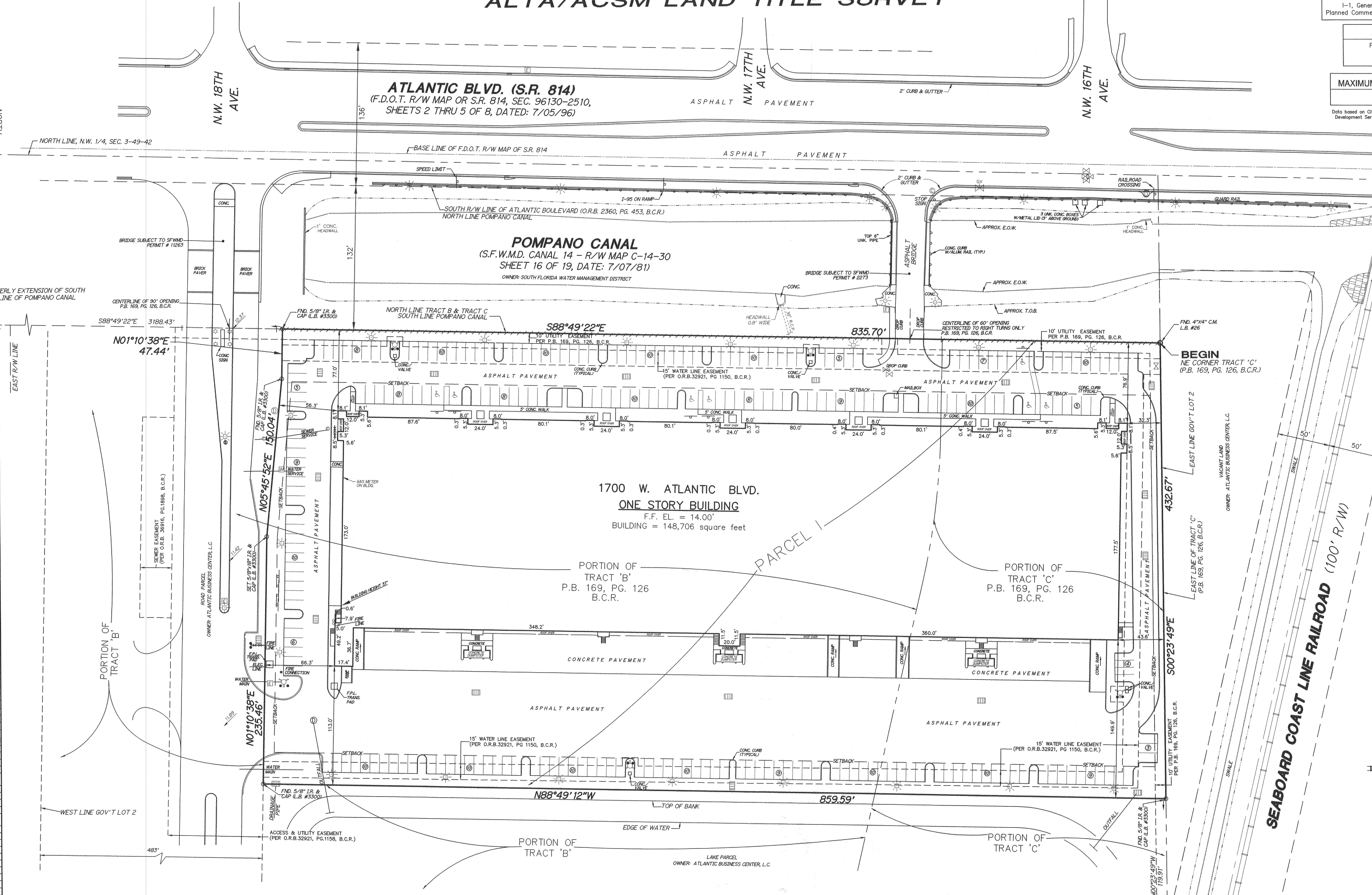
ALTA/ACSM LAND TITLE SURVEY

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



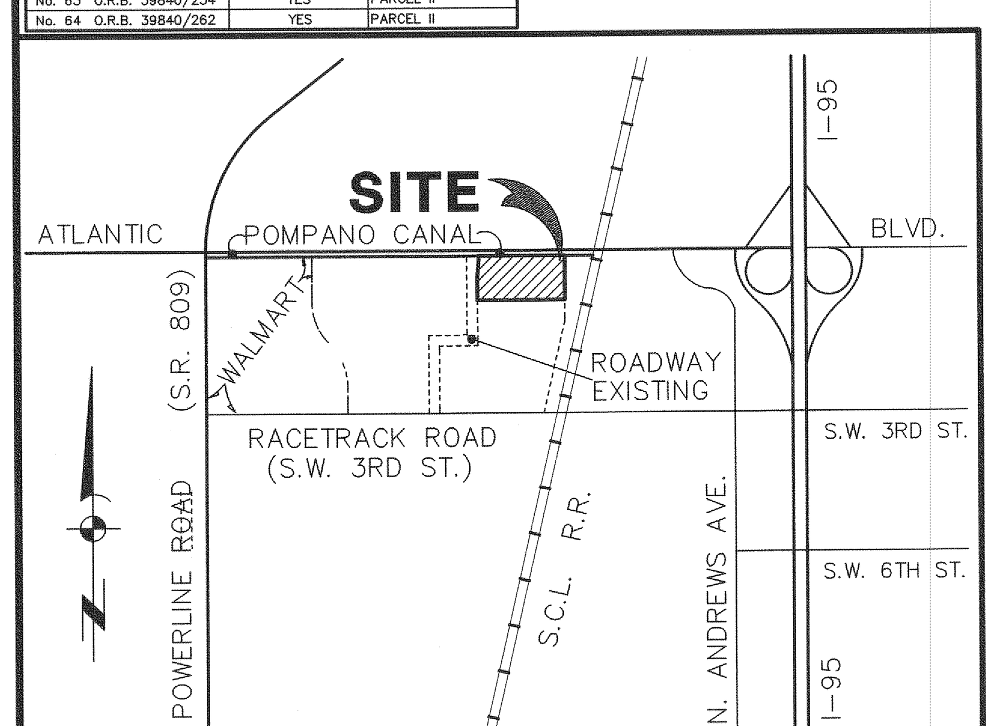
EXISTING PARKING DATA:	
REGULAR PARKING SPACES	= 243
HANDICAP PARKING SPACES	= 7
TOTAL (EXISTING)	= 250
TOTAL (REQUIRED)	= 236
PARKING REQUIREMENT INFORMATION PROVIDED BY PREMIER	

LEGEND

- CABLE TELEVISION
- CATCH BASIN
- CONC. UTIL. POLE
- CLEAN OUT
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC OUTLET
- EXISTING ELEVATION
- FIRE HYDRANT
- F.P.L. BOX
- GUY ANCHOR
- LIGHT POLE
- LIGHT POLE (CONCRETE)
- MONITORING WELL
- NON-VEHICULAR ACCESS LINE PER P.B. 169, PG. 126, B.C.R.
- O.W. OVERHEAD WIRE
- RAILROAD TRACKS
- SANITARY MANHOLE
- S.B.T. BOX
- S.B.T. MANHOLE
- SIGN (UNLESS NOTED)
- SPRINKLER
- TRAVERSE CONTROL POINT
- UG UNDERGROUND GAS LINE
- VALVE
- WATER METER
- WOOD UTIL. POLE
- CONCRETE BOLLARD
- DOUBLE DETECTOR CHECK VALVE
- BACKFLOW PREVENTOR
- NUMBER OF PARKING SPACES
- HANDICAP PARKING SPACES
- LANDSCAPE LIGHTING

