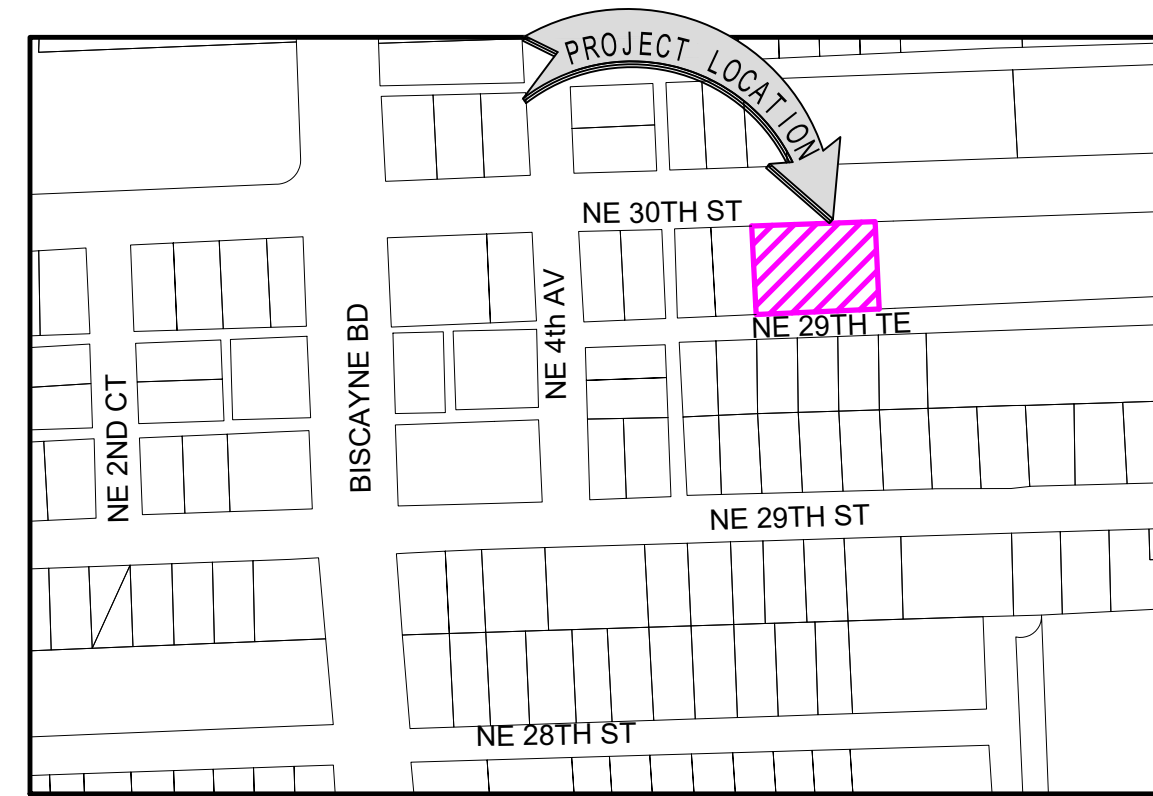
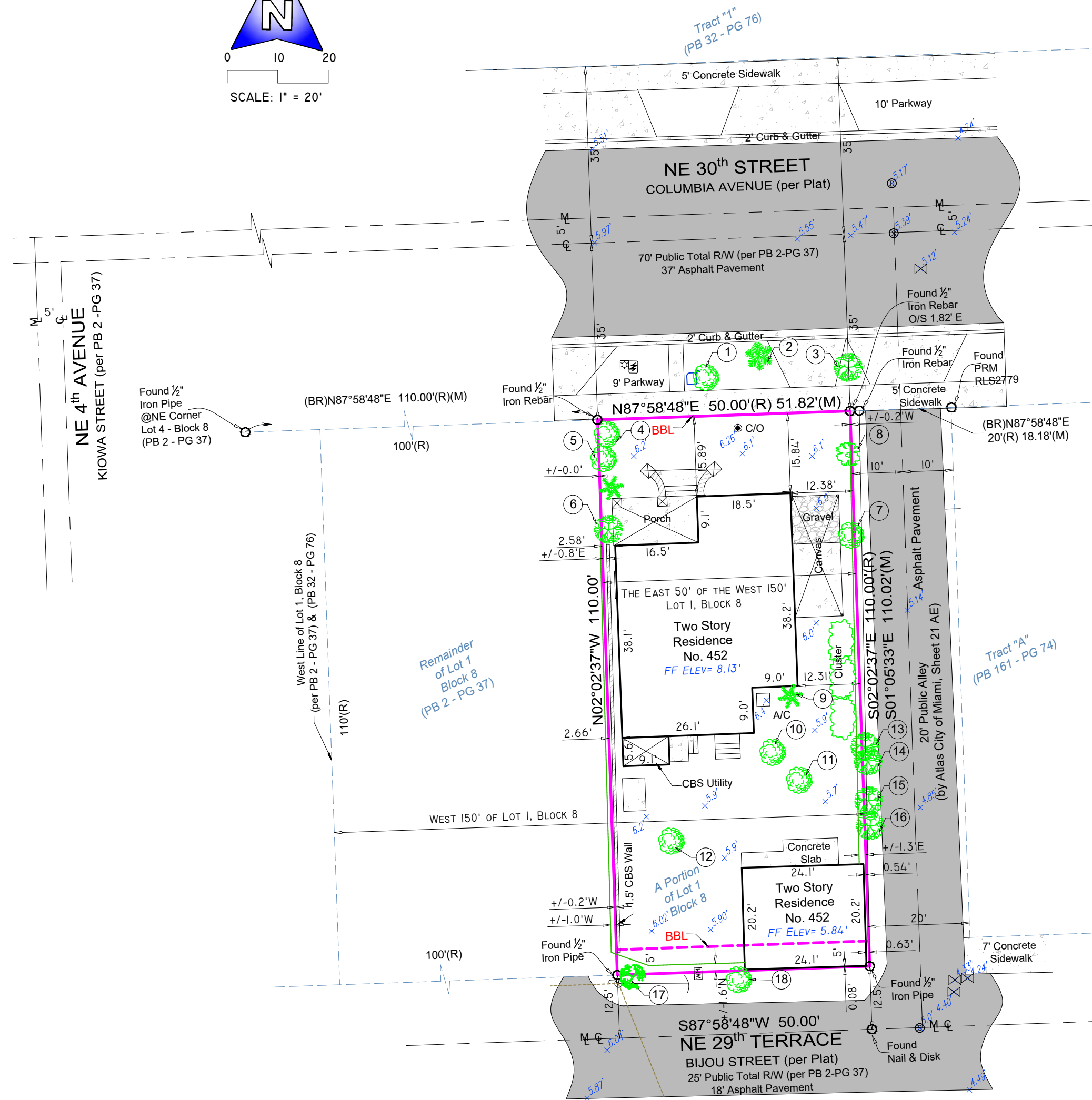
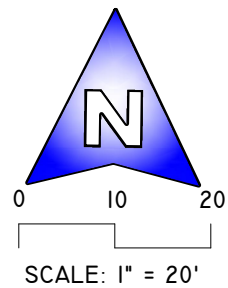


