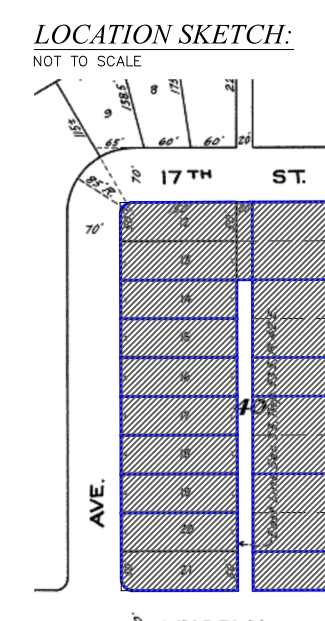


MAP OF BOUNDARY & TREE SURVEY

CERTIFICATE OF AUTHORIZATION # 18-8023
Survey Pros, Inc.
 4348 SW 74TH AVENUE, MIAMI, FL 33155
 PH: (305) 787-8802 (main)
 MIAMI-DADE | BROWARD | PALM BEACH | MONROE | HILLSBOROUGH | PINELLAS
 www.survey-pros.com



PROPERTY ADDRESS:
 1239 LINCOLN ROAD, MIAMI BEACH, FL 33139 (FOLIO: 02-3234-01-0150)
 1245 LINCOLN ROAD, MIAMI BEACH, FL 33139 (FOLIO: 02-3234-01-0150)
 1608 ALTON ROAD, MIAMI BEACH, FL 33139 (FOLIO: 02-3234-01-0180)
 1601 WEST AVENUE, MIAMI BEACH, FL 33139 (FOLIO: 02-3233-01-0090)
 1604 ALTON ROAD, MIAMI BEACH, FL 33139 (FOLIO: 02-3234-01-0170)
 1608 ALTON ROAD, MIAMI BEACH, FL 33139 (FOLIO: 02-3234-01-0180)
 1677 WEST AVENUE, MIAMI BEACH, FL 33139 (FOLIO: 02-3233-01-0090)
 1680 ALTON ROAD, MIAMI BEACH, FL 33139 (FOLIO: 02-3234-01-0190)
 1681 WEST AVENUE, MIAMI BEACH, FL 33139 (FOLIO: 02-3233-01-0090)
 1683 WEST AVENUE, MIAMI BEACH, FL 33139 (FOLIO: 02-3233-01-0090)
 1608 ALTON ROAD, MIAMI BEACH, FL 33139 (FOLIO: 02-3234-01-0180)
 FOLIO: 02-3233-01-0090
 FOLIO: 02-3233-01-0090

LEGAL DESCRIPTION:
 FOLIO: 02-3234-01-0150
 LOT 1, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3233-01-0100
 LOTS 20 AND 21, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3234-01-0160
 LOTS 3 AND 4, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3233-01-0090
 LOT 18, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3234-01-0170
 LOTS 5 AND 6, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3234-01-0180
 LOT 6, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3233-01-0090
 LOT 15, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3234-01-0190
 LOTS 7 AND 8, BLOCK 40, OF FIRST ADDITION TO COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 30, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3233-01-0090
 LOT 14, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3233-01-0090
 LOT 11, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3233-01-0090
 LOT 18, BLOCK 40, OF THE ALTON BEACH REALTY COMPANY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 165, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND;
 FOLIO: 02-3233-01-0090

FLOOD ZONE INFORMATION:
 THE GRAPHICALLY DEPICTED BOUNDARIES SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 5.
 COMMUNITY NAME & NUMBER: CITY OF MIAMI BEACH 120051
 MAP # PUBLIC NUMBER 12080212 SUPER L

SURVEYOR'S NOTES:
 1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
 2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
 3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
 4. THIS SURVEY WAS PREPARED FOR AND CONFERRED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
 5. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB8023.
 6. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
 7. DIMENSIONS SHOWN ARE NOT DETERMINED DIMENSIONS ARE TO THE INTERIOR UNLESS OTHERWISE NOTED.
 8. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THIS FIRM.
 9. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
 10. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF ALTON ROAD BEARS N010°52'29".

