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SUMMARY TABLE FOR: SCHEDULE B - SECTION 2			
COMMITMENT NO. FA-C-459160-10 (SEE SURVEYOR'S REPORT #2)			
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN	
No. 9 P.B. 91/27	YES	PARCEL 3	
No. 10 P.B. 137/33 O.R.B. 30414/563	YES YES	PARCEL 3 PARCEL 3	
No. 11 P.B. 169/126 O.R.B. 31343/528 O.R.B. 38277/408 O.R.B. 38277/421 O.R.B. 43583/368	YES YES YES YES YES	SHOWN NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE VAC P/O U.E. VALUE	
No. 12 D.B. 423/187 O.R.B. 32692/1108 O.R.B. 32751/1984	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 13 D.B. 463/476 O.R.B. 15543/836 O.R.B. 31669/1738	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 14 D.B. 464/595 O.R.B. 15786/529 O.R.B. 32692/1108 O.R.B. 32751/1984	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 15 D.B. 477/336 O.R.B. 15741/903 O.R.B. 31869/1738	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 16 D.B. 562/254 O.R.B. 15543/836 O.R.B. 31669/1738	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 17 O.R.B. 2350/537	YES	PARCEL 3	
No. 18 O.R.B. 2705/688 O.R.B. 14774/903	YES YES	PARCEL 3 PARCEL 3	
No. 19 O.R.B. 6322/521	YES	PARCEL 3	
No. 20 O.R.B. 8282/41	YES	NOT PLOTTABLE	
No. 21 O.R.B. 9606/370	YES	PARCEL 3	
No. 22 O.R.B. 14661/180 O.R.B. 16252/904 O.R.B. 27422/515 O.R.B. 25251/485	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 23 O.R.B. 14602/518	YES	NOT PLOTTABLE	
No. 24 O.R.B. 15761/467	YES	PARCEL 3 (B-3.7A,7B)	
No. 25 O.R.B. 15974/823	YES	PARCEL 3	
No. 26 O.R.B. 2883/1194	YES	NOT PLOTTABLE	
No. 27 O.R.B. 29228/1470	YES	PARCEL 3	
No. 28 O.R.B. 30600/8	YES	PARCEL 3 (BLDG 5B)	
No. 29 O.R.B. 30915/885 O.R.B. 32474/760	YES YES	NOT PLOTTABLE NOT PLOTTABLE	
No. 30 O.R.B. 30982/39	YES	NOT PLOTTABLE	
No. 31 O.R.B. 31343/488	YES	NOT PLOTTABLE	
No. 32 O.R.B. 31714/1953	YES	PARCEL 1, 2 & 3 SHOWN	
No. 33 O.R.B. 32335/1519	YES	PARCEL 3	
No. 34 O.R.B. 32335/1537	YES	NOT PLOTTABLE	
No. 35 O.R.B. 32364/44	YES	LEASE	
No. 36 O.R.B. 32921/1150	YES	PARCEL 3	
No. 37 O.R.B. 32921/1158	YES	PARCEL 3	
No. 38 O.R.B. 33106/1710	YES	PARCEL 3	
No. 39 O.R.B. 33600/345	YES	PARCEL 3 (BLDG 2&3)	
No. 40 O.R.B. 36296/1573	YES	PARCEL 3	
No. 41 O.R.B. 36916/1899	YES	PARCEL 3 (BLDG 1&4B)	
No. 42 O.R.B. 36998/1699	YES	PARCEL 1, 2 & 3 SHOWN	
No. 43 O.R.B. 36998/1706	YES	PARCEL 1 & 2 SHOWN	
No. 44 O.R.B. 36998/1713	YES	SHOWN PARCEL 3	
No. 45 O.R.B. 36998/1720	YES	PARCEL 1, 2 & 3 SHOWN	
No. 46 O.R.B. 36998/1727 O.R.B. 36998/1734	YES YES	PARCEL 3 (BLDG 6B) PARCEL 3 (BLDG 6B)	
No. 47 O.R.B. 36998/1741	YES	PARCEL 3 (5&4&4C)	
No. 48 O.R.B. 37086/1628	YES	PARCEL 3 (5&4&4C)	
No. 49 O.R.B. 37102/690	YES	PARCEL 3	
No. 50 O.R.B. 37444/591	YES	PARCEL 3 (4A&4B)	
No. 51 O.R.B. 37618/1283 O.R.B. 37618/1289	YES YES	PARCEL 3 (BLDG 7A) PARCEL 3 (BLDG 7A)	
No. 52 O.R.B. 37618/291	YES	PARCEL 3 (BLDG 7B)	
No. 53 O.R.B. 37709/483	YES	PARCEL 3 (3&C)	
No. 54 O.R.B. 37830/1113	YES	PARCEL 3 (3&D)	
No. 55 O.R.B. 38176/1918	YES	PARCEL 3 (4A&4B)	
No. 56 O.R.B. 38176/1928	YES	PARCEL 3 (5A)	
No. 57 O.R.B. 38176/1935	YES	PARCEL 3 (BLDG 5A)	
No. 58 O.R.B. 38176/1942	YES	PARCEL 3 (BLDG 5B)	
No. 59 O.R.B. 38255/1056	YES	PARCEL 3 (LEASE)	
No. 60 O.R.B. 38700/430	YES	PARCEL 3	
No. 61 O.R.B. 39840/243	YES	PARCEL 1 (BLDG 8)	
No. 62 O.R.B. 39840/254	YES	PARCEL 1 (BLDG 8)	
No. 63 O.R.B. 39840/262	YES	PARCEL 2 SHOWN	
No. 64 O.R.B. 40123/341 O.R.B. 40123/409 O.R.B. 40123/428 O.R.B. 46891/681	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 65 O.R.B. 40123/434	YES	NOT PLOTTABLE	

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 Atlantic Business Ctr 2-9, LLC, Teachers Insurance and Annuity Association of America a New York Corporation and First American Title Insurance Company that a survey on the ground of the above described land and improvements on the 3rd day of November, 2010 and in accordance with the Minimum Standard Detail Requirements for FTA/ACSM Land Title Surveys, as adopted by the American Land Title Association & American Congress on Surveying & Mapping, Inc. in 2006, and the Florida Standard Detail Requirements for Land Title Surveys, further certify that the survey was made on the following described portion of the property owned by Atlantic Business Center L.L.C., 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 #F-A-C-459160-10 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 as shown or noted thereon. I have shown all recorded 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 herein; all easements furnished to me by First American Title Insurance Company are shown in accordance with the entries to the same as recorded in the public records of the State of Florida, except as shown and noted thereon. I have shown all recorded improvements of land including easements, except utility lines permitted by the terms of the same as shown or noted herein; 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, gorges 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 are shown and described as shown or noted thereon. The location and dimensions of boundaries of lots and parcels and lines of possession or occupancy have been shown and proper notification made when 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 herein 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 121 lots and parcels shown on the survey, including the subject property, which are shown on the Florida Department of Banking Regulation's Panel Number 120055 0120 & 0206 F of the Federal Emergency Management Agency's flood insurance rate map dated August 18, 1992. The surveyed property contains a total of 4.3085 acres and 187,678 square feet.

Date: 12/27/10

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

NOT VALID WITHOUT  
SHEET 2

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 Aviram & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment No. FA-C-459160-2 properly filed by First American Title Insurance Company, dated October 27, 2010. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in Title Commitment and where applicable are shown on the survey.
3. The land description shown hereon is per said title commitment.
4. No underground improvements were located.
5. Boundary shown hereon is based on a survey with the North line of said Tract having a bearing of N88°49'22"W.
6. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
7. Benchmark Description: Broward County Engineering Division Benchmark No. 717, Elevation = 9.373.
8. The entire property described hereon lies within Flood Zone X, as shown on Flood Insurance Rate Map 2206 & 0120 F, dated August 3, 1981.
9. Abbreviation Legend: B.C.R. = Broward County Records; C. = Centerline; C.B.S. = Concrete, Block & Stucco; CONC. = Concrete; EL. = Elevation; FND. = Found; F.F. = Finished Floor; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; P. = Per Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P. = Point of Beginning; P.O.B. = Point of Beginning; A.K. = As Known As; FPL = Florida Power & Light Co.; O.R. = Official Records Book.
10. 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.

