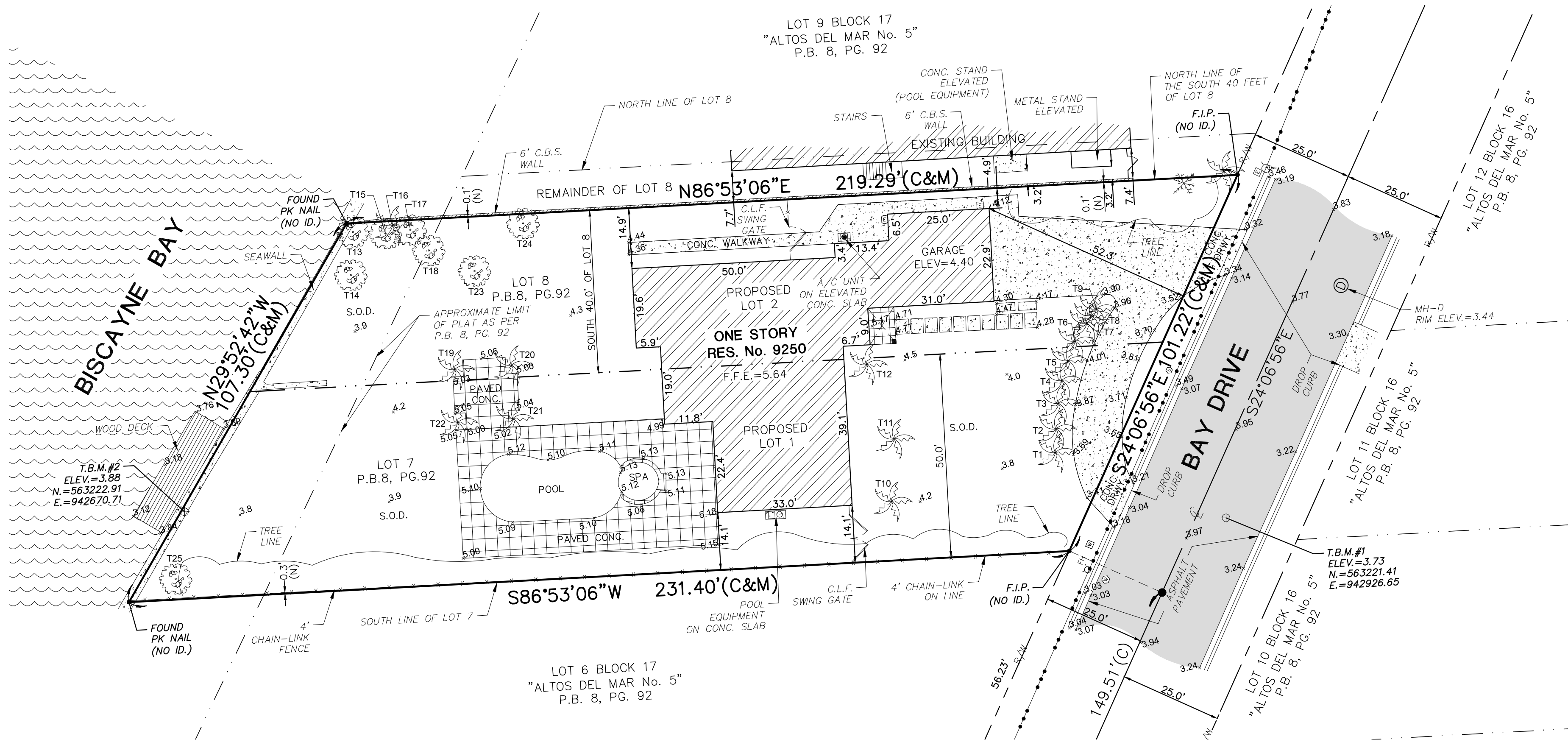
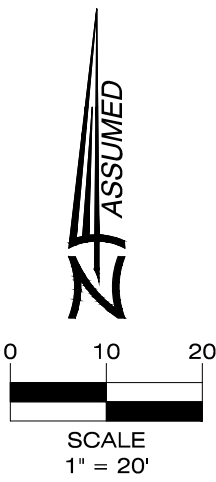


BOUNDARY SURVEY



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on August 9th, 2023.
2. The date of completion of the field work of the Update Survey was on April 2nd, 2024.
3. The date of completion of the field work of the Update Survey was on April 22nd, 2024.
4. The date of completion of the field work of the Update Survey was on August 12th, 2026.

