATUM
BFP	- BACK FLOW PREVENTER	NG	- NATURAL GROUND
BLK	- BLOCK	NGS	- NATIONAL GEODETIC SURVEY
BLDG	- BUILDING	NGVD	- NATIONAL GEODETIC VERTICAL DATUM
BLVD	- BOULEVARD	N & D	- NAIL AND DISK
BM	- BENCH MARK	NO.	- NUMBER
BOC	- BACK OF CURB	NR	- NON-RADIAL
BOW	- BACK OF WALK	NSPS	- NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BSL	- BUILDING SETBACK LINE	NT	- NON-TANGENT
BWF	- BARBED WIRE FENCE	NTS	- NOT TO SCALE
C-X	- DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OD	- OUTSIDE DIAMETER
(C)	- CALCULATED	ORB	- OFFICIAL RECORDS BOOK
CHORD	- CHORD	OR	- OFFICIAL RECORDS
CATV	- CABLE TELEVISION RISER	OUL	- OVERHEAD UTILITY LINES
CAV	- COMBINATION AIR VALVE	OTL	- OVERHEAD TRAFFIC LINES
CB	- CHORD BEARING	(P)	- PLAT
CBS	- CONCRETE BLOCK STRUCTURE	PB	- PLAT BOOK
C.A.R.	- CERTIFIED CORNER RECORD	PC	- POINT OF CURVATURE
C&G	- CURB & GUTTER	PC	- POINT OF COMPOUND CURVATURE
CI	- CATCH INLET	PCP	- PERMANENT CONTROL POINT
C/L	- CENTERLINE	PFF	- PROPOSED FINISHED FLOOR
CLF	- CHAIN LINK FENCE	PG	- PAGE
CM	- CONCRETE MONUMENT	POS	- PAGES
CMP	- CORRUGATED METAL PIPE	PI	- POINT OF INTERSECTION
CO	- CLEANOUT	PIV	- POST INDICATOR VALVE
CONC	- CONCRETE	PK	- PARKER KEYLON
COR	- CORNER	POB	- POINT OF BEGINNING
CRPP	- CORRUGATED PLASTIC PIPE	POC	- POINT OF COMMENCEMENT
CUE	- COUNTY UTILITY EASEMENT	POL	- POINT ON LINE
CVS	- CAN'T VERIFY SIZE	PP	- POWER POLE
CVS&T	- CAN'T VERIFY SIZE & TYPE	PRC	- POINT OF REVERSE CURVATURE
CWS	- CROSSWALK SIGNAL	PRM	- PERMANENT REFERENCE MONUMENT
Δ	- DELTA	PSM	- PROFESSIONAL SURVEYOR & MAPPER
(D)	- DESCRIPTION	PT	- POINT OF TANGENCY
DEB	- DEED BOOK	PVC	- POLYVINYL CHLORIDE PIPE
DBH	- DIAMETER AT BREAST HEIGHT IN INCHES	PVMT	- PAVEMENT
DE	- DRAINAGE EASEMENT	R41E	- RANGE 41 EAST
DEPT	- DEPARTMENT	R	- RADIUS
DIF	- DUCTILE IRON PIPE	RAD	- RADIAL
DR	- DRIVE	RCP	- REINFORCED CONCRETE PIPE
D/U	- DRAINAGE AND UTILITY EASEMENT	REC	- RECOVERED
(E)	- ENGINEERING PLAN	REV	- REVISION
E&B	- ELECTRIC JUNCTION BOX	R/W	- RIGHT-OF-WAY
EL	- UNDERGROUND ELECTRICAL LINES	RLS	- REGISTERED LAND SURVEYOR
ELEC	- ELECTRIC	RP	- RADIUS POINT
ELEV	- ELEVATION	RWL	- UNDERGROUND RECLAIM WATER LINE
ELLIP	- ELLIPTICAL	RWM	- RECLAIM WATER METER
EOI	- END OF INFORMATION	SE	- SPECIAL EASEMENT
EOP	- EDGE OF PAVEMENT	SEC 36	- SECTION 36
FB	- FIELD BOOK	SMH	- SANITARY SEWER MANHOLE
FDC	- FIRE DEPARTMENT CONNECTION	SP	- STATE PLANE
FDOT	- FLORIDA DEPARTMENT OF TRANSPORTATION	SQ	- SQUARE
FF	- FINISH FLOOR	SO FT	- SQUARE FEET
FGL	- FLAT GRATE INLET	SPP	- SPIRAL RIB PIPE
FLP	- FIBERGLASS LIGHT POLE	ST	- STREET
FHY	- FIRE HYDRANT	STW	- STORM DRAINAGE MANHOLE
FM	- FORCE MAIN	STW/M	- SIDEWALK
FND	- FOUND	TB	- TANGENT BEARING
FP&L	- FLORIDA POWER AND LIGHT	T48S	- TOWNSHIP 48 SOUTH
FS	- FLORIDA STATUTES	TEL	- TELEPHONE
(G)	- GRID (STATE PLANE)	TOB	- TOP OF BANK
GL	- UNDERGROUND GAS LINES	TOE	- TOE OF SLOPE
GOVT	- GOVERNMENT	TR	- TELEPHONE RISER
GPR	- GROUND PENETRATING RADAR	TRANS	- TRANSFORMER
STMH	- GREASE TRAP MANHOLE	TSB	- TRAFFIC SIGNAL BOX
HDPE	- HIGH DENSITY POLYETHYLENE PIPE	TSSP	- TRAFFIC SIGNAL SUPPORT POLE
HWF	- HOG WIRE FENCE	TVL	- UNDERGROUND CABLE TV LINES
ID	- IDENTIFICATION	(TYP)	- TYPICAL
ICV	- IRRIGATION CONTROL VALVE	UE	- UTILITY EASEMENT
INFO	- INFORMATION	UNK	- UNKNOWN
INV	- INVERT	UNL	- UNDERGROUND TELEPHONE LINES
IP	- IRON PIPE	UTL	- UTILITY
IP&C	- IRON PIPE & CAP	W	- WITH
IR	- IRON ROD	WIF	- WROUGHT IRON FENCE
IR&C	- IRON REBAR & CAP	WL	- UNDERGROUND WATER LINE
IRR	- IRRIGATION	WLP	- WOOD LIGHT POLE
L#	- ARC LENGTH	WM	- WATER METER
LP	- LICENSED BUSINESS NUMBER	WP	- WORK PROGRAM
LRCP	- LINED REINFORCED CONCRETE PIPE	WPF	- WOOD POST FENCE
(M)	- MEASURED	WPP	- WOOD POWER POLE
MAG	- MAGNETIC	WV	- WATER VALVE

