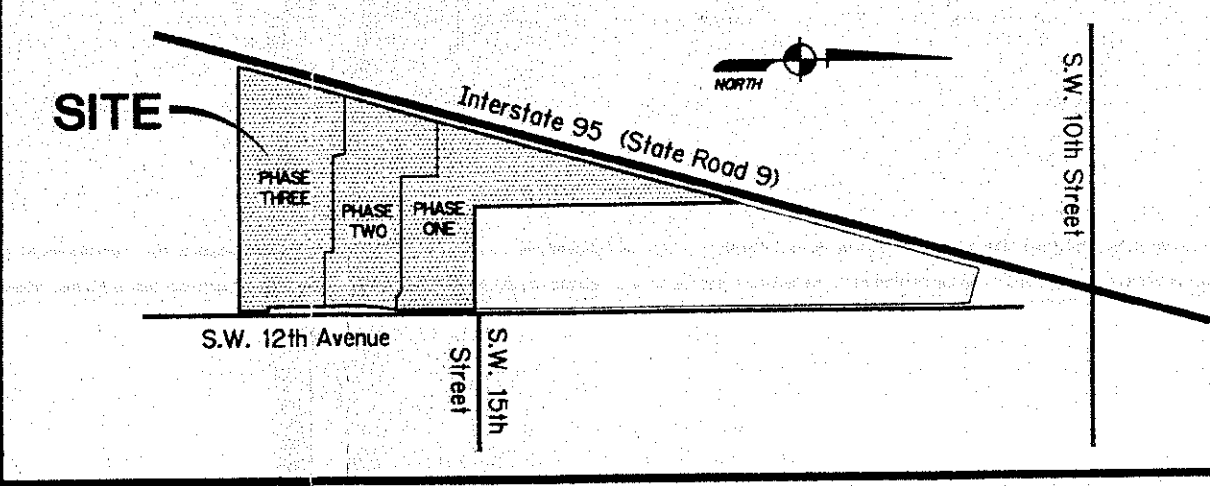
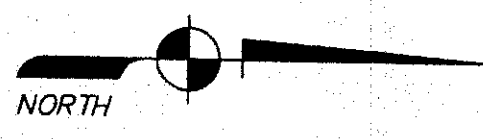


# ALTA/ACSM LAND TITLE SURVEY



**LEGEND**

- NON-VEHICULAR ACCESS LINE (PER P.B. 172/163-165, B.C.R.)
- F.D.O.T. LIMITED ACCESS LINE (PER P.B. 172/163-165, B.C.R.)
- ||||| CURB INLET
- ||||| CATCH BASIN
- ||||| SANITARY MANHOLE
- ||||| WATER METER
- ||||| SIAMASE CONNECTION
- ||||| FIRE HYDRANT
- ||||| VALVE
- ||||| IRRIGATION VALVE
- ||||| DOUBLE DETECTOR CHECK VALVE
- ||||| ELECTRIC PULL-BOX
- ||||| LIGHT POLE
- ||||| WOOD UTILITY POLE
- ||||| CONCRETE POLE
- ||||| BENCHMARK
- ||||| MONITORING WELL
- ||||| SIGN
- ||||| SANITARY CLEANOUT
- ||||| UNKNOWN MANHOLE
- ||||| REGULAR PARKING SPACES
- ||||| HANDICAP PARKING SPACE
- ||||| WOOD FENCE LINE
- ||||| CHAINLINK FENCE LINE
- ||||| OVERHEAD WIRES
- ||||| EXISTING ELEVATION

**LOCATION SKETCH**  
(Not to Scale)

**PARKING COUNT**  
(As-Built)

Regular Spaces	160
Handicap Spaces	6

**SUMMARY TABLE FOR:**  
SCHEDULE B, SECTION 2 EXCEPTIONS OF TITLE  
COMMITMENT NO. 300103414 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 41 P.B. 172/163	Yes	As shown
No. 42 O.R.B. 35650/17 O.R.B. 35650/201	Yes	Entire property
No. 43 O.R.B. 28222/339	Yes	Entire property
No. 44 O.R.B. 34783/146 O.R.B. 35300/381	Yes	Entire property
No. 45 O.R.B. 35650/147 O.R.B. 36941/1637	Yes	Entire property
No. 46 O.R.B. 35650/151	Yes	As shown
No. 47 O.R.B. 36974/1718	Yes	As shown
No. 48 O.R.B. 36422/1297	Yes	Entire property
No. 49 O.R.B. 36851/1320	Yes	As shown
No. 50 O.R.B. 37062/1046	Yes	Not shown

