A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the Goverment Lot 1, Section 11, Township 53 South, Range 42 East
City of Miami Beach, Miami-Dade County, Florida.

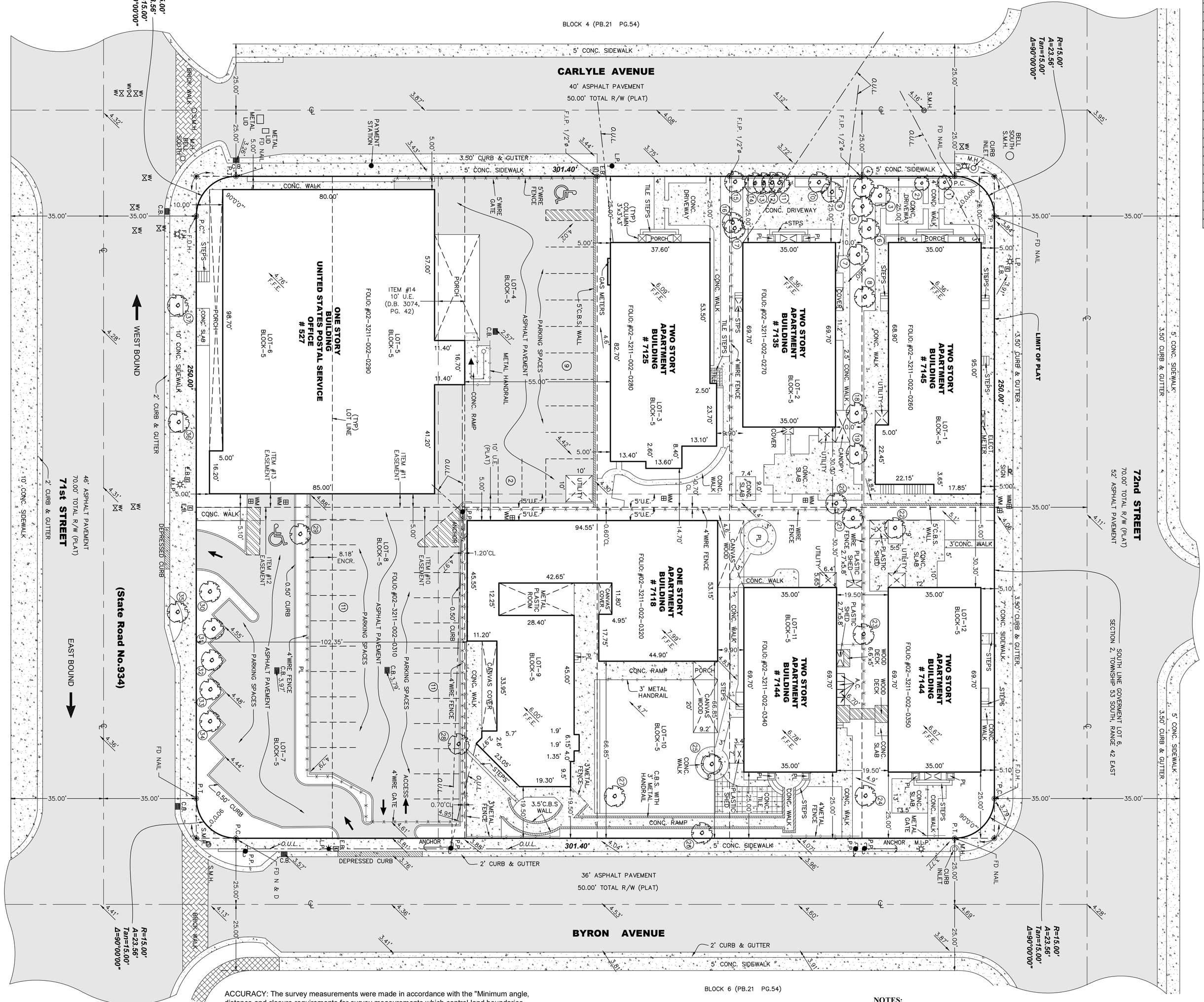
LEGEND

A	= Arc
ASPH	= Asphalt
BM	= Bench Mark
BRG	= Bearing
CB	= Catch basin
CBS	= Concrete Block Structure
CH	= Chord
Chatta	= Chattahoochee
℄	= Center Line
CLF	= Chain Link Fence
CL.	= Clear
CONC	= Concrete
D	= Delta
ø	= Diameter
DH	= Drill Hole
DME	= Drainage & Maintenance Easement
E.B.	= Electric Box
Enc.	= Encroachment
F.F.	= Finish Floor
F.H.	= Fire Hydrant
F.I.R.	= Found Iron Rebar
FPL	= Florida Power & Light
F.I.P.	= Found Iron Pipe
FD.	= Found
L.P.	= Light Pole
M	= Measured
M.F.	= Metal Fence
M.H.	= Manhole
M	= Monument Line
MON	= Monument
N/A	= Not Applicable
N/D	= Nail & Disc
NTS	= Not to Scale
O/S	= Offset
O.U.L.	= Overhead Utility Lines
OH	= Overhang
P	= Plat
PB	= Plat Book
PC	= Point of Curvature
PCP	= Permanent Control Point
PG	= Page
P.I.	= Point of Intersection
℄	= Property Line
PL	= Planter
P.O.B.	= Point of Beginning
P.O.C.	= Point of Commencement
P.P.	= Power Pole
P.R.M.	= Permanent Reference Monument
P.R.C.	= Point of Reverse Curvature
PT	= Point of Tangency
R	= Radius
R/R	= Railroad
PSM	= Professional Surveyor Mapper
R/W	= Right-of-Way
SWK	= Sidewalk
Sec.	= Section
(TYP)	= Typical
T	= Tangent
U.E.	= Utility Easement
W.F.	= Wood Fence
W.M.	= Water Meter
W.V.	= Water Valve
7.34	= Denotes Spot Elevations Taken

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

NOTE:
a) Dimensions and/or encroachments shown hereon are of the apparent nature, hence legal ownership not determined.
b) This boundary survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
c) Underground utilities, foundations not reflected in this survey.
d) Underground utilities, improvements, footings and encroachments, if any not located.
e) Underground utilities, improvements, footings and encroachments, if any not located.
f) Flood zone designation and/or elevations, if shown, are for insurance purposes only and not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any flood damage that may occur on the property described hereon.
g) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or rights of title are made or implied.

g) All roads shown hereon are public unless otherwise noted.
h) Bearings shown hereon are based on the plat unless otherwise noted.
i) Distance along boundary are record and measured unless otherwise noted.
j) The graphic portions of this document are intended to be displayed at the graphic/linear scales as indicated thereon. Any enlargement or reduction in scale from the original drawing will cause distortion in obtaining stated data.
k) Zoning information and permitted use of land as classified in the minimum technical standards (5J17 FAC), is "Subjudice". The Maximum relative distance accuracy for the type of boundary survey as defined in the standards of practice, based on the measurements of control points and described geometric figure was found to exceed this requirement.
l) Underground utilities, footings and encroachments, if any not located. Field work or excavation on the hereon described parcel for building, zoning information and utilities location.



ACCURACY: The survey measurements were made in accordance with the "Minimum angle, distance and closure requirements for survey measurements which control land boundaries for ALTA/ACSM Land Title Surveys"
SOURCES OF DATA:
As to vertical control: This property appears to be located in Flood Zone X, as per Federal Emergency Management Agency (FEMA) Community Panel Number 120650, Map No. 0314, Suffix L, revised date 09/11/09.
As to horizontal control: North arrow directions shown hereon are based on an assumed value along the centerline of S.W. 13th Street, according to the plat thereof as recorded on Plat Book 5, at Page 29, of the Public Records of Miami-Dade County, Florida.

	AREA
SQ. FT.	±75,156.86
ACRES	±1.725

Elevations shown refer to N.G.V.D. 1929.
BM # G-313 (MIAMI-DADE)
Elevation = 8.24 ft (N.G.V.D.)

