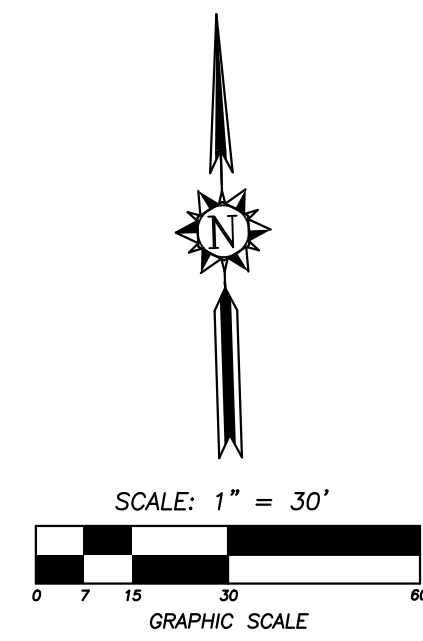


SKETCH ALTA/NSPS LAND TITLE SURVEY OF: **5220 BISCAYNE BOULEVARD, MIAMI, FL.**



LOCATION MAP
NOT TO SCALE



CURVE TABLE (R)		
CURVE ARC LENGTH	RADIUS	DELTA ANGLE
148.75	1641.07	51.137



VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE



VIEW 3
NOT TO SCALE



VIEW 4
NOT TO SCALE

- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - ID. IDENTIFICATION
 - P.C. POINT OF CURVATURE
 - R/W RIGHT OF WAY
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - OHW- OVERHEAD WIRES
 - (C) CALCULATED
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
 - (R) DENOTES BEARING AND/OR DISTANCE BASED ON RECORD INFORMATION
 - D.B. DEED BOOK
 - C1 CURVE No. 1
 - CL CENTERLINE
 - M MONUMENT LINE PER CITY OF MIAMI MUNICIPAL ATLAS
 - ⊙ SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - ⊙ SET NAIL & DISC, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - ⊙ WIRE PULL BOX
 - ⊙ METAL LIGHT POLE
 - ⊙ SIGN
 - ⊙ PLANTER
 - ⊙ FIRE HYDRANT
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ WATER METER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ WATER VALVE
 - ⊙ WOOD POWER POLE
 - ⊙ BREAK IN SCALE
 - △ VIEW 1

PARKING SPACES:
NONE.

STATEMENT OF APPARENT ENCROACHMENTS:
NONE.

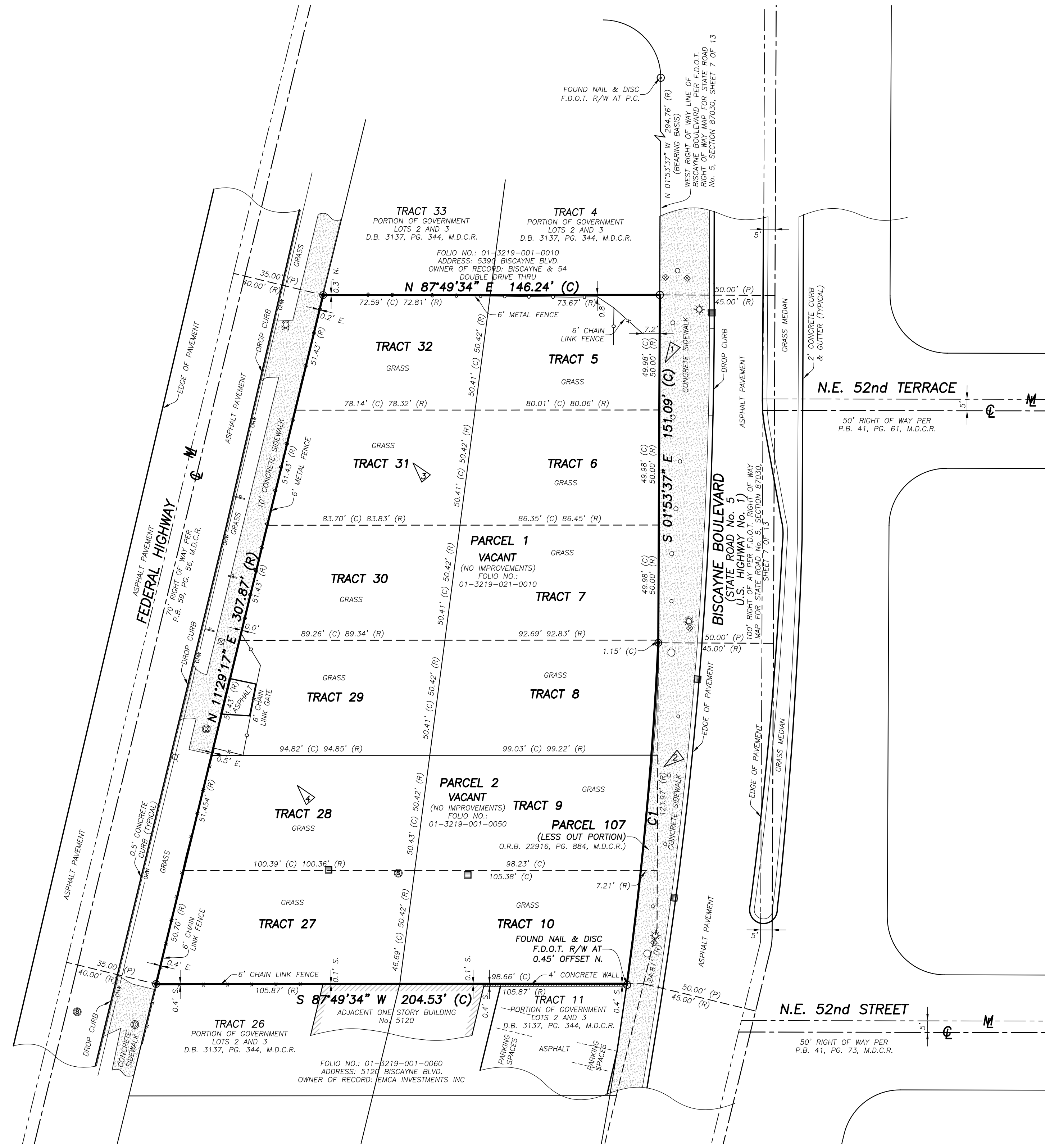
SURVEYOR'S REFERENCES:

- PLAT OF BIS-FED SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 59, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- MIAMI-DADE COUNTY SPATIAL DATA SEARCH WEBSITE
- MIAMI-DADE COUNTY PROPERTY APPRAISER'S NETWORK.
- COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-5798237, EFFECTIVE DATE: DECEMBER 15, 2021 AT 8:00 A.M.

ZONING INFORMATION:
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

TITLE COMMITMENT NOTES:
THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE COMMITMENT SCHEDULE B-SECTION II, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-5798237, EFFECTIVE DATE: DECEMBER 15, 2021 AT 8:00 A.M.

- ITEMS 1 THROUGH 9. NOT A MATTER OF SURVEY
- ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BIS-FED SUBDIVISION, AS RECORDED IN PLAT BOOK 59, PAGE(S) 56, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- ITEM 11. INTENTIONALLY DELETED.
- ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE AMENDED EASEMENT DEED BY COURT ORDER IN SETTLEMENT OF LANDOWNER ACTION RECORDED IN BOOK 28495, PAGE 1054. THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.
- ITEM 13. NOT A MATTER OF SURVEY.
- ITEM 14. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE MORTGAGE RECORDED IN BOOK 23900, PAGE 4299 WHICH APPEARS OF RECORD TO BE CURRENTLY HELD BY MELLON UNITED NATIONAL BANK AND THE EFFECT OF A DOCUMENT PURPORTING TO BE A RELEASE THEREOF RECORDED IN BOOK 32085, PAGE 1632. NOTE: THE COMPANY WILL REQUIRE SATISFACTORY PROOF OF FULL PAYMENT OF THE DEBT SECURED BY THE SAID MORTGAGE PRIOR TO REMOVING THIS EXCEPTION OR INSURING THE CONTEMPLATED TRANSACTION. THIS EXCEPTION MAY BE REMOVED UPON SATISFACTION OF THE REQUIREMENT FOR VERIFICATION OF THE ABOVE DESCRIBED RELEASE. THE INSTRUMENTS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.
- ITEM 15. NOT A MATTER OF SURVEY.
- ITEM 16. SUBJECT TO THE FOLLOWING MATTERS OF SURVEY REFLECTED IN THAT CERTAIN SURVEY PREPARED BY ECS LAND SURVEYORS, INC. DATED JANUARY 14, 2022 WITH JOB NO. ECS2873: NONE.



LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 1062-5798237, EFFECTIVE DATE: DECEMBER 15, 2021 AT 8:00 A.M.

PARCEL 1:
TRACTS 5, 6, 7, 8, 29, 30, 31, AND 32 OF A SUBDIVISION OF PORTIONS OF GOVERNMENTAL LOTS 2 AND 3 OF FRACTIONAL SECTION 19, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE FEDERAL HIGHWAY AND BISCAYNE BOULEVARD AND SOUTH OF NORTHEAST 54TH STREET, MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO SKETCH PREPARED BY M. B. GARTIS, CIVIL AND CONSULTING ENGINEER, UNDER DATE OF JUNE, 1946, WHICH SKETCH APPEARS OF RECORD AMONG THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, IN MORTGAGE BOOK 1827, PAGE 299 AND DEED BOOK 3137, PAGE 341; ALSO KNOWN AS BIS FED SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 59, PAGE 56; OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
TRACTS 9, 10, 27 AND 28 OF A SUBDIVISION OF PORTIONS OF GOVERNMENTAL LOTS 2 AND 3 OF FRACTIONAL SECTION 19, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING BETWEEN THE FEDERAL HIGHWAY AND BISCAYNE BOULEVARD, SOUTH OF NORTHEAST 54TH STREET, MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO SKETCH RECORDED IN MORTGAGE BOOK 1827, PAGE 299; OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.

LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN WARRANTY DEED FROM 5220 ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 22916, PAGE 884, FOR ROAD PURPOSES.

- SURVEY NOTES:**
- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE BEARINGS SHOWN HEREON ARE BASED ON A RECORD BEARING OF N.01°53'37" W., ALONG THE WEST RIGHT OF WAY LINE OF BISCAYNE BOULEVARD, AS SHOWN ON THE F.D.O.T. RIGHT OF WAY MAP FOR STATE ROAD No. 5, SECTION 87030, SHEET 7 OF 13.
 - THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0308 L, COMMUNITY NUMBER 120650, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED DATE: SEPTEMBER 11, 2009.
 - THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
 - THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
 - THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
 - OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
 - THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
 - SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
 - THE PROPERTY SHOWN HEREON CONTAINS 1.23 ACRES (53,616 SQUARE FEET), MORE OR LESS.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
 - BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

SURVEYOR'S CERTIFICATE:

AS: 5220 BISCAYNE INVESTMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY,
R&S INTERNATIONAL LAW GROUP, LLP, FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 6(B), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2022.
DATE OF PLAT OR MAP: JANUARY 14, 2022.

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.
L.B. 7551
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLSINGTON, FL. 33414

ALTA/NSPS LAND TITLE SURVEY
TRACTS 5, 6, 7, 8, 29, 30, 31 AND 32
BIS-FED SUBDIVISION
PLAT BOOK 59, PAGE 56, M.D.C.R.
TRACTS 9, 10, 27 AND 28
DEED BOOK 1827, PAGE 299, M.D.C.R.
LESS PARCEL 107, O.R.B. 22916, PGS. 884, M.D.C.R.
5220 BISCAYNE BOULEVARD, MIAMI, FL. 33137

R&S INTERNATIONAL
LAW GROUP, LLP
DATE: 01/14/22

DRWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 01/12/22

REVISIONS

JOB NO. **ECS2873**
SHEET NO. **01** OF **01**

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@ECSLANDSURVEYORS.COM