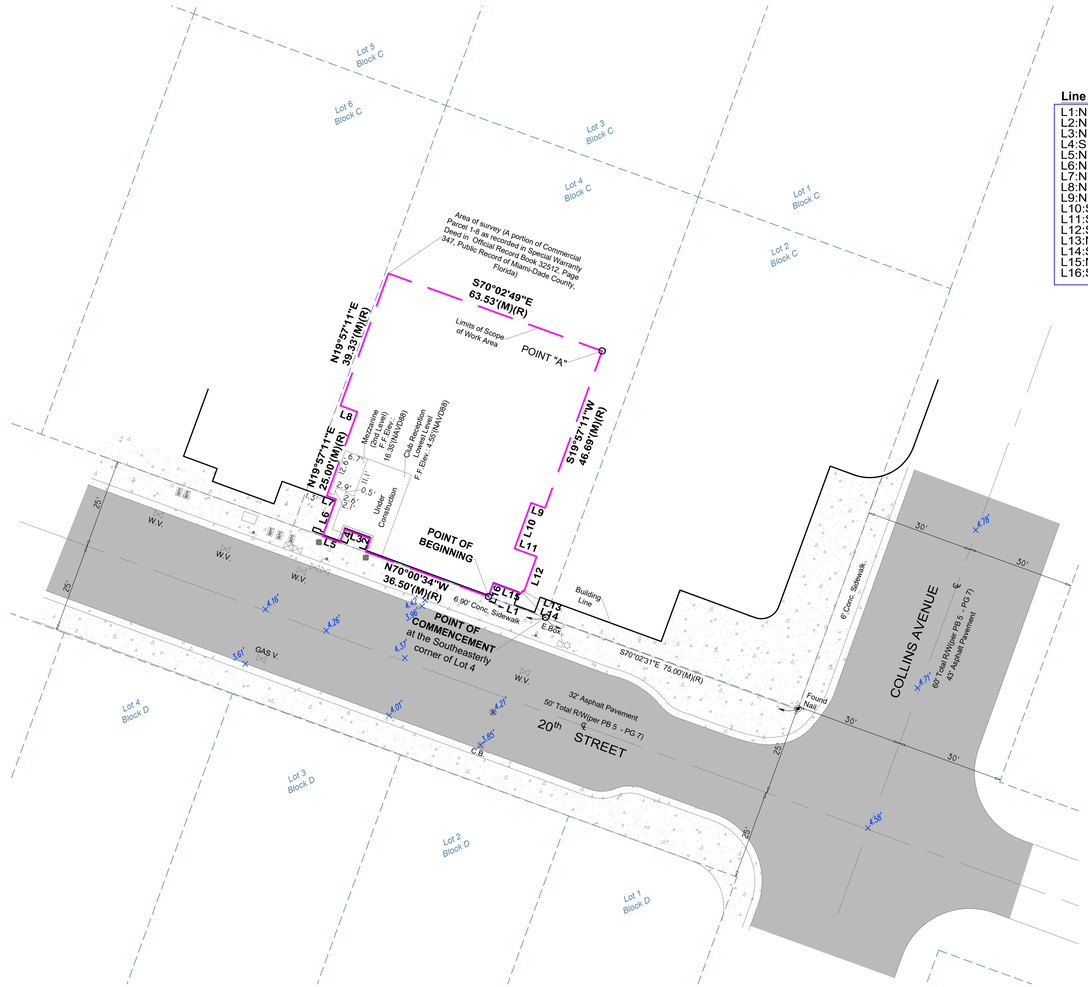
SPECIFIC PURPOSE SURVEY

"2000 COLLINS AVENUE, MIAMI BEACH, FLORIDA"