Bearing, if any, shown based on N/A (reference) N/A

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

NOTES:
- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.
- Asphalt, parking, conc. curbs, utility shed, conc. slabs and CBS wall are into a 10' U.E. (along center of property)
- No visible encroachments.

TREE CHART

#	DESCRIPTION	ø	HEIGHT	CANOPY
1	FICUS	14"	12'	12'
2	FICUS	14"	12'	12'
3	MACARTHUR	6"	15'	5'
4	PALM	14"	8'	6'
5	UMBRELLA	18"	16'	8'
6	MACARTHUR	6"	15'	5'
7	MACARTHUR	6"	15'	5'
8	MACARTHUR	6"	15'	5'
9	MACARTHUR	6"	8'	5'
10	SEA GRAPE	7"	8'	8'
11	UMBRELLA	6"	12'	5'
12	UMBRELLA	6"	12'	5'
13	UMBRELLA	6"	12'	5'
14	UMBRELLA	6"	12'	5'
15	PALM	18"	8'	5'
16	FLORIDA PINE	24"	50'	10'
17	SEA GRAPE	12"	12'	12'
18	COCONUT	18"	50'	40'
19	COCONUT	18"	50'	40'
20	MACARTHUR	6"	15'	5'
21	SAPOTE	18"	35'	30'
22	FICUS	15"	20'	12'
23	TREE	12"	20'	12'
24	PALMS (CLUSTER)	2.5"	12'	4'
25	MACARTHUR (DOUBLE)	5"	15'	5'
26	PINE (CLUSTER)	4"	12'	8'
27	TREE	14"	40'	40'
28	PALM	12"	12'	8'
29	OAK	18"	25'	35'
30	OAK	9"	20'	20'
31	PALM	12"	30'	12'
32	PALM	12"	30'	12'
33	PALM	12"	30'	12'
34	PALM	12"	30'	12'
35	PALM	18"	35'	25'
36	ROYAL PALM	18"	50'	40'
37	ROYAL PALM	18"	50'	40'

LOCATION MAP
(N.T.S.)

TITLE REVIEW NOTES:

With reference to First American Title Insurance Company Commitment File No. 1062-4234832, dated January 30, 2019 at 08:00 A.M., I hereby certify as follows:

Schedule B - Section II:
- Item # 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. ***NOT A MATTER OF SURVEY.***
- Item # 2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. ***NONE VISIBLE.***
- Item # 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. ***DEPICTED ON SURVEY, IF ANY.***
- Item # 4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. ***NOT A MATTER OF SURVEY.***
- Item # 5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. ***N/A.***
- Item # 6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. ***NOT A MATTER OF SURVEY.***
- Item # 7. Any minerals or mineral rights leased, granted or retained by current or prior owners. ***NOT A MATTER OF SURVEY.***
- Item # 8. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. ***NOT A MATTER OF SURVEY.***
- Item # 9. Matters appearing on the plat recorded in Plat Book 21, Page(s) 54, as affected by Release recorded in Deed Book 3076, Page 55, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A". (As to All Lots) ***DEPICTED ON SURVEY.***
- Item # 10. Easement reserved by instrument recorded in Deed Book 760, Page 27. (As to Parcel 1, Lot 8) ***DEPICTED ON SURVEY***.
- Item # 11. Easement reserved by instrument recorded in Deed Book 779, Page 352. (As to Parcel 1, Lot 5) ***DEPICTED ON SURVEY***.
- Item # 12. Easement reserved by instrument recorded in Deed Book 805, Page 461. (As to Parcel 1, Lot 7) ***DEPICTED ON SURVEY***.
- Item # 13. Easement reserved by instrument recorded in Deed Book 1299, Page 387. (As to Parcel 1, Lot 6) ***DEPICTED ON SURVEY***.
- Item # 14. Easement in favor of the City of Miami Beach recorded November 2, 1948 in Deed Book 3074, Page 42. (As to Parcel 1, Lots 5 and 8) ***DEPICTED ON SURVEY.***
- Item # 15. All of the terms and provisions set forth and contained in that certain Lease between James A. Passanante, Jr. and Nancy S. Passanante, Lessor, and United States Postal Service, Lessee, recorded in O.R. Book 19299, Page 2801. (As to Parcel 1, Lots 4-8) ***NOT A MATTER OF SURVEY.***
- Item # 16. Planning Board of the City of Miami Beach, Flo rida Conditional Use Permit recorded in O.R. Book 16174, Page 3761. (As to Parcel 2, Lots 9 and 10) ***NOT A MATTER OF SURVEY.***
- Item # 17. Planning Board of the City of Miami Beach, Florida Cond itional Use Permit recorded in O.R. Book 18384, Page 2116. (As to Parcel 2, Lot 11) ***NOT A MATTER OF SURVEY.***
- Item # 18. Covenants, Conditions and Restrictions as set forth in Unity of Title recorded in O.R. Book 18421, Page 4496, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (As to Parcel 2, Lots 9, 10 and 11) ***NOT A MATTER OF SURVEY.***
- Item # 19. Planning Board of the City of Miami Beach, Flo rida Conditional Use Permit recorded in O.R. Book 27694, Page 655. (As to Parcel 2, Lot 12) ***NOT A MATTER OF SURVEY.***
- Item # 20. Covenants, Conditions, Easements and Restrictions as set forth in Declaration of Restrictive Covenants Easement recorded in O.R. Book 27835, Page 800, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Parcel 2, Lots 9, 10, 11 and 12) ***NOT A MATTER OF SURVEY.***
- Item # 21. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). ***NOT A MATTER OF SURVEY.***
- Item # 22. Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board. ***NOT A MATTER OF SURVEY.***

ALTA/NSPS SURVEY

To: KGTC, LLC, a Florida limited liability company; The School Board of Miami-Dade County, Florida and Walter J. Harvey, School Board Attorney and his successors in office; Galbut, Walters & Associates, LLP; First American Title Insurance Company; Synovus Bank, its successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8, 11(a), 13 and 14 of Table A thereof. The fieldwork was completed on *06/18/19.*

Rene Aiguesvives
Florida PSM # 4327

This property described as:

Parcel 1:
Lots 4, 5, 6, 7 and 8, Block 5 of NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21, at Page 54, Public Records of Miami-Dade County, Florida.

Parcel 2:
Lots 1, 2, 9, 10, 11 and 12, Block 5, of NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21, at Page 54, Public Records of Miami-Dade County, Florida.

Parcel 3:
Lot 3, Block 5 of NORMANDY BEACH SOUTH, according to the Plat thereof as recorded in Plat Book 21, Page 54, of the Public Records of Miami-Dade County, Florida.

Address:
7145 Carlyle Avenue, Miami, FL 33141 Folio: 02-3211-002-0260
7135 Carlyle Avenue, Miami, FL 33141 Folio: 02-3211-002-0270
7125 Carlyle Avenue, Miami, FL 33141 Folio: 02-3211-002-0280
527 71st Street, Miami, FL 33141 Folio: 02-3211-002-0290
7144 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0350
7134 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0340
7118 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0320
7108 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0310
7100 Byron Avenue, Miami, FL 33141 Folio: 02-3211-002-0300

REVISIONS:
06-28-19 SURVEY REVISIONS
08-16-19 CERTIFICATIONS REVISED
01-02-20 EASEMENT ADDED

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
AE	120651	0326	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 09	09 / 11 / 09	+ 8 FT N.G.V.D.		

ALTA/NSPS SURVEY.
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

RENE AIGUESVIVES 06/24/19
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
Surveyors, Mappers and Land Planners
9789 Sunset Drive, Miami, FL 33173
Ph. 305-385-0385 ~ 305.220.2424 L.B. No. 6867
fastsurvey@aol.com ~ aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
06/18/19	1"=20'	R.S.	19-24217