SECTION 2) LEGAL DESCRIPTION:

Lot 7 and the South 40.00 Feet of Lot 8, in Block 17, of "ALTOS DEL MAR No. 5", according to the Plat thereof, as recorded in Plat Book 8, Page 92, of the Public Records of Miami-Dade County, Florida.

Containing 20,281 Square Feet, more or less, by Calculations.

Property Address and Tax Folio Number:
9250 Bay Drive, Surfside, Florida 33154
Folio No. 14-2235-006-2900

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards 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:

Bearings as shown hereon are based upon the Center Line of Bay Drive with an assumed bearing of S24°06'56"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE", as per Federal Emergency Management Agency (FEMA) Community Number 120659 (Town of Surfside), Map Panel No. 12086C0144, Suffix L, Map Revised Date: September 11, 2009.

Warranty Deed, dated May 18th, 2022, recorded in Official Records Book 33192, Page 1546, Miami-Dade County Records.

Plat of "ALTOS DEL MAR No. 5", recorded in Plat Book 8, Page 92, 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 Number S-243, Elevation 11.77 feet.

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:

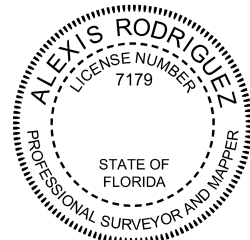
This Boundary Survey was prepared at the request of and certified to:

- 9250 Home LLC, a Florida limited liability company
- Winston BAN, LLC, a Florida limited liability company ISAOA ATIMA
- Terra Title Corporation
- Commonwealth Land Title Insurance Company

SECTION 7) SURVEYOR'S CERTIFICATE:

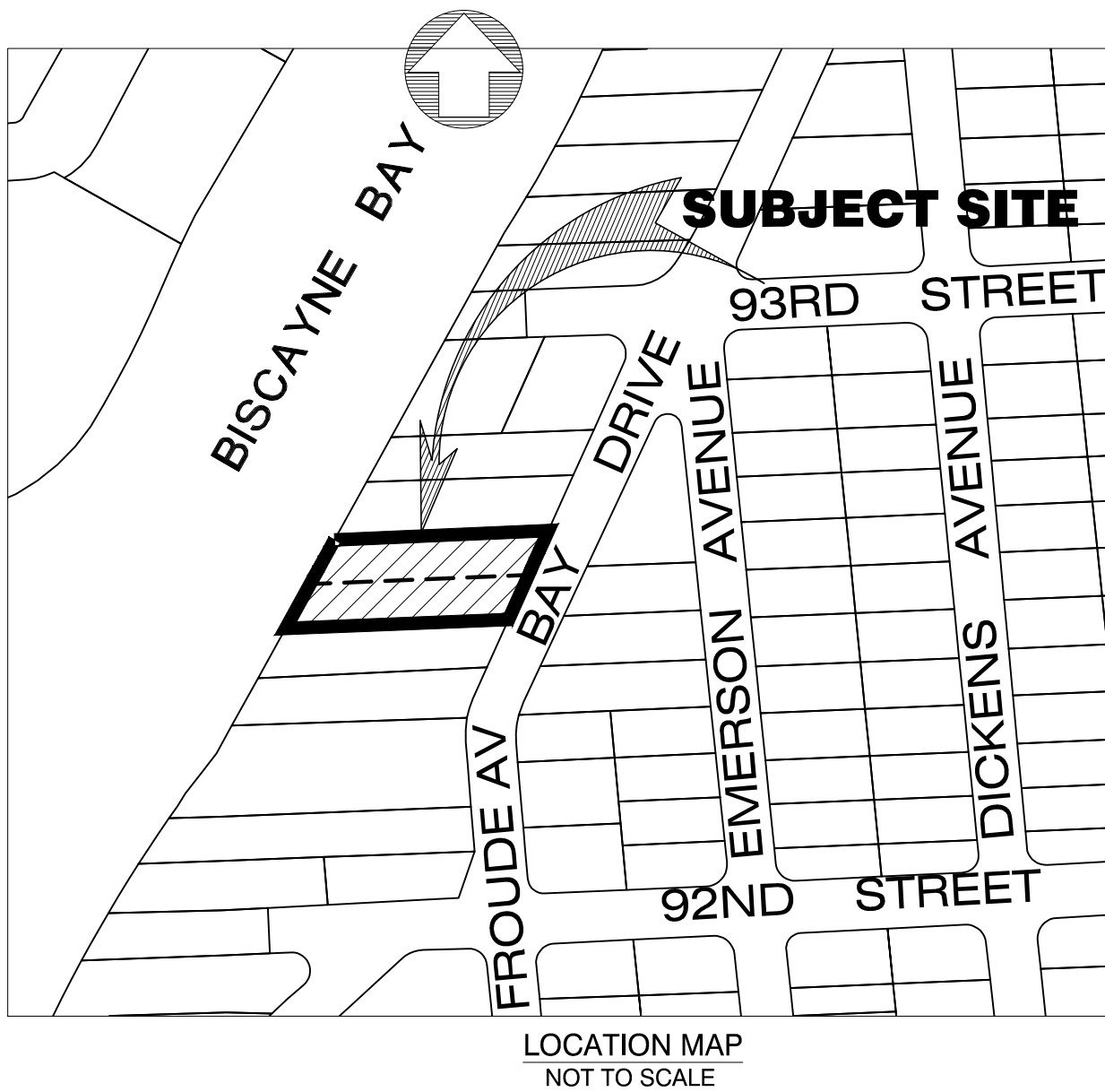
I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for 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.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097



