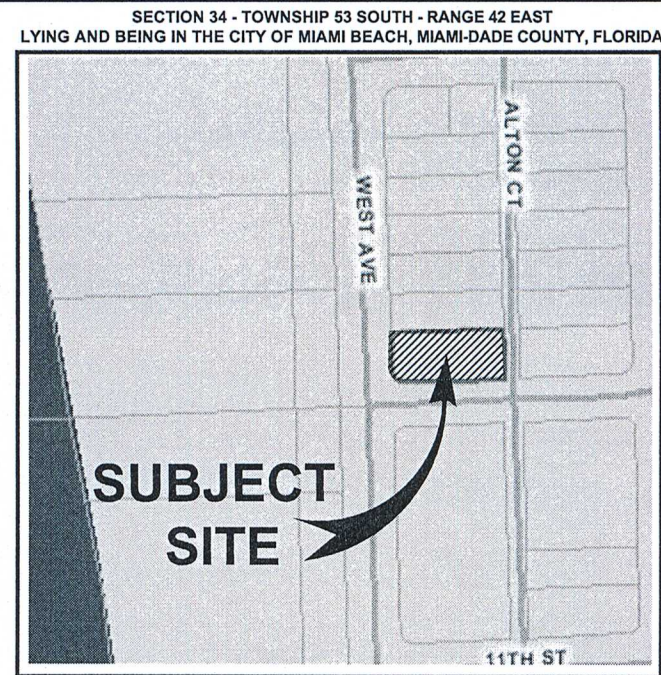
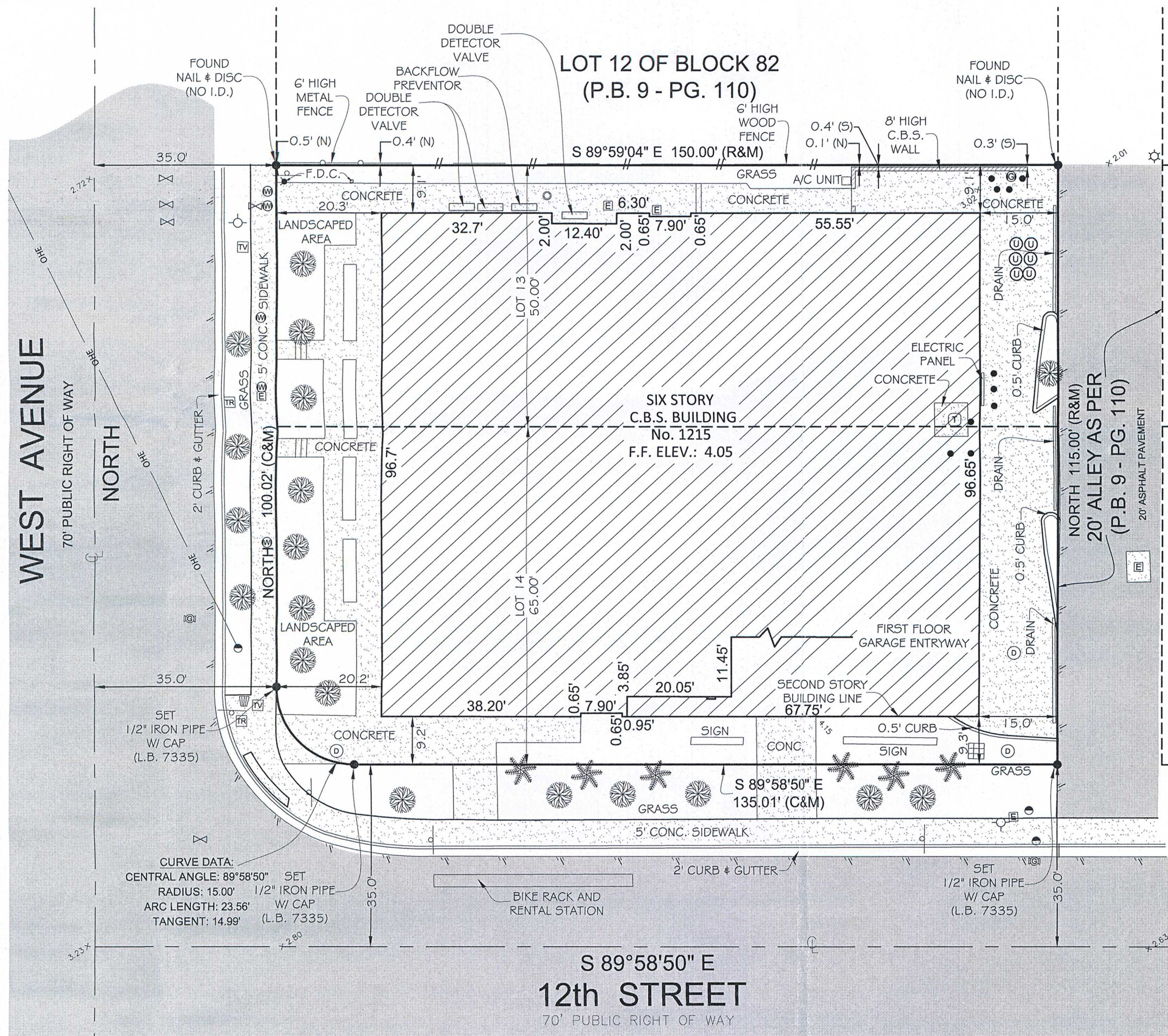
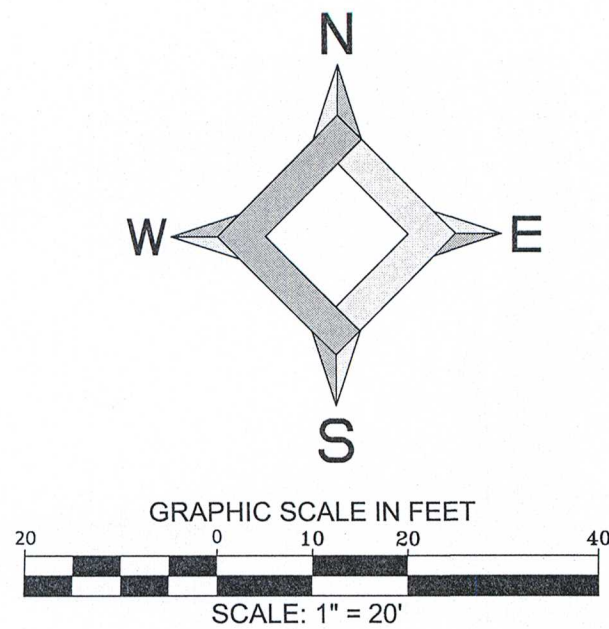


