

EXISTING PARKING DATA:	
Number of Regular Parking Spaces -----	102
Number of Handicapped Parking Spaces -----	6
<hr/>	
Total Parking Spaces (Existing)-----	
Total Parking Spaces (Required)-----	108
<hr/>	
Parking requirement information provided by Premier.	

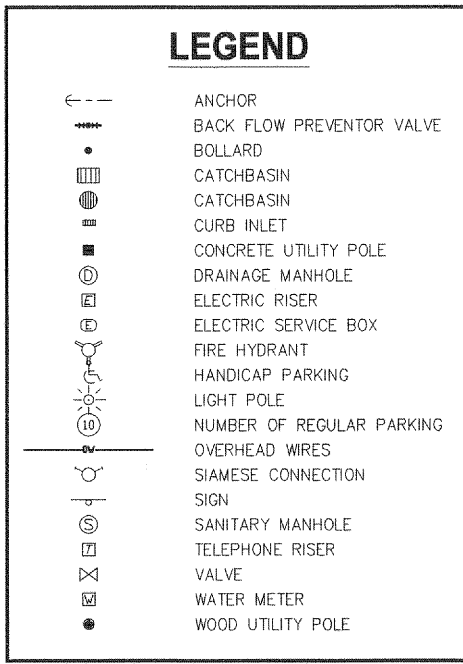
ZONING AND SITE REQUIREMENTS

ZONING DESIGNATION: ZONE O-IP (Office Industrial Park District)

BUILDING SETBACKS:

Front	25 feet
Side	10 feet
Rear	30 feet

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



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 Aviram & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment No. FA-C-459160-BB, issued by First American Title Insurance Company, on November 29, 2010. 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 north line of Parcel "A", JUSTUS PLAT, having a bearing of S89°35'29"W.
6. The entire property described hereon lies within Road 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. Benchmarks: Described hereon are: 1st at Centerline; 2nd at Centerline; 3rd at Centerline; 4th at Centerline; 5th at Centerline; 6th at Centerline; 7th at Centerline; 8th at Centerline; 9th at Centerline; 10th at Centerline; 11th at Centerline; 12th at Centerline; 13th at Centerline; 14th at Centerline; 15th at Centerline; 16th at Centerline; 17th at Centerline; 18th at Centerline; 19th at Centerline; 20th at Centerline; 21st at Centerline; 22nd at Centerline; 23rd at Centerline; 24th at Centerline; 25th at Centerline; 26th at Centerline; 27th at Centerline; 28th at Centerline; 29th at Centerline; 30th at Centerline; 31st at Centerline; 32nd at Centerline; 33rd at Centerline; 34th at Centerline; 35th at Centerline; 36th at Centerline; 37th at Centerline; 38th at Centerline; 39th at Centerline; 40th at Centerline; 41st at Centerline; 42nd at Centerline; 43rd at Centerline; 44th at Centerline; 45th at Centerline; 46th at Centerline; 47th at Centerline; 48th at Centerline; 49th at Centerline; 50th at Centerline; 51st at Centerline; 52nd at Centerline; 53rd at Centerline; 54th at Centerline; 55th at Centerline; 56th at Centerline; 57th at Centerline; 58th at Centerline; 59th at Centerline; 60th at Centerline; 61st at Centerline; 62nd at Centerline; 63rd at Centerline; 64th at Centerline; 65th at Centerline; 66th at Centerline; 67th at Centerline; 68th at Centerline; 69th at Centerline; 70th at Centerline; 71st at Centerline; 72nd at Centerline; 73rd at Centerline; 74th at Centerline; 75th at Centerline; 76th at Centerline; 77th at Centerline; 78th at Centerline; 79th at Centerline; 80th at Centerline; 81st at Centerline; 82nd at Centerline; 83rd at Centerline; 84th at Centerline; 85th at Centerline; 86th at Centerline; 87th at Centerline; 88th at Centerline; 89th at Centerline; 90th at Centerline; 91st at Centerline; 92nd at Centerline; 93rd at Centerline; 94th at Centerline; 95th at Centerline; 96th at Centerline; 97th at Centerline; 98th at Centerline; 99th at Centerline; 100th at Centerline; 101st at Centerline; 102nd at Centerline; 103rd at Centerline; 104th at Centerline; 105th at Centerline; 106th at Centerline; 107th at Centerline; 108th at Centerline; 109th at Centerline; 110th at Centerline; 111th at Centerline; 112th at Centerline; 113th at Centerline; 114th at Centerline; 115th at Centerline; 116th at Centerline; 117th at Centerline; 118th at Centerline; 119th at Centerline; 120th at Centerline; 121st at Centerline; 122nd at Centerline; 123rd at Centerline; 124th at Centerline; 125th at Centerline; 126th at Centerline; 127th at Centerline; 128th at Centerline; 129th at Centerline; 130th at Centerline; 131st at Centerline; 132nd at Centerline; 133rd at Centerline; 134th at Centerline; 135th at Centerline; 136th at Centerline; 137th at Centerline; 138th at Centerline; 139th at Centerline; 140th at Centerline; 141st at Centerline; 142nd at Centerline; 143rd at Centerline; 144th at Centerline; 145th at Centerline; 146th at Centerline; 147th at Centerline; 148th at Centerline; 149th at Centerline; 150th at Centerline; 151st at Centerline; 152nd at Centerline; 153rd at Centerline; 154th at Centerline; 155th at Centerline; 156th at Centerline; 157th at Centerline; 158th at Centerline; 159th at Centerline; 160th at Centerline; 161st at Centerline; 162nd at Centerline; 163rd at Centerline; 164th at Centerline; 165th at Centerline; 166th at Centerline; 167th at Centerline; 168th at Centerline; 169th at Centerline; 170th at Centerline; 171st at Centerline; 172nd at Centerline; 173rd at Centerline; 174th at Centerline; 175th at Centerline; 176th at Centerline; 177th at Centerline; 178th at Centerline; 179th at Centerline; 180th at Centerline; 181st at Centerline; 182nd at Centerline; 183rd at Centerline; 184th at Centerline; 185th at Centerline; 186th at Centerline; 187th at Centerline; 188th at Centerline; 189th at Centerline; 190th at Centerline; 191st at Centerline; 192nd at Centerline; 193rd at Centerline; 194th at Centerline; 195th at Centerline; 196th at Centerline; 197th at Centerline; 198th at Centerline; 199th at Centerline; 200th at Centerline; 201st at Centerline; 202nd at Centerline; 203rd at Centerline; 204th at Centerline; 205th at Centerline; 206th at Centerline; 207th at Centerline; 208th at Centerline; 209th at Centerline; 210th at Centerline; 211th at Centerline; 212th at Centerline; 213th at Centerline; 214th at Centerline; 215th at Centerline; 216th at Centerline; 217th at Centerline; 218th at Centerline; 219th at Centerline; 220th at Centerline; 221st at Centerline; 222nd at Centerline; 223rd at Centerline; 224th at Centerline; 225th at Centerline; 226th at Centerline; 227th at Centerline; 228th at Centerline; 229th at Centerline; 230th at Centerline; 231st at Centerline; 232nd at Centerline; 233rd at Centerline; 234th at Centerline; 235th at Centerline; 236th at Centerline; 237th at Centerline; 238th at Centerline; 239th at Centerline; 240th at Centerline; 241st at Centerline; 242nd at Centerline; 243rd at Centerline; 244th at Centerline; 245th at Centerline; 246th at Centerline; 247th at Centerline; 248th at Centerline; 249th at Centerline; 250th at Centerline; 251st at Centerline; 252nd at Centerline; 253rd at Centerline; 254th at Centerline; 255th at Centerline; 256th at Centerline; 257th at Centerline; 258th at Centerline; 259th at Centerline; 260th at Centerline; 261st at Centerline; 262nd at Centerline; 263rd at Centerline; 264th at Centerline; 265th at Centerline; 266th at Centerline; 267th at Centerline; 268th at Centerline; 269th at Centerline; 270th at Centerline; 271st at Centerline; 272nd at Centerline; 273rd at Centerline; 274th at Centerline; 275th at Centerline; 276th at Centerline; 277th at Centerline; 278th at Centerline; 279th at Centerline; 280th at Centerline; 281st at Centerline; 282nd at Centerline; 283rd at Centerline; 284th at Centerline; 285th at Centerline; 286th at Centerline; 287th at Centerline; 288th at Centerline; 289th at Centerline; 290th at Centerline; 291st at Centerline; 292nd at Centerline; 293rd at Centerline; 294th at Centerline; 295th at Centerline; 296th at Centerline; 297th at Centerline; 298th at Centerline; 299th at Centerline; 300th at Centerline; 301st at Centerline; 302nd at Centerline; 303rd at Centerline; 304th at Centerline; 305th at Centerline; 306th at Centerline; 307th at Centerline; 308th at Centerline; 309th at Centerline; 310th at Centerline; 311th at Centerline; 312th at Centerline; 313th at Centerline; 314th at Centerline; 315th at Centerline; 316th at Centerline; 317th at Centerline; 318th at Centerline; 319th at Centerline; 320th at Centerline; 321st at Centerline; 322nd at Centerline; 323rd at Centerline; 324th at Centerline; 325th at Centerline; 326th at Centerline; 327th at Centerline; 328th at Centerline; 329th at Centerline; 330th at Centerline; 331st at Centerline; 332nd at Centerline; 333rd at Centerline; 334th at Centerline; 335th at Centerline; 336th at Centerline; 337th at Centerline; 338th at Centerline; 339th at Centerline; 340th at Centerline; 341st at Centerline; 342nd at Centerline; 343rd at Centerline; 344th at Centerline; 345th at Centerline; 346th at Centerline; 347th at Centerline; 348th at Centerline; 349th at Centerline; 350th at Centerline; 351st at Centerline; 352nd at Centerline; 353rd at Centerline; 354th at Centerline; 355th at Centerline; 356th at Centerline; 357th at Centerline; 358th at Centerline; 359th at Centerline; 360th at Centerline; 361st at Centerline; 362nd at Centerline; 363rd at Centerline; 364th at Centerline; 365th at Centerline; 366th at Centerline; 367th at Centerline; 368th at Centerline; 369th at Centerline; 370th at Centerline; 371st at Centerline; 372nd at Centerline; 373rd at Centerline; 374th at Centerline; 375th at Centerline; 376th at Centerline; 377th at Centerline; 378th at Centerline; 379th at Centerline; 380th at Centerline; 381st at Centerline; 382nd at Centerline; 383rd at Centerline; 384th at Centerline; 385th at Centerline; 386th at Centerline; 387th at Centerline; 388th at Centerline; 389th at Centerline; 390th at Centerline; 391st at Centerline; 392nd at Centerline; 393rd at Centerline; 394th at Centerline; 395th at Centerline; 396th at Centerline; 397th at Centerline; 398th at Centerline; 399th at Centerline; 400th at Centerline; 401st at Centerline; 402nd at Centerline; 403rd at Centerline; 404th at Centerline; 405th at Centerline; 406th at Centerline; 407th at Centerline; 408th at Centerline; 409th at Centerline; 410th at Centerline; 411th at Centerline; 412th at Centerline; 413th at Centerline; 414th at Centerline; 415th at Centerline; 416th at Centerline; 417th at Centerline; 418th at Centerline; 419th at Centerline; 420th at Centerline; 421st at Centerline; 422nd at Centerline; 423rd at Centerline; 424th at Centerline; 425th at Centerline; 426th at Centerline; 427th at Centerline; 428th at Centerline; 429th

