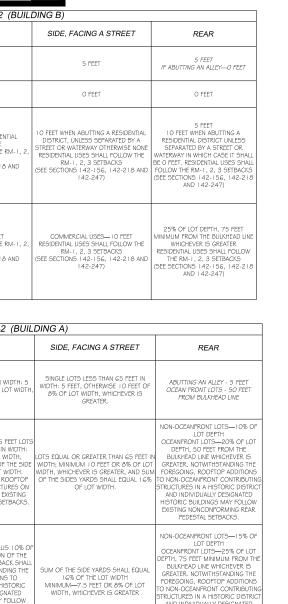
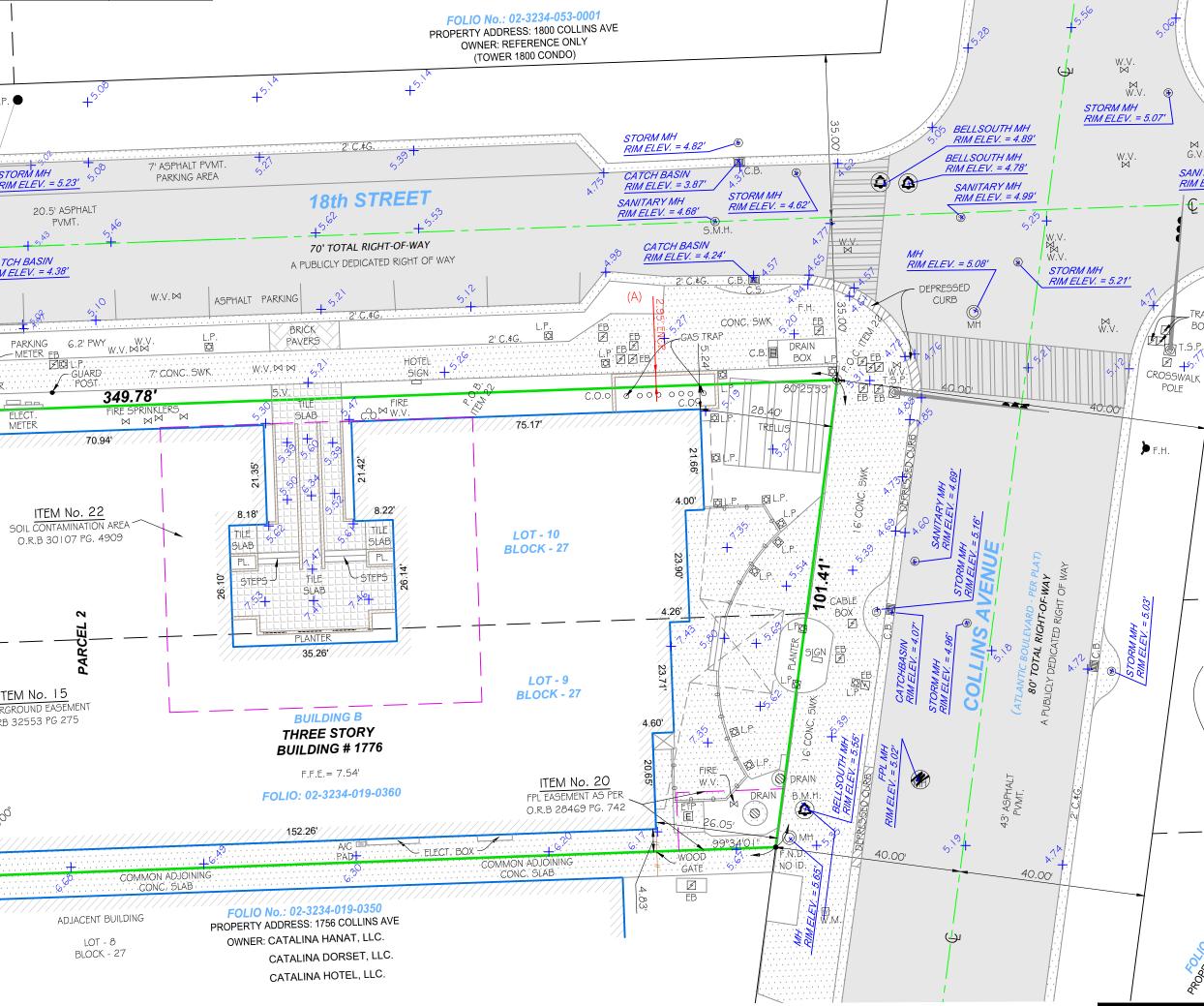
	OHN IBARRA & Professional Land WWW.IBARRALA 777 N.W. 72nd AVENUE SUITE 3025 MIAMI, FLORIDA 33126 PH: (305) 262-0400 FAX : (305) 262-0401		NORTH		ZONING SETBACK CD-2 (BUIL	
SURVEYOR'S CERTIFICATE: 1. 1A. THE POSITIONAL UNCERTAINTIES RESU	LTING FROM THE SURVEY MEASUREMENTS MADE	ON THE SURVEY DO NOT EXCEED THE		FONT	SIDE, INTERIOR	
ALLOWABLE POSITIONAL TOLERANCE; 1B. THE DISTANCE AND CLOSURE REQUIREMENTS FOR TITLE SURVEYS;" OR 1C. PROPER FIELD PROCE ORDER TO ACHIEVE RESULTS COMPARABLE TO	SURVEY MEASUREMENTS WERE MADE IN ACCOR SURVEYS MEASUREMENTS WHICH CONTROL LAN DURES, INSTRUMENTATION AND ADEQUATE SURV THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTA L LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE	DANCE WITH THE "MINIMUM ANGLE, D BOUNDARIES FOR ALTA/NSPS LAND /EY PERSONNEL WERE EMPLOYED IN NCE AND CLOSURE REQUIREMENTS	AT GRADE PARKING LOT ON THE SAME LOT SUBTERRANEAN	5 FEET O FEET	5 FEET O FEET	
2. ADDRESS(ES) OF THE SURVEYED PROPERTY : 1775 JAMES AVENUE, MIAMI BEACH FL 33139 (BUILDING A) AND 1776 COLLINS AVENUE, MIAMI BEACH FL 33139 (BUILDING B) THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS COLLINS AVENUE, JAMES AVENUE AND 18TH STREET.			PEDESTAL AND TOWER (NON-OCEANFRONT)	O FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218) AND 142-247)	IO FEET WHEN ABUITING A RESIDENTIAL DISTRUCT, OTHERWIGE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	IO F Di STRE RES (SEE
EMERGENCY MANAGEMENT AGENCY; THE PRO COMMUNITY NO.120651 PANEL NO.0317, SUFFIX 09/11/2009. 4. THE LAND AREA OF THE SUBJECT PROPERTY IS	OES LIE WITHIN A SPECIAL FLOOD HAZARD AREA A PERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSU "L", AND HAVING A BASE FLOOD OF 8.00 FEET, BEA S IN TOTAL ± 34,135 SQUARE FEET OR ± 0.78 ACRES	URANCE RATE MAP IDENTIFIED AS ARING AN EFFECTIVE DATE OF	PEDESTAL AND TOWER (OCEANFRONT)	PEDESTAL—15 FEET TOWER—20 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET, THEN SHALL REMAIN CONSTANT, RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS (SEE SECTIONS 142-156, 142-218 AND 142-247)	(SEE SECTIONS 142-156, 142-218 AND 142-247)	2, RES
