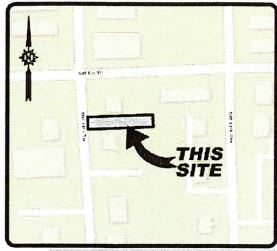
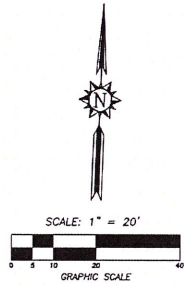


Exhibit 3

SKETCH OF BOUNDARY SURVEY OF: **740 N.W. 10TH TERRACE, FORT LAUDERDALE, FL.**



LOCATION MAP
NOT TO SCALE



VIEW 1
NOT TO SCALE

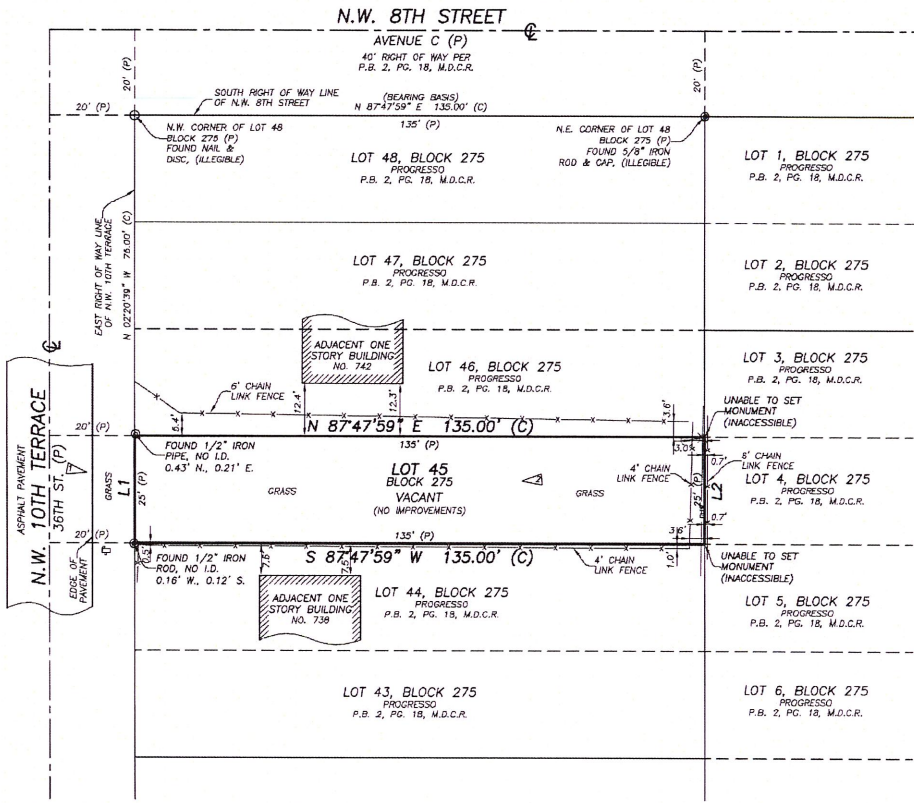


VIEW 2
NOT TO SCALE

- LEGEND:**
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - P.B. PLAT BOOK
 - PG. PAGE
 - I.D. IDENTIFICATION
 - (P) DENOTES INFORMATION BASED ON PLATS OF RECORD
 - L.B. LICENSED BUSINESS
 - (C) CALCULATED
 - ε CENTERLINE
 - L1 LINE NO. 1 (SEE LINE TABLE)
 - OHW- OVERHEAD WIRES
 - ☐ MAILBOX
 - ⊥ GUY ANCHOR
 - ⊥ WOOD POWER POLE
 - ⊥ BREAK IN SCALE
 - △ VIEW 1

LINE TABLE (C)

LINE	BEARING	DISTANCE
L1	N 02°20'39" W	25.00'
L2	S 02°20'39" E	125.00'



LEGAL DESCRIPTION:

LOT 45, OF BLOCK 275, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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 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.
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.
4. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
5. TREES, HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON. FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
6. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS. SUBSURFACE UTILITIES AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
7. 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.
8. THE PROPERTY SHOWN HEREON CONTAINS 0.08 ACRES (3,375 SQUARE FEET), MORE OR LESS.
9. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AH, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0389 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.

SURVEY NOTES (CONT.):

10. ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
11. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS LAND SURVEYORS 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. ECS LAND SURVEYORS 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 ECS LAND SURVEYORS DIRECTLY FOR VERIFICATION OF ACCURACY.
12. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.87°47'59"E, ALONG THE SOUTH RIGHT OF WAY LINE OF N.W. 8TH STREET AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.

THIS SURVEY IS CERTIFIED TO:

CITY OF FORT LAUDERDALE, CRA

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by
Javier De La Rocha
Date: 2023.03.29
10:02:35 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
ECS LAND SURVEYORS, INC. L.B. 7551
javier@ecsurveyors.com

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



3490 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414
L.B. 7551

SKETCH OF BOUNDARY SURVEY

LOT 45, LOCK 275
PROGRESSO
PLAT BOOK 2, PAGE 18, M.D.C.R.
740 N.W. 10TH TERRACE, FORT LAUDERDALE, FL. 33311

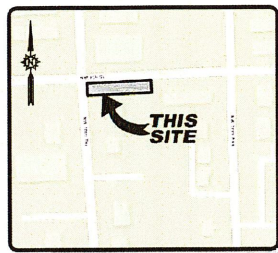
CITY OF FORT LAUDERDALE, CRA
CLIENT: LAUDERDALE, CRA
DATE: 03/28/23

DRAWN BY: J.E.C.
CHKD BY: JDLR
LAST FIELD DATE: 03/13/23

REVISIONS

JOB NO.
ECS3352
SHEET NO.
01
OF

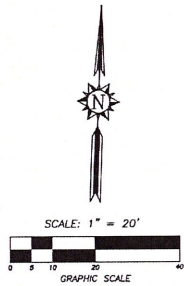
SKETCH OF BOUNDARY SURVEY OF: **N.W. 8TH STREET, FORT LAUDERDALE, FL.**



LOCATION MAP
NOT TO SCALE

LINE TABLE (C)

LINE	BEARING	DISTANCE
L1	N 02°20'39" W	25.00
L2	S 02°20'59" E	25.00

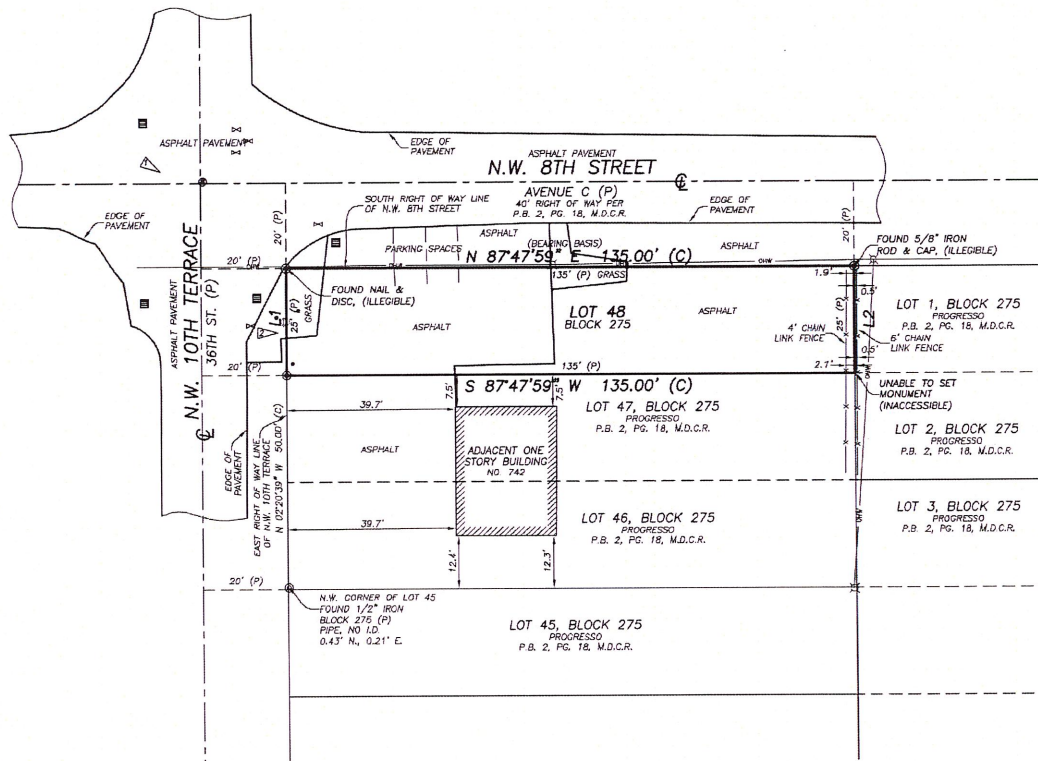


VIEW 1
NOT TO SCALE



VIEW 2
NOT TO SCALE

- LEGEND:
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
 - P.B. PLAT BOOK
 - P.C. PAGE
 - I.D. IDENTIFICATION
 - (P) IDENTITIES INFORMATION BASED ON PLATS OF RECORD
 - L.B. LICENSED BUSINESS
 - (C) CALCULATED
 - CL CENTERLINE
 - L1 LINE NO. 1 (SEE LINE TABLE)
 - OHW- OVERHEAD WIRES
 - CATCH BASIN
 - SANITARY SEWER MANHOLE
 - WOOD POWER POLE
 - WATER VALVE
 - FIRE HYDRANT
 - METAL BOLLARD
 - SET 5/8" IRON ROD & CAP, L.B. 7551 UNLESS OTHERWISE SPECIFIED
 - BREAK IN SCALE
 - VIEW 1



LEGAL DESCRIPTION:

LOT 48, OF BLOCK 275, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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- TREES, HEDGES, ORNAMENT PLANTS, IRRIGATION EQUIPMENT, WELLS AND LANDSCAPING NOT LOCATED OR SHOWN HEREON, FENCES AND WALL DIMENSIONS ARE APPROXIMATE.
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- THE PROPERTY SHOWN HEREON CONTAINS 0.08 ACRES (3,375 SQUARE FEET), MORE OR LESS.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AH, ELEVATION=6' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP 12011C 0369 H, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. MAP EFFECTIVE DATE: AUGUST 18, 2014.

SURVEY NOTES (CONT.):

- ECS LAND SURVEYORS, INC., DID NOT SEARCH THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS AFFECTING THE PROPERTY BEING SURVEYED. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
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THIS SURVEY IS CERTIFIED TO:
CITY OF FORT LAUDERDALE, FLA.

CERTIFICATE:

THIS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



Digitally signed by
Javier De La Rocha
Date: 2023.03.29
10:03:08 -04'00'

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA
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L.B. 7551

SKETCH OF BOUNDARY SURVEY

LOT 48, BLOCK 275

PROGRESSO
PLAT BOOK 2, PAGE 18, M.D.C.R.

N.W. 8TH STREET, FORT LAUDERDALE, FL 33311

CITY OF FORT LAUDERDALE, FLA.

DATE: 03/28/23

DRAWN BY: J.E.C.

CHECKED BY: JDLR

LAST FIELD DATE: 03/13/23

REVISIONS

JOB NO.

ECS3353

SHEET NO.

01

OF

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