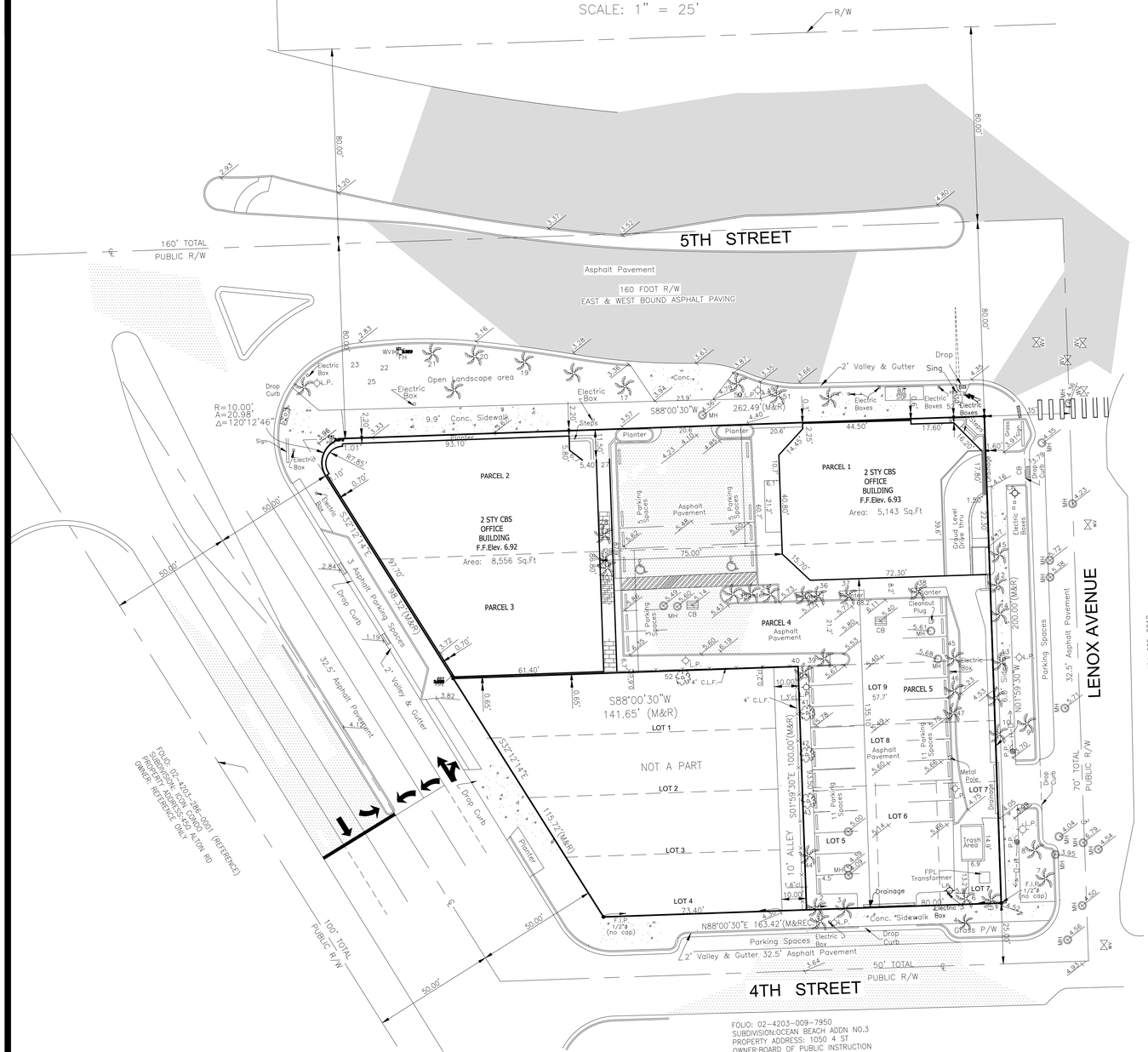
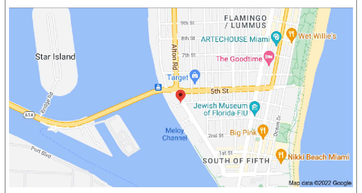
# SKETCH OF BOUNDARY SURVEY

0 25 50 75

SCALE: 1" = 25'




## LOCATION MAP




## SITE PHOTO



AN ARBORIST MUST CONFIRM ALL THE THREE NAMES CONDITION AND SPECIES, WHAT IS SHOWN ON THE SURVEY MAY NOT BE THE CORRECT NAME OF THE TREES, LAND SURVEYORS ARE NOT ARBORIST

TREE LIST

| No. | TREE NAME | BOTANICAL NAME | D.B.H. | HEIGHT | SPREAD |
|---|---|---|---|---|---|
| 1 | MACARTHUR PALM | PTYCHOSPERMA MACARTHUR | 0.6' | 25' | 12' |
| 2–5 | ROYAL PALM | ROYSTONIA ELATA | 1.5' | 60' | 50' |
| 6 | MACARTHUR PALM | PTYCHOSPERMA MACARTHUR | 0.6' | 20' | 12' |
| 7–8 | MACARTHUR PALM | PTYCHOSPERMA MACARTHUR | 0.5' | 20' | 12' |
| 9–12 | ROYAL PALM | ROYSTONIA ELATA | 1.5' | 50' | 50' |
| 13 | LIVE OAK | QUERCUS VIRGINIANA | 1.3' | 20' | 20' |
| 14 | LIVE OAK | QUERCUS VIRGINIANA | 0.8' | 25' | 20' |
| 15 | LIVE OAK | QUERCUS VIRGINIANA | 0.7' | 20' | 18' |
| 16 | ROYAL PALM | ROYSTONIA ELATA | 1.8' | 60' | 40' |
| 17–26 | CANARY DATE PALM | PHOENIX CANARIENSIS | 1.5' | 20' | 20' |
| 27 | MACARTHUR PALM | PTYCHOSPERMA MACARTHUR | 0.4' | 12' | 5' |
| 28–29 | MACARTHUR PALM | PTYCHOSPERMA MACARTHUR | 0.4' | 12' | 5' |
| 30–31 | MACARTHUR PALM | PTYCHOSPERMA MACARTHUR | 0.4' | 12' | 5' |
| 32–38 | MACARTHUR PALM | PTYCHOSPERMA MACARTHUR | 0.3' | 20' | 7' |
| 39–40 | ROYAL PALM | ROYSTONIA ELATA | 1.0' | 50' | 50' |
| 41–43 | LIVE OAK | QUERCUS VIRGINIANA | 1.2' | 20' | 18' |
| 16 | ROYAL PALM | ROYSTONIA ELATA (to be removed) | | | |
| 45–51 | ALEXANDER PALM | PTYCHOSPERMA ELEGANS | 0.3' | 12' | 6' |
| 52 | LIVE OAK | QUERCUS VIRGINIANA | 2.0' | 60' | 60' |

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

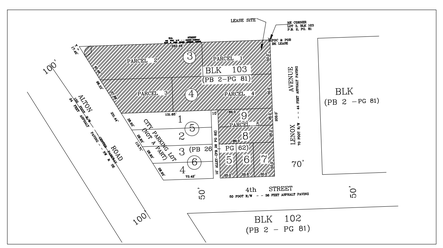
PARCEL 1:
THE EAST 100 FEET OF LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOT 3, LESS THE EAST 100 FEET THEREOF AND LESS THAT PORTION THEREOF WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST TANGENT TO THE NORTH LINE OF SAID LOT 3 AND TANGENT TO THE SOUTHWESTERLY LINE OF SAID LOT 3, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA.

