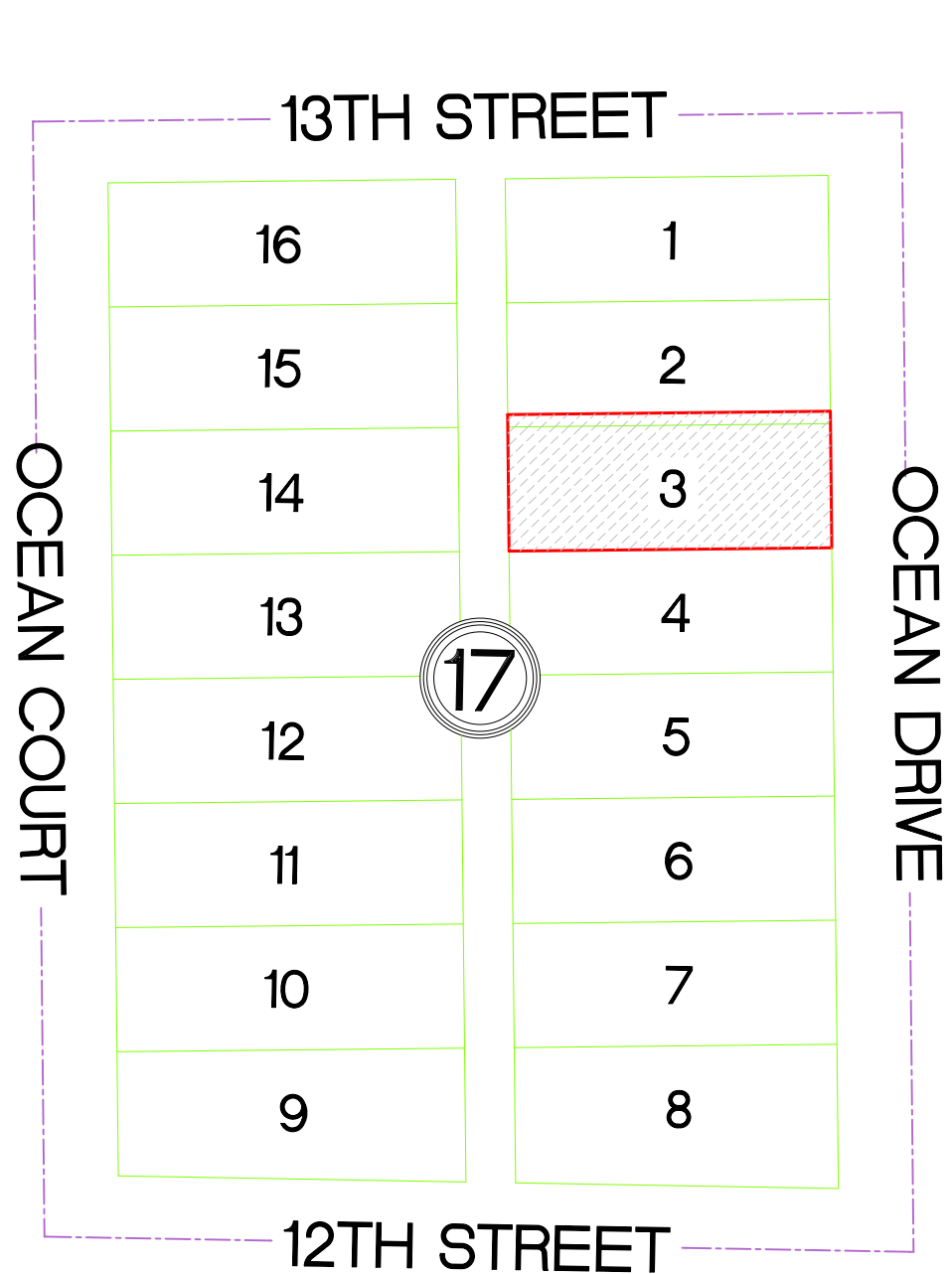


Prepared By:
AFA & COMPANY, INC.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
 FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498
 13050 SW 133RD COURT, MIAMI, FLORIDA 33186
 E-MAIL: AFACO@BELLSOUTH.NET
 PH: 305-234-0588

Property Information

Location Sketch N.T.S.



CERTIFIED ONLY TO:

Ocean Hotels Investments Corp., a Florida corporation

PROPERTY ADDRESS:

1244 Ocean Drive
 Miami Beach, Florida 33139

LEGAL DESCRIPTION:

Lot 3 and the South 5.00' feet of Lot 2, Block 17 of "OCEAN BEACH ADDITION NO. 2" according to the Plat Thereof as Recorded in Plat Book 2, Page 56 of the Public Records of Miami-Dade County, Florida.

ELEVATION INFORMATION

**National Flood Insurance Program
 FEMA Elev. Reference to NGVD 1929**

Comm Panel 120651
 Panel # 0317
 Firm Zone: "AE"
 Date of Firm: 09-11-2009
 Base Flood Elev. 8.00'
 F.Floor Elev. 9.70'
 Garage Elev. N/A
 Suffix: "L"
 Elev. Reference to NGVD 1929

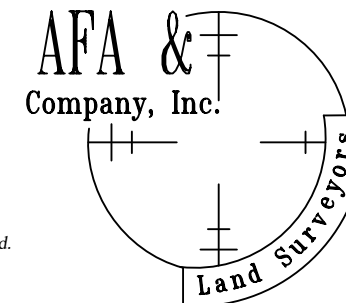
JOB #	25-576
DATE	05-29-2025
PB	2-56

Surveyors Notes:

- #1 Land Shown Hereon were not abstracted for Easement and /or Right of Way Records. The Easement / Right of Way Show on Survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. BM Loc. 4220W; Name: W-310; Elev. +5.44'
- #3 Bearings as Shown hereon are Based upon Collins Avenue, S01°35'35"E
- #4 Please See Abbreviations
- #5 Drawn By A. Alvarez; A. Torres: R. Evans
- #6 Date: 12-08-13; 5-29-25
- #7 Completed Survey Field Date: 5-28-25
- #8 Disc No 2025, Station Surveying Scion
- #9 Last Revised:
- #10 Zoned Building setback line not deterrent

Surveyor's Notes:

- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional Restrictions not Shown on this survey that may be found in the Public Records of Said County Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- #14 Accuracy:
 The expected use of land, as classified in the Standards of Practice (5J-17.052), is residential. The minimum relative distance accuracy for this type of boundary survey is 1.0 foot in 10,000.00' feet. the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #15 Foundation and / or footing that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #16 Not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. additions or deletions to survey maps or reports by other than the signing party or parties.
- #17 Contact the appropriate authority prior to any design work on the herein described parcel for building and zoning information.
- #18 Underground Utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #19 Ownership subject to Opinion of Title.
- #20 The location of the Flood Zone lines shown hereon are an approximate, based on the FEMA flood maps website. Confirmation of said Flood Zone lines location must be made with FEMA prior to any design.



Professional
 Surveyors & Mappers LB 7498
 13050 S.W. 133rd Court
 Miami Florida, 33186
 E-mail: afaco@bellsouth.net
 Ph: (305) 234-0588

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17.052 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
 & That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
 Professional Surveyor & Mapper #5526
 State of Florida
 Not Valid unless Signed & Stamped with Embossed Seal

