

| RECORDING INFORMATION |           | AFFECTED AREA |           |
|-----------------------|-----------|---------------|-----------|
| NO.                   | DATE      | NO.           | DATE      |
| No. 6                 | 0.6. 1924 | Yes           | As before |
| No. 7                 | 0.6. 1924 | No            | As before |
| No. 8                 | 0.6. 1924 | No            | As before |
| No. 9                 | 0.6. 1924 | Yes           | As before |
| No. 10                | 0.6. 1924 | Yes           | As before |
| No. 11                | 0.6. 1924 | Yes           | As before |
| No. 12                | 0.6. 1924 | Yes           | As before |
| No. 13                | 0.6. 1924 | Yes           | As before |
| No. 14                | 0.6. 1924 | Yes           | As before |
| No. 15                | 0.6. 1924 | Yes           | As before |
| No. 16                | 0.6. 1924 | Yes           | As before |
| No. 17                | 0.6. 1924 | Yes           | As before |
| No. 18                | 0.6. 1924 | Yes           | As before |
| No. 19                | 0.6. 1924 | Yes           | As before |
| No. 20                | 0.6. 1924 | Yes           | As before |
| No. 21                | 0.6. 1924 | Yes           | As before |
| No. 22                | 0.6. 1924 | Yes           | As before |
| No. 23                | 0.6. 1924 | Yes           | As before |
| No. 24                | 0.6. 1924 | Yes           | As before |
| No. 25                | 0.6. 1924 | Yes           | As before |
| No. 26                | 0.6. 1924 | Yes           | As before |
| No. 27                | 0.6. 1924 | Yes           | As before |
| No. 28                | 0.6. 1924 | Yes           | As before |
| No. 29                | 0.6. 1924 | Yes           | As before |
| No. 30                | 0.6. 1924 | Yes           | As before |
| No. 31                | 0.6. 1924 | Yes           | As before |
| No. 32                | 0.6. 1924 | Yes           | As before |
| No. 33                | 0.6. 1924 | Yes           | As before |
| No. 34                | 0.6. 1924 | Yes           | As before |
| No. 35                | 0.6. 1924 | Yes           | As before |
| No. 36                | 0.6. 1924 | Yes           | As before |
| No. 37                | 0.6. 1924 | Yes           | As before |
| No. 38                | 0.6. 1924 | Yes           | As before |
| No. 39                | 0.6. 1924 | Yes           | As before |
| No. 40                | 0.6. 1924 | Yes           | As before |
| No. 41                | 0.6. 1924 | Yes           | As before |
| No. 42                | 0.6. 1924 | Yes           | As before |
| No. 43                | 0.6. 1924 | Yes           | As before |
| No. 44                | 0.6. 1924 | Yes           | As before |
| No. 45                | 0.6. 1924 | Yes           | As before |
| No. 46                | 0.6. 1924 | Yes           | As before |
| No. 47                | 0.6. 1924 | Yes           | As before |
| No. 48                | 0.6. 1924 | Yes           | As before |
| No. 49                | 0.6. 1924 | Yes           | As before |
| No. 50                | 0.6. 1924 | Yes           | As before |
| No. 51                | 0.6. 1924 | Yes           | As before |
