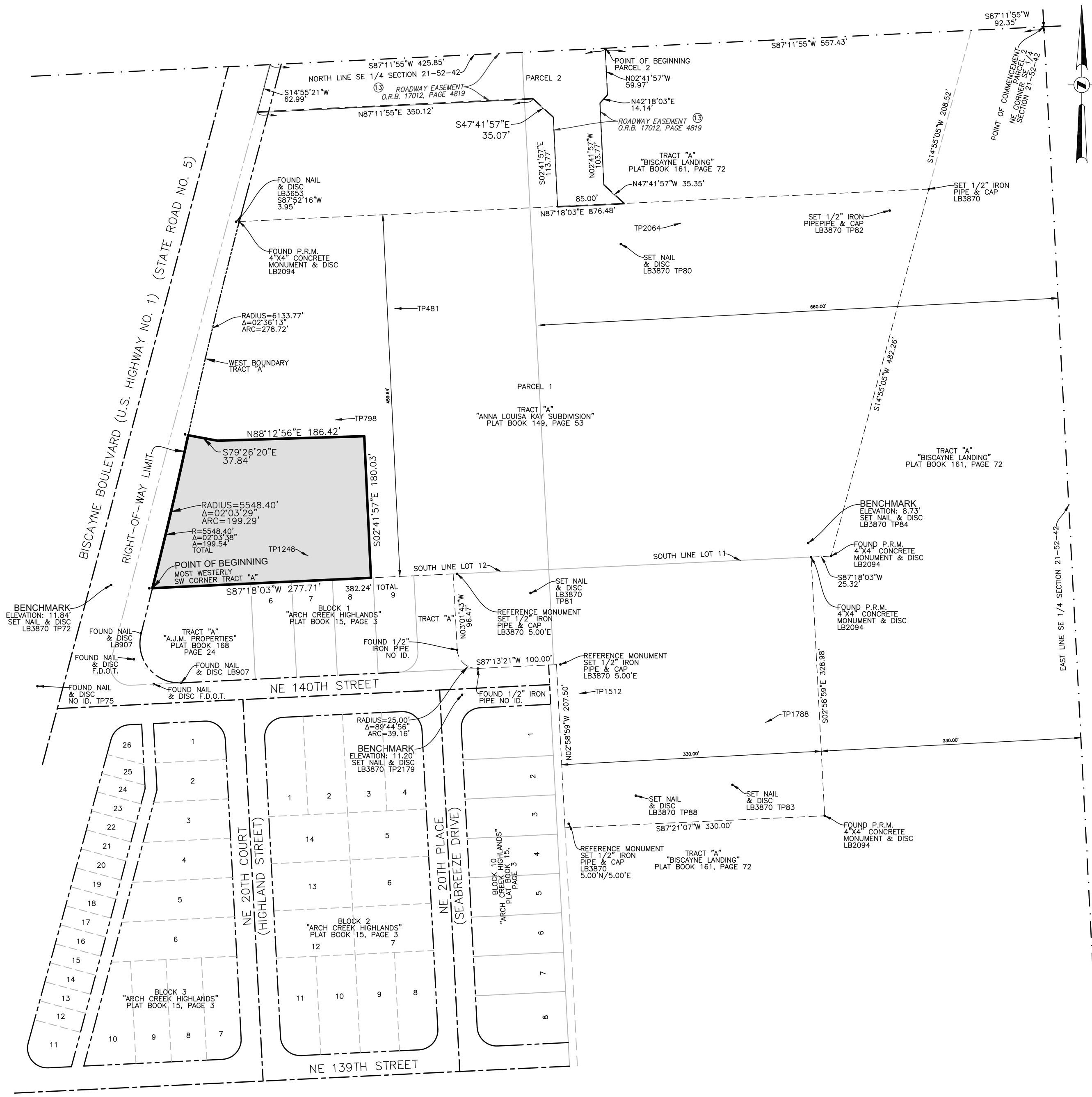
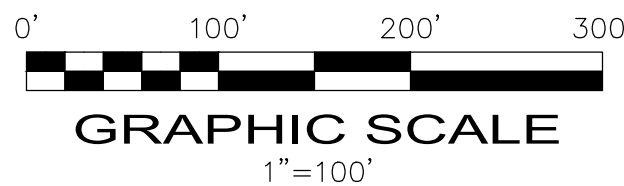


NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK: S-35; ELEVATION: 11.33 FEET.
- FLOOD ZONE: AE & X; BASE FLOOD ELEVATION: 8' & NONE; COMMUNITY: 120656; PANELS: 0141L, 0142L, 0143L, 0144L; MAP DATE: 09/11/09.
- THIS SITE LIES IN SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF TRACT "A" BEING S87°18'03"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07', THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 40 TOTAL PARKING SPACES (38 REGULAR & 2 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 11773105, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED MAY 1, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B, PART II OF SAID COMMITMENT:
 ITEMS 1, 2, 3, 4 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
 ITEM 6: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 149, PAGE 53, APPLY TO THIS SITE AS DEPICTED HEREON.
 ITEM 7: EASEMENT AGREEMENT IN O.R.B. 15065, PAGE 1441, APPLIES TO THIS SITE AS DEPICTED HEREON.
 ITEM 8: DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 15703, PAGE 3260, APPLIES TO THIS SITE BUT IS BLANKET IN NATURE AND CANNOT BE PLOTTED.
 ITEM 9: DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 15703, PAGE 3263, APPEARS TO APPLY TO THIS SITE BUT CANNOT BE PLOTTED. DOCUMENT IS ILLEGIBLE.
 ITEM 10: DECLARATION OF RESTRICTIVE COVENANTS AND EASEMENT AGREEMENT IN O.R.B. 29988, PAGE 3666, APPLIES TO THIS SITE. THE APPROXIMATE LOCATIONS OF THE ACCESS EASEMENT AND PARKING EASEMENT ARE SHOWN HEREON.
 ITEM 11: COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE IN O.R.B. 29988, PAGE 3685, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 ITEM 12: FLORIDA LIGHT & POWER COMPANY EASEMENT IN O.R.B. 30963, PAGE 4384, APPLIES TO THIS SITE, BUT IS BLANKET IN NATURE.
 ITEM 13: FLORIDA LIGHT & POWER COMPANY EASEMENT IN O.R.B. 30980, PAGE 1373, APPLIES TO THIS SITE AS DEPICTED HEREON.
 ITEM 14: BILL OF SALE IN O.R.B. 31087, PAGE 4963, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 ITEM 15: GRANT OF EASEMENT FOR WATER FACILITIES IN O.R.B. 31120, PAGE 1963 APPLIES TO THIS SITE AS DEPICTED HEREON.
- SITE ZONE: B-2, COMMERCIAL CENTRAL. ZONING REPORT WAS NOT PROVIDED.
- ONLY THE PORTION OF THE OVERALL PROPERTY LOCATED WITHIN THIS SITE WAS UPDATED AT THIS TIME.
- THE FLOOD ZONE DESIGNATION LINES DEPICTED HEREON ARE PLACED IN APPROXIMATE LOCATIONS, AS SCALED FROM THE IMAGE FROM THE FEMA.ORG WEBSITE.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THE PROPERTY HAS INDIRECT ACCESS TO BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5), A PUBLIC RIGHT-OF-WAY BY THE ACCESS EASEMENT IN O.R.B. 29988, PAGE 3685.
- THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THE LEGAL DESCRIPTION IN THE ABOVE TITLE COMMITMENT.
- THE ARE NO GAPS OR GORES BETWEEN THE RIGHT-OF-WAY LINES AND THE BOUNDARY OF THE PROPERTY.
- UTILITIES ENTER THE SITE VIA A PUBLIC RIGHT-OF-WAY AND FROM ADJACENT PORTIONS OF THE SHOPPING CENTER.



