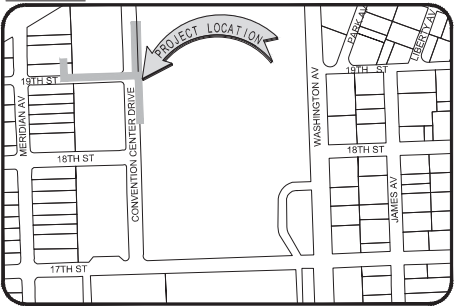


SPECIFIC PURPOSE SURVEY

Topographic Survey

LOCATION MAP

Not to Scale



SURVEYOR'S REPORT AND GENERAL NOTES

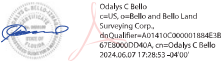
(Not valid without the attached Survey Map)

- This is not a Boundary Survey.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigned registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0319, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "X" and "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National American Vertical Datum of 1988 (NAVD 1988). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: City Miami Beach Bench Mark CMB MA 12, Elevation = 7.56 feet (NAVD'88)
Description: PK Nail & washer in traffic separator @ south side of Dade Boulevard & Meridian Avenue.
Bench Mark # 2: City Miami Beach Bench Mark CMB 17 CH, Elevation = 2.46 feet (NAVD'88)
Description: Nail & washer @ Southeast quadrant of intersection Meridian Avenue & 17th Street.

I HEREBY CERTIFY TO:

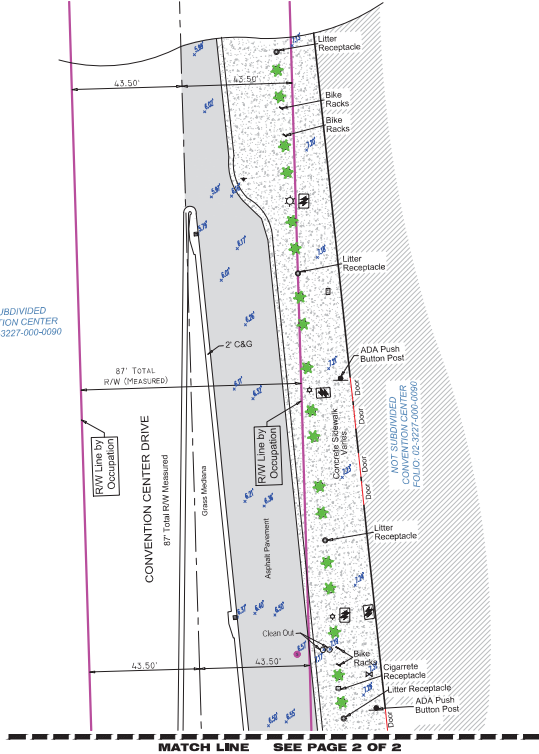
Main Street Engineering

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.



Odalys C. Bello-Liznaga
Professional Surveyor and Mapper LS#169 • State of Florida
Field Work Date: 08/01/2023
Additional Topographic Info added: 05/07/2024
Field Work Update: 06/07/2024

NOT SUBDIVIDED
CONVENTION CENTER
FOLIO: 03-3227-000-0090



0 15 30
SCALE: 1" = 30'

LEGEND & ABBREVIATIONS

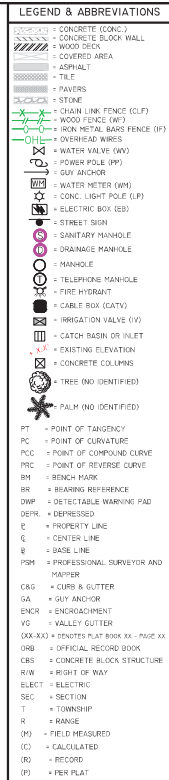
	CONCRETE (CONC.)
	CONCRETE BLOCK WALL
	WOOD DECK
	COVERED AREA
	ASPHALT
	TILE
	PAVERS
	STONE
	CHAIN LINK FENCE (CLF)
	WOOD FENCE (WF)
	IRON METAL BARS FENCE (IF)
	OVERHEAD WIRES
	WATER VALVE (WV)
	POWER POLE (PP)
	GUY ANCHOR
	WATER METER (WM)
	CONC. LIGHT POLE (LP)
	ELECTRIC BOX (EB)
	STREET SIGN
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	MANHOLE
	TELEPHONE MANHOLE
	FIRE HYDRANT
	CABLE BOX (CATV)
	IRRIGATION VALVE (IV)
	CATCH BASIN OR INLET
	EXISTING ELEVATION
	CONCRETE COLUMNS
	TREE (NO IDENTIFIED)
	PALM (NO IDENTIFIED)
PT	POINT OF TANGENCY
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
BN	BENCH MARK
BR	BEARING REFERENCE
DWP	DETECTABLE WARNING PAD
DEPR	DEPRESSED
E	PROPERTY LINE
CL	CENTER LINE
B	BASE LINE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
C&G	CURB & GUTTER
GA	GUY ANCHOR
ENCR	ENCROACHMENT
VE	VALLEY CUTTER
DO-XX	POINTS PLAT BOOK XX - PAGE XX
ORB	OFFICIAL RECORD BOOK
CS	CONCRETE BLOCK STRUCTURE
R/W	RIGHT OF WAY
ELECT	ELECTRIC
SEC	SECTION
T	TOWNSHIP
R	RANGE
VM	VELOCITY MEASURED
(C)	CALCULATED
(R)	RECORD
(P)	PER PLAT

BELLO & BELLO LAND SURVEYING
1220 SW 131 AVENUE • SUITE 201 • MIAMI FL 33186
Phone: 305.251.5606 • Fax: 305.251.6067 • LB#7262
e-mail: info@belloland.com • www.bellolandsurveying.com

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigned Florida Licensed Surveyor and Mapper.

Property Address:
1901 Convention Center Drive, Miami Beach, Florida 33125
Project No. 23839 D.B.: IC Page 1 of 2





SUE NOTES:

1. Data collected for this Survey had been determined using GNSS (RTK/GPS) conventional TS and differential leveling. Dimensions obtained are subject to equipment limitations.
2. Subsurface Utility investigation was performed as part of this survey using GPR (Ground Penetrating Radar) and RD (Radiodetection Technology) for designation and location of underground facilities. This Survey depicts apparent location of underground piping found during this investigation. This method accuracy is plus or minus 1.5 feet approximately. There might be additional underground facilities not discovered at the time of this survey.

-  = RED PAINT LINE APPARENT ELECTRIC CONDUIT
 = BLUE PAINT LINE APPARENT WATER LINE
 SAN = SAN = GREEN PAINT LINE APPARENT SANITARY SEWER LINE
 GAS = GAS = YELLOW PAINT LINE APPARENT GAS LINE
 COM = COM = ORANGE PAINT LINE APPARENT COMMUNICATION LINE
 = GREEN PAINT LINE APPARENT STORM SEWER LINE

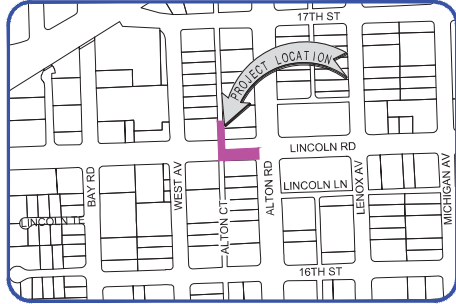
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Property Address:
1901 Convention Center Drive, Miami Beach, Florida 33125
Project No. 23839 D.B.: IC Page 2 of 2



MAP OF TOPOGRAPHIC SURVEY

PORTION OF LANDS LYING IN SECTIONS 33 AND 34, TOWNSHIP 53 SOUTH,
RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.



LOCATION MAP

Not to Scale

SURVEYOR'S REPORT AND GENERAL NOTES

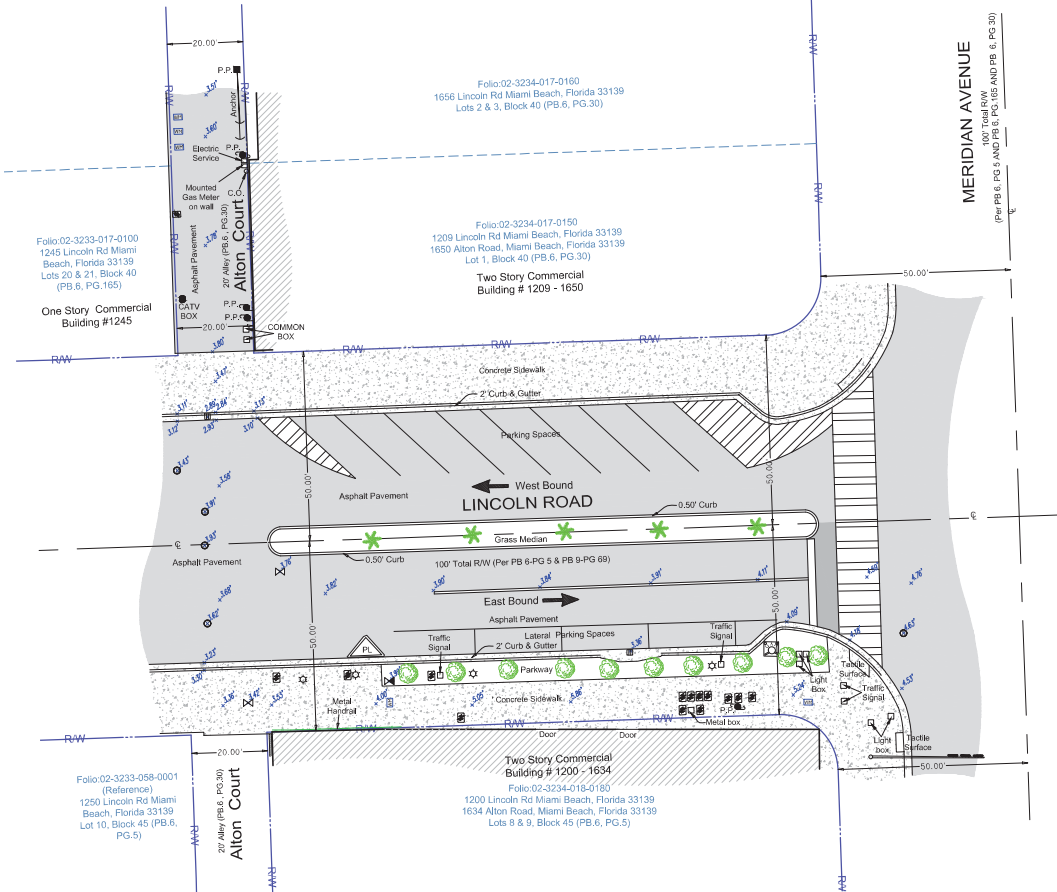
(Not valid without the attached Survey Map)

- This is not a Boundary Survey. This is a Topographic survey of a portion of public right of ways. The underlying subdivisions as depicted on the survey is the following:
Plat of **FIRST ADDITION TO COMMERCIAL SUBDIVISION**, according to the plat thereof, as recorded in Plat Book 6, Page 30 of the Public Records of Miami-Dade County, Florida; AND Plat of **COMMERCIAL SUBDIVISION**, according to the plat thereof, as recorded in Plat Book 6, Page 5 of the Public Records of Miami-Dade County, Florida. These lands are subject to restrictions of record that were not furnished to the undersigned registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Foundations and/or any other underground structures have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0314, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929).
- HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National American Vertical Datum of 1988 (NAVD 1988). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevations are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: City Miami Beach Bench Mark CMB LR 05 R, Elevation = 2.82 feet (NAVD'88)
Description: PK nail & washer @ Northeast quadrant of intersection Michigan Avenue and 16th Street.
Bench Mark # 2: City Miami Beach Bench Mark LB 7388 35, Elevation = 2.69 feet (NAVD'88)
Description: Magnail & washer on top of curb @ Southwest quadrant of intersection Alton Road and 16th Street.

I hereby certify to Main Street Engineering that this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter SJ-17, Florida Administrative Code pursuant to Section 472.022 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Digitally signed by Odaly C. Bello
(DN: cn=Odaly C. Bello, o=Bello Land Surveying Corp., email=odaly@belloland.com, c=US)
Date: 2024.06.11 16:10:39 -0400

Odaly C. Bello-Iznaga
Professional Surveyor and Mapper L56169 - State of Florida
Field Work Date: 06/10/2024



LEGEND & ABBREVIATIONS			
	CONCRETE CORNER		WATER VALVE
	CONC. BLOCK WALL		FURNACE PILE OPT
	WOOD BOX		SAW ANCHOR
	CONCRETE AREA		CONC. LIGHT POLE B/L
	ASPHALT		FIRE HYDRANT
	CHAIN LINK FENCE (CLF)		CABLE BOX (CATV)
	WOOD FENCE (WTF)		WELL
	IRON METAL BARS FENCE (IFB)		STREET SIGN
	OVERHEAD WIRES		SANITARY MANHOLE
	DITCH BASH OR INLET		ORANGE MANHOLE
	POINT OF CURVATURE		PERMANENT REFERENCE MONUMENT (PRM)
	POINT OF BEGINNING (POB)		PROPERTY OWNER
	BEARING REFERENCE		ELEVATION REFERENCE
	PROPERTY LINE		ELEVATION CONTROL POINT (ECP)
	CENTER LINE		MONUMENT LINE
	POINT OF TANGENCY		CALCULATED MEASUREMENT
	POINT OF CURVATURE		PROFESSIONAL SURVEYOR AND MAPPING
	POINT OF BEGINNING (POB)		CONCRETE BLOCK STRUCTURE
	BEARING REFERENCE		ELEVATION REFERENCE
	PROPERTY LINE		ELEVATION CONTROL POINT (ECP)
	CENTER LINE		MONUMENT LINE
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