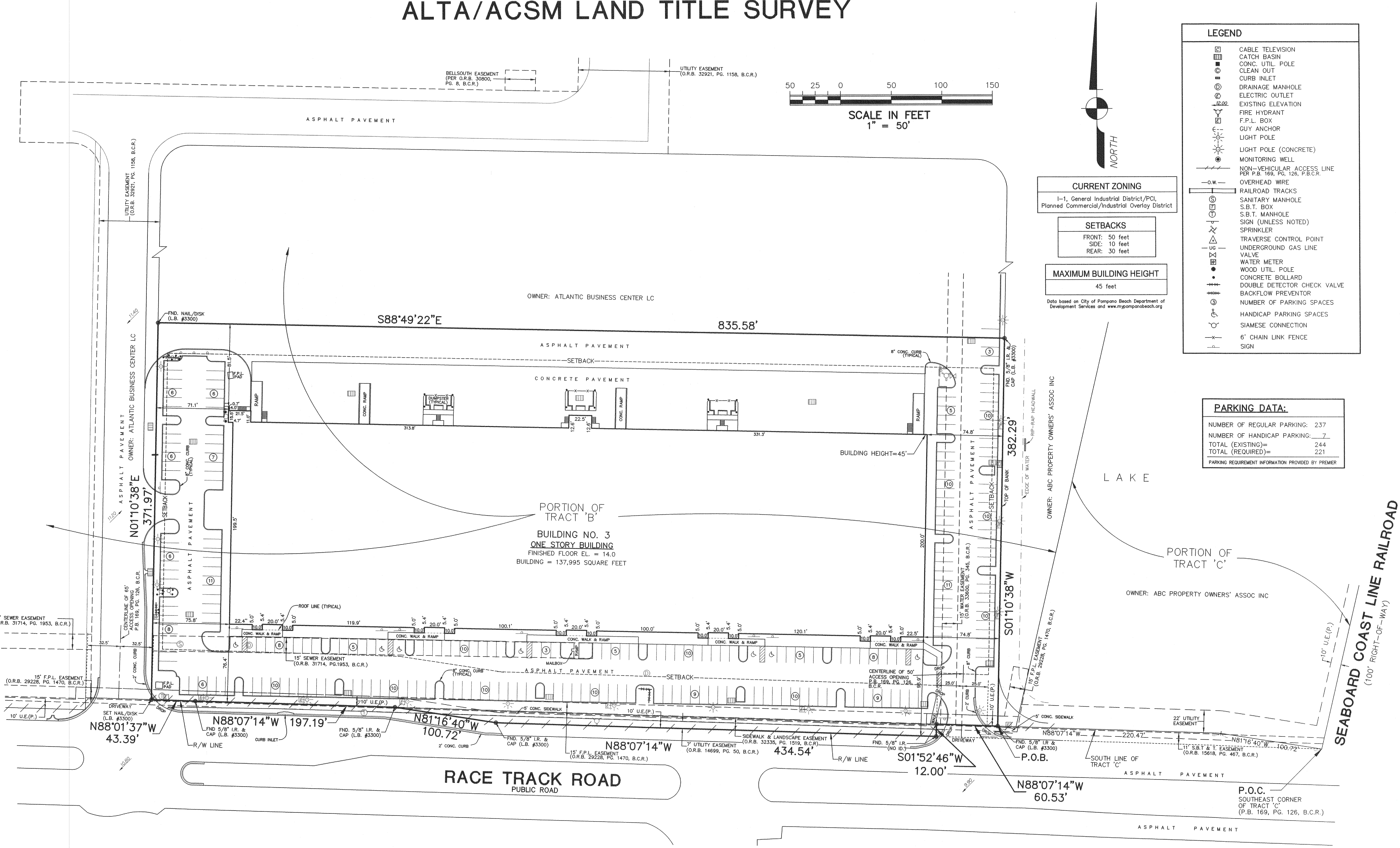
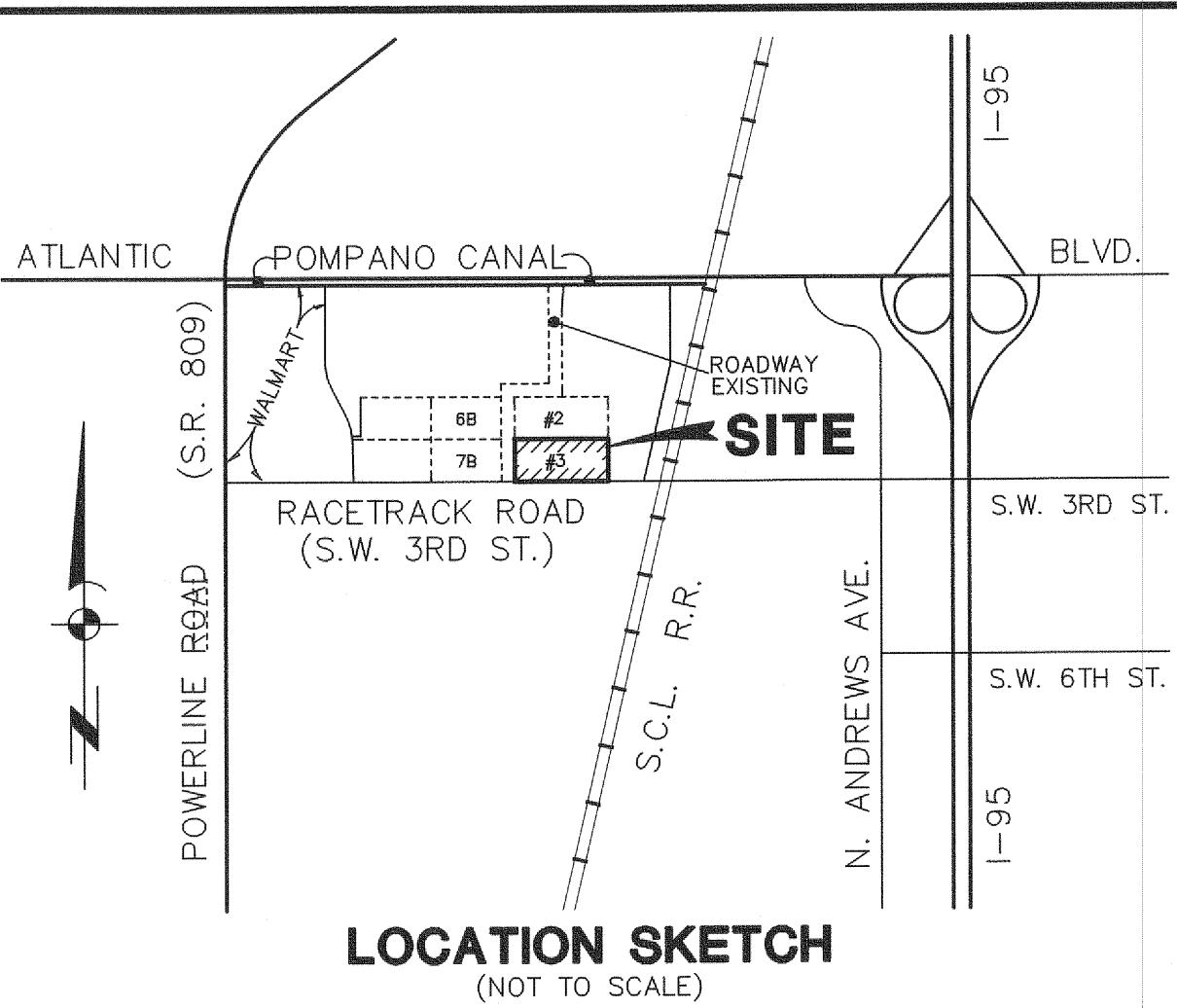


