MAXIMUM BUILDING HEIGHT

45 feet

ZONING AND SITE REQUIREMENTS

ZONING DESIGNATION:	ZONE O-IP (Office Industrial Park District)
BUILDING SETBACKS:	
Front	25 feet
Side	30 feet
Rear	10 feet

NOTE:
Setbacks were obtained from Gary Ilardi at the Zoning Department of the City of Pompano Beach (04/07/2000)

EXISTING PARKING DATA:

Number of Regular Parking Spaces	160
Number of Handicapped Parking Spaces	8
Total Parking Spaces (Existing)	168
Total Parking Spaces (Required)	168

Parking requirement information provided by Premier.

LEGEND

ANCHOR
BACKFLOW PREVENTOR VALVE
BOLLARD
CATCH BASIN
CLEANOUT
CONCRETE UTILITY POLE
DOUBLE DETECTOR CHECK VALVE
DRAINAGE MANHOLE
FIRE HYDRANT
ELECTRIC RISER
HANDICAP PARKING
IRRIGATION CONTROL VALVE
LIGHT POLE
MAIL BOX
NON VEHICULAR ACCESS LINE
NUMBER OF REGULAR PARKING
OVERHEAD WIRES
SIAMESE CONNECTION
SIGN
SANITARY MANHOLE
SPIGOT
TELEPHONE RISER
VALVE
WATER METER
WOOD UTILITY POLE

LOCATION SKETCH
(NOT TO SCALE)

SURVEYOR'S REPORT:

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 abstracted by Avirom & Associates, Inc. for easements, rights–of–way, ownership or other instruments of records. Instruments of record are per Pro Forma Title Commitment No. FA–C–459160–8A, issued by First American Title Insurance Company with an issued date of January 05, 2011. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings shown hereon are relative to the Plat with the south line of Parcel "A", JUSTUS PLAT, having a bearing of N89°42'14"E
6. The entire property described hereon lies within Flood Zone AH (EL. 14), Community Panel No. 120055 0120 F, dated: 8/18/92.
7. Elevations shown hereon are in feet and based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).
8. Benchmark Description: Sanitary manhole rim at centerline of Park Central Boulevard North and N.W. 14th Avenue, Elevation = 14.437 feet.
9. Property Address: 3003–3031 North Andrews Avenue Extension, Pompano Beach, Florida 33064.
10. Abbreviation Legend: a/k/a/ = Also Known As; APPROX. = Approximate; B.C.R. = Broward County Records; BLDG. = Building; C = Calculated; Δ = Central Angle; ℄ = Centerline; C.B.S. = Concrete, Block & Stucco; CH = Chord Length; C.L.F. = Chain link Fence; C.M. = Concrete Monument; D = Per Deed; EL. = Elevation; E.O.W. = Edge of Water; ESMT. = Easement; FD. = Found; F.F. = Finished Floor; F.P.L. = Florida Power & Light Company; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; NGVD = National Geodetic Vertical Datum; N/TT = Nail & Tin Tab; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; 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 = Radius; R/W = Right–of– Way; S.F. = Square Feet; TYP. = Typical; U.E. = Utility Easement; W/ = With; W/CAP = With Surveyors Cap.
11. 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 II:
[SAMPLE 95 BUSINESS PARK BUILDING TWO]

A PORTION OF PARCEL "A", I.U.O.E. 13 ACRE PLAT, AS RECORDED IN PLAT BOOK 118, PAGE 41 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH 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:

BEGIN AT THE NORTHEAST CORNER OF PARCEL "A" OF SAID I.U.O.E. 13 ACRE PLAT, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE NORTHWEST, (A RADIAL LINE FROM SAID POINT BEARS NORTH 66 DEGREES 04 MINUTES 59 SECONDS WEST); THENCE SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID PARCEL "A" AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 13,804.97 FEET, A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 09 SECONDS, AN ARC DISTANCE OF 133.13 FEET; THENCE SOUTH 31 DEGREES 30 MINUTES 42 SECONDS WEST, 100.73 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON–TANGENT, CURVE CONCAVE TO THE NORTHWEST, (A RADIAL LINE FROM SAID POINT BEARS NORTH 65 DEGREES 07 MINUTES 21 SECONDS WEST), HAVING A RADIUS OF 13,792.97 FEET, A CENTRAL ANGLE OF 00 DEGREES 37 MINUTES 23 SECONDS, AN ARC DISTANCE OF 149.99 FEET (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF SAID PARCEL "A" AND THE WEST RIGHT–OF–WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS LAID OUT AND CURRENTLY IN USE); THENCE SOUTH 70 DEGREES 38 MINUTES 29 SECONDS WEST, 49.58 FEET; THENCE NORTH 64 DEGREES 13 MINUTES 04 SECONDS WEST 78.80 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 14 DEGREES 11 MINUTES 41 SECONDS, AN ARC DISTANCE OF 245.27 FEET; (THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A" AND THE NORTH RIGHT–OF–WAY LINE OF PARK CENTRAL BOULEVARD NORTH AS LAID OUT AND CURRENTLY IN USE); THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 370.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS E, 119.23 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 47 SECONDS EAST, 90.61 FEET; THENCE SOUTH 63 DEGREES 29 MINUTES 13 SECONDS E, 30.75 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 47 SECONDS EAST, 63.26 FEET; THENCE NORTH 63 DEGREES 29 MINUTES 13 SECONDS WEST, 25.75 FEET; THENCE NORTH 26 DEGREES 30 MINUTES 47 SECONDS EAST, 355.61 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 56 SECONDS EAST, 236.77 FEET; THENCE SOUTH 51 DEGREES 20 MINUTES 23 SECONDS EAST, 45.61 FEET; THENCE SOUTH 58 DEGREES 53 MINUTES 56 SECONDS EAST, 130.01 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT–OF–WAY LINE OF NORTH ANDREWS AVENUE EXTENSION AS LAID OUT AND CURRENTLY IN USE, SAID POINT ALSO BEING A POINT ON THE ARC OF A NON–TANGENT CURVE, CONCAVE TO THE SOUTHEAST (A RADIAL LINE FROM SAID POINT BEARS SOUTH 59 DEGREES 34 MINUTES 41 SECONDS EAST); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3015.52 FEET, A CENTRAL ANGLE OF 6 DEGREES 42 MINUTES 29 SECONDS, AN ARC DISTANCE OF 353.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A REVERSE CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 13804.97 FEET, A CENTRAL ANGLE OF 00 DEGREES 12 MINUTES 10 SECONDS, AN ARC DISTANCE OF 48.85 FEET TO THE POINT OF BEGINNING; (PRECEDING TWO COURSES BEING COINCIDENT WITH THE EASTERLY BOUNDARY OF PARCEL "A" OF SAID JUSTUS PLAT AND SAID WEST RIGHT–OF–WAY LINE OF NORTH ANDREWS AVENUE EXTENSION.)

SAID LANDS ARE SITUATED IN BROWARD COUNTY, FLORIDA, CONTAINING 358,602 SQUARE FEET, 8.232 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.

SUMMARY TABLE FOR:
SCHEDULE B, SPECIAL EXCEPTIONS (AFFECTING BUILDING 2)
PRO FORMA 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	As shown
	O.R.B. 29921/1442	Yes	Not shown (abandoned)
	O.R.B. 29829/402	Yes	Not shown (abandoned)
	O.R.B. 19151/824	Yes	As shown
No. 10	P.B. 10/69	No	Affects Building 12
	O.R.B. 10878/540	No	Affects Building 12
	O.R.B. 11530/43	No	Affects Building 12
	O.R.B. 16606/604	No	Affects Building 12
	O.R.B. 23359/545	No	Affects Building 12
	O.R.B. 29669/294	No	Affects Building 12
	O.R.B. 29561/70	No	Affects Building 12
	O.R.B. 27469/262	No	Affects Building 12
	O.R.B. 27661/876	No	Affects Building 12
No. 11	P.B. 118/41	Yes	As shown (Buildings 2 & 12)
No. 12	O.R.B. 25199/535	Yes	Not shown – Parcel III
	O.R.B. 29456/887	Yes	Not shown – Parcel III
No. 13	O.R.B. 28925/1473	No	Affects Building 12
	O.R.B. 30189/1140	No	Affects Building 12
No. 14	O.R.B. 29993/1925	No	Affects Building 12
No. 15	O.R.B. 29917/1060	Yes	As shown (Buildings 2 & 12)
	O.R.B. 29561/425	Yes	As shown
No. 16	O.R.B. 8967/596	No	Parcel I a/k/a Building 12
No. 17	O.R.B. 10387/972	No	Affects Building 12
	O.R.B. 15116/613	No	Affects Building 12
	O.R.B. 15316/606	No	Affects Building 12
	O.R.B. 15351/237	No	Affects Building 12
	O.R.B. 15351/244	No	Affects Building 12
	O.R.B. 22907/346	No	Affects Building 12
	O.R.B. 25347/985	No	Affects Building 12
	O.R.B. 25364/705	No	Affects Building 12
	O.R.B. 27888/96	No	Affects Building 12
	O.R.B. 28889/341	No	Affects Building 12
No. 18	O.R.B. 11105/91	No	Affects Building 12
	O.R.B. 11556/182	No	Affects Building 12
	O.R.B. 12223/782	No	Affects Building 12
	O.R.B. 12223/989	No	Affects Building 12
	O.R.B. 12702/93	No	Affects Building 12
	O.R.B. 13290/103	No	Affects Building 12
	O.R.B. 13227/423	No	Affects Building 12
	O.R.B. 13273/394	No	Affects Building 12
	O.R.B. 15551/58	No	Affects Building 12
	O.R.B. 15591/82	No	Affects Building 12
	O.R.B. 15584/721	No	Affects Building 12
	O.R.B. 15944/707	No	Affects Building 12
	O.R.B. 16544/707	No	Affects Building 12
No. 20	O.R.B. 30198/1146	No	Affects Building 12
No. 21	O.R.B. 30033/358	No	Affects Building 12
No. 22	O.R.B. 19076/611	Yes	As shown
	O.R.B. 29523/562	No	Not shown - Affects Building 1
	O.R.B. 30059/915	No	As shown - Affects Building 3
No. 23	O.R.B. 29046/1978	Yes	Parcels II & III- CROSS ACCESS
	O.R.B. 30114/202	Yes	Parcels II & III- CROSS ACCESS
No. 24	O.R.B. 30059/1128	No	Affects Building 3
No. 25	O.R.B. 30171/499	No	Not subjecting 3
No. 26	O.R.B. 30659/837	No	As shown - Affects Building 3
No. 27	O.R.B. 44281/181	Yes	Not subject to location
No. 28	O.R.B. 11105/104	Yes	As shown
No. 30	O.R.B. 29971/325	Yes	Not subject to location
No. 31	O.R.B. 30395/1715	Yes	As shown
No. 32	O.R.B. 30071/1929	Yes	Not subject to location
No. 33	O.R.B. 30133/131	Yes	As shown
No. 34	O.R.B. 45537/1062	No	Affects Building 12
No. 35	O.R.B. 45537/1069	Yes	Not subject to location
No. 36	O.R.B. 12510/939	No	Affects Building 12
	O.R.B. 29532/935	No	Affects Building 12
No. 37	O.R.B. 44322/126	Yes	Not Plottable
	O.R.B. 44322/135	Yes	Not Plottable
	O.R.B. 46294/250	Yes	Not Plottable
No. 38	O.R.B. 44322/141	Yes	Not Plottable
	O.R.B. 46294/255	Yes	Not Plottable
	O.R.B. 44880/73	Yes	Not Plottable
No. 39	O.R.B. 30299/1752	Yes	Not Plottable
	O.R.B. 38812/1554	Yes	Not Plottable
	O.R.B. 46599/847	Yes	Not Plottable
No. 40	O.R.B. 39230/1842	Yes	Not Plottable
	O.R.B. 39230/1985	Yes	Not Plottable
	O.R.B. 46969/909	Yes	Not Plottable

