

SOURCE OF LEGAL DESCRIPTION: CLIENT PREVIOUSLY APPROVED

PARCEL 1: THAT CERTAIN LOT SITUATED IN THE CITY OF MIAMI-BEACH, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND KNOWN AS BEING A PART OF BLOCK "O" OF THE RESUBDIVISION OF BLOCKS "G, H, J & K", AND OTHER LANDS OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT OWNAYS PROPERTY, ACCORDING TO THE PLAT TO FAID AS RECORDED IN PLAT BOOK 6, PAGE 102, OF THE OFENDES OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARY DESCRIBED AS FOLLOWS

NO INCOMEND IN THE MOST OUT THE VOOR OF THE TOOL OF THE TOTAL OF THE MARKET PARCE CONTIN TOTAL PARCET AND THE MOST DECOMED AN INTER OF SADE BLOCK "O", WHICH CORNERS UNE OF 2015 STEET / UNE OF STEET / U

DARCHE II: ANA TAKE OF BLOCK "G" OF THE RESUBDISION OF BLOCK G, J, H, K. AND OTHER LANDS OF OCEAN FRONT PROPERTY OF THE MAMI BEACH IMPROVEMENT COMPANY'S PROPERTY, ACCORDING TO THE FLAT OF SAD RESUBDIVISION RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK "G" WHCH CORNER IS THE INTERSECTION OF THE WESTERLY LINE OF SHERIDAN AVENUE WITH THE NORTHERLY LINE OF TWENTETH STREET: THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF TWENTETH STREET, A DISTANCE OF 125 FEET; THENCE SOUTHWESTERLY ALONG THE MOST STREET, A DISTANCE OF 125 FEET TO THE WESTERLY LINE OF SHERIDAN AVENUE, BISTANCE OF 125 FEET; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET TO THE WESTERLY LINE OF SHERIDAN AVENUE, THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SHERIDAN AVENUE, A DISTANCE OF 125 FEET TO THE PLACE OF BEGINNING.

ALSO MONTH AS. THAT GERIAN RECT OF LAND 125 FEET SOLARE IN THE SOLTHEAST CORNER OF BLOCK "O" OF RESUBDIVISION OF BLOCKS G, H, J, K, AND TRIANGULAR TRACT ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF BLOCK "G" AS AFORESAID THENCE NORTHERLY ALONG THE EASTERLY BOUNDARY OF SAD BLOCK "G" AND THE WESTERLY LINE OF PARK AVENUE FOR A DISTANCE OF 125 FEET TO A POINT: THENCE WESTERLY PARALLEL TO THE SOUTHERLY BOUNDARY OF SAD BLOCK "G" FOR A DISTANCE OF 125 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK "G", AND THE NORTHERLY INFLOCE SOUTHERLY PARALLEL TO THE EASTERLY BOUNDARY OF SAD BLOCK "G", FOR A DISTANCE OF 125 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK "G", AND THE NORTHERLY LINE OF 20TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF BLOCK "G" FOR A DISTANCE OF 125 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK "G", AND THE NORTHERLY LINE OF 20TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF BLOCK "G" FOR A DISTANCE OF 125 FEET TO THE SOUTHERLY BOUNDARY OF BLOCK "G", AND THE NORTHERLY LINE OF 20TH STREET; THENCE EASTERLY ALONG THE SOUTHERLY BOUNDARY OF BLOCK "G" FOR A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING.

ALSO NAVMM AS: THE SOUTH ISERET OF THE EAST 125 FEET OF BLOCK "O" OF WAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT PROPERTY RESUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN FLAT BOOK 6, PAGE 102, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. PROPERTY ADDRESS: 2000 PARK AVE MIAMI BEACH, FL 33139

PROTERIT ADDRESS CONTRET OF BLOCK "O", AS SHOWN ON PLAT OF OCCAN FRONT BLOCKS G, H, J, K AND TRIANGULAR TRACT, A RESUBDIVISION, RECORDED IN PLAT BOOK 6, PARCE 102, THENGE RUN IN A SUTHWESTERY VORECTION ALONG THE WESTERY UNE OF SHERDIAN AVENUE 125 FEET TO A POINT; THENCE RUN IN A NORTHWESTERY VORECTION AND PARALLEL TO THE SOUTH UNE OF 2011 STREET 125 FEET TO A POINT; THENCE RUN IN A NORTHWESTERY VORECTION AND PARALLEL TO THE WESTERY SDR OF SHERDIAN AVENUE 125 FEET TO A POINT; THENCE RUN IN A SOUTHESTERY VORECTION ALONG THE SOUTHERLY LINE OF 21ST STREET, 125 FEET TO A POINT OF BEGINNING. FOLC: 02-3234-016-0010 PROPERTY ADDRESS: 2030 PARK AVE MIAMI BEACH, FL 33139

