ALTA/ACSM LAND TITLE SURVEY

LEGEND

BOLLARD	NON-VEHICULAR ACCESS LINE PER P.B. 169, PG 126, B.C.R.
CABLE TELEVISION	OVERHEAD WIRE
CATCH BASIN	BACKFLOW PREVENTOR
CONCRETE UTILITY POLE	SANITARY MANHOLE
CLEAN OUT	SOUTHERN BELL BOX
CURB INLET	SOUTHERN BELL MANHOLE
DRAINAGE MANHOLE	SIGN (UNLESS NOTED)
ELECTRIC OUTLET	SPRINKLER
EXISTING ELEVATION	TRAVERSE CONTROL POINT
FIRE HYDRANT	UNDERGROUND GAS LINE
ELECTRIC BOX	VALVE
GUY WIRE & ANCHOR	WATER METER
LIGHT POLE	WOOD UTIL. POLE
CONCRETE LIGHT POLE	REGULAR PARKING SPACE
MONITORING WELL	HANDICAP PARKING SPACE
IRRIGATION CONTROL BOX	

PARKING DATA:

NUMBER OF REGULAR PARKING:	164
NUMBER OF HANDICAP PARKING:	4
TOTAL (EXISTING)=	168
TOTAL (REQUIRED)=	169

PARKING REQUIREMENT INFORMATION PROVIDED BY PREMIER

SUMMARY TABLE FOR:

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

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 9 P.B. 91/27	YES	PARCEL 4
No. 10 P.B. 137/33	YES	PARCEL 4
O.R.B. 30414/563	YES	PARCEL 4
No. 11 P.B. 169/126	YES	SHOWN
O.R.B. 31343/528	YES	NOT PLOTTABLE
O.R.B. 38277/406	YES	NOT PLOTTABLE
O.R.B. 38277/421	YES	NOT PLOTTABLE
O.R.B. 43583/368	YES	VAC P/O U.E.&VALUE
No. 12 D.B. 423/187	YES	NOT PLOTTABLE
O.R.B. 32692/1108	YES	NOT PLOTTABLE
O.R.B. 32751/1984	YES	NOT PLOTTABLE
No. 13 D.B. 463/476	YES	NOT PLOTTABLE
O.R.B. 15543/836	YES	NOT PLOTTABLE
O.R.B. 31869/1738	YES	NOT PLOTTABLE
No. 14 D.B. 464/395	YES	NOT PLOTTABLE
O.R.B. 15786/529	YES	NOT PLOTTABLE
O.R.B. 32692/1108	YES	NOT PLOTTABLE
O.R.B. 32751/1984	YES	NOT PLOTTABLE
No. 15 D.B. 477/336	YES	NOT PLOTTABLE
O.R.B. 15543/836	YES	NOT PLOTTABLE
O.R.B. 31869/1738	YES	NOT PLOTTABLE
No. 16 D.B. 562/254	YES	NOT PLOTTABLE
O.R.B. 15543/836	YES	NOT PLOTTABLE
O.R.B. 31869/1738	YES	NOT PLOTTABLE
No. 17 O.R.B. 2350/537	YES	PARCEL 4
No. 18 O.R.B. 2705/688	YES	PARCEL 4
O.R.B. 14774/903	YES	PARCEL 4
No. 19 O.R.B. 6322/521	YES	PARCEL 4
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	YES	NOT PLOTTABLE
O.R.B. 16252/904	YES	NOT PLOTTABLE
O.R.B. 27422/515	YES	NOT PLOTTABLE
O.R.B. 27521/485	YES	NOT PLOTTABLE
No. 23 O.R.B. 14699/50	YES	SHOWN
No. 24 O.R.B. 15618/467	YES	PARCEL 2,3&5, SHOWN
No. 25 O.R.B. 15974/823	YES	PARCEL 4
No. 26 O.R.B. 28837/1194	YES	NOT PLOTTABLE
No. 27 O.R.B. 29228/1470	YES	PARCEL 2,3&5, SHOWN
No. 28 O.R.B. 30800/8	YES	PARCEL 4(BLDG 5B)
No. 29 O.R.B. 30915/865	YES	NOT PLOTTABLE
O.R.B. 32474/760	YES	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 2&3, SHOWN
No. 33 O.R.B. 32335/1519	YES	PARCEL 2
No. 34 O.R.B. 32335/1537	YES	PARCEL 4
No. 35 O.R.B. 32364/44	YES	LEASE
No. 36 O.R.B. 32921/1150	YES	PARCEL 4
No. 37 O.R.B. 32921/1158	YES	PARCEL 4
No. 38 O.R.B. 33106/1710	YES	PARCEL 4
No. 39 O.R.B. 33600/345	YES	PARCEL 1 & 2
No. 40 O.R.B. 36190/339	YES	NOT PLOTTABLE
O.R.B. 36417/85	YES	NOT PLOTTABLE
O.R.B. 38675/83	YES	NOT PLOTTABLE
O.R.B. 40033/1143	YES	NOT PLOTTABLE
O.R.B. 36190/405	YES	NOT PLOTTABLE
O.R.B. 45725/1635	YES	NOT PLOTTABLE
No. 41 O.R.B. 36190/431	YES	NOT PLOTTABLE
O.R.B. 36417/91	YES	NOT PLOTTABLE
O.R.B. 38675/88	YES	NOT PLOTTABLE
O.R.B. 39589/680	YES	NOT PLOTTABLE
O.R.B. 40033/1149	YES	NOT PLOTTABLE
No. 42 O.R.B. 36296/1573	YES	PARCEL 4
No. 43 O.R.B. 36916/1898	YES	PARCEL 4(BLDG 1&4B)
No. 44 O.R.B. 36998/1699	YES	PARCEL 4
No. 45 O.R.B. 36998/1706	YES	PARCEL 4
No. 46 O.R.B. 36998/1713	YES	PARCEL 4
No. 47 O.R.B. 36998/1720	YES	PARCEL 4
No. 48 O.R.B. 36998/1727	YES	PARCEL 4(BLDG 6B)
O.R.B. 36998/1734	YES	PARCEL 4(BLDG 6B)
No. 49 O.R.B. 36998/1741	YES	PARCEL 4(5A&4A)
No. 50 O.R.B. 37086/1628	YES	PARCEL 4(KFC)
No. 51 O.R.B. 37102/690	YES	PARCEL 5
No. 52 O.R.B. 37144/591	YES	PARCEL 4(4A&5B)
No. 53 O.R.B. 37618/1283	YES	PARCEL 5
O.R.B. 37618/1299	YES	PARCEL 5
No. 54 O.R.B. 37618/1291	YES	PARCEL 3, SHOWN
No. 55 O.R.B. 37709/483	YES	PARCEL 4
No. 56 O.R.B. 37830/1113	YES	PARCEL 4
No. 57 O.R.B. 38176/1918	YES	PARCEL 4
No. 58 O.R.B. 38176/1928	YES	PARCEL 4
No. 59 O.R.B. 38176/1935	YES	PARCEL 4
No. 60 O.R.B. 38176/1942	YES	PARCEL 4
No. 61 O.R.B. 38255/1056	YES	PARCEL 4(LEASE)
No. 62 O.R.B. 38700/430	YES	PARCEL 4
No. 63 O.R.B. 39840/243	YES	PARCEL 4
No. 64 O.R.B. 39840/254	YES	PARCEL 4
No. 65 O.R.B. 39840/262	YES	PARCEL 4

