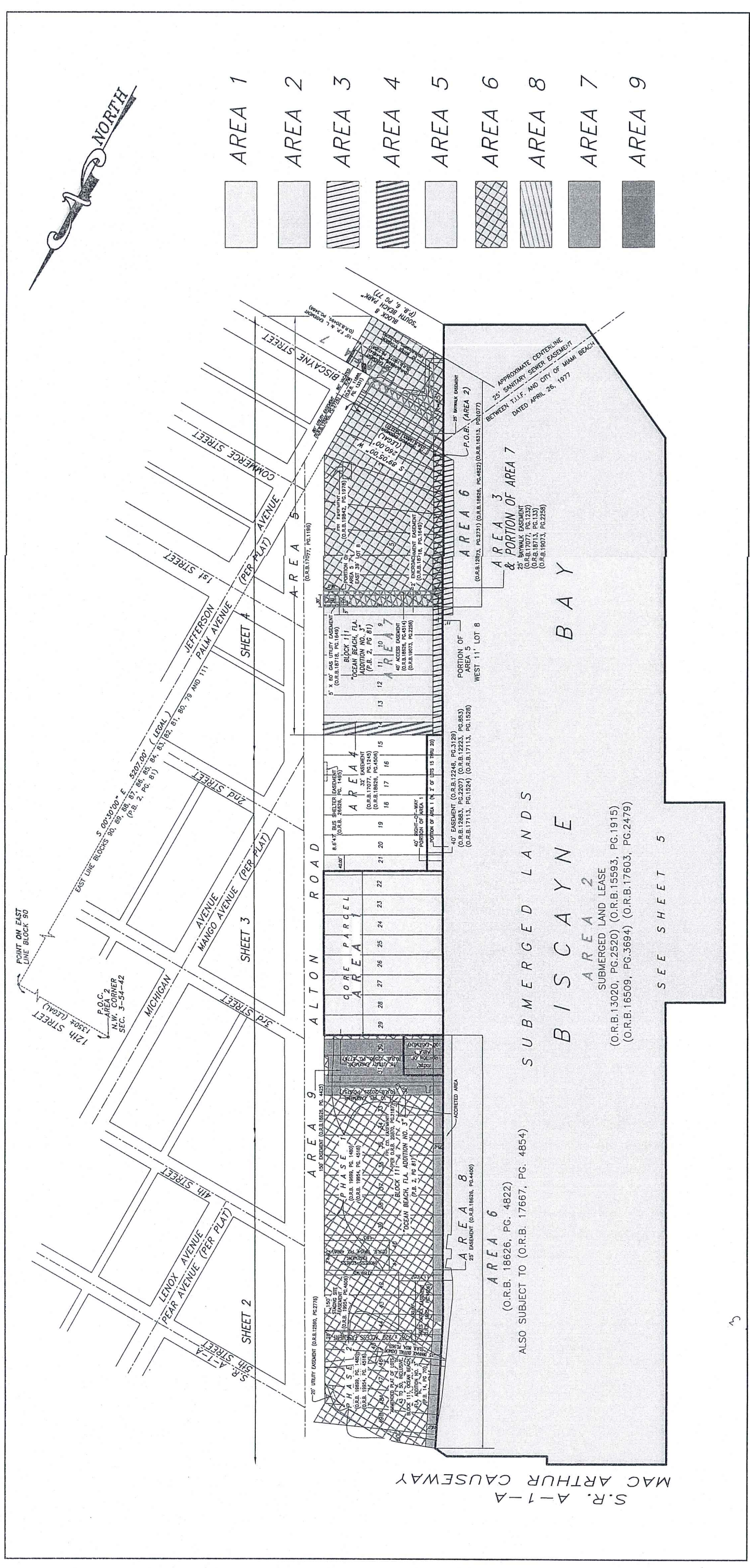


EXHIBIT 1



LOCATION SKETCH

N.T.S.

