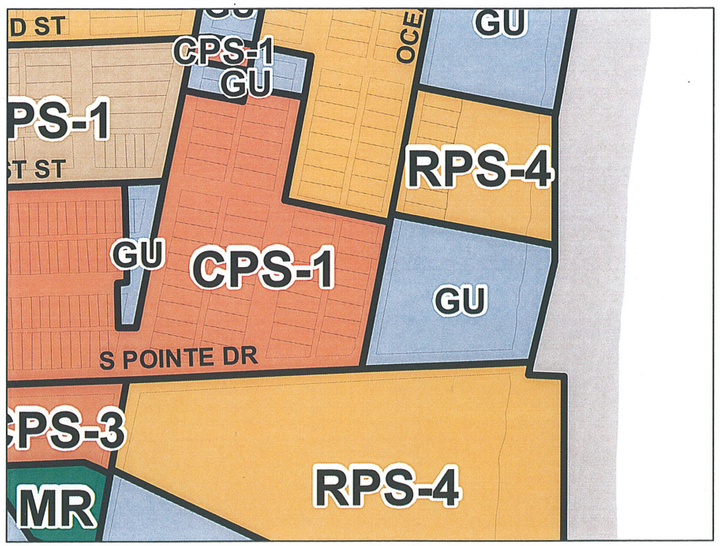
CITY OF MIAMI BEACH ZONING ATLAS



LEGAL DESCRIPTION:
Condominium Parcel No. 701 in **"ONE OCEAN CONDOMINIUM",** according to the Declaration of Condominium thereof, recorded March 24, 2016 in Official Records Book 30011 at Page 4424 of the Public Records of Miami Dade County, Florida.

Said **"ONE OCEAN CONDOMINIUM"** lying within Lots 1 through 3 and Lots 5 through 13 and Lot 17, and alley lying adjacent to Lots 5 through 13, closed per Resolution 2004-25655, Block 1 of **"OCEAN BEACH, FLORIDA"**, according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida. Less the easterly 15 feet for right-of-way.

LOCATION: 1 Collins Avenue, Unit 701, Miami Beach, FL 33139
FOLIO NUMBER: 02-4203-371-0050
PREPARED FOR: STUDIO M MIAMI LLC
ORDER: 170809
DATE: August 11, 2017

The Zoning Specialists Group, Inc.
7729 NW 146th Street
Miami Lakes FL 33016
Ph: (305)828-1210
www.thezoningspecialistsgroup.com

I HEREBY CERTIFY: That all the properties shown herein are lying within a 375-foot radius from all boundary lines of the subject property.

BY: _____
JOSE F. LOPEZ, P.S.M.
Professional Surveyor & Mapper
No. 3086, State of Florida.

NOTE:
NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S SEAL

375-FOOT RADIUS MAP: