

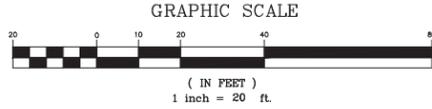
BOUNDARY SURVEY

CERTIFY TO:

BankUnited, N.A., its successors and/or assigns
S.F. Land LLC, a Florida limited liability company
S.F.R. LTD
Siegfried, Rivera, Hyman, Lerner, De La Torre, Mars & Sobel, P.A.
Gray Robinson, PA
Old Republic National Title Insurance Company

ENCROACHMENTS:

- 1) COOLING TOWER ENCROACHES ONTO NE PORTION OF PROPERTY 4.4 FEET.
- 2) CONCRETE ENCROACHES ONTO NE PORTION OF PROPERTY 5.7 FEET.
- 3) PAVERS ENCROACH ONTO CENTER OF NORTH PROPERTY LINE 2.75 FEET.



VERTICAL CONTROL

BENCHMARK: MIAMI-DADE COUNTY NATIONAL
GEODETIC VERTICAL DATUM 1929

BM NO-1
LOCATOR 3222 NE
NAME A-33
ELEVATION 8.19'

63 ST (M. BEACH) ----- 40.5' NORTH OF C/L
PINE TREE DRIVE ----- 193.7' EAST OF C/L

BRASS DISC IN WINGWALL AT NW CORNER OF
BRIDGE OVER INDIAN CREEK.

BM NO-2
LOCATOR 3222
NAME J-313
ELEVATION 7.35'

58 ST ----- INDIAN CREEK F.P.L. SUBSTATION
HWY A-1-A (COLLINS AVE) ----- 101' WEST OF WEST CURB
ADDRESS #5838 COLLINS ----- 150'+/- S OF S SIDE OF
REGENCY TOWER BLDG

US C&G BRASS DISC ON TOP OF EAST END OF CONC
FOUNDATION OF THE NORTH DOOR AT ENTRANCE OF
SUBSTATION, 0.7' W OF E DOOR OF TOWER.

SURVEYOR'S CERTIFICATE

This Certificate and attached survey (captioned above) are made for the benefit of BankUnited, N.A., its successors and/or assigns, ATIMA and Title Company, I hereby certify:

- 1) That the survey was made on the ground and is correct.
- 2) That the survey shows the location of the perimeter of the land by courses and distances.
- 3) That the survey shows the location of all easements and rights-of-way, including all easements and rights-of-way shown as exceptions on the Mortgage Title Insurance Commitment No. 2131475 dated December 17, 2013 @ 11:00PM, written on Old Republic National Title Insurance Company. No easements of record shown.
- 4) That the survey shown established building lines and setback restrictions.
- 5) That the survey shows lines of streets abutting the land and the width thereof, and that ingress and egress to the subject property is provided by Collins Avenue the same being a dedicated public right-of-way maintained by the City of Miami Beach and the State of Florida.
- 6) That the survey shows encroachments and the extent thereof upon the land. That the survey shows the improvements to the extent constructed, if applicable, and the relation of the improvements by distances to the perimeter of the land, the established building lines and the street lines.
- 7) That if the land is described as being on a filed map or plat, a legend relating the survey to said map or plat is on the survey.
- 8) That the survey shown any coastal body of water or navigable waterway within 150 feet of the land, if applicable.
- 9) The subject property does not serve any adjoining property for drainage, ingress or egress or any other purpose, except as shown on the survey.
- 10) That the property is within special flood hazard area AE & X as shown in the most recent Flood Hazard Boundary Maps prepared by the Department of Housing and Urban Development.
- 11) That the survey presented hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida, as adopted by the Department of Professional Regulation, Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code Pursuant to Section 472.027, Florida Statutes. This instrument is not valid unless it bears an original signature and an embossed surveyor's seal.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132ND AVE., SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284
STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

LEGAL DESCRIPTION: Lot 43, Block 1, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof as recorded in Plat Book 28, Page 28, of the Public Records of Miami-Dade County, Florida.

Lots containing 25072 square feet more or less, or 0.576 acres more or less

SURVEY FOR: 6605 COLLINS AVENUE
MIAMI BEACH, FLORIDA 33141

- 1) FLOOD ZONE: AE & X BASE: +8.0' PANEL NO. 12086C0326L
COMMUNITY NO. 120651 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) 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.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) 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

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF MEAN SEA LEVEL OF 1988 0.0 DENOTES EXISTING ELEVATION NORTH AMERICAN VERTICAL DATUM OF MEAN SEA LEVEL OF 1988

ALL ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASES UPON NAVD 1988 DATUM

THE ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASE UPON CORPSCON VERSION 6.0.1
US ARMY CORPS OF ENGINEERS
ENGINEER RESEARCH AND DEVELOPMENT CENTER
TOPOGRAPHIC ENGINEERING CENTER, ALEXANDRIA, VIRGINIA

HORIZONTAL CONTROL
STATE PLANE CO-ORDINATE 1927-NAD27

BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF N 1 53'07"W FOR THE EAST RIGHT OF WAY LINE OF COLLINS AVENUE

FIELD SURVEY DATE: 02-25-16
DRAWING DATE: 02-26-16
DRAWING DATE: 06-05-19

SCALE: 1" = 20'
FB: SKETCH

DRAWN BY: S.A.B.
DRAWING NO.: 16-0090
DRAWING NO.: 19-0248



LOCATION SKETCH
N.T.S.



SURVEYOR'S NOTE

THE ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASE UPON CORPSCON
VERSION 6.0.1
US ARMY CORPS OF ENGINEERS
ENGINEER RESEARCH AND DEVELOPMENT CENTER
TOPOGRAPHIC ENGINEERING CENTER, ALEXANDRIA, VIRGINIA.

CONVERSION FROM:

HORIZONTAL CONTROL
STATE PLANE CO-ORDINATE 1929-NAD27

VERTICAL CONTROL
1929, NATIONAL GEODETIC VERTICAL DATUM (NGVD) 1929

CONVERTED TO:
HORIZONTAL CONTROL: 1983-NAD 83-90
VERTICAL CONTROL: 1988-NAVD 88
ALL UNITS 1-US SURVEY FOOT

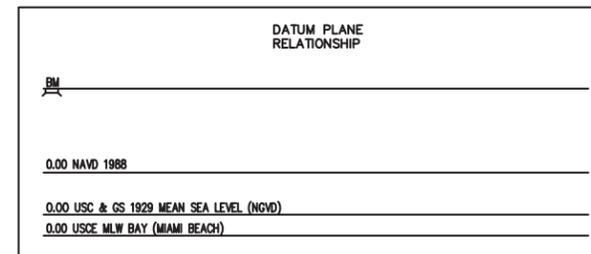
CRUCIAL INFORMATION

MIAMI-DADE COUNTY AUTHORITIES AT PUBLIC WORK SECTION, 111 N.W. 1ST STREET,
SUITE 1610 CITY OF MIAMI
FOR VERTICAL CONTROL REQUIRED ELEVATIONS FOR CONSTRUCTION PURPOSE BASE
UPON NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929), AS SHOWN IN MIAMI-DADE
COUNTY, SURVEY SECTION
BENCHMARK BOOK:
ARCHITECT, ENGINEER, DESIGNER OR BUILDER MUST VERIFY WITH COUNTY
AUTHORITIES THE DATUM THAT SHOULD BE USED FOR CONSTRUCTION PURPOSES,
PRIOR TO ANY KIND OF DESIGN OR CONSTRUCTION.

PLEASE NOTIFY SURVEYOR OF RECORD FOR INFORMATION ON ELEVATION CONVERSION
TO NGVD 1929.

ALL ELEVATIONS SHOWN ARE RELATIVE TO THE NAVD 1988 DATUM.

POINT	STATE PLANE CO-ORDINATE SYSTEM, FLORIDA EAST ZONE NATIONAL GEODETIC SURVEY 1974 ADJUSTMENT		VERTICAL CONTROL NGVD 1929 U.S. FEET	NORTH AMERICAN DATUM NAD 1983		GEOGRAPHIC NAD 83		VERTICAL CONTROL NAVD 1988 U.S. FEET
	NORTHING	EASTING		NORTHING	EASTING	LATITUDE	LONGITUDE	
A	551649.645	789274.640	6.57	551810.195	945511.781	25 30 19.69060	80 21 14.63989	5.021
B	551949.934	789266.190	6.02	552110.486	945503.330	25 30 39.43214	80 21 14.09579	4.471
C	551950.503	789599.189	7.97	552111.055	945836.334	25 30 39.43070	80 21 13.35741	6.421
D	551650.206	789607.123	7.52	551810.758	945844.268	25 30 38.35974	80 21 13.33006	5.971
E	551679.873	789409.425	-	551810.423	945646.567	25 30 38.36082	80 21 14.10912	-
F	551950.183	789411.839	-	552110.735	945648.981	25 31 19.15062	80 21 14.09556	-
G	551922.618	789412.954	-	552083.170	945650.096	25 30 39.33315	80 21 14.09183	-
H	551889.797	789599.093	-	552050.348	945836.238	25 30 39.21435	80 21 13.35885	-
I	552815.805	789376.779	-	552976.362	945813.921	25 30 42.51831	80 21 14.22357	-
J	552785.586	789548.135	-	552946.143	945785.279	25 30 42.40687	80 21 13.54856	-
K	550830.643	789400.118	-	551091.189	945637.260	25 30 21.39678	80 21 14.15458	-
L	550830.643	789469.118	-	551091.189	945706.261	25 30 21.39606	80 21 13.88277	-



NOTE:
ALL ELEVATIONS SHOWN IN THIS BOUNDARY SURVEY BASES UPON NAVD 1988 DATUM.

SEAL

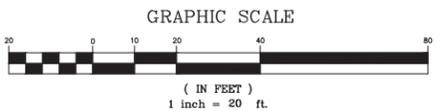
Delta Mapping and Surveying, Inc
EST. 2012
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



BOUNDARY SURVEY

REVISIONS
17-08-2016 COASTAL CONTROL LINE MEAN HIGH WATER LINE
16-08-2016 UPDATE SURVEY
15-08-2016 CHECK ELEVATIONS ON BENCHMARK & BENCHMETS

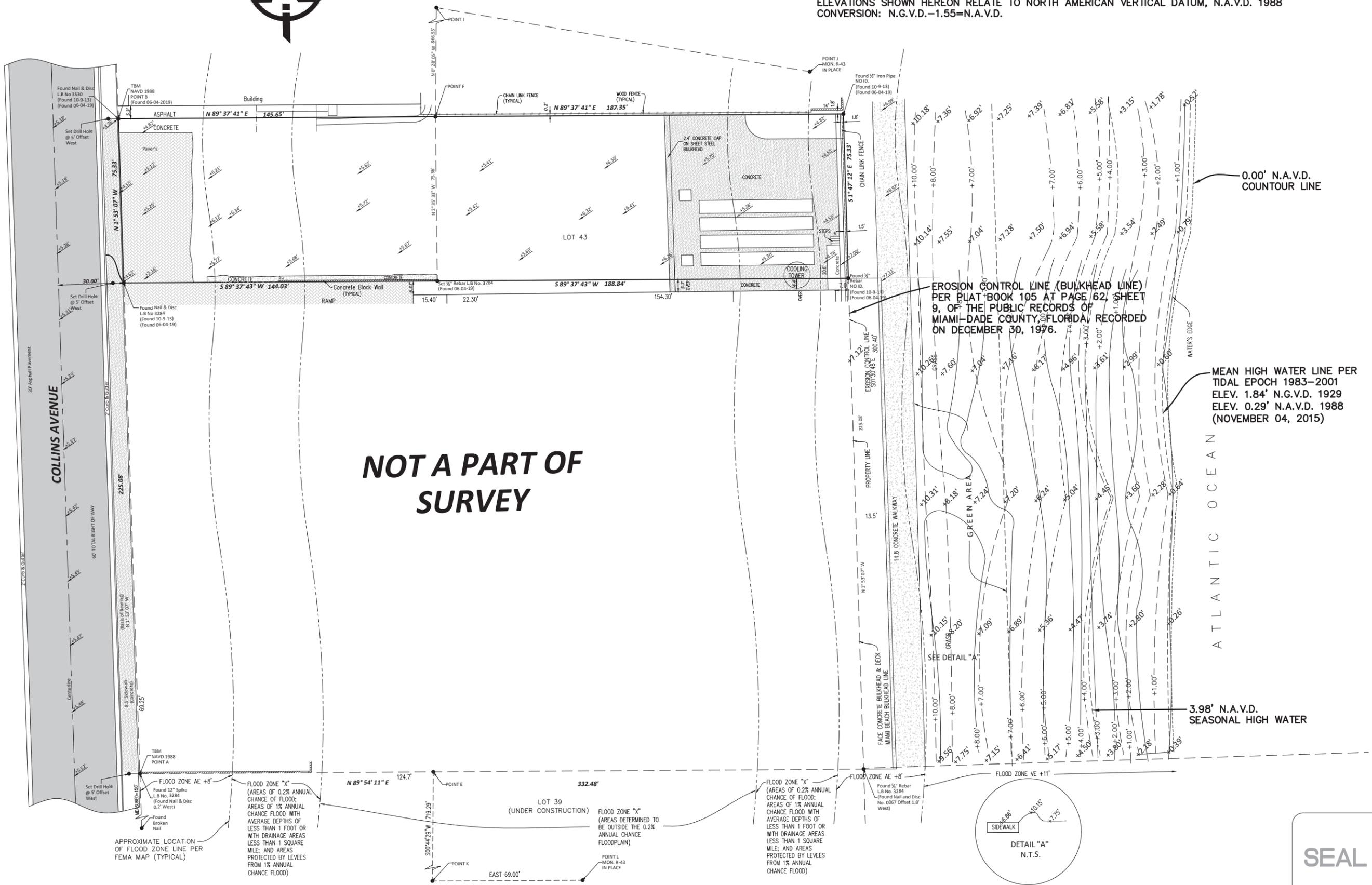
DATE: 08-13-2018
SCALE: 1" = 20'
DRAWN BY: M.P.R.
DRAWING NO: 18-0343
SHEET NO. 1 OF 2



BOUNDARY SURVEY

NOTE:
 THE COASTAL CONSTRUCTION LINE WAS RELATED TO THE SITE BY THE USE OF GLOBAL POSITIONING SYSTEM EQUIPMENT. THE MONUMENTS THAT WERE USED ESTABLISHING THE PORTION OF THE BASELINE ACROSS THE SUBJECT PROPERTY WERE D.N.R. MONUMENT NUMBER "87-91-DA-16" (NAD 83/90 DATUM, NORTHING 552101.57 EASTING 945880.71) AND D.N.R. MONUMENT NUMBER "87-91-DA-17" (NAD 83/90 DATUM, NORTHING 550787.32 EASTING 945926.00). THE EQUIPMENT USED IN THE SURVEYING WORK RELATED TO THE COASTAL CONSTRUCTION CONTROL LINE WAS LEICA CS-14 (SUB-CENTIMETER ACCURACY).

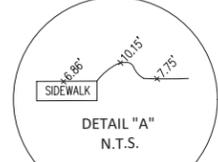
ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM, N.A.V.D. 1988
 CONVERSION: N.G.V.D. -1.55 = N.A.V.D.



EROSION CONTROL LINE (BULKHEAD LINE) PER PLAT BOOK 105 AT PAGE 62, SHEET 9, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, RECORDED ON DECEMBER 30, 1976.

MEAN HIGH WATER LINE PER TIDAL EPOCH 1983-2001 ELEV. 1.84' N.G.V.D. 1929 ELEV. 0.29' N.A.V.D. 1988 (NOVEMBER 04, 2015)

3.98' N.A.V.D. SEASONAL HIGH WATER



APPROXIMATE LOCATION OF FLOOD ZONE LINE PER FEMA MAP (TYPICAL)

FLOOD ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)

LOT 39 (UNDER CONSTRUCTION)

FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)

FLOOD ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD)

SEAL

Data Mapping and Surveying, Inc.
 13301 SW 133RD AVENUE, SUITE 117 MIAMI FL 33186
 (305) 444-1331 FAX (305) 444-1332
 WWW.DATAMAPPINGANDSURVEYING.COM

Surveyors, Land Planners & Mappers

BOUNDARY SURVEY

REVISIONS	11-20-2018 COASTAL CONTROL LINE & MEAN HIGH WATER LINE
DATE:	08-13-2018
SCALE:	1" = 20'
DRAWN BY:	M.P.R.
DRAWING NO.:	18-0343
SHEET NO.:	2 OF 2

