



October 29, 2019

Carmen Goyette
Brodson Construction, Inc.
120 NE 27th Street, Ste 100
Miami, FL 33137

Via e-mail to: CGoyette@brodsonconstruction.com

RE: Certified Arborist Tree Risk and Viability Assessment
425-435 E Rivo Alto Drive, Miami Beach
NLE Project No. 15519001

New Leaf Environmental, LLC (NLE) is providing this report as a summary of our tree risk and viability assessment conducted on the above referenced property on October 27, 2019. Based on direction from the property owner, the risk and viability assessment activities conducted as part of this effort were limited to the tree listed below. The purpose of this report is to evaluate the alternatives of retaining, relocating, or removing the tree as part of proposed site improvement activities, in regards for viability of the tree and safety/functionality of the site. This assessment is not intended to serve for purposes other than tree permitting. This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 3 (Advanced) Assessment. Tools used include digital camera, rubber mallet, metal probe, and soil knife.

Trees Assessed:

- Tree No. 31, strangler fig (*Ficus aurea*), 89" DBH, approx. 50' height, 70' width.

Key Observations:

- The risk classification for this tree (viewed over the next 2 years) is *moderate*. While there has been some branch loss which could continue, the potential is limited for catastrophic failure causing significant destruction of property or personal injury.
- The tree is located in the front yard of the residence, with driveway pavers bordering the southeast side and open/landscape area bordering the northwest side.
- Based on an excavation of a number of the primary/first order roots emerging from the root flair, the significant roots of this tree are largely confined to the soil mound surrounding the tree. The roots were observed to sharply plunge at a distance of approximately 3 feet from the edge of the trunk. NLE conducted excavations around the perimeter of the soil mound to a depth of 12 inches and did not identify any roots greater than one inch in diameter, or dense clusters of smaller diameter roots.
- This tree appears to have a fungal pathogen – a type of Botryosphaeria, producing a disease commonly referred to as sooty canker. This is evidenced by holes/cankers in the trunk/main stems, often with dark stained bark/wood. There is no established cure for Botryosphaeria, the tree's primary defense is to maintain high levels of health overall and outgrow the fungus.

- Based on information from the owner and observations of the canopy, a number of large branches have fallen over the past years.
- The owner has recently pruned back the canopy, owing to a recent major branch loss during a wind event.

Tree Impact and Alternatives Analysis:

- If the proposed development can avoid direct impacts to the soil mound surrounding the tree, it can remain in place.
- If the tree remains in place, a maintenance plan should be implemented including pruning and monitoring for health. Due to the pattern of branch failure and the presence of the fungus, structures and parking should not be located beneath the canopy.
- If the proposed development impacts the tree (including the soil mound), relocation of this tree can be considered. With the roots confined to the narrow diameter soil mound, the majority of roots can readily be captured within a root ball that can be relocated. Prior to relocation, this tree should be monitored for health/progression of the fungus, and the tree (fungus) treated with copper sulfate. Root pruning should be limited, with the goal of capturing the entire area within the soil mound. If the fungus spreads/health of the tree declines, removal of the tree should be considered.
- No additional canopy pruning should be conducted for the next 12 months. After that period, pruning should be conducted when needed under the direction of a Certified Arborist.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy
ISA Certified Arborist MA 4243A, TRAQ Qualified

Attachment: location map, photo log

PHOTO LOG

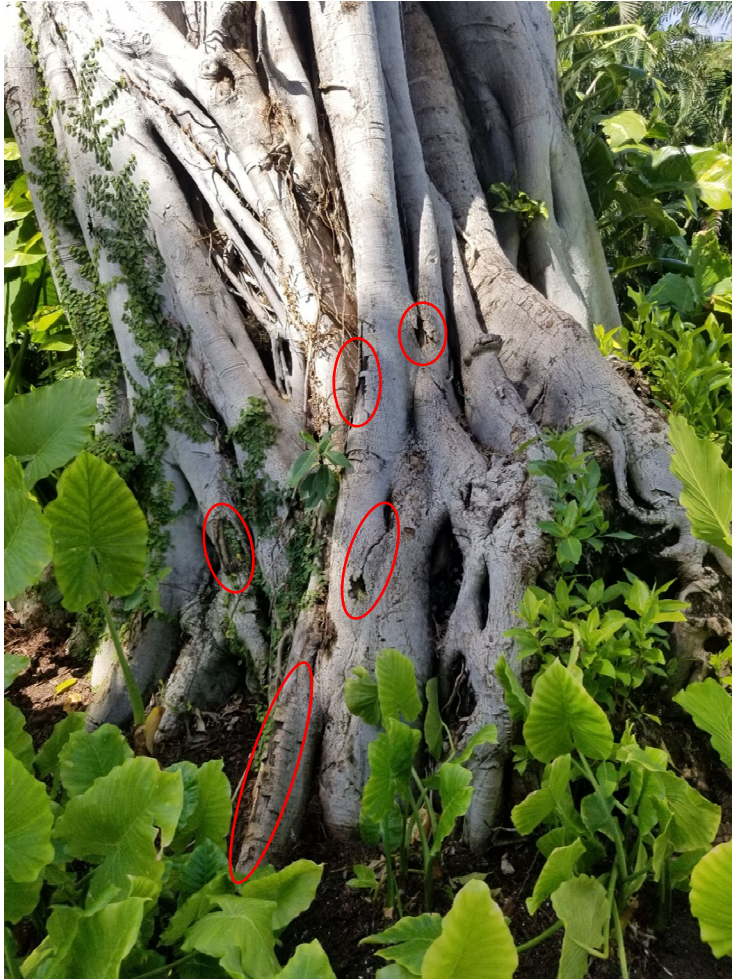
Photo 1. Overview of area surrounding Tree 31 (in center of photo). Driveway pavers and landscape area shown on opposing sides.



Photo 2. Location of recent branch break (at approx. 20' in height). Fungal cankers/pitting shown in red circles.



Photo 3. Base of the tree – angle of primary roots show their plunging form, fungal cankers circled in red.





NEW LEAF

ENVIRONMENTAL

October 6, 2019

Carmen Goyette
Brodson Construction, Inc.
120 NE 27th Street, Ste 100
Miami, FL 33137

Via e-mail to: CGoyette@brodsonconstruction.com

RE: Proposal for Certified Arborist Assessment and Tree Permitting Services
425-435 E Rivo Alto Drive, Miami Beach
NLE Project No. 15519001

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in October of 2019 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

Project Background & General Site Description

Property improvements are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of proposed construction activity. The adjacent aerial depicts an overhead view of the property, with approximate property boundaries. The property is bordered by residential properties on two sides, a local road to the southwest, and Biscayne Bay to the northeast.

Condition Ratings

Assigned condition ratings follow the categories described in the 10th edition for Plant Appraisal:

Excellent – nearly perfect vigor and health, free of defects.



57 Silver Springs Drive Key Largo, FL 33037
(954) 643-0423 mmccoy@newleaf.expert

Good - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

Fair – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be defected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.

Very Poor – tree is effectively dead, though some living foliage may be present. Provides little to no function.

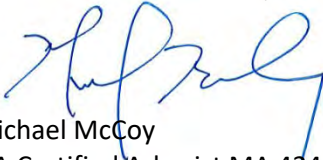
Dead - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy.

Sincerely,

New Leaf Environmental, LLC



Michael McCoy

ISA Certified Arborist MA 4243A, TRAQ Qualified

LIAF Certified Landscape Inspector






Attachments: tree table, photo log, site map

Tree Table E Rivo

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Canopy (square feet)	Specimen?
1A	foxtail palm	<i>Wodyetia bifurcata</i>	10	Good	20	10	79	No
1B	foxtail palm	<i>Wodyetia bifurcata</i>	10	Good	20	10	79	No
1C	foxtail palm	<i>Wodyetia bifurcata</i>	10	Good	20	10	79	No
2	Senegal date palm	<i>Phoenix reclinata</i>	cluster	Good	25	20	314	Yes
3A	foxtail palm	<i>Wodyetia bifurcata</i>	10	Good	20	10	79	No
3B	foxtail palm	<i>Wodyetia bifurcata</i>	10	Good	20	10	79	No
3C	foxtail palm	<i>Wodyetia bifurcata</i>	8	Good	20	10	79	No
4A	foxtail palm	<i>Wodyetia bifurcata</i>	8	Good	20	10	79	No
4B	foxtail palm	<i>Wodyetia bifurcata</i>	8	Good	18	10	79	No
4C	foxtail palm	<i>Wodyetia bifurcata</i>	9	Good	20	10	79	No
5A	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	18	8	50	No
5B	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	18	8	50	No
5C	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	18	8	50	No
6A	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	18	8	50	No
6B	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	18	8	50	No
6C	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	18	8	50	No
6D	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	18	8	50	No
7	coconut palm	<i>Cocos nucifera</i>	10	Good	30	20	314	No
8	coconut palm	<i>Cocos nucifera</i>	10	Good	30	20	314	No
9	royal palm	<i>Roystonea regia</i>	15	Good	20	20	314	Yes
10	royal palm	<i>Roystonea regia</i>	16	Good	20	20	314	Yes
11	coconut palm	<i>Cocos nucifera</i>	16	Good	30	20	314	Yes
12	coconut palm	<i>Cocos nucifera</i>	10	Good	30	20	314	No
13	spindle palm	<i>Hyophorbe verschaffeltii</i>	14	Good	15	8	50	Yes
14	spindle palm	<i>Hyophorbe verschaffeltii</i>	9	Good	14	8	50	No
15	spindle palm	<i>Hyophorbe verschaffeltii</i>	10	Good	14	8	50	No
16	spindle palm	<i>Hyophorbe verschaffeltii</i>	10	Good	12	8	50	No
17	coconut palm	<i>Cocos nucifera</i>	8	Fair	30	15	177	No
18	seagrape	<i>Coccoloba uvifera</i>	20	Fair	30	15	177	Yes
19	seagrape	<i>Coccoloba uvifera</i>	16	Good	20	30	707	Yes
20	coconut palm	<i>Cocos nucifera</i>	8	Fair	25	15	177	No
21	coconut palm	<i>Cocos nucifera</i>	10	Fair	30	20	314	No
22	jatropha	<i>Jatropha integerrima</i>	multi-stem	Good	9	10	79	Yes
23	jatropha	<i>Jatropha integerrima</i>	multi-stem	Good	11	20	314	Yes
24	Christmas palm	<i>Adonidia merrellii</i>	6	Good	20	10	79	No
25	Christmas palm	<i>Adonidia merrellii</i>	6	Good	20	10	79	No
26	Christmas palm	<i>Adonidia merrellii</i>	5	Good	20	10	79	No
27	Christmas palm	<i>Adonidia merrellii</i>	5	Fair	20	10	79	No
28	Christmas palm	<i>Adonidia merrellii</i>	5	Good	20	10	79	No
29	Christmas palm	<i>Adonidia merrellii</i>	5	Poor	20	10	79	No
30	seagrape	<i>Coccoloba uvifera</i>	10	Fair	25	15	177	No
31	strangler fig	<i>Ficus aurea</i>	89	Good	50	70	3847	Yes
32	medjool palm	<i>Phoenix dactylifera 'medjool'</i>	14	Good	25	20	314	Yes
33	Mexican fan palm	<i>Washingtonia robusta</i>	13	Poor	35	10	79	No
34A	royal palm	<i>Roystonea regia</i>	15	Good	40	20	314	Yes
34B	royal palm	<i>Roystonea regia</i>	13	Good	45	20	314	Yes
35	royal palm	<i>Roystonea regia</i>	20	Good	45	20	314	Yes
36	queen sago palm	<i>Cycas circinalis</i>	8	Good	12	15	177	No
37	Christmas palm	<i>Adonidia merrellii</i>	7	Good	20	8	50	No
38	Christmas palm	<i>Adonidia merrellii</i>	7	Good	22	8	50	No
39	old man palm	<i>Coccothrinax crinita</i>	10	Good	10	8	50	No
40	old man palm	<i>Coccothrinax crinita</i>	10	Good	8	8	50	No
41	Macarthur palm	<i>Ptychosperma macarthurii</i>	cluster	Good	20	15	177	Yes
42	coconut palm	<i>Cocos nucifera</i>	8	Good	25	20	314	No
43	coconut palm	<i>Cocos nucifera</i>	10	Good	35	20	314	No
44A	Christmas palm	<i>Adonidia merrellii</i>	6	Good	30	10	79	No
44B	Christmas palm	<i>Adonidia merrellii</i>	6	Good	30	10	79	No
45	coconut palm	<i>Cocos nucifera</i>	8	Good	25	15	177	No
46	coconut palm	<i>Cocos nucifera</i>	8	Good	20	20	314	No
47	coconut palm	<i>Cocos nucifera</i>	13	Fair	45	20	314	Yes

