

EXHIBIT B



135 N Shore Dr

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1995

25°51'30.97" N 80°07'44.21" W elev 0 ft



25 N Shore Dr

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1995

25°51'29.93" N 80°07'41.73" W elev 28 ft

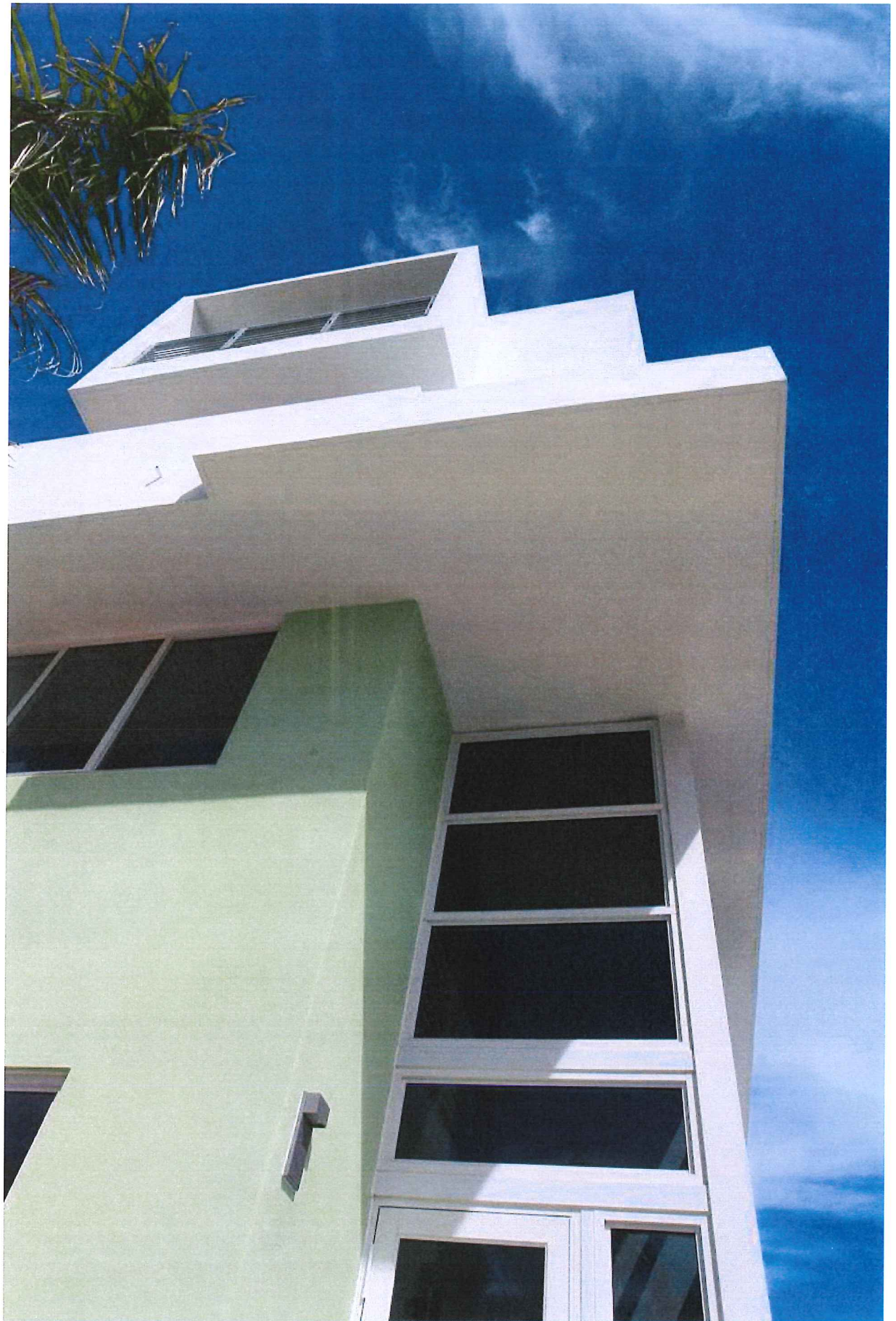






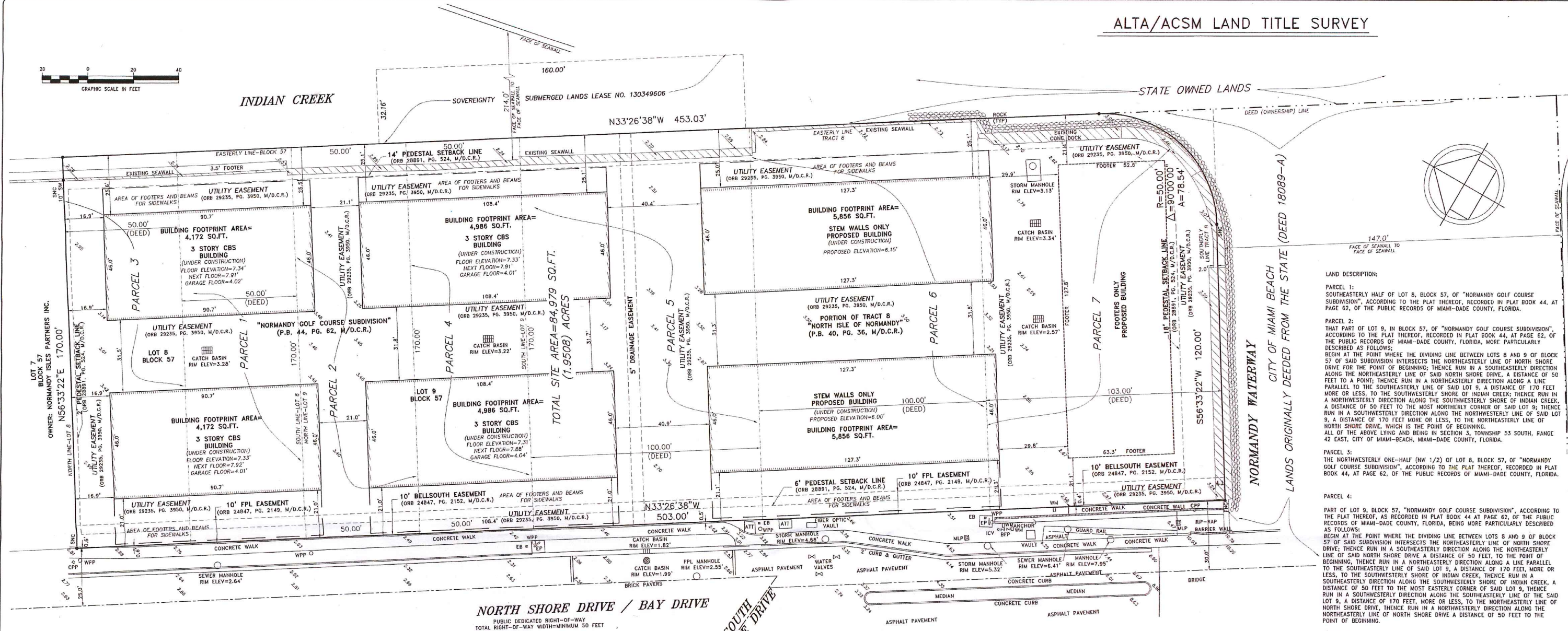












- NOTES:**
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-IN-WAY IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 25, 2014. AGENTS FILE NO.: 14-88550
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
 - BENCHMARK DESCRIPTION: MIAMI/DADE COUNTY BENCHMARK M-313 (ELEVATION = 4.49' (NGVD29), 2.92' (NAVD83))
 - BEARINGS SHOWN IN THIS SURVEY ARE GRID BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT. THE SOUTHWESTERLY LINE OF BLOCK 57, "NORMANDY GOLF COURSE SUBDIVISION", P.B. 44, PG. 62, M/D.C.R. BEARS N33°26'38"W.
 - ZONING: RM-1 RESIDENTIAL MULTIFAMILY

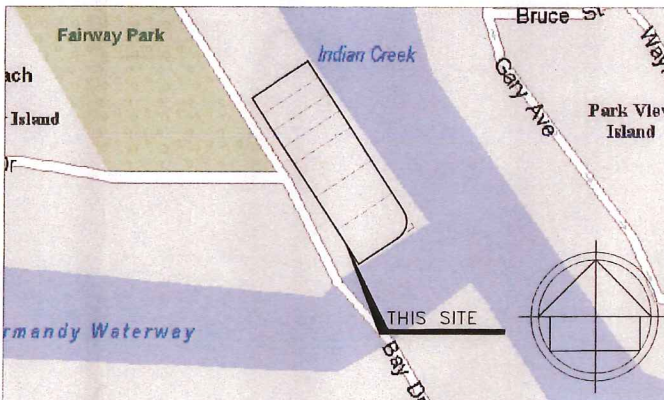
- SURVEYOR'S CERTIFICATION**
- THE UNDERSIGNED HEREBY CERTIFIES TO NORMANDY VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, ENTERPRISE TITLE, INC., FIRST AMERICAN TITLE INSURANCE COMPANY, AND MONBACH, BOTLE, HARDIN & SIMMONS, P.A., AS FOLLOWS:
- THIS SURVEY WAS ACTUALLY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (THE "PROPERTY"), WHICH LEGAL DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE.
 - THIS SURVEY IS TRUE AND CORRECT IN ALL RESPECTS AND ACCURATELY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL PARKING SPACES, LOADING DOCKS AND OTHER FACILITIES AND THE LOCATION OF ALL WATER COURSES, WATER BODIES, LOT LINES AND MONUMENTS, THE SIZE, DIMENSIONS AND LOCATIONS OF ALL THE BOUNDARIES OF THE PROPERTY, BUILDINGS AND OTHER IMPROVEMENTS, RECORDED AND VISIBLE UNRECORDED EASEMENTS, STREETS, ROADS, MEANS OF PUBLIC ACCESS, RIGHTS-OF-WAY, UTILITY LINES AND CONNECTIONS AND SETBACK LINES (PRIVATE OR GOVERNMENTAL) WHICH AFFECT THE PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON.
 - THIS SURVEY ACCURATELY DEPICTS AND REFLECTS ALL MATTERS SET FORTH IN THAT CERTAIN TITLE INSURANCE COMMITMENTS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 14-88550; THERE ARE NO ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS OR UPON EXISTING EASEMENTS OR RIGHTS-OF-WAY BY ANY OF THE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE PROPERTY AND NO ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
 - THERE ARE NO OVERLAPS, GAPS, GORES, OR HIATUS IN THE PARCEL(S) COMPRISING THE PROPERTY.
 - ACCESS TO AND FROM THE PROPERTY FOR INGRESS AND EGRESS IS VIA NORTH SHORE DRIVE / BAY DRIVE. ALL NECESSARY APPROVALS FOR SUCH ACCESS HAVE BEEN OBTAINED.
 - WATER SERVICE, STORM SEWER, SANITARY SEWER FACILITIES, TELEPHONE AND ELECTRIC SERVICES ARE AVAILABLE TO THE PROPERTY IN THE LOCATIONS INDICATED HEREON AND ARE AVAILABLE TO SERVE THE CURRENT AND PROPOSED USE OF THE IMPROVEMENTS WITHOUT THE NEED FOR EASEMENTS ACROSS THE LANDS OF OTHERS OR ADDITIONAL EASEMENTS ON THE PROPERTY.
 - THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY THE ALTA AND THE ACSM AND MEETS THE BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, AND THE SURVEY IS TRUE AND CORRECT AS SURVEYED UNDER OUR DIRECTION THIS 28TH DAY OF JUNE, 2015.

DATED THIS 16TH DAY OF MARCH, 2016.

Richard E. Cousins
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188.

CERTIFIED TO:

NORMANDY VENTURES, LLC
 CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, AS THEIR INTEREST MAY APPEAR
 MONBACH, BOTLE, HARDIN & SIMMONS, P.A.
 ENTERPRISE TITLE, INC.
 FIRST AMERICAN TITLE INSURANCE COMPANY



LOCATION MAP (NTS)

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0307 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
WPP	WOOD POWER POLE
P.B.	PLAT BOOK
-X-	CHAIN LINK / WOOD FENCE
CBS	CONCRETE BLOCK STRUCTURE
A/C	AIR CONDITIONER
M/D.C.R.	MIAMI/DADE COUNTY RECORDS
CPP	CONCRETE POWER POLE
FH	FIRE HYDRANT
WM	WATER METER
-E-	OVERHEAD UTILITY LINES
EB	BACK FLOW PREVENTER
EP	ELECTRIC BOX
MLP	METAL LIGHT POLE
ICV	IRRIGATION CONTROL VALVE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS OF SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK
SQ.FT.	SQUARE FEET

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION: LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT:

NORMANDY VENTURES, LLC

25-135 NORTH SHORE DRIVE/BAY DRIVE
 MIAMI, FLORIDA

REVISIONS		DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY	04/02/14	SKETCH	AM	REC	
ALTA/ACSM LAND TITLE SURVEY	04/25/14	SKETCH	AM	REC	
REVISED BUILDING SQUARE OUT	11/11/14	SKETCH	AM	REC	
ADDED GAS EASEMENT	11/12/14	SKETCH	REC	REC	
REV. PER NEW TITLE COMMITMENT	11/12/14	-----	REC	REC	
ADDED ELEVATIONS ON SEA WALL	12/10/14	SKETCH	REC	REC	

REVISIONS		DATE	FB/PG	DWN	CKD
UPDATE SURVEY, MEASURED WATERWAY & CONVERTED TO NAVD83	01/20/15	SKETCH	REC	REC	
UPDATE SURVEY	06/26/15	SKETCH	REC	REC	
UPDATE SURVEY	03/18/16	SKETCH	REC	REC	

PROJECT NUMBER: 7070-13

SCALE: 1" = 20'

SHEET
 1 OF
 1
 SHEET