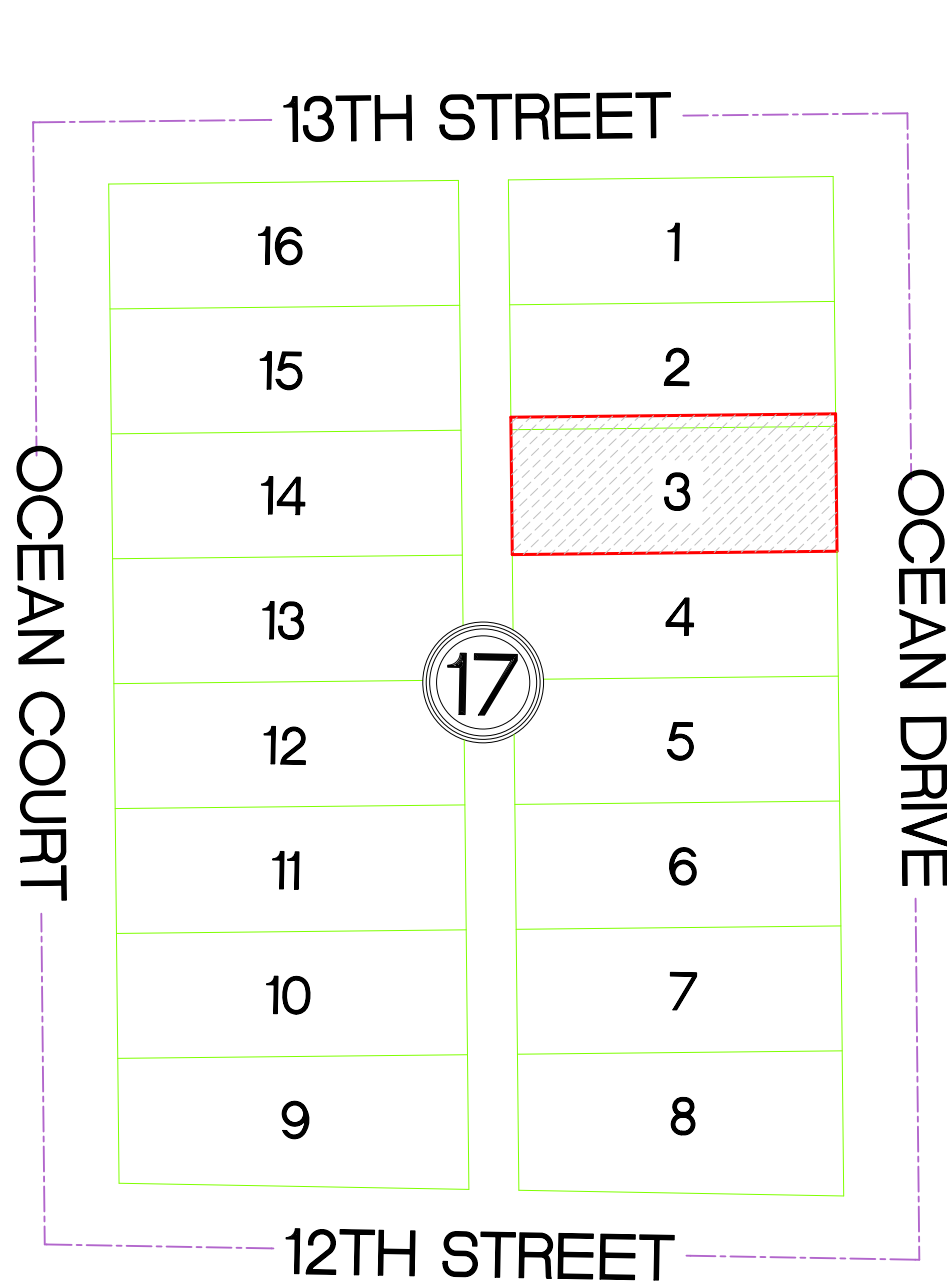




Prepared By:  
**AFA & COMPANY, INC.**  
**PROFESSIONAL LAND SURVEYORS AND MAPPERS**  
 FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498  
 13050 SW 133RD COURT, MIAMI, FLORIDA 33186  
 E-MAIL: AFACO@BELLSOUTH.NET  
 PH: 305-234-0588

