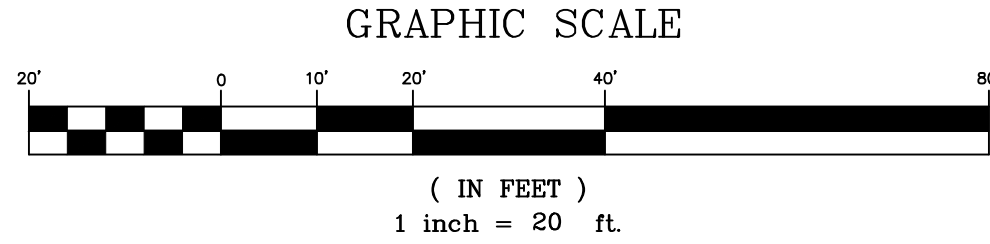
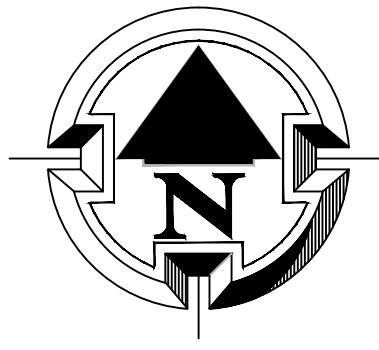


# ALTA/ NSPS LAND TITLE SURVEY



## LEGAL DESCRIPTION:

Lots 22, 23 and 24, Block 3, of "FULFORDALE", according to the Plat thereof, as recorded in Plat Book 9, Page 46, of Public Records of Miami-Dade County, Florida.

## TITLE REVIEW NOTES:

SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
POLICY NO.: OF6-9022144, EFFECTIVE DATE: 05/11/2022 @ 11:00 PM

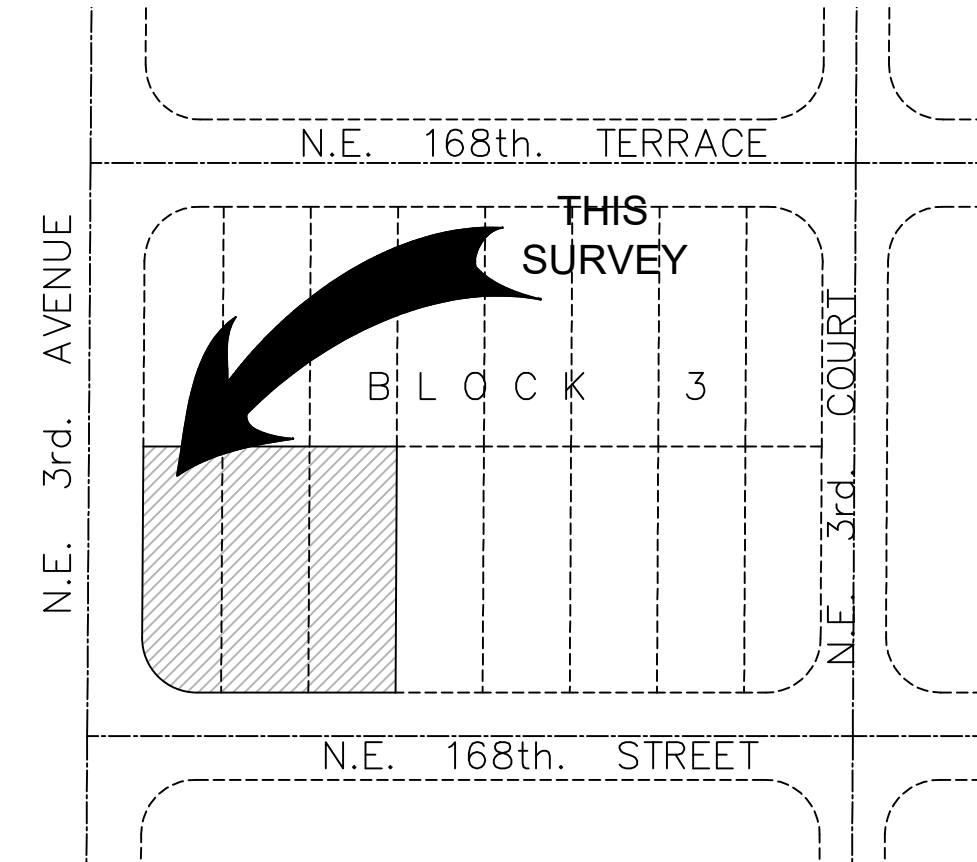
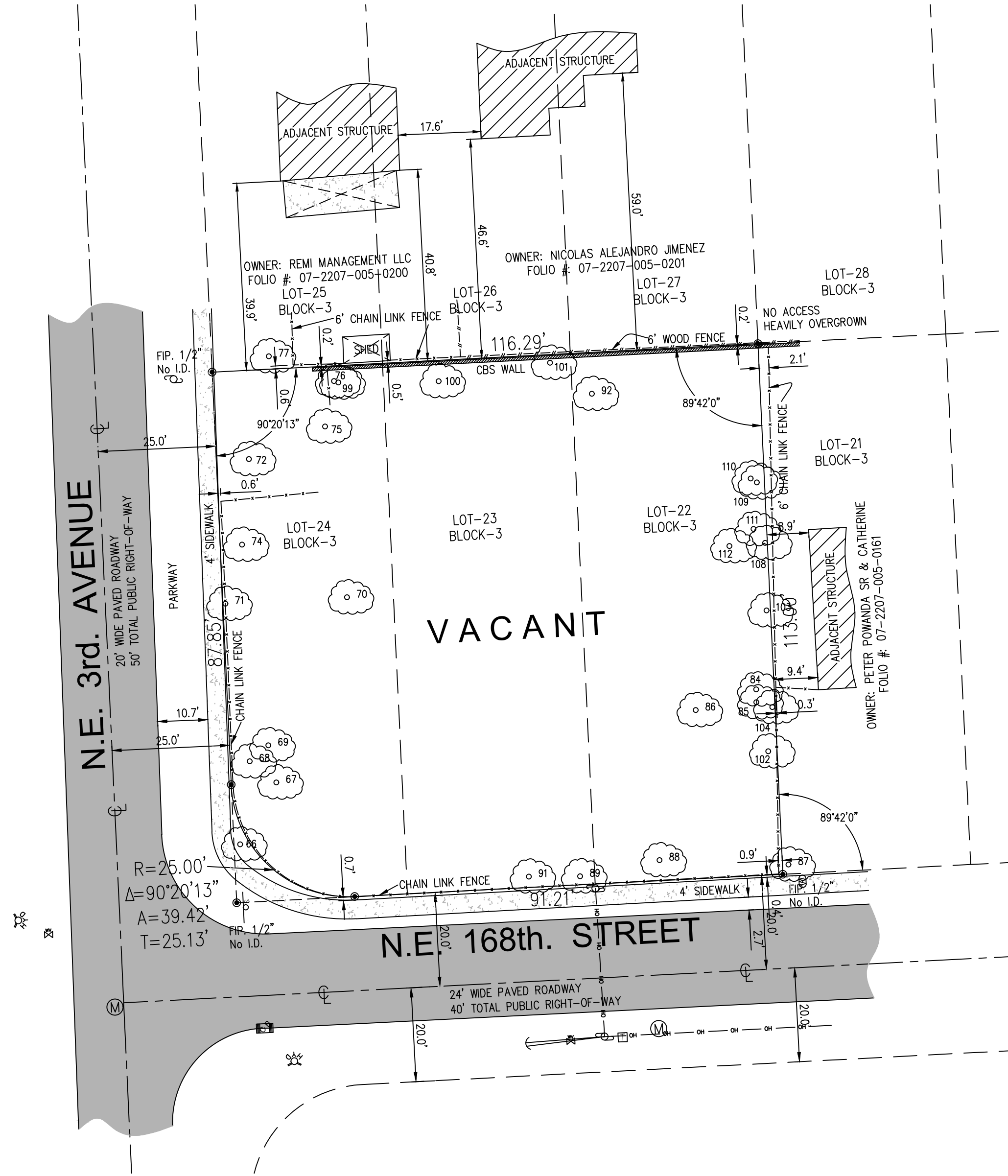
Items 1 through 7: "General & Special Exceptions".

8. All matters contained on the Plat of Fulfordale, as recorded in Plat Book 9, Page 46, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)

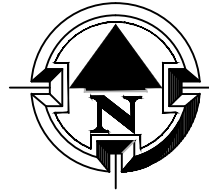
9. Pending municipal Assessment Liens contained in Resolution R-939-88 recorded in O.R. Book 13763, Page 642, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

10. Rights of the lessees under unrecorded leases. (No document to review)

11. Mortgage in the sum of \$215,000.00 from 13 Million 84 LLC, a Florida limited liability company to Benjamin Family Investments, LLC, a Florida limited liability company dated 5/10/2022, to be recorded in the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item).



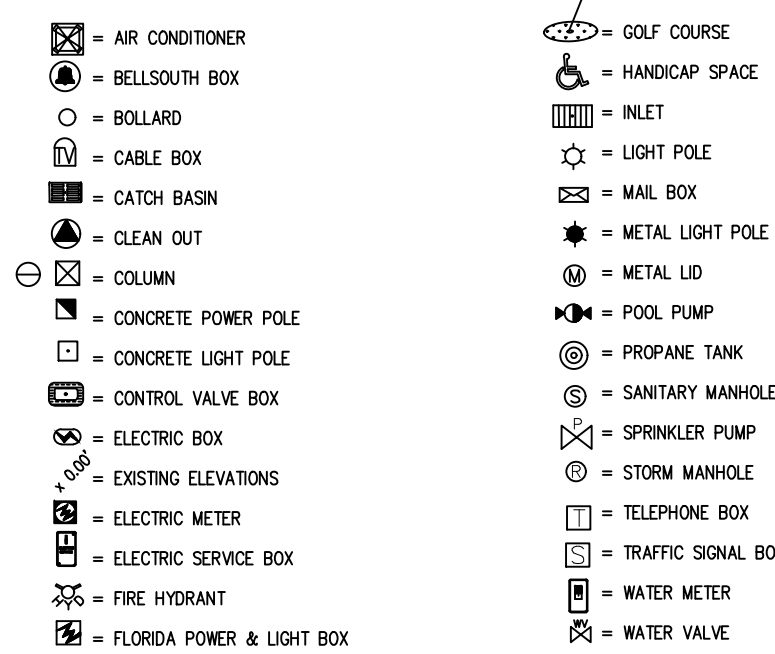
VICINITY MAP  
(NOT TO SCALE)



## SURVEYOR'S NOTES:

- The Legal Description was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance. The property surveyed hereon are contiguous to each other without any gores, gaps or hiatus, and is as shown on the Title Commitment prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.
- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Policy No: OF6-9022144, effective date: 05/11/2022 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy: The Horizontal positional accuracy of well-defined improvement on this survey is  $\pm 0.2'$ . The Vertical accuracy of elevations of well-defined improvement on this survey is  $\pm 0.1'$ . All measurements shown hereon are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- ZONING INFORMATION:  
Zoning Classification: RO (Residential Office District)  
Building Setbacks: Front = 25 feet / Rear = 15 feet / Interior Side = 7.5 feet  
Street Side = 25 feet  
Building Height = 15 feet (1 story)(maximum)  
Source: City of North Miami Beach Zoning Code.
- 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.
- Legal description as per above noted Title Commitment
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to: OPINION OF TITLE.
- Type of Survey: ALTA/ NSPS LAND TITLE SURVEY.
- North arrow direction as shown on aforementioned record plat.
- Flood Zone Data: Community/ Panel #120656/0137/L Dated: 9/11/09  
Flood Zone: "X" Base Flood Elevation = N/A
- All visible above ground utilities noted on survey sketch.
- There was no observed evidence of current earth work, building construction or building additions as of the date of the survey.
- There are no proposed changes in street right-of-way lines or observed evidence of recent street or sidewalk construction or repairs.
- There was no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- All utilities (water, sewer, electrical, telephone and cable, no evidence of gas lines noted) serving the Subject Sites are being provided along all of the adjacent right-of-way lines.
- There were No observed delineated areas of wetlands on Subject Property.
- Area of Site = 13,008 square feet (0.2986+/- Acres)
- The Subject Site is contiguous with and has direct physical access to N.E. 168 Street and N.E. 3 Avenue, public dedicated right-of-ways, and there are no gaps or gores.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark
- This PLAN OF SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

