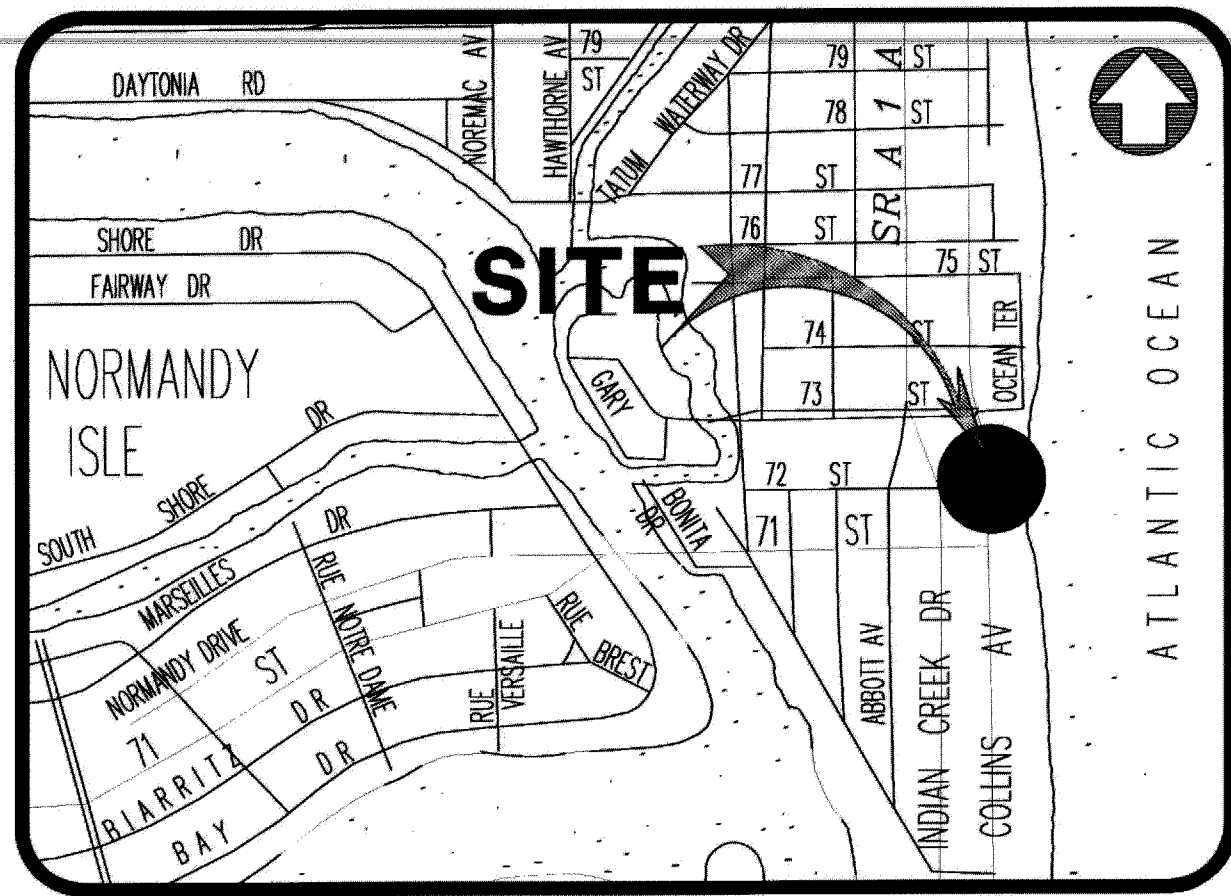
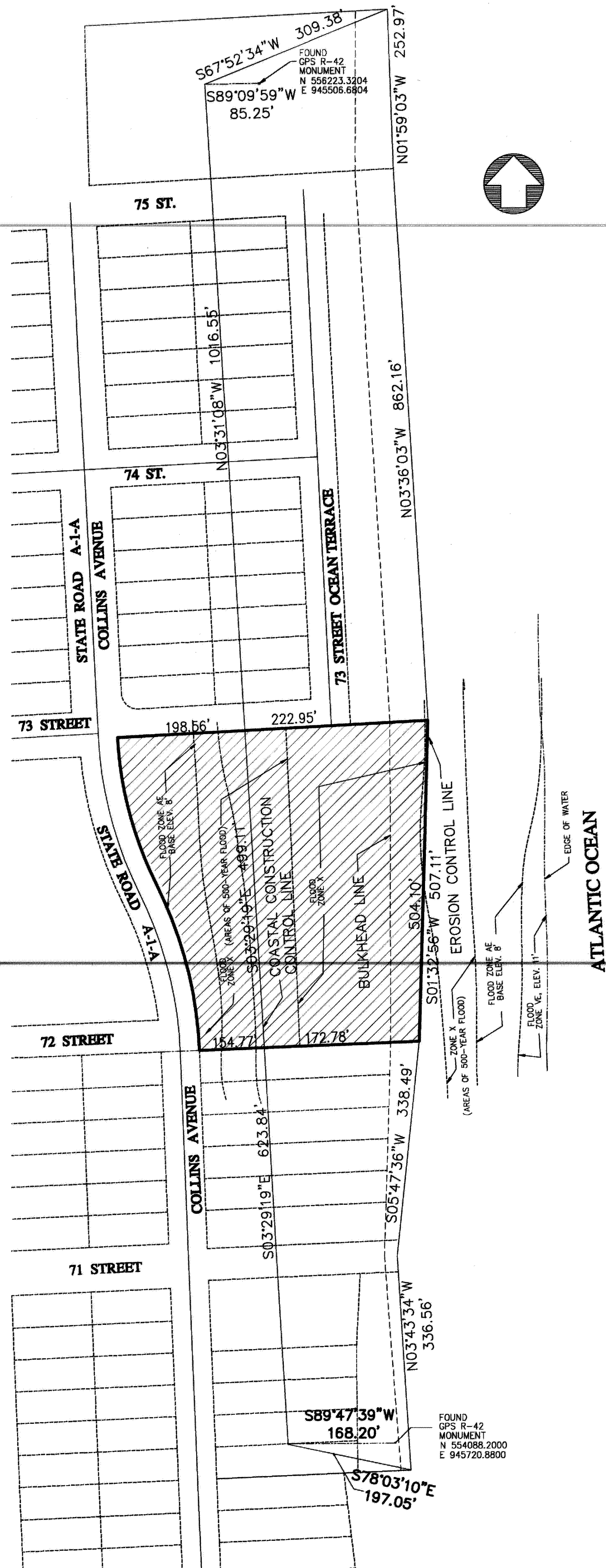


TOPOGRAPHIC SURVEY
of
NORTH SHORE PARK-BANDSHELL
7200 COLLINS AVENUE, CITY MIAMI BEACH
MIAMI- DADE COUNTY, FLORIDA
for
CITY OF MIAMI BEACH



VICINITY MAP
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF TOPOGRAPHIC SURVEY:

Field survey was completed on: January 12th, 2012.