# 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

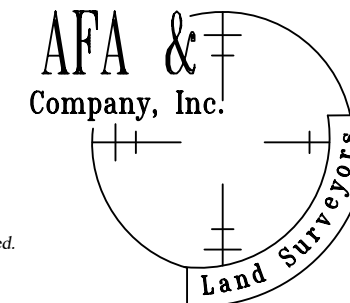
JOB #	25-576
DATE	05-29-2025
PB	2-56

**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:**

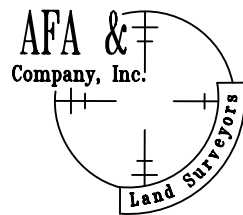
- #11 The herein captioned Property was surveyed and described based on the Legal Description Provided by Client.
- #12 This Certification is Only for the lands as Described, it is not a certification of Title, Zoning, Easements, or Freedom of encumbrances. ABSTRACT NOT REVIEWED.
- #13 There may be additional 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.

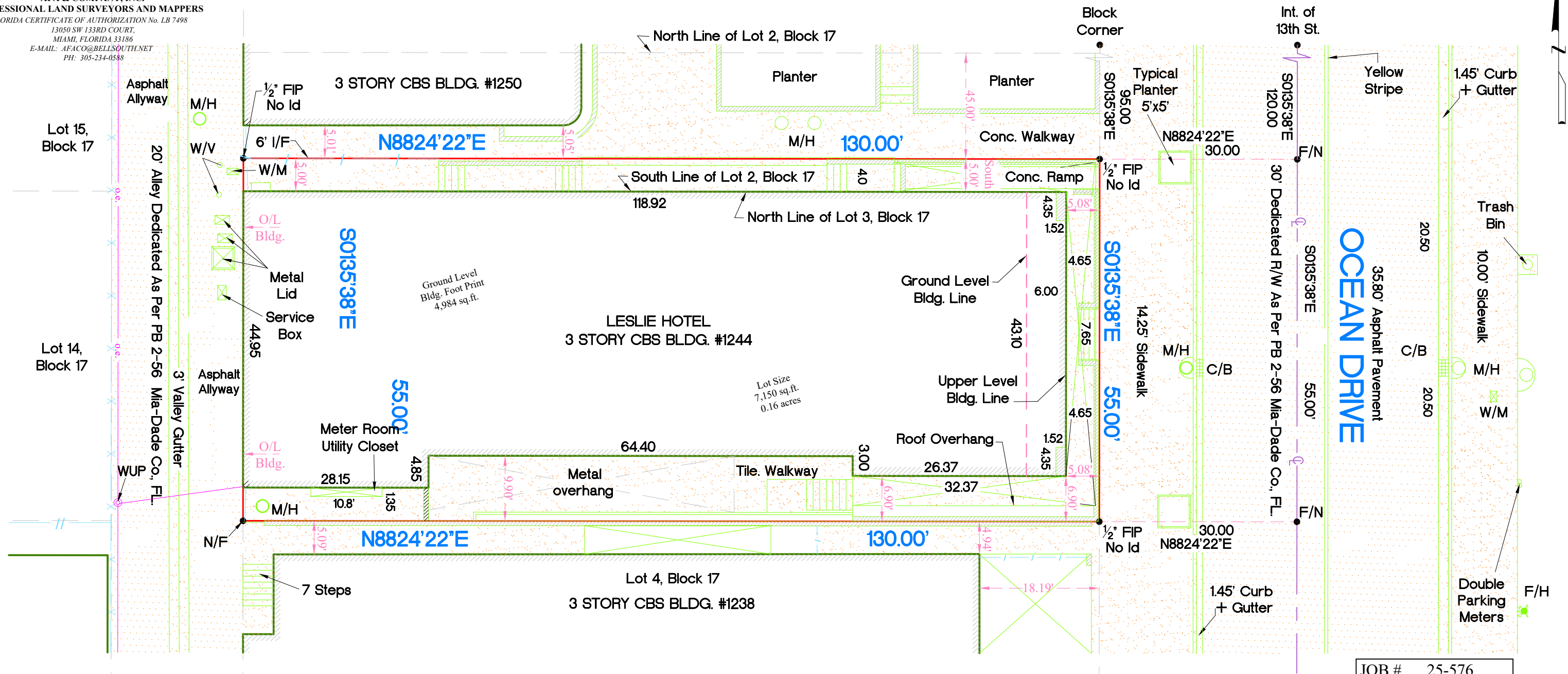
**Armando Alvarez**  
 Digitally signed by Armando Alvarez  
 DN: c=US, o=AFA and Company Inc,  
 dnQualifier=A01410C00001888CB0  
 346D001E5FA3, cn=Armando Alvarez  
 Date: 2025.05.30 08:28:23 -0400'  
 Armando F. Alvarez  
 Professional Surveyor & Mapper #5526  
 State of Florida  
 Not Valid unless Signed & Stamped with Embossed Seal