## SYMBOL LEGEND



## ABBREVIATIONS AND LEGEND

A = ARC  
A/C = AIR CONDITIONER  
BM = BENCHMARK  
BRG = BEARING  
CALC = CALCULATED  
C.C. = CONCRETE GUTTER OR VALLEY GUTTER  
C.G. = CURB & GUTTER  
CH = CHORD  
CHRG = CHORD BEARING  
C.M.E. = CANAL MAINTENANCE EASEMENT  
C.N.A. = CORNER NOT ACCESSIBLE  
CONC = CONCRETE  
A = DELTA  
D = DIAMETER  
D.E. = DRAINAGE EASEMENT  
E.O.P. = EDGE OF PAVEMENT  
F.C. = FENCE CORNER  
F.D.H. = FOUND DRILL HOLE  
F.E. = FENCE ENDS  
F.F.E. = FINISHED FLOOR ELEVATION  
F.I.P./F.I.R. = FOUND IRON PIPE/ROD  
F.N. = FOUND NAIL  
F.M.D. = FOUND NAIL AND DISC  
F.P.K.N. = FOUND PARKER KALON NAIL  
GAR = GARAGE  
ID. = SURVEYOR'S IDENTIFICATION  
L = LENGTH  
L.A.E. = LIMITED ACCESS EASEMENT  
L.M.E. = LAKE MAINTENANCE EASEMENT  
M = MEASURED  
O/S = OFFSET  
P = PLAT BOOK  
P.C. = POINT OF CURVATURE  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.C. = PAGE  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.R.C. = POINT OF REVERSE CURVATURE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
P.T. = POINT OF TANGENCY  
R = RADIUS  
(R) = RECORD  
R/W = RIGHT-OF-WAY  
S.I.R./S.I.P. = SET 1/2" IRON ROD/PIPE  
S.N.D. = SET NAIL AND DISC  
TAN = TANGENT  
(TYP.) = TYPICAL  
U.E. = UTILITY EASEMENT  
W.E. = WATER'S EDGE

## SURVEYOR'S CERTIFICATE:

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 thru 4, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.  
I further certify That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party

BY:  
JULIO S. PITA SURVEYOR AND MAPPER  
FLORIDA LICENSE NO.: 5789  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR/MAPPER NAMED ABOVE.

DATED THIS 21st DAY OF NOVEMBER, 2023



FOLIO NUMBER: 07-2207-005-0170

## PROPERTY ADDRESS:

317 NE 168 STREET  
NORTH MIAMI BEACH, FLORIDA 33162

## CERTIFIED TO:

- 13 MILLION 84 LLC, A FLORIDA LIMITED LIABILITY COMPANY  
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
- FIRM TITLE CORPORATION

## FLOOD ELEVATION INFORMATION:

Date of Field Work: 04-14-2023

DATE OF FIRM: 08/18/2014

COMMUNITY NO: 120635/MIAMI DADE COUNTY

PANEL: 0440 SUFFIX: I

ZONE: AH

BASE FLOOD ELEVATION: +9'

BENCHMARK NO: N/A

ELEVATION: N/A

UNLIMITED SURVEYING  
SERVICES, LLC

10760 S.W. 43rd TERRACE, MIAMI, FLORIDA 33165

PHONE: 786-970-7577

E-MAIL: arodriguez0525@comcast.net

PREPARED FOR:

13 MILLION 84 LLC

ALTA/ NSPS LAND TITLE SURVEY

TYPE OF PROJECT:

DESCRIPTION

RECORD OF REVISION

BY APP.

BY APP.

DRAWN: J.G.

CHECKED: J.S.P.

SCALE: 1" = 20'

FIELD DATE: 04-14-2023

JOB No.: 2023-0303

SHEET:

1

OF 1 SHEET