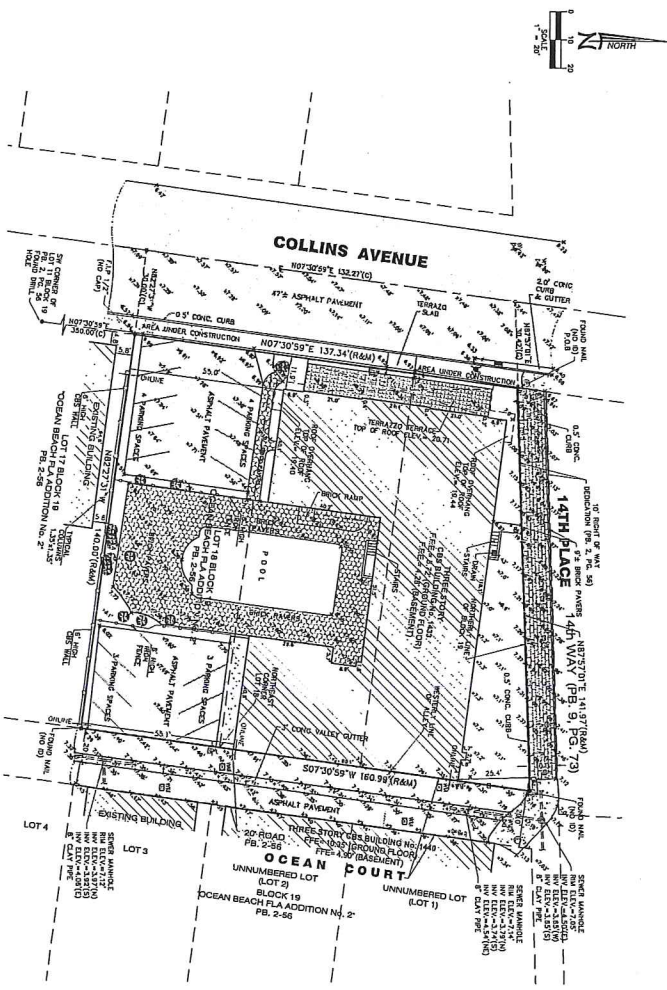


MAP OF BOUNDARY SURVEY

LOT 18 AND TRACT OF LAND NORTH OF AND ADJACENT TO, IN BLOCK 19 OF OCEAN BEACH ADDITION NO. 2, RECORDED IN PLAT BOOK 2, PAGE 56, MIAMI-DADE COUNTY RECORDS, LYING IN SECTION 94, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LEGEND

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| 1. 1/4" = 1' SCALE | 2. 1/4" = 1' SCALE |
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| 97. 1/4" = 1' SCALE | 98. 1/4" = 1' SCALE |
| 99. 1/4" = 1' SCALE | 100. 1/4" = 1' SCALE |

SURVEYOR'S NOTES:

1. The date of completion of original field survey was on September 27, 2013.

SECTION 2. LEGAL DESCRIPTION:

Lot 18, Block 19, of OCEAN BEACH ADDITION NO. 2, according to the Plat Book 2, Page 56 of the Public Records of Miami-Dade County, Florida, and also that certain tract of land described as follows:

Beginning at the northwest corner of Block 19, OCEAN BEACH ADDITION NO. 2, according to the Plat thereof, recorded in Plat Book 2, Page 56 of the Public Records of Miami-Dade County, Florida, and thence southerly, along the westerly line of said Block 19, a distance of 141.39 feet, more or less, to the westerly line of a 20-foot wide easement on the aforesaid plat, then southerly, along the westerly line of said easement, a distance of 141.39 feet, more or less, to the westerly corner of Lot 18, Block 19, as shown on aforesaid plat; then the line of Lot 18, Block 19, as shown on aforesaid plat, thence southerly, along the westerly line of said Block 19, a distance of 140 feet to the Northwest corner of said Block 19, Block 19, as shown on aforesaid plat, thence southerly, along the westerly line of Block 19 as shown on aforesaid plat, a distance of 61.2 feet, more or less, to the Point of Beginning.