PROPERTY ADDRESSE 2030 PARK AVE MAN LEBACH, FL 33139 PARCELL V COMMENSING AT HE PARCE 102, OF THE PUBLIC RECORDS OF MAINE TACK, FL 33139 PARCE 102, OF THE PUBLIC RECORDS OF MAINE TACK, TORDA, AND RUN NORTH 70 DEGREES 02 MINUTES 484 SECONDS WEST ALONG THE SOUTHERY UNE OF 21ST STREET, A PARCE 102, OF THE PUBLIC RECORDS OF MAINE TACK. TORDA, AND RUN NORTH 70 DEGREES 02 MINUTES 484 SECONDS WEST ALONG THE SOUTHERY UNE OF 21ST STREET, A LODG DIARLES AVAITMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY. THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 484 SECONDS WEST ALONG THE SOUTHERY UNE OF 21ST STREET, A LODG DIARLES AVAITMENT BUILDING PROPERTY AND THE TYLER HOTEL PROPERTY. THENCE CONTINUE NORTH 70 DEGREES 02 MINUTES 484 SECONDS WEST ALONG THE SOUTHERY UNE PROPERTY, THENCE MIN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE ADVC REFERENCE DIMUNG LINE A DISTANCE OF 124.81 FRET TO A FONT, THENCE RUN PROPERTY, THENCE MIN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE ADVC REFERENCE DIMUNGE LINE AD STRACE OF 124.81 FRET TO A FONT, THENCE RUN PROPERTY, THENCE MIN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE ADVC REFERENCE DIMUNG LINE AD STRACE OF 124.81 FRET TO A FONT, THENCE RUN PROPERTY, THENCE MIN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE ADVC REFERENCE DIMUNG LINE AD STRACE OF 124.81 FRET TO A FONT, THENCE RUN PROPERTY, THENCE MIN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE ADVC REFERENCE DIMUNG LINE AD STRACE OF 124.81 FRET TO A FONT, THENCE RUN PROPERTY, THENCE MIN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE ADVC REFERENCE DIMUNG LINE AD STRACE OF 124.81 FRET TO A FONT, THENCE RUN PROPERTY, THENCE MIN SOUTH 19 DEGREES 57 MINUTES 10.6 SECONDS WEST ALONG THE SOUTHER TO MINUTES 40.4 SECONDS WEST ALONG THE SO

