NOTES:

1. THE SUBJECT PROPERTY THE LANDS OF LIMESTONE PLANT LLC, AS RECORDED IN OFFICIAL RECORDS BOOK 33193, PAGE 2721, AMONG THE LAND RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND HAVING A FOLIO NUMBER OF 02-4203-009-2100 PER THE MIAMI-DADE COUNTY PROPERTY APPRAISER. THE PROPERTY IS LYING IN SECTION 3; TOWNSHIP 54 SOUTH; RANGE 42 EAST.
2. OVERALL AREA = 9,000 SQUARE FEET OR 0.207 ACRES (MEASURED)
4. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
5. THIS SURVEY WAS PERFORMED IN THE FIELD ON NOVEMBER 26, 2024 UTILIZING THE REFERENCE DOCUMENTS AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS. REVISIONS LISTED ON THIS SURVEY APPLY ONLY TO THE SPECIFIC CHANGES REFERENCED, AND DO NOT CONSTITUTE AN UPDATE OF OTHER DATA ON THIS SURVEY. THE "SURVEY DATE" SHOWN HEREON IS THE APPLICABLE DATE AS RELATED TO PROVISIONS OF STATUTES OF LIMITATION UNLESS NOTED OTHERWISE.
6. ELEVATIONS ARE BASED ON NGVD29 DATUM DETERMINED BY GPS OBSERVATIONS AND TIED IN TO THE NGS BENCHMARK NAMED D-142-R WITH A PUBLISHED ELEVATION OF 3.87 FEET.
7. THE PROPERTY IS LOCATED IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) PER MAP ENTITLED "FIRM, FLOOD INSURANCE RATE MAP, MIAMI-DADE COUNTY, FLORIDA AND INCORPORATED AREAS, PANEL 319 OF 1031", COMMUNITY-PANEL NUMBER 12086C0319L, WITH A MAP EFFECTIVE DATE OF SEPTEMBER 11, 2009.
8. NO ZONING REPORT OR ZONING LETTER WAS PROVIDED TO THE SURVEYOR.
9. NO SURVEY OF SUBTERRANEAN STRUCTURES OR INTERIOR SPACES SUCH AS FOOTINGS, FOUNDATIONS, VAULTS OR BASEMENTS WAS PERFORMED AS PART OF THIS LAND SURVEY, AND THIS PLAN SHOULD NOT BE CONSTRUED AS CERTIFICATION TO THE EXISTENCE OR LOCATION OF THE SAME.
10. THERE IS NO RECENT EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
12. TREES 3 INCHES DIAMETER AT BREAST HEIGHT (DBH) AND LARGER HAVE BEEN LOCATED WITHIN THE PROJECT BOUNDARY. SEE REFERENCED ARBORIST REPORT INFORMATION SHOWN HEREON.
13. THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THE SURVEY. ENCROACHMENT IS A LEGAL CONDITION, NOT A MATTER OF SURVEY AND, AS A RESULT, THERE MAY BE OTHER POSSIBLE ENCROACHMENTS AFFECTING THE PROPERTY THAT ARE NOT SHOWN.
14. THE PROPERTY HAS DIRECT ACCESS ALONG COMMERCE STREET ON THE NORTH SIDE OF THE PROPERTY.
15. BOHLER WAS NOT MADE AWARE OF ANY WETLAND DELINEATION PERFORMED ON THE SUBJECT PROPERTIES AND THERE WERE NO WETLAND FLAGS OBSERVED AT THE TIME OF THE FIELD SURVEY.
16. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULES 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
17. BASIS OF BEARINGS: THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 - 2011 ADJUSTMENT, HOLDING THE NORTH LINE OF LOTS 10, 11 AND 12, AS BEING NORTH 88°28'03" EAST, AS RECORDED IN PLAT BOOK 2, PAGE 81.
18. ALL DISTANCES ARE MEASURED GROUND DISTANCES UNLESS NOTED OTHERWISE.
19. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
20. THIS SURVEY WAS PREPARED FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE: BAI ARCHITECTURE, INC.
21. THIS MAP IS INTENDED TO BE DEPICTED AT A SCALE OF 1"=10' ON 36"X48" SHEETS. UNITS SHOWN ARE U.S. SURVEY FEET.
22. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATIONS.
23. © COPYRIGHT 2025 BY BOHLER ENGINEERING FL, LLC. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND STAMP, OR A DIGITALLY VERIFIED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY BOHLER ENGINEERING FL, LLC.

