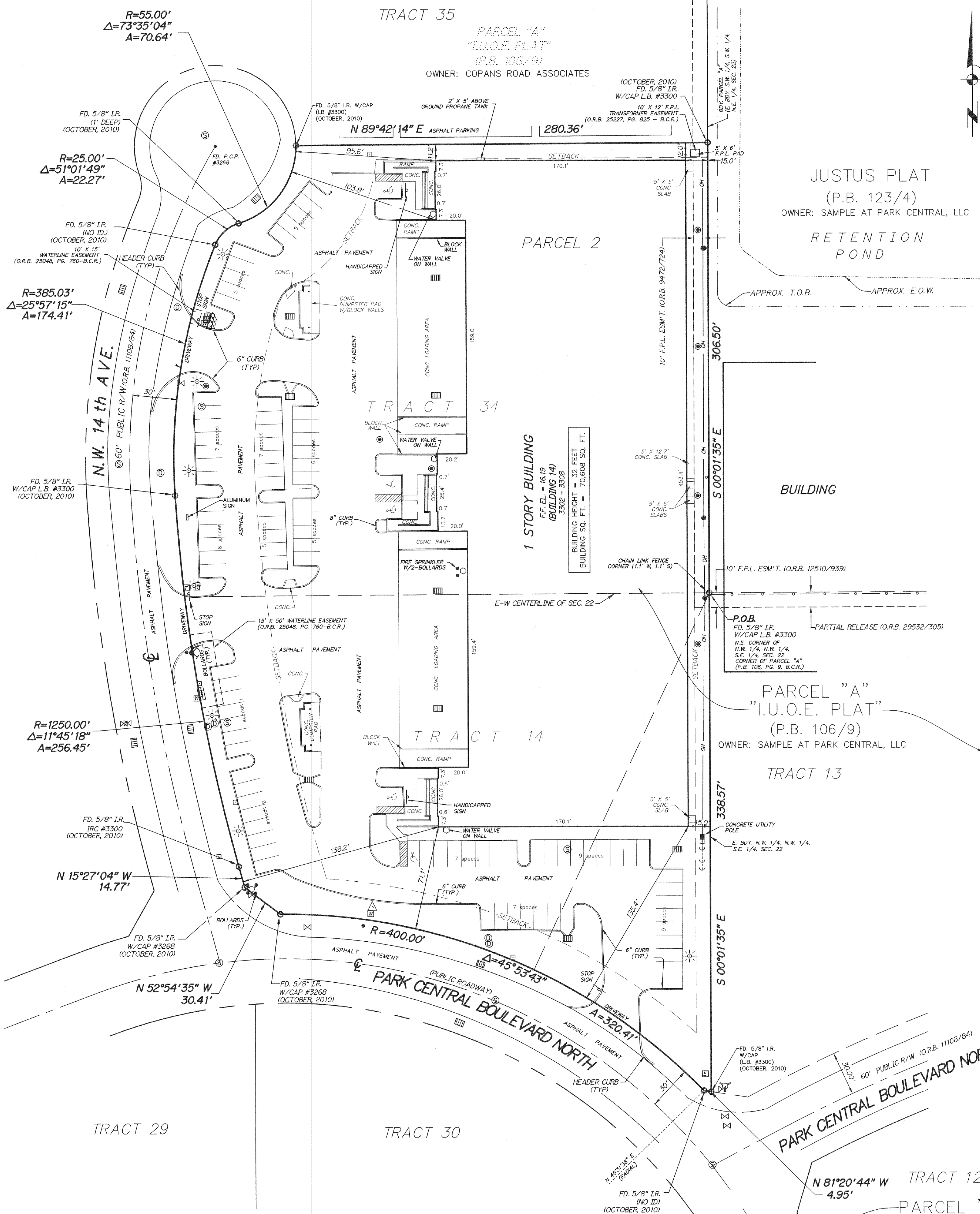


# ALTA / ACSM LAND TITLE SURVEY



## LEGEND

- CABLE TELEVISION
- CATCH BASIN
- CONC. UTIL. POLE
- BACKFLOW PREVENTOR
- DRAINAGE MANHOLE
- EXISTING ELEVATION
- FIRE HYDRANT
- F.P.L. BOX
- F.P.L. METER
- GAS VALVE
- GUY ANCHOR
- HANDICAP PARKING
- LIGHT POLE
- OVERHEAD WIRE
- SANITARY MANHOLE
- S.B.T. BOX
- S.B.T. MANHOLE
- STON (UNLESS NOTED)
- SPRINKLER
- VALVE
- WATER METER
- WATER SERVICE
- WOOD UTIL. POLE
- IRRIGATION CONTROL BOX
- CLEAN OUT
- SIAMSE CONNECTION
- DOUBLE DETECTOR CHECK VALVE

