

- GENERAL LEGEND:**
- ▲ AERIAL TARGET
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/SHY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - CATCH BASIN
 - CENTERLINE
 - CHECK VALVE ASSEMBLY
 - CIRCULAR DRIVE
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE LIGHT POLE (SINGLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATA)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS MANHOLE
 - GAS METER
 - GAS PUMP
 - GAS VALVE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - OVERHEAD WIRES (APPROXIMATE)
 - P-5 INLET
 - P-6 INLET
 - PEDESTAL CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CONNECTION
 - SANITARY SEWER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SINK INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PATHPHONE
 - TRAFFIC HAND HOLE
 - TRAFFIC UTILITY BOX
 - TRAFFIC SIGNAL POST
 - UNDERGROUND UTILITY MARKER
 - UNKNOWN UTILITY MANHOLE
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER METER
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING
- ABBREVIATIONS:**
- ▲ denotes AERIAL TARGET
 - denotes ALUMINUM LIGHT POST
 - denotes ANCHOR/SHY WIRE
 - denotes BACKFLOW PREVENTER ASSEMBLY
 - denotes CATCH BASIN
 - denotes CENTERLINE
 - denotes CHECK VALVE ASSEMBLY
 - denotes CIRCULAR DRIVE
 - denotes COLUMN (CIRCULAR)
 - denotes COLUMN (SQUARE)
 - denotes CONCRETE LIGHT POLE (DOUBLE)
 - denotes CONCRETE LIGHT POLE (SINGLE)
 - denotes CONCRETE POWER POLE
 - denotes CONTROL POINT
 - denotes CURB INLET
 - denotes ELECTRIC BOX
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 - denotes ELEVATIONS
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 - denotes F.P.L. ELECTRIC MANHOLE
 - denotes F.P.L. TRANSFORMER PAD
 - denotes F.P.L. TRANSMISSION POLE
 - denotes GAS MANHOLE
 - denotes GAS METER
 - denotes GAS PUMP
 - denotes GAS VALVE
 - denotes GREASE TRAP MANHOLE
 - denotes GROUND LIGHTING
 - denotes GUARD POST
 - denotes IRRIGATION HAND HOLE
 - denotes IRRIGATION VALVE
 - denotes MAILBOX
 - denotes MONITOR WELL
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 - denotes OVERHEAD WIRES (APPROXIMATE)
 - denotes P-5 INLET
 - denotes P-6 INLET
 - denotes PEDESTAL CROSSING SIGNAL
 - denotes PERMANENT REFERENCE MONUMENT
 - denotes POST INDICATOR
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 - denotes SANITARY SEWER MANHOLE
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 - denotes SANITARY SEWER CONNECTION
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 - denotes TELEPHONE MANHOLE (SO. BELL)
 - denotes TELEPHONE PATHPHONE
 - denotes TRAFFIC HAND HOLE
 - denotes TRAFFIC UTILITY BOX
 - denotes TRAFFIC SIGNAL POST
 - denotes UNDERGROUND UTILITY MARKER
 - denotes UNKNOWN UTILITY MANHOLE
 - denotes UNKNOWN UTILITY HAND HOLE
 - denotes WATER MANHOLE
 - denotes WATER METER
 - denotes WATER VALVE
 - denotes WOOD LIGHT POLE
 - denotes WOOD POWER POLE
 - denotes HANDICAP PARKING
 - denotes STROLLER PARKING
- PRINTED UNDERGROUND UTILITIES (APPROXIMATE)**
- COMMUNICATION
 - DRINKAGE
 - ELECTRIC
 - FORCE MAIN
 - IRRIGATION
 - MICHIGAN GAS
 - SANITARY SEWER
 - WATER

TREE TABLE

TREE NO.	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CHPT #
1	CHRISTMAS PALM	" <i>Yucca maritima</i> "	16 (2-5.1-8") (Multi)	18	16
2	CHRISTMAS PALM	" <i>Yucca maritima</i> "	20 (2-7.1-8") (Multi)	22	20
3	CHRISTMAS PALM	" <i>Yucca maritima</i> "	17 (1.3-4") (Multi)	20	20
4	CHRISTMAS PALM	" <i>Yucca maritima</i> "	20 (2-6.1-8") (Multi)	20	20
5	GREEN BUTTWOOD	" <i>Conocarpus erectus</i> "	10	16	15
6	GREEN BUTTWOOD	" <i>Conocarpus erectus</i> "	8	17	15
7	GREEN BUTTWOOD	" <i>Conocarpus erectus</i> "	12	21	24
8	GREEN BUTTWOOD	" <i>Conocarpus erectus</i> "	6	16	12
9	GREEN BUTTWOOD	" <i>Conocarpus erectus</i> "	4	14	9
10	CANARY ISLAND DATE PALM	" <i>Phoenix canariensis</i> "	18	32	15
11	CANARY ISLAND DATE PALM	" <i>Phoenix canariensis</i> "	17	32	15
12	CANARY ISLAND DATE PALM	" <i>Phoenix canariensis</i> "	18	30	15
13	CANARY ISLAND DATE PALM	" <i>Phoenix canariensis</i> "	19	32	15
14	CANARY ISLAND DATE PALM	" <i>Phoenix canariensis</i> "	18	32	15

NOTE:
THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

CERTIFIED TO:
ALTON OFFICE HOLDINGS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WMB RESOURCES LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
BILZIN SUMBERG BAKHA PRICE & AXELROD LLP

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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.

THAT THIS "BOUNDARY SURVEY & TOPOGRAPHIC SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION, THIS SURVEY COMPLETES WITH THE STANDARD OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS AS CONTAINED IN RULES 5J-17.051 AND 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 422.022, FLORIDA STATUTES.

Schwelke - Shiskin & Associates, Inc.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR NO. 4775
STATE OF FLORIDA

This Survey has been electronically signed and sealed by Mark Steven Johnson, PSM on the date noted herein. All signatures must be verified on electronic copies. Printed copies are not considered signed and sealed, unless they include an additional raised embossed seal of the surveyor.

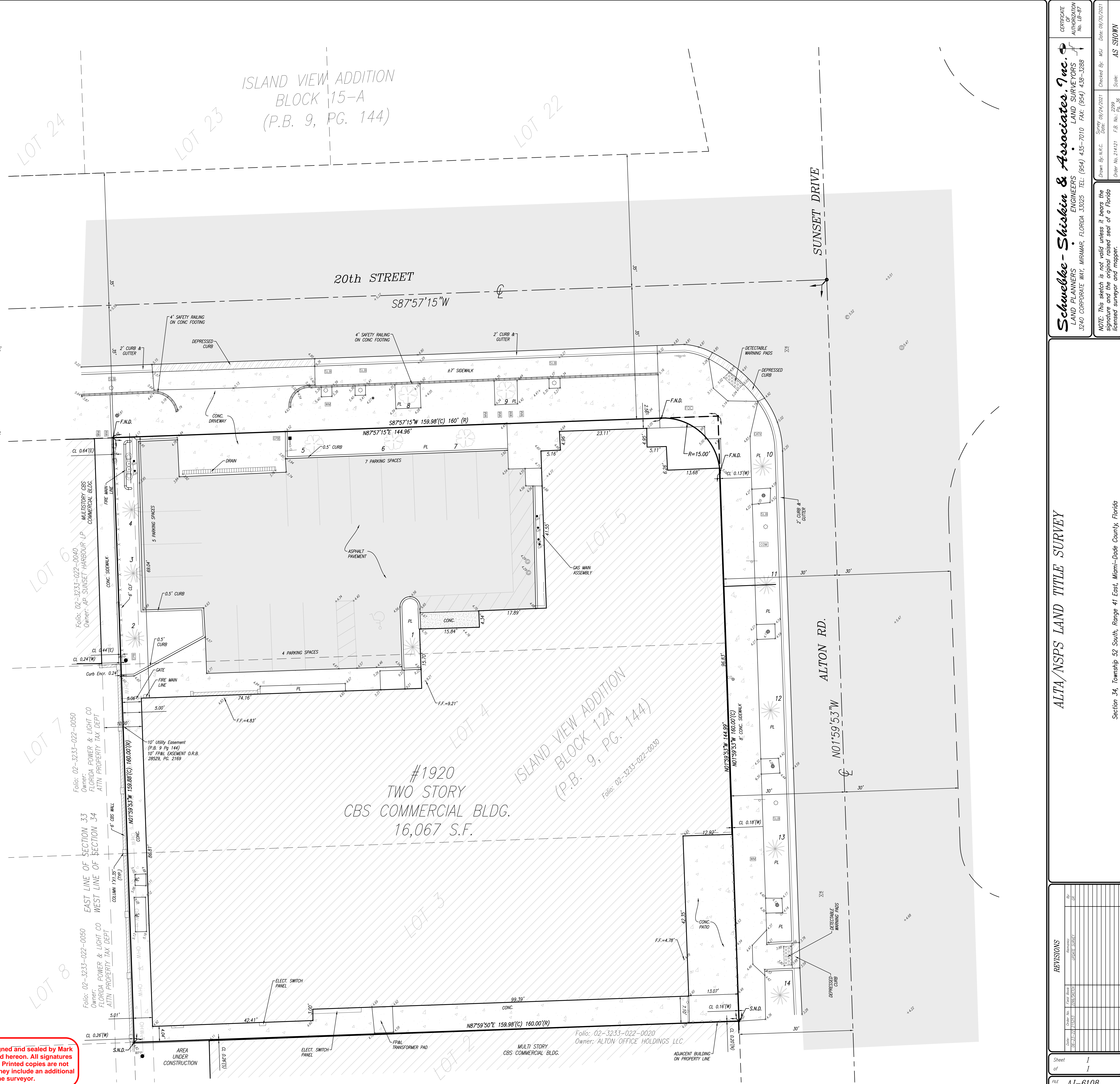


LEGAL DESCRIPTION:
LOTS 3, 4, AND 5, BLOCK 12-A, "ISLAND VIEW ADDITION," ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 144, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N01°59'53"W ALONG THE WEST RIGHT-OF-WAY LINE OF ALTON ROAD BETWEEN 20th STREET AND 19th STREET.
2. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
3. AREA OF PROPERTY AS SURVEYED: 25,538 SQUARE FEET, MORE OR LESS (0.586 ACRES, MORE OR LESS).
4. UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON.
6. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
7. THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8'), PER FLOOD INSURANCE RATE MAP NO. 12086C0317L, COMMUNITY NO. 120651, PANEL NO. 0317, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) MAP DATED SEPTEMBER 11, 2009. (N.G.V.D. 1929)
8. VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAINS, CABLES OR CONDUITS.
9. THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
10. SHOWN HEREON ARE PLOTTABLE EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS REFLECTED AS EXCEPTIONS IN THE TITLE INSURANCE COMMITMENT NO. 1062-5603612 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF AUGUST 30, 2021 AT 8:00 A.M.
11. ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
12. BENCHMARKS:
a. CMB 08 04 R; LOCATION: DADE BOULEVARD & N. MICHIGAN AVE. DESCRIPTION: PK & NW IN TRAFFIC SEPARATOR. ELEVATION= 2.70 (N.A.V.D. 1988)