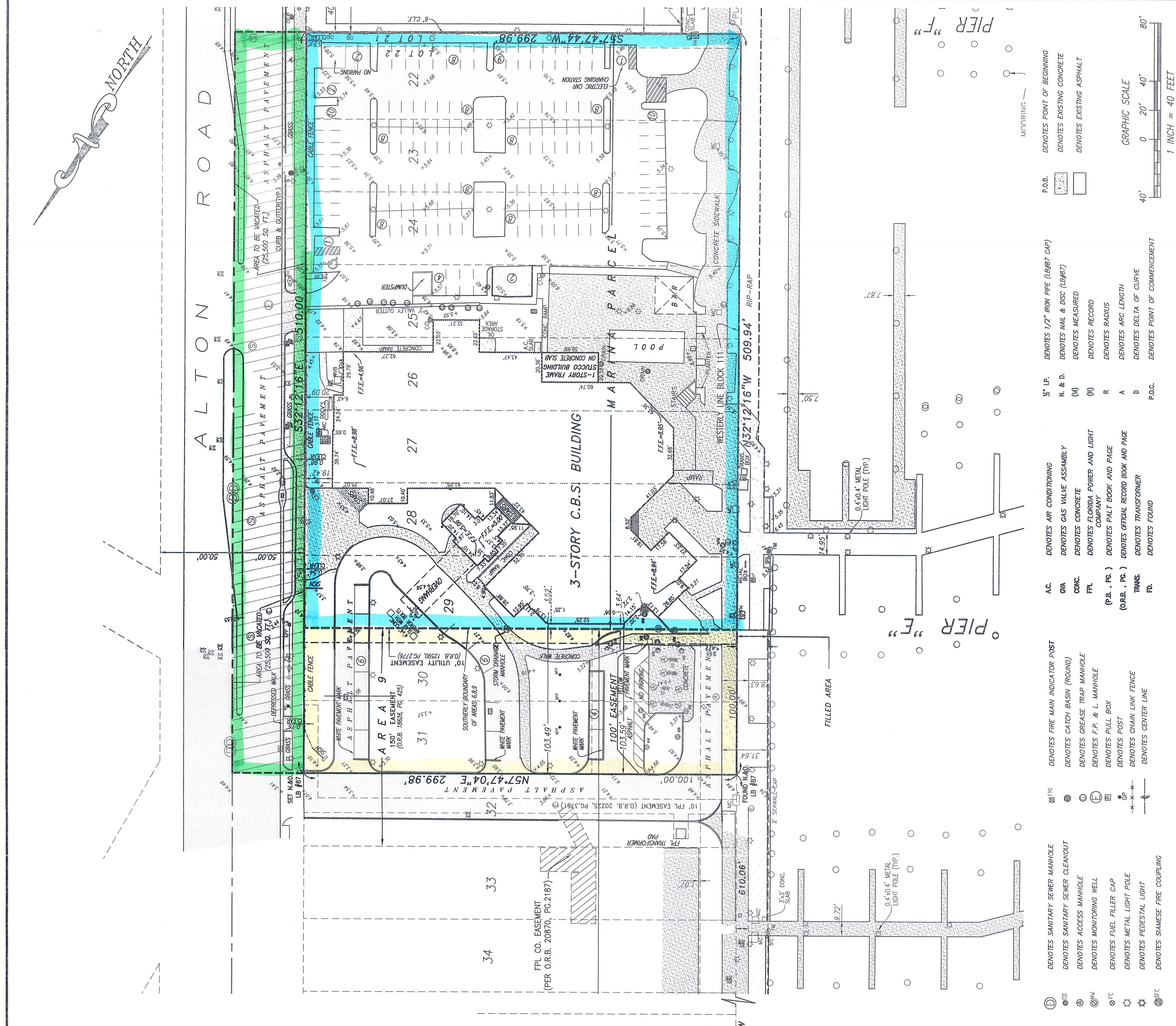
LEGAL DESCRIPTION:
 ALL OF LOTS 22 THROUGH 31, INCLUSIVE, AND LOT 21, LESS THE SOUTHERLY 40.00 FEET THEREOF, IN BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LANDS TO BE VACATED:
 ALL THAT PORTION OF ALTON ROAD LYING WESTERLY OF THE CENTERLINE AND LYING EASTERLY OF, AND ADJACENT TO, LOTS 22 THROUGH 31, INCLUSIVE, AND LOT 21, LESS THE SOUTHERLY 40.00 FEET THEREOF, IN BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:
 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N32°12'16"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD.
 2) LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY CLIENT.
 3) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
 4) ORDERED BY: TERRA GROUP.
 5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
 6) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE BASE FLOOD ELEVATION 8.0 PER F.I.R.M. COMMUNITY PANEL NO.12086C 0319 L, OF MAP DATED SEPTEMBER 11, 2009.
 7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
 8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
 9) AREA OF THE PROPERTY AS DESCRIBED HEREIN IS 152,981 SQUARE FEET, MORE OR LESS (±512, ACRES MORE OR LESS)
 10. THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
 11. THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (M.G.V.D. 29) AND ARE EXPRESSED IN FEET.
 12. BENCHMARKS:
 a. CITY OF MIAMI BEACH BENCHMARK CMB 2 M 12, LOCATED SE. INTERCEPTION 2nd ST AND MICHIGAN AVE. PK WALL N&W ON TOP OF CURB. ELEVATION = 4.33' N.G.V.D. 29. (2.77' N.A.V.D. 88)
 13. SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED AS EXCEPTION IN THE TITLE ISSUING OFFICE FILE NUMBER 36528-0002 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2020 AT 11:00 PM.

AREA TABLE (FOR REMAINING ENTITLEMENTS):

MARINA PARCEL (N 10' OF LOT 21 AND ALL OF LOTS 22-29)	= 122,983 SF
NORTH PARCEL REMAINDER (LOTS 30 AND 31)	= 0 SF
WEST HALF ALTON ROAD (ADJ TO N 10' LOT 21 AND ALL LOTS 22-31)	= 25,500 SF
TOTAL REMAINING AREA FOR ENTITLEMENT(S)	= 148,483 SF



- LEGEND:**
- DENOTES WOOD POWER POLE
 - DENOTES LIGHT POLE
 - DENOTES GUY WIRE
 - DENOTES CONCRETE POWER POLE
 - DENOTES WATER VALVE
 - DENOTES WATER METER
 - DENOTES FIRE HYDRANT
 - DENOTES FIRE SAMOSE CONNECTION
 - DENOTES FIRE MAIN INDICATOR POST
 - DENOTES DOUBLE RETRIEVAL GREEK VALVE
 - DENOTES WATER VALVE BOX
 - DENOTES METAL COVER
 - DENOTES ELECTRIC BOX
 - DENOTES CATCH BASIN
 - DENOTES CURB INLET
 - DENOTES STORM DRAINAGE MANHOLE
 - DENOTES SANITARY SEWER MANHOLE
 - DENOTES SANITARY SEWER CLEANOUT
 - DENOTES ACCESS MANHOLE
 - DENOTES MONITORING WELL
 - DENOTES FUEL FILLER CAP
 - DENOTES METAL LIGHT POLE
 - DENOTES PEDESTAL LIGHT
 - DENOTES SIAMOSE FIRE COUPLING
 - DENOTES AIR CONDITIONING
 - DENOTES GAS VALVE ASSEMBLY
 - DENOTES CONCRETE
 - DENOTES FLORIDA POWER AND LIGHT
 - DENOTES PULL BOX
 - DENOTES POST
 - DENOTES CHAIN LINK FENCE
 - DENOTES TRANSFORMER
 - DENOTES FOUND
 - DENOTES 1/2" IRON PIPE (LJ#87 C/P)
 - DENOTES NAIL & DISC (LJ#87)
 - DENOTES MEASURED
 - DENOTES RECORD
 - DENOTES RADIUS
 - DENOTES ARC LENGTH
 - DENOTES DELTA OF CURVE
 - DENOTES POINT OF COMMENCEMENT
 - DENOTES POINT OF BEGINNING
 - DENOTES EXISTING CONCRETE
 - DENOTES EXISTING ASPHALT

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

REVISIONS

Date	By	Remarks
05-31-2019 <td>L.E.G. <td>GENERAL ELEVATIONS ONLY ORD. NO. 210299</td> </td>	L.E.G. <td>GENERAL ELEVATIONS ONLY ORD. NO. 210299</td>	GENERAL ELEVATIONS ONLY ORD. NO. 210299
05-14-2020 <td>K.A.B. <td>UPDATE SURVEY TO ALTA/ANSPS ORD. NO. 21642</td> </td>	K.A.B. <td>UPDATE SURVEY TO ALTA/ANSPS ORD. NO. 21642</td>	UPDATE SURVEY TO ALTA/ANSPS ORD. NO. 21642

By: **Mark Steven Johnson** DATE OF PLAT OR MAP:
 MARK STEVEN JOHNSON, PRINCIPAL
 PROFESSIONAL LAND SURVEYOR No. 4775
 STATE OF FLORIDA

Mark S Johnson
 Registered Land Surveyor No. 4775 State of Florida
 Registered Engineer No. _____ State of Florida

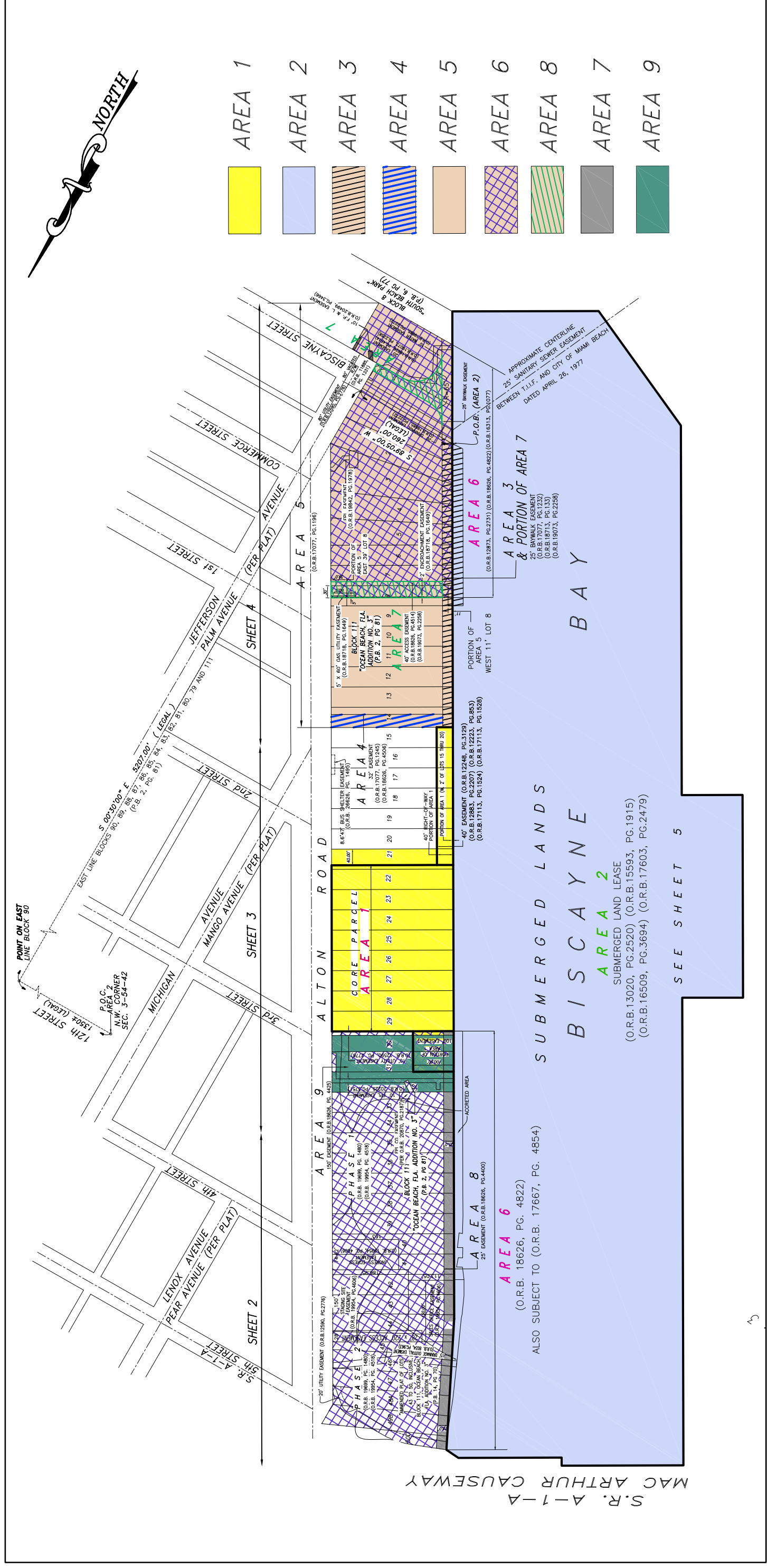
This is a "Boundary Survey"
 NOTE: Authentic copies of this drawing will bear the raised seal of the measuring Professional Land Surveyor or Professional Engineer.

