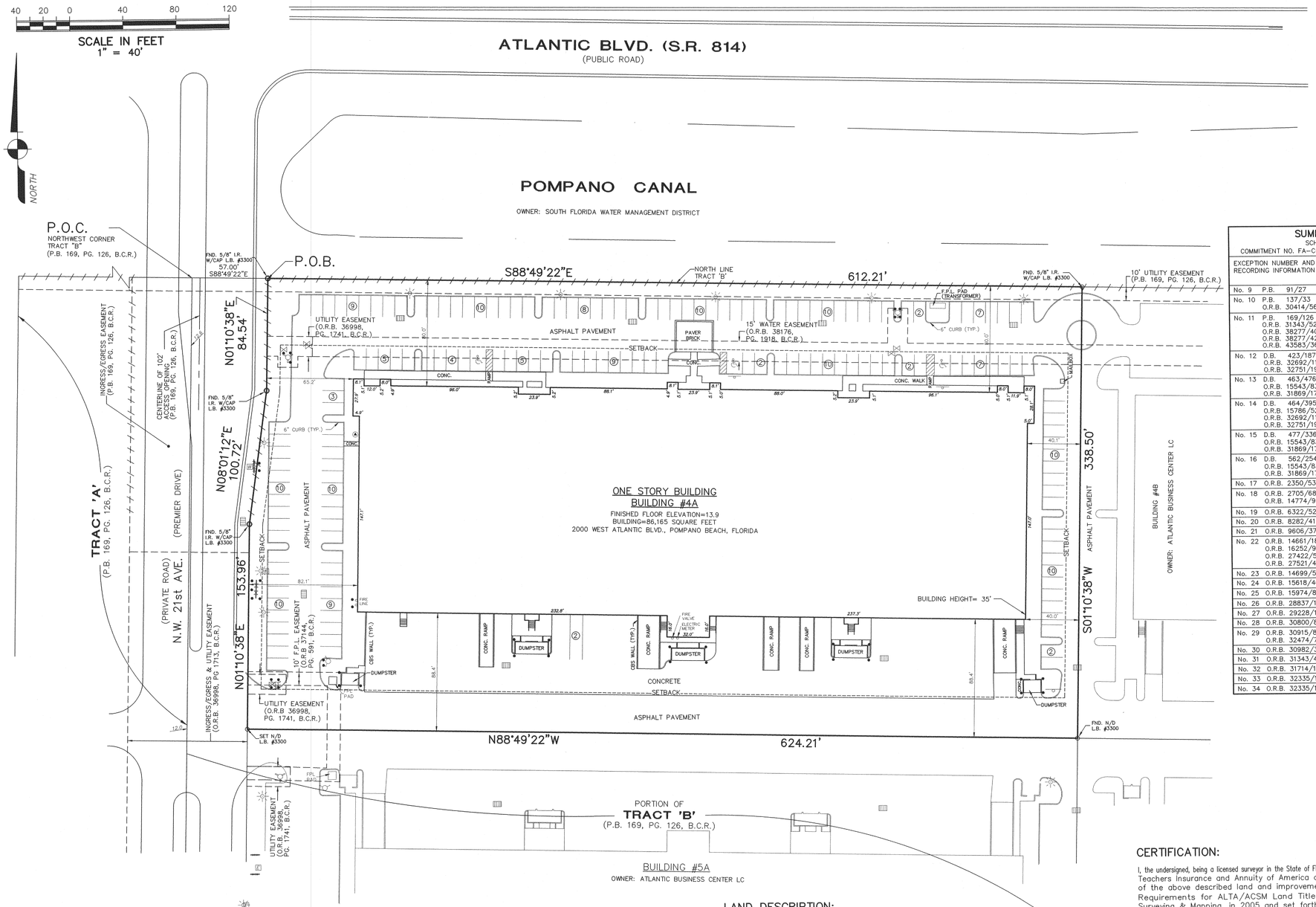
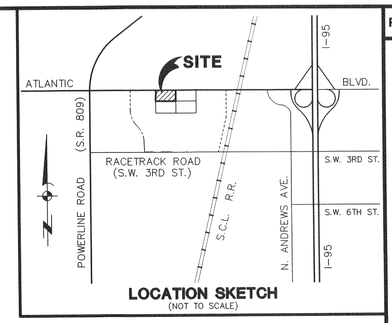
ALTA/ACSM LAND TITLE SURVEY





