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LAND DESCRIPTION:

ALL OF PARCEL "B", ALPHA 250 NORTH, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 180, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 27.01 ACRES, MORE OR LESS.

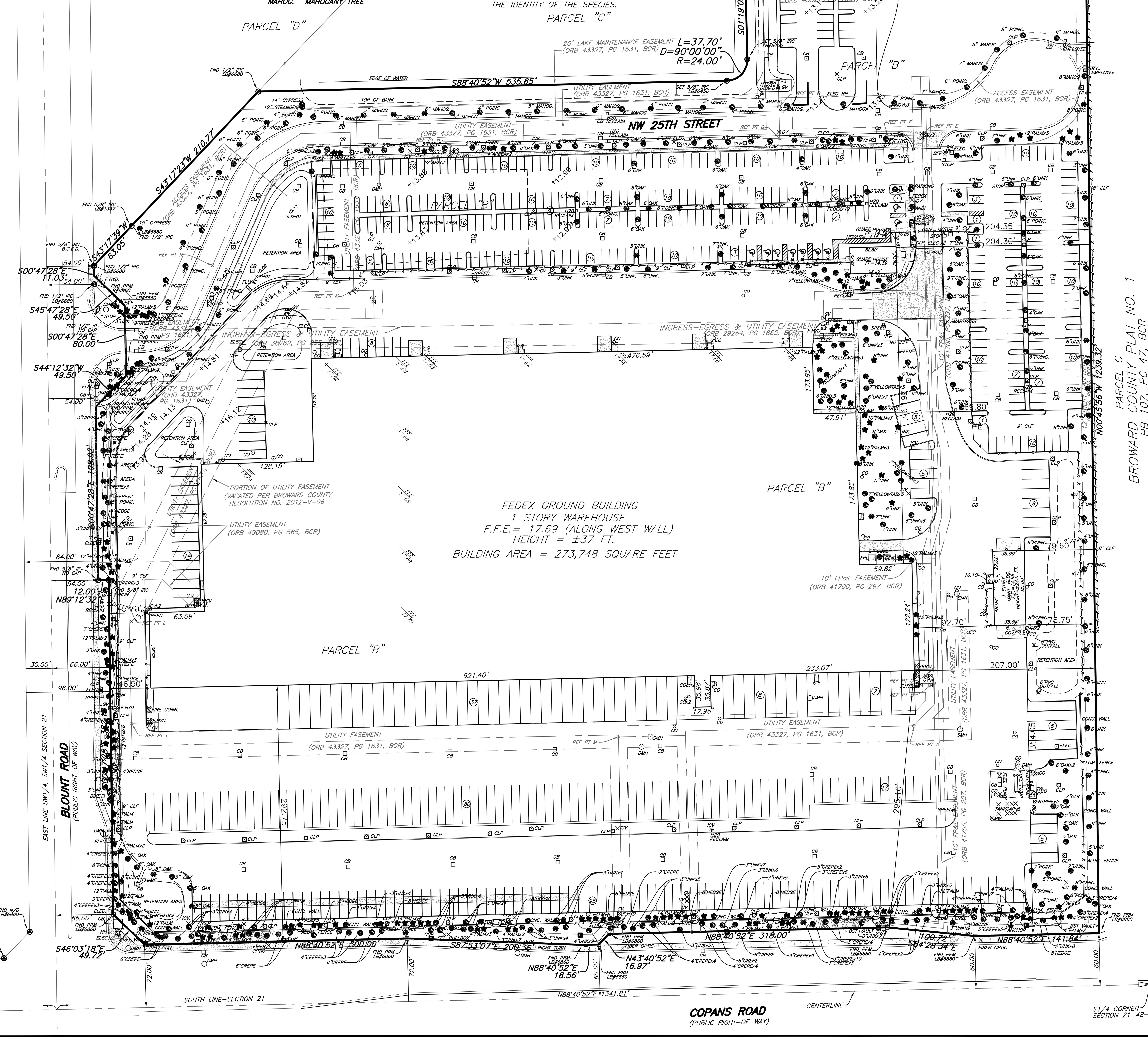
LEGEND

A.L.P.	ALUMINUM LIGHT POLE	BST	BELL SOUTH TELEPHONE
G.V.	GATE VALVE	DDCV	DOUBLE DETECTOR CHECK VALVE
F HYD.	FIRE HYDRANT	ICV	IRRIGATION CONTROL VALVE
L.P.	LIGHT POLE	CB	CATCH BASIN
C.O.	CLEAN-OUT	BFP	BACK FLOW PREVENTER
ELEC	ELECTRIC METER BOX	IRR	IRRIGATION
W.M.	WATER METER BOX	IRC	5/8" IRON ROD WITH ID CAP
COL	COLUMN	FND	FOUND
W.P.	WOOD POWER POLE	CATV	CABLE TELEVISION
C.L.P.	CONCRETE LIGHT POLE	DIA	DIAMETER
M.H.	MANHOLE	N&D	NAIL AND DISC
SMH	SANITARY MANHOLE	HANDI	HANDICAP
ORB	OFFICIAL RECORDS BOOK	CUP	CONCRETE UTILITY POLE
PB	PLAT BOOK	DMH	DRAINAGE MANHOLE
PG	PAGE	IPC	IRON PIPE WITH ID CAP
TYP	TYPICAL	PRM	CONCRETE MONUMENT WITH ID DISC
FFE	FINISHED FLOOR ELEVATION	POINC.	ROYAL POINCIANA TREE
		MAHOG.	MAHOGANY TREE

NOTE:
THE SPECIES OF TREES, AS SHOWN HEREON, WERE IDENTIFIED TO THE BEST OF KNOWLEDGE AND ABILITY OF THE SURVEYOR, WITHOUT THE BENEFIT OF AN ARBORIST, BIOLOGIST, OR LANDSCAPE ARCHITECT. IT IS THE RESPONSIBILITY OF THE END USER TO VERIFY THE IDENTITY OF THE SPECIES.

NORTH

SCALE: 1"=60'



SURVEY NOTES:

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD. TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS OR RECORD, THIS SURVEY IS BASED UPON COMMITMENT FOR TITLE INSURANCE DATED 07/11/2011 (FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT AGENT'S FILE NUMBER FT. LAUDERDALE BTS, REVISION NO. 1). LANDS DESCRIBED HEREON ARE SUBJECT TO THE FOLLOWING ITEMS LISTED IN SCHEDULE B-SECTION 2 OF SAID COMMITMENT. ALL RECORDING REFERENCES ARE TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ITEM 9 RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF ALPHA 250, AS RECORDED IN PLAT BOOK 156, PAGE 26; AS AMENDED BY AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN ORB 29264, PAGE 1894; RESOLUTION 1999-1460 RECORDED IN ORB 30036, PG 1185; ORDINANCE NO. 2004-49 RECORDED IN ORB 37991, PG 1874; AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN ORB 38390, PG 1651; ORDINANCE NO. 2005-14 RECORDED IN ORB38962, PG 1869; RESOLUTION NO. 2005-325 RECORDED IN ORB 39715, PG 713, AND RE-RECORDED IN ORB 39745, PG 1172; RESOLUTION NO. 2006-108 RECORDED IN ORB 41695, PG 1469; AND AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT RECORDED IN ORB 47351, PG 1689. PLAT NOTE AMENDMENTS AFFECT THE SUBJECT PROPERTY BUT ARE NOT PLOTTABLE. VACATION OF PLATTED ROADS AND EASEMENTS ARE SHOWN ON THE SURVEY AND NOTED THAT THEY HAVE BEEN VACATED.

ITEM 10 OIL, GAS AND MINERAL RESERVATIONS CONTAINED IN DEED FROM THE BOARD OF COMMISSIONERS OF EVERGLADES DRAINAGE DISTRICT RECORDED IN DEED BOOK 470, PG 322; AS MODIFIED BY NON-USE COMMITMENT RECORDED IN ORB BOOK 30176, PG 1472. NOTE: THE DRAINAGE AND ROAD RESERVATIONS CONTAINED IN SAID DEED WERE RELEASED BY RELEASE OF RESERVATIONS NO. 17251 RECORDED IN BOOK 30176, PG 1476. NOT A PLOTTABLE ITEM.

ITEM 11 AGREEMENT RELATING TO ROADWAY CONCURRENCY SATISFACTION BETWEEN BROWARD COUNTY AND THE CITY OF POMPANO BEACH RECORDED IN ORB 19384, PG 608. NOT A PLOTTABLE ITEM.

ITEM 12 DEVELOPMENT AGREEMENT BETWEEN THE CITY OF POMPANO BEACH AND BROWARD COUNTY RECORDED IN ORB 20701, PAGE 801. NOT A PLOTTABLE ITEM.

ITEM 13 COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN AND EASEMENTS RESERVED IN DEED FROM BROWARD COUNTY TO POMPANO BUSINESS CENTER, LLC, RECORDED IN ORB 29264, PG 1865. PLOTTED ON SURVEY.

ITEM 14 UTILITIES ENCHANCEMENT AGREEMENT (WATER AND WASTEWATER SERVICE) RECORDED IN ORB 29264, PG 1869; AND IN ORB 29265, PG 1041. NOT A PLOTTABLE ITEM.

ITEM 15 DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR POMPANO BUSINESS CENTER, INCLUDING ANY AMENDMENTS OR MODIFICATIONS THERETO, WHICH CONTAIN PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, RECORDED IN ORB 29497, PG 1876; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED IN ORB 30589, PG 979; AND AS AMENDED BY FIRST AMENDMENT RECORDED IN ORB 31725, PG 1031. NOT A PLOTTABLE ITEM.

SURVEY NOTES:

ITEM 16 DELETED

ITEM 17 INGRESS/EGRESS AND UTILITY EASEMENT RECORDED IN ORB 38762, PG 855. PLOTTED ON SURVEY.

ITEM 18 AGREEMENT TO ALLOCATE DEVELOPMENT RIGHTS RECORDED IN ORB 39277, PG 130. NOT A PLOTTABLE ITEM.

ITEM 19 ALL ITEMS AND PROVISIONS SET FORTH AND CONTAINED IN THE CERTAIN LEASE DATED JANUARY 7, 2005, AS DISCLOSED BY AND AS AFFECTED BY SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED IN ORB 39373, PG 1032. NOT A PLOTTABLE ITEM.

ITEM 20 DELETED

ITEM 21 FLORIDA POWER & LIGHT CO. EASEMENT RECORDED IN ORB 41700, PG 297. PLOTTED ON SURVEY.

ITEM 22 EASEMENT TO BROWARD COUNTY RECORDED IN ORB 43327, PG 1631. PLOTTED ON SURVEY.

ITEM 23 DELETED.

2. FLOOD ZONE INFORMATION:
COMMUNITY NO.: 120055
PANEL NO.: 0120 F
ZONE: X
BASE ELEVATION: N/A
DATE OF MAP: 08/18/1992
DATE OF INDEX: 10/02/1997

PARKING SPACES: 682 SPACES INCLUDING 9 HANDICAP

3. THE LAND DESCRIPTION SHOWN HEREON IS IN ACCORD WITH THE INSTRUMENT OF RECORD.

4. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

5. ZONING: I-1 PCI (GENERAL INDUSTRIAL WITH PLANNED COMMERCIAL/INDUSTRIAL OVERLAY

6. LAND USE:INDUSTRIAL

7. MAXIMUM BUILDING HEIGHT: 105'

8. BUILDING SETBACKS:50' FROM MAJOR ARTERIAL OR COLLECTOR ROADS; 25' FROM OTHER PROPERTY LINES.

9. PROPERTY IS IN COMPLIANCE WITH ZONING CLASSIFICATION I-1 PCI.

10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

11. THE SUBJECT SITE HAS ACCESS TO BLOUNT ROAD, A PUBLIC RIGHT-OF-WAY.

12. ELEVATIONS SHOWN ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

13. BENCHMARK INFORMATION: BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK #2876. ELEVATION=14.699.

SURVEYOR'S CERTIFICATE:

THIS SURVEY IS MADE FOR THE BENEFIT OF: FT. LAUDERDALE BTS, LLC; WELLS FARGO BANK, NATIONAL ASSOCIATION; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

I, MICHAEL D. ROSE, A PROFESSIONAL SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, DO HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW, THAT I HAVE MADE A CAREFUL SURVEY OF THE HEREON DESCRIBED TRACT OF LAND;

1. THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 18 and 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 19, 2011.

2. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.

3. THE PROPERTY DESCRIBED HEREON IS THE SAME PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. FT. LAUDERDALE BTS, REVISION NO. 1, WITH AN EFFECTIVE DATE OF 07/11/2011 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

4. SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0120 F, WITH A DATE OF IDENTIFICATION OF 08/18/92, FOR COMMUNITY NO. 120055, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

5. THE PROPERTY HAS DIRECT ACCESS TO BLOUNT ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

6. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 682, INCLUDING 9 DESIGNATED HANDICAP SPACES.

DATED: APRIL 20, 2011
UP-DATED: JANUARY 17, 2012
UP-DATED: SEPTEMBER 22, 2012
UP-DATED: FEBRUARY 4, 2013

REVISIONS

DATE	BY	DESCRIPTION
06/14/2011	MDR	REVISE F.F.E AND ADD DIMS TO CENTERLINE
06/17/2011	MDR	ADDED ADDITIONAL TREE LOCATIONS
07/07/2011	MFG	ADDED ADDITIONAL VEGETATION LOCATIONS
07/13/2011	MDR	ADD LABEL FOR NW 25TH STREET
07/19/2011	MDR	REVISE COMMITMENT DATE; DELETE ITEM 16 FROM EXCEPTIONS
01/17/2012	MDR	UPDATE SURVEY
09/22/2012	MDR	UPDATE SURVEY (NEW CONSTRUCTION)
02/04/2013	MJG	UPDATE SURVEY (NEW CONSTRUCTION)

SDA SHAH DROTOS & ASSOCIATES
ENGINEERING
SURVEYING
PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MDR/MG
CHECKED BY: MDR
DESIGNED BY:
APPROVED BY: S.D.A.
SCALE:1"=60'

ALTA/ACSM LAND TITLE SURVEY

FEDEX GROUND FACILITY
2700 NW 25TH STREET, POMPANO BEACH, FLORIDA

PORTION OF ALPHA 250 NORTH (PB 180, PG 14)
SECTION 21-TOWNSHIP 48 SOUTH-RANGE 42 EAST

S E A L

FOR THE FIRM, BY:

MICHAEL D. ROSE
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REG No. 3998

DATE: APRIL 2011

JOB NO. 0952A.00

SHEET 1 OF 1