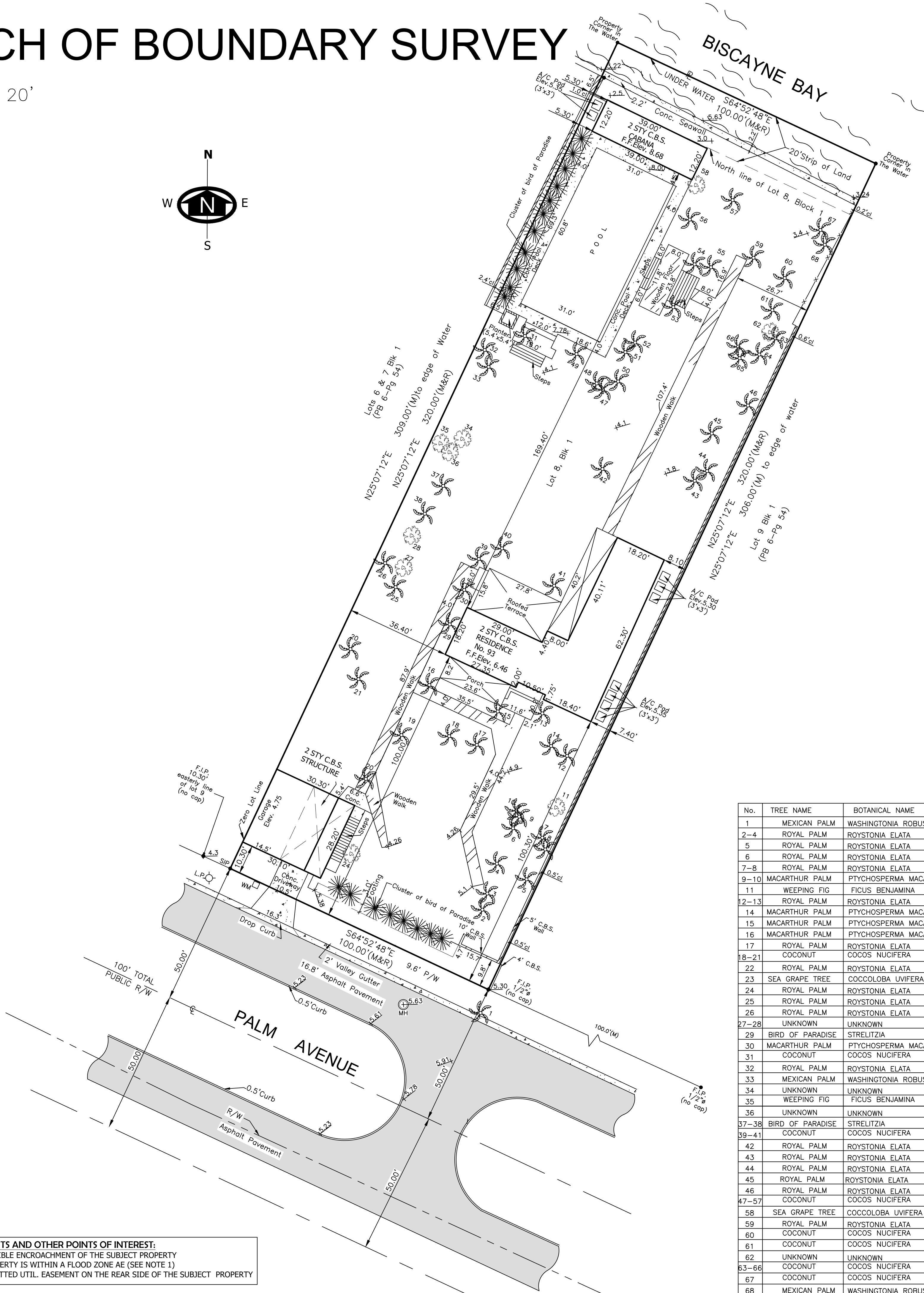
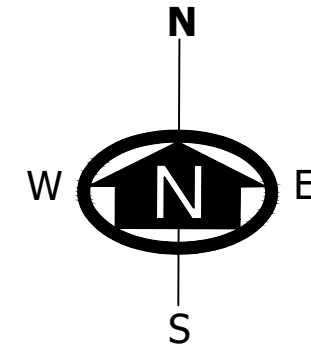


