214.00
.60
.45
27.00

CFN 2019R0765280
OR BK 31721 Pgs 13-37 (25Pgs)
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 7th Street, 11th Floor
Miami, Florida 33131

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)
023202-003-0070 (Lot 8)
02-3202-003-0130 (Lot 14)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made and executed as of the 10th day of December, 2019, by 7450 Ocean Terrace LLC, a Delaware limited liability company, (the "Lots 1 and 2 Grantor"); 7436 Ocean Terrace LLC, a Delaware limited liability company, (the "Lots 3 and 4 Grantor"); 7420 Ocean Terrace Investment, LLC, a Florida limited liability company, (the "Lot 5 Grantor"); 7410 Ocean Terrace LLC, a Delaware limited liability company, (the "Lot 6 Grantor"); 7400 Ocean Terrace, LLC, a Florida limited liability company, (the "Lot 7 Grantor"); and 7441 Collins Ave Investment, LLC, a Delaware limited liability company, (the "Lot 8 Grantor") (collectively "**Grantor**"), whose mailing address is 1035 North Miami Avenue, Suite 201, Miami, Florida 33136, to OTH STREETSCAPE, LLC, a Delaware limited liability company, as to all Lots, ("**Grantee**"), whose mailing address is 1035 North Miami Avenue, Suite 201, Miami, Florida 33136.

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 (the "**Property**"):

As to Lots 1 and 2 Grantor:	See Exhibit "A" attached to and incorporated in this instrument,
As to Lots 3 and 4 Grantor:	See Exhibit "B" attached to and incorporated in this instrument,
As to Lot 5 Grantor:	See Exhibit "C" attached to and incorporated in this instrument,
As to Lot 6 Grantor:	See Exhibit "D" attached to and incorporated in this instrument,
As to Lot 7 Grantor:	See Exhibit "E" attached to and incorporated in this instrument,
As to Lot 8 Grantor:	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 evidences a conveyance of unencumbered real property from the Grantor to an entity which is beneficially wholly owned by the identical beneficial owner of the Grantor and is therefore 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:

Witness: _____
Print Name: Maria Ahumada

Witness: _____
Print Name: JARED GREEN

7450 OCEAN TERRACE LLC,
a Delaware limited liability company

By: Ocean Terrace Holdings, LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: Sandor Scher
Title: Managing Director

Signed in the presence of these witnesses:

Witness: _____
Print Name: Maria Ahumada

Witness: _____
Print Name: JARED GREEN

7436 OCEAN TERRACE LLC,
a Delaware limited liability company

By: Ocean Terrace Holdings, LLC,
a Delaware limited liability company,
its sole member

By: _____
Name: Sandor Scher
Title: Managing Director

Signed in the presence of these witnesses:

7420 OCEAN TERRACE INVESTMENT, LLC,
a Florida limited liability company

By: Ocean Terrace Holdings, LLC,
a Delaware limited liability company,
its sole member

By:_____
Name: Sandor Scher
Title: Managing Director

Witness:_____
Print Name: Maria Ahumada

Witness:_____
Print Name: Jared Green

Signed in the presence of these witnesses:

7410 OCEAN TERRACE LLC,
a Delaware limited liability company

By: Ocean Terrace Holdings, LLC,
a Delaware limited liability company,
its sole member

By:_____
Name: Sandor Scher
Title: Managing Director

Witness:_____
Print Name: Maria Ahumada

Witness:_____
Print Name: Jared Green

Signed in the presence of these witnesses:

7400 OCEAN TERRACE, LLC,
a Florida limited liability company

By: Ocean Terrace Holdings, LLC,
a Delaware limited liability company,
its sole member

By:_____
Name: Sandor Scher
Title: Managing Director

Witness:_____
Print Name: Maria Ahumada

Witness:_____
Print Name: Jared Green

Signed in the presence of these witnesses:

7441 COLLINS AVE INVESTMENT, LLC,
a Florida limited liability company

By: Ocean Terrace Holdings, LLC,
a Delaware limited liability company,
its sole member

By:_____
Name: Sandor Scher
Title: Managing Director

Witness:_____
Print Name: Maria Anumada

Witness:_____
Print Name: Jared Green

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

The foregoing instrument was acknowledged before me this 9th day of December, 2019, by Sandor Scher, as Managing Director of Ocean Terrace Holdings, LLC, a Delaware limited liability company, sole member of 7450 Ocean Terrace LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
State of Florida

Name: Denise N. Winschel
Commission No: GG362560
Expiration: August 5, 2023

[NOTARY SEAL]

DENISE N. WINSCHEL
MY COMMISSION # GG 362560
EXPIRES: August 5, 2023
Bonded Thru Notary Public Underwriters

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

The foregoing instrument was acknowledged before me this 9th day of December, 2019, by Sandor Scher, as Managing Director of Ocean Terrace Holdings, LLC, a Delaware limited liability company, sole member of 7436 Ocean Terrace LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
State of Florida

Name: Denise N. Winschel
Commission No: 66362560
Expiration: August 5, 2023

[NOTARY SEAL]

DENISE N. WINSCHEL
MY COMMISSION # GG 362560
EXPIRES: August 5, 2023
Bonded Thru Notary Public Underwriters

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

The foregoing instrument was acknowledged before me this 9th day of December, 2019, by Sandor Scher, as Managing Director of Ocean Terrace Holdings, LLC, a Delaware limited liability company, sole member of 7420 Ocean Terrace Investment, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
State of Florida