TITLE DESCRIPTION:

LOTS 10, 11 AND 12, BLOCK 51, OF OCEAN BEACH 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.

UTILITIES:

THE FOLLOWING COMPANIES WERE NOTIFIED BY SUNSHINE 811 UTILITY SYSTEM (1-800-432-4770) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST. SERIAL NUMBER(S): 318404382

UTILITY COMPANY	LOCATE STATUS	PHONE NUMBER
A T & T/ DISTRIBUTION	NO CONFLICT	(888) 357-1922
BREEZELINE	CLEAR NO FACILITIES	(800) 778-9140
CITY OF MIAMI BEACH	MARKED	(305) 673-7080 x26886
COMCAST CABLE	NO CONFLICT	(800) 778-9140
CROWN CASTLE	MARKED	(800) 654-3110
CROWN CASTLE NG	MARKED	(801) 364-1063
DADE COUNTY PUBLIC WORKS AND TRAFFIC	NO CONFLICT	(786) 345-0988
FLORIDA POWER & LIGHT--DADE	CLEAR NO FACILITIES	(800) 778-9140
HOTWIRE COMMUNICATIONS	ACTIVE FACILITIES ARE PRESENT	(561) 703-4965
MIAMI DADE WATER	UNMARKED	(786) 268-5369
MIAMI-DADE - SEWER	NO CONFLICT	(786) 268-5369
TECO PEOPLES GAS SOUTH FLORIDA	UNMARKED	(813) 557-5971
VERIZON WIRELESS	CLEAR NO FACILITIES	(919) 377-4328

TITLE NOTES:

THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12194520, WITH A COMMITMENT DATE OF DECEMBER 26, 2024. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE:

(6.) RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF OCEAN BEACH ADDITION NO. 3, RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; **AFFECT THE SUBJECT PROPERTY, PLOTTABLE ITEMS SHOWN.**

(7.) TERMS AND PROVISIONS OF THAT AGREEMENT WITH THE DEPARTMENT OF COMMUNITY AFFAIRS, RECORDED IN OFFICIAL RECORDS BOOK 16788, PAGE 3089; **AFFECT THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(8.) TERMS, PROVISIONS AND RESTRICTIONS CONTAINED IN THAT PRELIMINARY DEVELOPMENT AGREEMENT FOR PORTOFINO DRI, RECORDED IN OFFICIAL RECORDS BOOK 17283, PAGE 1933; **AFFECT THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(9.) TERMS, PROVISIONS AND RESTRICTIONS CONTAINED IN THAT NOTICE OF ADOPTION OF A DEVELOPMENT ORDER FOR THE ALTERNATIVE PORTOFINO DRI IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 18541, PAGE 3641, MODIFIED BY THOSE INSTRUMENTS RECORDED IN OFFICIAL RECORDS BOOK 18792, PAGE 1530, OFFICIAL RECORDS BOOK 19699, PAGE 1422, OFFICIAL RECORDS BOOK 19699, PAGE 1480, OFFICIAL RECORDS BOOK 21638, PAGE 2906 AND IN OFFICIAL RECORDS BOOK 22636, PAGE 2066; **AFFECT THE SUBJECT PROPERTY. NOT A SURVEY MATTER.**

(10) TERMS, PROVISIONS AND RESTRICTIONS CONTAINED IN THAT NOTICE OF ADOPTION OF DEVELOPMENT ORDER FOR THE PORTOFINO DRI DEVELOPMENT OF REGIONAL IMPACT IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 22758, PAGE 2571. **AFFECT THE SUBJECT PROPERTY, CONTAINS COVENANTS, NO PLOTTABLE ITEMS.**

