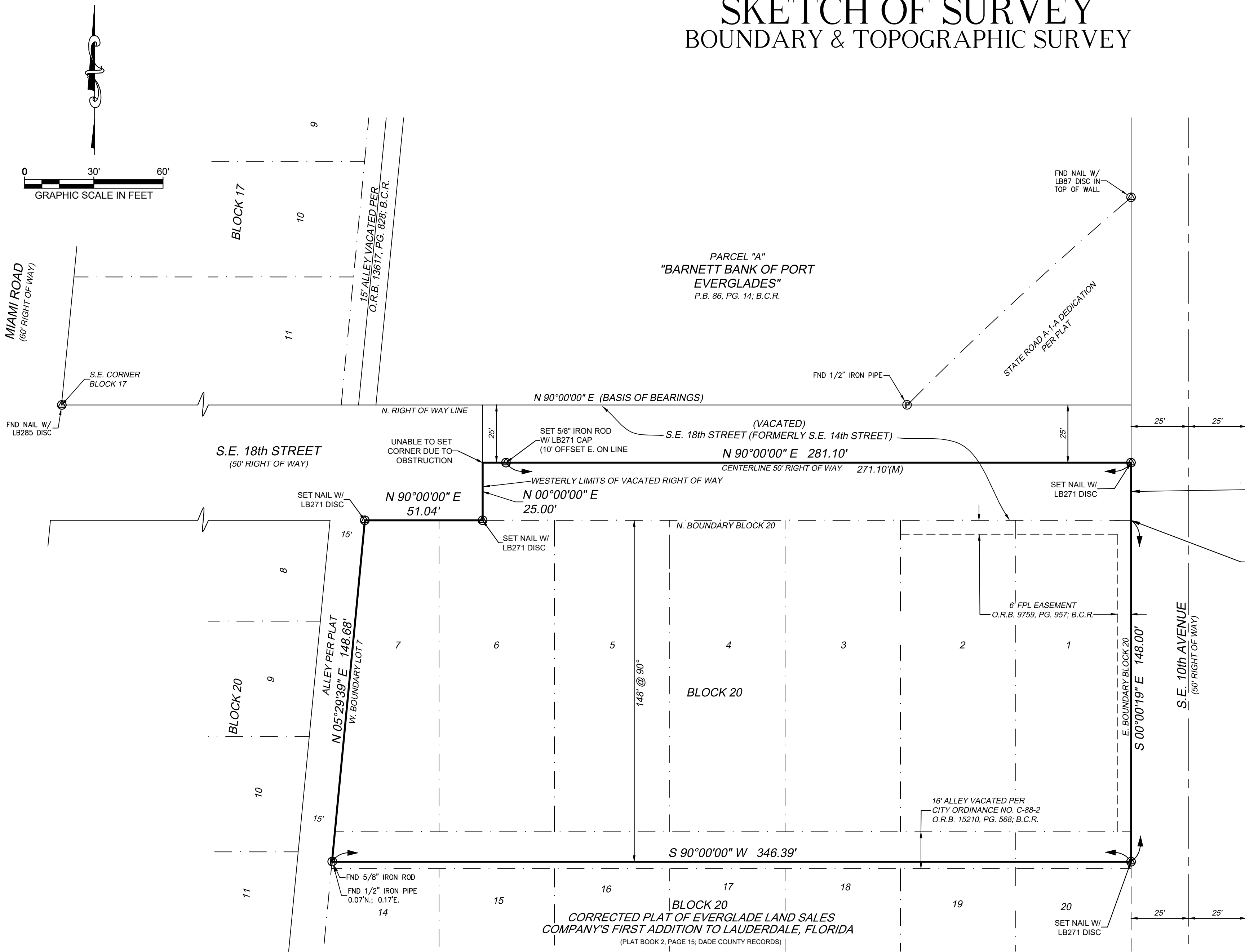


\\ctailie02\Survey_Projects\Projects\95-0019-001-01-01 OUTBACK STEAKHOUSE Drawings\95-0019-001-01-01 OUTBACK STEAKHOUSE [V-1] Aug 18, 2026 2:59pm RYOUNG

SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

NOTE: The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, right-of-way, set back lines, reservations, agreements and other similar matters, and this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and further, confirmed by others through appropriate title verification.
NOTE: Lands shown hereon were not abstracted for right-of-way and/or easements of record.