Name: Denise N. Winschel
Commission No: 66362560
Expiration: August 5, 2023

[NOTARY SEAL]

DENISE N. WINSCHEL
MY COMMISSION # GG 362560
EXPIRES: August 5, 2023
Bonded Thru Notary Public Underwriters

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

The foregoing instrument was acknowledged before me this ____ day of December, 2019, by Sandor Scher, as Managing Director of Ocean Terrace Holdings, LLC, a Delaware limited liability company, sole member of 7410 Ocean Terrace LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
State of Florida

Name: Denise N. Winschel
Commission No: GG362560
Expiration: August 5, 2023

[NOTARY SEAL]

DENISE N. WINSCHEL
MY COMMISSION # GG 362560
EXPIRES: August 5, 2023
Bonded Thru Notary Public Underwriters

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

The foregoing instrument was acknowledged before me this ____ day of December, 2019, by Sandor Scher, as Managing Director of Ocean Terrace Holdings, LLC, a Delaware limited liability company, sole member of 7400 Ocean Terrace, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
State of Florida

Name: Denise N. Winschel
Commission No: GG362560
Expiration: August 5, 2023

[NOTARY SEAL]

DENISE N. WINSCHEL
MY COMMISSION # GG 362560
EXPIRES: August 5, 2023
Bonded Thru Notary Public Underwriters

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

The foregoing instrument was acknowledged before me this ____ day of December, 2019, by Sandor Scher, as Managing Director of Ocean Terrace Holdings, LLC, a Delaware limited liability company, sole member of 7441 Collins Ave Investment, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

_____
NOTARY PUBLIC
State of Florida

Name: Denise N. Winschel
Commission No: GG 362560
Expiration: August 5, 2023

[NOTARY SEAL]

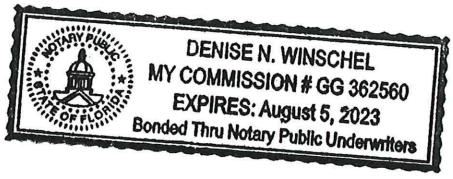


EXHIBIT "A"

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=A01097C00000161773B91FA0000E42F
Date: 2019.12.02 10:40:51 -05'00'

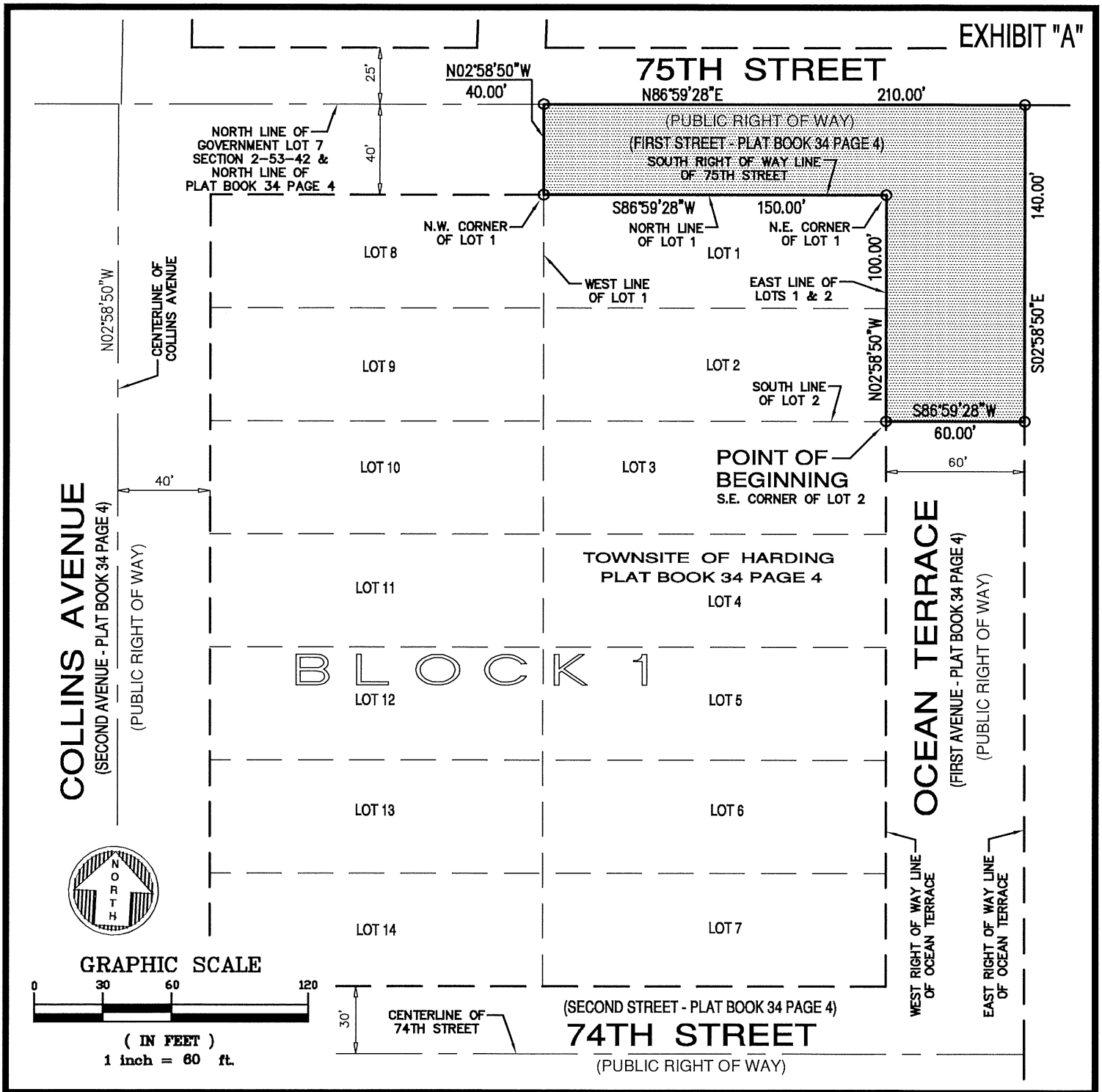
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Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	11/22/19 1:31p