SUMMARY TABLE FOR:

SCHEDULE B – SECTION 2,
COMMITMENT NO. FA-C-459160-1B (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 9 P.B. 91/27	YES	PARCEL 7
No. 10 P.B. 137/33 O.R.B. 30414/563	YES YES	PARCEL 7 PARCEL 7
No. 11 P.B. 169/126 O.R.B. 31343/528 O.R.B. 38277/406 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. 31869/1738	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
No. 14 D.B. 464/395 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. 15543/836 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. 31869/1738	YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
No. 17 O.R.B. 2350/537	YES	PARCEL 7
No. 18 O.R.B. 2705/688 O.R.B. 14774/903	YES YES	PARCEL 7 PARCEL 7
No. 19 O.R.B. 6322/521	YES	PARCEL 7
No. 20 O.R.B. 8282/41	YES	NOT PLOTTABLE
No. 21 O.R.B. 9606/370	YES	PARCEL 7
No. 22 O.R.B. 14661/180 O.R.B. 16252/904 O.R.B. 27422/515 O.R.B. 27521/485	YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE
No. 23 O.R.B. 14699/50	YES	PARCEL 7
No. 24 O.R.B. 15618/467	YES	PARCEL 7(B-3,7A,7B)
No. 25 O.R.B. 15974/823	YES	PARCEL 7
No. 26 O.R.B. 28837/1194	YES	NOT PLOTTABLE
No. 27 O.R.B. 29228/1470	YES	PARCEL 7
No. 28 O.R.B. 30800/8	YES	PARCEL 3(BLDG 5B)
No. 29 O.R.B. 30915/865 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 7
No. 33 O.R.B. 32335/1519	YES	PARCEL 7
No. 34 O.R.B. 32335/1537	YES	PARCEL 7
No. 35 O.R.B. 32364/44	YES	LEASE
No. 36 O.R.B. 32921/1150	YES	PARCEL 7
No. 37 O.R.B. 32921/1158	YES	PARCEL 7
No. 38 O.R.B. 33106/1710	YES	PARCEL 6 & 7
No. 39 O.R.B. 33600/345	YES	PARCEL 7
No. 40 O.R.B. 36296/1573	YES	PARCEL 6 & 7
No. 41 O.R.B. 36916/1898	YES	PARCEL 7(BLDG 1&4B)
No. 42 O.R.B. 36998/1699	YES	PARCEL 7
No. 43 O.R.B. 36998/1706	YES	PARCEL 7
No. 44 O.R.B. 36998/1713	YES	PARCEL 7
No. 45 O.R.B. 36998/1720	YES	PARCEL 7
No. 46 O.R.B. 36998/1727 O.R.B. 36998/1734	YES YES	PARCEL 5 (BLDG 6B) PARCEL 5 (BLDG 6B)
No. 47 O.R.B. 36998/1741	YES	PARCEL 1,2 & 7 SHOWN
No. 48 O.R.B. 37086/1628	YES	PARCEL 6 & 7
No. 49 O.R.B. 37102/690	YES	PARCEL 7(BLDG 7A)
No. 50 O.R.B. 37144/591	YES	SHOWN(PARCEL 1&2)
No. 51 O.R.B. 37618/1283 O.R.B. 37618/1299	YES YES	PARCEL 7(BLDG 7A) PARCEL 7(BLDG 7A)
No. 52 O.R.B. 37618/1291	YES	PARCEL 7(BLDG 7B)
No. 53 O.R.B. 37709/483	YES	PARCEL 6
No. 54 O.R.B. 37830/1113	YES	PARCEL 7
No. 55 O.R.B. 38176/1918	YES	SHOWN(BLDG 4A&4B)
No. 56 O.R.B. 38176/1928	YES	PARCEL 2
No. 57 O.R.B. 38176/1935	YES	PARCEL 3
No. 58 O.R.B. 38176/1942	YES	PARCEL 3
No. 59 O.R.B. 38255/1056	YES	PARCEL 6(LEASE)
No. 60 O.R.B. 38774/1975	YES	NOT PLOTTABLE
O.R.B. 38675/83	YES	NOT PLOTTABLE
O.R.B. 38675/1	YES	NOT PLOTTABLE
O.R.B. 38675/22	YES	NOT PLOTTABLE
O.R.B. 46398/1618	YES	NOT PLOTTABLE
O.R.B. 46668/1590	YES	NOT PLOTTABLE
No. 61 O.R.B. 38675/29	YES	NOT PLOTTABLE
O.R.B. 39589/685	YES	NOT PLOTTABLE
O.R.B. 40033/1154	YES	NOT PLOTTABLE
O.R.B. 40123/500	YES	NOT PLOTTABLE
No. 62 O.R.B. 38700/430	YES	PARCEL 7
No. 63 O.R.B. 39840/243	YES	PARCEL 7(BLDG 8)
No. 64 O.R.B. 39840/254	YES	PARCEL 7(BLDG 8&9)
No. 65 O.R.B. 39840/262	YES	PARCEL 7(BLDG 9)

