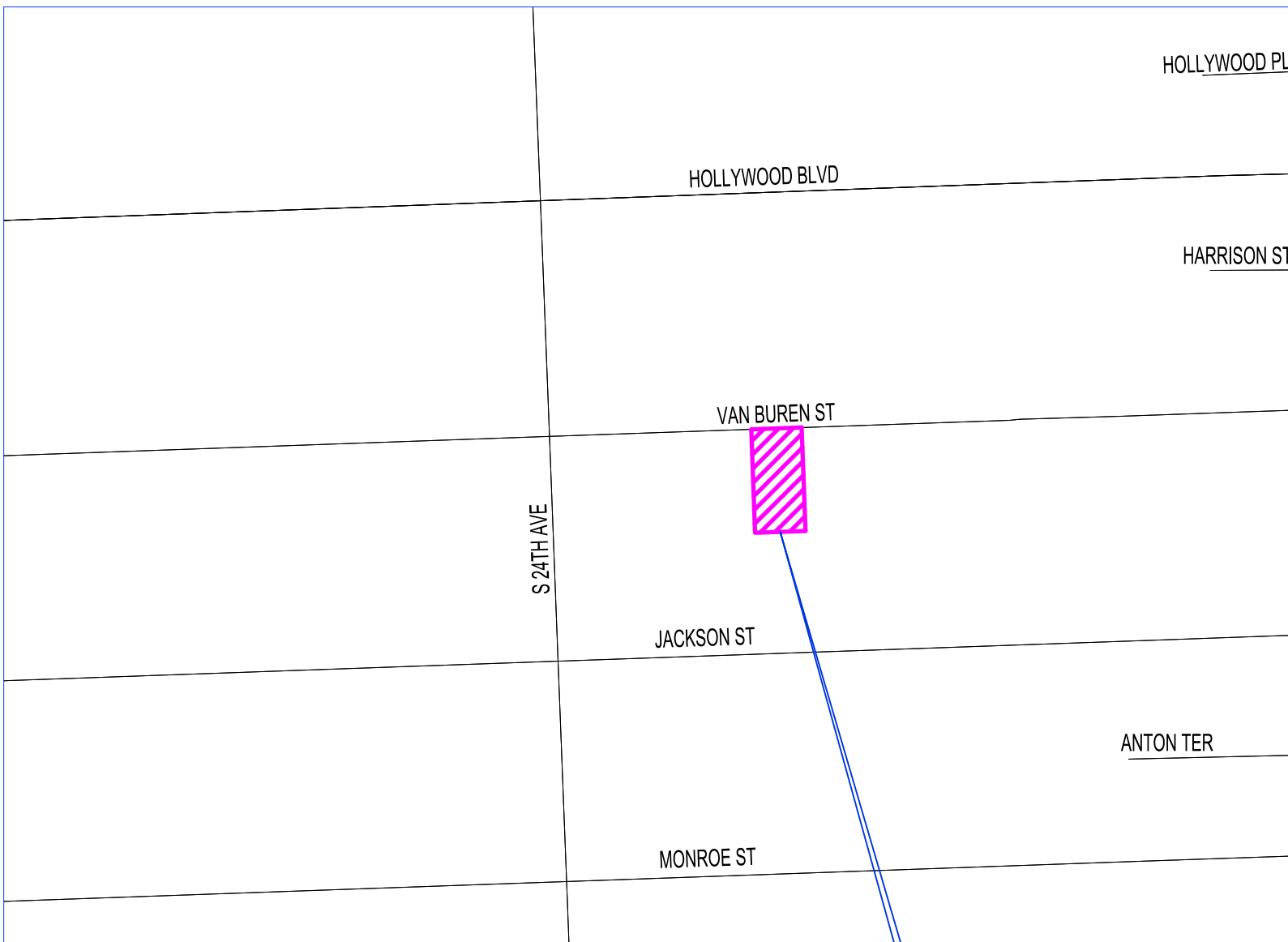


# ALTA / NSPS LAND TITLE SURVEY

A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



## 1 VICINITY MAP

Not to Scale

## 2 PROPERTY ADDRESS

2306 Van Buren Street, Hollywood, Florida 33020  
Parcel Id: 514216012640

## 3 LEGAL DESCRIPTION

Lot 16, Block 5, **AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES**, according to the map or 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: 20,500.00 SqFt (+/-0.47 Acres)  
Gross Area of subject parcel: 22,500.00 SqFt (+/-0.52 Acres)

## 5 ZONING INFORMATION

Zoning District: DH-2 Dixie Highway Medium Intensity Multi-Family District  
(as per City of Hollywood Interactive Zoning Map) (A Zoning Report has not been provide to Surveyor).

