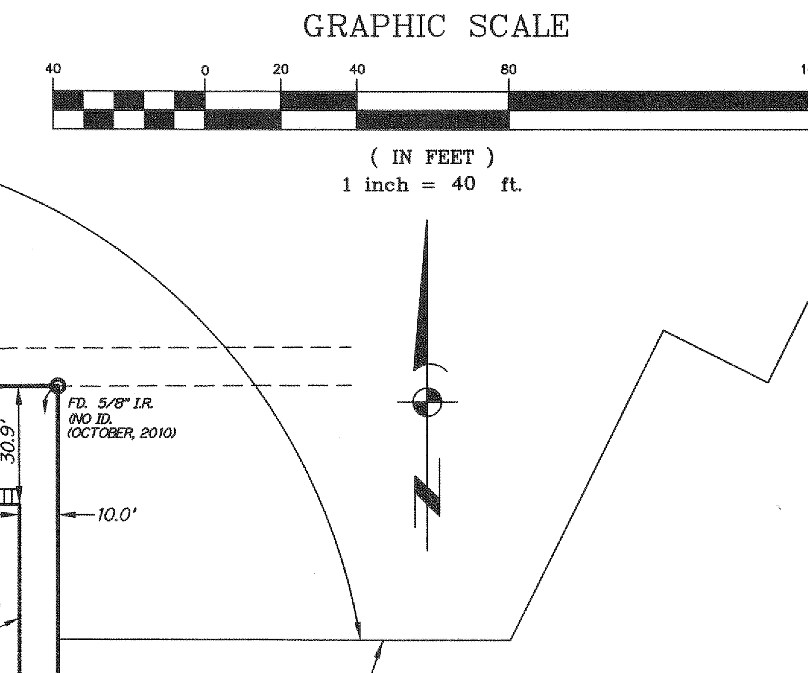
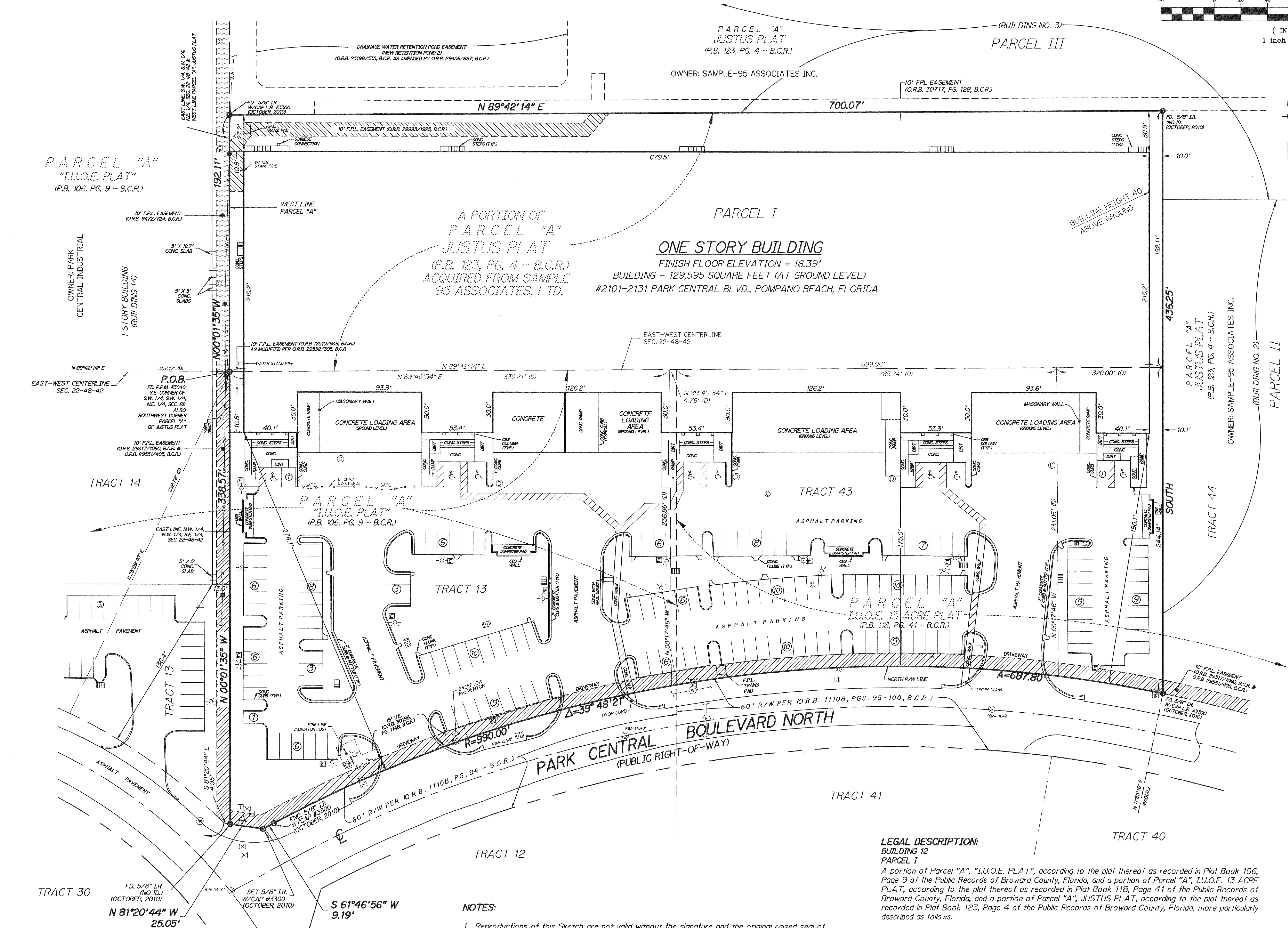