SUMMARY TABLE FOR: SCHEDULE B-II, EXCEPTIONS FOR TITLE COMMITMENT No. FA-C-459160-1A (SEE SURVEYOR'S REPORT #2)			
EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	ACTION TAKEN	
No. 9 P.B. 91/27	YES	PARCEL 4	
No. 10 P.B. 137/33 O.R.B. 30414/563	YES YES	PARCEL 4 PARCEL 4	
No. 11 P.B. 169/126 O.R.B. 31343/528 O.R.B. 38277/406 O.R.B. 38277/421 O.R.B. 43583/368	YES NOT PLOTTABLE NOT PLOTTABLE YES YES	SHOWN NOT PLOTTABLE NOT PLOTTABLE VAC P/O U.E. 0.94 VALUE	
No. 12 D.B. 423/167 O.R.B. 32682/1108 O.R.B. 32751/1984	YES NOT PLOTTABLE YES	NOT PLOTTABLE NOT PLOTTABLE	
No. 13 D.B. 463/476 O.R.B. 15543/836 O.R.B. 31869/1738	YES NOT PLOTTABLE YES	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	
No. 15 D.B. 477/336 O.R.B. 15543/836 O.R.B. 31869/1738	YES YES YES	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	
No. 17 O.R.B. 2350/537	YES	PARCEL 4	
No. 18 O.R.B. 2705/688 O.R.B. 14774/903	YES YES	PARCEL 4	
No. 19 O.R.B. 8322/521	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 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	
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 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 2&3 SHOWN	
No. 33 O.R.B. 32335/1519	YES	PARCEL 2 SHOWN	
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, 5 SHOWN	
No. 38 O.R.B. 33106/1710	YES	PARCEL 4	
No. 39 O.R.B. 33600/345	YES	PARCEL 1&2 SHOWN	
No. 40 O.R.B. 36190/339 O.R.B. 36417/85 O.R.B. 38675/83 O.R.B. 40033/1143 O.R.B. 36190/405 O.R.B. 45725/1635	YES YES YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE	
No. 41 O.R.B. 36190/431 O.R.B. 36417/91 O.R.B. 38675/88 O.R.B. 39589/580 O.R.B. 40033/1149	YES YES YES YES YES	NOT PLOTTABLE NOT PLOTTABLE NOT PLOTTABLE 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 O.R.B. 36998/1734	YES YES	PARCEL 4 (BLDG 6B) PARCEL 4 (BLDG 6B)	
No. 49 O.R.B. 36998/1741	YES	PARCEL 4 (S&A&4A)	
No. 50 O.R.B. 37086/1628	YES	PARCEL 4 (KFC)	
No. 51 O.R.B. 37102/890	YES	PARCEL 5 SHOWN	
No. 52 O.R.B. 37144/591	YES	PARCEL 4 (4A&5B)	
No. 53 O.R.B. 37618/1283 O.R.B. 37618/1299	YES YES	PARCEL 5 SHOWN PARCEL 5 SHOWN	
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	