DESCRIPTION:

ALL OF LOTS NUMBERS 1 THROUGH 7, INCLUSIVE, BLOCK 20, CORRECTED PLAT OF EVERGLADE LAND SALES COMPANY'S FIRST ADDITION TO LAUDERDALE, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 15 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED 16 FOOT ALLEY LYING SOUTH OF SAID LOTS 1 THROUGH 7, INCLUSIVE, TOGETHER WITH A PORTION OF VACATED SOUTHEAST 18th STREET (FORMERLY KNOWN AS S.E. 14th STREET) LYING NORTH OF SAID LOTS 1 THROUGH 6, INCLUSIVE, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 20, THENCE SOUTH 00°00'19" EAST, ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 20, A DISTANCE OF 148.00 FEET, THENCE WEST, ALONG A LINE 148.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTHERLY BOUNDARY OF SAID BLOCK 20, A DISTANCE OF 346.39 FEET, THENCE NORTH 05°29'39" EAST, ALONG THE WESTERLY BOUNDARY OF SAID LOT 7, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 148.88 FEET, THENCE EST, ALONG THE NORTHERLY BOUNDARY OF SAID BLOCK 20, A DISTANCE OF 51.04 FEET, THENCE NORTH, ALONG THE WESTERLY LIMITS OF THE VACATED PORTION OF SOUTHEAST 18th STREET, A DISTANCE OF 25.00 FEET, THENCE EAST, ALONG THE CENTERLINE OF SAID VACATED 18th STREET (FORMERLY A 50 FOOT RIGHT OF WAY), A DISTANCE OF 281.10 FEET, THENCE SOUTH 00°00'19" EAST, ALONG THE NORTHERLY EXTENSION OF THE SAID EASTERLY BOUNDARY OF BLOCK 20, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, AND CONTAINING 1.314 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

- THIS BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED TO SHOW THE RELATIONSHIP BETWEEN VISIBLE ABOVE-GROUND IMPROVEMENTS, SURFACE ELEVATIONS, TREES, DRAINAGE/SANITARY STRUCTURES, AND OTHER PERTINENT FEATURES WITHIN THE LIMITS DEFINED BY THE CLIENT PRIOR TO CONDUCTING THE SURVEY.
- THE DESCRIPTION SHOWN HEREON IS BASED ON A PREVIOUS SURVEY PREPARED FOR THIS SITE BY (CTA) DATED APRIL 10, 1995.
- THIS SURVEY MEETS AND EXCEEDS THE HORIZONTAL AND VERTICAL ACCURACY REQUIREMENTS AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PERTAINING TO THE STANDARDS AND PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS. THE LINEAR MEASUREMENTS EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET.
- THE HORIZONTAL CONTROL AND TOPOGRAPHIC MEASUREMENTS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 2011, (NAD 83 (2011)) (EPOCH 2010.00) EXPRESSED IN U.S. SURVEY FEET OR FRACTIONS THEREOF AND REFERENCED TO THE FLORIDA EAST ZONE (0901) OF THE STATE PLANE COORDINATE SYSTEM. THE DESIRED ACCURACY OF SURVEY CONTROL POINTS HAS BEEN ACHIEVED USING REDUNDANT FIELD MEASUREMENT PROCEDURES. THE ACCURACY OF THESE POSITIONS WAS VERIFIED BY TRAVERSE CLOSURE CALCULATIONS.
- FIELD MEASUREMENTS SHOWN HEREIN WERE OBTAINED USING A SPATIAL MEASUREMENT SYSTEM MANUFACTURED BY TRIMBLE INC., COMPRISED OF "S SERIES" TOTAL STATION, "DIN" FIRST ORDER DIGITAL LEVEL, AND "R10" GNSS RECEIVER. ALL RAW SURVEY DATA WAS DIGITALLY RECORDED IN THE FIELD USING "TRIMBLE ACCESS" OR THE "ONBOARD" INTERFACE SOFTWARE AND/OR RECORDED IN A SURVEY FIELD BOOK.
- THIS SURVEY MAP WAS PREPARED FOR THE EXCLUSIVE USE OF BERGER COMMERCIAL REALTY, HEREINAFTER REFERRED TO AS THE "CLIENT", FOR THE EXPRESS PURPOSES STATED HEREON AND/OR CONTAINED IN THE CONTRACT BETWEEN CRAVEN AND THOMPSON AND THE CLIENT. THE REUSE OF THIS SURVEY FOR PURPOSES OTHER THAN FOR WHICH IT WAS INTENDED, WITHOUT THE PROPER WRITTEN CONSENT BY THE CLIENT, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE CERTIFYING SURVEYOR. NOTHING SHOWN HEREON SHALL BE CONSTRUED TO GIVE RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE IT WAS CERTIFIED TO ORIGINALLY, SAID PARTY OR PARTIES BEING SPECIFIED HEREON.
- SHEET V-1 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30', WHILE THE TOPOGRAPHIC SURVEY ON SHEET V-2 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20'. HORIZONTAL FEATURES SHOWN HEREON ARE PLOTTED TO WITHIN 1/20 OF THE MAP SCALE. HORIZONTAL FEATURE LOCATIONS ARE TO THE CENTER OF THE ASSOCIATED MAP SYMBOL. THESE SYMBOLS MAY BE ENLARGED FOR CLARITY, BUT MAY NOT REPRESENT THE ACTUAL SIZE OR SHAPE OF THE FEATURE THEY ARE INTENDED TO REPRESENT.
- ADDITIONS AND DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS DOCUMENT CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO ALL OTHER.
- BUILDING TIES ARE PERPENDICULAR TO THE BOUNDARY LINES UNLESS OTHERWISE NOTED. ALL BUILDING TIES AND DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 OF A FOOT.
- THE TREE TYPES AND CLASSIFICATION SHOWN HEREON ARE DETERMINED TO THE BEST OF OUR KNOWLEDGE, AS PROFESSIONALS INVOLVED IN THE PRACTICE OF SURVEY AND MAPPING. IF SO DESIRED, THE EXACT SPECIES SHOULD BE DETERMINED BY A LICENSED BOTANIST, DENDROLOGIST OR OTHER PROFESSIONAL WITH SUCH SPECIALIZED CAPACITY. TREE DIAMETERS WERE MEASURED AT BREAST HEIGHT. "BUD HEIGHT" (B.H.) WAS MEASURED ONLY ON PALM TREES. THE "BUD" IS THE PALM TREES GROWING POINT, LOCATED NEAR WHERE THE STEM AND CROWN/SHAFT MEET, WHERE ALL NEW LEAVES/FRONDS DEVELOP.
- THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS LIMITED TO THE LOCATION OF ABOVE GROUND IMPROVEMENTS ONLY. THE ELEVATIONS SHOWN HEREON ARE SOLELY FOR THE PURPOSE OF INDICATING THE GROUND ELEVATION ONLY AT THE POSITION SHOWN AND IN NO WAY INDICATE ELEVATIONS AT ANY OTHER POINT, AND IN NO WAY ARE INTENDED TO DETERMINE SUBSURFACE CONDITIONS, FOUNDATIONS OR OTHER BURIED ENCROACHMENTS WERE NOT LOCATED IN CONJUNCTION WITH THIS SURVEY UNLESS OTHERWISE NOTED. MOREOVER, NO EXCAVATION WAS PERFORMED BY CRAVEN THOMPSON & ASSOCIATES, INC. TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES OR FOUNDATIONS.
- UNDERGROUND UTILITY LOCATIONS WERE NOT LOCATED NOR INCLUDED IN THE PREPARATION OF THIS SURVEY.
- THIS TOPOGRAPHIC SURVEY AND MAP IS BASED ON CONDITIONS AT THE TIME OF THE FIELD SURVEY AND DOES NOT GUARANTEE THAT CONDITIONS HAVE NOT CHANGED SINCE THEN. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN THOSE INTENDED IS AT THE USER'S OWN RISK.
- THE ELEVATIONS PRESENTED IN THIS SURVEY ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AND ARE BASED ON THE FOLLOWING CRAVEN THOMPSON & ASSOCIATES, INC. BENCH MARKS:

- CTA BENCHMARK CL-190, ELEVATION= 9.829, A NAIL W/ LB271 DISC SET IN THE SW CORNER OF THE INTERSECTION OF SE 17th STREET CAUSEWAY AND MIAMI ROAD.
- CTA BENCHMARK CL-1901 ELEVATION= 8.480 A NAIL W/ LB271 DISC SET IN THE S.W. CORNER OF THE INTERSECTION OF SE 17th STREET CAUSEWAY AND S.E. 10th AVENUE.

