

Description:

Parcels 17 through 22 and Parcels 24 and L-4, together with that portion of the right of way for Northwest 26 Street and Northwest 27 Avenue adjoining Parcels 17, 18, 19 and 20, "ALPHA 250", according to the plat thereof as recorded in Plat Book 156, page 26 of the Public Records of Broward County, Florida, together with portions of the Northwest one-quarter (NW 1/4) and the Southwest one-quarter (SW 1/4) of Section 21, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

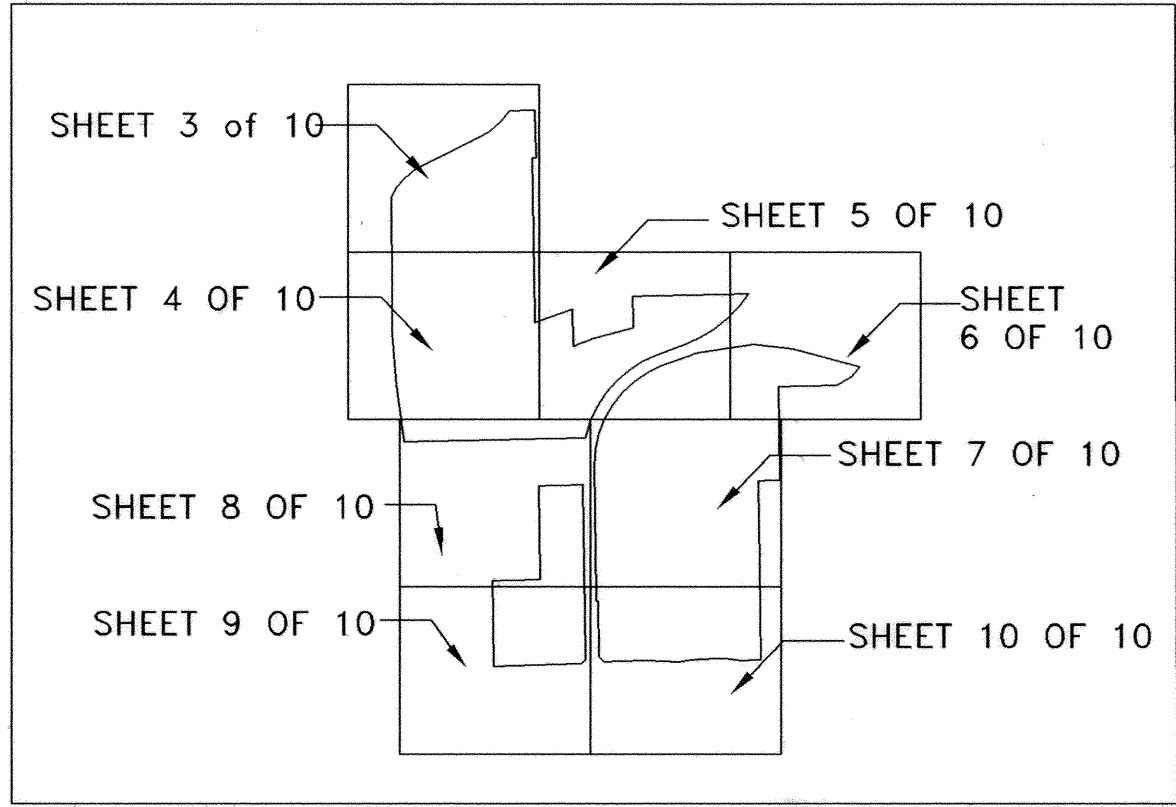
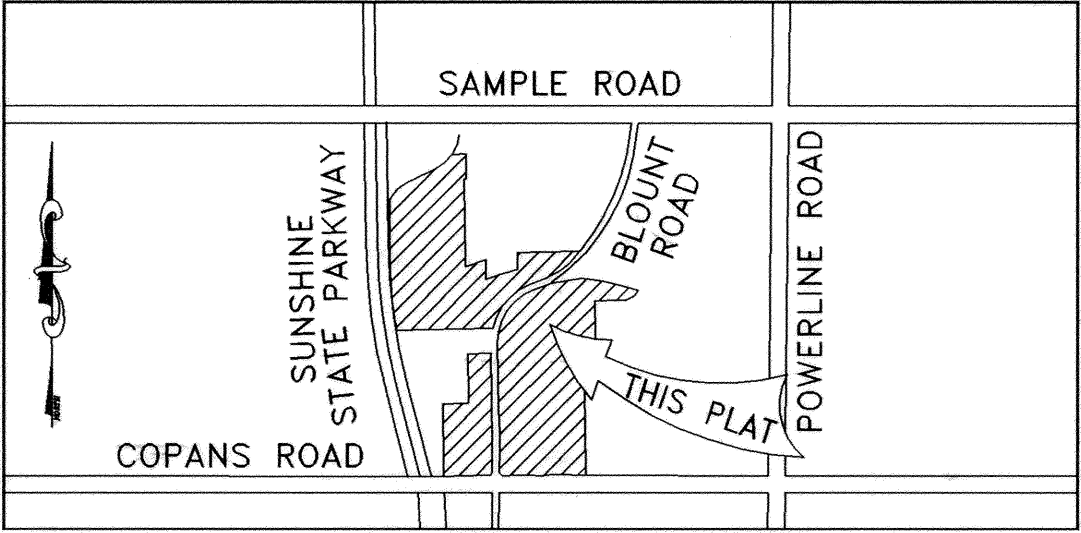
BEGIN at the Western most Northwest corner of said Parcel 22, ALPHA 250, said point bears South 83°36'15" West from the radius point of the next described curve; Thence northerly along a circular curve to the right having a radius of 7,489.45 feet, a central angle of 02°45'19", for an arc distance of 360.16 feet to the westerly line of said Section 21; Thence North 00°49'28" West, along said westerly line, 230.54 feet to the West one-quarter corner of said Section 21; Thence North 00°21'12" West, along the Westerly line of said Section 21, a distance of 722.65 feet to a point on a non-tangent curve, said point bears South 63°12'51" East to the radius point of the next described curve, said point also being on the easterly right of way line of the Sunshine State Parkway a variable width right of way; Thence Northeasterly, along a circular curve to the right, having a radius of 500.00 feet, a central angle of 37°25'59", for an arc distance of 326.67 feet; Thence North 64°13'08" East, 411.03 feet to a point of curvature; Thence Northeasterly, along a circular curve to the left, having a radius of 566.00 feet, a central angle of 30°17'27", for an arc distance of 299.23 feet to the Southwest corner of Tract G, POMPANO INDUSTRIAL PARK THIRD ADDITION, as recorded in Plat Book 111, on page 33, of the Public Records of Broward County, Florida; Thence North 88°42'57" East, along the South line of said Parcel G, 112.37 feet; Thence South 00°49'28" East, 1,778.76 feet to a point on the North line of Parcel 22 of said ALPHA 250; Thence North 