**SURVEYOR'S NOTES:**

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Plans shown hereon were not abstracted by Avrom & Associates, Inc. for assessments, rights-of-way, ownership or other instruments of records. Instruments of record are per Title Commitment No. 300103414, prepared by Chicago Title Insurance Company, dated May 17, 2007. Property shown hereon is subject to covenants, conditions, restrictions and other matters contained in said Title Commitment and easements where applicable are shown on the survey.
- The land descriptions shown hereon were provided by the client.
- No underground improvements were located.
- Gross building square footage shown hereon was measured along the exterior footprint of the building and multiplied by the number of floors.
- Bearings shown hereon are relative to Grid North, based on the North American Datum of 1983 (adjustment of 1990) of the Florida State Plane Coordinate System, East Zone, with said Limited Access Line for I-95 having a bearing of N14°17'44"E.
- Elevations shown hereon are based on the National Geodetic Vertical Datum of 1985.
- Benchmark Description: National Geodetic Survey Benchmark designation Q 548. A brass disk in a concrete monument 151' +/- north of the I-95 overpass at S.W. 10th Street, 52' +/- east of the north-bound lanes of I-95. Elevation = 9.91 feet (NAVD 88).
- The entire property described hereon lies within Flood Zone X, Community Panel No. 125101 0108 F, dated August 18, 1992.
- Property Address: 1501 S.W. 12th Avenue, Deerfield Beach, Florida.
- Abbreviation Legend: A/C = Air Conditioner; B.C.R. = Broward County Records; B.M. = Benchmark; CONC. = Concrete; C = Centerline; CMP = Corrugated Metal Pipe; D = Deed; DRP = Deerfield Research Park; EL = Elevation; FD = Florida D.O.T. = Florida Department of Transportation; FPL = Florida Power and Light; INV. = Invert; I.R. = Iron Rod; L.B. = Licensed Business; M = Measurement; N&D = Nail and Disk; O/V = Offset; O.R.B. = Official Records Book; O/S = Offset; O.W. = Overhead Wires; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; P.T. = Point; P.V.C. = Polyvinylchloride Pipe; TYP. = Typical; W/CAP. = With Surveyor's Cap.

**CERTIFICATION:**

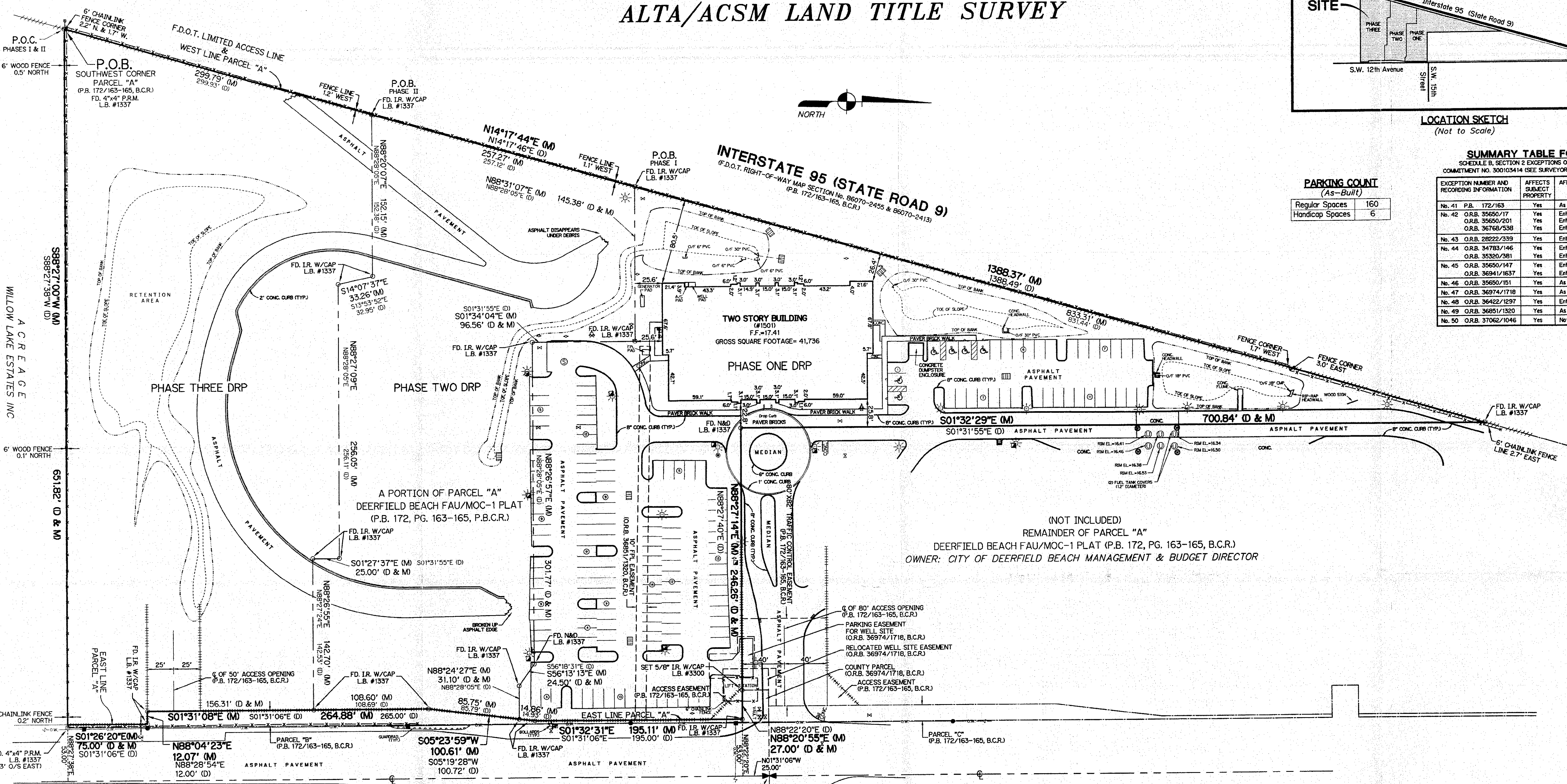
To  
HDM Holdings, LLC, an Indiana limited partnership  
Buckingham, Bonifis & Burrows  
Chicago Title Insurance Company

