

ALTA/ACSM LAND TITLE SURVEY

PAGE: 1 OF: 1

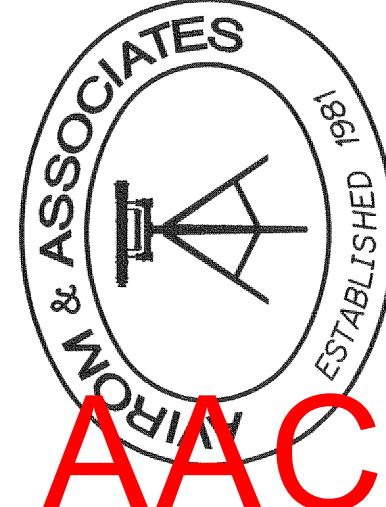
ALTA/ACSM LAND TITLE SURVEY
BUILDING #10
TRACTS 28A, 30, 31 & 29A
A PORTION OF TRACTS 28, 29, & 29A
A PORTION OF PARCEL "A" - I.U.O.E. PLAT
(P.B. 106, PG. 9, B.C.R.)
BROWARD COUNTY, FLORIDA

DATE	BY	CK
10/07/98	J.M.F.	M.D.A.
12/03/98	J.M.F.	K.A.C.
03/02/99	J.M.F.	M.D.A.
05/04/99	J.M.F.	K.A.C.
06/15/99	J.A.F.	M.D.A.
02/11/00	CLP	J.T.D.
10/29/10	W.F.E.	J.T.D.

REVISIONS	SCALE 1" = 50'
SLAB SURVEY	
FINAL SURVEY (7/5/93)	
REVISED SURVEY (10/07/98)	
REVISED SURVEY (12/03/98)	
REVISED SURVEY (03/02/99)	
REVISED SURVEY (05/04/99)	
REVISED SURVEY (06/15/99)	
REVISED SURVEY (02/11/00)	
REVISED SURVEY (10/29/10)	

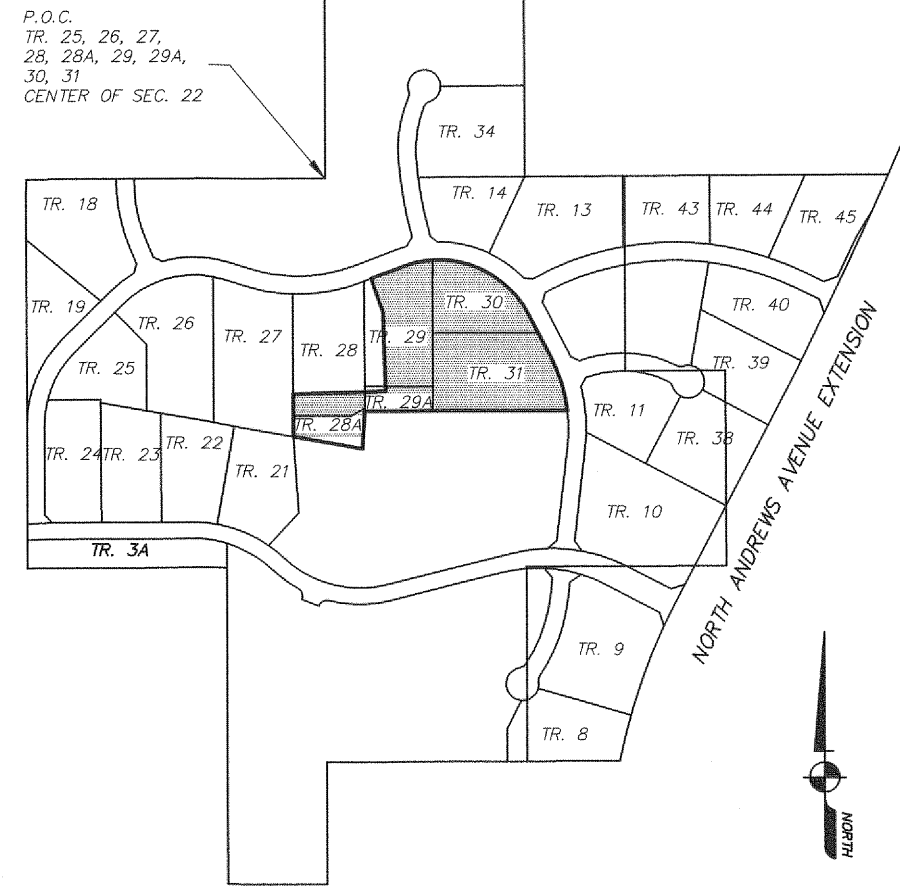
DATE	BY	CK'D.	F.B.	PG.	JOB NO.
08/11/94	M.M.K.	M.D.A.	725	57	587-36.2

