

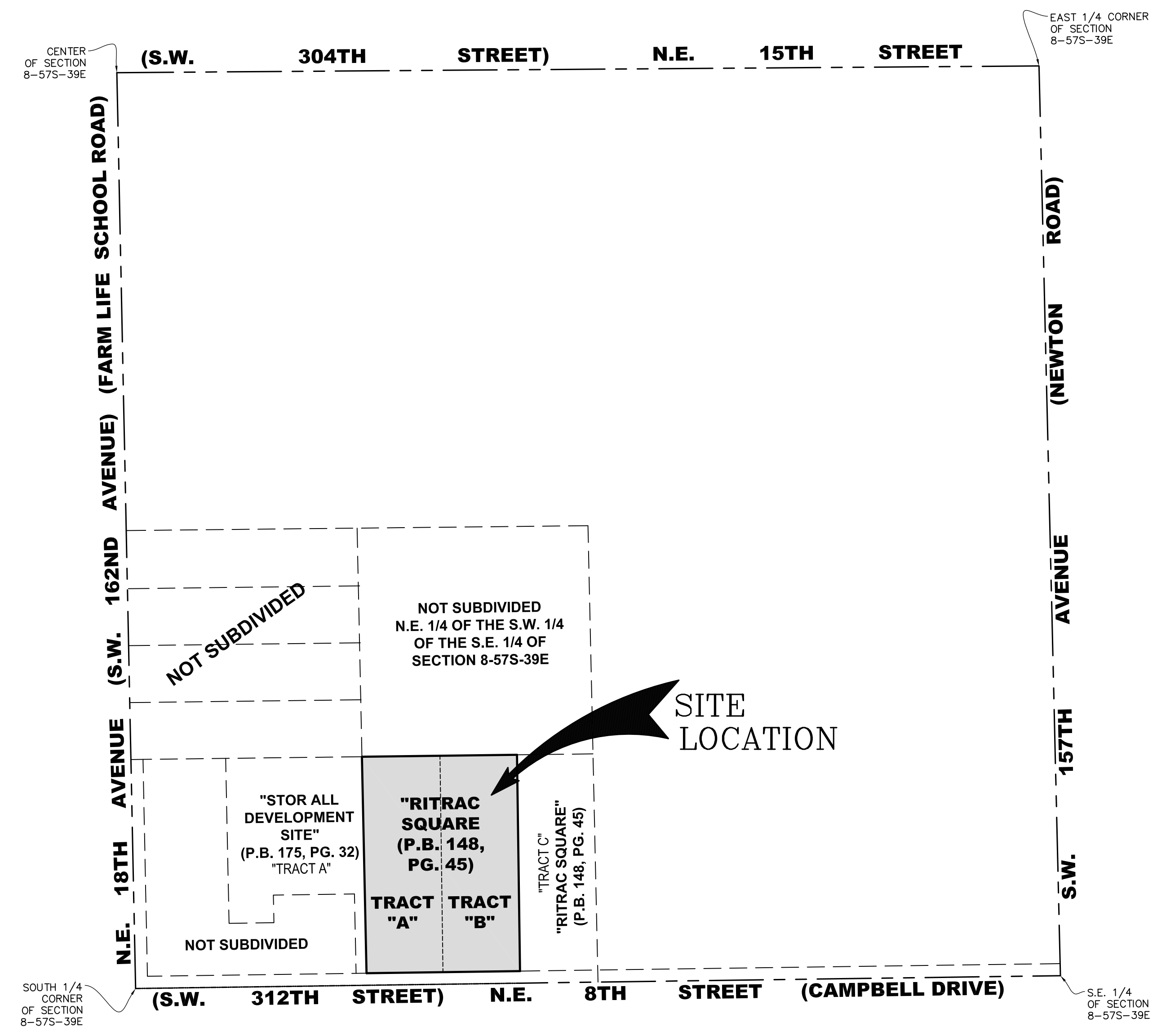
FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-8472
FAX. (305) 470-2805

THESE DRAWINGS AND SPECIFICATIONS CONTAIN THE ORIGINAL AND CREATIVE ARTISTRY OF FORD, ARMENTEROS & FERNANDEZ (FA&F) AND ARE ENTITLED TO COPYRIGHT PROTECTION. THEY ARE AND SHALL REMAIN THE PROPERTY OF FA&F AND SHALL NOT BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR USED FOR ANY PURPOSE OTHER THAN THE PROJECT FOR WHICH THEY ARE MADE BY FA&F. WHETHER SUCH PROJECT IS EVER EXECUTED, THEY CAN NOT BE USED ON OTHER PROJECTS EXCEPT BY PRIOR WRITTEN AGREEMENT FROM FA&F AND APPROPRIATE COMPENSATION TO FA&F.

No.	DATE	DESCRIPTION	BY	APP.

KATZ BARRON VACANT LOT
ALTA/NSPS LAND TITLE SURVEY
SURVEYOR'S NOTES, TITLE NOTES, SURVEYOR'S CERTIFICATE, AND LOCATION MAP
URBACON ACQUISITIONS LIMITED
PROJECT LOCATION: SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

SCALE: AS SHOWN
DRAWN BY: P.P./R.R.
DATE: MAY 25th, 2022
PROJECT No: 22-021-0364
SHEET: 1 OF 2



LOCATION AND VICINITY MAP
S.E. 1/4, OF SECTION 8, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
CITY OF HOMESTEAD, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)

LEGAL DESCRIPTION:

Tracts A and B of RITRAC SQUARE, as recorded in Plat Book 148, Page 45, according to the plat thereof, of the Public Records of Miami-Dade County, Florida.

NOTE:
THE SURVEY DRAWING AND THE TITLE REVIEW NOTES SHOWN HEREIN ARE ONE IN THE SAME, ONE CANNOT BE USED WITHOUT THE OTHER. ANY DEVIATION BETWEEN THE SURVEY DRAWING AND TITLE REVIEW NOTES SHALL BE REPORTED TO THE SIGNING ENTITY SHOWN HEREIN.

NOTE:
THERE ARE NOT UNUSUAL ELEMENTS OF USE OR POSSESSION AFFECTING SAID PREMISES (CEMETERIES, PARKS, ETC.)

SURVEYOR'S NOTES:

- The herein captioned Property was surveyed and described based on the Legal Description as shown on Exhibit "A" of the Title Commitment prepared by CHICAGO TITLE INSURANCE COMPANY, Order Number: 10416854, Issuing Office File Number: 21151001, Commitment Date: 01/11/2022 at 11:00 PM, furnished by client.
- There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, Florida, Examination of TITLE COMMITMENT was performed to determine recorded instruments, if any affecting this property.
- Accuracy:
The accuracy obtained by field measurement and office calculation of a closed geometric figure meets and exceeds 1 foot in 10,000 feet.

The elevations as shown are based on a closed level between the two benchmark noted below. The calculated value of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles between the two control points being tested.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
- Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.
- 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.
- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- Ownership subject to OPINION OF TITLE.
- Area of Property: 280,217.85 Square Feet or 6.43 Acres more or less.
- Type of Survey: ALTA / NSPS Land Title Survey
- North arrow direction and Bearings shown hereon are based on assumed value of N89°12'25"E, along the Center Line of N.E. 8th Street (S.W. 312th Street), as shown on Plat Book 148, Page 45 of the Public Records of Miami-Dade, Florida.
- Elevations are based on: National Geodetic Vertical Datum, 1929. (N.G.V.D. 1929).
- Miami-Dade County Bench Mark Used: R-743-R Elevation: 7.86' (N.G.V.D.1929)

Bench Mark Location:
S.W. 312th Street ----- 33' South of Center Line
S.W. 162nd Avenue -----72' West of Center Line
Bench mark is a PK Nail and aluminum washer in concrete sidewalk.

Miami-Dade County Bench Mark Used: R-741 Elevation: 10.36' (N.G.V.D.1929)

Bench Mark Location:
S.W. 312th Street ----- 31' North of Center Line
C-103 Canal -----27' East of Center Line
Bench mark is a Brass bar at East end of concrete barrier of bridge over C-103 canal.
- Property Address:
Parking Lot
S.W. 312th Street and S.W. 162nd Avenue
Homestead, FL 33033
- Flood Zone: "X" - "AH"
Base Flood Elev.= N/A - 5.0'
Panel Number: 12086C0727L
Community Number: 120645 (CITY OF HOMESTEAD)
Date: September 11, 2009.
- This ALTA / NSPS Land Title Surveys, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party.
 - Urbacon Acquisitions Limited, a corporation formed under the laws of the Province of Ontario, Canada
 - Chicago Title Insurance Company
 - Katz, Barron, Friedberg, English & Alen, P.A. (d/b/a Katz Barron)
 -
- Field Book: A-625, 50-53 Project No.: 22-021-0364 Data Collector File: Katz Barron.txt
- This Map of Survey is intended to be displayed at a scales of One inch equals 250 feet (Location and Vicinity Map) and One inch equals 40 feet (Sketch of Survey) or smaller.
- The Subject Property has direct access to N.E. 8th Street (S.W. 312th Street), a Public Dedicated Right-of-way.

