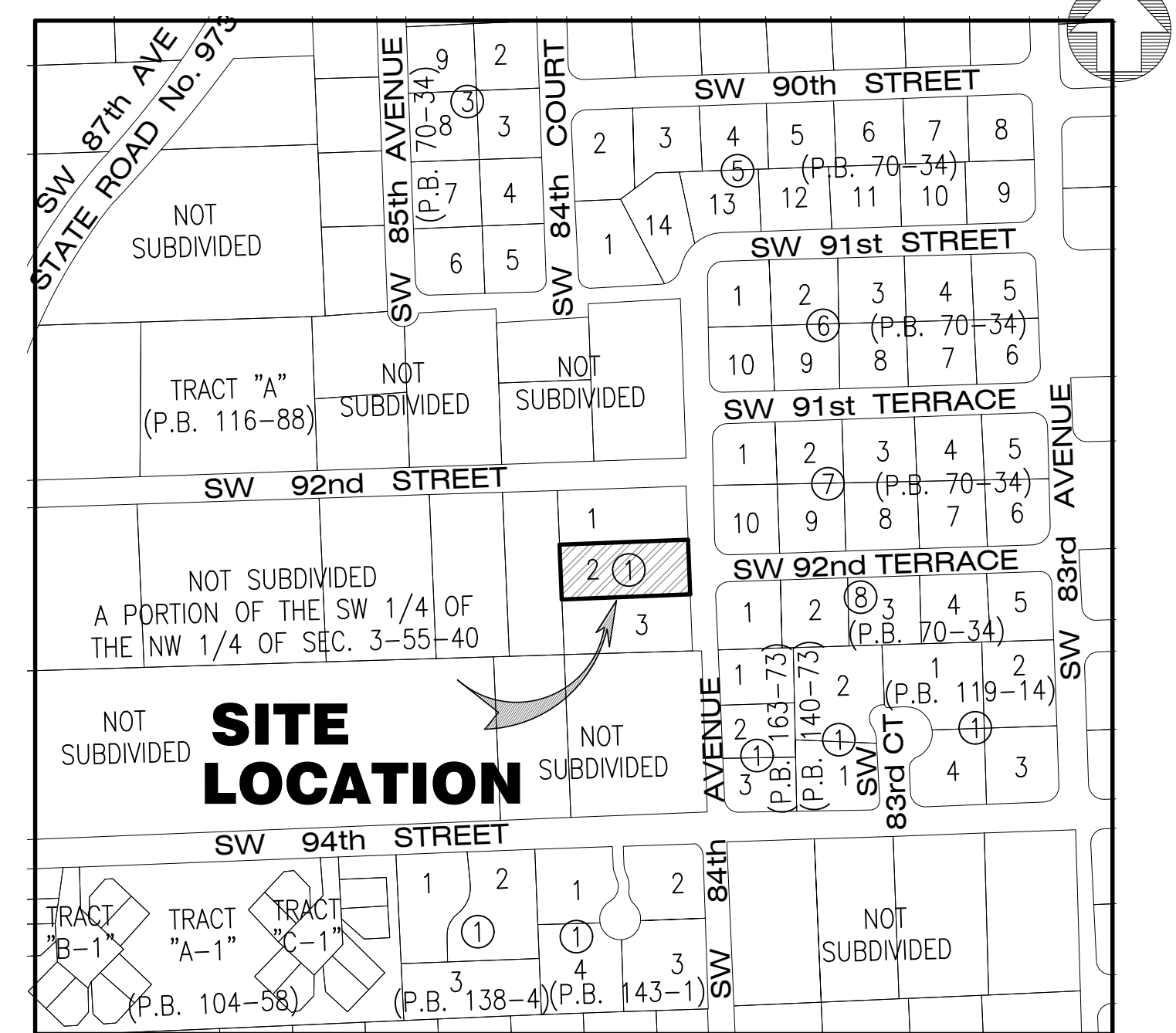
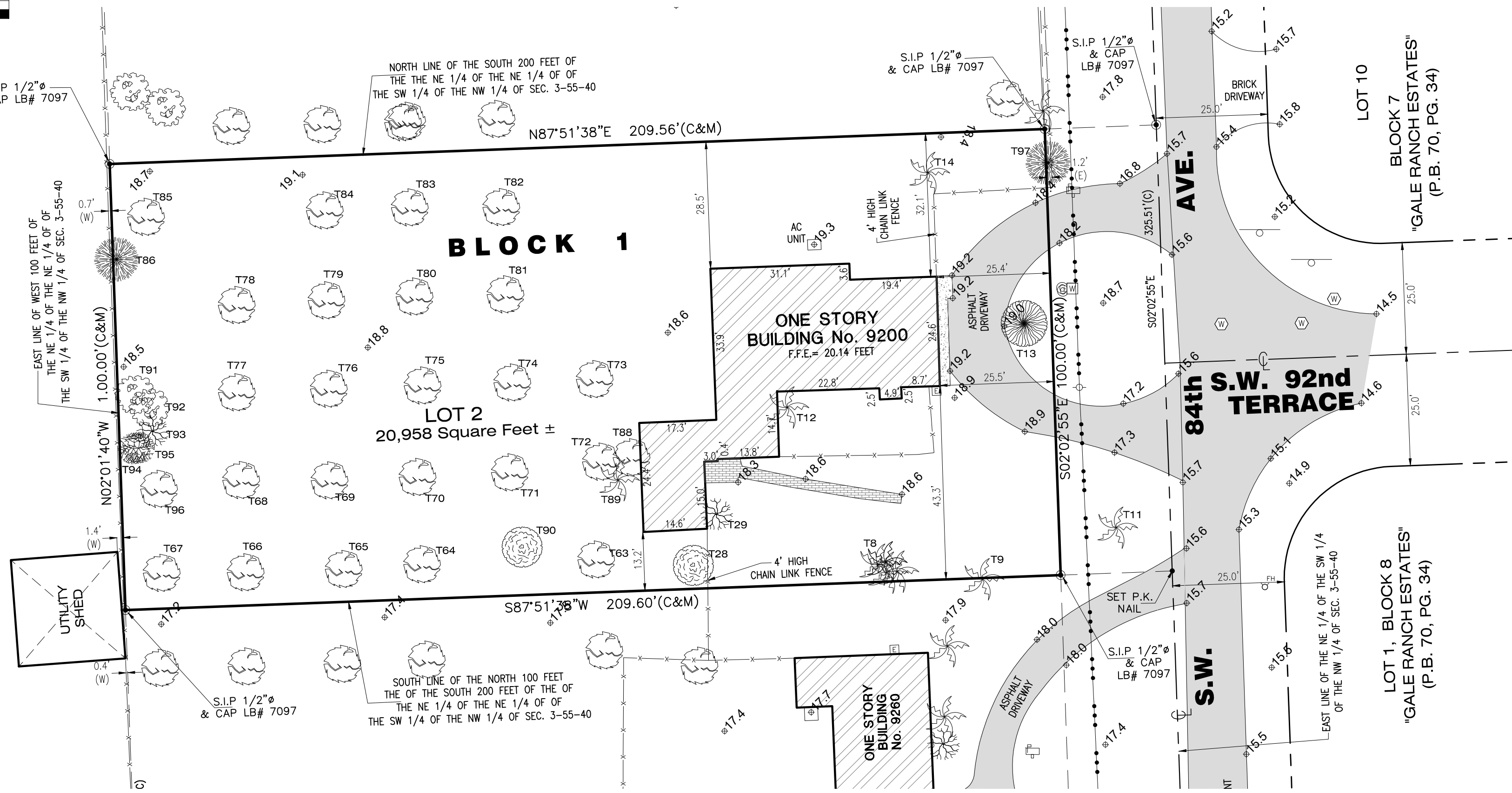