2. GENERAL LEGAL DESCRIPTION OF THE SURVEYED PARCEL:

A portion Lot 8 being a portion of the original Government Lot 6, bounded on the South by the South line of Government Lot 6, on the North by a line 43 feet South of and parallel to the North right of way line of 73rd Street and its easterly extension, on the East by the Erosion Control line recorded in Plat Book 105, Page 62 and on the West by the East Right-of-Way line of Collins Avenue, recorded in Maintenance Map of State Road No. A-1-A, section 87060, of the Florida Department of Transportation, lying and being in Section 2, Township 53 East, Range 42 South, of the Public Records of Miami-Dade County, Florida.

3. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

4. SOURCES OF DATA:

As to vertical control:

By scale determination this property is located in Flood Zone X, Flood Zone AE, Base flood elevation 8.00 feet (N.G.V.D. 1929), as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0326, Suffix L, Revised Date: 09-11-2009.

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

Benchmark used: G-313
Elevation: 8.24 feet N.G.V.D. 1929 (6.68 feet Adjusted to N.A.V.D. 1988).
Location:
72th Street _____ 165' West of West curb.
US C & G Brass Disc in the N.E. corner of a sewer pumping station at center of a parking lot

Benchmark used: L-313
Elevation: 8.99 feet N.G.V.D. 1929 (7.43 feet Adjusted to N.A.V.D. 1988).
Location:
71 St.
INDIAN CREEK _____ 8.7' North of North curb of bridge.
COLLINS AVE. _____ 0.4 Mile West
US C & G Brass Disc in Top of North end of East abutment of bridge.

The vertical control element of this survey was derived from the NATIONAL AMERICAN VERTICAL DATUM of 1988.

Conversion factor used:
N.G.V.D. 1929-1.56 feet= N.A.V.D. 1988.

Approximate Tidal Datum Elevation as per Department of Environmental Protection, Tallahassee, Florida, Data Point 160, Epoch 1983-2001.
-Approximate Mean High Water Line Elevation 0.3 feet N.A.V.D. 1988
-Seasonal High Water Line Elevation 4.0 feet N.A.V.D. 1988

As to horizontal Control:

-The Erosion Control Line and Coastal Construction Control Line shown as per Plat Book 105, Page 62, Public Records of Miami-Dade County, Florida; and as per "Erosion control Line Bulkhead and Coastal Construction Control Line Map" of the City of Miami Beach, Florida, April 1997 Updated.

-Right of Way Map of Collins Avenue prepared by Post Buckley, et al, recorded in the Florida Department of Transportation Sec 87060-MISC-4 dated: 03-04-1996.

-Sketch of Survey prepared by City of Miami Beach Public Records Department, recorded in dwg # SM-2005B-B, dated 07-25-2005.

-Tree Types are determined to the best of our ability and should be confirmed by Botanist or a trained Specialist.

-North Arrow and Bearings shown hereon are based on an assumed value of N02°24'47"W along the Base line of Collins Avenue being based on the coordinate values of GPS monuments.

-The Following coordinate values of GPS monuments are North American Datum (NAD) 1983/1990 adjustment for the State Plane Coordinate System of the Florida East Zone.

Monument Identification: **FERRE**
Elevation: 4.163 feet (NGVD29)
Northing: 514217.371 feet
Easting: 926592.517 feet
Latitude: N25°44'45.606884"
Longitude: W80°10'42.374737"
Location:
Intersection of US-1 & Rickenbacker Causeway.
Brass Disc and is stamped "FERRE".

Monument Identification: **LO**
Elevation: 4.757 feet (NGVD29)
Northing: 522503.617 feet
Easting: 940194.944 feet
Latitude: N25°44'46°06.814671"
Longitude: W80°08'13.025994"
Location:
Intersection of Alton Road & Commerce Drive.
Brass Disc and is stamped "LO".

Monument Identification: **PULSE**
Elevation: 12.477 feet (NGVD29)
Northing: 531738.421 feet
Easting: 921721.244 feet
Latitude: N25°47'39.437607"
Longitude: W80°11'34.473653"
Location:
Intersection of N.E 19th Street & N.E 2nd Avenue.
Brass Disc and is stamped "PULSE".

Monument R-40
Elevation: 7.58 feet (N.A.V.D. 1988)
Northing: 556223.320 feet
Easting: 945506.680 feet

Monument R-42
Elevation: 10.84 feet (N.A.V.D. 1988)
Northing: 554088.149 feet
Easting: 945721.685 feet

5. ZONING INFORMATION:

Present Zoning : GU (Government Use)
Information furnished by City of Miami Beach Planning & Zoning Department.

6. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

7. This survey reflects the underground utility markings performed on the survey site by by HIGH TECH ENGINEERING, INC., located at 11140 S.W. 88th Street, Suite 100, Miami, Florida 33176, telephone number 305-412-0891. The underground utility markings were performed by HIGH TECH ENGINEERING ON JANUARY 15, 2012. Mr. Octavio Vidal of HIGH TECH ENGINEERING, INC., reviewed and approved this survey for accuracy of the information provided to J. Bonfill and Associates, Inc.
J. Bonfill and Associates, Inc. used this information in the preparation of this Survey.

8. CLIENT INFORMATION:

This Topographic Survey and the Survey Map resulting therefrom was prepared at the insistence of and certified to:

CITY OF MIAMI BEACH

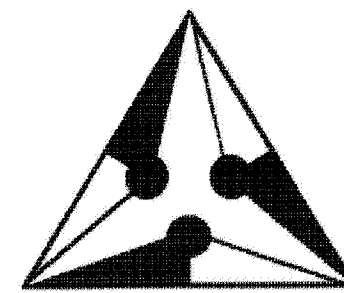
SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief. Further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB 3398

By: Juan J. Bonfill, P.S.M.
Professional Surveyor and Mapper Number No. LS 3179
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. Lots 40,41, and 42 are not a part of this survey.

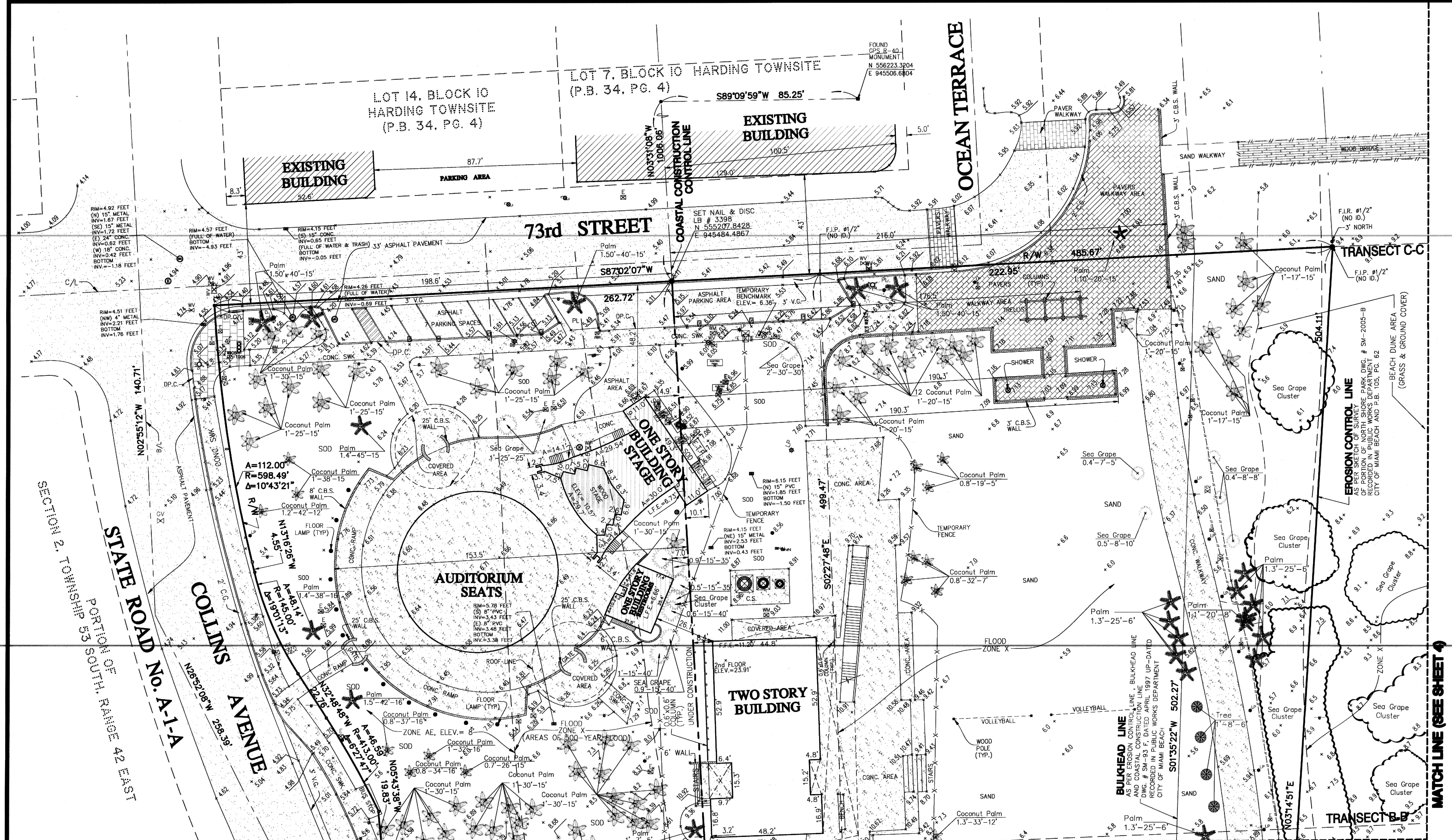


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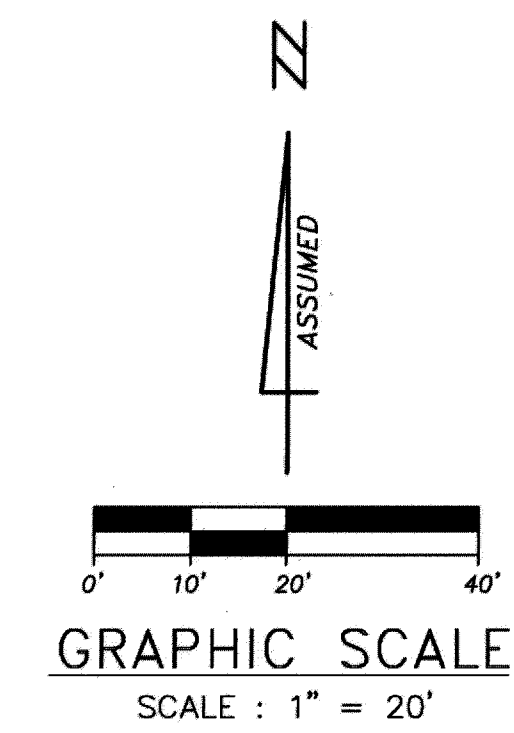
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07-0554 UP-DATE D.E.P. Req. 12-26-2007	J.J.
Rev. D.E.P. Req. 1 02-05-2008	E.F.
08-0454 UP-DATE (12-03-08)	D.H.
10-0207 ADD. TREE INFO (06-29-10)	
10-0207 TREE REV. (08-06-2010)	E.F.
12-0266 INVERTS INFO. W.M. & CO (09-24-2012)	J.S.

Proj:	07-0554
Job:	12-0266
Date:	09-24-2012
Drawn:	G.P., J.J., J.S.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET	1 OF 7



MATCH LINE (SEE SHEET 3)

MATCH LINE (SEE SHEET 4)



ABBREVIATIONS

A	Arc Length	F.R.	Found Rebar
A/C	Air Conditioner Pad	I.D.	Identification
ASPH.	Asphalt	INV.	Inverts
B.M.	Benchmark	L.F.E.	Lowest Floor Elevation
C.B.S.	Concrete Block Structure	M/L	Monument Line
C.G.	Curb & Gutter	P.B.	Plot Book
C/L	Center Line	P.C.P.	Permanent Control Point
C.L.F.	Chain Link Fence	P.G.	Page
CONC.	Concrete	P.L.	Property Line
C.S.	Concrete Slab	P/R.M.	Permanent Reference Monument
D.P.C.	Depression Curb	R/W	Right-of-Way Line
D.W.	Driveway	SWK	Sidewalk
E.T.P.	Electric Transformer Pad	T.B.M.	Temporary Benchmark
F.F.E.	Finished Floor Elevation	V.G.	Valley Gutter
F.I.P.	Found Iron Pipe		
F.N.D.	Found Nail & Disc		

⊗	Back Flow Preventer
CLP	Concrete Light Pole
MLP	Metal Light Pole
⊕	Guy Wire
⊕	Utility Power Pole
⊕	Fire Hydrant
⊕	Water Meter
⊕	Electric Box
⊕	Telephone Box

⊕	Sewer Manhole
—OUL—	Overhead Utility Lines
⊕	Light Pole
⊕	Gas Valve
⊕	Water Valve
⊕	Water Manhole
⊕	Telephone Manhole
⊕	Monitoring Well
⊕	Parking Meter

LEGEND

⊕	Unknown Manhole
⊕	Sewer Valve
⊕	Mail Box
⊕	Spot Elevation
⊕	Temporary Benchmark
⊕	Diameter-Height-Spread
⊕	Right-of-Way Lines
⊕	Property Corner
⊕	Traffic Sign

⊕	Catch Basin
⊕	Drainage Manhole
⊕	Irrigation Control Valve
⊕	C.B.S. Wall
⊕	Clean Out
⊕	Guard Pole
⊕	Chain Link Fence
⊕	Wood Fence

---	Underground Electric Line
---	Underground Water Line
---	Underground Gas Line
---	Underground Sewer Line
---	Underground Communication Line
---	Underground Unknown Line
---	Underground Sprinkler Line
---	Underground Fiber Optic
---	Underground Irrigation Line

TREE LEGEND

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
⊕	Tree (Species unknown)	⊕	Mahogany
⊕	Gumbo Limbo	⊕	Silver Trumpet
⊕	Palm Tree	⊕	Pink Tab Tree
⊕	Ficus Tree	⊕	Bucida Shady Lady
⊕	Oak Tree	⊕	Bucida Buceras
⊕	Pine Tree	⊕	Bottle Brush
⊕	Coconut Palm	⊕	Black Olive
⊕	Royal Palmetto	⊕	Bird of Paradise
⊕	Crepe Myrtle		
⊕	Sea Grape		

* TREE TYPES ARE DETERMINED TO THE BEST OF OUR ABILITY AND SHOULD BE CONFIRMED BY BOTANIST OR A TRAINED SPECIALIST

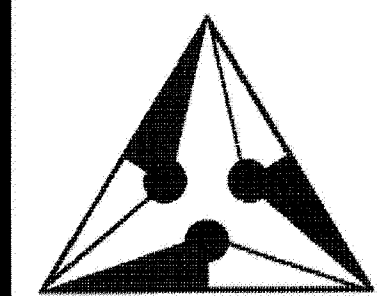
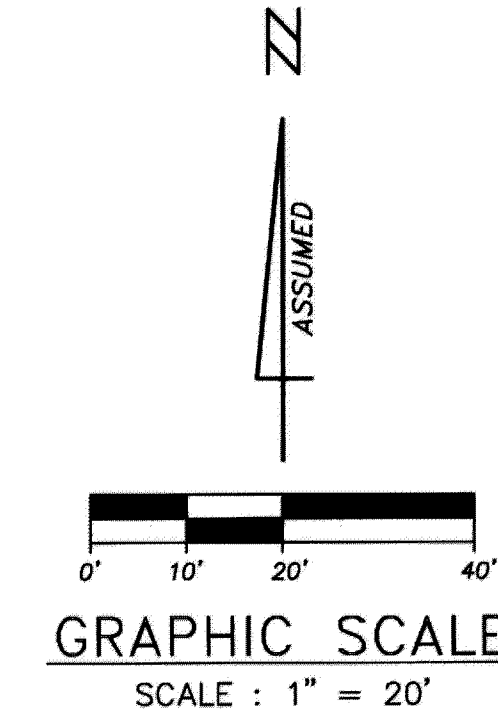
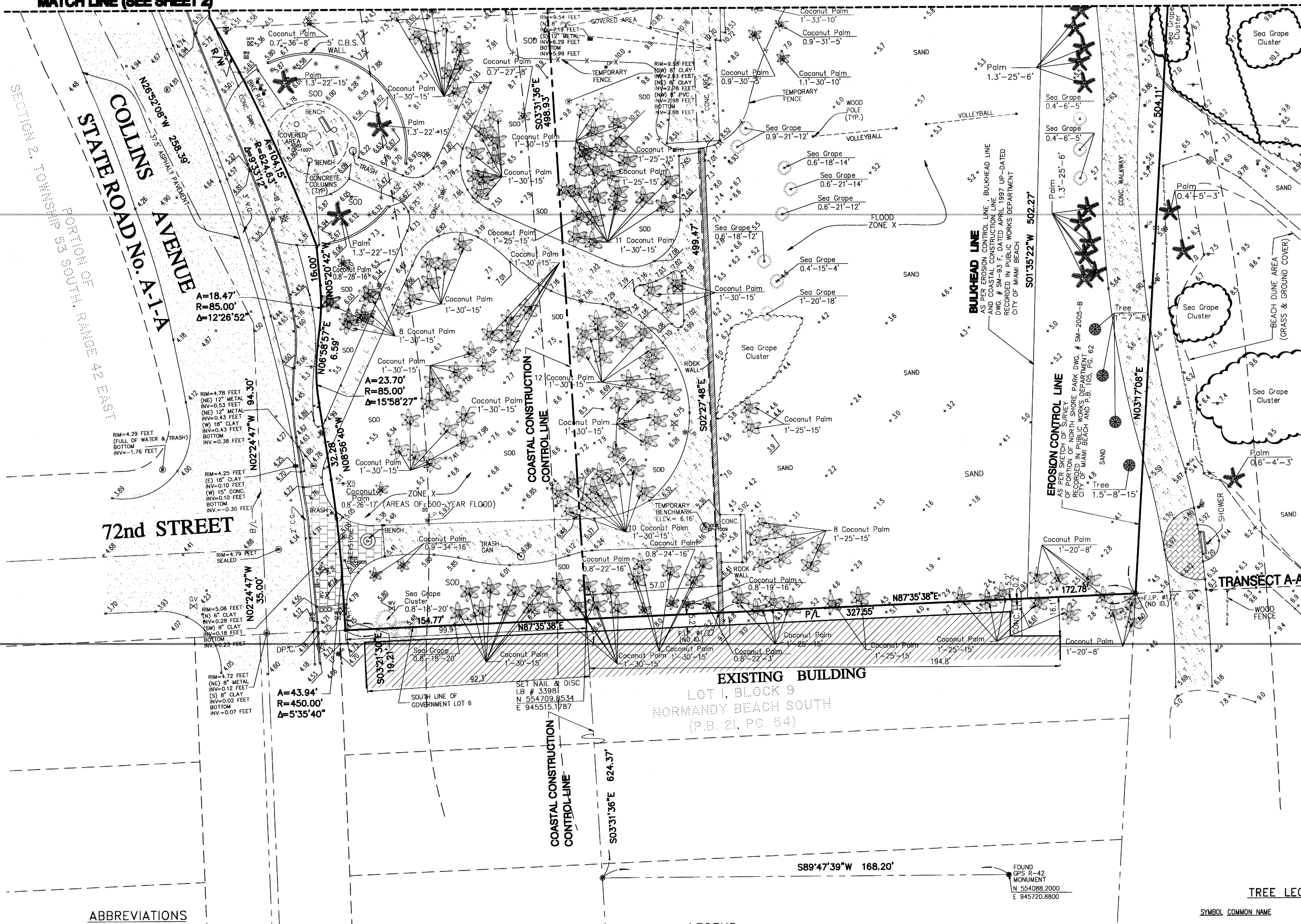
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 MIAMI-DADE COUNTY, FLORIDA
 for
CITY OF MIAMI BEACH

