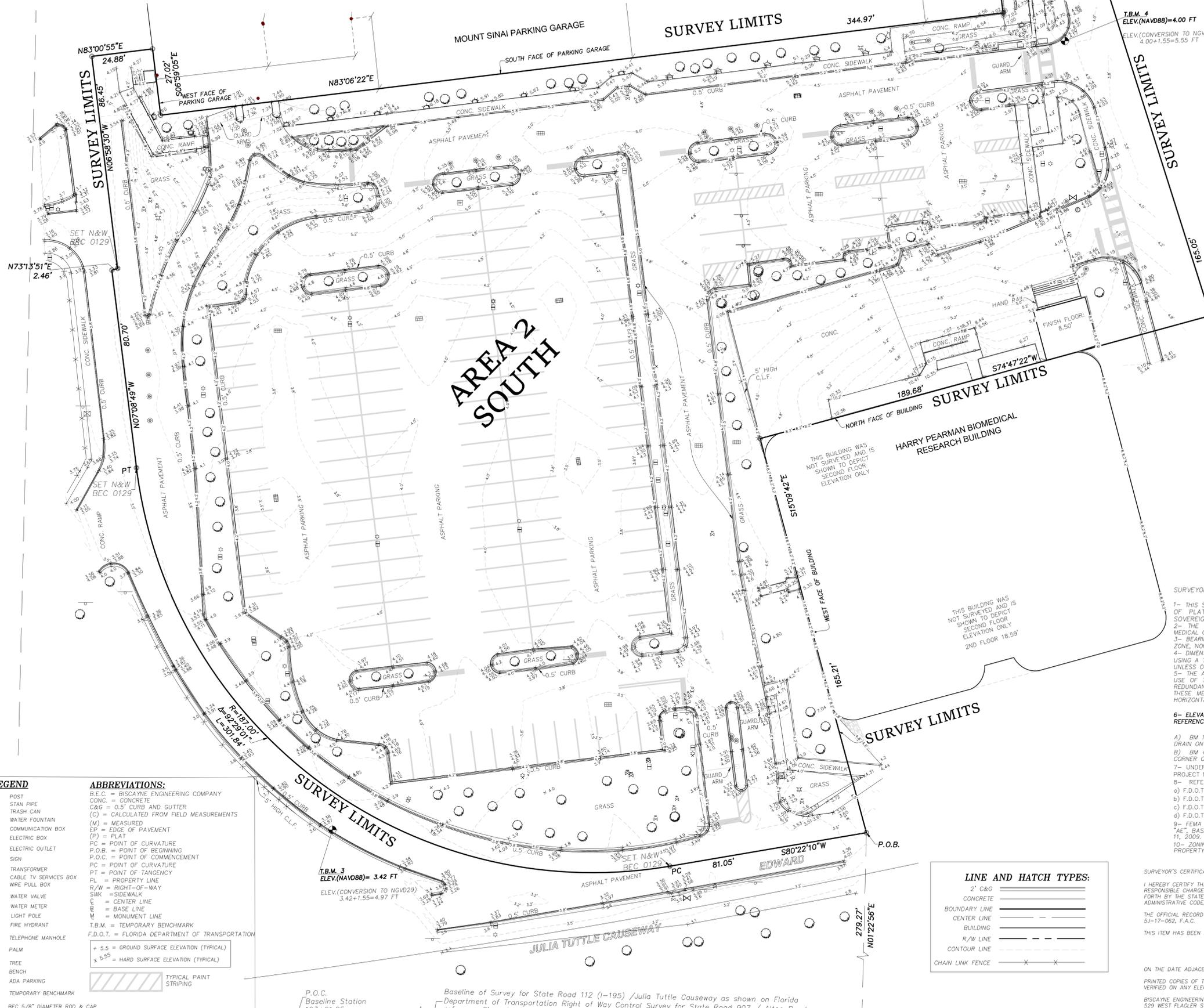
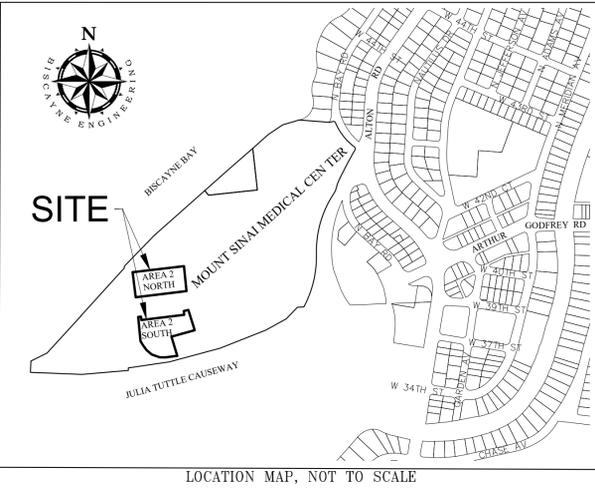
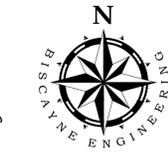
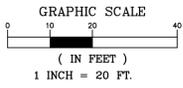