| No. 52                | 0.6. 1924 | Yes           | As before |
| No. 53                | 0.6. 1924 | Yes           | As before |
| No. 54                | 0.6. 1924 | Yes           | As before |
| No. 55                | 0.6. 1924 | Yes           | As before |
| No. 56                | 0.6. 1924 | Yes           | As before |
| No. 57                | 0.6. 1924 | Yes           | As before |
| No. 58                | 0.6. 1924 | Yes           | As before |
| No. 59                | 0.6. 1924 | Yes           | As before |
| No. 60                | 0.6. 1924 | Yes           | As before |
| No. 61                | 0.6. 1924 | Yes           | As before |
| No. 62                | 0.6. 1924 | Yes           | As before |
| No. 63                | 0.6. 1924 | Yes           | As before |
| No. 64                | 0.6. 1924 | Yes           | As before |
| No. 65                | 0.6. 1924 | Yes           | As before |
| No. 66                | 0.6. 1924 | Yes           | As before |
| No. 67                | 0.6. 1924 | Yes           | As before |
| No. 68                | 0.6. 1924 | Yes           | As before |
| No. 69                | 0.6. 1924 | Yes           | As before |
| No. 70                | 0.6. 1924 | Yes           | As before |
| No. 71                | 0.6. 1924 | Yes           | As before |
| No. 72                | 0.6. 1924 | Yes           | As before |
| No. 73                | 0.6. 1924 | Yes           | As before |
| No. 74                | 0.6. 1924 | Yes           | As before |
| No. 75                | 0.6. 1924 | Yes           | As before |
| No. 76                | 0.6. 1924 | Yes           | As before |
| No. 77                | 0.6. 1924 | Yes           | As before |
| No. 78                | 0.6. 1924 | Yes           | As before |
| No. 79                | 0.6. 1924 | Yes           | As before |
| No. 80                | 0.6. 1924 | Yes           | As before |
| No. 81                | 0.6. 1924 | Yes           | As before |
| No. 82                | 0.6. 1924 | Yes           | As before |
| No. 83                | 0.6. 1924 | Yes           | As before |
| No. 84                | 0.6. 1924 | Yes           | As before |
| No. 85                | 0.6. 1924 | Yes           | As before |
| No. 86                | 0.6. 1924 | Yes           | As before |
| No. 87                | 0.6. 1924 | Yes           | As before |
| No. 88                | 0.6. 1924 | Yes           | As before |
| No. 89                | 0.6. 1924 | Yes           | As before |
| No. 90                | 0.6. 1924 | Yes           | As before |
| No. 91                | 0.6. 1924 | Yes           | As before |
| No. 92                | 0.6. 1924 | Yes           | As before |
| No. 93                | 0.6. 1924 | Yes           | As before |
| No. 94                | 0.6. 1924 | Yes           | As before |
| No. 95                | 0.6. 1924 | Yes           | As before |
| No. 96                | 0.6. 1924 | Yes           | As before |
| No. 97                | 0.6. 1924 | Yes           | As before |
| No. 98                | 0.6. 1924 | Yes           | As before |
| No. 99                | 0.6. 1924 | Yes           | As before |
| No. 100               | 0.6. 1924 | Yes           | As before |

