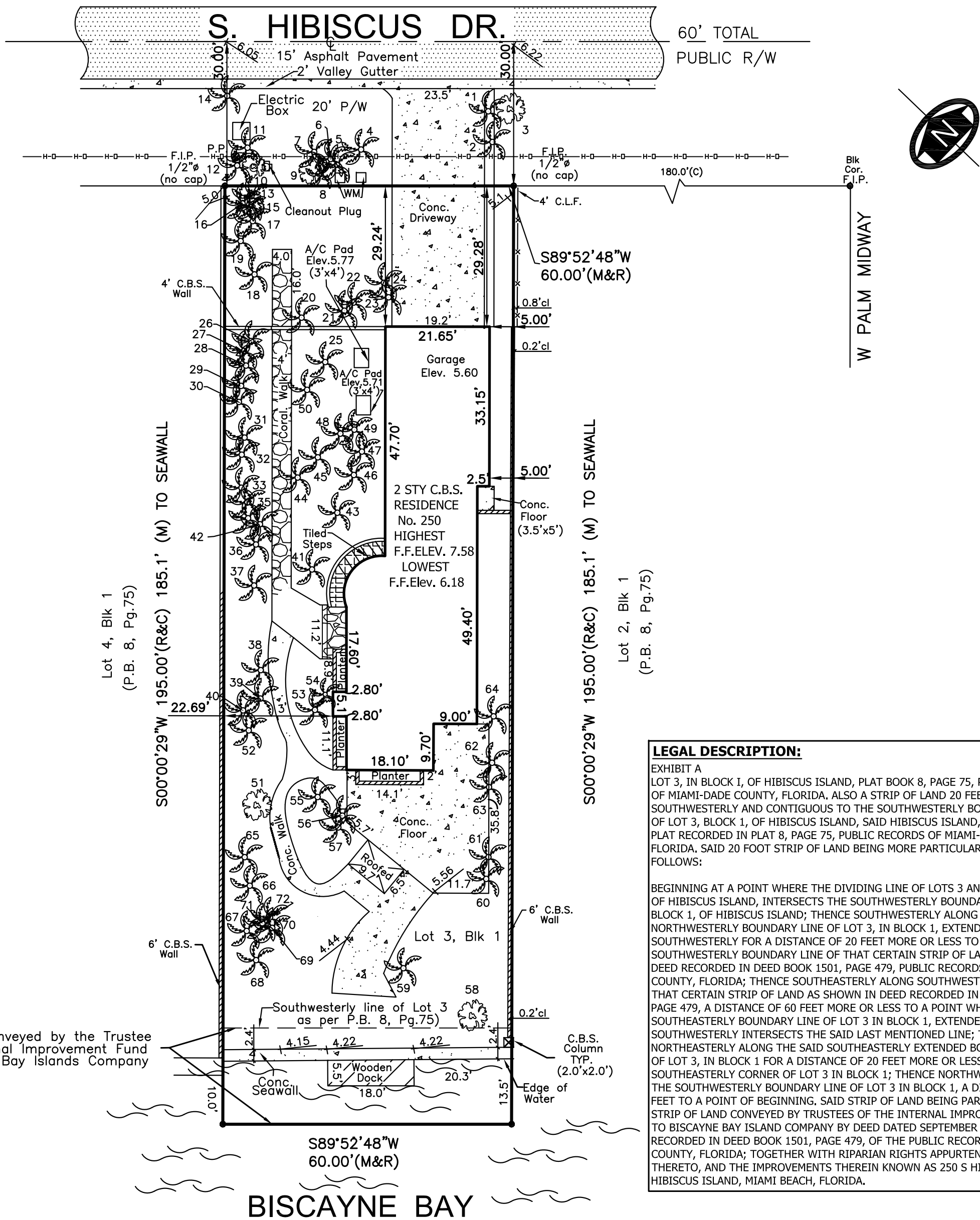


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



LEGAL DESCRIPTION:

EXHIBIT A
LOT 3, IN BLOCK I, OF HIBISCUS ISLAND, PLAT BOOK 8, PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALSO A STRIP OF LAND 20 FEET WIDE LYING SOUTHWESTERLY AND CONTIGUOUS TO THE SOUTHWESTERLY BOUNDARY LINE OF LOT 3, BLOCK 1, OF HIBISCUS ISLAND, SAID HIBISCUS ISLAND, BEING SHOWN ON PLAT RECORDED IN PLAT 8, PAGE 75, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID 20 FOOT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE DIVIDING LINE OF LOTS 3 AND 4, IN BLOCK 1, OF HIBISCUS ISLAND, INTERSECTS THE SOUTHWESTERLY BOUNDARY LINE OF BLOCK 1, OF HIBISCUS ISLAND; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY BOUNDARY LINE OF LOT 3, IN BLOCK 1, EXTENDED SOUTHWESTERLY FOR A DISTANCE OF 20 FEET MORE OR LESS TO THE SOUTHWESTERLY BOUNDARY LINE OF THAT CERTAIN STRIP OF LAND AS SHOWN IN DEED RECORDED IN DEED BOOK 1501, PAGE 479, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG SOUTHWESTERLY LINE OF THAT CERTAIN STRIP OF LAND AS SHOWN IN DEED RECORDED IN DEED BOOK 1501, PAGE 479, A DISTANCE OF 60 FEET MORE OR LESS TO A POINT WHERE THE SOUTHEASTERLY BOUNDARY LINE OF LOT 3 IN BLOCK 1, EXTENDED SOUTHWESTERLY INTERSECTS THE SAID LAST MENTIONED LINE; THENCE NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY EXTENDED BOUNDARY LINE OF LOT 3, IN BLOCK 1 FOR A DISTANCE OF 20 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF LOT 3 IN BLOCK 1; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY LINE OF LOT 3 IN BLOCK 1, A DISTANCE OF 60 FEET TO A POINT OF BEGINNING, SAID STRIP OF LAND BEING PART OF THE 20 FOOT STRIP OF LAND CONVEYED BY TRUSTEES OF THE INTERNAL IMPROVEMENT FUND TO BISCAYNE BAY ISLAND COMPANY BY DEED DATED SEPTEMBER 14, 1932, AND RECORDED IN DEED BOOK 1501, PAGE 479, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH RIPARIAN RIGHTS APPURTENANT THERETO, AND THE IMPROVEMENTS THEREIN KNOWN AS 250 S HIBISCUS DRIVE, HIBISCUS ISLAND, MIAMI BEACH, FLORIDA.