BOUNDARY AND TOPOGRAPHIC SURVEY

4300 ALTON ROAD, MIAMI BEACH, FLORIDA.



LEGAL DESCRIPTION AREA 2 SOUTH:
 A portion of the Mount Sinai Medical Center Property, said Property being comprised of a combination of islands (Collins Island, John Island), subdivided lands (portions of Plat Book 8, Page 95 of the Public Records of Miami-Dade County, Florida, and Sovereignty Submerged Lands, being more particularly described as follows:
 Commence at a point on the Baseline of Survey for State Road 112 (I-195) / Julia Tuttle Causeway at Baseline Station 163+61.25 as shown on sheet 3 of 7 of the Florida Department of Transportation Right of Way Control Survey for State Road 907 / Alton Road, reference Financial Project No. 430444-1, Section NO. 87037-001, completed on 06-16-2020; thence S88°37'04" E, along said Baseline, a distance of 756.33 feet to Baseline Station 171+17.58; thence N01°22'56" E, departing said Baseline, at right angles to said Baseline, a distance of 279.27 feet to the Point of Beginning of the herein described parcel of land; thence S80°22'10" W a distance of 81.05 feet to the point of curvature of a circular curve concave to the Northeast, said curve having for its elements a radius of 187.00 feet and a central angle of 92°39'01"; thence Westerly, Northwesterly and Northwesterly, along the arc of said curve for an arc distance of 301.84 feet to the point of tangency; thence N07°08'49" W a distance of 80.70 feet; thence N73°13'51" E a distance of 2.46 feet; thence N06°58'30" W a distance of 86.45 feet; thence N83°06'55" E a distance of 24.88 feet; thence S06°59'05" E along the existing West face of the Mount Sinai Parking Garage, a distance of 27.02 feet; thence N83°06'22" E along the existing South face of said Parking Garage, a distance of 344.97 feet; thence N06°53'25" W along the existing East face of the Mount Sinai Parking Garage, a distance of 30.41 feet; thence N83°06'35" E, departing said East line and perpendicular to said East line, a distance of 38.20 feet; thence S17°38'01" E a distance of 165.05 feet; thence S74°47'22" W, along the North face of the Harry Pearman Biomedical Research Building and the Eastern and Western prolongation thereof a distance of 189.68 feet; thence S15°09'42" E, along the Western face of said building and the Northern and Southern prolongation thereof a distance of 165.21 feet to the Point of Beginning.
 Containing an area of 104,543 square feet (2.400 acres) more or less.
 TOGETHER WITH
LEGAL DESCRIPTION AREA 2 NORTH:
 A portion of the Mount Sinai Medical Center Property, said Property being comprised of a combination of islands (Collins Island, John Island), subdivided lands (portions of Plat Book 8, Page 95 of the Public Records of Miami-Dade County, Florida, and Sovereignty Submerged Lands, being more particularly described as follows:
 Commence at a point on the Baseline of Survey for State Road 112 (I-195) / Julia Tuttle Causeway at Baseline Station 163+61.25 as shown on Florida Department of Transportation Right of Way Control Survey for State Road 907 / Alton Road, reference financial Project No. 430444-1, Section NO. 87037-001, completed on 06-16-2020; thence S88°37'04" E, along said Baseline, a distance of 410.87 feet to Baseline Station 167+72.12; thence N07°22'56" E, departing said Baseline, at right angles to said Baseline, a distance of 742.68 feet to the point of intersection with the Northern line of the Mount Sinai Parking Garage produced Westerly and the Point of Beginning of the herein described parcel of land; thence N06°58'30" W a distance of 106.33 feet; thence N17°16'39" E a distance of 103.73 feet; thence N83°20'49" E a distance of 372.46 feet; thence S05°57'38" E a distance of 193.50 feet to the point of intersection with the Northern line of said parking garage produced Easterly; thence S83°07'00" W, along the Northern line of said parking garage and the Easterly and Westerly prolongation thereof, a distance of 411.54 feet to the Point of Beginning.
 Containing an area of 80,770 square feet (1.854 acres) more or less.

