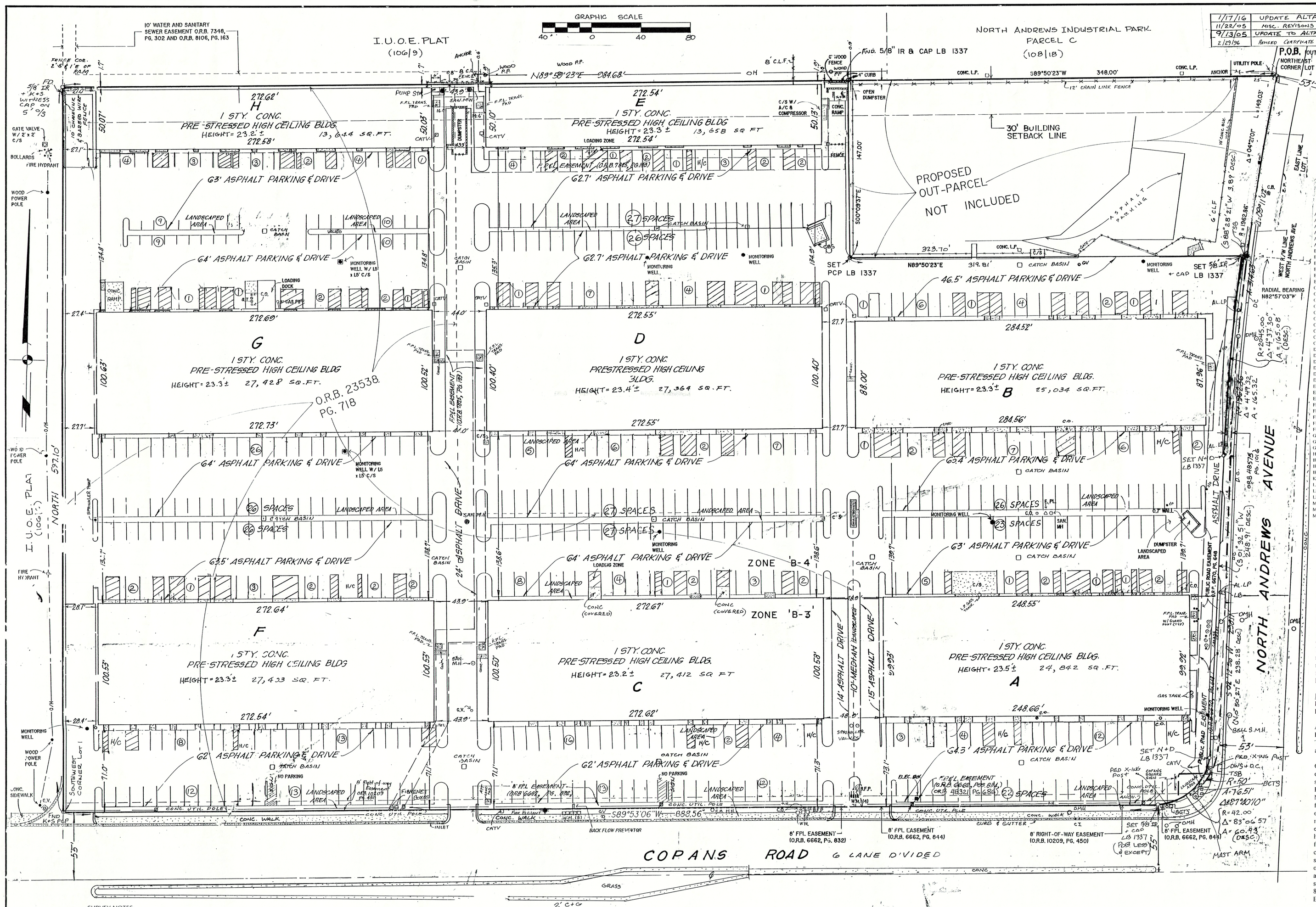
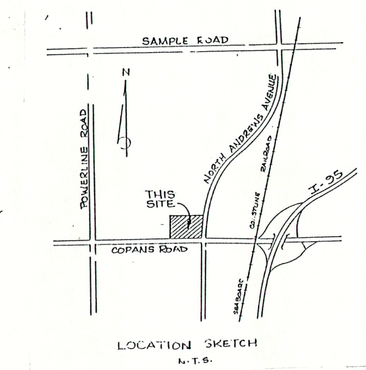
1/17/16	UPDATE ALTA SURVEY
11/22/05	MISC. REVISIONS
9/13/05	UPDATE TO ALTA SURVEY
2/29/96	REVISED CERTIFICATE





LEGEND:

A or L	ARC LENGTH	SIAM. CONN	SIAMESE CONNECTOR
A/C	AIR CONDITIONING	SBT	SOUTHERN BELL TELEPHONE
ACSM	AMERICAN CONGRESS ON SURVEYING AND MAPPING	SAN	SANITARY
AE	ANCHOR EASEMENT	SEC	SECTION
AL LP	ALUMINUM LIGHT POLE	SQ FT	SQUARE FOOT
ALTA	AMERICAN LAND TITLE ASSOCIATION	STY	STORY
B	BOLLARD	TLB	TRAFFIC LIGHT BOX
BCR	BROWARD COUNTY RECORDS	TWP	TOWNSHIP
BCTS	BROWARD COUNTY TRAFFIC SIGNAL BOX	TYP	TYPICAL
BFP	BACK FLOW PREVENTER	UE	UTILITY EASEMENT
BLDG	BUILDING	UP	UTILITY POLE
BRG	BEARING	UV	UTILITY VAULT
CB	CATCH BASIN	W/	WITH
CBS	CONCRETE BLOCK STRUCTURE	WM	WATER METER
CO	CLEAN OUT	WPP	WOOD POWER POLE
C/ALC (C)	CALCULATED		CENTERLINE
CATV	CABLE TELEVISION		CENTRAL ANGLE
CLF	CHAIN LINK FENCE		CONCRETE
CMP	CORRUGATED METAL PIPE		LIMITED ACCESS LINE
CO	CLEAN OUT		NON VEHICULAR ACCESS LINE
CONC (C)	CONCRETE		OVERHEAD UTILITY LINE
COR	CORNER		REGULAR PARKING SPACE
DB	DEED BOOK		
DE	DRAINAGE EASEMENT		
DC	DROP CURB		
DCV	DETECTOR CHECK VALVE		
DMH	DRAINAGE MANHOLE		
DWS	DETECTABLE WARNING SURFACE		
EH	ELECTRIC HAND HOLD		
EB	ELECTRIC BOX		
ELEC	ELECTRIC		
FF	FINISH FLOOR		
FPL	FLORIDA POWER & LIGHT		
FDC	FIRE DEPARTMENT CONNECTION		
FH	FIRE HYDRANT		
FND	FOUND		
GM	GAS METER		
GT	GREASE TRAP		
GV	GATE VALVE		
HC	HANDICAPPED		
IP	IRON PIPE		
IR	IRON ROD		
IRR	IRRIGATION		
K&S	KEITH AND SCHNARS		
LAE	LIMITED ACCESS EASEMENT		
LB	LICENSED BUSINESS		
LP	LIGHT POLE		
MH	MANHOLE		
MEA(M)	MEASURED		
MW	MONITORING WELL		

N & D	NAIL AND DISK		
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS		
NTS	NOT TO SCALE		
OE	OVERHEAD ELECTRIC		
OH	OVERHEAD WIRE		
ORB	OFFICIAL RECORDS BOOK		
P	PLAT		
PB	PLAT BOOK		
PED	PEDESTRIAN		
PCP	PERMANENT CONTROL POINT		
PED X-ING	PEDESTRIAN CROSSING		
PIV	POST INDICATOR VALVE		
PLS	PROFESSIONAL LAND SURVEYOR		
POB	POINT OF BEGINNING		
POC	POINT OF COMMENCEMENT		
PP	POWER POLE		
PRM	PERMANENT REFERENCE MONUMENT		
PSM	PROFESSIONAL SURVEYOR AND MAPPER		
PG	PAGE		
R	RADIUS		
R/GE	RANGE		
R/W	RIGHT OF WAY		

LAND DESCRIPTION:
Lot 1, "DEVCON OFFICE SITE", according to the Plat thereof, as recorded in Plat Book 83, Page 30, of the Public Records of Broward County, Florida, said lands lying in Broward County, Florida.