THE CRAVEN THOMPSON BENCHMARKS LISTED ABOVE ARE BASED ON A PREVIOUS BENCH RUN USING THE FOLLOWING PUBLISHED BENCHMARKS;

- NATIONAL GEODETIC SURVEY (NGS) BENCHMARK X 235; ELEVATION=9.25, BENCH MARK DISC SET IN CONCRETE MONUMENT 25.1' EAST OF THE EAST RAIL OF THE NORTHBOUND TRACH OF FEC RAILWAY, 8.6 FEET SOUTH OF THE SOUTH CURB OF STATE ROAD 84 (S.W. 24 STREET)
- FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) BENCHMARK X132; ELEVATION=22.76/ (FDOT) DISC SET IN CONCRETE WALK, EASTBOUND DAVE BOULEVARD ON BRIDGE OVER THE SOUTH FORK OF THE NEW RIVER 3' SOUTH OF THE BACK OF WALK, 1.0' EAST OF WEST EXPANSION JOINT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED UNDER OUR DIRECTION IN AUGUST, 2026.

LAST DATE OF FIELD WORK: AUGUST 14, 2026

CRAVEN THOMPSON & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB271

RAYMOND YOUNG, PSM - FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER NO. 5799
STATE OF FLORIDA

THIS SURVEY MAP AND REPORT OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE.

SYMBOL LEGEND

ANCHOR	OVERHEAD WIRES
BACK FLOW PREVENTER	PALM TREE
BLOW OFF / AIR RELEASE VALVE	PARKING LIGHT POLE (1 BULB)
BOLLARD	PARKING LIGHT POLE (2 BULBS)
CATCH BASIN	PARKING LIGHT POLE (4 BULBS)
CLEAN OUT	SANITARY MANHOLE
CONCRETE POWER POLE	SHADE TREE
CURB INLET	SIGN (SINGLE POST)
DOUBLE DETECTOR CHECK VALVE	2'x2' SQUARE COLUMN
ELECTRIC PULL BOX	SPOT HARD SURFACE ELEVATION
ELECTRIC METER	SPOT NATURAL GROUND ELEVATION
ELECTRIC TRANSFORMER	STORM MANHOLE
FIRE HYDRANT	TELEPHONE MANHOLE
FORCE MAIN AIR RELEASE MANHOLE	TRAFFIC SIGNAL PULLBOX
FORCE MAIN VALVE	TREE TABLE NUMBER
GREASE TRAP MANHOLE	WATER METER
HANDICAP EQUIPPED PARKING SPACE	WATER METER
IRRIGATION VALVE	WOOD POWER / TELEPHONE POLE

ABBREVIATION LEGEND

B.C.R.	BROWARD COUNTY RECORDS
BFP	BACK FLOW PREVENTER
B.H.	BUD HEIGHT
CONC.	CONCRETE
C&G	CURB AND GUTTER
C/W	CONCRETE WALL
DDCV	DOUBLE DETECTOR CHECK VALVE
ELEV.	ELEVATION
F.F.	FINISHED FLOOR
FND	FOUND
FM	FORCE MAIN
LB	LICENSED BUSINESS
O/H	OVERHANG
O.R.B.	OFFICIAL RECORDS BOOK
O/S	OFFSET
P.B.	PLAT BOOK
PG.	PAGE
PLS	PROFESSIONAL LAND SURVEYOR
P.O.B.	POINT OF BEGINNING
PSM	PROFESSIONAL SURVEY & MAPPER
R.E.	RIM ELEVATION
TYP.	TYPICAL
V.G.	VALLEY GUTTER
W/	WITH
W.F.	WOOD FENCE

NOTE:

THE DIGITAL LINE WORK IN THE CADD FILE IS BASED ON COORDINATES FOR THE SURROUNDING SECTION CORNERS AS SHOWN ON THE CERTIFIED CORNER RECORDS AS FOUND ON THE LABINS WEBSITE. THE ANGULAR DIFFERENCE FROM THE LEGAL DESCRIPTION TO GPS IS (-)01°45'33" COUNTER CLOCKWISE.