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"



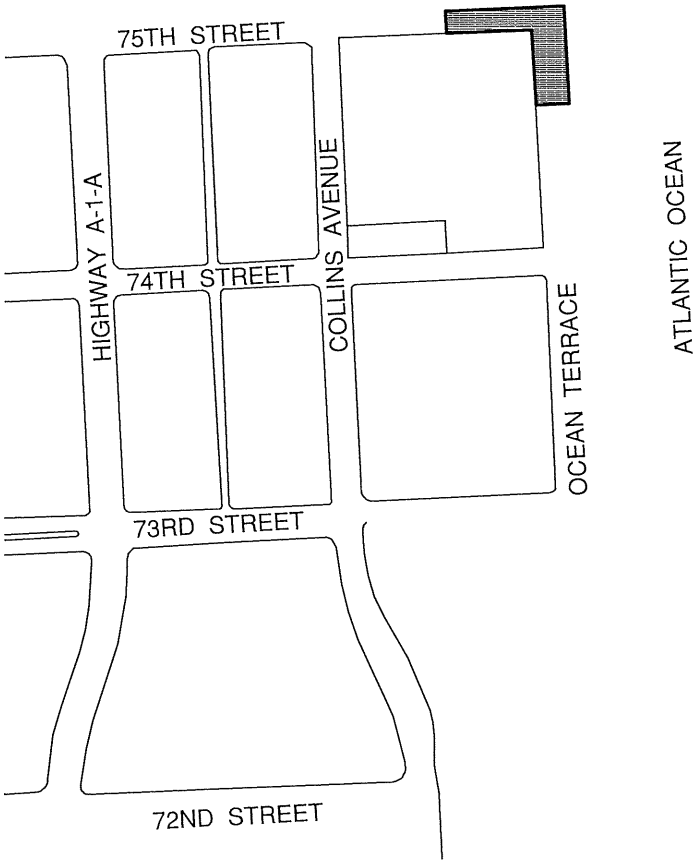
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Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

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"



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–E
Sheet	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

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=A01097C00000161773B91FA0000E42F
Date: 2019.12.02 11:02:30 -05'00'

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

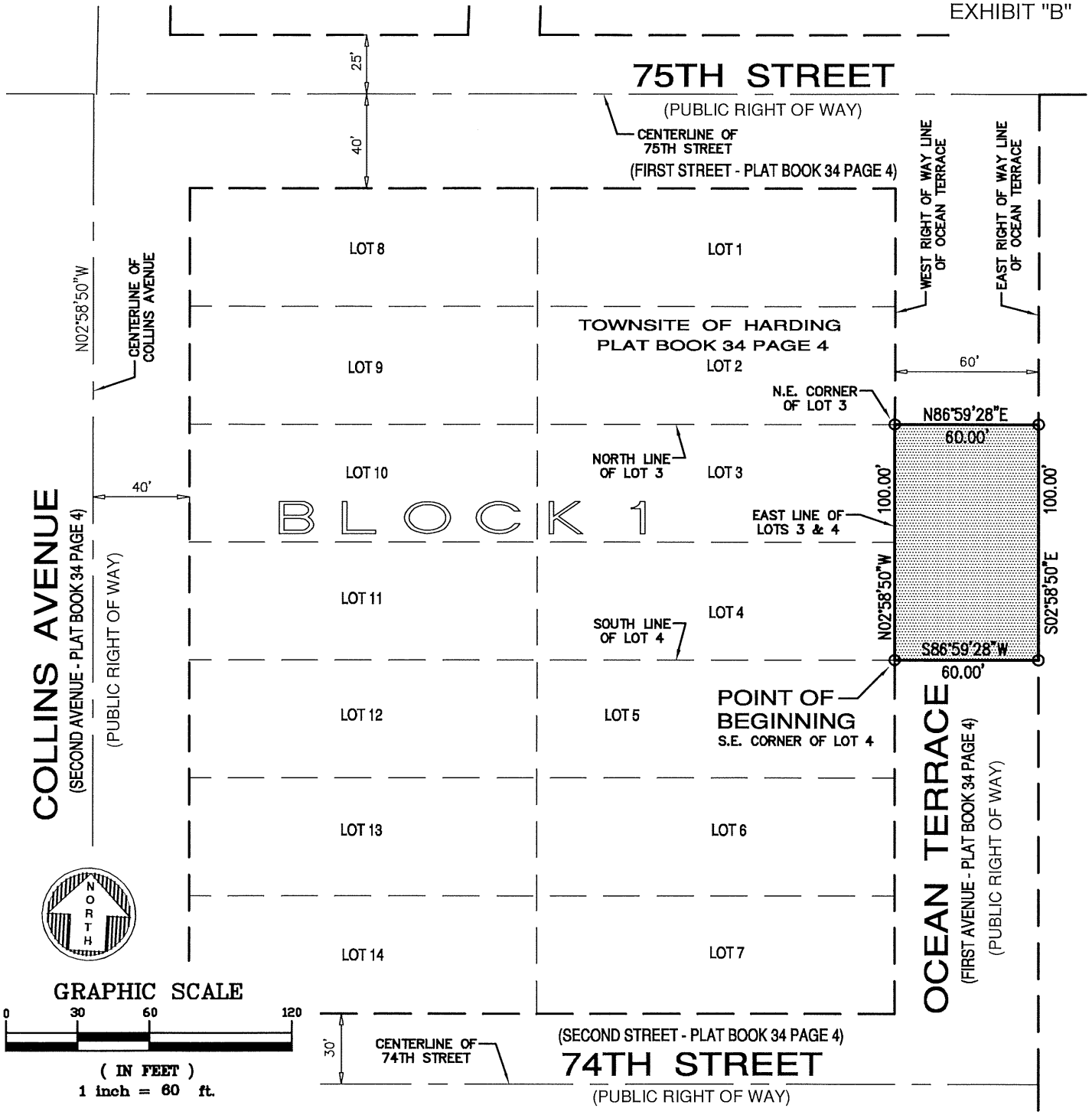
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Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	11/22/19 1:31p

