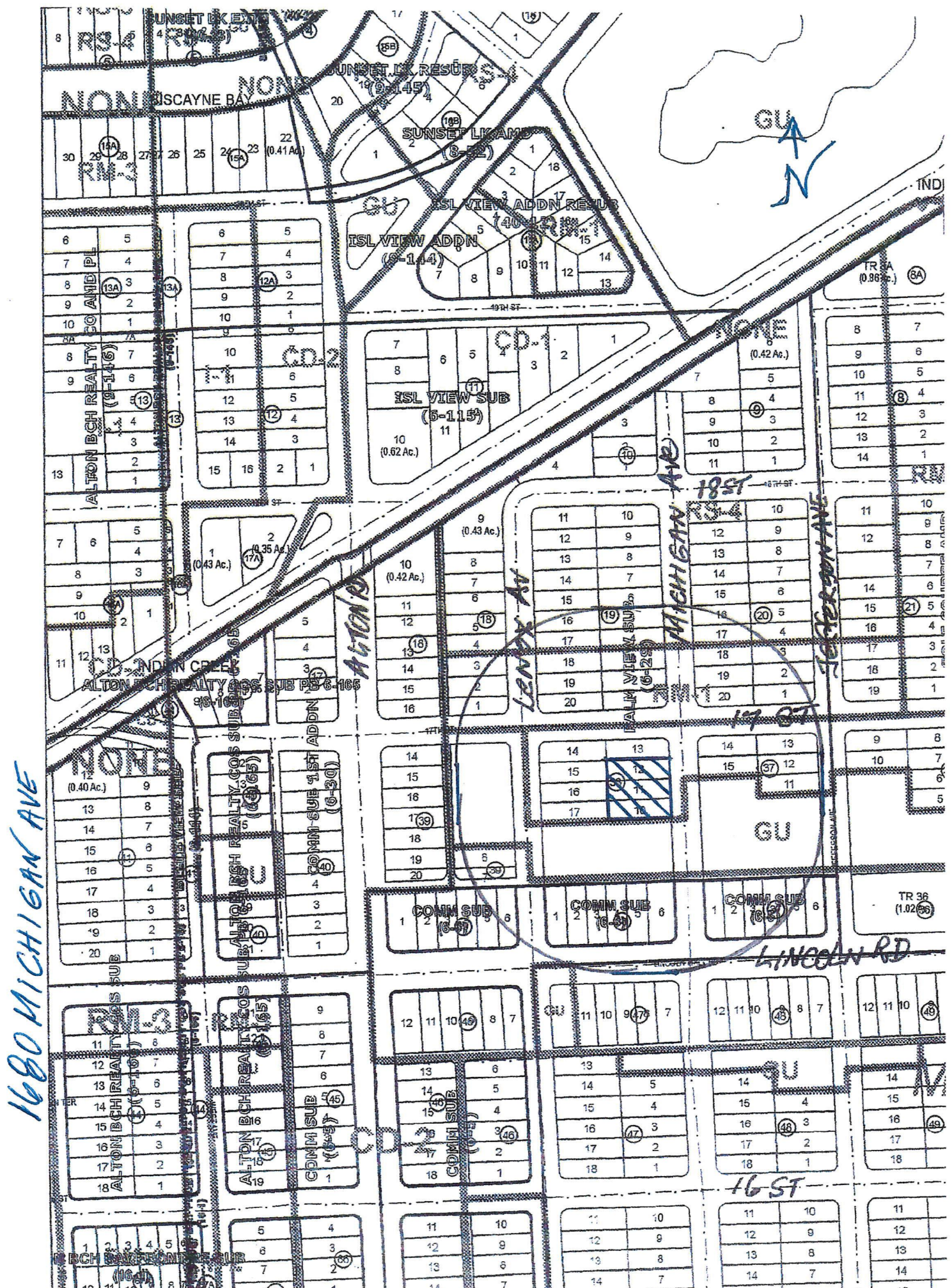




[illegible]

JOHN A. LIPTAK
FLORIDA PROFESSIONAL
SURVEYOR & MAPPER - LICENSE NUMBER: 15344*

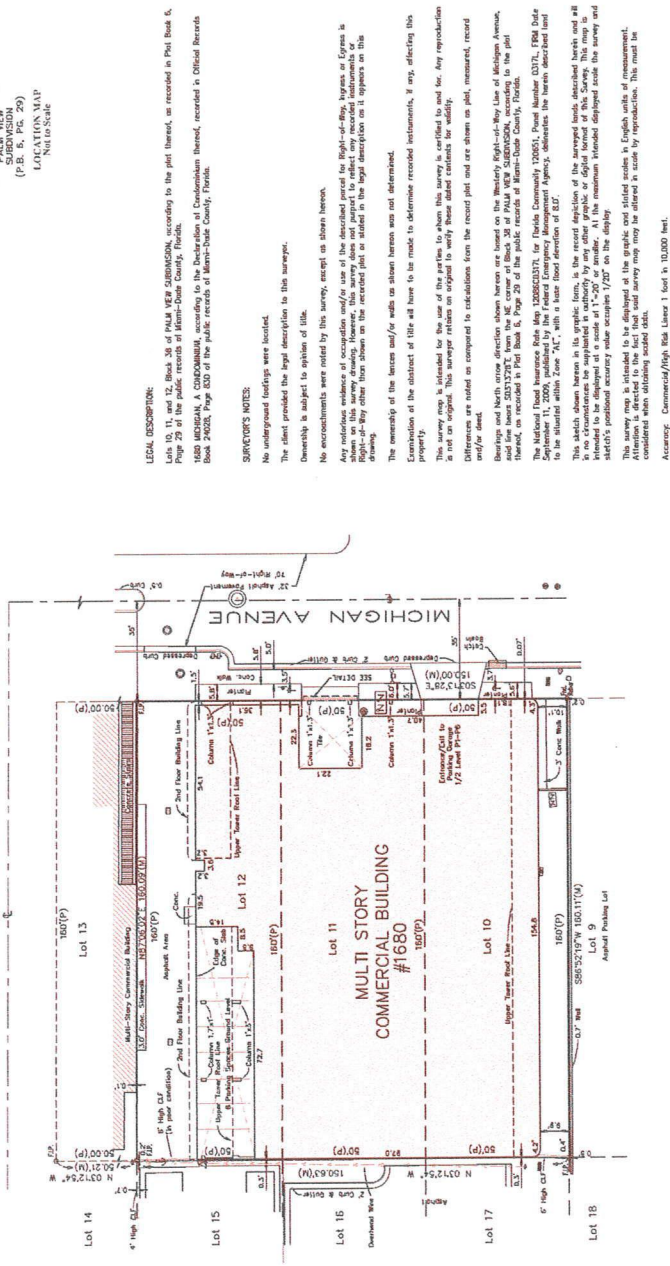
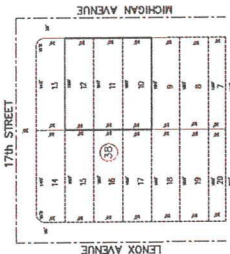
SKETCH OF BOUNDARY
SURVEY
FOR
STEAMLINE
PROPERTIES, INC.

1680 MICHIGAN AVE
MIAMI BEACH, FL

[illegible]

BOUNDARY SURVEY

1 of 1



This survey map is intended to be displayed at the graphic and stated scales in English units of measurement. Attention is directed to the fact that said survey map may be altered in scale by reproduction. This must be considered when obtaining scaled data.

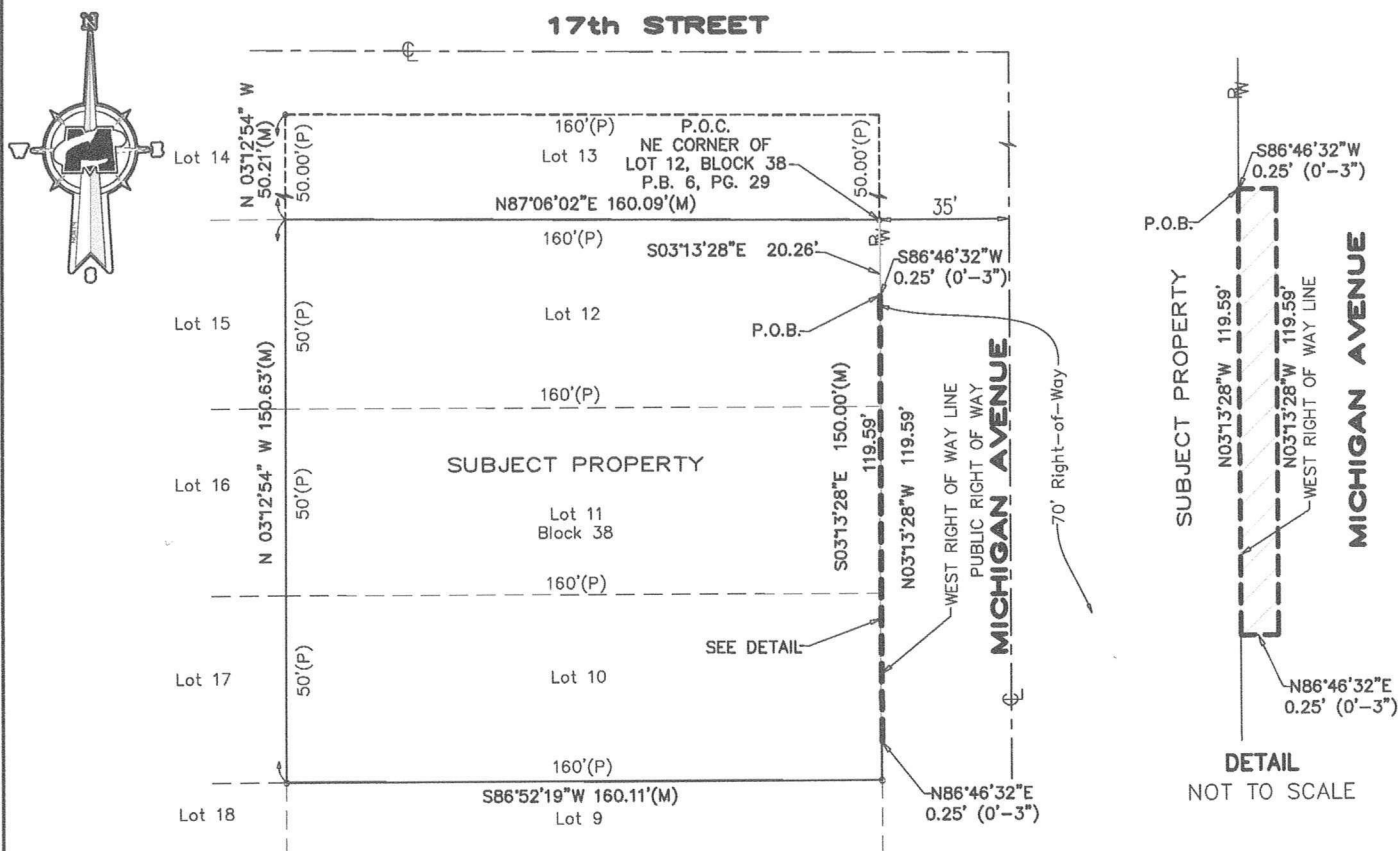
SURVEYOR'S CERTIFICATE:

