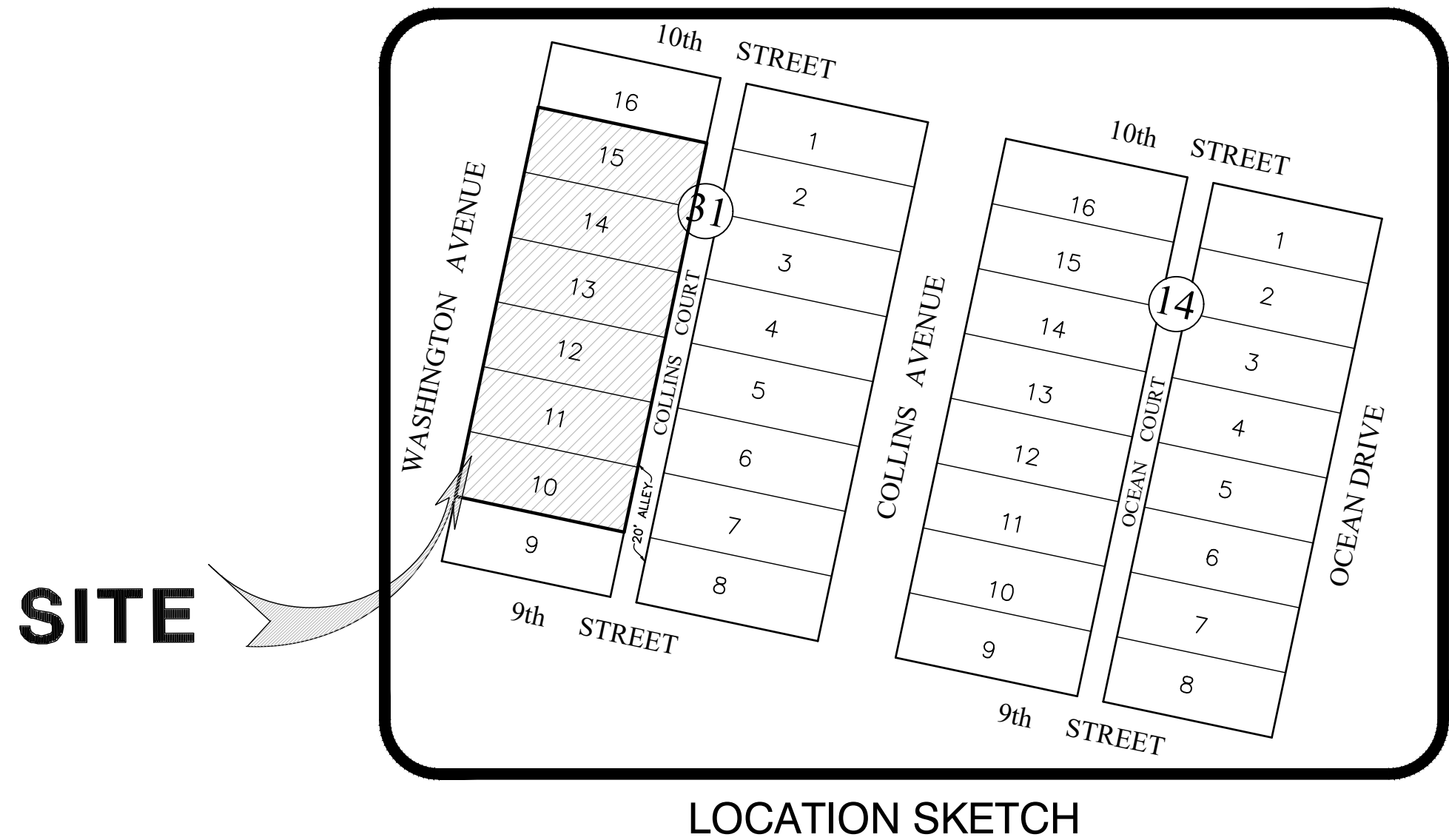


BOUNDARY SURVEY
of
915-925 WASHINGTON AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
GT MCDONALD ENTERPRISES, INC



SURVEYOR'S NOTES:

1. Field Survey was completed on: August 10th, 2021.

2. LEGAL DESCRIPTION:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.

Lots 10 to 15 inclusive, Block 31, of OCEAN BEACH ADDITION NO. 2, according to the Plat thereof, as recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.

Containing 39,000 Square Feet or 0.90 Acres more or less by calculations.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and bearings refer to an assumed value of N12°00'00"E along the Westerly line of the Subject property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

by scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 Map No. 12086CO319, Suffix L, Firm Index Date: 09-11-2009.
An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum of 1929.