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
TEL: (561) 392-2594, FAX (561) 394-7125



P224-30000003
06/04/2024

SUMMARY TABLE FOR: SCHEDULE B, SECTION II EXCEPTIONS OF TITLE COMMITMENT NO. FA-C-459160-4B (SEE SURVEYOR'S REPORT #2)			
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN	
No. 9 P.B. 106/9 O.R.B. 10878/540 O.R.B. 11536/43 O.R.B. 12368/886 O.R.B. 23359/545	Yes Yes Yes Yes Yes	Shown Affidavit Affidavit Vacated Easement Vacated Easement	
No. 10 O.R.B. 11106/94 O.R.B. 11106/162 O.R.B. 12702/93 O.R.B. 12702/103 O.R.B. 13227/423 O.R.B. 15994/707	Yes Yes Yes Yes Yes Yes	Not Plottable Not Plottable Not Plottable Not Plottable Not Plottable Not Plottable	
No. 11 O.R.B. 12223/762 O.R.B. 12223/865 O.R.B. 13272/394 O.R.B. 15551/59 O.R.B. 15551/82 O.R.B. 18044/707	Yes Yes Yes Yes Yes Yes	Not Plottable Not Plottable Not Plottable Not Plottable Not Plottable Not Plottable	
No. 12 O.R.B. 8967/596 O.R.B. 11108/111 O.R.B. 23359/545	Yes Yes Yes	Not Plottable Shown Vacated Easement	
No. 14 O.R.B. 10387/972 O.R.B. 15351/237	Yes Yes	Not Plottable Not Plottable	
No. 15 O.R.B. 10402/222 O.R.B. 15994/656	Yes Yes	Not Plottable Not Plottable	
No. 16 O.R.B. 15316/613 O.R.B. 15316/244 O.R.B. 22907/346 O.R.B. 25347/365 O.R.B. 25380/900 O.R.B. 27888/96 O.R.B. 28886/1241	Yes Yes Yes Yes Yes Yes Yes	Not Plottable Not Plottable Not Plottable Not Plottable Not Plottable Not Plottable Not Plottable	
No. 17 O.R.B. 11108/84 O.R.B. 11108/107 O.R.B. 23406/515	Yes Yes Yes	Shown Shown (Parcel 1) Shown	
No. 20 O.R.B. 27661/878 O.R.B. 28607/585 O.R.B. 28607/588	Yes Yes Yes	Shown (Parcel 1) Not Plottable (Parcel 1) Shown (Parcel 1)	
No. 21 O.R.B. 28335/259 O.R.B. 29184/827 O.R.B. 29184/588	Yes Yes Yes	Not Plottable Not Plottable Shown (Parcel 1 & 2)	
No. 22 O.R.B. 28607/588 O.R.B. 29184/831	Yes Yes	Shown (Parcel 1) Shown (Parcel 1)	
No. 24 O.R.B. 23993/906 O.R.B. 24195/309 O.R.B. 24195/316 O.R.B. 24424/597	Yes Yes Yes Yes	Shown (Parcel 2) Shown (Parcel 2) Shown (Parcel 2) Agreement	
No. 26 O.R.B. 24195/316 O.R.B. 24424/597 O.R.B. 25492/280 O.R.B. 38360/455 O.R.B. 46897/1305	Yes Yes Yes Yes Yes	Agreement Not Plottable (Parcel 2) Not Plottable (Parcel 2) Not Plottable (Parcel 2) Easement Parcel	



LOCATION SKETCH

INFORMATION PROVIDED BY MAXINE CROOKS FROM THE
CITY OF POMPAHO BEACH, FLORIDA
(561) 786-4634
DEPARTMENT OF DEVELOPMENT - DIVISION OF
PLANNING AND ZONING

SETBACK LINES:

FRONT: MINIMUM OF 25.00 FEET
SIDE: MINIMUM OF 10.00 FEET
REAR: MINIMUM OF 30.00 FEET
OTHER: 8.00 FEET FROM CENTERLINE OF RAILROAD

ZONING:

ZONE I-1 (GENERAL INDUSTRIAL DISTRICT)

PARKING DATA:

EXISTING REGULAR PARKING SPACES = 93
EXISTING HANDICAP PARKING SPACE = 6
TOTAL = 99

LEGEND

- DOUBLE DETECTOR CHECK VALVE
- MONITORING WELL
- CATCH BASIN
- SANITARY MANHOLE
- VALVE
- WATER SERVICE
- FIRE HYDRANT
- SPRINKLER
- SIGN (UNLESS NOTED)
- WATER METER
- DRAINAGE MANHOLE
- LIGHT POLE
- NUMBER OF PARKING SPACES
- HANDICAP PARKING
- SIAMSESE CONNECTOR
- GATE VALVE
- CLEANOUT
- STAND PIPE

