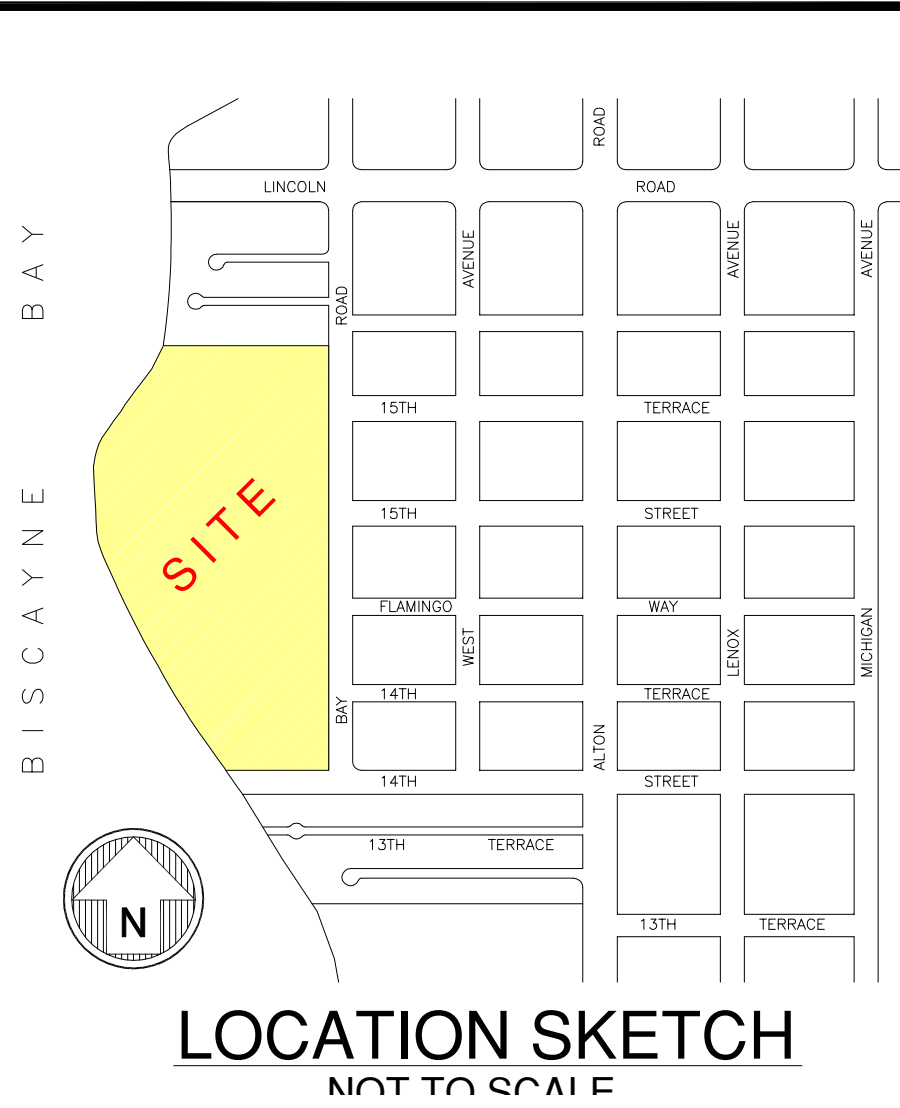
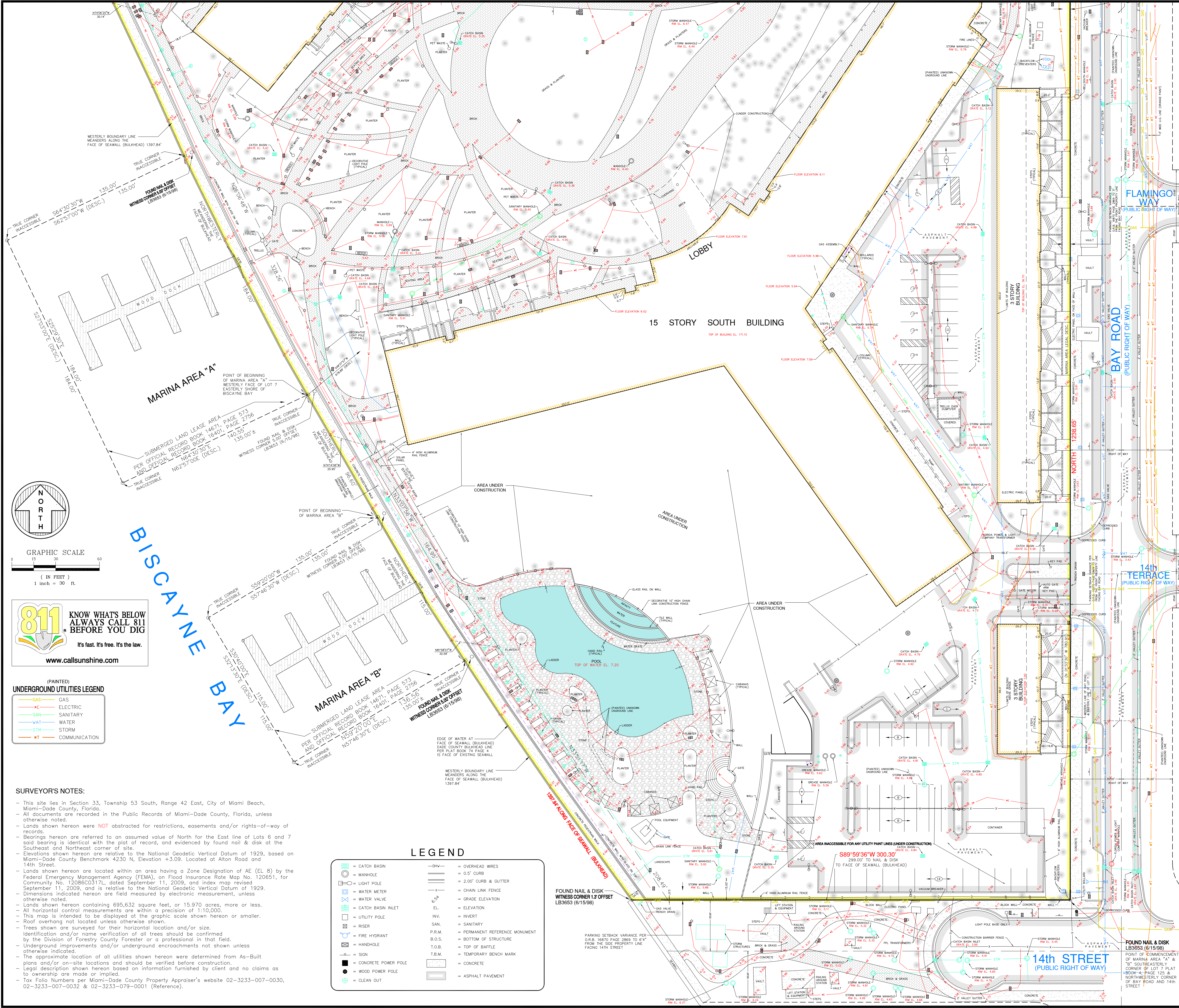




LEGAL DESCRIPTION:

PARCEL I:  
Lot 7 and the South 1.00 feet of Lot 6, in Block 43, of ALTON BEACH BAYFRONT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, at Page 125, of the Public Records of Dade County, Florida.

