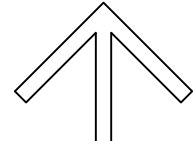


FEDERAL HIGHWAY / IIS



NORTH

NE 2ND ST

AVE  
AVE

# SITE

CERTIFICATION TO:

G&C PLATINUM 2500 MANAGEMENT, LLC  
G&C PLATINUM 2500 INVESTORS, LLC

DESCRIPTION:

WEST PARCEL: COMMERCIAL BUILDING & PLAZA

A PARCEL OF LAND BEING A PORTION OF LOTS 17 AND 18, ALL OF LOTS 23 THROUGH 25, AND A PORTION OF LOTS 26 THROUGH 28, ALL IN BLOCK 16, OF PINEHURST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE LOT 16, BLOCK 16; THENCE ALONG THE SOUTH LINE OF SAID LOT 23 N.88°57'04" W., A DISTANCE OF 148.00 FEET; THENCE N.01°16'16" W., A DISTANCE OF 135.98 FEET; THENCE S.88°45'44" W., A DISTANCE OF 56.97 FEET; THENCE N.01°16'25" W., A DISTANCE OF 30.63 FEET; THENCE S.88°43'43" W., A DISTANCE OF 56.28 FEET; THENCE S.01°16'17" E., A DISTANCE OF 14.10 FEET; THENCE S.88°57'04" W., A DISTANCE OF 34.74 FEET; THENCE S.01°16'17" E., A DISTANCE OF 2.10 FEET; THENCE S.01°16'16" E., A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 22,386.96 SQUARE FEET OR 0.5139 ACRES, MORE OR LESS.

SAID LAND SITUATE, LYING AND BEING IN CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

TOGETHER WITH: NON-EXCLUSIVE EASEMENTS SET OUT UNDER SECTION 2(B) "RESIDENTIAL OWNER EASEMENTS" FOR THE BENEFIT OF THE WEST PARCEL RESIDENTIAL OVER AND UPON THE LANDS DESCRIBED IN EXHIBIT "A" AS CONTAINED IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT (WEST BUILDING) BY AND BETWEEN G&C POMPAÑO STATION, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND G&C PLATINUM 2500 INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JANUARY 21, 2022, IN INSTRUMENT NO. 117883113.

















SURVEYOR'S NOTES:

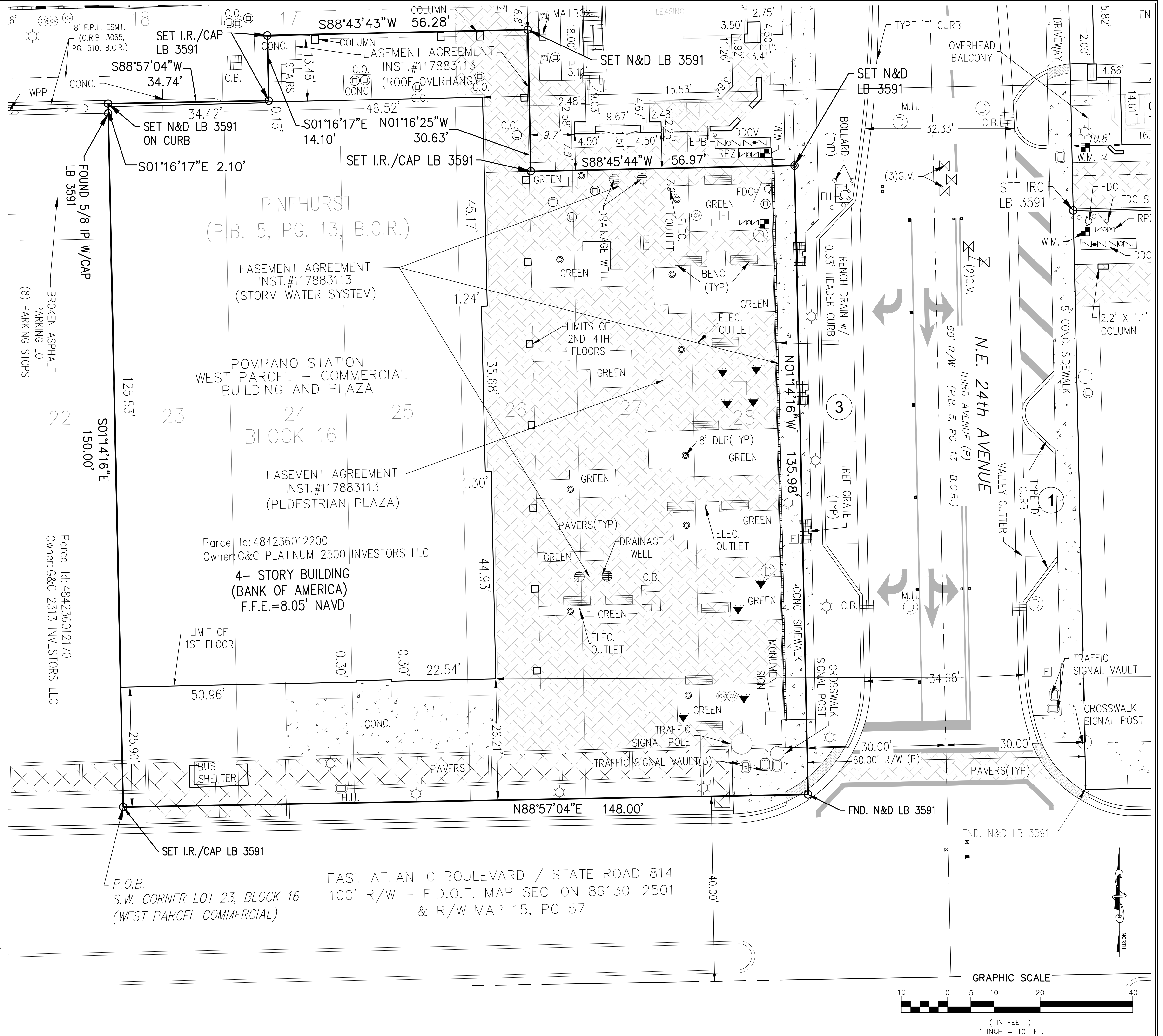
1. THIS SURVEY OR REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS—OF—WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF EAST ATLANTIC BOULEVARD, HAVING A BEARING OF NORTH 88°57'04" EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. UNDERGROUND FOUNDATIONS WERE NOT LOCATED
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. SUBJECT PROPERTY FALLS WITHIN ZONE "X-SHADED" ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM), IDENTIFIED AS MAP NUMBER 12011C0376J, EFFECTIVE DATE: JULY 31, 2024. CITY OF POMPANO BEACH 120055.
8. PROPERTY IS LOCATED AT 2335 EAST ATLANTIC BOULEVARD, POMPANO BEACH, FLORIDA 33062
9. FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK: DESIGNATION "BL006": BRASS DISK IN CONTROL MONUMENT, ELEVATION=7.10' NAVD88

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 14, 2026. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND

U.E. – UTILITY EASEMENT		– IRRIGATION CONTROL VALVE
W.E. – WATER EASEMENT		– DDCV
WM. – WATER METER		– CONC. POWER POLE
WPP – WOOD POWER POLE		– 3' RAISED LIGHT
– LIGHT POLE		– TREE GRATE
 – FIRE HYDRANT		– 8' DECORATIVE LIGHT POLE
 – FDC		– YARD DRAIN
 – CATCH BASIN		– BENCH
 – WATER VALVE		– RPW
● – SET 5/8" IR/CAP LB 3591		– BRICK PAVERS
⊙ – SANITARY MANHOLE		– WARNING DETECTOR STRIP
⊙ – DRAINAGE MANHOLE		– WHEEL STOP
⊙ – WOOD POWER POLE (UNLESS NOTED)		
⊙ – CENTER LINE		
⊙ – TRAFFIC SIGN		
—OHW— – ELECTRICAL WIRES OVERHEAD		
⊙ – ANCHOR		
⊙ – WATER METER		
⊙ – RPZ		
⊙ – GROUND LIGHT		
⊙ – ELECTRIC HAND HOLE		



DATE 01/12/2026
PAWN BY SLD
B./ PG. ELEC
SALE AS SHOWN

DAVID P. LINDLEY  
REGISTERED LAND  
SURVEYOR NO. 5005  
STATE OF FLORIDA  
C. 3591

DB # 9832
T.NO. 1
F 1 SHEETS

**CAULFIELD & WHEELER, INC.**

**CIVIL ENGINEERING**

LANDSCAPE ARCHITECTURE — SURVEYING  
7900 GLADES ROAD — SUITE 100  
BOCA RATON, FLORIDA 33434

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