MAP OF BOUNDARY SURVEY



LOCATION MAP

Not to Scale



LEGAL DESCRIPTION:

The East 50 feet of the West 150 feet of Lot 1, Block 8, **BROADMOOR**, according to the plat thereof, as recorded Plat Book 2, Page 37, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S REPORT AND GENERAL NOTES

(Not valid without the attached Survey Map)

- Legal Description has been obtained from Public Records.
- References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
- These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
- North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
- Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
- Survey markers found in the field have no identification unless otherwise shown. Any survey marker set by our company is labeled LB 7262 or PSM 6169.
- Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoining. Adjoining parcels have not been investigated.
- This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
- This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
- Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120650 (City of Miami), Panel 0316, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 9 feet (NGVD 1929)
- HORIZONTAL ACCURACY:** The accuracy obtained thru redundant measurements and calculations resulted from field occupation of survey points and control monuments, has been found satisfactory for the expected use of and the type of survey produced herein.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1929 (NGVD 1929). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: City of Miami Public Works Department Bench Mark, Elevation = 12.87 feet (NGVD 1929).
Location: Intersection NE Corner 32th Street and NE 2nd Avenue.
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark N-684, Elevation = 11.81 feet (NGVD 1929).
Description: 2" Square cut in conc sidewalk.
Location: 17.5' West of West edge of pavement of US Highway #1 and 14.5' SE of a catch basin of 6' SW of a sanitary sewer manhole.

Note: Tree Location Survey has not been performed based on a Certified Arborist Report. Common names and scientific names were determined to the best of our knowledge.