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 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 No. FA–C–459160–1A, prepared by First American Title Insurance Company, dated November 3, 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 the title commitment.
4. No underground improvements were located.
5. Bearings shown hereon are based on the plat with the South line of said Tract 'A' 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 #717, Elevation = 9.373.
8. The entire property described hereon lies within Flood Zone X, Community Panel No. 120055 0206 F, dated 08/18/92.
9. Abbreviation Legend: A/K/A/= Also Known As; B.C.R.= Broward County Records; ℄ = Centerline; C.B.S.= Concrete, Block & Stucco; C.M.= Concrete Monument; CONC.= Concrete; Δ = Delta Angle; EL.= Elevation; F.P.L.= Florida Power & Light Company; FND.= Found; F.F.= Finished Floor; I.P.= Iron Pipe; I.R.= Iron Rod; L.= Arc Length; L.B.= Licensed Business; MS.= Measured; O.R.B.= Official Records Book; 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; R.= Radius; S.B.T.= Southern Bell Telephone; S.F.W.M.D.= South Florida Water Management District; U.E.= Utility Easement; R/W= Right–of–Way; W/= With; ELEC.= Electric.
10. Property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
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.

LAND DESCRIPTION:

PARCEL 3 (A/K/A BLDG. 7B)

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:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", ACCORDING TO THE SAID PLAT OF ATLANTIC BUSINESS CENTER, THENCE SOUTH 27°25'13" EAST, ALONG THE WEST LIMITS OF SAID PLAT, 189.36 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 23°17'23"; THENCE ALONG SAID WEST PLAT LIMITS, AN ARC DISTANCE OF 241.86 FEET; THENCE SOUTH 88°49'22" EAST, 701.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°49'22" EAST, 631.01 FEET; THENCE SOUTH 01°10'38" WEST, 375.87 FEET; THENCE NORTH 88°01'37" WEST, 4.83 FEET; THENCE SOUTH 01°58'23" WEST, 12.00 FEET; THENCE NORTH 88°01'37" WEST, 410.38 FEET; THENCE NORTH 81°11'03" WEST, 100.72 FEET; THENCE NORTH 88°01'37" WEST, 115.77 FEET; THENCE NORTH 01°10'38" EAST, 367.11 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. Containing 239,941 square feet, (5.5083 acres) more or less.

PARCEL 4

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 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 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–459160–1A 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 168 parking spaces on said property, including 4 handicapped spaces. The within described real estate lies within Flood Zone X as shown on Panel Number 120055 0206 F of the Federal Emergency Management Agency's flood insurance rate map, dated August 18, 1992. The surveyed property contains a total of 5.5083 acres and 239,941 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 7B

ATLANTIC BUSINESS CENTER
PORTION OF TRACT 'B'
(P.B. 169, PG. 126, B.C.R.)
CITY OF POMPANO BEACH
PALM BEACH COUNTY, FLORIDA

REVISIONS	DATE	BY	CK
SLAB SURVEY (RESET BDY. ADD COMMIT. INFO.)	02/04/03	C.L.P.	J.T.D.
FINAL SURVEY (F.B. 1071 PG. 78)	06/03/03	N. L.	J.T.D.
UPDATE TO ALTA/ACSM SURVEY	07/09/03	C.L.P.	J.T.D.
FIELD UPDATE/VERIFY BNDY. & REV PER TITLE	11/04/10	S.A.M.	J.T.D.
REVISE PER COMMENTS	12/09/10	J.TD.	
REVISE 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" = 50'
DATE	06/21/02
BY	C.L.P.
CK'D.	J.T.D.
F.B.	1050PG.03
JOB NO.	6494-84-7B

AVIROM & ASSOCIATES, INC.
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AAC

ABC-7B

PZ24-30000004
06/04/2024