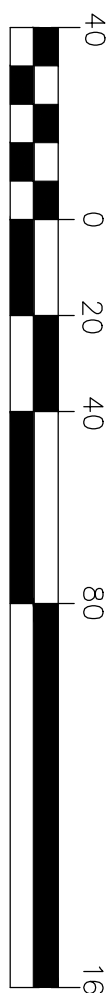


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NORTH



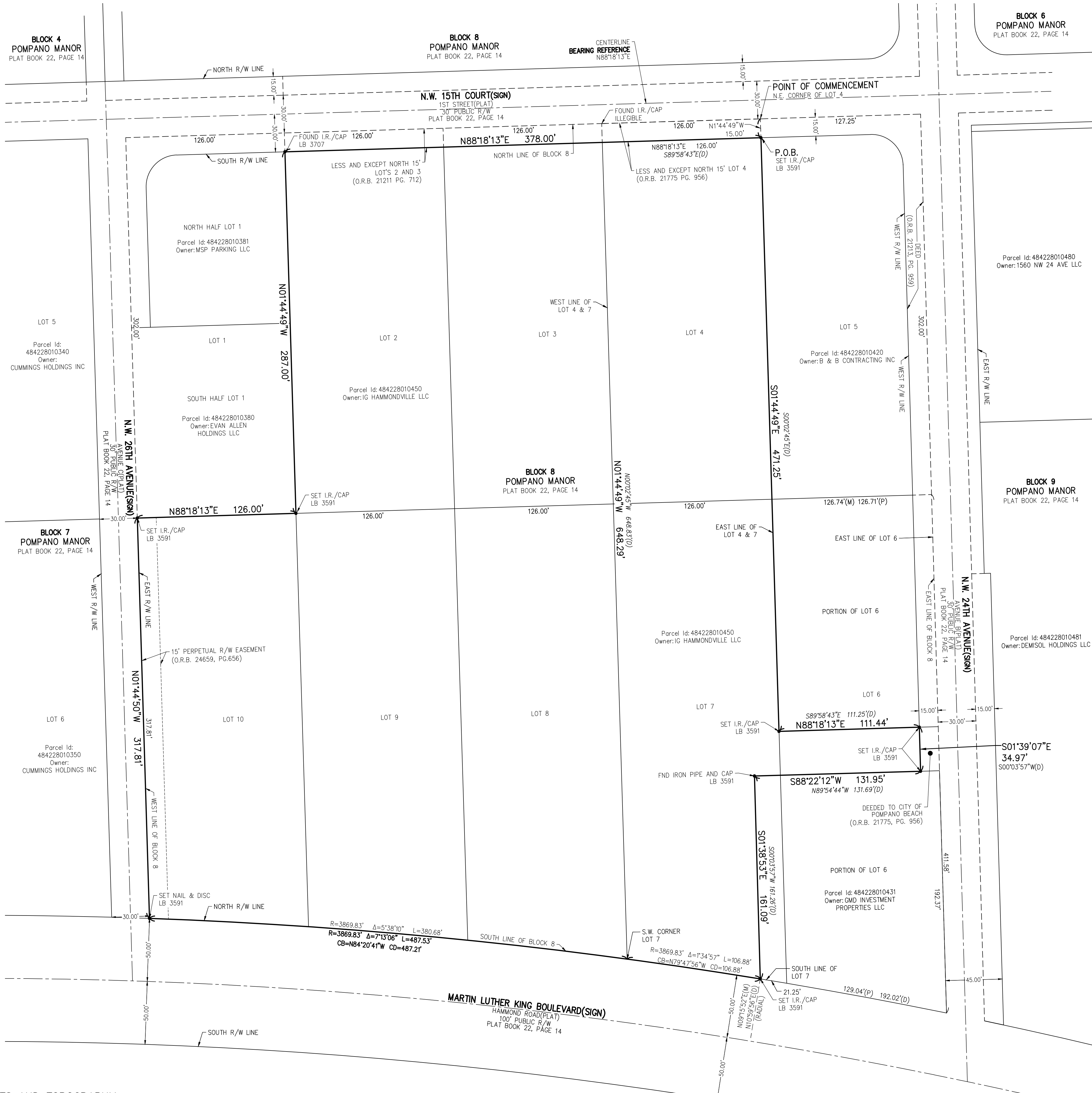
(IN FEET)
1 INCH = 40 FT.

GRAPHIC SCALE

LEGEND

A/C = AIR CONDITIONER
 L = ARC LENGTH
 ALUM. = ALUMINUM
 B.E. = BUFFER EASEMENT
 C.O. = CLEANOUT
 CLF. = CHAIN LINK FENCE
 CONC. = CONCRETE
 COV. COVERED
 D.E. = DRAINAGE EASEMENT
 ELEV. = ELEVATION
 ELEV. = ELEVATION
 EQUIP. = EQUIPMENT
 EXIST. = EXISTING
 EXIST. = EXISTING
 F.P.L. = FLORIDA POWER & LIGHT
 FIN. = FINISHED
 FLR. = FLOOR
 FND. = FOUND
 IR/CA/P = IRON ROD & CAP
 INV. = INVERT
 IRR. = IRRIGATION
 L.A.E. = LIMITED ACCESS EASEMENT
 O/S = BUILDING OFFSET
 P.B. = PLAT BOOK
 P.B. = PLAT BOOK
 P.B.C.R. = PALM BEACH COUNTY RECORD
 P.B.C.R. = PALM BEACH COUNTY RECORD
 P.O.C. = POINT OF COMMENCEMENT
 PGS = PAGE(S)
 PROP. = PROPOSED REFERENCE MONUMENT
 PROP. = PROPOSED
 R = RADIUS
 R/W = RIGHT-OF-WAY
 RGE. = RANGE
 SEC = SECTION
 Δ = DELTA (CENTRAL ANGLE)
 SQ. FT. = SQUARE FEET
 TWP. = TOWNSHIP
 U.E. = UTILITY EASEMENT
 W.W. = WATER MAIN
 (P) = PLAT BOOK 22, PAGE 14
 (D) = DEED
 (M) = MEASURED
 W.E. = WATER EASEMENT
 S.E. = SANITARY EASEMENT
 • = SET 5/8" IR/CA/P LB 3591

BOUNDARY & TOPOGRAPHIC SURVEY



EXCEPTIONS FROM COVERAGE

1. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
2. EASEMENT RECORDED IN BOOK 24659, PAGE 656.(AFFECTS AS SHOWN)
3. DECLARATION OF UNITY OF TITLE RECORDED IN BOOK 44689, PAGE 1219.(AFFECTS NOT PLOTTED, BLANKET)
4. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASE AGREEMENTS AS SET OUT ON THE RENT ROLL ATTACHED AS EXHIBIT B, WITHOUT RIGHT OF FIRST REFUSAL OR OPTIONS TO PURCHASE OR SURRENDER OR RIGHTS OF FIRST REFUSAL. THE FOLLOWING MATTERS AS DISCLOSED ON SURVEY JOB NO. 21-3181, PREPARED BY BLEW & ASSOCIATES, P.A., DATED MAY 25, 2021, LAST REVISED OCTOBER 20, 2021:
 - A) FENCE ALONG SOUTHERLY BOUNDARY;
 - B) DRIVEWAYS AND CURBING OVER THE SOUTHERLY BOUNDARY;
 - C) POWER LINES, FENCE, CURBING AND DRIVEWAY OVER THE WESTERLY BOUNDARY;
 - D) DRIVEWAYS AND CURBING OVER THE NORTHERLY BOUNDARY;
 - E) FENCE OVER THE NORTHWEST CORNER; AND
 - F) POWER LINES, DRIVEWAY, FENCE AND CURBING OVER THE EASTERLY BOUNDARY.
5. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING BY JF HAMMONDVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MORTGAGOR, IN FAVOR OF ACRG LENDER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS MORTGAGEE, DATED AS OF FEBRUARY 10, 2021 AND RECORDED ON NOVEMBER 12, 2021 IN OFFICIAL RECORDS OF BROWARD COUNTY, FLORIDA AS INSTRUMENT #117729852, SECURING THE AGGREGATE PRINCIPAL AMOUNT OF UP TO \$9,500,000.00.(AFFECTS NOT PLOTTABLE)
6. RIGHTS OF CLEAR CHANNEL OUTDOOR, LLC, AND ITS SUCCESSORS OR ASSIGNS, AS A TENANT UNDER AN UNRECORDED LEASE AGREEMENT WHICH LEASE INCLUDES A RIGHT OF FIRST REFUSAL AS AFFECTED BY THAT CERTAIN UNRECORDED WAIVER OF RIGHT OF FIRST REFUSAL EXECUTED BY CLEAR CHANNEL OUTDOOR LLC ON OCTOBER 19, 2021.

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 WERE ABSTRACTED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NUMBER 2080-5333314, EFFECTIVE DATE: JANUARY 12, 2021 AT 9:35A.M. SCHEDULE B-SECTION II EXCEPTIONS WERE REVIEWED BY THIS OFFICE AND ALL PLOTTABLE EXCEPTIONS ARE SHOWN HEREON.
3. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°18'13"E ALONG CENTERLINE OF N.W. 15TH COURT(AKA 1ST STREET), AS SHOWN IN POMPANO MANOR, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AND BASED ON FIELD MEASUREMENTS.
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
6. THE "DESCRIPTION" SHOWN HEREON IS IN ACCORD WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
7. UNDERGROUND FOUNDATIONS WERE NOT LOCATED.
8. 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.
9. FLOOD ZONE: "FLOOD INSURANCE PANEL NO. 12011C0356J, DATE: 7/31/2024.
10. BENCHMARK: ORIGIN DESCRIPTION: BROWARD COUNTY BENCHMARK # 1259. ELEVATION = 13.19' NAVD88 (14.760' NGVD29)
11. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF CAULFIELD & WHEELER, INC. THIS SURVEY IS NOT TRANSFERABLE BY OWNERS AFFIDAVIT OF SURVEY OR SIMILAR INSTRUMENT.
12. THE SURVEY SKETCH SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
13. REVISIONS SHOWN HEREON DO NOT REPRESENT A "SURVEY UPDATE" UNLESS OTHERWISE NOTED.
14. ALL DATES SHOWN WITHIN THE REVISIONS BLOCK HEREON ARE FOR INTEROFFICE FILING USE ONLY AND IN NO WAY AFFECT THE DATE OF THE FIELD SURVEY STATED HEREIN.
15. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
16. THE OWNERSHIP OF FENCES, PERIMETER WALLS AND/OR HEDGES SHOWN HEREON ARE NOT KNOWN AND THEIR LOCATION IS ENCLOSED TO ADJACENT FENCES, HEDGES AND/OR PERIMETER WALLS ARE SHOWN IN THEIR RELATIVE POSITION TO THE BOUNDARY.
17. AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVABLE SURFACE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.

DESCRIPTION

THOSE PORTIONS OF LOTS 4, 6 AND 7, IN BLOCK 8, OF POMPANO MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT THENCE RUN SOUTH S⁰ 02° 45' EAST ALONG THE EAST LINE OF SAID LOT 4, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH S⁰ 02° 45' EAST, 11.25 FEET TO A POINT LYING 15 FEET WEST OF THE EAST LINE OF LOT 6; THENCE RUN S⁰ 43° 01' 33" WEST ALONG A LINE PARALLEL WITH AND 15 FEET WEST OF THE EAST LINE OF SAID LOT 6, 34.97 FEET; THENCE RUN NORTH 89° 54' 44" WEST, 131.69 FEET; THENCE RUN SOUTH S⁰ 02° 45' EAST, 15 FEET TO THE POINT OF BEGINNING; OR THE ARC OF A CIRCULAR CURVE, CONCAVE TO THE SOUTH, THE CENTER OF WHICH BEARS SOUTH 10° 59' 56" WEST FROM SAID POINT; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15 FEET, TO THE SOUTHWEST CORNER OF LOT 7; THENCE RUN NORTH S⁰ 02° 45' WEST ALONG THE WEST LINE OF SAID LOTS 7 AND 4, 64.83 FEET TO A POINT LYING 15 FEET SOUTH OF THE NORTH LINE OF SAID LOT 4; THENCE RUN SOUTH S⁰ 02° 45' 28.90 FEET TO THE POINT OF BEGINNING.

AND

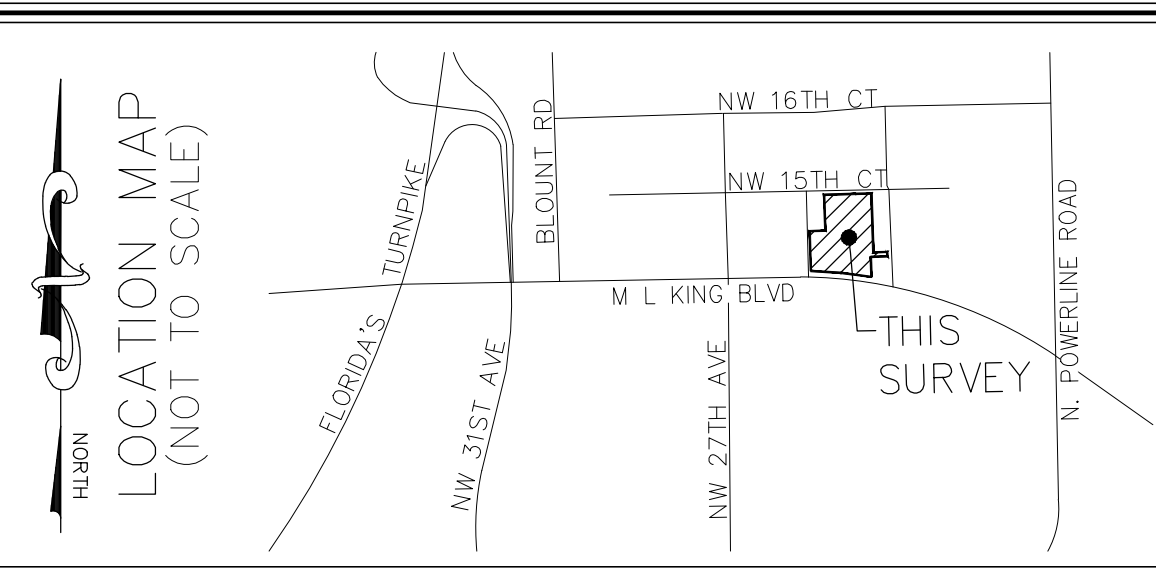
LOTS 2, 3, 8, 9 AND 10, BLOCK 8, OF POMPANO MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 15 FEET OF SAID LOTS 2 AND 3.

SAID LANDS SITUATE IN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA AND CONTAINING 283,082 SQUARE FEET(6.498 ACRES), MORE OR LESS.

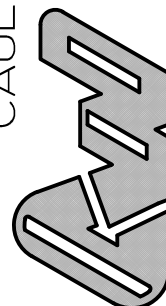
SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY AND TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON MARCH 24, 2026. I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

[illegible]

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING

COASTAL 16
BOUNDARY & TOPOGRAPHIC SURVEY

DATE	02/27/26
DRAWN BY	SF
F.B./ PG.	HDS
SCALE	SHOWN

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

JOB # 11838
SHT.NO. 1
OF 2 SHEETS

*SEE SHEET 2 FOR IMPROVEMENTS AND TOPOGRAPHY