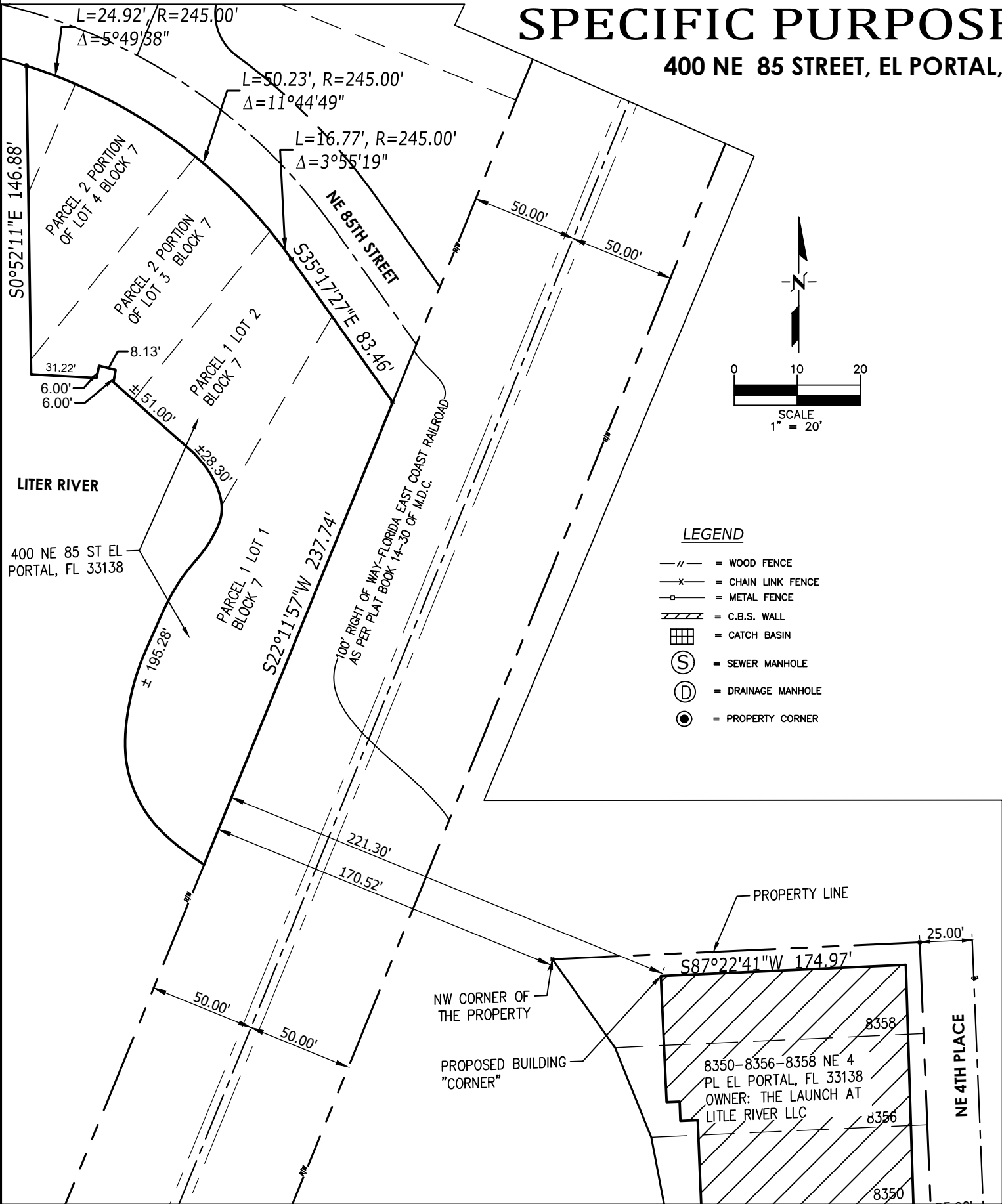


SPECIFIC PURPOSE SURVEY

400 NE 85 STREET, EL PORTAL, FL 33138

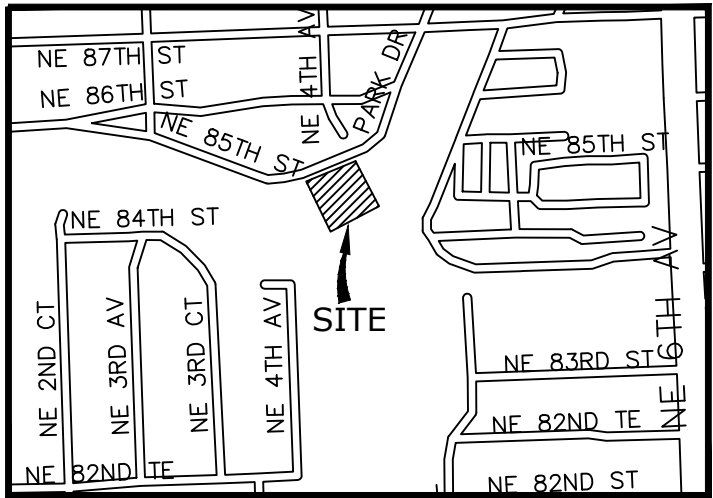


ABBREVIATIONS.

ASPH. = ASPHALT
A/C = AIR CONDITIONER
BLDG. = BUILDING
B.M. = BENCHMARK
B/C = BLOCK CORNER
CONC. = CONCRETE
C.B.S. = CONC. BLOCK STRUCTURE
C.L.F. = CHAIN LINK FENCE
(C) = CALCULATED
CL = CENTER LINE
C.G. = CURB & GUTTER
DRWY. = DRIVEWAY
F.I.P. = FOUND IRON PIPE
F.R. = FOUND REBAR
F.I.R. = FOUND IRON ROD
F.N.D. = FOUND NAIL & DISK
OUL = OVERHEAD UTILITY LINE
F.N. = FOUND NAIL
F.F.E. = FINISHED FLOOR ELEVATION
(M) = MEASURED
ML = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
P.B. = PLAT BOOK
PL = PLANTER
P/L = PROPERTY LINE
P.G. = PAGE
(R) = RECORDED
R/W = RIGHT OF WAY
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SWK = SIDEWALK
U.P. = UTILITY POLE
UTY. = UTILITY

SURVEYOR'S NOTES:

- FIELD WORK COMPLETED ON: 04--23--2025
- TYPE OF SURVEY: SPECIFIC PURPOSE.
- LEGAL DESCRIPTION:
PARCEL 1: LOTS 1 AND 2 OF BLOCK 7 OF SHERWOOD FOREST, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 30, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
PARCEL 2: ALL OF LOTS 3 AND 4 OF BLOCK 7 OF THE SAID PLAT OF SHERWOOD FOREST, EXCEPTING THAT PORTION OF SAID LOTS 3 AND 4 DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE WEST LINE OF LOT 4, BLOCK 7, SHERWOOD FOREST AS AFORESAID, AND THE SOUTH LINE OF N.E. 85TH STREET; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE WEST LINE OF SAID LOT 4, DISTANCE OF 56.51 FEET TO AN IRON PIPE, BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE IN A SOUTHERLY DIRECTION AT AN ANGLE TO THE LEFT OF 24°14'30", WITH THE AFOREMENTIONED WEST LINE OF SAID LOT 4, A DISTANCE OF 84.48 FEET TO THE DRILL HOLE IN A CONCRETE SEA WALL ON THE SOUTHERLY BOUNDARY OF SAID LOTS 3 AND 4 ON THE PRESENT NORTH BANK OF LITTLE RIVER; THENCE IN A WESTERLY DIRECTION ALONG CONCRETE SEA WALL, A DISTANCE OF 37.93 FEET ACROSS CUT IN SAID CONCRETE SEAWALL WHICH IS ALSO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 4, PRODUCED; THENCE NORTHEASTERLY ALONG THE WEST, LINE OF SAID OF LOT 4 A DISTANCE OF 92.50 FEET, TO THE POINT OF BEGINNING.
PARCEL 3: A CERTAIN PARCEL OF LAND IN THE NORTHEAST CORNER OF LOT 5, BLOCK 7, SHERWOOD FOREST, AS RECORDED IN PLAT BOOK 14, PAGE 30, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT THE INTERSECTION OF THE EAST LOT LINE OF SAID LOT 5 WITH THE SOUTH LINE OF N.E. 85TH STREET, WHICH IS A CURVE HAVING A RADIUS OF 245 FEET AND A CENTRAL ANGLE OF 85°07'13" FOR A POINT OF BEGINNING; THENCE RUN IN A SOUTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 56.51 FEET, TO AN IRON PIPE; THENCE IN A NORTHERLY DIRECTION AT AN ANGLE OF 24°14'30" TO THE LEFT WITH THE SAID LOT LINE DISTANCE, OF 60.58 FEET TO AN IRON PIPE IN THE SOUTH LINE OF N.E. 85TH STREET, THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF N.E. 85TH STREET, BEING A CURVE SOUTHEASTERLY DIRECTION ALONG THE SOUTH LINE OF N.E. 85TH STREET, BEING A CURVE HAVING A RADIUS OF 245 FEET TO AN ARC DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.
CONTAINING: 30,430.00 SQUARE FEET, MORE OR LESS, BY CALCULATIONS.
- THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.



LOCATION MAP
NOT TO SCALE

FOLIO: 18--3207--049--0740

PROPERTY ADDRESS: 400 NE 85 STREET, EL PORTAL, FL 33138

- THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES.ABSTRACT NOT REVIEWED.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- EASEMENTS AS SHOWN ARE PER PLAT BOOKS, UNLESS OTHERWISE NOTED.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON. HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- THE SURVEYOR DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
- OWNERSHIP SUBJECTS TO OPINION OF TITLE.
- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SET PLAT IN DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY TOWNSHIP MAPS.
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT
- NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN. THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 120640 VILLAGE OF EL PORTAL, MIAMI-DADE COUNTY, FLORIDA; MAP NO. 0302, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTENDED TO ANY UNNAMED PARTY:

— JERILYN KOBRICK

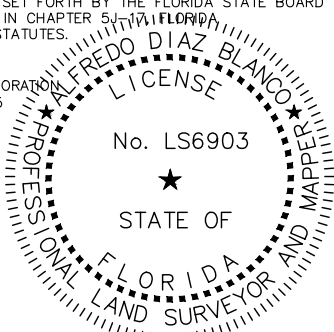
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS "SPECIFIC PURPOSE" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLES WITH THE STANDARDS OF PRACTICES SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 5, PART 1, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO 472.027, FLORIDA STATUTES.

PEGASUS LAND SURVEYORS INC., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB 8025

BY:
Alfredo Diaz
Registered PSM. LS 6903 State of Florida

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.



SPECIFIC PURPOSE

400 NE 85 STREET, EL PORTAL, FL 33138

JERILYN KOBRICK

PEGASUS LAND SURVEYORS INC.

9551 NW 26th Place
Sunrise, Florida 33322
Ph. 305-409-9291

Certificate of Authorization LB# 8025

JOB No.: 250423

FIELD WORK: V.C

DRAWN BY: R.D.

CHECKED BY: A.D.

SHEET: 1/1