

171.50  
140  
145  
22.00

Prepared By and Return To:  
Richard M. Bezold, Esq.  
Akerman LLP  
98 Southeast 7<sup>th</sup> Street, 11th Floor  
Miami, Florida 33131



CFN 20190765274  
OR BK 31720 Pgs 4969-4988 (20Pgs)  
RECORDED 12/10/2019 15:43:44  
DEED DOC TAX \$0.60  
SURTAX \$0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Folio No.'s:  
02-3202-003-0010 (Lots 1 & 2)  
02-3202-003-0020 (Lot 3)  
02-3202-003-0030 (Lot 4)  
02-3202-003-0040 (Lot 5)  
02-3202-003-0050 (Lot 6)  
02-3202-003-0060 (Lot 7)  
02-3202-003-0070 (Lot 8)

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** is made and executed as of the 10<sup>th</sup> day of December, 2019, by the City of Miami Beach, a Florida municipal corporation ("**Grantor**"), whose mailing address is 1700 Convention Center Drive, 4<sup>th</sup> Floor, Miami Beach, Florida 33139, to 7450 Ocean Terrace LLC, a Delaware limited liability company, (the "Lots 1 and 2 Grantee"); 7436 Ocean Terrace LLC, a Delaware limited liability company, (the "Lots 3 and 4 Grantee"); 7420 Ocean Terrace Investment, LLC, a Florida limited liability company, (the "Lot 5 Grantee"); 7410 Ocean Terrace LLC, a Delaware limited liability company, (the "Lot 6 Grantee"); 7400 Ocean Terrace, LLC, a Florida limited liability company, (the "Lot 7 Grantee"); and 7441 Collins Ave Investment, LLC, a Delaware limited liability company, (the "Lot 8 Grantee"), whose mailing address is 1035 North Miami Avenue, Suite 201, Miami, Florida 33136 (collectively, "**Grantee**").

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, quit claims, remises, releases and transfers unto Grantee and Grantee's successors and assigns forever, all right, title, interest, claim and demand that Grantor has in and to the following described property, including any and all undivided three-fourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land created pursuant to Section 270.11, Florida Statutes (the "**Property**"):

As to Lots 1 and 2 Grantee:	See Exhibit "A" attached to and incorporated in this instrument,
As to Lots 3 and 4 Grantee:	See Exhibit "B" attached to and incorporated in this instrument,
As to Lot 5 Grantee:	See Exhibit "C" attached to and incorporated in this instrument,
As to Lot 6 Grantee:	See Exhibit "D" attached to and incorporated in this instrument,
As to Lot 7 Grantee:	See Exhibit "E" attached to and incorporated in this instrument,
As to Lot 8 Grantee:	See Exhibit "F" attached to and incorporated in this instrument;

**TOGETHER** with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Property, if any;

**TO HAVE AND TO HOLD** the same forever.

**NOTICE TO RECORDER:** This instrument is given for the purpose of confirming record title to the real property described herein in the Grantee, which real property has previously passed from the Grantor to the Grantee by operation of law. Therefore this deed is subject only to minimum documentary stamp tax and Miami Dade County surtaxes.

20

GRANTOR has caused this instrument to be duly executed as of the day and year first written above.

Signed in the presence of these witnesses:

CITY OF MIAMI BEACH,  
a Florida municipal corporation

Witness: [Signature]  
Print Name: Rafael Paz

Witness: [Signature]  
Print Name: Miriam M. Merino

By: [Signature]  
Dan Gelber  
Mayor

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) ss.

**ATTEST**

[Signature] 12/10/19  
Rafael E. Granado, City Clerk



The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of December, 2019, by Dan Gelber, as Mayor of the CITY OF MIAMI BEACH, a Florida municipal corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
NOTARY PUBLIC  
State of Florida

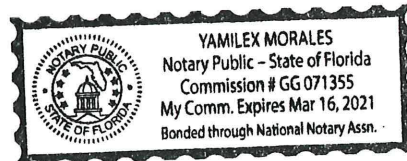
Name: Yamilex Morales  
Commission No: GG 071355  
Expiration: March 16, 2021

[NOTARY SEAL]

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

[Signature]  
City Attorney

12-9-19  
Date



## EXHIBIT "A"

### LEGAL DESCRIPTION:

A portion of the Right-of-Way of 75th Street and Ocean Terrace that adjoins Lots 1 and 2 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 2; thence North 02°58'50" West along the East line of said Lots 1 and 2, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 100.00 feet to the Northeast corner of said Lot 1; thence South 86°59'28" West, along the North line of said Lot 1, also being the South Right-of-Way line of 75th Street (First Street per Plat Book 34 at Page 4) for 150.00 feet to Northwest corner of said Lot 1; thence North 02°58'50" West, along the Northerly prolongation of the West line of said Lot 1 for 40.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 210.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East along said East Right-of-Way line for 140.00 feet; thence South 86°59'28" West, along the Easterly prolongation of the South line of said Lot 2, of 60.00 feet to the Point of Beginning.

### SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 14,400 square feet, or 0.331 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Daniel C  
Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel  
C Fortin,  
0.9.2342.19200300.100.1.1=A010  
97C00000161773B91FA0000E42F  
Date: 2019.12.02 10:40:51 -05'00'

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

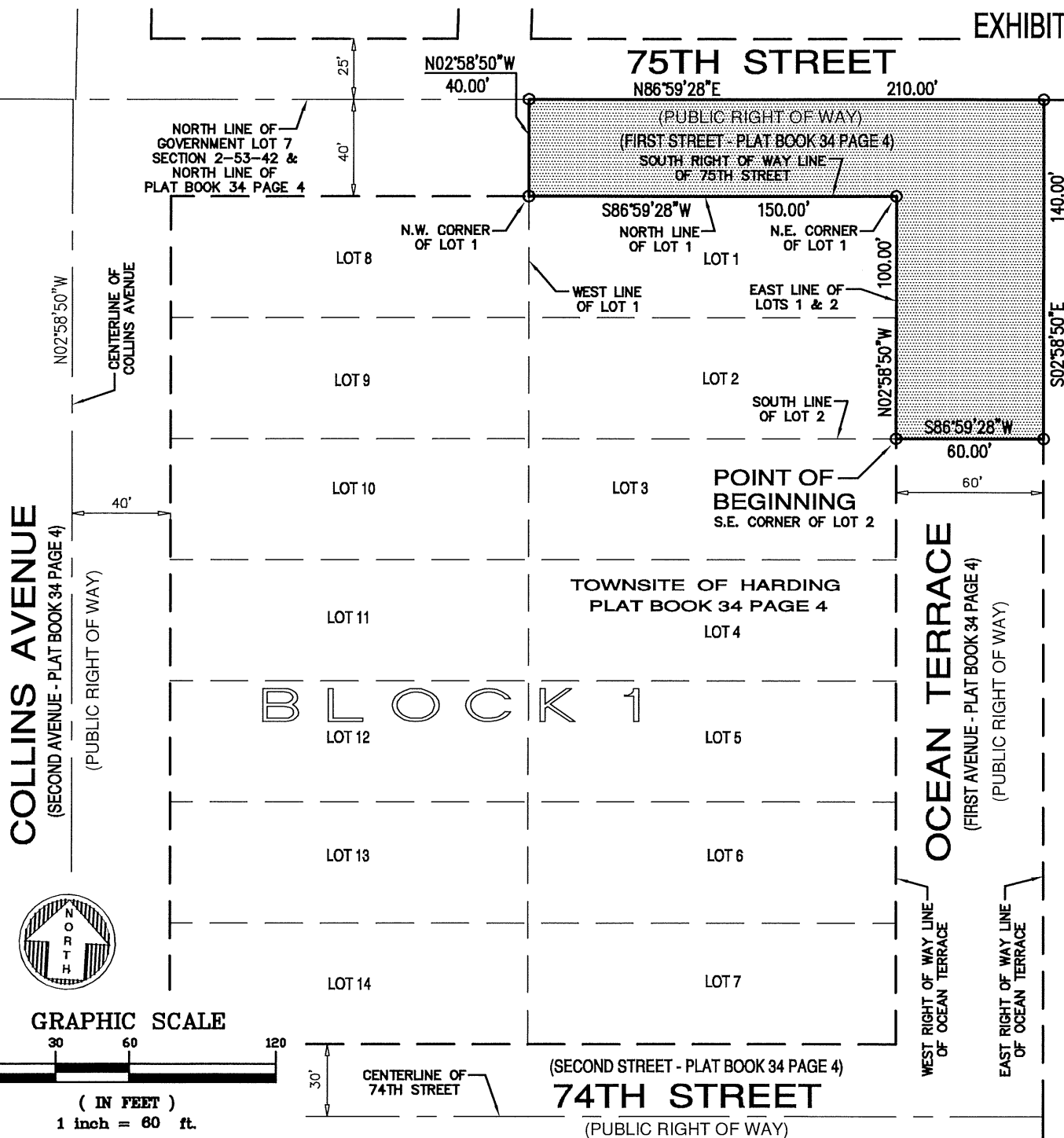
### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-E
Sheet	1 of 3



EXHIBIT "A"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

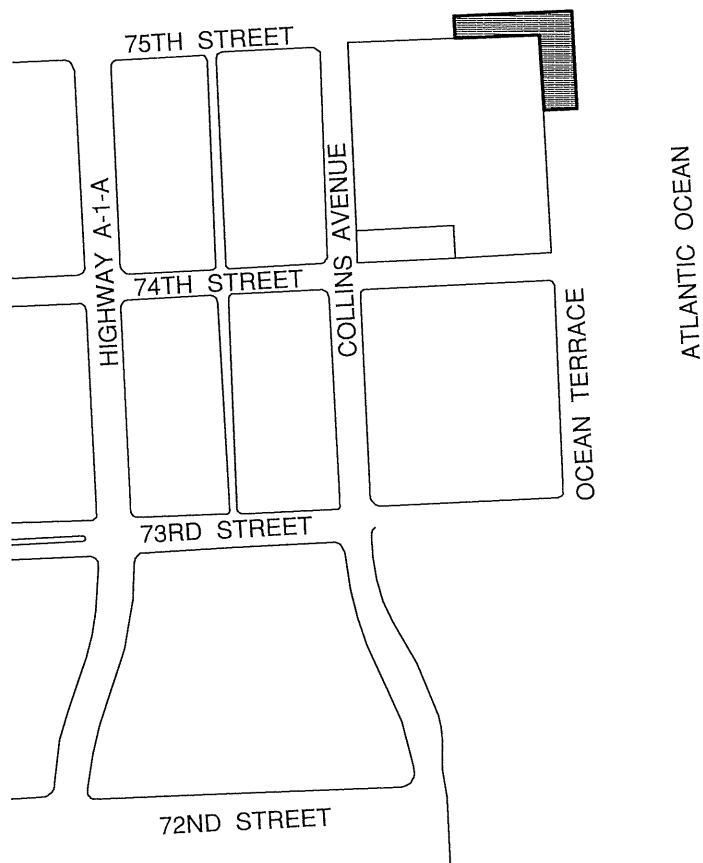
### SKETCH OF DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	1"=60'
Job. No.	190176
Dwg. No.	1019-007-E
Sheet	2 of 3



# EXHIBIT "A"



<i>Drawn By</i>	MAP
<i>Cad. No.</i>	190176
<i>Ref. Dwg.</i>	2016-170
<i>Plotted:</i>	11/22/19 1:31p

## LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

<i>Date</i>	3/14/19
<i>Scale</i>	NOT TO SCALE
<i>Job. No.</i>	190176
<i>Dwg. No.</i>	1019-007-E
<i>Sheet</i>	3 of 3

EXHIBIT "B"

LEGAL DESCRIPTION:

A portion of Ocean Terrace Right-of-Way that adjoins Lots 3 and 4 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 4; thence North 02°58'50" West along the East line of said Lots 3 and 4, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 100.00 feet to the Northeast corner of said Lot 3; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 3, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 100.00 feet; thence South 86°59'28" West, along the Easterly prolongation of the South line of said Lot 4, for 60.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 6,000 square feet, or 0.138 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Daniel  
C Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel  
C Fortin,  
0.9.2342.19200300.100.1.1=A010  
97C00000161773B91FA0000E42F  
Date: 2019.12.02 11:02:30 -05'00'

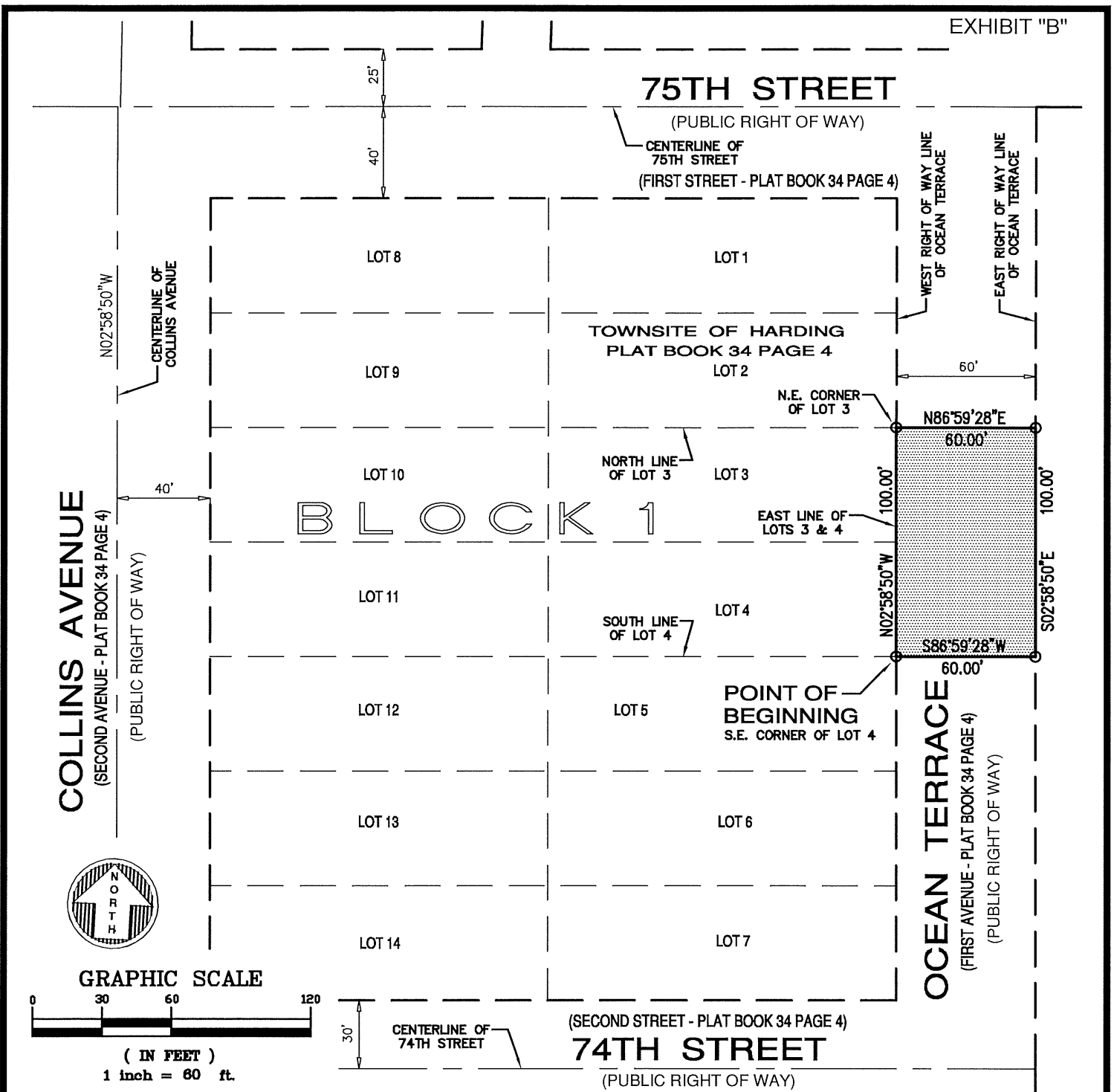
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-D
Sheet	1 of 3

EXHIBIT "B"



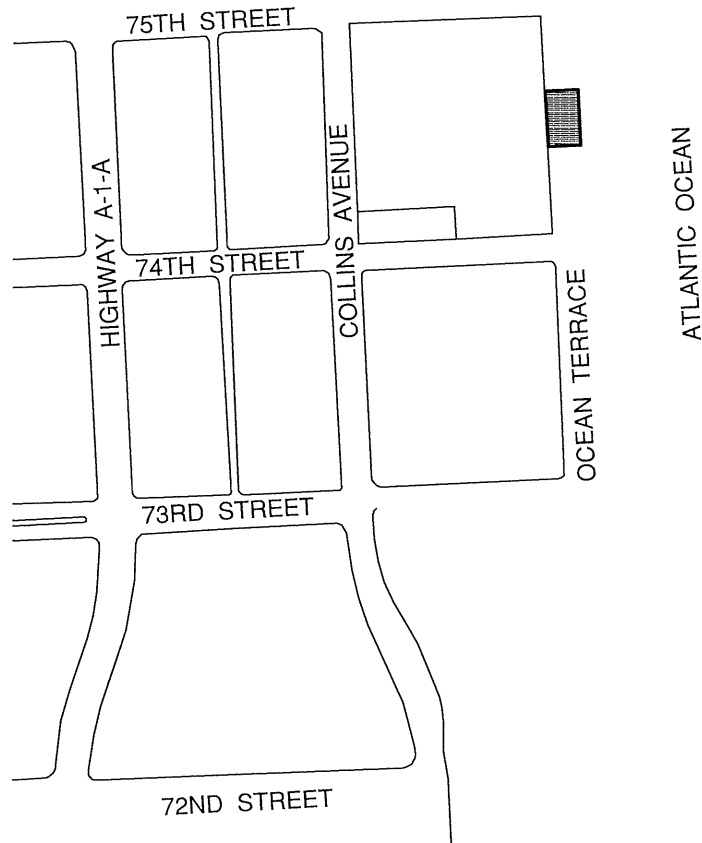
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

SKETCH OF DESCRIPTION	
<b>FORTIN, LEAVY, SKILES, INC.</b> CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	

Date	3/14/19
Scale	1"=60'
Job. No.	190176
Dwg. No.	1019-007-D
Sheet	2 of 3



EXHIBIT "B"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-D
Sheet	3 of 3

EXHIBIT "C"

LEGAL DESCRIPTION:

A portion of Ocean Terrace Right-of-Way that adjoins Lot 5 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 5; thence North 02°58'50" West along the East line of said Lot 5, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 50.00 feet to the Northeast corner of said Lot 5; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 5, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 50.00 feet; thence South 86°59'28" West along the Easterly prolongation of the South line of said Lot 5, for 60.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 3,000 square feet, or 0.069 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Daniel C  
Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel C  
Fortin,  
0.9.2342.19200300.100.1.1=A01097C  
00000161773B91FA0000E42F  
Date: 2019.12.02 10:55:24 -05'00'

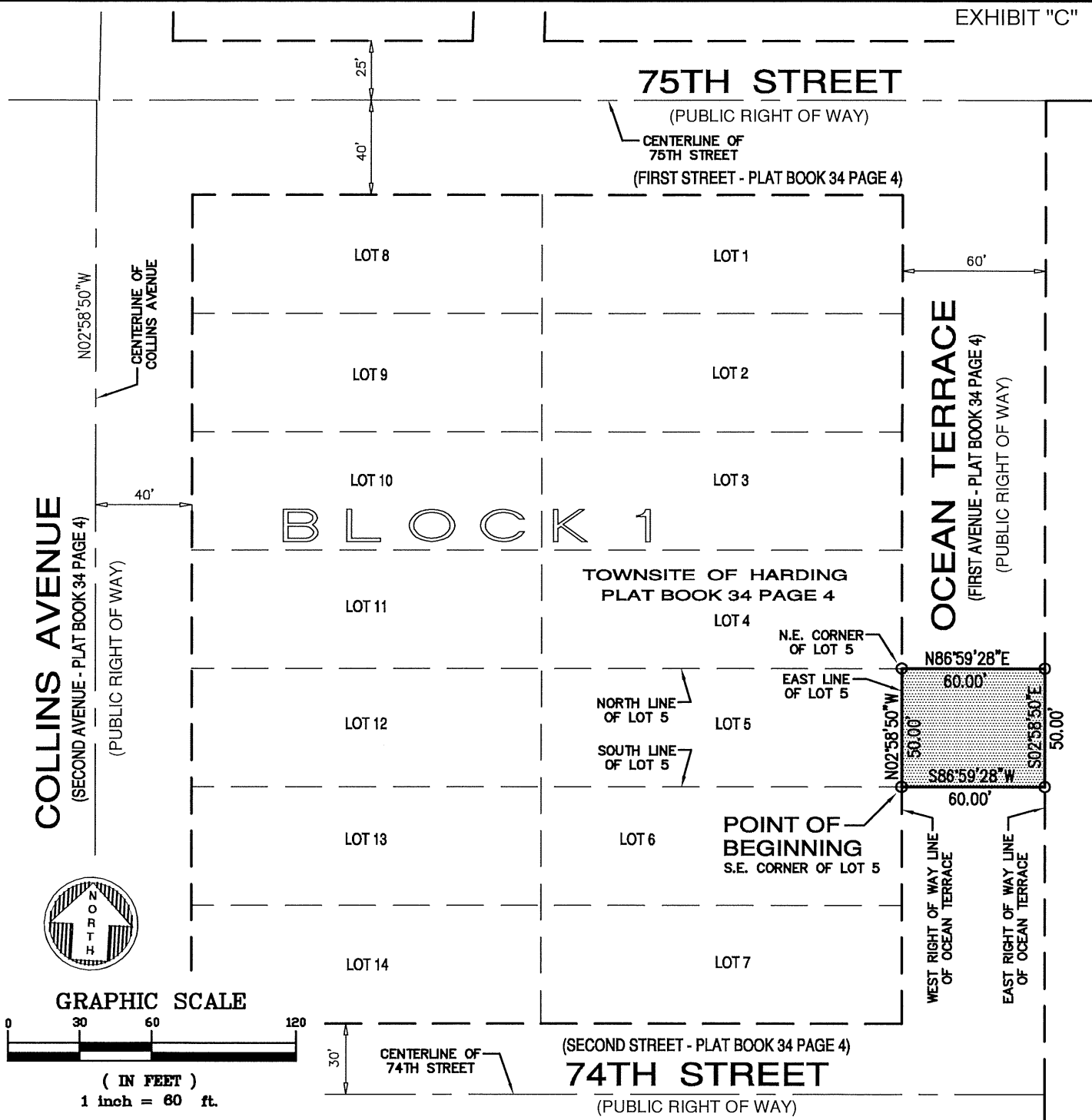
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-C
Sheet	1 of 3

EXHIBIT "C"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

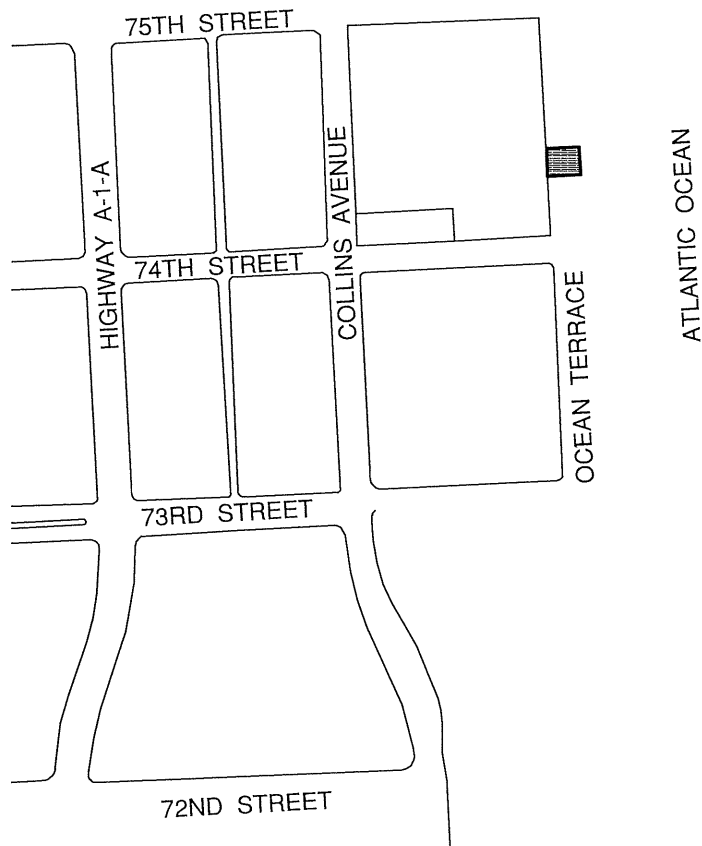
**SKETCH OF DESCRIPTION**

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	1"=60'
Job. No.	190176
Dwg. No.	1019-007-C
Sheet	2 of 3



# EXHIBIT "C"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

## LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-C
Sheet	3 of 3

EXHIBIT "D"

LEGAL DESCRIPTION:

A portion of Ocean Terrace Right-of-Way that adjoins Lot 6 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 6; thence North 02°58'50" West along the East line of said Lot 6, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 50.00 feet to the Northeast corner of said Lot 6; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 6, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 50.00 feet; thence South 86°59'28" West along the Easterly prolongation of the South line of said Lot 6, for 60.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 3,000 square feet, or 0.069 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Daniel C  
Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel C  
Fortin,  
0.9.2342.19200300.100.1.1=A01097  
C00000161773B91FA0000E42F  
Date: 2019.12.02 10:57:02 -05'00'

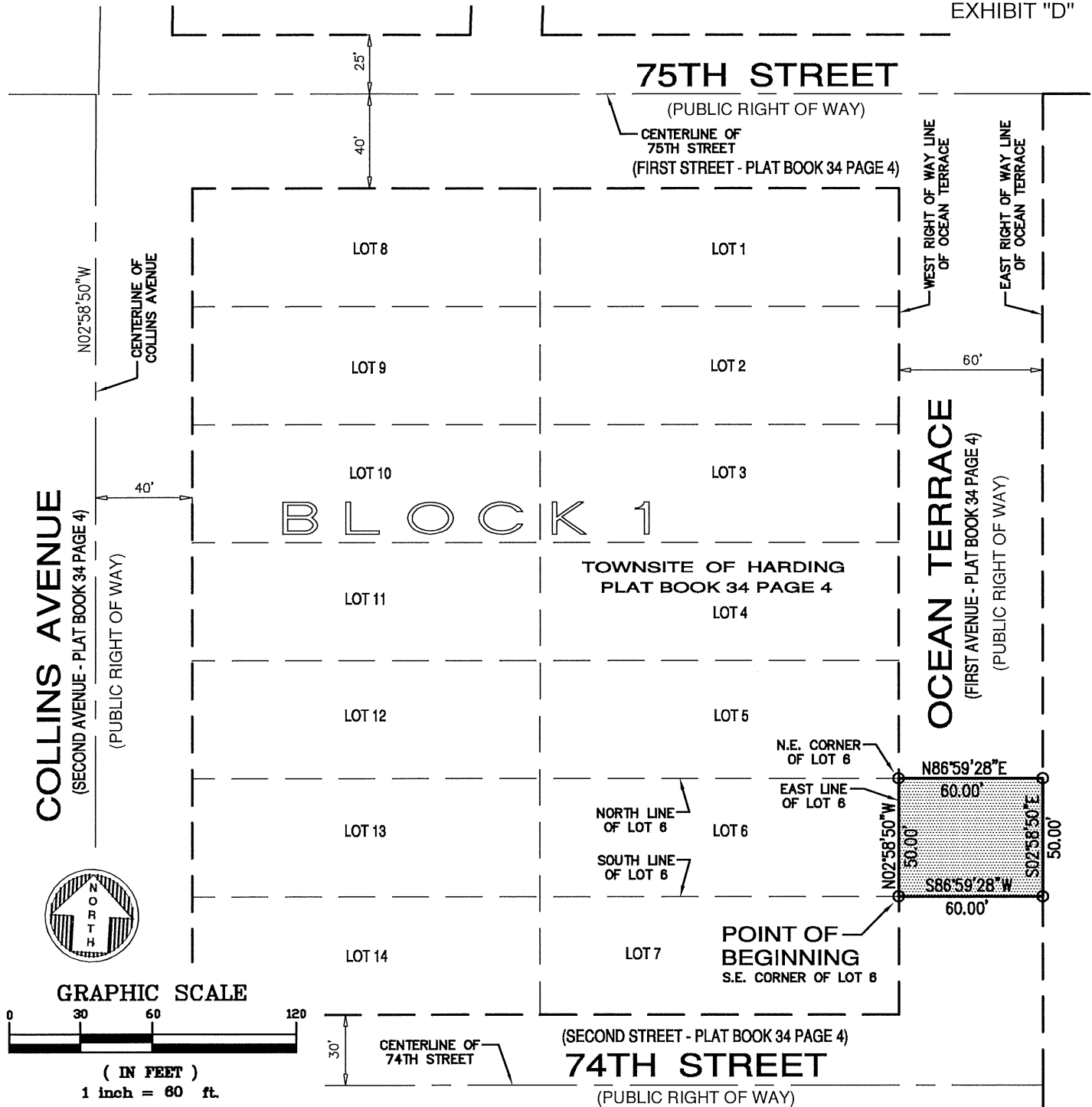
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-B
Sheet	1 of 3

EXHIBIT "D"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

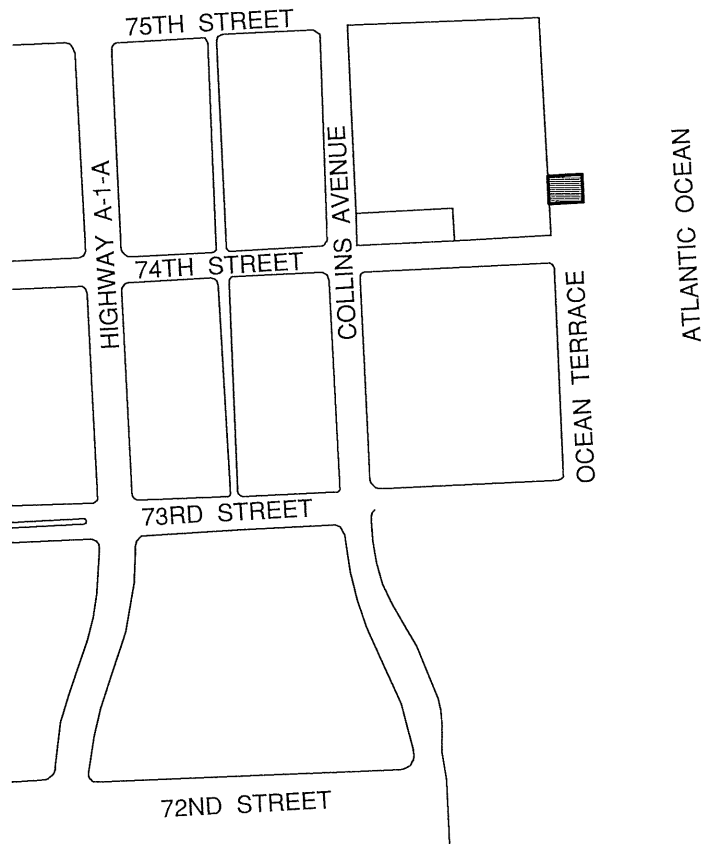
### SKETCH OF DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	1"=60'
Job. No.	190176
Dwg. No.	1019-007-B
Sheet	2 of 3



# EXHIBIT "D"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LOCATION SKETCH
<b>FORTIN, LEAVY, SKILES, INC.</b> CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-B
Sheet	3 of 3

EXHIBIT "E"

LEGAL DESCRIPTION:

A portion of the Right-of-Way of 74th Street and Ocean Terrace that adjoins Lot 7 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 7; thence North 86°59'28" East, along the South line of said Lot 7, also being the North Right-of-Way line of 74th Street (Third Street per Plat Book 34 at Page 4), for 150.00 feet to the Southeast corner of said Lot 7; thence North 02°58'50" West, along the East line of said Lot 7, also being the West Right-of-Way line of Ocean Terrace, (First Avenue per Plat Book 34 at Page 4), for 50.00 feet to the Northeast corner of said Lot 7; thence North 86°59'28" East, along the Easterly prolongation of the North line of said Lot 7, for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East, along said East Right-of-Way line, for 80.00 feet to a point on the center line of said 74th Street; thence South 86°59'28" West, along said center line, for 210.00 feet to a point on the Southerly prolongation of the West line of said Lot 7; thence North 02°58'50" West, along said Southerly prolongation, for 30.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 9,300 square feet, or 0.213 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: \_\_\_\_\_  
Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Daniel C  
Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel C  
Fortin,  
0.9.2342.19200300.100.1.1=A01097C00  
000161773B91FA0000E42F  
Date: 2019.12.02 10:40:01 -05'00'

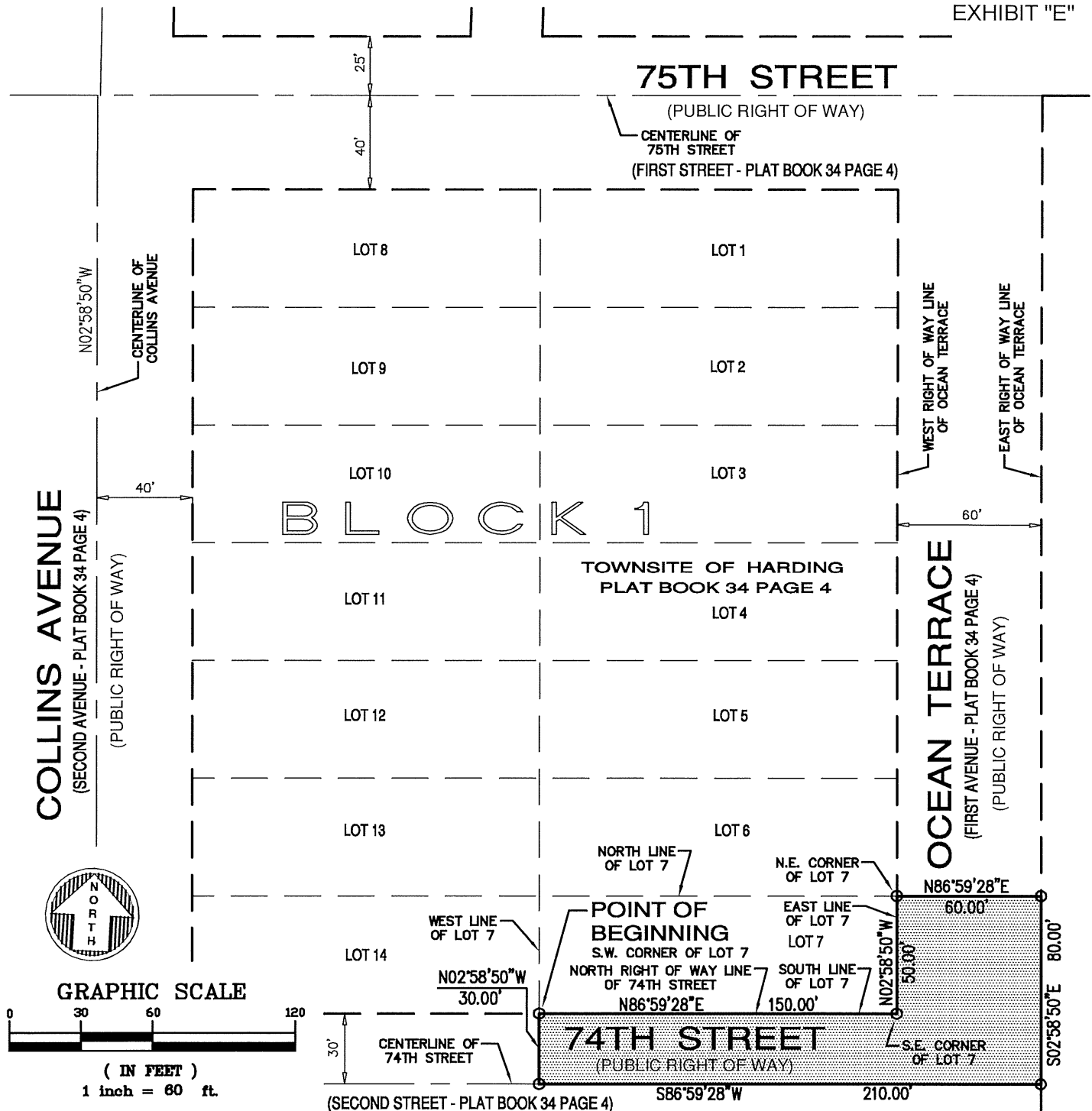
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-A
Sheet	1 of 3

EXHIBIT "E"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

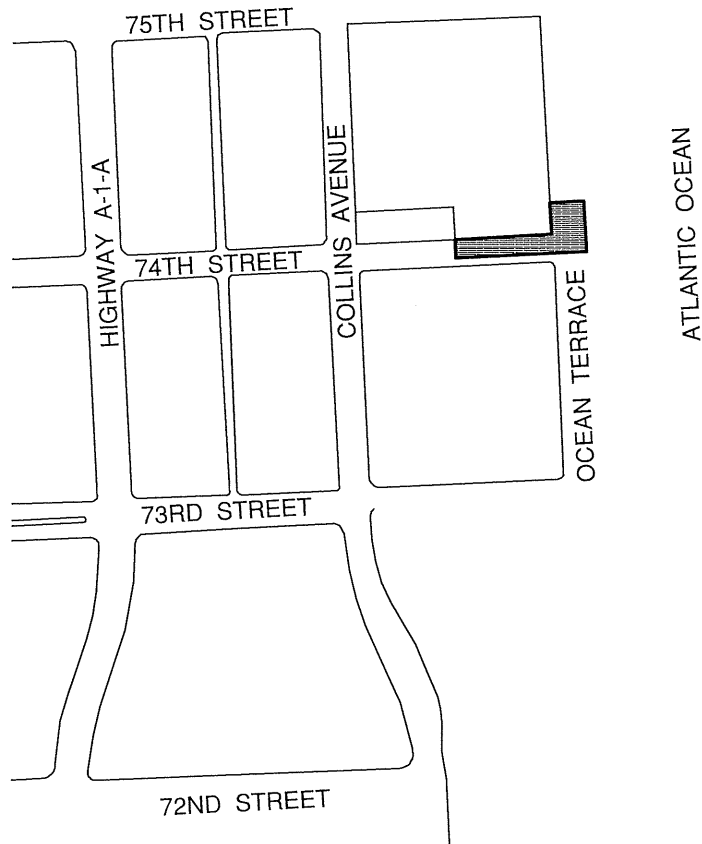
### SKETCH OF DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	1"=60'
Job. No.	190176
Dwg. No.	1019-007-A
Sheet	2 of 3



# EXHIBIT "E"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

## LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-A
Sheet	3 of 3

## EXHIBIT "F"

### LEGAL DESCRIPTION:

A portion of the Right-of-Way of 75th Street that adjoins Lot 8 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 8, also being the Northwest corner of Lot 1 of said Block 1; thence South 86°59'28" West along the North line of said Lot 8, also being the South Right-of-Way line of said 75th Street, (First Street per Plat Book 34 at Page 4) for 146.00 feet to the Northwest corner of said Lot 8, also being a point on the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4); thence North 02°58'50" West, along the Northerly prolongation of the West line of said Lot 8, also being said East Right-of-Way line of Collins Avenue for 40.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 146.00 feet; thence South 02°58'50" East, along the Northerly prolongation of the East line of said Lot 8, for 40.00 feet to the Point of Beginning.

### SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 5,840 square feet, or 0.134 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: \_\_\_\_\_  
Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Daniel C  
Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel C  
Fortin,  
0.9.2342.19200300.100.1.1=A01097  
C00000161773B91FA0000E42F  
Date: 2019.12.02 10:39:28 -05'00'

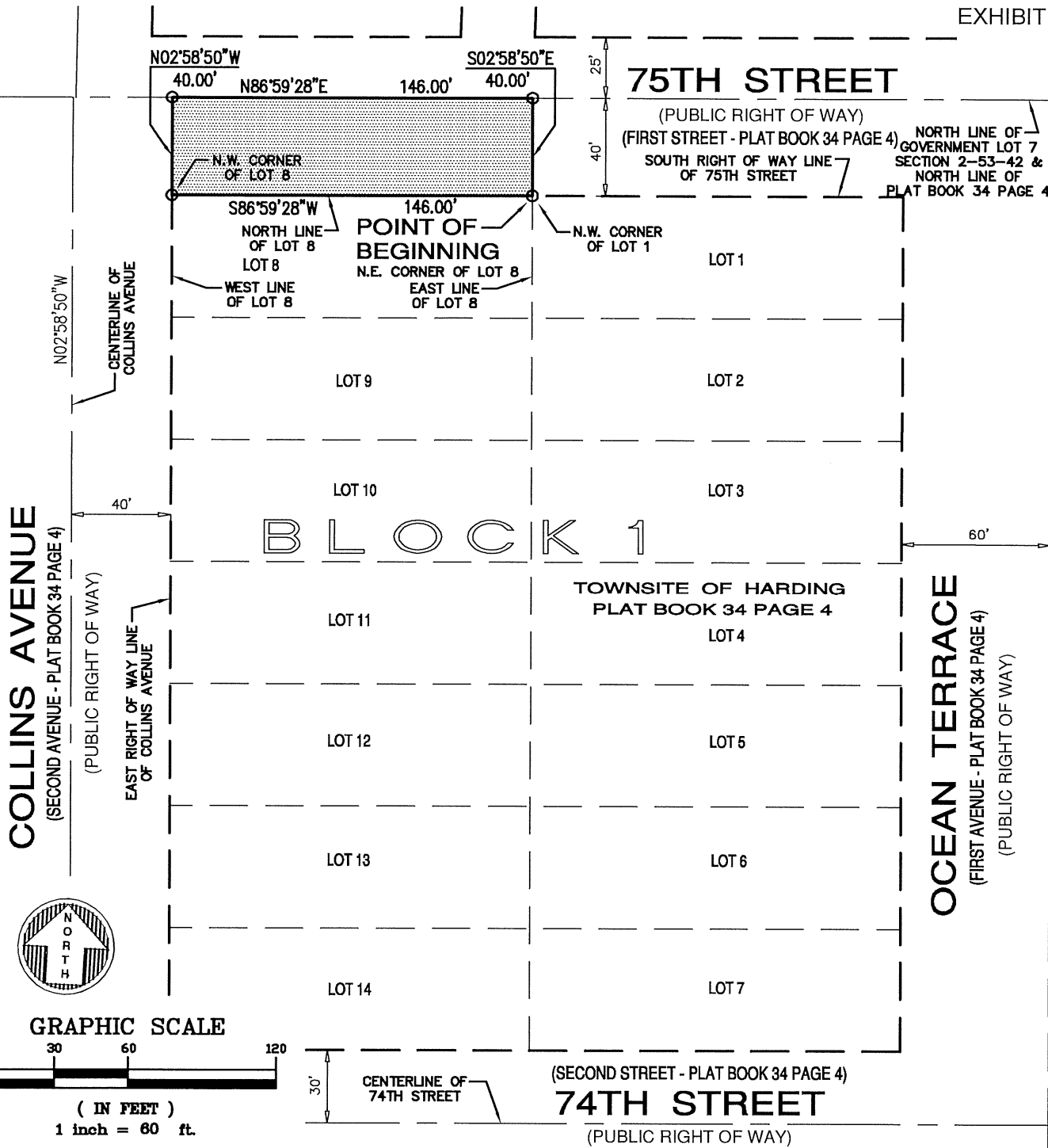
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-F
Sheet	1 of 3

EXHIBIT "F"



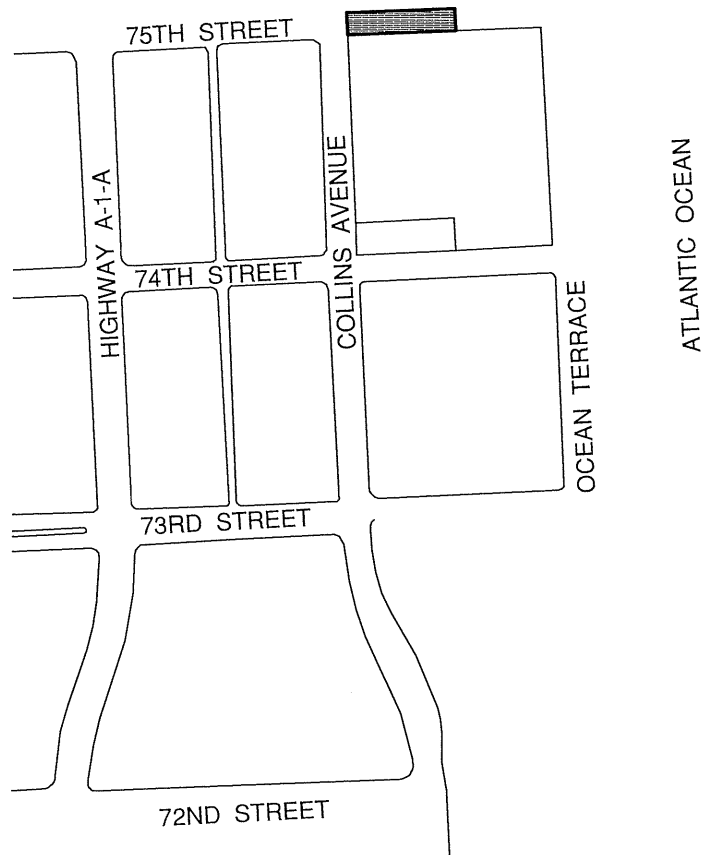
Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

**SKETCH OF DESCRIPTION**

**FORTIN, LEAVY, SKILES, INC.**  
 CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
 FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
 180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	1"=60'
Job. No.	190176
Dwg. No.	1019-007-F
Sheet	2 of 3

EXHIBIT "F"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

**LOCATION SKETCH**

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-F
Sheet	3 of 3

44.00  
1.60  
1.45  
7.00

Prepared By and Return To:  
Richard M. Bezold, Esq.  
Akerman LLP  
98 Southeast 7<sup>th</sup> Street, 11th Floor  
Miami, Florida 33131



CFN 2019R0765275  
OR BK 31720 Pgs 4989-4993 (5Pgs)  
RECORDED 12/10/2019 15:43:44  
DEED DOC TAX \$0.60  
SURTAX \$0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Folio No.:  
02-3202-003-0130

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** is made and executed as of the 10<sup>th</sup> day of December, 2019, by the City of Miami Beach, a Florida municipal corporation ("**Grantor**"), whose mailing address is 1700 Convention Center Drive, 4<sup>th</sup> Floor, Miami Beach, Florida 33139, to G&V Realty, LLC, a Florida limited liability company ("**Grantee**"), whose mailing address is 5700 Arlington Avenue, Apt. 20-U, Riverdale, New York 10471.

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged, quit claims, remises, releases and transfers unto Grantee and Grantee's successors and assigns forever, all right, title, interest, claim and demand that Grantor has in and to the following described property, including any and all undivided three-fourths interest in and to all phosphates, minerals and metals, together with an undivided one-half interest in and to all petroleum, in, on or under the surface of the insured land created pursuant to Section 270.11, Florida Statutes:

See Exhibit "A" attached to and incorporated in this instrument ("**Property**");

**TOGETHER** with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Property, if any;

**TO HAVE AND TO HOLD** the same forever.

**NOTE TO RECORDER:** This instrument is given for the purpose of confirming record title to the real property described herein in the Grantee, which real property has previously passed from the Grantor to the Grantee by operation of law. Therefore this deed is subject only to minimum documentary stamp tax and Miami Dade County surtaxes.



GRANTOR has caused this instrument to be duly executed as of the day and year first written above.

Signed in the presence of these witnesses:

CITY OF MIAMI BEACH,  
a Florida municipal corporation

Witness: Eric Carpenter  
Print Name: Eric Carpenter

Witness: Michele Burger  
Print Name: Michele Burger

By: [Signature]  
Dan Gelber  
Mayor

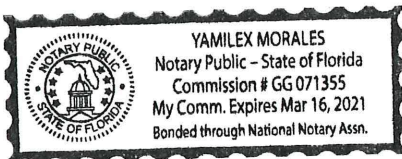
STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE ) ss.

ATTEST:

[Signature] 12/10/19  
Rafael E. Granado, City Clerk



The foregoing instrument was acknowledged before me this 10th day of December, 2019, by Dan Gelber, as Mayor of the CITY OF MIAMI BEACH, a Florida municipal corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC  
State of Florida

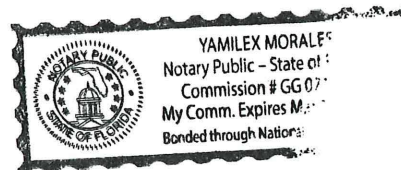
Name: Yamilex Morales  
Commission No: GG 071355  
Expiration: March 16, 2021

[NOTARY SEAL]

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

[Signature]  
City Attorney RAP

12-9-19  
Date



## EXHIBIT "A"

### LEGAL DESCRIPTION:

A portion of the Right-of-Way of 74th Street that adjoins Lot 14 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 14; thence South 86°59'28" West, along the South line of said Lot 14, also being the North Right-of-Way line of 74th Street (Third Street per Plat Book 34 at Page 4), for 146.00 feet to the Southwest corner of said Lot 14; thence South 02°58'50" East, along the Southerly prolongation of the West line of said Lot 14, also being the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4), for 30.00 feet to a point on the center line of said 74th Street; thence North 86°59'28" East, along said center line, for 146.00 feet to a point on the Southerly prolongation of the East line of said Lot 14; thence North 02°58'50" West, along said Southerly prolongation, for 30.00 feet to the Point of Beginning.

### SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 4,380 square feet, or 0.101 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

Daniel C  
Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel  
C Fortin,  
0.9.2342.19200300.100.1.1=A0109  
7C00000161773B91FA0000E42F  
Date: 2019.12.02 10:38:10 -05'00'

By:

Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

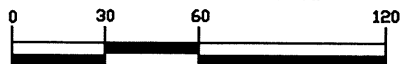
### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-I
Sheet	1 of 3

EXHIBIT "A"

## GRAPHIC SCALE



( IN FEET )

1 inch = 60 ft.

## 75TH STREET

(PUBLIC RIGHT OF WAY)

CENTERLINE OF  
75TH STREET

(FIRST STREET - PLAT BOOK 34 PAGE 4)

LOT 8

LOT 1

LOT 9

LOT 2

LOT 10

LOT 3

BLOCK 1

TOWNSITE OF HARDING  
PLAT BOOK 34 PAGE 4

LOT 11

LOT 4

LOT 12

LOT 5

LOT 13

LOT 6

WEST LINE  
OF LOT 14

LOT 14

EAST LINE  
OF LOT 14POINT OF  
BEGINNING

S.E. CORNER OF LOT 14

LOT 7

NORTH RIGHT OF WAY LINE  
OF 74TH STREET

S02°58'50"E

30.00'

SOUTH LINE  
OF LOT 14

N02°58'50"W

30.00'

S86°59'28"W

146.00'

S.W. CORNER  
OF LOT 14CENTERLINE OF  
74TH STREET

N86°59'28"E

146.00'

## 74TH STREET

(PUBLIC RIGHT OF WAY)

(SECOND STREET - PLAT BOOK 34 PAGE 4)



COLLINS AVENUE

(SECOND AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

EAST RIGHT OF WAY LINE  
OF COLLINS AVENUE

N02°58'50"W

40'

25'  
40'

OCEAN TERRACE

(FIRST AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

60'

30'

Drawn By

MAP

Cad. No.

190176

Ref. Dwg.

2016-170

Plotted:

11/22/19 1:31p

## SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.

CONSULTING ENGINEERS, SURVEYORS &amp; MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th. Street / North Miami Beach, Florida. 33162

Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date

3/14/19

Scale

1"=60'

Job. No.

190176

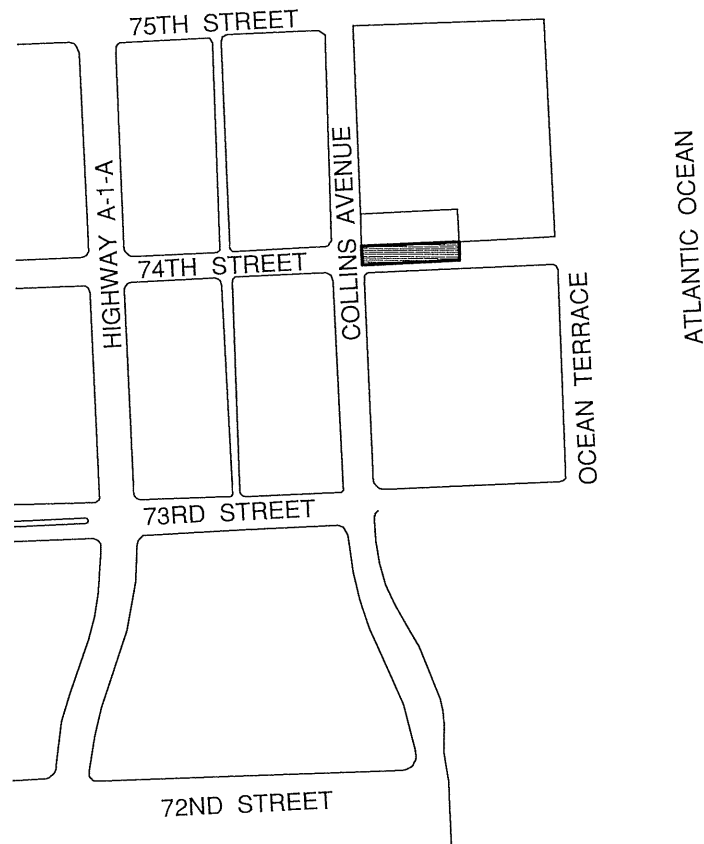
Dwg. No.

1019-007-I

Sheet

2 of 3

EXHIBIT "A"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LOCATION SKETCH

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-1
Sheet	3 of 3



44.00  
7.00



CFN 2019R0765277  
OR BK 31720 Pgs 4996-5000 (5Pgs)  
RECORDED 12/10/2019 15:43:44  
DEED DOC TAX \$0.60  
SURTAX \$0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Prepared By and Return To:  
Richard M. Bezold, Esq.  
Akerman LLP  
98 Southeast 7<sup>th</sup> Street, 11th Floor  
Miami, Florida 33131

Property Appraiser's Parcel Folio No.:  
02-3202-003-0130

**SPECIAL WARRANTY DEED**

This **Special Warranty Deed** made effective as of the 10<sup>th</sup> day of December, 2019 by G & V REALTY, LLC, a Florida limited liability company, whose principal address is 5700 Arlington Avenue, Apt. 20-U, Riverdale, New York 10471, hereinafter called the grantor, in favor of 7400 OCEAN TERRACE, LLC, a Florida limited liability company, whose principal address is 1035 North Miami Avenue, Suite 201, Miami, Florida 33136, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of limited liability companies, corporations and partnerships)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Miami-Dade County, Florida, viz:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF  
(the "Property")

Subject to: real estate taxes for 2019 and subsequent years, zoning ordinances and other municipal, state and Federal laws as may be applicable, and covenants, conditions, restrictions, limitations, reservations and easements of record, if any, none of which shall be deemed reimposed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever together with all the easements, tenements, hereditaments and appurtenances thereto, and all improvements now located on the Property, if any.

And the grantor hereby covenant with said grantee that grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons by through or under the grantor but against none other.

The land described herein is not the homestead of the grantor, and neither the grantor nor the grantors spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.

**NOTE TO RECORDER:** Documentary stamp taxes and Miami Dade County surtaxes are being reported to, and paid directly to the Florida Department of Revenue on a form DR-228 filed contemporaneously herewith.



10

IN WITNESS WHEREOF, the undersigned has caused this Special Warranty Deed to be executed this day of December, 2019.

Signed, sealed and delivered  
in the presence of:

Print Name:

Tasha Zippo

Print Name:

Kristofer Machado

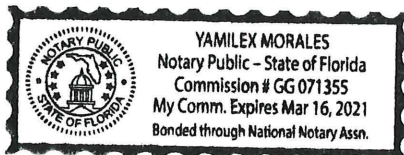
G & V REALTY, LLC, a Florida limited  
liability company

By:

Giuseppe Galea,  
Sole Member and Manager

STATE OF FLORIDA                     )  
COUNTY OF MIAMI-DADE         )

The foregoing instrument was acknowledged before me this 10th day of December, 2019 by Giuseppe Galea, as Sole Member and Manager on behalf of G & V REALTY, LLC, a Florida limited liability company, who ( ) is personally known to me or (X) has provided D.L. # 593 395173 as identification.



Yamilex Morales  
Notary Public, State of Florida

Yamilex Morales  
(Print name)

## EXHIBIT "A"

### LEGAL DESCRIPTION:

A portion of the Right-of-Way of 74th Street that adjoins Lot 14 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 14; thence South 86°59'28" West, along the South line of said Lot 14, also being the North Right-of-Way line of 74th Street (Third Street per Plat Book 34 at Page 4), for 146.00 feet to the Southwest corner of said Lot 14; thence South 02°58'50" East, along the Southerly prolongation of the West line of said Lot 14, also being the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4), for 30.00 feet to a point on the center line of said 74th Street; thence North 86°59'28" East, along said center line, for 146.00 feet to a point on the Southerly prolongation of the East line of said Lot 14; thence North 02°58'50" West, along said Southerly prolongation, for 30.00 feet to the Point of Beginning.

### SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 4,380 square feet, or 0.101 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

### SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on March 14, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By:

Daniel C. Fortin, Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.

Daniel C  
Fortin

Digitally signed by Daniel C Fortin  
DN: c=US, o=IdenTrust ACES  
Unaffiliated Individual, cn=Daniel  
C Fortin,  
0.9.2342.19200300.100.1.1=A0109  
7C00000161773B91FA0000E42F  
Date: 2019.12.02 10:38:10 -05'00'

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

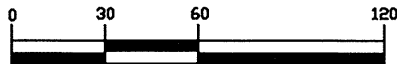
### LEGAL DESCRIPTION, NOTES & CERTIFICATION

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th. Street / North Miami Beach, Florida. 33162  
Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-I
Sheet	1 of 3

EXHIBIT "A"

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

75TH STREET

(PUBLIC RIGHT OF WAY)

CENTERLINE OF  
75TH STREET

(FIRST STREET - PLAT BOOK 34 PAGE 4)

COLLINS AVENUE

(SECOND AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

EAST RIGHT OF WAY LINE  
OF COLLINS AVENUE

B L O C K 1

TOWNSITE OF HARDING  
PLAT BOOK 34 PAGE 4

OCEAN TERRACE

(FIRST AVENUE - PLAT BOOK 34 PAGE 4)

(PUBLIC RIGHT OF WAY)

LOT 8

LOT 1

LOT 9

LOT 2

LOT 10

LOT 3

LOT 11

LOT 4

LOT 12

LOT 5

LOT 13

LOT 6

WEST LINE  
OF LOT 14

EAST LINE  
OF LOT 14

LOT 14

S02°58'50"E  
30.00'

SOUTH LINE  
OF LOT 14

N02°58'50"W  
30.00'

S86°59'28"W  
146.00'

146.00'

S.W. CORNER  
OF LOT 14

CENTERLINE OF  
74TH STREET

N86°59'28"E

146.00'

POINT OF  
BEGINNING

S.E. CORNER OF LOT 14

NORTH RIGHT OF WAY LINE  
OF 74TH STREET

LOT 7

74TH STREET

(PUBLIC RIGHT OF WAY)

(SECOND STREET - PLAT BOOK 34 PAGE 4)



Drawn By

MAP

Cad. No.

190176

Ref. Dwg.

2016-170

Plotted:

11/22/19 1:31p

SKETCH OF DESCRIPTION

**FORTIN, LEAVY, SKILES, INC.**

CONSULTING ENGINEERS, SURVEYORS & MAPPERS

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653

180 Northeast 168th. Street / North Miami Beach, Florida. 33162

Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date

3/14/19

Scale

1"=60'

Job. No.

190176

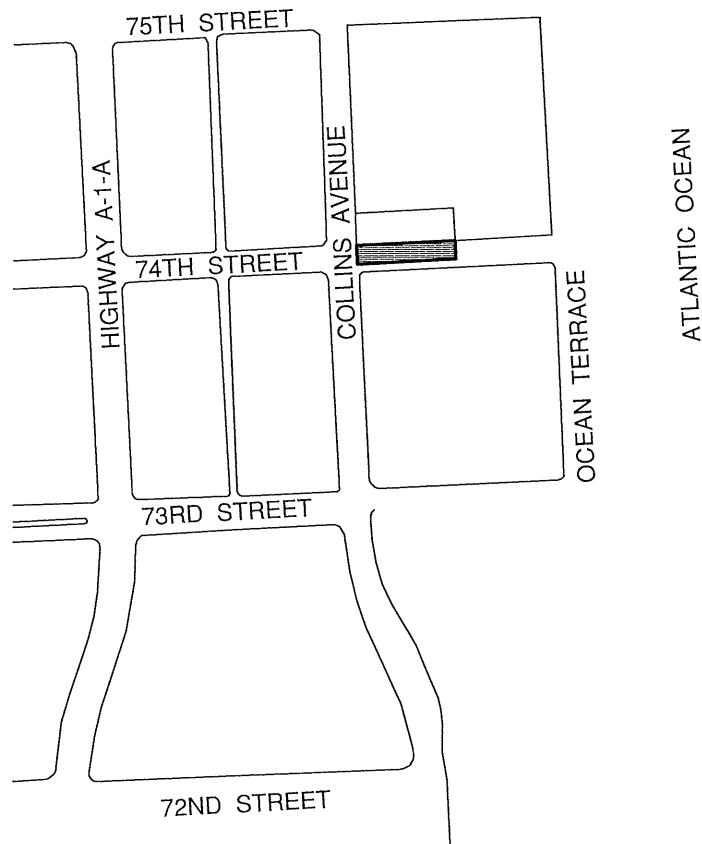
Dwg. No.

1019-007-1

Sheet

2 of 3

EXHIBIT "A"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LOCATION SKETCH
<b>FORTIN, LEAVY, SKILES, INC.</b> CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	3/14/19
Scale	NOT TO SCALE
Job. No.	190176
Dwg. No.	1019-007-I
Sheet	3 of 3