MAP OF BOUNDARY SURVEY

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T8	PALM CLUSTER (4)	12	20	7
T9	PALM	12	10	7
T11	PALM	30	10	8
T12	PALM	15	25	10
T13	OAK	10	15	15
T14	PALM	30	50	20
T28	AVOCADO	30	40	30
T29	UNKNOWN TREE	15	15	10
T63	MANGO	30	30	30
T64	MANGO	30	30	30
T65	MANGO	30	30	30
T66	MANGO	30	30	30
T67	MANGO	30	30	30
T68	MANGO	30	30	30
T69	MANGO	30	30	30
T70	MANGO	30	30	30
T65	MANGO	30	30	30
T71	MANGO	30	30	30
T72	MANGO	30	30	30
T73	MANGO	30	30	30
T74	MANGO	30	30	30
T75	MANGO	30	30	30
T76	MANGO	30	30	30
T77	MANGO	30	20	15
T78	MANGO	30	30	30
T79	MANGO	30	20	18
T80	MANGO	30	20	15
T81	MANGO	32	30	30
T82	MANGO	30	20	20
T83	MANGO	30	18	20
T84	MANGO	30	20	20
T85	MANGO	30	30	30
T86	COPAL	20	30	20
T87	MANGO	15	30	20
T88	MANGO	12	15	10
T89	PALM	12	15	10
T91	PURPLE BALHINIA	15	30	15
T92	PURPLE BALHINIA	15	30	15
T93	UNKNOWN TREE	8	25	10
T94	UMBRELLA	40	25	20
T95	UMBRELLA	10	20	10
T96	MANGO	30	15	15
T97	COPAL	15	15	15

NOT SUBDIVIDED A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SEC. 3-55-40



LOCATION MAP (NOT TO SCALE)

SYMBOL	DESCRIPTION
●	FOUND IRON REBAR
○	FOUND IRON PIPE WITH CAP
—	PROPERTY LINE
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
P.B.	PLAT BOOK
P.G.	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
T.O.P.	TOP OF PIPE
SW	SIDEWALK
P.O.B.	POINT OF BEGINNING
N.T.S.	NOT TO SCALE
T.B.M.	TEMPORARY BENCH MARK
F.F.E.	FINISH FLOOR ELEVATION
S.I.R.	SET IRON REBAR
F.D.H.	FOUND DRILL HOLE
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON REBAR
⊖	CATCH BASIN
⊕	ELECTRICAL MALL PANEL
⊕	FIRE HYDRANT
⊕	DRAINAGE CURB INLET
⊕	BACKFLOW PREVENTOR
⊕	GAS METER
⊕	PEDESTRIAN SIGNAL
⊕	ELECTRIC UTILITY BOX
⊕	LIGHT POLE
⊕	GUY ANCHOR
⊕	WATER METER
⊕	WATER VALVE
⊕	GREASE-TRAP MANHOLE
⊕	SANITARY SEWER CLEAN-OUT
MHS ⊕	SANITARY SEWER MANHOLE
⊕	SANITARY SEWER VALVE
⊕	MANHOLE UNKNOWN
MHD ⊕	DRAINAGE MANHOLE
—	SIGNAL MAST ARM
⊕	INTERCOM
⊕	POST
⊕	SIGN
⊕	MILDBOX
⊕	CONCRETE UTILITY POLE
⊕	GUARDRAIL
⊕	FPL TRANSFORMER
⊕	WOOD UTILITY POLE
T1	TREE NUMBER
UTS	UTILITY STRUCTURE NUMBER
—	CBS WALL
—	WOOD FENCE
—	IRON FENCE
—	IRON ROLLING GATE
—	IRON SWING GATE
—	CHAIN-LINK FENCE
—	CHAIN-LINK ROLLING GATE
—	CHAIN-LINK SWING GATE
—	FENCE_OTHER
○	TREE
○	PINE TREE
○	PALM TREE
—	PROPERTY LINE
—	RIGHT-WAY-LINE
—	EASEMENT LINE
—	X-UTL-DRAIN
—	X-UTL-SANT
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary and Topographic Survey was on March 3, 2022.