LESS AND EXCEPT:
Beginning at the Northeast corner of Lot 1, "DEVCON OFFICE SITE", thence South 89 degrees 50 minutes 23 seconds West, 348.00 feet; thence South 00 degrees 09 minutes 37 seconds East, 147.00 feet; thence North 89 degrees 50 minutes 23 seconds East, 323.70 feet to a point on the arc of a curve concave to the East having a radius of 1962.86 feet (a radial line to said point bears North 82 degrees 57 minutes 03 seconds West); thence Northeasterly along the arc of said curve, same being the West Right-of-Way line of North Andrews Avenue, same being the East line of said Lot 1, through a central angle of 4 degrees 21 minutes 01 seconds an arc distance of 149.03 feet to the Point of Beginning. Said land lying in the City of Pompano Beach, Broward County, Florida.

LESS AND EXCEPT: A PORTION WHICH HAS BEEN CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORDS BOOK 48575, PAGE 1016, AND RELEASED FROM THE LIEN OF THE INSURED MORTGAGE:

A portion of Lot 1, DEVCON OFFICE SITE, according to the Plat thereof, as recorded in Plat Book 83, Page 30, of the Public Records of Broward County, Florida, lying in Section 22, Township 48 South, Range 42 East, Broward County, Florida, being more particularly described as follows:

COMMENCE AT THE Southwest corner of said Lot 1, also being a point on the northerly existing right of way line of Copans Road; thence North 88° 31' 07" East along the South line of said Lot 1 and said northerly existing right of way line, a distance of 888.40 feet to the POINT OF BEGINNING, also being a point on a curve concave northwesterly, having a chord bearing of North 44° 40' 47" East; thence easterly and northerly along said curve, having a radius of 50.00 feet, through a central angle of 87° 40' 39", an arc distance of 76.51 feet, to a point on the westerly existing right of way line of Andrews Avenue Extension; thence North 00° 50' 27" East along said northerly existing right of way line, a distance of 238.28 feet to a point on a curve concave easterly, having a chord bearing of North 03° 15' 31" East; thence northerly along said curve, having a radius of 1962.86 feet, through a central angle of 04° 49' 32", an arc distance of 165.32 feet to the end of said curve; thence South 88° 28' 21" West, a distance of 3.89 feet to a point on a curve concave easterly, having a chord bearing of South 03° 51' 36" West; thence southerly along said curve, having a radius of 2045.00 feet, through a central angle of 04° 37' 30", an arc distance of 165.08 feet to the end of said curve; thence South 01° 32' 51" West, a distance of 248.91 feet to a point on a curve concave westerly, having chord bearing of South 45° 40' 58" West; thence southerly and westerly along said curve, having a radius of 42.00 feet, through a central angle of 83° 06' 57", an arc distance of 60.93 feet to the end of said curve and the POINT OF BEGINNING.

SURVEY NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA PROFESSIONAL LICENSED SURVEYOR.
2. LANDS SHOWN HEREON WERE SURVEYED BASED UPON CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5599712, EFFECTIVE DATE DECEMBER 27, 2015 AT 11:00 P.M.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE PLAT OF "DEVCON OFFICE SITE", PLAT BOOK 83, PAGE 30, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF SOUTH 89°53'06" WEST ALONG THE SOUTH LINE OF SAID PLAT.
4. THE "LAND DESCRIPTION" HEREON IS IN ACCORDANCE WITH THE INSTRUMENT OF RECORD.
5. UNDERGROUND FOUNDATIONS NOT LOCATED.
6. UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
7. BUILDING DIMENSIONS AND OFFSETS ARE TO FACE OF WALL.
8. TOTAL BUILDING SQUARE FOOTAGE: 186,785.
9. THIS SITES ADDRESS IS 1301 COPANS ROAD, POMPANO BEACH, FLORIDA.
10. BUILDING SETBACK LINES SHOWN HEREON ARE PER THE CITY OF POMPANO BEACH ZONING CODE BOOK SECTION 155.183 (GENERAL BUSINESS DISTRICT - "B-3") AND SECTION 155.184 (HEAVTY BUSINESS DISTRICT - "B-4") SETBACKS ARE AS FOLLOWS: "B-3": FRONT 0 FEET, SIDE 0 FEET, REAR 30 FEET. "B-4": FRONT 0 FEET, SIDE 0 FEET, REAR 30 FEET.
11. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO 12011C0170H, COMMUNITY PANEL NO. 120055, EFFECTIVE DATE 08/18/2014. THIS PROPERTY LIES IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN
12. THERE ARE 558 REGULAR PARKING SPACES AND 10 HANDICAPPED PARKING SPACES ON THIS SITE.
13. ALL RECORDING INFORMATION IS PURSUANT TO THE BROWARD COUNTY PUBLIC RECORDS.
14. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST, HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
15. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL BOUNDARIES.
16. MEASURED DISTANCES AND DIRECTIONS AGREE WITH RECORDED DISTANCES AND DIRECTIONS UNLESS OTHERWISE NOTED.

