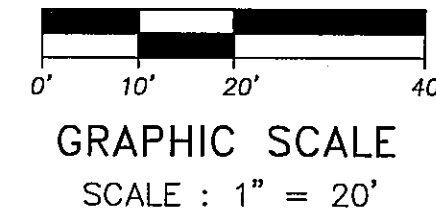
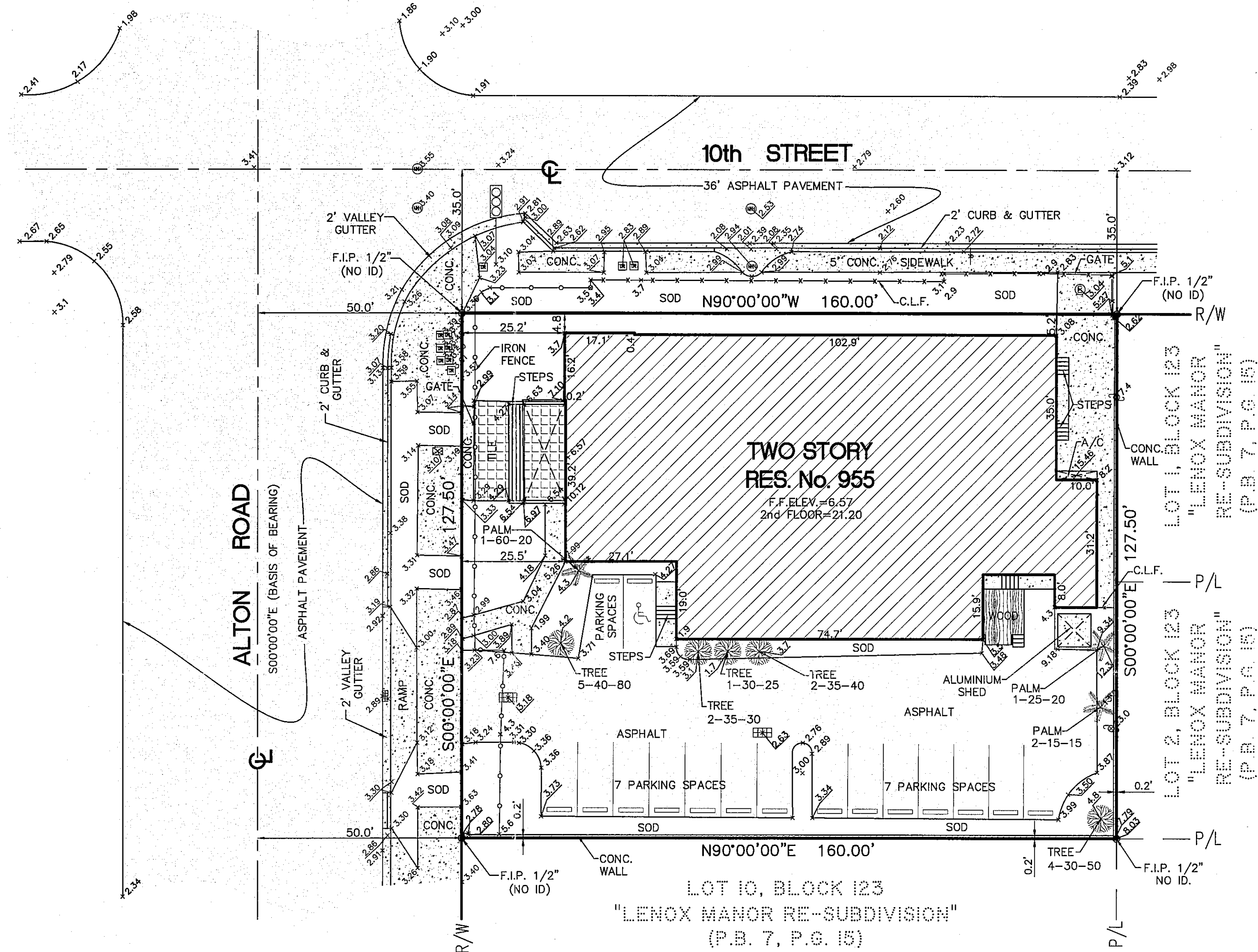


MAP OF BOUNDARY SURVEY

LOT 11 & 12, BLOCK 123 OF "LENOX MANOR", IN SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA; RECORDED IN PLAT BOOK 7, PAGE 15, MIAMI-DADE COUNTY RECORDS



LEGEND

MLP	Metal Light Pole
GW	Guy Wire
UPP	Utility Power Pole
FH	Fire Hydrant
WM	Water Meter
EB	Electric Box
TB	Telephone Box
TRB	Traffic Box
TS	Traffic Sign
CB	Catch Basin
DM	Drainage Manhole
OL	Overhead Utility Lines
LP	Light Pole
SV	Sewer Valve
WV	Water Valve
EM	Electric Manhole
TM	Telephone Manhole
UM	Unknown Manhole
GP	Guard Pole
I	Inverts
SE	Spot Elevation
TBM	Temporary Benchmark
1.5'-15'-10'	Diameter-Height-Spread
---	Right of Way Lines
●	Lot Corner
✱	Tree (Species unknown)
✱	Palm Tree

ABBREVIATIONS

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
R.M.B.	Road Map Book
CL	Center Line
ML	Monument Line
B.	Book
P.B.	Plat Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete



LOCATION MAP
NOT TO SCALE

Elevations as shown hereon are referenced to the National Geodetic Vertical Datum of 1929, as per Miami-Dade County's Benchmark.

Benchmark Identification:
Miami-Dade County Benchmark: D-150
Elevation: 2.82 feet (National Geodetic Vertical Datum)
Location:
10th Street 25' South of Centerline.
Alton Road 40' West of Centerline.

PK Nail and Brass Washer in conc. gutter at S.W. Corner of Intersection

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 who may appear of 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:

CBMIA RESTAURANT, LLC.

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 "Minimum Technical Standards 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

By: Raul Izquierdo, PSM Signature Date: 10/20/2014
Registered Surveyor Height LS6099
State of Florida

NOTICE: Not valid without the signature and original 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.

APPROVED
MIAMI BEACH
FIRE DEPARTMENT

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

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

SECTION 2) LEGAL DESCRIPTION:

Lot 11 & 12, Block 123 of "LENOX MANOR", according to the plat thereof, as recorded in Plat Book 7, at Page 15, of the Public Records of Miami-Dade County Florida.

(Special Warranty Deed, dated May 20th, 1992, recorded in Official Records Book 15519, Page 2864, Miami-Dade County Records).

Property Address:
955 ALTON ROAD, MIAMI BEACH, Florida, 33139.
Folio No.: 02-4203-014-0530

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 this type of Survey, 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 Centerline of Alton Road with an assumed bearing of S00°00'00"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone AE, with an elevation of 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C0319, Suffix L, Effective Date: September 11, 2009.



HADONNE
CORP.
PROFESSIONAL LAND SURVEYORS AND MAPPERS
8700 West Flagler Street, Suite 420, Miami, FL 33174
phone: 305.266.1188 fax: 305.207.6845 www.hadonne.com

MAP OF BOUNDARY SURVEY
for

CBMIA RESTAURANT LLC.

of
955 ALTON ROAD, MIAMI BEACH, FL 33139

REVISIONS:

1-	10-17-14 UPDATE SURVEY
2-	
3-	
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Job No:	14096
Drawn:	MG
Checked:	RI
Scale:	AS SHOWN
Field Book:	FILE