68°40'00" East, along the northerly line of said Parcel 22, 68.01 feet; Thence North 62°26'00" East, 215.00 feet; Thence North 69°11'00" East, continue along said northerly line, 199.98 feet; Thence North 74°46'27" East, continue along said northerly line, 294.43 feet; Thence North 00°48'21" West, 218.35 feet to the Northeast corner of the West one-half (W1/2), of the Northwest one-quarter (NW1/4), of the Northeast one-quarter (NE1/4), of the Southwest one-quarter (SW1/4) of said Section 21 and the Southwest corner of Parcel B, ROCK LAKE PLAT, as recorded in Plat Book 172, on page 129, of the Public Records of Broward County, Florida; Thence North 88°48'32" East, along the Southerly line of said ROCK LAKE, 808.04 feet to a point on a non-tangent curve, said point bears North 56°24'22" West to the radius point of the next described curve and the westerly right of way line of Blount Road a 84.00 foot right of way pursuant to said ALPHA 250, the last six mentioned courses being coincident in part with the northerly line of said Parcel 22; Thence Southwesterly, along a circular curve to the right, having a radius of 912.93 feet, a central angle of 36°02'25", for an arc distance of 574.25 feet to a point of tangency; Thence South 69°38'03" West, 201.56 feet to a point of curvature; Thence Southwesterly, along a circular curve to the left, having a radius of 805.94 feet, a central angle of 56°56'49", for an arc distance of 801.03 feet to the Southeast corner of said Parcel 22, ALPHA 250, the last three mentioned courses being coincident in part with the westerly right of way line for Blount Road; Thence South 88°45'08" West, along the southerly line of said Parcel 22, a distance of 1,260.24 feet to a point on a non-tangent curve, said point bears North 80°37'25" East to the radius point of the next described curve, said point also being on said easterly right of way line of the Sunshine State Parkway; Thence northerly along a circular curve to the right and along said easterly right of way line, having a radius of 7,489.45 feet, a central angle of 02°58'50", for an arc distance of 389.60 feet to the POINT OF BEGINNING.