PARCEL II:  
Lot 6, less the South 1.0 feet, in Block 43, of ALTON BEACH BAYFRONT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 4, at Page 125, of the Public Records of Dade County, Florida.

Parcel III:  
Together with any and all right, title and interest of the insured as a lessee under that certain Sovereignty Submerged Land Lease No. 130004286 by and between The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, and Morton Towers Apartments, a Florida general partnership, as Lessee, filed August 20, 1990, at Official Records Book 14671, at Page 573, as modified and renewed by Sovereignty Submerged Land Lease Renewal No. 130004286 by and between The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, and Morton Towers Apartments, a Florida general partnership, as Lessee, filed June 14, 1994, at Official Records Book 16401, at Page 2756, of the Public Records of Dade County, Florida; as further modified by Modified Sovereignty Submerged Land Lease No. 130004286 by and between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor and Morton Towers Apartments, L.P., a Delaware limited partnership, as Lessee, filed September 19, 1997 in Official Records Book 17797, at Page 4825, which Lease demises the following described property:

ALSO DESCRIBED AS FOLLOWS:  
ALSO MARINA AREA "A", a parcel of land in Biscayne Bay contiguous to the Westerly line of parcel 1 of the above described property and described as follows:  
Commence (P.O.C.) at the Southeastern corner of Lot 7 referenced above, said Southeastern corner of Lot 7 being the Northwest corner of Bay Road and 14th Street in the City of Miami Beach, Florida; thence run N 1°33'30" W along the Westerly line of Bay Road, along the Easterly line of said Lot 7, a distance of 780.91 feet; thence run S 48°37'57" W across Lot 7, a distance of 678.89 feet to a point on the Westerly face of a concrete bulkhead cap on the Westerly line of said Lot 7 on the Easterly shore of Biscayne Bay, said point being the POINT OF BEGINNING (P.O.B.) of Marina Area "A"; thence run Northwesterly meandering the face of said bulkhead cap along the Easterly shore of Biscayne Bay, along the Westerly line of said Lot 7, a distance of 184.00 feet; thence run S 62°57'00" W in Biscayne Bay, a distance of 135.00 feet; thence run S 27°03'00" E in Biscayne Bay, a distance of 184.00 feet; thence run N 62°57'00" E in Biscayne Bay, a distance of 135.00 feet, more or less to the POINT OF BEGINNING (P.O.B.) of Marina Area "A" contains 24,840 square feet more or less or 0.570 acres, more or less.

ALSO MARINA AREA "B", a parcel of land in Biscayne Bay contiguous to the Westerly line of parcel 1 of the above described property and described as follows:  
Commence (P.O.C.) at the Southeastern corner of Lot 7, referenced above, said Southeastern corner also being the Northwest corner of Bay Road and 14th Street in the City of Miami Beach, Florida; thence run N 1°33'30" W along the Westerly line of Bay Road, along the Easterly line of Lot 7, a distance of 780.91 feet; thence run S 48°37'57" W across Lot 7, a distance of 678.89 feet to a point on the Westerly face of a concrete bulkhead cap on the Westerly line of said Lot 7 on the Easterly shore of Biscayne Bay; thence meandering the Westerly face of said bulkhead cap along the Easterly line of said Lot 7, run Southerly a distance of 96.60 feet to a POINT OF BEGINNING (P.O.B.) of Marina Area "B" described as follows: thence run S 57°46'30" E in Biscayne Bay, a distance of 135.00 feet to a point; thence run S 32°13'30" E in Biscayne Bay, a distance of 115.00 feet to a point; thence run N 57°46'30" E in Biscayne Bay, a distance of 135.00 feet, more or less to the face of the said concrete bulkhead cap on the westerly line of said Lot 7; thence meandering the Westerly face of said bulkhead cap along the Westerly line of said Lot 7, run Northerly, a distance of 115.00 feet, more or less to the POINT OF BEGINNING (P.O.B.) of Marina Area "B" contains 15,525 square feet, more or less or 0.356 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 10, 2017, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on May 10, 2017.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm  
Surveyor and Mapper, LS2853  
State of Florida.

This Drawing is  
Fortin, Levy, Skiles, Inc.  
and is an instrument  
of Service not to be  
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or in Part without the  
Express WRITTEN  
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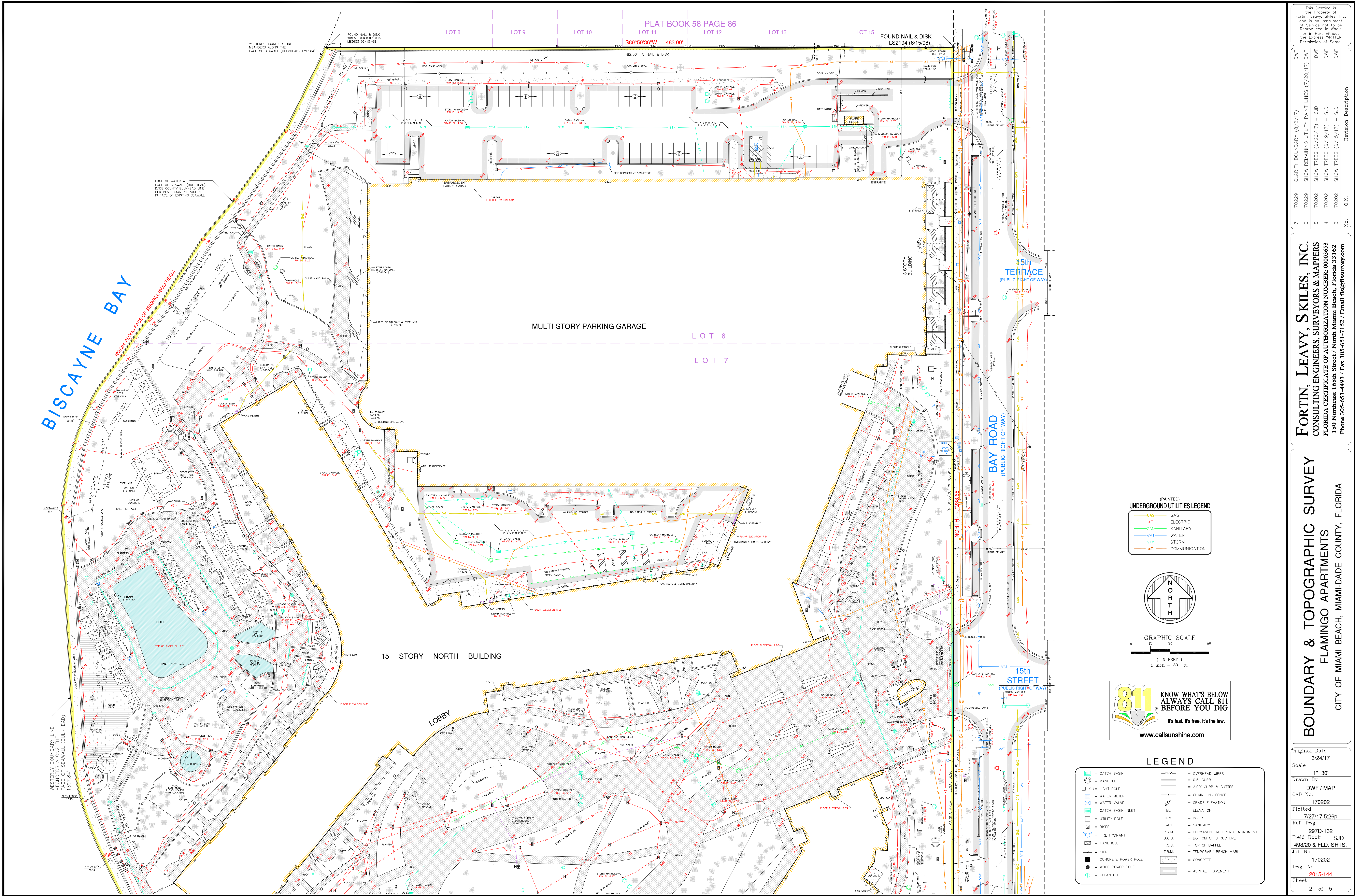
| No. | O.N.   | Revision Description                         |
|-----|--------|----------------------------------------------|
| 6   | 170229 | CLARIFY BOUNDARY (6/2/17)                    |
| 7   | 170229 | SHOW REMAINING UTILITY PAINT LINES (7/20/17) |
| 8   | 170229 | SHOW TREES (6/20/17) - SJD                   |
| 9   | 170202 | SHOW TREES (6/19/17) - SJD                   |
| 10  | 170202 | SHOW TREES (6/15/17) - SJD                   |
| 11  | 170202 | SHOW TREES (6/15/17) - SJD                   |

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fsurvey.com

**BOUNDARY & TOPOGRAPHIC SURVEY**  
**FLAMINGO APARTMENTS**  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

|                     |               |
|---------------------|---------------|
| Original Date       | 5/10/17       |
| Scale               | 1"=30'        |
| Drawn By            | DWF / MAP     |
| CAD No.             | 170202        |
| Plotted             | 7/27/17 5:26p |
| Ref. Dwg.           | 297D-132      |
| Field Book          | SJD           |
| 498/20 & FLD. SHTS. | Job No.       |
| 170202              | Dwg. No.      |
| 2015-144            | Sheet         |
| 1 of 5              |               |





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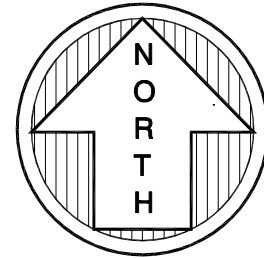
| No. | O.N.   | Revision Description                         |
|-----|--------|----------------------------------------------|
| 7   | 170229 | CLARIFY BOUNDARY (6/2/17)                    |
| 6   | 170229 | SHOW REMAINING UTILITY PAINT LINES (7/20/17) |
| 5   | 170229 | SHOW TREES (6/20/17) - SJD                   |
| 4   | 170202 | SHOW TREES (6/19/17) - SJD                   |
| 3   | 170202 | SHOW TREES (6/15/17) - SJD                   |

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**BOUNDARY & TOPOGRAPHIC SURVEY**  
**FLAMINGO APARTMENTS**  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 3/24/17  
Scale: 1"=30'  
Drawn By: DWF / MAP  
CAD No.: 170202  
Plotted: 7/27/17 5:26p  
Ref. Dwg.: 297D-132  
Field Book: SJD  
498/20 & FLD. SHTS.  
Job No.:  
Dwg. No.: 170202  
Sheet: 2 of 5





GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.



BISCAYNE BAY

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 15

PLAT BOOK 58 PAGE 86

MULTI-STORY PARKING GARAGE

LOT 6

LOT 7

15 STORY NORTH BUILDING

LOBBY

3 STORY BUILDING

15th TERRACE  
(PUBLIC RIGHT OF WAY)

BAY ROAD  
(PUBLIC RIGHT OF WAY)

15th STREET  
(PUBLIC RIGHT OF WAY)

SEE SHEET 5 FOR TABLE

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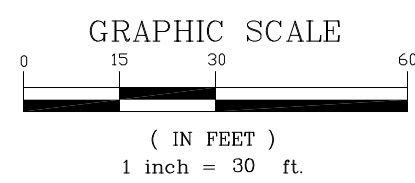
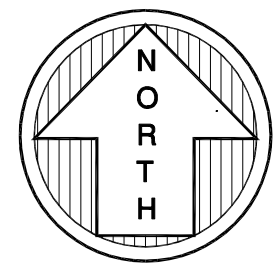
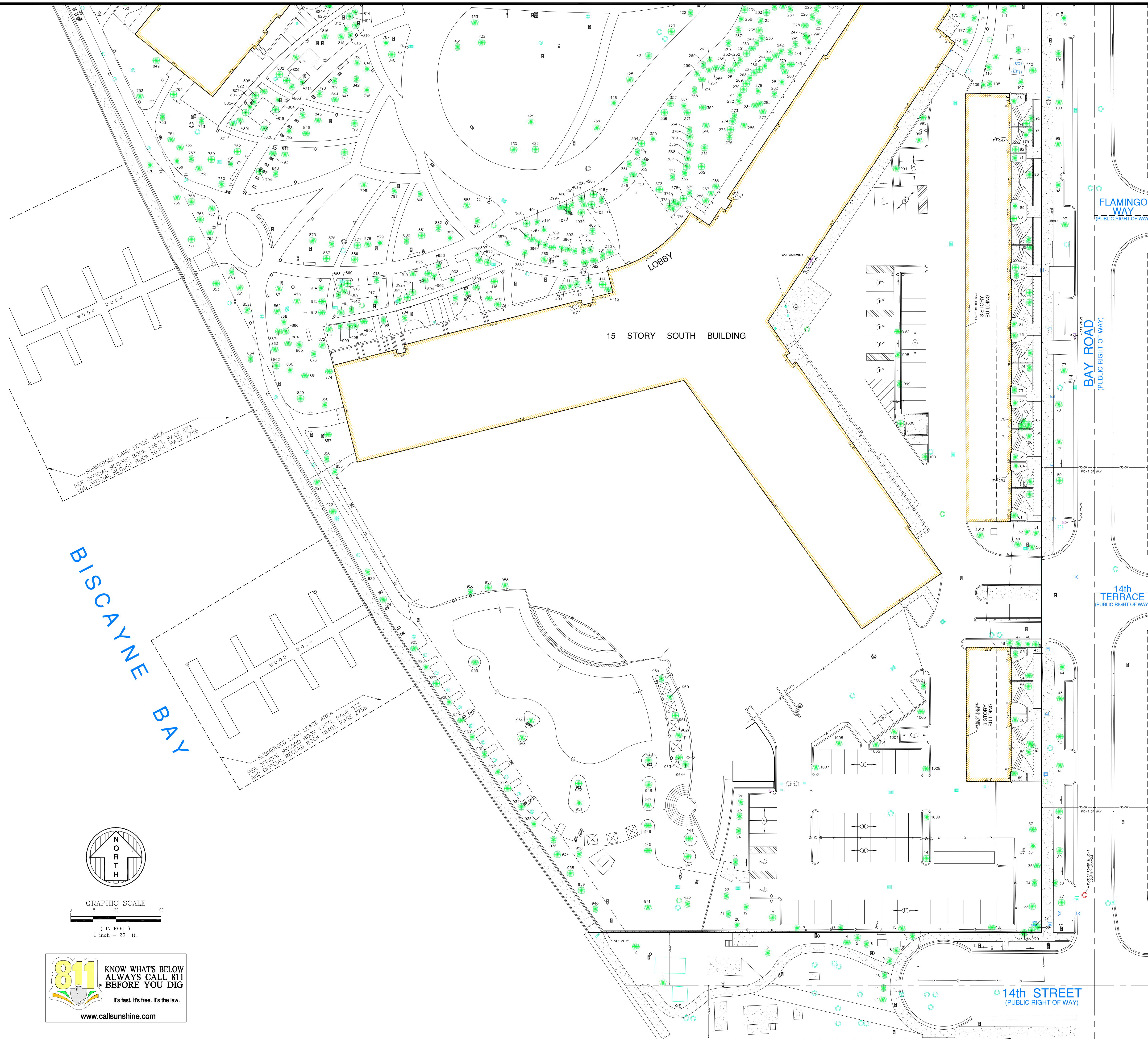
| No. | O.N.   | Revision Description                         |
|-----|--------|----------------------------------------------|
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CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

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| 498/20 & FLD. SHTS. |               |
| Job No.             | 170202        |
| Dwg. No.            | 2015-144      |
| Sheet               | 3 of 5        |







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**FLAMINGO APARTMENTS**  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

|                     |               |
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| Ref. Dwg.           | 297D-132      |
| Field Book          | SJD           |
| 498/20 & FLD. SHTS. |               |
| Job No.             | 170202        |
| Dwg. No.            | 2015-144      |
| Sheet               | 4 of 5        |

SEE SHEET 5 FOR TABLE



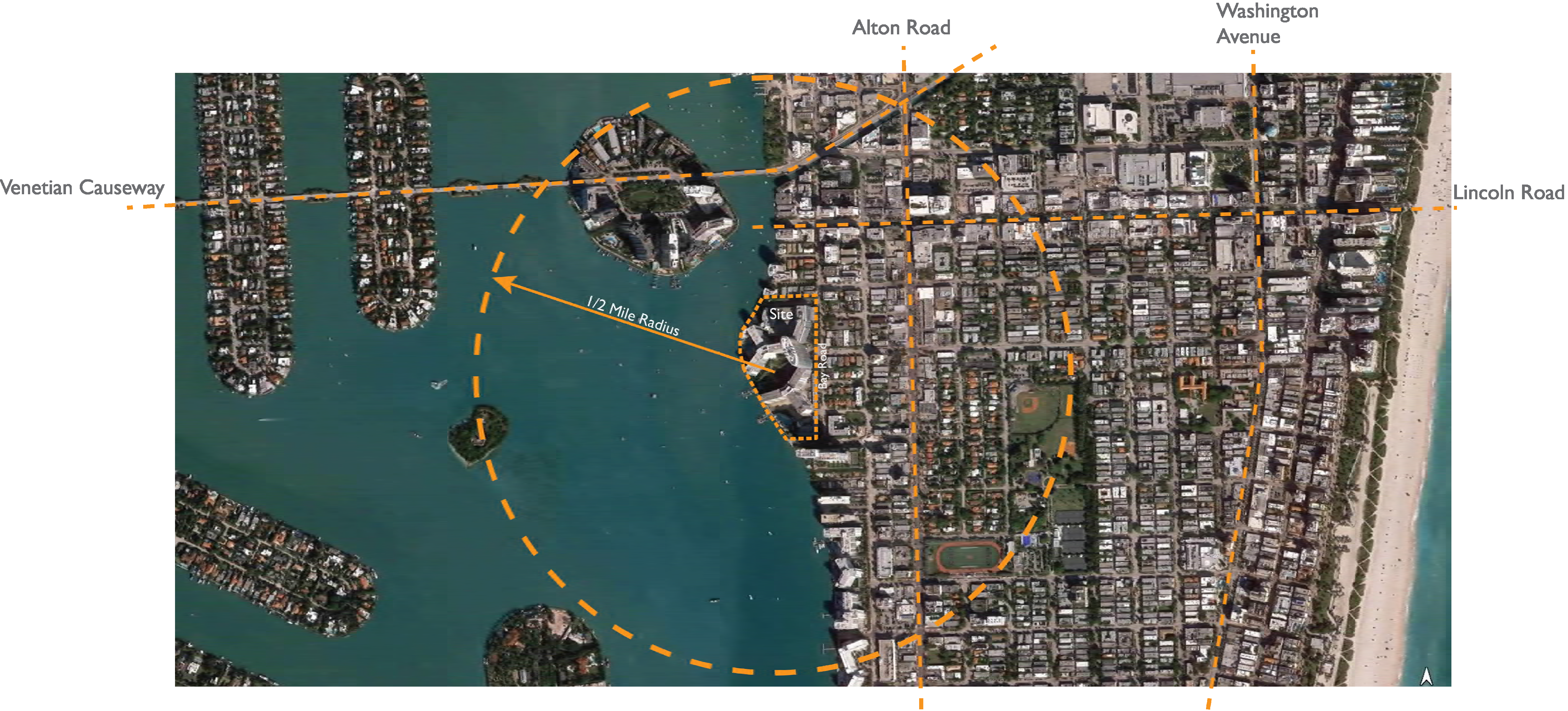
| TREE # | SIZE | HEIGHT | SPREAD | TYPE             |
|--------|------|--------|--------|------------------|
| 1      | 4"   | 12'    | 4"     | Unknown          |
| 2      | 4"   | 12'    | 5"     | Unknown          |
| 3      | 4"   | 12'    | 5"     | Unknown          |
| 4      | 14"  | 12'    | 5"     | Sabal Palm       |
| 5      | 13"  | 12'    | 5"     | Sabal Palm       |
| 6      | 12'  | 10'    | 5"     | Sabal Palm       |
| 7      | 12'  | 10'    | 5"     | Sabal Palm       |
| 8      | 13"  | 12'    | 5"     | Sabal Palm       |
| 9      | 13"  | 12'    | 5"     | Sabal Palm       |
| 10     | 13"  | 12'    | 5"     | Sabal Palm       |
| 11     | 14"  | 9'     | 5"     | Sabal Palm       |
| 12     | 14"  | 8'     | 4"     | Sabal Palm       |
| 13     | 9'   | 25'    | 25'    | Mahogany         |
| 14     | 7"   | 12'    | 12'    | Oak              |
| 15     | 12'  | 10'    | 12'    | Unknown          |
| 16     | 10'  | 25'    | 25'    | Mahogany         |
| 17     | 10'  | 25'    | 25'    | Mahogany         |
| 18     | 10'  | 12'    | 12'    | Coconut Palm     |
| 19     | 13"  | 20'    | 12'    | Mahogany         |
| 20     | 12'  | 22'    | 20'    | Mahogany         |
| 21     | 9"   | 20'    | 12'    | Coconut Palm     |
| 22     | 13"  | 20'    | 12'    | Coconut Palm     |
| 23     | 15"  | 25'    | 12'    | Coconut Palm     |
| 24     | 15"  | 25'    | 12'    | Coconut Palm     |
| 25     | 24"  | 25'    | 12'    | Coconut Palm     |
| 26     | 20'  | 25'    | 12'    | Coconut Palm     |
| 27     | 4"   | 12'    | 12'    | Unknown          |
| 28     | 10'  | 20'    | 20'    | Unknown          |
| 29     | 10'  | 20'    | 20'    | Unknown          |
| 30     | 12"  | 20'    | 20'    | Unknown          |
| 31     | 12"  | 20'    | 20'    | Unknown          |
| 32     | 12"  | 20'    | 20'    | Unknown          |
| 33     | 12"  | 20'    | 20'    | Unknown          |
| 34     | 9"   | 20'    | 20'    | Unknown          |
| 35     | 8"   | 22'    | 15'    | Coconut Palm     |
| 36     | 36"  | 15'    | 12'    | Unknown          |
| 37     | 5"   | 15'    | 10'    | Unknown          |
| 38     | 5"   | 15'    | 10'    | Unknown          |
| 39     | 6"   | 15'    | 15'    | Unknown          |
| 40     | 6"   | 15'    | 15'    | Unknown          |
| 41     | 7"   | 20'    | 20'    | Unknown          |
| 42     | 7"   | 20'    | 20'    | Unknown          |
| 43     | 8"   | 15'    | 12'    | Coconut Palm     |
| 44     | 9"   | 15'    | 12'    | Coconut Palm     |
| 45     | 9"   | 15'    | 12'    | Coconut Palm     |
| 46     | 8"   | 25'    | 12'    | Coconut Palm     |
| 47     | 10'  | 25'    | 12'    | Coconut Palm     |
| 48     | 12"  | 25'    | 12'    | Coconut Palm     |
| 49     | 10'  | 25'    | 12'    | Coconut Palm     |
| 50     | 8"   | 25'    | 12'    | Coconut Palm     |
| 51     | 7"   | 25'    | 12'    | Coconut Palm     |
| 52     | 5"   | 15'    | 12'    | Coconut Palm     |
| 53     | 4"   | 12'    | 4"     | Fan Palm Cluster |
| 54     | 6"   | 15'    | 12'    | Unknown          |
| 55     | 8"   | 15'    | 12'    | Unknown          |
| 56     | 8"   | 15'    | 12'    | Unknown          |
| 57     | 6"   | 15'    | 12'    | Unknown          |
| 58     | 6"   | 15'    | 12'    | Unknown          |
| 59     | 7"   | 15'    | 12'    | Unknown          |
| 60     | 7"   | 15'    | 12'    | Unknown          |
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| 62     | 8"   | 15'    | 12'    | Unknown          |
| 63     | 8"   | 15'    | 12'    | Unknown          |
| 64     | 8"   | 15'    | 12'    | Unknown          |