LEGEND AND ABBREVIATIONS

- = PALM TREE
- = TREE
- = ORNAMENTAL TREE
- = TEMPORARY SITE BENCHMARK
- = OFFICIAL RECORDS BOOK
- PG. = PAGE
- ADA INV. = AMERICAN DISABILITY ACT
- ELEV. = ELEVATION
- TYP. = TYPICAL
- IRR. = IRRIGATION
- EX. = EXISTING
- ST. = STORM
- SAN. = SANITARY
- G. = GAS
- W. = WATER
- COM. = EXISTING UNDERGROUND COMMUNICATION LINE
- E. = EXISTING UNDERGROUND ELECTRIC LINE
- FO. = FIBER OPTIC
- CATV. = CABLE TELEVISION
- ELEC. = ELECTRIC
- CONC. = CONCRETE
- C.B.S. = CONCRETE BLOCK STUCCO
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- M.F. = METAL FENCE
- B.W.F. = BARBED WIRE FENCE
- FF. = FINISH FLOOR
- FDC. = FIRE DEPARTMENT CONNECTION
- D. = DIAMETER OF TREE (TAKEN AT BREAST HEIGHT)
- H. = HEIGHT OF TREE
- S. = SPREAD (CANOPY OF TREE)
- PVC. = POLYVINYL CHLORIDE PIPE
- HDPE. = HIGH-DENSITY POLYETHYLENE
- (R) = RECORD
- (C) = CALCULATED
- (M) = MEASURE
- C.M. = CORRUGATED METAL
- C.I. = CAST IRON
- LB. = LICENSE BUSINESS
- L. = LENGTH
- A. = CENTRAL ANGLE
- T. = TANGENT
- PCC. = POINT OF COMPOUND CURVATURE
- PRC. = POINT OF REVERSE CURVATURE
- PT. = POINT OF TANGENCY
- STA. = STATION
- EAS. = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- PLAT. = PLAT BOOK
- SECTION. = SECTION LINE
- CENTERLINE. = CENTERLINE
- BASELINE. = BASELINE
- MONUMENT. = MONUMENT LINE
- TRAFFIC SIGNAL BOX. = TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL CABINET. = TRAFFIC SIGNAL CABINET
- BOLLARD. = BOLLARD
- PEDESTRIAN SIGNAL. = PEDESTRIAN SIGNAL
- TRAFFIC MANHOLE. = TRAFFIC MANHOLE
- TRAFFIC CAMERA. = TRAFFIC CAMERA
- TRAFFIC MARKER SIGN. = TRAFFIC MARKER SIGN
- TRAFFIC SIGNAL MAST ARM. = TRAFFIC SIGNAL MAST ARM
- SIGN. = SIGN
- TRAFFIC SENSOR. = TRAFFIC SENSOR
- CABLE TELEVISION MANHOLE. = CABLE TELEVISION MANHOLE
- CABLE TELEVISION HANDHOLE. = CABLE TELEVISION HANDHOLE
- CABLE TELEVISION VAULT. = CABLE TELEVISION VAULT
- CABLE TELEVISION BOX. = CABLE TELEVISION BOX
- CABLE TELEVISION MARKER SIGN. = CABLE TELEVISION MARKER SIGN
- CABLE TELEVISION MARKER FLAG. = CABLE TELEVISION MARKER FLAG
- CONCRETE LIGHT POLE. = CONCRETE LIGHT POLE
- FLOODLIGHT. = FLOODLIGHT
- ELECTRIC BOX. = ELECTRIC BOX
- ELECTRIC SWITCH. = ELECTRIC SWITCH
- UTILITY POLE. = UTILITY POLE
- ELECTRIC TRANSFORMER. = ELECTRIC TRANSFORMER
- GUY ANCHOR. = GUY ANCHOR
- ELECTRIC MANHOLE. = ELECTRIC MANHOLE