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the herein described property is true and correct, is the best of our knowledge and belief as surveyed and plotted under our direction on April 18, 2013. Further certifying that this survey meets the Minimum Technical Standards Requirements as set forth in the Florida Surveying and Mapping Board's Rules and Regulations.

We are duly sworn and employed by the Florida Board of Professional Surveyors and Mapmakers pursuant to Chapter 472.007 Florida Statutes.

MASER CONSULTING, P.A.

John Lipich
Professor, Surveyor and Mapper #5054
State of Florida
Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.



LEGAL DESCRIPTION:

A PORTION OF THE RIGHT OF WAY OF MICHIGAN AVENUE OF PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

COMMENCE AT THE NE CORNER OF LOT 12 BLOCK 38 OF SAID PALM VIEW SUBDIVISION; THENCE RUN S03°13'28"E ALONG THE WEST RIGHT OF WAY LINE OF MICHIGAN AVENUE AND THE EAST LINE OF SAID BLOCK 38 FOR A DISTANCE OF 20.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S03°13'28"E FOR A DISTANCE OF 119.59 FEET; THENCE RUN N86°46'32"E FOR A DISTANCE OF 0.25 FEET (0'-0"); THENCE RUN N03°13'28"W ALONG A LINE 0.25 FEET EAST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF MICHIGAN AVENUE FOR A DISTANCE OF 119.59 FEET; THENCE RUN S86°46'32"W FOR A DISTANCE OF 0.25 FEET TO THE POINT OF BEGINNING. THE VERTICAL LIMITATION FOR THE ABOVE DESCRIBED PARCEL IS FROM ASSUMED ELEVATION 10.00 FEET TO 37.00 FEET (37'-0" EXISTING GRADE ADJACENT TO THE BUILDING = 0'-0")

NOTES:

THIS IS NOT A BOUNDARY SURVEY.

THE PURPOSE OF THIS SURVEY IS TO SHOW THE RELATIONSHIP OF THE PUBLIC RIGHT OF WAY TO THE SUBJECT PROPERTY.

BEARINGS AND NORTH ARROW DIRECTION SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF MICHIGAN AVENUE, SAID LINE BEARS S03°13'28"E FROM THE NE CORNER OF BLOCK 38 OF PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGEND:

- CL CENTERLINE
RW RIGHT OF WAY LINE

ABBREVIATIONS:

- LB = LICENSED BUSINESS
PB, PG = PLAT BOOK AND PAGE
P.O.B = POINT OF BEGINNING
R/W = RIGHT OF WAY
(M) = MEASURED
(P) = PLATTED

THIS SKETCH AND LEGAL DESCRIPTION WAS MADE UNDER MY DIRECT SUPERVISION AND MEETS RULE 5J-17.051 AND 5-J-17.052 PURSUANT TO FLORIDA STATUTES 472.027

MASER CONSULTING, P.A.

JOHN LIPTAK
PROFESSIONAL SURVEYOR AND MAPPER #5664
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.



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SKETCH TO ACCOMPANY
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FOR
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1680 MICHIGAN AVE
MIAMI BEACH, FL

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	04/17/18	MCH	JET
PROJECT NUMBER:		DRAWING NAME:	
MICHIGAN		2167 1680 MICHIGAN SKETCH & LEGAL R.W.	
SHEET TITLE:			
SKETCH TO ACCOMPANY LEGAL			
SHEET NUMBER:			
1 of 1			