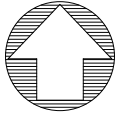
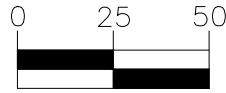


SKETCH TO ACCOMPANY LEGAL DESCRIPTION INGRESS/EGRESS EASEMENT

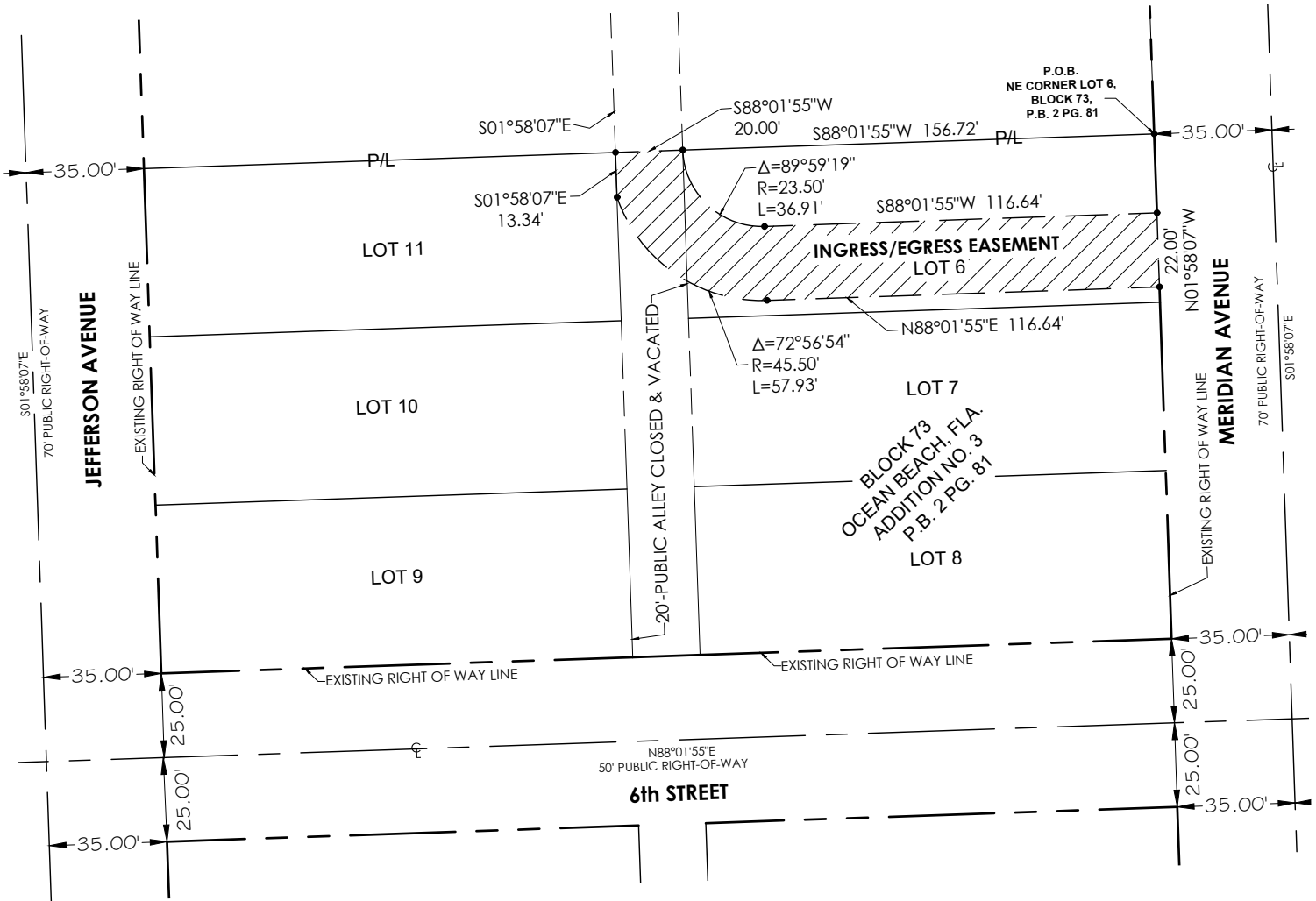
EXHIBIT C



SECTION 3
TOWNSHIP 54 SOUTH
RANGE 42 EAST



SCALE
1" = 50'



LEGEND:
P/L = PROPERTY LINE
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT OF WAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
O.R.B. = OFFICIAL RECORDS BOOK
AT&T= INTERNET & WIRELESS COMPANY
F.P.&L.C.=FLORIDA AND POWER AND LIGHT COMPANY

THIS IS NOT A SURVEY

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LONGITUDE SURVEYORS

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JOB No. 20293.0.03 PAGE 1 OF 3

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SKETCH TO ACCOMPANY LEGAL DESCRIPTION
INGRESS/EGRESS EASEMENT
EXHIBIT C

LEGAL DESCRIPTION:

A strip of land being a portion of Lot 6 and the vacated 20 feet public Alley, of Block 73 of the Plat "OCEAN BEACH FLA., ADDITION NO. 3", according to the Plat thereof, as recorded in Plat Book 2, Page 81 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at the Northwest Corner of the aforementioned Lot 6; thence S 88°01'55" W along the Westerly Extension of the Northerly Line of said Lot 6 for a distance of 20.00 feet to the Northeast Corner of Lot 11 of said Block 73; thence S 01°58'07" E along the platted Easterly Line of said Lot 11, said line also being the Westerly Boundary Line of the aforementioned Vacated 20 feet public Alley, for a distance of 13.34 feet to the point of intersection with a non-tangent curve concave to the Northeast, and having a radius of 45.50 feet; thence from a radial bearing S 70°58'49" W from the center of said curve, run Southeasterly, along said curve to the left, through a central angle of 72°56'54" for an arc distance of 57.93 feet to a point of tangency; thence N 88°01'55" E for a distance of 116.64 feet to a point lying on the Easterly Line of said Lot 6, said point also being coincident with the Westerly Right of Way Line of Meridian Avenue; thence N 01°58'07" W along the Westerly Right of Way line of Meridian Avenue for a distance of 22.00 feet; thence leaving said Right of Way line along a bearing of S 88°01'55" W for a distance of 116.64 feet to the beginning of a tangent circular curve, concave to the Northeast, and having a radius of 23.50 feet; thence run Northwesterly, along said curve to the right, through a central angle of 89°59'19" for an arc distance of 36.91 feet to the Point of Beginning.

Said land containing 3,993 square feet, more or less by calculations.

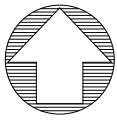
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SECTION 3
TOWNSHIP 54 S
RANGE 42 E

SKETCH TO ACCOMPANY LEGAL DESCRIPTION INGRESS/EGRESS EASEMENT

EXHIBIT C



LOCATION MAP

(NOT TO SCALE)

PERTINENT INFORMATION USED FOR THE PREPARATION OF THIS DOCUMENT:

The Legal Description of the Subject Parcel was generated from the following documents:

- Plat of "OCEAN BEACH, FLA, ADDITION No 3" according to the Plat thereof as recorded in Plat Book 2 at Page 81 of the Public Records of Miami-Dade County, Florida.
- Site Plan, Project City of Miami Beach, Fire Station # 1 prepared by Wannemacher Jensen Architects, Inc.

Bearing N88°01'55"E, being established for the centerline of 6 Street, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Restrictions with respect to possible restrictions of record and utility services.

RESTRICTIONS:

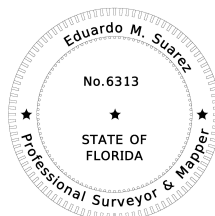
Since no other information were furnished other than what is cited in the above pertinent information used for the preparation of this document, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on this Sketch or contained within this report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY that the LEGAL DESCRIPTION and SKETCH of the subject area described hereon was made under my supervision and that the Legal Description meets the Standards of Practice set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes, and that the sketch hereon is true and correct to the best of my knowledge and belief, subject to notes and notations shown hereon. This sketch shown is not a land survey.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335



Eduardo M. Suarez, PSM
Professional Surveyor and Mapper LS6313
State of Florida

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NOTICE: Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

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