Benchmark used:

Miami-Dade County Benchmark: X-310-R
Elevation: 8.12 feet (National Geodetic Vertical Datum)
Location:
11 ST --- 55' North of north edge of pavement
Washington AVE --- 105' West of west edge of pavement

4. ACCURACY:

Horizontal Control:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 7,500 feet for Suburban Areas, a common value accepted in the Surveying and Construction Industry.

Vertical Control:
Elevation control for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceeds a closure in feet of plus or minus 0.05 feet.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. 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.
This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

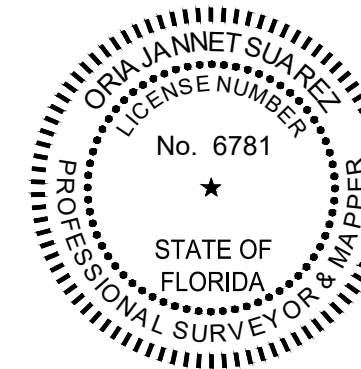
CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice 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. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization Number LB 3398

By: ORJA JANINET SUAREZ, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORJA JANINET SUAREZ, FROM 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 COPY.

NOTICE: Not valid without the signature and original raised 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.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue, Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
915-925 WASHINGTON AVENUE, MIAMI BEACH,
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for
GT MCDONALD ENTERPRISES, INC

REVISIONS	BY
Proj:	16-0065
Job:	20-0264
Date:	08-10-2021
Drawn:	G.P., J.S., M.P.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 1 OF 2	

BOUNDARY SURVEY

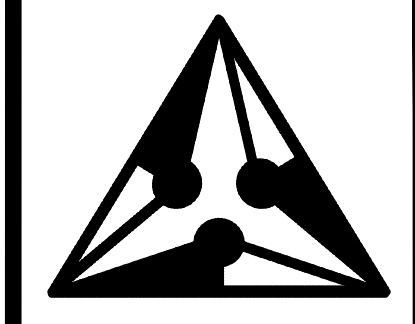
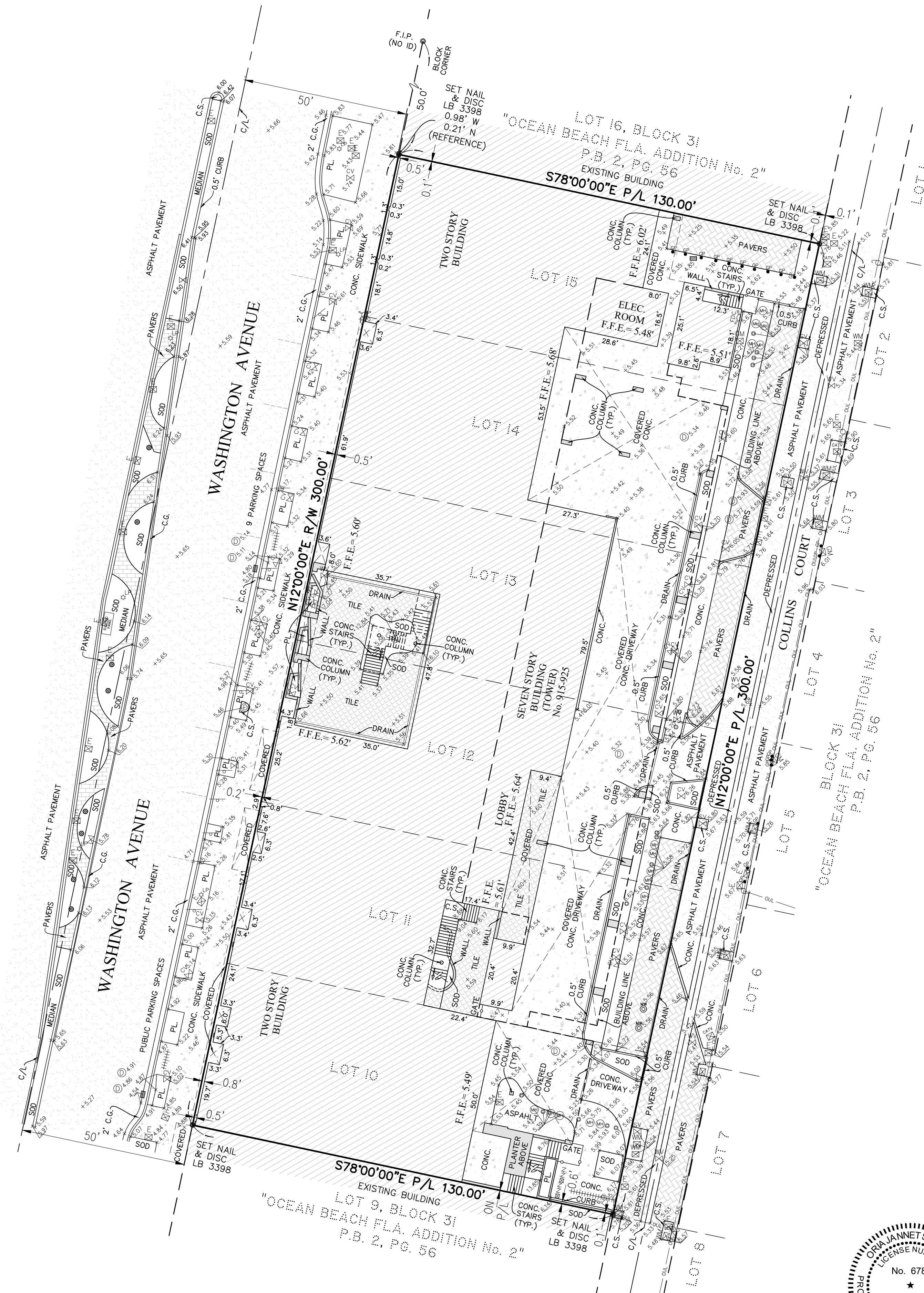
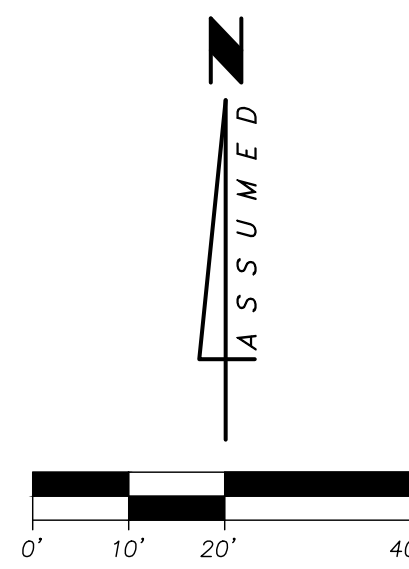
of
 915-925 WASHINGTON AVENUE, MIAMI BEACH,
 MIAMI-DADE COUNTY, FLORIDA 33139
 for
 GT MCDONALD ENTERPRISES, INC

LEGEND

- Air Conditioner
- Back Flow Preventer
- Bike Rack
- Cable Television
- Catch Basin
- Chain Link Fence
- Clean Out
- Concrete Light Pole
- Concrete Power Pole
- Control Valve
- C.B.S. Wall
- Diameter
- Diameter-Height-Spread
- Drain
- Drainage Manhole
- Electric Box
- Electric Meter
- Electric Motor
- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner
- Right-of-Way Lines
- Sewer Manhole
- Sewer Valve
- Temporary Benchmark
- Spot Elevation
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence

ABBREVIATIONS

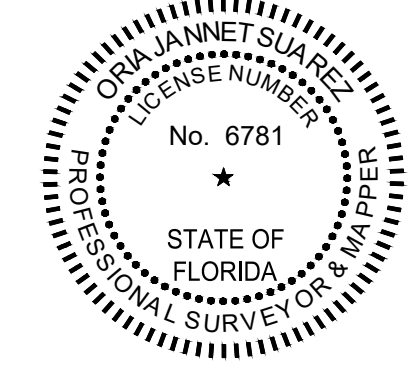
- A Arc Length
- A/C Air Conditioner Pad
- ASPH. Asphalt
- B.M. Benchmark
- (C) Calculated
- C.B.S. Concrete Block Structure
- C.G. Curb & Gutter
- C/L Centerline
- C.L.F. Chain Link Fence
- CONC. Concrete
- C.S. Concrete Slab
- (D) Dead
- DWY. Driveway
- E.O.W. Edge of Water
- E.T.P. Electric Transformer Pad
- F.F.E. Finished Floor Elevation
- F.I.P. Found Iron Pipe
- F.N.D. Found Nail & Disc
- F.R. Found Rebar
- ID. Identification
- INV. Inverts
- L.F.E. Lowest Floor Elevation
- (M) Measured
- M.F. Metal Fence
- M/L Monument Line
- P.B. Plat Book
- P.C.P. Permanent Control Point
- P.C. Pipe
- PL Planter
- P/L Property Line
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P/S Parking Spaces
- (R) Recorded
- P.R.M. Permanent Reference Monument
- R/W Right-of-Way Line
- SWK. Sidewalk
- S.N.D. Set Nail & Disc (LB 3398)
- S.R. Set Rebar (LB 3398)
- Typ. Typical
- T.B.M. Temporary Benchmark
- T.O.B. Top of Bank
- T.O.P. Top of Pipe Elevation
- U.E. Utility Easement
- V.G. Valley Gutter
- W.E. Wire Elevation
- W.F. Wood Fence



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SHEET 2 OF 2	



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED
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 THE SEAL.
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
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