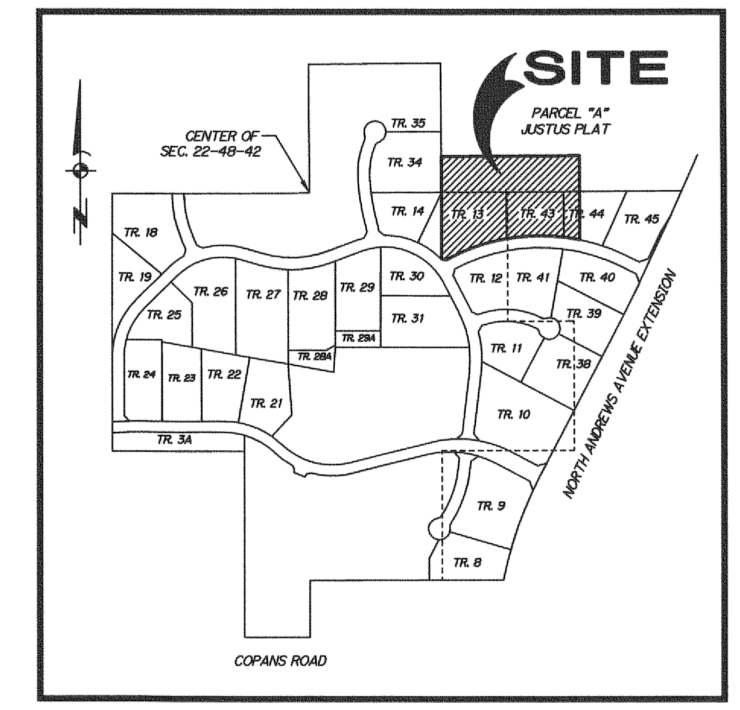
ALTA/ACSM LAND TITLE SURVEY