TREE CHART

Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Unknown Tree	Unknown	5	15	8
2	Pine Tree	Pinus	24	35	15
3	Ficus Tree	Ficus benjamina	18	25	15
4	Unknown Tree	Unknown	12	25	15
5	Unknown Tree	Unknown	24	25	15
6	Ficus Tree	Ficus benjamina	10	20	10
7	Unknown Tree	Unknown	8	20	10
8	Live Oak	Quercus virginiana	36	45	35
9	Palm	Unknown	4	25	10
10	Unknown Tree	Unknown	12	25	15
11	Unknown Tree	Unknown	24	25	20
12	Unknown Tree	Unknown	36	30	35
13	Palm	Unknown	6	15	8
14	Ficus Tree	Ficus benjamina	4	15	8
15	Ficus Tree	Ficus benjamina	4	15	8
16	Ficus Tree	Ficus benjamina	4	15	8
17	Royal Poinciana	Delonix regia	28	35	45
18	Unknown Tree	Unknown	6	15	10

I HEREBY CERTIFY TO:
LH-RBOI LLC.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of Chapter 5J-17, Florida Administrative Code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida
Field Work Date: 02/12/2026

LEGEND & ABBREVIATIONS

- [Symbol] = CONCRETE (CONC.)
- [Symbol] = CONCRETE BLOCK WALL
- [Symbol] = WOOD DECK
- [Symbol] = COVERED AREA
- [Symbol] = ASPHALT
- [Symbol] = TILE
- [Symbol] = PAVERS
- [Symbol] = STONE
- [Symbol] = CHAIN LINK FENCE (CLF)
- [Symbol] = WOOD FENCE (WF)
- [Symbol] = IRON METAL BARS FENCE (IF)
- [Symbol] = OVERHEAD WIRES
- [Symbol] = WATER VALVE (WV)
- [Symbol] = POWER POLE (PP)
- [Symbol] = GUY ANCHOR
- [Symbol] = WATER METER (WM)
- [Symbol] = CONC. LIGHT POLE (LP)
- [Symbol] = WELL
- [Symbol] = STREET SIGN
- [Symbol] = SANITARY MANHOLE
- [Symbol] = DRAINAGE MANHOLE
- [Symbol] = MANHOLE
- [Symbol] = FIRE HYDRANT
- [Symbol] = CABLE BOX (CATV)
- [Symbol] = FPL TRANSFORMER
- [Symbol] = CATCH BASIN OR INLET
- [Symbol] = EXISTING ELEVATION
- [Symbol] = PERMANENT REFERENCE MONUMENT (PRM)
- [Symbol] = PROPERTY CORNER
- [Symbol] = PERMANENT CONTROL POINT (PCP)
- [Symbol] = BBL = BASE BUILDING LINE
- [Symbol] = PC = POINT OF CURVATURE
- [Symbol] = PCC = POINT OF COMPOUND CURVE
- [Symbol] = PRC = POINT OF REVERSE CURVE
- [Symbol] = BM = BENCH MARK
- [Symbol] = BR = BEARING REFERENCE
- [Symbol] = TBM = TEMPORARY BENCH MARK
- [Symbol] = PL = PROPERTY LINE
- [Symbol] = CL = CENTER LINE
- [Symbol] = M = MONUMENT LINE
- [Symbol] = C/O = CLEAN OUT
- [Symbol] = MEAS = FIELD MEASURED
- [Symbol] = P = PER PLAT
- [Symbol] = PSM = PROFESSIONAL SURVEYOR AND MAPPER
- [Symbol] = A/C = AIR CONDITIONER PAD
- [Symbol] = ENCR = ENCROACHMENT
- [Symbol] = FF ELEV = FINISHED FLOOR ELEVATION
- [Symbol] = (XX-XX) = DENOTES PLAT BOOK XX - PAGE XX
- [Symbol] = ORB = OFFICIAL RECORD BOOK
- [Symbol] = CBS = CONCRETE BLOCK STRUCTURE
- [Symbol] = R/W = RIGHT OF WAY
- [Symbol] = ELEV = ELEVATION
- [Symbol] = SEC = SECTION
- [Symbol] = T = TOWNSHIP
- [Symbol] = R = RANGE
- [Symbol] = CALC = CALCULATED
- [Symbol] = (R) = RECORD
- [Symbol] = (CMA X-X) = CITY OF MIAMI MUNICIPAL ATLAS X-X

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

Property Address:
452 N.E. 30th Street, Miami, FL 33137
Project No. 25462 D.B.: IC Page 1 of 1

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