				NU (42°247)		
5. ELEVATIONS ARE REFERRED TO MIAMI DADE COUNTY BENCHMARK NAME: Y-310-R, LOCATOR: 3225 SW, ELEVATION IS 5.62 FEET OF N.G.V.D. OF 1929. LOCATED AT 17TH STREET AND WASHINGTON AVENUE.				FONT	ZONING SETBACK RM-2 (BUI SIDE, INTERIOR	
<ol> <li>THE LOCATION OF THE SUBJECT PROPERTY IS IN FALLS IN TWO ZONE . SETBACKS ARE AS PER CITY OF MIAMI BEACH: BUILDING A: FALLS IN ZONE RM-2, RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY BUILDING B: FALLS IN ZONE CD-2, COMMERCIAL, MEDIUM INTENSITY</li> <li>ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BEACH BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN</li> </ol>			AT GRADE PARKING LOT ON THE SAME LOT EXCEPT WHERE (B) BELOW IS APPLICABLE	20 FEET	SINGLE LOTS LESS THAN 65 FEET IN WIDTH: 5 FEET, OTHERWISE IO FEET OF 8% OF LOT WIDTI WHICHEVER IS GREATER.	
WORK. THE CURRENT ZONING CLASSIFICATION. SETBACK REQUIREMENTS PARKING REQUIREMENTS	S TOTAL REQUIRED		SUBTERRANEAN AND PEDESTAL	20 FEET; EXCEPT LOTS A AND I-30 OF THE ANENDED PLAT INDIAN BEACH CORPORATION SUBDIVISION AND LOTS 23 I-237 OF AMENDED PLAT OF FIRST OCEAN PRONT SUBDIVISION30 FRET	MINNUM TO FEEL OK 8% OF LOT WIDTH, WHICHEVER IS GREATER, AND SUM OF THE SID YARDS SHALL EQUAL I 6% OF LOT WIDTH. NOTWITHSTANDIG THE FOREGOING, ROOFTOP ADDITION TO CONTRIBUTING STRUCTURES ON	DE LOTS WIDT P OF
PARKING SETBACKS FOR ZONE RM-2 = SIDE - $5\overline{FEE}$		8% OF LOT WIDTH			HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR PEDESTAL SETBACKS.	
REAR - 5 FEL LOT DEPTH PARKING SETBACKS FOR ZONE CD-2 = PROPERTY L LAND USE.		