

SUMMARY TABLE FOR: SCHEDULE B-II EXCEPTIONS

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 9 P.B. 1234 O.R.B. 29021/1442 O.R.B. 29029/402 O.R.B. 19151/624	Yes Yes Yes Yes	As shown As shown As shown Not shown (offsite)
No. 10 P.B. 12640 Deleted	Yes Yes	As shown Not subject to location
No. 11 Deleted	Yes	Not subject to location
No. 12 O.R.B. 18143/714 O.R.B. 18792/678	Yes Yes	Not subject to location Not subject to location
No. 13 O.R.B. 19078/611 O.R.B. 30059/915 O.R.B. 29523/962 O.R.B. 23330/980	Yes Yes Yes Yes	As shown As shown Not shown (offsite) As shown
No. 14 O.R.B. 25196/535 O.R.B. 29456/887	Yes Yes	As shown As shown
No. 15 O.R.B. 29689/1614 O.R.B. 30516/1569	Yes Yes	Not subject to location Not subject to location
No. 16 O.R.B. 30747/1600 Deleted	Yes Yes	As shown Not subject to location
No. 17 O.R.B. 44281/181 O.R.B. 29048/1978 O.R.B. 30114/202	Yes Yes Yes	Not subject to location Not subject to location As shown
No. 18 O.R.B. 30747/1062 O.R.B. 31247/887	Yes Yes	Not subject to location Not subject to location
No. 19 O.R.B. 29048/1978 O.R.B. 30059/915 O.R.B. 30114/202 O.R.B. 30747/1062 O.R.B. 30659/637	Yes Yes Yes Yes Yes	Not subject to location Not subject to location As shown As shown As shown

EXISTING PARKING DATA:

Number of Regular Parking Spaces 102
Number of Handicapped Parking Spaces 6
Total Parking Spaces (Existing) 108
Total Parking Spaces (Required) 108
Parking requirement information provided by Premier.

MAXIMUM BUILDING HEIGHT

45 feet

ZONING AND SITE REQUIREMENTS

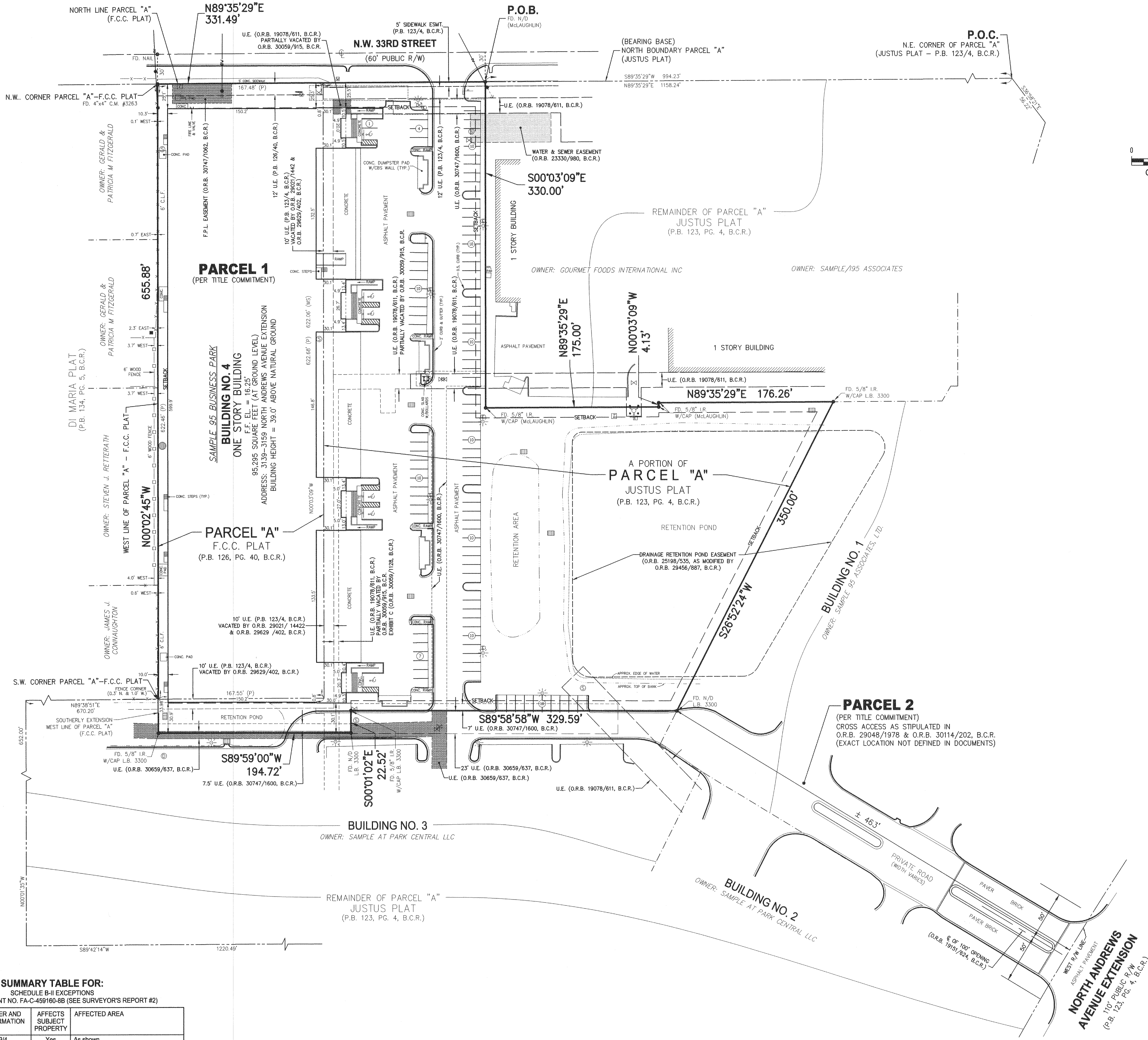
ZONING DESIGNATION: ZONE O-IP (Office Industrial Park District)

