

**TRACT 'A'**  
(PB 169 PG 126 RCP)

SOUTH LINE  
OF TRACT 'A'

AT LINES B.C.R. 126, 27°25'13"E

$$\begin{aligned}\Delta &= 23^\circ 17' 23'' \\ R &= 595.00' \\ L &= 241.86'\end{aligned}$$

P.O.B.

03°58'3  
595.00'  
= 41.28'

**WAL-MART DRIVE**  
23RD AVENUE

**ATLANTIC COMMERCIAL CENTER**  
(P.B. 170, PG. 102, B.C.R.)

F  
C

N44°05'28"  
24.3

**RACE TRACK ROAD** (S.W. 3RD ST. / POMPANO PARK PLACE)

(DEED BOOK 784, PG. 71; O.R.B. 1347, PG. 217; O.R.B. 2705, PG. 688; O.R.B. 15278, PG. 209; B.C.R.)

•	BOLLARD
□	CABLE TELEVISION
▣	CATCH BASIN
▢	CONG. UTILITY POLE
□	CLEAN OUT
□	CURB INLET
⊖	DRAINAGE MANHOLE
⊖	ELECTRIC OUTLET
⊖ <sup>+12.5</sup>	EXISTING ELEVATION
⊖	FIRE HYDRANT
⊖	ELECTRIC BOX
⊖	GUY WIRE & ANCHOR
☀	LIGHT POLE
☀	CONCRETE LIGHT POLE
☀	MONITORING WELL
—/—/—	NON-VEHICULAR ACCESS LANE
—OW—	OVERHEAD WIRE
⊖	BACKFLOW PREVENTOR
⊖	SANITARY MANHOLE
⊖	SOUTHERN BELL BOX
⊖	SOUTHERN BELL MANHOLE
⊖	SIGN (UNLESS NOTED)
⊖	SPRINKLER
⊖	TRAVERSE CONTROL POINT
⊖	UNDERGROUND GAS LINE
⊖	VALVE
⊖	WATER METER
⊖	WOOD UTILITY POLE

NUMBER OF REGULAR PARKING:	93
NUMBER OF HANDICAP PARKING:	3
NUMBER OF TRUCK PARKING:	<u>46</u>
TOTAL (EXISTING)=	142
TOTAL (REQUIRED)=	108

PARKING REQUIREMENT INFORMATION PROVIDED BY PREMIER

A PORTION OF  
**TRACT 'B'**  
(P.B. 169, PG. 126. B.C.R.)

