

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
Ambassa Holdings Inc.
prepared by:



LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

LEGAL DESCRIPTION:

A portion of land lying and being in Parcel "B" as per Quit-Claim Deed as recorded in Official Records Book 28992 at Page 1851, in the Public Records of Miami-Dade County, Florida; lying Westerly of West 59th Street of "LAGORCE-GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Tract "A" of "SUBDIVISION OF LOT 24, BLOCK 1 LA GORCE GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 38, at Page 67, of the Public Records of Miami-Dade County, Florida; thence S 70°12'34" E for 30.20 feet along the southwesterly line of said Tract "A" to the beginning of a non-tangent curve concave Westerly and having a radius 940.00 feet, to which beginning of curve a radial bears N 85°43'12" E; thence Southerly along said curve through a central angle of 01°39'35" an arc distance of 27.21 feet; thence N 70°12'34" W for 31.69 feet, more or less to the mean high water line of Biscayne Bay; thence Northerly meandering along the mean high water line of Biscayne Bay for 26.65 feet more or less to the Point of Beginning.

Containing 775 Square feet more or less by calculation.

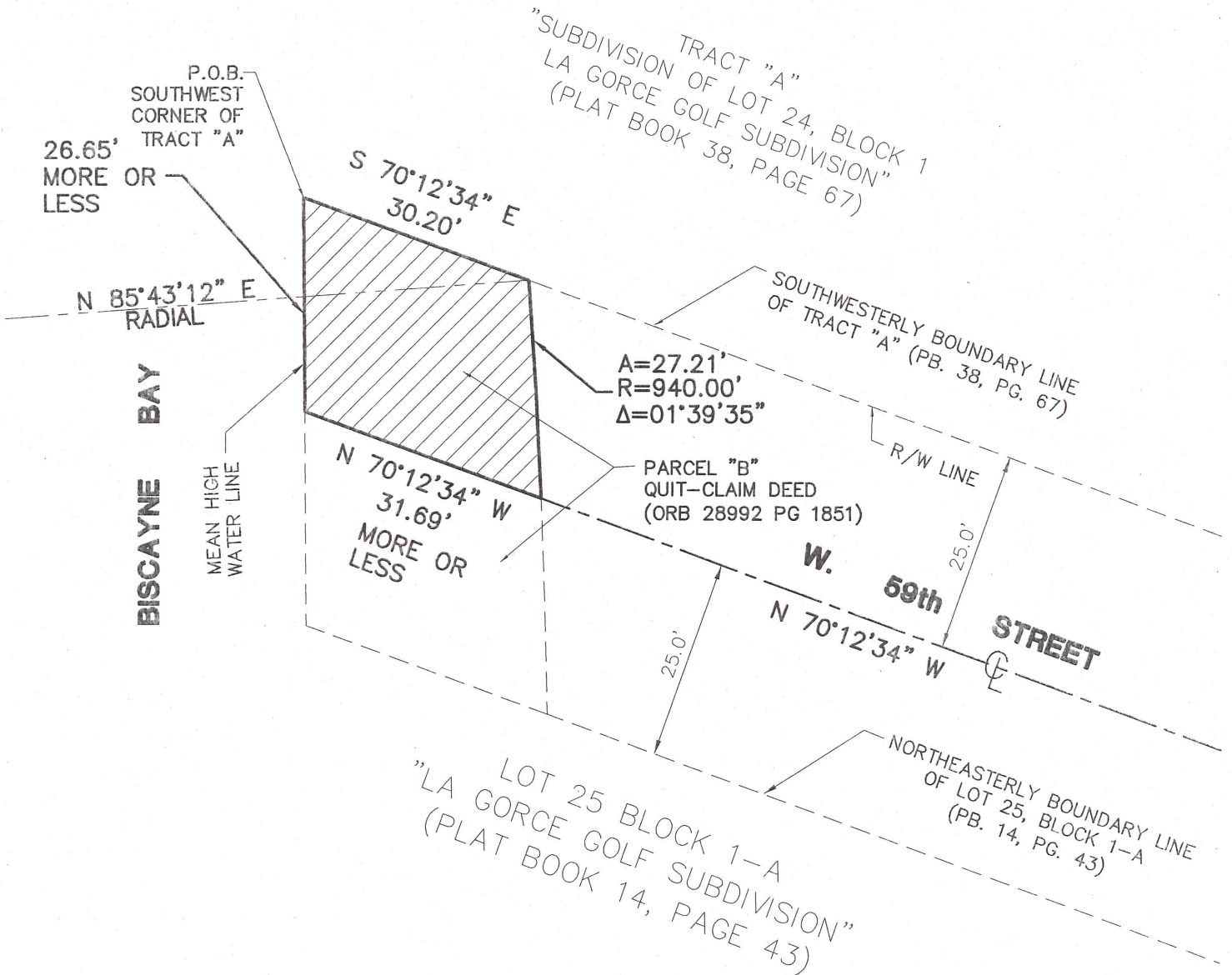
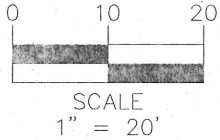
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LEGEND

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| P.B. | = PLAT BOOK | R/W | = RIGHT OF WAY |
| PG. | = PAGE | (C) | = CALCULATED DISTANCE |
| SEC. | = SECTION | (M) | = MEASURED DISTANCE |
| ⊕ | = CENTERLINE | P.O.C. | = POINT OF COMENCEMENT |
| | | P.O.B. | = POINT OF BEGINNING |

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
Flagler Global Logistics
prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

LEGAL DESCRIPTION:

A portion of land lying and being in Parcel "B" as per Quit-Claim Deed as recorded in Official Records Book 28992 at Page 1851, in the Public Records of Miami-Dade County, Florida; lying Westerly of West 59th Street of "LAGORCE-GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract A of said plat of "SUBDIVISION OF LOT 24, BLOCK 1 LA GORCE GOLF SUBDIVISION"; thence Southerly meandering along the mean high water line of Biscayne Bay, more or less for 26.65 feet to the westerly extension of West 59th Street of "LAGORCE-GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, also being the Point of Beginning of the hereinafter described parcel; thence easterly along the said westerly extension of West 59th Street, S 70°12'34" E for 31.69 feet, to the beginning of a non-tangent curve concave Westerly and having a radius 940.00 feet, to which beginning of curve a radial bears N 87°22'42" E; thence Southerly along said curve through a central angle of 01°38'20" and an arc distance of 26.89 feet; thence along the said northeasterly boundary line of Lot 25, N 70°12'34" W for 32.12 feet, more or less to the mean high water line of Biscayne Bay; thence Northerly meandering along the mean high water line of Biscayne Bay for 26.73 feet more or less to the Point of Beginning.

Containing 799 Square feet more or less by calculation.

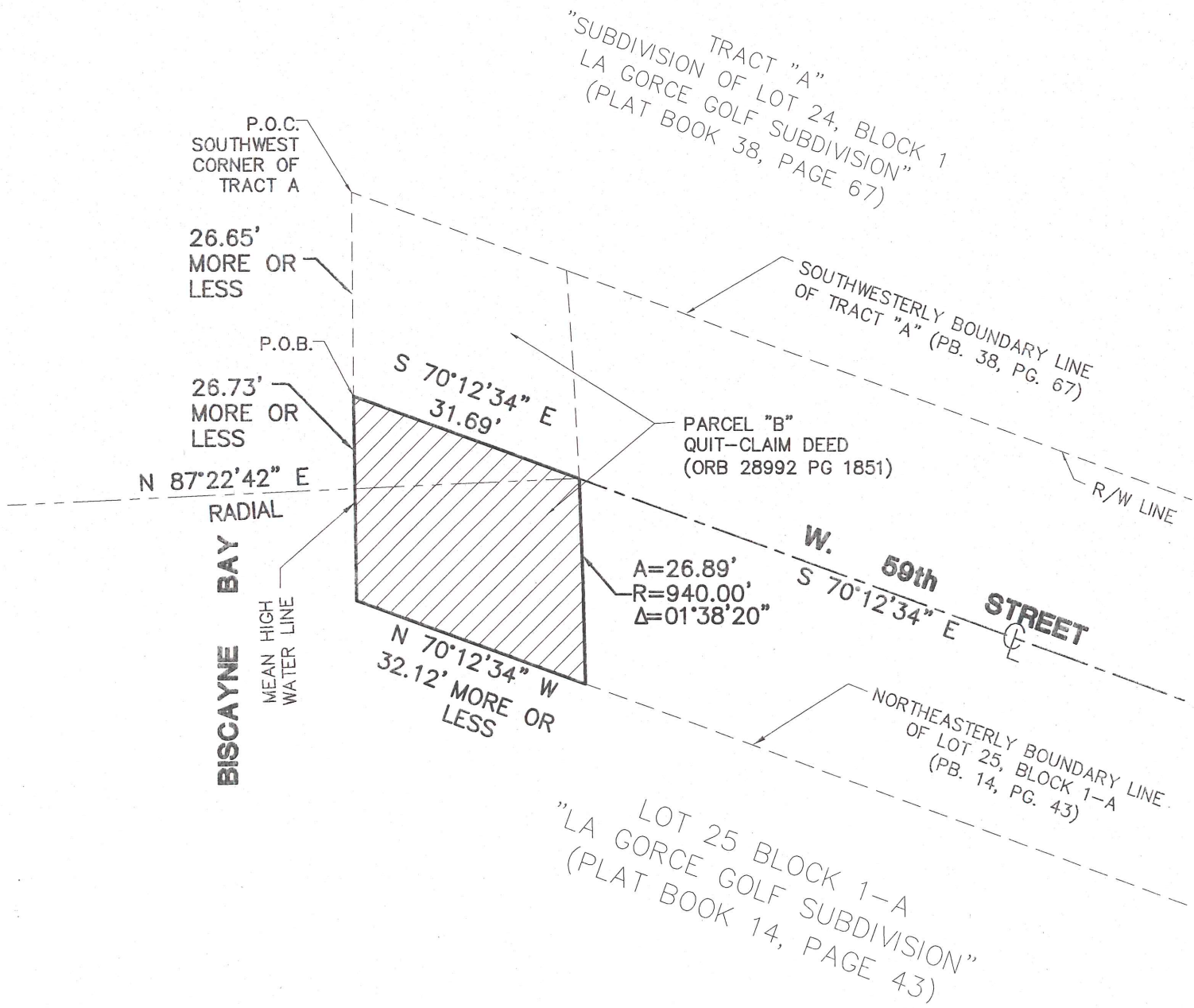
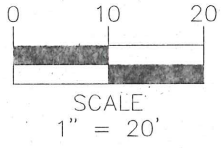
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SUBSURFACE UTILITY ENGINEERING

LEGAL DESCRIPTION:

A portion of land lying and being in West 59th Street of "LAGORCE-GOLF SUBDIVISION", in Section 15, Township 53 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 25, Block 1-A of "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 Northeasterly line of said Lot 25, N 70°12'34" W for 196.69 feet to the beginning a non-tangent curve concave Westerly and having a radius of 940.00 feet, to which beginning of curve a radial bears N 89°01'02" E; thence Northerly along said curve through a central angle of 01°38'20" an arc distance of 26.89 feet; thence S 70°12'34" E for 206.40 feet to the beginning of a non-tangent curve concave Easterly and having a radius of 1651.00 feet, to which beginning of curve a radial bears N 70°12'34" W thence Southerly along said curve through a central angle of 00°52'42" an arc distance of 25.00 feet to the Point of Beginning.

Containing 5,036 Square feet more or less by calculation.

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for
Ambassa Holding Inc.

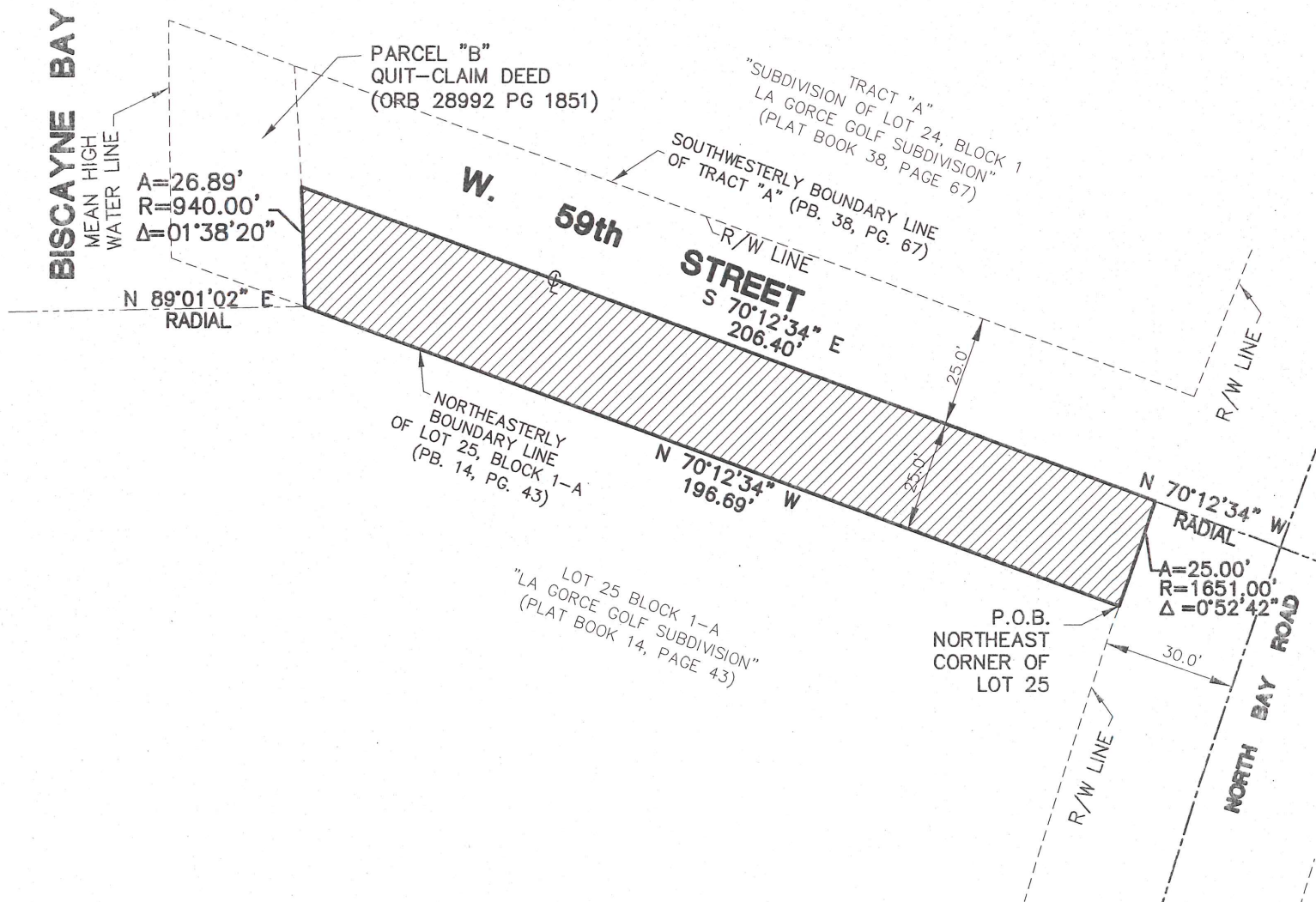
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NOT TO SCALE



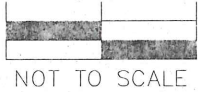
LEGEND

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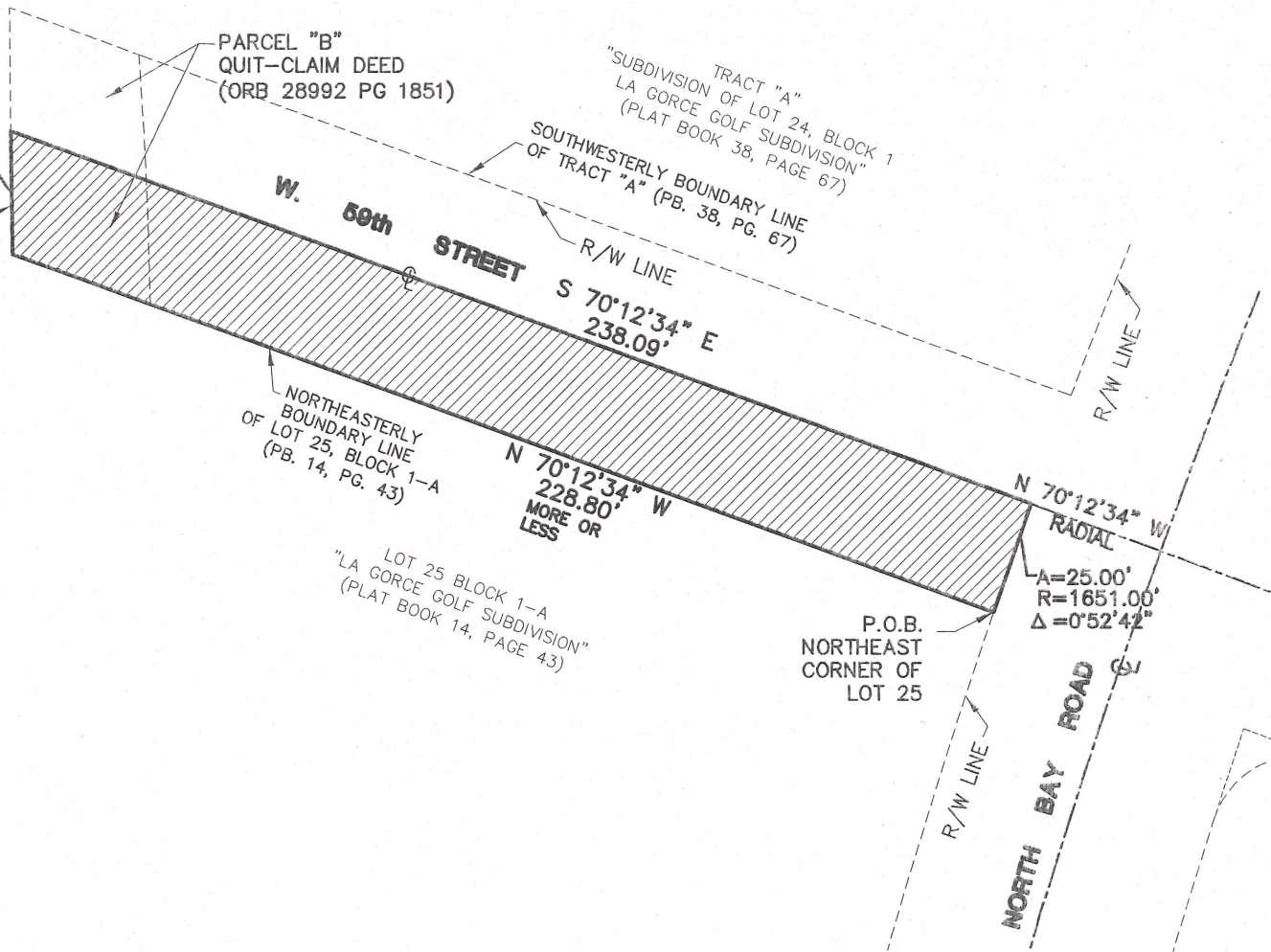
LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



BISCAYNE BAY

26.73'
MORE OR
LESS

MEAN HIGH
WATER LINE



LEGEND

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LEGAL DESCRIPTION:

A portion of land lying and being in Parcel "B" as per Quit-Claim Deed as recorded in Official Records Book 28992 at Page 1851, in the Public Records of Miami-Dade County, Florida lying Westerly of West 59th Street and also a portion of West 59th Street of "LAGORCE-GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 25, Block 1-A of "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 Northeasterly line of the said Lot 25, N 70°12'34" W for 228.60 feet, more or less to the mean high water line of Biscayne Bay; thence Northerly meandering along the mean high water line of Biscayne Bay, for 26.73 feet, more or less; thence S 70°12'34" E for 238.09 feet, more or less to the beginning of a non-tangent curve concave Easterly and having a radius of 1651.00 feet, to which beginning of curve a radial bears N 70°12'34" W thence Southerly along said curve through a central angle of 00°52'42" an arc distance of 25.00 feet to the Point of Beginning.

