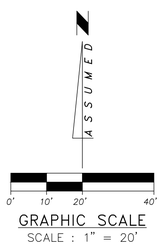
BOUNDARY SURVEY

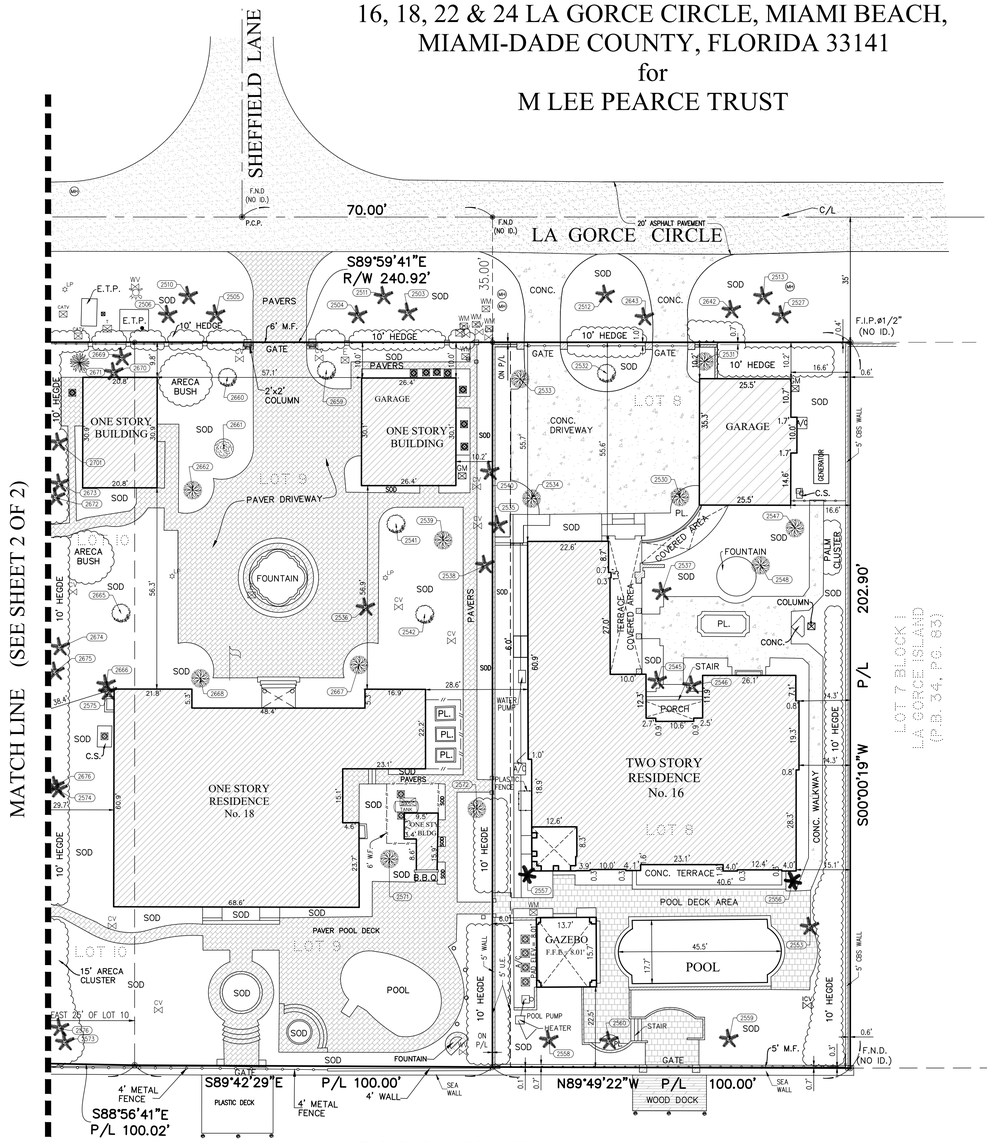
of

16, 18, 22 & 24 LA GORCE CIRCLE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33141

