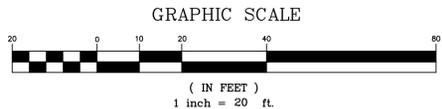


# SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY



**SURVEYOR'S NOTES:**  
 All distances as shown are based on the US Survey foot.  
 The property described on this Sketch of "TOPOGRAPHIC BOUNDARY SURVEY" is the same property as described in Exhibit "A" in Title Insurance Commitment Agent's File # TV-MAN-16-326, File No.: 16057614, with an effective date of April 20th, 2017 at 8:00 AM, issued by Old Republic National Title Insurance Company.

The National Flood Insurance Rate Map for Florida, Community Panel No. 120651 (City of Miami Beach) 12086 C, 0326 L, FIRM Date 09/11/2009 and Revised with an effective date of 09/11/2009, published by the United States Department of Housing and Urban Development, delineates the herein described parcel of land to be situated within the Special Flood Hazard Area designated by the Federal Emergency Management Agency (FEMA). Subject property lies within Flood Hazard Zone "AE". Base Flood Elevation 8 feet. The Base Flood Elevation (AE 8') refers to the NGVD Datum 1929.

All elevations as shown on this survey drawing are referred to the National Geodetic Vertical Datum, 1929 (NGVD).

Elevations shown hereon are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark L-313-R the same being a USC & G brass disc in top of North end of East abutment of bridge over Indian Creek along 71st Street. Elevation 11.73 feet (NGVD) 1929 Datum.

Elevations shown hereon are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on Miami-Dade County Benchmark M-313 the same being a USC & G brass disc in the SW corner of a sewer pump station. BM is 32' East of curb along Rue Vendome and 51' South of south curb of Normandy Drive. Elevation 4.48 feet (NGVD) 1929 Datum.

The total area of the surveyed parcels, Parcels 1 and 2 combined as described and shown herein contains 12,062.12 square feet more or less (0.276) acres more or less.

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 has not been located.

Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing. Although no formal dedications for the roadways located within the Subject Property was determined, there may be an underlying prescriptive right to the constructed roadways.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

A comparison between record and measured dimensions are delineated hereon. All dimensions are based directly on the recovered monumentation, unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no visible evidence of any kind of any earth moving or building construction within recent months. Nor is there any observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Property is subject to restrictions, conditions, limitations, easements, and reservations of record and existing zoning ordinances.

There may be restrictions not shown on this survey that may affect the future development of this property. Such restrictions might be found in the Public Records or Building and Zoning Department of the City of Miami Beach, and Miami-Dade County, Florida.

Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership are made or implied.

Legal description subject to any dedications, limitations, reservations or easements of records; search of the Public Records not performed by this office. Code Restrictions not reflected on this survey.

Setback requirements vary within the Use District based on but not limited to its use, height of the structure and special use as defined under the Section of the Zoning Code. Verify with the appropriate building official for specific requirements.

Contact the City of Miami Beach and/or Miami-Dade County for setbacks requirements as setbacks may vary depending on proposed construction, addition, or variances.

Only the surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using.

The scope of this survey is to define the boundary lines as defined by the deed and referenced plats, and show all above ground improvements.

No encroachments were noted by this survey. No underground footings were located.

Property corners not recovered at time of the updated survey work (07/01/2021)

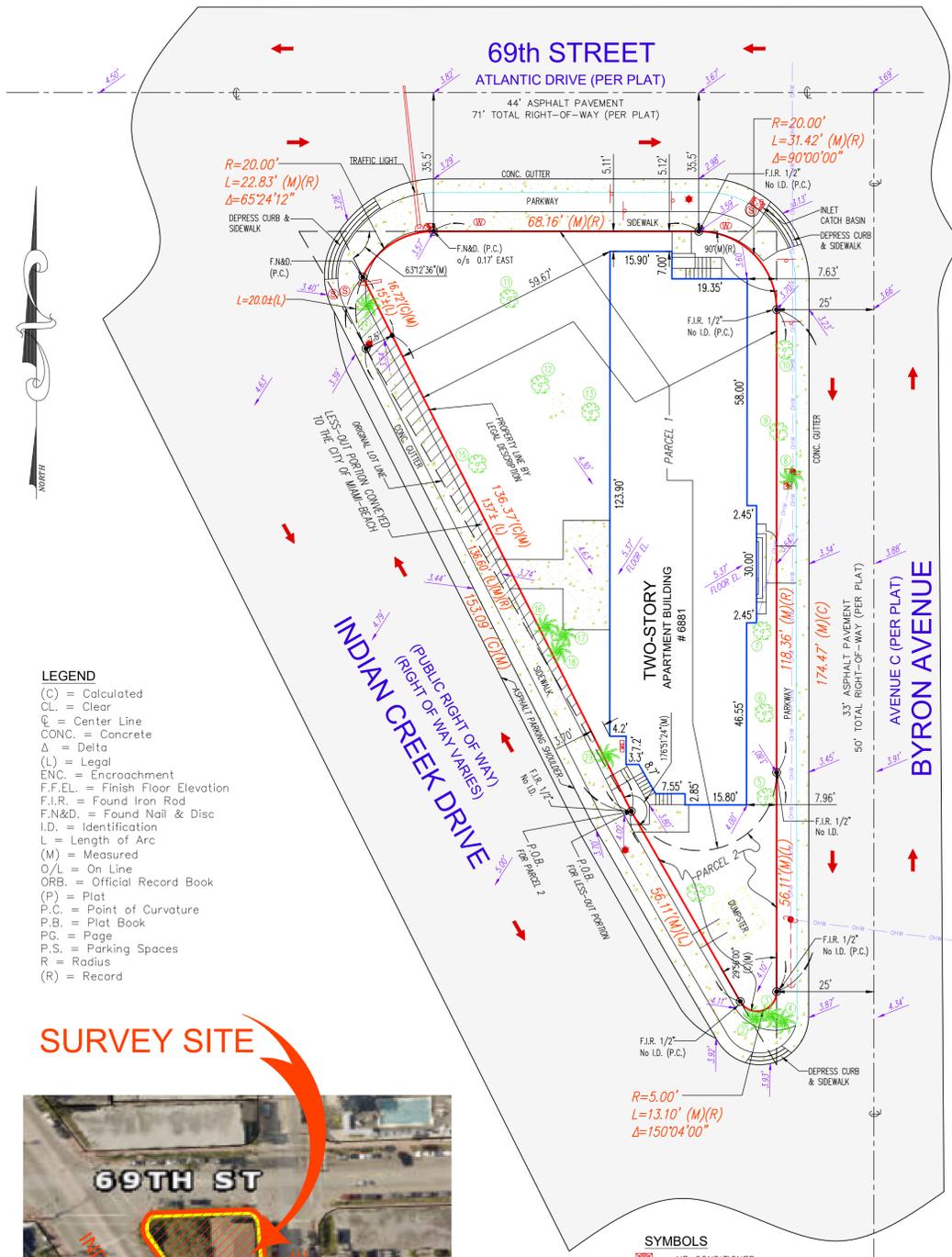
The legal ownership of the fences and/or walls as shown hereon was not determined, and the locations as shown are based on the recovered boundary monumentation and calculations.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15.b.ii of 1 foot in 10,000 feet for Commercial / High Risk Areas.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format. This map is intended to be displayed at a scale of 1" = 20'



- LEGEND**
- (C) = Calculated
  - CL = Clear
  - CL = Center Line
  - CONC. = Concrete
  - Δ = Delta
  - (L) = Legal
  - ENC. = Encroachment
  - F.F.EL. = Finish Floor Elevation
  - F.I.R. = Found Iron Rod
  - F.N&D. = Found Nail & Disc
  - I.D. = Identification
  - L = Length of Arc
  - (M) = Measured
  - O/L = On Line
  - ORB. = Official Record Book
  - (P) = Plat
  - P.C. = Point of Curvature
  - P.B. = Plat Book
  - PG. = Page
  - P.S. = Parking Spaces
  - R = Radius
  - (R) = Record



- SYMBOLS**
- AIR CONDITIONER
  - CATCH BASIN
  - WATER METER
  - CONCRETE POLE
  - WOOD POLE
  - LIGHT POLE
  - SANITARY MANHOLE
  - ELECTRIC BOX
  - SIGN
  - FLOW TRAFFIC
  - FPL TRANSFORMER
  - METER GAS
  - TREE
  - PALM
  - EXISTING ELEVATION
  - WOOD FENCE (W.F.)

| Tree Number | Common Name              | Scientific Name        | Trunk Size (Inches) +/- | Canopy Size (Feet) +/- | Height (Feet) +/- |
|-------------|--------------------------|------------------------|-------------------------|------------------------|-------------------|
| 1           | Sea Grape Tree           | Coccoloba uvifera      | 7"                      | 40'                    | 25'               |
| 2           | Thatch Palm              | Thrinax radiata        | 10"                     | 12'                    | 12'               |
| 3           | Thatch Palm              | Thrinax radiata        | 10"                     | 12'                    | 12'               |
| 4           | Thatch Palm              | Thrinax radiata        | 10"                     | 12'                    | 12'               |
| 5           | Bottle Brush Tree        | Callistemon            | 10"                     | 15'                    | 18'               |
| 6           | Ficus Tree               | Ficus benjamina        | 36"                     | 30'                    | 45'               |
| 7           | Queensland Umbrella Tree | Scheffera actinophylla | 14"                     | 18'                    | 20'               |
| 8           | Thatch Palm              | Thrinax radiata        | 20"                     | 14'                    | 16'               |
| 9           | Bottle Brush Tree        | Callistemon            | 24"                     | 25'                    | 25'               |
| 10          | Bottle Brush Tree        | Callistemon            | 18"                     | 22'                    | 20'               |
| 11          | Bottle Brush Tree        | Callistemon            | 26"                     | 30'                    | 25'               |
| 12          | Bottle Brush Tree        | Callistemon            | 30"                     | 30'                    | 28'               |
| 13          | Bottle Brush Tree        | Callistemon            | 24"                     | 18'                    | 18'               |
| 14          | Thatch Palm              | Thrinax radiata        | 24"                     | 15'                    | 18'               |
| 15          | Avocado Tree             | Persea americana       | 28"                     | 25'                    | 35'               |
| 16          | Coconut Palm             | Cocos nucifera         | 10"                     | 24'                    | 25'               |
| 17          | Coconut Palm             | Cocos nucifera         | 10"                     | 24'                    | 25'               |
| 18          | Coconut Palm             | Cocos nucifera         | 10"                     | 24'                    | 25'               |
| 19          | Coconut Palm             | Cocos nucifera         | 28"                     | 26'                    | 35'               |

**LEGAL DESCRIPTION:**

**PARCEL 1**

All of Block "K", Atlantic Heights, according to the plat thereof as recorded in Plat Book 9, Page 14, of the Public Records of Miami-Dade County, Florida, LESS AND EXCEPT the following described lands conveyed to the City of Miami Beach, Florida, a municipal corporation, for street purposes:

Commence at a point, being the point of curvature of a circular curve at the Southerly end of Block "K" and the Westerly line of said Block "K", CORRECTED PLAT OF ATLANTIC HEIGHTS; thence Northerly along a straight line, a distance of 137 feet more or less to a point 7.50 feet easterly, measured at right angles, of said Westerly line of Block "K", at the point of curvature of the circular curve at the Northwesterly corner of said Block "K"; thence continue northerly along said last mentioned course, a distance of 15 feet more or less, to its intersection with said circular curve at the Northwesterly corner of said Block "K"; thence Westerly and Southerly, along said circular curve, a distance of 20 feet, more or less, to said point of curvature of the circular curve at the Northwesterly corner of said Block "K"; thence; Southerly along said westerly line of Block "K", a distance of 136.6 feet, more or less, to the Point of Beginning.

**PARCEL 2**

Commence at a point which is on the Westerly line of Block "K", which is the beginning point of curvature of the circular curve at the Southerly end of said Block "K", Corrected Plat of Atlantic Heights; thence Southerly along the Westerly line of said Block "K", a distance of 56.11 feet to a point of tangency; thence Southerly, Easterly and Northerly, along a circular curve, having a radius of 5 feet, more or less, to a point of tangency on the Easterly line of said Block "K", said point of tangency being 56.11 feet Southerly of the point of tangency of said circular curve at the Southerly end of said Block "K", being on the Easterly line of said Block "K"; thence Northerly, along the Easterly line of said Block "K", a distance of 56.11 feet to said point of tangency of the circular curve at the Southerly end of said Block "K"; thence Southerly, Westerly and Northerly, along said circular curve to the Point of Beginning.

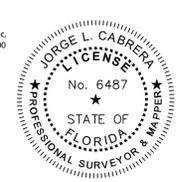
**FOLIO NUMBER:**  
 02 3211 001 0750 (Miami-Dade County Public Records/Property Appraiser's Office)

**CERTIFIED TO:**  
 6881 Indian Creek, LLC, a Florida limited liability company  
 Sanchez Vadillo, LLP  
 Old Republic National Title Insurance Company  
 Devon Apartments, Inc., a Florida corporation

This is to certify to the above named firm and or persons that the "SKETCH OF TOPOGRAPHIC BOUNDARY 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 and the Minimum Technical Standard 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 "SKETCH OF TOPOGRAPHIC BOUNDARY SURVEY" as defined in Section 5J-17.050.

07/01/2021  
 REVISED TO UPDATED  
 JN. 17-4041-A

**Jorge L Cabrera**  
 JORGE L. CABRERA  
 Professional Surveyor & Mapper, # 6487  
 State of Florida



**JORGE L. CABRERA**  
 Professional Surveyor and Mapper  
 State of Florida  
 PLS/PSM License No: 6487  
 2852 S.W. 149th Place, Miami, Florida 33185  
 Phone: (305) 302-2922 Fax: (305) 207-9537

| No. | Date       | Description                     |
|-----|------------|---------------------------------|
| 1   | 07/06/2017 | Revised to Show Lot Square Feet |
| 2   | 07/01/2021 | Revised to Update / Not ALTA    |

Prepared for:  
**6881 Indian Creek, LLC**

|             |            |
|-------------|------------|
| CHECKED BY: | JLC.       |
| DRAWN BY:   | ELF.       |
| FIELD DATE: | 05/31/2017 |
| DATE:       | 06/07/2017 |
| SCALE:      | 1" = 20'   |
| JOB No.     | 17-4041    |

SHEET:  
**1** OF 1