SURVEYOR'S NOTES:
 1- THIS SITE IS A COMBINATION OF ISLANDS (COLLINS ISLAND, JOHN ISLAND), SUBDIVIDED LANDS (PORTIONS OF PLAT BOOK 8, PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND SOVEREIGNTY SUBMERGED LANDS.
 2- THE PURPOSE OF THIS SURVEY IS TO DEPICT TOPOGRAPHIC INFORMATION OF A PORTION OF MOUNT SINAI MEDICAL CENTER- PARKING AREA, MIAMI BEACH, FL.
 3- BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983 OF 2011 ADJUSTMENT.
 4- DIMENSIONS, ELEVATIONS, AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), LEVELING INSTRUMENT, AND MEASURING TAPE, UNLESS OTHERWISE NOTED.
 5- THE ACCURACY OF SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF POINTS AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.1 FEET HORIZONTALLY, ± 0.05 FEET VERTICALLY ON HARD SURFACES AND ± 0.2 FEET ON GROUND SURFACES.
 6- ELEVATIONS SHOWN HEREON ARE BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AND ARE REFERENCED TO THE FOLLOWING MIAMI-DADE COUNTY BENCHMARKS:
 A) BM NAME: "MDC D106", ELEVATION=1.65' (NAVD88). FOUND PK NAIL & WASHER AT NE CORNER OF STORM DRAIN ON ALTON RD AT W 43 ST.
 B) BM NAME: "MDC D131", ELEVATION=7.18' (NAVD88). FOUND PK NAIL & WASHER IN CATCH BASIN AT SW CORNER OF BRIDGE ON ALTON RD AND CHASE AVE.
 7- UNDERGROUND UTILITIES SHOWN HEREON WERE MARKED BY INFRAMAP CORPORATION ON 07/21/2021 (INFRAMAP PROJECT NUMBER PF 21076) AND LOCATED BY BISCAYNE ENGINEERING
 8- REFERENCE DOCUMENTS:
 a) F.D.O.T. RIGHT-OF-WAY CONTROL SURVEY, STATE ROAD NO. 907, F.P. NO. 430444-1.
 b) F.D.O.T. FIELD BOOK 61802 SR 112
 c) F.D.O.T. FIELD BOOK 64306 PG. 49 SR 112
 d) F.D.O.T. PROJECT CONTROL S.R. 112 FP430444-3-52-01
 9- FEMA FLOOD ZONE INFORMATION: COMMUNITY NUMBER: 120651, COMMUNITY NAME: CITY OF MIAMI, FLOOD ZONE: "AE", BASE FLOOD ELEVATION = 7 FEET, MAP NUMBER: 12066C0309L AND 12066C0317L, MAP REVISED: SEPTEMBER 2009
 10- ZONING INFORMATION: PER CITY OF MIAMI BEACH CODE OR ORDINANCES SECTION 142-452 THE MOUNT SINAI PROPERTY IS ZONED HD HOSPITAL DISTRICT.

- LEGEND**
- POST
 - STAN PIPE
 - TRASH CAN
 - WATER FOUNTAIN
 - COMMUNICATION BOX
 - ELECTRIC BOX
 - ELECTRIC OUTLET
 - SIGN
 - TRANSFORMER
 - CABLE TV SERVICES BOX
 - WIRE PULL BOX
 - WATER VALVE
 - WATER METER
 - LIGHT POLE
 - FIRE HYDRANT
 - TELEPHONE MANHOLE
 - PALM
 - TREE
 - BENCH
 - ADA PARKING
 - TEMPORARY BENCHMARK
 - 5/8" DIAMETER ROD & CAP
- ABBREVIATIONS:**
 B.E.C. = BISCAYNE ENGINEERING COMPANY
 CONC. = CONCRETE
 C&G = 0.5" CURB AND GUTTER
 (C) = CALCULATED FROM FIELD MEASUREMENTS
 (M) = MEASURED
 EP = EDGE OF PAVEMENT
 (F) = FLAT
 PC = POINT OF CURVATURE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PT = POINT OF CURVATURE
 PL = PROPERTY LINE
 R/W = RIGHT-OF-WAY
 SWK = SIDEWALK
 CL = CENTER LINE
 BL = BASE LINE
 ML = MONUMENT LINE
 T.B.M. = TEMPORARY BENCHMARK
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- + 5.5 = GROUND SURFACE ELEVATION (TYPICAL)
 x 5.5 = HARD SURFACE ELEVATION (TYPICAL)
- ▨ TYPICAL PAINT STRIPING

