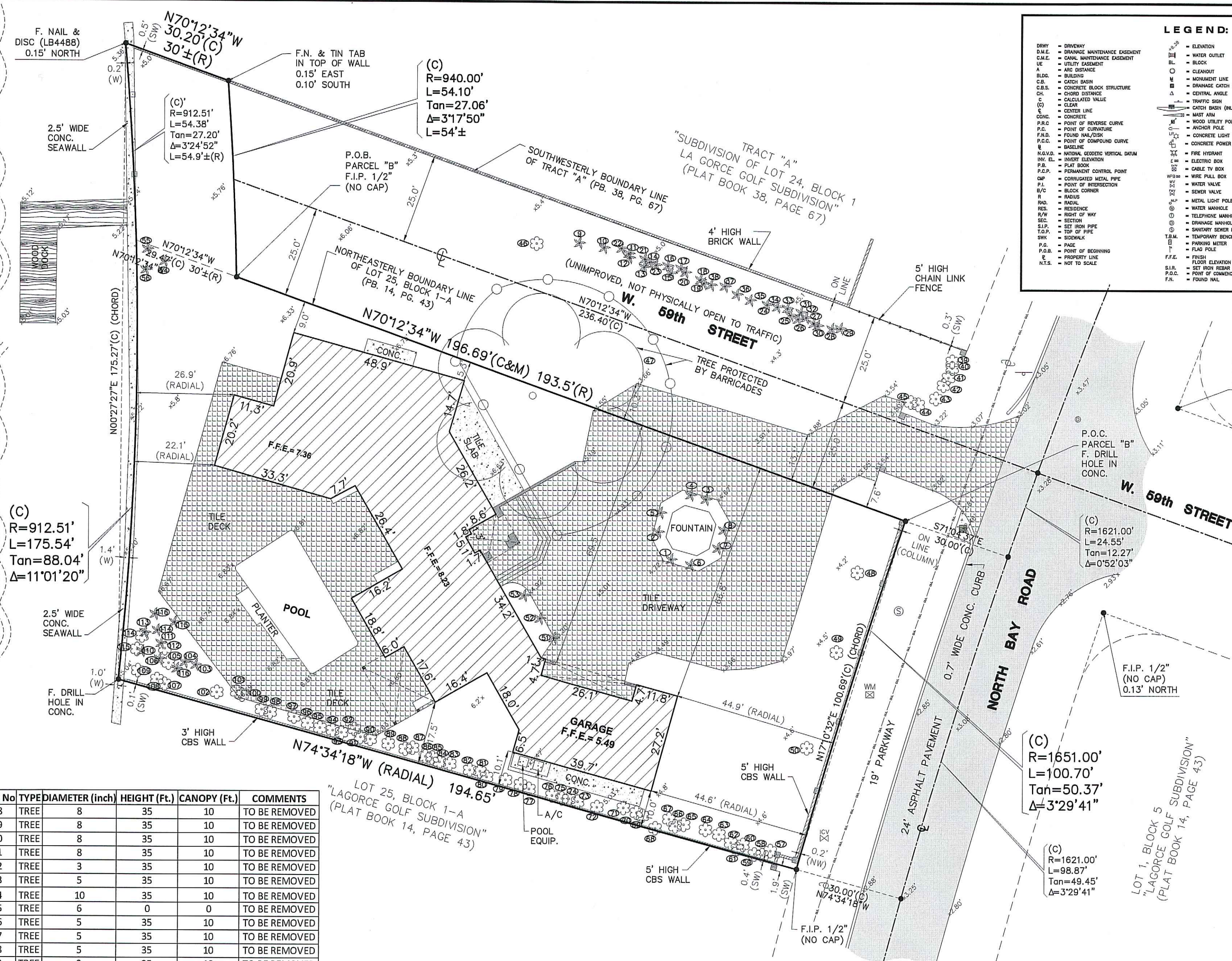
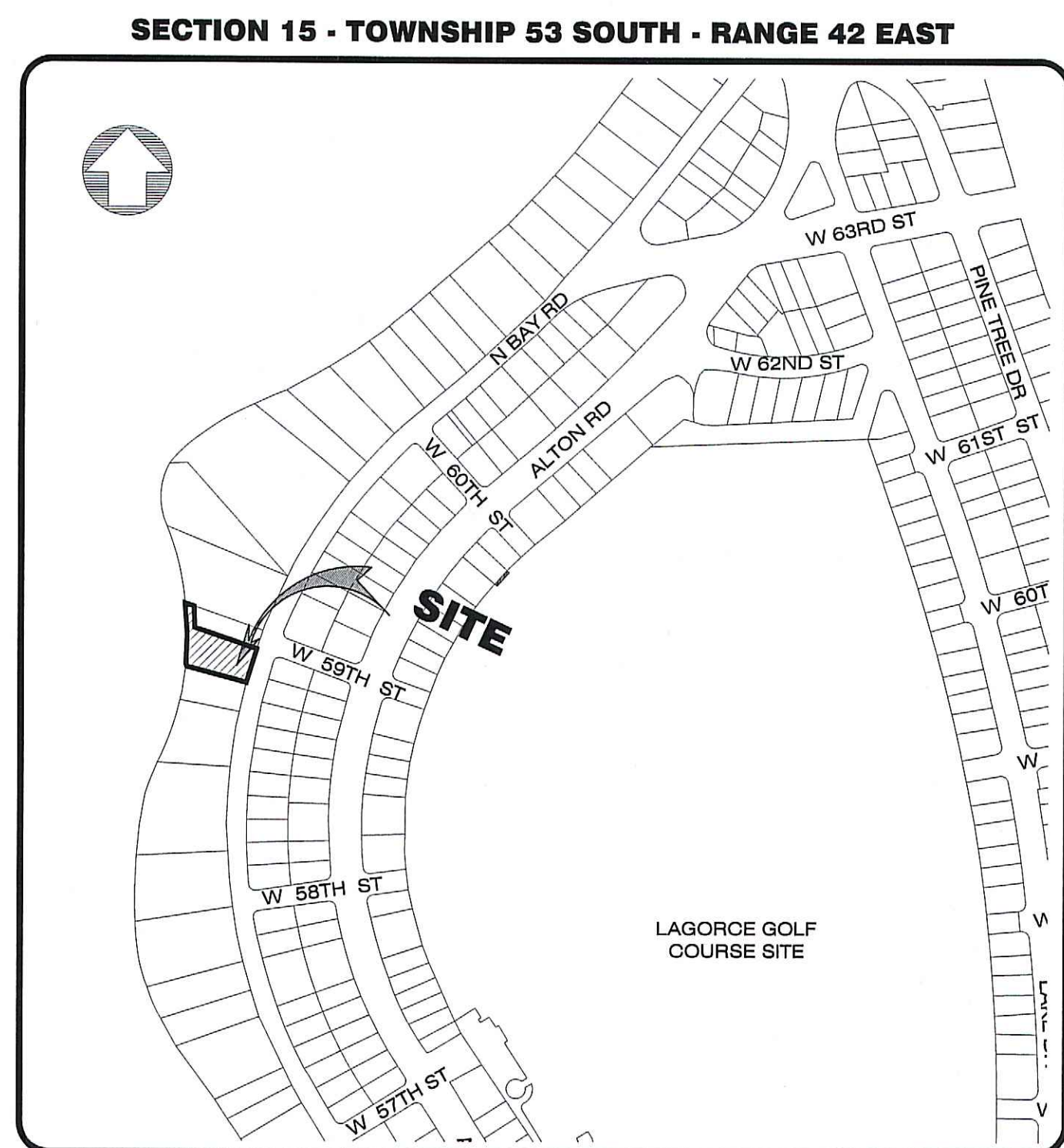


BISCAYNE BAY



LEGEND: A list of symbols and abbreviations used on the survey map, such as 'D.M.E.' for drainage maintenance easement and 'P.O.C.' for point of closure.



LOCATION MAP NOT TO SCALE

Table with 5 columns: TREE No, TYPE, DIAMETER (inch), HEIGHT (Ft.), CANOPY (Ft.), COMMENTS. Lists trees to be removed.

Table with 5 columns: TREE No, TYPE, DIAMETER (inch), HEIGHT (Ft.), CANOPY (Ft.), COMMENTS. Lists trees to be removed.

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of original field Survey was on February 24, 2014. 1. 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, of 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

Signature of 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.

Vertical sidebar containing HADONNE logo, company name, address (5860 North Bay Road, Miami Beach, 33140 FL), and a table of revisions.