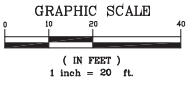


(PUBLIC RIGHT OF WAY)
69TH STREET
(ATLANTIC DRIVE PER PLAT)



LEGEND

○	CATCH BASIN	☆	DECORATIVE LIGHT POLE
○	MANHOLE	⊙	PUBLIC PHONE
○	LIGHT POLE	—	0.5' CURB
○	ALUMINUM LIGHT POLE	—	2.00' CURB & GUTTER
○	WATER METER	—	CHAIN LINK FENCE
○	WATER VALVE	—	GRADE ELEVATION
○	CATCH BASIN INLET	I.D.	IDENTIFICATION
○	UTILITY POLE	EL.	ELEVATION
○	RISER	INV.	INVERT
○	FIRE HYDRANT	SAN.	SANITARY
○	HANDHOLE	P.R.M.	PERMANENT REFERENCE MONUMENT
○	SIGN	CONC.	CONCRETE
		ASPH.	ASPHALT PAVEMENT



LOCATION SKETCH
NOT TO SCALE

ATLANTIC OCEAN

LEGAL DESCRIPTION:

PARCEL 1:
The South 62.5 Feet of Lot 45, Block 1, of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida
AND

PARCEL 2:
The North 37.5 Feet of Lot 45 and the South 25 Feet of Lot 46, Block 1, of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
 - All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
 - Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per the First American Title Insurance Company File No. NCS-748547-CH12 with an effective date of August 14, 2015. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- SCHEDULE B II - PART II**
- 1 - 8 Standard Exceptions not addressed.
 - 9 INTENTIONALLY DELETED.
 - 10 INTENTIONALLY DELETED.
 - 11 INTENTIONALLY DELETED.
 - 12 INTENTIONALLY DELETED.
 - 13 Terms, covenants, conditions and restrictions contained in that Declaration of Covenants and Restrictions, recorded in O.R.B. 16104, Page 744. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.
 - 14 This Policy does not insure any lands seaward of the Erosion Coastal Lines as same is shown on the EROSION CONTROL LINE Plat recorded in Plat Book 105, Page 62. In addition, this Policy should not be construed as insuring the title to any land between the mean high water line on date of the recording of the Erosion Control Line Plat and the Erosion Control Line as shown therein, which may have vested in the insured or its predecessors in title as a result of the implementation of Chapter 161 of the Florida Statutes. Standard Exception. Erosion Control Line is the Easterly boundary of Parcel and shown on survey.
 - 15 Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). Standard Exception. Document not provided. Not a survey matter.
 - 16 The policy does not insure title to any part of the Land lying seaward of the most inland of the: (a) the Mean High Water Line of the abutting body of water; or, (b) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161, Florida Statutes. Standard Exception. Document not provided. Not a survey matter.
 - 17 The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use. Standard Exception. Document not provided. Not a survey matter.
 - 18 Riparian Rights and/or Littoral Rights are not insured. Standard Exception. Document not provided. Not a survey matter.
 - 19 Rights of tenants in possession, if any, under leases unrecorded in the Public Records. Standard Exception. Document not provided. Not a survey matter.
 - 20 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, as recorded in Plat Book 28, Page 28, as affected by that Resolution No. 4426 recorded in O.R.B. 1884, Page 501, therein, which may have vested in the insured or its predecessors per plat to plat. Right-of-Way per plat that affects parcel is shown on survey.
 - 21 The terms, provisions and conditions contained in Certification of Appropriateness recorded in O.R.B. 28842, Page 1318, modified by O.R.B. 29185, Page 4272. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.
 - 22 INTENTIONALLY DELETED.
 - 23 INTENTIONALLY DELETED.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary. Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

- The property is directly adjacent to a public right of way, Collins Avenue.
- The boundary lines of the property are contiguous and contain no gaps, gores or overlaps.
- Bearings hereon are referred to an assumed value of S 01°41'29" E for the East right of way line of Collins Avenue, and evidenced by found nail & disk and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-25, Elevation +6.53 Located on May 22, 2012 at 65 Street and Collins Avenue.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designations X and AE (E1 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 41,625 square feet, or 0.956 acres, more or less.
- Roof overhangs not located unless otherwise shown.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon per Warranty Deed O.R.B. 27439 at Page 2450 furnished by client and no claims as to ownership are made or implied.
- No visible site address posted.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 22, 2012, and last updated on November 1, 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., PSM
Surveyor and Mapper, LS6435
State of Florida

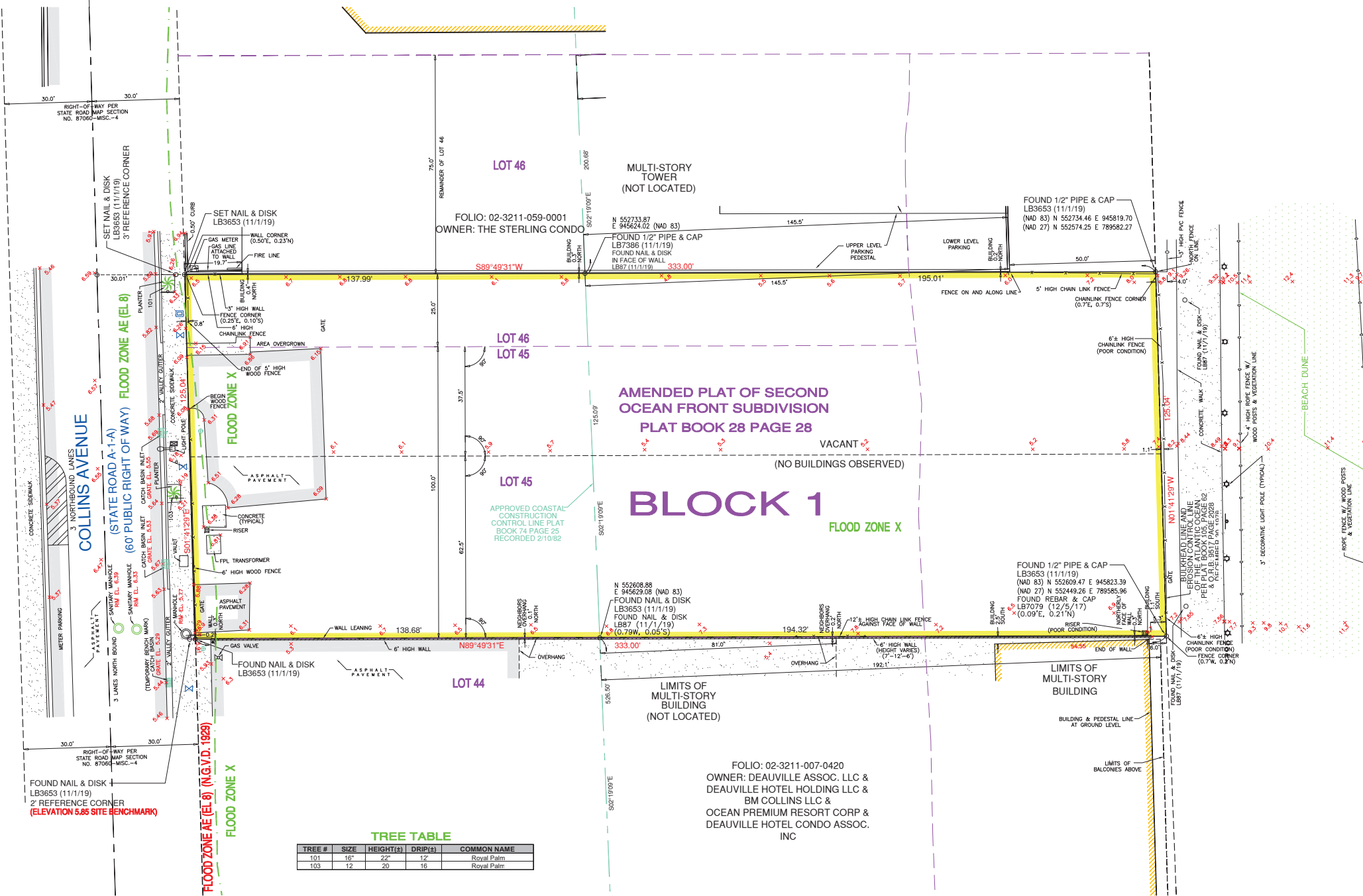
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

MAP	191005	UPDATE SURVEY (11/1/19)	TC
GEM	171536	UPDATE SURVEY (12/5/17)	RL
GEM	151740	ADDED TREE TABLE	
GEM	151245	UPDATE SURVEY (9/11/15)	RL
BLS	150031	AMEND PER NEW TITLE COMMITMENT	
No.	6	O.N.	

FORTIN, LEAVY, SKILES, INC.
CONSULTE ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006633
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: flg@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
6747 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/22/12
Scale	1"=20'
Drawn By	DWF
CAD No.	041185
Plotted	11/7/19 9:21a
Ref. Dwg.	2005-062
Field Book	619/17 RLL
Job No.	120554
Dwg. No.	2012-070-NGVD
Sheet	1 of 1



TREE TABLE

TREE #	SIZE	HEIGHT(±)	DRIP(±)	COMMON NAME
101	16"	22'	12'	Royal Palm
103	12"	20'	16'	Royal Palm

FOLIO: 02-3211-007-0420
OWNER: DEAUVILLE ASSOC. LLC & DEAUVILLE HOTEL HOLDING LLC & BM COLLINS LLC & OCEAN PREMIUM RESORT CORP & DEAUVILLE HOTEL CONDO ASSOC. INC

FOLIO: 02-3211-059-0001
OWNER: THE STERLING CONDO

AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION
PLAT BOOK 28 PAGE 28

BLOCK 1
FLOOD ZONE X

LIMITS OF MULTI-STORY BUILDING (NOT LOCATED)

LIMITS OF MULTI-STORY BUILDING