

SPECIFIC PURPOSE SURVEY

"POMPANO BEACH CITI CENTRE"

REFERENCE PROPERTY ADDRESSES:
1300 - 1460 NE 23 STREET
POMPANO BEACH, 33062

2251 - 2287 N FEDERAL HIGHWAY
POMPANO BEACH, 33062

REFERENCE FOLIO NUMBER(S): (Broward County Public Records/Property Appraiser's Office)
484225070010
484225070011

REFERENCE LEGAL DESCRIPTION:
The subject Area of Intervention lies within a Portion of Parcel "A", as shown in the Plat of POMPANO CITI CENTRE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52 INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY.

REFERENCES:
PLAT OF POMPANO CITI CENTRE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52 INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY.

Commitment for Title Insurance under Commitment Number: NCS-1271714-ORL, Commitment Date: August 06, 2025, at 7:30 AM issued by First American Title Insurance Company.

POMPANO CITI CENTRE CONDOMINIUM I, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 42083, PAGE 1305, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:
The subject property lies within the NE ¼ of Section 25, Township 48 South, Range 42 East and within the NW ¼ of Section 30, Township 48 South, Range 43 East. Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.

All distances as shown hereon are based on the US Survey foot.

This is not a Boundary Survey. This is a Specific Purpose Survey.

The purpose of this Specific Purpose Survey is to show the topographic details within the proposed Areas of Intervention as noted in the Pompano Beach Citi Centre Remodeling-Conceptual Design presentation prepared by URBN Design Group.

Bearings are based, referred to an assumed meridian where the East line of Parcel "A" bears S 06° 51' 23" W, as shown in the Plat of POMPANO CITI CENTRE PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 174, PAGES 45 THRU 52 INCLUSIVE OF THE PUBLIC RECORDS OF BROWARD COUNTY.

At the time of Survey, The National Flood Insurance Rate Map for Florida, Community Panel No. 120055 (City of Pompano Beach) 12011 C, 0188 J, FIRM Date 07/31/2024 and Revised with an effective date of 07/31/2024, published by the United States Department of Housing and Urban Development, delineates the subject area of intervention only to be situate outside the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA) Subject area of intervention lies within Zone "X", areas determined to be outside the 0.2% annual chance floodplain and within Zone "X" (shaded), areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

VERTICAL CONTROL AND ACCURACY:
The elevations as shown on this Specific Purpose Survey drawing are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:

BENCHMARK REFERENCES:
BCED BM 0637
BM ELEVATION: 9.070 NGVD 1929 - 7.56 feet (NAVD 1988).
STR: 30-48-43
W.H.S. BM #32-B SOUTHEAST BOLT OF SIGN POLE NORTH OF INTERSECTION AT NORTHEAST 16 STREET AND 23 AVENUE. 25'+/- NNW OF MONITORING WELL AT 2301 BLDG.
BCED BM 1115
BM ELEVATION: 12.590 NGVD 1929 - 11.08 feet (NAVD 1988).
STR: 19-48-43
"SQUARE" CUT ON INSIDE NORTHWEST CORNER OF 5' WIDESIDEWALK IN NORTHWEST CORNER OF PLANTER AT 3000 NORTH FEDERAL HIGHWAY, (KMC MARINE)
B.M. LOCATED IN PROPERTY AT INSIDE NORTHWEST CORNER OF SIDEWALK, 83'+/- EAST OF EAST EDGE OF PAVEMENT.

All elevations as shown on this Specific Purpose Survey drawing are referred to the North American Vertical Datum of 1988 (NAVD 1988).

The location of the trees as shown in this survey drawing are compiled from such field surveys deemed necessary by Jorge L. Cabrera, PSM, therefore the resultant of said dimensions shown hereon could vary slightly within 1 to 2 feet more or less due to field conditions.

Although care was taken with the identification of the tree noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the tree is required. Shrubs and vines have not been located.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

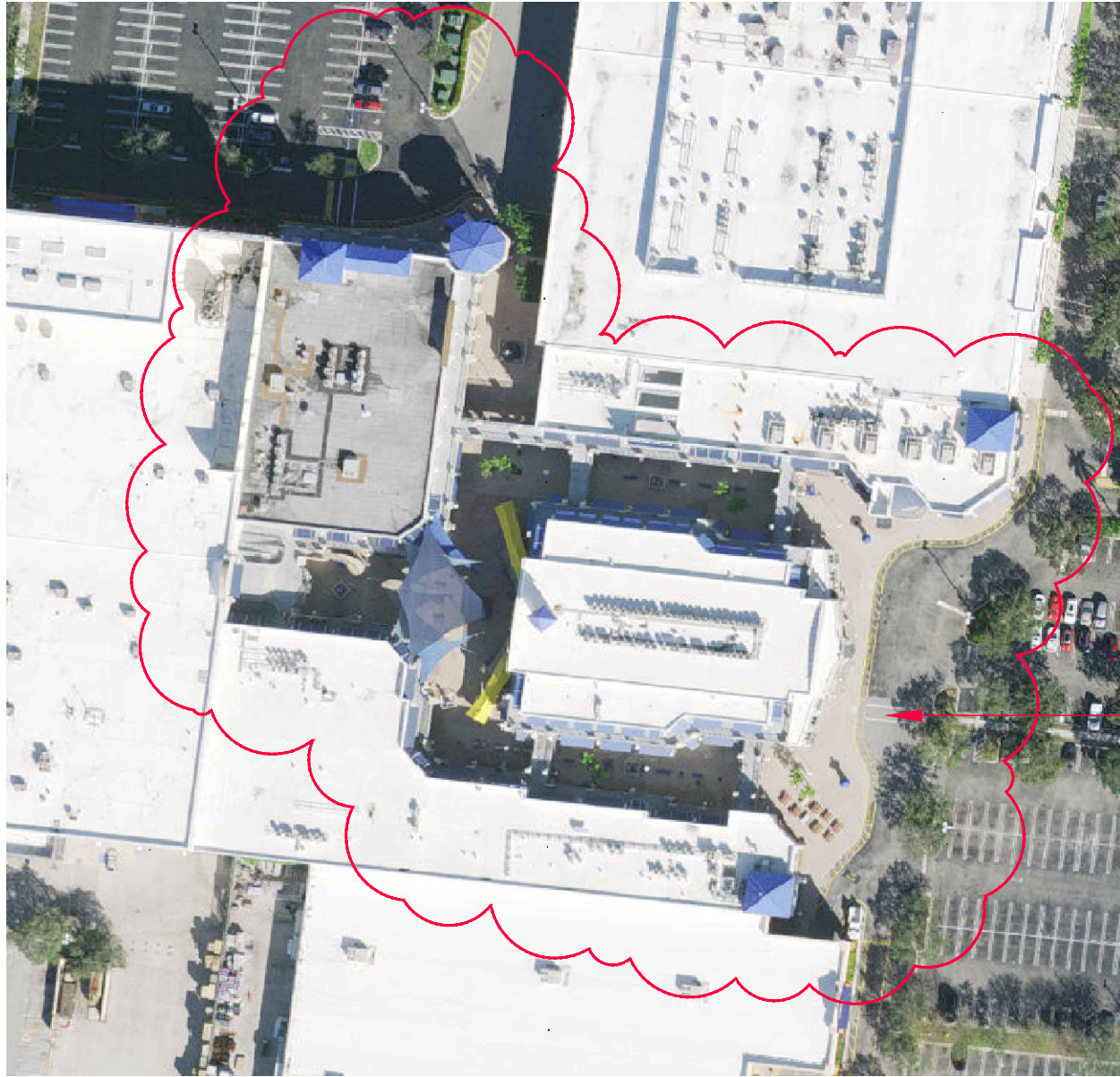
Above ground visible surface indications of the underground utilities have been located at some specific locations within the subject site. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on information provided by South Florida Utility Location Services. Owner or his agent should verify all utility locations with the appropriate utility provider before using for design, permitting and construction purposes.

Call 811 or visit www.sunshine811.com before digging.

Underground utility references as shown on this survey drawing are solely based on information marked on the field by South Florida Utility Location Services for this project. Surveyor is not responsible for any errors or omissions that could arise from the information provided. Surveyor did not perform the underground work location and information as shown hereon regarding all underground data is a result of markings made on the ground by South Florida Utility Location Services.

Contact information below:

South Florida Utility Location Services
15323 SW 31st Terrace
Miami, Florida 33185
(786) 547 9086 Office
Email: rogerh@gsf-uls.com
Contact Person: Roger Hasbani