SCHEDULE B - SECTION 2,  
COMMITMENT NO. EA-C-150160-14 (SEE SUPERVISOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION				IF AFFECTS SUBJECT PROPERTY	ACTION TAKEN	EXCEPTION NUMBER AND RECORDING INFORMATION				IF AFFECTS SUBJECT PROPERTY	ACTION TAKEN
No. 9	P.B. 91/27			YES	PARCEL 4	No. 36	O.R.B. 32921/1150			YES	PARCEL 4
No. 10	P.B. 137/33			YES	PARCEL 4	No. 37	O.R.B. 32921/1158			YES	PARCEL 4
	O.R.B. 30414/563			YES	PARCEL 4	No. 38	O.R.B. 33106/1710			YES	PARCEL 4
No. 11	P.B. 169/126			YES	SHOWN	No. 39	O.R.B. 33600/345			YES	PARCEL 1 & 2
O.R.B. 31343/528				YES	NOT PLOTTABLE	No. 40	O.R.B. 36190/339			YES	NOT PLOTTABLE
O.R.B. 38277/406				YES	NOT PLOTTABLE	O.R.B. 36417/85				YES	NOT PLOTTABLE
O.R.B. 38277/421				YES	NOT PLOTTABLE	O.R.B. 38675/83				YES	NOT PLOTTABLE
O.R.B. 43583/368				YES	VAC P/O <u>OWN</u> VALUE	O.R.B. 36393/1143				YES	NOT PLOTTABLE
No. 12	D.B. 423/787			YES	NOT PLOTTABLE	O.R.B. 40360/405				YES	NOT PLOTTABLE
O.R.B. 32682/1108				YES	NOT PLOTTABLE	O.R.B. 45725/1635				YES	NOT PLOTTABLE
O.R.B. 32751/1984				YES	NOT PLOTTABLE	No. 41	O.R.B. 36190/431			YES	NOT PLOTTABLE
No. 13	D.B. 463/476			YES	NOT PLOTTABLE	O.R.B. 36417/85				YES	NOT PLOTTABLE
O.R.B. 15543/836				YES	NOT PLOTTABLE	O.R.B. 38675/88				YES	NOT PLOTTABLE
O.R.B. 31869/1738				YES	NOT PLOTTABLE	O.R.B. 35689/680				YES	NOT PLOTTABLE
No. 14	D.B. 464/395			YES	NOT PLOTTABLE	O.R.B. 40033/1149				YES	NOT PLOTTABLE
O.R.B. 15786/529				YES	NOT PLOTTABLE	No. 42	O.R.B. 32696/1573			YES	PARCEL 4
O.R.B. 32692/108				YES	NOT PLOTTABLE	No. 43	O.R.B. 36916/1898			YES	PARCEL 4 (BLDG 1&4B)
O.R.B. 32781/1984				YES	NOT PLOTTABLE	O.R.B. 36998/1699				YES	PARCEL 4
No. 15	D.B. 477/338			YES	NOT PLOTTABLE	No. 44	O.R.B. 36998/1699			YES	PARCEL 4
O.R.B. 15543/836				YES	NOT PLOTTABLE	No. 45	O.R.B. 36998/1706			YES	PARCEL 4
O.R.B. 31869/1738				YES	NOT PLOTTABLE	No. 46	O.R.B. 36998/1713			YES	PARCEL 4
No. 16	D.B. 562/254			YES	NOT PLOTTABLE	No. 47	O.R.B. 36998/1727			YES	PARCEL 4 (BLDG 6B)
O.R.B. 16543/836				YES	NOT PLOTTABLE	No. 48	O.R.B. 36998/1734			YES	PARCEL 4 (BLDG 6B)
O.R.B. 31869/1738				YES	NOT PLOTTABLE	No. 49	O.R.B. 36998/1741			YES	PARCEL 4 (5&A&4A)
No. 17	O.R.B. 2350/537			YES	PARCEL 4	No. 50	O.R.B. 37086/1628			YES	PARCEL 4 (KFC)
No. 18	O.R.B. 2705/688			YES	PARCEL 4	No. 51	O.R.B. 37102/690			YES	PARCEL 5, SHOWN
O.R.B. 14774/903				YES	PARCEL 4	No. 52	O.R.B. 37144/591			YES	PARCEL 4 (4&A&5B)
No. 19	O.R.B. 6322/521			YES	PARCEL 4	No. 53	O.R.B. 37618/1283			YES	PARCEL 5, SHOWN
No. 20	O.R.B. 8282/41			YES	NOT PLOTTABLE	O.R.B. 37618/1289				YES	PARCEL 5, SHOWN
No. 21	O.R.B. 9606/370			YES	PARCEL 3	No. 54	O.R.B. 37618/1291			YES	PARCEL 3, SHOWN
No. 22	O.R.B. 14681/180			YES	NOT PLOTTABLE	No. 55	O.R.B. 37709/483			YES	PARCEL 4
O.R.B. 16352/904				YES	NOT PLOTTABLE	No. 56	O.R.B. 37830/1113			YES	PARCEL 4
O.R.B. 27422/515				YES	NOT PLOTTABLE	No. 57	O.R.B. 38176/1918			YES	PARCEL 4
O.R.B. 27521/485				YES	NOT PLOTTABLE	No. 58	O.R.B. 38176/1928			YES	PARCEL 4
No. 23	O.R.B. 14699/50			YES	SHOWN	No. 59	O.R.B. 38176/1935			YES	PARCEL 4
No. 24	O.R.B. 15618/467			YES	PARCEL 2,3&5, SHOWN	No. 60	O.R.B. 38176/1942			YES	PARCEL 4
No. 25	O.R.B. 15974/823			YES	PARCEL 4	No. 61	O.R.B. 38255/1056			YES	PARCEL 4 (LEASE)
No. 26	O.R.B. 28837/1194			YES	NOT PLOTTABLE	No. 62	O.R.B. 38700/434			YES	PARCEL 4
No. 27	O.R.B. 29228/1470			YES	PARCEL 2,3&5, SHOWN	No. 63	O.R.B. 39840/243			YES	PARCEL 4
No. 28	O.R.B. 30800/8			YES	PARCEL 4 (BLDG SB)	No. 64	O.R.B. 39840/254			YES	PARCEL 4
No. 29	O.R.B. 30915/865			YES	NOT PLOTTABLE	No. 65	O.R.B. 39840/262			YES	PARCEL 4
O.R.B. 32474/780				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						
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						

1, General Industrial District/PCI,  
Commercial/Industrial Overlay District

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

45 feet

Data based on City of Pompano Beach Department of

Data based on City of Pompano Beach Department of  
Development Services and [www.mypompanobeach.org](http://www.mypompanobeach.org)