THIS IS TO CERTIFY that this map and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1-4, 6, 7, 9 (b)(1), 10(a), 9, 10, 11(a) and 13 of Title A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified hereon.

I FURTHER CERTIFY that this Boundary Survey meets the Minimum Technical Standards set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 227.227, Florida Statutes. There is no other encumbrance other than those shown hereon, subject to the qualifications noted hereon.

Date: 6/27/07

Michael Avrom  
MICHAEL D. AVROM, P.L.S.  
Florida Registration No. 3268  
AVROM & ASSOCIATES, INC.  
L.B. No. 5300



**LAND DESCRIPTION:**  
PARCEL 9 - ( DEERFIELD RESEARCH PARK LTD., A FLORIDA LIMITED PARTNERSHIP )

A PORTION OF PARCEL "A", DEERFIELD BEACH FAU/MOC-1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°17'46" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", SAID LINE ALSO BEING A FLORIDA DEPARTMENT OF TRANSPORTATION LIMITED ACCESS LINE FOR I-95 AS SHOWN ON SAID PLAT, A DISTANCE OF 1368.49 FEET; THENCE SOUTH 01°31'55" EAST, 700.84 FEET; THENCE NORTH 88°27'40" EAST, ALONG THE WESTERLY PROLONGATION OF A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT AND ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 246.26 FEET; THENCE NORTH 88°22'20" EAST, 27.00 FEET; THENCE SOUTH 01°31'06" EAST, ALONG THE NORTHERLY PROLONGATION OF A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT AND ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 195.00 FEET; THENCE SOUTH 05°19'28" WEST, ALONG SAID NON-VEHICULAR ACCESS LINE, 100.72 FEET; THENCE SOUTH 01°31'06" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A PORTION OF SAID LINE ALSO BEING A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT, A DISTANCE OF 265.00 FEET; THENCE NORTH 88°28'54" EAST, ALONG SAID NON-VEHICULAR ACCESS LINE, 12.00 FEET; THENCE SOUTH 01°31'06" EAST, ALONG SAID NON-VEHICULAR ACCESS LINE, 100.72 FEET; THENCE SOUTH 88°27'38" WEST, 651.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 422,606 SQUARE FEET (9.70 ACRES) MORE OR LESS.

ALSO DESCRIBED IN PHASES AS:

**PHASE I**  
A PORTION OF PARCEL "A", DEERFIELD BEACH FAU/MOC-1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°17'46" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", SAID LINE ALSO BEING A FLORIDA DEPARTMENT OF TRANSPORTATION LIMITED ACCESS LINE FOR I-95 AS SHOWN ON SAID PLAT, A DISTANCE OF 557.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°17'46" EAST, CONTINUE ALONG SAID WESTERLY LINE AND SAID LIMITED ACCESS LINE, FOR A DISTANCE OF 831.44 FEET; THENCE SOUTH 01°31'55" EAST, 700.84 FEET; THENCE NORTH 88°27'40" EAST, ALONG THE WESTERLY PROLONGATION OF A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT AND ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 246.26 FEET; THENCE NORTH 88°22'20" EAST, 27.00 FEET; THENCE SOUTH 01°31'06" EAST, ALONG THE NORTHERLY PROLONGATION OF A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT AND ALONG SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 195.00 FEET; THENCE SOUTH 05°19'28" WEST, ALONG SAID NON-VEHICULAR ACCESS LINE, 14.93 FEET; THENCE SOUTH 88°28'05" WEST, 31.07 FEET; THENCE SOUTH 01°31'55" WEST, 96.56 FEET; THENCE SOUTH 88°28'05" WEST, 145.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 152,677 SQUARE FEET (3.50 ACRES) MORE OR LESS.

