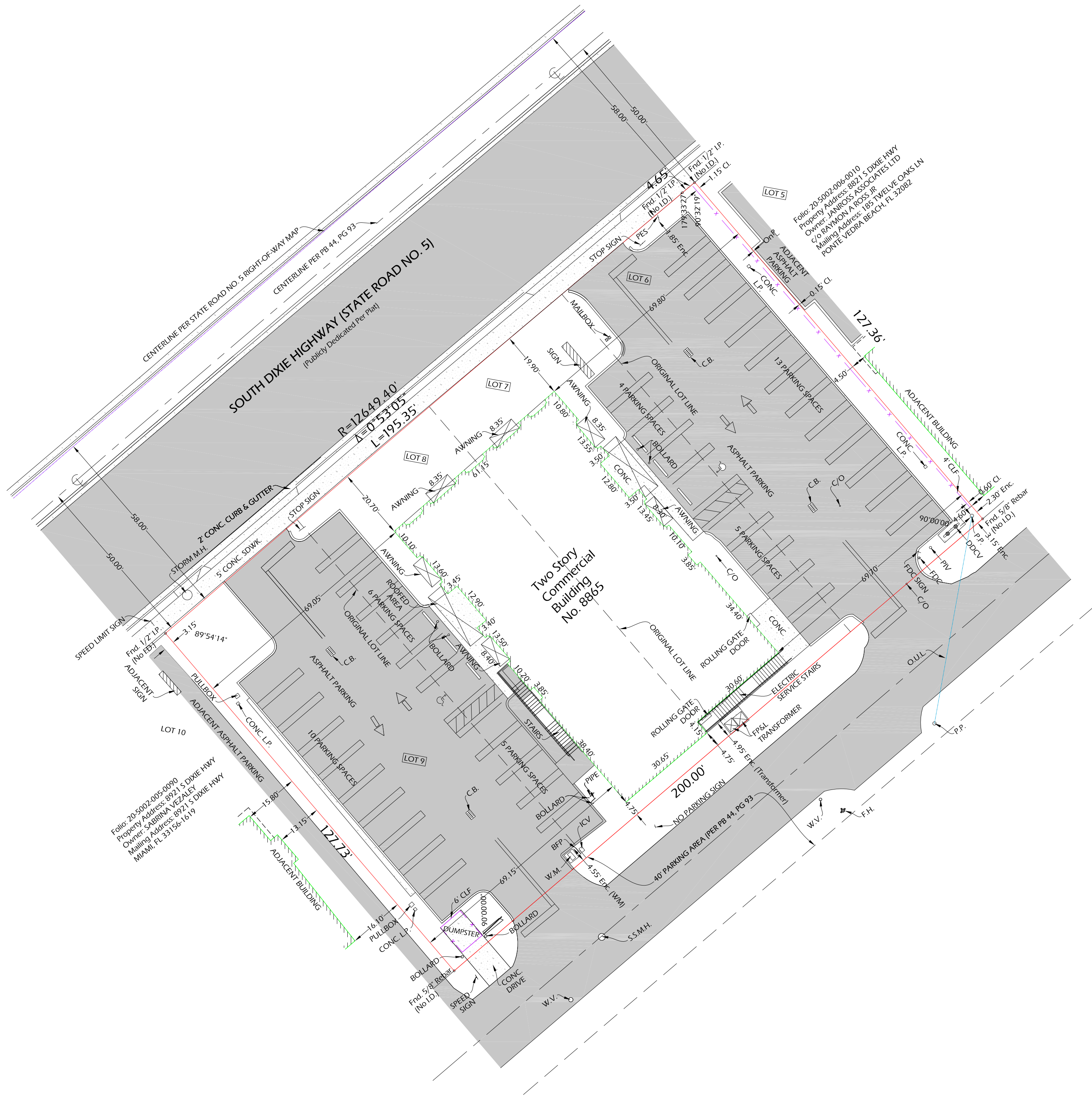
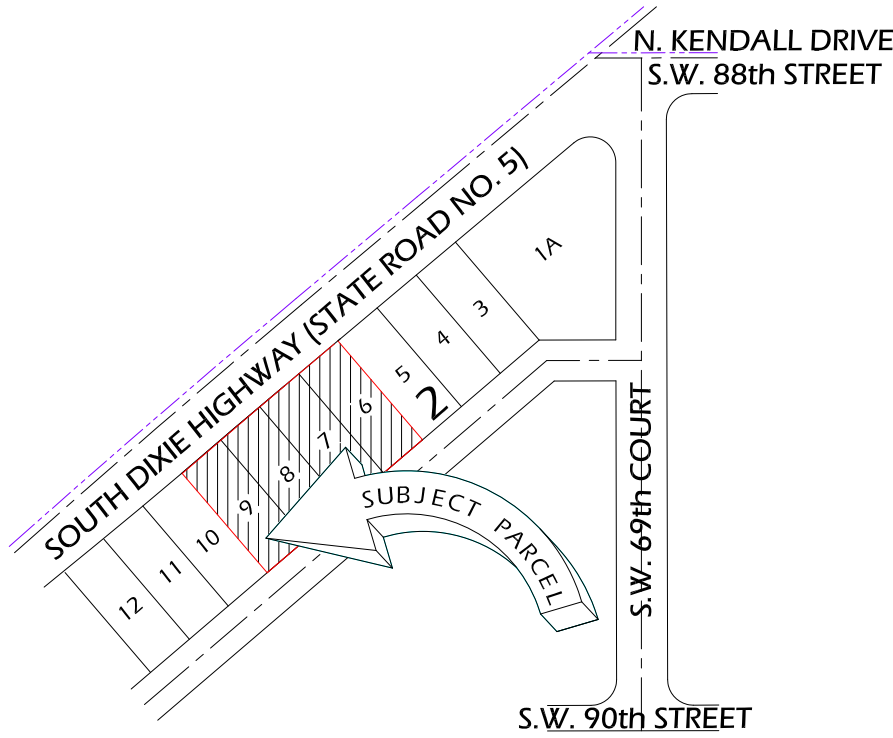
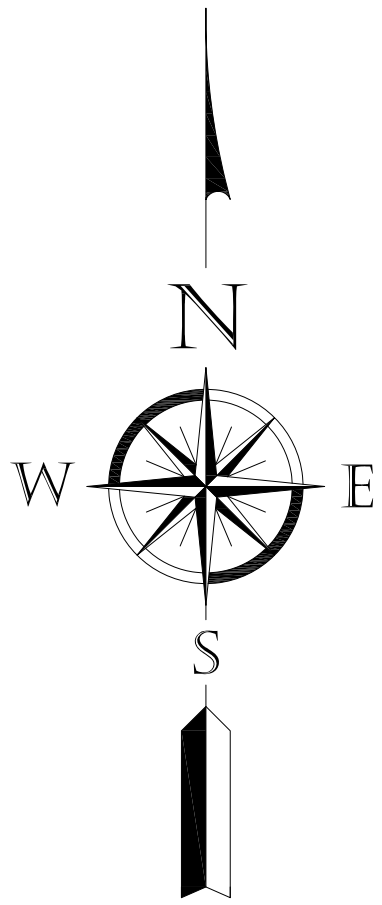
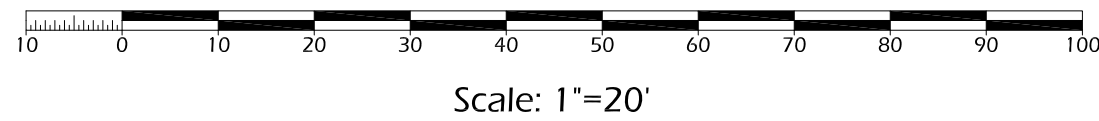


ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE



LOCATION SKETCH
NTS

VICINITY MAP
NTS

- Notes:
- All clearances and/or encroachments shown hereon are of apparent nature. Fence ownership by visual means. Legal ownership of fences not determined.
 - Encroachments Noted:
 1. Overhead utility lines and power pole over the Northeasterly and Southeasterly property lines.
 2. Portion of the asphalt drives and the concrete drive are encroaching over the Southeasterly boundary line into the 40 foot parking area.
 3. The photo enforced sign is encroaching over the Northwesterly and Northeasterly boundary lines.
 4. The concrete drives are encroaching over the Northwesterly boundary line.
 5. The FP&L transformers and the water meter are encroaching over the Southeasterly boundary line.
 - Underground structures, if any, not located.
 - Legal description provided by client.
 - Lands shown hereon were not abstracted for easements and/or right-of-ways of record.
 - This certification is only for land as described. It is not a certification of title, zoning, easements, or freedom from encumbrances.
 - There may be additional restrictions not shown on this survey that may be found in the public records of this county.
 - This ALTA SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
 - This survey was based on the monuments found on the field. No construction in any manner should be made without the prior written consent of the Surveyor.
 - According to FEMA the subject property falls within Zone X as shown in Flood Insurance Rate Map Panel No. 12086C0458L; Community No. 120425; Revised Date of September 11, 2009.
 - Lot Area = 25561.7 Square Feet, 0.5 ± Acres ; Building Area at ground level = 5953.8 Square Feet.
 - Marked Regular Parking Spaces: 43; Marked Handicap Spaces: 2

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|---------|----------------------------|------------------------|-----------------|----------|-------------------------------|--------------------------------|-----------------------------|
| LEGEND | CLF | F.H. | M | O/S | PL | R.L.S. | T |
| Δ | = Center Line | = Fire Hydrant | = Measured | = Offset | = Planter | = Registered Land Surveyor | = Tangent |
| A | = Arc | = Found 1/2" Iron Pipe | MAINT. | O.U.L. | PLS | = Range | Trans. |
| A/C | = Air Conditioner | = Maintenance | ME | P | P.O.B. | = Railroad | TWP |
| BFP | = Backflow Preventer | CL | = Manhole | PB | = Point of Beginning | RSM | Typ. |
| C | = Calculated | Conc. | = Manhole | PES | = Point of Commencement | = Registered Surveyor & Mapper | U.E. |
| C.B. | = Catch Basin | Ø | = Monument Line | PCP | = Power Pole | = Right-of-Way | UTIL. |
| CBS | = Concrete Block Structure | D | N/A | PG | = Point of Reverse Curvature | Sdww | = Utility |
| CH | = Chord | DH | N/D | PIV | = Point of Reference Monument | Sec. | = Wood Fence |
| Chatta. | = Chattahoochee | DDCV | N | PT | = Post Indicator Valve | W.M. | = Water Meter |
| | | Easmt | N | R | = Radius | W.M. | = Wall Maintenance Easement |
| | | Enc. | NTS | Res. | = Residence | W.V. | = Water Valve |
| | | | | | | | |

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|-------------------------------|------------------------|------------|----------|-------------------------------|--------------------------------|-----------------------------|
| CLF | F.H. | M | O/S | PL | R.L.S. | T |
| = Chain Link Fence | = Fire Hydrant | = Measured | = Offset | = Planter | = Registered Land Surveyor | = Tangent |
| CL | = Found 1/2" Iron Pipe | MAINT. | O.U.L. | PLS | = Range | Trans. |
| = Clear | = Maintenance | ME | P | P.O.B. | = Railroad | TWP |
| Conc. | = Manhole | CL | PB | = Point of Beginning | RSM | Typ. |
| = Concrete | = Monument Line | Ø | PES | = Point of Commencement | = Registered Surveyor & Mapper | U.E. |
| D | N/A | D | PCP | = Power Pole | = Right-of-Way | UTIL. |
| = Deed | N/D | DH | PG | = Point of Reverse Curvature | Sdww | = Utility |
| Ø | N | DDCV | PIV | = Point of Reference Monument | Sec. | = Wood Fence |
| = Diameter | N | Easmt | PT | = Post Indicator Valve | W.M. | = Water Meter |
| DH | N | Enc. | R | = Radius | W.M. | = Wall Maintenance Easement |
| = Drill Hole | NTS | | Res. | = Residence | W.V. | = Water Valve |
| DDCV | | | | | | |
| = Double Detector Check Valve | | | | | | |
| Easmt | | | | | | |
| = Easement | | | | | | |
| Enc. | | | | | | |
| = Encroachment | | | | | | |

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|-------------------------------|------------------------|------------|----------|-------------------------------|--------------------------------|-----------------------------|
| CLF | F.H. | M | O/S | PL | R.L.S. | T |
| = Chain Link Fence | = Fire Hydrant | = Measured | = Offset | = Planter | = Registered Land Surveyor | = Tangent |
| CL | = Found 1/2" Iron Pipe | MAINT. | O.U.L. | PLS | = Range | Trans. |
| = Clear | = Maintenance | ME | P | P.O.B. | = Railroad | TWP |
| Conc. | = Manhole | CL | PB | = Point of Beginning | RSM | Typ. |
| = Concrete | = Monument Line | Ø | PES | = Point of Commencement | = Registered Surveyor & Mapper | U.E. |
| D | N/A | D | PCP | = Power Pole | = Right-of-Way | UTIL. |
| = Deed | N/D | DH | PG | = Point of Reverse Curvature | Sdww | = Utility |
| Ø | N | DDCV | PIV | = Point of Reference Monument | Sec. | = Wood Fence |
| = Diameter | N | Easmt | PT | = Post Indicator Valve | W.M. | = Water Meter |
| DH | N | Enc. | R | = Radius | W.M. | = Wall Maintenance Easement |
| = Drill Hole | NTS | | Res. | = Residence | W.V. | = Water Valve |
| DDCV | | | | | | |
| = Double Detector Check Valve | | | | | | |
| Easmt | | | | | | |
| = Easement | | | | | | |
| Enc. | | | | | | |
| = Encroachment | | | | | | |

