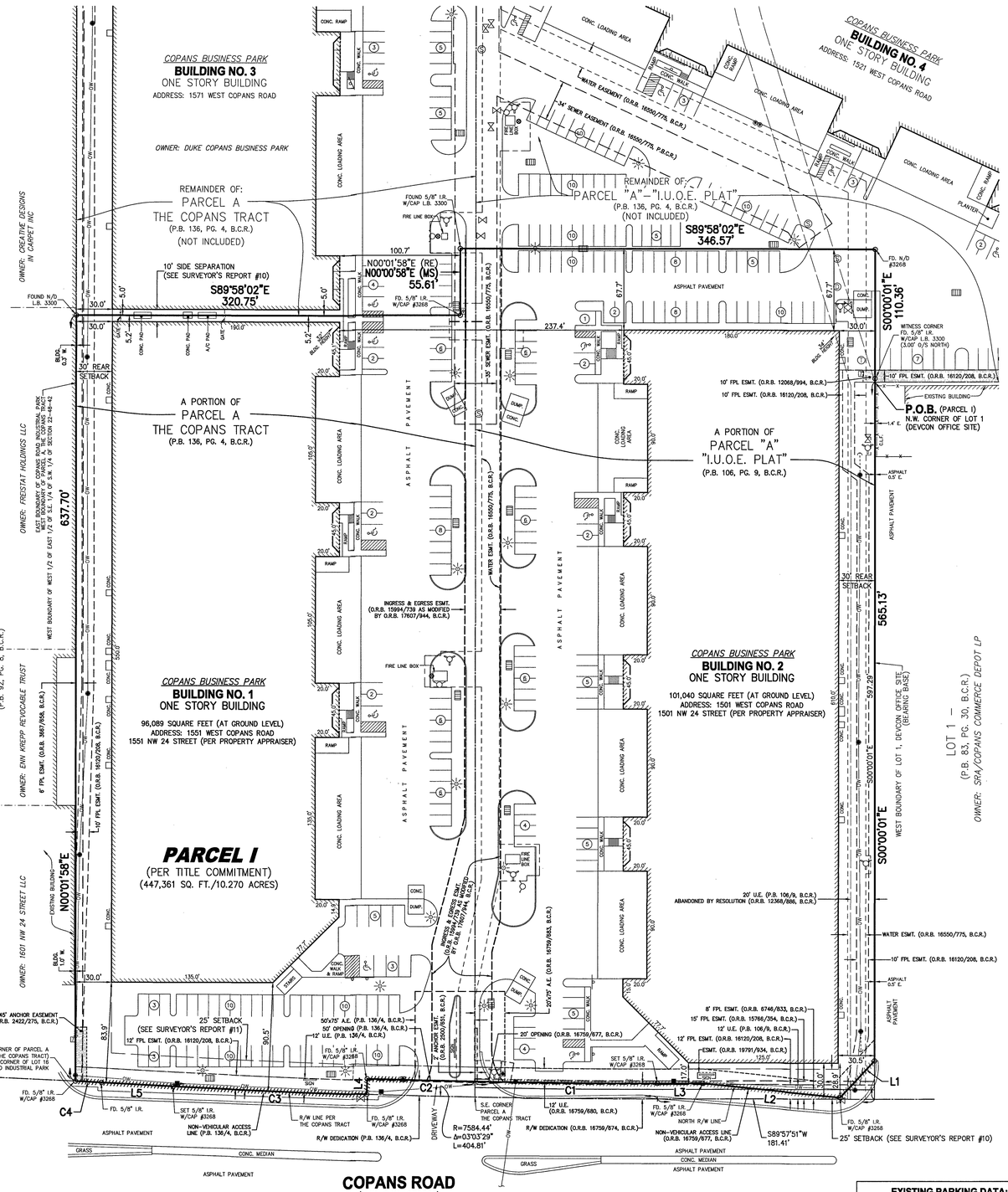
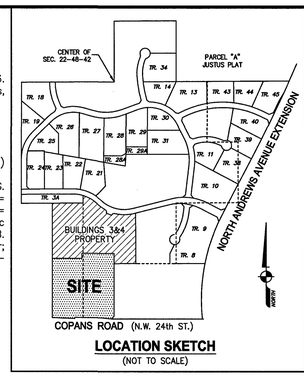
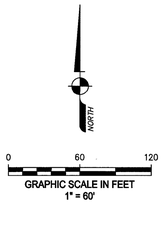


SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for easements, rights–of–way, ownership or other instruments of records. Instruments of record are per Title Commitment NCS–1291354–CO, issued by First American Title Insurance Company issued on January 07, 2026. 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)
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the plat, DEVCON OFFICE SITE (Plat Book 33, Page 30) with the west boundary of said plat having a bearing of S00°00'01"E.
6. The property described hereon lies within Flood Zone X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12011C0170H, Community Number 120055, dated 8/18/2014.
7. Abbreviation Legend: A/C = Air Conditioner; A.E. = Access Easement; ALTA = American Land Title Association; B.C.R. = Broward County Records; BLDG. = Building; Δ = Central Angle; ℄ = Centerline; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chain link Fence; C.M. = Concrete Monument; CONC. = Concrete; D = Per Deed; D.B. = Deed Book; D.E. = Drainage Easement; DUMP. = Dumpster; EL. = Elevation; ESMT. = Easement; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; INST# = Instrument Number; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; NSPS = National Society of Professional Surveyors; N/TT = Nail & Tin Tab; O.R.B. = Official Records Book; O/S = Offset; 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; P.R.M. = Permanent Reference Monument; R = Radius; RE = Record; R/W = Right–of–Way; S.F. = Square Feet; S.R. = State Road; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cap.
8. Setback on side of building is not applicable due to the phased construction of the project. The 10 foot side setback becomes the separation between buildings. Front setback of 25 feet is taken to the original property line prior to right–of–way taking.



LOCATION SKETCH
(NOT TO SCALE)



LEGEND

- ANCHOR
- CATCH BASIN
- CLEAN OUT
- CABLE TV RISER
- CONCRETE UTILITY POLE
- FIRE HYDRANT
- HANDICAP PARKING
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MONITORING WELL
- NUMBER OF REGULAR PARKING
- OVERHEAD WIRES
- SANITARY SEWER MANHOLE
- SIAMESE CONNECTION
- SIGN
- SPIGOT
- STORM MANHOLE
- TRAFFIC LIGHT SUPPORT POLE
- TELEPHONE MANHOLE
- TELEPHONE RISER
- UNDERGROUND ELECTRIC MARKER
- VALVE
- WATER METER
- WOOD UTILITY POLE

SUMMARY TABLE FOR:

SCHEDULE B, PART II EXCEPTIONS FOR TITLE COMMITMENT NO. NCS-1291354-CO (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY?	AFFECTED AREA
No. 10 P.B. 106/9	Yes	As shown
O.R.B. 10878/540	Yes	Not subject to location (Affidavit for Scrivener's Error)
O.R.B. 11536/43	Yes	Not subject to location (Affidavit for Scrivener's Error)
O.R.B. 16806/804	Yes	Not shown falls in right-of-way
O.R.B. 23359/545	No	Offsite
O.R.B. 26669/294	No	Offsite
O.R.B. 26851/70	No	Offsite
O.R.B. 27460/262	No	Offsite
O.R.B. 27661/878	No	Offsite
No. 11 P.B. 136/4	Yes	As shown
No. 12 O.R.B. 24222/275	Yes	As shown
No. 13 O.R.B. 2500/651	Yes	As shown
No. 14 O.R.B. 3967/658	Yes	As shown
No. 15 O.R.B. 6746/883	Yes	As shown
No. 16 O.R.B. 10387/972	Yes	Not subject to location
O.R.B. 15316/613	Yes	Not subject to location
O.R.B. 15316/606	Yes	Not subject to location
O.R.B. 15351/237	Yes	Not subject to location
O.R.B. 15351/244	Yes	Not subject to location
O.R.B. 22907/346	Yes	Not subject to location
O.R.B. 25347/365	Yes	Not subject to location
O.R.B. 25380/000	Yes	Not subject to location
O.R.B. 27888/96	Yes	Not subject to location
O.R.B. 28886/1241	Yes	Not subject to location
No. 17 O.R.B. 11106/94	Yes	Not subject to location
O.R.B. 11106/162	Yes	Not subject to location
O.R.B. 12223/762	Yes	Not subject to location
O.R.B. 12223/865	Yes	Not subject to location
O.R.B. 12702/93	Yes	Not subject to location
O.R.B. 12702/103	Yes	Not subject to location
O.R.B. 13227/423	Yes	Not subject to location
O.R.B. 13282/394	Yes	Not subject to location
O.R.B. 15551/59	Yes	Not subject to location
O.R.B. 15551/82	Yes	Not subject to location
O.R.B. 15994/707	Yes	Not subject to location
O.R.B. 17231/593	Yes	Not subject to location
O.R.B. 18044/707	Yes	Not subject to location
No. 18 O.R.B. 12068/994	Yes	As shown (ONLY portion not released by ORB 18201/437)
O.R.B. 18201/437	Yes	Not shown since vacated
No. 19 O.R.B. 15766/354	Yes	As shown
No. 20 O.R.B. 15994/739	Yes	Blanket access esmt. modified by ORB 17607/944
O.R.B. 17231/573	Yes	Assignment of various blanket essements
O.R.B. 17607/944	Yes	As shown
No. 21 O.R.B. 15994/744	Yes	Blanket drainage easement over Buildings 3&4 property
O.R.B. 17231/573	Yes	Entire property
No. 22 O.R.B. 15994/749	Yes	Blanket easement over Buildings 3&4 property
O.R.B. 17231/573	Yes	Entire property
No. 23 O.R.B. 16120/208	Yes	As shown
No. 24 O.R.B. 16759/677	Yes	As shown
No. 25 O.R.B. 16759/680	Yes	As shown
No. 26 O.R.B. 16759/683	Yes	As shown
No. 26 O.R.B. 16759/683	Yes	As shown
No. 27 O.R.B. 19791/920	Yes	Blanket cross-easement over subject property & Buildings 3&4 property
No. 28 O.R.B. 19791/934	Yes	As shown
No. 29 O.R.B. 16550/775	Yes	As shown
No. 30 INST# 120210834	No	Off property

EXISTING PARKING DATA:

BUILDINGS 1 & 2

Number of Regular Parking Spaces	175
Number of Handicapped Parking Spaces	7
Number of Loading Area Spaces	36
Total Parking Spaces (Existing)	218
Total Parking Spaces (Required)	218

Parking Requirement Information provided by Premier.

LAND DESCRIPTION:

PARCEL I:

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, TOGETHER WITH, A PORTION OF PARCEL A, THE COPANS TRACT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, DEVCON OFFICE SITE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGE 30 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, ALONG THE WEST BOUNDARY OF SAID LOT 1 AND ALONG THE BOUNDARY OF SAID PARCEL "A", "I.U.O.E. PLAT", 565.13 FEET TO THE NORTH RIGHT–OF–WAY LINE OF COPANS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 16759, PAGE 674 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 42 DEGREES 50 MINUTES 06 SECONDS WEST, ALONG SAID RIGHT–OF– WAY LINE, 42.33 FEET; THENCE NORTH 84 DEGREES 10 MINUTES 09 SECONDS WEST, ALONG SAID RIGHT–OF–WAY LINE, 115.63 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 51 SECONDS WEST, ALONG SAID RIGHT–OF–WAY LINE, 37.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID RIGHT–OF–WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7571.49 FEET AND A CENTRAL ANGLE OF 01 DEGREES 09 MINUTES 12 SECONDS, A DISTANCE OF 152.40 FEET TO THE SOUTHEAST CORNER OF PARCEL A OF SAID PLAT THE COPANS TRACT; THENCE ALONG THE RIGHT–OF–WAY LINE OF COPANS ROAD AS SHOWN ON SAID PLAT THE COPANS TRACT AND CONTINUE ALONG THE ARC OF THE AFORESAID CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS 7571.49 FEET AND A CENTRAL ANGLE OF 00 DEGREES 40 MINUTES 52 SECONDS, A DISTANCE OF 90.01 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 55 SECONDS WEST, ALONG A RADIAL LINE AND ALONG SAID PLATTED RIGHT–OF–WAY LINE, A DISTANCE OF 12.95 FEET TO A POINT ON THE ARC OF A NON–TANGENT CURVE, CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID PLATTED RIGHT–OF– WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7584.44 FEET AND A CENTRAL ANGLE OF 01 DEGREES 13 MINUTES 25 SECONDS, A DISTANCE OF 161.98 FEET; THENCE NORTH 86 DEGREES 58 MINUTES 40 SECONDS WEST, ALONG SAID PLATTED RIGHT–OF–WAY LINE, 60.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH; THENCE WESTERLY ALONG SAID PLATTED RIGHT–OF–WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 7694.44 FEET AND A CENTRAL ANGLE OF 00 DEGREES 09 MINUTES 44 SECONDS, A DISTANCE OF 21.80 FEET TO THE SOUTHWEST CORNER OF PARCEL A OF SAID PLAT THE COPANS TRACT; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, ALONG THE WEST BOUNDARY OF PARCEL A OF SAID PLAT THE COPANS TRACT, 637.70 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST, 320.75 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 58 SECONDS EAST, RECORD, (NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST, MEASURED) 55.61 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 02 SECONDS EAST, 346.57 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 01 SECONDS EAST, 110.36 FEET TO THE POINT OF BEGINNING.

SAID LANDS ARE SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 447,361 SQUARE FEET (10.270 ACRES) MORE OR LESS.

PARCEL II:

A. Easements, as contained in that certain Easement Agreement for Drainage between Copans Business Park limited partnership, a Florida limited partnership and Operating Engineers Local 675 Pension Fund filed December 1, 1988, recorded in Book 15994, Page 744 of Official Records, of the Public Records of Broward County, Florida.

