JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

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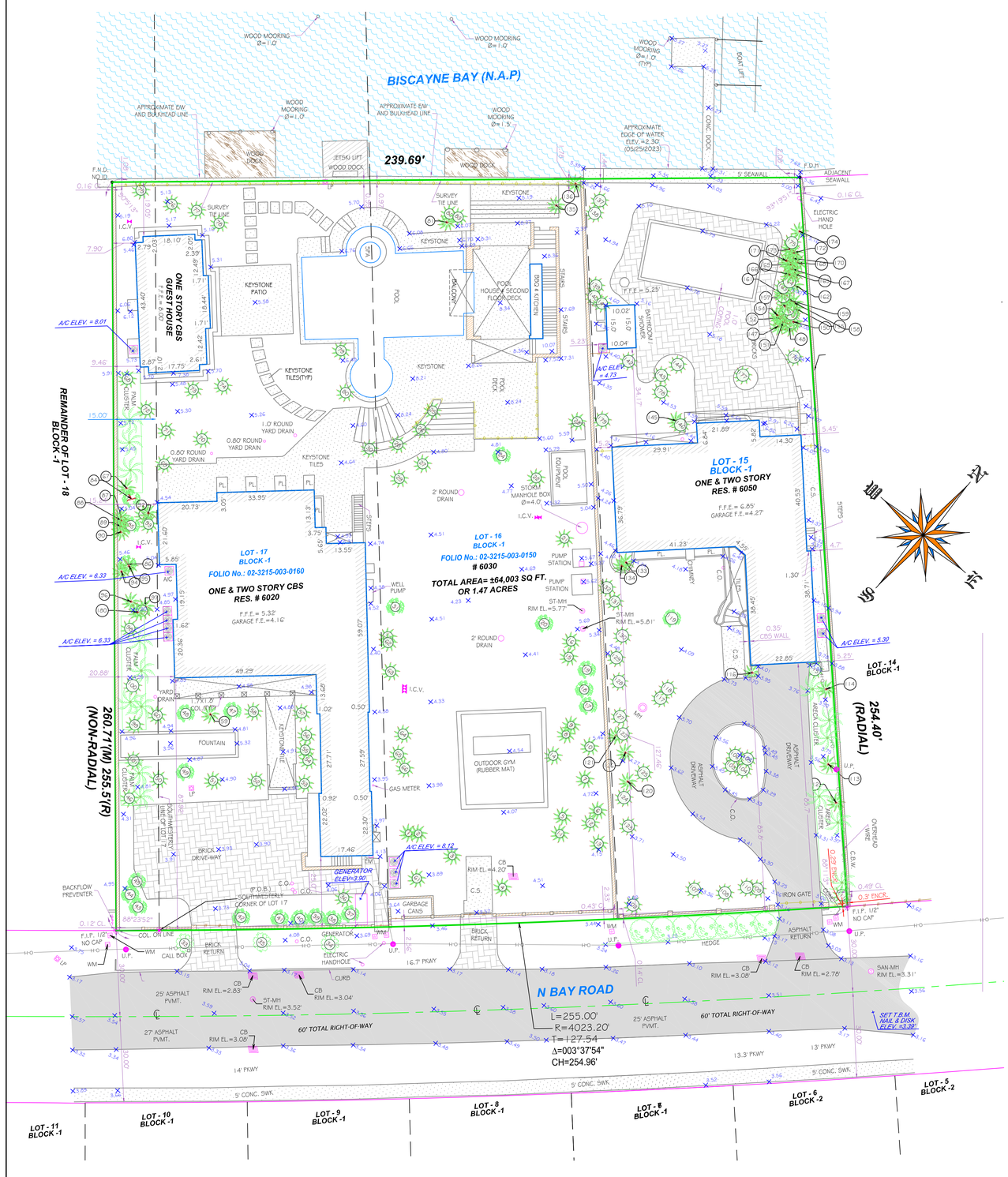
TOPOGRAPHIC SURVEY

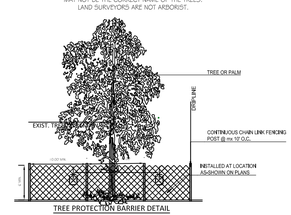


GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FEET

SURVEYOR'S NOTE:
AN ARBORIST MUST CONFIRM ALL THE TREE NAMES, CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES, LAND SURVEYORS ARE NOT ARBORIST.



NOTE:
BARRIER TO BE CONTINUOUS AROUND THE TREE OR GROUP OF TREES.

1. MINIMUM SIX (6) FOOT HIGH TEMPORARY TREE PROTECTION BARRIER SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCIRCLE TREE(S). INSTALL FENCE POSTS USING PIER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ALL ROOTS OVER ONE (1) INCH IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISON OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNS AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) ALONG THE FENCE.

TREE TABLE				
No.	Name	Diameter (Ft.)	Height (Ft.)	Spread (Ft.)
1	ROYAL PALM	1.00	45	15
2	PALM	1.00	37	12
3	ROYAL PALM	1.00	45	15
4	ROYAL PALM	1.00	45	15
5	ROYAL PALM	1.00	45	15
6	ROYAL PALM	1.00	45	15
7	ROYAL PALM	1.00	45	15
8	ROYAL PALM	1.00	45	15
9	PALM	1.00	37	12
10	COCONUT PALM	0.90	35	8
11	PALM	0.90	30	8
12	PALM	0.90	30	8
13	PALM	0.90	30	8
14	PALM	0.90	30	8
15	PALM	0.90	30	8
16	PALM	0.90	30	8
17	MANGO	0.75	20	15
18	MANGO	0.75	20	15
19	ALMAN TREE	0.60	20	15
20	ROYAL PALM	1.00	45	15
21	ROYAL PALM	1.00	45	15
22	ROYAL PALM	1.00	45	15
23	ROYAL PALM	1.00	45	15
24	UNKNOWN TREE	0.50	20	22
25	PALMETTO PALM	0.50	37	11
26	PALMETTO PALM	0.50	37	11
27	PALMETTO PALM	0.50	37	11
28	PALMETTO PALM	0.50	37	11
29	PALMETTO PALM	0.50	37	11
30	PALMETTO PALM	0.50	37	11
31	BANYAN TREE	6.00	20	16
32	PALM	0.40	26	6
33	OAK	1.00	24	20
34	OAK	1.00	24	20
35	OAK	1.00	24	20
36	ROYAL PALM	1.00	45	15
37	MANGO TREE	1.00	45	15
38	PINE	0.50	22	7
39	PINE	0.50	22	7
40	PINE	0.50	22	7
41	PINE	0.50	22	7
42	PINE	0.50	22	7
43	SEA GRAPE	2.50	30	20
44	SEA GRAPE	2.50	30	20
45	SEA GRAPE	2.50	30	20
46	PALM CLUSTER	3.00	20	6
47	UNKOWN TREE	0.40	10	6
48	UNKOWN TREE	0.40	10	6
49	UNKOWN TREE	0.40	10	6
50	ROYAL PALM	1.00	45	15
51	ROYAL PALM	1.00	45	15
52	ROYAL PALM	1.00	45	15
53	ROYAL PALM	1.00	45	15
54	PALM	0.80	30	8
55	PALM	0.80	30	8
56	PALM	0.80	30	8
57	ROYAL PALM	1.00	45	15
58	ROYAL PALM	1.00	45	15
59	ROYAL PALM	1.00	45	15
60	ROYAL PALM	1.00	45	15
61	PALM	1.10	37	12
62	PALM	0.40	26	6
63	PALM	0.40	26	6
64	PALM	0.40	26	6
65	PALM	0.40	26	6
66	PALM	0.40	26	6
67	PALM CLUSTER	3.00	20	6
68	PALM CLUSTER	3.00	20	6
69	COCONUT PALM	0.90	35	8
70	COCONUT PALM	0.90	∞	8
71	COCONUT PALM	0.90	35	8
72	COCONUT PALM	0.90	35	8
73	COCONUT PALM	0.90	35	8
74	COCONUT PALM	0.90	35	8
75	COCONUT PALM	0.90	35	8
76	COCONUT PALM	0.90	35	8
77	COCONUT PALM	0.90	35	8
78	COCONUT PALM	0.90	35	8
79	PALMETTO	0.80	37	11
80	PALMETTO	0.90	37	11
81	PALM	0.45	18	6
82	PALM	0.45	18	6
83	PALM	0.45	18	6
84	BLACK OLIVE TREE	1.80	38	20
85	BLACK OLIVE TREE	1.80	38	20
86	BLACK OLIVE TREE	1.80	38	20
87	PALM	0.40	26	6
88	PALM	0.40	26	6
89	PALM	0.40	26	6
90	PALM	0.40	26	6
91	PALM	0.40	26	6
92	PALM	0.40	26	6
93	PALM	0.40	26	6
94	PALM	0.40	26	6
95	PALM	0.40	26	6
96	PALM	0.40	26	6
97	PALM	0.40	26	6
98	PALM	0.40	26	6
99	PALM CLUSTER	3.00	∞	6
100	PALM CLUSTER	3.00	20	6
101	PALM CLUSTER	3.00	20	6
102	PALM	0.30	7	5
103	PALM	0.30	7	5
104	PALM	0.30	7	5
105	PALM	0.30	7	5
106	PALM	0.30	7	5
107	PALM	0.50	12	8
108	PALM	0.50	12	8
109	PALM	0.50	12	8
110	ROYAL PALM	1.80	45	15
111	WEDGE CLUSTER	3.00	20	6
112	WEDGE CLUSTER	3.00	20	6
113	WEDGE CLUSTER	3.00	20	6
114	WEDGE CLUSTER	3.00	20	6
115	PALM	0.30	7	5
116	PALM	0.30	7	5
117	PALM	0.30	7	5
118	PALM	0.30	7	5
119	MANGO	3.00	30	20
120	ROYAL PALM	1.80	45	15
121	ROYAL PALM	1.80	45	15
122	ROYAL PALM	1.80	45	15
123	WEDGE CLUSTER	3.00	18	6
124	WEDGE CLUSTER	3.00	18	6
125	WEDGE CLUSTER	3.00	18	6
126	WEDGE CLUSTER	3.00	18	6
127	WEDGE CLUSTER	3.00	18	6
128	WEDGE CLUSTER	3.00	18	6
129	WEDGE CLUSTER	3.00	18	6
130	WEDGE CLUSTER	3.00	18	6
131	ROYAL PALM	1.80	45	15
132	WEDGE CLUSTER	3.00	18	6
133	PALM	0.40	26	6
134	PALM	0.40	26	6
135	COCONUT PALM	0.90	35	8
136	COCONUT PALM	0.90	35	8
137	PALM	0.40	26	6
138	PALM	0.40	26	6
139	PALM	0.40	26	6
140	PALM	0.40	26	6
141	PALM	0.40	26	6
142	PALM	0.40	26	6
143	PALM	0.40	26	6
144	PALM	0.40	26	6
145	PALM	0.40	26	6
146	PALM	0.40	26	6
147	PALM	0.40	26	6
148	PALM	0.40	26	6
149	PALM	0.40	26	6
150	PALM	0.40	26	6
151	PALM	0.40	26	6
152	PALM	0.40	26	6
153	PALM	0.40	26	6
154	PALM	0.40	26	6
155	PALM	0.40	26	6
156	PALM	0.40	26	6
157	PALM	0.40	26	6
158	PALM	0.40	26	6
159	PALM	0.40	26	6
160	PALM	0.40	26	6
161	PALM	0.40	26	6
162	PALM	0.40	26	6
163	PALM	0.40	26	6
164	PALM	0.40	26	6
165	PALM	0.40	26	6
166	PALM	0.40	26	6
167	PALM	0.40	26	6
168	PALM	0.40	26	6
169	PALM	0.40	26	6
170	PALM	0.40	26	6
171	PALM	0.40	26	6
172	PALM	0.40	26	6
173	PALM	0.40	26	6
174	PALM	0.40	26	6
175	ROYAL PALM	1.80	45	15
176	PALM	1.20	35	11
177	PALM	1.20	35	11
178	PALM	1.20	35	11
179	ROYAL PALM	1.80	45	15
180	PALM	0.40	26	6
181	PALM	0.40	26	6