(11) DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE, RECORDED IN OFFICIAL RECORDS BOOK 22636, PAGE 2072; **AFFECT THE SUBJECT PROPERTY, CONTAINS COVENANTS, NO PLOTTABLE ITEMS.**

(12) TERMS, CONDITIONS, COVENANTS AND OTHER MATTERS SET FORTH IN THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 18, 2011, IN OFFICIAL RECORDS BOOK 27862, PAGE 596; **AFFECTS THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(13) TERMS, CONDITIONS, COVENANTS AND OTHER MATTERS SET FORTH IN THE ORDER OF THE DESIGNER REVIEW BOARD OF THE CITY OF MIAMI BEACH RECORDED DECEMBER 20, 2012, IN OFFICIAL RECORDS BOOK 28408, PAGE 4335; **AFFECT THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(14) TERMS, CONDITIONS, COVENANTS AND OTHER MATTERS SET FORTH IN THE ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH RECORDED DECEMBER 20, 2012, IN OFFICIAL RECORDS BOOK 28408, PAGE 4435. **DUPLICATE.**

(15) HOLD HARMLESS COVENANT RUNNING WITH THE LAND RECORDED JANUARY 17, 2013, IN OFFICIAL RECORDS BOOK 28449, PAGE 4210; **AFFECTS THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(16) EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED OCTOBER 28, 2013, IN OFFICIAL RECORDS BOOK 28885, PAGE 3956; **AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.**

(17) EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED OCTOBER 30, 2013, IN OFFICIAL RECORDS BOOK 28889, PAGE 2340; **AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.**

(18) EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 1, 2014, IN OFFICIAL RECORDS BOOK 28991, PAGE 1393; **AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.**

(19) EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED FEBRUARY 27, 2014, IN OFFICIAL RECORDS BOOK 29046, PAGE 3142; **AFFECTS THE SUBJECT PROPERTY, EASEMENT SHOWN.**

(20) DECLARATION OF RESTRICTIVE COVENANT RECORDED APRIL 1, 2014, IN OFFICIAL RECORDS BOOK 29090, PAGE 4614; **AFFECTS THE SUBJECT PROPERTY, CONTAINS COVENANTS, NO PLOTTABLE ITEMS.**

(21) SUPPLEMENTAL MODIFIED ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED DECEMBER 12, 2016, IN OFFICIAL RECORDS BOOK 30340, PAGE 3121; **AFFECT THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(22) COVENANT IN LIEU OF UNITY OF TITLE FOR PARKING RECORDED AUGUST 18, 2017, IN OFFICIAL RECORDS BOOK 30661, PAGE 912; **AFFECTS THE SUBJECT PROPERTY, CONTAINS COVENANTS, NO PLOTTABLE ITEMS.**

(23) COVENANT IN LIEU OF UNITY OF TITLE FOR PARKING RECORDED AUGUST 18, 2017, IN OFFICIAL RECORDS BOOK 30661, PAGE 1124; **AFFECTS THE SUBJECT PROPERTY, CONTAINS COVENANTS, NO PLOTTABLE ITEMS.**

(24) TERMS, CONDITIONS AND OTHER MATTERS AS SET FORTH IN THE LEASE AGREEMENT DATED NOVEMBER 21, 2012, AS AMENDED BY THE FIRST AMENDMENT DATED SEPTEMBER 16, 2013, BY AND BETWEEN COMMERCE STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND 850 COMMERCE RESTAURANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSEE, AS EVIDENCED BY THE SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED OCTOBER 15, 2013, IN OFFICIAL RECORDS BOOK 28866, PAGE 4310; **AFFECTS THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(25) TERMS, CONDITIONS AND OTHER MATTERS AS SET FORTH IN THE LEASE DATED JULY 27, 2017, BY AND BETWEEN COMMERCE STREET PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND CHG PLANTA MIAMI, INC., A FLORIDA CORPORATION, LESSEE, AS EVIDENCED BY THE SUBORDINATION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT RECORDED SEPTEMBER 27, 2017, IN OFFICIAL RECORDS BOOK 30696, PAGE 3689; **AFFECT THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