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

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 9 P.B. 91/27	YES	PARCEL II
No. 10 P.B. 137/33 O.R.B. 30414/563	YES YES	PARCEL II PARCEL II
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 II
No. 18 O.R.B. 2705/688 O.R.B. 14774/903	YES YES	PARCEL II PARCEL II
No. 19 O.R.B. 6322/521	YES	PARCEL II
No. 20 O.R.B. 8282/41	YES	NOT PLOTTABLE
No. 21 O.R.B. 9606/370	YES	PARCEL II
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 II
No. 24 O.R.B. 15618/467	YES	PARCEL II
No. 25 O.R.B. 15974/823	YES	PARCEL II
No. 26 O.R.B. 28837/1194	YES	NOT PLOTTABLE
No. 27 O.R.B. 29228/1470	YES	PARCEL II
No. 29 O.R.B. 30800/8	YES	PARCEL II
No. 30 O.R.B. 30915/865	YES	NOT PLOTTABLE
No. 31 O.R.B. 30982/39	YES	NOT PLOTTABLE
No. 32 O.R.B. 31343/488	YES	NOT PLOTTABLE
No. 33 O.R.B. 31714/1953	YES	PARCEL II
No. 34 O.R.B. 32335/1519	YES	PARCEL II
No. 35 O.R.B. 32335/1537	YES	PARCEL II
No. 36 O.R.B. 32364/44	YES	LEASE- PARCEL I
No. 37 O.R.B. 32921/1150	YES	PARCEL I SHOWN
No. 38 O.R.B. 32921/1158	YES	PARCEL II SHOWN
No. 39 O.R.B. 33106/1710	YES	PARCEL II
No. 40 O.R.B. 33600/345	YES	PARCEL II
No. 41 O.R.B. 36296/1573	YES	PARCEL II
No. 42 O.R.B. 36916/1898	YES	PARCEL I&II AGREEMENT
No. 43 O.R.B. 36998/1699	YES	PARCEL II
No. 44 O.R.B. 36998/1706	YES	PARCEL II
No. 45 O.R.B. 36998/1713	YES	PARCEL II
No. 46 O.R.B. 36998/1720	YES	PARCEL II
No. 47 O.R.B. 36998/1727 O.R.B. 36998/1734	YES YES	PARCEL II PARCEL II
No. 48 O.R.B. 36998/1741	YES	PARCEL II
No. 49 O.R.B. 37086/1628	YES	PARCEL II
No. 50 O.R.B. 37102/690	YES	PARCEL II
No. 51 O.R.B. 37144/591	YES	PARCEL II
No. 52 O.R.B. 37618/1283 O.R.B. 37618/1299	YES YES	PARCEL II PARCEL II
No. 53 O.R.B. 37618/1291	YES	PARCEL II
No. 54 O.R.B. 37709/483	YES	PARCEL II
No. 55 O.R.B. 37830/1113	YES	PARCEL II
No. 56 O.R.B. 38176/1918	YES	PARCEL II
No. 57 O.R.B. 38176/1928	YES	PARCEL II
No. 58 O.R.B. 38176/1935	YES	PARCEL II
No. 59 O.R.B. 38176/1942	YES	PARCEL II
No. 60 O.R.B. 38255/1056	YES	PARCEL II
No. 61 O.R.B. 38700/430	YES	PARCEL II
No. 62 O.R.B. 39840/243	YES	PARCEL II
No. 63 O.R.B. 39840/254	YES	PARCEL II
No. 64 O.R.B. 39840/262	YES	PARCEL II



LOCATION SKETCH
(NOT TO SCALE)

