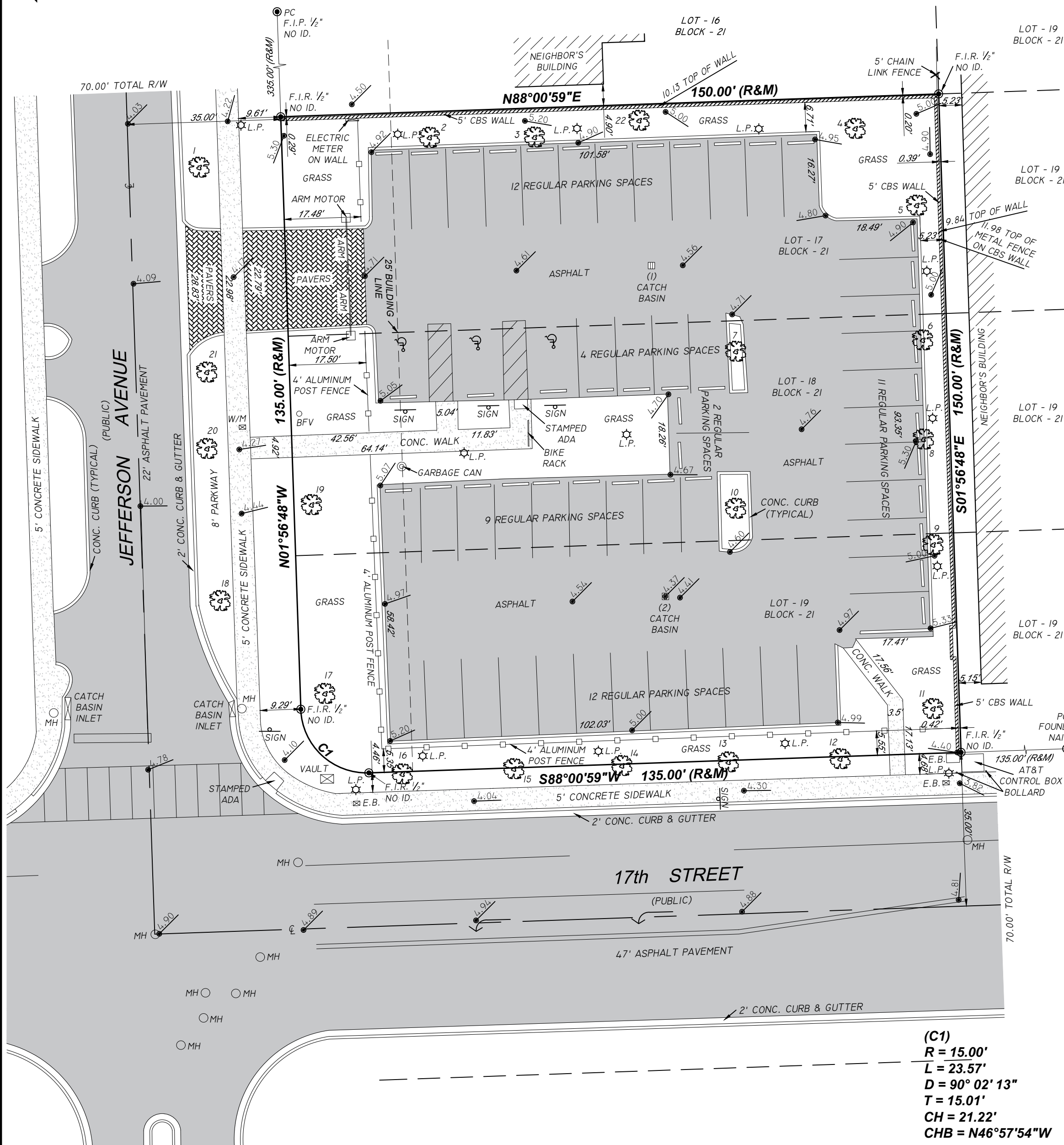


ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE



1 inch = 20 ft.



(C1)
R = 15.00'
L = 23.57'
D = 90° 02' 13"
T = 15.01'
CH = 21.22'
CHB = N46°57'54"W

SCHEDULE B-II NOTES

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 20113377
ISSUED BY ALLIANT TITLE INSURANCE COMPANY, SEPTEMBER 28, 2023 AT 8:00 AM
BE ADVISED AS FOLLOWS:

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 HEREOF 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 SURVEY ISSUE.

ITEM #2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY ISSUE.

ITEM #3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY ISSUE.

ITEM #4. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. -IF ANY, REFLECTED HEREON.

ITEM #5. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY ISSUE.

ITEM #6. ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES, WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES. -NOT A SURVEY ISSUE.

ITEM #7. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS WHICH ARE NOT YET DUE AND PAYABLE. -NOT A SURVEY ISSUE.

ITEM #8. ANY LIEN PROVIDED BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE, OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER SYSTEMS, SEWER SYSTEMS OR GAS SYSTEMS SERVING THE LANDS DESCRIBED HEREIN. -NOT A SURVEY ISSUE.