for

M LEE PEARCE TRUST





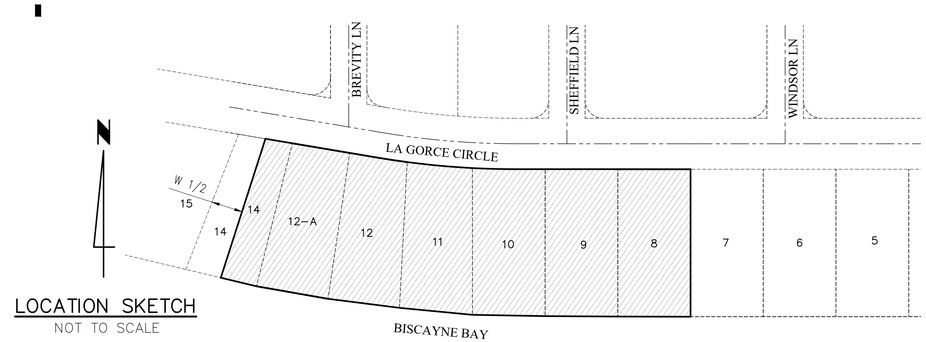
LEGEND

- Air Conditioner
- Back Flow Preventer
- Cable Television
- Catch Basin
- Chain Link Fence
- Clean Out
- Concrete Light Pole
- Concrete Power Pole
- Control Valve
- C.B.S. Wall
- Diameter
- 1.5'–15'–10' Diameter–Height–Spread
- Drain
- Drainage Manhole
- Electric Box
- Electric Meter
- Electric Motor
- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner
- Right–of–Way Lines
- Sewer Manhole
- Sewer Valve
- Temporary Benchmark
- Spot Elevation
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence

* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
(C)	Calculated
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Centerline
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slab
(D)	Deed
DWY.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
(M)	Measured
M.F.	Metal Fence
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
(R)	Recorded
P.R.M.	Permanent Reference Monument
R/W	Right–of–Way Line
SWK.	Sidewalk
S.N.D.	Set Nail & Disc (LB 3398)
S.R.	Set Rebar (LB 3398)
TYP.	Typical
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
T.O.P.	Top of Pipe Elevation
U.E.	Utility Easement
V.G.	Valley Gutter
W.E.	Wire Elevation
W.F.	Wood Fence



LOCATION SKETCH

NOT TO SCALE

SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: April 29th, 2024.

2. LEGAL DESCRIPTION:

All of Lots 8, 9, 10, 11, 12, 12A and Lot 14 less the West 1/2 thereof, Block 1, of LA GORCE ISLAND, according to the Plat thereof. as recorded in Plat Book 34, Page 83, of the Public Records of Miami–Dade County, Florida.

Containing 124,788 Square feet or 2.86 Acres, more or less, by calculation.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community–Panel Number 120651, Map No. 12086C0307, Suffix L, Revised Date: 09–11–2009. Base Flood Elevations on Flood Insurance Rate Map (FIRM) for Miami–Dade County are referenced to National Geodetic Vertical Datum of 1929 (N.G.V.D. 1929). These flood elevations must be compared to elevations referenced to the same vertical datum.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of S89°59'41"E along the North line of the Subject property, Miami–Dade County, Florida. Said line is considered well established and monumented.

4. ACCURACY:

Horizontal Accuracy:
The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements (based on the direct distance measurement between the two corners being tested), meets or exceeds the commonly accepted value in the Construction and Surveying Industry equivalent to a linear standard closure of 1 foot in 7,500 feet for Suburban Areas.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami–Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J–17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1–800–432–4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101–111 of the Florida Statutes.

CERTIFY TO:

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J–17.050 through 5J–17.052, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION PURPOSES. FOR THOSE PURPOSES A TOPOGRAPHIC SURVEY IS REQUIRED.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

Oria J Suarez — Digitally signed by Oria J Suarez Date: 2024.05.07 11:22:55 -04'00'

By: _____
Oria Jannet Suarez, P.S.M. for the firm
Professional Surveyor and Mapper No. 6781
State of Florida

ORIA JANNET SUAREZ LICENSE NUMBER No. 6781 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY ORIA JANNET SUAREZ, PSM ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

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of
16, 18, 22 & 24 LA GORCE CIRCLE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33141
for
M LEE PEARCE TRUST

REVISIONS	BY

Proj:	21-0153
Job:	24-0074
Date:	04-29-2024
Drawn:	G.P., J.S., O.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE

SHEET 1 OF 2

BOUNDARY SURVEY

of

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MIAMI-DADE COUNTY, FLORIDA 33141

for

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LEGEND

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BFNN	Back Flow Preventer	LP	Light Pole
CATV	Cable Television		Mail Box
	Catch Basin		Metal Fence
—X—	Chain Link Fence		Monitoring Well
	Clean Out	OHU	Overhead Utility Lines
CLP	Concrete Light Pole		Parking Meter
	Concrete Power Pole		Property Corner
	Control Valve		Right-of-Way Lines
	C.B.S. Wall		Sewer Manhole
Ø	Diameter	SV	Sewer Valve
1.5'-15'-10'	Diameter-Height-Spread		Temporary Benchmark
	Drain	*10.00	Spot Elevation
	Drainage Manhole		Traffic Light
	Electric Box		Traffic Sign
	Electric Meter		Telephone Booth
ELECTRIC MOTOR	Electric Motor		Telephone Box
ELECTRIC PANEL	Electric Panel		Telephone Manhole
	Fire Hydrant		Unknown Manhole
	Flag		Utility Power Pole
	Floor Lamp		Valve (Unknown)
FMV	Force Main Valve		Water Manhole
GV	Gas Valve	WM	Water Meter
	Grease Manhole		Water Pump
GP	Guard Pole	WV	Water Valve
	Guy Wire	—// —	Wood Fence