(containing 2,508,794 square feet or 57.5940 acres, more or less.)

Together with:
BEGIN at the Southeast corner of Said Parcel 18, ALPHA 250, said point being on the northerly right of way line for Copans Road, a variable width right of way per said ALPHA 250; Thence South 88°39'29" West, along the southerly line of said Parcel 18, a distance of 141.84 feet; Thence North 84°29'57" West, 100.72 feet; Thence South 88°39'29" West, continue along said southerly line and its westerly prolongation along the southerly line of N.W. 27th Avenue as abandoned by City of Pompano Beach Ordinance 2004-49 as recorded in Official Records Book 37991, on page 1874, of the Public Records of Broward County, Florida, 318.02 feet; Thence South 43°38'58" West, 16.97 feet to the Southeast corner of said Parcel 17, ALPHA 250; Thence South 88°39'29" West, along the southerly line of said Parcel 17, a distance of 18.56 feet; Thence North 87°54'30" West, continue along said southerly line, 200.36 feet; Thence South 88°39'29" West, continue along said southerly line, 300.00 feet the last seven mentioned courses being coincident in part with the northerly right of way line of said Copans Road; Thence North 46°03'55" West, 49.72 feet to the easterly right of way line for Blount Road, a right of way per said ALPHA 250; Thence North 00°48'51" West, along said easterly right of way line, 382.18 feet; Thence South 89°11'09" West, 12.00 feet; Thence continue along said easterly right of way line, North 00°48'51" West 208.02 feet; Thence North 44°11'09" East 49.50 feet; Thence North 00°48'51" West, 60.00 feet along the westerly line of N.W. 26th Street as abandoned by City of Pompano Beach Ordinance 2004-49 as recorded in Official Records Book 37991, on page 1874, of the Public Records of Broward County, Florida; Thence North 45°48'51" West, 49.50 feet to the easterly right of way line for Blount Road; Thence North 00°48'51" West, along said easterly line, 609.54 feet to a point of curvature; Thence Northeasterly, along a circular curve to the right, having a radius of 721.94 feet, a central angle of 70°26'54", for an arc distance of 887.67 feet to a point of tangency; Thence North 69°38'03" East, 64.41 feet; Thence North 76°28'37" East, along the easterly right of way for Blount pursuant to Official Records Book 42904, on page 840 (Exhibit C), 100.72 feet; Thence north 69°38'03" East, 37.15 feet to a point of curvature; Thence Northeasterly, along a circular curve to the left, having a radius of 1,008.93 feet, a central angle of 05°04'35", for an arc distance of 89.39 feet, the last ten mentioned courses being coincident in part with the easterly right of way line for Blount Road; Thence North 81°09'52" East, 364.57 feet; Thence South 83°26'38" East, 276.00 feet; Thence South 74°54'14" East, 278.12 feet;

ALPHA 250 NORTH

A REPLAT OF PARCELS 17, 18, 19, 20, 21, 22, 24 AND L-4, TOGETHER WITH PORTIONS OF ABANDONED N.W. 26 STREET AND N.W. 27 AVENUE, ALPHA 250" (PLAT BOOK 156, PAGE 26, B.C.R.) TOGETHER WITH PORTIONS OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA JANUARY, 2008



Thence South 74°59'23" East, 203.04 feet, the last four mentioned courses being coincident with the Northerly line of said Parcel 21; Thence South 37°53'53" West, 86.00 feet; Thence South 59°42'37" West, 123.84 feet; Thence South 88°47'57" West, 404.15 feet; Thence South 00°46'50" East, 649.49 feet; Thence South 88°47'22" West, 150.17 feet; Thence South 00°47'19" East, 1,239.32 feet to the POINT OF BEGINNING, the last six mentioned courses being coincident in part with the Easterly line of said ALPHA 250.

