



AERIAL MAP (NOT TO SCALE)

SPECIFIC PURPOSE SURVEY

PROPERTY ADDRESS:
1024 OCEAN DRIVE
MIAMI BEACH, FL 33139
(FOLIO No. 02-4203-302-0010)
DESCRIPTION

Unit A-201, Building 1024, of the strand on Ocean Drive Condominium recorded in Official Records Book 23668, Page(s) 2131, and all subsequent amendments thereto, together with its undivided share in the Common Elements, in the Public Records of Miami-Dade County, Florida.

FLOOD ZONE INFORMATION:
 Community No. 120651
 Panel No. 0319
 Suffix: L
 FIRM Date: 09-11-2009
 Flood Zone: AE+8.0'

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

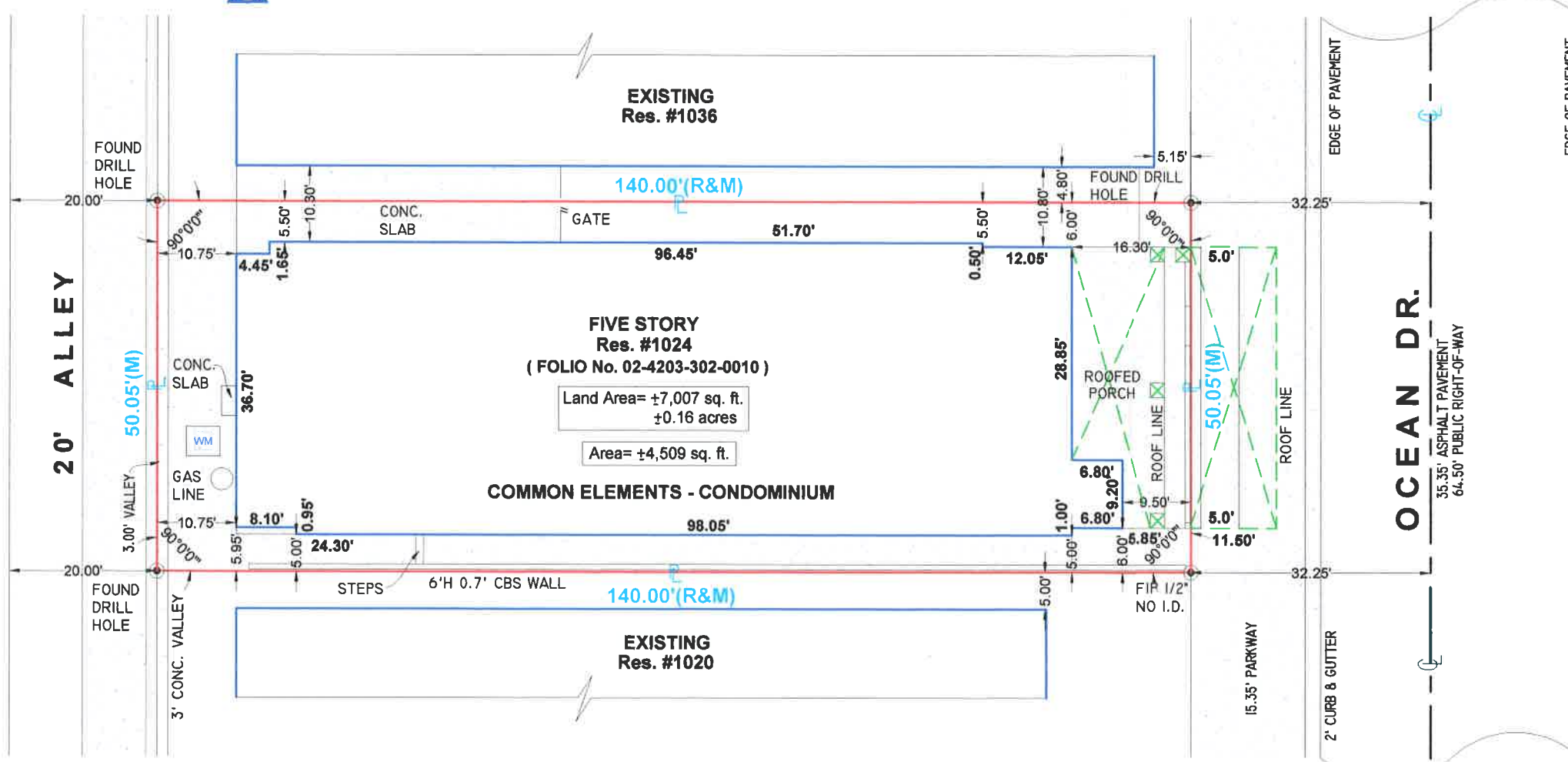
Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT: N/A