BUILDING SETBACKS:

Front 25 feet
Side 10 feet
Rear 30 feet

NOTE:

Setbacks were obtained from Gary Iliardi at the Zoning Department of the City of Pompano Beach (04/07/2000)



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 per Title Commitment No. FA-C-459160-8B, issued by First American Title Insurance Company, on November 29, 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 in accord with the Title Commitment.
- No underground improvements were located.
- Bearings shown hereon are relative to the Plat with the north line of Parcel "A", JUSTUS PLAT, having a bearing of S89°35'29"W.
- The entire property described hereon lies within Flood Zone AH (EL. 14), Community Panel No. 120055 0120 F, dated: 8/18/92.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
- Benchmark Description: Sanitary manhole rim at centerline of Park Central Boulevard North and N.W. 14th Avenue, Elevation = 14.437 feet.
- Property Address: 3139-3159 North Andrews Avenue Extension, Pompano Beach, Florida 33064.
- Abbreviation Legend: APPROX. = Approximate; B.C.R. = Broward County Records; BLDG. = Building; C = Calculated; Δ = Central Angle; ∠ = Centerline; C.B.S. = Concrete, Block & Stucco; CH = Chord Length; C.L.F. = Chain Link Fence; C.M. = Concrete Monument; D = Per Deed; E.L. = Elevation; E.O.W. = Edge of Water; E.S.M.T. = Easement; F.D. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; I.D. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; M5 = Measured; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/TT = 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 = With Surveyors Cap.
- 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.

LAND DESCRIPTION:

PARCEL 1

ALL OF PARCEL "A", F.C.C. PLAT, AS RECORDED IN PLAT BOOK 126, PAGE 40 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:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A" OF SAID JUSTUS PLAT; THENCE SOUTH 89 DEGREES 35 MINUTES 29 SECOND WEST, ALONG THE NORTH BOUNDARY OF SAID PARCEL "A," 994.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 09 SECONDS EAST, 330.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 29 SECONDS EAST, 175.00 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 09 SECONDS WEST, 4.13 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 29 SECONDS EAST, 176.26 FEET; THENCE SOUTH 28 DEGREES 52 MINUTES 24 SECONDS WEST, 350.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 29 SECONDS WEST, 329.59 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 22.52 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 194.72 FEET TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A" OF SAID F.C.C. PLAT; THENCE NORTH 00 DEGREES 02 MINUTES 45 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID PARCEL "A" OF SAID PLAT, 655.88 FEET TO THE NORTHWEST CORNER OF PARCEL "A" OF SAID F.C.C. PLAT; THENCE NORTH 89 DEGREES 35 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF PARCEL "A", OF SAID F.C.C. PLAT AND THE NORTH LINE OF PARCEL "A" OF SAID JUSTUS PLAT, 331.49 FEET TO THE POINT OF BEGINNING.

