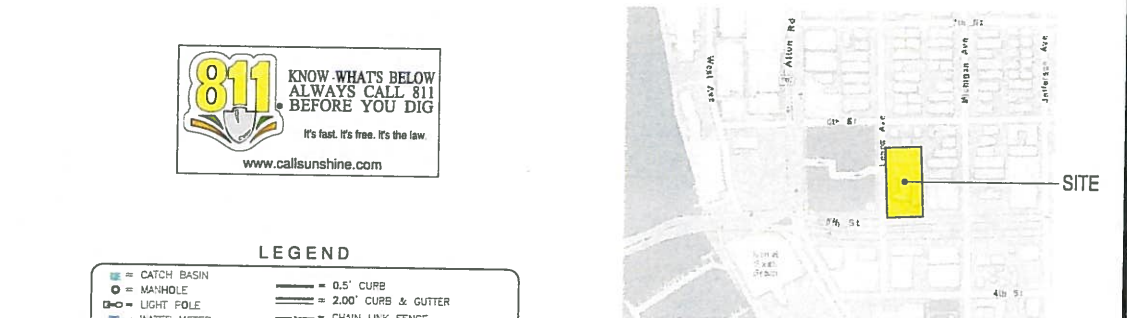
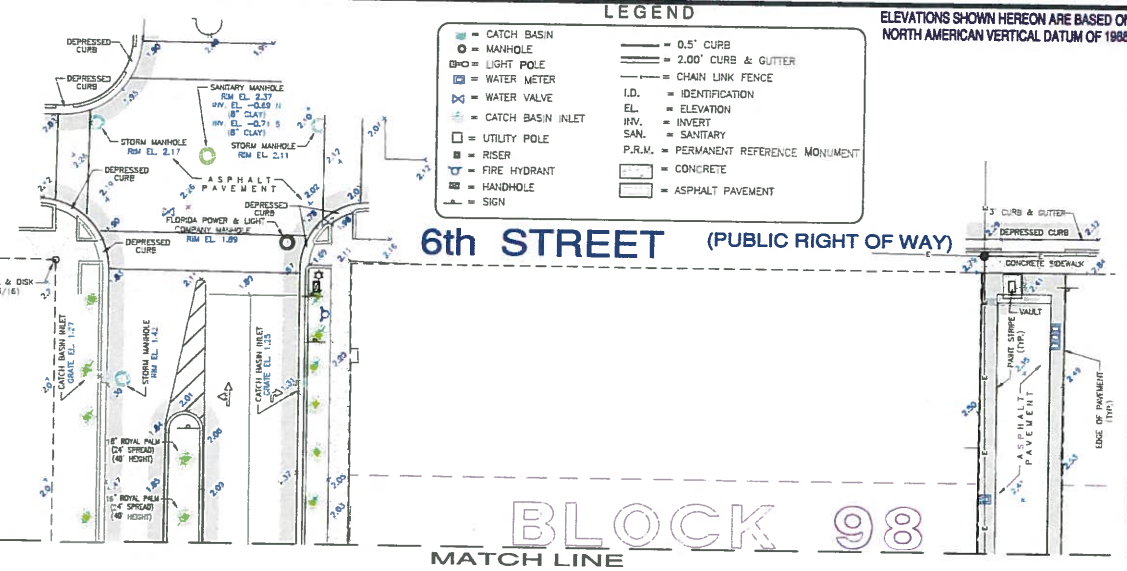
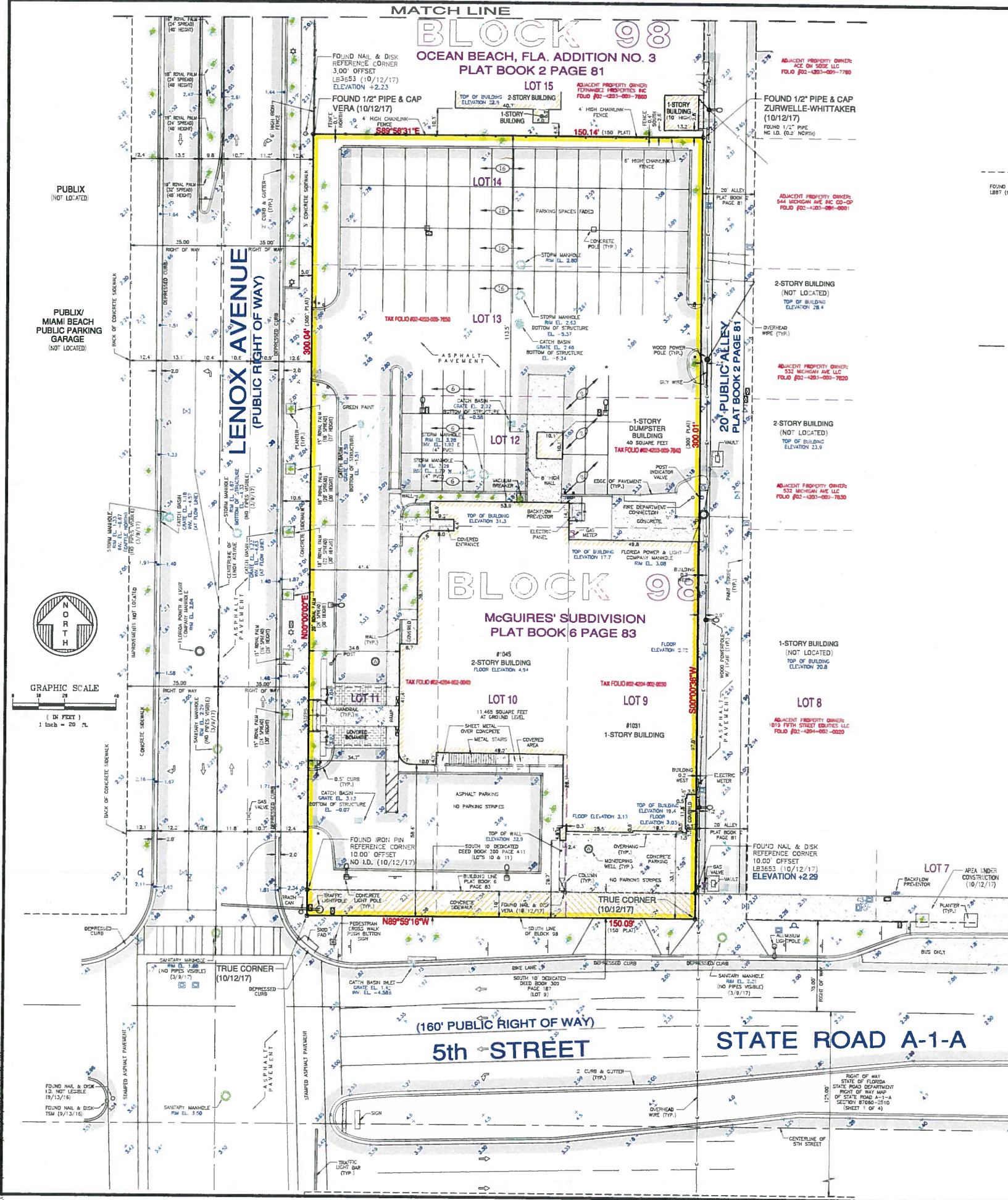