Tree Table E Rivo

Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Height (feet)	Spread (feet)	Canopy (square feet)	Specimen?
48	spindle palm	<i>Hyophorbe verschaffeltii</i>	11	Good	14	9	64	No
49	coconut palm	<i>Cocos nucifera</i>	11	Good	20	20	314	No
50	pygmy date palm	<i>Phoenix roebelinii</i>	cluster	Good	8	10	79	Yes
51	coconut palm	<i>Cocos nucifera</i>	10	Good	35	20	314	No
52	coconut palm	<i>Cocos nucifera</i>	9	Good	20	20	314	No
53	coconut palm	<i>Cocos nucifera</i>	10	Good	25	20	314	No
54	coconut palm	<i>Cocos nucifera</i>	10	Good	30	20	314	No
55	coconut palm	<i>Cocos nucifera</i>	10	Good	30	20	314	No
56	coconut palm	<i>Cocos nucifera</i>	10	Good	30	20	314	No
57	coconut palm	<i>Cocos nucifera</i>	11	Good	30	20	314	No
58	coconut palm	<i>Cocos nucifera</i>	10	Good	25	20	314	No
59	coconut palm	<i>Cocos nucifera</i>	12	Good	30	20	314	Yes
60	coconut palm	<i>Cocos nucifera</i>	12	Good	30	20	314	Yes
61	coconut palm	<i>Cocos nucifera</i>	15	Good	30	20	314	Yes
62	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	20	8	50	No
63	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	20	8	50	No
64	Christmas palm	<i>Adonidia merrellii</i>	5	Good	18	10	79	No
65	Christmas palm	<i>Adonidia merrellii</i>	5	Good	18	10	79	No
66	royal palm	<i>Roystonea regia</i>	18	Good	30	20	314	Yes

<p>Tree 1A foxtail palm (Wodyetia bifurcata) 10 inch DBH, Good condition 20 foot height, 10 foot spread</p>	<p>Tree 1B foxtail palm (Wodyetia bifurcata) 10 inch DBH Good condition 20 foot height, 10 foot spread</p>	<p>Tree 1C foxtail palm (Wodyetia bifurcata) 10 inch DBH Good condition 20 foot height, 10 foot spread</p>
		
<p>Tree 2 Senegal date palm (Phoenix reclinata) cluster, Good condition 25 foot height, 20 foot spread</p>	<p>Tree 3A foxtail palm (Wodyetia bifurcata) 10 inch DBH Good condition 20 foot height, 10 foot spread</p>	<p>Tree 3B foxtail palm (Wodyetia bifurcata) 10 inch DBH Good condition 20 foot height, 10 foot spread</p>
		

<p>Tree 3C foxtail palm (Wodyetia bifurcata) 8 inch DBH, Good condition 20 foot height, 10 foot spread</p>	<p>Tree 4A foxtail palm (Wodyetia bifurcata) 8 inch DBH Good condition 20 foot height, 10 foot spread</p>	<p>Tree 4B foxtail palm (Wodyetia bifurcata) 8 inch DBH Good condition 18 foot height, 10 foot spread</p>
		
<p>Tree 4C foxtail palm (Wodyetia bifurcata) 9 inch DBH, Good condition 20 foot height, 10 foot spread</p>	<p>Tree 5A solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 18 foot height, 8 foot spread</p>	<p>Tree 5B solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 18 foot height, 8 foot spread</p>
		
	<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>

<p>Tree 5C solitaire palm (Ptychosperma elegans) 3 inch DBH, Good condition 18 foot height, 8 foot spread</p>	<p>Tree 6A solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 18 foot height, 8 foot spread</p>	<p>Tree 6B solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 18 foot height, 8 foot spread</p>
		
<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>
<p>Tree 6C solitaire palm (Ptychosperma elegans) 3 inch DBH, Good condition 18 foot height, 8 foot spread</p>	<p>Tree 6D solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 18 foot height, 8 foot spread</p>	<p>Tree 7 coconut palm (Cocos nucifera) 10 inch DBH Good condition 30 foot height, 20 foot spread</p>
		
<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>	

<p>Tree 8 coconut palm (Cocos nucifera) 10 inch DBH, Good condition 30 foot height, 20 foot spread</p>	<p>Tree 9 royal palm (Roystonea regia) 15 inch DBH Good condition 20 foot height, 20 foot spread</p>	<p>Tree 10 royal palm (Roystonea regia) 16 inch DBH Good condition 20 foot height, 20 foot spread</p>
		
<p>Tree 11 coconut palm (Cocos nucifera) 16 inch DBH, Good condition 30 foot height, 20 foot spread</p>	<p>Tree 12 coconut palm (Cocos nucifera) 10 inch DBH Good condition 30 foot height, 20 foot spread</p>	<p>Tree 13 spindle palm (Hyophorbe verschaffeltii) 14 inch DBH Good condition 15 foot height, 8 foot spread</p>
		

<p>Tree 14 spindle palm (<i>Hyophorbe verschaffeltii</i>) 9 inch DBH, Good condition 14 foot height, 8 foot spread</p>	<p>Tree 15 spindle palm (<i>Hyophorbe verschaffeltii</i>) 10 inch DBH Good condition 14 foot height, 8 foot spread</p>	<p>Tree 16 spindle palm (<i>Hyophorbe verschaffeltii</i>) 10 inch DBH Good condition 12 foot height, 8 foot spread</p>
		
<p>Tree 17 coconut palm (<i>Cocos nucifera</i>) 8 inch DBH, Fair condition 30 foot height, 15 foot spread</p>	<p>Tree 18 seagrape (<i>Coccoloba uvifera</i>) 20 inch DBH Fair condition 30 foot height, 15 foot spread</p>	<p>Tree 19 seagrape (<i>Coccoloba uvifera</i>) 16 inch DBH Good condition 20 foot height, 30 foot spread</p>
		
	<p>twin stem, growing over water</p>	


<p>Tree 20 coconut palm (Cocos nucifera) 8 inch DBH, Fair condition 25 foot height, 15 foot spread</p>	<p>Tree 21 coconut palm (Cocos nucifera) 10 inch DBH Fair condition 30 foot height, 20 foot spread</p>	<p>Tree 22 jatropa (Jatropha integerrima) multi-stem inch DBH Good condition 9 foot height, 10 foot spread</p>
		
<p>Tree 23 jatropa (Jatropha integerrima) multi-stem inch DBH, Good condition 11 foot height, 20 foot spread</p>	<p>Tree 24 Christmas palm (Adonidia merrellii) 6 inch DBH Good condition 20 foot height, 10 foot spread</p>	<p>Tree 25 Christmas palm (Adonidia merrellii) 6 inch DBH Good condition 20 foot height, 10 foot spread</p>
		







<p>Tree 26 Christmas palm (Adonidia merrellii) 5 inch DBH, Good condition 20 foot height, 10 foot spread</p>	<p>Tree 27 Christmas palm (Adonidia merrellii) 5 inch DBH Fair condition 20 foot height, 10 foot spread</p>	<p>Tree 28 Christmas palm (Adonidia merrellii) 5 inch DBH Good condition 20 foot height, 10 foot spread</p>
		
<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>
<p>Tree 29 Christmas palm (Adonidia merrellii) 5 inch DBH, Poor condition 20 foot height, 10 foot spread</p>	<p>Tree 30 seagrape (Coccoloba uvifera) 10 inch DBH Fair condition 25 foot height, 15 foot spread</p>	<p>Tree 31 strangler fig (Ficus aurea) 89 inch DBH Good condition 50 foot height, 70 foot spread</p>
		
<p>below 6" DBH exemption threshold</p>	<p>confined root area within utilities</p>	







<p>Tree 32 medjool palm (<i>Phoenix dactylifera</i> 'medjool') 14 inch DBH, Good condition 25 foot height, 20 foot spread</p>	<p>Tree 33 Mexican fan palm (<i>Washingtonia robusta</i>) 13 inch DBH Poor condition 35 foot height, 10 foot spread</p>	<p>Tree 34A royal palm (<i>Roystonea regia</i>) 15 inch DBH Good condition 40 foot height, 20 foot spread</p>
		
<p>Tree 34B royal palm (<i>Roystonea regia</i>) 13 inch DBH, Good condition 45 foot height, 20 foot spread</p>	<p>Tree 35 royal palm (<i>Roystonea regia</i>) 20 inch DBH Good condition 45 foot height, 20 foot spread</p>	<p>Tree 36 queen sago palm (<i>Cycas circinalis</i>) 8 inch DBH Good condition 12 foot height, 15 foot spread</p>
		

<p>Tree 37 Christmas palm (<i>Adonidia merrellii</i>) 7 inch DBH, Good condition 20 foot height, 8 foot spread</p>	<p>Tree 38 Christmas palm (<i>Adonidia merrellii</i>) 7 inch DBH Good condition 22 foot height, 8 foot spread</p>	<p>Tree 39 old man palm (<i>Coccothrinax crinita</i>) 10 inch DBH Good condition 10 foot height, 8 foot spread</p>
		
<p>Tree 40 old man palm (<i>Coccothrinax crinita</i>) 10 inch DBH, Good condition 8 foot height, 8 foot spread</p>	<p>Tree 41 Macarthur palm (<i>Ptychosperma macarthurii</i>) cluster inch DBH Good condition 20 foot height, 15 foot spread</p>	<p>Tree 42 coconut palm (<i>Cocos nucifera</i>) 8 inch DBH Good condition 25 foot height, 20 foot spread</p>
		


<p>Tree 43 coconut palm (Cocos nucifera) 10 inch DBH, Good condition 35 foot height, 20 foot spread</p>	<p>Tree 44A Christmas palm (Adonidia merrellii) 6 inch DBH Good condition 30 foot height, 10 foot spread</p>	<p>Tree 44B Christmas palm (Adonidia merrellii) 6 inch DBH Good condition 30 foot height, 10 foot spread</p>
		
<p>Tree 45 coconut palm (Cocos nucifera) 8 inch DBH, Good condition 25 foot height, 15 foot spread</p>	<p>Tree 46 coconut palm (Cocos nucifera) 8 inch DBH Good condition 20 foot height, 20 foot spread</p>	<p>Tree 47 coconut palm (Cocos nucifera) 13 inch DBH Fair condition 45 foot height, 20 foot spread</p>
		

<p>Tree 48 spindle palm (<i>Hyophorbe verschaffeltii</i>) 11 inch DBH, Good condition 14 foot height, 9 foot spread</p>	<p>Tree 49 coconut palm (<i>Cocos nucifera</i>) 11 inch DBH Good condition 20 foot height, 20 foot spread</p>	<p>Tree 50 pygmy date palm (<i>Phoenix roebelinii</i>) cluster inch DBH Good condition 8 foot height, 10 foot spread</p>
		
<p>Tree 51 coconut palm (<i>Cocos nucifera</i>) 10 inch DBH, Good condition 35 foot height, 20 foot spread</p>	<p>Tree 52 coconut palm (<i>Cocos nucifera</i>) 9 inch DBH Good condition 20 foot height, 20 foot spread</p>	<p>Tree 53 coconut palm (<i>Cocos nucifera</i>) 10 inch DBH Good condition 25 foot height, 20 foot spread</p>
		

<p>Tree 54 coconut palm (Cocos nucifera) 10 inch DBH, Good condition 30 foot height, 20 foot spread</p>	<p>Tree 55 coconut palm (Cocos nucifera) 10 inch DBH Good condition 30 foot height, 20 foot spread</p>	<p>Tree 56 coconut palm (Cocos nucifera) 10 inch DBH Good condition 30 foot height, 20 foot spread</p>
		
<p>Tree 57 coconut palm (Cocos nucifera) 11 inch DBH, Good condition 30 foot height, 20 foot spread</p>	<p>Tree 58 coconut palm (Cocos nucifera) 10 inch DBH Good condition 25 foot height, 20 foot spread</p>	<p>Tree 59 coconut palm (Cocos nucifera) 12 inch DBH Good condition 30 foot height, 20 foot spread</p>
		

<p>Tree 60 coconut palm (Cocos nucifera) 12 inch DBH, Good condition 30 foot height, 20 foot spread</p>	<p>Tree 61 coconut palm (Cocos nucifera) 15 inch DBH Good condition 30 foot height, 20 foot spread</p>	<p>Tree 62 solitaire palm (Ptychosperma elegans) 3 inch DBH Good condition 20 foot height, 8 foot spread</p>
		
		<p>below 6" DBH exemption threshold</p>
<p>Tree 63 solitaire palm (Ptychosperma elegans) 3 inch DBH, Good condition 20 foot height, 8 foot spread</p>	<p>Tree 64 Christmas palm (Adonidia merrellii) 5 inch DBH Good condition 18 foot height, 10 foot spread</p>	<p>Tree 65 Christmas palm (Adonidia merrellii) 5 inch DBH Good condition 18 foot height, 10 foot spread</p>
		
<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>	<p>below 6" DBH exemption threshold</p>

Tree 66 royal palm
(Roystonea regia)
18 inch DBH, Good condition
30 foot height, 20 foot spread



Areca hedgerow along property boundaries



1355 NW 97 AV SUITE 200
MIAMI FLORIDA 33172
TELEPHONE: (305) 264-2660
FAX: (305) 264-0229

DRAWN BY: AL.

Nova Surveyors Inc. LAND SURVEYORS

SURVEY No. 19-0000376-1

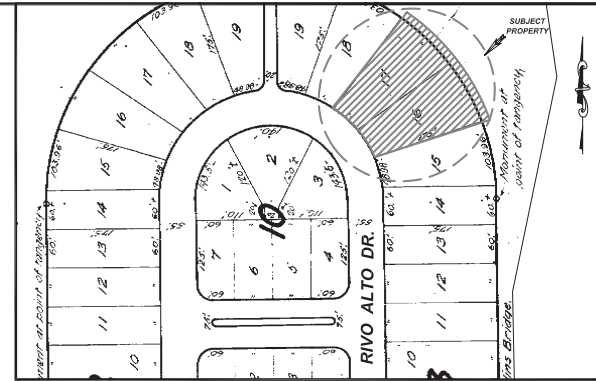
SHEET No. 1 OF 1

BOUNDARY SURVEY

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



LOCATION SKETCH N.T.S.

LEGAL DESCRIPTION:

SURVEY OF LOTS 16 & 17 & 8 FOOT STRIP ADJACENT ON BAY, BLOCK 3, OF RIVO ALTO AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK 7, PAGE 74, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

425-435 E RIVO ALTO DR
MIAMI BEACH, FL 33139

CERTIFICATIONS:

JEFFREY P KEASNOFF & W TERRI L

SURVEYOR'S NOTES:

- IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY. IF NOT, THEN BEARINGS ARE REFERRED TO COUNTY, TOWNSHIP MAPS.
- NORTH ARROW BASED ON PLAT
- ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 DADE COUNTY. BENCH MARK # D-169 LOCATOR : No. 3245 SE ELEVATION 7.88 FEET OF N.G.V.D. OF (1929).
- THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.

I HEREBY CERTIFY, THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: GEORGE IBARRA (DATE OF FIELD WORK)
PROFESSIONAL LAND SURVEYOR NO. :2534
STATE OF FLORIDA
FIRM L.B. # 6044

(VALID COPIES OF THIS SURVEY WILL BEAR THE EMBOSSED SEAL OF THE ATTESTING LAND SURVEYOR).