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| 69     | 8"   | 15'    | 12'    | Unknown          |
| 70     | 8"   | 15'    | 12'    | Unknown          |
| 71     | 8"   | 15'    | 12'    | Unknown          |
| 72     | 8"   | 15'    | 12'    | Unknown          |
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| 75     | 8"   | 15'    | 12'    | Unknown          |
| 76     | 8"   | 15'    | 12'    | Unknown          |
| 77     | 8"   | 15'    | 12'    | Unknown          |
| 78     | 8"   | 15'    | 12'    | Unknown          |
| 79     | 8"   | 15'    | 12'    | Unknown          |
| 80     | 8"   | 15'    | 12'    | Unknown          |
| 81     | 8"   | 15'    | 12'    | Unknown          |
| 82     | 8"   | 15'    | 12'    | Unknown          |
| 83     | 8"   | 15'    | 12'    | Unknown          |
| 84     | 8"   | 15'    | 12'    | Unknown          |
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| 112    | 8"   | 15'    | 12'    | Unknown          |
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| 124    | 8"   | 15'    | 12'    | Unknown          |
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| 129    | 8"   | 15'    | 12'    | Unknown          |
| 130    | 8"   | 15'    | 12'    | Unknown          |
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| 155    | 8"   | 15'    | 12'    | Unknown          |
| 156    | 8"   | 15'    | 12'    | Unknown          |
| 157    | 8"   | 15'    | 12'    | Unknown          |
| 158    | 8"   | 15'    | 12'    | Unknown          |
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| 167    | 8"   | 15'    | 12'    | Unknown          |
| 168    | 8"   | 15'    | 12'    | Unknown          |
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| 170    | 8"   | 15'    | 12'    | Unknown          |
| 171    | 8"   | 15'    | 12'    | Unknown          |
| 172    | 8"   | 15'    | 12'    | Unknown          |
| 173    | 8"   | 15'    | 12'    | Unknown          |
| 174    | 8"   | 15'    | 12'    | Unknown          |
| 175    | 8"   | 15'    | 12'    | Unknown          |
| 176    | 8"   | 15'    | 12'    | Unknown          |
| 177    | 8"   | 15'    | 12'    | Unknown          |
| 178    | 8"   | 15'    | 12'    | Unknown          |
| 179    | 8"   | 15'    | 12'    | Unknown          |
| 180    | 8"   | 15'    | 12'    | Unknown          |
| 181    | 8"   | 15'    | 12'    | Unknown          |
| 182    | 8"   | 15'    | 12'    | Unknown          |
| 183    | 8"   | 15'    | 12'    | Unknown          |
| 184    | 8"   | 15'    | 12'    | Unknown          |
| 185    | 8"   | 15'    | 12'    | Unknown          |
| 186    | 8"   | 15'    | 12'    | Unknown          |
| 187    | 8"   | 15'    | 12'    | Unknown          |
| 188    | 8"   | 15'    | 12'    | Unknown          |
| 189    | 8"   | 15'    | 12'    | Unknown          |
| 190    | 8"   | 15'    | 12'    | Unknown          |
| 191    | 8"   | 15'    | 12'    | Unknown          |
| 192    | 8"   | 15'    | 12'    | Unknown          |
| 193    | 8"   | 15'    | 12'    | Unknown          |
| 194    | 8"   | 15'    | 12'    | Unknown          |
| 195    | 8"   | 15'    | 12'    | Unknown          |
| 196    | 8"   | 15'    | 12'    | Unknown          |
| 197    | 8"   | 15'    | 12'    | Unknown          |
| 198    | 8"   | 15'    | 12'    | Unknown          |
| 199    | 8"   | 15'    | 12'    | Unknown          |
| 200    | 8"   | 15'    | 12'    | Unknown          |
| 201    | 8"   | 15'    | 12'    | Unknown          |
| 202    | 8"   | 15'    | 12'    | Unknown          |
| 203    | 8"   | 15'    | 12'    | Unknown          |
| 204    | 8"   | 15'    | 12'    | Unknown          |
| 205    | 8"   | 15'    | 12'    | Unknown          |
| 206    | 8"   | 15'    | 12'    | Unknown          |
| 207    | 8"   | 15'    | 12'    | Unknown          |
| 208    | 8"   | 15'    | 12'    | Unknown          |
| 209    | 8"   | 15'    | 12'    | Unknown          |
| 210    | 8"   | 15'    | 12'    | Unknown          |
| 211    | 8"   | 15'    | 12'    | Unknown          |
| 212    | 8"   | 15'    | 12'    | Unknown          |
| 213    | 8"   | 15'    | 12'    | Unknown          |
| 214    | 8"   | 15'    | 12'    | Unknown          |
| 215    | 8"   | 15'    | 12'    | Unknown          |
| 216    | 8"   | 15'    | 12'    | Unknown          |

| TREE # | SIZE | HEIGHT | SPREAD       | TYPE                   |
|--------|------|--------|--------------|------------------------|
| 217    | 8"   | 20'    | 20'          | Unknown cluster        |
| 218    | 8"   | 20'    | 20'          | Unknown cluster        |
| 219    | 8"   | 15'    | 15'          | Coconut Palm           |
| 220    | 8"   | 15'    | 15'          | Coconut Palm           |
| 221    | 9"   | 20'    | 15'          | Coconut Palm           |
| 222    | 9"   | 15'    | 12'          | Mahogany Palm          |
| 223    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 224    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 225    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 226    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 227    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 228    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 229    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 230    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 231    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 232    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 233    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 234    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 235    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 236    | 9"   | 30'    | 12'          | Mahogany Palm          |
| 237    | 11"  | 30'    | 12'          | Coconut Palm           |
| 238    | 11"  | 30'    | 12'          | Coconut Palm           |
| 239    | 11"  | 30'    | 12'          | Coconut Palm           |
| 240    | 10"  | 30'    | 15'          | Coconut Palm           |
| 241    | 10"  | 30'    | 15'          | Coconut Palm           |
| 242    | 10"  | 30'    | 15'          | Coconut Palm           |
| 243    | 8"   | 40'    | 12'          | Mahogany Palm          |
| 244    | 8"   | 40'    | 12'          | Mahogany Palm          |
| 245    | 9"   | 40'    | 12'          | Mahogany Palm          |
| 246    | 7"   | 40'    | 12'          | Mahogany Palm          |
| 247    | 7"   | 40'    | 12'          | Mahogany Palm          |
| 248    | 4"   | 6"     | 9"           | Robelia                |
| 249    | 4"   | 6"     | 9"           | Robelia                |
| 250    | 4"   | 6"     | 9"           | Robelia                |
| 251    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 252    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 253    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 254    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 255    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 256    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 257    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 258    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 259    | 7"   | 30'    | 12'          | Mahogany Palm          |
| 260    | 4"   | 15'    | 10'          | Christmas Palm Cluster |
| 261    | 4"   | 15'    | 10'          | Christmas Palm Cluster |
| 262    | 12"  | 30'    | 20'          | Coconut Palm           |
| 263    | 12"  | 30'    | 20'          | Coconut Palm           |
| 264    | 7"   | 40'    | 10'          | Mahogany Palm          |
| 265    | 7"   | 40'    | 10'          | Mahogany Palm          |
| 266    | 7"   | 40'    | 10'          | Mahogany Palm          |
| 267    | 7"   | 40'    | 10'          | Mahogany Palm          |
| 268    | 7"   | 40'    | 10'          | Mahogany Palm          |
| 269    | 7"   | 40'    | 10'          | Mahogany Palm          |
| 270    | 7"   | 45'    | 12'          | Mahogany Palm          |
| 271    | 7"   | 45'    | 12'          | Mahogany Palm          |
| 272    | 7"   | 45'    | 12'          | Mahogany Palm          |
| 273    | 7"   | 45'    | 12'          | Mahogany Palm          |
| 274    | 7"   | 40'    | 12'          | Mahogany Palm          |
| 275    | 7"   | 40'    | 12'          | Mahogany Palm          |
| 276    | 7"   | 40'    | 12'          | Mahogany Palm          |
| 277    | 7"   | 40'    | 12'          | Mahogany Palm          |
| 278    | 7"   | 40'    | 12'          | Mahogany Palm          |
| 279    | 4"   | 10'    | 7"           | Robelia                |
| 280    | 4"   | 10'    | 7"           | Robelia                |
| 281    | 4"   | 10'    | 7"           | Robelia                |
| 282    | 4"   | 10'    | 7"           | Robelia                |
| 283    | 4"   | 6"     | 9"           | Robelia                |
| 284    | 4"   | 6"     | 9"           | Robelia                |
| 285    | 4"   | 6"     | 9"           | Robelia                |
| 286    | 8"   | 45'    | 12'          | Mahogany Palm          |
| 287    | 8"   | 45'    | 12'          | Mahogany Palm          |
| 288    | 14"  | 25'    | 20'          | Mahogany Palm          |
| 289    | 14"  | 25'    | 20'          | Mahogany Palm          |
| 290    | 15"  | 25'    | 30'          | Mahogany Palm          |
| 291    | 7"   | 15'    | 15'          | Silver Button Wood     |
| 292    | 4"   | 12'    | 12'          | Unknown                |
| 293    | 4"   | 12'    | 12'          | Unknown                |
| 294    | 7"   | 15'    | 15'          | Silver Button Wood     |
| 295    | 7"   | 15'    | 15'          | Silver Button Wood     |
| 296    | 7"   | 15'    | 15'          | Silver Button Wood     |
| 297    | 7"   | 15'    | 15'          | Poinciana              |
| 298    | 10"  | 15'    | 15'          | Coconut Palm           |
| 299    | 10"  | 15'    | 15'          | Coconut Palm           |
| 300    | 10"  | 15'    | 15'          | Coconut Palm           |
| 301    | 14"  | 30'    | 45'          | Poinciana              |
| 302    | 12"  | 30'    | 30'          | Coconut Palm           |
| 303    | 7"   | 15'    | 12'          | Coconut Palm           |
| 304    | 7"   | 15'    | 12'          | Coconut Palm           |
| 305    | 7"   | 20'    | 12'          | Coconut Palm           |
| 306    | 7"   | 15'    | 12'          | Coconut Palm           |
| 307    | 7"   | 22'    | 15'          | Coconut Palm           |
| 308    | 7"   | 22'    | 15'          | Coconut Palm           |
| 309    | 7"   | 22'    | 15'          | Coconut Palm           |
| 310    | 8"   | 12'    | 12'          | Coconut Palm           |
| 311    | 11"  | 30'    | 20'          | Coconut Palm           |
| 312    | 8"   | 18'    | 12'          | Coconut Palm           |
| 313    | 11"  | 30'    | 20'          | Coconut Palm           |
| 314    | 14"  | 25'    | 30'          | Black Olive            |
| 315    | 8"   | 20'    | 20'          | Black Olive            |
| 316    | 8"   | 20'    | 20'          | Oak                    |
| 317    | 13"  | 25'    | 25'          | Oak                    |
| 318    | 13"  | 25'    | 25'          | Oak                    |
| 319    | 12"  | 20'    | 20'          | Oak                    |
| 320    | 7"   | 20'    | 20'          | Oak                    |
| 321    | 10"  | 25'    | 25'          | Oak                    |
| 322    | 10"  | 25'    | 25'          | Oak                    |
| 323    | 6"   | 15'    | 10'          | Oak                    |
| 324    | 6"   | 15'    | 10'          | Oak                    |