## LAND DESCRIPTION

### Parcel 2 (A/K/A Bldg. 14)

A portion of Parcel "A", "I.U.O.E. PLAT", according to the plat thereof as recorded in Plat Book 106, Page 9 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at a corner of said Parcel "A", same being the Northeast corner of the Northwest one-quarter, (N.W. 1/4), of the Northwest one-quarter, (N.W. 1/4), of the Southeast one-quarter, (S.E. 1/4) of Section 22, Township 48 South, Range 42 East; thence S00°01'35\"E, along the East boundary of the Northwest one-quarter, (N.W. 1/4), of the Northwest one-quarter, (N.W. 1/4), of the Southeast one-quarter, (S.E. 1/4) of said Section 22, a distance of 338.57 feet; thence N81°20'44\"W, 4.95 feet to a point on the arc of a non-tangent curve concave to the Southwest, (a radial line to said point bears N45°31'38\"E); thence Northwesterly, along the arc of said curve, having a radius of 400.00 feet, a central angle of 45°53'43\", an arc distance of 320.41 feet; thence N52°54'35\"W, 30.41 feet; thence N15°27'04\"W, 14.77 feet to a point on the arc of a curve concave to the Northeast; thence Northwesterly, along the arc of said curve, having a radius of 1250.00 feet, a central angle of 11°45'18\", an arc distance of 256.45 feet to a point of compound curvature of a curve concave to the East; thence Northerly, along the arc of said curve, having a radius of 385.03 feet, a central angle of 25°57'15\", an arc distance of 174.41 feet to a point of compound curvature of a curve concave to the Southeast; thence Northeasterly, along the arc of said curve, having a radius of 25.00 feet, a central angle of 51°01'49\", an arc distance of 22.27 feet to a point of reverse curvature of a curve concave to the Northwest; thence Northeasterly, along the arc of said curve, having a radius of 55.00 feet, a central angle of 73°35'04\", an arc distance of 70.64 feet; thence N89°42'14\"E, 280.36 feet to a boundary of said Parcel "A", same being the East boundary of the Southwest one-quarter, (S.W. 1/4), of the Southwest one-quarter, (S.W. 1/4), of the Northeast one-quarter, (N.E. 1/4) of said Section 22; thence S00°01'35\"E, along said East boundary, 306.50 feet to the POINT OF BEGINNING.

SAID LANDS ARE SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

### Parcel 5

NON-EXCLUSIVE PERPETUAL EASEMENT AS CREATED BY ACCESS EASEMENT DATED DECEMBER 17, 1984 BETWEEN OPERATING ENGINEERS LOCAL 675 PENSION FUND AND CROW CHILDRESS DOWNER, LIMITED, RECORDED DECEMBER 27, 1984 IN OFFICIAL RECORDS BOOK 12223, PAGE 847, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR INGRESS AND EGRESS FOR ROAD RIGHT-OF-WAY PURPOSES ON, OVER AND UPON THE LANDS DESCRIBED IN SAID INSTRUMENT, AS MODIFIED BY MODIFICATION OF ACCESS EASEMENT DATED JUNE 20, 1988, RECORDED JUNE 24, 1988 IN OFFICIAL RECORDS BOOK 15551, PAGE 17, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

### Parcel 6

EASEMENTS FOR ACCESS, UTILITIES, WATER MANAGEMENT AND DRAINAGE AS SET OUT IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS OF ANDREWS AVENUE BUSINESS PARK DATED AUGUST 26, 1983, EXECUTED BY INTERNATIONAL UNION OF OPERATING ENGINEERS LOCAL 675 PENSION FUND, RECORDED AUGUST 31, 1983 IN OFFICIAL RECORDS BOOK 11106, PAGE 94, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Said lands lying in the City of Pompano Beach, Broward County, Florida and containing 190,006 square feet, (4.3619 acres), more or less.

## SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted by Avrom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are as per Pro Forma Title Commitment No. FA-C-459160-4A, prepared by First American Title Insurance Company, dated December 15, 2010. 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)
- The land description shown hereon is prepared by the Surveyor as per Title Commitment.
- No underground improvements were located.
- Bearings shown hereon are based on the Plat with North boundary of Parcel "A", I.U.O.E. PLAT, having a bearing of N89°42'14\"E.
- Entire property lies within Flood Zone AH, (EL+14'), Community Panel No. 125055 0120 F, dated: 8/18/92.
- Abbreviation Legend: A = Arc Length; BLDG. = Building; C = Chord Bearing; CONC. = Concrete; (D) = Description; Δ = Central Angle; D.E. = Drainage Easement; ELEC. = Electric; ESM'T. = Easement; F.F. = Finished Floor; FD. = Found; F.P.L. = Florida Power & Light Company; I.R. = Iron Rod; I.P. = Iron Pipe; (M) = Measured; OH = Overhead Wires; O.R.B. = Official Records Book; P. = Plat; P.B. = Plat Book; P.C.P. = Permanent Control Point; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; R = Radius; R/W = Right-of-Way; S.B.T. = Southern Bell Telephone; SEC. = Section; TR. = Tract; TYP. = Typical; U.E. = Utility Easement; W/CAP. = With Surveyor's Cap; A/K/A = Also Known As; E.O.W. = Edge of Water; T.O.B. = Top of Bank.
- Address: 3302 - 3308 Park Central Boulevard North
- I have no knowledge as to earth moving work, building construction, changes in right-of-way, use as a solid waste dump, upon the property shown hereon.

## PARKING DATA

REGULAR PARKING SPACES	= 93
HANDICAP PARKING SPACE	= 5
TOTAL (EXISTING)	= 98
TOTAL (REQUIRED)	= 93

PARKING REQUIREMENT INFORMATION PROVIDED BY PREMIER

## CURRENT ZONING

O-IP  
(Office/Industrial Zoning District)

## SETBACKS

FRONT: 25 feet  
ALONG OUL-DE-SAC: 55 feet  
SIDE: 10 feet  
REAR: 30 feet

## MAXIMUM BUILDING HEIGHT

45 feet

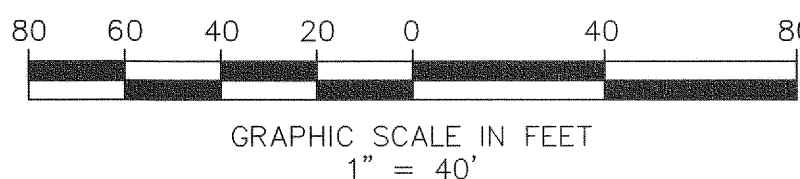
Data based on City of Pompano Beach Department of Development Services and www.pompanobeach.org

## CERTIFICATION:

I, the undersigned, being a licensed surveyor in the State of Florida, do hereby certify to the best of my knowledge and belief to Park Central Industrial, LLP; Duke PCB 8, 9, 14, 15 & 33, LLC; First American Title Insurance Company and AXA Equitable Life Insurance Company, that a survey on the ground of the above described land and improvements on the 27 day of October, 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, 7b, 7c, 10, 11a, 12, 13 & 14 on Table A that this survey fully and correctly represents a portion of the property owned by Park Central Industrial, LLP, 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 # FA-C-459160-4A 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 hereon; 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 hereon, 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 hereon; 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; 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 98 parking spaces on said property, including 5 handicapped spaces. The within described real estate lies within Flood Zone AH as shown on Panel Number 125055 0120 F of the Federal Emergency Management Agency's flood insurance rate map, dated August 18, 1992. The surveyed property contains a total of 4.3619 acres and 190,006 square feet.

Date: 3/31

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



## ALTA/ACSM LAND TITLE SURVEY

### BUILDING 14

(TRACTS 34, 14, & A PORTION OF 13)

A PORTION OF PARCEL "A"

"I.U.O.E. PLAT"

(P.B. 106, PG. 9 - B.C.R.)

BROWARD COUNTY, FLORIDA

## REVISIONS

DATE	BY	CK	REVISIONS
03/21/11	S.A.M. J.T.D.		REVISE PER COMMENTS
01/04/11	S.A.M. J.T.D.		REVISE PER COMMENTS
12/25/10	W.R.E. J.T.D.		REVISE PER COMMENTS
12/10/10	W.R.E. J.T.D.		REVISE PER COMMENTS
10/27/10	W.R.E. J.T.D.		REVISE PER COMMENTS
09/05/05	J.T.D.		REVISE PER COMMITMENT
07/26/05	L.S.J.		UPDATE SURVEY & REVISE CERTIFICATION
05/29/96	J.A.F.		FINAL SURVEY
04/14/97	J.A.F.		UPDATE & RECERTIFY
04/14/97	J.A.F.		TIA STANDARDS & REVIEW TITLE POLICY
12/04/97	J.A.F.		UPDATE (EQUITABLE STANDS)
12/11/97	J.A.F.		GENERAL REVISION PER CLIENT
07/26/05	L.S.J.		UPDATE SURVEY & REVISE CERTIFICATION

## SCALE 1" = 40'

DATE	BY	CK'D.	F.B. 286 PG. 70	JOB NO. 587-24.14
7/26/05	J.A.F./L.S.J.	J.T.D.		

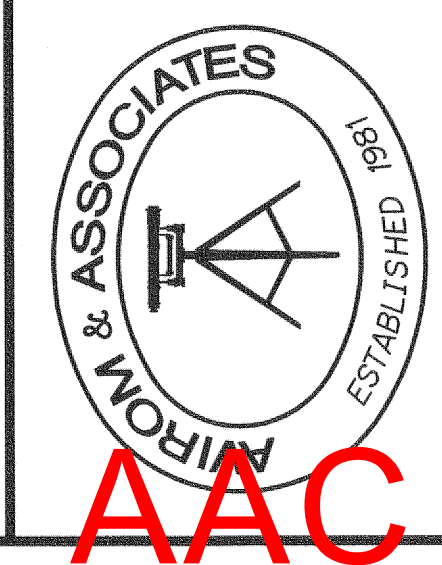
## AVROM & ASSOCIATES, INC.

### SURVEYING & MAPPING

50 S.W. 2ND AVENUE, SUITE 102

BOCA RATON, FLORIDA 33432

TEL. (561) 392-2594, FAX (561) 394-7125



P224-3000003  
06/04/2024