CANDON-A COMMENSION AT THE NORTHEAST CORNER OF BLOCK "O" AS SHOWN ON THE PLAT ENTITLED RESUBDIVISION OF BLOCKS G, H, J, KAND TRANDULAR TRACT, RECORDED IN PLAT BOOK 6, PAGE 102, OF THE FUBLIC RECORDS OF MAME-DADE COUNTY, FLORIDA AND RUN NORTH 70 DEOREES 02 MINUTES 49.4 SECONDS WEST ALCOMG THE SOUTHERLY LINE OF ZIST STREET, AS SAID STREET IS SHOWN ON THE ADOVE REFERENCED PLAT, A ROBATING OF DEORETS 02 MINUTES 49.4 SECONDS WEST ALCOMG THE SOUTHERLY LINE OF ZIST STREET, AS SAID STREET IS SHOWN ON THE ADOVE REFERENCED PLAT, A DISTANCE OF ZISOO FEET TO THE FOILT OF BEGINNING (P.O.B.) OF THE ADOVE REFERENCED PLAT, AND PROPERTY, SAID POINT OF BEGINNING (P.O.B) BEINO ON THE DIVIDING LINE BETWEEN THE GAMSHIRE APARTIMENT DEORET AND SUBTACE OF ZISOT THENCE CONTINUES (NORTH 2005 CREETS 20 MINUTES 19.4 SECONDS WEST ALCOMG THE SOUTHEAST LINE OF ZIST STREET, A BOVE REFERENCED PLAT, AND CONCLUSATED AND AND THE LORD CREETS 49.4 SECONDS WEST ALCOMG THE SOUTHEAST LINE (P.O.B.) OF THE LORD CHARLES APARTMENT PROPERTY HENCE CONTINUES (NORTH 2005 CREETS 20 MINUTES 19.4 SECONDS CAST ALCOMG THE ARCO OF SAID CURVE THROUGH CANDINGLO FTIL DEORES 50 MINUTES 19.4 SECONDS WEST ALCOMG THE SOUTHEAST LINE (P.O.T.), SAID POINT OF TANGENCY (P.T.) BOND TO ITHE EASTERY, LINE OF MAMI AVENUE, HOW WASHINGTON AVENUE; THROLE RUN SOUTH OI DEOREE 50 MINUTES 19.4 SECONDS EAST ALCOMG THE EASTERY LINE OF WASHINGTON AVENUE; THE SOUTHEAST LINE (P.T.), SAID POINT OF TANGENCY (P.T.) BEAD TO ITHE CANSIER APARTMENT BUILDING PROPERTY AND THE LORD CHARLES APARTMENT BUILDING PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.6 SECONDS EAST ALCOMG SAID DIVIDING LINE, A DISTANCE OF 712,491 FEET TO THE POINT OF BEGINNING (P.O.B.). PROPERTY ADDRESS. 450 ZIAL ST & 2035 WASHINGTON AVENUE; APARTMENT BUILDING PROPERTY; THENCE RUN NORTH 19 DEGREES 57 MINUTES 10.6 SECONDS EAST ALCONG SAID DIVIDING LINE, A DISTANCE OF 712,491 FEET TO THE POINT OF BEGINNING (P.O.B.). PROPERTY ADDRESS. 450 ZIAL ST & 2035 WASHINGTON AVE MAMI BEACH, FL 33139 PADREL V.

PROPERTY ADDRESS: 430 2181 ST 06 2000 THRAINLY INFORMATION THREE TO A FORT OF THE RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT AS RECORDED IN PLAT BOOK COMMENCING AT THE NORTHEAST CORNER OF BLOCK 'G' AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT AS RECORDED IN PLAT BOOK GOMMENCING AT THE NORTHEAST CORNER OF BLOCK 'G' AS SHOWN ON THE PLAT OF THE RESUBDIVISION OF BLOCKS G, H, J, K AND TRIANGULAR TRACT AS RECORDED IN PLAT BOOK THENCE RUN SUDTIMESTERY AND PARALLE TO SHENDAN ARENUE, 124 OF TEST TO A FONT, THENCE RUN NORTHWESTERY AND PARALLE TO THE FONT OF BEGINNING. THENCE RUN SUDTIMESTERY AND PARALLE TO SHENDAN ARENUE, 124 OF TEST TO A FONT, THENCE RUN NORTHWESTERY AND PARALLE TO THE FONT OF BEGINNING. THENCE RUN SUDTIMESTERY AND PARALLE TO SHENDAN ARENUE, 124 OF TEST TO A FONT, THENCE RUN NORTHWESTERY AND PARALLE TO THE FONT OF BEGINNING. THENCE RUN SUDTIMESTERY AND PARALLE TO SHENDAN ARENUE, 124 OF TEST TO A FONT, THENCE RUN NORTHWESTERY AND PARALLE TO THE FONT OF THE FORT OF THE FORT OF THE FORT OF THE POINT OF THE FORT OF

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CERTIFICATION: THIS IS TOCKPORATE THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE. THIS IS TOCKPORANCE WITH TWINIAUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, ADD INCLUDES: THIS ALL OF TABLE A THEEDER, AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, ADD INCLUDES: TABLE A THEEDER, AND REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, ADD INCLUDES: TABLE A THEEDER, AND REQUIREMENTS FOR ALTA/AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN SUBWRAN SURVEY. DATE: APRIL 25, 2012

(SIGNED)_____(SEAL) JOSE A. DIAZ (REGISTRATION N^a 2798)

