

# ALTA/NSPS LAND TITLE SURVEY

(BOUNDARY AND TOPOGRAPHIC SURVEY)

(TIDAL WATER SURVEY)

OF  
LOTS 1, 2, 3, 4, 5, 6, 7 & 8 BLOCK 25,  
OF

"THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO."  
PLAT BOOK 5, PAGE 8 (MDCR)  
(PARCELS 1, 2, & 3)

SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY,  
FLORIDA.

## ALL ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

### SURVEYOR'S NOTES:

#### PROPERTY ADDRESS:

3621 COLLINS AVENUE, MIAMI BEACH, FLORIDA, 33140 (FOLIO: 02-3226-001-1570)(PARCEL 1)  
3611 COLLINS AVENUE, MIAMI BEACH, FLORIDA, 33140 (FOLIO: 02-3226-001-1560)(PARCEL 2)  
3651 COLLINS AVENUE, MIAMI BEACH, FLORIDA, 33140 (FOLIO: 02-3226-057-0001)(PARCEL 3)

#### I. SITE INFORMATION: (PARCELS 1 & 2 ONLY)

- a) THE PROPERTY IS BEING USED FOR COMMERCIAL PURPOSES AS RENTAL/TIMESHARE UNITS.  
b) ALL VISIBLE UTILITIES SERVING THE BUILDING/PROPERTY AS SHOWN ON MAP OF SURVEY (IF ANY), ENTER THROUGH ADJOINING PUBLIC STREET(S) AND/OR RECORDED PUBLIC UTILITY EASEMENT(S)  
c) PROPERTY HAS DIRECT VEHICULAR AND/OR PEDESTRIAN ACCESS ALONG COLLINS AVENUE ON THE WEST AND 36TH STREET TO THE SOUTH.  
d) ZONING CLASSIFICATION: RM-3 HIGH-DENSITY MULTIFAMILY RESIDENTIAL (AS PROVIDED BY CLIENT).  
f) NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE PROPERTY. EXCEPT FOR STOCOCO REPAIRS TO THE NORTH FACE OF BUILDING # 3611.  
e) NO PROPOSED CHANGES TO STREET RIGHT-OF-WAY LINES KNOWN TO SURVEYOR.  
g) NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.  
h) PARKING SPACES ON SITE AS SHOWN ON THE MAP OF SURVEY. (NO STRIPE PARKING SPACES FOUND ON THE PROPERTY)  
i) NO UNDERGROUND UTILITY MARKINGS FOUND ON THE GROUND AT TIME OF FIELD SURVEY.

#### II. EASEMENTS, RIGHT OF WAYS AND ENCROACHMENT NOTES: (PARCELS 1 & 2 ONLY)

FOR FOLIO# 02-3226-008-0001: (PARCEL1)

- a) NO OFF-SITE EASEMENT PROVIDED TO SURVEYOR.  
b) ENCROACHMENTS:  
-NO VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ENCR OACH ONTO SURVEYED PROPERTY. (SEE MAP OF SURVEY).  
-NO VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED ON SURVEYED PROPERTY ENCR OACH ONTO ADJOINING PROPERTIES (SEE MAP OF SURVEY).

FOR FOLIO# 02-3226-001-1560:(PARCEL 2)

- a) NO OFF-SITE EASEMENT PROVIDED TO SURVEYOR.  
b) ENCROACHMENTS:  
1. BOUNDARY ENCROACHMENTS:(WITHOUT DETERMINING OWNERSHIP OR NATURE).  
-PLANTER WALL, METAL FENCE ENCR OACH ONTO THE RIGHT OF WAY OF 36TH STREET ALONG SOUTH PROPERTY LINE, METAL FENCE ALONG THE EASTERLY LINE LIES EASTERLY OF THE ECL LINE (FOR FOLIO # 02-3226-001-1560). NO OTHER VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED ON SURVEYED PROPERTY ENCR OACH ONTO ADJOINING PROPERTIES.  
-NO OTHER VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED ON SURVEYED PROPERTY ENCR OACH ONTO ADJOINING PROPERTIES (SEE MAP OF SURVEY).  
-NO VISIBLE ABOVE GROUND IMPROVEMENTS LOCATED ON ADJOINING PROPERTIES ENCR OACH ONTO SURVEYED PROPERTY. (SEE MAP OF SURVEY).

#### III. GENERAL SURVEYOR NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).  
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.  
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.  
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.  
5. 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.  
6. IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT.  
ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOO SURFACES  
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.  
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.  
9. FENCE OWNERSHIP NOT DETERMINED.  
10. BEARINGS WHEN SHOWN REFER TO COASTAL CONSTRUCTION CONTROL LINE PLAT PB. 74 PG. 25 MDCR, A PORTION OF CCCL LINE LOCATED WITHIN SURVEY PROPERTY BEARS N 08°04'13" E.  
11. TYPE OF SURVEY: BOUNDARY AND TOPOGRAPHIC SURVEY (ALTA/NSPS)  
12. THE SURVEYED PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.  
13. THE PARCELS DESCRIBED IN SCHEDULE "A" OF THE COMMITMENT ARE CONTIGUOUS, WITH NO OVERLAPS OR GAPS BETWEEN THE LAND.  
14. TIDAL BOUNDARY NOTE:  
MEAN HIGH WATER CONTOUR LINE LOCATION (ELEVATION 0.29 FEET NAVD88) AND SEASONAL HIGH WATER CONTOUR LINE LOCATION (ELEVATION 4.00 FEET NAVD88) AS PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION TIDAL WATER SURVEY PROCEDURAL APPROVAL DATED 10/17/2024.  
15. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II FLORIDA STATUTES

#### IV. FLOOD ZONE INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED LAND(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE & X BASE FLOOD ELEVATION Z\_8 & N/A RESPECTIVELY (SEE MAP OF SURVEY FOR LOCATION OF FLOOD ZONES) COMMUNITY NAME & NUMBER MIAMI BEACH 120651 MAP & PANEL NUMBER 12086C0336 SUFFIX L

### TITLE COMMITMENT REVIEW: (PARCELS 1 & 2 ONLY)

FOLIO# 02-3226-001-1570 (LOTS 3 AND 6, BLOCK 25) (PARCEL 1) AND FOLIO# 02-3226-001-1560 (LOTS 1, 2, 7, AND 8, BLOCK 25)(PARCEL 2):

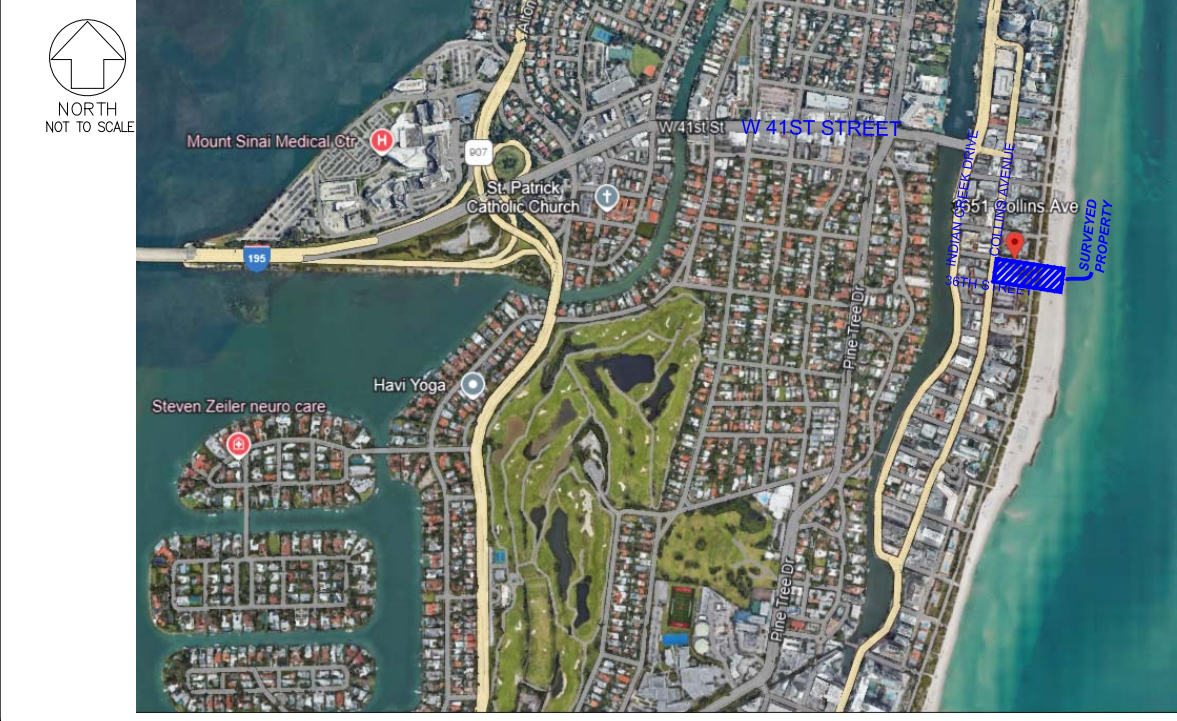
THE LANDS SHOWN HEREON HAVE BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES SUCH AS EASEMENTS, RIGHT-OF WAYS, RESERVATIONS, ETC. A REQUEST WAS MADE TO THE CLIENT TO FURNISH DOCUMENTS AS TO THESE MATTERS, A COPY OF THE TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 7222-6427823, ORIGINALLY DATED APRIL 12, 2023, THIRD REVISION DATED 06/02/2023, WAS PROVIDED. THE FOLLOWING EXCEPTIONS ON SCHEDULE B-II OF SAID COMMITMENT WERE REVIEWED BY THE SURVEYOR AND HAVE THE FOLLOWING COMMENTS ON THE TITLE COMMITMENT TABLE SHOWN BELOW:

TITLE COMMITMENT TABLE	
EXCEPTION #	SURVEYOR'S COMMENTS
1	NO DEFECTS, LIENS, ENCUMBRANCES OR ADVERSE CLAIMS OR OTHER MATTERS OTHER THAN THE EXCEPTIONS LISTED ON THIS TITLE COMMITMENT ARE KNOWN TO SURVEYOR.
2	NO RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND ARE KNOWN TO SURVEYOR.
3	NO ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE ARE KNOWN TO SURVEYOR, OTHER THAN THE ENCROACHMENTS LISTED ON SECTION 11 (EASEMENTS, RIGHT OF WAYS AND ENCROACHMENT NOTES) OF THE SURVEYOR'S NOTES AND AS SHOWN ON THIS MAP OF SURVEY.
4	LIENS, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS. (NOT SURVEY RELATED)
5	NO DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY IS KNOWN TO SURVEYOR.
6	TAXES (NOT SURVEY RELATED).
7	MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT SURVEY RELATED)
8	TAXES (NOT SURVEY RELATED).
9	RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF AMENDED MAP OF THE OCEAN FRONT PROPERTY MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE(S) 7 AND 8, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). SEE MAP OF SURVEY AND PLAT BOOK 105, PAGE 62 (MDCR)
10	RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF EROSION CONTROL LINE, AS RECORDED IN PLAT BOOK 105, PAGE(S) 62, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). SEE MAP OF SURVEY AND PLAT BOOK 105, PAGE 62 (MDCR)
11	EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN ORB 20216, PAGE 120. (AS TO PARCEL 1). AFFECTS PROPERTY (PLOTTED) SEE MAP OF SURVEY.
12	EASEMENT RECORDED IN DEED BOOK 1355, PAGE 480, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCEL 2) (PLOTTED) SEE MAP OF SURVEY.
13	THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS, RULES, REGULATIONS, BY-LAWS AND AMENDMENTS THERE TO CONTAINED IN THE DOCUMENT ENTITLED, "DECLARATION(S) OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORAL SANDS RESORT," EXECUTED BY SUNTERRA CORPORATION, A MARYLAND CORPORATION, RECORDED MARCH 26, 1999 IN BOOK 18536, PAGE 3940, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, MARITAL STATUS, NATIONAL ORIGIN OR ANCESTRY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE STATE AND FEDERAL FAIR HOUSING LAWS. (AS TO PARCEL 2) (NOT SURVEY RELATED)
14	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "BY-LAWS OF CORAL SANDS RESORT OF MIAMI BEACH TIMESHARE ASSOCIATION, INC.," EXECUTED BY SUNTERRA CORPORATION, A MARYLAND CORPORATION, RECORDED MARCH 26, 1999 IN BOOK 18536, PAGE 3940 OF OFFICIAL RECORDS. (AS TO PARCEL 2) (NOT SURVEY RELATED).
15	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED, "APPLICATION AND ACCEPTANCE OF CONDITIONAL BUILDING PERMIT AND ESTOPPEL NOTICE," EXECUTED BY WESTGATE RESORTS, LTD., RECORDED JANUARY 3, 2006 IN BOOK 24107, PAGE 2485 OF OFFICIAL RECORDS. (AS TO PARCEL 2)
16	INTENTIONALLY DELETED.
17	RIPIARIAN AND/OR LITTORAL RIGHTS (SEE MAP OF SURVEY FOR LOCATION OF WATER).
18	THE RIGHT, TITLE OR INTEREST, IF ANY, OF THE PUBLIC TO USE AS A PUBLIC BEACH OR RECREATION AREA ANY PART OF THE LAND LYING BETWEEN THE WATER ABUTTING THE LAND AND THE MOST INLAND OF ANY OF THE FOLLOWING: (A) THE NATURAL LINE OF VEGETATION; (B) THE MOST EXTREME HIGH WATER MARK; (C) THE BULKHEAD LINE, OR (D) ANY OTHER LINE WHICH HAS BEEN OR WHICH HEREAFTER MAY BE LEGALLY ESTABLISHED AS RELATING TO SUCH PUBLIC USE. SEE MAP OF SURVEY FOR LOCATION OF EASTERLY BOUNDARY OF PROPERTY, BEING THE EROSION CONTROL LINE (ECL).
19	NO RIGHTS OF THE UNITED STATES GOVERNMENT TO THAT PART OF THE LAND, IF ANY, BEING ARTIFICIALLY FILLED IN LAND IN WHAT WAS FORMERLY NAVIGABLE WATERS ARISING BY REASON OF THE UNITED STATES GOVERNMENT CONTROL OVER NAVIGABLE WATERS IN THE INTEREST OF NAVIGATION AND COMMERCE ARE KNOWN TO SURVEYOR)
20	NO ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PART OF THE LAND THAT IS, AS OF THE DATE OF POLICY OR WAS AT ANY TIME PREVIOUSLY, UNDER WATER (SUBMERGED) IS KNOWN TO SURVEYOR.
21	THE POLICY DOES NOT INSURE TITLE TO ANY PART OF THE LAND LYING SEAWARD OF THE MOST INLAND OF : (I) THE MEAN HIGH WATER LINE OF THE ABUTTING BODY OF WATER; OR, (II) THE EROSION CONTROL LINE AS SET FORTH ON THE EROSION CONTROL LINE PLAT, IF ANY, RECORDED RELATIVE TO SAID LAND PURSUANT TO CHAPTER 161, FLORIDA STATUTES. SEE MAP OF SURVEY FOR LOCATION OF EASTERLY BOUNDARY OF PROPERTY, BEING THE EROSION CONTROL LINE (ECL).
22	EXCEPTING FROM THE PREMISES DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT, NO PART THEREOF ACQUIRED THROUGH CHANGE IN THE COURSES OF OCCASIONED BY OTHER THAN NATURAL CAUSES OR BY NATURAL CAUSES OTHER THAN ACCRETION IS NOT KNOWN TO SURVEYOR.
23	INTENTIONALLY DELETED.
24	SEE MAP OF SURVEY.

