

**LAND DESCRIPTION:**

PARCEL

RECORDS OF BROWARD COUNTY, FLORIDA DESCRIBED AS FOLLOWS

[illegible]

EASEMENTS CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN O.R. BOOK 44281, PAGE 181

PARCEL

NON-EXCLUSIVE ACCESS TO HIGHWAY AT PROHIBITED TRAFFIC OBTAINED IN DECLARATION OF CONSENT FOR CROSS ACCESS DATED NOVEMBER 30, 1998 EXECUTED BY SAMPLE 95, ASSOCIATES, LTD. AND RECORDED ON DECEMBER 7, 1998 IN O.R. BOOK 2894A, PAGE 1978. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AS AFFECTED BY FIRST MODIFICATION TO DECLARATION OF CONSENT FOR CROSS ACCESS DATED DECEMBER 7, 1999 EXECUTED BY SAMPLE 95, ASSOCIATES, LTD. AND RECORDED ON DECEMBER 20, 1999 IN O.R. BOOK 3011A, PAGE 202. PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFICATION:

10: Duke Sample 1, LLC, Teachers Insurance and Annuity Association of America, A New York Corporation and First American Title Insurance Company

I, the undersigned, being licensed and qualified surveyor in the State of Florida, do hereby certify to the best of my knowledge and belief that the survey on the ground of the above described land and improvements on the 1st day of November, 2010 and in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Survey, as adopted by the American Land Title Association, and American Professional Surveyors Association, Inc., is a true and correct representation of the land and improvements, including location and dimensions, as correctly shown on the attached plat, and correctly represents a portion of the Survey as shown on Sample 52, Association, Ltd., a Florida limited partnership, including all shown buildings, structures and improvements thereon.

I have shown all recorded easements and right-of-way as described in copies of recorded instruments limited to me by First American Title Insurance Company Commission No. FA-C-59380-B, and, unless otherwise shown, the physical evidence and recorded description of the land and improvements, including location and dimensions, as correctly shown on the attached plat, and correctly represents a portion of the Survey and are fully compliant, except on shown hereon.

I further certify that there are no visible easements, rights-of-way across said property, party walls, encroachments on adjoining properties or other improvements situated on adjoining property, except as shown hereon, of easements furnished to me by First American Title Insurance Company as shown on the plat of record, and that there are no above ground improvements or located within the easements except utility lines permitted by the terms of the plat of record, except as shown or noted hereon. There are no above ground streams, rivers, springs, ponds, lakes, ditches or drains located or bordering or running through said property, except as shown; there are no gullies, ruts or overlops between parcels or roads, highways, streets or alleys and of 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 utility lines (based on information supplied to me) crossing or connecting the same (supplied to me by electric power company) are shown hereon. All public roads to which the property may have indirect access over connecting easements (supplied to me by electric power company) are shown hereon. The boundary lines of the property are shown hereon. The location of all parcels of land in possession or occupancy hereon shown and proper identification made where in conflict with the plat of record, except as shown hereon, is correct. The survey was actually made on the ground as per description furnished by the legal description, and the acreage shown hereon is correct.

Also, this certifies that there are 179 parking spaces on said property, including 10 handicapped spaces.

The within described real estate lies within Flood Zone AH (EL. 14) as shown on Panel Number 120055 0120 F of the Federal Emergency Management Agency's flood insurance rate map, dated 08/18/1992.

The surveyed property contains a total of 9,859.0 acres and 429,453 square feet.

Date: 2/27/10

MICHAEL D. AVROM, P.L.S.
Florida Registration No. 326
AVROM & ASSOCIATES, INC.
L.B. No. 3300

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PZ24-30000003
06/04/2024

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06/04/2024

ALTA/ACSM LAND TITLE SURVEY
BUILDING NO. 1 - SAMPLE 95 BUSINESS PARK
 A PORTION OF PARCEL "A"
 JUSTUS PLAT
 (PLAT BOOK 123, PAGE 4, B.C.R.)
 CITY OF POMPANO BEACH
 BROWARD COUNTY, FLORIDA

REVISIONS	DATE	F.B. / PG.	BY	CK'D	REVISIONS	DATE	F.B. / PG.	BY	CK'D
FINAL SURVEY	04/07/1999	S&P / S DETAIL	J.M.F.	J.L.D.					
ADD CORRIDORS & FINISHED FLOOR ELEVATION	04/13/1999	N/A	J.L.B.	M.B.A.					
REVISED APPROXIMATE ULL & SHED GENERAL RECORDS	05/13/1999	N/A	M.B.A.	M.B.A.					
REV. BOLD & LEGAL NOTE 2 & CONT. TO AGED FOLD	05/13/1999	N/A	M.B.A.	M.B.A.					
MAKE REVISION PER CLIENT REQUEST	09/17/1999	N/A	N/A	M.B.A.					
UPDATE SURVEY, REV. PER TITLE COMMITMENT	01/21/2000	SECTION	C.L.P.	J.L.B.					
REVISED PER COMMENTS	04/19/2000	N/A	C.L.P.	J.L.B.					
FIELD UPDATE / VERIFY BOLD & REV. PER NEW TITLE	11/09/2000	SECTION	M.B.A.	M.B.A.					
REVISED PER COMMENTS	12/27/2000	N/A	J.L.D.	J.L.D.					

SCALE:	1" = 80'		
DATE:	02/12/1998		
BY:	B.A.B.		
CHECKED:	K.M.C.		
F.B.	638	PG.	38
SHEET	1	OF	1

SALIP - 1

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