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C/L	Centerline	P.O.C.	Point of Commencement
C.L.F.	Chain Link Fence	P/S	Parking Spaces
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C.S.	Concrete Slab	P.R.M.	Permanent Reference Monument
(D)	Deed	R/W	Right-of-Way Line
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E.O.W.	Edge of Water	S.N.D.	Set Nail & Disc (LB 3398)
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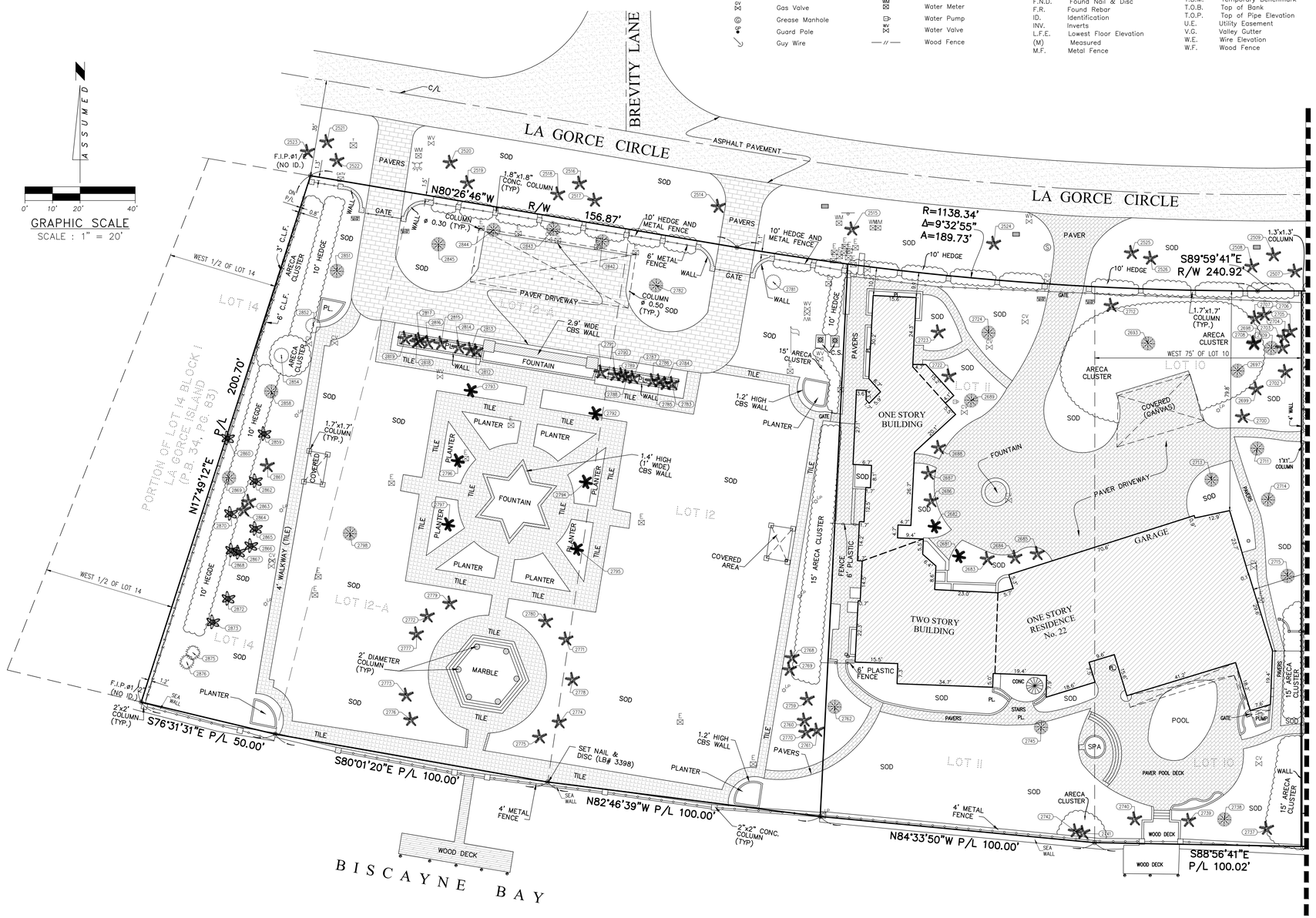
F.F.E.	Finished Floor Elevation	TYP.	Typical
F.I.P.	Found Iron Pipe	T.B.M.	Temporary Benchmark
F.N.D.	Found Nail & Disc	T.O.B.	Top of Bank
F.R.	Found Rebar	T.O.P.	Top of Pipe Elevation
ID.	Identification	U.E.	Utility Easement
INV.	Inverts	V.G.	Valley Gutter
L.F.E.	Lowest Floor Elevation	W.E.	Wire Elevation
(M)	Measured	W.F.	Wood Fence
M.F.	Metal Fence		