LOCATION MAP
1"=100'



LEGAL DESCRIPTION:

A PORTION OF TRACT "A", "ANNA LOUISA KAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 149, PAGE 53, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT "A", A POINT ON THE EASTERLY RIGHT-OF-WAY LIMIT OF BISCAYNE BOULEVARD (U.S. HIGHWAY NO. 1) (STATE ROAD NO. 5), A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 75°48'03" WEST; THENCE NORTHERLY ON SAID EASTERLY RIGHT-OF-WAY LIMIT AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 5,548.40 FEET, A CENTRAL ANGLE OF 02°03'29", FOR AN ARC DISTANCE OF 199.29 FEET; THENCE SOUTH 79°26'20" EAST 37.84 FEET; THENCE NORTH 88°12'56" EAST 186.42 FEET; THENCE SOUTH 02°41'57" EAST 180.03 FEET TO THE INTERSECTION WITH A SOUTH LINE OF SAID TRACT "A"; THENCE SOUTH 87°18'03" WEST ON SAID SOUTH LINE 277.71 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 45,836 SQUARE FEET, (1.0523 ACRES), MORE OR LESS.

CERTIFICATION:

TO RAISING CANES RESTAURANTS, L.L.C., A LOUISIANA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY; RK 14025 BISCAYNE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; KIMLEY-HORN AND ASSOCIATES, INC.

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), 8, 9, 11, 13, 16 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 10/2/24.

DATE OF PLAT OR MAP: 12/3/24

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

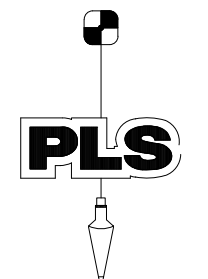
SHEET 1 OF 2

NO.	REVISIONS	BY
7	ADD INFO-12/3/24	A.R.
6	#23014-UPDATE SURVEY-10/22/24	A.R.
5	CHANGE TO ALTA SURVEY-08/17/23	J.S.
4	#17119-UPDIA E SURVEY-08/08/23	J.S.
3	#60511-GUT PARCEL SURVEY-02/09/16	B.F.
2	REVISED NEW COMMITMENT-01/19/16	B.F.
1	#60213-ORIGINAL SURVEY (OVERALL)-12/11/10	B.F.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

PROPOSED RAISING CANES
14025 BISCAYNE BOULEVARD
NORTH MIAMI BEACH, FLORIDA 33181
(CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**