CERTIFICATION:

TO: Sample at Park Central, LLC; Duke Sample 2, 3 & PCB 12, LLC; Prudential Asset Resources, Inc. and First American Title Insurance Company.

I, the undersigned, being a licensed and qualified surveyor in the State of Florida, do hereby certify to the best of my knowledge and belief that a 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 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 Sample at Park Central, LLC, a Delaware limited liability company, 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 Pro Forma Commitment No. 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; and 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 168 parking spaces on said property, including 8 handicapped spaces.

The property is zoned O–IP (Office Industrial Park District).

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 8.232 acres and 358,602 square feet.

Date: 3/28/2011

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

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
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AVIROM & ASSOCIATES ESTABLISHED 1958

REVISIONS	DATE	F.B. / PG.	BY	CK'D
FIELD UPDATE/JOBNY BDY. & REV. PER NEW TITLE	11/01/2010	SKETCH	M.M.K.	M.D.A.
REVISE PER COMMENTS	12/06/2010		J.M.T.	J.T.D.
REVISE PER ATTORNEY COMMENTS	12/14/2010		S.K.E.	J.T.D.
REVISE PARKING TABLE & PER NEW PRO FORMA TITLE	01/07/2011	NONE	S.A.M.	J.T.D.
REVISE PER COMMENTS	03/28/2011	NONE	S.A.M.	J.T.D.

REVISIONS	DATE	F.B. / PG.	BY	CK'D
REVISED BOUNDARY & LEGAL DESCRIPTION	06/12/1998	N/A	M.D.A.	M.D.A.
ADDED AND REMOVED TREES	05/01/1999		J.M.T.	J.T.D.
ADDED BUILDING & PARKING SUMMARY	06/29/1999		S.A.M.	J.T.D.
LOCATED ROYAL PALMS & UTILITY POLES	06/30/1999		S.A.M.	J.T.D.
FINAL SURVEY	10/29/1999	B57/14–22 & 26		
ADD. DOWN TO VICINITY	12/07/1999			
REVISED PER NEW TITLE (2) CORNERS	12/07/1999	B57/38	K.L.P.	M.D.A.
REV. TO ALTA STDS. & ATTORNEY'S COMMENTS	04/07/2000		M.M.K.	M.D.A.
REVISED NOTE #2 PER ATTORNEY'S COMMENTS	04/13/2000			
UPDATE ALTA STDS. & ATTORNEY'S COMMENTS	06/12/2001		M.M.K.	C.L.P.

ALTA/ACSM LAND TITLE SURVEY
BUILDING NO. 2 - SAMPLE 95 BUSINESS PARK
A PORTION OF PARCEL "A" - JUSTUS PLAT (P.B. 123, PAGE 4, B.C.R.)
TOGETHER WITH
A PORTION OF PARCEL "A" - I.U.O.E. 13 ACRE PLAT
(P.B. 118, PAGE 4, B.C.R.)
BROWARD COUNTY, FLORIDA

SCALE:	1" = 60'
DATE:	01/27/1998
BY:	M.M.K.
CHECKED:	M.D.A.
FIELD BK.	638
PG.	38
SHEET	1 OF 1
JOB NO.	5947

Samp-2

AAC
PZ24-30000003
06/03/2024