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"



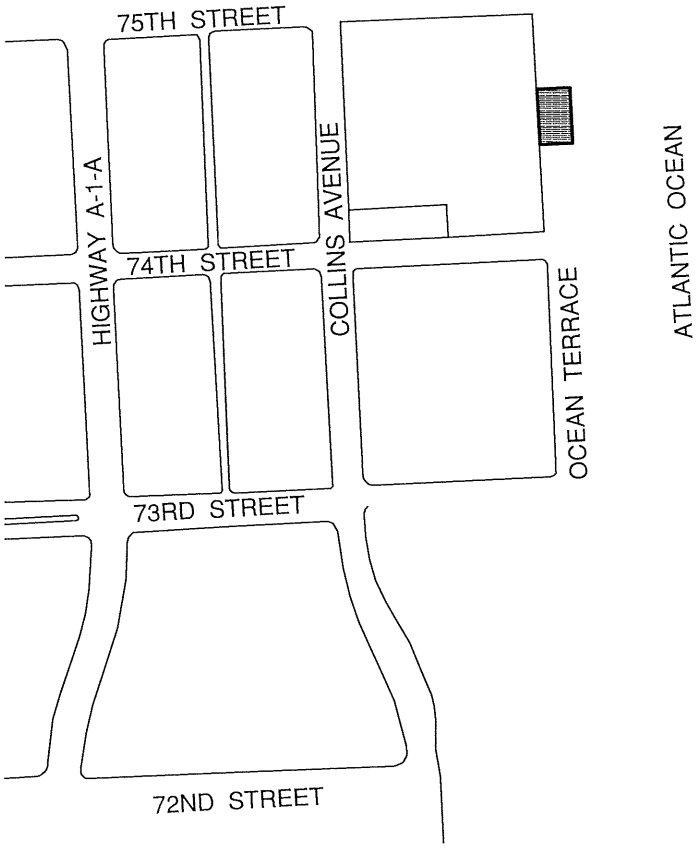
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Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

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-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=A01097C00000161773B91FA0000E42F
Date: 2019.12.02 10:55:24 -05'00'

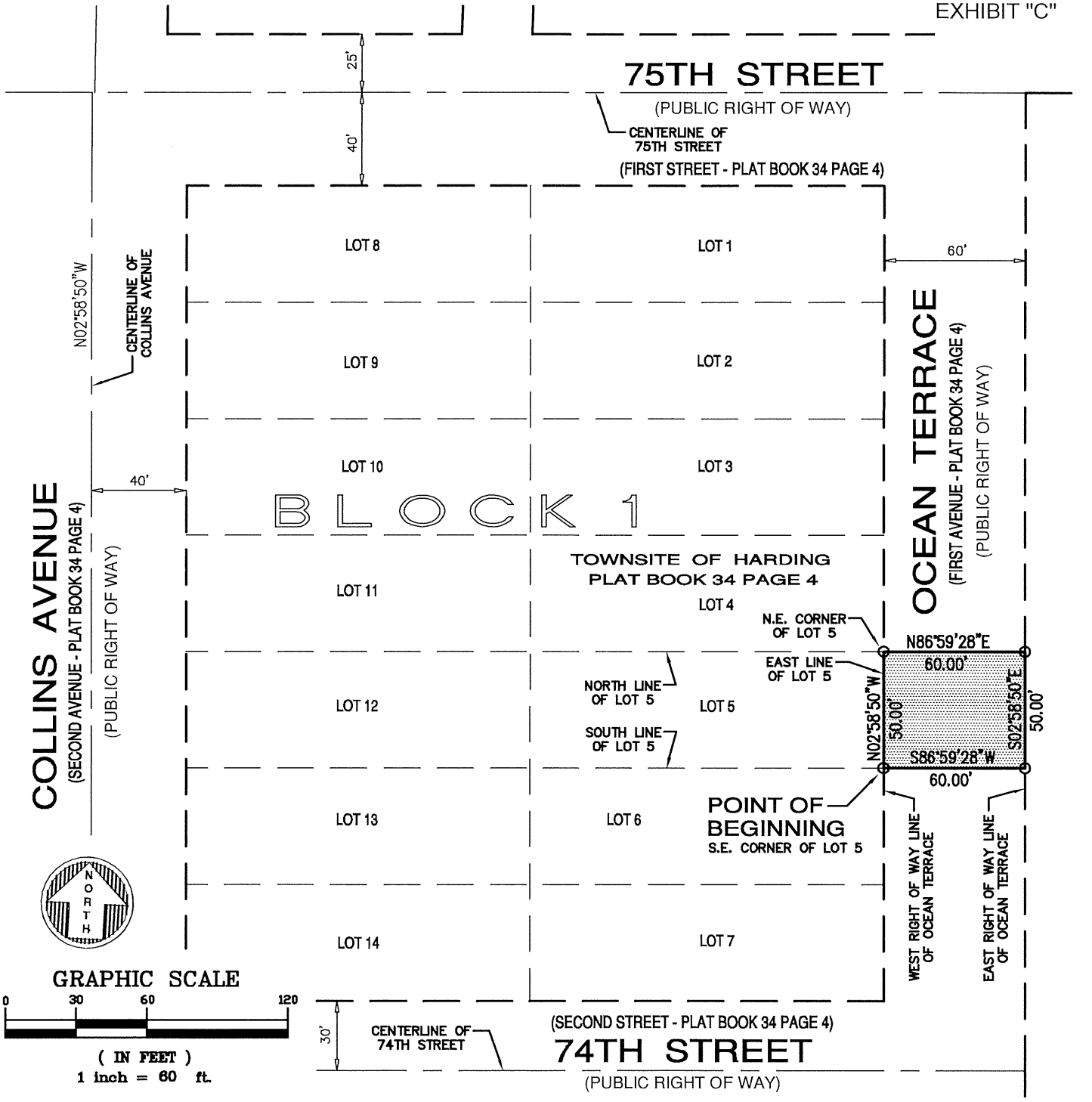
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Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	11/22/19 1:31p

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"



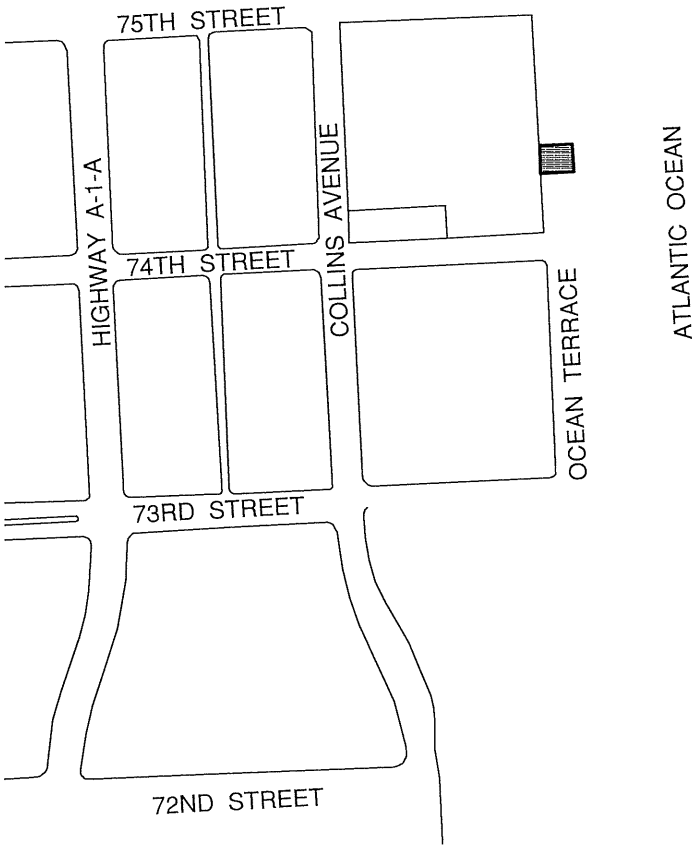
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Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	11/22/19 1:31p