## 7 CERTIFICATIONS

I hereby certify to:  
102 SW 1st LLC, a Florida limited liability company.

That this map or plat and the field 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 (as per City of Miami Beach published Zoning Map. A Zoning Report not investigated), 7(a)(1), 11 (utilities by observed aboveground visible evidence only), 8, 9, 10 (a), 13, 14, 16, 17, 18, 19, and 20 (NOAA Storm Surge Risk Map analysis), of Table A thereof.

Date of Plat or Map: September 27th, 2024

## SURVEY LEGEND

1.	Vicinity Map
2.	Property Address and Parcel Id
3.	Legal Description
4.	Area Tabulation
5.	Zoning Information
6.	Surveyor's Report
7.	ALTA/NSPS Certification
8.	Project / Survey Number.
9.	Survey Map

## 6 SURVEYOR'S REPORT

This Report is not valid without the attached Map of Boundary Survey.

- This ALTA/NSPS Survey (ALTA Survey) has been conducted on the ground on September 22nd, 2024 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 their 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, effective February 23, 2021, and jointly established and adopted by the American Land Title Association (ALTA) and the National Society of Professional Surveyors (NSPS).
- The Legal Description of the lands surveyed herein has been obtained from Schedule A of a OWNERSHIP AND ENCUMBRANCE REPORT (O&E) issued by CARUSI LAW, with a search between January 1, 1949 @ 11:00 PM, to September 16, 2024 @ 11:00 PM. The legal description of this property forms a mathematically closed geometric figure.
- Values noted as "(D)", "(R)", and/or "(P)" refer to values contained in documents and instruments of record (Plats, Record Maps, Deeds, etc.) used in the preparation of this Survey. Measured distances, directions and angles noted as "(M)" along the lines and courses surveyed represent the distances and angles between the survey monuments and control points recovered and traversed during the field work. Field findings have been carefully analyzed for re-establishing the boundaries of the lands surveyed herein. Measured distances and directions have been compared with corresponding values from records, and have been found in agreement, unless otherwise shown.
- Measured bearings have been determined by GNSS (RTK/GPS) measurements. The basis of bearings is an assumed meridian along a well-established line identified as "BR" on the Map of Survey.
- This ALTA Survey correctly depicts the lands contained within the subject property as legally described and accurately shows the location and type of all visible above-ground improvements, evidence of utilities, apparent uses, and any other relevant matters affecting these lands. 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.
- This surveyor did not attempt to locate underground improvements, buried utilities, and footings have not been located. A Quality A and/or B Subsurface Utility Engineering (SUE) effort is necessary for the precise location and designation of the underground utilities.
- At the time of this survey there was 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.
- At the time of this survey there was no observable evidence of recent earth moving work, and/or construction on this site, observed in the process of conducting the field work.
- At the time of this survey there was no observable evidence of wetlands and/or wetland designation on the lands surveyed herein.
- No parking spaces were located within the lands herein surveyed. No Common Party walls were identified at the time of this survey.
- This property has access to and from a duly dedicated and accepted public right of ways: 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.
- FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 125113 (City of Hollywood), Panel 0569, Suffix J, revised on July 31th, 2024, 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.
- This property is not included in the Storm Surge Risk area of storm surge flooding vulnerability, as per NOAA National Hurricane Center Storm Surge Risk Maps.
- HORIZONTAL POSITIONING:** The lands surveyed herein 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.
- VERTICAL DATA 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: Broward County Engineering Division Bench Mark 1895, Elevation = 11.076 feet (NGVD29)  
Description: A C&GS BM DISC, About 0.75 Miles North along the Fla. East Coast Railway from the station at Hollywood, 0.2 Mile North of Milepost 348, near the Crossing of taft street, 166' South of the centerline of taft street, 18' West of the west rail of the Southbound track, 39.5' East of the centerline of old Dixie Highway, 3' South of a power pole, 2' North of a metal witness post, 1 1/2' below the level of the track and set in the top of a concrete post projecting 3" above the level of the ground.  
  
Bench Mark # 2: Broward County Engineering Division Bench Mark 1896, Elevation = 10.932 feet (NGVD29)  
Description: A C&GS DISC, About 0.1 Miles South along the Fla. East Coast Railway from the station at Fort Lauderdale, 0.35 Mile North of Milepost 349, 223' Southwest of the Southwest Corner of the station, 24' Southeast Corner of an outside waiting room, 25.5 feet East of the East rail of the Northbound track 5' South of the extended centerline of Polk Street 1/2' West of the West curb of North 21 Avenue, 1' Below the level of the track and set in the topof a concrete post flush with the ground. This ALTA Survey conforms to the 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 signature and original raised seal of the undersigning Florida Licensed Land Surveyor & Mapper, unless it is electronically signed. 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 and decimals thereof.
- This survey has been made based on and upon an examination of said Ownership and Encumbrance Report, dated October 8th 2024. Upon review and examination of instruments of record on Ownership and Encumbrance, the shape and location of each easement, right of way, servitude and any other adverse (Survey-related) matter listed therein that affect these lands have been noted and/or represented on this survey, and the following applies: Not Survey-related matters.