D ZONE INFO	JRMATION					
ITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZO		DOD ELEVATION
20651	317		09/11/09	AE	5	3.00
ABBREVIATIONS & LEGEND						
ARD E LL MARK E LL BASIN ELV. DI TE BLOCK STRUCTURE ESMT. E. DISTARCE FDH FF BEARING FF F BEARING FF F INF PN FF	STANCE & MAINTENANCE UP RAINAGE & MAINTENANCE UP EASEMENT UN LEVATION MEL EVATION MEA SEVENT MON SEVENT UL LECTRIC TRANSFORMER PAD MS	FOUND RE-BAR FEET HORWAY LOWEST FLOOR ELEVA LOWEST FLOOR ELEVA LANE MEAN SEA LEVEL MEAN SEA LEVEL MONUMENT MONUMENT MONUMENT NOTHAL GEODETIC VIETICAL ADATUM NOT TO SCALE OFFICIAL RECORD BOX	PG POINT OF CURY PCC POINT OF CURY PCC POINT OF COM PG PAGE PKWY PARKWAY PL PLACETY LINE P/L PROPERTY LINE POB POINT OF BEGI POB POINT OF COM	ATURE RES YOUND CURVE RES SOUND CURVE ROW RR S SN STY INING S/W INING S/W	& MAPPER RADUS ROAD C RECORDICE E RENER ROAD RUNCE RIGHT OF WAY RUL ROAD SOUTH STORY STORY STORY STORY STORY NAMED TOWNSHIP	R UE UTUTY FOLE UF UTUTY FOLE W WCOD FDLCE W WCOD FDLCE D COUNTAIN AND FOLE D COUNTAIN AND FOLE D COUNTAIN AND FOLE COUNTAIN AND FOLE W WORK FDLCE
D WITHOUT THE	SIGNATURE AND T	HE ORIGINAL	RAISED SEAL OF	FLORIDA	LICENCED SUR	VEYOR AND MAPPER
n of the abstract of title will have to be made to determine recorded instruments, if ng the property. Location and identification of utilities on and/or adjacent to the ere not secured as such information was not requested. Owership is subject to title. Underground foundation and utilities not located. The survey depicted here is d by professional liability insurance.					PSM 2798 STATE DATE OF	OF FLORIDA
DATE: .					SURVEY	04/25/2012
DATE: .					DOINT	0+72072012
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E A DIAZ P.S.M.						
SSIONAL SURVEYOR & MAPPER, CERTIFICATE# 2798 w 26 st bldg c-43, suite 10 miami, fl 33175					ORDER #:	32-17186
279–8570 FAX:(786) 279–0953 JoseDiaz.PLS@Gmail.COM					DRAWING:	L.R.M.