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=A01097C00000161773B91FA0000E42F
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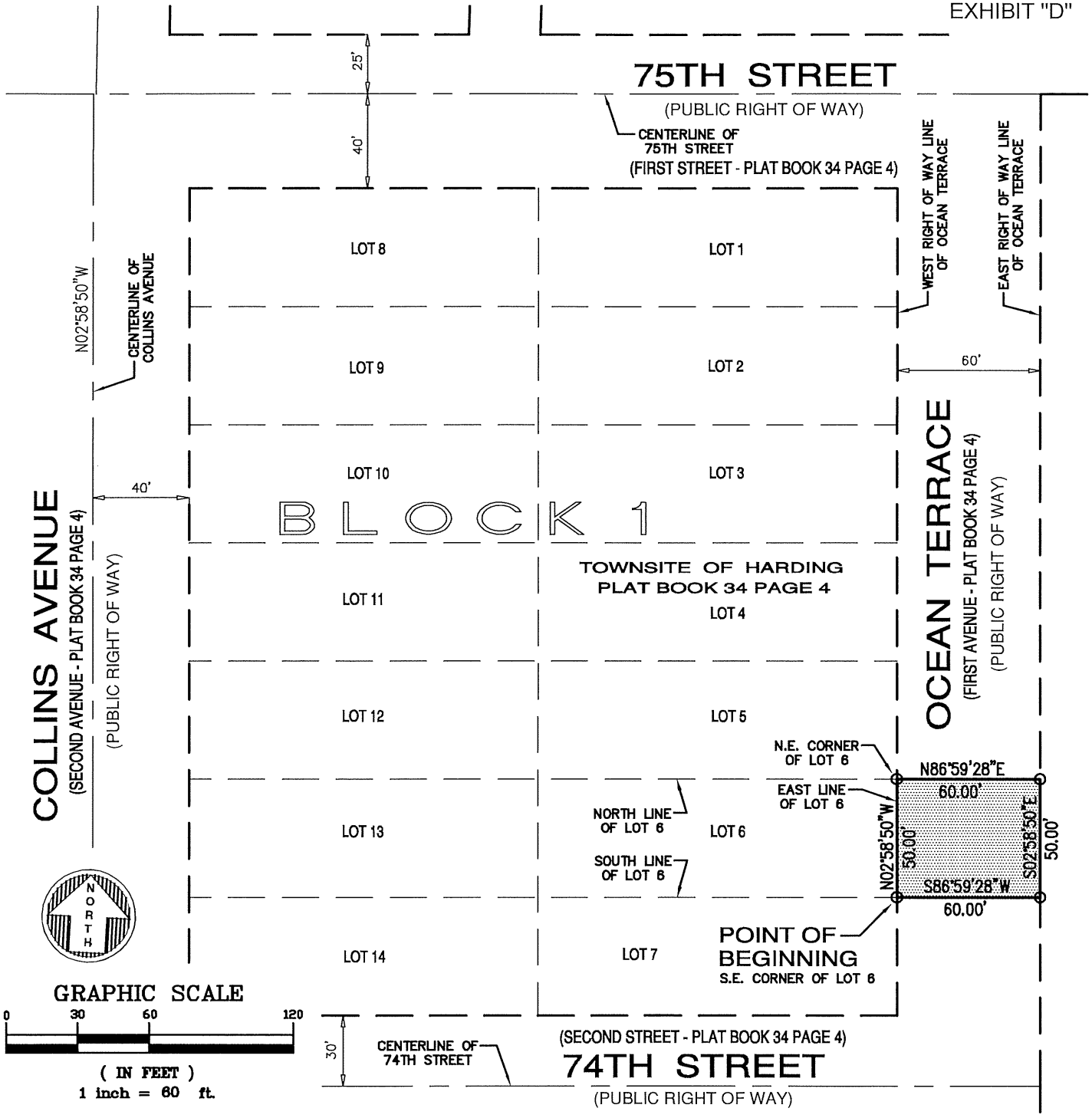
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Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	11/22/19 1:31p

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"



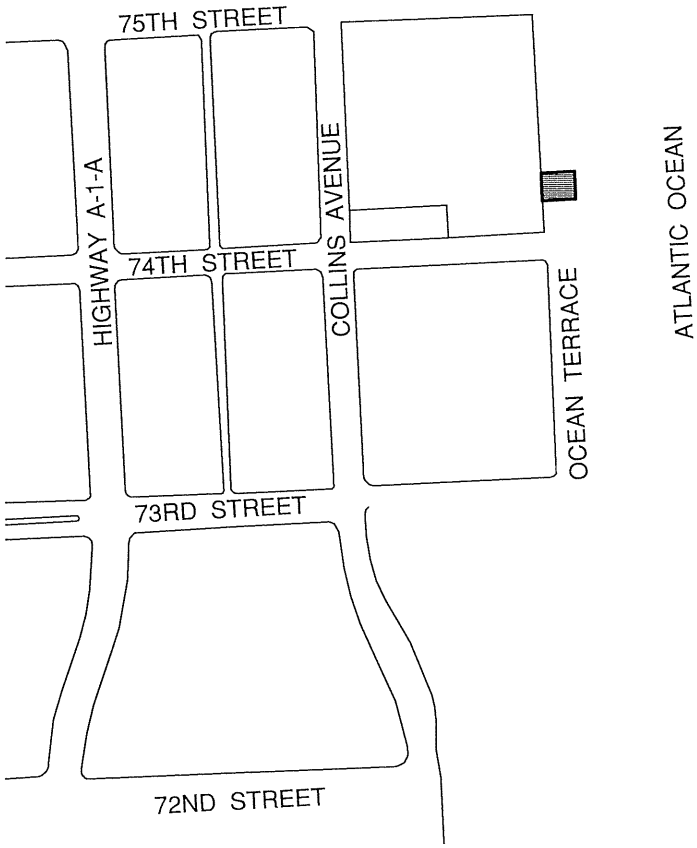
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Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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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	LOCATION SKETCH	Date 3/14/19
Cad. No.	190176		Scale NOT TO SCALE
Ref. Dwg.	2016–170		Job. No. 190176
			Dwg. No. 1019–007–B
Plotted:	11/22/19 1:31p		Sheet 3 of 3

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

EXHIBIT "E"

LEGAL DESCRIPTION:

A portion of the Right–of–Way of 74th Street and Ocean Terrace that adjoins Lots 7 and 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 Southwest corner of said Lot 14; thence N 86°59'28" E along the South line of said Lots 7 and 14, also being the North Right–of–Way line of 74th Street (Second Street per Plat Book 34 at Page 4) for 296.00 feet to the Southeast corner of said Lot 7; thence N 02°58'50" W 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 N 86°59'28" E along the Easterly prolongation of the North line of said Lot 7 for 60.00 feet; thence S 02°58'50" E along the East Right–of–Way line of said Ocean Terrace (First Avenue per Plat Book 34 at Page 4) for 80.00 feet; thence S 86°59'28" W along the centerline of said 74th Street (Second Street per Plat Book 34 at Page 4) for 356.00 feet; thence N 02°58'50" W 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 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 13,680 square feet, or 0.314 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 December 6, 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=A01097C00000161773B91FA0000E42F
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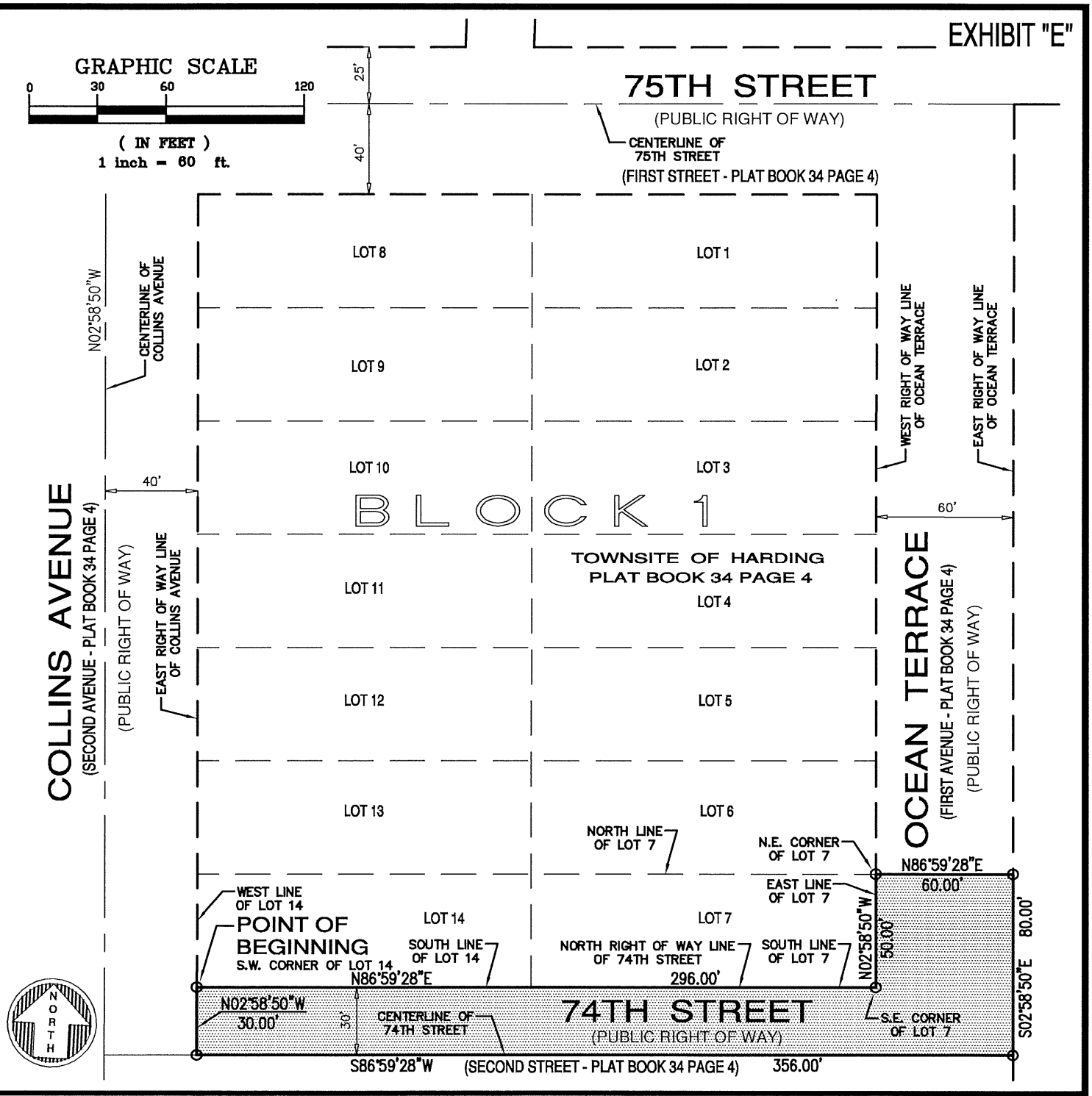
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Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	12/6/19 10:32a

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	12/6/19
Scale	NOT TO SCALE
Job. No.	191219
Dwg. No.	1019–007–V
Sheet	1 of 3

EXHIBIT "E"



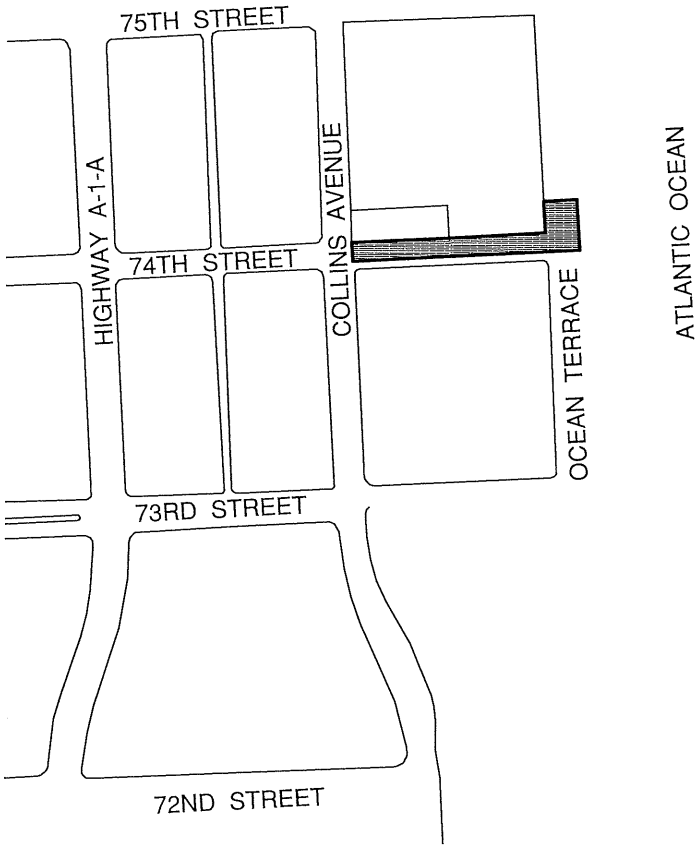
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Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	12/6/19 10:32a