(containing 2,534,421 square feet or 58.18 acres, more or less.)

Together with:
A portion of the Southwest one-quarter (SW1/4) of Section 21, Township 48 South, Range 42 East, being more particularly described as follows:

COMMENCE at the Southeast corner of Parcel D, BROWARD COUNTY PLAT NO. 1, as recorded in Plat Book 107, on page 47, of the Public Records of Broward County, Florida, said point being 60.00 feet northerly of the centerline of Copans Roads a variable width right of way per said BROWARD COUNTY PLAT NO. 1; Thence North 00°49'18" West, along the easterly line of said Parcel D, 15.00 feet to the POINT OF BEGINNING; Thence continue North 00°49'18" West, along said easterly line of said Parcel D, 575.54 feet; Thence North 88°41'29" East, 335.61 feet; Thence North 00°48'56" West, 426.35 feet; Thence North 88°43'29" East, 305.51 feet, to the westerly right of way line for Blount Road, a right of way per ALPHA 250, according to the plat thereof as recorded in Plat Book 156, on page 26, of the Public Records of Broward County, Florida, the last four mentioned courses being coincident with the easterly line of said Parcel D; Thence South 00°48'51" East, along the westerly right of way line for Blount Road, 986.62 feet; Thence South 43°55'11" West, 42.23 feet to the northerly right of way line for said Copans Road; Thence South 88°39'29" West, along the northerly right of way line for said Copans Road, 211.31 feet; Thence North 00°48'51" West, 15.00 feet; Thence continue along said northerly right of way line, South 88°39'29" West, 400.00 feet to the POINT OF BEGINNING.

(containing 502,225 square feet or 11.530 acres, more or less.)
And containing a total of 5,545,440 square feet or 127.30 acres more or less.
Said lands lying and being in the City of Pompano Beach, Broward County, Florida.

Dedication:

State of Florida } ss KNOW ALL MEN BY THESE PRESENTS that
County of Broward } Broward County, a political subdivision of the State of Florida, Industrial Development International, a Delaware corporation, Ft. Lauderdale BTS, LLC, a North Carolina limited liability company, owners of Parcel B, as shown hereon, and Pompano Business Center, LLC a Georgia limited liability company, owners of Parcels C-1 and C-2, as shown hereon, collectively as owners of the land shown hereon, being in Section 21, Township 48 South, Range 42 East, Broward County, Florida, shown hereon as ALPHA 250 NORTH, a replat, do hereby dedicate the following:

Utility Easement, as shown hereon is hereby dedicated to the public for the installation and maintenance of utilities purposes. (Refer to the PLAT NOTES on the following sheets for limitations on the use of this easement by cable television providers).

Drainage and Utility Easement, as shown hereon, is hereby dedicated to the public for installation and maintenance of utilities and drainage. (Refer to the PLAT NOTES on the following sheets for limitations on the use of this easement by cable television providers).

Parcel C, as shown hereon is hereby reserved for public road storm water storage and flowage.

Parcel W, X, Y and Parcel Z, as shown hereon are hereby dedicated to the public for road purposes.

Bus Shelter Easement, as shown hereon, is here by dedicated to the public for proper purposes.

Dedication continued on Sheet 2 of 10

CITY OF POMPANO BEACH APPROVALS:

City Commission:

This is to certify that this plat has been APPROVED and ACCEPTED for recording by the CITY OF POMPANO BEACH, Florida, and by Resolution No. 2009-63 this 25th day of November, A.D., 2008. No building permits shall be issued for the construction, expansion, and / or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

In WITNESS WHEREOF said City Commission

Attest: Mary L. Chambers
City Clerk

By: Lamar Fisher
Mayor

Planning and Zoning Board:

This is to certify that the PLANNING AND ZONING BOARD OF POMPANO BEACH, Florida has ACCEPTED and APPROVED this plat this 11th day of December, A.D., 2008.

By: George Fivick
Planning and Zoning Board Chair

Engineering:

This plat is hereby APPROVED for record this 15th day of December, A.D., 2008.

By: Helen Gray, P.E.
City Engineer

							<p>PREPARED BY: KEITH ASSOCIATES, INC. consulting engineers 301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954)788-3400 FAX(954)788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p>
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CFN # 110481487,

Page1 of 10

Recorded 01/06/2012 at 02:32 PM

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES

DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

This is to certify that this plat complies with the provisions of Chapter 177, Florida Statutes, and has been ACCEPTED for record by the Board of County Commissioners of Broward County, Florida, this 10th day of March, 2009.

Attest: Bertha Henry
County Administrator

By: Mayor-County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

This instrument was filed for record this 6th day of JANUARY, A. D., 2012 and recorded in PLAT BOOK 180 PAGE 14, Record verified.

Attest: Bertha Henry
County Administrator

By: Yvonne Lewis
Deputy

BROWARD COUNTY ENVIRONMENTAL PROTECTION
AND GROWTH MANAGEMENT DEPARTMENT

This plat is hereby APPROVED and ACCEPTED for record.

By: Dan M. Donohue
Director or Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION
AND ENGINEERING DIVISION

This plat is hereby APPROVED and ACCEPTED for record.

By: Richard Tornese
Director
Florida Professional Engineer,
Registration No. 40263

By: Robert P. Legg, Jr.
Florida Professional Surveyor and Mapper
Registration No. 4030

Date: 11/3/11

Date: 11/3/11

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council APPROVED this plat subject to its compliance with dedication of rights of way this 26th day of FEBRUARY, A.D., 2009.

By: Chairperson
Date: 02/26/09

This plat complies with the APPROVAL of the Broward County Planning Council on the above date and is hereby APPROVED and ACCEPTED for record this 4 day of January, A.D., 2012.

By: Executive Director or Designee

Date: 1-4-12

SURVEYOR'S CERTIFICATE

I hereby certify that the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown conforms to the applicable requirements of Chapter 177, Part 1, Florida Statutes, and with the applicable sections of Chapter 61G17-6, Florida Administrative Code. The Permanent Reference Monuments (P.R.M.'s) were set on December 15, 2004. The Bench marks shown are referenced to the National Geodetic Vertical Datum of 1929 in conformity with standards adopted by the National Ocean Survey for third order control standards.

Keith & Associates, Inc. Florida Department of Business and Professional Regulation Certificate of Authorization number LB 6860.

Date: 6/15/2008

For the Firm By:

A.M. Lazowick
Professional Surveyor and Mapper
Registration No. 4105
State of Florida

ALPHA 250 NORTH

A REPLAT OF PARCELS 17, 18, 19, 20, 21 22, 23, 24 AND L-4, TOGETHER
WITH PORTIONS OF ABANDONED N.W. 26 STREET AND N.W. 27 AVENUE,
"ALPHA 250" (PLAT BOOK 156, PAGE 26, B.C.R.) TOGETHER WITH PORTIONS OF
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA
JANUARY, 2008

Area Tabulation Table:

Parcel Name	Square Footage	Acreage
Parcel "A"	491,422	11.28
Parcel "B"	1,176,747	27.01
Parcel "C"	266,304	06.11
Parcel "D"	1,090,670	25.04
Parcel "E"	961,478	22.07
Parcel "F"	1,539,884	35.35
Parcel "W"	4,574	00.10
Parcel "X"	2,858	00.07
Parcel "Y"	3,612	00.08
Parcel "Z"	7,191	00.17
parcel "U"	350	00.01
parcel "V"	350	00.01
Total	5,545,440	127.30

City Required Area Tabulation:

Gross Area	5,545,440	127.30
Net Area	5,527,824	126.86

Dedication continued:

IN WITNESS WHEREOF: We hereto set our hands and affix our seal
this 3 day of Feb, 2009.

Broward County, Florida
a public body corporation

Witness: RH Brossard
Print Name: RH Brossard
Witness: Justin S. Filippen
Print Name: Justin S. Filippen

By: Stacy Ritter
MAYOR - COUNTY COMMISSION

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate
seal this 30th day of June, 2008.

Industrial Development International, Inc.
a Delaware corporation

Witness: MONA HAND
Print Name: MONA HAND
Witness: DENISE DEWS
Print Name: DENISE DEWS

By: DAVID BIRDWELL
DAVID BIRDWELL

Acknowledgment:

State of Florida } ss BEFORE ME personally appeared
County of Broward } Stacy Ritter, who
is personally known to me, and

who executed the foregoing instrument as Mayor of Broward County, Florida
public body corporation and severally acknowledged to and before me that she
executed such instrument as such Mayor of said corporation and that the
seal affixed to the foregoing instrument is the corporate seal of said corporation
and that it is affixed to said instrument by due and regular authority, and that
said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 3rd day
of February, 2009.