Line Legend:

NOT TO SCALE

---	= 1 FOOT CONTOURS
---	= 5 FOOT CONTOURS
---	= ADJOINER PROPERTY LINES
---	= PROPOSED FINISHED FLOOR
---	= BROKEN LINE
---	= BARBED WIRE FENCE
---	= BURIED CABLE
---	= BURIED CABLE TELEVISION
---	= BURIED ELECTRIC
---	= BURIED FIBER OPTICS
---	= BURIED GAS
---	= BURIED RECLAIMED WATER LINE
---	= BURIED STORM LINES
---	= BURIED SANITARY LINES
---	= BURIED SANITARY SEWER FORCE MAIN LINE
---	= BURIED TRAFFIC CONTROL
---	= BURIED TELEPHONE LINE
---	= BURIED WATER LINES
---	= CENTER LINE R/W
---	= CHAIN LINK FENCE
---	= EASEMENT LINES (EXISTING)
---	= EASEMENT LINES (PROPOSED)
---	= EDGE OF WATER LINES
---	= EXISTING DRAINAGE PIPES
---	= EXISTING DRAINAGE PIPES
---	= EXISTING DRAINAGE PIPES (TERMINUS & ANGLE UNKNOWN)
---	= FIRE WATER MAIN LINES
---	= HOT WATER SUPPLY LINES
---	= IRRIGATION LINES
---	= OVERHEAD TRAFFIC LINES
---	= OVERHEAD UTILITY LINES
---	= RAILROAD TRACKS
---	= RIGHT-OF-WAY LINES
---	= SECTION LINES
---	= STONE WALL LINES
---	= TOP OF BANK LINES
---	= TOE OF SLOPE LINES
---	= TREE LINES
---	= TRAVERSE LINES
---	= UNKNOWN BURIED LINES
---	= VINYL FENCE
---	= WOOD FENCE
---	= WROUGHT IRON FENCE
---	= WETLAND LINE

Sign Legend:

NOT TO SCALE

(R1)	ROW NUMBER SIGN
(B)	BUS STOP SIGN
(DE)	DEAD END SIGN
(DNE)	DO NOT ENTER SIGN (R5-1)
(DT)	DRIVE-THRU PARKING
(HC)	HANDICAP SIGN
(HC)	DUAL HANDICAP SIGN
(FDC)	FIRE DEPARTMENT CONNECTION
(INFO)	INFORMATION SIGN
(KR)	KEEP RIGHT SIGN
(LTO)	LEFT TURN ONLY
(ME)	MEDIAN SIGN
(MO)	MOBILE ORDER PARKING SIGN
(ND)	NO DUMPING SIGN
(NL)	NO LEFT TURN SIGN (R3-2)
(NL)	NO LITTERING SIGN
(NO)	NO OUTLET SIGN
(FL)	NO PARKING FIRE LANE SIGN
(NOR)	NO RIGHT TURN SIGN (R3-1)
(NTT)	NO THRU TRAFFIC SIGN
(NOT)	NO TRUCKS (R5-2)
(NP)	NO PARKING SIGN
(1W)	ONE WAY SIGN (R6-2)
(PE)	PEDESTRIAN CROSSING SIGN
(PU)	PICKUP PARKING SIGN
(RP)	RESERVED PARKING SIGN
(RTO)	RIGHT TURN ONLY
(SL)	SPEED LIMIT SIGN
(ST)	STOP SIGN (R1-1)
(SS)	STREET SIGN
(TZ)	TOW AWAY ZONE SIGN
(TE)	TRUCK ENTRANCE SIGN
(TX)	TRUCK EXIT SIGN
(U)	UNKNOWN SIGN
(WL)	WEIGHT LIMIT SIGN
(WW)	WRONG WAY SIGN
(Y)	YIELD SIGN