**EXISTING PARKING DATA:**

|  |     |
|--|-----|
| Number of Regular Parking Spaces                     | 169 |
| Number of Handicapped Parking Spaces                 | 10  |
| Total Parking Spaces (Existing)                      | 179 |
| Total Parking Spaces (Required)                      |     |
| Parking requirement information provided by Premier: |     |

|                                |
|--------------------------------|
| <b>MAXIMUM BUILDING HEIGHT</b> |
| 45 feet                        |

Note based on City of Pompano Beach Department Development, Services and [www.pompanobeach.org](http://www.pompanobeach.org)

|  |  |
|--|--|
| <p><b>CURRENT ZONING</b></p> <p>O-4P<br/>(Office/Industrial Zoning District)</p> | <p><b>SETBACKS</b></p> <p>FRONT: 25 feet<br/>SIDE: 10 feet<br/>REAR: 30 feet</p> |
|--|--|

$R = 2236.82'$   
 $b = 1851.22' (MS)$   
 $L = 736.14' (MS)$   
 $\Delta = 1631.35' (O)$   
 $L = 736.50' (O)$

### LAND DESCRIPTION

PARCEL

RECORDS OF BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS

[illegible]

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

NON-EXCLUSIVE GROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTAINED IN DECLARATION OF COVENANTS FOR GROSS ACCESS DATED NOVEMBER 30, 1996 EXECUTED BY SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 7, 1998 IN O.R. BOOK 35041, PAGE 1928. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AFFECTED BY FIRST MODIFICATION TO DECLARATION OF COVENANTS FOR GROSS ACCESS OF BROWARD COUNTY, FLORIDA, EXECUTED BY SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 20, 1999 IN O.R. BOOK 35014, PAGE 202. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFICATION:**

TD: Duke Sample 1, LLC, Teachers Insurance and Annuity Association of America, A New York Corporation and First American Title Insurance Company

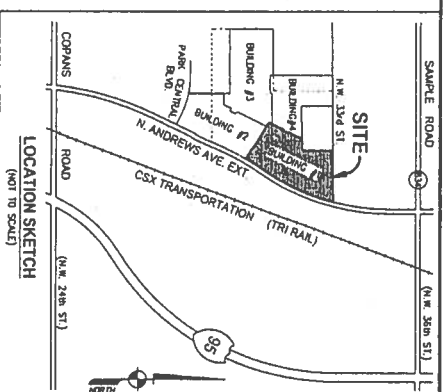
I, the undersigned, being a licensed and qualified surveyor in the State of Florida, do hereby certify to the best of my knowledge and belief that a survey on the ground of the above described land and improvements on the 1st day of November, 2010 and in accordance with the Minimum Standard Detail Requirements 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, 7a, 7b, 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 55 Associates, Ltd., a Florida limited partnership, including all above ground buildings, structures and improvements thereon.

[illegible]

Also, this certifies that there are 179 parking spaces on said property, including 10 handicapped spaces.

The insured property contains a total of 8,850 acres and 428.451 square feet. The within described real estate lies within Flood Zone AH (EL 14) as shown on Management Agency's flood insurance rate map, dated 08/18/1992.

Date: 01/22/21



**ALTA/ACSM LAND TITLE SURVEY**  
**BUILDING NO. 1 - SAMPLE 95 BUSINESS PARK**  
 A PORTION OF PARCEL "A"  
 JUSTUS PLAT  
 (PLAT BOOK 123, PAGE 4, B.C.R.)  
 CITY OF POMPAHO BEACH  
 BROWARD COUNTY, FLORIDA

REVIEWS

FINAL SURVEY

MADE CENTERLINE & FINISHED FLOOR ELEVATION

REVISED PROPOSED U.E. & NAME GENERAL REVISION

REV. BOY. & LEGAL NOTE 2 & CONT. TO ALTA S.D.

MADE REVISION PER CLIENT REQUEST

UPDATE SURVEY, REV. PER TITLE COMMITMENT

REVISED PER COMMENTS

FIELD UPDATE / VERIFY BOY. & REV. PER NEW TITLE

REVISED PER COMMENTS

| DATE       | F.B. / PG.      | BY     | CK'D   |
|------------|-----------------|--------|--------|
| 04/07/1999 | 849 / 1 & SKECH | J.M.F. | J.T.D. |
| 04/13/1999 | N/A             | J.T.B. | M.B.A. |
| 05/19/1999 | N/A             | M.M.R. | M.D.A. |
| 06/20/1999 | N/A             | M.M.K. | M.B.A. |
| 09/07/1999 | N/A             | C.A.B. | M.B.A. |
| 02/17/2000 | SKECH           | S.L.P. | J.T.B. |
| 04/18/2000 | N/A             | C.L.P. | J.T.D. |
| 11/06/2000 | SKECH           | M.M.R. | M.B.A. |
| 12/27/2000 |                 | M.H.E. | J.T.D. |

## REVISIONS

[illegible]

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
TEL. (561) 392-2594, FAX (561) 394-7125  
[www.AVIROM-SURF.com](http://www.AVIROM-SURF.com)  
© 2015 AVIROM & ASSOCIATES, INC. All rights reserved.  
This sketch is the property of AVIROM & ASSOCIATES, INC.  
and should not be reproduced, copied or used without written permission.

**AAC**  
PZ24-30000003  
06/04/2024