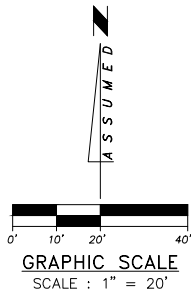
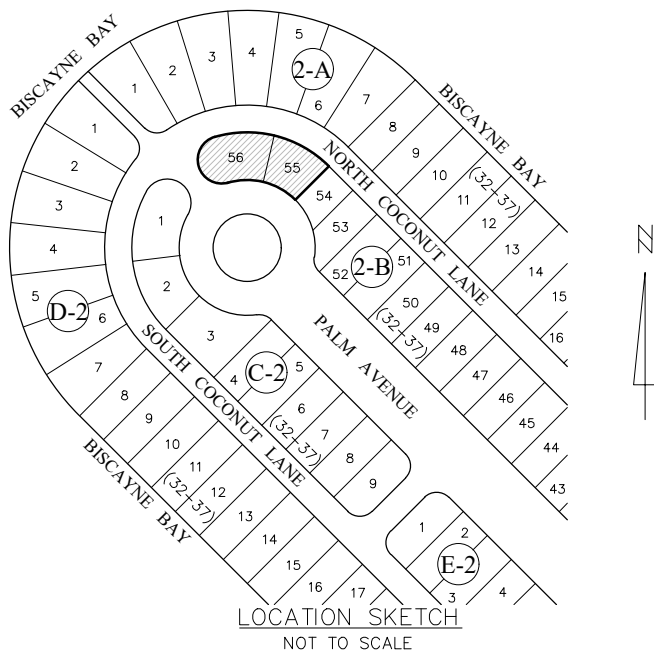


	Air Conditioner
	Back Flow Preventer
	Cable Television
	Catch Basin
	Chain Link Fence
	Clean Out
	Concrete Light Pole
	Concrete Power Pole
	Control Valve
	C.B.S. Wall
	Diameter
	Diameter-Height-Spread
	Drain
	Drainage Manhole
	Electric Box
	Electric Meter
	Electric Motor
	Electric Panel
	Fire Hydrant
	Flag
	Floor Lamp
	Force Main Valve
	Gas Valve
	Grease Manhole
	Guard Pole
	Guy Wire
	Irrigation Control Valve
	Light Pole
	Mail Box
	Metal Fence
	Monitoring Well
	Overhead Utility Lines
	Parking Meter
	Property Corner
	Right-of-Way Lines
	Sewer Manhole
	Sewer Valve
	Temporary Benchmark
	Spot Elevation
	Traffic Light
	Traffic Sign
	Telephone Booth
	Telephone Box
	Telephone Manhole
	Unknown Manhole
	Utility Power Pole
	Valve (Unknown)
	Water Manhole
	Water Meter
	Water Pump
	Water Valve
	Wood Fence



A/C	Arc Length
ASPH.	Air Conditioner Pad
B.M.	Asphalt
(C)	Benchmark
C.B.S.	Calculated
C.G.	Concrete Block Structure
C/L	Curb & Gutter
C.L.F.	Centerline
CONC.	Chain Link Fence
(C.S.)	Concrete
D.S.	Concrete Slab
(D)	Deed
D.WY.	Driveway
E.O.P.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
(L.F.)	Lowest Floor Elevation
(M)	Measured
M.F.	Metel Fences
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
P.G.	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
S.W.K.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.G.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence



TREE TABLE		
POINT NUMBER	NAME	$H(T) - \text{HGT}(\overline{T}) - \text{SP}(\overline{T})$
151	PALM 1.50°-40°-20°	
156	COCOONUT PALM 1.40°-20°-15°	
157	COCOONUT PALM 1.40°-28°-15°	
158	COCOONUT PALM 1.40°-25°-15°	
175	PALM 2.50°-60°-20°	
184	PALM 1.80°-50°-20°	
206	PALM 1.30°-28°-18°	
207	PALM 1.30°-28°-18°	
208	PALM 1.30°-28°-18°	
267	PALM 1.50°-18°-18°	
268	PALM 1.50°-18°-18°	
269	PALM 1.50°-18°-12°	
363	PALM 1°-25°-15°	
364	PALM 1°-30°-12°	
365	PALM 1.50°-30°-18°	
366	PALM 1.80°-30°-18°	
426	PALM 1.80°-30°-15°	
460	PALM 1.80°-30°-18°	
560	TREE 2.50°-30°-25°	
563	TREE 2°-18°-15°	
610	PINE TREE 2°-55°-15°	
612	TREE 0.90°-22°-10°	

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: August 24th, 2021.

- ## 2. LEGAL DESCRIPTION:

Lot 55 and Lot 56, in Block 2-B, of ENTITLE AMENDED RIVIERA AND THE FIRST AND SECOND ADDITIONS, according to the Plat thereof, as recorded in Plat Book 32, at Page 37, of the Public Records of Miami-Dade County, Florida.

Containing 12,035 Square feet or 0.28 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

FOLIO No. 02-4205-002-0460

- ### 3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 9 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0316, Suffix L, Revised Date: 09-11-2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami-Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (NGVD29).

Benchmarks used:

Benchmarks used:
Miami Beach Benchmark: Palm 01-R,
Elevation=5.12' (Adjusted to N.G.V.D. 1929)
Location: SW corner of Palm Avenue & Fountain Street.

Miami Beach Benchmark: Palm 02-R2,
Elevation=4.43' (Adjusted to N.G.V.D. 1929)
Location: SE corner of W Palm Avenue & S Coconut Lane.

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N45°00'00"E along the Easterly line of the Subject property, Miami-Dade County, Florida. Said line is considered well established and monumented.

- #### 4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

- ## 5. LIMITATIONS

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may determine. The Surveyor makes no representation as to the ownership or possession of the Subject Property by any entity or individual who may own the Subject Property. No caveat or determination is made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

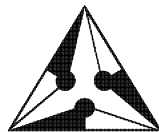
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 11-11, F.A.C. through 1952, Florida Administrative Code, pursuant to section 472.00, Florida Statute. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: Orla Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

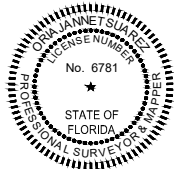


J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
291 PALM AVENUE, MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139
for
CASA DE PALM LLC

[illegible]

Proj:	21-0236
Job:	21-0236
Date:	08-24-2021
Drawn:	G.P., J.S., M.F.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE
SHEET 1 OF 1	



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORYA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.