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS BEST PRACTICE SURVEYING AND DRAWING UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYING AND MAPPING IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

CERTIFIED TO:
 SHVO

- LEGEND**
- ABBREVIATIONS:**
 AC = AIR CONDITIONER PAD
 BO = BROWARD COUNTY RECORDS
 BLDG = BUILDING
 BM = BENCH MARK
 BRN = BASE OF BEARING
 CBS = CONCRETE BLOCK & STUCCO
 CAG = CURB & GUTTER
 CLP = CHAIN LINK FENCE
 COL = COLUMN
 D.E. = DRAINAGE EASEMENT
 D.M. = DRAINAGE & MAINTENANCE EASEMENT
 D/W = DRIVEWAY
 EB = ELECTRIC BOX
 ENC = ENCROACHMENT
 EP = EDGE OF PAVEMENT
 EX = EXISTING
 FDF = FOUND DRILL HOLE
 FFE = FOUND FLOOR ELEVATION
 FRP = FOUND IRON PIPE (NO ID)
 FRN = FOUND IRON (NO ID)
 FRM = FOUND NAIL & SICK
 FRP = FOUND POWER & LIGHT TRANSFORMER PAD
 L.E. = LANDSCAPE EASEMENT
 L.M.E. = LAKE MAINTENANCE EASEMENT
 M = MEASURED
 MCR = MIAMI-DADE COUNTY RECORDS
 M = MARK
 ML = MONUMENT LINE
 P = PLAT
 P.B. = PLAT BOOK
 P.C. = POINT OF CURVATURE
 P.C.P. = PERMANENT CONTROL POINT
 P.E. = POINT EQUIPMENT PAD
 P.F. = PALM
 P.I. = POINT OF INTERSECTION
 P.L. = PLASTER
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.R. = POINT OF REVERSE CURVATURE
 P.R.M. = PERMANENT REFERENCE
 MONUM. = MONUMENT
 P.T. = POINT OF TANGENCY
 R = RADII DISTANCE
 R/W = RIGHT-OF-WAY
 RES = RESIDENCE
 SDF = SDF EMBOSSED
 SMD = SET NAIL & DISK LB8023
 S.T. = SURVEY TIE LINE
 S.W.K. = SWEDEK
 TWP = TYPICAL
 U.B. = UTILITY BOX
 U.E. = UTILITY EASEMENT
 W/F = WOOD FENCE
- SYMBOLS:**
 (T) = TELEPHONE RISER
 (C) = CABLE TV RISER
 (W) = WATER METER
 (E) = ELEVATION
 (D) = ORIGINAL LOT DISTANCE
 (O) = CENTRAL ANGLE
 (C) = CENTER LINE
 (V) = WATER VALVE
 (I) = CURB INLET
 (F) = FIRE HYDRANT
 (L) = LIGHT POLE
 (C) = CATCH BASIN
 (U) = UTILITY POLE
 (M) = SEWER MANHOLE
 (M) = METAL FENCE
 (W) = WOOD FENCE
 (D) = DIAM LINK FENCE
 (L) = LASSON
 (B) = BOUNDARY LINE
 (D) = OVERHEAD UTILITY LINE
 (O) = ORIGINAL LOT LINE
 (S) = ASPHALT
 (S) = CONCRETE
 (S) = PAVEMENT
 (S) = TILES
 (S) = COVERED AREA

AREA CALCULATIONS:
 NORTH PARCEL = FOLIO(S): 02.32330170040, 02.32330170030, 02.32340170200
 33,800 SQ.FT.
 SOUTH PARCEL = FOLIO(S): 02.32340170150, 02.32330170100
 22,500 SQ.FT.
 ALLEY = YELLOW SHADED AREA ON SURVEY
 5,500 SQ.FT.
 MAIN PARCEL = FOLIO(S): 02.32340170160, 02.32340170170, 02.32340170180, 02.32340170190, 02.32330170050
 60,000 SQ.FT.