# Boundary Survey

Graphic Scale 1" = 15'

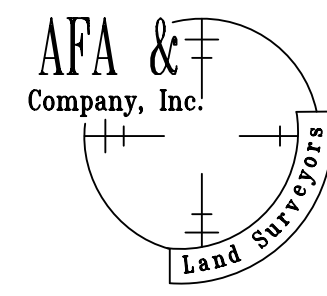
Prepared By:  
AFA & COMPANY, INC.  
PROFESSIONAL LAND SURVEYORS AND MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 7498  
13050 SW 133RD COURT,  
MIAMI, FLORIDA 33186  
E-MAIL: AFACO@BELLSOUTH.NET  
PH: 305-234-0588



### Abbreviations of Legend

A = ARC DISTANCE	D = EASEMENT	L = LENGTH	PL = PLANTER
AVE = AVENUE	D.W = DRAINAGE & MAINTENANCE	L.M.E = LAKE MAINTENANCE EASEMENT	P.O.C = POINT OF COMMENCEMENT
ASPH = ASPHALT	D.M.E = DRAINAGE & MAINTENANCE	L.F.E = LOWEST FLOOR ELEVATION	P.O.B = POINT OF BEGINNING
A/W = ANCHOR WIRE	E = EASEMENT	L.P. = LIGHT POLE	R = RADIUS
A/C = AIR CONDITIONER	ENC. = ENCROACHMENT	MEAS. = MEASURED	RES = RESIDENCE
BLDG = BUILDING	E.T.P. = ELECTRIC TRANSFORMER PAD	M.H. = MAN HOLE	R/W = RIGHT OF WAY
B. COR = BLOCK CORNER	F.P.L. = FLORIDA POWER AND LIGHT	M.L. = MONUMENT LINE	S.D.H. = SET DRILL HOLE
C.B. = CATCH BASIN	F.H. = FIRE HYDRANT	N.G.V.G. = NATIONAL GEODETIC	S.I.P. = SET IRON PIPE
CLF = CHAIN LINK FENCE	F.I.P. = FOUND IRON PIPE	N.G.V.G. = NATIONAL GEODETIC	S/N. = SET NAIL
CONC. = CONCRETE	F.F. = FINISH FLOOR	N.T.S. = NOT TO SCALE	SDWLK = SIDEWALK
COL. = COLUMN	DH/F. = FOUND DRILL HOLE	O.E. = OVERHEAD ELECTRIC LINE	T = TANGENT
C.U.P. = CONCRETE UTILITY POLE	F.R. = FOUND REBAR	O.L. = ON LINE	U.E. = UTILITY EASEMENT
C.L.P. = CONCRETE LIGHT POLE	F/D. = FOUND DISC	P.C.P. = PERMANENT CONTROL POINT	W/F. = WOOD FENCE
CBS = CONCRETE BLOCK STRUCTURE	F/N. = FOUND NAIL	P.M. = PARKING METER	W.V. = WATER VALVE
C.M.E. = CANAL MAINTENANCE	I/F. = IRON FENCE	P.C. = POINT OF CURVATURE	W.U.P. = WOOD UTILITY POLE
		P/W. = PARKWAY	WALK = WALKWAY

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



This the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes  
Digitally signed by Armando Alvarez  
DN: c=US, o=AFA and Company Inc., dnQualifier=A01410C000001888CB0346D001E5FA3, cn=Armando Alvarez  
Date: 2025.05.30 08:28:38 -04'00'  
Armando F. Alvarez  
Professional Surveyor & Mapper #5526  
State of Florida  
Not Valid unless Signed & Stamped with Embossed Seal