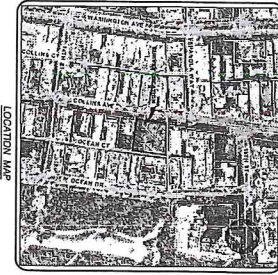
(Hereby) Data dated November 4, 2005, recorded in Official Records Book 23961, Page 0955, Miami-Dade County Records.

Plat of "OCEAN BEACH ADDITION NO. 2", recorded in Plat Book 2, Page 56, Public Records of Miami-Dade County, Florida.

File No. 02-3234-008-0710

SECTION 3. ACQUISITION:

The accuracy of the field measurement methods and office calculations of the survey is based on the assumption that the minimum technical standards required for Commercial/High Risk areas (hereinafter "1 foot in 10,000 feet") as defined in Rule 59-17.001, Florida Administrative Code.



Examination of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on level surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of one inch equals twenty feet or smaller.

SECTION 4. SOURCE OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown herein are based upon the Center line of Collins Avenue with an assumed Meridian of N 07°30'59" E, 137.34' (R.A.M.) to be considered a well established and monumented line.

This property appears to be located in "Red Zone 1C" with a Base Flood Elevation of 8.00 feet, as per Federal Emergency Management Agency Flood Insurance Rate Map Number 120651 (City of Miami Beach), Map Panel No. 0317, South L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Plat of "OCEAN BEACH ADDITION NO. 2", recorded in Plat Book 2, at Page 56, Public Records of Miami-Dade County, Florida.

All elevations shown herein are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.

Benchmark: D-148-R Elevation: + 8.35 feet.

Survey was conducted on 10th Street and Collins Avenue, City of Miami Beach, Miami-Dade County, Florida.

SECTION 5. LIMITATIONS:

The express purpose of this Map of Survey is to depict the capture of horizontal and vertical field data of the constructed improvements on a certain date for design purposes.

Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the use of this Map of Survey in connection with the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representations or is expressly not responsible for the Property by any entity or individual that may appear on the Public Records of this County.

No extension or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown herein.

SECTION 6. CLIENT INFORMATION:

This Boundary Survey was prepared at the instance of and certified to: Ocean Court, LLC, a Florida limited liability company

SECTION 7. SURVEYOR'S CERTIFICATE:

I hereby certify that this "Topographic Survey" and the Survey Map resulting therefrom were performed under my direction and it is true and correct to the best of my knowledge and belief, and that the "Topographic Survey" meets the intent of the applicable provisions of the "Florida Surveying and Mapping Law," Chapter 463, Florida Statutes, and the rules and regulations promulgated thereunder, Chapter 61G20.07 of the Florida Statutes, and the implementing law, Chapter 61G20.07 of the Florida Statutes.

MAJOR STATE OF FLORIDA, Florida Corporation
Florida Certificate of Authorization Number: 187097

By: Jose S. Sosa, P.E. Signature: Jose S. Sosa
State of Florida
Surveyor and Mapper (LS3538)

NOTICE: No field notes, field sketches or original field notes of a Florida Licensed Surveyor and Mapper, additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

MAP OF BOUNDARY SURVEY
for
Ocean Court, LLC
of
1433 Collins Avenue, Miami Beach, Florida, 33139

HADONNE
CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
1985 NW, 88th Court, Suite 202, Doral, Florida, 33172
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

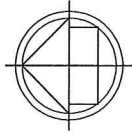
REVISIONS

| | | |
|-----|----------|-----------|
| 1- | 01-15-13 | ADD. INFO |
| 2- | 01-15-13 | REV. |
| 3- | | |
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| 20- | | |

