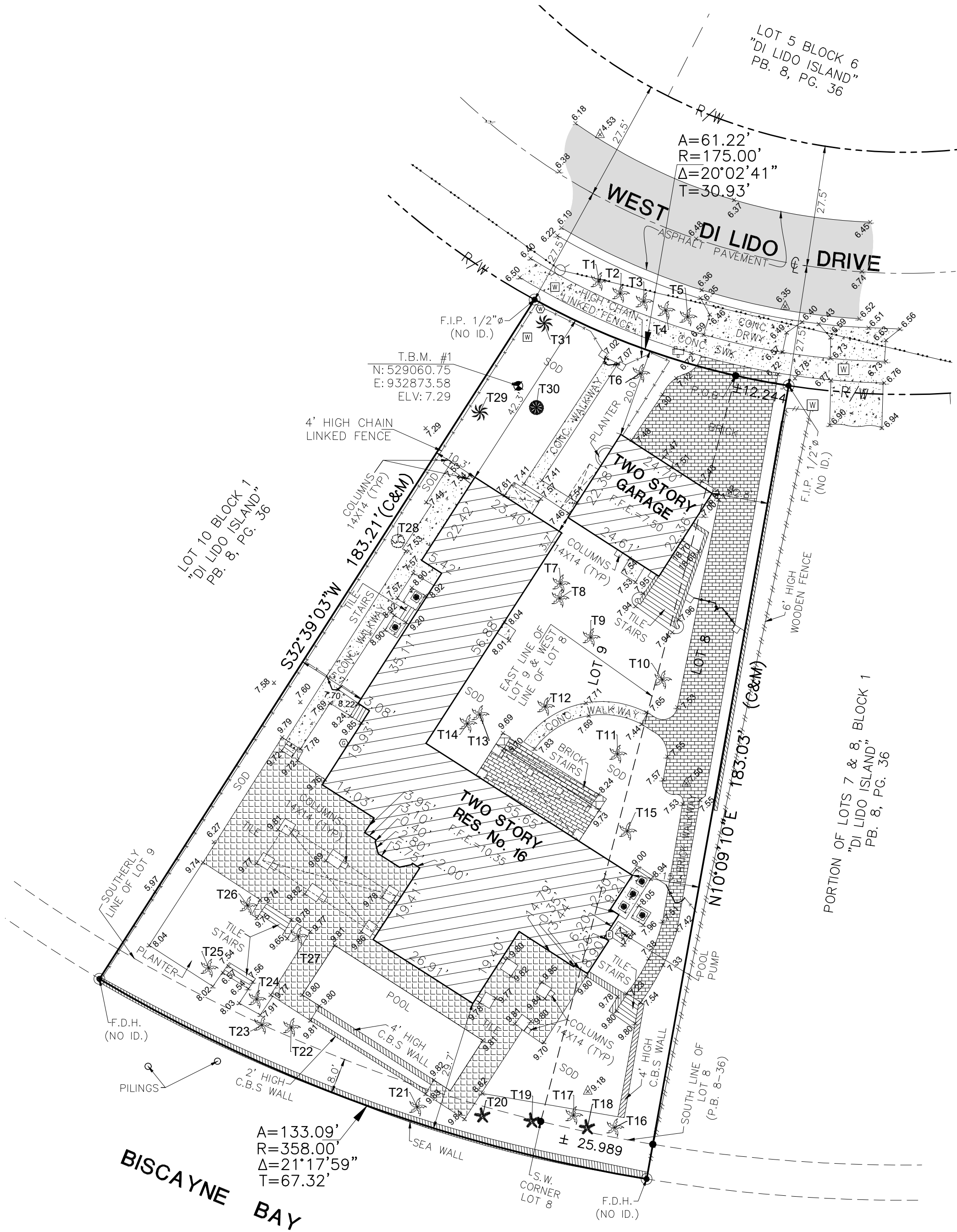
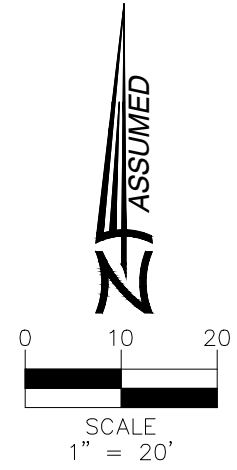


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



LEGEND

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
CBS	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
T.O.P.	TOP OF PIPE
SWK	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
○	CATCH BASIN
E	ELECTRICAL WALL PANEL
⚡	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR

LEGEND

SYMBOL	DESCRIPTION
G	GAS METER
⚡	PEDESTRIAN SIGNAL
E	ELECTRIC UTILITY BOX
⚡	LIGHT POLE
—	GUY ANCHOR
W	WATER METER
V	WATER VALVE
Ⓜ	GREASE-TRAP MANHOLE
Ⓜ	SANITARY SEWER CLEAN-OUT
MHS	SANITARY SEWER MANHOLE
Ⓜ	SANITARY SEWER VALVE
Ⓜ	MANHOLE-UNKNOWN
MHD	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
Ⓜ	INTERCOM
Ⓜ	POST
Ⓜ	SIGN
Ⓜ	MAILBOX
Ⓜ	CONCRETE UTILITY POLE
Ⓜ	GUARDRAIL
Ⓜ	FPL TRANSFORMER
Ⓜ	WOOD UTILITY POLE
T1	TREE NUMBER
—	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	WOOD FENCE

SYMBOL	DESCRIPTION
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE-OTHER
—	MASTIC TREE
—	MANGO TREE
—	PALM TREE
—	ROYAL PALM
—	COCONUT PALM
—	PROPERTY LINE
—	RIGHT-WAY-LINE
—	EASEMENT LINE
—	X-UTL-DRAIN
—	X-UTL-SANT
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FT)	CANOPY (FT)
T1	PALMA (3 TRUNKS)	5	20	8
T2	PALMA (3 TRUNKS)	5	20	8
T3	PALMA (2 TRUNKS)	5	20	8
T4	PALMA (3 TRUNKS)	5	20	8
T5	PALMA (3 TRUNKS)	5	20	8
T6	PALMA (2 TRUNKS)	5	20	10
T7	PALMA (2 TRUNKS)	6	30	10
T8	PALMA (2 TRUNKS)	6	30	10
T9	PALMA	12	20	10
T10	PALMA	12	20	10
T11	PALMA	12	25	10
T12	PALMA	12	25	10
T13	PALMA (2 TRUNKS)	6	30	10
T14	PALMA (2 TRUNKS)	6	30	10
T15	ROYAL PALM	15	40	20
T16	PALMA	4	20	8
T17	PALMA	3	15	8
T18	COCO	12	25	20
T19	COCO	10	25	20
T20	COCO	12	25	20
T21	PALMA	12	12	8
T22	PALMA	14	30	10
T23	PALMA	14	20	10
T24	PALMA (2 TRUNKS)	6	35	15
T25	PALMA	5	35	15
T26	PALMA (2 TRUNKS)	6	35	15
T27	PALMA (2 TRUNKS)	6	35	15
T28	MANGO	15	40	30
T29	ROYAL PALMA	20	40	20
T30	ALMACIGO	15	40	30
T31	ROYAL PALMA	12	40	20

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on September 29, 2021.

SECTION 2) LEGAL DESCRIPTION:

Lot 9, Block 1, DI LIDO, an island in Biscayne Bay, as per Plat thereof recorded in Plat Book 8, Page 36, of the Public Records of Dade County, Florida; together with an eight (8) foot strip adjoining said lot, which eight (8) foot strip is bounded as follows: On the Southerly side by Biscayne Bay, on the Northerly side by the southerly line of Lot 9, Block 1, DI LIDO, on the Westerly side by the Westerly line of Lot 9, Block 1, DI LIDO, produced in a Southerly direction on the East by the Easterly line of Lot 9, Block 1, DI LIDO produced in a Southerly direction, AND ALSO the Westerly quarter of Lot 8 of Block 1, DI LIDO according to Plat Book 8, Page 36 of the Public Records of Dade County, Florida, described as follows: Beginning at a point where the dividing line of lots 8 and 9, Block 1, DI LIDO intersects the Southerly line of West Di Lido Island Drive; thence in a Southwesterly direction along said dividing line of said Lots 8 and 9, to the Southwest corner of said Lot 8; thence Easterly along the Southerly line of said Lot 8 a distance of 25.989 feet to a point; thence Northerly along a line to 12.2445 feet Easterly from the point of beginning measured along the Southerly boundary of West Di Lido Island Drive thence Westerly along the Southerly line of West Di Lido Drive, a distance of 12.2445 feet to the point of beginning; and also that part of an eight (8) foot strip of land conveyed by the trustees of the Internal Improvement Fund to the Bay Biscayne Improvement Company by deed dated December 15, 1930 and recorded in Deed Book 1416, Page 77 of the Public Records of Dade County, Florida, which lies Southerly and continuous to the Southerly boundary line and between the Westerly and Easterly boundary lines of the above described property extended Southerly.