LOCATION SKETCH

N.T.S.

SUMMARY TABLE FOR:
SCHEDULE B-II EXCEPTIONS (AFFECTING BUILDING 12)
TITLE COMMITMENT NO. FA-C-459160-8A (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION		AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 9	P.B. 123/4	Yes	Shown
	O.R.B. 29021/1442	Yes	Not Shown (abandoned)
	O.R.B. 29629/402	Yes	Not shown (abandoned)
	O.R.B. 19151/624	Yes	As shown
No. 10	P.B. 106/9	Yes	Shown (Parcel I)
	O.R.B. 10878/540	Yes	Affidavit (Parcel I)
	O.R.B. 11536/43	Yes	Affidavit (Parcel I)
No. 11	P.B. 118/41	Yes	Shown
No. 12	O.R.B. 25198/535	Yes	Parcel IV
	O.R.B. 29456/887	Yes	Parecl IV
No. 13	O.R.B. 28925/1473	Yes	Not Plottable (Parcel I)
	O.R.B. 30198/1140	Yes	Not Plottable (Parcel I)
No. 14	O.R.B. 29993/1925	Yes	Shown (Parcel I)
No. 15	O.R.B. 29317/1060	Yes	Shown (Parcel I)
	O.R.B. 29551/405	Yes	Shown (Parcel I)
No. 16	O.R.B. 8967/596	Yes	Not Plottable (Parcel I)
No. 17	O.R.B. 10387/972	Yes	Not Plottable (Parcel I)
	O.R.B. 15316/606	Yes	Not Plottable (Parcel I)
	O.R.B. 15351/237	Yes	Not Plottable (Parcel I)
No. 18	O.R.B. 11106/94	Yes	Not Plottable (Parcel I)
	O.R.B. 11106/162	Yes	Not Plottable (Parcel I)
	O.R.B. 12223/762	Yes	Not Plottable (Parcel I)
	O.R.B. 12223/865	Yes	Not Plottable (Parcel I)
	O.R.B. 12702/93	Yes	Not Plottable (Parcel I)
	O.R.B. 12702/103	Yes	Not Plottable (Parcel I)
	O.R.B. 13227/423	Yes	Not Plottable (Parcel I)
	O.R.B. 13272/394	Yes	Not Plottable (Parcel I)
	O.R.B. 15551/59	Yes	Not Plottable (Parcel I)
	O.R.B. 15551/82	Yes	Not Plottable (Parcel I)
	O.R.B. 15994/707	Yes	Not Plottable (Parcel I)
	O.R.B. 18044/707	Yes	Not Plottable (Parcel I)
No. 19	O.R.B. 12223/745	Yes	Not Plottable (Parcel I)
	O.R.B. 16303/616	Yes	Not Plottable (Parcel I)
No. 20	O.R.B. 30198/1148	Yes	Shown (Parcel I)
No. 21	O.R.B. 30033/356	Yes	Not Plottable (Parcel I)
No. 22	O.R.B. 19078/611	No	Parcel III
	O.R.B. 30059/915	No	Parcel III
No. 23	O.R.B. 29048/1978	Yes	Parcel IV
	O.R.B. 30114/202	No	Parcel IV
No. 24	O.R.B. 30059/1128	No	Parcel III
No. 25	O.R.B. 30717/499	No	Shown (Parcel III)
No. 26	O.R.B. 30659/637	No	Parcel III
No. 27	O.R.B. 44281/181	No	
No. 28	O.R.B. 11108/104	No	Parcel II
No. 29	O.R.B. 15964/656	No	Parcel II
No. 30	O.R.B. 29071/1325	No	Parcel II
No. 31	O.R.B. 30395/1715	No	Parcel II
No. 32	O.R.B. 30017/1929	No	Parcel II
No. 33	O.R.B. 30133/131	No	Parcel II
No. 34	O.R.B. 45537/1062	Yes	Not Plottable (Parcel I)
No. 35	O.R.B. 45537/1066	No	Parcel II