$\Delta = 20^{\circ}53'19''$
 $A = 189.58'$
 $R = 520.00'$

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 Duke PCB 10&11, LLC, and First American Title Insurance Company that a survey on the ground of the above described land and improvements on the 29 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, 7b1, 8-10, 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 Commitment #FA-C-459160-4B 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 99 parking spaces on said property, including 6 handicapped spaces.
The property is zoned I-1.
The within described real estate lies within Flood Zone AH as shown on Panel Number 12093 0120 F of the Federal Emergency Management Agency's flood insurance rate map, dated August 18, 1992.
The surveyed property contains a total of 6.823 acres and 297,194 square feet.

Date: 11/9/10

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

NOTES:

- 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 Aviom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of record. Instruments of record are per Title Commitment No. FA-C-459160-4B, prepared by First American Title Insurance Company, issued November 3, 2010. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contain in the Title Commitment. Easements where applicable, are shown on the survey. (SEE SUMMARY TABLE).
- The land description shown hereon is per the Title Commitment.
- No underground improvements were located.
- Bearings shown hereon are relative to the I.U.O.E. PLAT, based on the North Line of Tract 29 having a bearing of N69°32'56"E.
- Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
- Benchmark Description: Broward County Benchmark No. 2391, "X" cut on catch basin, 0.3 mile west of Andrews Avenue on Copans Road, Elevation = 14.502 feet.
- The entire described property lies within Flood Zone AH (EL. = 14.0'), Community Panel Number 125093 0120 F, dated August 18, 1992.
- To the best of knowledge and belief of the surveyor, the subject property as depicted hereon does not constitute an illegal subdivision of land under applicable county ordinances.
- PROPERTY ADDRESS: 3250 Park Central Boulevard North, Pompano Beach, Florida 33064.
- Abbreviation Legend: A = Arc Length; APPROX. = Approximate; B.C.R. = Broward County Records; C = Centerline; C.B. = Chord Bearing; C.B.S. = Concrete, Block & Stucco; CH. = Chord Length; C.M.P. = Corrugated Metal Pipe; CONC. = Concrete; (D) = Per Deed; D.I.P. = Ductile Iron Pipe; Δ = Delta Angle; EL. = Elevation; E.O.W. = Edge of Water; FD. = Found; F.F. = Finished Floor; INV. = Invert; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; O.R.B. = Official Records Book; O/S = Offset; O.W. = Overhead Wires; P = Plat; P.B. = Plat Book; P.C. = Point of Curvature; P.C.P. = Permanent Control Point; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.T. = Point of Tangency; R. = Radius; R/W = Right-of-Way; T.O.B. = Top of Bank; U.E. = Utility Easement; W/CAP = With Surveyors Cap; USPS = United States Postal Service; GV = Gate Valve; A/K/A = Also Known As; FPL = Florida Power & Light.

LAND DESCRIPTION:

Parcel 1 (A/K/A Bldg. 10)

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

COMMENCE at the center of Section 22, Township 48 South, Range 42 East, same being a corner of said Parcel "A"; thence S24°39'08"E, 369.73 feet to the POINT OF BEGINNING at the intersection of the South right-of-way line of N.W. 29th Place as described in Official Records Book 11108, Page 84 of the Public Records of Broward County, Florida; thence N69°32'56"E, along said South right-of-way line, 114.52 feet to a point on the arc of a tangent curve, concave to the southwest; thence southeasterly along the arc of said curve, having a radius of 340.00 feet, a central angle of 83°00'00" and an arc distance of 492.53 feet to a point on the West right-of-way line of said N.W. 29th Place (last two (2) described courses and distances being coincident with the South right-of-way line of N.W. 29th Place); thence S27°27'04"E, along said West right-of-way, 159.60 feet to a point on the arc of a tangent curve, concave to southwest; thence southeasterly along the arc of said curve, having a radius of 520.00 feet, a central angle of 20°53'19" and an arc distance of 189.58 feet (last two (2) described courses and distances being coincident with the West right-of-way line of said N.W. 29th Place); thence N89°57'04"W, 680.72 feet; thence S03°28'08"W, 126.66 feet; thence N80°09'57"W, 235.88 feet; thence N00°02'56"E, 142.59 feet; thence N88°23'30"E, 311.34 feet; thence N01°36'30"W, 264.14 feet; thence N19°11'41"W, 120.64 feet to the POINT OF BEGINNING. Said parcel formerly known as unrecorded Tracts 28A, 30 and 31 and a portion of Tracts 28, 29 and 29A.

Said lands lying and situate in Broward County, Florida, containing 297,194 square feet, 6.823 acres, more or less.