Job No. 13141
Client: Ocean Court, LLC
Surveyor: Jose S. Sosa
Mapper: Jose S. Sosa
Scale: AS SHOWN
Field Book File: 1/1

| REVISIONS | DATE | FB/PG | DWN | CKD |
|--------------|----------|--------|-----|-----|
| ALLEY SURVEY | 12/17/14 | SKETCH | AM | REC |
| | | | | |
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| FLOOD ZONE INFORMATION | | | |
|------------------------|----------|--|--|
| COMMUNITY NUMBER | 120651 | | |
| PANEL NUMBER | 0317 L | | |
| ZONE | AE | | |
| BASE FLOOD ELEVATION | B | | |
| EFFECTIVE DATE | 09/11/09 | | |



SPECIFIC PURPOSE SURVEY

LEGEND:

CKD CHECKED BY
CONC CONCRETE
DWN DRAWN BY
FB/PG FIELD BOOK AND PAGE
SIR SET 5/8" IRON ROD & CAP #6448
FNC FOUND NAIL AND CAP #6448
FIP FOUND IRON PIPE
FND FOUND NAIL AND DISC
P.B. PLAT BOOK
M/D.C.R. MIAMI/DADE COUNTY RECORDS
-X- CHAIN LINK / WOOD FENCE
-E- OVERHEAD UTILITY LINE
EB ELECTRIC BOX
FDC FIRE DEPARTMENT CONNECTION
BPP BACKFLOW PREVENTION
WPP WOOD POWER POLE
WM WATER METER

PAINTED UNDERGROUND UTILITY LINES

T TELEPHONE
G GAS
FPL FPL

PROPERTY ADDRESS :
1440 OCEAN DRIVE

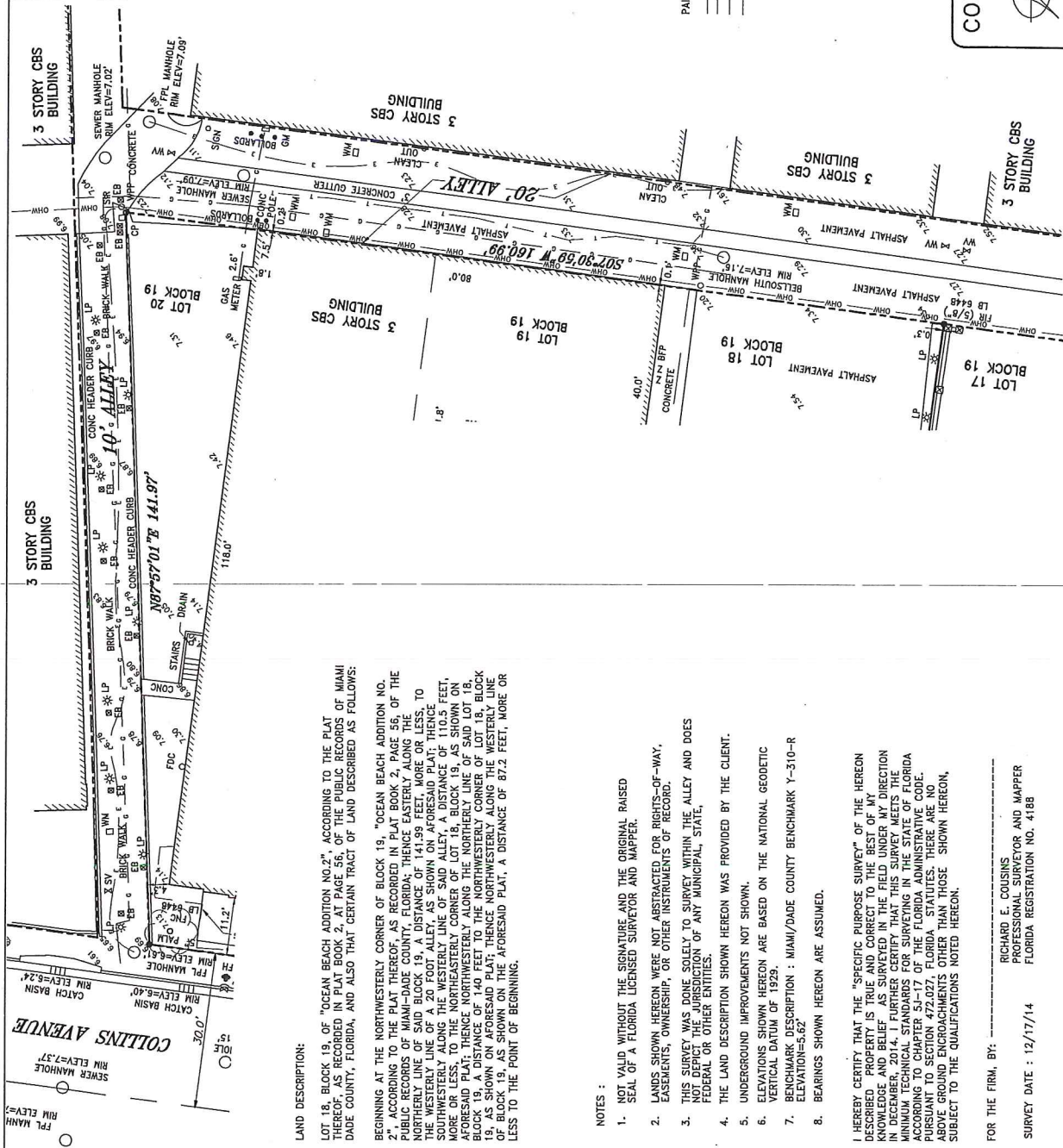
SCALE: 1" = 20'

SHEET 1 OF 1

PROJECT NUMBER : 7341-14

CLIENT :
DEVELOPMENT SERVICE
SOLUTIONS, LLC

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799



LAND DESCRIPTION:

LOT 18, BLOCK 19, OF "OCEAN BEACH ADDITION NO. 2," ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 2, AT PAGE 35, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND ALSO THAT CERTAIN TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF BLOCK 19, "OCEAN BEACH ADDITION NO. 2," ACCORDING TO THE PLAT THEREON, AS RECORDED IN PLAT BOOK 2, PAGE 35, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND THENCE S89°57'01" E 141.97' TO THE NORTHWESTERLY CORNER OF SAID BLOCK 19, A DISTANCE OF 141.97 FEET, MORE OR LESS, TO THE WESTERLY LINE OF A 20 FOOT ALLEY, AS SHOWN ON AFORESAID PLAT; THENCE S07°30'58" W 160.88' TO THE NORTHWESTERLY CORNER OF LOT 18, BLOCK 19, AS SHOWN ON AFORESAID PLAT; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY CORNER OF LOT 18, BLOCK 19, A DISTANCE OF 140 FEET TO THE NORTHWESTERLY CORNER OF LOT 17, BLOCK 19, AS SHOWN ON AFORESAID PLAT; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF BLOCK 19, AS SHOWN ON THE AFORESAID PLAT, A DISTANCE OF 87.2 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
- THIS SURVEY WAS DONE SOLELY TO SURVEY WITHIN THE ALLEY AND DOES NOT CONSTITUTE A SURVEY OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK DESCRIPTION : MIAMI/DADE COUNTY BENCHMARK Y-310-R ELEVATION=5.92'
- BEARINGS SHOWN HEREON ARE ASSUMED.

I HEREBY CERTIFY THAT THE "SPECIFIC PURPOSE SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2014. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA PURSUANT TO SECTION 727.07, FLORIDA STATUTES, AND THE FLORIDA SURVEYING BOARD'S PRACTICE STANDARDS FOR SURVEYING, AND THAT I AM A LICENSED SURVEYOR AND MAPPER, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 12/17/14