REVISED ON:

REVISED ON:

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY (SURVEY):

- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND OR NOT TO SCALE.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS OTHERWISE NOTED.
- THE TERM "ENCROACHMENT" MEANS VISIBLE ON AND ABOVE GROUND ENCROACHMENT.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS AND SETBACKS AND THEY WILL BE RESPONSIBLE OF SUBMITTING PLAT PLANS WITH THE CORRECT INFORMATION FOR THEIR APPROVAL FOR AUTHORIZATION TO AUTHORITIES IN A NEW CONSTRUCTION, UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.
- THE FNIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN: ZONE: "AE" COMMUNITY PANEL SUFFIX: 1206510317L. DATE OF FIRM: 09/11/2009
- BASE FLOOD ELEVATION: 10 FEET.

ABBREVIATIONS AND MEANINGS

A = ARC	CONC. = CONCRETE.	PROP. COR. = PROPERTY CORNER	O.H. = OVERHEAD	RR. = RAIL ROAD.
A/C = AIR CONDITIONER PAD.	C.P. = CONC. PORCH.	FNIP. = FEDERAL NATIONAL INSURANCE	O.H.L. = OVERHEAD UTILITY LINES	RES. = RESIDENCE.
A.E. = ANCHOR EASEMENT	C.S. = CONCRETE SLAB.	F.W. = FOUND WALL.	OVH = OVERHANG	R/W = RIGHT-OF-WAY.
A/R = ALUMINUM ROOF.	D.E. = DRAINAGE EASEMENT	H. = HIGH (HEIGHT)	P.V. = PAVEMENT.	R.P. = RADIUS POINT.
A.S. = ALUMINUM SHED.	D.M.E. = DRAINAGE MAINTENANCE EASEMENTS	I.N. & EG. = INGRESS AND EGRESS EASEMENT.	PL. = PLANTER.	ROB. = RANGE.
ASH. = ASPHALT.	DRIVE = DRIVEWAY	L.B. = LICENSED BUSINESS	P.L. = PROPERTY LINE.	SEC. = SECTION.
B.C. = BLOCK CORNER.	ELEV. = ELEVATION	L.P. = LIGHT POLE.	P.C.C. = POINT OF COMPOUND CURVE.	SKY. = SKY.
B.C.W. = BUILDING.	E.T.P. = ELECTRIC TRANSFORMER PAD.	L.F.E. = LOWEST FLOOR ELEVATION.	P.C. = POINT OF CURVE.	SNK. = SIDEWALK.
B.M. = BENCH MARK	ELEV. = ELEVATION	L.M.E. = LAKE MAINTENANCE EASEMENT.	P.O. = POINT OF TANGENCY.	S.S. = SET FROM PIPE L.B. #6044.
B.N.H. = BELL SOUTH MANHOLE	ENCR. = ENCROACHMENT.	M. = MEASURED DISTANCE.	P.O. = POINT OF BEGINNING.	S. = SOUTH.
B.O.B. = BASIS OF BEARINGS.	F.H. = FIRE HYDRANT.	M. = MEASURED DISTANCE.	P.R.C. = POINT OF REVERSE CURVE	S. = SECOND.
C.B. = CATCH BASIN.	F.I.P. = FOUND IRON PIPE.	M/H = MANHOLE.	P.B. = PLAT BOOK.	T. = TANGENT.
C.B.S. = CONCRETE BLOCK STRUCTURE.	F.N.D. = FOUND NAIL & DISK.	M/L = MONUMENT LINE.	P.W. = PARKWAY.	TWO. = TOWNSHIP.
C.B.W. = CONCRETE BLOCK WALL.	FT. = FEET.	N.A.P. = NOT A PART OF.	P.W. = PARKWAY.	UTIL. = UTILITY.
CH. = CHORD.	C.L.P. = CHAIN LINK FENCE.	N.T.S. = NOT TO SCALE.	P.W. = PARKWAY.	U.P. = UTILITY POLE.
CH.B. = CHORD BEARING.	C.W.E. = CAVIL MAINTENANCE EASEMENTS.	N.O. = NUMBER.	P.W. = PARKWAY.	W.F. = WOOD FENCE.
CL. = CLEAR		N.T.S. = NOT TO SCALE.	P.W. = PARKWAY.	
C.L.P. = CHAIN LINK FENCE.		N.O. = NUMBER.	P.W. = PARKWAY.	
C.W.E. = CAVIL MAINTENANCE EASEMENTS.		O/S = OFFSET.	P.W. = PARKWAY.	