Containing 5,835 Square feet more or less by calculation.

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SUBSURFACE UTILITY ENGINEERING

SOURCES OF DATA:

Plat of "SUBDIVISION OF LOT 24, BLOCK 1 LA GORCE GOLF SUBDIVISION" a recorded in Plat Book 38, at Page 67 of the public records of Miami-Dade County, Florida.

Plat of "LA GORCE GOLF SUBDIVISION" a recorded in Plat Book 14, at Page 43 of the public records of Miami-Dade County, Florida.

Quit-Claim Deed as recorded in Official Records Book 28992 at Page 1851, in the Public Records of Miami-Dade County, Florida

Bearings as shown hereon are based upon the Center Line of W 59th Street, with an assumed bearing of N70°12'34"W.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than what appears on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

LIMITATIONS:

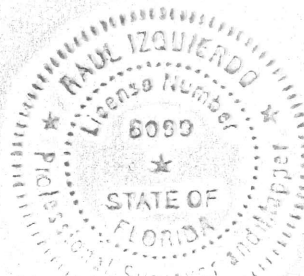
Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear. This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

By:  Date: 6/1/2017

Raul Izquierdo, P.S.M.
For The Firm
Professional Surveyor and Mapper LS6099
HADONNE CORP.
Land Surveyors and Mappers
Certificate of Authorization LB7097
1985 NW 88 Court, Suite 201
Doral, Florida 33172
305.266.1188 phone
305.207.6845 fax



NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.