PARCEL 3:
LOT 4, LESS THE EAST 145.6 FEET THEREOF, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PARCEL 4:
THE EAST 145.6 FEET OF LOT 4, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 5:
LOTS 5, 6, 7, 8, AND 9 OF RESUBDIVISION LOTS 5 AND 6, BLOCK 103, THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
ALL OF ABOVE DESCRIBED PARCELS 1, 2, 3, 4, AND 5 BEING NOW KNOWN AS:
ALL OF LOTS 3 AND 4, IN BLOCK 103, OF OCEAN BEACH FLA., ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPT THAT PORTION OF LOT 3 WHICH LIES WITHIN THE EXTERNAL AREA FORMED BY A 10 FOOT RADIUS ARC CONCAVE TO THE SOUTHEAST AND TANGENT TO BOTH THE NORTH AND SOUTHWESTERLY LINES OF SAID LOT 3;

TOGETHER WITH:
LOTS 5, 6, 7, 8 AND 9, OF RESUBDIVISION OF LOTS 5 AND 6, BLOCK 103, OF THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.




WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

ed pino
Digitally signed by ed pino
Date: 2023.12.05 08:58:10 -05'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ED PINO, PSM ON THE DATE ADJACENT TO THE SEAL.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

STATE OF FLORIDA ED PINO LICENSE NUMBER 6771 STATE OF FLORIDA
Ed Pino
PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6771
STATE OF FLORIDA
DATE: DECEMBER 5, 2023

SITE ADDRESS: 1100 5th STREET, MIAMI BEACH, FL 33139
JOB NUMBER: 22-528
DATE OF SURVEY: MAY 25, 2022 / SEPTEMBER 20,2023 (UPDATE)
FOLIO #: 02-4203-009-8190

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE; STRUCTURE (BLDG.); CONCRETE BLOCK WALL; METAL FENCE; WOODEN FENCE; CHAIN LINK FENCE; WOOD DECK/DOCK; ASPHALTED AREAS; CONCRETE; BRICKS OR PAVERS; ROOFED AREAS; WATER (EDGE OF WATER); AIR CONDITIONER; POOL PUMP; WATER HEATER; CATCH BASIN; MANHOLE; O.E. OVERHEAD ELECT.; POWER POLE; LIGHT POLE; HANDICAP SPACE; FIRE HYDRANT; EASEMENT LINE; WATER VALVE; TV-CABLE BOX; WATER METER; CONC. LIGHT POLE

ABBREVIATIONS:

A = CURVE
AIC = AIR CONDITIONING UNIT
ASPH = ASPHALT
B.M. = BENCH MARK
Blk/Cor/s = BLOCK CORNER
CAL(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
D = DIAMETER
EASMT. = EASEMENT
EL/EV. = ELEVATION
ENC. = ENCROACHMENT
F.D/H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
M = MONUMENT
M = MONUMENT LINE
N.T.S. = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC.(R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
§ = SECTION LINE

CERTIFY TO
THE ALTON VENTURE LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
BPSK DEVELOPMENT LLC, ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A.
GATEWAY MB LLC

**JOB SPECIFIC SURVEYOR NOTES:**

1. THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"AE"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **12086C-0319L**, WITH AN EFFECTIVE DATE OF SEPT. 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
2. LAND AREA OF SUBJECT PROPERTY: 32,650(+/-) SQ FT
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. M-39**, WITH AN ELEVATION OF 8.27 **FEET**
4. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.01°59'30"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF NW LENOX AVE., AS SHOWN ON PLAT BOOK 149 AT PAGE 25 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

REVISED


AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM



without permission American Services of Miami, Corp.


FOR: BPSK DEVELOPMENT LLC
SCALE: 1"=25'
DATE: 11/07/23
DESIGNED BY: EP
APPROVED BY: EP
DRAWN BY: X
CHECKED BY: EP
FIELD BOOK No.
PAGE No.

ORDER No. 22-528
SHEET No. 1

DCNO