

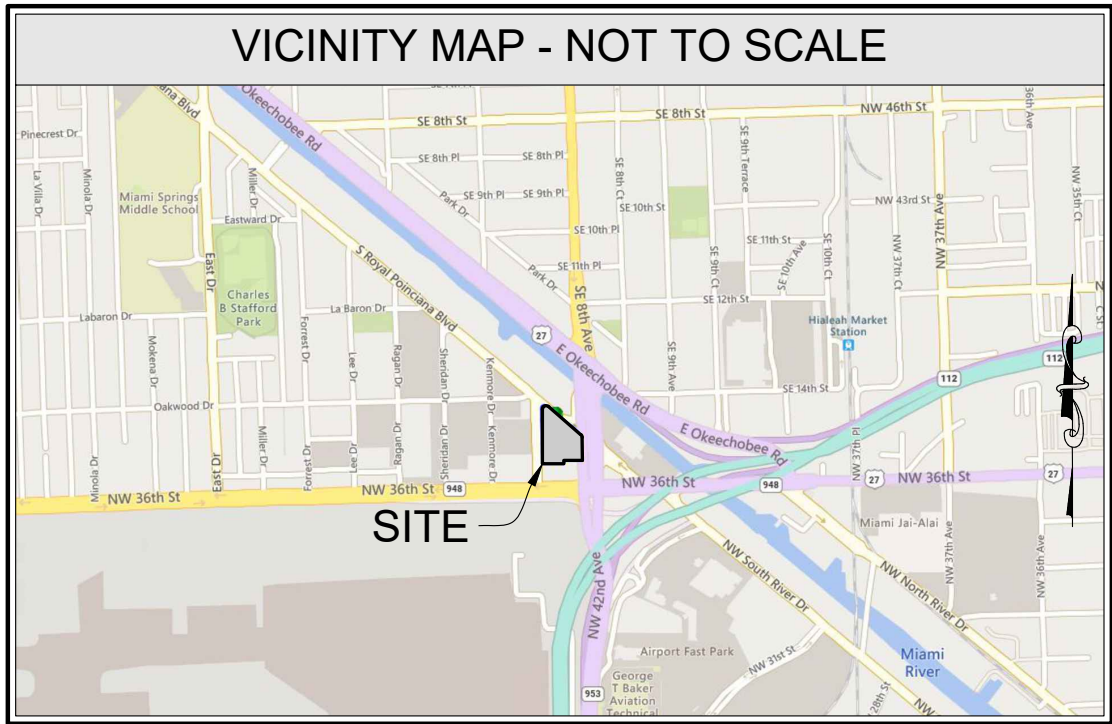
ITEMS CORRESPONDING TO SCHEDULE B-II

4. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of REVISED PAT OF BLOCK 4 EDGEWATER PARK MANOR, as recorded in Plat Book 52, Page 68, Public Records of Miami-Dade County, Florida.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
5. Terms, provisions and conditions contained in the City of Miami Springs Sewer Connector's Agreement recorded in O.R. Book 15790, Page 1626, Public Records of Miami-Dade County, Florida.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
6. Declaration of Restrictions and Grant of Easements recorded in O.R. Book 15977, Page 245, Public Records of Miami-Dade County, Florida, which contains maintenance obligations and use restrictions.
THIS ITEM IS PLOTTED HEREON. (SEE DETAIL - SHEET 1)
7. Lease from OLP Miami Spring LLC, a Delaware limited liability company to Office Depot, Inc., a Delaware corporation, as evidenced by document recorded October 16, 2008, under O.R. Book 26612, Page 2423, Public Records of Miami-Dade County, Florida.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6a.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1** SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION LB7386, A WHOLLY OWNED SUBSIDIARY OF NV5, 12467 TELECOM DRIVE, TAMPA, FL 33637. PHONE (800) 787-8397 OR EMAIL MIKE.VUKODER@NV5.COM.
- MN2** AN ADDRESS OF 3600 LE JEUNE ROAD WAS POSTED ON THE SURVEYED PROPERTY.
- MN3** THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.768 ACRES (77,009 SQUARE FEET), MORE OR LESS.
- MN4** ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN5** THERE ARE 77 STRIPED REGULAR PARKING SPACES AND 4 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 81 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN6** NO DIVISION OR PARTY WALLS WERE DESIGNATED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
- MN7** THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
- MN8** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- MN9** AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN10** THE SURVEYED PROPERTY HAS DIRECT ACCESS TO LE JEUNE ROAD, A 65 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY; COOLIDGE AVENUE, A 60 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND ROYAL POINCIANA BOULEVARD, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN11** THE SURVEYED PROPERTY HAS INDIRECT ACCESS TO NORTHWEST 36TH STREET, A VARIABLE WIDTH DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN12** OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN13** THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- MN14** BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT OF WAY LINE OF LEJEUNE ROAD, DADE COUNTY, FLORIDA, ASSUMED TO BEAR N 02° 13' 55" W.
- MN15** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN16** ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- MN17** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN18** BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
- MN19** FLOOD ZONE LOCATIONS SHOWN HEREON WERE SCALED FROM REFERENCED FLOOD INSURANCE RATE MAP (F.I.R.M.) AND ARE APPROXIMATE. BASE FLOOD ELEVATIONS ARE REFERENCED TO NGVD29 DATUM.

OFFICIAL RECORDS BOOK 15977, PAGE 245 DETAIL - NOT TO SCALE



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONES X UNSHADED & AH (EL 7) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120653, MAP NUMBER 12086C0292L WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MISC.FEMA.GOV) BY FIRMETTE CREATED ON JANUARY 11, 2024. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
01/11/2024	FIRST DRAFT		
01/16/2024	NETWORK COMMENTS		
FIELD WORK: DL	DRAFTED: ML	CHECKED BY: MGL	FB & PG.

SIGNIFICANT OBSERVATIONS

NONE APPARENT.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

RECORD DESCRIPTION

ALL OF LOTS 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 AND THE NORTH HALF OF LOT 24, BLOCK 4, REVISED PLAT OF BLOCK 4 EDGEWATER PARK MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 52, AT PAGE 68, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 1479357, DATED DECEMBER 26, 2023.

ALTA/NSPS LAND TITLE SURVEY

for
3600 LeJeune Road

NV5 Project No. 202400047, 001
3600 N.W. Lejeune Road, Miami Springs, FL 33166

**BASED UPON TITLE COMMITMENT NO. 1479357
OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF DECEMBER 26, 2023 @ 11:00 P.M.**

Surveyor's Certification

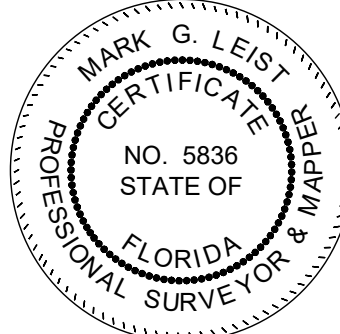
To: ELEV8 COMMERCIAL INVESTMENT II, LLC; First-Citizens Bank & Trust Company, its successors and/or assigns, as their interest may appear; FLORIDA GENERAL COUNSEL, P.A.; Old Republic National Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on January 10, 2024.

ALSO:

I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

MARK G. LEIST
REGISTRATION NO. PSM 5836
01/11/2024
DATE



IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: JANUARY 10, 2024
DATE OF LAST REVISION: JANUARY 16, 2024
NETWORK PROJECT NO. 202400047-001 CMP

THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SHEET 1 OF 2

NV5


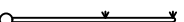




































**REAL ESTATE TRANSACTION SERVICES
1-800-SURVEYS (787-8397)**

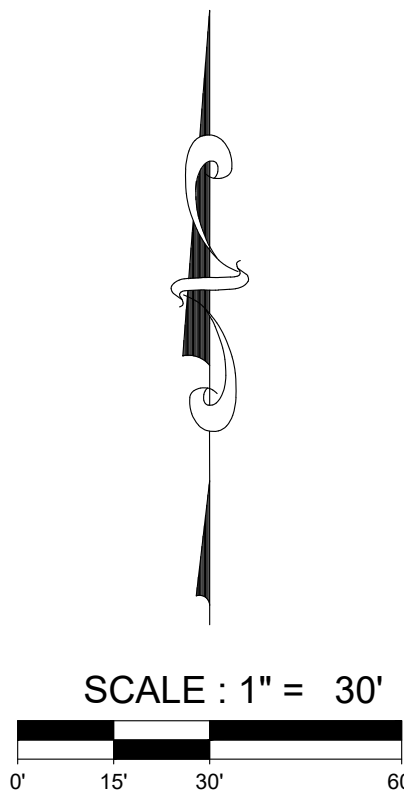
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

**Bock & Clark Corporation - 4580 Stephen Circle NW, Suite 300, Canton, OH 44718
www.nv5.com/real-estate-transaction-services.com MayWeHelpYou@nv5.com**

FLORIDA PROJECT NO. 5202400073



LEGEND OF SYMBOLS & ABBREVIATIONS					
	LIGHT POLE		SIGNAL LIGHT		SANITARY MANHOLE
	POWER POLE (WITH ARMS)		TRAFFIC SIGNAL BOX		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT POLE		GREASE TRAP
	ELECTRIC MANHOLE		VAULT		GAS MANHOLE
	ELECTRIC METER		SIGN (AS NOTED)		GAS VALVE
	ELECTRIC VAULT		TOWER		GAS METER
	TRANSFORMER		MONITORING WELL		HANDICAPPED PARKING
	AIR CONDITIONER UNIT		FLAG POLE		ELECTRIC VEHICLE PARKING
	TELEPHONE MANHOLE		WATER VALVE	(R)	RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT	(M)	MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT	(C)	CALCULATED
	MITERED END SECTION		WATER MANHOLE	(P)	PLAT
	STORM DRAIN MANHOLE		BACKFLOW PREVENTER	PG	PAGE
	STORM DRAIN INLET		WATER METER	O.R.	OFFICIAL RECORDS
	STORM PIPE		WELL HEAD	P.B.	PLAT BOOK



NV5

SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

3600 LeJeune Road

DATE OF FIELD SURVEY: JANUARY 10, 2024

NETWORK PROJECT NUMBER: 202400047-001 CMP

1-(800)-SURVEYS (787-8397)

REAL ESTATE TRANSACTION SERVICES

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