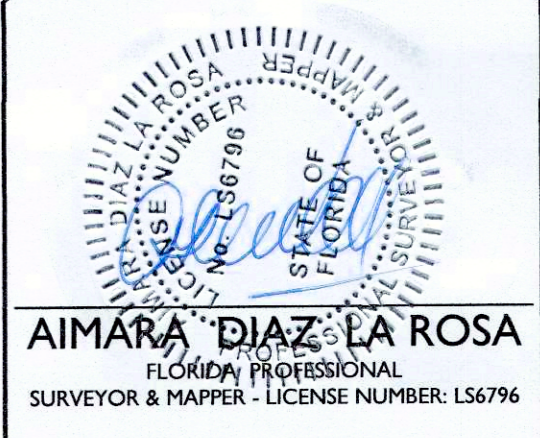


REV	DATE	DESCRIPTION
1	02/10/10	UPDATE SURVEY TO SHOW NEW IMPROVEMENTS



BOUNDARY SURVEY
 FOR
3120 COLLINS AVENUE

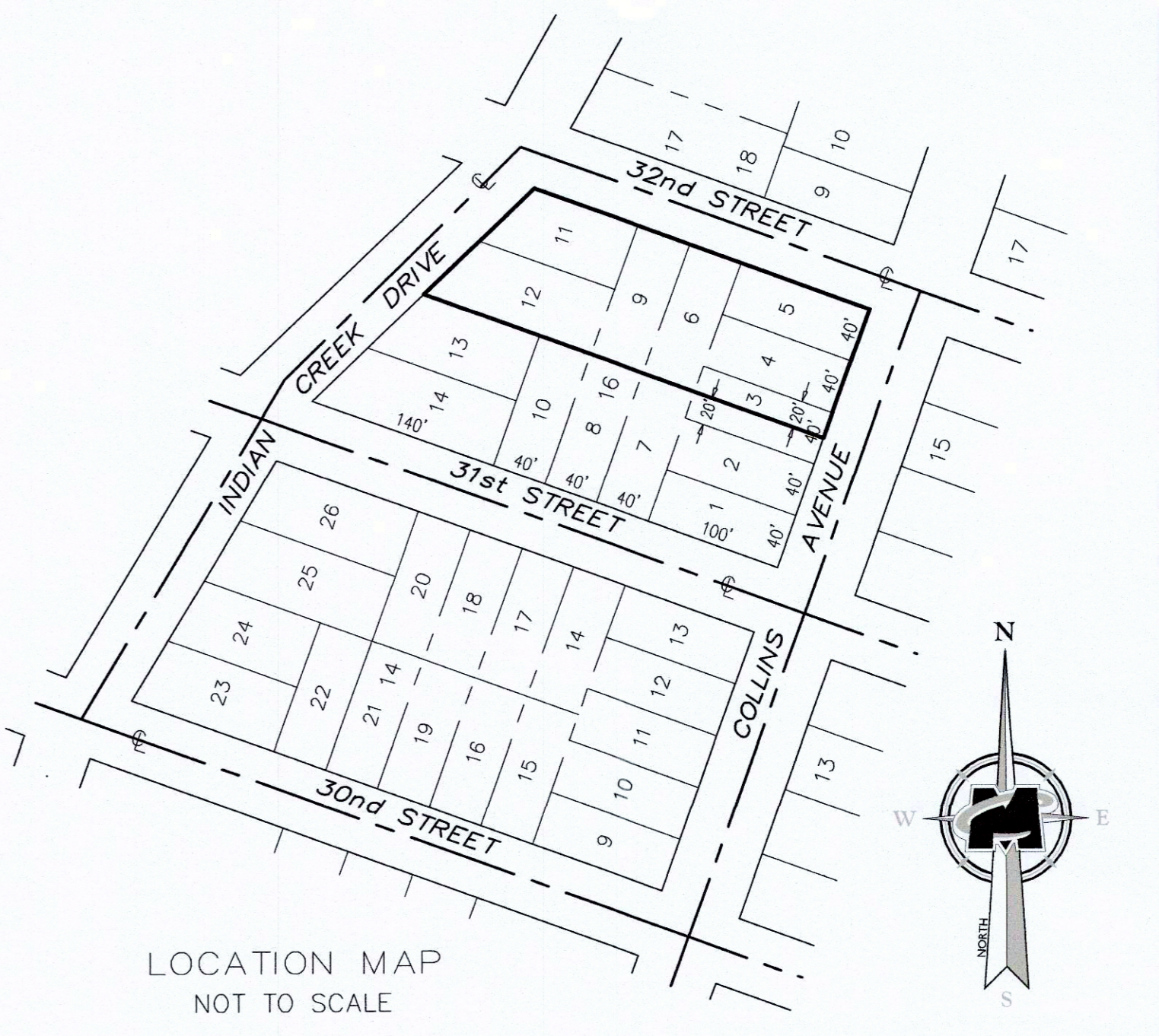
