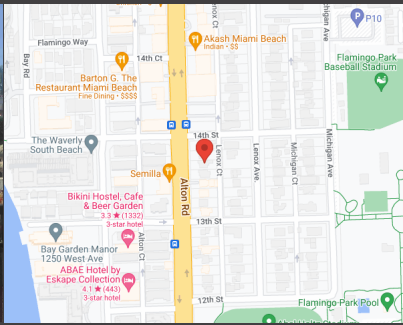




www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
1343 ALTON ROAD, MIAMI BEACH, FLORIDA 33139

SURVEY NUMBER: 2405.4045

DATE SIGNED: 05/29/24 **FIELD WORK DATE:** 5/25/2024

REVISION DATE(S):
(REV.3 6/16/2024) (REV.2 6/13/2024) (REV.1 5/29/2024)

POINTS OF INTEREST
1. 1.7' X 1.7' COLUMN OVER PROPERTY LINE. 2. 4.0' HIGH IRON FENCE OVER PROPERTY LINE. 3. 4.0' HIGH IRON FENCE OVER PROPERTY LINE. 4. 1.0' X 1.0' COLUMN OVER PROPERTY LINE. 5. 2' BLOCK WALL OVER PROPERTY LINE. 6. 4.0' HIGH IRON FENCE OVER PROPERTY LINE. 7. 1.0' X 1.0' COLUMN OVER PROPERTY LINE. 8. 1.0' X 1.0' COLUMN OVER PROPERTY LINE.
THE OWNERSHIP OF FENCES/WALLS ARE UNKNOWN AND NOT DETERMINED.

SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

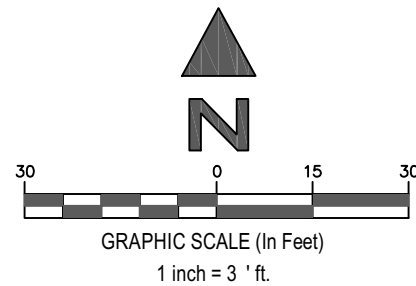
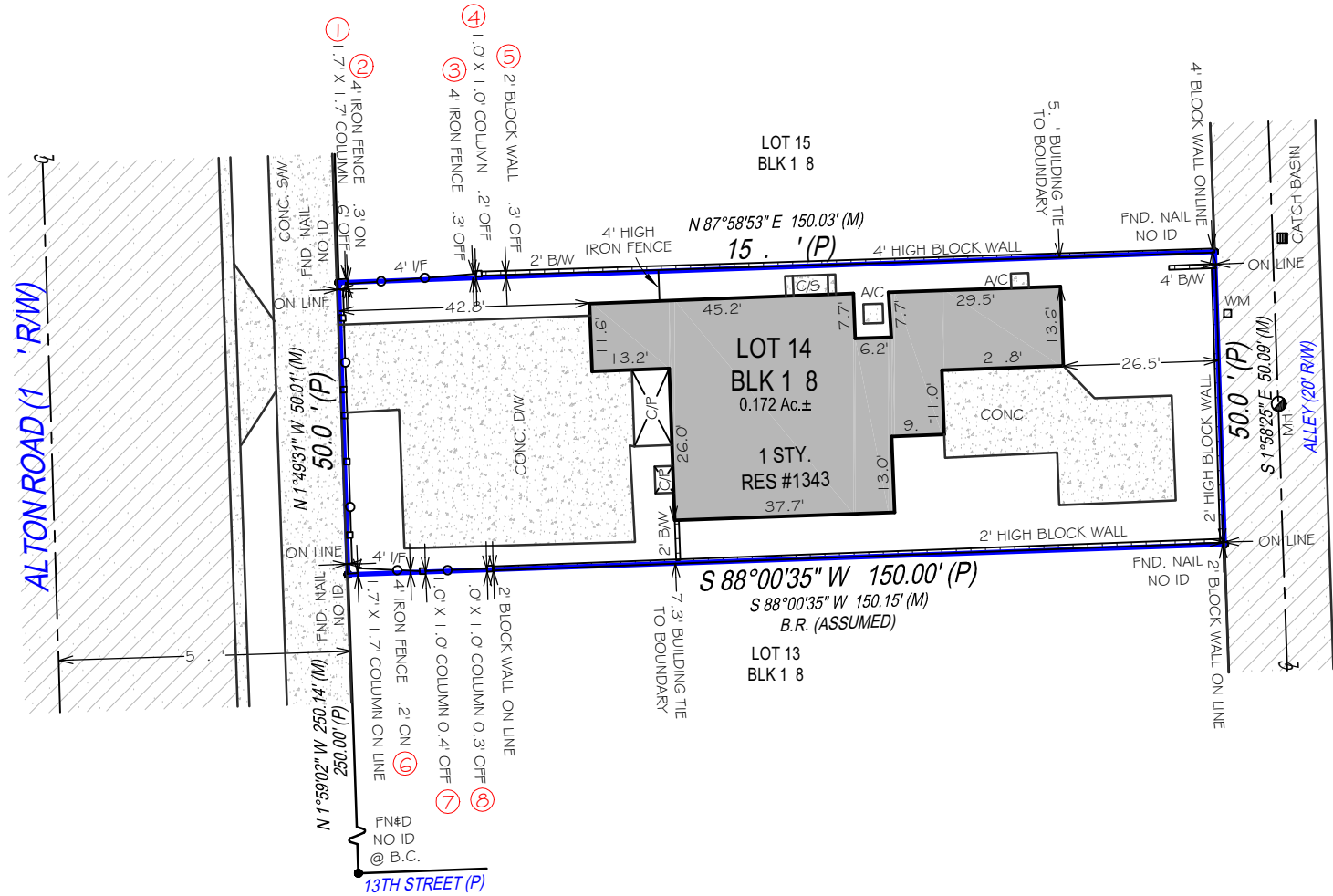