ITEM #9. RESTRICTIONS, RESERVATIONS, COVENANTS, EASEMENTS, CONDITIONS AND ALL OTHER MATTERS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 6, PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. -IF ANY, REFLECTED HEREON.

ITEM #10. RESTRICTIVE COVENANTS, CONDITIONS, EASEMENTS, STIPULATIONS, RESERVATIONS, ASSOCIATIONS AND OTHER PROVISIONS, AS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 11283, PAGE 1361, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, 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). -IF ANY, REFLECTED HEREON.

ITEM #11. CONDITIONAL USE PERMIT AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 18304, PAGE 470, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. -NOT A SURVEY ISSUE.

ITEM #12. EASEMENT GRANTED TO PEOPLES GAS SYSTEM, A DIVISION OF TAMPA ELECTRIC COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 32200, PAGE 2387, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. -DOES PERTAIN TO SUBJECT SITE, BUT LOCATION IS NOT INDICATED.

ITEM #13. INCLUDED FOR INFORMATION ONLY: HISTORIC PRESERVATION BOARD AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 33587, PAGE 1050, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. -NOT A SURVEY ISSUE.

ITEM #14. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES NOT SHOWN BY THE PUBLIC RECORDS. -NOT A SURVEY ISSUE.

- | | | |
|--|--|--|
| (1) HARDWOOD
DBH: 2'
CANOPY: 30'
HEIGHT: 30' | (11) OAK TREE
DBH: 2'
TRUNK: 40'
HEIGHT: 40' | #1 CATCH BASIN
RIM ELEV. 4.56
INVERT 1.71, SOUTH 15° PVC HAS DAMAGED BAFFLE
INVERT -2.46 BOTTOM OF BOX |
| (2) GUMBO LIMBO
DBH: 3.5'
TRUNK: 35'
HEIGHT: 30' | (12) (13) (14) (15) (16)
ROYAL PALM
DBH: 2'
TRUNK: 30'
HEIGHT: 50' | #2 CATCH BASIN
RIM ELEV. 4.37
INVERT 1.42, NORTH 15° PVC,
INVERT -2.38, BOTTOM OF BOX
EAST, BAFFLE
WEST, BAFFLE |
| (3) GUMBO LIMBO
DBH: 1.5'
TRUNK: 30'
HEIGHT: 20' | (17) OAK TREE
DBH: 2'
TRUNK: 40'
HEIGHT: 30' | |
| (4) OAK TREE
DBH: 2'
TRUNK: 35'
HEIGHT: 40' | (18) HARDWOOD
DBH: 1.5'
CANOPY: 25'
HEIGHT: 25' | |
| (5) OAK TREE
DBH: 1.5'
TRUNK: 30'
HEIGHT: 40' | (19) OAK TREE
DBH: 2'
CANOPY: 50'
HEIGHT: 30' | |
| (6) GUMBO LIMBO
DBH: 2'
TRUNK: 30'
HEIGHT: 30' | (20) (21) HARDWOOD
DBH: 1.5'
CANOPY: 30'
HEIGHT: 30' | |
| (7) GUMBO LIMBO
DBH: 1.5'
TRUNK: 20'
HEIGHT: 20' | (22) GUMBO LIMBO
DBH: 1.5'
CANOPY: 30'
HEIGHT: 20' | |
| (8) GUMBO LIMBO
DBH: 3'
TRUNK: 40'
HEIGHT: 40' | | |
| (9) GUMBO LIMBO
DBH: 3.5'
TRUNK: 40'
HEIGHT: 40' | | |
| (10) GUMBO LIMBO
DBH: 1.5'
TRUNK: 20'
HEIGHT: 20' | | |

B.M. #A-371 ELEV. = 5.38 (MIAMI-DADE COUNTY)

SURVEYOR'S NOTE:
THIS SURVEY IS ONLY FOR THE EXCLUSIVE AND SPECIFIC USE OF THE ENTITY REFLECTED IN THE "PROPERTY OF". ANY OTHER INTENDED USE WILL REQUIRE WRITTEN APPROVAL FROM THE CERTIFYING SURVEYOR OR FIRM.

SURVEYOR'S NOTE:
TOPOGRAPHICAL INFORMATION ADDED ONLY. NO UPDATE TO BOUNDARY WAS COMPLETED.

UPDATED:02/07/2024

LOCATION SKETCH NOT TO SCALE



LEGAL DESCRIPTION:

LOTS 17, 18 AND 19, BLOCK 21, AMENDED PLAT OF GOLF COURSE
SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO
THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE(S) 26,
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1719, 1709, 1701 JEFFERSON AVENUE,
MIAMI BEACH, FLORIDA 33139

LOT SQUARE FOOTAGE:

22,454 SQUARE FEET +/- 0.52 ACRES +/-

PARKING SPACES:

50 TOTAL REGULAR PARKING SPACES
3 TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

JEFFERSON AVENUE

FLOOD INFORMATION:

FLOOD ZONE: AE
MAP & PANEL= 12086C0317
COMMUNITY No.: 120651
SUFFIX: L
DATE OF FIRM: 09-11-2009
BASE ELEV.= +8.00 NGVD 1929

