

**DEVELOPMENT CONTACT PERSON INFORMATION**  
 Name: Damian Thomason  
 Telephone Number: (248) 794-0264  
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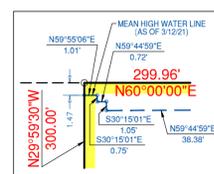
**SITE DEVELOPMENT INFORMATION:**  
 OWNER: CANAL PARK OFFICE 2, LLC  
 3323 NE 163RD ST., PH3160  
 NORTH MIAMI BEACH, FL 33160  
 FOLIO NUMBER/ADDRESS: 07-2215-001-0880 - 3227 NE 163rd St.  
 DEVELOPMENT INFORMATION:  
 EXISTING USE: EXISTING SURFACE PARKING SITE CONTAINING 89,989 SQ. FT.±  
 PROPOSED USE: TRACT "A" CONTAINING 89,989 SQ. FT.±, OR 2.066 ACRES ±  
 10 STORY - 254,293 SQ. FT. +/- OFFICE BUILDING  
 PRESENT ZONING: B-2  
 FLOOD CRITERIA: MIAMI-DADE COUNTY FLOOD CRITERIA PER PLAT BOOK 120, PAGE 13; +5'  
 AN EXPRESS PURPOSE OF THIS PLAN IS TO DELETE THE 25' AND 70' BUILDING SETBACK RESTRICTIONS ON THE PLAT OF "EASTERN SHORES" FROM BEING APPLICABLE TO THE PROPERTY DESCRIBED ABOVE, ALL LYING WITHIN THE LIMITS OF THIS PLAT.

**LEGAL DESCRIPTION:**  
 Lots 21, 22 and 23, Block 4, of EASTERN SHORES, according to the Plat thereof, as recorded in Plat Book 65, Page 28, of the Public Records of Miami-Dade County, Florida.



- LEGEND**
- CATCH BASIN
  - CATCH BASIN INLET
  - MANHOLE
  - LIGHT POLE
  - WATER METER
  - WATER VALVE
  - UTILITY POLE
  - RISER
  - FIRE HYDRANT
  - HANDHOLE (UNKNOWN TYPE)
  - ELECTRIC HANDHOLE
  - SANITARY SEWER HANDHOLE
  - CLEANOUT
  - WELL (TO DRAIN)
  - CATCH ELEVATION
  - BOLLARD
  - SIGN
  - OVERHEAD UTILITY WIRE
  - CHAIN LINK FENCE
  - LIMITED ACCESS
  - RIGHT-OF-WAY LINE
  - 0.5' CURB
  - 2.0' CURB & GUTTER
  - WALL
  - ELEVATION
  - INVERT
  - SANITARY
  - TYPICAL
  - CHAIN LINK FENCE
  - MEAN HIGH WATER LINE
  - PERMANENT REFERENCE MONUMENT
  - PERMANENT CONTROL
  - FLORIDA POWER & LIGHT COMPANY
  - F.D.O.T.
  - O.R.B.
  - PLAT BOOK
  - PAGE
  - CONCRETE
  - ASPHALT PAVEMENT
  - RIGHT-OF-WAY
  - CENTER LINE
  - NUMBER OF PARKING SPACES

- UNDERGROUND UTILITIES LEGEND**
- U.G. LINE (UNKNOWN UTILITY)
  - U.G. COMMUNICATION LINE
  - U.G. GAS MAIN
  - U.G. SANITARY SEWER LINE
  - U.G. FORCE MAIN
  - U.G. STORM SEWER LINE
  - U.G. WATER MAIN
- ABBREVIATIONS:**  
 U.G. = UNDERGROUND  
 ASBAND. = ABANDONED U.G. UTILITY  
 CI = CAST IRON  
 CONC = CONCRETE  
 DIP = DUCTILE IRON  
 PVC = POLYVINYL CHLORIDE



**DETAIL "A"**  
NOT TO SCALE

**SURVEYOR'S NOTES:**  
 - This site lies in Section 15, Township 52 South, Range 42 East, City of North Miami Beach, Miami-Dade County, Florida.  
 - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.  
**REVIEW OF OPINION OF TITLE:**  
 Lands shown herein were abstracted for restrictions, easements and/or rights-of-way of records per Opinion of Title, submitted May 11, 2021, prepared by Roland A. Gallor, Esq. of Shutts & Bowen LLP, furnished to the Miami-Dade County, State of Florida, based on the Title Commitment issued by Old Republic National Title Insurance Company, Policy Number OXFL-08517740 and Title Search Report under File No. 21073489 dated April 12, 2021.  
 I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in: CANAL PARK OFFICE 2, LLC, a Florida limited liability company.  
 The Property is subject to the following liens, encumbrances and other exceptions:  
 RECORDED CONSTRUCTION LIENS, CONSTRUCTION LIENS AND JUDGEMENTS: None  
 GENERAL EXCEPTIONS: a-g Standard Exceptions not addressed.  
**SPECIAL EXCEPTIONS:**

