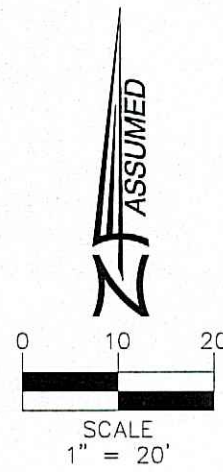


MAP OF BOUNDARY SURVEY



LOCATION MAP
NOT TO SCALE

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Warranty Deed, dated September 07, 2021, recorded in Official Records Book 32720, Page 1347, Miami-Dade County Records.

Bearings as shown hereon are based upon the Center Line of the Subject Site with an assumed bearing of S88°18'15"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C0307, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark Number D-180, Elevation 3.51 feet (NGVD 29).

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 Survey was prepared at the request of and certified to:

Biscayne Point Developments, LLC.

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary 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 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.

LEGEND

SYMBOL	DESCRIPTION
N.A.V.D.	NATIONAL AMERICAN VERTICAL DATUM
R/W	RIGHT-OF-WAY
CL	CENTER LINE
PL	PROPERTY LINE
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PLAT	PLAT BOOK
PG	PAGE
PS	POINT OF BEGINNING
P.O.B.	POINT OF BEGINNING
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
EW	ELECTRICAL WALL PANEL
GV	GAS VALVE
GM	GAS METER
UB	UTILITY BOX
EM	ELECTRIC METER
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER

—	SIGN
—	WOOD UTILITY POLE
—	CONCRETE UTILITY POLE
—	METAL FENCE
—	WOOD FENCE
—	CHAIN-LINK FENCE
—	SWING GATE
—	OVERHEAD UTILITY LINE
—	CLEAN OUT
—	PALM TREE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	WOOD
—	RIGHT-WAY-LINE

TREE No	COMMON NAME	DIAMETER	HEIGHT	CANOPY
1	PALMTREE	8	20	10
2	TREE-Unknown	14	20	20
3	PALMTREE	5	15	7
4	PALMTREE	5	15	10
5	TREE-Unknown	8	10	5
6	PALMTREE (2 TRUNKS)	5	18	7
7	TREE-Unknown	12	20	20
8	AVOCADO	14	25	20
9	MANGO	24	30	30

NO.	STRUCTURE	RIM	DOWN	INVERT
44	CO	4.73	1.59	3.14
45	CO	4.77	2.06	2.71
52	CO	4.72	3.92	0.80

NO.	STRUCTURE	RIM	DIRECTION	DOWN	INVERT	DESCRIPTION	COMMENTS
91	MHS	3.61	BOTTOM	4.35	-0.74	CLAY 8'	
			NORTH	4.35	-0.74	CLAY 8'	
			EAST	4.50	-0.89	CLAY 10'	
			SOUTH	4.35	-0.74	CLAY 8'	
			WEST	4.60	-0.99	CLAY 10'	
92	MHS	4.19	BOTTOM	4.80	-0.61	CLAY 10'	
			EAST	5.55	-1.36	CLAY 10'	
			NORTHEAST	4.80	-0.61	CLAY 8'	
			NORTH	4.90	-0.71	CLAY 8'	
			SOUTH	5.10	-0.91	CLAY 8'	
			WEST	5.60	-1.41	CLAY 10'	
			SOUTHEAST	5.10	-0.91	CLAY 8'	

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on November 14, 2022.

SECTION 2) LEGAL DESCRIPTION:

Lots 13 and 14, Block 5, of "BISCAYNE BEACH SUBDIVISION" according to the Plat thereof, as recorded in Plat Book 44, Page 67 of the Public Records of Miami-Dade County, Florida.

Property Address and Tax Folio Number:

710-700 82nd Street,
Miami-Beach, Florida 33141
Folio No.: 02-3202-008-0920
Folio No.: 02-3202-008-0930

Federal Emergency Management Agency (FEMA)							
Community Name	Community Number	Map/Panel Number	Suffix	FIRM Index Date	FIRM PANEL Effective/Revised	Flood Zones	Base Flood
City of Miami Beach	120651	12086C0307	L	09/11/2009	09/11/2009	AE	8