TREE TABLE	
POINT NUMBER	NAME ø(FT) – HGHT.(FT) – SP.(FT)
2503	PALM 2'-18'-20'
2504	PALM 2'-18'-20'
2505	PALM 2'-18'-20'
2506	PALM 2'-18'-20'
2507	PALM 2'-18'-20'
2508	PALM 2'-18'-20'
2509	PALM 1.80'-55'-25'
2510	PALM 1.80'-55'-25'
2511	PALM 1.80'-55'-25'
2512	PALM 1.80'-55'-25'
2513	PALM 1.80'-55'-25'
2514	PALM 1.80'-55'-25'
2515	PALM 1.80'-55'-25'
2516	PALM 1.80'-55'-25'
2517	PALM 2'-18'-20'
2518	PALM 2'-18'-20'
2519	PALM 1.80'-30'-20'
2520	PALM 1.80'-55'-25'
2521	PALM 1.80'-55'-25'
2522	PALM 2'-18'-20'
2523	PALM 2'-18'-20'
2524	PALM 1.80'-55'-25'
2525	PALM 1.80'-55'-25'
2526	PALM 2'-18'-20'
2527	PALM 2'-18'-20'
2530	TREE 2.50'-45'-40'
2531	TREE 0.40'-10'-7'
2532	OAK 2'-45'-50'
2533	TREE 2'-50'-50'
2534	TREE 2'-50'-50'
2535	PALM 0.40'-45'-12'
2536	PALM 0.30'-50'-10'
2537	PALM 0.30'-40'-10'
2538	PALM 0.20'-50'-8'
2539	TREE 1.50'-15'-25'
2540	PALM 0.40'-45'-15'
2541	OAK 3'-55'-45'
2542	OAK 2.50'-50'-40'
2545	PALM 0.30'-30'-10'
2546	PALM 0.20'-30'-10'
2547	TREE 1.40'-40'-20'
2548	TREE 2'-40'-40'
2553	PALM 0.80'-25'-15'
2556	PINE TREE 0.30'-20'-5'
2557	PINE TREE 0.30'-20'-5'
2558	PALM 2.50'-55'-20'
2559	PALM 2.50'-55'-20'
2560	PALM 0.80'-10'-10'
2571	TREE 2.50'-35'-40'
2572	TREE 2'-40'-30'
2573	PALM 2.50'-55'-20'
2574	PALM 2.50'-55'-20'
2575	PALM 2.50'-55'-20'
2576	PALM 2'-35'-10'
2642	PALM 2'-18'-20'
2643	PALM 2'-18'-20'
2659	OAK 2'-45'-40'
2660	OAK 2'-45'-40'
2661	ROYAL POINCIANA 2'-45'-25'
2662	TREE 1'-15'-15'
2665	OAK 2'-45'-30'
2666	PALM 2.50'-55'-20'
2667	TREE 0.80'-30'-25'
2668	TREE 0.40'-10'-15'
2669	PALM 0.30'-35'-5'
2670	PALM 0.30'-35'-5'
2671	MANGO 2.50'-50'-30'
2672	PALM 0.30'-35'-7'
2673	PALM 0.30'-35'-7'
2674	PALM 0.30'-35'-12'
2675	PALM 0.30'-35'-12'
2676	PALM 2.50'-55'-20'
2681	PINE TREE 1'-25'-7'
2682	PINE TREE 1'-25'-7'
2683	PALM 1'-40'-10'
2684	PALM 1'-40'-10'
2685	PALM 0.30'-9'-5'
2686	PALM 1'-40'-10'
2687	PALM 1'-40'-10'
2688	PALM 0.30'-12'-7'
2689	TREE 2.50'-35'-40'
2693	TREE 0.50'-35'-40'
2697	TREE 1.30'-40'-30'
2698	PALM 0.80'-30'-15'
2699	PALM 1'-35'-20'
2700	PALM 0.60'-35'-10'
2701	PALM 0.30'-45'-10'
2702	PALM 2.50'-55'-20'
2703	PALM 0.80'-35'-15'