CURRENT ZONING

I-1, General Industrial District/PCI, Planned Commercial/Industrial Overlay District

SETBACKS

FRONT: 50 feet
SIDE: 10 feet
REAR: 30 feet

MAXIMUM BUILDING HEIGHT

45 feet

Data based on City of Pompano Beach Department of Development Services and www.mypompanobeach.org

SURVEYOR'S NOTES:

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 No. FA–C–459160–1B, prepared by First American Title Insurance Company, dated October 28, 2010. property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in Title Commitment. Easements where applicable are shown on the survey. (SEE SUMMARY TABLE).
3. The land description shown hereon is per the title commitment.
4. No underground improvements were located.
5. Bearings shown hereon are based on the plat with the North line of said Tract 'B' having a bearing of S88°49'22"E.
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, Community Panel No. 120055 0206 F & 0120 F, dated August 18, 1992.
9. Property owner information shown hereon was obtained from Broward County Property Appraiser's website.
10. Abbreviation Legend: B.C.R.= Broward County Records; ℄ = 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.O.C.= Point of Commencement; A/K/A= Also Known As; FPL= Florida Power & Light; N/D= Nail and Disk; O.R.B.= Official Records Book.
11. 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.

LEGEND:

•	BOLLARD	☼	LIGHT POLE
⟞	BACK FLOW PREVENTOR VALVE	◉	MONITORING WELL
CT	CABLE TELEVISION SERVICE		NON-VEHICULAR ACCESS LINE (P.B. 169, PG. 126, B.C.R.)
	CATCH BASIN	OW	OVERHEAD WIRES
	CLEAN OUT	S	SANITARY MANHOLE
	CONCRETE UTILITY POLE		SIAMESE CONNECTION
	CURB INLET		SIGN (UNLESS NOTED)
	DOUBLE DETECTOR CHECK VALVE		SPRINKLER
D	DRAINAGE MANHOLE		TELEPHONE BOX
E	ELECTRIC OUTLET	T	TELEPHONE MANHOLE
E	ELECTRIC SERVICE BOX	UG	UNDERGROUND GAS LINE
+6.94	EXISTING ELEVATION		VALVE
	FIRE HYDRANT	W	WATER METER
	GUY ANCHOR		WOOD UTILITY POLE
	CONCRETE LIGHT POLE		