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



LOCATION MAP



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE	P/W = PARKWAY
A/C = AIR CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASH = ASPHALT	P.C. = POINT OF CURVATURE
BM = BENCH MARK	P.L. = PROPERTY LINE
BU/COM = BLOCK CORNER	P.I. = POINT OF INTERSECTION
CALC(C) = CALCULATED	P.P. = POWER POLE
CB = CATCH BASIN	P.F.M. = PERMANENT REFERENCE MONUMENT
C.B.S. = CONCRETE BLOCK STRUCTURE	P.I. = POINT OF INTERSECTION
CL = CLEAR	P.L. = POINT OF INTERSECTION
CONC = CONCRETE	RAD. = RADIUS
D.M.E. = DRAINAGE MANT. EASEMENT	REC. (D) = RECORDED SECTION
Ø = DIAMETER	RES. = RESIDENCE
E.A.S.M. = EASEMENT	R/W = RIGHT OF WAY
ELEV. = ELEVATION	SEC. = SECTION
ENC. = ENCROACHMENT	S.D./N. = SET DRILL HOLE
F.D.H. = FOUND DRILL HOLE	S.V.D. = SET NAIL AND DISC
F.F. = FOUND IRON PIPE	S.I.P. = SET IRON PIPE
F.F./D. = FOUND NAIL AND DISC	S.S.B. = SET REBAR
F.I.P. = FOUND IRON PIPE	STY. = STORY
F.S. = FOUND SPIKE	SW. = SIDEWALK
L.P. = LIGHT POLE	T.O.P. = TOP OF BANK
MEAS(M) = MEASURED	U.E. = UTIL. EASEMENT
MH = MANHOLE	W.P. = WOODEN POLE
M = MONUMENT	WM = WATER METER
M = MONUMENT LINE	W = SECTION LINE
N.T.S. = NOT TO SCALE	

SURVEYOR'S LEGEND (IF ANY APPLIED)

[Symbol] BOUNDARY LINE	[Symbol] CATCH BASIN
[Symbol] STRUCTURE (BLDG.)	[Symbol] MANHOLE
[Symbol] CONCRETE BLOCK WALL	[Symbol] OVERHEAD ELECT.
[Symbol] METAL FENCE	[Symbol] POWER POLE
[Symbol] WOODEN FENCE	[Symbol] LIGHT POLE
[Symbol] CHAIN LINK FENCE	[Symbol] HANDICAP SPACE
[Symbol] WOOD DECK/DOCK	[Symbol] FIRE HYDRANT
[Symbol] ASPHALTED AREAS	[Symbol] EASEMENT LINE
[Symbol] CONCRETE	[Symbol] WATER VALVE
[Symbol] BRICKS OR PAVERS	[Symbol] TV-CABLE BOX
[Symbol] ROOFED AREAS	[Symbol] WM WATER METER
[Symbol] WATER (EDGE OF WATER)	[Symbol] CONC. LIGHT POLE
[Symbol] AIR CONDITIONER	
[Symbol] POOL PUMP	
[Symbol] WATER HEATER	

CERTIFIED TO :
 CAROL INVEST USA INC
 C/O FINLEY & BOLOGNA INTL

SITE ADDRESS: 93 PALM AVE., MIAMI BEACH, FL. 33139
 JOB NUMBER: 21-402
 DATE OF SURVEY: APRIL 13, 2021
 FOLIO NUMBER: 02-4205-001-0080

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0318L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 9.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **30,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. E-01**, WITH AN ELEVATION OF **5.35 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.25°07'12"E., BEING THE RECORDED BEARING FOR THE CENTERLINE OF FOUNTAIN ST., AS SHOWN ON PLAT BOOK 6 AT PAGE 54 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.
 SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.
 UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.
 THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.
 PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.
 THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/2 FOOT FOR NATURAL GROUND SURFACES AND 1/10 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.
 ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 51-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:

LOT 8, BLOCK 1, PALM ISLAND, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 ALSO,
 A CERTAIN STRIP OF LAND 20 FEET IN WIDTH LYING CONTIGUOUS AND ABUTTING THE AFORESAID LOT 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 8, IN BLOCK 1, OF PALM ISLAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA; RUN THENCE IN A NORTHEASTERLY DIRECTION ALONG A LINE IN PROLONGATION OF THE WESTERLY BOUNDARY LINE OF LOT 8 OUT IN BISCAYNE BAY, A DISTANCE OF 20 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO AND 20 FEET DISTANT FROM THE NORTHEASTERLY BOUNDARY LINE OF SAID LOT 8, TO A POINT THAT WOULD INTERSECT A PROLONGATION OF THE EASTERLY BOUNDARY LINE OF LOT 8, EXTENDED 20 FEET INTO BISCAYNE BAY; THENCE IN A SOUTHWESTERLY DIRECTION ALONG A LINE, THE PROLONGATION OF THE EASTERLY LINE OF SAID LOT 8, TO THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERN BOUNDARY OF SAID LOT 8, TO THE POINT OF BEGINNING.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.



DATE: APRIL 19, 2021

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.0'	60'	12'
2-4	ROYAL PALM	ROYSTONIA ELATA	1.0'	50'	50'
5	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	60'
6	ROYAL PALM	ROYSTONIA ELATA	1.0'	50'	50'
7-8	ROYAL PALM	ROYSTONIA ELATA	1.0'	40'	40'
9-10	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4'	35'	10'
11	WEEPING FIG	FICUS BENJAMINA	1.0'	60'	80'
12-13	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	50'
14	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3'	15'	6'
15	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3'	15'	6'
16	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.3'	15'	6'
17	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	60'
18-21	COCONUT	COCOS NUCIFERA	1.8'	50'	50'
22	ROYAL PALM	ROYSTONIA ELATA	1.5'	35'	30'
23	SEA GRAPE TREE	COCCOLOBA UVIFERA	1.5'	50'	50'
24	ROYAL PALM	ROYSTONIA ELATA	0.8'	25'	30'
25	ROYAL PALM	ROYSTONIA ELATA	2.0'	60'	60'
26	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
27-28	UNKNOWN	UNKNOWN	0.5'	20'	20'
29	BIRD OF PARADISE	STRELITZIA	1.0'	75'	15'
30	MACARTHUR PALM	PTYCHOSPHERA MACARTHUR	0.4'	18'	8'
31	COCONUT	COCOS NUCIFERA	0.8'	20'	20'
32	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
33	MEXICAN PALM	WASHINGTONIA ROBUSTA	0.3'	30'	12'
34	UNKNOWN	UNKNOWN	0.8'	25'	20'
35	WEEPING FIG	FICUS BENJAMINA	2.0'	50'	30'
36	UNKNOWN	UNKNOWN	0.4'	20'	12'
37-38	BIRD OF PARADISE	STRELITZIA	1.2'	18'	12'
39-41	COCONUT	COCOS NUCIFERA	0.8'	25'	25'
42	ROYAL PALM	ROYSTONIA ELATA	1.3'	50'	50'
43	ROYAL PALM	ROYSTONIA ELATA	1.8'	60'	60'
44	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
45	ROYAL PALM	ROYSTONIA ELATA	1.5'	60'	60'
46	ROYAL PALM	ROYSTONIA ELATA	1.0'	60'	12'
47-57	COCONUT	COCOS NUCIFERA	0.8'	30'	30'
58	SEA GRAPE TREE	COCCOLOBA UVIFERA	1.0'	15'	30'
59	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	50'
60	COCONUT	COCOS NUCIFERA	1.8'	30'	35'
61	COCONUT	COCOS NUCIFERA	1.5'	35'	30'
62	UNKNOWN	UNKNOWN	1.5'	35'	30'
63-66	COCONUT	COCOS NUCIFERA	1.2'	40'	40'
67	COCONUT	COCOS NUCIFERA	0.8'	35'	30'
68	MEXICAN PALM	WASHINGTONIA ROBUSTA	1.5'	40'	10'

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
 -THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
 -THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
 -THERE ARE NO PLATTED UTIL. EASEMENT ON THE REAR SIDE OF THE SUBJECT PROPERTY

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FOR: CAROL INVEST USA INC C/O FINLEY & BOLOGNA INTL
 SCALE: 1"=20'
 DATE: 1/13/17
 DESIGNED BY: E.P.
 APPROVED BY: E.P.
 DRAWN BY: D.G.
 FIELD BOOK No.
 CHECKED BY: E.P.
 PAGE No. 1

ORDER No. 21-402
 SHEET No. 1