TREE TABLE	
POINT NUMBER	NAME ø(FT) – HGHT.(FT) – SP.(FT)
2704	PALM 0.80'-35'-15'
2705	PALM 0.80'-35'-15'
2706	PALM 0.80'-35'-15'
2707	PALM 0.80'-35'-15'
2708	PALM 0.80'-35'-15'
2709	TREE 1'-30'-10'
2711	TREE 1.20'-25'-30'
2712	PALM 2.50'-55'-20'
2713	TREE 3'-25'-30'
2714	TREE 1.80'-40'-40'
2715	TREE .50'-15'-10'
2722	PALM 0.80'-15'-8'
2723	PALM 1.20'-35'-20'
2724	TREE 5'-45'-40'
2737	PALM 0.50'-35'-8'
2738	TREE 1'-18'-8'
2739	PALM 1'-30'-15'
2740	PALM 1'-30'-15'
2741	PALM 2.50'-55'-20'
2742	PALM 2'-35'-15'
2745	TREE 5'-55'-40'
2759	PALM 1'-35'-10'
2760	PALM 1'-35'-10'
2761	PALM 1'-35'-10'
2762	TREE 2'-35'-30'
2768	PALM 0.25'-35'-7'
2769	PALM 0.25'-35'-7'
2770	PALM 0.30'-8'-5'
2771	PALM 2.50'-55'-20'
2772	PALM 2.50'-55'-20'
2773	PALM 2.50'-55'-20'
2774	PALM 2.50'-55'-20'
2775	PALM 2'-40'-20'
2776	PALM 2'-40'-20'
2777	PALM 2'-40'-20'
2778	PALM 2'-40'-20'
2779	PALM 2'-40'-20'
2780	PALM 2'-40'-20'
2781	FICUS 20'-60'-60'
2782	TREE 5'-45'-50'
2783	PALM 0.25'-15'-7'
2784	PALM 0.25'-15'-7'
2785	PALM 0.25'-15'-7'
2786	PALM 0.25'-15'-7'
2787	PALM 0.25'-15'-7'
2788	PALM 0.25'-15'-7'
2789	PALM 0.25'-15'-7'
2790	PALM 0.25'-15'-7'
2791	PALM 0.25'-15'-7'
2792	PINE TREE 1'-18'-12'
2793	PINE TREE 1'-18'-12'
2794	PINE TREE 1'-18'-12'
2795	PINE TREE 1'-18'-12'
2796	PINE TREE 1'-18'-12'
2797	PINE TREE 1'-18'-12'
2798	TREE 11'-60'-60'
2812	PALM 0.25'-15'-7'
2813	PALM 0.25'-15'-7'
2814	PALM 0.25'-15'-7'
2815	PALM 0.25'-15'-7'
2816	PALM 0.25'-15'-7'
2817	PALM 0.25'-15'-7'
2818	PALM 0.25'-15'-7'
2819	PALM 0.25'-15'-7'
2842	TREE 1.70'-35'-35'
2843	TREE 2'-30'-35'
2844	TREE 1.20'-35'-30'
2845	TREE 10'-35'-40'
2851	TREE 2.20'-45'-30'
2852	FICUS 8'-45'-40'
2854	FICUS 3'-45'-40'
2858	TREE 2'-30'-35'
2859	COCONUT PALM 0.80'-40'-20'
2860	COCONUT PALM 0.80'-40'-20'
2861	PALM 0.30'-25'-15'
2862	COCONUT PALM 0.80'-25'-20'
2863	PALM 0.60'-20'-15'
2864	PALM 0.60'-23'-15'
2865	COCONUT PALM 0.80'-25'-20'
2866	COCONUT PALM 0.80'-15'-20'
2867	COCONUT PALM 0.80'-30'-20'
2868	COCONUT PALM 1'-30'-20'
2869	TREE 2.50'-40'-30'
2870	COCONUT PALM 0.60'-25'-20'
2872	COCONUT PALM 1'-25'-20'
2873	COCONUT PALM 1'-25'-20'
2875	SEA GRAPE 2.50'-40'-30'
2876	SEA GRAPE 2.50'-40'-30'



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Checked:	J.S.
Scale:	AS SHOWN
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SHEET 2 OF 2	