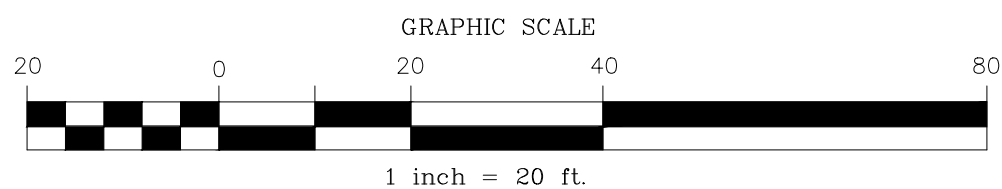


ALTA/NSPS LAND TITLE SURVEY



LOCATION SKETCH NOT TO SCALE



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'
TRUNK: 40'
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: 3'
TRUNK: 40'
HEIGHT: 40' | |
| (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' | | |

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 #4767
PROFESSIONAL SURVEYOR AND MAPPER
SURVEY PERFORMED BY: LANNES AND GARCIA, INC

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

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

LEGEND	F.H. FIRE HYDRANT I.C.V. IRRIGATION CONTROL VALVE I.P. IRON PIPE F.F.L. FLORIDA POWER & LIGHT F.I.P. FOUND IRON PIPE F.I.R. FOUND IRON ROD F.N.D. FOUND L. ARC LENGTH (L) LEGAL L.P. LIGHT POLE L.B. LICENSED BUSINESS L.S. LAND SURVEYOR (M) MEASURED NGVD NATIONAL GEODETIC VERTICAL DATUM NO ID. NOT IDENTIFIABLE NO. NUMBER NTS NOT TO SCALE O.R.B. OFFICIAL RECORD BOOK ONPL. ON PROPERTY LINE O.U.L. OVERHEAD UTILITY LINES P.C. POINT OF CURVATURE	P.C.P. POINT OF COMPOUND CURVATURE P.C.P. PERMANENT CONTROL POINT P.L.S. PROFESSIONAL LAND SURVEYOR P.S.M. PROFESSIONAL SURVEYOR AND MAPPER P.L. PROPERTY LINE P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT P.R.C. POINT OF REVERSE CURVATURE P.R.M. PERMANENT REFERENCE MONUMENT P.T. POINT OF TANGENCY R. RADIUS (R) RECORD R.E. RIM ELEVATION R.W. RIGHT-OF-WAY SAN. SANITARY S.I.P. SET IRON PIPE S.I.R. SET IRON ROD ST. STREET T. TANGENT T.B.M. TEMPORARY BENCH MARK TEL. TELEPHONE	TYP. TYPICAL U.E. UTILITY EASEMENT W.M. WATER METER W.V. WATER VALVE W.U.P. WOOD UTILITY POLE SYMBOLS CONCRETE OVERHEAD UTILITY LINES WIRE FENCE WOOD FENCE PROPERTY CORNER WATER FLOW EXISTING GRADE ELEVATION PROPOSED GRADE ELEVATION WATER VALVE SIGN DRAINAGE MANHOLE SANITARY MANHOLE FIRE HYDRANT LIGHTING FIXTURE FIRE DEPARTMENT CONNECTION
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SURVEYOR'S NOTES:

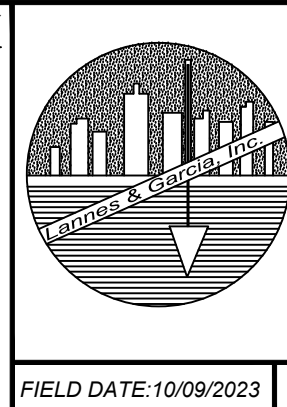
- NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 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
- 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 53-17.080 THROUGH 53-17.052, 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
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