CURVE DETAILS:

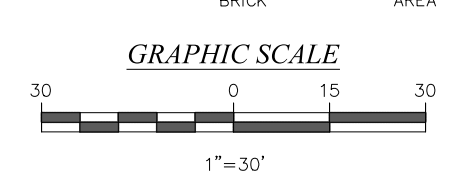
C-1	C-2	C-3	C-4
R = 15'	R = 15'	R = 15'	R = 15'
AL = 23.56'	AL = 23.56'	AL = 23.56'	AL = 23.56'
CL = 21.21'	CL = 21.21'	CL = 21.21'	CL = 21.21'
CB = S 46°56'20" E Δ = 89°56'42"	CB = N 43°03'40" E Δ = 90°01'17"	CB = S 46°56'20" E Δ = 89°56'42"	CB = N 43°03'40" E Δ = 90°01'17"

TREE TABLE:

NO.	COMMON NAME	DBH(D)	HEIGHT	CANOPY
1	ROYAL PALM	16"	35'	12'
2	ROYAL PALM	16"	30'	12'
3	ROYAL PALM	16"	30'	12'
4	ROYAL PALM	14"	30'	12'
5	ROYAL PALM	14"	30'	12'
6	ROYAL PALM	14"	30'	14"
7	ROYAL PALM	14"	40'	14"
8	ROYAL PALM	14"	40'	14"
9	ROYAL PALM	14"	30'	14"
10	OKA	8"	18'	12'
11	OKA	8"	18'	12'
12	OKA	8"	18'	12'
13	OKA	8"	22'	14"
14	OKA	8"	18'	14"
15	OKA	8"	18'	12'
16	OKA	8"	20'	14"
17	PALMETTO	10"	16'	7'
18	PALM	4"	16'	4'
19	ROYAL PALM	15"	35'	12'
20	GIEMBO LIMBO	15"	20'	18'
21	GIEMBO LIMBO	13"	20'	18'
22	GIEMBO LIMBO	13"	20'	20'
23	GIEMBO LIMBO	13"	20'	20'
24	GIEMBO LIMBO	13"	20'	20'
25	PALM	12"	45'	10'
26	PALM	12"	45'	10'
27	TRIEE	4"	12'	4'
28	TRIEE	4"	12'	4'
29	TRIEE	4"	12'	4'
30	TRIEE	4"	12'	4'
31	TRIEE	4"	12'	4'
32	TRIEE	4"	12'	4'

NO.	COMMON NAME	DBH(D)	HEIGHT	CANOPY
33	TRIEE	4"	12'	4'
34	TRIEE	4"	12'	4'
35	TRIEE	4"	13'	4'
36	PALM	4"	13'	4'
37	TRIEE	4"	13'	4'
38	TRIEE	4"	13'	4'
39	TRIEE	4"	13'	4'
40	TRIEE	4"	13'	4'
41	TRIEE	4"	13'	4'
42	TRIEE	4"	13'	4'
43	TRIEE	4"	18'	4'
44	TRIEE	4"	18'	4'
45	TRIEE	4"	18'	4'
46	PALM	8"	30'	8'
47	PALM	8"	30'	8'
48	PALM	8"	30'	8'
49	PALM	8"	30'	8'
50	OKA	8"	20'	12'
51	OKA	8"	20'	12'
52	OKA	8"	20'	12'
53	OKA	8"	20'	12'
54	OKA	8"	20'	12'
55	OKA	8"	20'	12'
56	OKA	8"	20'	12'
57	OKA	8"	20'	12'
58	OKA	8"	20'	12'
59	OKA	8"	20'	12'
60	PALM	7"	22'	12'
61	TRIEE	15"	18'	12'
62	PALM	4"	01'	01'
63	PALMETTO	12"	18'	12'
64	PALMETTO	12"	18'	12'

IN CASE OF A DISPUTE AN ARBITRATOR REPORT WILL GOVERN.



NICOLAS DEL VENTO
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA LIC. # 6949

DATE OF ORIGINAL FIELD WORK:
 11/03/2022
JOB NUMBER: 2210843
DRAWN BY: ADRIEL
CAD FILE: SHVO
SHEET 1 of 1
REVISION(S):