PARKING DATA:

NUMBER OF REGULAR PARKING: 166
NUMBER OF HANDICAP PARKING: 3
TOTAL (EXISTING)= 169
TOTAL (REQUIRED)= 169
PARKING REQUIREMENT INFORMATION PROVIDED BY PREMIER

LAND DESCRIPTION:

PARCEL 1 (A/K/A BLDG. 4A)

A PORTION OF TRACT "B" OF 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: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE SOUTH 88 DEGREES 49'22" EAST ALONG THE NORTH LINE OF SAID TRACT "B", 57.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 49'22" EAST ALONG SAID NORTH LINE, 612.21 FEET; THENCE SOUTH 01 DEGREES 10'38" WEST, 338.50 FEET; THENCE NORTH 88 DEGREES 49'22" WEST, 624.21 FEET; THENCE NORTH 01 DEGREES 10'38" EAST, 153.96 FEET; THENCE NORTH 08 DEGREES 01'12" EAST, 100.72 FEET; THENCE NORTH 01 DEGREES 10'38" EAST, 84.54 FEET TO THE POINT OF BEGINNING.
SAID LANDS LYING AND SITUATE IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.
Containing 209,681 square feet (4.8136 acres) more or less.

PARCEL 7:

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.

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 Atlantic Business Center, LLC; Duke Atlantic Business Ctr 2–9, LLC; Teachers Insurance and Annuity 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 4th 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, 6, 7a, 7b1, 7c, 8–10, 11a, 12, 13 & 14 on Table A that this survey fully and correctly represents a portion of the property owned by Atlantic Business Center 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 #FA–C–459160–1B 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 169 parking spaces on said property, including 3 handicapped spaces. The within described real estate lies within Flood Zone X as shown on Panel Number 120055 0206 F & 0120 F of the Federal Emergency Management Agency's flood insurance rate map, dated August 18, 1992. The surveyed property contains a total of 4.8136 acres and 209,681 square feet.

Date: 3/31/2011

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

PAGE 1 OF 1

ALTA/ACSM LAND TITLE SURVEY
BUILDING 4A
ATLANTIC BUSINESS CENTER
PORTION OF TRACT 'B'
(P.B. 169, PG. 126, B.C.R.)
CITY OF POMPANO
BROWARD COUNTY, FLORIDA

REVISIONS	DATE	BY	CK
FORMBOARD SURVEY (1196/29)	12/08/03	C.L.P.	J.T.D.
REVISED PER TITLE COMMITMENT	12/15/03	C.L.P.	J.T.D.
REVISED PER COMMENTS	12/23/03	C.L.P.	J.T.D.
FINAL SURVEY (F.B. 1146/48–52)	06/14/04	N. I.	J.T.D.
UPDATE TO ALTA/ACSM STD. (SK.)	10/27/04	C.L.P.	J.T.D.
REVISED PER ATTY. COMMENTS	11/29/04	C.L.P.	J.T.D.
FIELD UPDATE/VERIFY BNDY & REVISE PER TITLE	11/04/10	S.A.M.	J.T.D.
REVISE PER COMMENTS	12/10/10	S.A.M.	JTD
REVISED PER ATTORNEYS' COMMENTS	12/27/10	S.A.M.	J.T.D.
REVISE PARKING TABLE	01/06/11	S.A.M.	J.T.D.
REVISE TABLE PER ATTORNEYS' COMMENTS	03/22/11	S.A.M.	J.T.D.

SCALE 1" = 40'
DATE 10/18/02
BY C.L.P.
CK'D. J.T.D.
F.B. PG.
JOB NO. 6484-85-4A

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

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AVIROM & ASSOCIATES ESTABLISHED 1961

ABC - 4A

AAC

PZ24-30000004
06/04/2024