N88°14'27"E
GPS BEARING
01°45'33"
DESCRIPTION BEARING
N90°00'00"E

CRAVEN • THOMPSON AND ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3963 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309
FAX: (954) 739-6409
TELL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
FLORIDA LICENSED LANDSCAPE ARCHITECTURE BUSINESS NO. C000114
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAVEN THOMPSON & ASSOCIATES, INC.

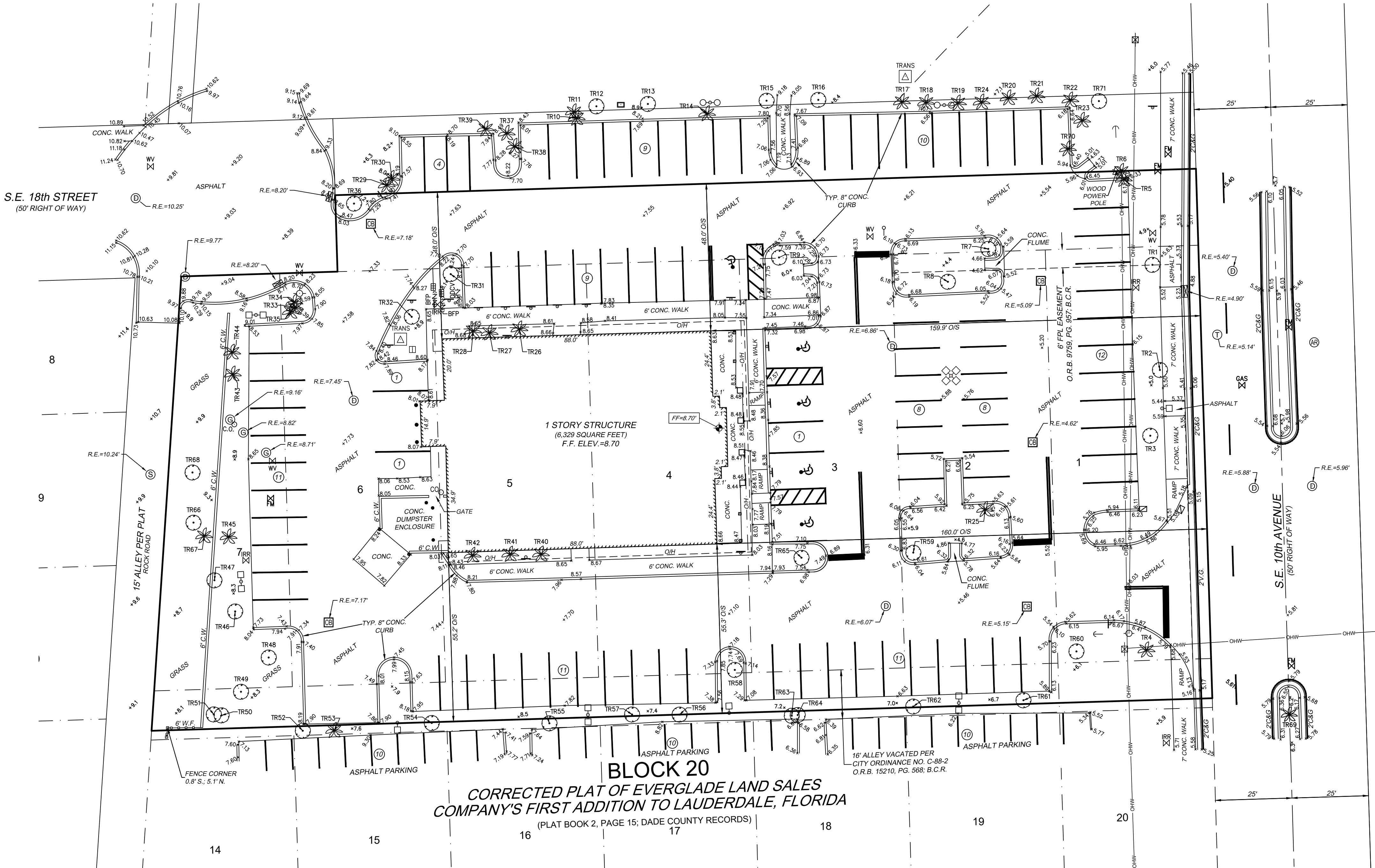
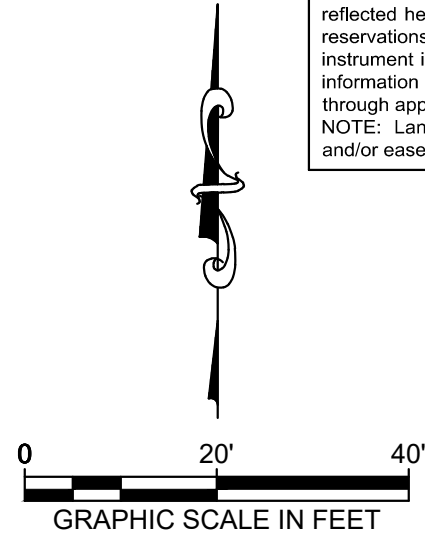
OUTBACK STEAKHOUSE
1801 S.E. 10th AVENUE
FORT LAUDERDALE, FLORIDA
PREPARED FOR:
BERGER COMMERCIAL REALTY
BOUNDARY & TOPOGRAPHIC SURVEY