SURVEYOR'S REPORT:

- 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-459160-1A, 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.
- The land description shown hereon is per the title commitment.
- No underground improvements were located.
- Bearings shown hereon are based on the east line of said Tract 'C', having a bearing of S00°23'49"E.
- Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929.
- BENCHMARK DESCRIPTION: Broward County Engineering Division Benchmark Number 717, Elevation = 9.373 feet.
- Entire property lies within Flood Zone X & AH (El. 8'), Community Panel No. 120055 0120 F and 120055 0206 F, dated: 8/18/92.
- Property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
- Abbreviation Legend: APPROX. = Approximate; B.C.R. = Broward County Records; B.M. = Benchmark; C. = 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; IP. = Iron Pipe; I.R. = Iron Road; 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; P. = Plat.
- 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 2 (A/K/A BLDG. 3)

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 SOUTHEAST CORNER OF SAID TRACT "C", THENCE NORTH 81°16'40" WEST, ALONG THE SOUTH LINE OF SAID TRACT "C", 100.72 FEET; THENCE NORTH 88°07'14" WEST, 220.47 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°07'14" WEST, 60.53 FEET; THENCE SOUTH 01°52'46" WEST, 12.00 FEET; THENCE NORTH 88°07'14" WEST, 434.54 FEET; THENCE NORTH 81°16'40" WEST, 100.72 FEET; THENCE NORTH 88°07'14" WEST, 197.19 FEET; THENCE NORTH 88°01'32" WEST, 43.39 FEET; THENCE NORTH 01°10'38" EAST, 371.97 FEET; THENCE SOUTH 88°49'22" EAST, 835.58 FEET; THENCE SOUTH 01°10'38" WEST, 382.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. Containing 320,965 square feet, 7.3683 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 244 parking spaces on said property, including 7 handicapped spaces. The within described real estate lies within Flood Zone X & AG (EL. 8') as shown on 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 7.3683 acres and 320,965 square feet.

Date: 3/31/2011

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

ALTA/ACSM LAND TITLE SURVEY
BUILDING 3
"ATLANTIC BUSINESS CENTER"
A PORTION OF TRACT "B"
(P.B. 169, PG. 126, B.C.R.)
CITY OF POMPANO BEACH
BROWARD COUNTY, FLORIDA

SCALE	1" = 50'
DATE	06/06/01
BY	C.L.P.
CK'D	J.T.D.
F.B.	963 PG.54
JOB NO.	8464-63A

REVISIONS	DATE	BY	CK
FINAL SURVEY (B.D.C. #3)	07/12/01	C.L.P.	J.T.D.
ADDED TREES ALONG RACE TRACK ROAD (1020/44)	04/02/02	C.L.P.	J.T.D.
UPDATE SURVEY (1050/3)	05/20/02	C.L.P.	J.T.D.
RESE/SHIRT B.Y. ADD TITLE COMMITMENT INFO	07/31/03	C.L.P.	J.T.D.
UPDATE TO ALTA/ACSM STD. SURVEY B.Y.	11/04/03	S.A.M.	J.T.D.
REVERSE PER COMMENTS	12/09/10	J.T.D.	
REVERSE PER ATTORNEYS' COMMENTS	12/27/10	S.A.M.	J.T.D.
REVERSE PER ATTORNEYS' COMMENTS	07/09/11	S.A.M.	J.T.D.
REVERSE PER ATTORNEYS' COMMENTS	02/22/11	S.A.M.	J.T.D.

AVIOM & 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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