

## ALTA/ACSM LAND TITLE SURVEY

ATLANTIC BLVD. (S.R. 814)  
(PUBLIC ROAD)

POMPAÑO CANAL

OWNER: SOUTH FLORIDA WATER MANAGEMENT DISTRICT

P.O.C.  
NORTHWEST CORNER  
TRACT "B"  
(P.B. 169, PG. 126, B.C.R.)

P.O.B.

FND. 5/8" I.R. &  
CAP (L.B. #3300)

S88°49'22"E

629.28'

ONE STORY BUILDING

BUILDING #4B

FINISHED FLOOR ELEVATION = 13.8

BUILDING=86,081 SQUARE FEET

N88°49'22"W

629.28'

OWNER: ATLANTIC BUSINESS CENTER LC

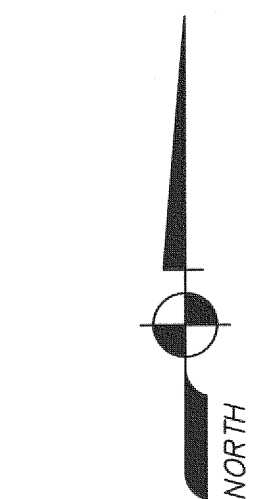
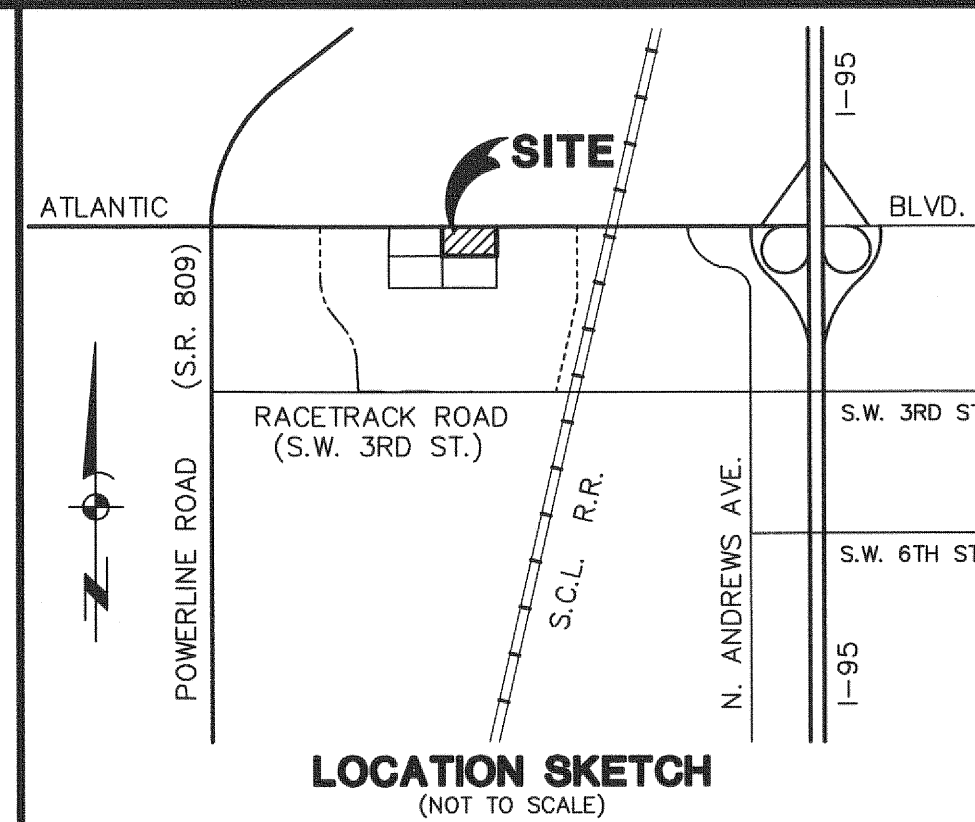
BUILDING #5A

BUILDING #5B

PORTION OF

TRACT "B"

(P.B. 169, PG. 126, B.C.R.)