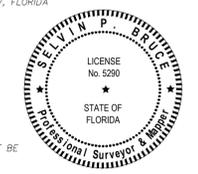
LINE AND HATCH TYPES:

2" C&G	—————
CONCRETE	—————
BOUNDARY LINE	—————
CENTER LINE	—————
BUILDING	—————
R/W LINE	—————
CONTOUR LINE	—————
CHAIN LINK FENCE	x x

SURVEYOR'S CERTIFICATION:
 I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY AND TOPOGRAPHIC SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.
 THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY

ON THE DATE ADJACENT TO THE SEAL
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BISCAYNE ENGINEERING COMPANY, INC.
 529 WEST FLAGLER STREET, MIAMI, FL 33130
 (305) 324-7671
 CERTIFICATE OF AUTHORIZATION LB-0000129
 SURVEYOR OF RECORD: SELWN P BRUCE, PSM 5290



P.O.C. Baseline Station 163+61.25
 Baseline of Survey for State Road 112 (I-195) / Julia Tuttle Causeway as shown on Florida Department of Transportation Right of Way Control Survey for State Road 907 / Alton Road, reference Financial Project No. 430444-1, Section NO. 87037-001, completed on 06-16-2020
 Baseline Station 171+17.58

BISCAYNE ENGINEERS • ENGINEERS • PLANNERS
 SINCE 1898

529 W. FLAGLER ST. MIAMI, FL 33130
 TEL (305) 324-7671 FAX (305) 324-0609
 449 NW 35TH ST. BOCA RATON, FL 33431
 TEL (561) 609-2329
 E-MAIL: INFO@BISCAYNEENGINEERING.COM
 WEB: WWW.BISCAYNEENGINEERING.COM

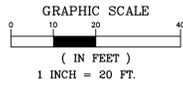
BOUNDARY AND TOPOGRAPHIC SURVEY
 FOR: Mount Sinai Medical Center
 SCALE: 1"=20'
 DATE: 7-16-20
 DRAWN BY: R.C./S.B.
 CHECKED BY: S.B.
 APPROVED BY: S.B.
 F.B./P.C.: _____

ORDER No. 03-87141
 SHEET No. 1 OF 3

DATE: Sep 24, 2021 - 3:40pm EST FILE: F:\SURVEY\PROJECTS\87037\001\PT41 MOUNT SINAI- AREA 2- PARKING GARAGE V2 CAD V2 DWG\03-87141.dwg

BOUNDARY AND TOPOGRAPHIC SURVEY

4300 ALTON ROAD, MIAMI BEACH, FLORIDA.



LINE AND HATCH TYPES:

2' C&G	
CONCRETE	
BOUNDARY LINE	
CENTER LINE	
BUILDING	
R/W LINE	
CONTOUR LINE	
CHAIN LINK FENCE	

LEGEND

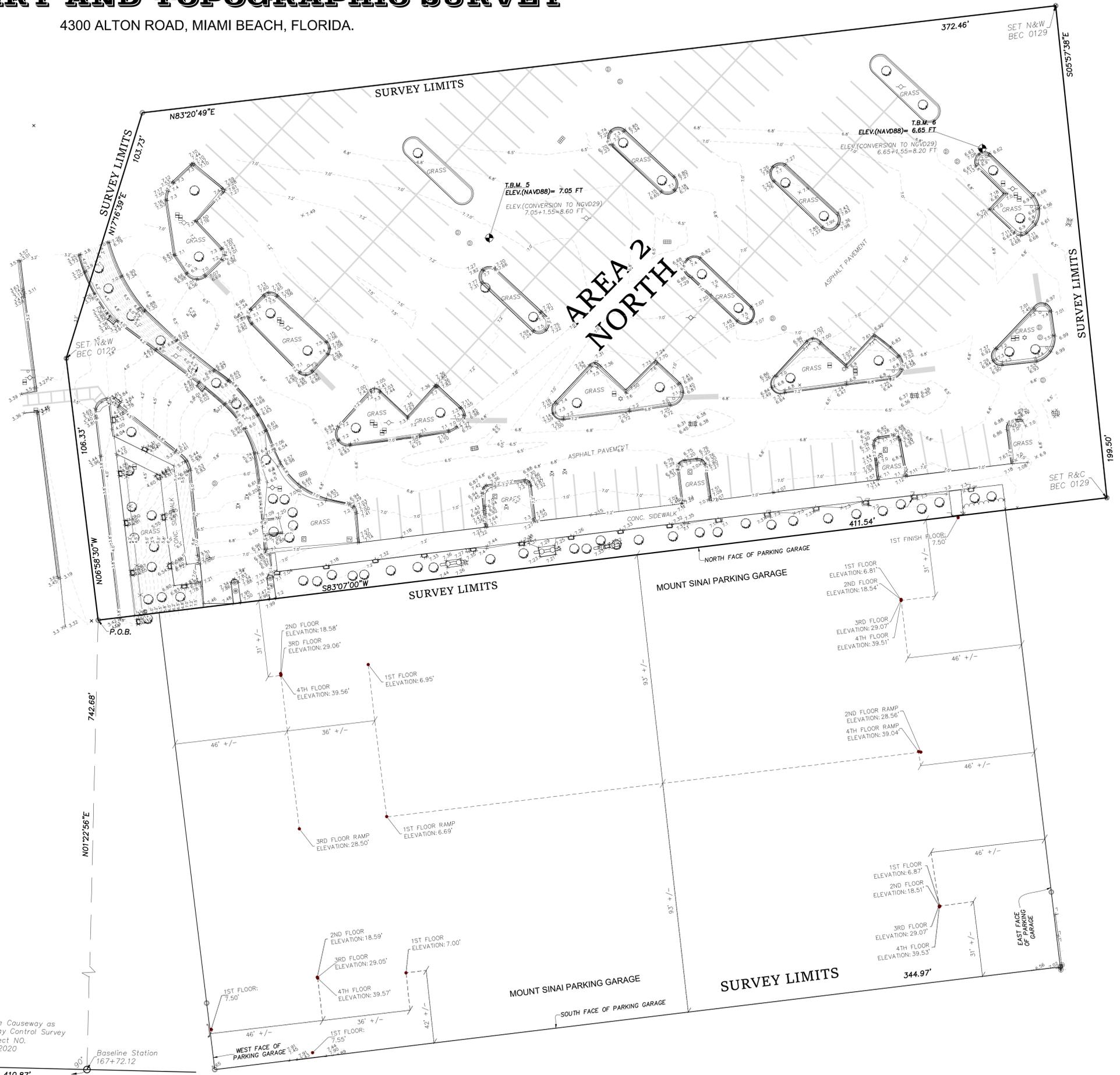
	POST
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	BEC 5/8" DIAMETER ROD & CAP

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 x 5.55 = HARD SURFACE ELEVATION (TYPICAL)

TYPICAL PAINT STRIPING



P.O.C.
 Baseline Station
 163+61.25

Baseline of Survey for State Road 112 (I-195) / Julia Tuttle Causeway as shown on Florida Department of Transportation Right of Way Control Survey for State Road 907 / Alton Road, reference Financial Project NO. 430444-1, Section NO. 87037-001, completed on 06-16-2020

Baseline Station
 167+72.12

BISCAZYNE ENGINEERS • ENGINEERS PLANNERS
 • SINCE 1898 •

FOR: **Mount Sinai Medical Center**

SCALE: 1" = 20'
 DATE: 7-16-20
 APPROVED BY: S.B.
 DESIGNED BY: R.C./G.P.
 DRAWN BY: R.C./S.B.
 CHECKED BY: S.B.
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DATE: Sep 24, 2021 - 3:40pm EST FILE: F:\SURVEY\PROJECTS\87000\87141 MOUNT SINAI- AREA 2- PARKING GARAGE 2. CAD 02. DWG\03-87141.dwg

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

SHEET No. **2 OF 3**