ALTA/ANSPS LAND TITLE SURVEY

A portion of Block 111, "OCEAN BEACH FLA. ADDITION NO. 3", according to the plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida TOGETHER WITH adjacent submerged lands lying in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

Schuelke - Shiskin & Associates, Inc.
 LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
 3240 CORPORATE WAY MIRAMAR, FLORIDA 33025 TEL. NO.(954)435-7010 FAX NO. (954)438-3288

Drawn By: DBL	Date: 3-23-15	Checked By: M.S.J.	Date: 4-28-15
Order No. 203913	FB2153/2259	PG.6-10	Scale: 1" = 40'
By: Mark Steven Johnson	Registered Land Surveyor No. 4775	State of Florida	File No. AJ-4058A
			Sheet No. 1 of 1 Sheets



LOCATION SKETCH

N.T.S.

LEGAL DESCRIPTION:

ALL OF LOTS 22 THROUGH 31, INCLUSIVE, AND LOT 21, LESS THE SOUTHERLY 40.00 FEET THEREOF, IN BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LANDS TO BE VACATED:

ALL THAT PORTION OF ALTON ROAD LYING WESTERLY OF THE CENTERLINE AND LYING EASTERLY OF, AND ADJACENT TO, LOTS 22 THROUGH 31, INCLUSIVE, AND LOT 21, LESS THE SOUTHERLY 40.00 FEET THEREOF, IN BLOCK 111, OF OCEAN BEACH, FLORIDA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEAKINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N32°12'16"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD.
- LEGAL DESCRIPTIONS SHOWN HEREON WERE PROVIDED BY CLIENT.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- ORDERED BY: TERRA GROUP.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE AE BASE FLOOD ELEVATION 8.0 PER F.I.R.M. COMMUNITY PANEL NO.12086C 0319 L, OF MAP DATED SEPTEMBER 11, 2009.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- AREA OF THE PROPERTY AS DESCRIBED HEREIN IS 152,981 SQUARE FEET, MORE OR LESS (3.512 ACRES MORE OR LESS).
- THIS SKETCH IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY LINE AND OTHER MATTERS WHICH MAY BE REFLECTED BY A SEARCH OF TITLE TO THE SUBJECT LANDS.
- THE ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 29) AND ARE EXPRESSED IN FEET.
- BENCHMARKS:
 - CITY OF MIAMI BEACH BENCHMARK CMB 2 M 12, LOCATED SE. INTERSECTION 2nd ST AND MICHIGAN AVE. PK MAIL N&W ON TOP OF CURB. ELEVATION = 4.33' N.G.V.D. 29, (2.77' N.A.V.D. 88)
 - SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED AS EXCEPTION IN THE TITLE ISSUING OFFICE FILE NUMBER 38528-0002 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF SEPTEMBER 9, 2020 AT 11.00 PM.