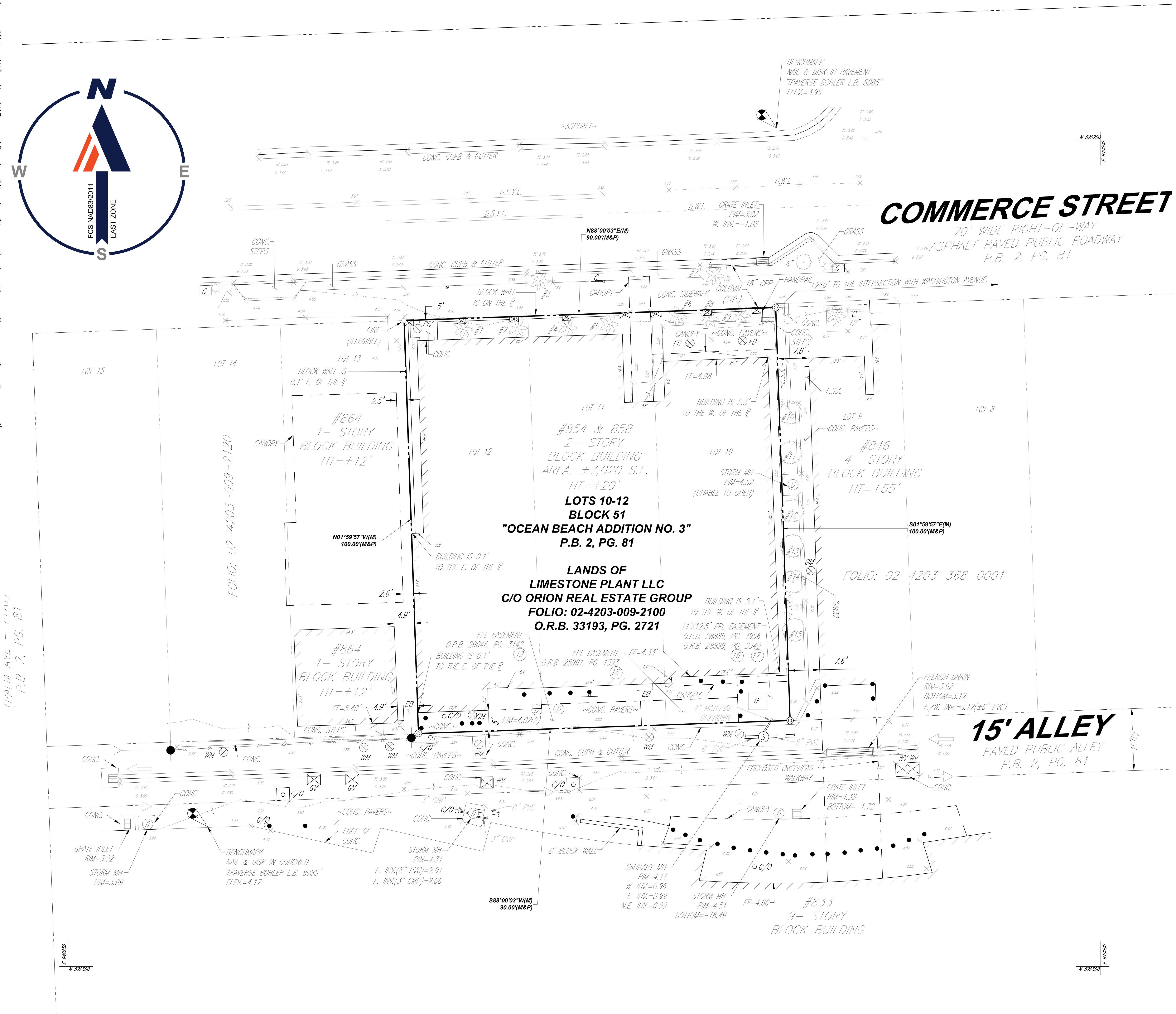
(26) MORTGAGE AND SECURITY AGREEMENT BY AND BETWEEN LIMESTONE PLANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MORTGAGOR, AND FIRST NATIONAL BANK OF SOUTH MIAMI, MORTGAGEE, DATED APRIL 29, 2022, RECORDED MAY 8, 2022 IN OFFICIAL RECORDS BOOK 33193, PAGE 2727; **AFFECT THE SUBJECT PROPERTY, NOT A SURVEY MATTER.**