### PLAT IMAGE:



### VICINITY IMAGE:



### LEGAL DESCRIPTION:

PARCEL 1  
LOTS 3 AND 6, IN BLOCK 25, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE PROPERTY BEING BOUNDED AS FOLLOWS:  
BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF LOTS 6 AND 3 AND EXTENDED EASTERLY TO THE INTERSECTION OF THE EROSION CONTROL LINE, AS SAID LINE IS RECORDED IN PLAT BOOK 105 AT PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOTS 6 AND 3 EXTENDED EASTERLY TO SAID EROSION CONTROL LINE. BOUNDED ON THE WEST BY THE WESTERLY LINE OF LOT 6. BOUNDED ON THE EAST BY THE REFERENCED EROSION CONTROL LINE, ALSO A STRIP OF LAND 16 FEET WIDE, MORE OR LESS, BY 50 FEET, NORTH AND SOUTH, MORE OR LESS, LOCATED BETWEEN AND ABUTTING THE AFORESAID LOTS 3 ON THE EAST THEREOF, AND THE AFORESAID LOT 6, ON THE WEST THEREOF, THE SAME BEING A PORTION OF THE ALLEY FORMERLY RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION THROUGH THE AFORESAID BLOCK 25, WHICH SAID ALLEY WAS DECLARED VACATED AND ABANDONED BY AN ORDINANCE OF THE CITY COUNCIL OF MIAMI BEACH FLORIDA, ON JANUARY 2, 1923.  
PARCEL 2  
LOTS 1, 2, 7 AND 8, BLOCK 25, THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE PROPERTY BEING BOUNDED AS FOLLOWS:  
BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF LOTS 7 AND 2 EXTENDED EASTERLY TO THE INTERSECTION OF THE EROSION CONTROL LINE, AS SAID LINE IS RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOTS 8 AND 1 EXTENDED TO THE SAID EROSION CONTROL LINE. BOUNDED ON THE WEST BY THE WESTERLY LINE OF LOTS 7 AND 8. BOUNDED ON THE EAST BY THE REFERENCED EROSION CONTROL LINE, TOGETHER WITH THE ALLEY SEPARATING LOTS 1 AND 2 FROM LOTS 7 AND 8, CONTAINED WITHIN THE BOUNDED DESCRIPTION ABOVE.  
PARCEL 3:  
LOTS 4 AND 5, BLOCK 25, OF OCEAN BEACH PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THAT PORTION OF ALLEY LYING BETWEEN LOTS 4 AND 5, BOUNDED ON THE NORTH BY 37TH STREET (FORMERLY 13th STREET), ON THE EAST BY SAID LOT 4, ON THE SOUTH BY A LINE WHICH IS THE SOUTHERLY LINE OF SAID LOT 5, PRODUCED EASTERLY TO THE SOUTHWEST CORNER OF SAID LOT 4 AND ON THE WEST BY SAID LOT 5, TOGETHER WITH THAT PORTION OF LAND BOUNDED ON THE WEST BY SAID LOT 4, ON THE NORTH BY A LINE WHICH IS THE NORTHERLY LINE OF SAID LOT 4, PRODUCED EASTERLY TO THE EROSION CONTROL LINE AS ESTABLISHED ON DRAWING NO. 54-937 OF CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT (APRIL 1997 UPDATED) AND THE PLAT RECORDED IN PLAT BOOK 105, PAGE(S) 62, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ON THE EAST BY SAID EROSION CONTROL LINE AND ON THE SOUTH BY A LINE WHICH IS THE SOUTHERLY LINE OF SAID LOT 4, PRODUCED EASTERLY TO SAID EROSION CONTROL LINE.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

-AND-

TO: MDEV LLC, A FLORIDA LIMITED LIABILITY COMPANY;BANK OZK, AND ITS SUCCESSIONS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE 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),7(b)(1),7(c),8,9,13,14,16,17,18 AND 19. (FOR PARCELS 1 & 2 ONLY)

THE FIELD WORK WAS COMPLETED ON THE 28th OF MARCH, 2022. REVISED MAY 3, 2023. REVISED 09/26/2024 LOTS 4 & 5 ONLY  
DATE OF PLAT OR MAP: 28th OF MARCH, 2022. REVISED ON MAY 19, 2023. REVISED 10/07/2024 LOTS 4 & 5 ONLY

AUTHENTIC COPIES OF THIS  
SURVEY SHALL BEAR THE  
ORIGINAL SIGNATURE AND  
RAISED SEAL OF THE  
ATTESTING REGISTERED  
SURVEYOR AND MAPPER