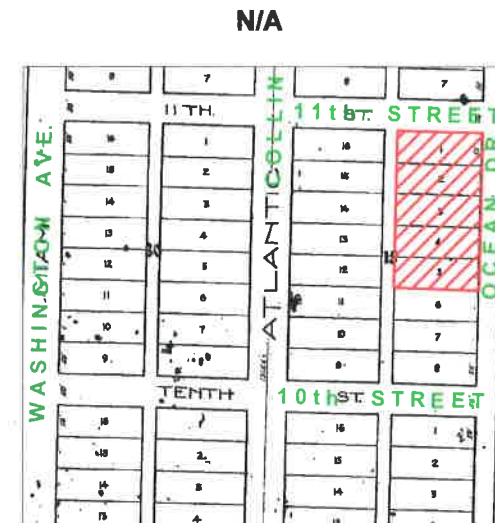


Scale 1"=20'

11th STREET



BENCH MARK USED



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

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

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:

ROBERT SPIGELMAN TRS C/O
DANIEL TAMIR HOTEL VICTOR
JONATHAN NAKASH 2014 TR

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "SPECIFIC PURPOSE SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.


 04-14-2016
GARY B. CASTEL
 PROFESSIONAL LAND SURVEYOR No. 4129
 STATE OF FLORIDA

LEGEND OF SURVEY ABBREVIATIONS

- SWK = SIDEWALK
- T = TELEPHONE SERVICE BOX
- TV = TV CABLE SERVICE BOX
- U.D.E. = UTILITY & DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- U.M.E. = UTILITY & MAINTENANCE EASEMENT
- U.P. = UTILITY POLE
- W = WATER WELL
- WM = WATER METER
- P/L = PROPERTY LINE
- (R) = RECORDED
- R = RADIUS
- RAD. = RADIAL
- RES. = RESIDENCE
- R/W = RIGHT OF WAY
- S = SEWER MANHOLE
- SEC. = SECTION
- S.I.P. = SET IRON PIPE NO
- SIL. = SET BACK LINE
- STY. = STORY
- MH = MAN HOLE
- (M) = MEASURED
- ML = MONUMENT LINE
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- N.T.S. = NOT TO SCALE
- OE = OVERHEAD ELECTRIC LINES
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.G. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- CLP = CONC. LIGHT POLE
- CONC. = CONCRETE
- A = CENTRAL ANGLE
- EM = ELECTRIC SERVICE BOX
- F.D.H. = FOUND DRILL HOLE
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.R. = FOUND REBAR
- F. = FOUND NAIL
- G = GAS METER
- L.P. = LIGHT POLE
- A = ARC LENGTH
- A.C. = AIR CONDITIONING PAD
- ALUM.F. = ALUMINIUM FENCE
- B/DG = BUILDING
- B/C = BLOCK CORNER
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- CH. = CHORD DISTANCE
- CL. = CLEAR
- CL. = CENTER LINE
- CL.F. = CHAIN LINK FENCE

Survey is not covered by Professional Liability Insurance.

ORIGINAL FIELD DATE 04-14-2016
 REVISIONS:

DRAWN J.V.D.
 SHEET No. 1/1



BUILDING FRONT VIEW

04-14-16



BUILDING FRONT VIEW

04-14-16



BUILDING RIGHT VIEW

04-14-16



BUILDING LEFT VIEW

04-14-16



BUILDING REAR VIEW

04-14-16



Land Surveyors & Mapper
 8567 Coral Way, Miami, FLORIDA 33155
 Telephone: 786-290-4184

JOB No.:
04-173-16