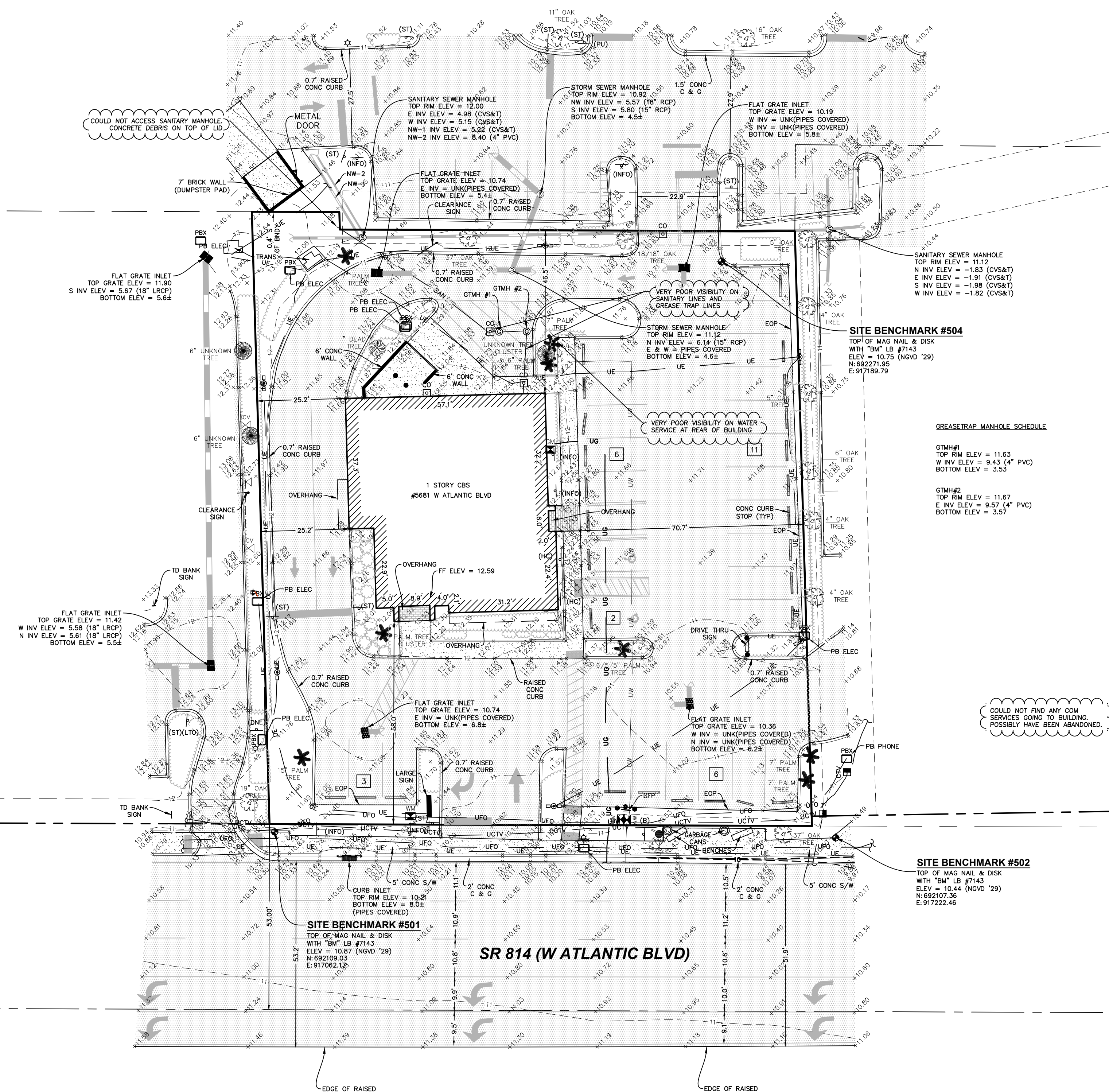
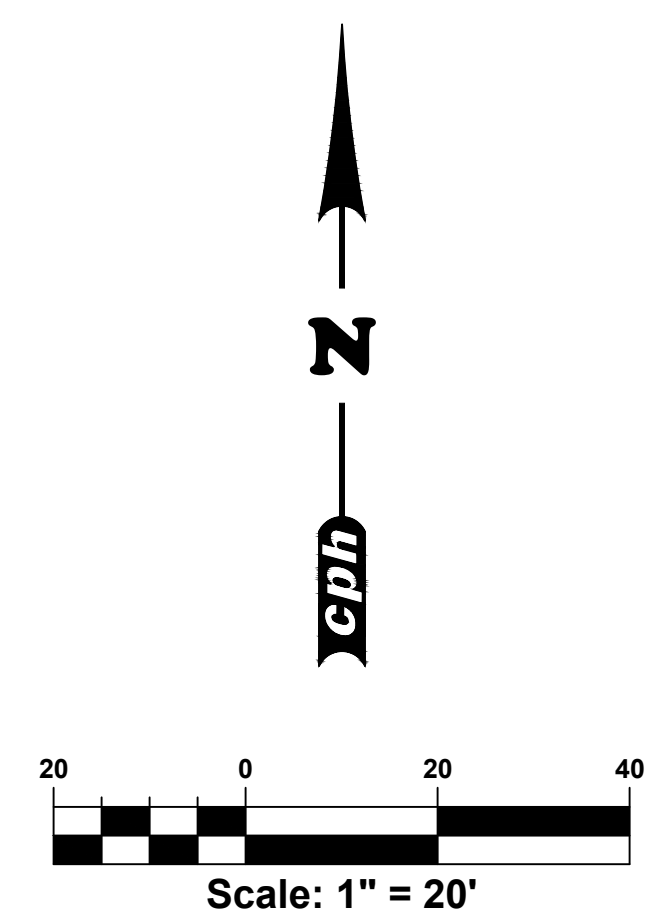
Symbol Legend:

NOT TO SCALE

---	- AIR RELEASE VALVE	○	- LIGHT POLE (QUAD)
○	- BORING HOLE LOCATION	○	- MAILBOX
○	- BRICK PAVERS	○	- MONITOR WELLS
○	- CABLE TV RISER	○	- NAIL & DISC (AS NOTED)
○	- CENTRAL ANGLE	○	- PARKING SPACES (2)
○	- CLEAN OUT	○	- POST INDICATOR VALVE
○	- COMBINATION AIR VALVE	○	- PULL BOX (AS NOTED)
○	- COMMUNICATION MANHOLE	○	- REVISION NUMBER (3)
○	- CONCRETE	○	- RECLAIMED WATER MARKER
○	- CONCRETE LIGHT POLE	○	- RECLAIMED WATER METER
○	- CONCRETE LIGHT POLE (DUAL)	○	- RECLAIMED WATER RISER
○	- CONCRETE LIGHT POLE (TRIPLE)	○	- RECLAIMED WATER VALVE
○	- CONCRETE LIGHT POLE (QUAD)	○	- ROOF DRAIN
○	- CONCRETE MITERED END SECTION	○	- SANITARY SEWER MANHOLE
○	- CONCRETE PAVERS	○	- SANITARY SEWER MARKER
○	- CONCRETE RIP RAP	○	- SANITARY SEWER VALVE
○	- CONCRETE UTILITY POLE	○	- TITLE OR REPORT ITEM NUMBER
○	- COUNTRY ROAD SYMBOL	○	- SECTION CORNER
○	- CROSSWALK SIGNAL POLE	○	- 4" x 4" CM LB #7143
○	- DETECTABLE WARNING AREA	○	- 5/8" IR&C LB #7143
○	- DUAL SUPPORT SIGN	○	- SIGN
○	- ELECTRICAL MANHOLE	○	- SITE BENCH MARK
○	- ELECTRIC METER	○	- STORM SEWER MANHOLE
○	- ELECTRICAL JUNCTION BOX	○	- STRIPING (DIRECTIONAL)
○	- ELECTRIC OUTLET	○	- TELEPHONE CABLE RISER
○	- ELECTRIC RISER	○	- TELEPHONE MANHOLE
○	- FIBER OPTIC MARKER	○	- TELEPHONE LINE MARKER
○	- FIRE DEPARTMENT CONNECTION	○	- TELEPHONE JUNCTION BOX
○	- FIRE HYDRANT	○	- TELEPHONE REPEATER
○	- FLOOD LIGHT	○	- TEST HOLE
○	- FOUND CONCRETE MONUMENT (AS NOTED)	○	- TRAFFIC SIGNAL BOX
○	- FOUND IRON PIPE (AS NOTED)	○	- TRAFFIC SIGNAL SUPPORT POLE
○	- FOUND IRON REBAR (AS NOTED)	○	- UNKNOWN MANHOLE
○	- FOUND/SET NAIL (AS NOTED)	○	- UNKNOWN UTILITY MARKER
○	- GARBAGE CAN	○	- UNKNOWN RISER
○	- GAS MARKER	○	- UNKNOWN VALVE
○	- GAS VALVE	○	- UTILITY FLAG (AS NOTED)
○	- GOPHER TORTOISE HOLE	○	- VENT (AS NOTED)
○	- GRATE INLET	○	- WATER METER
○	- GREASE TRAP MANHOLE	○	- WATER RISER
○	- GROUND LIGHT	○	- WATER SERVICE
○	- GUY ANCHOR	○	- WATER SPIGOT
○	- HANDICAP PARKING SPACE	○	- WATER SPRINKLER
○	- INTERSTATE SYMBOL	○	- WATER VALVE
○	- IRRIGATION CONTROL VALVE	○	- WELL
○	- LIGHT POLE	○	- WETLAND FLAG
○	- LIGHT POLE (DUAL)	○	- WOOD UTILITY POLE
○	- LIGHT POLE (TRIPLE)	○	- WATER LINE MARKER
○	-	○	- WIRE HEIGHTS (SEE CHART)

Reference Material

- FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO.



No.	Date	Added Requested Topographic Information	Revision	By
	9/8/25			JTF

Field Crew: L. Stoffel
 Drawn By: J. Fleming
 Checked By: N. Lunsford
 Approved By: P. Katrek
 Job No.: 2401053
 Date: 6/5/2025 © 2025

BOUNDARY & TOPOGRAPHIC SURVEY
 ALSO BEING AN
(ALTA/NSPS LAND TITLE SURVEY)
PANDA EXPRESS, INC.
A CALIFORNIA CORPORATION
 5681 W ATLANTIC BOULEVARD
 SECTION 36-TOWNSHIP 48 SOUTH-RANGE 42 EAST
 CITY OF MARGATE, BROWARD COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT SURVEY SHEETS 1 THROUGH 3 OF 3.

Survey Sheet 3

Sheet No.
V1.2

THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5-17.06(2) AND THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL J. KATREK, PSM, 623 ON 9/30/2025 PER 5-17.06(2)

For the Firm By: Paul J. Katrek
 Professional Surveyor and Mapper
 Florida Registration No. 6233