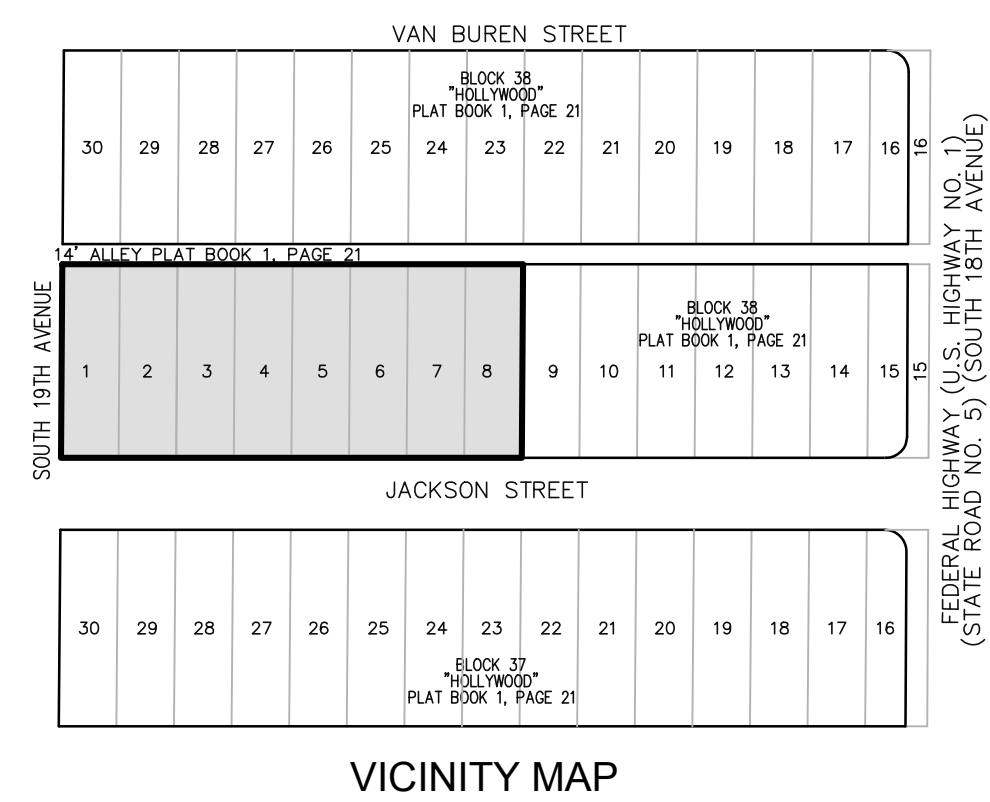
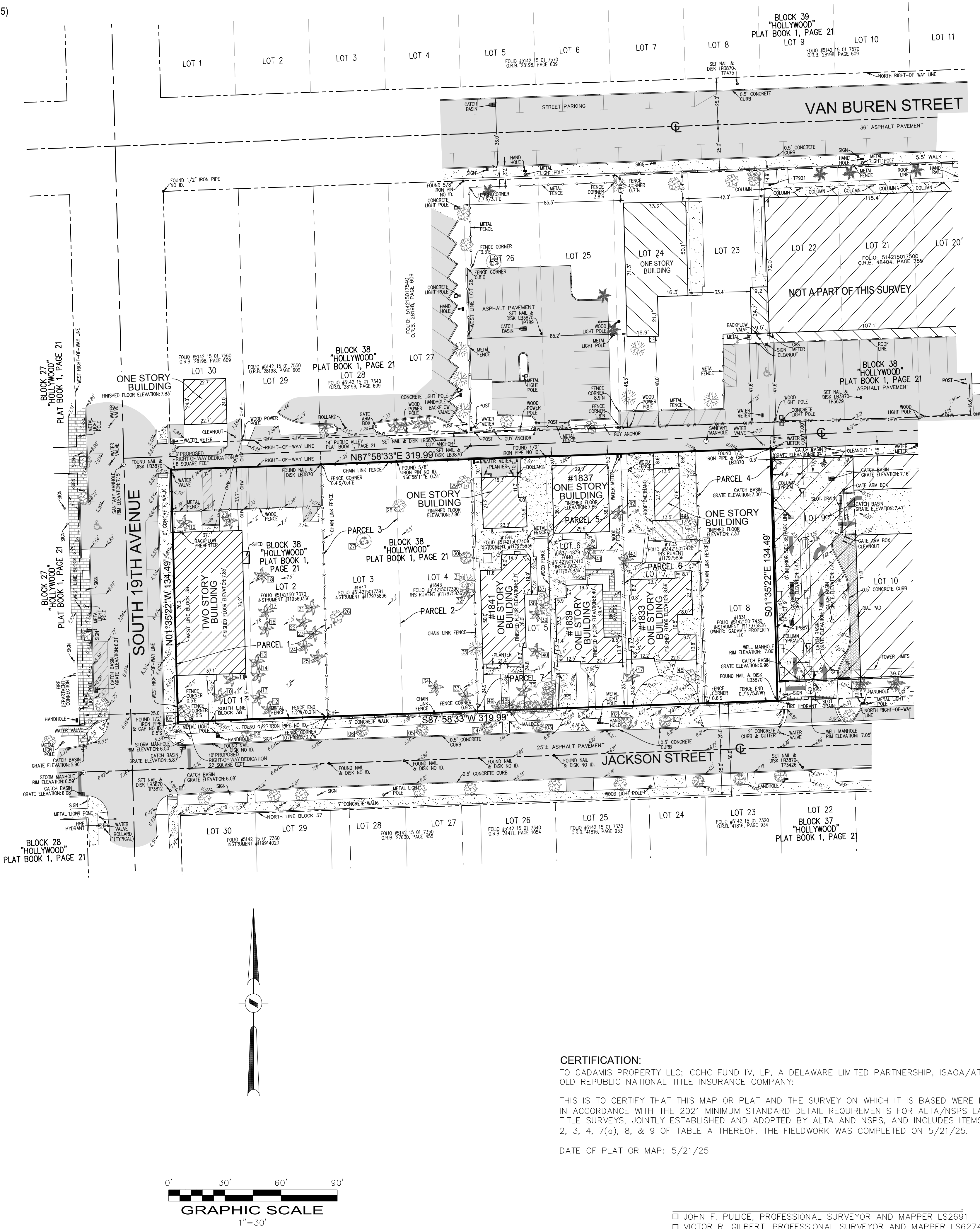


TREE TABLE:
(PROVIDED BY ALEXIS ALVEY, ISA BOARD CERTIFIED MASTER ARBORIST #NY-5539B, ALVEY TREE CONSULTING-5/8/25)

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITIO N	TPZ RADIUS (FT)	NATIVE?	NOTES
1	Gumbo Limbo	<i>Bursera simaruba</i>	3	10	8	poor	5	yes	street tree
2	Gumbo Limbo	<i>Bursera simaruba</i>	9	18	18	fair	9	yes	street tree
3	Gumbo Limbo	<i>Bursera simaruba</i>	2	9	5	poor	5	yes	street tree
4	Gumbo Limbo	<i>Bursera simaruba</i>	4	16	10	fair	5	yes	street tree
5	Gumbo Limbo	<i>Bursera simaruba</i>	8	20	18	poor	9	yes	street tree
6	Gumbo Limbo	<i>Bursera simaruba</i>	12	18	10	poor	5	yes	street tree
7	Gumbo Limbo	<i>Bursera simaruba</i>	13.5	28	20	poor	10	yes	street tree
8	Gumbo Limbo	<i>Bursera simaruba</i>	11.5	25	20	fair	10	yes	street tree
9	Royal Poinciana	<i>Delonix regia</i>	22	27	35	fair	17.5	no	
10	Royal Palm	<i>Roystonea regia</i>	14	35	16	fair	8	yes	
11	Foxtail Palm	<i>Wodyetia bifurcata</i>	5	12	10	poor	5	no	
12	Foxtail Palm	<i>Wodyetia bifurcata</i>	9	16	10	poor	5	no	
13	Foxtail Palm	<i>Wodyetia bifurcata</i>	5	14	10	poor	5	no	
14	Foxtail Palm	<i>Wodyetia bifurcata</i>	7	10	0	dead	-	no	dead tree
15	Foxtail Palm	<i>Wodyetia bifurcata</i>	9	6	0	dead	-	no	dead tree
16	Royal Palm	<i>Roystonea regia</i>	12	30	16	fair	8	yes	
17	Royal Palm	<i>Roystonea regia</i>	13	25	8	poor	5	yes	
18	Foxtail Palm	<i>Wodyetia bifurcata</i>	4	12	10	poor	5	no	
19	Royal Palm	<i>Roystonea regia</i>	14	32	12	fair	6	yes	
20	Royal Palm	<i>Roystonea regia</i>	14	32	12	fair	6	yes	
21	Coconut Palm	<i>Cocos nucifera</i>	8	30	18	good	9	Cat. 2	Invasive
22	Coconut Palm	<i>Cocos nucifera</i>	9	16	8	poor	5	Cat. 2	Invasive
23	Coconut Palm	<i>Cocos nucifera</i>	8	27	18	good	9	Cat. 2	Invasive
24	Coconut Palm	<i>Cocos nucifera</i>	7	25	18	fair	9	Cat. 2	Invasive
25	Coconut Palm	<i>Cocos nucifera</i>	6	20	16	fair	8	Cat. 2	Invasive
26	Avocado	<i>Persea americana</i>	12	25	20	poor	10	no	
27	Mango	<i>Mangifera indica</i>	35	45	50	good	25	no	
28	Brazilian Pepper	<i>Schinus terebinthifolia</i>	18	28	25	fair	12.5	Cat. 1	Invasive
29	Oriental Arborvitae	<i>Platycladus orientalis</i>	15	20	15	fair	7.5	no	
30	Gumbo Limbo	<i>Bursera simaruba</i>	7	18	15	fair	7.5	yes	
31	Live Oak	<i>Quercus virginiana</i>	14.5	30	30	good	15	yes	
32	Solitaire Palm	<i>Phycosperma elegans</i>	3	16	8	fair	5	Cat. 2	Invasive
33	Areca Palm	<i>Dypsis lutescens</i>	20	20	15	fair	7.5	no	
34	Sabal Palm	<i>Sabal palmetto</i>	12	18	12	good	6	yes	
35	Live Oak	<i>Quercus virginiana</i>	16	30	35	good	17.5	yes	
36	Sabal Palm	<i>Sabal palmetto</i>	10	18	12	good	6	yes	
37	Mahogany	<i>Swietenia mahagoni</i>	14	30	20	good	10	yes	
38	Weeping Fig, 2	<i>Ficus benjamina</i>	12 each	30	20	fair	10	no	
39	Christmas Palm	<i>Adonidia merillii</i>	5	18	8	poor	5	no	
40	Christmas Palm	<i>Adonidia merillii</i>	5	18	10	fair	5	no	
41	Gumbo Limbo	<i>Bursera simaruba</i>	15	30	30	fair	15	yes	
42	Coconut Palm	<i>Cocos nucifera</i>	9	14	14	good	7	Cat. 2	Invasive
43	Areca Palm	<i>Dypsis lutescens</i>	cluster	18	12	fair	6	no	
44	Mahogany	<i>Swietenia mahagoni</i>	7	20	10	good	5	yes	
45	Brazilian Pepper	<i>Schinus terebinthifolia</i>	10	20	25	good	12.5	Cat. 1	Invasive
46	Weeping Fig	<i>Ficus benjamina</i>	20	25	30	good	15	no	
47	Royal Palm	<i>Roystonea regia</i>	16	26	14	fair	7	yes	
48	Christmas Palm	<i>Adonidia merillii</i>	6	16	8	fair	5	no	
49	Christmas Palm	<i>Adonidia merillii</i>	6	16	8	fair	5	no	
50	Weeping Fig hedge	<i>Ficus benjamina</i>	4 to 14	20	15	poor	7.5	no	

LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- OVERHEAD WIRES
- CENTERLINE
- FLORIDA DEPARTMENT OF TRANSPORTATION
- OFFICIAL RECORDS BOOK
- TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- FLORIDA POWER & LIGHT COMPANY
- LICENSED BUSINESS
- TREE NUMBER
- PALM TREE
- OAK TREE
- MANGO TREE
- TREE
- GUMBO LIMBO TREE



LEGAL DESCRIPTION:

- PARCEL 1:
LOT 1 AND 2, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 2:
LOT 4, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 3:
LOT 3, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 4:
LOT 8, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 5:
LOT 6, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 6:
LOT 7, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- PARCEL 7:
LOT 5, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 43,036 SQUARE FEET (0.9880 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGS BENCHMARK #P239; ELEVATION: 9.07 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0569J; COMMUNITY #125113; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 38 BEING S87°58'33"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 8 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 1496295-A1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 28, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
ITEM 5: ALL MATTERS IN PLAT BOOK 1, PAGE 21 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
ITEM 6: BROWARD COUNTY ORDINANCE NO. 0-81-26 IN O.R.B. 9637, PAGE 836 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 7: BROWARD COUNTY ORDINANCE NO. 2005-18 IN O.R.B. 40082, PAGE 1783 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 8: BROWARD COUNTY ORDINANCE NO. 2005-19 IN O.R.B. 40082, PAGE 1789 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- TREE INFORMATION WAS PROVIDED BY ALEXIS ALVEY OF ALVEY TREE CONSULTING, DATED 5/8/25.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

CERTIFICATION:

TO GADAMIS PROPERTY LLC; CCHC FUND IV, LP, A DELAWARE LIMITED PARTNERSHIP, ISAOA/ATIMA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/21/25.

DATE OF PLAT OR MAP: 5/21/25

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
- STATE OF FLORIDA

5		6	
4		5	
3		4	
2		3	
1		2	
NO.		BY	
REVISIONS		BY	

LOTS 1 THRU 8
1831-1857 JACKSON STREET
HOLLYWOOD, FLORIDA 33020
(CITY OF HOLLYWOOD, BROWARD COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.H.

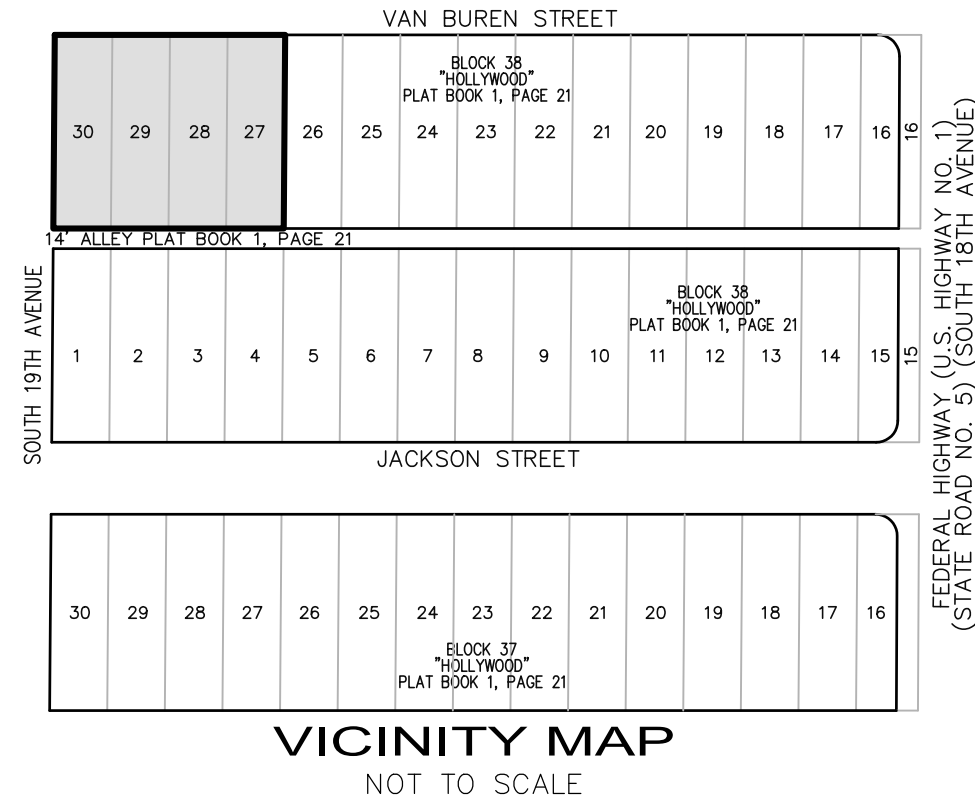
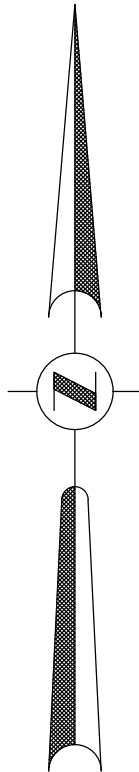
SCALE: 1" = 30'

CLIENT: GADAMIS PROPERTY LLC

CHECKED BY: J.F.P.

SURVEY DATE: 5/21/25

ORDER NO.: 74303



LEGAL DESCRIPTION:
LOTS 27, 28, 29 AND 30, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 21,517 SQUARE FEET (0.494 ACRES), MORE OR LESS.

- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGS BENCHMARK #P239, ELEVATION: 9.07 FEET.
 - FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0569J; COMMUNITY #125113; MAP DATE: 07/31/24.
 - THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 - GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF BLOCK 38 BEING N87°58'33"E.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 - THIS SITE CONTAINS 33 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (33 REGULAR & 0 DISABLED).
 - THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE ARE NO PLATTED OR KNOWN EASEMENTS ON THIS SITE.
 - ALL RECORDED DOCUMENTS REFER TO BROWARD COUNTY RECORDS.

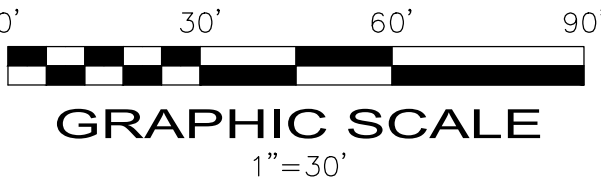
CERTIFICATION:
TO GADAMIS PROPERTY LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/15/24.

DATE OF PLAT OR MAP: 12/15/24

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVERS
 - OVERHEAD WIRES
 - CENTERLINE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR INFORMATION ONLY)
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS



5		
4		
3		
2		
1		
NO.	REVISIONS	BY

COMMERCIAL SITE
1856 VAN BUREN STREET
HOLLYWOOD, FLORIDA 33020
(CITY OF HOLLYWOOD, BROWARD COUNTY)

**BOUNDARY & TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.Q.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 12/15/25

CLIENT: GADAMIS PROPERTY LLC
ORDER NO.: 75160