Active Encumbrances listed:

- Mortgage to MYNT LOANS LLC, mortgagee(s), recorded in Instrument Number 119514785, Public Records of Broward County, Florida.
  - Assignment of Leases, Rents, and Profits filed April 16, 2024, in Instrument Number 119514786, Public Records of Broward County, Florida.
- Both not a Survey related matter.

Restrictions/Easements:

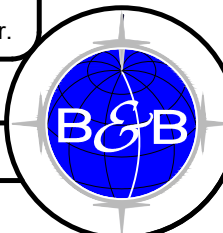
- All matters contained on the Plat of An Amended Plat of Hollywood Little Ranches, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida. (See Survey Sketch for Details)
- Restrictions and covenants contained in Warranty Deed recorded in Deed Book 16, Page 462, Public Records of Broward County, Florida, omitting any such covenant or restriction based on race, color, religion, or national origin.
- Ordinances recorded in O.R. Book 8136, Page 244, O.R. Book 40082, Pages 1783 and 1789, Public Records of Broward County, Florida. Not a Survey related matter.
- Rights of the lessees under unrecorded leases. Not a Survey related matter

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

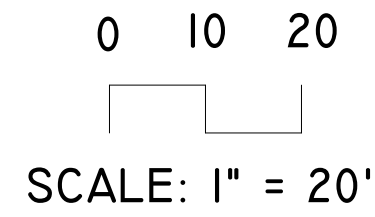
Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: IC
FIELD DATE: 09/22/2024	UPDATED DATE: N/A
8 PROJECT NUMBER	21184 Page 1 of 2

**BELLO & BELLO LAND SURVEYING**  
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A PARCEL OF LAND LYING AND BEING A PORTION OF SECTION 16, TOWNSHIP 51 SOUTH, RANGE 42 EAST,  
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

**Van Buren Street**  
40' Public Total R/W (per PB 1-PG 26)  
22' Asphalt Pavement

**One Story Residence No. 2306**  
FF ELEV= 12.04'

**One Story Residence No. B3 and B4**  
FF ELEV= 11.69'

**Two Story Residence No. C1**  
FF ELEV= 10.03'  
2ND FF ELEV= 19.34'

**Lot 8 East 50' Block 6**  
Parcel Id: 514216012800  
Property Address: 2309 Van Buren Street  
Owner: 102 SW 1st LLC

**Lot 7 Block 6**  
Parcel Id: 514216012790  
Property Address: Van Buren Street  
Owner: OHR Hatorah Yeshiva High School Inc

**Lot 6 West 50' Block 6**  
Parcel Id: 514216012780  
Property Address: 2247 Van Buren Street  
Owner: OHR Hatorah Yeshiva High School Inc

**Lot 15 Block 5**  
Parcel Id: 514216C00010  
Property Address: 2312 Van Buren Street 1  
Owner: Ramiro Sanchez

**Parcel Id: 514216C00020**  
Property Address: 2312 Van Buren Street 2  
Owner: Marcela Jaramillo

**Parcel Id: 514216C00030**  
Property Address: 2312 Van Buren Street 3  
Owner: Barbara Papouchado

**Parcel Id: 514216C00040**  
Property Address: 2312 Van Buren Street 4  
Owner: Antonina Bondar

**Parcel Id: 514216C00050**  
Property Address: 2312 Van Buren Street 5  
Owner: Natalya L. Novgorodskaya

**Parcel Id: 514216C00060**  
Property Address: 2312 Van Buren Street 6  
Owner: Myriam Quiroz

**Parcel Id: 514216C00070**  
Property Address: 2312 Van Buren Street 7  
Owner: Rayador LLC

**Parcel Id: 514216C00080**  
Property Address: 2312 Van Buren Street 8  
Owner: Myriam A Soto de Quiroz

**Parcel Id: 514216C00090**  
Property Address: 2312 Van Buren Street 9  
Owner: Marcela Jaramillo

**Parcel Id: 514216C00100**  
Property Address: 2312 Van Buren Street 10  
Owner: Leida R Dieguez

**Parcel Id: 514216C00110**  
Property Address: 2312 Van Buren Street 11  
Owner: Milomano Corp.

**Lot 16 Block 5**  
Parcel Id: 51416012640

**Lot 17 Block 5**  
Parcel Id: 514216GJ0010  
Property Address: 2240 Van Buren Street A1  
Owner: Floy S Gavette

**Parcel Id: 514216GJ0020**  
Property Address: 2240 Van Buren Street A2  
Owner: Raymond Mills and Naomi Mills

**Parcel Id: 514216GJ0030**  
Property Address: 2240 Van Buren Street A3  
Owner: Luis German

**Parcel Id: 514216GJ0040**  
Property Address: 2240 Van Buren Street A4  
Owner: Adam Hunter Escalante and John Paul Escalante

**Parcel Id: 514216GJ0040**  
Property Address: 2240 Van Buren Street A4  
Owner: Adam Hunter Escalante and John Paul Escalante

**Parcel Id: 514216GJ0050**  
Property Address: 2240 Van Buren Street B1  
Owner: Itshak Havia and Lavana Havia

**Parcel Id: 514216GJ0060**  
Property Address: 2240 Van Buren Street B2  
Owner: Kimberly Gardens Unit B2 LLC

**Parcel Id: 514216GJ0070**  
Property Address: 2240 Van Buren Street B3  
Owner: Paola A Sandulli Henao and Nicolas Roberto

**Parcel Id: 514216GJ0080**  
Property Address: 2240 Van Buren Street B4  
Owner: Satz Eve Est and Gary Staz

**Lot 8 West 1/2 Block 5**  
Parcel Id: 514216012500  
Property Address: 2315 Jackson Street  
Owner: 2315 Jackson Street St Hollywood Land TR Etal

**Lot 8 East 50' Block 5**  
Parcel Id: 514216012490  
Property Address: 2311 Jackson Street  
Owner: 2311 Jackson Street St Hollywood Land TR Etal

**Lot 7 less East 50' Block 5**  
Parcel Id: 514216012470  
Property Address: 2307 Jackson Street  
Owner: Southern Point Miami LLC

**East 50' of Lot 7 Block 5**  
Parcel Id: 514216012480  
Property Address: 2305 Jackson Street  
Owner: Lombardy Hotel Corp.

**Lot 6 West 50' Block 5**  
Parcel Id: 514216012460  
Property Address: 2247 Jackson Street  
Owner: Toni Lockhart

**East 50' of Lot 6 Block 5**  
Parcel Id: 514216012450  
Property Address: 2241-2243 Jackson Street  
Owner: Andres Felix Perez and Pilar Perez

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Unknown	Unknown	4	15	15
2	Unknown	Unknown	4	15	51
3	Unknown	Unknown	28	20	5
4	Unknown	Unknown	14	20	15
5	Unknown	Unknown	36	20	25
6	Umbrella	Schefflera actinophylla	22	25	25
7	Mango Tree	Mangifera Indica	29	40	40
8	Unknown	Unknown	8	20	15
9	Ficus Tree	Ficus benjamina	40	20	20
10	Sabal Palm	Sabal Palmetto	12	20	15
11	Avocado	Persea americana	12	30	25
12	Coconut Palm	Cocos nucifera	8	25	20
13	Sabal Palm	Sabal Palmetto	12	25	20
14	Avocado	Persea americana	28	35	40
15	Palm	Unknown	38	25	20
16	Unknown	Unknown	3	20	15

TREE CHART					
Tree #	Common Name	Scientific Name	Trunk Diameter at Breast Height DBH(in) (+/-)	Approximate Height (ft)(+/-)	Approximate Canopy (ft)(+/-)
1	Unknown	Unknown	4	15	15
2	Unknown	Unknown	4	15	51
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4	Unknown	Unknown	14	20	15
5	Unknown	Unknown	36	20	25
6	Umbrella	Schefflera actinophylla	22	25	25
7	Mango Tree	Mangifera Indica	29	40	40
8	Unknown	Unknown	8	20	15
9	Ficus Tree	Ficus benjamina	40	20	20
10	Sabal Palm	Sabal Palmetto	12	20	15
11	Avocado	Persea americana	12	30	25
12	Coconut Palm	Cocos nucifera	8	25	20
13	Sabal Palm	Sabal Palmetto	12	25	20
14	Avocado	Persea americana	28	35	40
15	Palm	Unknown	38	25	20
16	Unknown	Unknown	3	20	15

QA/QC BY: O.C.B.I		DRAWN BY: IC	
FIELD DATE: 09/22/2024		UPDATED DATE: N/A	
8	<b>PROJECT NUMBER</b>	24184	Page 2 of 2

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