

COUNTY-WIDE LAND SURVEYORS, INC.

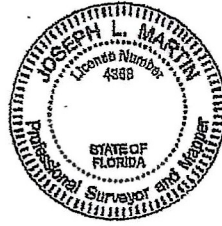
Land Surveyors Planners

San Juan Hotel
1680 Collins Ave.
Miami Beach, Fl. 33139

We hereby certified that there are no residential use within 200 feet of the San Juan Hotel.
Certified correct this 17th day of December, 2025.

BY: _____

JOSEPH L. MARTIN
PLS#4368
STATE OF FLORIDA

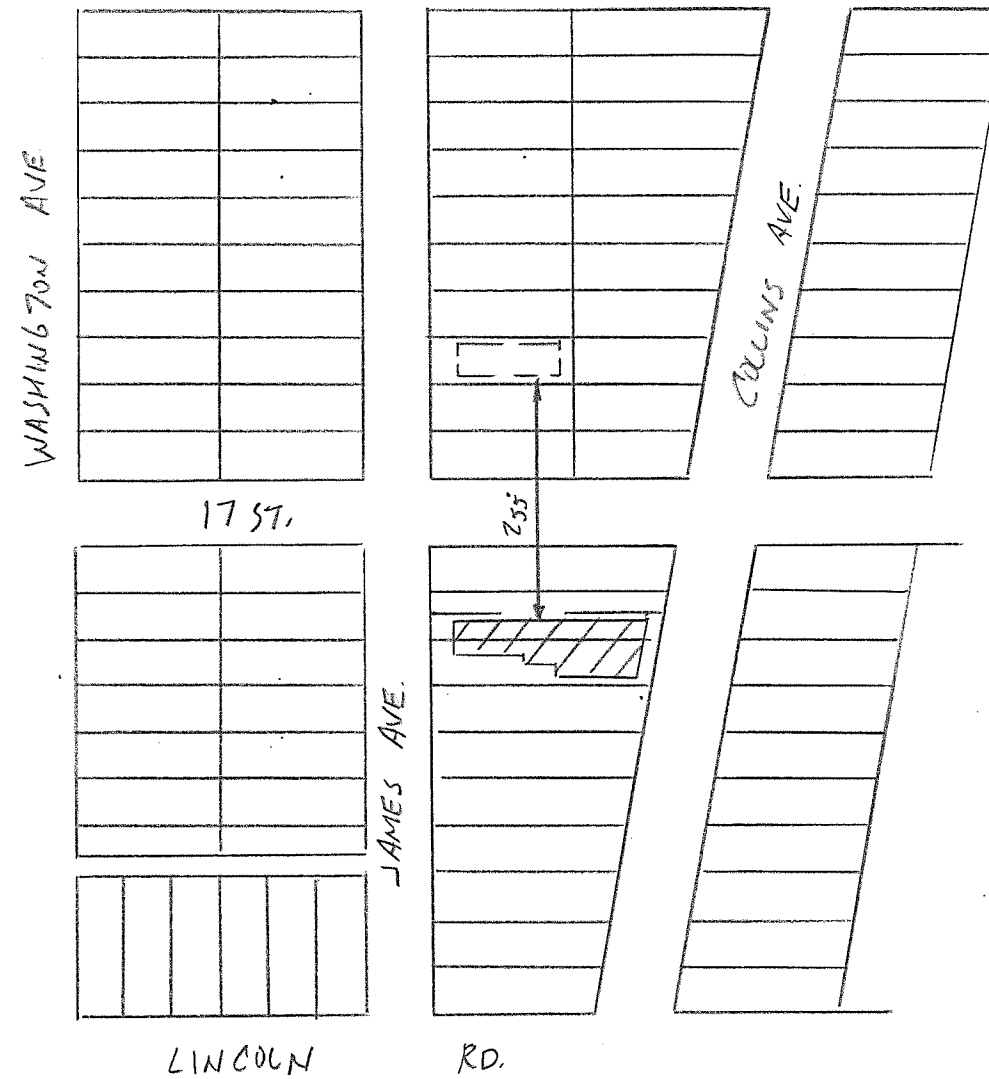


COUNTY-WIDE LAND SURVEYORS INC.
 LAND SURVEYORS - PLANNERS

(305) 772-0766

15358 S.W. 140 St. Miami, FL 33196

THIS SURVEY IS TO LOCATE RESIDENTIAL UNITS WITHIN 200 FEET OF THE SAN JUAN HOTEL.
 THE LEE MANOR CONDO AT 1725 JAMES AVE. IS 255 FEET FROM THE SAN JUAN HOTEL.



RESIDENTIAL SETBACK SURVEY

SURVEY FOR: SAN JUAN HOTEL LLC 1680 COLLINS AVE. MIAMI BEACH, FL. 33139

SURVEYORS CERTIFICATE: NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL." I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LB # 4680

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JOSEPH L. MARTIN, PSM #4368 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.

REVISIONS		BY	DATE	
DRAWN BY	SCALE	DATE	FB./PG.	JOB #
JLM	1"=200'	1-13-2026		22-277