LEGEND

- CATCH BASIN
- CLEAN OUT
- SANITARY MANHOLE
- CONCRETE UTILITY POLE
- WOOD UTILITY POLE
- VALVE
- IRRIGATION CONTROL BOX
- FIRE HYDRANT
- +12.0 EXISTING ELEVATION
- SIGN (UNLESS NOTED)
- WATER METER
- DRAINAGE MANHOLE
- LIGHT POLE
- GUY ANCHOR
- —O.W.— OVERHEAD WIRES
- MARKER FOR UNDERGROUND F.P.L. LINE (LOCATED BY OTHERS)
- MARKER FOR UNDERGROUND WATER LINE (LOCATED BY OTHERS)
- ELECTRIC SERVICE BOX
- NUMBER OF PARKING SPACES
- SIAMESE CONNECTION
- DOUBLE DETECTOR CHECK VALVE
- HANDICAP PARKING
- NUMBER OF REGULAR PARKING

SETBACKS:

SETBACKS ARE IN ACCORD WITH THE SITE PLAN PREPARED BY CORRALES GROUP ARCHITECTS, DATED 6/8/98, LAST REVISED 3/24/99.

ZONING:

ZONE I-1 (GENERAL INDUSTRIAL DISTRICT)

PARKING DATA:

EXISTING REGULAR PARKING SPACES =	150
EXISTING HANDICAP PARKING SPACE =	8
TOTAL	158

NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor.
2. Lands shown hereon were not abstracted by Avirom & Associates, Inc. for Easements, rights-of-way, ownership or other instruments of record. Instruments of record are per Title Commitment Office File No. FA-C-459160-8A, prepared by First American Title Insurance Company, dated October 17, 2010. Property shown hereon is subject to dedications, restrictions, reservations, covenants, conditions, amendments and/or easements in the Title Commitment and where applicable are shown on the survey.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are based on the Plat with the North boundary of Parcel "A", I.U.O.E. PLAT, having a bearing of N89°42'14"E.
6. Entire property lie within Flood Zone AH (EL. 14), Community Panel No. 125093 0120 F, dated of firm index: 10/02/97.
7. Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929.
8. Benchmark Description: Broward County Benchmark - BM #2873, square cut in Northwest quadrant of Northwest 17 & Copans Road at East end of concrete wall in front of building; 35 feet, more or less, West of centerline of N.W. 17th Lane, Elevation = 15.810 feet.
9. Abbreviation Legend: A = Arc Length; B.C.R. = Broward County Records; BLDG. = Building; ℄ = Centerline; Δ = Central Angle; CONC. = Concrete; EL. = Elevation; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; I.R. = Iron Rod; L.B. = Licensed Business; N.T.S. = Not to Scale; O.R.B. = Official Records Book; O.W. = Overhead Wires; P. = Plat; P.B. = Plat Book; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.R.M. = Permanent Reference Monument; R = Radius; R/W = Right-of-Way; SEC. = Section; W/CAP = With Surveyor's Cap. TYP. = Typical; Trans. = Transformer; C.B.S. = Concrete Block & Stucco.

LEGAL DESCRIPTION:

BUILDING 12
PARCEL I

A portion of Parcel "A", "I.U.O.E. PLAT", according to the plat thereof as recorded in Plat Book 106, Page 9 of the Public Records of Broward County, Florida, and a portion of Parcel "A", I.U.O.E. 13 ACRE PLAT, according to the plat thereof as recorded in Plat Book 118, Page 41 of the Public Records of Broward County, Florida, and a portion of Parcel "A", JUSTUS PLAT, according to the plat thereof as recorded in Plat Book 123, Page 4 of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the southwest corner of said Parcel "A", JUSTUS PLAT, same being the Southeast corner of the Southwest one-quarter, (S.W. 1/4), of the Southwest one-quarter, (S.W. 1/4), of the Northeast one-quarter, (N.E. 1/4) of Section 22, Township 48 South, Range 42 East; thence N00°01'35"W, along the East line of the Southwest one-quarter, (S.W. 1/4), of the Southwest one-quarter, (S.W. 1/4), of the Northeast one-quarter, (N.E. 1/4) of said Section 22, said line also being the west line of said Parcel "A", JUSTUS PLAT, 192.11 feet; thence N89°42'14"E, 700.07 feet; thence South, 436.25 feet to a point on the north right-of-way line of Park Central Boulevard North as recorded in Official Records Book 11108, Pages 95 through 100 of the Public Records of Broward County, Florida and the arc of a non-tangent curve, concave to South (radial line to said point bears N11°35'16"E); thence westerly along the arc of said curve, having a radius of 990.00 feet, a central angle of 39°48'21" and an arc distance of 687.80 feet; thence S61°46'56"W, 9.19 feet; thence N81°20'44"W, 25.05 feet to a point on the east line of the Northwest one-quarter (N.W. 1/4) of the Northwest one-quarter (N.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of said Section 22; thence N00°01'35"W, along said east line, 338.57 feet to the POINT OF BEGINNING.

Said lands lying and situate in Broward County, Florida, containing 313,145 square feet, 7.1888 acres, more or less.

PARCEL 1A

Non-exclusive easement for the benefit of Parcel I as set forth in access easement recorded in O.R. Book 12223, Page 847 as affected by O.R. Book 15551, Page 17.

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 Sample 2, 3 & PCB 12, LLC, and First American Title Insurance Company that a survey on the ground of the above described land and improvements on the 29 day of October, 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, 8-10, 11a, 12, 13 & 14 on Table A that this survey fully and correctly represents a portion of the property owned by Sample at Park Central, LLC, 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-459160-8A 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 158 parking spaces on said property, including 8 handicapped spaces.
The property is zoned I-1.
The within described real estate lies within Flood Zone AH as shown on Panel Number 125093 0120 F of the Federal Emergency Management Agency's flood insurance rate map, dated August 18, 2010.
The surveyed property contains a total of 7.1888 acres and 313,145 square feet.

Date: 11/18/10

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

PAGE: 1 OF: 3

ALTA / ACSM LAND TITLE SURVEY
BUILDING 12
A PORTION OF
PARCEL "A" - I.U.O.E. PLAT (P.B. 106, PG. 9 - B.C.R.)
PARCEL "A"- I.U.O.E. 13 ACRE PLAT (P.B. 118, PG. 4-B.C.R.)
AND
PARCEL "A" - JUSTUS PLAT (P.B. 123, PG. 4 - B.C.R.)
BROWARD COUNTY, FLORIDA

REVISIONS	DATE	BY	CK
UPDATE SURVEY & REVISED CERT. (SK.)	1/29/99	J.M.F.	K.M.C.
ADD ESMTS. REVIEW TITLE	3/09/99	J.A.F.	M.D.A.
ADD F.P.L. EASEMENT	6/18/99	J.A.F.	M.D.A.
STEM-WALL TIE-IN	6/18/99	B.A.B.	M.D.A.
FINAL AS-BUILT SURVEY	9/18/99	C.L.P.	J.T.D.
ADD WATER UTIL. (F.B. 857/12) & PROP. U.E.	1/04/00	M.M.K.	J.T.D.
REVISED PER TITLE COMMITMENT	1/25/00	M.M.K.	M.D.A.
REVISED PER ATTORNEY'S COMMENTS	2/17/00	M.M.K.	M.D.A.
UPDATE TO ALTA/ACSM STD. & FIELD VERIFY BDY.	06/17/07	C.L.P.	J.T.D.
FIELD UPDATE/VERIFY BOUNDARY & REVISE PER NEW TITLE (SKETCH)	10/29/10	W.R.E.	J.T.D.

SCALE 1" = 40'
DATE 4/06/98
BY J.A.F.
CK'D. M.D.A
F.B. 754 PG. 65
JOB NO. 587-51

AVIROM & 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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06/04/2024
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