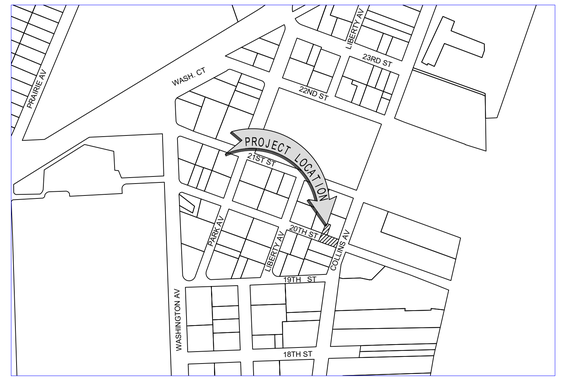
0 10 20

SCALE: 1" = 20'



Line - Table

L1	N70°00'34"W 17.00'(M)(R)
L2	N19°57'11"E 3.91'(M)(R)
L3	N70°02'49"W 7.67'(M)(R)
L4	S19°57'11"W 3.90'(M)(R)
L5	N70°00'34"W 5.16'(M)(R)
L6	N19°57'11"E 10.99'(M)(R)
L7	N70°02'49"W 2.75'(M)(R)
L8	N70°02'49"W 5.03'(M)(R)
L9	N70°02'49"W 4.16'(M)(R)
L10	S19°57'11"W 13.58'(M)(R)
L11	S70°02'49"E 6.58'(M)(R)
L12	S19°57'11"W 10.34'(M)(R)
L13	N70°02'49"W 0.50'(M)(R)
L14	S19°57'11"W 0.83'(M)(R)
L15	N70°02'49"W 8.33'(M)(R)
L16	S19°57'11"W 3.92'(M)(R)



LOCATION MAP

Not to Scale

LEGAL DESCRIPTION:
COMMERCIAL PARCEL 1-8
A Parcel located within an existing building, said Parcel being located within Lots 4 and 6, Block C, **AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI EACH IMPROVEMENT COMPANY**, according to the plat thereof as recorded in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida, said Parcel being more particularly described as follows:
(First Floor Parcel):

Commence at the Southeasterly comer of said Lot 4; thence North 70°00'34" West along the Southerly line of said Lot 4 for 17.00 feet to the Point of Beginning #1 of the following described Parcel; thence continue North 70°00'34" West along said Lot line for 36.50 feet; thence North 19°57'11" East for 3.91 feet; thence North 70°02'49" West for 7.67 feet; thence South 19°57'11" West for 3.90 feet; thence North 70°00'34" West along said Lot line for 5.16 feet; thence North 19°57'11" East for 10.99 feet; thence North 70°02'49" West for 2.75 feet; thence North 19°57'11" East for 25.00 feet; thence North 70°02'49" West for 5.03 feet; thence North 19°57'11" East for 39.33 feet; thence South 70°02'49" East for 63.53 feet to a point being designated as Point "A"; thence South 19°57'11" West for 46.69 feet; thence North 70°02'49" West for 4.16 feet; thence South 19°57'11" West for 13.58 feet; thence South 70°02'49" East for 6.58 feet; thence South 19°57'11" West for 10.34 feet; thence North 70°02'49" West for 0.50 feet; thence South 19°57'11" West for 0.83 feet; thence North 70°02'49" West for 8.33 feet; thence South 19°57'1l" West for 3.92 feet to the Point of Beginning #1.
The Lower Limit of this Parcel being the existing floor at Elevation +6.35 feet and the Upper limit being the existing ceiling at Elevation +20.50, National Geodetic Vertical Datum 1929.

TOGETHER WITH
Commence at Point "A" as located in the preceding described Parcel; thence North 08°49'00" East for 8.13 feet to the Point of Beginning #2; thence North 70°02'49" West for 23.69 feet to a point being designated as Point "B"; thence North 19°57'11" East for 10.00 feet; South 70°02'49" East for 14.86 feet; thence North 19°57'11" East for 21.50 feet; thence South 70°02'49" East for 8.83 feet; thence South 19°57'11" West for 31.50 feet to the Point of Beginning #2.
The Lower Limit of this Parcel being the existing floor at Elevation +6.74 feet and the Upper limit being the existing ceiling at Elevation +18.24, National Geodetic Vertical Datum 1929.