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 obstructed 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 30, 2010. Property shown hereon is subject to easements, 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 #713, 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/As = Also Known As; B.C.R. = Broward County Records; C = Centerline; C.B.S. = Concrete, Block & Stucco; C.M. = Concrete Monument; CONC = Concrete; Δ = Delta Angle; EL. = Elevation; FND. = Found; F.F. = Finished Floor; F.P.L. = Florida Power and Light Company; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B.S. = Licensed Business; MS. = Measured; P. = Per Plat; P.B. = Plat Book; O.R.B. = Official Records Book; P.G. = 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.D. = South Florida Water Management District; U.E. = Utility Easement; W/O.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 either moving work, building construction, changes in right-of-way, use as a solid waste dump, upon the property shown hereon.

## PARCEL 5: (A/K/A BLDG. 7A)

A PORTION OF TRACT B, ATLANTIC BUSINESS CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 126, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, 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 DEGREES 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 DEGREES 17'23"; THENCE ALONG SAID WEST PLAT LIMITS, AN ARC DISTANCE OF 241.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 49'22" EAST, 701.51 FEET; THENCE SOUTH 01 DEGREES 10'38" WEST, 367.11 FEET; THENCE NORTH 88 DEGREES 01'37" WEST, 174.23 FEET; THENCE SOUTH 88 DEGREES 58'23" WEST, 12.00 FEET; THENCE NORTH 88 DEGREES 01'37" WEST, 167.71 FEET; THENCE NORTH 81 DEGREES 11'10" WEST, 100.72 FEET; THENCE NORTH 88 DEGREES 01'37" WEST, 10.00 FEET; THENCE NORTH 84 DEGREES 05'28" WEST, 24.34 FEET; THENCE NORTH 00 DEGREES 09'19" WEST, 299.49 FEET; A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 58'31"; THENCE NORTHERLY AN ARC DISTANCE OF 41.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA. Containing 254,603 square feet, (5.8449 acres) more or less.

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.

the undersigned, being a licensed surveyor in the State of Florida, do hereby certify to the best of my knowledge and belief that I am a duly Licensed Business Center, LLC, Duke Atlantic Business Ctr-2, 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, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 8

Date: 3/31/2011

JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 440  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

PAGE 1

OF. 1

## ALTA/ACSM LAND TITLE SURVEY

BUILDING 7A

ATLANTIC BUSINESS CENTER

## LEARNING BUSINESS OBJECTIVES

(P.B. 169, PG. 126, B.C.R.)  
CITY OF POMPANO BEACH

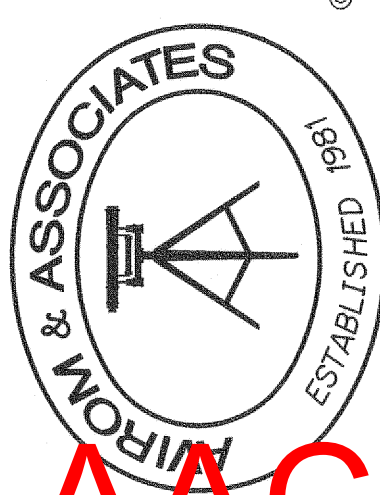
CITY OF POMPANO BEACH  
PALM BEACH COUNTY, FLORIDA

SCALE 1" = 50'	REVISIONS	DATE	BY	CK
DATE 06/21/02	UPDATE, RESET CORNERS & COMMITMENT ADDED FORM ELEV.	02/04/03	C.L.P.	J.T.D.
BY C.L.P.	FINAL SURVEY (1146/05)	04/15/03	J.T.D.	
CK'D J.T.D.	REVISED PER CLIENT'S REQUEST	08/30/03	C.L.P.	J.T.D.
F.B.1060PG.03	REVISED PER CLIENT'S COMMENTS	09/12/03	C.L.P.	J.T.D.
	FIELD UPDATE/VERIFY BNDY & REV PER TITLE	10/9/03	P.D.	J.T.D.
	REVISED PER COMMENTS	11/04/10	SAM	J.T.D.
	REVISED PER ATTORNEY'S COMMENTS	12/09/10	J.T.D.	
	REVISE TARI F PER ATTORNEY'S COMMENTS	12/27/10	SAM	J.T.D.
JOB NO. 0464-04-7A		03/27/11	SAM	J.T.D.

**AVIROM & ASSOCIATES, INC.**  
**SURVEYING & MAPPING**

550 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432

TEL. (561) 392-2594, FAX (561) 394-7125



ABC-7A

PZ24-30000004  
06/04/2024