BUTTING AN ALLEY, OTHERWISE 10% OF RKING REQUIREMENTS VARY BASED ON	TOWER	20 FEET + I FOOT FOR EVERY I FOOT INCREASE IN HEIGHT ABOVE 50 FEET, TO A MAXIMUM OF 50 FEET, THEN SHALL REMAIN CONSTANT. EXCEPT LOTS A AND I—30 OF THE AMENDED PLAT INDIAN BEACH CORFORATION SUBDIVISION AND LOTS 23 —237 OF THE AMENDED PLAT OF FIRST OCEAN FRONT SUBDIVISION—50 FEET	THE REQUIRED PEDESTAL SETBACK PLUS 10% C THE HEIGHT OF THE TOWER PORTION OF THE BUILDING. THE TOTAL REQUIRED SETBACK SHAL. NOT EXCEED SO FEET. NORTHITSTANDING THE POREGOING, ROOFTOP ADDITIONS TO CONTRIBUTING STRUCTURES IN A HISTORIC DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC DISTRICT BUILDINGS MAY FOLLOW EXISTING NONCOMFORMING SIDE, INTERIOR PEDESTAL SETBACKS.	
$+5^{0}$ $+5^{1}$ $+5^{0}$	FOLIO No.: 02-3234-041-0001 PROPERTY ADDRESS: 245 18th ST OWNER: REFERENCE ONLY (JAMES CENTRAL TOWERS CONDO)			PROF	LIO No.: 02-3234-019-0120 PERTY ADDRESS: 235 18th ST NER: SOUTH BEACH 18, LLC.	I
ANDREEV. = 5.28 RAINTARY MANHOLE RAIN ELEV. = 5.28 RAIN ELEV. = 5.28 ANTARY MANHOLE RAIN ELEV. = 5.28 ANTARY MANHOLE	SANITARY MANHOLE RIM ELEV. =5.14' +5 <sup>1,3</sup> FPL MANHOLE CATCH L	$\frac{18th SIREE}{20' TOTAL RICHT-OF-WAY}$	,0 <sup>6</sup>			S R S CAT RIM
+ 5 <sup>2</sup> DEPRESSED CURB BRICK	35.00 GUY ♀ ⓒ   EB ANCHOR   C.B.   ♥ ⑦ C.B.   ♥ 0   ♥ 0   ♥   ♥   ♥   ♥   ♥   ♥   ♥	ASPHALT PARKING ASPHALT PARKING 6.2' PWY 0-H 7' CONC: SWK 0-H FRENCH	—————————————————————————————————————	RIM ELEV. =4.93'         2' C.4G.         2' C.4G.         1.C.         B' / OVERHEAD WIRE         DRAIN         B' ELEV. =4.99'	V. C.P. V. C.P. V. C.P. V. C.P. V. C.P. V. C.P. V.	JÝ HOR
	PL 20.00 PL DRAIN 5 LOVERE PL BACKFLOW PREVENTER C.O. BIKE I RACK I N 61.8 61.8 61.6	LOT - 11 BLOCK - 27		PLDRAIN		ST
PARKING PA	PL HAND WATER FEATURE PL RAIL WATER FEATURE PL RAIL 60 6 6 6 5 TRAMP	IIII5     IIII5     4.32'       FRENCH DRAIN     FRENCH DRAIN     1       FIEUE     89     1       FIEUE     89     1	ORB 32553 PG 27		89.951	IT NDER( ORB
PARKING		EEZEWAY + 9 9 9 9 4 62.49 F	FIVE ST BUILDING F.F.E.= S OLIO: 02-3234	# <b>1775</b> 9.0'	GAS PIPE GAS PIPE GAS PIPE EB	
	ND + 5 + 5 HOLLARDS	92.43'	4.71.	· <u>////////////////////////////////////</u>		<u>چ</u> 