**PHASE II**  
A PORTION OF PARCEL "A", DEERFIELD BEACH FAU/MOC-1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°17'46" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", SAID LINE ALSO BEING A FLORIDA DEPARTMENT OF TRANSPORTATION LIMITED ACCESS LINE FOR I-95 AS SHOWN ON SAID PLAT, A DISTANCE OF 299.93 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°17'46" EAST, ALONG SAID WESTERLY LINE AND SAID LIMITED ACCESS LINE, A DISTANCE OF 257.12 FEET; THENCE NORTH 88°28'05" EAST, 145.38 FEET; THENCE SOUTH 01°31'55" WEST, 96.56 FEET; THENCE NORTH 88°28'05" EAST, 301.77 FEET; THENCE SOUTH 88°18'31" EAST, 24.46 FEET; THENCE NORTH 88°28'05" EAST, 31.07 FEET; THENCE SOUTH 05°19'28" WEST, ALONG THE EAST LINE OF SAID PARCEL "A", SAID LINE ALSO BEING A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT, A DISTANCE OF 85.79 FEET; THENCE SOUTH 01°31'06" EAST, ALONG SAID EAST LINE AND SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 108.69 FEET; THENCE SOUTH 88°27'24" WEST, 142.53 FEET; THENCE NORTH 01°31'55" WEST, 25.00 FEET; THENCE SOUTH 88°28'05" WEST, 256.11 FEET; THENCE NORTH 13°53'52" WEST, 32.95 FEET; THENCE SOUTH 88°28'05" WEST, 152.38 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 112,770 SQUARE FEET (2.59 ACRES) MORE OR LESS.

**PHASE III**  
A PORTION OF PARCEL "A", DEERFIELD BEACH FAU/MOC-1 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, PAGE 163 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; THENCE NORTH 14°17'46" EAST, ALONG THE WESTERLY LINE OF SAID PARCEL "A", SAID LINE ALSO BEING A FLORIDA DEPARTMENT OF TRANSPORTATION LIMITED ACCESS LINE FOR I-95 AS SHOWN ON SAID PLAT, A DISTANCE OF 299.93 FEET; THENCE NORTH 88°28'05" EAST, 152.38 FEET; THENCE SOUTH 13°53'52" EAST, 32.95 FEET; THENCE NORTH 88°28'05" EAST, 256.11 FEET; THENCE SOUTH 01°31'55" EAST, 25.00 FEET; THENCE NORTH 13°53'52" EAST, 142.53 FEET; THENCE SOUTH 01°31'06" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A PORTION OF SAID LINE ALSO BEING A NON-VEHICULAR ACCESS LINE AS SHOWN ON SAID PLAT, A DISTANCE OF 156.31 FEET; THENCE NORTH 88°28'54" EAST, ALONG SAID NON-VEHICULAR ACCESS LINE, 12.00 FEET; THENCE SOUTH 01°31'06" EAST, ALONG SAID EAST LINE AND SAID NON-VEHICULAR ACCESS LINE, A DISTANCE OF 75.00 FEET; THENCE SOUTH 88°27'38" WEST, 651.82 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 157,159 SQUARE FEET (3.61 ACRES) MORE OR LESS.

**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
TEL. (561) 392-2594, FAX (561) 394-7125

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SCALE	1" = 50'	REVISIONS			REVISIONS		
DATE	06/19/07	DATE	BY	CK	DATE	BY	CK
BY	S.A.M.						
CK'D.	M.D.A.						
F.B.	1416 PG. 05						
JOB NO.	8288						

**ALTA / ACSM LAND TITLE SURVEY**  
**DEERFIELD BEACH RESEARCH PARK**  
A PORTION OF PARCEL "A"  
DEERFIELD BEACH FAU/MOC-1 PLAT  
(PLAT BOOK 172, PAGES 163-165, B.C.R.)  
CITY OF DEERFIELD BEACH, BROWARD COUNTY, FLORIDA

**SHEET 1 OF 1**