TITLE ENCUMBRANCES:
CHICAGO TITLE INSURANCE COMPANY
ORDER No. 5599712, EFFECTIVE DATE: DECEMBER 27, 2015 AT 11:00 P.M.
SCHEDULE B SECTION 2

No.	DESCRIPTION	RECORDING DATA SCHEDULE B	AFFECTS	PLOTTED
1-7	NOT A MATTER OF SURVEY	N/A	N/A	N/A
3A	SEE SURVEY	SEE SURVEY	–	–
8	DEVELOPERS AGREEMENT	O.R.B. 5777, PAGE 339, B.C.R.	YES	NO
9	EASEMENT	O.R.B. 6662, PAGE. 832, B.C.R.	YES	YES
10	EASEMENT	O.R.B. 6662, PAGE. 834, B.C.R. O.R.B 48321, PAGE. 686, B.C.R.	YES YES	YES NO
11	EASEMENT	O.R.B. 6670, PAGE. 648, B.C.R.	YES	YES
12	AGREEMENT	O.R.B. 7123, PAGE. 553, B.C.R.	YES	NO
13	EASEMENT	O.R.B. 7825, PAGE. 193, B.C.R.	YES	YES
14	EASEMENT	O.R.B. 10209, PAGE. 450, B.C.R.	YES	YES
15	SEE SURVEY	SEE SURVEY	–	–
16	MORTGAGE	O.R.B. 51234, PAGE. 916, B.C.R.	YES	NO
17	FINANCE STATEMENT NOT A MATTER OF SURVEY	N/A	–	–

SURVEYOR'S CERTIFICATE

CERTIFIED TO: BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
SRA/COPANS COMMERCE DEPOT, LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP
CHICAGO TITLE INSURANCE COMPANY
MARK L. RIVLIN, P.A.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 11(a), 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED JANUARY 17, 2016.

I FURTHER CERTIFY THAT:

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND ON JANUARY 17, 2016 AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THAT THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON.
2. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH LAWS REGULATING SURVEYING IN THE STATE OF FLORIDA.
3. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY ORDER NO. 5599712 WITH AN EFFECTIVE DATE OF DECEMBER 27, 2015, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
4. EXCEPT AS SHOWN, ALL VISIBLE UTILITIES SERVING THE SUBJECT PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.

DATE SIGNED:

BY: ROBERT K. KRISAK, P.L.S.
FLORIDA REGISTRATION NO. 4641

Keith and Schnars, P.A.
ENGINEERS - PLANNERS - SURVEYORS
2500 N. Andrews Ave., Ft. Lauderdale, FL 33309-2132 • (954) 776 1616

DATE	REVISIONS
10-12-18	EASEMENTS
7-21-81	GENERAL UPDATE
9-24-81	CERTIFICATE
10-2-81	ADD 3 CATCH BASINS. 1984 MUI. CONDITIONS MAP
9-23-87	REVISED CERTIFICATE TO CONFORM TO ACSM
2-7-88	REVISED CERTIFICATE
2-29-88	NEW CERTIFICATE

DATE 8-12-18
SCALE AS SHOWN
FIELD BK 49, 98, 296
DWNG. BY M.M.
CHECKED BY JMJ

ALTA/ACSM LAND TITLE SURVEY
COPANS SQUARE
LOT 1 "DEVCON OFFICE SITE" (P.B. 83, PG. 30 B.C.R.)
CITY OF POMPANO BEACH BROWARD COUNTY, FLORIDA

SHEET NO. 1
OF 1 SHEETS
PROJECT NO. 12334.C.21