JUAN A. SUAREZ  
PROFESSIONAL SURVEYOR & MAPPER  
STATE OF FLORIDA LIC. # 6220

PROJECT:	REVISIONS:
DATE OF FIELD SURVEY: 03/28/2022 JOB # 220334690 FILE # E-2448 PROJECT NAME: SURVEYS 2022 CAD FILE(A): WESTGATE PARTY CHIEF: ESPINOSA F.B.: E PG. 6 SHEET 1 OF 3	12/05/2024 - ADDED LEGAL DESCRIPTION FOR PARCEL 3 (NO FIELDWORK) 11/26/2024 - REVISED TREE SURVEY AS PER ARBORIST REPORT (NO FIELDWORK) 10/17/2024 - TIDAL WATER SURVEY - JOB # 24039261 09/26/2024 - UPDATED BOUNDARY, TOPOGRAPHIC, & TREE SURVEY FOR LOTS 4 & 5 ONLY - JOB # 240391940 02/13/2024 - ADDED TREES AND COCL ADDITIONAL INFORMATION - JOB # 240238085 02/12/2024 - ADDED ELEVATIONS TO VEGETATION AREAS (SAND DUNES) - JOB # 240238085 01/31/2024 - CONVERTED ELEVATIONS FROM NGV029 TO NAVD88 (NO FIELDWORK) - JOB # 240158056 01/04/2024 - ADDED BUILDING TO THE NORTH (PARTIALLY) AND 37 STREET TOPO ONLY - JOB # 231237897 11/15/2023 - ADDED TOPOGRAPHY ALONG BEACH EAST OF PROPERTY ONLY - JOB # 231137763 06/15/2023 - UPDATED TITLE COMMITMENT TABLE - JOB # 230637093 05/18/2023 - UPDATED TITLE COMMITMENT TABLE 05/03/2023 - UPDATED ALTA SURVEY AND TITLE COMMITMENT TABLE - JOB# 230436870

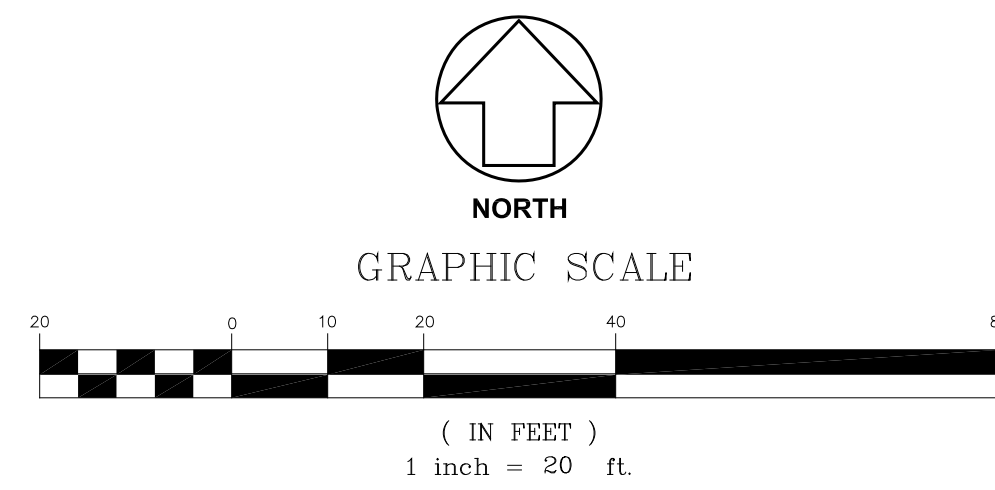
SHEET 1 OF 3  
(SURVEY IS INCOMPLETE WITHOUT SHEET 2 & 3)



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SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY,  
FLORIDA.



**PROJECT:**  
DATE OF FIELD  
SURVEY: 03/28/2022  
JOB #: 220334690  
FILE #: E-2448  
PROJECT NAME:  
SURVEYS 2022  
CAD FILE(A): WESTGATE  
PARTY CHIEF: ESPINOSA  
F.B.: E PG. E  
SHEET 3 OF 3

SHEET 3 OF 3  
(SURVEY IS INCOMPLETE WITHOUT SHEET 1 & 2)

ATLANTIC

APPROXIMATE ZERO CONTOUR  
LINE ELEVATION (0.00 FEET) (NAVD88)  
IS LOCATED ON 10/17/2024.

**MATCH LINE SEE SHEET 2 OF 3**  
VEGETATION  
AREA (DUNES)