

	LOTS 5 AND 6 PROPERTY ADDRESS: 340 CATALONIA A OPRAL CAPITOR FIL
	CORAL GABLES FL FOLIO NUMBER: 03-4117-005-6940. PROPERTY AREA: 7,9 98 ± Sq.ft. (0 .1 84 ACI
	LOTS 7 AND 8
	PROPERTY ADDRESS: 330 CATALONIA A CORAL GABLES FL FOLIO NUMBER: 03-4117-005-6950.
	PROPERTY AREA: 7,998 ± Sq.ft. (0.184 AC
	LOTS 9 AND 10 PROPERTY ADDRESS: 322 CATALONIA A CORAL GABLES FL
	FOLIO NUMBER: 03-4117-005-6970. PROPERTY AREA: 7,9 98 ± Sq.ft. (0 .1 84 ACI
340 CATALONIA AVENUE	330 CATALONIA /
NOTES REGARDING TITLE COMMITMENT	NOTES REGARDING TI
ROPERTY ADDRESS: 340 CATALONIA AVENUE, CORAL GABLES FL, 33134 OLIO NUMBER: 03-4117-005-6940.	PROPERTY ADDRESS: 330 CATALONIA CORAL GABLES FOLIO NUMBER: 03-4117-005-695
EGAL DESCRIPTION:	LEGAL DESCRIPTION:
OTS 5 AND 6, BLOCK 28, CORAL GABLES, CRAFTS SECTION, CCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT OOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	LOTS 7 AND 8, BLOCK 28, CORA ACCORDING TO THE PLAT THERE BOOK 10 AT PAGE 40 OF THE PU COUNTY FLORIDA.
THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE ASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF ITLE COMMITMENT ORDER NUMBER 8990187, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE IATE OF 10/22/2021 AT 8:00 A.M., REVISION No. 7/16/2021; 1/12/2021	THIS ALTAINSPS LAND TITLE SU EASEMENTS AND RIGHTS-OF-WAYS TITLE COMMITMENT OF DER NUM CHICAGO TITLE INSURANCE COMP DATE OF 10/22/2021 AT 8:00 A.M REV
IOTES REGARDING SCHEDULE B-II	NOTES REGARDING SCHEDULE B-II 6. RESTRICTIONS, COVENANTS, CO
RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.	6. RESTRICTIONS, COVENANTS, CO OTHER MATTERS AS CONTAINED GABLES CRAFTS SECTION, REC PAGE 40, OF THE PUBLIC RECO FLORIDA - AFFECTS PROPERTY ITEM IS NOW SHOWN AS "INTE MOST CURRENT TITLE COMMITMEN
EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY, PLOTTED ON SURVEY.	7. EASEMENT RECORDED IN DEED THE PUBLIC RECORDS OF MIAI AFFECTS PROPERTY, PLOTTED ON S
EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT)	8. EASEMENTS AND THE TERMS A. THE EASEMENTS AS SET FOR RECORDED IN DEED BOOK 13. AFFECT PROPERTY, AND DEED BE SUBSEQUENTLY AMENDED - A ON SURVEY (DEED BOOK 1304 FROM THE MOST CURRENT TITLE CO
300 CATALONIA AVENUE	341 MALAGA AN
NOTES REGARDING TITLE COMMITMENT	NOTES REGARDING TI
ROPERTY ADDRESS: 300 CATALONIA AVENUE, CORAL GABLES FL, 33134 OLIO NUMBER: 03-4117-005-7010	PROPERTY ADDRESS: 341 MALAGA AV CORAL GABLES FOLIO NUMBER: 03-4117-005-708
EGAL DESCRIPTION:	LEGAL DESCRIPTION:
OT 15 AND THE EAST 1/2 OF LOT 14, BLOCK 28, CORAL GABLES, RAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS ECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC ECORDS OF MIAMI-DADE COUNTY FLORIDA.	LOTS 26 AND 27, BLOCK 28, COR ACCORDING TO THE PLAT THERE BOOK 10 AT PAGE 40 OF THE PU COUNTY FLORIDA.
THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE ASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF ITLE COMMITMENT OR DER NUMBER 9224053, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE INTE OF 10/22/2021 AT 8:00 A.M.	THIS ALTAINSPS LAND TITLE SU EASEMENTS AND RIGHTS-OF-WAYS TITLE COMMITMENT OR DER NUN CHICAGO TITLE INSURANCE COMP. DATE OF 10/22/2021 AT 8:00 A.M. 11/12/2021.
. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND	NOTES REGARDING SCHEDULE B-II
OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.	6. RESTRICTIONS, COVENANTS, CO OTHER MATTERS AS CONTAINE GABLES CRAFTS SECTION, REC PAGE 40, OF THE PUBLIC RECO FLORIDA - AFFECTS PROPERTY ITEM IS NOW SHOWN AS "INTE
EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY, PLOTTED ON SURVEY.	MOST CURRENT TITLE COMMITMEN 7. EASEMENT RECORDED IN DEED THE PUBLIC RECORDS OF MIAI AFFECTS PROPERTY, PLOTTED ON S
EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT)	8. EASEMENTS AND THE TERMS A THE EASEMENTS AS SET FOR RECORDED IN DEED BOOK 13 AFFECT PROPERTY, AND DEED BE SUBSEQUENTLY AMENDED - A ON SURVEY (DEED BOOK 1304 FROM THE MOST CURRENT TITLE CO
317 MALAGA AVENUE	309 MALAGA
NOTES REGARDING TITLE COMMITMENT	NOTES REGARDING TI
ROPERTY ADDRESS: 317 MALAGA AVENUE, CORAL GABLES FL, 33134	PROPERTY ADDRESS: 309 MALAGA AV CORAL GABLES
OLIO NUMBER: 03-4117-005-7040. EGAL DESCRIPTION:	FOLIO NUMBER: 03-4117-005-703 LEGAL DESCRIPTION:
OT 20 AND THE WEST 1/2 OF LOT 19, BLOCK 28, CORAL ABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, S RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC DECORDS OF MIAMI-DADE COUNTY FLORIDA.	LOT 18 AND THE EAST 1/2 OF LOT CRAFTS SECTION, ACCORDING TO RECORDED IN PLAT BOOK 10 A RECORDS OF MIAMI-DADE COUNTY FLO
HIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE ASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990308, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE TATE OF 10/22/2021 AT 8:00 A.M REVISION No. 2 - NOVEMBER 2, 2021.	THIS ALTAINSPS LAND TITLE SU EASEMENTS AND RIGHTS-OF-WAYS TITLE COMMITMENT OR DER NUM CHICAGO TITLE INSURANCE COMP DATE OF 10/22/2021 AT 8:00 A.M.
OTES REGARDING SCHEDULE B-II	NOTES REGARDING SCHEDULE B-II 6. RESTRICTIONS, COVENANTS, CO
. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.	OTHER MATTERS AS CONTAINED GABLES CRAFTS SECTION, REC PAGE 40, OF THE PUBLIC RECO FLORIDA - AFFECTS PROPERTY ITEM IS NOW SHOWN AS "INTE MOST CURRENT TITLE COMMITMEN
EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY, PLOTTED ON SURVEY.	7. EASEMENT RECORDED IN DEED THE PUBLIC RECORDS OF MIAI AFFECTS PROPERTY, PLOTTED ON S 8. EASEMENTS AND THE TERMS A
	U. LAULIVILINI O ANU INE TERIVIO A

EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT)

ALTA/NSPS LAND TITLE SURVEY				
	PROPERTY INFORMATION			
NBLES FL, 33134	 LOT 16 AND 17 314 CATALONIA AVENUE, CORAL GABLES FL, 33134 03-4117-005-6990. ± Sq.ft. (0.184 ACRES) LOT 16 AND 17 PROPERTY ADDRESS: 301 MALAGA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7020 PROPERTY AREA: 7,977 ± Sq.ft. (0.183 ACRES) 	 LOT 21 AND THE EAST 1/2 OF LOT 22 PROPERTY ADDRESS: 323 MALAGA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7050. PROPERTY AREA: 5,998 ± Sq.ft. (0.138 ACRES) LOT 26 AND 27 PROPERTY ADDR FOLIO NUMBER: PROPERTY AREA 		
	310 CATALONIA AVENUE, PROPERTY ADDRESS: 309 MALAGA AVENUE, CORAL GABLES FL, 33134 CORAL GABLES FL, 33134 CORAL GABLES FL, 33134 03-4117-005-7000. FOLIO NUMBER: 03-4117-005-7030.	• THE WEST 1/2 OF LOT 22 AND LOT 23 PROPERTY ADDRESS: 325 MALAGA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7060. PROPERTY AREA: 5,998± Sq.ft. (0.138 ACRES)		
	300 CATALONIA AVENUE, PROPERTY ADDRESS: 317 MALAGA AVENUE, CORAL GABLES FL, 33134 CORAL GABLES FL, 33134 CORAL GABLES FL, 33134 03-4117-005-7010 FOLIO NUMBER: 03-4117-005-7040.	 LOT 24 AND 25 PROPERTY ADDRESS: 333 MALAGA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7070. PROPERTY AREA: 7,998 ± Sq.ft. (0.184 ACRES) 		
LONIA AVENUE	322 CATALONIA AVENUE	314 CATALONIA AVENUE		
ING TITLE COMMITMENT	NOTES REGARDING TITLE COMMITMENT	NOTES REGARDING TITLE COMMITMENT		
TALONIA AVENUE, GABLES FL, 33134 7-005-6950.	PROPERTY ADDRESS: 322 CATALONIA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-6970. LEGAL DESCRIPTION:	PROPERTY ADDRESS:314 CATALONIA AVENUE, CORAL GABLES FL, 33134FOLIO NUMBER:03-4117-005-6990.LEGAL DESCRIPTION:		
3, CORAL GABLES, CRAFTS SECTION, THEREOF, AS RECORDED IN PLAT THE PUBLIC RECORDS OF MIAMI-DADE	LOTS 9 AND 10, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	LOTS 11 AND 12, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.		
TLE SURVEY REFLECTS PLOTTABLE -WAYS SHOWN IN SCHEDULE B-II OF ER NUMBER 8990120, ISSUED BY COMPANY, HAVING AN EFFECTIVE .M REVISION 7/16/2021; 11/12/2021 E B-II	THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990083, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/2 2/202 1 AT 8:00 A.M. NOTES REGARDING SCHEDULE B-II	THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT O RD ER NUMBER 8989736, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/2 2 /202 1 AT 8:00 A.M. NOTES REGARDING SCHEDULE B-II		
TS, CONDITIONS, EASEMENTS AND DNTAINED ON THE PLAT OF CORAL DN, RECORDED IN PLAT BOOK 10, C RECORDS OF MIAMI-DADE COUNTY, DPERTY BUT NOT PLOTTABLE (THIS S "INTENTIONALLY DELETED" IN THE IMITMENT.	6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.	6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.		
DEED BOOK 839, AT PAGE 106, OF OF MIAMI-DADE COUNTY, FLORIDA - TED ON SURVEY.	 7. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY, PLOTTED ON SURVEY. 8. EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO 	 7. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY, PLOTTED ON SURVEY. 8. EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO 		
ERMS AND CONDITIONS RELATED TO ET FORTH IN THOSE INSTRUMENTS DOK 1304, AT PAGE 1, DOES NOT DEED BOOK 1304, PAGE 9, AS MAY DED - AFFECTS PROPERTY, PLOTTED DK 1304 AT PAGE 1 WAS DELETED TITLE COMMITMENT)	THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT)	THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT)		
AGA AVENUE	333 MALAGA AVENUE	325 MALAGA AVENUE		
ING TITLE COMMITMENT	NOTES REGARDING TITLE COMMITMENT	NOTES REGARDING TITLE COMMITMENT		
ILAGA AVENUE, GABLES FL, 33134 7-005-7080.	PROPERTY ADDRESS: 333 MALAGA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7070. LEGAL DESCRIPTION:	PROPERTY ADDRESS: 325 MALAGA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7060. LEGAL DESCRIPTION:		
8, CORAL GABLES, CRAFTS SECTION, THEREOF, AS RECORDED IN PLAT THE PUBLIC RECORDS OF MIAMI-DADE	LOTS 24 AND 25, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.	LOT 23 AND THE WEST 1/2 OF LOT 22, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.		
TLE SURVEY REFLECTS PLOTTABLE F-WAYS SHOWN IN SCHEDULE B-II OF FR NUMBER 8990154, ISSUED BY FCOMPANY, HAVING AN EFFECTIVE TO A.M REVISION NO. 7/16/2021 ;	THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990217, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/22/201 AT 8:00 A.M REVISION No. 7/16/2021 ; 11/12/2021 NOTES REGARDING SCHEDULE B-II	THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990246, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/22/2021 AT 8:00 A.M REVISION No. 2 - NOVEMBER 12, 2021. NOTES REGARDING SCHEDULE B-II		
TTS, CONDITIONS, EASEMENTS AND DNTAINED ON THE PLAT OF CORAL DN, RECORDED IN PLAT BOOK 10, C RECORDS OF MIAMI-DADE COUNTY, DPERTY BUT NOT PLOTTABLE (THIS S "INTENTIONALLY DELETED" IN THE IMITMENT.	6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.	6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.		
DEED BOOK 839, AT PAGE 106, OF OF MIAMI-DADE COUNTY, FLORIDA - TED ON SURVEY.	7. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY, PLOTTED ON SURVEY.	7. EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY, PLOTTED ON SURVEY.		
ERMS AND CONDITIONS RELATED TO ET FORTH IN THOSE INSTRUMENTS DOK 1304, AT PAGE 1, DOES NOT DEED BOOK 1304, PAGE 9, AS MAY DED - AFFECTS PROPERTY, PLOTTED DK 1304 AT PAGE 1 WAS DELETED TITLE COMMITMENT)	8. EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT).	8. EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT).		
LAGA AVENUE	301 MALAGA AVENUE	OVERALL LEGAL DESCRIPTION		
ING TITLE COMMITMENT	NOTES REGARDING TITLE COMMITMENT	LOT 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22		
LAGA AVENUE, GABLES FL, 33134 7-005-7030.	PROPERTY ADDRESS: 301 MALAGA AVENUE, CORAL GABLES FL, 33134 FOLIO NUMBER: 03-4117-005-7020 LEGAL DESCRIPTION:	26 AND 27, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORD THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA, MORE PARTIC DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 28		
OF LOT 19, BLOCK 28, CORAL GABLES, DING TO THE PLAT THEREOF, AS (10 AT PAGE 40 OF THE PUBLIC INTY FLORIDA. TLE SURVEY REFLECTS PLOTTABLE	LOTS 16 AND 17, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA. THIS ALTAINSPS LAND TITLE SURVEY REFLECTS PLOTTABLE	PLAT OF CORAL GABLES, CRAFTS SECTION; THENCE RUN NO. DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE BLOCK 28, FOR 429.78 FEET TO THE POINT OF CURVATURE OF A C CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS O FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC E OF 15.93 FEET THROUGH A CENTRAL ANGLE OF 91 DEGREES 15		
T-WAYS SHOWN IN SCHEDULE B-II OF TR NUMBER 8990339, ISSUED BY TCOMPANY, HAVING AN EFFECTIVE M.	EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT OR DER NUMBER 8990387, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF 10/22/2021 AT 8:00 A.M.	51 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 02 DEG MINUTES 48 SECONDS EAST, ALONG THE EAST LINE OF SAID BL FOR 180.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CONCAVE TO THE NORTH WEST AND HAVING A RADIUS OF 10.0 THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DIST 15.40 EEET THEOLOGY A CENTRAL ANGLE OF 88 DECREES 14 MINUT		

ONDITIONS, EASEMENTS AND D ON THE PLAT OF CORAL

CORDED IN PLAT BOOK 10, ORDS OF MIAMI-DADE COUNTY, BUT NOT PLOTTABLE (THIS ENTIONALLY DELETED" IN THE BOOK 839, AT PAGE 106, OF

AMI-DADE COUNTY, FLORIDA SURVEY. AND CONDITIONS RELATED T

THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT)

NOTES REGARDING SCHEDULE B-II

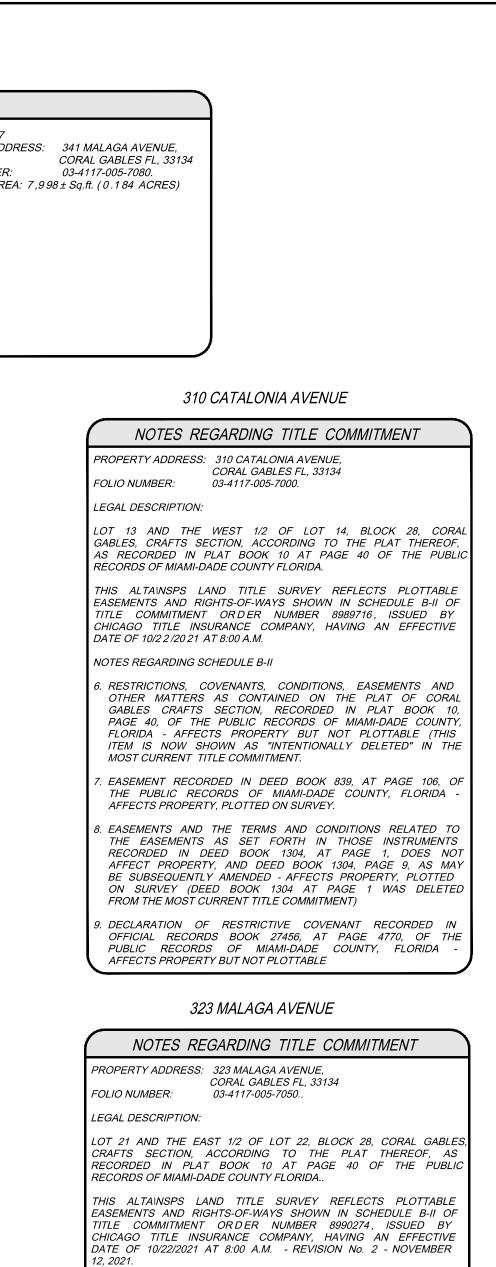
6. RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION. RECORDED IN PLAT BOOK 10 PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.

EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA -AFFECTS PROPERTY, PLOTTED ON SURVEY.

. EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT).

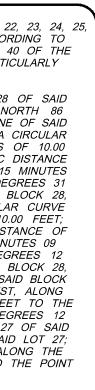
THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 15.49 FEET THROUGH A CENTRAL ANGLE OF 88 DEGREES 44 MINUTES 09 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 86 DEGREES 12 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF SAID BLOCK 28, FOR 470.22 FEET TO THE SOUTHWEST CORNER OF LOT 27, OF SAID BLOCK 28; THENCE NORTH 02 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF LOT 27 OF SAID BLOCK 28, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE NORTH 86 DEGREES 12 MINUTES 21 SECONDS EAST, ALONG THE NORTH LINE OF LOT 27 OF SAID BLOCK 28, FOR 40.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 27; THENCE NORTH 02 DEGREES 31 MINUTES 48 SECONDS WEST, ALONG THE WEST LINE OF LOT 5 OF SAID BLOCK 28, FOR 100.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 91,933 SQUARE FEET (2.110 ACRES)



NOTES REGARDING SCHEDULE B-II

- . RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF CORAL GABLES CRAFTS SECTION, RECORDED IN PLAT BOOK 10 PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA - AFFECTS PROPERTY BUT NOT PLOTTABLE (THIS ITEM IS NOW SHOWN AS "INTENTIONALLY DELETED" IN THE MOST CURRENT TITLE COMMITMENT.
- EASEMENT RECORDED IN DEED BOOK 839, AT PAGE 106, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA -AFFECTS PROPERTY, PLOTTED ON SURVEY.
- . EASEMENTS AND THE TERMS AND CONDITIONS RELATED TO THE EASEMENTS AS SET FORTH IN THOSE INSTRUMENTS RECORDED IN DEED BOOK 1304, AT PAGE 1, DOES NOT AFFECT PROPERTY, AND DEED BOOK 1304, PAGE 9, AS MAY BE SUBSEQUENTLY AMENDED - AFFECTS PROPERTY, PLOTTED ON SURVEY (DEED BOOK 1304 AT PAGE 1 WAS DELETED FROM THE MOST CURRENT TITLE COMMITMENT).



	PREPARED FOR: DRI/MAPLE CORAL GABLES LYING AND BEING IN SECTION 17, TOWNSHIP 54 SOUTH, RANGE 41 EAST
	CITY OF CORAL GABLES, MIAMI-DADE COUNTY , FLORIDA.
	DRAWN BY: R.J.G. CHECKED BY: J.G.H. JOB NUM.: 152193 DATE: 01/15/21 DATE: 01/18/2021 F.B. MD-23 , PG. 42
i	LEGAL DESCRIPTION
	LOTS 5 AND 6, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOTS 7 AND 8, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOTS 9 AND 10, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOTS 11 AND 12, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOT 13 AND THE WEST 1/2 OF LOT 14, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOT 15 AND THE EAST 1/2 OF LOT 14, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOTS 16 AND 17, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOT 18 AND THE EAST 1/2 OF LOT 19, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOT 20 AND THE WEST 1/2 OF LOT 19, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOT 21 AND THE EAST 1/2 OF LOT 22, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOT 23 AND THE WEST 1/2 OF LOT 22, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOTS 24 AND 25, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LOTS 26 AND 27, BLOCK 28, CORAL GABLES, CRAFTS SECTION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10 AT PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA.
	LYING IN BEING IN SECTION 17, TOWNSHIP 54 SOUTH RANGE 41 EAST, CITY OF CORAL GABLES, MIAMI-DADE

(ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION:

CERTIFY TO:

COUNTY FLORIDA.

CHICAGO TITLE INSURANCE COMPANY. DRI/MAPLE CORAL GABLES, L.L.C.

DIAMOND CORAL GABLES LLC DIAMOND REALTY INVESTMENTS, INC

THIS IS 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, 2, 3, 4, 5, 6, 7(A) 8, 9, 11, 13, 14, 16 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2021

HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

my my the

JÓSE G. HERNANDEZ, PRESIDENT PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA.

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON DECEMBER 7,202

> THIS IS A BOUNDARY SURVEY PROJECT NUMBER: MD-312-A SHEET NUMBER: 1 OF 2