- Easement(s), Building Setback(s), and Dedication(s) contained on the Plat of EASTERN SHORES, as recorded in Plat Book 65, Page 28, of the Public Record of Miami-Dade County, Florida. Easements, Building Setbacks and dedications per Plat that encumber or adjoin the Parcel are shown on this survey.
- Easement in favor of Florida Power & Light Company, as recorded in O.R.B. 747, Page 339. Easement encumbers the Parcel and is shown on the survey. Easement with is not described. Benefits Parcel but not subject to location. Blanket in nature. Not a survey matter.
- Those portions of the property herein described being artificially filled in land which was formerly navigable waters, are subject to the right of the United States Government arising by reason of reason of the United States Government control over navigable waters in the interest of navigation and commerce. Standard exception. Document not provided to show artificially filled land.
- This policy does not insure any portion of the insured parcel lying waterward of the mean or ordinary high water line of the Adjacent Waterway.  
 No portion of the Parcel lies waterward of the mean ordinary high water line of the adjacent waterway. Riparian and littoral rights are not insured. Standard exception. Document not provided.
- (a) Parking Lot Asphalt encroachments into 20' Utility Easement on the Southern portion of the property.  
 (b) Bus Bench(s) Encroachments onto the Subject property on the Southern boundary line; Shown on the survey.  
 (c) Catch Basins and Storm Manholes lying outside of any Utility Easement; Shown on the survey.  
 (d) Backflow Valve, Fire Post and Fire Dept Connection lying outside of any Utility Easement on the East portion of the property; Shown on the survey.  
 (e) VPX Cable Box lying outside of any Utility Easement on the East of the property; There is currently no cable box visible on the East side of the property.  
 (f) 6' Chain Link fence encroaches onto adjacent land on the east. There is currently no Chain Link fence visible that encroaches onto adjacent land on the East side of the property.  
 (g) 8' wall corner encroaches onto adjacent land; The column of the wall is 0.1 foot West of the East property line and does not encroach onto adjacent land.  
 (h) Concrete pads encroach on adjacent property on the west side, as shown by that certain survey dated June 23, 2016, prepared by Police Land Surveys, Inc., Job #61344. There are currently no concrete pads on adjacent property on the West side.

**END OF REVIEW OF OPINION OF TITLE**  
 - Bearings herein are referred to an assumed value of N60°00'00"E for the Northwesterly right-of-way line of Sunny Isles Boulevard, and evidenced by one (1) found 1 1/2" pipe & cap and one (1) set nail & disk, both being LB3653.  
 - Elevations shown herein are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. N-555, Elevation +4.82, located on January 25, 2021 at Sunny Isles Boulevard and N.E. 35th Avenue.  
 - Lands shown herein are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), as Flood Insurance Rate Map No. 12066C0142L for Community No. 120656, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.  
 - Dimensions indicated herein are field measured by electronic measurement, unless otherwise noted.  
 - Lands shown herein contain 89,989 square feet, or 2.066 acres, more or less.  
 - All horizontal control measurements are within a precision of 1:10,000.  
 - This map is intended to be displayed at the graphic scale shown hereon or smaller.  
 - Roof overhang not located unless otherwise shown.  
 - Underground improvements and/or underground encroachments not shown, unless otherwise indicated. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Except where accessible at sanitary and/or storm sewer structures, the surveyor has not physically located the underground utilities. Note: Prior to any new construction, this firm recommends that the underground utilities should be field verified.  
 - Note: There is information shown as-built provided by City of North Miami Beach and Miami-Dade Water and Sewer Department. Some underground lines are shown with two possible locations. Legal description shown hereon based on information furnished by client and Deed recorded in Official Records Book 30327, Page 0881 and no claims as to ownership are made or implied.

**SURVEYOR'S CERTIFICATION:**  
 I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on January 25, 2021, and as a "Tentative Plat" for the City of North Miami Beach and Miami-Dade County, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 Latest date of field work January 25, 2021, except for:  
 1) Mean High Water Line and Witness Corner at Northwesterly boundary corner were located and set, respectively, on March 12, 2021.  
 2) Dome Drain Grate Elevations on adjacent property, East of subject site, were located on May 14, 2021.  
 'Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below'  
**FORTIN, LEAVY, SKILES, INC., LB3653**

By: Daniel C. Fortin Jr., For The Firm  
 Surveyor and Mapper, LS6435  
 State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on instrument of Survey. It is to be Reproduced in Whole or in Part without the Express Written Permission of Same.

Rev.	DATE	DESCRIPTION
1	11/18/21	GEN
2	10/11/21	GEN
3	09/21/21	GEN
4	05/18/21	GEN
5	03/16/21	GEN
6	02/11/21	GEN
7	01/11/21	GEN
8	01/11/21	GEN

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th Street / North Miami Beach, Florida 33162  
 Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

**TENTATIVE PLAT**  
**CANAL PARK OFFICE**  
 A SUBDIVISION OF A PORTION OF THE N.E. 1/4 OF SECTION 15, TOWNSHIP 52 SOUTH, RANGE 42 EAST, CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 1/25/21  
 Scale: 1" = 20'  
 Drawn By: GEN  
 CAD No.: 011172  
 Plotted: 11/18/21 4:30p  
 Ref. Dwg.: 2001D-145-1  
 Field Book: 588/05 & FLD. SHT. TC  
 Job No.:  
 201183  
 Dwg. No.: 2020-150-TPLAT  
 Sheet: 1 of 1