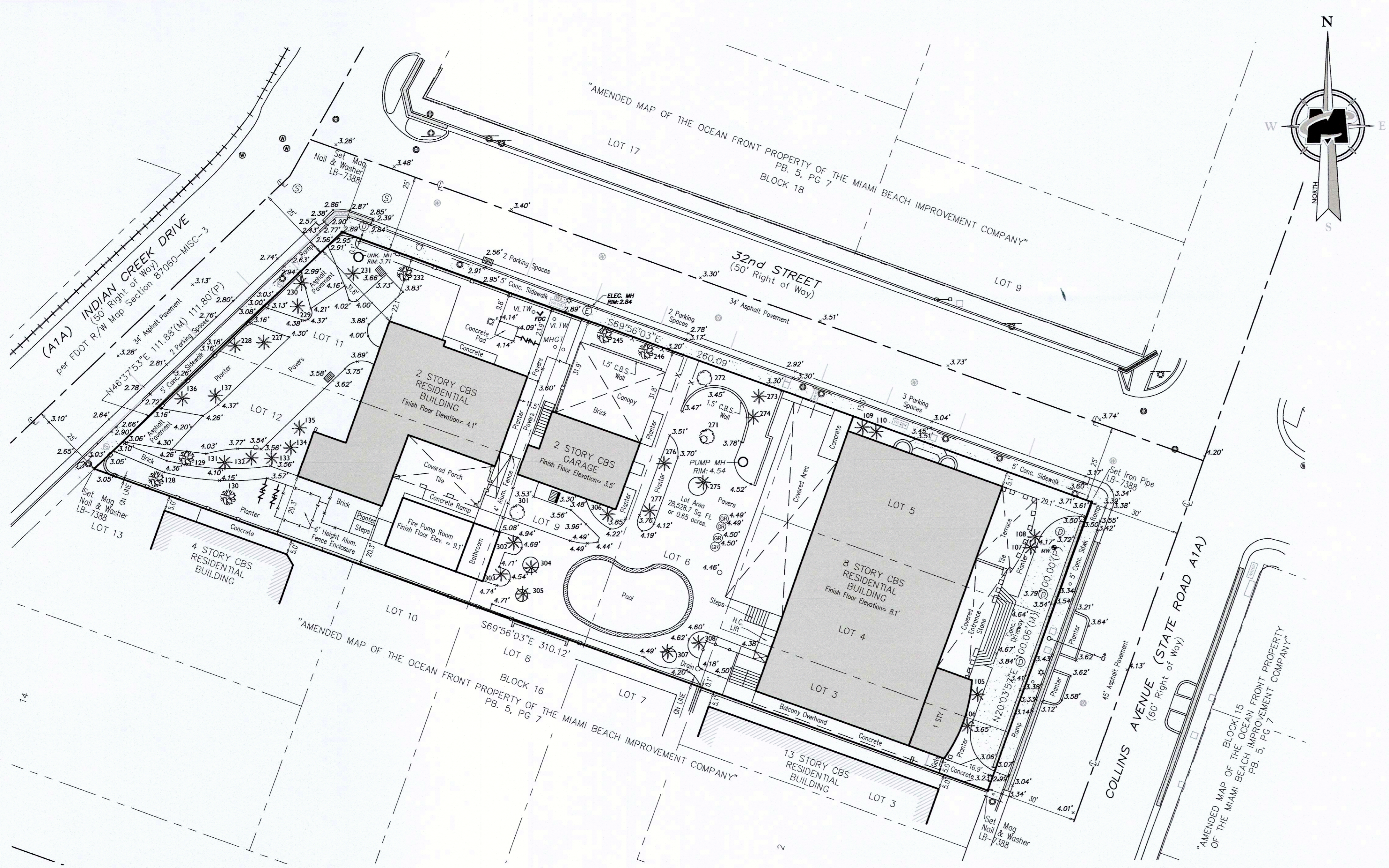
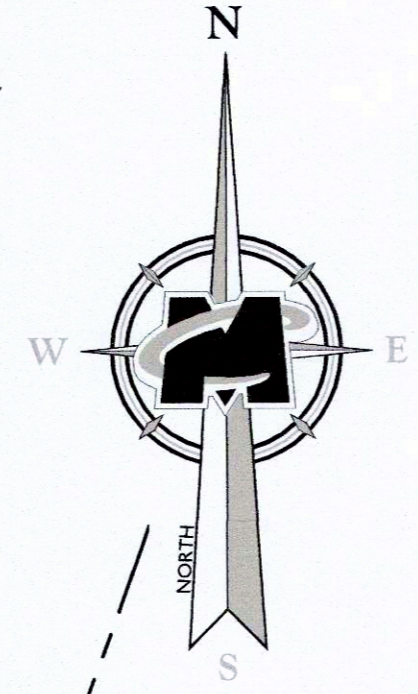
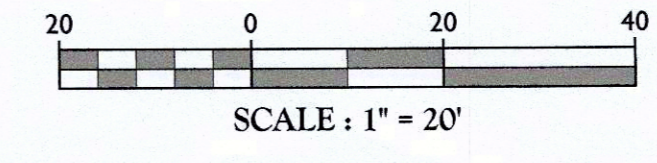
A PORTION OF BLOCK 16
MIAMI DADE COUNTY FLORIDA

MIAMI OFFICE
 8290 NW 44th Street
 Miami, FL 33166
 Phone: 305.597.9701
 Fax: 305.597.9702

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	09/18/15	JP	ADR

BOUNDARY SURVEY

SHEET NUMBER: | of |



SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the East Line of Block 16 of said plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, bears North 20°03'57" East. All distances as shown are based on the US Survey foot.

The client provided the legal description to this surveyor.

No attempt was made to locate any underground footings or encroachments.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

Only visible evidence of the utilities has been shown. There may be underground utilities that have not been shown.

The National Flood Insurance Rate Map for Florida, Community Panel No. 12086C Panel 336L date 09/11/09 publish by the United States Department of Housing and Urban Development, delineates the herein described land to be situated in Zone AE with a base flood elevation of 8.0 feet.

This survey is based on platted information. Recovered monumentation and occupation.

Additions or deletions to this survey by other than the signing party are prohibited without the written permission of the signing party. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Accuracy Statement: Commercial/High Risk Linear 1 foot in 10,000.

This sketch shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=20' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

Although care was taken with the identification of the trees noted hereon, an arborist, landscape architect, botanist, environmental specialist or others with advanced education in dendrology should be utilized if critical identification of the trees is required.

LEGAL DESCRIPTION:

Lot 4, 5, 6, 9 11, 12 and North 1/2 of Lot 3, all in Block 16, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof as recorded in Plat Book 5, at Page 7, of the Public Record of Dade County Florida.

AND That certain strip of land lying to the West of Lots 11 and 12, Block 16, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as per Plat thereof as recorded in Plat Book 5, at Page 7, of the Public Record of Dade County Florida, which said strip is described as being a strip of land lying between Indian Creek and Indian Creek Drive and between the North lot line of Lot 11 and the South Lot Line of Lot 12 when said lot lines are projected Westerly to Indian Creek.

Folio: 02-3226-040-0001

Lot is 28,528.7 Square Feet or 0.65 acres more or less.

TREE NUMBER	SCIENTIFIC NAME	COMMON NAME	DIAMETER (INCHES)	HEIGHT	CANOPY
105	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
106	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	10'	8'
107	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	15'	10'
108	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	15'	10'
109	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	12'	10'
110	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	4"	12'	10'
128	BURSERIA SIMARUBA	GUMBO LIMBO	6"	15'	15'
129	CASSIA FISTULA	GOLDEN SHOWER	3"	10'	10'
130	BISCHOFIA JAVANICA	BISHOPWOOD	6"	12'	15'
131	TR-PA-ALEXANDRIA	ALEXANDER PALM (2)	3"	8'	8'
132	PTYCHOSTERMA ELEGANS	ALEXANDER PALM (3)	3"	6'	8'
133	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	2"	8'	8'
134	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	12'	8'
135	PTYCHOSTERMA ELEGANS	ALEXANDER PALM	3"	10'	8'
136	COCOS NUCIFERA	COCONUT PALM	10"	24'	15'
137	COCOS NUCIFERA	COCONUT PALM	12"	26'	15'
227	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
228	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
229	COCOS NUCIFERA	COCONUT PALM	10"	15'	20'
230	COCOS NUCIFERA	COCONUT PALM	8"	15'	20'
231	DELONIX REGIA	ROYAL POINCIANA	3"	12'	20'
232	QUERCUS	OAK TREE	6"	18'	20'
245	QUERCUS	OAK TREE	4"	15'	15'
246	QUERCUS	OAK TREE	4"	15'	15'
271	CLUSIA MAJOR	AUTOGRAPH TREE			
272	BURSERIA SIMARUBA	GUMBO LIMBO	10"	20'	20'
273	PTYCHOSTERMA ELEGANS	ALEXANDER PALM (3)	4"	20'	20'
274	COCOS NUCIFERA	COCONUT PALM	12"	20'	20'
275	COCOS NUCIFERA	COCONUT PALM	8"	14'	20'
276	COCOS NUCIFERA	COCONUT PALM	8"	14'	20'
277	COCOS NUCIFERA	COCONUT PALM	10"	16'	20'
301	CONOCARPUS ERECTUS	SILVER BUHON WOOD	4"	16'	20'
302	COCOS NUCIFERA	COCONUT PALM	12"	26'	20'
303	COCOS NUCIFERA	COCONUT PALM	12"	26'	20'
304	COCOS NUCIFERA	COCONUT PALM	10"	20'	20'
305	COCOS NUCIFERA	COCONUT PALM	12"	18'	20'
306	COCOS NUCIFERA	COCONUT PALM	14"	18'	20'
307	COCOS NUCIFERA	COCONUT PALM	12"	16'	20'
308	COCOS NUCIFERA	COCONUT PALM	14"	22'	20'

- LEGEND:**
- ⊕ Centerline
 - Right of way line
 - ▣ Catch basin
 - Clean out
 - ⊕ Fire hydrant
 - ⊕ Street light pole
 - ⊕ Light pole
 - ⊕ Gas meter
 - ⊕ Unknown manhole
 - ⊕ Drainage manhole
 - ⊕ Electrical manhole
 - ⊕ Sanitary sewer manhole
 - Signal mast arm
 - ⊕ Single sign support
 - ⊕ Public telephone
 - ⊕ Unknown valve
 - ⊕ Gas valve
 - ⊕ Sewer valve
 - ⊕ Water valve
 - ⊕ Water meter
 - ⊕ Wire pull box

- ABBREVIATIONS:**
- (M) = Measured
 - (P) = Platted Dimension
 - A/C = Air conditioner
 - BLDG = Building
 - CBS = Concrete Block and Stucco
 - CL = Clear
 - CLF = Chain Link Fence
 - CONC = Concrete
 - LB = Licensed Business
 - PB, PG = Plat Book and Page
 - R/W = Right of Way
 - STY = Style