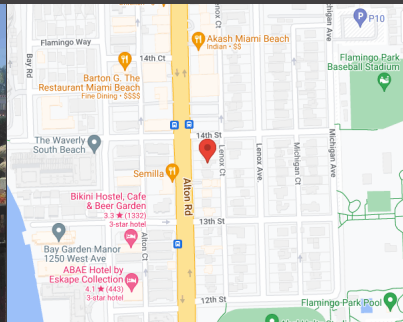




www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



**PROPERTY ADDRESS:**  
1343 ALTON ROAD, MIAMI BEACH, FLORIDA 33139

**SURVEY NUMBER:** 2405.4045

**DATE SIGNED:** 05/29/24

**FIELD WORK DATE:** 5/25/2024

**REVISION DATE(S):**  
(REV.3 6/16/2024) (REV.2 6/13/2024) (REV.1 5/29/2024)

**POINTS OF INTEREST**  
1. 1.7' X 1.7' COLUMN OVER PROPERTY LINE. 2. 4.0' HIGH IRON FENCE OVER PROPERTY LINE. 3. 4.0' HIGH IRON FENCE OVER PROPERTY LINE. 4. 1.0' X 1.0' COLUMN OVER PROPERTY LINE. 5. 2' BLOCK WALL OVER PROPERTY LINE. 6. 4.0' HIGH IRON FENCE OVER PROPERTY LINE. 7. 1.0' X 1.0' COLUMN OVER PROPERTY LINE. 8. 1.0' X 1.0' COLUMN OVER PROPERTY LINE.  
**THE OWNERSHIP OF FENCES/WALLS ARE UNKNOWN AND NOT DETERMINED.**

**SURVEYORS CERTIFICATE**

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



**JUAN C. CAREAGA**  
State of Florida Professional Surveyor and Mapper  
License Number 6861  
Exacta Land Surveyors, LLC | LB# 8291

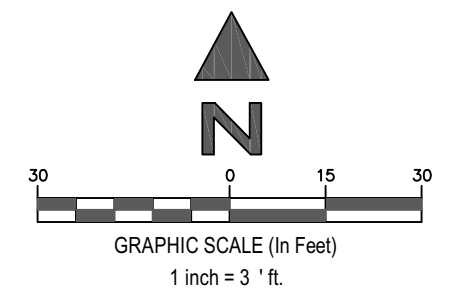
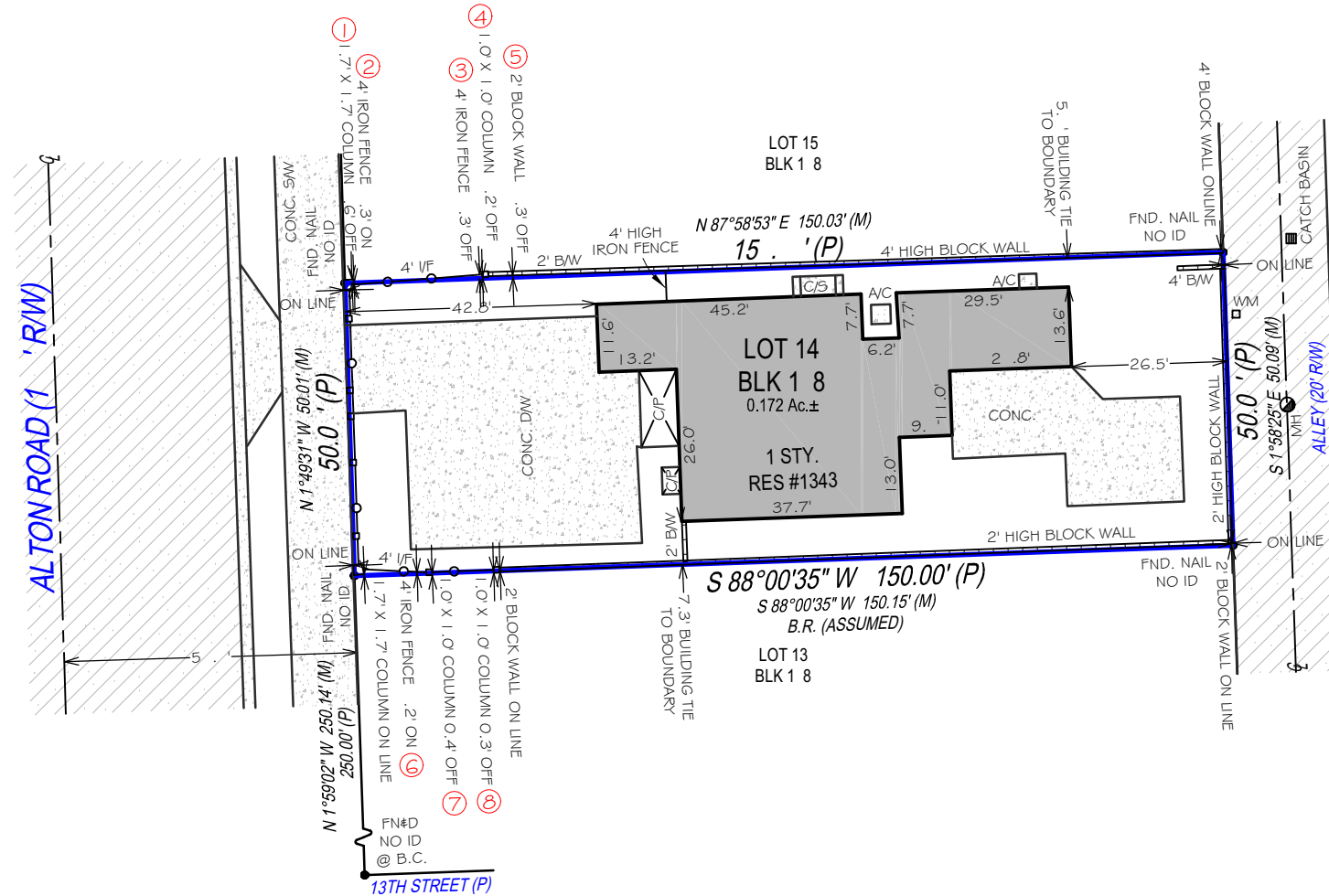


Exacta Land Surveyors, LLC  
LB# 8291  
o: 866.735.1916 | f: 866.744.2882  
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



**AFFILIATE MEMBERS**

24 5.4 45  
BOUNDARY SURVEY  
MIAMI-DADE COUNTY



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

**PROPERTY ADDRESS:**  
1343 ALTON ROAD, MIAMI BEACH, FLORIDA 33139

**SURVEY NUMBER:** 2405.4045

**CERTIFIED TO:**  
JLSP HOLDINGS LLC; MOLL & YOUNG PLLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; HARVEST SMALL BUSINESS FINANCE, LLC; ITS SUCCESSORS AND/OR ASSIGNS

**DATE SIGNED:** 05/29/24

**BUYER:** JLSP HOLDINGS LLC

**LENDER:** HARVEST SMALL BUSINESS FINANCE, LLC

**TITLE COMPANY:** MOLL & YOUNG PLLC

**COMMITMENT DATE:** NOT REVIEWED | **CLIENT FILE NO:** 86-00002

**LEGAL DESCRIPTION:**  
LOT 14, BLOCK 108, OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**FLOOD ZONE INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, PANEL NUMBER 0317 DATED 09/11/2009.

**GENERAL SURVEYORS NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

**SURVEYORS LEGEND:**

| LINETYPES     |                          |
|---------------|--------------------------|
|               | Block Wall               |
|               | Boundary Line            |
|               | Center Line              |
|               | Chain Link or Wire Fence |
|               | Easement                 |
|               | Edge of Water            |
|               | Iron Fence               |
|               | Overhead Lines           |
|               | Structure                |
|               | Survey Tie Line          |
|               | Vinyl Fence              |
|               | Wall or Party Wall       |
|               | Wood Fence               |
| SURFACE TYPES |                          |
|               | Asphalt                  |
|               | Brick or Tile            |
|               | Concrete                 |
|               | Covered Area             |
|               | Water                    |
|               | Wood                     |
| SYMBOLS       |                          |
|               | Benchmark                |
|               | Center Line              |
|               | Central Angle or Delta   |
|               | Common Ownership         |
|               | Control Point            |
|               | Catch Basin              |
|               | Elevation                |
|               | Fire Hydrant             |
|               | Find or Set Monument     |
|               | Guywire or Anchor        |
|               | Manhole                  |
|               | Tree                     |
|               | Utility or Light Pole    |
|               | Well                     |

|   |   |  |
|---|---|--|
| <p><b>ABBREVIATIONS</b></p> <p>(C) - Calculated<br/>(D) - Deed<br/>(F) - Field<br/>(M) - Measured<br/>(P) - Plat<br/>(R) - Record<br/>(S) - Survey<br/>A/C - Air Conditioning<br/>AE - Access Easement<br/>ANE - Anchor Easement<br/>ASBL - Accessory Setback Line<br/>B/W - Bay/Box Window<br/>BC - Block Corner<br/>BFP - Backflow Preventer<br/>BLDG - Building<br/>BLK - Block<br/>BM - Benchmark<br/>BR - Bearing Reference<br/>BRL - Building Restriction Line<br/>BSMT - Basement<br/>C - Curve<br/>C/L - Center Line<br/>C/P - Covered Porch<br/>C/S - Concrete Slab<br/>CATV - Cable TV Riser<br/>CB - Concrete Block<br/>CH - Chord Bearing<br/>CHIM - Chimney<br/>CLF - Chain Link Fence<br/>CME - Canal Maintenance Easement<br/>CO - Clean Out<br/>CONC - Concrete<br/>COR - Corner<br/>CS/W - Concrete Sidewalk<br/>CUE - Control Utility Easement<br/>CVG - Concrete Valley Gutter<br/>D/W - Driveway<br/>DE - Drainage Easement<br/>DF - Drain Field<br/>DH - Drill Hole<br/>DUE - Drainage &amp; Utility Easement<br/>ELEV - Elevation<br/>EM - Electric Meter<br/>ENCL - Enclosure<br/>ENT - Entrance<br/>EOP - Edge of Pavement<br/>EOW - Edge of Water<br/>ESMT - Easement<br/>EUB - Electric Utility Box<br/>F/DH - Found Drill Hole<br/>FCM - Found Concrete Monument<br/>FF - Finished Floor</p> | <p><b>FIP</b> - Found Iron Pipe<br/><b>FIPC</b> - Found Iron Pipe &amp; Cap<br/><b>FIR</b> - Found Iron Rod<br/><b>FIRC</b> - Found Iron Rod &amp; Cap<br/><b>FN</b> - Found Nail<br/><b>FN&amp;D</b> - Found Nail &amp; Disc<br/><b>FRRSPK</b> - Found Rail Road Spike<br/><b>GAR</b> - Garage<br/><b>GM</b> - Gas Meter<br/><b>ID</b> - Identification<br/><b>IE/EE</b> - Ingress/Egress Easement<br/><b>ILL</b> - Illegible<br/><b>INST</b> - Instrument<br/><b>INT</b> - Intersection<br/><b>IRRE</b> - Irrigation