SECTION 2) LEGAL DESCRIPTION:

The North 100.00 feet of the South 200.00 feet of the following described parcel:
The Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4, less the North 25 feet and East 25 feet and West 100 feet of Section 3, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida.

A.K.A.
Proposed Lot 2, Block 1 of SUMMIT ESTATES, approved Tentative Plat Number: T-24791

Property Address and Tax Folio Number:

9260 S.W. 84th Avenue, Miami Florida, 33156
Folio No. 30-5003-000-0590

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of 1"=20' or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of S.W. 92nd Street with an assumed bearing of S87°51'58"W, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community Number 120635 (Miami-Dade County), Map Panel No. 12086C0462, Suffix L, Map Revised Date: September 11, 2009.

Warranty Deed, recorded January 28, 2022, recorded in Official Records Book 32988, Page 25, Miami-Dade County Records.

Plat of "GALE RANCH ESTATES", recorded in Plat Book 70, at Page 34, Miami-Dade County Records.

Plat of "GALLOWAY EAST", recorded in Plat Book 116, at Page 88, Miami-Dade County Records.

Plat of "N.B.E. PROFESSIONAL OFFICE PARK", recorded in Plat Book 120, at Page 76, Miami-Dade County Records.

Plat of "JULIA'S PLACE", recorded in Plat Book 163, at Page 73, Miami-Dade County Records.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark.
Benchmark No. P-414, Elevation 7.19 feet.

Description: PK nail and brass washer in concrete sidewalk located at the NW corner of the intersection of SW 88th Street and SW 87th Avenue, Miami-Dade County, Florida.

SECTION 5) LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

- CAPE SUMMIT 69 HOLDINGS LLC

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, PSM

For the Firm
Professional Surveyor and Mapper LS6006
State of Florida
HADONNE CORP., a Florida Corporation
Date: August 16, 2023

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

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

1960 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 968-1188 - F: (305) 907-8846 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY
for
CAPE SUMMIT 69 HOLDINGS LLC
or
9260 S.W. 84th Avenue, Miami, Florida 33156

REV	DESCRIPTION	DATE
1	Issue	08-12-2022
2		
3		
4		
5		
6		
7		
8		
9		
10		

Field Book: FILE
DRAWN BY: AH/MG
TECH BY: RI
QA/QC BY: JS
Job No.: 22018



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 01/22/2026

PROPERTY INFORMATION	
Folio	30-5003-070-0020
Property Address	9232 SW 84 AVE MIAMI, FL 33156-0000
Owner	CAPE SUMMIT 69 HOLDINGS LLC
Mailing Address	9240 SW 72 ST 108 MIAMI, FL 33173
Primary Zone	2100 ESTATES - 15000 SQFT LOT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	20,958 Sq.Ft
Year Built	0



ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$707,332	\$0	\$0	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$707,332	\$0	\$0	
Assessed Value	\$707,332	\$0	\$0	

TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$707,332	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$707,332	\$0	\$0	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$707,332	\$0	\$0	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/22/2026

Property Information

Folio: 30-5003-070-0020

Property Address: 9232 SW 84 AVE

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	EU-M	2100	Square Ft.	20,958.00	\$707,332

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/22/2026

Property Information

Folio: 30-5003-070-0020

Property Address: 9232 SW 84 AVE

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/22/2026

Property Information

Folio: 30-5003-070-0020

Property Address: 9232 SW 84 AVE

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 01/22/2026

Property Information

Folio: 30-5003-070-0020

Property Address: 9232 SW 84 AVE

FULL LEGAL DESCRIPTION

SUMMIT ESTATES

PB 178-088 T-24791

LOT 2 BLK 1

LOT SIZE 20958 SQ FT M/L

FAU 30-5003-000-0590

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
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