Exacta Land Surveyors, LLC
LB# 8291
o: 866.735.1916 | f: 866.744.2882
131 West Broadway Street, Suite 1001, Oviedo, FL 32765



AFFILIATE MEMBERS

24 5.4 45
BOUNDARY SURVEY
MIAMI-DADE COUNTY



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1343 ALTON ROAD, MIAMI BEACH, FLORIDA 33139	
SURVEY NUMBER: 2405.4045	
CERTIFIED TO: JLSP HOLDINGS LLC; MOLL & YOUNG PLLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; HARVEST SMALL BUSINESS FINANCE, LLC; ITS SUCCESSORS AND/OR ASSIGNS	
DATE SIGNED: 05/29/24	
BUYER: JLSP HOLDINGS LLC	
LENDER: HARVEST SMALL BUSINESS FINANCE, LLC	
TITLE COMPANY: MOLL & YOUNG PLLC	
COMMITMENT DATE: NOT REVIEWED	CLIENT FILE NO: 86-00002
LEGAL DESCRIPTION: LOT 14, BLOCK 108, OF OCEAN BEACH, FLORIDA, ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 81 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.	
FLOOD ZONE INFORMATION: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE AE (WITH A BASE FLOOD ELEVATION OF 8). THIS PROPERTY WAS FOUND IN THE CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, PANEL NUMBER 0317 DATED 09/11/2009.	


GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	
	Block Wall
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS	
(C)	- Calculated
(D)	- Deed
(F)	- Field
(M)	- Measured
(P)	- Plat
(R)	- Record
(S)	- Survey
A/C	- Air Conditioning
AE	- Access Easement
ANE	- Anchor Easement
ASBL	- Accessory Setback Line
B/W	- Bay/Box Window
BC	- Block Corner
BFP	- Backflow Preventer
BLDG	- Building
BLK	- Block
BM	- Benchmark
BR	- Bearing Reference
BRL	- Building Restriction Line
BSMT	- Basement
C	- Curve
C/L	- Center Line
C/P	- Covered Porch
C/S	- Concrete Slab
CATV	- Cable TV Riser
CB	- Concrete Block
CH	- Chord Bearing
CHIM	- Chimney
CLF	- Chain Link Fence
CME	- Canal Maintenance Easement
CO	- Clean Out
CONC	- Concrete
COR	- Corner
CS/W	- Concrete Sidewalk
CUE	- Control Utility Easement
CVG	- Concrete Valley Gutter
D/W	- Driveway
DE	- Drainage Easement
DF	- Drain Field
DH	- Drill Hole
DUE	- Drainage & Utility Easement
ELEV	- Elevation
EM	- Electric Meter
ENCL	- Enclosure
ENT	- Entrance
EOP	- Edge of Pavement
EOW	- Edge of Water
ESMT	- Easement
EUB	- Electric Utility Box
F/DH	- Found Drill Hole
FCM	- Found Concrete Monument
FF	- Finished Floor
FIP	- Found Iron Pipe
FIPC	- Found Iron Pipe & Cap
FIR	- Found Iron Rod
FIRC	- Found Iron Rod & Cap
FN	- Found Nail
FN&D	- Found Nail & Disc
FRSPK	- Found Rail Road Spike
GAR	- Garage
GM	- Gas Meter
ID	- Identification
IE/EE	- Ingress/Egress Easement
ILL	- Illegible
INST	- Instrument
INT	- Intersection
IRRE	- Irrigation Easement
L	- Length
LAE	- Limited Access Easement
LB#	- License No. (Business)
LBE	- Limited Buffer Easement
LE	- Landscape Easement
LME	- Lake/Landscape Maintenance Easement
LS#	- License No. (Surveyor)
MB	- Map Book
ME	- Maintenance Easement
MES	- Mitered End Section
MF	- Metal Fence
MH	- Manhole
MHWL	- Mean High Water Line
NR	- Non-Radial
NTS	- Not to Scale
NAVD88	- North American Vertical Datum 1988
NGVD29	- National Geodetic Vertical Datum 1929
OG	- On Ground
ORB	- Official Records Book
ORV	- Official Record Volume
O/A	- Overall
O/S	- Offset
OFF	- Outside Subject Property
OH	- Overhang
OHL	- Overhead Utility Lines
OHWL	- Ordinary High Water Line
ON	- Inside Subject Property
P/E	- Pool Equipment
PB	- Plat Book
PC	- Point of Curvature
PCC	- Point of Compound Curvature
PCP	- Permanent Control Point
PI	- Point of Intersection
PLS	- Professional Land
Surveyor	
PLT	- Planter
POB	- Point of Beginning
POC	- Point of Commencement
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
PSM	- Professional Surveyor & Mapper
PT	- Point of Tangency
PUE	- Public Utility Easement
R	- Radius or Radial
R/W	- Right of Way
RES	- Residential
RGE	- Range
ROE	- Roof Overhang Easement
RP	- Radius Point
S/W	- Sidewalk
SBL	- Setback Line
SCL	- Survey Closure Line
SCR	- Screen
SEC	- Section
SEP	- Septic Tank
SEW	- Sewer
SIRC	- Set Iron Rod & Cap
SMWE	- Storm Water Management Easement
SN&D	- Set Nail and Disc
SQFT	- Square Feet
STL	- Survey Tie Line
STY	- Story
SV	- Sewer Valve
SWE	- Sidewalk Easement
TBM	- Temporary Bench Mark
TEL	- Telephone Facilities
TOB	- Top of Bank
TUE	- Technological Utility Easement
TWP	- Township
TX	- Transformer
TYP	- Typical
UE	- Utility Easement
UG	- Underground
UP	- Utility Pole
UR	- Utility Riser
VF	- Vinyl Fence
W/C	- Witness Corner
W/F	- Water Filter
WF	- Wood Fence
WM	- Water Meter/Valve Box
WV	- Water valve

<p>JOB SPECIFIC SURVEYOR NOTES:</p> <p>THE ASSUMED BEARING REFERENCE OF SOUTH 88 DEGREES 00 MINUTES 35 SECONDS WEST IS BASED ON THE SOUTHERLY PROPERTY LINE OF LOT 14, BLOCK 108, LOCATED WITHIN OCEAN BEACH, FLORIDA, 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.</p> <p>THE ACCURACY OF THE FENCE AND/OR WALL LOCATION CAN VARY BETWEEN 0.10' ONE WAY OR THE OTHER WAY DEPENDING ON WHETHER THE FENCE AND/OR WALL WAS LOCATED AT THE BASE OR AT THE TOP AND IF THE FENCE AND/OR WALL IS PERPENDICULAR AND PLUMB.</p>	<div data-bbox="2337 1747 2968 1764">  <div> <p>Exacta Land Surveyors, LLC</p> <p>Exacta Land Surveyors, LLC</p> <p>o: 866.735.1916 f: 866.744.2882</p> <p>131 West Broadway Street, Suite 1001, Oviedo, FL 32765</p> </div> </div> <div data-bbox="2427 1766 2878 1774"> <p>SEE PAGE 1 OF 2 FOR MAP OF PROPERTY</p> <p>PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES</p> </div>
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