TOGETHER WITH
Commence at Point "B" as located in the preceding described Parcel; thence North 70°02'49" East for 43.32 feet to the Point of Beginning #3; thence continue North 70°02'49" West for 20.99; thence North 19°58'17" East for 13.83 feet; South 70°02'49" East for 20.99 feet; thence South 19°57'11" West for 13.83 feet to the Point of Beginning #3.
The Lower Limit of this Parcel being the existing floor at Elevation +6.74 feet and the Upper limit being the existing ceiling at Elevation +18.24, National Geodetic Vertical Datum 1929.

TOGETHER WITH (SECOND FLOOR PARCEL):
A parcel located within an existing building, said Parcel being located within Lot 4, of said Block C, and being more particularly described as follows:
Commence at the Southeasterly corner of said Lot 4; thence North 70°00'34" West, along the Southerly line of said Lot 4 for 8.67 feet to the Point of Beginning #4 of the following described Parcel; thence continue North 70°00'34" West, along said lot line for 57.67 feet; thence North 19°57'11" East for 10.99 feet; thence North 70°02'49" West for 2.74 feet; thence South 19°57'11" West for 59.25 feet; thence South 70°02'49" East for 21.18 feet; thence South 19°57'11" West for 6.67 feet; thence South 70°02'49" East for 13.16 feet; North 19°57'11" East for 6.66 feet; thence South 70°02'49" East for 20.00 feet; thence South 19°57'11" West for 55.17 feet; thence South 70°02'49" East for 6.48 feet; thence South 19°57'11" West for 10.34 feet; thence North 70°02'49" West for 0.42 feet; thence South 19°57'11" West for 4.76 feet to the Point of Beginning #4.
The Lower Limit of this Parcel being the existing floor at Elevation +21.37 and the Upper Limit being the existing ceiling at Elevation +30.80, National Geodetic Vertical Datum 1929.

SURVEYOR'S REPORT AND GENERAL NOTES
(Not valid without the attached Survey Map)
1. Legal Description has been furnished by the client.
2. References to "Deed", "Record" or "Plat" refer to documents and instruments of record as part of the pertinent information used for this survey work. Measured distances, directions and angles along boundary lines are in consistency with corresponding values from records, unless otherwise shown.
3. These lands are subject to additional restrictions of record that were not furnished to the undersigning registered surveyor. A title search has not been performed by the surveyor.
4. North arrow direction is based on an assumed Meridian. Bearings are based on an assumed meridian on a well-established line, said line is being noted as BR on the Survey Map.
5. Only above ground improvements are shown herein. Foundations, underground features and utilities have not been located.
6. Fence ownership has not been determined. Distances from existing fences to boundary lines are approximate. Fence/walls width and conditions must be considered to determine true location. Lands located beyond perimeter fences might or might not be being used by adjoiners. Adjoining parcels have not been investigated.
7. This Survey Map is intended to be displayed at the scale shown hereon. Data is expressed in U.S. Survey Foot.
8. This Survey Map is being prepared for the use of the party/parties that it is certified to and does not extend to any unnamed individual, entity or assignee.
9. **FLOODPLAIN INFORMATION:** As scaled from Federal Insurance Rate Map (FIRM) of Community No. 120651 (City of Miami Beach), Panel 0317, Suffix L, revised on Sept 11th, 2009, this real property falls in Zone "AE" with Base Flood Elevation 8 feet (NGVD 1929)