AREA TABLE (FOR REMAINING ENTITLEMENTS):

MARINA PARCEL (N 10' OF LOT 21 AND ALL OF LOTS 22-29) = 122,983 SF
 NORTH PARCEL REMAINDER (LOTS 30 AND 31) = 0 SF
 WEST HALF ALTON ROAD (ADJ TO N 10' LOT 21 AND ALL LOTS 22-31) = 25,500 SF
 TOTAL REMAINING AREA FOR ENTITLEMENT(S) = 148,483 SF

LEGEND:

- WIP ● DENOTES WOOD POWER POLE
- DENOTES LIGHT POLE
- WB □ DENOTES WATER VALVE BOX
- MC □ DENOTES METAL COVER
- DENOTES CONCRETE POWER POLE
- DENOTES WATER VALVE
- DENOTES WATER METER
- PH ○ DENOTES FIRE HYDRANT
- SC ○ DENOTES FIRE SIAMENSE CONNECTION
- FM ○ DENOTES FIRE MAIN INDICATOR POST
- DENOTES DOUBLE DETECTOR CHECK VALVE
- WB □ DENOTES WATER VALVE BOX
- MC □ DENOTES METAL COVER
- DENOTES ELECTRIC BOX
- DENOTES CATCH BASIN
- PH ○ DENOTES CURB INLET
- SC ○ DENOTES STORM DRAINAGE MANHOLE
- DENOTES SANITARY SEWER MANHOLE
- DENOTES CATCH BASIN CLEANOUT
- DENOTES ACCESS MANHOLE
- DENOTES MONITORING WELL
- DENOTES FUEL FILLER CAP
- DENOTES METAL LIGHT POLE
- DENOTES PEDESTAL LIGHT
- DENOTES SIAMENSE FIRE COUPLING
- DENOTES AIR CONDITIONING
- DENOTES GAS VALVE ASSEMBLY
- DENOTES CONCRETE
- DENOTES FLORIDA POWER AND LIGHT COMPANY
- (P.B., P.C.) DENOTES PULL BOX AND PAGE
- (O.R.B., P.C.) DENOTES OFFICIAL RECORD BOOK AND PAGE
- TRANS. DENOTES TRANSFORMER
- P.A.C. DENOTES FOUND
- N.P. DENOTES 1/2" IRON PIPE (LEADY CAP)
- N. & D. DENOTES MAIL & DISC (LB#7)
- (M) DENOTES MEASURED
- DENOTES RECORD
- DENOTES RADIUS
- DENOTES ARC LENGTH
- DENOTES DELTA OF CURVE
- P.A.C. DENOTES POINT OF COMMENCEMENT
- DENOTES POINT OF BEGINNING
- DENOTES EXISTING CONCRETE
- DENOTES EXISTING ASPHALT

ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) AND ARE EXPRESSED IN FEET.

REVISIONS

Date	Remarks	By
05-31-2019	GENERAL ELEVATIONS ONLY ORD. NO. 210298	LEG.
05-14-2020	UPDATE SURVEY TO ALTA/NSPS ORD. NO. 271642	K.A.B.

This is a "Boundary Survey"

NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

Schuelbe - Shiskin & Associates, Inc.

By: **Mark Steven Johnson**, PRINCIPAL
 PROFESSIONAL LAND SURVEYOR No. 4775
 STATE OF FLORIDA

DATE OF PLAT OR MAP:
 05-14-2020

ALTA/NSPS LAND TITLE SURVEY

A portion of Block 111, "OCEAN BEACH FLA. ADDITION NO. 3", according to the plat thereof, as recorded in Plat Book 2, at Page 81, of the Public Records of Dade County, Florida TOGETHER WITH adjacent submerged lands lying in Section 3, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

Schuelbe - Shiskin & Associates, Inc.
 LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#487)
 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL. NO. (954)435-7010 FAX NO. (954)438-3288

By: **Mark Steven Johnson**
 Registered Land Surveyor No. 4775, State of Florida
 Registered Engineer No. _____ State of Florida

Drawn By: DBL Date: 9-28-15
 Order No. 203913 PB2153/2339 PG.6-10
 Checked By: M.S.J. Date: 4-28-15
 Scale: 1" = 40'
 File No. AJ-4058A
 Sheet No. 1 of 1 Sheets

