

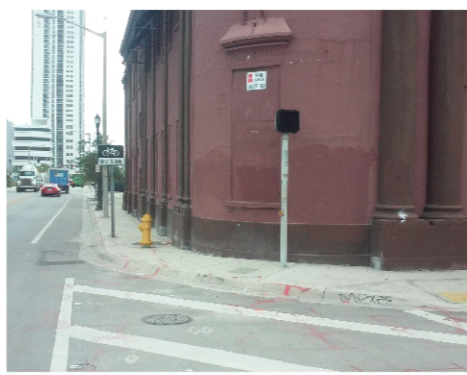
SKETCH OF ALTA/NSPS LAND TITLE SURVEY OF: **1367 N. MIAMI AVENUE, MIAMI, FL.**

LEGEND:

- L.B. LICENSED BUSINESS
- (C) CALCULATED
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- (R) DENOTES DISTANCE BASED RECORD INFORMATION
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
- P.B. PLAT BOOK
- PG. PAGE
- (DFT) BEARING AND DISTANCE DERIVED FROM A FIELD TRAVERSE. PROPERTY CORNER MONUMENTS, BASED ON FIELD MEASUREMENTS FROM A RANDOM TRAVERSE.
- OHW- OVERHEAD WIRES
- CL CENTERLINE
- M MONUMENT LINE BASED ON CITY OF MIAMI MUNICIPAL ATLAS
- WATER METER
- CROSSWALK SIGNAL POLE
- METAL LIGHT POLE
- SIGN
- CONCRETE LIGHT POLE
- WIRE PULL BOX
- FIRE HYDRANT
- UTILITY MANHOLE
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- ELECTRIC MANHOLE
- GUY ANCHOR
- BREAK IN SCALE
- VIEW 1
- R= RADIUS



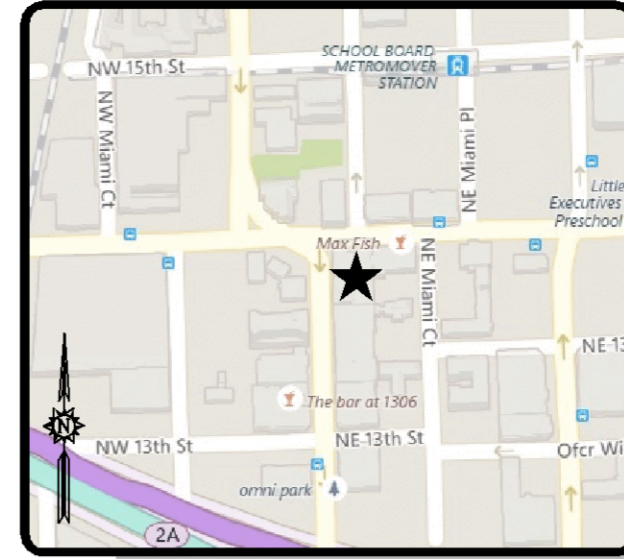
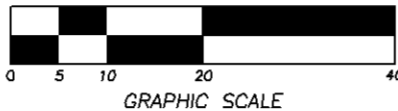
VIEW 1
NOT TO SCALE



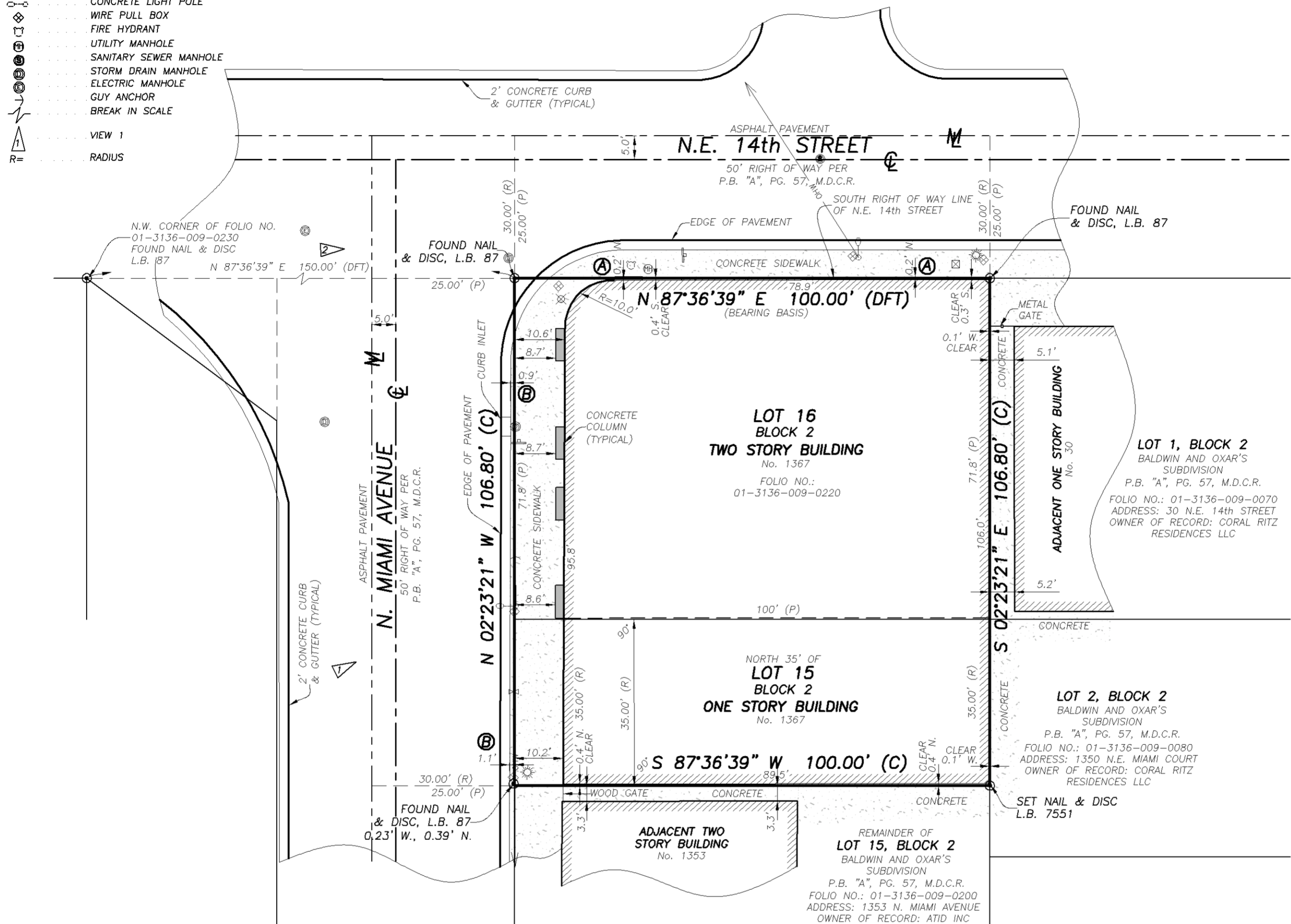
VIEW 2
NOT TO SCALE



SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE



STATEMENT OF APPARENT ENCROACHMENTS:

- A THE CONCRETE COLUMNS ALONG THE NORTH SIDE OF THE PROPERTY SHOWN HEREON ENCR OACH 0.2 FEET INTO THE RIGHT OF WAY OF N.E. 14th STREET, AS SHOWN.
- B THE CONCRETE SIDEWALK ALONG THE WEST SIDE OF THE PROPERTY ENCR OACHES INTO THE RIGHT OF WAY OF N. MIAMI AVENUE BY 0.9 FEET ON THE NORTH AND 1.1 FEET ON THE SOUTH, AS SHOWN.

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN THE CITY OF MIAMI DISTRICT URBAN CORE TRANSECT (T6-24).

SETBACK REQUIREMENTS:

- A. PRINCIPAL FRONT: 10 FEET MINIMUM; 20 FEET MINIMUM ABOVE 8th STORY.
- B. SECONDARY FRONT: 10 FEET MINIMUM; 20 FEET MINIMUM ABOVE 8th STORY.
- C. SIDE: 0 FEET MINIMUM; 30 FEET MINIMUM ABOVE 8th STORY.
- D. REAR: 0 FEET MINIMUM; 30 FEET MINIMUM ABOVE 8th STORY.
- E. ABUTTING SIDE OF REAR TS: 0 FEET MINIMUM 1st THROUGH 5th STORY; 10 FEET MINIMUM 6th THROUGH 8th STORY; 30 FEET MINIMUM ABOVE 8th STORY.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI, MIAMI 21 CODE. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY EXACTA COMMERCIAL SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT THE CITY OF MIAMI PLANNING AND ZONING DEPARTMENT AT (305)400-5400.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARINGS OF N.87°36'39"E., ALONG THE SOUTH RIGHT OF WAY LINE OF N.E. 14th STREET AND REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
3. 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. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
4. 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.
5. 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.
6. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0312 L, COMMUNITY NUMBER 120650, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA. MAP REVISED: SEPTEMBER 11, 2009.
7. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY EXACTA COMMERCIAL SURVEYORS, INC. EXACTA 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. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. EXACTA 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 EXACTA DIRECTLY FOR VERIFICATION OF ACCURACY.
9. THE PROPERTY SHOWN HEREON CONTAINS 0.25 ACRES (10,680 SQUARE FEET), MORE OR LESS.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY EXACTA COMMERCIAL 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.: 1062-3763712, COMMITMENT EFFECTIVE DATE: MARCH 3, 2017, AT 8:00 A.M.

ITEMS 1 THROUGH 8. NOT A MATTER OF SURVEY.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF BALDWIN AND OXAR'S SUBDIVISION, AS RECORDED IN PLAT BOOK A, PAGE 57, AS AMENDED BY AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK B, PAGE 87, 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). THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY IS SUBJECT TO THE CODE VIOLATION(S) REFERENCED IN THAT CERTAIN CODE ENFORCEMENT LIEN RECORDED IN BOOK 21166, PAGE 1180 AND ANY FINES, PENALTIES OR OTHER SUMS CLAIMED TO BE DUE AND OWING WITH RESPECT TO SAID CODE VIOLATION(S) AND ANY LOSS OR DAMAGE AS A RESULT THEREOF. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. NOT A MATTER OF SURVEY.

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.: 1062-3763712, COMMITMENT EFFECTIVE DATE: MARCH 3, 2017, AT 8:00 A.M.

ALL OF LOT 16 AND THE NORTH 35 FEET OF LOT 15, BLOCK 2, OF BALDWIN AND OXAR'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK A, PAGE 57, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATE:

TO: OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY; SANDRA M. FERRERA, P.A., DBA SMF LAW; 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, 11 (OBSERVED EVIDENCE ONLY), AND 13 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 19, 2017.

DATE OF PLAT OR MAP: MAY 23, 2017

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXACTA COMMERCIAL SURVEYORS, INC. L.B. 7551
email:javier@exactacomm.com

TELEPHONE No. 561-314-0769

FAX No. 561-314-0770



EXACTA COMMERCIAL SURVEYORS, INC.

L.B. 7551

3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

SEAL
NOT VALID UNLESS
SEALED HERE
WITH
AN EMBOSSED
SURVEYOR'S SEAL

SKETCH OF ALTA/NSPS
LAND TITLE SURVEY

ALL OF LOT 16 & THE NORTH 35'
OF LOT 15 IN BLOCK 2
BALDWIN AND OXAR'S SUBDIVISION
PLAT BOOK A, PAGE 57, M.D.C.R.

1367 N. MIAMI AVENUE, MIAMI, FL. 33132

CLIENT: SMF LAW

DATE: 05/23/17

DRWN BY: J.E.C.

CHK'D BY: JDLR

LAST FIELD DATE: 05/19/17

REVISIONS

JOB NO.

FL1705-2094

SHEET NO.

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OF

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