| 325    | 15"  | 20'    | 25'          | Coconut Palm           |
| 326    | 9"   | 20'    | 25'          | Unknown                |
| 327    | 10"  | 20'    | 25'          | Unknown                |
| 328    | 8"   | 20'    | 25'          | Unknown                |
| 329    | 9"   | 20'    | 15'          | Coconut Palm           |
| 330    | 8"   | 20'    | 15'          | Coconut Palm           |
| 331    | 8"   | 20'    | 15'          | Coconut Palm           |
| 332    | 6"   | 12'    | 12'          | Coconut Palm           |
| 333    | 6"   | 12'    | 12'          | Coconut Palm           |
| 334    | 6"   | 10'    | 12'          | Unknown                |
| 335    | 6"   | 10'    | 12'          | Unknown                |
| 336    | 12"  | 45'    | 35'          | Mahogany               |
| 337    | 24"  | 45'    | 35'          | Unknown                |
| 338    | 7"   | 6"     | Coconut Palm | Coconut Palm           |
| 339    | 16"  | 6"     | 15'          | Sisal Palm             |
| 340    | 9"   | 15'    | 15'          | Coconut Palm           |
| 341    | 9"   | 15'    | 15'          | Coconut Palm           |
| 342    | 9"   | 15'    | 15'          | Coconut Palm           |
| 343    | 10"  | 20'    | 20'          | Coconut Palm           |
| 344    | 9"   | 20'    | 15'          | Coconut Palm           |
| 345    | 9"   | 20'    | 15'          | Coconut Palm           |
| 346    | 9"   | 20'    | 15'          | Coconut Palm           |
| 347    | 14"  | 12'    | 15'          | Coconut Palm           |
| 348    | 7"   | 15'    | 15'          | Coconut Palm           |
| 349    | 11"  | 30'    | 20'          | Bottle Palm            |
| 350    | 13"  | 40'    | 20'          | Coconut Palm           |
| 351    | 10"  | 30'    | 20'          | Coconut Palm           |
| 352    | 11"  | 30'    | 20'          | Coconut Palm           |
| 353    | 11"  | 30'    | 20'          | Coconut Palm           |
| 354    | 10"  | 30'    | 20'          | Coconut Palm           |
| 355    | 10"  | 30'    | 20'          | Coconut Palm           |
| 356    | 8"   | 20'    | 20'          | Coconut Palm           |
| 357    | 10"  | 25'    | 25'          | Coconut Palm           |
| 358    | 13"  | 50'    | 25'          | Coconut Palm           |
| 359    | 11"  | 50'    | 25'          | Mahogany               |
| 360    | 11"  | 50'    | 25'          | Mahogany               |
| 361    | 15"  | 35'    | 20'          | Mahogany               |
| 362    | 15"  | 35'    | 20'          | Mahogany               |
| 363    | 15"  | 35'    | 20'          | Date Palm              |
| 364    | 13"  | 30'    | 20'          | Date Palm              |
| 365    | 14"  | 30'    | 20'          | Date Palm              |
| 366    | 13"  | 30'    | 20'          | Date Palm              |
| 367    | 12"  | 12'    | 12'          | Christmas Palm Cluster |
| 368    | 5"   | 12'    | 10'          | Christmas Palm Cluster |
| 369    | 4"   | 12'    | 10'          | Christmas Palm Cluster |
| 370    | 4"   | 12'    | 10'          | Christmas Palm Cluster |
| 371    | 4"   | 12'    | 10'          | Christmas Palm Cluster |
| 372    | 7"   | 15'    | 10'          | Screw Palm Cluster     |
| 373    | 7"   | 15'    | 10'          | Palm Cluster           |
| 374    | 8"   | 15'    | 10'          | Robelia                |
| 375    | 8"   | 35'    | 8"           | Mahogany Palm          |
| 376    | 12"  | 35'    | 8"           | Mahogany Palm          |
| 377    | 8"   | 35'    | 20'          | Mahogany Palm          |
| 378    | 9"   | 35'    | 20'          | Mahogany Palm          |
| 379    | 8"   | 35'    | 20'          | Mahogany Palm          |
| 380    | 8"   | 35'    | 20'          | Mahogany Palm          |
| 381    | 8"   | 35'    | 20'          | Mahogany Palm          |
| 382    | 8"   | 35'    | 20'          | Mahogany Palm          |
| 383    | 8"   | 35'    | 20'          | Mahogany Palm          |
| 384    | 8"   | 35'    | 20'          | Unknown                |
| 385    | 10"  | 30'    | 20'          | Unknown                |
| 386    | 10"  | 30'    | 20'          | Unknown                |
| 387    | 12"  | 30'    | 40'          | Unknown                |
| 388    | 15"  | 30'    | 20'          | Date Palm              |
| 389    | 15"  | 30'    | 20'          | Date Palm              |
| 390    | 15"  | 30'    | 20'          | Date Palm              |
| 391    | 5"   | 12'    | 6"           | Christmas Palm Cluster |
| 392    | 5"   | 12'    | 6"           | Christmas Palm Cluster |
| 393    | 5"   | 12'    | 6"           | Christmas Palm Cluster |
| 394    | 5"   | 12'    | 6"           | Christmas Palm Cluster |
| 395    | 5"   | 12'    | 6"           | Christmas Palm Cluster |
| 396    | 10"  | 30'    | 20'          | Coconut Palm           |
| 397    | 5"   | 12'    | 6"           | Christmas Palm Cluster |
| 398    | 10"  | 30'    | 20'          | Coconut Palm           |
| 399    | 10"  | 30'    | 20'          | Coconut Palm           |
| 400    | 15"  | 30'    | 20'          | Coconut Palm           |
| 401    | 15"  | 30'    | 20'          | Coconut Palm           |
| 402    | 15"  | 30'    | 20'          | Coconut Palm           |
| 403    | 15"  | 30'    | 20'          | Coconut Palm           |
| 404    | 7"   | 15'    | 15'          | Mahogany Palm          |
| 405    | 7"   | 15'    | 15'          | Mahogany Palm          |
| 406    | 4"   | 6"     | 9"           | Robelia                |
| 407    | 4"   | 6"     | 9"           | Robelia                |
| 408    | 5"   | 12'    | 6"           | Christmas Palm Cluster |
| 409    | 7"   | 30'    | 15'          | Mahogany Palm          |
| 410    | 9"   | 12'    | 20'          | Coconut Palm           |
| 411    | 9"   | 40'    | 15'          | Mahogany Palm          |
| 412    | 9"   | 40'    | 15'          | Mahogany Palm          |
| 413    | 8"   | 40'    | 15'          | Football Palm          |
| 414    | 8"   | 40'    | 15'          | Football Palm          |
| 415    | 4"   | 30'    | 15'          | Football Palm          |
| 416    | 12"  | 30'    | 20'          | Football Palm          |
| 417    | 4"   | 30'    | 20'          | Mahogany Palm          |
| 418    | 7"   | 30'    | 20'          | Mahogany Palm          |
| 419    | 10"  | 12'    | 12'          | Bottle Palm            |
| 420    | 12"  | 30'    | 20'          | Football Palm          |
| 421    | 15"  | 30'    | 20'          | Date Palm              |
| 422    | 14"  | 40'    | 20'          | Date Palm              |
| 423    | 14"  | 40'    | 20'          | Date Palm              |
| 424    | 14"  | 40'    | 20'          | Date Palm              |
| 425    | 12"  | 40'    | 20'          | Date Palm              |
| 426    | 12"  | 40'    | 20'          | Date Palm              |
| 427    | 12"  | 40'    | 20'          | Date Palm              |
| 428    | 24"  | 20'    | 20'          | Date Palm              |
| 429    | 24"  | 20'    | 20'          | Date Palm              |
| 430    | 23"  | 23"    | 20'          | Date Palm              |
| 431    | 18"  | 15'    | 20'          | Date Palm              |
| 432    | 18"  | 15'    | 20'          | Date Palm              |



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1420 BAY ROAD, MIAMI BEACH



LOCATION MAP

Stantec

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Jonathan Cardello Lic. # AR93391

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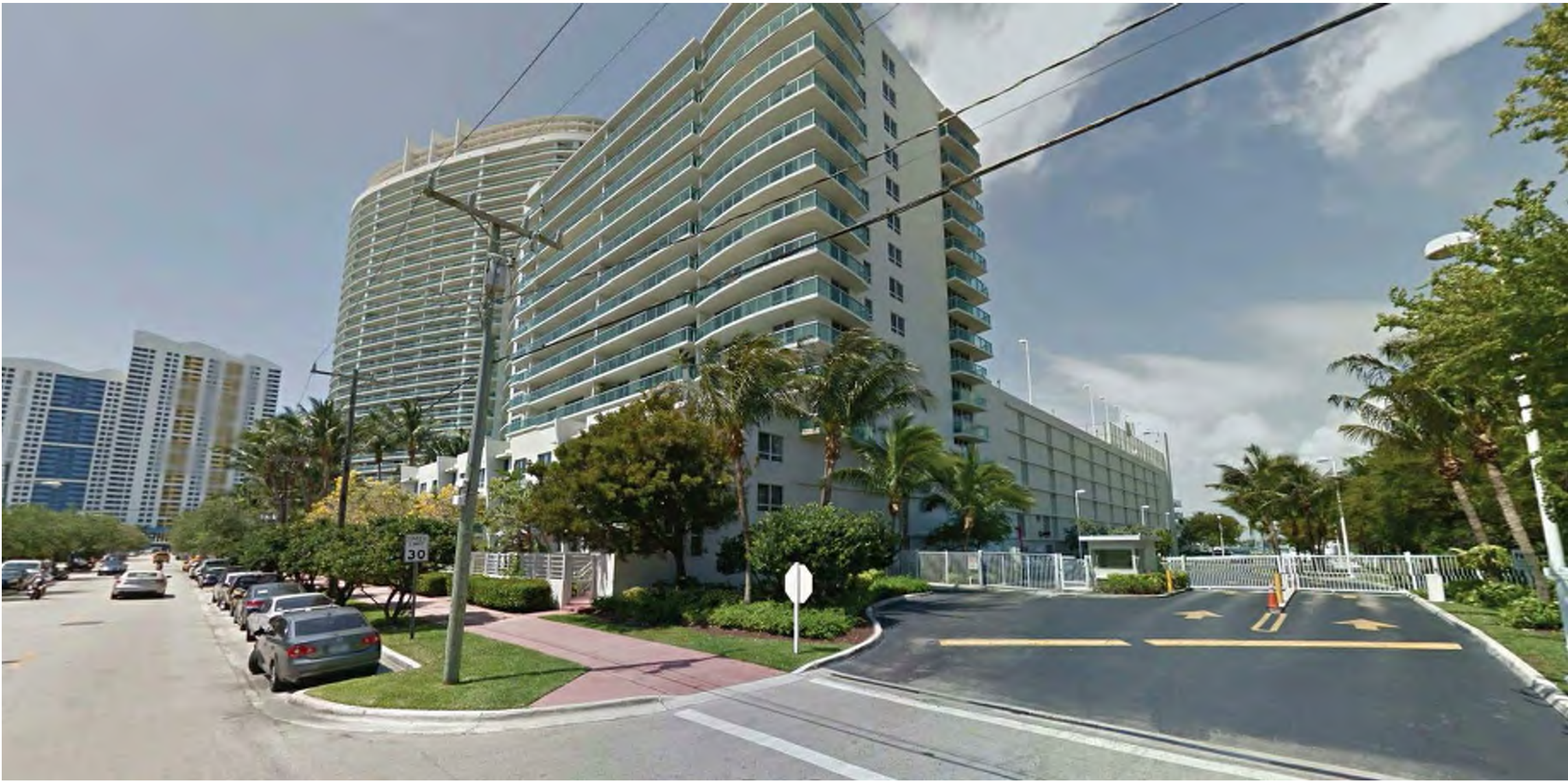
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A BAY RD: LOOKING SOUTH



B BAY RD: LOOKING NORTH



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1420 BAY ROAD, MIAMI BEACH



C 15TH TERRACE & BAY RD: LOOKING WEST



D 15TH STREET & BAY RD: LOOKING WEST



E BAY RD & 15TH TERR: LOOKING EAST



F BAY RD & 15TH ST: LOOKING EAST

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G FLAMINGO WAY: LOOKING WEST



H FLAMINGO WAY: LOOKING EAST



I 14TH TERR: LOOKING WEST



J 14TH TERR: LOOKING EAST

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K EXISTING COURTYARD



L EXISTING WEST WING - NORTH  
TOWER OVERLOOKING WATER



M EXISTING POOLSIDE - NORTH TOWER



N EXISTING REAR BUILDINGS - WEST  
ELEVATION



O EXISTING VIEW FROM GARAGE -  
TOWARDS SOUTHEAST - NORTH  
TOWER ELEVATION



P EXISTING VIEW OF GARAGE SIDE  
UNITS - TOWARDS SOUTHWEST -  
NORTH TOWER ELEVATION