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, Office File No. FA-C-459160-1, 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 the Title Commitment and 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 east line of said Tract 'C', having a bearing of S00°23'49"E.
6. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929.
7. BENCHMARK DESCRIPTION: Broward County Engineering Division Benchmark Number 717, Elevation = 9.373 feet.
8. Entire property lies within Flood Zone AH (El. 8'), Community Panel No. 120055 0206 F, dated: AUG. 18, 1992.
9. Property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
10. Abbreviation Legend: APPROX. = Approximate; B.C.R. = Broward County Records; B.M. = Benchmark; ℄ = Centerline; C.B.S.= Concrete, Block & Stucco; C.L.F. = Chainlink Fence; C.M. = Concrete Monument; C.M.P. = Corrugated Metal Pipe; CONC.= Concrete; D.I.P. = Ductile Iron Pipe; EL.= Elevation; E.O.W. = Edge of Water; ESM'T. = Easement; FND.= Found; F.D.O.T. = Florida Department of Transportation; F.F.= Finished Floor; F.P.L. = Florida Power & Light Company; GOV'T. = Government; INV. = Invert; ID. = Identification; I.P.= Iron Pipe; I.R.= Iron Rod; L.B. = Licensed Business; MS = Measured; O.R.B. = Official Records Book; OW = Overhead Wires; 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.C.P. = Reinforced Concrete Pipe; R/W = Right-of-Way; S.F.W.M.D. = South Florida Water Management District; S.R. = State Road; T.O.B. = Top of Bank; TYP. = Typical; UNK. = Unknown; W/ = With; W/CAP = With Surveyors Cap; SEC.= Section.
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 I (BUILDING 1):

A PORTION OF TRACT "B" & TRACT "C", 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:

BEGIN AT NORTHEAST CORNER OF SAID TRACT "C", THENCE S00°23'49" EAST, ALONG THE EAST LINE OF SAID TRACT "C", 432.67 FEET; THENCE N88°49'12" WEST, 859.59 FEET; THENCE N01°10'38" EAST, 235.46 FEET; THENCE N05°45'52" EAST, 150.04 FEET; THENCE N01°10'38" EAST, 47.44 FEET; THENCE S88°49'22" EAST, ALONG THE NORTH LINE OF SAID TRACT "B" AND TRACT "C", A DISTANCE OF 835.70 FEET TO THE POINT OF BEGINNING.

PARCEL II:

TOGETHER WITH ALL EASEMENT RIGHTS APPURTENANT TO OR OTHERWISE BENEFITING THE FOREGOING LAND, INCLUDING, WITHOUT LIMITATION, THE EASEMENT RIGHTS CREATED BY THE FOLLOWING DESCRIBED DOCUMENTS: DECLARATION OF COVENANTS AND RESTRICTIONS FOR ATLANTIC BUSINESS CENTER AND ATLANTIC COMMERCIAL CENTER RECORDED IN OFFICIAL RECORDS BOOK 30915, PAGE 865, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

Said lands lying and situate in the City of Pompano Beach, Broward County, Florida, containing 367,723 square feet, 8.44 acres, more or less.

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 1, LLC; First American Title Insurance Company and CBRE Realty Finance Holdings II, LLC that a survey on the ground of the described land and improvements on the 2nd 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-459160-1 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 250 parking spaces on said property, including 7 handicapped spaces. The within described real estate lies within Flood Zone AH (EL. 8') 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 8.44 acres and 367,723 square feet.

Date: 3/31/2011

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

ALTA/ACSM LAND TITLE SURVEY
BUILDING 1
"ATLANTIC BUSINESS CENTER"
A PORTION OF TRACT 'B' & 'C' (P.B. 169, PG., 126, B.C.R.)
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

REVISIONS	DATE	BY	CK
REVISED PER CLIENT	03/28/01	C.L.P.	J.T.D.
FINAL SURVEY	5/09/01	C.L.P.	J.T.D.
UPDATE TO ALTA/ACSM STD. (PER ATTY.)	11/26/01	C.L.P.	J.T.D.
REVISE PER LENDER COMMENTS	12/05/01	JTD	MDA
FIELD UPDATE/VERIFY BOUNDARY & REVISE PER NEW TITLE	11/02/10	S.A.M.	J.T.D.
REVISE PER COMMENTS	12/09/10	JTD	
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	03/24/11	S.A.M.	J.T.D.

SCALE 1" - 50'
DATE 11/28/00
BY M.M.K.
CK'D. J.T.D.
F.B.855 PG.76
JOB NO.6464-75

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

©2000 AVIROM & ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS SKETCH IS THE PROPERTY OF AVIROM & ASSOCIATES, INC. AND SHOULD NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN PERMISSION.

AVIROM & ASSOCIATES ESTABLISHED 1981

ABC-1

AAC
PZ24-30000004
06/04/2024