10. **HORIZONTAL ACCURACY:** Accuracy obtained thru measurements and calculations meets and exceeds the minimum horizontal feature accuracy for a Suburban area being equal to 1 foot in 7, 500 feet.
11. **VERTICAL CONTROL AND ACCURACY:** The elevations as shown are referred to the National Geodetic Vertical Datum of 1988 (NAVD 1988). The closure in feet, as computed, meets the standard of plus or minus 0.05 feet times the squared root of the loop distance in miles. Elevation are based on a level loop from and to the following official Bench Marks:
Bench Mark # 1: Miami-Dade County Public Works Department Bench Mark D-160,
Elevation = 5.35 feet (NGVD29), Elevation = 3.80 feet (NAVD88)
Bench Mark # 2: Miami-Dade County Public Works Department Bench Mark Y-310-R,
Elevation = 5.62 feet (NGVD29)

I HEREBY CERTIFY TO:
Fine Design Services, Inc.

That this Survey conforms to the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in applicable provisions of chapter 5J-17, Florida administrative code pursuant to Section 472.027 Florida Statutes. This Survey is accurate and correct to the best of my knowledge and belief.

Odalys C Bello
c=US, o=Bello and Bello Land Surveying Corp., dnQualifier=A01410C000001884E3B67E8006DD40A, cn=Odalys C Bello
2023.06.27 14:13:22 -04'00'

Odalys C. Bello-Iznaga
Professional Surveyor and Mapper LS6169 - State of Florida

LEGEND, SYMBOLS & ABBREVIATIONS

- = CONCRETE (CONC.)
- = CONC. BLOCK WALL
- = WOOD DECK
- = COVERED AREA
- = PAVERS SLAB / DRIVEWAY
- = TILE SLAB / DRIVEWAY
- = ASPHALT PAVEMENT
- = CHAIN LINK FENCE (CLF)
- = WOOD FENCE (WF)
- = IRON METAL BARS FENCE (IF)
- = PLASTIC FENCE (PF)
- = METAL FENCE (MF)
- = OVERHEAD UTILITY LINES
- = WATER VALVE
- = POWER POLE
- = GUY ANCHOR
- = WATER METER
- = CONC. LIGHT POLE
- = WELL
- = ELECTRIC BOX
- = STREET SIGN
- = SANITARY MANHOLE
- = DRAINAGE MANHOLE
- = MANHOLE
- = FIRE HYDRANT
- = CABLE BOX (CATV)
- = FPL TRANSFORMER
- = CATCH BASIN OR INLET
- = EXISTING ELEVATION
- = PERMANENT REFERENCE MONUMENT
- = PROPERTY CORNER
- = PERMANENT CONTROL POINT

A/C = AIR CONDITIONER PAD
BBL = BASE BUILDING LINE
BM = BENCH MARK
(BR) = BEARING REFERENCE
(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
= CENTER LINE
(CMA X-X) = CITY OF MIAMI MUNICIPAL ATLAS X-X
ELEV = ELEVATION
ENCR = ENCROACHMENT
FF ELEV = FINISHED FLOOR ELEVATION (M) = FIELD MEASURED
= MONUMENT LINE
ORB = OFFICIAL RECORD BOOK
(P)= PER PLAT OF RECORD
PB = PLAT BOOK
PC = POINT OF CURVATURE
PCC = POINT OF COMPOUND CURVE
PG = PAGE
= PROPERTY LINE
PRC = POINT OF REVERSE CURVE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PT = POINT OF TANGENCY
(R) = RECORD
RGE = RANGE
R/W = RIGHT OF WAY
SEC = SECTION
TBM = TEMPORARY BENCH MARK
TWS = TOWNSHIP
MDCR = MIAMI-DADE COUNTY RECORDS
BCR = BROWARD COUNTY RECORDS

Property Address:
2000 Collins Avenue, Miami Beach, Florida 33139

Additions and deletions to this Survey Map are prohibited. This Survey Map and Report are not valid without the signature and original raised seal or without the authenticated electronic signature and seal of the undersigning Florida licensed Surveyor and Mapper.

QA/QC BY: OCBI	DRAWN BY: UR
FIELD DATE: 06/22/2023	UPDATED DATE: N/A
Project No. 23059	Page 1 of 1

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