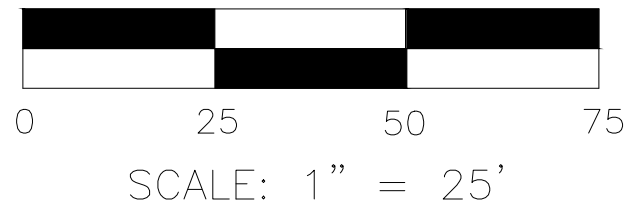
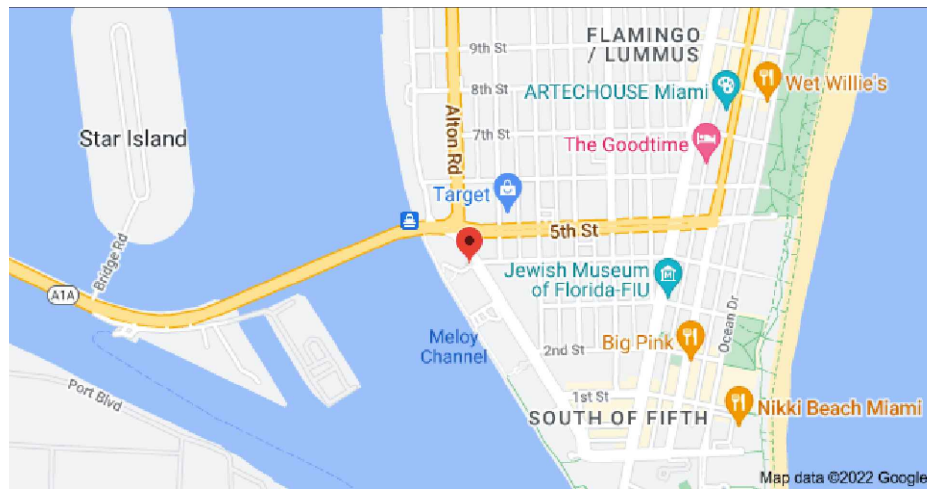


SKETCH OF BOUNDARY SURVEY



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'
32-36	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'
46	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.

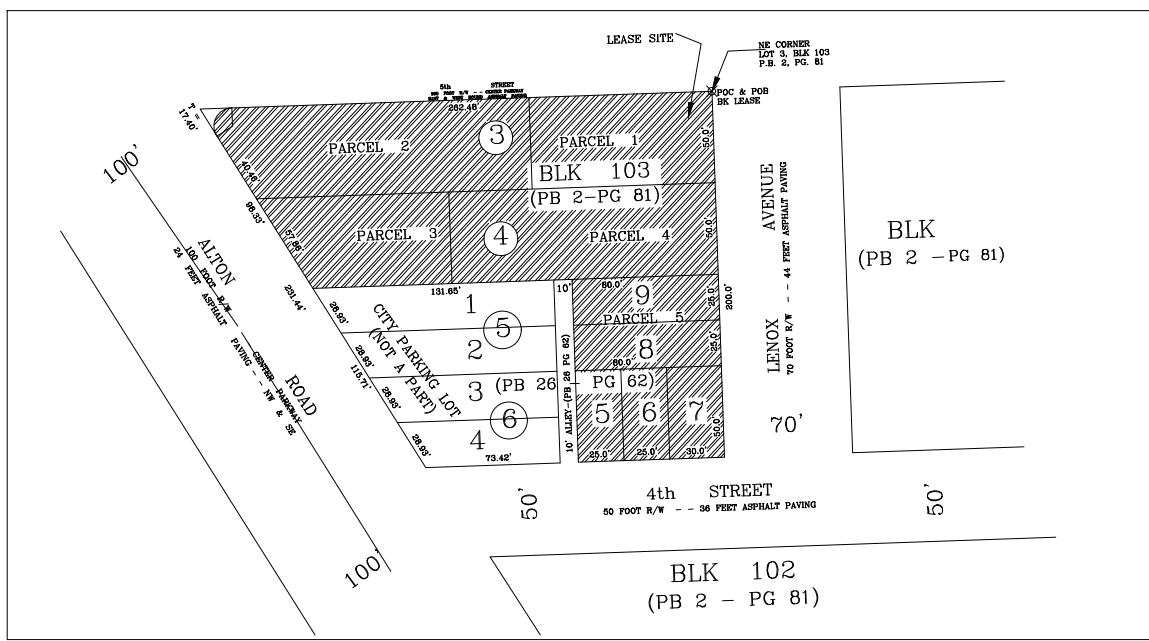
PARCEL 3:
LOT 4, LESS THE EAST 145.6 FEET THEREOF, OF BLOCK 103, OF OCEAN BEACH, FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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;