W.V. Harden	72 <sup>.</sup> 90°00"	CONC. RAMP-1-S. OVERHEAD ROOP-1-		332.93'	<u>с</u> р ч	
5 <sup>3</sup> W.V.⋈ <u>35.00'</u>	BACKFLOW	ACENT BUILDING TOT - 13 DCK - 27 HAN RAIL FOLIO No.: 02-3234 PROPERTY ADDRESS: 17 OWNER: BSD RICHMOND	-019-0380 57 JAMES AVE	332.93	77 ( <u>0</u> ) (	1//,
ABBREVIATIONS						:
$ \begin{array}{llllllllllllllllllllllllllllllllllll$	IISHED FLOOR ELEVATION     P.L.S.     = PROFESSIO       UND NAIL & DISK     P.P.     = POWER PC       ET     P.P.S.     = POOL PUM       DERAL NATIONAL INSURANCE PROGRAM     P.U.E.     = PUBLIC UTI       JUND NAIL     (R)     = RECORD D       RE DEPARTMENT CONNECTION     R.R.     = RAIL ROAD       RGEFSS AND EGRESS EASEMENT     RES.     = RESIDENCE       RIGATION CONTROL VALVE     RW     = RIGHT-OF-	IP SLAB LITY EASEMENT DISTANCE D E WAY				•
B.O.B. = BASIS OF BEARING	DN FENCE         RAD.         = RADIUS OF           DENSED BUSINESS         RGE.         = RANGE           SHT POLE         R.O.E.         = ROOF OVE           WEST FLOOR ELEVATION         SEC.         = SECTION           KE MAINTENANCE EASEMENT         STY.         = STORY           NUTES         SWK.         = SIDEWALK           ASURED DISTANCE         S.I.P.         = SET IRON           ALL BOX         S         = SOUTH           AMI DADE COUNTY RECORDS         S.P.         = SCREENEL           NITENANCE EASEMENT         S.V.         = SEWER V/A	ERHANG EASEMENT PIPE D PORCH ALVE		с  <del>х</del>	D-H = OVER = OVER = CONC × × × = CHAII 0 0 0 = IRON	RHEA CRE1 'N LIN I FEN
$ \begin{array}{llllllllllllllllllllllllllllllllllll$	TA PART OF         Image: Constraint of the second sec	E BOOTH RY BENCHMARK JGY UTILITY EASEMENT JGNAL BOX IGNAL POLE SEMENT DLE ETER IGE RCH OF LVE		 	#       #       #       =       WOOI         =       BUILE       =       BUILE         =       UTILI       =       UTILI         #       #       #       =       NIMIT.	DING ITY E TED A -VEH
F.H. = FIRE HYDRANT P.O.B. = PC	INT OF COMMENCEMENT M = MONUME INT OF BEGINNING Ç = CENTER LI INT OF REVERSE CURVATURE Δ =DELTA					