TREE LIST

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-2	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	12'	6'
3	WEeping FIG	FICUS BENJAMINA	2.5'	25'	25'
4-8	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	15'	5'
9-10	UNKNOWN	UNKNOWN	20"	20"	20"
11-13	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	15'	5'
14	ROYAL PALM	ROYSTONIA ELATA	1.0'	12'	8'
15	ALMOND	PRUNUS DULCIS	0.4'	25'	15'
16	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'
17	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	25'	5'
18	ALEXANDER PALM (4)	PTYCHOSPERMA ELEGANS	0.4'	25'	5'
19	CHRISTMAS PALM	ADONIDIA MERRILLII	0.2'	8'	5'
20	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	22'	5'
21	ALEXANDER PALM (4)	PTYCHOSPERMA ELEGANS	0.4'	30'	5'
22	FAN PALM	CHAMAEROPS HUMILIS	0.4'	12'	6'
23	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	15'	8'
25-38	CHRISTMAS PALM	ADONIDIA MERRILLII	0.3'	12'	6'
39-40	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	8'
41	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	22'	5'
42	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.5'	25'	6'
43	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	5'

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
44	ALEXANDER PALM (4)	PTYCHOSPERMA ELEGANS	0.3'	25'	5'
45	CHRISTMAS PALM (6)	ADONIDIA MERRILLII	0.3'	15'	5'
46	ALEXANDER PALM (4)	PTYCHOSPERMA ELEGANS	0.4'	25'	5'
47	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	5'
48	CHRISTMAS PALM (2)	ADONIDIA MERRILLII	0.3'	25'	5'
49	FISHTAIL PALM	CARYOTA MITIS	0.3	25'	5'
50	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.3'	25'	5'
51	UMBRELLA TREE	SCHOFFLERA ACTINOPHYLLA	2.0'	30'	20'
52	FISHTAIL PALM	CARYOTA MITIS	0.4'	12'	6'
53	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.6'	25'	5'
54	MACARTHUR PALM (2)	PTYCHOSPERMA MACARTHUR	0.6'	25'	5'
55	ROYAL PALM	ROYSTONIA ELATA	2.0'	50'	50'
56	FAN PALM	CHAMAEROPS HUMILIS	1.5'	6'	6'
57	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	8'	4'
58	SEA GRAPE TREE	COCCOLOBA UVIFERA	2.5'	12'	5'
59	ALEXANDER PALM	PTYCHOSPERMA ELEGANS	0.4'	15'	6'
60-61	CHRISTMAS PALM (2)	ADONIDIA MERRILLII	0.3'	12'	5'
62-63	FISHTAIL PALM	CARYOTA MITIS	1.0'	18'	10'
64	CHRISTMAS PALM	ADONIDIA MERRILLII	0.3'	12'	6'
65-67	CHRISTMAS PALM (2)	ADONIDIA MERRILLII	0.3'	12'	6'
68-72	FAN PALM	CHAMAEROPS HUMILIS	1.0'	10'	6'

LOCATION MAP

SCALE: NTS



SITE PICTURE



ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
B/COR = BLOCK CORNER
CALC(O) = CALCULATED
C.P. = POINT OF CURVATURE
C.B.S. = CONCRETE BLOCK STRUCTURE
C. = CLEAR MONUMENT
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
ELEV. = ELEVATION
EASMT. = EASEMENT
ENC. = ENCROACHMENT
F.D/H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS(U) = MEASURED
M = MANHOLE
M = MONUMENT
M = MONUMENT LINE
NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWC = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
S = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
FIRE HYDRANT
EASEMENT LINE
WATER VALVE
TV-CABLE BOX
WM WATER METER
CONC. LIGHT POLE

CERTIFIED TO :

JODY GLIDDEN
250 HIBISCUS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ATTORNEYS KEY TITLE LLC

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-0316L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 10.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **10,500 SF (+/-)** AS PER PUBLIC RECORDS/ 11,700 (C)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY **BENCH MARK No. E-01**, WITH AN ELEVATION OF **5.35 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF S.00°00'29"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST PALM MIDWAY., AS SHOWN ON PLAT BOOK 8 AT PAGE 75 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY FLORIDA.

GENERAL SURVEYOR NOTES:

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

SITE ADDRESS: 250 S. HIBISCUS DR, MIAMI BEACH, FL. 33139

JOB NUMBER: 19-651

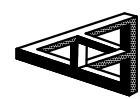
DATE OF SURVEY: JULY 02, 2019

FOLIO NUMBER: 02-3232-006-0030

ENCROACHMENTS AND OTHER POINTS OF INTEREST:

- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINSTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FO THE FLORIDA STATUTES.



LB 6683

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Ed Pino
PROFESSIONAL LAND SURVEYOR
No. 6771
STATE OF FLORIDA

DATE: JULY 8, 2019

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER