

TREE No	TYPE	DIAMETER (inch)	HEIGHT (Ft.)	CANOPY (Ft.)	COMMENTS
1	PALM	10	35	15	TO BE REMOVED
2	PALM	10	35	15	TO BE REMOVED
3	PALM	10	35	15	TO BE REMOVED
4	PALM	6	35	15	TO BE REMOVED
5	PALM	6	35	15	TO BE REMOVED
6	PALM	6	35	15	TO BE REMOVED
7	PALM	6	35	15	TO BE REMOVED
8	PALM	10	35	15	TO BE REMOVED
9	PALM	4	30	10	TO BE REMOVED
10	PALM	4	30	10	TO BE REMOVED
11	PALM	4	30	10	TO BE REMOVED
12	PALM	4	30	10	TO BE REMOVED
13	PALM	4	30	10	TO BE REMOVED
14	PALM	4	30	10	TO BE REMOVED
15	PALM	4	30	10	TO BE REMOVED
16	PALM	4	30	10	TO BE REMOVED
17	PALM	4	30	10	TO BE REMOVED
18	PALM	4	30	10	TO BE REMOVED
19	PALM	4	30	10	TO BE REMOVED
20	PALM	4	30	10	TO BE REMOVED
21	PALM	4	30	10	TO BE REMOVED
22	PALM	4	30	10	TO BE REMOVED
23	PALM	4	30	10	TO BE REMOVED
24	PALM	4	30	10	TO BE REMOVED
25	PALM	4	30	10	TO BE REMOVED
26	PALM	4	30	10	TO BE REMOVED
27	PALM	4	30	10	TO BE REMOVED
28	PALM	4	30	10	TO BE REMOVED
29	PALM	4	30	10	TO BE REMOVED
30	PALM	5	30	10	TO BE REMOVED
31	PALM	5	30	10	TO BE REMOVED
32	PALM	5	30	10	TO BE REMOVED
33	PALM	5	30	10	TO BE REMOVED
34	PALM	5	30	10	TO BE REMOVED
35	PALM	5	30	10	TO BE REMOVED
36	PALM	5	30	10	TO BE REMOVED
37	PALM	5	30	10	TO BE REMOVED
38	PALM	5	30	10	TO BE REMOVED
39	TREE	3	18	5	TO BE REMOVED
40	TREE	3	18	5	TO BE REMOVED
41	TREE	3	18	5	TO BE REMOVED
42	TREE	3	18	5	TO BE REMOVED
43	TREE	3	18	5	TO BE REMOVED
44	TREE	3	18	5	TO BE REMOVED
45	TREE	3	18	5	TO BE REMOVED
46	TREE	30	50	30	
47	TREE	72	50	70	TREE PROTECTED
48	TREE	24	35	25	
49	TREE	18	30	20	
50	TREE	18	45	30	TO BE REMOVED
51	PALM	6	25	8	TO BE REMOVED
52	PALM	6	25	8	TO BE REMOVED
53	PALM	6	25	8	TO BE REMOVED
54	PALM	12	20	10	
55	PALM	12	25	10	
56	PALM	8	25	8	TO BE REMOVED
57	TREE	5	35	10	TO BE REMOVED

TREE No	TYPE	DIAMETER (inch)	HEIGHT (Ft.)	CANOPY (Ft.)	COMMENTS
58	TREE	8	35	10	TO BE REMOVED
59	TREE	8	35	10	TO BE REMOVED
60	TREE	8	35	10	TO BE REMOVED
61	TREE	8	35	10	TO BE REMOVED
62	TREE	3	35	10	TO BE REMOVED
63	TREE	5	35	10	TO BE REMOVED
64	TREE	10	35	10	TO BE REMOVED
65	TREE	6	0	0	
66	TREE	5	35	10	TO BE REMOVED
67	TREE	5	35	10	TO BE REMOVED
68	TREE	5	35	10	TO BE REMOVED
69	TREE	3	35	10	TO BE REMOVED
70	TREE	6	35	10	TO BE REMOVED
71	TREE	5	35	10	TO BE REMOVED
72	TREE	6	35	10	TO BE REMOVED
73	TREE	8	35	10	TO BE REMOVED
74	TREE	3	35	10	TO BE REMOVED
75	TREE	3	35	10	TO BE REMOVED
76	TREE	3	35	10	TO BE REMOVED
77	TREE	6	35	10	TO BE REMOVED
78	TREE	3	35	10	TO BE REMOVED
79	TREE	6	35	10	TO BE REMOVED
80	TREE	5	35	10	TO BE REMOVED
81	TREE	6	35	10	TO BE REMOVED
82	TREE	6	35	10	TO BE REMOVED
83	TREE	5	35	10	TO BE REMOVED
84	TREE	5	35	10	TO BE REMOVED
85	TREE	5	35	10	TO BE REMOVED
86	TREE	3	35	10	TO BE REMOVED
87	TREE	6	35	10	TO BE REMOVED
88	TREE	6	35	10	TO BE REMOVED
89	TREE	5	35	10	TO BE REMOVED
90	TREE	5	35	10	TO BE REMOVED
91	TREE	5	35	10	TO BE REMOVED
92	TREE	7	35	10	TO BE REMOVED
93	TREE	5	35	10	TO BE REMOVED
94	TREE	5	35	10	TO BE REMOVED
95	TREE	6	35	10	TO BE REMOVED
96	TREE	6	35	10	TO BE REMOVED
97	TREE	4	35	10	TO BE REMOVED
98	TREE	6	35	10	TO BE REMOVED
99	TREE	8	35	10	TO BE REMOVED
100	TREE	5	35	10	TO BE REMOVED
101	TREE	5	35	10	TO BE REMOVED
102	TREE	5	35	10	TO BE REMOVED
103	PALM	6	10	5	TO BE REMOVED
104	PALM	6	10	5	TO BE REMOVED
105	TREE	6	35	10	TO BE REMOVED
106	PALM	4	35	10	TO BE REMOVED
107	TREE	6	0	0	TO BE REMOVED
108	TREE	4	35	10	TO BE REMOVED
109	TREE	8	35	20	TO BE REMOVED
110	PALM	4	35	10	TO BE REMOVED
111	PALM	4	35	10	TO BE REMOVED
112	TREE	6	18	15	TO BE REMOVED
113	PALM	4	30	5	TO BE REMOVED
114	TREE	3	18	8	TO BE REMOVED
115	TREE	3	18	8	TO BE REMOVED
116	PALM	4	35	10	TO BE REMOVED

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of original field Survey was on February 24, 2014.
- The date of completion of update Survey was on December 10, 2015.

SECTION 2) LEGAL DESCRIPTION:

PARCEL A:

Lot 25, in Block 1A, "LAGORCE GOLF CLUB SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

PARCEL B:

Commence at the Northeast corner of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, or the Public Records of Miami-Dade County, Florida; thence Northwesterly along the Northeastly line of the aforesaid Lot 25, a distance of 193.5 feet to a point of beginning of tract of land hereinafter described; thence Northerly 54.9 feet more or less to a point on the Southwesterly line of Tract A of Subdivision of Lot 24, Block 1, LA GORCE GOLF SUBDIVISION, according to the Plat thereof recorded in Plat Book 38, at Page 67 of the Public Records of Miami-Dade County, Florida, said point being 215.1 feet Northwesterly from the Southeast corner of the aforesaid Tract A; thence Northwesterly along the Southwesterly line of aforesaid Tract A, a distance of 30 feet more or less to the water's edge of Biscayne Bay; thence Southerly meandering the water's edge of Biscayne 54.9 feet more or less to point of intersection with the Northeastly line of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida; thence Southeasterly along the Northeastly line of aforesaid Lot 25, a distance of 30 feet more or less to the point of beginning.

Containing 24,120 Square Feet or 0.55 Acres, more or less, by calculations.

Property Address:
5860 North Bay Road, Miami Beach, Florida 33140
Folio No. 02-3215-003-0290