<b>LEGEND:</b>	
• BOLLARD	☀ LIGHT POLE
● BACK FLOW PREVENTOR VALVE	☀ MONITORING WELL
☐ CABLE TELEVISION SERVICE	— NON-VEHICULAR ACCESS LINE
▢ CATCH BASIN	— OVERHEAD WIRES
● CLEAN OUT	⑤ SANITARY MANHOLE
● CONCRETE UTILITY POLE	⑤ SAMESEX CONNECTION
● CURB INLET	⑤ SIGN (UNLESS NOTED)
— DOUBLE DETECTOR CHECK VALVE	☼ SPRINKLER
⑥ DRAINAGE MANHOLE	☼ TELEPHONE BOX
⑥ ELECTRIC OUTLET	① TELEPHONE MANHOLE
☐ ELECTRIC SERVICE BOX	— UNDERGROUND GAS LINE
— EXISTING ELEVATION	☐ VALVE
☼ FIRE HYDRANT	☐ WATER METER
⊕ GUY ANCHOR	● WOOD UTILITY POLE
☀ CONCRETE LIGHT POLE	

PARCEL 1: (A/K/A BLDG. 8)  
A PORTION OF TRACT A, ATLANTIC BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 169, PAGE 126, OF THE PUBLIC RECORDS OF BROWARD  
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF TRACT A, THENCE SOUTH 01 DEGREE  
10'37" WEST, ALONG THE WEST LINE OF SAID TRACT "A", 196.83 FEET; THENCE SOUTH 88  
DEGREES 49'22" EAST, 221.83 FEET; THENCE SOUTH 01 DEGREE 10'38" WEST, 15.98 FEET;  
THENCE SOUTH 88 DEGREES 49'22" EAST, 102.39 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 88 DEGREES 49'22" EAST, 139.85 FEET TO A POINT OF CURVATURE OF A  
CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID  
CURVE, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 14 DEGREES 59'43";  
AN ARC DISTANCE OF 15.70 FEET; THENCE SOUTH 73 DEGREES 49'39" EAST, 85.84 FEET  
TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE  
SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 145.00 FEET AND A CENTRAL  
ANGLE OF 41 DEGREES 49'14"; AN ARC DISTANCE OF 105.84 FEET TO A POINT OF  
REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY  
ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL  
ANGLE OF 58 DEGREES 49'14"; AN ARC DISTANCE OF 10.83 FEET; THENCE SOUTH 88  
DEGREES 49'22" EAST, 139.85 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01  
DEGREE 10'38" WEST, 15.98 FEET; THENCE NORTH 01 DEGREE 10'38"  
EAST, 52.418 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.  
Containing 187,678 square feet, (4.3085 acres) more or less.


PARCEL 3:  
TOGETHER WITH: INGRESS AND EGRESS EASEMENT GRANTED AND CREATED IN THAT  
CERTAIN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ATLANTIC BUSINESS CENTER  
AND ATLANTIC COMMERCIAL CENTER FILED OCTOBER 9, 2000 AT OFFICIAL RECORDS BOOK  
30915, PAGE 865 (THE "DECLARATION") RUNNING OVER THOSE PORTIONS OF THE  
"PROPERTY" COMPRISING THE COMMON ROADWAYS WITHIN ATLANTIC BUSINESS CENTER  
TOGETHER WITH ALL RIGHTS IN REAL PROPERTY APPURTENANT OR OTHERWISE BENEFITING  
THE ABOVE DESCRIBED PROPERTY CREATED IN SAID DECLARATION.

**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432

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06/04/2024