(27) TERMS, CONDITIONS, AND PROVISIONS OF THE LEASE AGREEMENT BY AND BETWEEN LIMESTONE PLANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSOR, AND CACTUS CAFÉ SOUTH BEACH INC., A DELAWARE CORPORATION, LESSEE, DATED ___, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED ___, IN OFFICIAL RECORDS BOOK __, PAGE __. (TO BE RECORDED).

TREE SURVEY NOTES:

BASED ON AN ARBORIST REPORT PROVIDED BY MARK C. WILLIAMS FL-5221 AM, ISA CERTIFIED ARBORIST MUNICIPAL SPECIAL DATED JANUARY 30, 2025 AND PROVIDED TO BOHLER.

TREE #	COMMON NAME	BOTANICAL NAME	HEIGHT (ft)	WIDTH (ft)	DBH (in)	CLEAR TRUNK (ft)	HEALTH CONDITION	HEALTH CONDITION %	TREE DISPOSITION	RELOCATION CANDIDATE (Y/N)	OBSERVATIONS
1	Alexander Palm	*Ptychosperma elegans*	31	6	7.50	28	Fair	49%		N	Florida Invasive Species Council Category II Invasive, Nutrient deficiency
2	Alexander Palm	*Ptychosperma elegans*	31	6	7.50	28	Fair	49%		N	Florida Invasive Species Council Category II Invasive, Nutrient deficiency
3	Crape Myrtle	*Lagerstroemia indica*	15	7	4.25		Good	65%		Y	
4	Alexander Palm	*Ptychosperma elegans*	30	5	7.50	27	Fair	46%		N	Florida Invasive Species Council Category II Invasive, Nutrient deficiency
5	Alexander Palm	*Ptychosperma elegans*	27		7.50		Dead	0%		N	Dead Palm
6	Alexander Palm	*Ptychosperma elegans*	33.9	6	9.00	31	Fair	49%		N	Florida Invasive Species Council Category II Invasive, Nutrient deficiency
7	Crape Myrtle	*Lagerstroemia indica*	12	10	3.50		Good	65%		Y	
8	Alexander Palm	*Ptychosperma elegans*	23		7.00		Dead	0%		N	Dead Palm
9	Alexander Palm	*Ptychosperma elegans*	29.2	6	9.00	26	Fair	46%		N	Florida Invasive Species Council Category II Invasive, Nutrient deficiency
10	Green Buttonwood	*Conocarpus erectus*	30.8	22	11.00		Fair	48%		N	Poor structure, confined canopy and root space, heading cuts
11	Green Buttonwood	*Conocarpus erectus*	26	8	5.75		Poor	29%		N	Poor structure, confined canopy and root space, heading cuts, canopy dieback, canopy crowding
12	Green Buttonwood	*Conocarpus erectus*	31	14	8.00		Fair	48%		N	Poor structure, confined canopy and root space, heading cuts, canopy crowding
13	Green Buttonwood	*Conocarpus erectus*	31	14	7.50		Fair	46%		N	Poor structure, confined canopy and root space, heading cuts, canopy dieback, canopy crowding
14	Green Buttonwood	*Conocarpus erectus*	31	14	6.75		Poor	37%		N	Poor structure, confined canopy and root space, heading cuts, canopy crowding, trunk lean
15	Green Buttonwood	*Conocarpus erectus*	25.9	14	6.75		Poor	37%		N	Poor structure, confined canopy and root space, heading cuts, trunk lean, support post drilled into trunk



LEGEND

- CIRF — CAPPED IRON REBAR FOUND
- CIRS — CAPPED IRON REBAR SET
- IRF — IRON REBAR FOUND
- CMF — CONCRETE MONUMENT FOUND
- NDF — NAIL & DISK FOUND
- O.R.B. — OFFICIAL RECORD BOOK
- PG. — PAGE
- P.B. — PLAT BOOK
- (TYP.) — TYPICAL
- N. — NORTH
- S. — SOUTH
- E. — EAST
- W. — WEST
- D.W.L. — DASHED WHITE LINE
- D.S.Y.L. — DOUBLE SOLID YELLOW LINE
- CONC. — CONCRETE
- ℄ — CENTERLINE
- ℘ — PROPERTY LINE
- L.S.A. — LANDSCAPED AREA
- ± — PLUS OR MINUS
- CMP — CORRUGATED METAL PIPE
- PVC — POLYVINYL CHLORIDE
- CPP — CORRUGATED PLASTIC PIPE
- ADA — AMERICANS WITH DISABILITIES ACT
- MH — MANHOLE
- ELEV. — ELEVATION
- S.F. — SQUARE FOOT
- AC. — ACRE
- N/F — NOW OR FORMERLY
- INV — INVERT
- FCS — FLORIDA COORDINATE SYSTEM
- NAD — NORTH AMERICAN DATUM
- NGVD — NATIONAL GEODETIC VERTICAL DATUM
- NGS — NATIONAL GEODETIC SURVEY
- LB. — LICENSE BUSINESS
- P.I.D. — PROPERTY IDENTIFICATION
- R/W — RIGHT-OF-WAY
- FF — FINISH FLOOR
- HT — HEIGHT
- (M) — MEASURED
- PLAT

- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE
- FLOOR DRAIN
- GAS METER
- GAS VALVE
- CLEAN OUT
- ELECTRIC BOX
- TRANSFORMER
- SIGN
- BOLLARD
- SANITARY MANHOLE
- STORM DRAIN MANHOLE
- COVER
- TITLE REPORT EXCEPTION
- BENCHMARK
- PROP. CORNER TO BE SET
- TREE (SIZE AS NOTED)
- PALM TREE (SIZE AS NOTED)
- AREA LIGHT
- GUY WIRE
- UTILITY POLE
- OVERHEAD WIRES

SITE LOCATION MAP
SCALE: 1"=1,000'
SOURCE: AUTODESK GEOLOCATION MAP

10 5 2.5 0 10
1"= 10'

TO:
FIDELITY NATIONAL TITLE INSURANCE COMPANY; BAI ARCHITECTURE, INC.; & LIMESTONE PLANT LLC, A FLORIDA LIMITED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A)*, 7(A)(B1)(C), 8, 9, 11(A), 13, & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 26, 2024.

COLLIN WOODYARD License Number LS7423 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Collin Woodyard DN: E=cwoodyard@bohlereng.com, CN=Collin Woodyard, O="BOHLER ENGINEERING FL, LLC", L=Boca Raton, S=Florida, SERIALNUMBER=MAS20240820656130, C=US Date: 2025.03.13 13:54:40-04'00'

COLLIN WOODYARD DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS7423
THIS CERTIFICATION IS MADE TO ONLY NAMED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DELINEATED PROPERTY BY THE NAMED PURCHASER. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY SURVEYOR FOR THE USE OF SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY AFFIDAVIT, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.

www.bergmeyer.com
BOS – 51 Sleeper St. 6th Floor Boston, MA 02210 617.542.1025
COL – 875 N High St. Suite 300 Columbus, OH 43215 380.900.8887
LA – 360 E 2nd St. Suite 300 Los Angeles, CA 90012 213.337.1090

NO.	BY	DATE	DESCRIPTION
3	EP	03.14.2025	AMENDMENT 1

CACTUS CLUB CAFE MIAMI BEACH
850 COMMERCE ST
MIAMI BEACH, FL 33139

ALTA/NSPS LAND TITLE SURVEY

DRAWN BY: EE
REVIEWED BY: AK
JOB NO: FLC240084.00

SHEET 1

3/5/2025 10:50:28 AM Autodesk Docs://20240136.00 – Cactus Club Cafe South Beach, FL/0136-CactusClubCafe_SouthBeachMiami-24.rvt