SURVEYOR'S CERTIFICATE:

Certified To: Urbacon Acquisitions Limited, a corporation formed under the laws of the Province of Ontario, Canada, Chicago Title Insurance Company and Katz, Barron, Friedberg, English & Alen, P.A. (d/b/a Katz Barron)

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, 3, 4, 5, 8, 11(b), 17 and 19 of Table A thereof.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.052 (Formerly 61G17-6), Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

The field work was completed on May 23rd, 2022
Date of Plat or Map: May 25th, 2022

FORD, ARMENTEROS & FERNANDEZ, INC., LB#6557
Original Field Work Survey Date: May 23rd, 2022
Revision Date:

By: Ricardo Rodriguez, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No. 5936

TITLE REVIEW NOTES:

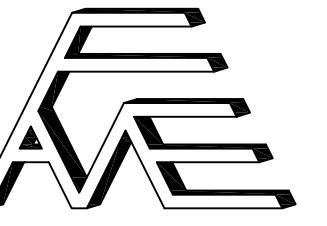
All the following documents listed under SCHEDULE BII, of Title Commitment prepared by CHICAGO TITLE INSURANCE COMPANY, Order Number: 10416854, Issuing Office File Number: 21151001, Commitment Date: 01/11/2022 at 11:00 PM, furnished to the undersigned to show any matter affecting the subject property.

LIST OF DOCUMENTS:

- Easement and restrictions set out in RITRAC SQUARE as recorded in Plat Book 148, Page 45, of the Public Records of Miami-Dade County, Florida. (DOES APPLY, ANY MATTER WHICH MAY BE PLOTTABLE IS SHOWN HEREON).
- Ordinance 94-01-10 City of Homestead recorded May 5, 1994 in Official Records Book 16351, Page 2520. (DOES APPLY, HOWEVER NOT PLOTTABLE).
- Covenants and easements contained in that Reciprocal Access Easement Agreement recorded April 4, 2022 in Official Records Book 33108, Page 281. (DOES APPLY AS SHOWN HEREON).

NOTE: All recording references in this form shall refer to the public records of Miami-Dade County, Florida, unless otherwise noted.

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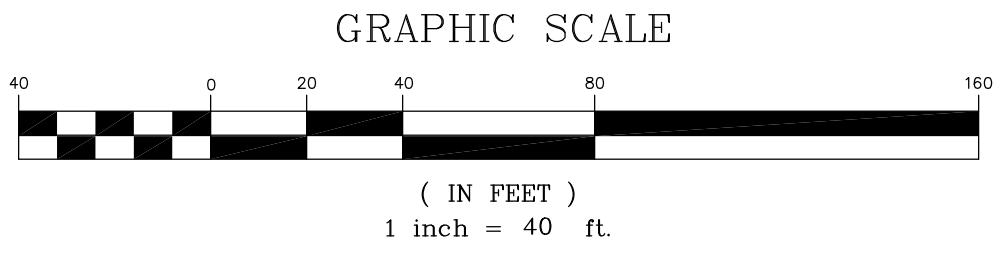
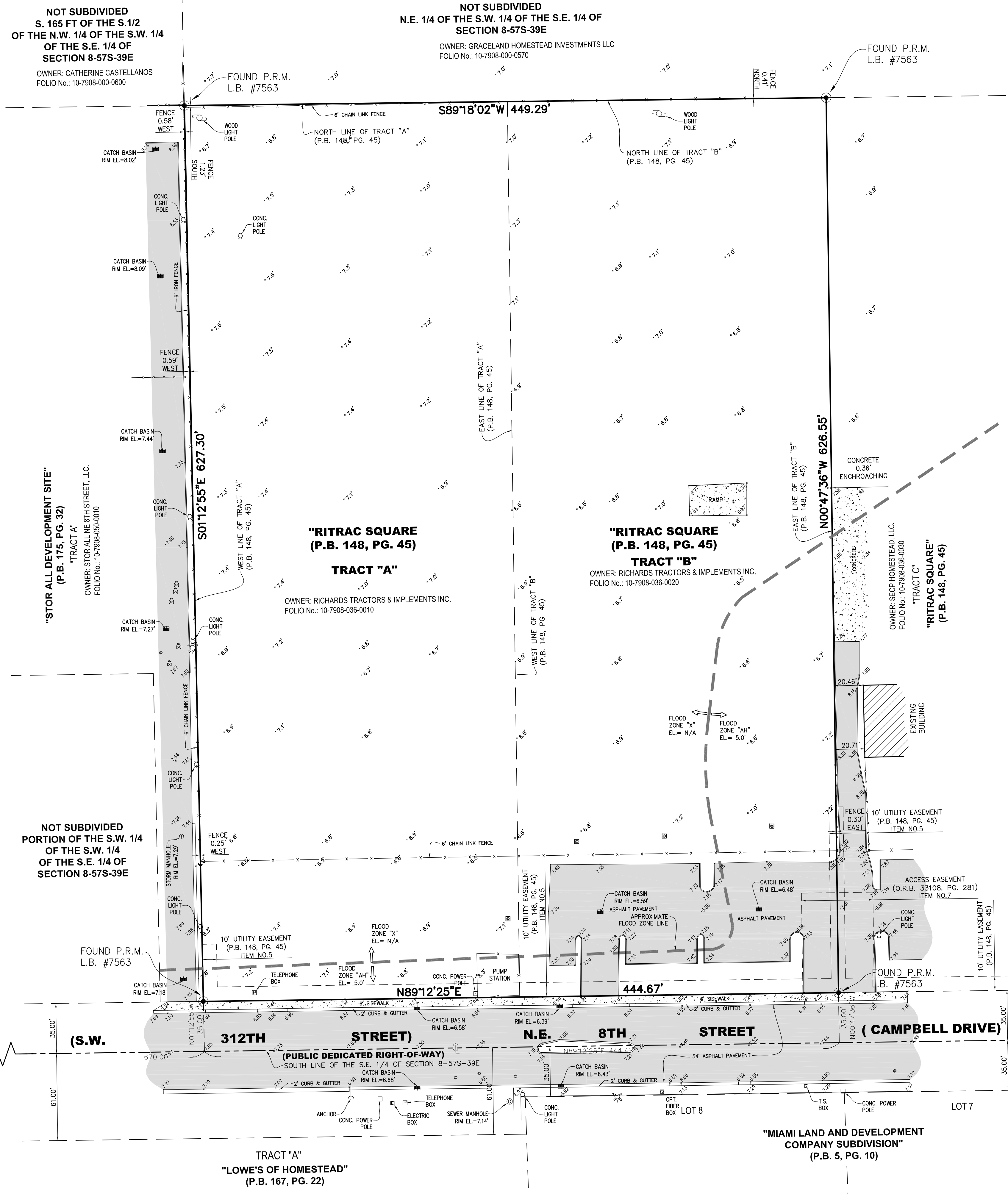
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NO.	DATE	DESCRIPTION	BY	APP.

PROJECT LOCATION: SECTION 8, TOWNSHIP 27 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA

KATZ BARRON VACANT LOT
 ALTANSIPS LAND TITLE SURVEY
 SKETCH OF BOUNDARY SURVEY AND LEGEND
 URBACON ACQUISITIONS LIMITED
 CLIENT ADDRESS: 801 FORDS DEER BLVD, CORAL GABLES, FL 33134

SCALE: 1" = 40'
 DRAWN BY: P.P. / R.R.
 DATE: MAY 25th, 2022
 PROJECT No: 22-021-0364
 SHEET: 2 OF 2



SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE	MEAS.		MEASURED
		BELLSOUTH TELEPHONE BOX	N. & D.		NAIL AND DISC
		BENCHMARK	O/A		ON LINE
		CABLE BOX	P.B.		PLAT BOOK
		CATCH BASIN	P.C.		POINT OF CURVATURE
		CLEAR	P.C.P.		PERMANENT CONTROL POINT
		CLEAN OUT VALVE	PAGE		PAGE
		CHAIN LINK FENCE	P/L		PROPERTY LINE
		CONCRETE	P.R.M.		PERMANENT REFERENCE MONUMENT
		CONCRETE BLOCK STRUCTURE	REC.		RECORDED INFORMATION
		CONCRETE LIGHT POLE	R/W		RIGHT OF WAY
		CONCRETE POWER POLE	SEC.		SECTION
		CONTROL VALVE			SECTION CORNER
		DRAINAGE MANHOLE			SEWER MANHOLE
		DRILL HOLE			SIGN
		DUAL POLE SIGN			SPRINKLER VALVE
		ELECTRIC BOX			SQUARE CUT AND NAIL
		ELECTRIC METER			STORM MANHOLE
		ELECTRIC WIRE OVERHEAD			STREET LIGHT BOX
		ELEVATION (EXISTING)			STREET SIGN
		ELEVATION (PROPOSED)			TELEPHONE BOX
		FINISHED FLOOR			TELEPHONE MANHOLE
		FIRE HYDRANT			TRAFFIC SIGNAL
		FIRE MAIN VALVE			TRAFFIC SIGNAL BOX
		FLUOROPOLYMER LIGHT COMPANY MANHOLE			VALVE
		FORCE MAIN VALVE			WATER METER
		FOUND			WATER VALVE
		GARAGE			WELL
		GAS MANHOLE			WOOD FENCE
		GAS METER			WOOD POWER POLE
		GAS VALVE			ASPHALT
		GUARD POST			BRICK
		IRON FENCE			CONCRETE
		IRON PIPE			TILE
		LIMITED ACCESS RIGHT OF WAY			
		MAIN SEWER VALVE			
		MAIL BOX			

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