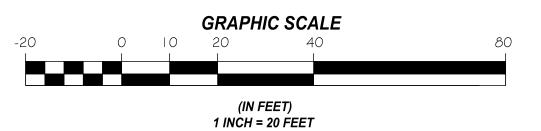
# ALTA/NSPS Land Title Survey



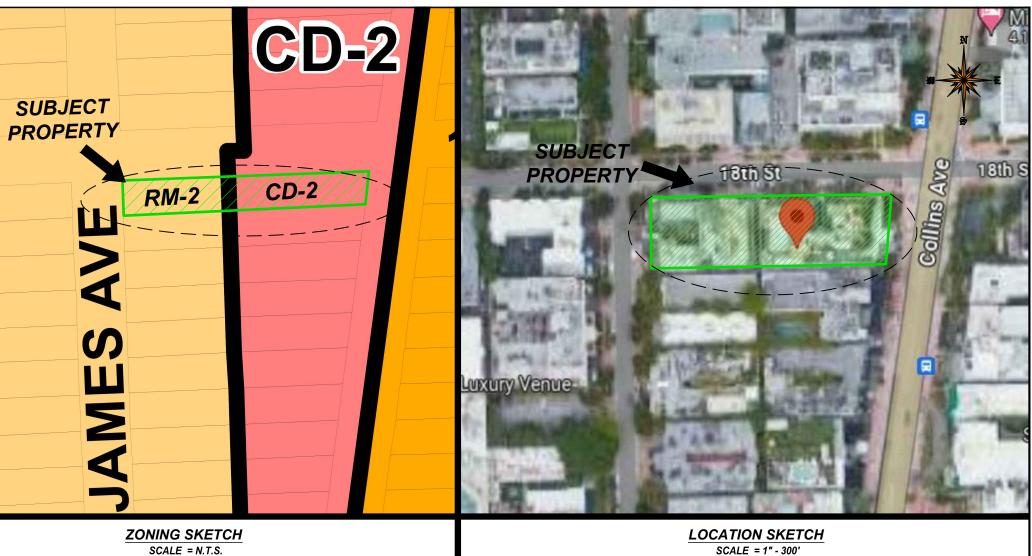
- 6. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 8.185 SQUARE FEET FOR **BUILDING A.** AND 12.960 SQUARE FEET FOR **BUILDING B.** FLOOR ELEVATION OF EXISTING BUILDING IS 9.0 FEET FOR BUILDING A.
- FLOOR ELEVATION OF EXISTING BUILDING IS 7.54 FEET FOR BUILDING B. THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 73.47 FEET N.G.V.D. 1929 FOR BUILDING A. THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 42.32 FEET N.G.V.D. 1929 FOR BUILDING B.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE). SHOWN ON THE SURVEY.
- 8. THERE ARE (0) REGULAR PARKING SPACES AND (0) MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
- AS DESIGNATED BY THE CLIENT, A DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES. (SPECIFY IF IT IS A COMPLEX OF BUILDINGS OR COMMON WALLS) THIS IS AN APARTMENT BUILDING COMPLEX AND EACH UNIT HAS COMMON WALLS BETWEEN THE UNITS, NONE WERE SURVEYED AS THIS IS COMMON IN APARTMENT BUILDING. NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
- 11. THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.
- 12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE. NOT APPLICABLE.
- 13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. SHOWN ON THE SURVEY.
- 14. AS SPECIFIED BY THE CLIENT, DISTANCE TO THE NEAREST INTERSECTING STREET.SHOWN ON THE SURVEY.
- 15. RECTIFIED ORTHOPHOTOGRAPHY, PHOTOGRAMMETRIC MAPPING, REMOTE SENSING, AIRBORNE/MOBILE LASER SCANNING AND OTHER SIMILAR PRODUCTS, TOOLS OR TECHNOLOGIES AS THE BASIS FOR SHOWING THE LOCATION OF CERTAIN FEATURES (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. NOT APPLICABLE.
- 16. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- 17. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.



AD UTILITY LINES TE BLOCK WALL INK FENCE VCE ENCE G SETBACK LINE EASEMENT ACCESS R/W HICULAR ACCESS R/W G ELEVATIONS



JOHN IBARRA REVISED SURVEY:



# SCALE = N.T.S.

LEGAL DESCRIPTION: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 11 AND 12, BLOCK 27, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO: 02-3234-019-0370

#### PARCEL 2:

LOTS 9 AND 10, BLOCK 27, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO: 02-3234-019-0360

#### TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF WFG NATIONAL TITLE INSURANCE COMPANY; COMMITMENT NUMBER 2419072FL-A, ALTA UNIVERSAL ID:1229391, DATED JANUARY 21, 2024 AT 8:00 A.M.

## PARCEL 1:

ANITARY MH

BOXES

RIM ELEV. = 4.49'

5.M.H.