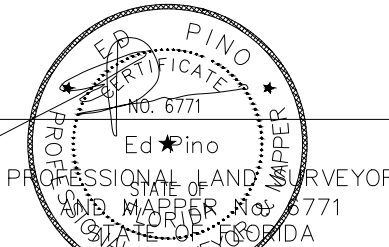
TOGETHER WITH:
LOTS 5, 6, 7, 8 AND 9, OF RESUBDIVISION OF LOTS 5 AND 6, BLOCK 103, OF THE OCEAN BEACH REALTY CO.'S OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 26, AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



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.



DATE: DECEMBER 5, 2023

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.

SITE ADDRESS: 1100 5th STREET, MIAMI BEACH, FL 33139
JOB NUMBER: 22-2828
DATE OF SURVEY: MAY 25, 2022 / SEPTEMBER 20, 2023 (UPDATE)
FOLIO #: 02-4203-009-8190

SURVEYORS LEGEND (IF ANY APPLIED)

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

ABBREVIATIONS:

A = CURVE	P.W. = PARKWAY
ARC = ARC CONDITIONING UNIT	P.O.B. = POINT OF BEGINNING
ASPH. = ASPHALT	P.O.C. = POINT OF COMPLETION
B.M. = BENCH MARK	P.L. = POINT OF INTERSECTION
BLK/CM = BLOCK CORNER	P.P. = PROPERTY LINE
CALCUL. = CALCULATED	P.P. = POWER POLE
CB = CATCH BASIN	P.P.M. = PERMANENT REFERENCE POINT/MARK
C.B.S. = CONCRETE BLOCK STRUCTURE	P.T. = POINT OF TANGENCY
CL = CLEAR	RAD. = RADIUS
CONC. = CONCRETE	REC. = RECORDED
D.W.E. = DRAINAGE W/ANT. EASEMENT	RES. = RESIDENCE
O = DRAINAGE	R.M. = RIGHT OF WAY
EASEMT. = EASEMENT	SEC. = SECTION
BLVD = BLVD	S.D.M. = SET DRAIN HOLE
ENC. = ENCROACHMENT	S.D.O. = SET DRAIN HOLE
F.D.H. = FOUND DRAIN HOLE	S.E.B. = SET REBAR
F.H. = FIRE HYDRANT	S.E.B. = SET REBAR
F.H.D. = FOUND DRAIN HOLE	S.T.Y. = STONE
F.S. = FOUND SINK	
L.P. = LIGHT POLE	
MANHOLE = MANHOLE	
PH = PERMANENT	
L = PROPERTY LINE	
M = NOT TO SCALE	

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GERALD AVENUE
CORAL GABLES, FL 33134
PHONE: (305) 598-5101 FAX: (305) 598-8627
ASOMIAMI.COM

FOR: BPSK DEVELOPMENT LLC
DRAWN BY: X
CHECKED BY: EP
DESIGNED BY: EP
APPROVED BY: EP
FIELD BOOK NO.
PAGE NO.

ORDER No.
22-528
SHEET No.
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