- ELECTRIC METER. = ELECTRIC METER
- ELECTRIC HANDHOLE. = ELECTRIC HANDHOLE
- ELECTRIC MARKING FLAG. = ELECTRIC MARKING FLAG
- ELECTRIC MARKING SIGN. = ELECTRIC MARKING SIGN
- GAS VALVE. = GAS VALVE
- GAS UTILITY BOX. = GAS UTILITY BOX
- GAS MANHOLE. = GAS MANHOLE
- GAS TANK. = GAS TANK
- GAS HANDHOLE. = GAS HANDHOLE
- GAS METER. = GAS METER
- GAS WELL. = GAS WELL
- GAS MARKER FLAG. = GAS MARKER FLAG
- GAS MARKER SIGN. = GAS MARKER SIGN
- COMMUNICATION BOX. = COMMUNICATION BOX
- COMMUNICATION MANHOLE. = COMMUNICATION MANHOLE
- GARBAGE RECEPTACLE. = GARBAGE RECEPTACLE
- HANDICAP PARKING SPACE. = HANDICAP PARKING SPACE
- WATER METER. = WATER METER
- IRRIGATION VALVE. = IRRIGATION VALVE
- WATER VALVE. = WATER VALVE
- FIRE HYDRANT. = FIRE HYDRANT
- AIR RELEASE VALVE. = AIR RELEASE VALVE
- WATER BOX. = WATER BOX
- WATER CONNECTION. = WATER CONNECTION
- WATER MANHOLE. = WATER MANHOLE
- WATER WELL. = WATER WELL
- WATER MARKING FLAG. = WATER MARKING FLAG
- WATER MARKING SIGN. = WATER MARKING SIGN
- STORM MANHOLE. = STORM MANHOLE
- STORM METER. = STORM METER
- STORM HANDHOLE. = STORM HANDHOLE
- CATCH BASIN. = CATCH BASIN
- STORM MARKER FLAG. = STORM MARKER FLAG
- STORM MARKER SIGN. = STORM MARKER SIGN
- TELEPHONE MANHOLE. = TELEPHONE MANHOLE
- TELEPHONE BOX. = TELEPHONE BOX
- TELEPHONEHANDHOLE. = TELEPHONEHANDHOLE
- TELEPHONE MARKER SIGN. = TELEPHONE MARKER SIGN
- NEWSPAPER DISPENSER. = NEWSPAPER DISPENSER
- MAILBOX. = MAILBOX
- BORING HOLE. = BORING HOLE
- SANITARY MANHOLE. = SANITARY MANHOLE
- SANITARY VALVE. = SANITARY VALVE
- SANITARY METER. = SANITARY METER
- SANITARY MARKER FLAG. = SANITARY MARKER FLAG
- SANITARY MARKER SIGN. = SANITARY MARKER SIGN
- GREASE TRAP MANHOLE. = GREASE TRAP MANHOLE
- CLEANOUT. = CLEANOUT
- PARKING METER. = PARKING METER
- FIBER OPTIC MANHOLE. = FIBER OPTIC MANHOLE
- FIBER OPTIC BOX. = FIBER OPTIC BOX
- MONITORING WELL. = MONITORING WELL
- FUEL TANK. = FUEL TANK
- UNKNOWN UTILITY BOX. = UNKNOWN UTILITY BOX
- UNKNOWN UTILITY HANDHOLE. = UNKNOWN UTILITY HANDHOLE
- UNKNOWN UTILITY METER. = UNKNOWN UTILITY METER
- UNKNOWN UTILITY MANHOLE. = UNKNOWN UTILITY MANHOLE
- UNKNOWN UTILITY POLE. = UNKNOWN UTILITY POLE
- UNKNOWN UTILITY TANK. = UNKNOWN UTILITY TANK
- UNKNOWN UTILITY VALVE. = UNKNOWN UTILITY VALVE
- RAILROAD SIGNAL. = RAILROAD SIGNAL
- RAILROAD SIGN. = RAILROAD SIGN
- FLAGPOLE. = FLAGPOLE

| | |
|------------|------------------|
| ASPHALT | BRICK |
| PAVER | CONCRETE |
| UNIMPROVED | TILE |
| GRAVEL | STAMPED CONCRETE |

MAP OF BOUNDARY SURVEY



LOCATION MAP
(NOT TO SCALE)



LONGITUDE SURVEYORS

7715 NW 48th STREET
SUITE 310
DORAL, FLORIDA 33166
PH: (305) 463-0912
FAX: (305) 513-5680
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on May 8, 2007.

LEGAL DESCRIPTION:

Lots 13 and 14 of Block 82 of "BAY VIEW SUBDIVISION" according to the plat thereof as recorded in Plat Book 9 at Page 110 of the Public Records of Miami-Dade County, Florida.

Containing 17,250 Square Feet, and/or 0.40 acres more or less, by calculations.

Property Address:
1215 West Avenue, Miami Beach, Florida 33139
Folio No.: 02-3234-244-0001

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the 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 One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN PREPARATION OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the 12th Street with an assumed bearing of S89°58'50"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE" with a Base Flood Elevation of 8.0 Feet (N.G.V.D.29) and/or 6.45 Feet (N.A.V.D.88), as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 0317, Suffix L, Map Revised Date: September 11, 2009.

All elevations shown hereon are based on the North American Vertical Datum of 1988, and a Benchmark supplied by the Public Works Department of the City of Miami Beach.

Benchmark: D-150 Elevation= +1.27
Located at the intersection of 10th Street and Alton Road.

Legal Description was furnished by client.

Plat of "BAY VIEW SUBDIVISION", as recorded in Plat Book 9, Page 110 of the Public Records of Miami-Dade County, Florida.

RESTRICTIONS:

Since no other information was furnished other than that is cited under pertinent information, 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 that may appear on the 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.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

1201 CHELSEA LLLP

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 Standards of Practice 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.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LB7335
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.

| RECORD OF REVISION | | Description | |
|--------------------|----------|-------------|----|
| No. | Date | By | DR |
| 1 | 01-09-14 | DR | DR |
| 2 | 07-02-18 | DR | DR |

1215 CHELSEA LLLP

1215 WEST AVENUE, MIAMI BEACH, FLORIDA 33139

BOUNDARY SURVEY

Project Name:

Type of Project:

| | |
|--------------|--------------|
| Scale: | AS SHOWN |
| Drawn By: | DR |
| Checked By: | DR |
| Managed By: | DR |
| Date: | JULY 5, 2018 |
| Project No.: | 13155.1.05 |