LOCATION SKETCH
SCALE = N.T.S.

PROPERTY ADDRESS:

6020-6050 NORTH BAY ROAD, MIAMI FLORIDA. 33140

CERTIFICATION:

PATRICK MARKERT

ABBREVIATIONS

A	= ARC.
A/C	= AIR CONDITIONER PAD
A.E	= ANCHOR EASEMENT
A.R	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL	= CLEAR
C.O.	= CLEAN OUT
C.L.F	= CHAIN LINK FENCE
C.M.E	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
F.I.	= FEET
FNIP.	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H.	= HIGH OR (HEIGHT)
IN.&EG	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
'	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PVMT.	= PAVEMENT
PL	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L. S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
RGE.	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P	= TRAFFIC SIGNAL POLE
TWP	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
M	= MONUMENT LINE
℄	= CENTER LINE
△	= DELTA

LEGAL DESCRIPTION:

FOLIO# 02-3215-003-0150
LOT 17 AND THE N.E. 15.00 FEET OF LOT 18, BLOCK 1, LA GORCE GOLF SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE BUILDING AND IMPROVEMENT LOCATED THEREON, N.E. 15 FEET OF LOT 18 DESCRIBED AS FOLLOWS:

LOT 17 AND PART OF LOT 18 DESCRIBED AS FOLLOWS: BEGIN (P.O.B.) AT THE SOUTHWESTERLY CORNER OF LOT 17, AND RUN SOUTHERLY ALONG THE THE WESTERLY LINE OF NORTH BAY ROAD ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 4023.20, THROUGH A CENTRAL ANGLE OF 0 DEGREES 12'49", A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF LOT 18; THENCE RUN ALONG A LINE 15.00 FEET DISTANT SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LOT 17 TO A POINT ON A FACE OF A CONCRETE BULKHEAD ON BISCAYNE BAY; THENCE RUN NORTHEASTERLY ALONG THE FACE OF SAID BULKHEAD 15.00 FEET TO A POINT OF THE SOUTHWESTERLY LINE OF LOT 17; THENCE RUN SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 17 TO THE POINT OF BEGINNING (P.O.B).