B. Easements, as contained in that certain Easement and Cross–Access Agreement between Copans Business Park Limited partnership, a Florida limited partnership and North Broward Associates, a Florida general partnership filed August 18, 1992 recorded in Book 19791, Page 920 of Official Records, of the Public Records of Broward County, Florida.

C. Easements, as contained in that certain Declaration of Protective Covenants, Conditions and Restrictions of Andrews Avenue Business Park, by the International Union of Operations Engineers Local 675 Pension Fund, its successors and assigns filed August 26, 1983 recorded in Book 11106, Page 94 of Official Records; as affected by Supplement to Declaration of Protective Covenants, Conditions and Restrictions of Andrews Avenue Business Park recorded in Book 11106, Page 162 of Official Records; as affected by Nonexclusive Partial Assignment and Assumption of Declarant's Rights and Obligations, in favor of Crow Childress Donner, Limited, a Texas limited partnership authorized to do business in the State of Florida recorded in Book 12223, Page 762 of Official Records; as affected by Agreement

Confirming Partial Assignment of Declarant's Rights, in favor of Crow Childress Donner Limited recorded in Book 12223, Page 865 of Official Records; as affected by park Central Owners Association, Inc., action by Consent in writing of the Members recorded in Book 12702, Page 93 of Official Records; as affected by Amendment to Declaration of Protective Covenants, Conditions and Restrictions of Andrews Avenue Business Park recorded in Book 12702, Page 103 of Official Records; as affected by Amendment to Declaration of Protective Covenants, Conditions and Restrictions of Andrews Avenue Business Park recorded in Book 13227, Page 423 of Official Records; as affected by Nonexclusive Partial Assignment and Assumption of Declarant's Rights and Obligations recorded in Book 13272, Page 394 of Official Records; as affected by Re–Assignment and Assumption of Declarant's Rights and Obligations recorded in Book 15551, Page 59 of Official Records; as affected by Agreement not to Exercise Declarant's Rights recorded in Book 15551, Page 82 of Official Records; as affected by Declaration of Protective Covenants, Conditions and Restrictions of Park Central (f/k/a Andrews Avenue Business Park) recorded in Book 15994, Page 707 of Official Records; as affected by Partial Release of Repurchase Option recorded in Book 17231, Page 593 of Official Records; as affected by Assignment of Declarant's Rights in favor of Park Central Associates, a Florida general partnership recorded in Book 18044, Page 707 of Official Records, of the Public Records of Broward County, Florida.

CERTIFICATION:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13 and 14 of Table A thereof. The fieldwork was completed on December 30, 2025.

Date: FEB 2, 2026

John T. Doogan, P.L.S. — Digitally signed by John T. Doogan, P.L.S. Date: 2026.02.02 12:17:40 -05'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4480
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

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REVISIONS	DATE	F.B./PG.	BY	CK'D
REVISED PER LENDER'S COMMENTS	05/08/2002	NONE	M.M.K.	M.G.A.
ADD SURVEYOR'S & SURVEYOR'S REPORT #11	05/31/2002	NONE	M.M.K.	M.G.A.
REVISE PARCEL LABELS & SURVEYOR'S REPORT #11	06/21/2002	1532/50 & 39	M.M.K.	M.G.A.
REVISE PER ATTORNEY'S COMMENTS	12/27/2010	NONE	S.A.M.	A.T.D.
REVISE PARKING TABLE & PER NEW PRO FORMA TITLE	01/07/11	NONE	S.A.M.	A.T.D.
REVISE PARCEL II–C	02/22/2011	NONE	S.A.M.	A.T.D.
REVISE PARCEL II–C	02/22/2011	NONE	M.R.C.	A.T.D.
UPDATE ALTA/NSPS LAND TITLE SURVEY	12/30/2025	2275/14	L.B.	A.T.D.
UPDATE ALTA/NSPS LAND TITLE SURVEY	12/30/2025	N/A	K.T.	J.T.D.

ALTA/NSPS LAND TITLE SURVEY
BUILDING # 1 & 2 - COPANS BUSINESS PARK
A PORTION OF PARCEL A - THE COPANS TRACT (P.B. 136, PG. 4, B.C.R.)
TOGETHER WITH
A PORTION OF PARCEL "A" - "I.U.O.E. PLAT" (P.B. 106, PG. 9, B.C.R.)
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

SCALE: 1" = 50' | DATE: 02/02/2026 | BY: J.T.D. | CHECKED: M.G.A. | F.B. 1004 | PG. 45 | SHEET 1 OF 1

JOB #: 2467-30

AAC
PZ25-30000001
03/03/2026