AREA OF INTERVENTION

LOCATION MAP
NOT TO SCALE

TREE TABLE

Tree Number	Common Name	Scientific Name - Botanical Name	DBH - Trunk Size (Inches) +/-	Canopy Diameter (Feet) +/-	Height (Feet) +/-
1	Royal Palm	Roystonea regia	24"	12'	25'
2	Royal Palm	Roystonea regia	20"	12'	36'
3	Live Oak Tree	Quercus virginiana	20"	25'	30'
4	Live Oak Tree	Quercus virginiana	10"	15'	20'
5	Live Oak Tree	Quercus virginiana	10"	15'	20'
6	Live Oak Tree	Quercus virginiana	16"	20'	30'
7	Orange Jasmine Tree	Murraya paniculata	8"	10'	12'
8	Royal Palm	Roystonea regia	13"	12'	40'
9	Orange Jasmine Tree	Murraya paniculata	8"	10'	12'
10	Live Oak Tree	Quercus virginiana	14"	25'	30'
11	Live Oak Tree	Quercus virginiana	8"	12'	20'
12	Live Oak Tree	Quercus virginiana	10"	15'	22'
13	Live Oak Tree	Quercus virginiana	14"	15'	25'
14	Live Oak Tree	Quercus virginiana	6"	6'	12'
15	Live Oak Tree	Quercus virginiana	14"	15'	22'
16	Live Oak Tree	Quercus virginiana	12"	15'	20'
17	Live Oak Tree	Quercus virginiana	8"	10'	15'
18	Live Oak Tree	Quercus virginiana	14"	16'	22'
19	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	15'
20	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	15'
21	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	25'
22	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	20'
23	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	12'
24	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	20'
25	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	12'
26	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	20'
27	Alexandra Palm	Archontophoenix alexandrae	Double Trunk - 4" each	6'	20'
28	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	22'
29	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	22'
30	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	22'
31	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	22'
32	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	22'
33	Alexandra Palm	Archontophoenix alexandrae	Triple Trunk - 4" each	6'	22'
34	Live Oak Tree	Quercus virginiana	8"	10'	20'

- DBH (Diameter at breast height) is rounded-off to the nearest inch.
- DBH (Diameter at breast height) is measured at 4.5 feet above existing ground grade.
- Canopy Diameter is approximate and measured in one direction.
- Height of Trees and Palms is approximate

REFERENCES & PUBLICATIONS:
- University of Florida School of Forest, Fisheries, and Geomatics Sciences (FFGS) Publications
- UF/IFAS Department of Environmental Horticulture, Center for Land Use Efficiency Publications
- USDA Natural Resources Conservation Service. (n.d.). PLANTS database.
Retrieved from http://plants.usda.gov/index.html

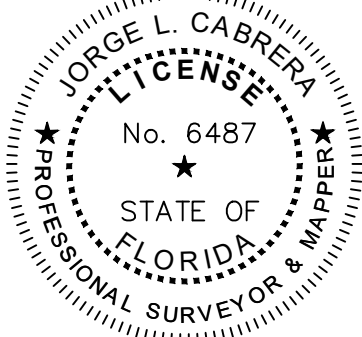
This is to certify to the above named firm and or persons that the "SPECIFIC PURPOSE SURVEY" of the herein described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction, also there are no visible encroachments other than those shown. Owner or his representative furnished the legal description contained herein. Other recorded instruments may affect this property. Surveyor has not examined the abstract of title. Locations of utilities on or adjacent to the property were not secured unless specifically requested by owner. I further certify that this map or plat meets the Standards of Practice Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050.

JORGE L. CABRERA

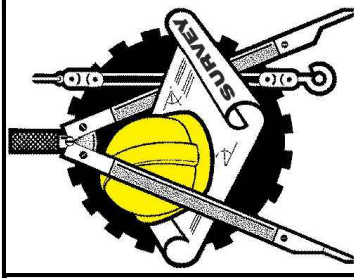
No. 6487
STATE OF FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

LAST REVISION: 05/11/2026
JOB No. 26-8735-REV-1

Professional Surveyor & Mapper, # 6487
State of Florida



CALL 811 OR VISIT WWW.SUNSHINE811.COM BEFORE DIGGING.
CALL BEFORE YOU DIG. IT'S THE LAW!



JORGE L. CABRERA
Professional Surveyor and Mapper
State of Florida
PLSPSM License No: 6487
2852 S.W. 149th Place, Miami, Florida 33185
Phone: (305) 302-2522 Fax: (305) 207-9537
Email: jogetcabrerapl@gmail.com

No.	Date	Job No.	Description
1	5/11/2026	26-8735-REV-1	REVISED TO ADD INFORMATION

Prepared for:
CTO REALTY GROWTH, INC.,
A MARYLAND CORPORATION

CHECKED BY:	JLC.
DRAWN BY:	JF / ELF
FIELD DATE:	03/19/2026
DATE:	04/13/2026
SCALE:	AS SHOWN
JOB No.	26-8735

SHEET:
1 OF 2