LOT - 11

BLOCK - 28/

ITEM NO. 10: RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED IN FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAY BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI DADE COUNTY FLORIDA. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

ITEM NO. 11: BOARD ORDERED ORDERED IN O.R. BOOK 18575, PAGE 102; O.R. BOOK 18981, PAGE 4147; O.R. BOOK 19002, PAGE 1192, PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.

ITEM NO. 12: HISTORIC PRESERVATION BOARD ORDERED BY CITY OF MIAMI BEACH RECORDED IN O.R. BOOK 29524, PAGE 1493, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.

ITEM NO. 13: PERFORMANCE BOND RECORDED IN OFFICIAL RECORD BOOK 31618, PAGE 4126. NOT A SURVEY MATTER.

ITEM NO.14: DECLARATION OF RESTRICTIVE COVENANT RECORDED IN OFFICIAL RECORDS BOOK 32480, PAGE 36, AND OFFICIAL RECORDS BOOK 32996, PAGE 166, AND OFFICIAL RECORDS BOOK 33137, PAGE 929, AS MAY BE FURTHER AMENDED. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE.

ITEM NO. 15: UNDERGROUND EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32553, PAGE 275. AFFECTS SUBJECT PROPERTY, A SHOWN ON SURVEY.

ITEM NO. 16: RESOLUTION NO. 95-21593 RECORDED IN OFFICIAL RECORDS BOOK 16950, PAGE 1597. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE. PARCEL 2:

ITEM NO. 18: RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ROADWAYS AND LOT LINES SHOWN ON SURVEY. NO EASEMENTS OR RESTRICTIONS ON SAID PLAT.

ITEM NO. 19: HISTORIC PRESERVATION BOARD ORDER RECORDED IN O.R. BOOK 25153 PAGE 4013; O.R. BOOK 29020, PAGE 4786; OK BOOK 29413, PAGE 1350; O.R. BOOK 29783, PAGE 3718, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE NOT PLOTTABLE.

ITEM NO. 20: EASEMENT IN FAVOR OF FLORIDA POWER AND LIGHT COMPANY RECORDED IN O.R. BOOK 28469 PAGE 742, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

ITEM NO. 21: DECLARATION OF RESTRICTIVE COVENANT IN FAVOR OF CITY OF MIAMI BEACH REGARDING NEST SCULPTURE ON THE PROPERTY RECORDED IN O.R. BOOK 29081, PAGE 4248: PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE NOT PLOTTABLE

ITEM NO. 22: DECLARATION OF RESTRICTIVE COVENANT REGARDING GROUNDWATER AND SOIL RESTRICTIONS ON THE LAND, RECORDED IN O.R. BOOK 30107, PAGE 4909, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS SUBJECT PROPERTY, AS SHOWN ON SURVEY.

LOT - 12 BLOCK - 28

LOT - 13

BLOCK - 28

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY . THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS. • ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE
- PLANNING & ZONING RESOURCE COMPANY. • UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OF FOUNDATIONS.

• 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.

RED 18, LLC, A FLORIDA LIMITED LIABILITY COMPANY

1775 JAMES AVENUE/1776 COLLINS AVENUE MIAMI BEACH., FL 33139

BASED UPON TITLE COMMITMEN NUMBER. 2419072FL-A ALTA UNIVERSAL ID : 1229391,

OF WFG TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF JANUARY 24, 2024 AT 8:00 A.M.

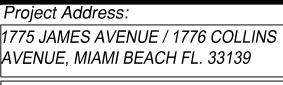
SURVEYOR'S CERTIFICATION

O: RED 18, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSOR AND/OR ASSIGNS, AS THEIR RESPECTIVE INTERESTS MAY APPEAR: HIS 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 1,2,3,4,5,7(A),7(B-1),8,9,13,16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 16, 2024:

## 01/16/2024

(DATE OF SURVEY) PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LORIDA LICENSED SURVEYOR AND MAPPER).

IEREBY CERTIFY: THIS "ALTA/NSPS 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



Project Location: MIAMI DADE COUNTY

SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST Folio No.: 02-3234-019-0370 02-3234-019-0360

DRAWN BY: CARLOS D. Job Number: 24-000125-1

777 N.W. 72nd AVENUE SUITE3025 MIAMI, FLORIDA 33126 TELEPHONE: (305) 262-0400 FAX (305) 262-0401 www.ibarralandsurveyors.com

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And	Assor.,Inc.			
LAND SURVEYORS				

VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL

EAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

L.B.# 7806