Alexis Rodriguez, PSM
For the Firm
Registered Surveyor and Mapper LS7179
State of Florida

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.



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
PB	PLAT BOOK
PG	PAGE
F.N.D.	FOUND NAIL & DISK
—	NUMBER OF PARKING SPACES
S.I.P.	SET IRON PIPE
—	CENTER LINE
—	SECTION LINE
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 WALL PANEL
—	FIRE HYDRANT
—	DRAINAGE CURB INLET
—	BACKFLOW PREVENTOR
—	SUBDIVISION BLOCK NUMBER
—	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
—	MAILBOX
—	CONCRETE UTILITY POLE
—	GUARDRAIL
—	FPL TRANSFORMER
—	WOOD UTILITY POLE
T1	TREE NUMBER
—	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
—	OVERHEAD UTILITY LINE
—	EXISTING ELEVATION
—	GRAVEL
—	BRICK
—	BUILDING HATCH
—	CONCRETE
—	TILE
—	ASPHALT PAVEMENT
—	HANDICAP TACTILE STRIP

TREE TABLE

TREE No	COMMON NAME	DIAMETER	HEIGHT	CANOPY
T1	Palm (2 Trunks)	6	15	6
T2	Palm (2 Trunks)	6	20	6
T3	Palm (2 Trunks)	6	20	6
T4	Palm (2 Trunks)	6	20	6
T5	Palm (2 Trunks)	6	20	6
T6	Palm (2 Trunks)	6	15	6
T7	Palm (2 Trunks)	6	15	6
T8	Palm (2 Trunks)	6	20	6
T9	Palm	6	15	6
T10	Palm (2 Trunks)	6	15	6
T11	Palm	18	30	15
T12	Palm (3 Trunks)	6	20	6
T13	Coco	12	20	20
T14	Coco	14	30	15
T15	Coco	12	10	8
T16	Palm (3 Trunks)	4	15	6
T17	Coco	12	25	20
T18	Coco	12	10	8
T19	Palm	10	30	10
T20	Palm	6	20	10
T21	Palm	8	25	10
T22	Palm	10	30	15
T23	Tree-Unknown	30	40	50
T24	Coco	12	15	15
T25	Coco	12	15	15

REVISIONS	DATE	BY	REASON
1	10-23-2023	LE	1
2	04-22-2024	LE	2
3	04-22-2024	LE	3
4	04-22-2024	LE	4
5	04-22-2024	LE	5
6	04-22-2024	LE	6
7	04-22-2024	LE	7
8	04-22-2024	LE	8
9	04-22-2024	LE	9
10	04-22-2024	LE	10

Field Book: FILE

DRAWN BY: M.M.

TECH BY: R.I.

QA/QC BY: J.S.

Job No.: 23084

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