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|-------------------------------|------------------------|------------|----------|-------------------------------|--------------------------------|-----------------------------|
| CLF | F.H. | M | O/S | PL | R.L.S. | T |
| = Chain Link Fence | = Fire Hydrant | = Measured | = Offset | = Planter | = Registered Land Surveyor | = Tangent |
| CL | = Found 1/2" Iron Pipe | MAINT. | O.U.L. | PLS | = Range | Trans. |
| = Clear | = Maintenance | ME | P | P.O.B. | = Railroad | TWP |
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| D | N/A | D | PCP | = Power Pole | = Right-of-Way | UTIL. |
| = Deed | N/D | DH | PG | = Point of Reverse Curvature | Sdww | = Utility |
| Ø | N | DDCV | PIV | = Point of Reference Monument | Sec. | = Wood Fence |
| = Diameter | N | Easmt | PT | = Post Indicator Valve | W.M. | = Water Meter |
| DH | N | Enc. | R | = Radius | W.M. | = Wall Maintenance Easement |
| = Drill Hole | NTS | | Res. | = Residence | W.V. | = Water Valve |
| DDCV | | | | | | |
| = Double Detector Check Valve | | | | | | |
| Easmt | | | | | | |
| = Easement | | | | | | |
| Enc. | | | | | | |
| = Encroachment | | | | | | |

LEGAL DESCRIPTION:
Lots 6, 7, 8 and 9, Block 2, North Kendall, according to the map or plat thereof as recorded in Plat Book 44, Page 93, Public Records of Miami-Dade County, Florida.

SCHEDULE B – SECTION II Exceptions - Old Republic National Title Insurance Company, Commitment No. 1059492; Effective Date March 23, 2021 at 11:00 PM

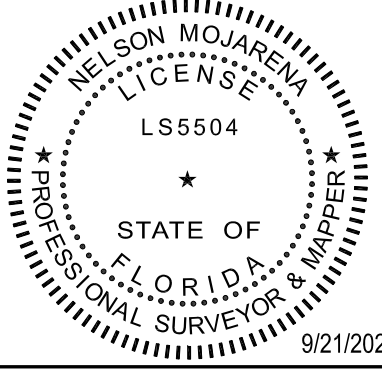
6. Restrictions, conditions, reservations, easements, contained on the Plat of NORTH KENDALL, as recorded in Plat Book 44, Page 93, Public Records of Miami-Dade County, Florida. (APPLIES)
7. Declaration of Restrictions recorded in O.R. Book 18808, Page 2472, Public Records of Miami-Dade County, Florida. (APPLIES - NOT A SURVEY MATTER)
8. Covenant Running with the Land dated May 16, 2001 recorded in O.R. Book 19672, Page 108, Public Records of Miami-Dade County, Florida. (APPLIES - NOT A SURVEY MATTER)
9. Application and Acceptance of Conditional building Permit and Estoppel Notice recorded in O.R. Book 19902, Page 4943, Public Records of Miami-Dade County, Florida. (APPLIES - NOT A SURVEY MATTER)
10. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 20557, page 755, of the Public Records of Miami-Dade County, Florida. (APPLIES - NOT A SURVEY MATTER)

PREPARED FOR: Echo Eight, LLC, a Florida limited liability company, 8865 S. Dixie Highway, Pinecrest, FL 33156
To Echo Eight, LLC, a Florida limited liability company; Carlos Garcia, P.A.; Old Republic National Title Insurance Company; ZEE LLC, a Florida limited liability company, its successors and/or assigns, as their interests may appear

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, 7a, 7b(1), 8, 9, 11 (observed), 13, and 16 of Table A thereof. The fieldwork was completed on September 17, 2021.

Date of Plat or Map: September 20, 2021

Nelson Mojarena
NELSON MOJARENA
Registered Surveyor & Mapper No. 5504
State of Florida



| | |
|--|---|
| SURVEYOR'S SEAL | MOJARENA & ASSOCIATES, INC. |
| This survey has been digitally signed and sealed by Nelson Mojarena, P.S.M. on the date adjacent to the seal. Printed copies are not considered signed and sealed and the signature must be verified on any electronic copies. | Land Surveyors & Mappers Certificate of Authorization No. 6698 P.O. Box 56-0126 Miami, Florida 33256-0126 Tel. (305) 278-2494 |
| REVISED: | FLOOD ZONE: X |
| | DATE: 09-17-21 |
| | SCALE: 1" = 20' |
| | BASE: N/A |
| | DWN. BY: N.M. |
| | JOB NO. 21-0217 |