PROPERTY OF:

1688 PROPERTY OWNER, LLC

SURVEY CERTIFICATION

TO ADVISORS TITLE NETWORK, LLC,
ALLIANT NATIONAL TITLE INSURANCE COMPANY,
REGENCY DEVELOPMENT GROUP, LLC, A FLORIDA
LIMITED LIABILITY COMPANY, 1688 PROPERTY OWNER
LLC, A DELAWARE LIMITED LIABILITY COMPANY.
THIS SURVEY WAS MADE ON THE GROUND AND
CORRECTLY SHOWS THE PHYSICAL STATUS OF THE
PROPERTY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND
SURVEY ON WHICH IT IS BASED WERE MADE IN
ACCORDANCE WITH "MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY",
JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN
LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY
OF PROFESSIONAL SURVEYORS IN 2021; UNDERSIGNED
FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS
WERE MADE IN ACCORDANCE WITH "THE MINIMUM
ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR
SURVEY MEASUREMENTS WHICH CONTROL LAND
BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON OCTOBER 9, 2023.

DATE OF PLAT OR MAP: 10-09-2023

Francisco F
Fajardo

Francisco F. FAJARDO #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

Digitally signed by Francisco F Fajardo
DN: c=US, o=Lannes and Garcia Inc.,
dnQualifier=A01410D000001189D5E92
AF4001B3E6C, cn=Francisco F Fajardo
Date: 2024.02.13 10:54:49 -05'00'

LEGEND	F.H. FIRE HYDRANT	P.C.C. POINT OF COMPOUND CURVATURE	TYP. TYPICAL
A.C. AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	U.E. UTILITY EASEMENT
A.V. AVENUE	I.P. IRON PIPE	P.L.S. PROFESSIONAL LAND SURVEYOR	W.M. WATER METER
B.V. BOULEVARD	F.P.L. FLUORIDE POWER & LIGHT	P.S.M. PROFESSIONAL SURVEYOR AND MAPPER	W.V. WATER VALVE
B.M. BENCHMARK	F.I.P. FOUND IRON PIPE	P.L. PROPERTY LINE	W.U.P. WOOD UTILITY POLE
C.B. CATCH BASIN	F.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	CONCRETE
C.B.S. CONCRETE BLOCK STRUCTURE	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	OVERHEAD UTILITY LINES
C.B. CHORD BEARING	L. ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	WIRE FENCE
CH. CHORD DISTANCE	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	WOOD FENCE
COR. CORNER	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	PROPERTY CORNER
CT. COURT	LS. LICENSED BUSINESS	R. RECORD	WATER FLOW
C. CENTERLINE	(M) MEASURED	R.E. RIM ELEVATION	EXISTING GRADE ELEVATION
CL. CLEAR	NGVD NATIONAL GEODETIC VERTICAL DATUM	R. RADIUS	PROPOSED GRADE ELEVATION
CONC. CONCRETE	NO ID. NOT IDENTIFIABLE	R.W. RIGHT-OF-WAY	WATER VALVE
C.O. CLEAN OUT	NO. NUMBER	SAN. SANITARY	SIGN
E.B. ELECTRIC BOX	NTS. NOT TO SCALE	S.I.P. SET IRON PIPE	DRAINAGE MANHOLE
ELEV. ELEVATION	O.R.B. OFFICIAL RECORD BOOK	S.T. STREET	SANITARY MANHOLE
ENC. ENCROACHMENT	ONPL. ON PROPERTY LINE	T. TANGENT	FIRE HYDRANT
E.R.P. ELEVATION REFERENCE POINT	O.U.L. OVERHEAD UTILITY LINES	T.B.M. TEMPORARY BENCH MARK	LIGHTING FIXTURE
F.F. FINISH FLOOR	P.C. POINT OF CURVATURE	TEL. TELEPHONE	FIRE DEPARTMENT CONNECTION

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS.
- 12) THE BASIS OF BEARING IS GEODETIC NORTH BASED ON A STATIC GPS OBSERVATION WITH A REFERENCE LINE NORTH 01°56'48" WEST FOR THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE.

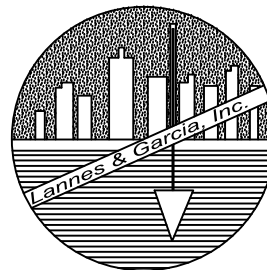


ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS
MADE UNDER MY SUPERVISION AND MEETS STANDARDS
OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF
PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER
54-17.080 THROUGH 54-17.082, FLORIDA ADMINISTRATIVE
CODE, PURSUANT TO SECTION 472.027, FLORIDA
STATUTES, AND, THAT THE SKETCH HEREON IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN
HEREON.

Francisco F Fajardo

Francisco F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING LANNES AND GARCIA, INC.

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155

PH (305) 666-7909

FAX (305) 442-2530

269803-A

FIELD DATE: 10/09/2023

SCALE: 1" = 20'

DRAWN BY: TT

DWG. No.: 269803