PARCEL 2

EASEMENTS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 44281, PAGE 181

PARCEL 3

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.

Said lands lying and situate in Broward County, Florida, containing 298,498 square feet, 6.853 acres, more or less.

CERTIFICATION:

TO: Duke Sample 4, LLC 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 95 Associates, Ltd., a Florida limited partnership, 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 Commitment No. FA-C-459160-8B 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, 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 108 parking spaces on said property, including 6 handicapped spaces.

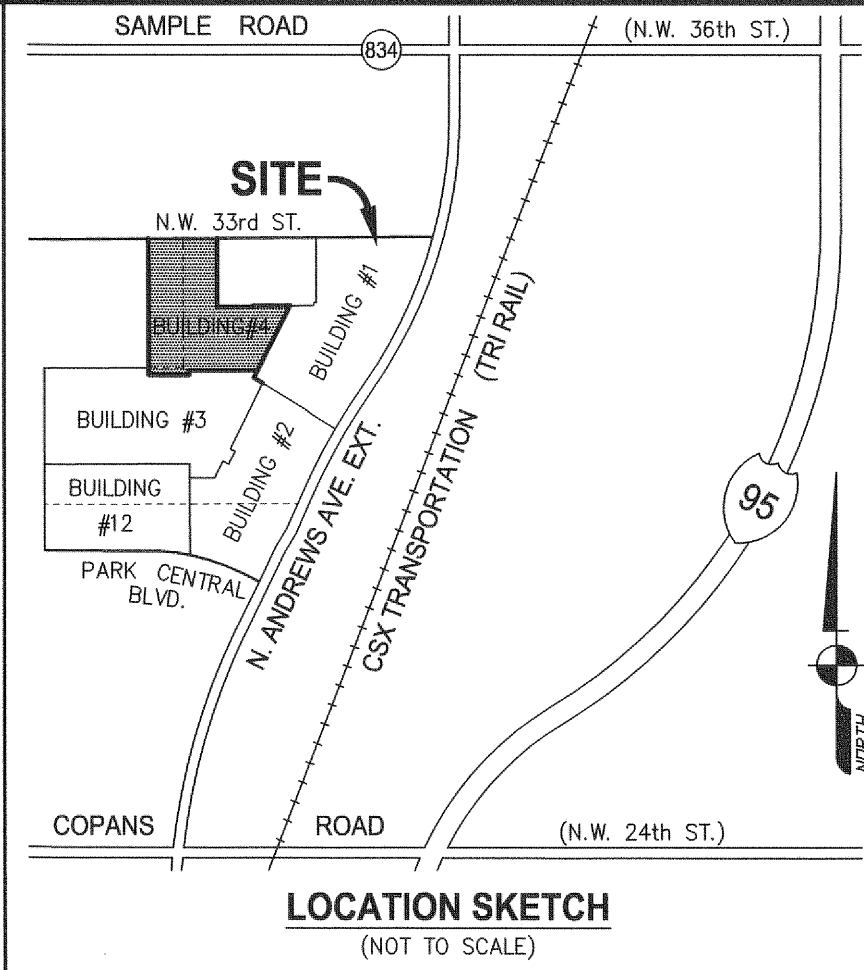
The property is zoned O-IP (Office Industrial Park District).

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.

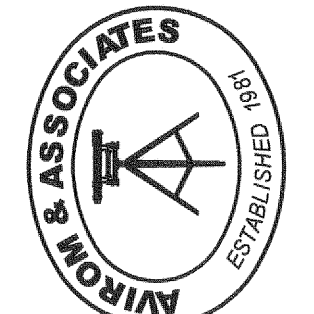
The surveyed property contains a total of 6,853 acres and 298,498 square feet.

Date: 12/27/10

Michael D. Avrom, P.L.S.
Florida Registration No. 3268
AVROM & ASSOCIATES, INC.
L.B. No. 3300



AVROM & ASSOCIATES, INC.
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WWW.AVROMSURVEY.COM
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REVISIONS	DATE	BY	CD	REVISIONS	DATE	BY	CD
1	12/27/2010	M.D.A.	J.D.	1	12/27/2010	M.D.A.	J.D.
2	12/27/2010	M.D.A.	J.D.	2	12/27/2010	M.D.A.	J.D.
3	12/27/2010	M.D.A.	J.D.	3	12/27/2010	M.D.A.	J.D.
4	12/27/2010	M.D.A.	J.D.	4	12/27/2010	M.D.A.	J.D.
5	12/27/2010	M.D.A.	J.D.	5	12/27/2010	M.D.A.	J.D.
6	12/27/2010	M.D.A.	J.D.	6	12/27/2010	M.D.A.	J.D.
7	12/27/2010	M.D.A.	J.D.	7	12/27/2010	M.D.A.	J.D.
8	12/27/2010	M.D.A.	J.D.	8	12/27/2010	M.D.A.	J.D.
9	12/27/2010	M.D.A.	J.D.	9	12/27/2010	M.D.A.	J.D.
10	12/27/2010	M.D.A.	J.D.	10	12/27/2010	M.D.A.	J.D.
11	12/27/2010	M.D.A.	J.D.	11	12/27/2010	M.D.A.	J.D.
12	12/27/2010	M.D.A.	J.D.	12	12/27/2010	M.D.A.	J.D.
13	12/27/2010	M.D.A.	J.D.	13	12/27/2010	M.D.A.	J.D.
14	12/27/2010	M.D.A.	J.D.	14	12/27/2010	M.D.A.	J.D.
15	12/27/2010	M.D.A.	J.D.	15	12/27/2010	M.D.A.	J.D.
16	12/27/2010	M.D.A.	J.D.	16	12/27/2010	M.D.A.	J.D.
17	12/27/2010	M.D.A.	J.D.	17	12/27/2010	M.D.A.	J.D.
18	12/27/2010	M.D.A.	J.D.	18	12/27/2010	M.D.A.	J.D.
19	12/27/2010	M.D.A.	J.D.	19	12/27/2010	M.D.A.	J.D.
20	12/27/2010	M.D.A.	J.D.	20	12/27/2010	M.D.A.	J.D.
21	12/27/2010	M.D.A.	J.D.	21	12/27/2010	M.D.A.	J.D.
22	12/27/2010	M.D.A.	J.D.	22	12/27/2010	M.D.A.	J.D.
23	12/27/2010	M.D.A.	J.D.	23	12/27/2010	M.D.A.	J.D.
24	12/27/2010	M.D.A.	J.D.	24	12/27/2010	M.D.A.	J.D.
25	12/27/2010	M.D.A.	J.D.	25	12/27/2010	M.D.A.	J.D.
26	12/27/2010	M.D.A.	J.D.	26	12/27/2010	M.D.A.	J.D.
27	12/27/2010	M.D.A.	J.D.	27	12/27/2010	M.D.A.	J.D.
28	12/27/2010	M.D.A.	J.D.	28	12/27/2010	M.D.A.	J.D.
29	12/27/2010	M.D.A.	J.D.	29	12/27/2010	M.D.A.	J.D.
30	12/27/2010	M.D.A.	J.D.	30	12/27/2010	M.D.A.	J.D.

ALTA/ACSM LAND TITLE SURVEY
BUILDING NO. 4 - SAMPLE 95 BUSINESS PARK
A PORTION OF PARCEL "A" - JUSTUS PLAT
(PLAT BOOK 123, PAGE 4, B.C.R.)
TOGETHER WITH ALL OF PARCEL "A" - F.C.C. PLAT
(PLAT BOOK 126, PAGE 4, B.C.R.)
CITY OF POMPAHO BEACH, BROWARD COUNTY, FLORIDA

SCALE	DATE	BY	CD	REVISIONS	DATE	BY	CD
1" = 60'	01/27/1998	M.D.A.	J.D.	1	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	2	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	3	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	4	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	5	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	6	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	7	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	8	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	9	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	10	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	11	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	12	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	13	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	14	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	15	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	16	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	17	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	18	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	19	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	20	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	21	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	22	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	23	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	24	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	25	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	26	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	27	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	28	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	29	01/27/1998	M.D.A.	J.D.
1" = 60'	01/27/1998	M.D.A.	J.D.	30	01/27/1998	M.D.A.	J.D.