SCALE IN FEET  
1" = 40'

## LEGEND:

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

## PARKING DATA:

NUMBER OF REGULAR PARKING:	165
NUMBER OF HANDICAP PARKING:	3
TOTAL (EXISTING)=	168
TOTAL (REQUIRED)=	117

PARKING REQUIREMENT INFORMATION PROVIDED BY PREMIER

## SUMMARY TABLE FOR:

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

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN	EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 9 P.B. 91/27	YES	PARCEL 2	No. 35 O.R.B. 32364/44	YES	LEASE
No. 10 P.B. 137/33	YES	PARCEL 2	No. 36 O.R.B. 32921/1150	YES	PARCEL 2
O.R.B. 30414/563	YES	PARCEL 2	No. 37 O.R.B. 32921/1158	YES	PARCEL 2
No. 11 P.B. 169/126	YES	SHOWN	No. 38 O.R.B. 33106/1710	YES	PARCEL 2
O.R.B. 31343/528	YES	NOT PLOTTABLE	No. 39 O.R.B. 33600/345	YES	PARCEL 2
O.R.B. 38277/406	YES	NOT PLOTTABLE	No. 40 O.R.B. 36296/1573	YES	PARCEL 2
O.R.B. 38277/421	YES	NOT PLOTTABLE	No. 41 O.R.B. 36916/1898	YES	SHOWN
O.R.B. 43583/368	YES	VAC P/O U.E. VALUE	No. 42 O.R.B. 36998/1699	YES	PARCEL 2
No. 12 D.B. 423/187	YES	NOT PLOTTABLE	No. 43 O.R.B. 36998/1706	YES	PARCEL 2
O.R.B. 32692/1108	YES	NOT PLOTTABLE	No. 44 O.R.B. 36998/1713	YES	PARCEL 2
O.R.B. 32751/1984	YES	NOT PLOTTABLE	No. 45 O.R.B. 36998/1720	YES	PARCEL 2
No. 13 D.B. 463/476	YES	NOT PLOTTABLE	No. 46 O.R.B. 36998/1727	YES	PARCEL 2(BLDG 6B)
O.R.B. 15543/836	YES	NOT PLOTTABLE	O.R.B. 36998/1734	YES	PARCEL 2(BLDG 6B)
O.R.B. 31869/1738	YES	NOT PLOTTABLE	No. 47 O.R.B. 36998/1741	YES	PARCEL 2
No. 14 D.B. 464/395	YES	NOT PLOTTABLE	No. 48 O.R.B. 37086/1628	YES	PARCEL 2
O.R.B. 15786/529	YES	NOT PLOTTABLE	No. 49 O.R.B. 37102/690	YES	PARCEL 2(BLDG 7A)
O.R.B. 31869/1738	YES	NOT PLOTTABLE	No. 50 O.R.B. 37144/591	YES	PARCEL 2
O.R.B. 32751/1984	YES	NOT PLOTTABLE	No. 51 O.R.B. 37618/1283	YES	PARCEL 2(BLDG 7A)
No. 15 D.B. 477/336	YES	NOT PLOTTABLE	O.R.B. 37618/1299	YES	PARCEL 2(BLDG 7B)
O.R.B. 15543/836	YES	NOT PLOTTABLE	No. 52 O.R.B. 37618/1291	YES	PARCEL 2
O.R.B. 31869/1738	YES	NOT PLOTTABLE	No. 53 O.R.B. 37709/483	YES	PARCEL 2
No. 16 D.B. 562/254	YES	NOT PLOTTABLE	No. 54 O.R.B. 37830/1113	YES	PARCEL 2
O.R.B. 15543/836	YES	NOT PLOTTABLE	No. 55 O.R.B. 38176/1918	YES	SHOWN
O.R.B. 31869/1738	YES	NOT PLOTTABLE	No. 56 O.R.B. 38176/1928	YES	PARCEL 2
No. 17 O.R.B. 2350/537	YES	PARCEL 2	No. 57 O.R.B. 38176/1935	YES	PARCEL 2(BLDG 5B)
No. 18 O.R.B. 2705/688	YES	PARCEL 2	No. 58 O.R.B. 38176/1942	YES	PARCEL 2(BLDG 5B)
O.R.B. 14774/903	YES	PARCEL 2	No. 59 O.R.B. 38255/1056	YES	PARCEL 2(LEASE)
No. 19 O.R.B. 8282/41	YES	PARCEL 2	No. 60 O.R.B. 38700/430	YES	NOT PLOTTABLE
No. 20 O.R.B. 9606/370	YES	PARCEL 2	No. 61 O.R.B. 39589/527	YES	NOT PLOTTABLE
No. 21 O.R.B. 14681/180	YES	NOT PLOTTABLE	O.R.B. 39589/596	YES	NOT PLOTTABLE
O.R.B. 18252/904	YES	NOT PLOTTABLE	O.R.B. 39589/615	YES	NOT PLOTTABLE
O.R.B. 27422/515	YES	NOT PLOTTABLE	O.R.B. 46731/1182	YES	NOT PLOTTABLE
O.R.B. 27521/485	YES	NOT PLOTTABLE	No. 62 O.R.B. 39589/520	YES	NOT PLOTTABLE
No. 22 O.R.B. 14699/50	YES	PARCEL 2(B-3.7A.7B)	O.R.B. 40033/1159	YES	NOT PLOTTABLE
No. 23 O.R.B. 15618/467	YES	PARCEL 2(B-3.7A.7B)	No. 63 O.R.B. 39840/243	YES	PARCEL 2(BLDG 8)
No. 24 O.R.B. 15974/823	YES	PARCEL 2	No. 64 O.R.B. 39840/254	YES	PARCEL 2(BLDG 8&9)
No. 25 O.R.B. 28837/1194	YES	NOT PLOTTABLE	No. 65 O.R.B. 39840/262	YES	PARCEL 2(BLDG 9)
No. 26 O.R.B. 29228/1470	YES	PARCEL 2			
No. 27 O.R.B. 30800/8	YES	PARCEL 2(BLDG 5B)			
No. 28 O.R.B. 30915/865	YES	NOT PLOTTABLE			
O.R.B. 32474/760	YES	NOT PLOTTABLE			
No. 29 O.R.B. 30982/38	YES	NOT PLOTTABLE			
No. 30 O.R.B. 31343/488	YES	NOT PLOTTABLE			
No. 31 O.R.B. 31714/1953	YES	PARCEL 2			
No. 32 O.R.B. 32335/1519	YES	PARCEL 2			
No. 33 O.R.B. 32335/1537	YES	PARCEL 2			

## 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 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 5th 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, 7b, 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-459160-1C 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 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 3 handicapped spaces. The within described real estate lies within Flood Zone X & AH as shown on Panel Number 120055 0206 & 0120 F of the Federal Emergency Management Agency's flood insurance rate map, dated August 18, 1992. The surveyed property contains a total of 4.8901 acres and 213,012 square feet.

Date: 10/27/10

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

## SURVEYOR'S NOTES:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Lands shown hereon were not abstracted by Aviom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment No. FA-C-459160-1C prepared 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. Easements where applicable are shown on the survey. (SEE SUMMARY TABLE).
- The land description shown hereon is per the title commitment.
- No underground improvements were located.
- Bearings shown hereon are based on the plat with the North line of said Tract "B" having a bearing of S88°49'22"E.
- Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
- Benchmark Description: Broward County Engineering Division Benchmark No. 717, Elevation = 9.373.
- The entire property described hereon lies within Flood Zone X & AH, Community Panel No. 120055 0206 F & 0120 F, dated August 18, 1992.
- 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.O.C.= Point of Commencement; A/K/A= Also Known As.
- Setbacks shown hereon are based on approved Site Plan.
- Property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
- 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 1 (A/K/A BLDG. 4B)

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", 669.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 49'22" EAST ALONG SAID NORTH LINE, 629.28 FEET; THENCE SOUTH 01 DEGREES 10'38" WEST, 338.50; THENCE NORTH 88 DEGREES 49'22" WEST, 629.28 FEET; THENCE NORTH 01 DEGREES 10'38" EAST, 338.50 FEET TO THE POINT OF BEGINNING.

PARCEL 2 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. AND TOGETHER WITH: NON-EXCLUSIVE CROSS ACCESS EASEMENT GRANTED AND CREATED IN THAT CERTAIN DECLARATION OF COVENANT FOR CROSS ACCESS FILED DECEMBER 14, 2004 IN OFFICIAL RECORDS BOOK 38700, PAGE 430 (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.

Said lands lying and situate in the City of Pompano Beach, Broward County, Florida, and containing 213,012 square feet (4.8901 acres) more or less.

## 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

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OF: 1

ALTA/ACSM LAND TITLE SURVEY

BUILDING 4B

ATLANTIC BUSINESS CENTER

PORTION OF TRACT "B"

(P.B. 169, PG. 126, B.C.R.)

CITY OF POMPAÑO

BROWARD COUNTY, FLORIDA

DATE BY CK

SCALE 1" = 40'

DATE 10/18/02

BY C.L.P.

CK'D. J.T.D.

F.B. PG.

JOB NO. 844-88-4B

AVIROM &amp; ASSOCIATES, INC.

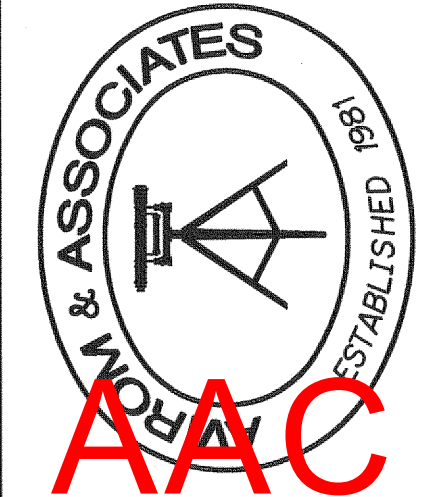
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BOCA RATON, FLORIDA 33432

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P224-30000004  
05/04/2024