My commission expires: 03.22.10

Arlene Jardine
Notary Public
Typed, printed or stamped
name of Notary Public
NOTARY PUBLIC STATE OF FLORIDA
Arlene Jardine
Commission # DD531553
Expires: MAR. 22, 2010
Bonded Thru Atlantic Bonding Co., Inc.

Acknowledgment:

State of GEORGIA } ss BEFORE ME personally appeared
County of DEKALB } David R. Birdwell, who
is personally known to me, and

who executed the foregoing instrument as Secretary of Industrial Development
International, Inc. a Delaware corporation and severally acknowledged to and before
me that he executed such instrument as such Secretary of said corporation,
and that the seal affixed to the foregoing instrument is the corporate seal of
said corporation and that it is affixed to said instrument by due and regular
authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 30th day
of June, 2008.

My commission expires:

Charlotte Robinson
Notary Public
Charlotte Robinson
Notary Public, DeKalb County, Georgia
My Commission Expires Oct. 11, 2008
Typed, printed or stamped
name of Notary Public

Acknowledgment:

State of NC } ss BEFORE ME personally appeared
County of Mecklenburg } Daniel S. Levine, who
is personally known to me, and

who executed the foregoing instrument as Manager of Ft. Lauderdale BTS, LLC,
a North Carolina limited liability company and severally acknowledged to and
before me that he executed such instrument as such Manager of said
company, and that the seal affixed to the foregoing instrument is the company
seal of said company and that it is affixed to said instrument by due and
regular authority, and that said instrument is the free act and deed of said
company.

WITNESS my hand and official seal this 8th day
of July, 2008.

My commission expires: 11-24-12

Martha L. Douglas
Notary Public
Martha L. Douglas
Typed, printed or stamped
name of Notary Public
NOTARY PUBLIC

Acknowledgment:

State of GEORGIA } ss BEFORE ME personally appeared
County of DEKALB } David R. Birdwell, who
is personally known to me, and

who executed the foregoing instrument as Secretary of Pompano Business Center,
LLC a Georgia limited liability company and severally acknowledged to and before
me that he executed such instrument as such Secretary of said company, and
that the seal affixed to the foregoing instrument is the company seal of said
company and that it is affixed to said instrument by due and regular authority,
and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 30th day
of June, 2008.

My commission expires:

Charlotte Robinson
Notary Public
Charlotte Robinson
Notary Public, DeKalb County, Georgia
My Commission Expires Oct. 11, 2008
Typed, printed or stamped
name of Notary Public

Mortgage Consent:

State of North Carolina } ss The undersigned
County of Mecklenburg } hereby certifies
that they are the

holder of a mortgage, upon the property
described hereon and do hereby join in and
consent to the dedication of the land described
in said dedication by the owner thereof, and
agrees that its mortgage which is recorded in
Official Record Book 48058 at Page 1084 of the
Public Records of Broward County, Florida, shall
be subordinated to the dedications shown
hereon.

IN WITNESS WHEREOF: We hereto set our
hands and affix our corporate seal this 23rd
day of September, 2011.

Witness: E. Philip Holmes Wells Fargo Bank, N.A.
Print Name: E. Philip Holmes National association

Witness: Kana M. Clark By: Arthur J. Chilleat
Print Name: Kana M. Clark Print Name: Arthur J. Chilleat
Title: Vice President

Acknowledgement:

State of North Carolina } ss BEFORE ME personally
County of Mecklenburg } appeared
Arthur J. Chilleat,

who is personally known to me, and who executed
the foregoing instrument as Vice President
of Wells Fargo Bank, N.A., a national banking association
and severally acknowledged to and before me that he
executed such instrument as such Vice President
of said bank, and that the seal affixed to the
foregoing instrument is the bank seal of said bank
and that it is affixed to said instrument by due and
regular authority, and that said instrument is the
free act and deed of said bank.

WITNESS my hand and official seal this 23rd
day of September, 2011.

My commission expires: December 2, 2011 Notary Public
Arthur J. Chilleat

Mortgage Consent:

State of North Carolina } ss The undersigned hereby certifies
County of Mecklenburg } that they are the holder of a
mortgage, upon the property described
hereon and do hereby join in and consent to the dedication of the
land described in said dedication by the owner thereof, and agrees
that its mortgage which is recorded in Official Record Book 39277
at Page 100 of the Public Records of Broward County, Florida, shall
be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF: We hereto set our hands and affix our
corporate seals this 15th day of August, 2008.

Witness: Shelby M. Pearson Bank of America, N.A., a national
Print Name: Shelby M. Pearson banking association
Witness: Janet Drummond By: Ruth A. Healy
Print Name: Janet Drummond Vice President

Acknowledgment:

State of North Carolina } ss BEFORE ME personally appeared
County of Union } Ruth A. Healy, who is
personally known to me, and who executed
the foregoing instrument as Vice President of Bank of
America, N.A., a national banking association and severally
acknowledged to and before me that he executed such instrument as
such Vice President of said bank, and that the seal affixed
to the foregoing instrument is the bank seal of said bank and that
it is affixed to said instrument by due and regular authority, and
that said instrument is the free act and deed of said bank.

WITNESS my hand and official seal this 15th day
of August, 2008.

My commission expires: Notary Public
April 13, 2013 Joanna E Rogers
Print Name:

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate
seal this 8th day of July, 2008.

Ft. Lauderdale BTS, LLC,
a North Carolina limited liability company

Witness: Peggie Stafford
Print Name: PEGGIE STAFFORD
Witness: KARL WOOT
Print Name: KARL WOOT

By: Daniel S. Levine
DANIEL S. LEVINE

IN WITNESS WHEREOF: We hereto set our hands and affix our corporate
seal this 30th day of June, 2008.

Pompano Business Center, LLC
a Georgia limited liability company

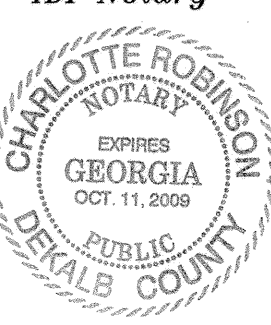
Witness: MONA HAND
Print Name: MONA HAND
Witness: DENISE DEWS
Print Name: DENISE DEWS

By: DAVID BIRDWELL
DAVID BIRDWELL

Broward County

Broward County
NotaryIndustrial
Development
International, Inc.

IDI Notary

Ft. Lauderdale
BST, LLCFt. Lauderdale BST
NotaryPompano Business
Center, LLCPompano Business
Center, LLC
NotaryBank of America
NotaryBank of America
NotaryWells Fargo Bank
NotaryTyped, printed or stamped
name of Notary PublicWells Fargo Bank
Notary

PREPARED BY:
KEITH
ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954)788-3400 FAX (954)788-3500
EMAIL: mail@keith-associates.com LB NO. 6860

ALPHA 250 NORTH

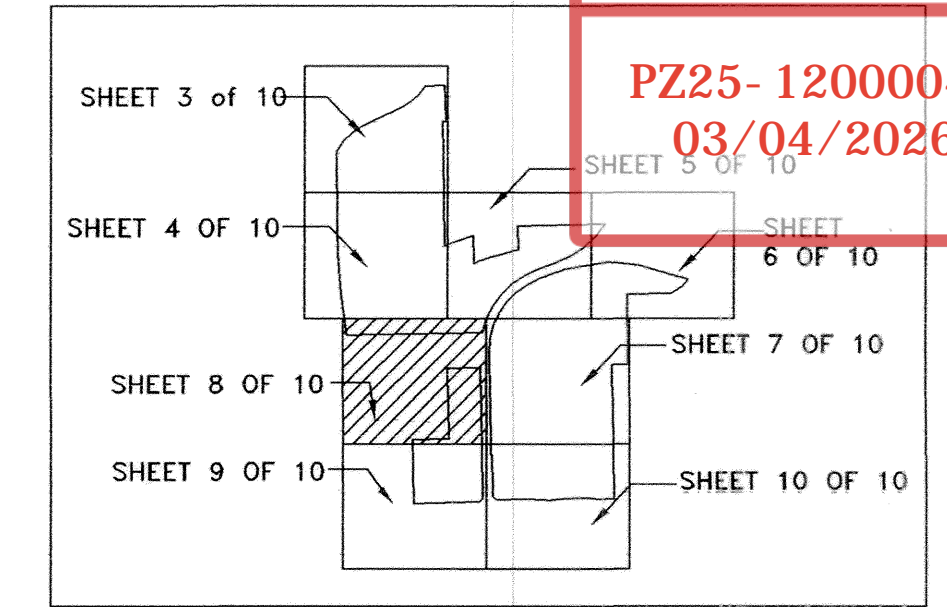
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A REPLAT OF PARCELS 17, 18, 19, 20, 21, 22, 24 AND L-4, TOGETHER WITH PORTIONS OF ABANDONED N.W. 26 STREET AND N.W. 27 AVENUE, "ALPHA 250" (PLAT BOOK 156, PAGE 26, B.C.R.) TOGETHER WITH PORTIONS OF SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST
CITY OF POMPAÑO BEACH, BROWARD COUNTY, FLORIDA JANUARY, 2008

MATCH LINE SHEET 5 OF 10

MATCH LINE SHEET 4 OF 10



KEY MAP: NOT TO SCALE

NOTICE:

This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PLAT NOTES:

⊙ Indicates set Permanent Reference Monument (P.R.M.) 4"x4"x24" concrete monument with brass disc No. LB6860 (unless noted otherwise).

Bearings, shown hereon, are based on an assumed meridian based on the South line of Parcel "B", "ROCK LAKE PLAT", according to the plat thereof as recorded in Plat Book 172, on page 129, of the Public Records of Broward County, Florida = North 88°48'32" East.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929. Said elevations are based on benchmarks supplied by the Broward County Highway Construction and Engineering Division origin benchmark no. 2876, Broward County brass disk located in the SW quadrant of Copans road and Blount Road; in sidewalk of Farm Stores, 21' North of the N.E. corner of the said Farm Store, 117' West of Centerline of Blount road; 107' South of centerline eastbound lane of Copans road; address #3000, Benchmark elevation = 14.699 feet.

The following note is required by Chapter 177.091, subsection (28), Florida Statutes: Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; Provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code, as adopted by the Florida Public Service Commission.

All facilities for the distribution of electricity, telephone, and cable television shall be installed underground pursuant to Chapter 154.19(B) City of Pompano Beach, Florida Code of Ordinances.

See sheet 2 of 10 for parcel area tabulation table.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by March 10, 2014, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by March 10, 2014, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

This plat is restricted to 250,000 square feet of Industrial use on Parcel A; 250,000 square feet of Industrial use on Parcel B, (215,432 square feet existing, 34,568 square feet proposed); a Lake on Parcel C; a Conservation Easement on Parcel D; 342,000 square feet of Industrial use on Parcel E; and 737,352 square feet Industrial use on Parcel F.

Banks, commercial/retail, and/or stand alone office uses are not permitted without the approval of the Board of County Commissioner who shall review and address these uses for increased impacts. Industrial buildings are further restricted to no more than 30% ancillary office per bay or single tenant building.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of any property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

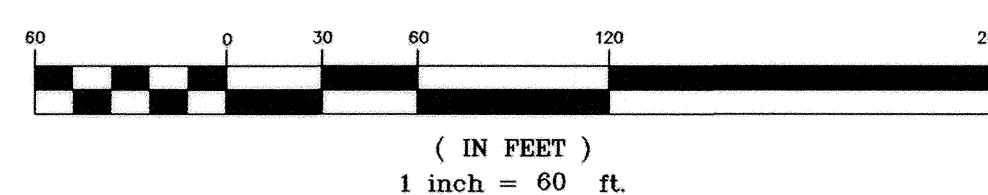
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LEGEND:

AKA ALSO KNOWN AS
B.C.R. BROWARD COUNTY RECORDS
D.B. DEED BOOK
L. ARC LENGTH
L.B. FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION CERTIFICATE OF AUTHORIZATION LICENSED BUSINESS DESIGNATION
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R. RADIUS
SQ. FT. SQUARE FEET
Δ CENTRAL ANGLE
⊙ PERMANENT REFERENCE MONUMENT (PRM)
--- NON VEHICULAR ACCESS LINE
--- CENTERLINE

GRAPHIC SCALE



MATCH LINE SHEET 9 OF 10

MATCH LINE SHEET 7 OF 10