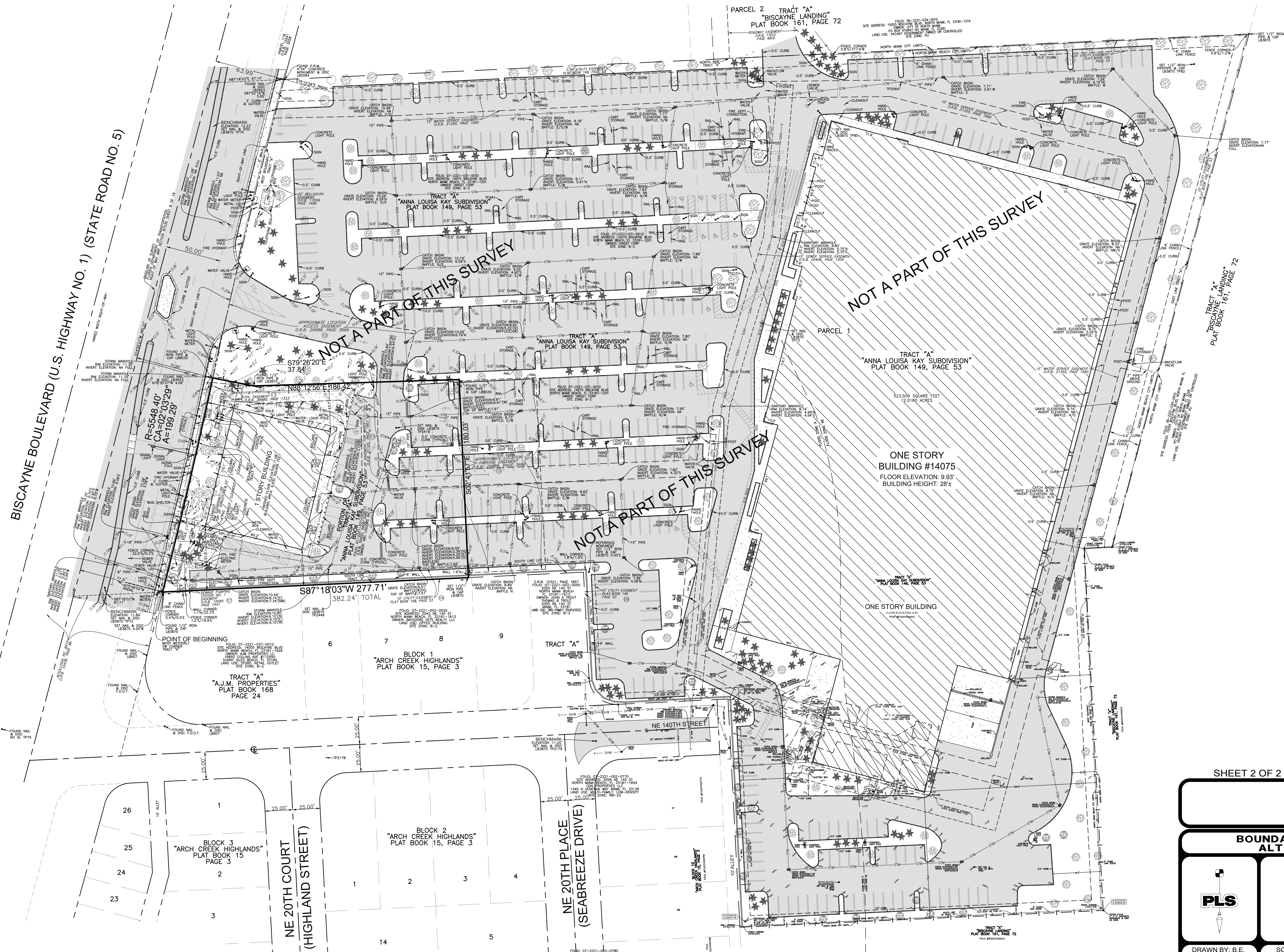
PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB3870

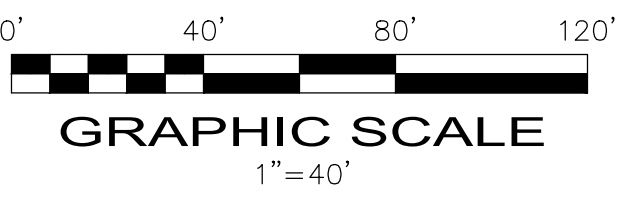
DRAWN BY: B.E.
CHECKED BY: J.F.P.

SCALE: 1" = 100'
SURVEY DATE: 10/2/24

CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
ORDER NO.: 73314



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVERS
 - OVERHEAD WIRES
 - UNDERGROUND WATER LINE
 - UNDERGROUND STORM SEWER LINE
 - UNDERGROUND SANITARY SEWER LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - UNKNOWN UNDERGROUND LINE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - R RADIUS
 - CA CENTRAL ANGLE
 - A ARC
 - FPL FLORIDA POWER & LIGHT COMPANY
 - PALM TREE
 - OAK TREE
 - UNIDENTIFIED TREE

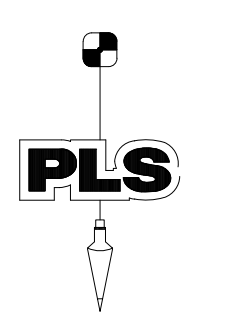


SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2.

PROPOSED RAISING CANE'S
 14025 BISCAYNE BOULEVARD
 NORTH MIAMI BEACH, FLORIDA 33181
 (CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY
 ALTA/NSPS LAND TITLE SURVEY**



PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
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 FAX: (954) 572-1778
 E-MAIL: surveys@puliceandsurveyors.com
 WEBSITE: www.puliceandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB3870

DRAWN BY: B.E.
 CHECKED BY: J.F.P.

SCALE: 1" = 40'
 SURVEY DATE: 10/2/24

CLIENT: KIMLEY-HORN AND ASSOCIATES, INC.
 ORDER NO.: 73314