ALL OF PARCEL "A", F.C.C. PLAT, AS RECORDED IN PLAT BOOK 126, PAGE 40 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:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL "A" OF SAID JUSTUS PLAT; THENCE SOUTH 89 DEGREES 35 MINUTES 29 SECONDS WEST
ALONG THE NORTH BOUNDARY OF SAID PARCEL "A", 994.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 03 MINUTES 05
SECONDS EAST, 330.00 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 29 SECONDS EAST, 175.00 FEET; THENCE NORTH 00 DEGREES 03
MINUTES 05 SECONDS EAST, 4.13 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 29 SECONDS EAST, 176.26 FEET; THENCE SOUTH
DEGREES 52 MINUTES 24 SECONDS WEST, 350.00 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 58 SECONDS WEST, 329.59 FEET; THENCE
SOUTH 00 DEGREES 01 MINUTES 02 SECONDS EAST, 22.52 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 194.72 FEET
TO AN INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A" OF SAID F.C.C. PLAT; THENCE NORTH 00 DEGREES 02
MINUTES 45 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID PARCEL "A" OF SAID PLAT, 655.88 FEET
TO THE NORTHWEST CORNER OF PARCEL "A" OF SAID F.C.C. PLAT; THENCE NORTH 89 DEGREES 35 MINUTES 29 SECONDS EAST, ALONG THE
NORTH LINE OF PARCEL "A", OF SAID F.C.C. PLAT AND THE NORTH LINE OF PARCEL "A" OF SAID JUSTUS PLAT, 331.49 FEET TO THE POINT OF
BEGINNING.

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

PARCEL 3
 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.

Said lands lying and situate in Broward County, Florida, containing 298,498 square feet, 6.853 acres, more or less.

TO: Duke Sample 4, LLC 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 95 Associates, Ltd., a Florida limited partnership, 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 No. FA-C-459160-8B 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 herein; 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 herein; 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 108 parking spaces on said property, including 6 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 6.653 acres and 296,496 square feet.

Date: 12/27/10

Michael D. Aviom
MICHAEL D. AVIOM, P.L.S.
Florida Registration No. 3268
AVIOM & ASSOCIATES, INC.
L.B. No. 3300