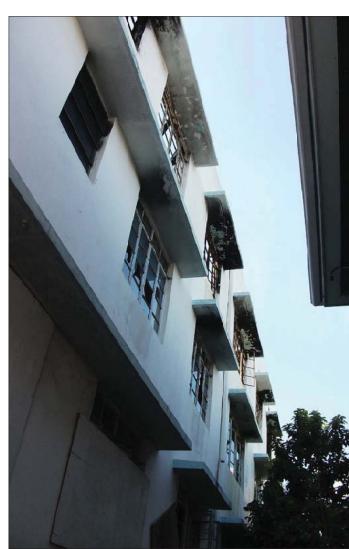




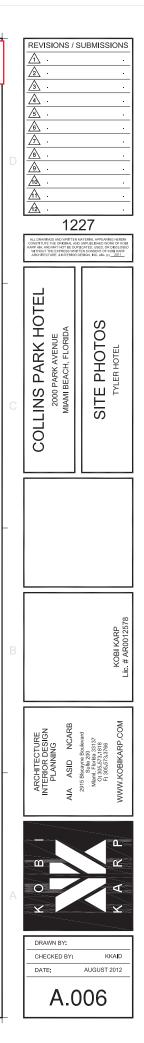








SITE PHOTOS - TYLER HOTEL











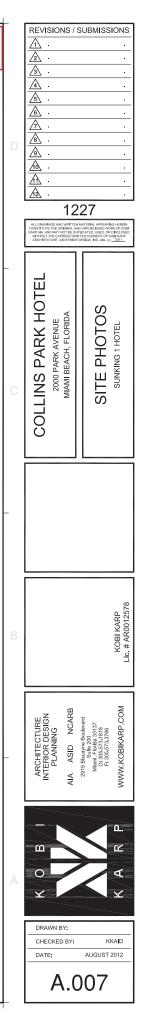








SITE PHOTOS - SUNKING 1 HOTEL









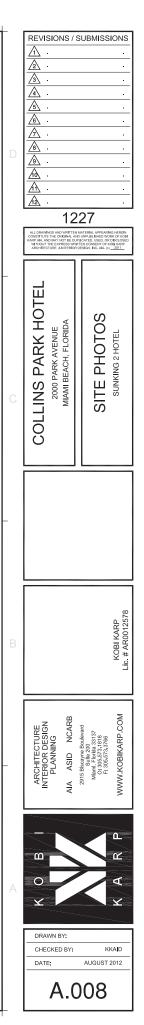








SITE PHOTOS - SUNKING 2 HOTEL

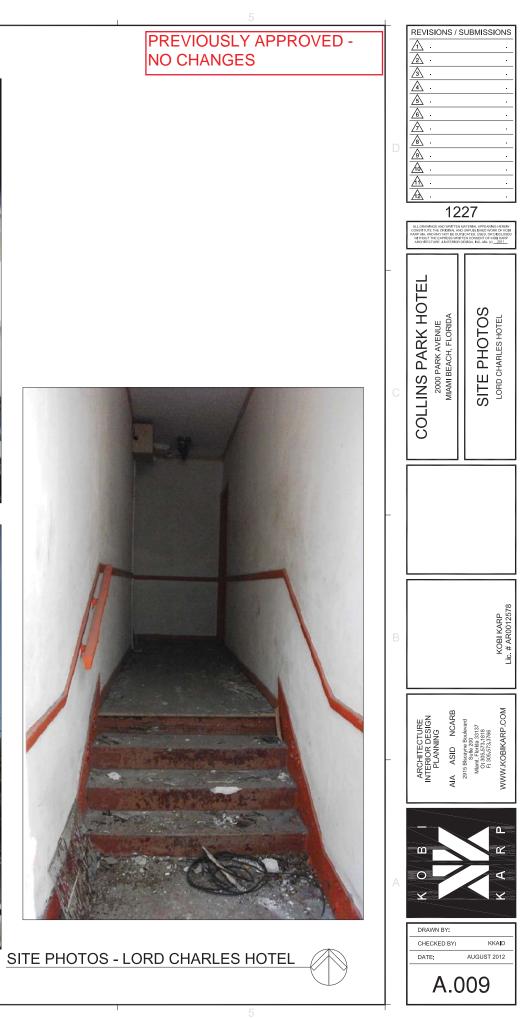
















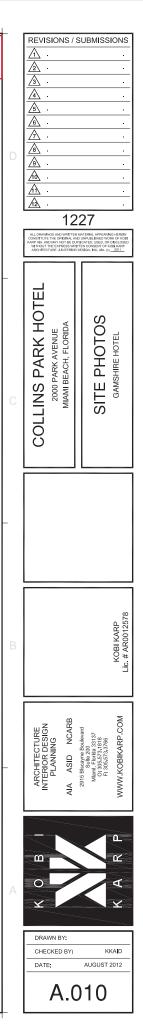








SITE PHOTOS - GAMSHIRE HOTEL











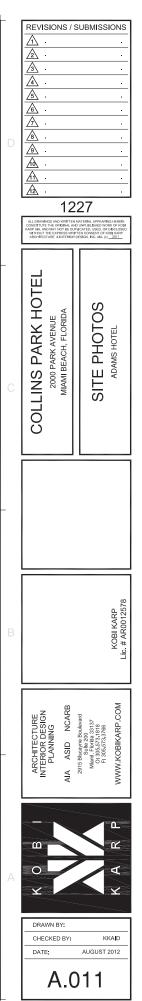








SITE PHOTOS - ADAMS HOTEL













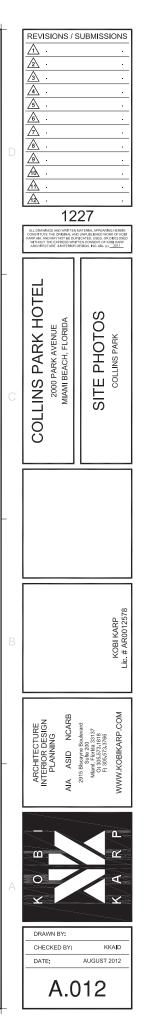








SITE PHOTOS - COLLINS PARK





CONTEXT SITE MAP