Easement<br/><b>L</b> - Length<br/><b>LAE</b> - Limited Access Easement<br/><b>LB#</b> - License No. (Business)<br/><b>LBE</b> - Limited Buffer Easement<br/><b>LE</b> - Landscape Easement<br/><b>LME</b> - Lake/Landscape Maintenance Easement<br/><b>LS#</b> - License No. (Surveyor)<br/><b>MB</b> - Map Book<br/><b>ME</b> - Maintenance Easement<br/><b>MES</b> - Mitered End Section<br/><b>MF</b> - Metal Fence<br/><b>MH</b> - Manhole<br/><b>MHWL</b> - Mean High Water Line<br/><b>NR</b> - Non-Radial<br/><b>NTS</b> - Not to Scale<br/><b>NAVD88</b> - North American Vertical Datum 1988<br/><b>NGVD29</b> - National Geodetic Vertical Datum 1929<br/><b>OG</b> - On Ground<br/><b>ORB</b> - Official Records Book<br/><b>ORV</b> - Official Record Volume<br/><b>O/A</b> - Overall<br/><b>O/S</b> - Offset<br/><b>OFF</b> - Outside Subject Property<br/><b>OH</b> - Overhang<br/><b>OHL</b> - Overhead Utility Lines<br/><b>OHWL</b> - Ordinary High Water Line<br/><b>ON</b> - Inside Subject Property<br/><b>P/E</b> - Pool Equipment<br/><b>PB</b> - Plat Book<br/><b>PC</b> - Point of Curvature<br/><b>PCC</b> - Point of Compound Curvature<br/><b>PCP</b> - Permanent Control Point<br/><b>PI</b> - Point of Intersection<br/><b>PLS</b> - Professional Land</p> | <p>Surveyor<br/><b>PLT</b> - Planter<br/><b>POB</b> - Point of Beginning<br/><b>POC</b> - Point of Commencement<br/><b>PRC</b> - Point of Reverse Curvature<br/><b>PRM</b> - Permanent Reference Monument<br/><b>PSM</b> - Professional Surveyor &amp; Mapper<br/><b>PT</b> - Point of Tangency<br/><b>PUE</b> - Public Utility Easement<br/><b>R</b> - Radius or Radial<br/><b>R/W</b> - Right of Way<br/><b>RES</b> - Residential<br/><b>RGE</b> - Range<br/><b>ROE</b> - Roof Overhang Easement<br/><b>RP</b> - Radius Point<br/><b>S/W</b> - Sidewalk<br/><b>SBL</b> - Setback Line<br/><b>SCL</b> - Survey Closure Line<br/><b>SCR</b> - Screen<br/><b>SEC</b> - Section<br/><b>SEP</b> - Septic Tank<br/><b>SEW</b> - Sewer<br/><b>SIRC</b> - Set Iron Rod &amp; Cap<br/><b>SMWE</b> - Storm Water Management Easement<br/><b>SN&amp;D</b> - Set Nail and Disc<br/><b>SQFT</b> - Square Feet<br/><b>STL</b> - Survey Tie Line<br/><b>STY</b> - Story<br/><b>SV</b> - Sewer Valve<br/><b>SWE</b> - Sidewalk Easement<br/><b>TBM</b> - Temporary Bench Mark<br/><b>TEL</b> - Telephone Facilities<br/><b>TOB</b> - Top of Bank<br/><b>TUE</b> - Technological Utility Easement<br/><b>TWP</b> - Township<br/><b>TX</b> - Transformer<br/><b>TYP</b> - Typical<br/><b>UE</b> - Utility Easement<br/><b>UG</b> - Underground<br/><b>UP</b> - Utility Pole<br/><b>UR</b> - Utility Riser<br/><b>VF</b> - Vinyl Fence<br/><b>W/C</b> - Witness Corner<br/><b>W/F</b> - Water Filter<br/><b>WF</b> - Wood Fence<br/><b>WM</b> - Water Meter/Valve Box<br/><b>WV</b> - Water valve</p> |
|---|---|--|

**JOB SPECIFIC SURVEYOR NOTES:**

THE ASSUMED BEARING REFERENCE OF SOUTH 88 DEGREES 00 MINUTES 35 SECONDS WEST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 14, BLOCK 108, LOCATED WITHIN OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE ACCURACY OF THE FENCE AND/OR WALL LOCATION CAN VARY BETWEEN 0.10' ONE WAY OR THE OTHER WAY DEPENDING ON WHETHER THE FENCE AND/OR WALL WAS LOCATED AT THE BASE OR AT THE TOP AND IF THE FENCE AND/OR WALL IS PERPENDICULAR AND PLUMB.



Exacta Land Surveyors, LLC  
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**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**  
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**