SEAL
PROJECT NO.
95-0019-001-01
V-1
SHEET 1 OF 2

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SKETCH OF SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

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TREE LIST

TREE #	DESCRIPTION
TR1	40" BUTTWOOD
TR2	40" BUTTWOOD
TR3	38" BUTTWOOD
TR4	16" SABAL PALM BH=10'
TR5	12" SABAL PALM BH=12'
TR6	12" SABAL PALM BH=5'
TR7	24" OAK
TR8	18" OAK
TR9	20" OAK
TR10	14" PALM BH=16'
TR11	4" PALM BH=15'
TR12	20" OAK
TR13	16" OAK
TR14	4" PALM BH=24'
TR15	28" OAK
TR16	18" OAK
TR17	10" SABAL PALM BH=22'
TR18	10" SABAL PALM BH=22'
TR19	10" SABAL PALM BH=22'
TR20	10" SABAL PALM BH=22'
TR21	10" SABAL PALM BH=22'
TR22	10" SABAL PALM BH=22'
TR23	10" SABAL PALM BH=22'
TR24	12" SABAL PALM BH=28'
TR25	16" SABAL PALM BH=8"
TR26	3" ROBELLINI PALM BH=5'
TR27	4" ROBELLINI PALM BH=8"
TR28	4" ROBELLINI PALM BH=8"
TR29	4" ROBELLINI PALM BH=8"
TR30	4" ROBELLINI PALM BH=10'
TR31	14" OAK
TR32	22" OAK
TR33	3" ROBELLINI PALM BH=15'
TR34	3" ROBELLINI PALM BH=15'
TR35	12" SABAL PALM BH=3'
TR36	12" OAK
TR37	12" SABAL PALM BH=3'
TR38	12" SABAL PALM BH=2'
TR39	8" SABAL PALM BH=2'
TR40	4" ROBELLINI PALM BH=5'
TR41	4" ROBELLINI PALM BH=5'
TR42	4" ROBELLINI PALM BH=5'
TR43	3" PALM BH=20'
TR44	3" PALM BH=20'
TR45	10" SABAL PALM BH=4'
TR46	15" YELLOW TABEBUIA
TR47	6" GUMBO LIMBO
TR48	15" GUMBO LIMBO
TR49	10" GUMBO LIMBO
TR50	6" GUMBO LIMBO
TR51	4" GUMBO LIMBO
TR52	16" ROYAL POINCIANA
TR53	6" PALM BH=18'
TR54	18" OAK
TR55	24" OAK
TR56	8" OAK
TR57	16" YELLOW TABEBUIA
TR58	22" MAHOGANY
TR59	18" OAK
TR60	22" OAK
TR61	9" OAK
TR62	15" OAK
TR63	10" OAK
TR64	8" YELLOW TABEBUIA
TR65	44" MAHOGANY
TR66	15" OAK
TR67	4" PALM BH=24'
TR68	120" STRANGLER FIG
TR69	4" ALEXANDER PALM BH=10'

BLOCK 20
CORRECTED PLAT OF EVERGLADE LAND SALES
COMPANY'S FIRST ADDITION TO LAUDERDALE, FLORIDA
(PLAT BOOK 2, PAGE 15; DADE COUNTY RECORDS)

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V-2
SHEET 2 OF 2