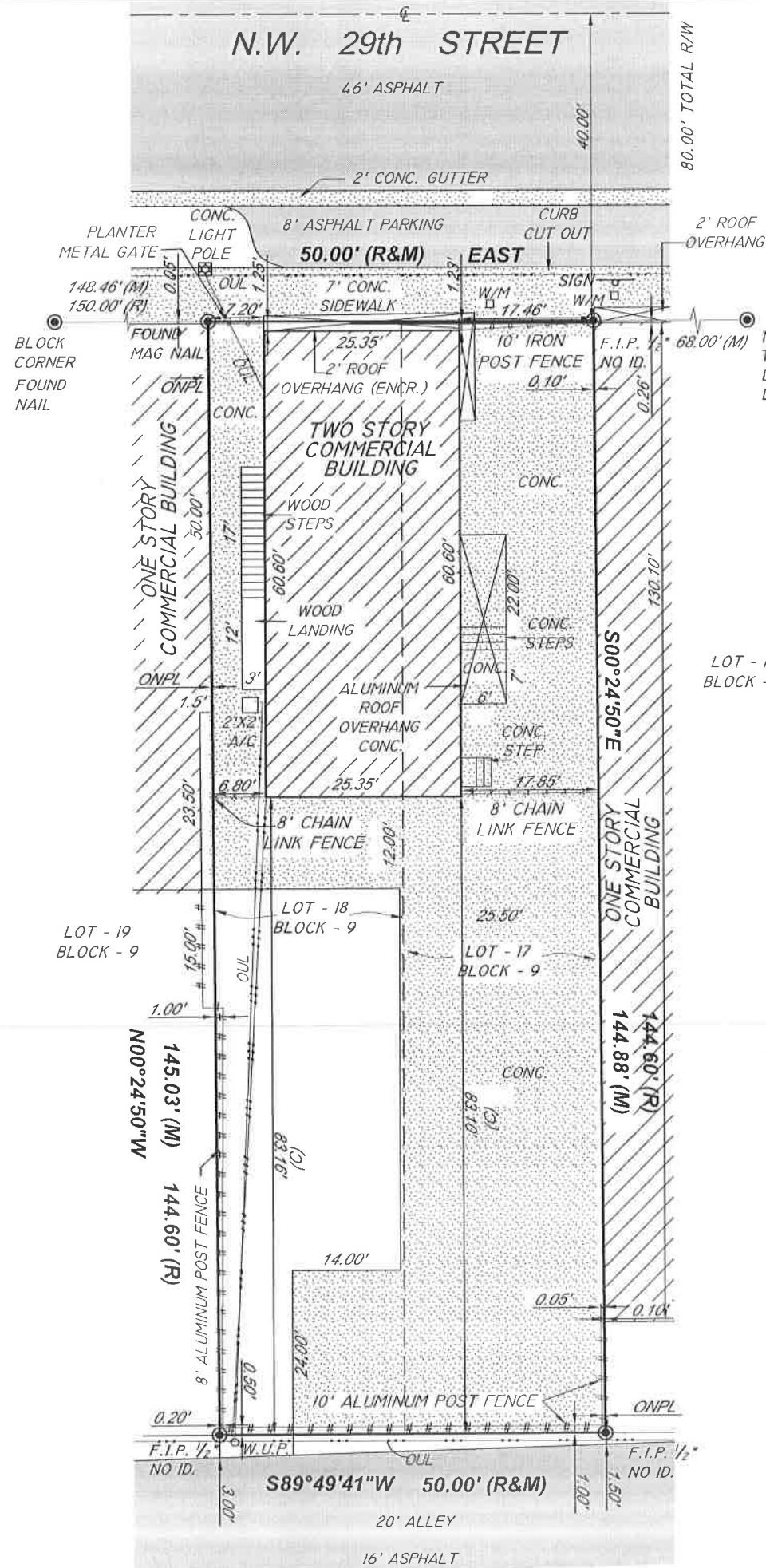
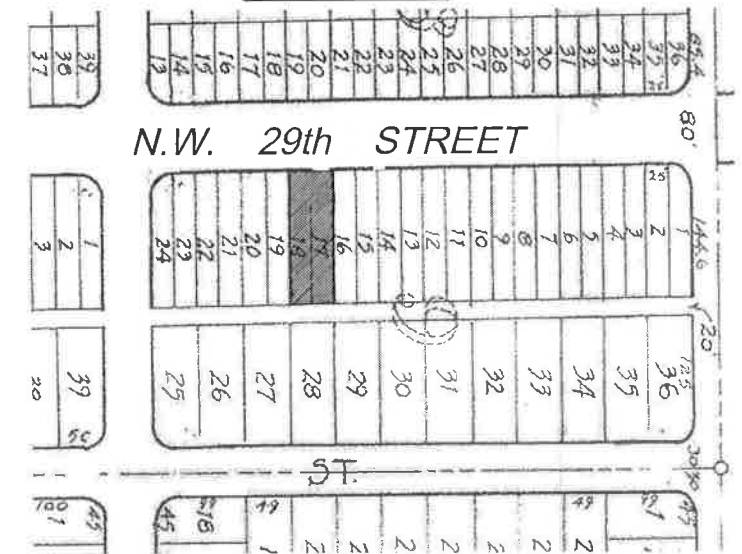


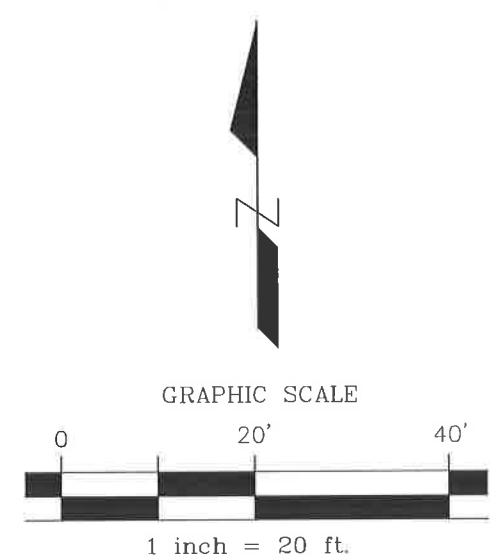
ALTA/NSPS LAND TITLE SURVEY

LOCATION SKETCH

NOT TO SCALE



F.I.P. 1/2" NO ID.
NE CORNER OF THE WEST 19 FEET OF LOT 14 AND ALL OF LOTS 15 AND 16, BLOCK 9.



PROPERTY OF:
1240 INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PROPERTY ADDRESS:
1270 NW 29th STREET,
MIAMI, FLORIDA 33137

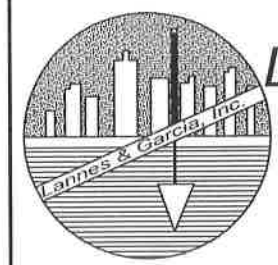
LEGEND		SYMBOLS	
A/C AIR CONDITIONER	I.C.V. IRRIGATION CONTROL VALVE	P.C.P. PERMANENT CONTROL POINT	W/M WATER METER
AVE AVENUE	I.P. IRON PIPE	PLS PROFESSIONAL LAND SURVEYOR	W.V. WATER VALVE
BLVD BOULEVARD	FPL FLORIDA POWER & LIGHT	PSM PROFESSIONAL SURVEYOR AND MAPPER	W.U.P. WOOD UTILITY POLE
BM BENCH MARK	F.I.P. FOUND IRON PIPE	PL PROPERTY LINE	
CATV CABLE TELEVISION BOX	F.I.R. FOUND IRON ROD	P.O.B. POINT OF BEGINNING	
C.B. CATCH BASIN	FND. FOUND	P.O.C. POINT OF COMMENCEMENT	
CBS CONCRETE BLOCK STRUCTURE	L ARC LENGTH	P.R.C. POINT OF REVERSE CURVATURE	
CHB CHORD BEARING	(L) LEGAL	P.R.M. PERMANENT REFERENCE MONUMENT	
CH CHORD DISTANCE	L.P. LIGHT POLE	P.T. POINT OF TANGENCY	
COR CORNER	LB LICENSED BUSINESS	R RADIUS	
CT COURT	LS LAND SURVEYOR	(R) RECORD	
CL CLEAR	(M) MEASURED	R.E. RIM ELEVATION	
CONC. CONCRETE	NAVD NORTH AMERICAN VERTICAL DATUM	R.W. RIGHT-OF-WAY	
C.O. CLEAN OUT	NGVD NATIONAL GEODETIC VERTICAL DATUM	SAN. SANITARY	
E.B. ELECTRIC BOX	NO ID. NOT IDENTIFIABLE	S.I.P. SET IRON PIPE	
ELEV. ELEVATION	NO. NUMBER	S.I.R. SET IRON ROD	
ENCR. ENCROACHMENT	NTS NOT TO SCALE	ST. STREET	
E.R.P. ELEVATION REFERENCE POINT	O.R.B. OFFICIAL RECORD BOOK	T TANGENT	
F.F. FINISH FLOOR	ONPL ON PROPERTY LINE	T.B.M. TEMPORARY BENCH MARK	
F.H. FIRE HYDRANT	O.U.L. OVERHEAD UTILITY LINES	TEL. TELEPHONE	
	P.C. POINT OF CURVATURE	TYP. TYPICAL	
	P.C.C. POINT OF COMPOUND CURVATURE	U.E. UTILITY EASEMENT	

UPDATED:04/15/2022



ALTA/NSPS LAND TITLE SURVEY
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

FRANCISCO F. FAJARDO
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING
LANNES AND GARCIA, INC.
LB # 2098
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
4967 SW 75th AVENUE,
MIAMI, FLORIDA 33155
PH (305) 666-7909 FAX (305) 442-2530

FIELD DATE:07/13/2018 SCALE: 1" = 20' DRAWN BY: J.L.J. DWG. No.: 266808

SCHEDULE B-II NOTES

AFTER REVIEW OF SCHEDULE B-II, OF THE TITLE COMMITMENT ORDER NO.: 18-004
 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, JUNE 6, 2018 AT 11:00 PM
 BE ADVISED AS FOLLOWS:

ITEM #1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE COMMITMENT DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. **-NOT A SURVEY ISSUE.**

ITEM #2. A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2018 AND SUBSEQUENT YEARS. **-NOT A SURVEY ISSUE.**

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

C. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.- **IF ANY, REFLECTED HEREON.**

D. EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

E. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. **-NOT A SURVEY ISSUE.**

ITEM #3. ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS. **-NOT A SURVEY ISSUE.**

ITEM #4. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT OF AMENDED PLAT WESTEND PARK, AS RECORDED IN PLAT BOOK 6, PAGE 142, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. **REFLECTED HEREON.**

ITEM #5. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES. **-NOT A SURVEY ISSUE.**

LEGAL DESCRIPTION:

LOTS 17 AND 18, BLOCK 9, "AMENDED PLAT OF WESTEND PARK", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, AT PAGE 142, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1270 NW 29th STREET,
 MIAMI, FLORIDA 33137

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL. 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED. 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929. 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY. 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: SOUTH RIGHT OF WAY OF NW 29th STREET = EAST

UPDATED:04/15/2022

ENCROACHMENT - VIOLATIONS STATEMENTS

IF ANY REFLECTED HEREON

SURVEYOR'S NOTE

SURVEY DONE BY OCCUPATION, BASED ON FOUND FIELD MONUMENTATION. DISCREPANCIES EXIST WITHIN THE BLOCK

FLOOD INFORMATION:

FLOOD ZONE: X
 MAP & PANEL= 12086C0312
 COMMUNITY No.: 120650
 SUFFIX: L
 DATE OF FIRM: 09-11-2009
 BASE ELEV.= N/A

PROPERTY OF:

1240 INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

LOT SQUARE FOOTAGE:

7,248 SQUARE FEET +/- 0.17 ACRES +/-

PARKING SPACES:

0 TOTAL REGULAR PARKING SPACES
 0 TOTAL HANDICAP PARKING SPACES

VEHICULAR ACCESS TO SUBJECT PROPERTY:

NW 29th STREET, ALLEY

SURVEY CERTIFICATION

TO VALERIA ARIAS, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, 1240 INVESTMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY THIS SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE PHYSICAL STATUS OF THE PROPERTY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEY", JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2016; UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH "THE MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

THE FIELD WORK WAS COMPLETED ON JULY 06, 2018.

DATE OF PLAT OR MAP: 07 -06-2018

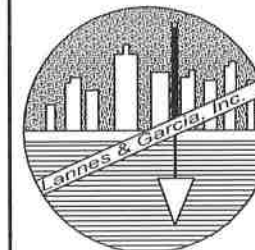
FRANCISCO F. FAJARDO #4767
 PROFESSIONAL SURVEYOR AND MAPPER
 SURVEY PERFORMED BY: LANNES AND GARCIA, INC



ALTA/NSPS LAND TITLE SURVEY

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE SKETCH HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

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266808-A

FIELD DATE: 07/13/2018

DRAWN BY: J.L.J.

DWG. No.: 266808