

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted by Aviram & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Pro Forma Title Commitment No. FA-C-459160-8A, issued by First American Title Insurance Company with an issued date of January 05, 2011. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the Plot with the south line of Parcel "A", JUSTUS PLAT, having a bearing of N89°42'14"E
6. The entire property described hereon lies within Flood Zone AH (EL. 14), Community Panel No. 120055 0120 F, dated: 8/18/92.
7. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
8. Benchmark Description: Sanitary manhole rim at centerline of Park Center Central Boulevard North and N.W. 14th Avenue, Elevation = 14.437 feet.
9. Property Address: 3003-3031 North Andrews Avenue Extension, Pompano Beach, Florida 33064.
10. Abbreviation Legend: a/k/a = Also Known As; APPROX = Approximate; B.C.R. = Broward County Records; BLDG. = Building; C = Calculated; Δ = Central Angle; C = Centerline; C.B.S. = Concrete, Block & Stucco; CH = Chord Length; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; D = Per Deed; EL = Elevation; E.O.W. = Edge of Water; ESMI. = Easement; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/T/T = Nail & Tin Tab; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius; R/W = Right-of-way; S.F. = Square Feet; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = Without Cap
11. I have no knowledge as to earth moving work, building construction, changes in right-of-way, use as a solid waste dump, under the property shown hereon.

PARCEL II:
[SAMPLE 95 BUSINESS PARK BUILDING TWO]

A PORTION OF PARCEL "A", I.U.O.E. 13 ACRE PLAT, AS RECORDED IN PLAT BOOK 118, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL "A", JUSTUS PLAT, AS RECORDED IN PLAT BOOK 123, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL OF SAID I.U.O.E. 13 ACRE PLAT, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, (A RADIAL LINE FROM SAID POINT BEARS NORTH 66 DEGREES 04 MINUTES 59 SECONDS WEST); THENCE SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13,804.97 FEET, A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 09 SECONDS, AN ARC DISTANCE OF 133.13 FEET; THENCE SOUTH 31 DEGREES 30 MINUTES 42 SECONDS WEST, 100.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT, CURVE CONCAVE TO THE NORTHWEST, (A RADIAL LINE FROM SAID POINT BEARS NORTH 65 DEGREES 07 MINUTES 21 SECONDS WEST), HAVING A RADIUS OF 13,792.97 FEET, A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 149.99 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS LAID OUT AND CURRENTLY IN USE); THENCE SOUTH 70 DEGREES 38 MINUTES 29 SECONDS WEST, 49.58 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 04 SECONDS WEST 78.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 11 MINUTES 41 SECONDS, AN ARC DISTANCE OF 245.27 FEET; (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF PARK CIRCLE AVENUE NORTH AS LAID OUT AND CURRENTLY IN USE); THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST 13.00 FEET; THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST 19.23 FEET; THENCE NORTH 61 DEGREES 00 MINUTES 00 SECONDS EAST 19.23 FEET; THENCE SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST 13.00 FEET; THENCE SOUTH 63 DEGREES 00 MINUTES 00 SECONDS WEST 30.75 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 47 SECONDS EAST, 63.26 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 47 SECONDS EAST, 355.61 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 56 SECONDS EAST, 236.77 FEET; THENCE SOUTH 51 DEGREES 20 MINUTES 23 SECONDS EAST, 45.61 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 56 SECONDS EAST, 130.01 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS LAID OUT AND CURRENTLY IN USE, SAID POINT ALSO BEING A POINT ON THE ARC OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST (A RADIAL LINE FROM SAID POINT BEARS SOUTH 59 DEGREES 34 MINUTES 41 SECONDS EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3015.52 FEET, A CENTRAL ANGLE OF 6 DEGREES 42 MINUTES 29 SECONDS, AN ARC DISTANCE OF 353.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A REVERSE CURVE, (CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 13,804.97 FEET, A CENTRAL ANGLE OF 00 DEGREES 12 MINUTES 10 SECONDS, AN ARC DISTANCE OF 48.85 FEET TO THE POINT OF BEGINNING, (PRECEDING TWO COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF PARCEL "A" OF SAID JUSTUS PLAT AND SAID WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE EXTENSION.)

Said LANDS ARE SITUATED IN BROWARD COUNTY, FLORIDA, CONTAINING 358,602 SQUARE FEET, 8.232 ACRES, MORE OR LESS.

PARCEL IV:

NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTAINED IN DECLARATION OF COVENANT FOR CROSS ACCESS DATED NOVEMBER 30, 1998 EXECUTED BY SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 7, 1998 IN O.R. BOOK 29048, PAGE 1978, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AFFECTED BY PARTIAL RELEASE OF EASEMENT (FOR SAMPLE 95 BUSINESS PARK BUILDING THREE) DATED NOVEMBER 9, 1999 EXECUTED BY BROWARD COUNTY AND SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 2, 1999 IN O.R. BOOK 30059, PAGE 915, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND FIRST MODIFICATION TO DECLARATION OF COVENANT FOR CROSS ACCESS DATED DECEMBER 7, 1999 EXECUTED BY SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 20, 1999 IN O.R. BOOK 30114, PAGE 202, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL V:
NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS WITHIN SAMPLE 95 BUSINESS PARK EASEMENTS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAMPLE 95 BUSINESS PARK DATED JUNE 27, 2007 AND RECORDED ON JULY 3, 2007 IN O.R. BOOK 44281, PAGE 181, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TO: Sample at Park Central, LLC; Duke Sample 2, 3 & PCB 12, LLC; Prudential Asset Resources, Inc. and First American Title Insurance Company.

I, the undersigned, being a licensed and qualified surveyor in the State of Florida, do hereby certify to the best of my knowledge and belief that a survey on the ground of the above described land and improvements on the 1st day of November, 2010 and in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as adopted by the American Land Title Association & American Congress on Surveying & Mapping, in 2005 and set forth in Items 1-4, 6, 7a, 7b1, 7c, 8-10, 11a, 12, 13 & 14 on Table A that this survey fully and correctly represents a portion of the property owned by Sample at Park Central, LLC, a Delaware limited liability company, including all above ground buildings, structures and improvements thereon.

I have shown all recorded easements and rights-of-way as described in copies of recorded instruments furnished to me by First American Title Insurance Company Pro Forma Commitment No. FA-C-459160-8A and, unless otherwise shown, the physical evidence and recorded description of such easements conform. All of said above ground buildings, structures and improvements, including location and dimensions, are correctly depicted and are fully completed, except as shown hereon.

I further certify that there are no visible easements, rights-of-way across said property, party walls, encroachments on adjoining properties or streets by any of said buildings, structures or improvements or encroachments on said property by buildings, structures or other improvements situated on adjoining property, except as shown herein; all easements furnished to me by First American Title Insurance Company are shown in their entirety to the extent possible, except as shown or noted herein, the locations thereof are correct as shown and no above ground improvements are located within the easements areas except utility lines permitted by the terms of such easements, except as shown or noted herein; there are no above ground streams, rivers, springs, ponds, lakes, ditches or drains located or bordering on or running through said property, except as shown; there are no gaps, gores or overlaps between parcels or roads, highways, streets or alleys and all parcels which comprise the whole property are contiguous.

All public roads, highways, streets and alleys (based on information supplied to me) running adjacent to or upon the property and all public roads to which the property may have indirect access over connecting easements (supplied to me) affecting private property are shown. All physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notification made where in conflict with the legal description; except as shown, there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description, and the acreage shown hereon is correct; the survey was actually made on the ground as per description furnished by the title insurance company.

A physical examination of the property reveals no evidence of cemeteries.


Also, this certifies that there are 168 parking spaces on said property, including 8 handicapped spaces

The property is zoned O-IP (Office Industrial Park District)

The within described real estate lies within Flood Zone AH (EL. 14) as shown on Panel Number 120055 0120 F of the Federal Emergency Management Agency's flood insurance rate map, dated 08/18/1992.

The surveyed property contains a total of 8.232 acres and 358,602 square feet.

Date: 3/28/2011


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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