REVISIONS	BY
07-0554	J.J.
UP-DATE	
12-25-2007	
Rev. D.E.P. Reg. 1	E.F.
02-05-2008	
06-0454 UP-DATE	D.H.
(12-03-08)	
10-0207	E.F.
ADD. TREE INFO	
(06-29-10)	
10-0207	E.F.
TREE REV.	
(08-06-2010)	
12-0266	J.S.
INVERTS INFO.	
W.M. & CO	
(09-24-2012)	

Proj:	07-0554
Job:	12-0266
Date:	09-24-2012
Drawn:	G.P., J.J., J.S.
Checked:	J.J.B.
Scale:	AS SHOWN
Field Book:	ON FILE
Sheet:	20 of 7

MATCH LINE (SEE SHEET 2)



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Sheet: 3 OF 7

ABBREVIATIONS

A	Arc Length	F.R.	Found Rebar
A/C	Air Conditioner Pad	I.D.	Identification
ASPH.	Asphalt	INV.	Inverts
B.M.	Benchmark	L.F.E.	Lowest Floor Elevation
C.B.S.	Concrete Block Structure	M/L	Monument Line
C.G.	Curb & Gutter	P.B.	Plat Book
C/L	Center Line	P.C.P.	Permanent Control Point
C.L.F.	Chain Link Fence	P.G.	Page
CONC.	Concrete	P.L.	Planter
C.S.	Concrete Slab	P/L	Property Line
D.P.C.	Depression Curb	P.R.M.	Permanent Reference Monument
D.W.Y.	Driveway	R/W	Right-of-Way Line
E.T.P.	Electric Transformer Pad	SWK.	Sidewalk
F.F.E.	Finished Floor Elevation	T.B.M.	Temporary Benchmark
F.I.P.	Found Iron Pipe	V.G.	Valley Gutter
F.N.D.	Found Nail & Disc		

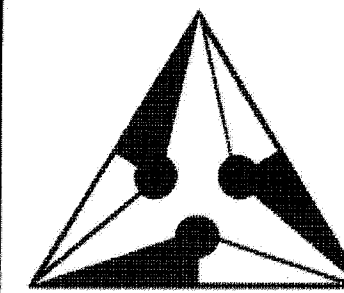
LEGEND

⊗	Back Flow Preventer	⊗	Sewer Manhole	⊗	Unknown Manhole
⊗	Concrete Light Pole	⊗	Overhead Utility Lines	⊗	Sewer Valve
⊗	Metal Light Pole	⊗	Light Pole	⊗	Mail Box
⊗	Guy Wire	⊗	Gas Valve	⊗	Spot Elevation
⊗	Utility Power Pole	⊗	Water Valve	⊗	Temporary Benchmark
⊗	Fire Hydrant	⊗	Water Manhole	⊗	Diameter-Height-Spread
⊗	Water Meter	⊗	Telephone Manhole	⊗	Right-of-Way Lines
⊗	Electric Box	⊗	Monitoring Well	⊗	Property Corner
⊗	Telephone Box	⊗	Parking Meter	⊗	Traffic Sign

TREE LEGEND

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
⊗	Tree (Species unknown)	⊗	Mahogany
⊗	Gumbo Limbo	⊗	Silver Trumpet
⊗	Palm Tree	⊗	Pink Tab Tree
⊗	Ficus Tree	⊗	Bucida Shady Lady
⊗	Oak Tree	⊗	Bucida Buceros
⊗	Coconut Palm	⊗	Bottle Brush
⊗	Royal Poinciana	⊗	Black Olive
⊗	Crape Myrtle	⊗	Bird of Paradise
⊗	Sea Grape		

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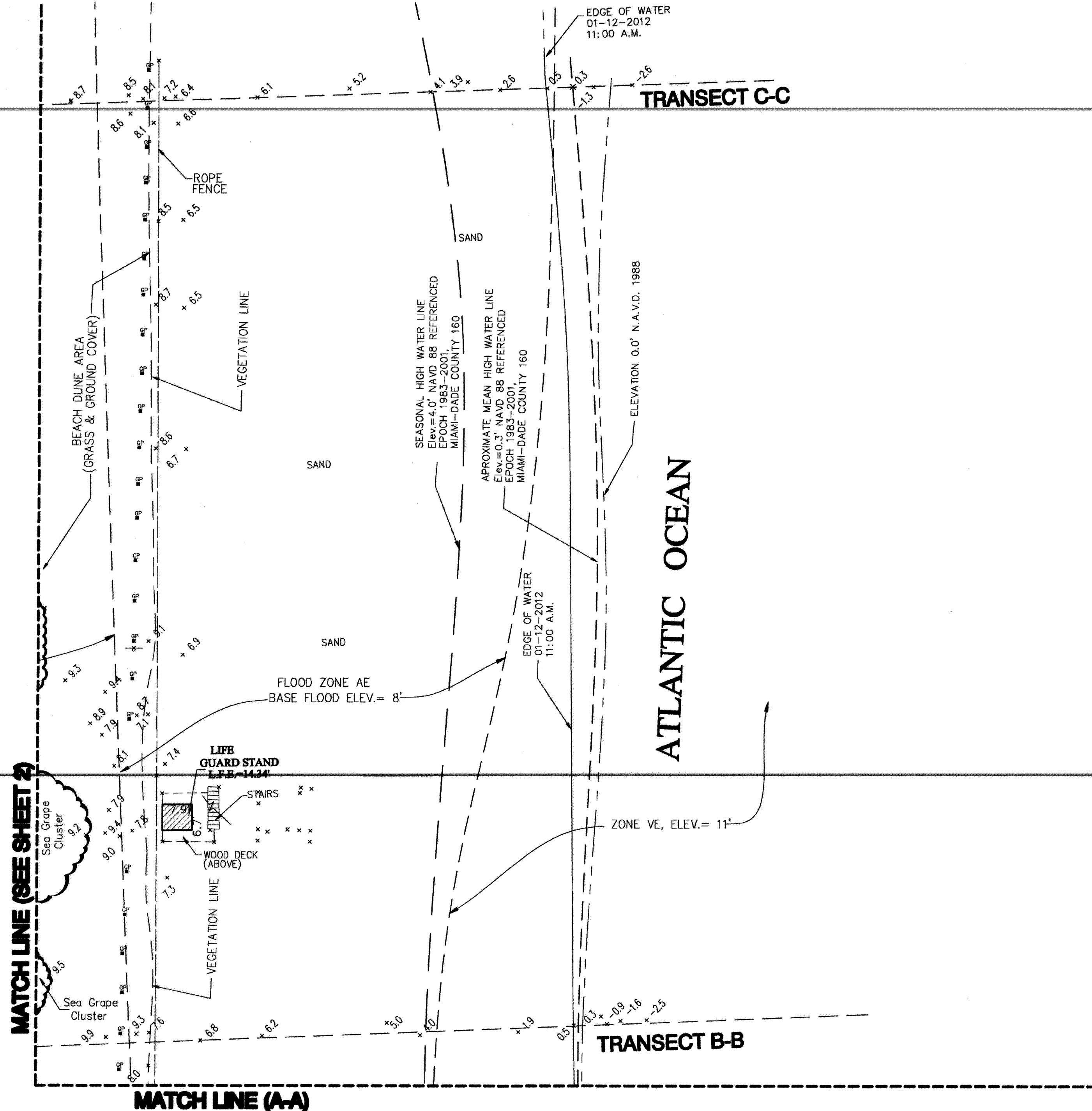
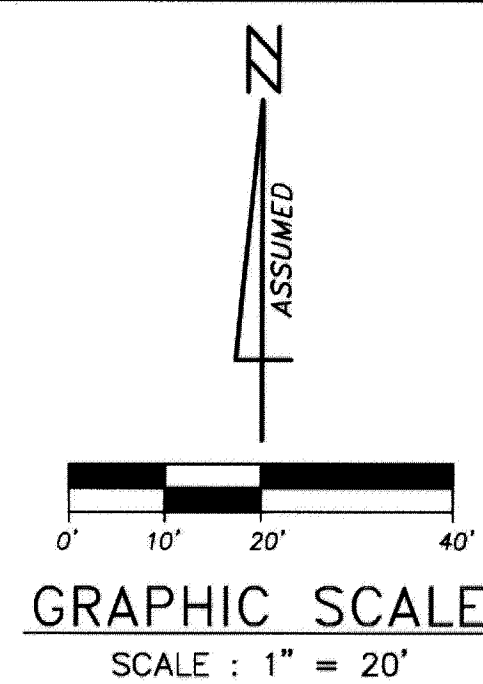


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10-0207 TREE REV. (08-06-2010)	E.F.
12-0266 INVERTS INFO. W.M. & CO (09-24-2012)	J.S.

Proj: 07-0554
Job: 12-0266
Date: 09-24-2012
Drawn: G.P., J.J., J.S.
Checked: J.J.B.
Scale: AS SHOWN
Field Book: ON FILE
SHEET 4 OF 7



ABBREVIATIONS

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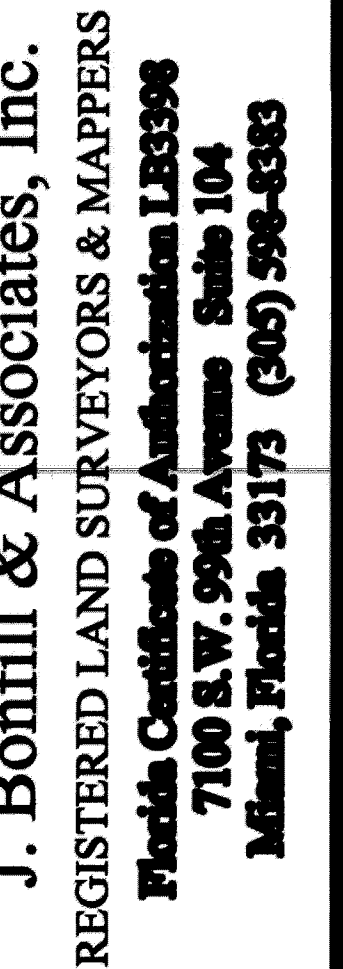
LEGEND

Back Flow Preventer	Sewer Manhole	Unknown Manhole	Catch Basin
Concrete Light Pole	Overhead Utility Lines	Sewer Valve	Drainage Manhole
Metal Light Pole	Light Pole	Mail Box	Irrigation Control Valve
Guy Wire	Gas Valve	Spot Elevation	Iron Fence
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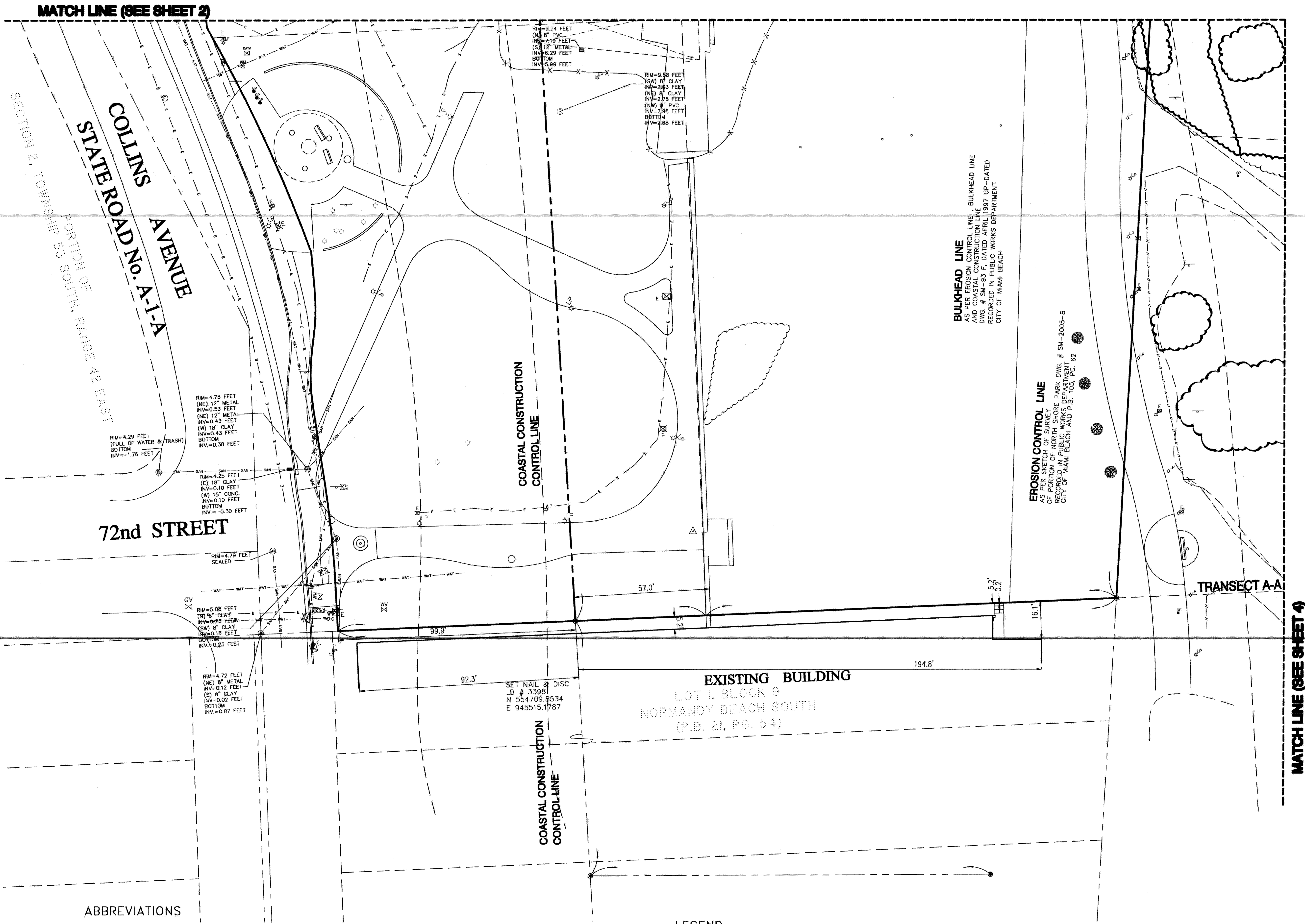
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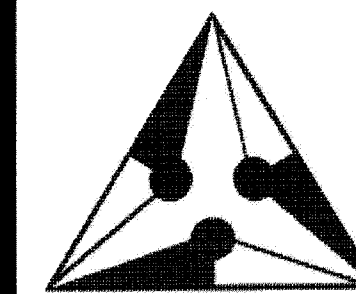


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67-0354 UP-DATE D.L.P. Reg. 12-02-2007	J.I.
67-0354 D.L.P. Reg. 1 02-02-2008	R.F.
67-0354 UP-DATE (2-02-08)	D.M.
67-0357 ADD. TIME INFO (05-20-10)	R.F.
67-0357 TIME INV. (05-05-2009)	R.F.
12-02266 INVERTS INFO. W.M. & CO (09-24-2012)	J.S.

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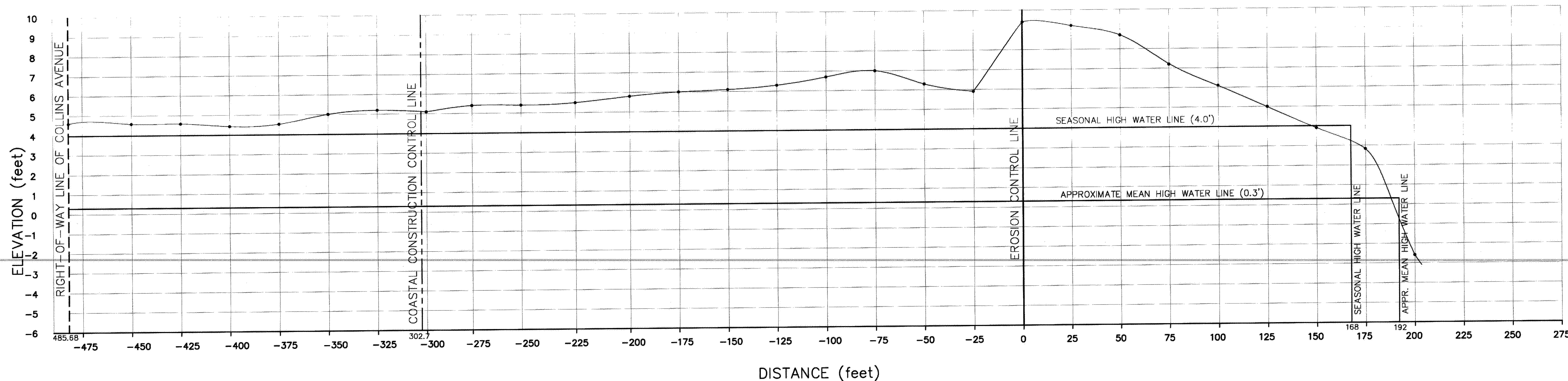


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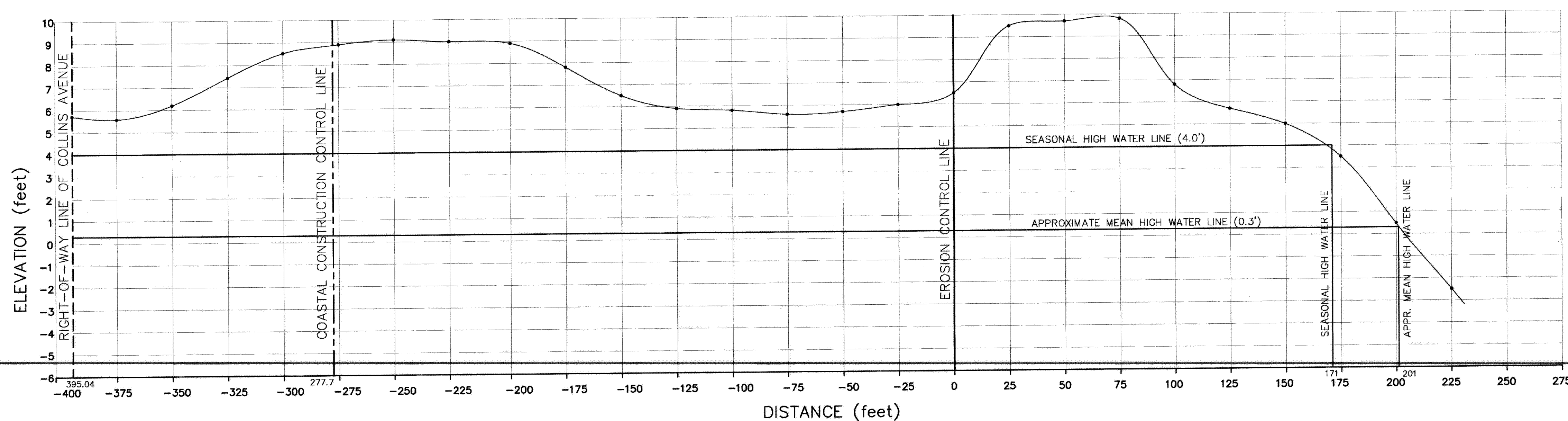
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10-0207 TREE REV. (08-06-2010)	E.F.
12-0266 INVERTS INFO. W.M. & CO (09-24-2012)	J.S.

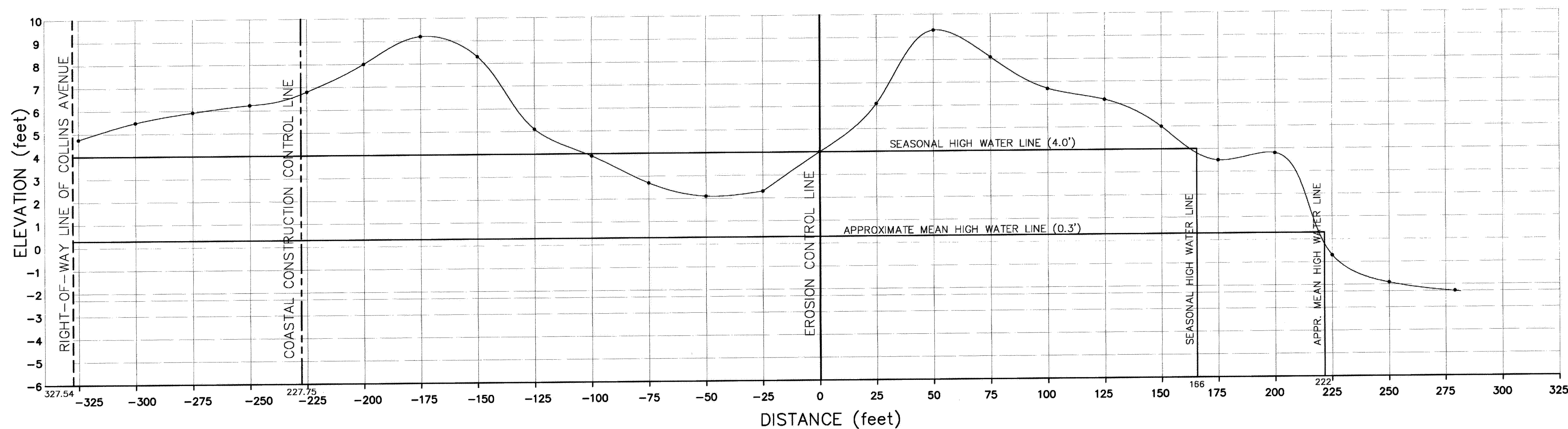
Proj: 07-0554
Job: 12-0266
Date: 09-24-2012
Drawn: G.P., J.J., J.S.
Checked: J.J.B.
Scale: AS SHOWN
Field Book: ON FILE
SHEET 7 OF 7



TRANSECT C-C
HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'



TRANSECT B-B
HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'



TRANSECT A-A
HORIZONTAL SCALE : 1" = 30'
VERTICAL SCALE : 1" = 3'