AND

FOLIO# 02-3215-003-0160
LOT 16, BLOCK 1, OF LA GORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

FOLIO# 02-3215-003-0140
LOT 15, BLOCK 1, LAGORCE GOLF SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR "APPROVAL FOR AUTHORIZATION" TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- **FENCE OWNERSHIP NOT DETERMINED.**
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

FLOOD ZONE INFORMATION:

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED

FLOOD ZONE:	"AE"
BASE FLOOD ELEVATION:	8 FEET
COMMUNITY:	120651
PANEL:	0309
SUFFIX:	L
DATE OF FIRM:	09/11/2009

THE SUBJECT PROPERTY DOES LIE IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR' S NOTES:

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB # 7806.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCH MARK #A-33. LOCATOR NO. 3222 @ 63 ST (M.BEACH) & PINE TREE DRIVE; ELEVATION IS 8.23 FEET OF N.G.V.D. OF 1929

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THIS "SPECIFIC PURPOSE SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

BY: Digitally signed by CARLOS M IBARRA Date: 2023.06.16 15:10:51 -04'00' **05/25/2023**

CARLOS IBARRA (DATE OF FIELD WORK)

PROFESSIONAL LAND SURVEYOR NO.: 6770 STATE OF FLORIDA

REVISED ON: **COMBINED SURVEY+TOPOGRAPHIC - 05/25/23**

REVISED ON: **UPDATE+TOPOGRAPHIC - 05/23/23**

REVISED ON: **SPECIFIC PURPOSE SURVEY - 04/25/22**

REVISED ON: **ORIGINAL SURVEY - 09/17/21**

LEGEND

- = OVERHEAD UTILITY LINES
- = CONCRETE BLOCK WALL
- = CHAIN LINK FENCE
- = IRON FENCE
- = WOOD FENCE
- = BUILDING SETBACK LINE
- = UTILITY EASEMENT
- = LIMITED ACCESS R/W
- = NON-VEHICULAR ACCESS R/W
- × 0.00 = EXISTING ELEVATIONS

FLORIDA DEPARTMENT OF Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, FL 32399

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Noah Valenstein
Secretary

Tidal Water Survey Procedural Approval

Date: 10/8/2021
Name: John Ibarra
Firm Name: John Ibarra & Associates, Inc.
Address: 777 NW 72nd Avenue, Suite 3025
Miami, FL 33126
Phone: 305.262.400 Email: dawn@ibarralandsurveyors.com

****

Point Identification No. 180 County: Miami-Dade
USGS 7.5-Minute Quad Map Name: Miami
Mean High Water (MHW): 0.17 ft Mean Low Water (MLW): -1.88 ft
Unit of Measurement: Feet Datum: NAVD88 Tidal Epoch: 1983 – 2001
Procedure: Extend the above MHW height to Job # within one-half mile.
Source of Data: Florida Department of Environmental Protection, Bureau of Survey and Mapping.

This form constitutes approval of the method to be used to survey the mean high-water line or the mean low-water line within one half mile of the point identified above.

****

Retain this form for record keeping. Submit a copy of this form with the completed survey to the Bureau of Survey and Mapping.

Contact:
Florida Department of Environmental Protection
Bureau of Survey and Mapping
Mean High Water Repository
3800 Commonwealth Boulevard, Mail Station 105
Tallahassee, FL 32399-3000
Tel. (850) 245-3606

Approved by:
W. Lanier Evers, PSM Digitally signed by W. Lanier Evers, PSM DN: cn=, o=, ou=, email=, c=US Date: 2021.10.08 14:39:16 -04'00'
10/8/2021
(Date)

8020-8080 North Bay Road - Miami Beach

DRAWN BY:	CARLOS D.
FIELD DATE:	05/25/2023
SURVEY NO:	21-003366-4
SHEET:	1 OF 1

LICENSED PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA 6770

Digitally signed by CARLOS M IBARRA Date: 2023.06.16 15:11:10 -04'00'

L.B.# 7806 SEAL