



LAND DESCRIPTION:

PARCEL III:
[SAMPLE 95 BUSINESS PARK BUILDING THREE]

A PORTION OF PARCEL "A", JUSTUS PLAT, AS RECORDED IN PLAT BOOK 123, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A" OF SAID JUSTUS PLAT; THENCE NORTH 00 DEGREES 01 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL "A", 652.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 51 SECONDS EAST, 502.66 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, 32.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 194.72 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 1.80 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 194.72 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 45 SECONDS WEST, 1.80 FEET TO THE POINT OF BEGINNING. SAID LANDS ARE SITUATED IN BROWARD COUNTY, FLORIDA, CONTAINING 444,187 SQUARE FEET, 10.197 ACRES, MORE OR LESS.

PARCEL IV:
NON-EXCLUSIVE CROSS ACCESS EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTAINED IN DECLARATION OF COVENANT FOR CROSS ACCESS DATED NOVEMBER 30, 1998 EXECUTED BY SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 7, 1998 IN O.R. BOOK 29048, PAGE 1978, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AFFECTED BY PARTIAL RELEASE OF EASEMENT (FOR SAMPLE 95 BUSINESS PARK BUILDING THREE) DATED NOVEMBER 9, 1999 EXECUTED BY BROWARD COUNTY AND SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 2, 1999 IN O.R. BOOK 30059, PAGE 915, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND FIRST MODIFICATION TO DECLARATION OF COVENANT FOR CROSS ACCESS DATED DECEMBER 7, 1999 EXECUTED BY SAMPLE 95 ASSOCIATES, LTD. AND RECORDED ON DECEMBER 20, 1999 IN O.R. BOOK 30114, PAGE 202, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL V:
NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS WITHIN SAMPLE 95 BUSINESS PARK EASEMENTS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR SAMPLE 95 BUSINESS PARK DATED JUNE 27, 2007 AND RECORDED ON JULY 3, 2007 IN O.R. BOOK 44281, PAGE 181, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF PARCEL "A", JUSTUS PLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 123, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LAND DESCRIPTION continue:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A"; THENCE NORTH 00 DEGREES 01 MINUTES 35 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL "A", 652.00 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 51 SECONDS EAST, 502.66 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 45 SECONDS EAST, 32.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST 194.72 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 1.80 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 194.72 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 45 SECONDS WEST, 1.80 FEET TO THE POINT OF BEGINNING. SAID LANDS ARE SITUATED IN BROWARD COUNTY, FLORIDA, CONTAINING 444,187 SQUARE FEET, 10.197 ACRES, MORE OR LESS.

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