Containing 17,780 Square Feet or 0.4 Acres, more or less, by calculations.

Property Address and Tax Folio Number:

16 W Di Lido DR, Miami Beach, FL 33139

Folio No.: 02-3232-011-0080

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Plat of "DI LIDO ISLAND", recorded in Plat Book 8, at Page 36, Miami-Dade County Records.

Warranty Deed, dated October 4th, 2017, recorded in Official Records Book 30714, Page 2575, Miami-Dade County Records.

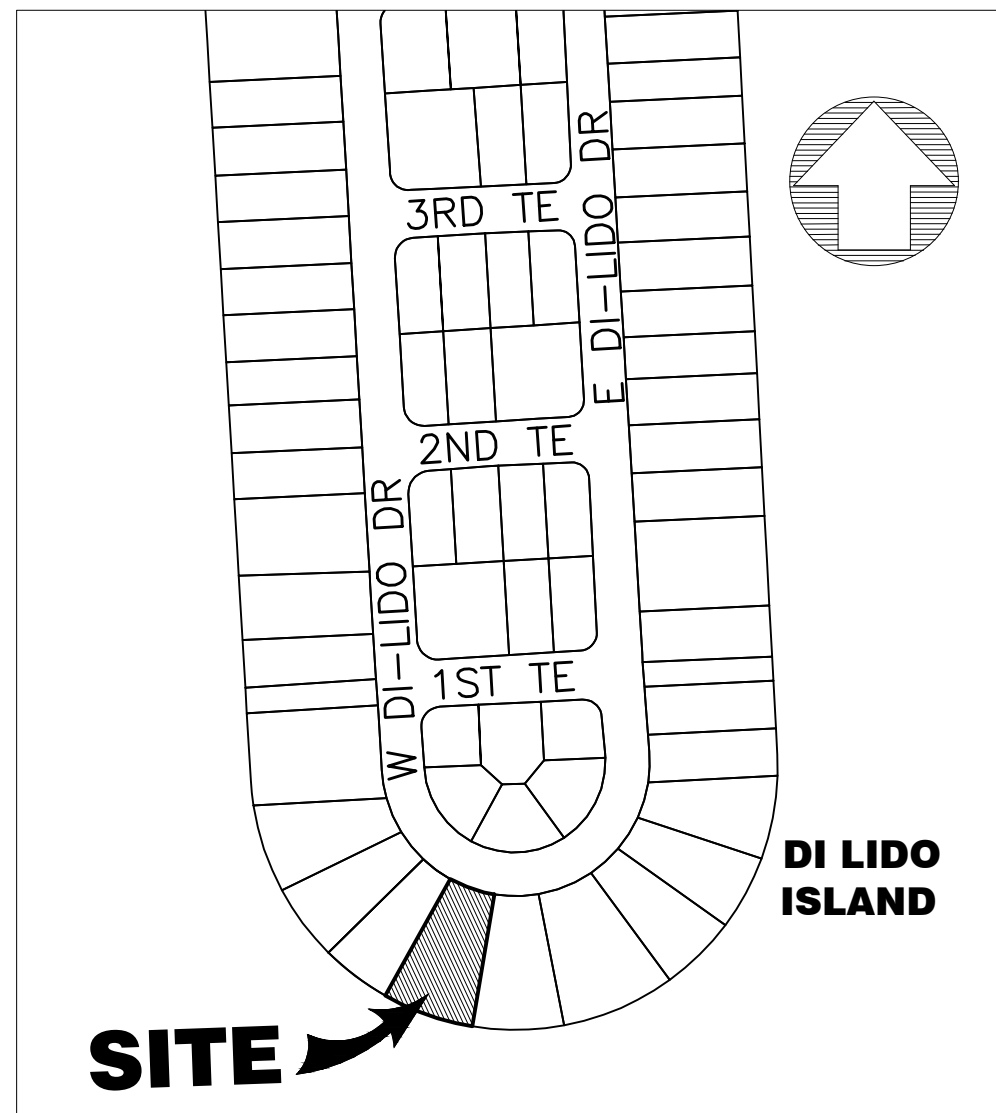
Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of S32°39'03"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE" (Elevation 9 feet), as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0316, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number D-171, Elevation 7.71 feet.

SECTION 32 - TOWNSHIP 53 SOUTH - RANGE 41 EAST



LOCATION MAP
NOT TO SCALE

SECTION 5) LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was 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 hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary and Topographic Survey was prepared at the request of and certified to:

Bart Reines Luxury Homebuilder

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper LS6099
State of Florida

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.