b. CMB 20 03 R; LOCATION: NE INTX 20TH ST & SUNSET DR. DESCRIPTION: NAIL & WASHER ON TOP OF CURB. ELEVATION= 4.02 (N.A.V.D. 1988)

13. THIS SITE CONTAINS (17) TOTAL MARKED PARKING SPACES INCLUDING (1) DESIGNATED HANDICAP ACCESSIBLE PARKING SPACE.
TITLE EXCEPTIONS:
NOTES REGARDING SCHEDULE B-II OF COMMITMENT FOR TITLE INSURANCE FILE NUMBER 1062-5603612 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF AUGUST 30, 2021 AT 8:00 A.M.

9. Restrictions contained in that certain Special Warranty Deed recorded in Official Records Book 27889, Page 3133, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
10. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plot of ISLAND VIEW ADDITION, as recorded in Plat Book 9, Page(s) 144, of the Public Records of Miami-Dade County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, marital status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (AFFECTS PROPERTY BLANKET IN NATURE)
11. Order by the City of Miami Beach, Florida, Design Review Board recorded in Official Records Book 28058, Page 2584, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
12. Underground Easement (Business) granted to Florida Power & Light Company recorded in Official Records Book 28529, Page 2169, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY, SHOWN)
13. Hold Harmless Agreement recorded in Official Records Book 29654, Page 4260, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
14. Order by the City of Miami Beach, Florida, Board of Adjustment recorded in Official Records Book 29654, Page 4262, of the Public Records of Miami-Dade County, Florida. (AFFECTS PROPERTY BLANKET IN NATURE)
15. The following matters shown on that certain survey prepared by A. Fire and Associates, Inc., dated August 30, 2011, under Field Book No. 11-0631:
a. Overhead electric lines, utility pole and air conditioning pads along the Southern boundary of the land are not located within a recorded easement.
b. Air conditioning pads from the adjacent property encroach into the Southern portion of the land.



Schwelke - Shiskin & Associates, Inc.
LAND SURVEYORS
3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288
CERTIFICATE AUTHORIZATION No. 18-87
Survey By: M.S.J. Date: 09/29/2021
Drawn By: M.S.J. Date: 09/29/2021
Checked By: M.S.J. Date: 09/29/2021
Scale: AS SHOWN

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

ALTA/NSPS LAND TITLE SURVEY
Section 34, Township 52 South, Range 41 East, Miami-Dade County, Florida

REVISIONS

NO.	DATE	DESCRIPTION

Sheet 1 of 1
AJ-6108