LEGAL DESCRIPTION:

Lots 9, 10 and 11 thereof Block 98 of MCGUIRES' SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 83, and Lots 12, 13 and 14, Block 98 of OCEAN BEACH, FLORIDA, ADDITION NO. 3, according to the Plat thereof, recorded in Plat Book 2, Page 81, all being of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 54 South Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 89°59'16" W for the North right of way line of 5th Street, and evidenced by found nail & disk and found 1/2" pipe.
- Elevations shown hereon are relative to the National American Vertical Datum of 1988, based on City of Miami Beach Benchmark 6 03 R. (Elevation +2.93 NAVD).
- (Elevation +4.49 NGVD) and located by PK nail & washer on top of curb at the S.W. intersection of 6th Street and Michigan Avenue.
- Lots shown hereon are located within an area having a Zone Designation of AE (EL. 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0319L, for Community No. 120651, dated September 11, 2005, and index map revised September 11, 2005, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 45,038 square feet or 1.034 acres more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Trees shown are surveyed for their horizontal location and/or size.
- Tree table shown here was provided by the Marsh Kripen at Land Design, dated 2017-02-05.
- Total striped parking spaces within legal description: 88 Regular and 0 Handicap. Parking spaces were not verified for any applicable requirements.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Tax Parcel Numbers per Miami-Dade County Property Appraiser's website.

SURVEYOR'S CERTIFICATION:

TO: MAC 1045 5th St., LLC, a Florida limited liability company, its successors, assigns, co-tenants and/or participants; First American Title Insurance Company; Berger Silverman LLP; and City National Bank of Florida, its successors and/or assigns.

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on September 13, 2016 and last updated on October 12, 2017 in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

The field work was completed on October 12, 2017.

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

FORTIN, LEAVY, SKILES, INC., LB3653

NOTES:

All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page of Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, License No. 152853
State of Florida.

This Drawing is the property of Fortin, Leavy, Skiles, Inc. and is an instrument of service not to be reproduced in whole or in part without the Express Written Permission of Fortin, Leavy, Skiles, Inc.

Revised	By	Date
1	171105	11/9/17
2	171105	11/9/17

Drawn By: MAP
CAD No.: 181105
Plotted: 11/9/17 1:45p
Ref. Dwg.:
Field Book: RLL
638/57 & FLD. SHTS.
Job No.: 171105
Dwg. No.: 2016-098-1-NAVD
Sheet: 1 of 1

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 16th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANSIPS LAND TITLE SURVEY
1031 & 1045 5TH STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA