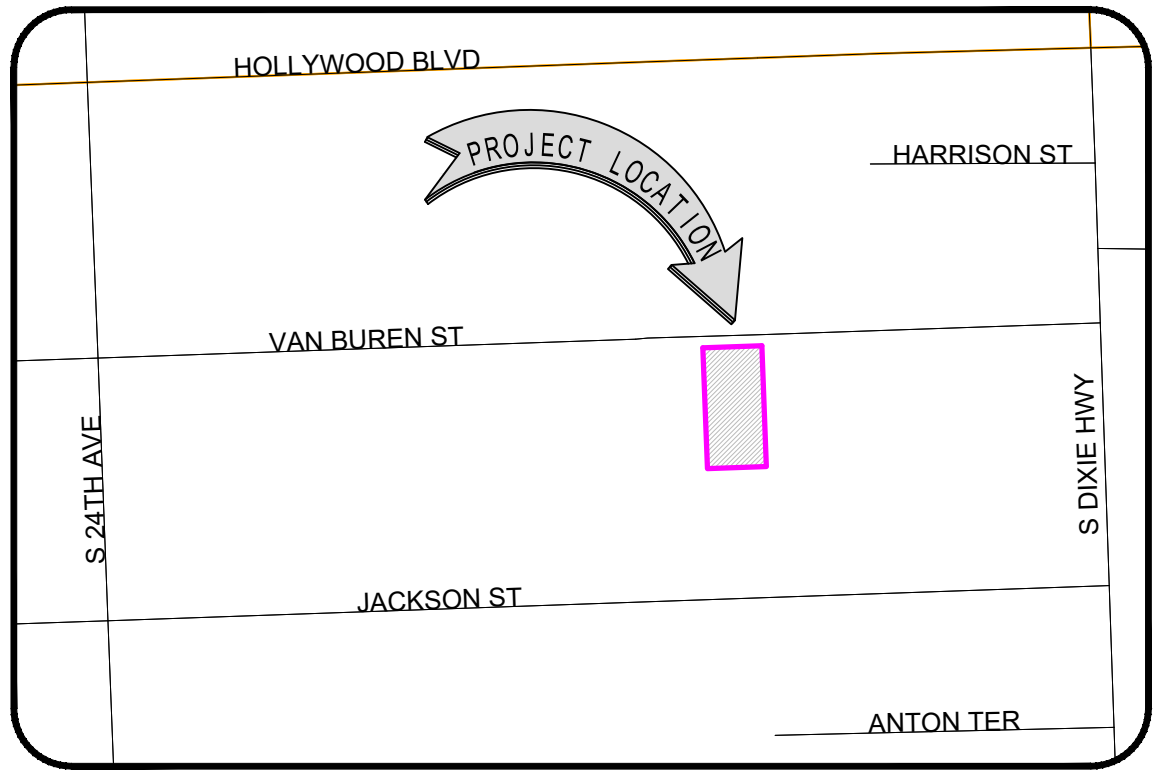


ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SE 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, & SW 1/4 SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



1 VICINITY MAP

Not to Scale

2 PROPERTY ADDRESS

2202-2204 Van Buren Street, #1-4, Hollywood, Florida 33020

3 LEGAL DESCRIPTION

Lot 22, Block 5, **HOLLYWOOD LITTLE RANCHES**, according to the plat thereof, as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

4 AREA TABULATION

Net Area of subject parcel: 20,492.47 SqFt (+/-0.47 Acres)
Gross Area of subject parcel: 22,492.47 SqFt (+/-0.52 Acres)

5 ZONING INFORMATION

Zoning District: DH-2 (Dixie Highway Medium Intensity Multi-Family District as per Hollywood Zoning Map)

7 CERTIFICATIONS

I hereby certify to: Van Buren Flats, LLC.
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 Optional Items 1, 2, 3, 4, 5, 6, 7 (a) (1), 8, 9, 11 (utilities by observed aboveground visible evidence), 13, 17, 18 and 19 of Table A thereof.

Date of Plat or Map: January 20th, 2023

Odalys C. Bello-Iznaga
Professional Surveyor & Mapper # 6169
State of Florida

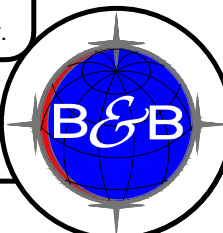
6 SURVEYOR'S REPORT

- This ALTA/NSPS Survey has been made on the ground on January 6th, 2023 under my supervision and direction employing adequate instrumentation and survey personnel. Proper survey principles, field procedures and techniques were applied while conducting this survey. Field findings results and its relationship to instruments of record investigated are represented herein.
- This map of an ALTA Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS) effective February 23, 2021.
- This ALTA Survey correctly depicts the lands contained within the subject property as herein described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities and any other relevant matters affecting these lands. Underground utilities and footings have not been located. Existing trees have not been located. The legal description of this property forms a mathematically closed geometric figure. Distances and directions along the boundary lines as reestablished based on the horizontal position of survey monuments and control points recovered and traversed during the field site work are in consistency with distances and directions from records.
- Except as listed herein there are no other visible easements, right of ways and servitudes of which the undersigned has knowledge of that might affect these lands and there are no other observable above ground potential encroachments by the improvements on this property upon adjoining parcels, streets, easements or right of ways. Excavation and/or a private utility locate request might be necessary for a detailed location of underground utilities.
- There is no observable evidence of site usage as solid waste dump, swamp and/ or sanitary landfill on this lot and/or on the immediately adjoining parcels.
- This property has access to and from a duly dedicated and accepted public Right of Way: Van Buren Street - along the North property line. The undersigned has no knowledge of proposed changes in street right of way lines for these roadways.
- No evidence of recent earth moving work, building construction or additions have been observed in the process of conducting the field work.
- No evidence of wetland field designations were present at the time of the survey.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix H, revised on August 18th, 2014, this real property falls in Zone "X". As defined by FEMA, Zone "X" is an area of minimal flood hazard, outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood. Mandatory flood insurance purchase requirements and floodplain management standards apply. This determination is obtained directly from FEMA - the undersigned assumes no responsibility for any flooding occurrence in this area.
- HORIZONTAL LOCATION AND ACCURACY:** The lands surveyed had been located on the ground with a precision that, based on a direct distance tested between two (2) corners, does not exceed the maximum allowable Relative Positional Precision for ALTA/NSPS Land Title Survey, which equals 2 cm (0.07 feet) plus 50 parts per million. The accuracy obtained by field measurements 9redundant measurements) and office calculations meets and exceeds the customary minimum horizontal feature accuracy (linear) for an urban area being equal to 1 foot in 7,500 feet.
- VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the North American Vertical Datum of 1988 (NAVD 1988). Official Broward County Single Average Conversion Factor (ACF) from NGVD 1929 to NAVD 1988 datum is (-) 1.51 feet or (minus 1.51 feet). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: National Geodetic Survey Bench Mark N 239, Elevation = 9.24 feet (NAVD88)
Location: Is on the intersection of Dixie Highway and Taft Street 15.9 feet of the extended center of Roosevelt Street, the mark is a 5-inch logo cap.
Bench Mark # 2: National Geodetic Survey Bench Mark P 239, Elevation = 9.07 feet (NAVD88)
Location: Is on the intersection of North 21st Avenue and Polk Street 2.4 feet of the near rail of the Florida East Coast Railroad.
- This ALTA Survey meets and exceeds the minimum Standards of Practice as set forth by the Florida Board of Land Surveyors and Mappers, in the applicable provisions of Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. As defined in Section 5J-17.050 this survey is a "Boundary Survey".
- This survey map and the copies thereof, are not valid without the original signature and raised seal of the undersigning Florida Licensed Land Surveyor & Mapper. Additions or deletions to this survey map are prohibited.
- The intended plotting scale for this survey map is 1": 20'. Data is expressed in U.S. Survey Foot.
- References to "Deed", "Record" or "Plat" pertain to documents and instruments of record as part of the pertinent information used for this survey work. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor or are not reflected on the Commitment for Title Insurance provided. The instruments of record investigated in the preparation of this survey are recorded in the Public Records of Miami-Dade County, unless otherwise shown.
- North arrow direction is based on an assumed Meridian. The bearing structure depicted herein is based on the assumed bearing along the Center Line of Van Buren Street being N87°55'05"E
- While preparing this survey the undersigned examined and reviewed the Ownership and Encumbrance Report (O&E), dated January 17th, 2023 prepared by Phillips Law that searched public records from June 18th, 1945 thru December 2nd, 2022 at 8:00 AM. According to said O&E Report there are no active encumbrances that affect this parcel.

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 01/06/2023	UPDATED DATE: N/A

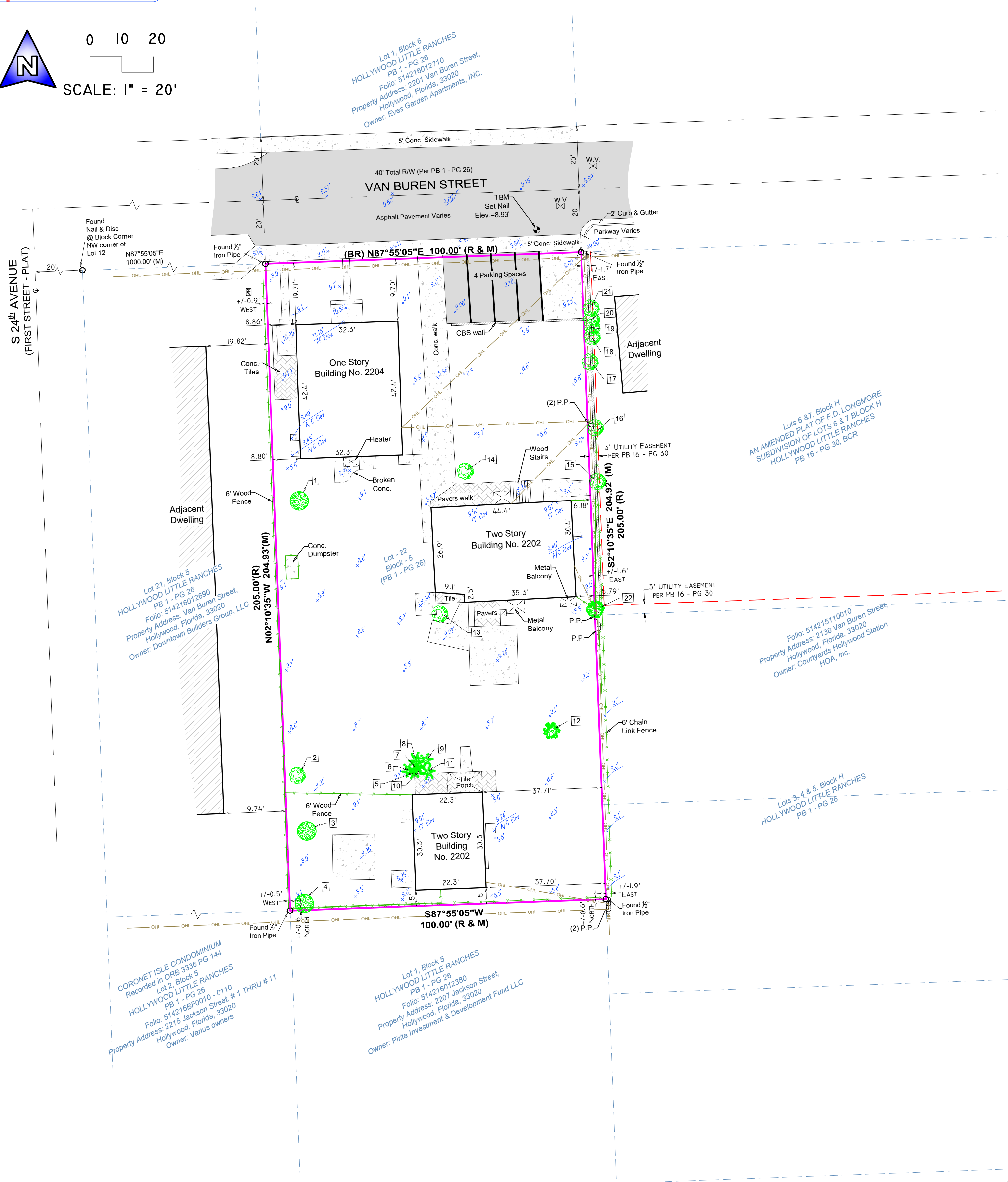
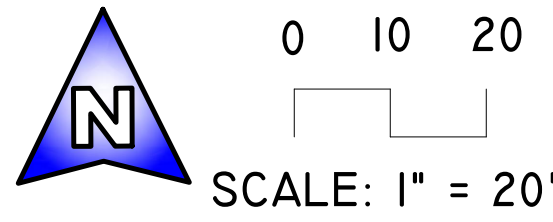
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ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SE 1/4 OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST, & SW 1/4 SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

9 IMPROVEMENTS SKETCH



TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in)	Approximate Height (ft)	Approximate Canopy (ft)
1	Avocado Tree	Persea americana	24	33	30
2	Tree No Identified	N/A	48	35	33
3	Avocado Two Trunk	Persea americana	8	33	20
4	Avocado Tree	Persea americana	18	33	23
5	Palm	Arecaceae	8	30	6
6	Palm	Arecaceae	8	30	6
7	Palm	Arecaceae	8	30	6
8	Palm	Arecaceae	8	30	6
9	Palm	Arecaceae	8	30	6
10	Palm	Arecaceae	8	30	6
11	Palm	Arecaceae	8	30	6
12	Tree No Identified	N/A	36	35	30
13	Tree No Identified	N/A	36	35	30
14	Tree No Identified	N/A	30	40	30
15	Tree No Identified	N/A	12	20	20
16	Tree No Identified	N/A	12	22	20
17	Tree No Identified	N/A	8	18	14
18	Tree No Identified	N/A	8	18	14
19	Tree No Identified	N/A	8	18	14
20	Tree No Identified	N/A	10	20	18
21	Tree No Identified	N/A	10	20	18
22	Gumbo Limbo Tree	Bursera simaruba	20	30	30

LEGEND, SYMBOLS & ABBREVIATIONS		
	CONCRETE (CONC.)	
	CONCRETE BLOCK WALL	
	WOOD DECK	
	COVERED AREA	
	PAVERS SLAB / DRIVEWAY	
	TILE SLAB / DRIVEWAY	
	ASPHALT PAVEMENT	
	CHAIN LINK FENCE (CLF)	
	WOOD FENCE (WF)	
	IRON METAL BARS FENCE (IF)	
	PLASTIC FENCE (PF)	
	METAL FENCE (MF)	
	OVERHEAD UTILITY LINES	
	WATER VALVE	
	POWER POLE	
	GUY ANCHOR	
	WATER METER	
	CONC. LIGHT POLE	
	WELL	
	ELECTRIC BOX	
	STREET SIGN	
	SANITARY MANHOLE	
	DRAINAGE MANHOLE	
	MANHOLE	
	FIRE HYDRANT	
	CABLE BOX (CATV)	
	PPL TRANSFORMER	
	CATCH BASIN OR INLET	
	EXISTING ELEVATION	
	PERMANENT REFERENCE MONUMENT	
	PROPERTY CORNER	
	PERMANENT CONTROL POINT	
	AIR CONDITIONER PAD	
	BASE BUILDING LINE	
	BENCH MARK	
	BEARING REFERENCE	
	CALCULATED	
	CONCRETE BLOCK STRUCTURE	
	CENTER LINE	
	ELEVATION	
	ENCROACHMENT	
	FINISHED FLOOR ELEVATION (FF)	
	FIELD MEASURED ELEVATION (FM)	
	OFFICIAL RECORD BOOK	
	PLAT BOOK	
	POINT OF CURVATURE	
	POINT OF COMPOUND CURVE	
	PROPERTY LINE	
	POINT OF REVERSE CURVE	
	PROFESSIONAL SURVEYOR AND MAPPER	
	POINT OF TANGENCY	
	RECORD	
	RANGE	

2 PROPERTY ADDRESS	
2202 - 2204 Van Buren Street, # 1-4, Hollywood, Florida 33020	
Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.	
QA/QC BY: OCBI	DRAWN BY: EO
FIELD DATE: 01/06/2023	UPDATED DATE: N/A
8 PROJECT NUMBER: 22737	Page 2 of 2