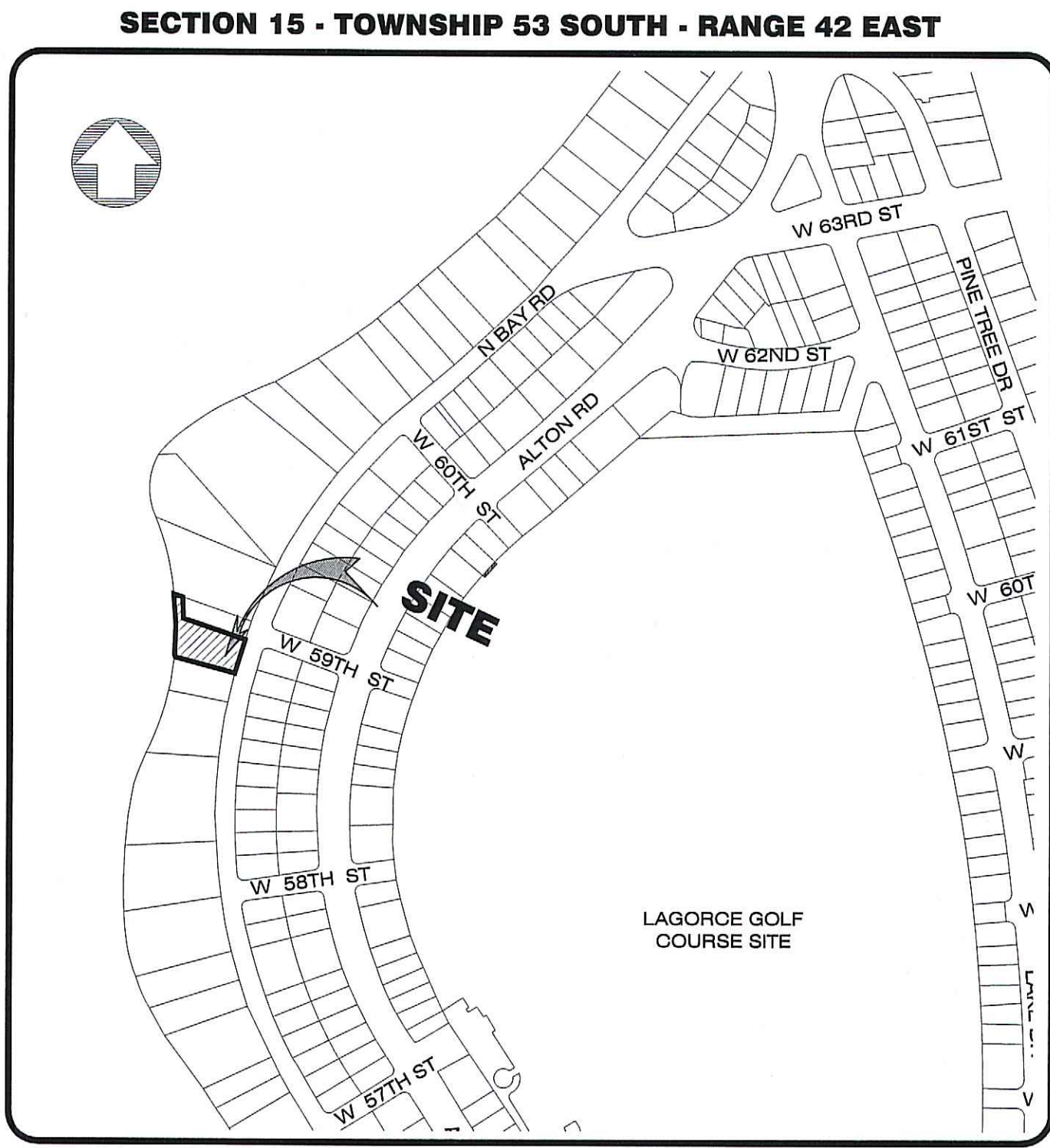
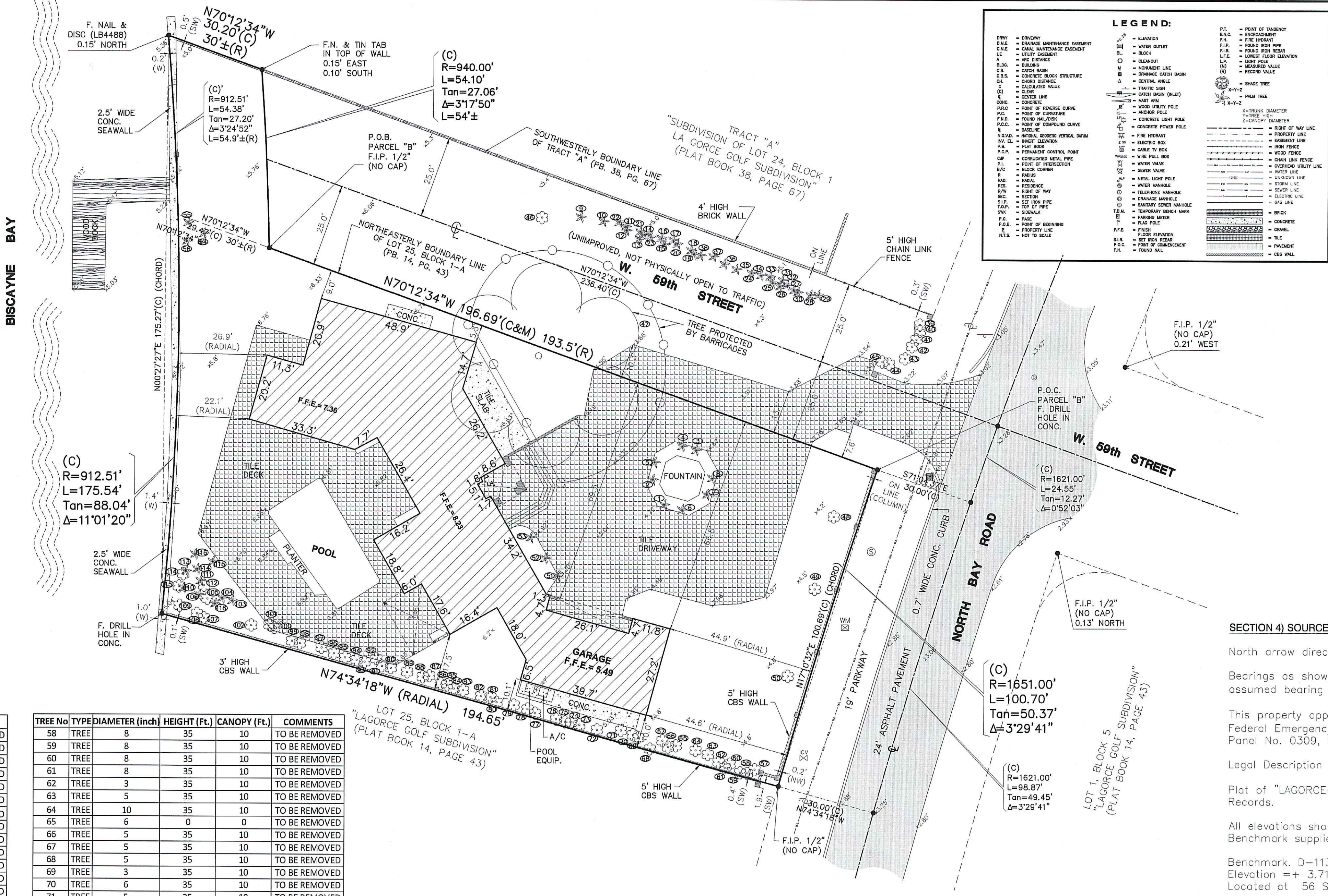
SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations 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 hard 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 1/20 or smaller.



SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Southwesterly Boundary line of the Subject Site with an assumed bearing of N74°34'18"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with a Base Flood Elevation of 8.0 Feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 0309, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Plat of "LAGORCE-GOLF CLUB SUBDIVISION", recorded in Plat Book 14, Page 43, Miami-Dade County Records.

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

Benchmark. D-113
Elevation =+ 3.71 feet
Located at 56 Street and Alton Road, City of Miami Beach, Miami-Dade County, Florida.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation 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 hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

Clear Title Group, LLC;
Beloff Parker Jacobs, PLC;
Chicago Title Insurance Company;
Florida Community Bank, N.A., ISAOA ATIMA
Ambassa Holdings, Inc., a Florida corporation
Christian De. Berdouare

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom 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 applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

Abraham Hadad, PSM
Registered Surveyor and Mapper
State of Florida

NOTICE: Not valid without the signature and raised seal 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
AMBASSA HOLDINGS, INC.
5860 NORTH BAY ROAD, MIAMI BEACH, 33140 FL.

HADONNE
LAND SURVEYOR AND MAPPERS
3D USER SCANNING
SUBSURFACE UTILITY ENGINEERING
1985 NW 88th Ct, Suite 201, Doral, FL 33172 • P: (305) 266-1188 • F: (305) 207-8845 • W: www.hadonne.com

REVISIONS	
1. UPDATE SURVEY, ADDED TREES (8-13-2013)	6.
2. UPDATE SURVEY (12-10-2015)	7.
3.	8.
4.	9.
5.	
Field Book:	
FILE	
DRAWN BY:	BG
TECH BY:	RI
QA/QC BY:	AH
Job No.:	14028
	1/1