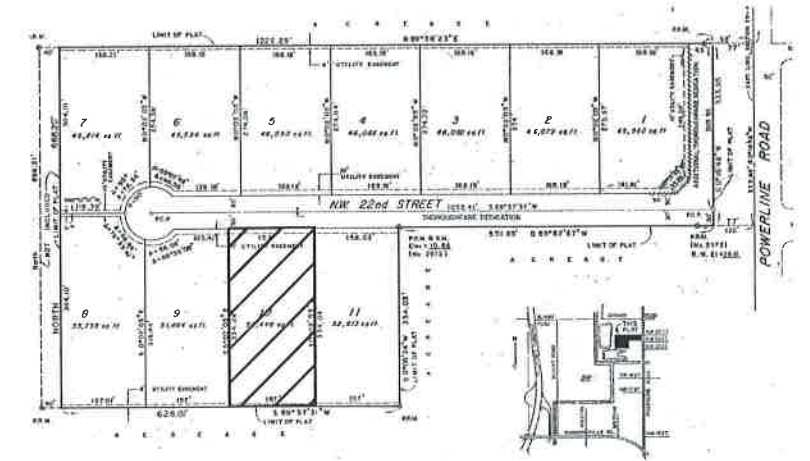
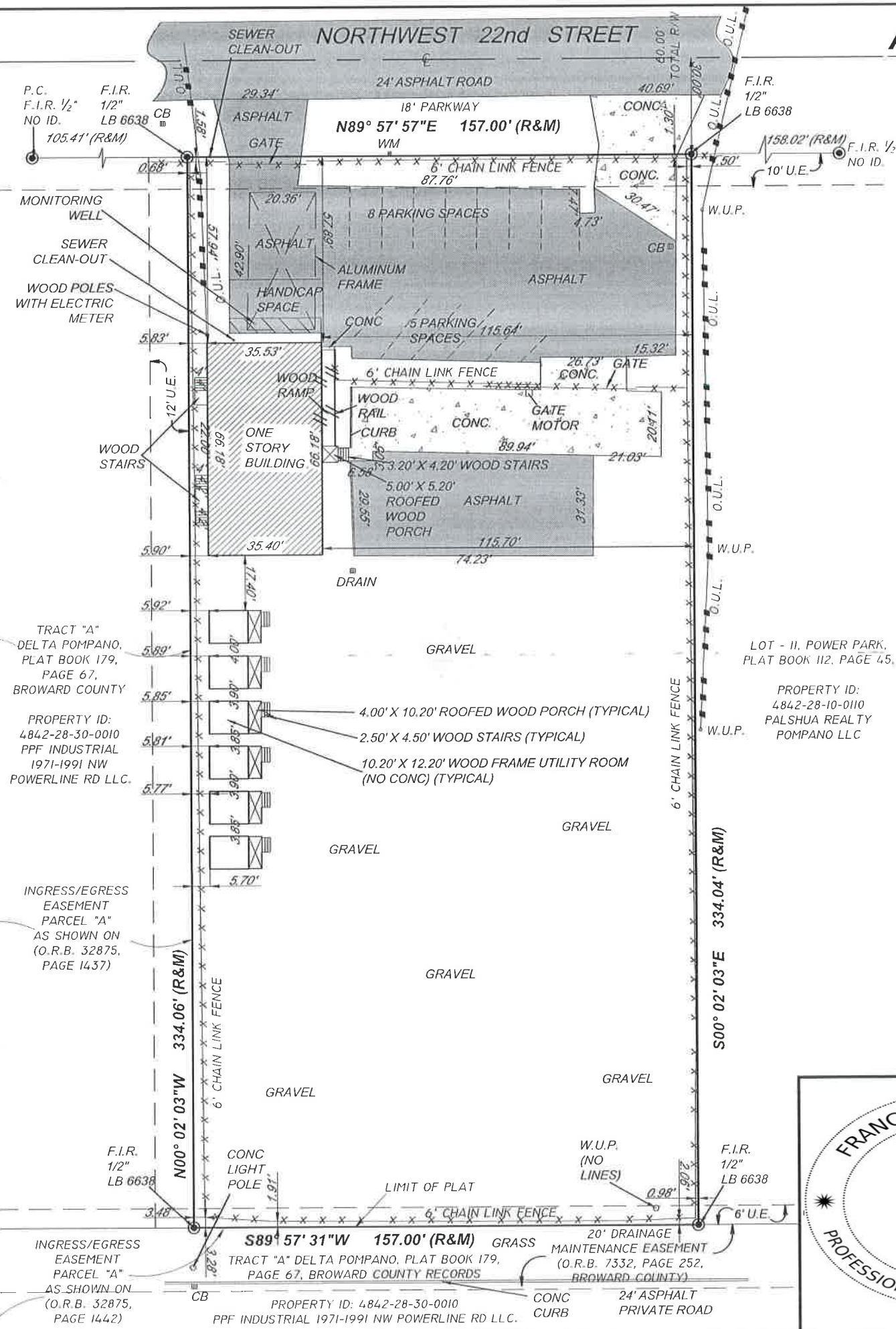
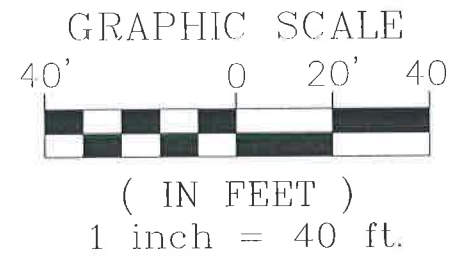


LOCATION SKETCH
NOT TO SCALE



ALTA/NSPS LAND
TITLE SURVEY



PROPERTY OF: AG-TREP POMPANO PROPERTY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND AG-TREP ISF PORTFOLIO PARENT II, L.P., A DELAWARE LIMITED PARTNERSHIP
2240 NORTHWEST 22nd STREET, POMPANO BEACH, FLORIDA 33069

LOT - II, POWER PARK, PLAT BOOK 112, PAGE 45.
PROPERTY ID: 4842-28-10-0110
PALSHUA REALTY POMPANO LLC

LEGAL DESCRIPTION:

LOT 10, OF POWER PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 45, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM 1988.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF NORTHWEST 22nd STREET = (N89°57'57"E)

LEGEND		SYMBOLS	
A/C	AIR CONDITIONER	CONC.	CONCRETE
AVE.	AVENUE	— x —	OVERHEAD UTILITY LINES
BLVD.	BOULEVARD	— x —	WIRE FENCE
BM	BENCH MARK	— # — # —	WOOD FENCE
CATV	CABLE TELEVISION BOX	—	PROPERTY CORNER
C.B.	CATCH BASIN	—	WATER FLOW
CBS	CONCRETE BLOCK STRUCTURE	9.60	EXISTING GRADE ELEVATION
CHB	CHORD BEARING	9.60	PROPOSED GRADE ELEVATION
CH	CHORD DISTANCE	—	WATER VALVE SIGN
COR	CORNER	—	DRAINAGE MANHOLE
CT	COURT	—	SANITARY MANHOLE
CL	CLEAR	—	FIRE HYDRANT
CONC.	CONCRETE	—	LIGHTING FIXTURE
C.O.	CLEAN OUT	—	FIRE DEPARTMENT CONNECTION
E.B.	ELECTRIC BOX		
ELEV.	ELEVATION		
ENCR.	ENCROACHMENT		
E.R.P.	ELEVATION REFERENCE POINT		
F.F.	FINISH FLOOR		
F.H.	FIRE HYDRANT		
I.C.V.	IRRIGATION CONTROL VALVE		
I.P.	IRON PIPE		
FPL	FLORIDA POWER & LIGHT		
F.I.P.	FOUND IRON PIPE		
F.I.R.	FOUND IRON ROD		
FND.	FOUND		
L	ARC LENGTH		
(L)	LEGAL		
L.P.	LIGHT POLE		
LB	LICENSED BUSINESS		
LS	LAND SURVEYOR		
(M)	MEASURED		
NAVD	NORTH AMERICAN VERTICAL DATUM		
NGVD	NATIONAL GEODETIC VERTICAL DATUM		
NO ID.	NOT IDENTIFIABLE		
NO.	NUMBER		
NTS	NOT TO SCALE		
O.R.B.	OFFICIAL RECORD BOOK		
ON/PL	ON PROPERTY LINE		
O.U.L.	OVERHEAD UTILITY LINES		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVATURE		
P.C.P.	PERMANENT CONTROL POINT		
PLS	PROFESSIONAL LAND SURVEYOR		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
PL	PROPERTY LINE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVATURE		
P.R.M.	PERMANENT REFERENCE MONUMENT		
P.T.	POINT OF TANGENCY		
R	RADIUS		
(R)	RECORD		
R.E.	RIM ELEVATION		
R/W	RIGHT-OF-WAY		
SAN.	SANITARY		
S.I.P.	SET IRON PIPE		
S.I.R.	SET IRON ROD		
ST.	STREET		
T	TANGENT		
T.B.M.	TEMPORARY BENCH MARK		
TEL.	TELEPHONE		
TYP.	TYPICAL		
U.E.	UTILITY EASEMENT		
W/M	WATER METER		
W.V.	WATER VALVE		
W.U.P.	WOOD UTILITY POLE		



ALTA/NSPS LAND TITLE SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530
269562-A

FIELD DATE: 09/11/2022 SCALE: 1" = 40' DRAWN BY: TJY DWG. No.: 269562



DRAFT

ZONING REPORT

2240 NW 22nd Street
2240 NW 22nd Street
Pompano Beach, Florida 33069

Date of Report: September 8, 2022
Partner Project Number: 22-383260.1

Prepared for:
Triten Real Estate Partners
Houston, Texas 77042



Engineers who understand your business

2.0 PROPERTY SUMMARY

The following information was derived from a client-provided Boundary Survey dated April 15, 2022, client provided information, and Broward County online resources.

Property Data	
Name	2240 NW 22nd Street
Address	2240 NW 22nd Street
City, State and Postal Code	Pompano Beach, Florida 33069
Property Use	Truck Driving School
Parcel Size (Acres)	1.2
Parcel Size (SF)	52,272
Number of Buildings	1
Number of Stories	1
Year Built	1986
Gross Building Area (SF)	2,330
Property Jurisdiction	City of Pompano Beach
Zoning Designation	I1 General Industrial
Abutting Zoning Designations	North/South/East/West: I1 (General Industrial)
County	Broward
Parcel Number	484228100100
Conformance Status Summary	
Use Conformance Status	The Subject Property's use is considered to be Legal Conforming.
Improvement Conformance Status	The Subject Property's improvements are considered to be Legal Nonconforming.

3.0 REGULATORY INQUIRIES

3.1 Regulatory Response Summary

Regulatory Response Summary	
Zoning Letter	Request for information processing.
Certificates of Occupancy	Certificates of Occupancy issued. (See Appendix D)
Zoning Code Violations	No violations reported. (See Appendix D)
Building Code Violations	No violations reported. (See Appendix D)
Fire/Life Safety Code Violations	No violations reported. (See Appendix D)
Public Improvement Projects	No Planned Roadwork. (See Appendix D)

3.2 Municipal Contacts

Municipal Contacts	
City Clerk's Office - Public Records Request / Asceleta Hammond, City Clerk / asceleta.hammond@copbfl.com / 954-786-4611	
Planning and Zoning / Hellenia Lenhens, Planner / Zoning@copbfl.com / 954-786-4679	

Zoning Report
Project No 22-383260.1
September 01, 2022
Page 2



4.0 ZONING REQUIREMENTS

4.1 Zoning Regulations

Zoning Regulations	
Title of Ordinance	Zoning Code of the City of Pompano Beach, Florida
Date of Most Recent Revision	June 28, 2022
Preparer of Ordinance	City of Pompano

4.2 Use Conformance

Use Conformance	
Current Use	CDL Truck Driving School (Trade School)
Use Permitted	Vocational/Trade School is Permitted by Right within I-1 District. See Zoning Use Certificate in Appendix D. Code Section Referenced: Appendix A and § 155.4207E.

Use Status: LEGAL CONFORMING

4.3 Area Regulations

The following regulations are in accordance with the Zoning Code of the City of Pompano Beach, Florida. Status was determined by using a client-provided Boundary Survey dated April 15, 2022.

City of Pompano Beach I1				
Area Regulation	Code (B)	Requirement	Actual	Status
Minimum Lot Area	Appendix B	10,000 Square Feet	52,272 Square Feet	Conforming
Minimum Lot Width	Appendix B	100 Feet	157.00 Feet	Conforming
Maximum Lot Coverage	Appendix B	65%	4.4% (2,330 / 52,272)	Conforming
Minimum PerVIOUS Area	Appendix B	20%	Over 20%	Conforming
Maximum Building Height	Appendix B	45 Feet	1 Story; Less than 45 Feet	Conforming
Minimum Front Yard Setback	Appendix B	25 Feet	NW 22nd St: 58.0 Feet	Conforming
Minimum Side Yard Setback	Appendix B	10 Feet	West lot line: 6.0 Feet East lot line: 115.6 Feet	Legal Nonconforming
Minimum Rear Yard Setback	Appendix B	30 Feet	South lot line: 209.9 Feet	Conforming

Area Regulations Status: LEGAL NONCONFORMING

Zoning Report
Project No 22-383260.1
September 01, 2022
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5.0 PARKING

5.1 Parking Requirements

The following chart is in accordance with the Zoning Code of the City of Pompano Beach, Florida. Code Section Referenced: 155.5102.D.1

Parking Requirements Regulation	Requirement	Equation
Vocational/Trade School	1 space per 500 square feet	2,330 / 500 = 5

5.2 Number of Parking Spaces

Information on this chart was obtained using a client-provided Boundary Survey dated April 15, 2022 and Aerial Images of the Subject Property.

Number of Parking Spaces	
Number of Regular Parking Spaces	18 Striped Spaces
Total Number of Provided Parking Spaces	18 Striped Spaces

Total Required Parking Spaces = 5

Parking Status: LEGAL CONFORMING

SURVEYOR'S NOTES:

THE EXISTING IMPROVEMENTS ARE WHOLLY WITHIN BUILDING RESTRICTION LINES ESTABLISHED BY PLAT, OTHER RECORDED DOCUMENTS OR LOCAL ZONING ORDINANCES.

EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO ENCROACHMENTS (A) BY EXISTING IMPROVEMENTS OR PROJECTIONS LOCATED ON THE PROPERTY OUTSIDE THE PROPERTY LINES, (B) BY EXISTING IMPROVEMENTS OR PROJECTIONS LOCATED ON ANY ADJACENT PROPERTY ONTO THE PROPERTY AND (C) BY EXISTING IMPROVEMENTS OR PROJECTIONS ON THE PROPERTY UPON ANY ADJACENT PROPERTY, EASEMENT BURDENING THE PROPERTY, RIGHTS OF WAY OR SETBACK LINES.

THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, GRAVESITES OR BURIAL GROUNDS ON THE PROPERTY.

THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE PROPERTY HAS DIRECT ACCESS TO NORTHWEST 22ND STREET, A DEDICATED PUBLIC RIGHT OF WAY, AS SHOWN ON THE SURVEY

NO WETLAND DELINEATION MARKERS WERE OBSERVED AT THE PROPERTY

THE DIRECTIONAL, DISTANCE AND CURVE DATA IN THE LEGAL DESCRIPTION FORMS A MATHEMATICAL CLOSURE

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED ON FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 10694968, WITH AN EFFECTIVE DATE OF AUGUST 11, 2022, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY."

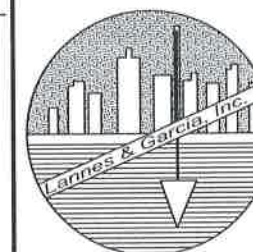
I. "THERE ARE NO OFFSITE EASEMENTS LISTED IN THE TITLE COMMITMENT WITH AN EFFECTIVE DATE OF AUGUST 11, 2022.



ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.

LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

269562-A

FIELD DATE: 09/11/2022

DRAWN BY: TJY

DWG. No.: 269562

PROPERTY OF: AG-TREP POMpano PROPERTY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND AG-TREP ISF PORTFOLIO PARENT II, L.P., A DELAWARE LIMITED PARTNERSHIP

2240 NORTHWEST 22nd STREET,
POMpano BEACH, FLORIDA 33069

ALTA/NSPS LAND TITLE SURVEY

SCHEDULE B-II NOTES:

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT OFFICE FILE NUMBER: 422200541MP, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AUGUST 11, 2022 @ 11:00 PM BE ADVISED AS FOLLOWS:

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

1. TAXES AND ASSESSMENTS FOR THE YEAR **2023** AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. - NOT A SURVEY ISSUE.
2. DEDICATIONS FOR THOROUGHFARE AND UTILITY EASEMENTS CONTAINED ON THE PLAT OF POWER PARK, RECORDED IN PLAT BOOK 112, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. - REFLECTED HEREON.
3. VARIANCE NOTICE BETWEEN DP DEVELOPMENT OF POMPANO LLC AND ZONING BOARD OF APPEALS CITY OF POMPANO BEACH, RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 114292814. - APPLIES, NOT A SURVEY ISSUE.
4. ORDINANCE NO. 83-7(Z) CHANGING THE ZONING DISTRICT BOUNDARIES, RECORDED IN OFFICIAL RECORDS BOOK 10704, PAGE 434. - APPLIES, NOT A SURVEY ISSUE.
5. ORDINANCE NO. 83-19(Z) CHANGING THE ZONING DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 10822, PAGE 394. - APPLIES, NOT A SURVEY ISSUE.
6. ORDINANCE NO. 84-5 REDEFINING THE BOUNDARIES OF THE CITY OF POMPANO BEACH RECORDED IN OFFICIAL RECORDS BOOK 11825, PAGE 970. - APPLIES, NOT A SURVEY ISSUE.
7. SURVEY PREPARED BY FRANCISCO F. FAJARDO, PSM 4767 FOR LANNES AND GARCIA, INC., UNDER JOB NO. 269562, DATED SEPTEMBER 11, 2022 SHOWS THE FOLLOWING:
 - A. ASPHALT DRIVEWAY, CONCRETE AND CHAIN LINK FENCE WITH GATE LOCATED UPON 10' UTILITY EASEMENT ALONG THE NORTH BOUNDARY.
 - B. CHAIN LINK FENCE LOCATED UPON 6' UTILITY EASEMENT ALONG THE SOUTH BOUNDARY.
 - C. ASPHALT DRIVEWAY AND CONCRETE ALONG THE NORTHERLY BOUNDARY FALL OUTSIDE THE PROPERTY LINE.
8. RIGHTS OF ARA SERVICES, INC. AND MB UNITED, INC., TOGETHER AS TENANT PURSUANT TO A WRITTEN LEASE, WITH NO RIGHTS OF FIRST REFUSAL OR PURCHASE IN THE PROPERTY. - NOT A SURVEY ISSUE.

NOTE: ALL RECORDING REFERENCES IN THIS FORM SHALL REFER TO THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

NOTE: IN ACCORDANCE WITH FLORIDA STATUTES SECTION 627.4131, PLEASE BE ADVISED THAT THE INSURED HEREUNDER MAY PRESENT INQUIRIES, OBTAIN INFORMATION ABOUT COVERAGE, OR RECEIVE ASSISTANCE IN RESOLVING COMPLAINTS, BY CONTACTING FIDELITY NATIONAL TITLE INSURANCE COMPANY, TELEPHONE 1-800-669-7450.

PROPERTY OF: AG-TREP POMPANO PROPERTY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND AG-TREP ISF PORTFOLIO PARENT II, L.P., A DELAWARE LIMITED PARTNERSHIP

PROPERTY ADDRESS:

2240 NORTHWEST 22nd STREET, POMPANO BEACH, FLORIDA 33069

LOT SQUARE FOOTAGE:

52,446 SQUARE FEET +/- 1.20 ACRES +/-

PARKING SPACES:

13 TOTAL REGULAR PARKING SPACES
1 TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

NORTHWEST 22nd STREET

FLOOD ZONE:

FLOOD ZONE: AH/X
MAP & PANEL = 12011C0170
COMMUNITY No.: 120055
SUFFIX: H
DATE OF FIRM: 08/18/2014
BASE ELEV.= +13.00 (N.A.V.D. 1988)/N/A

ENCROACHMENT - VIOLATIONS STATEMENTS

IF ANY REFLECTED HEREON

CERTIFIED TO:

FLORIDA COMMERCIAL TITLE SERVICES, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AG-TREP POMPANO PROPERTY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND AG-TREP ISF PORTFOLIO PARENT II, L.P., A DELAWARE LIMITED PARTNERSHIP

SURVEY CERTIFICATION:

TO FLORIDA COMMERCIAL TITLE SERVICES, FIDELITY NATIONAL TITLE INSURANCE COMPANY, AG-TREP POMPANO PROPERTY OWNER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND AG-TREP ISF PORTFOLIO PARENT II, L.P., A DELAWARE LIMITED PARTNERSHIP. THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY. THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2021; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 11, 2022.

DATE OF PLAT OR MAP: 09-11-2022

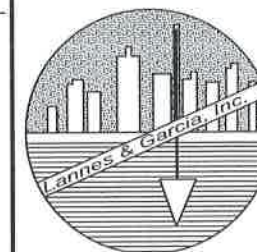
FRANCISCO F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC



ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING LANNES AND GARCIA, INC.

LB # 2098
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