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
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Date	12/6/19
Scale	1"=60'
Job. No.	191219
Dwg. No.	1019–007–V
Sheet	2 of 3

EXHIBIT "E"



Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016–170
Plotted:	12/6/19 10:32a

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
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Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	12/6/19
Scale	NOT TO SCALE
Job. No.	191219
Dwg. No.	1019–007–V
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

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=A01097C00000161773B91FA0000E42F
Date: 2019.12.02 10:39:28 -05'00'

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

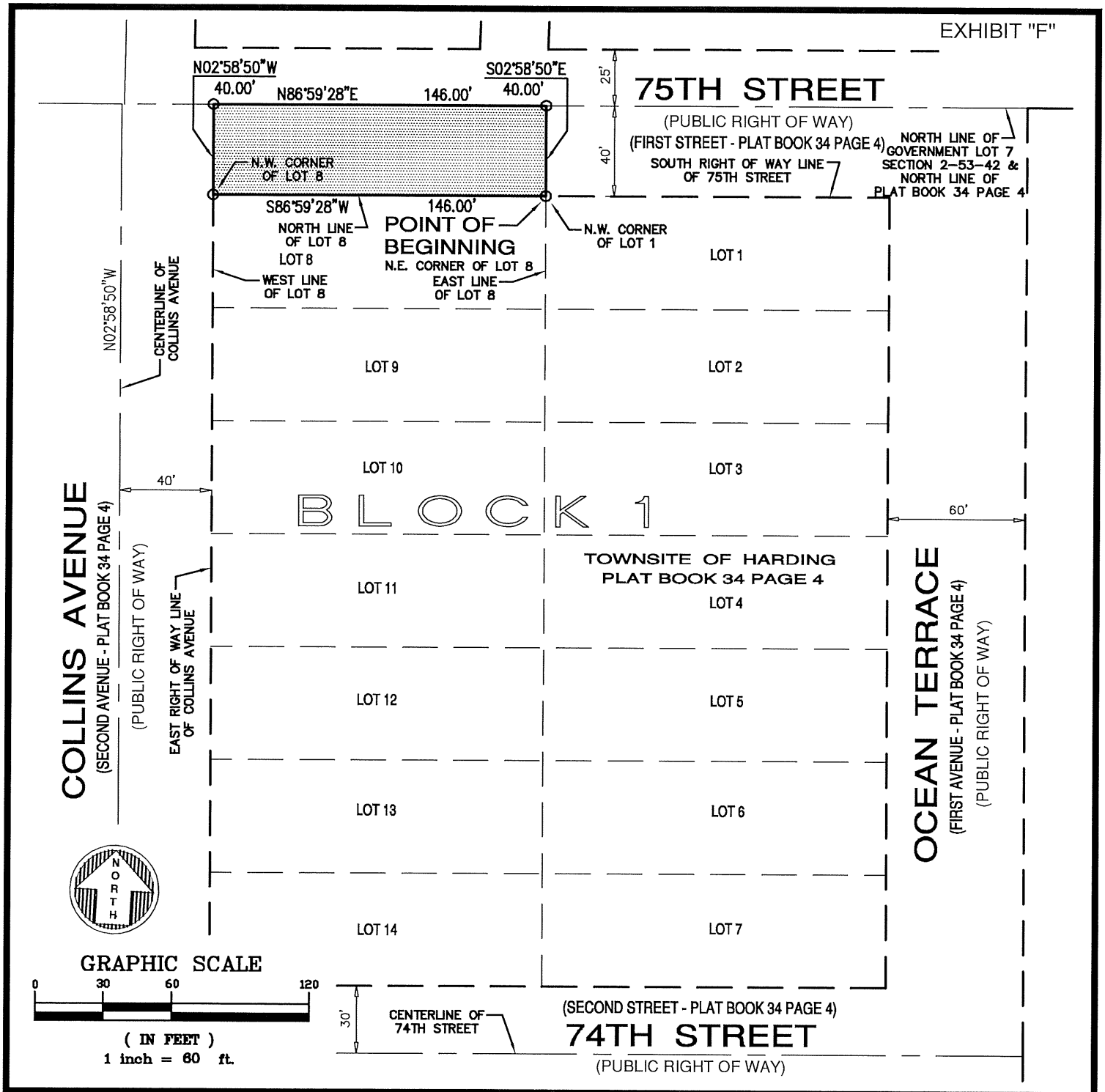
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Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LEGAL DESCRIPTION, NOTES & CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
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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.
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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.
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Date	3/14/19
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Sheet	3 of 3