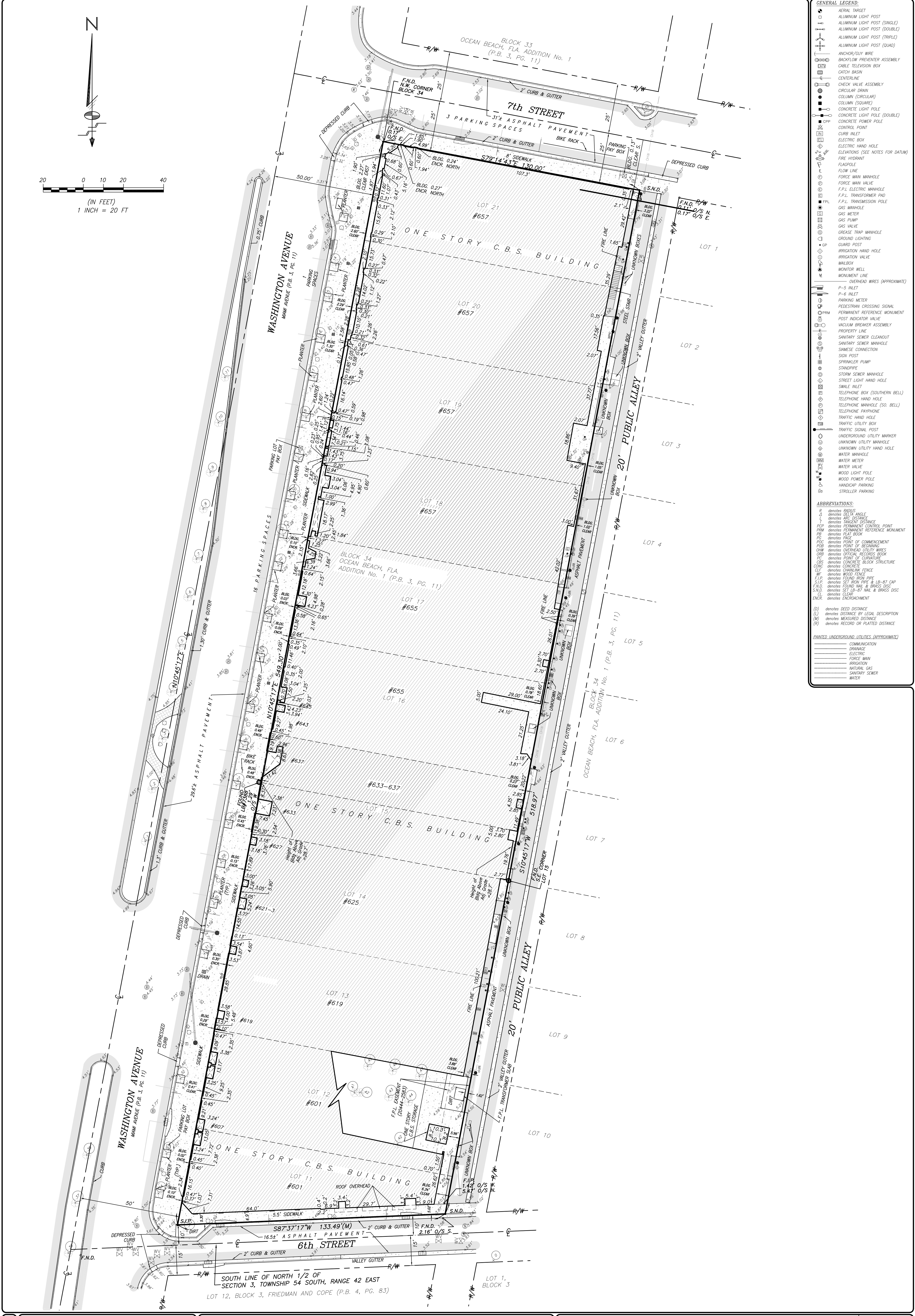
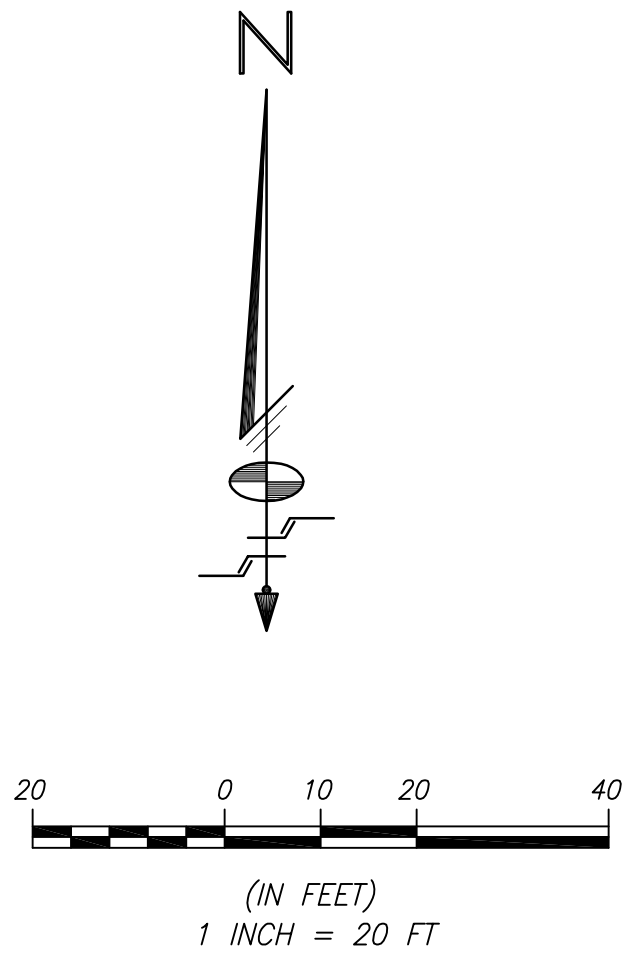




GENERAL LEGEND:

- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ALUMINUM LIGHT POST (DOUBLE)
- ALUMINUM LIGHT POST (TRIPLE)
- ALUMINUM LIGHT POST (QUAD)
- ANCHOR/CLAY WIRE
- BACKFLOW PREVENTER ASSEMBLY
- CABLE TELEVISION BOX
- CATCH BASIN
- CONCRETE
- CHECK VALVE ASSEMBLY
- CIRCULAR DRAIN
- COLUMN (CIRCULAR)
- COLUMN (SQUARE)
- CONCRETE LIGHT POLE
- CONCRETE LIGHT POLE (DOUBLE)
- CONCRETE POWER POLE
- CONTROL POINT
- CURB INLET
- ELECTRIC BOX
- ELECTRIC HAND HOLE
- ELEVATIONS (SEE NOTES FOR DATUM)
- FIRE HYDRANT
- FLAGPOLE
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- GAS MANHOLE
- GAS METER
- GAS PUMP
- GAS VALVE
- GREASE TRAP MANHOLE
- GROUND LIGHTING
- GUARD POST
- IRRIGATION HAND HOLE
- IRRIGATION VALVE
- MAILBOX
- MONITOR WELL
- MONUMENT LINE
- OVERHEAD WIRES (APPROXIMATE)

ABBREVIATIONS:

- R denotes RADIUS
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- F.N.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET LB-87 NAIL & BRASS DISC
- CL denotes CLEAR
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PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

- COMMUNICATION
- DRAINAGE
- ELECTRIC
- FORCE MAIN
- IRRIGATION
- NATURAL GAS
- SANITARY SEWER
- WATER

REVISIONS				
Date	Order No.	Field Book	Remarks	By
06-18-15	201129	2236 PG.8	UP-DATE SURVEY, TITLE COMMITMENT	YNT
12-28-15	20407	2236 PG.75	TITLE SURVEY	

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: WASHINGTON SQUARED OWNER LLC

Section 03, Township 54 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida

Schwelbke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS
3240 CORPORATE WAY, MIAMI, FLORIDA 33125
TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: CSJ-LEG-GR Survey Date: 07-15-14 Checked By: J.G.H. Date: 07-17-2014

Order No. 202924 F.B. No.: 2236 Pg.8 Scale: **AS SHOWN**

File No. **AJ-5191** Sheet 1 of 2 Sheet(s)

CERTIFICATE OF AUTHORIZATION No. LB-87

NOTES:

- 1) THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N10°45'17"E ALONG THE WEST LINE OF BLOCK 34.
2) LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
3) THE AREA OF PROPERTY AS DESCRIBED HEREON: 69,437 sq.ft. (1.594 ACRES)
4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
5) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
6) THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE (EL. 8)" PER FLOOD INSURANCE RATE MAP NO. 12086C0319L, MAP DATED SEPTEMBER 11, 2009 INDEX MAP DATED SEPTEMBER 11, 2009.
7) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
8) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
9) THIS SURVEY IS SUBJECT TO EASEMENTS AND RIGHTS OF WAY THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
10) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD).
11) BENCHMARKS:
a) MIAMI BEACH BENCHMARK NAME: CMB 5-W-12
ELEVATION 4.00
LOCATION: INTX. OF 5th ST & WASHINGTON AVE
COMMENTS: PK N&W IN BULLNOSE OF S. LANDSCAPE MEDIAN.
b) MIAMI BEACH BENCHMARK: CMB 5 01 R
ELEVATION 7.32
LOCATION: INTX. OF 5th ST & OCEAN DR.
COMMENTS: PK N&W IN BULLNOSE OF LANDSCAPE MEDIAN.
12)FOLIO NUMBERS (MIAMI DADE PROPERTY APPRAISER):

02-4203-004-0870 (657-685 WASHINGTON AVE.)
02-4203-004-0860 (655 WASHINGTON AVE.)
02-4203-004-0840 (637 WASHINGTON AVE.)
02-4203-004-0850 (633 WASHINGTON AVE.)
02-4203-004-0830 (625-623-627 WASHINGTON AVE.)
02-4203-004-0820 (619 WASHINGTON AVE.)
02-4203-004-0810 (601 WASHINGTON AVE.)

SURVEY MATTERS:

ALL THOSE EXCEPTIONS, TO WHICH THEY ARE A MATTER OF SURVEY, AS CONTAINED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO.15051092KD2, EFFECTIVE MAY 3, 2015 @ 8:00 AM, AFFECT THE PROPERTY AS NOTED BELOW:

9. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 6, 2002 IN OFFICIAL RECORDS BOOK 20444, PAGE 2583, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. (PARCEL 1)
(AFFECTS SITE, AS PLOTTED HEREON).

CERTIFIED TO:

- WASHINGTON SQUARED OWNER LLC

— OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

— ACREFI HOLDINGS J-I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS

LEGAL DESCRIPTION

PARCEL 1: LOTS 11 AND 12, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 2: LOT 13 AND 14, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 3: THE NORTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 4: THE SOUTH 1/2 OF LOT 15, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 5: LOTS 16 AND 17, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

PARCEL 6: LOT 18, 19, 20 AND 21, OF BLOCK 34, OCEAN BEACH, FLA. ADDITION No.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3 AT PAGE 11 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA.

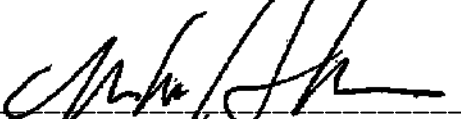
PARCELS 1 THORUGH 6 INCLUSIVE FORM A CONTIGUO PARCEL OF LAND WITHOUT GAP, GORE OR HIATUS.,

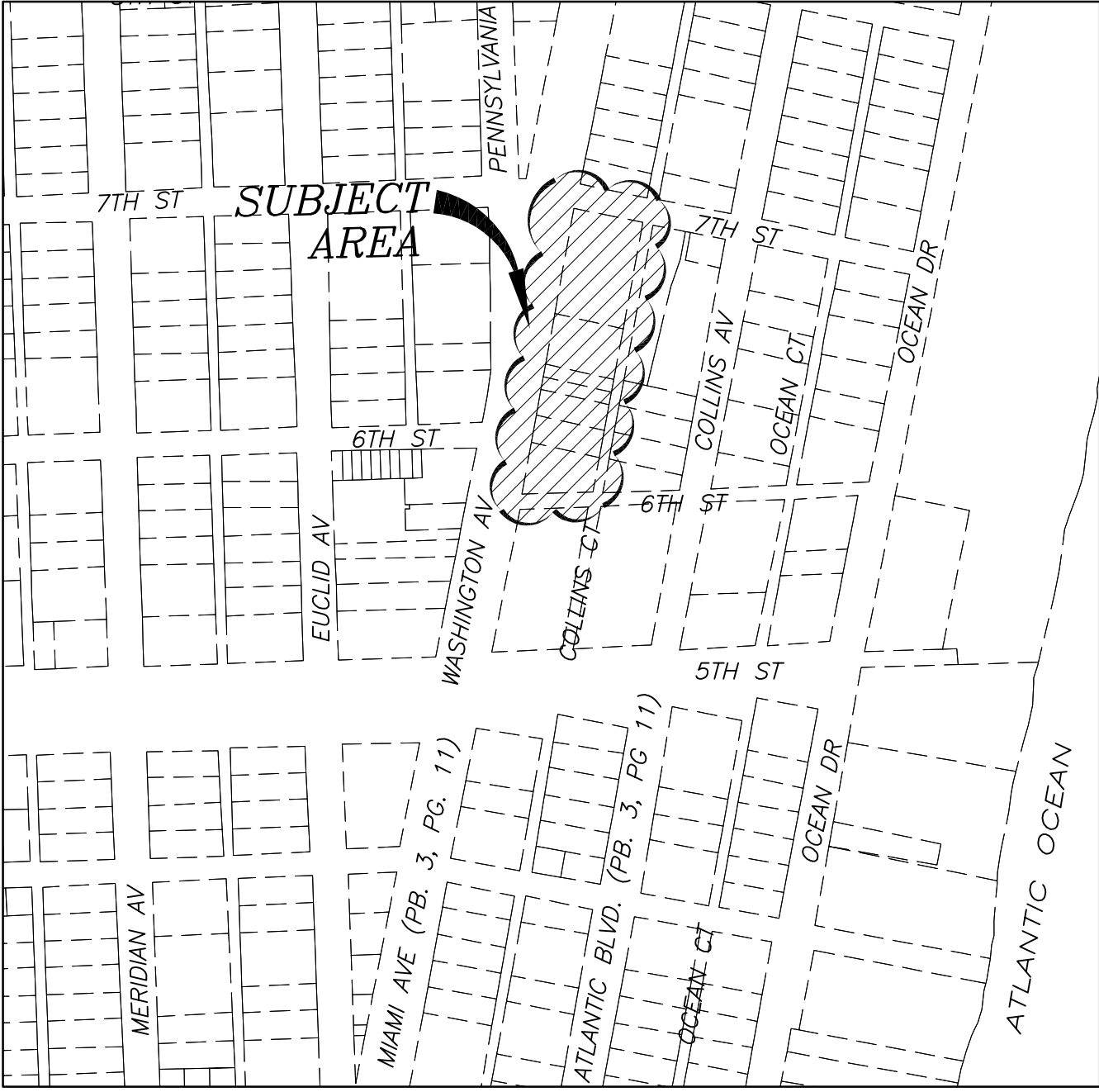
SURVEYOR'S CERTIFICATION:

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 7(a)(1), 7(c), 8, 9, 14 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 8 OF 2015.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARD OF PRACTICE REQUIREMENT ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shiskin & Associates, Inc.

By: 
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA



LOCATION MAP

A PORTION OF SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

TREE TABLE:

TREE NO	COMMON	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø	
					IN.	FT.
1	COCONUT PALM	"Cocos nucifera"	7	22	16	
2	COCONUT PALM	"Cocos nucifera"	8	22	16	
3	COCONUT PALM	"Cocos nucifera"	10	20	16	
4	COCONUT PALM	"Cocos nucifera"	6	22	16	
5	COCONUT PALM	"Cocos nucifera"	6	22	16	
6	COCONUT PALM	"Cocos nucifera"	10	20	16	
7	COCONUT PALM	"Cocos nucifera"	8	20	16	
8	COCONUT PALM	"Cocos nucifera"	8	24	16	
9	COCONUT PALM	"Cocos nucifera"	8	22	16	
10	COCONUT PALM	"Cocos nucifera"	8	20	16	
11	COCONUT PALM	"Cocos nucifera"	8	20	16	
12	MAJESTIC PALM	"Ravenea rivularis"	10	12	10	
13	COCONUT PALM	"Cocos nucifera"	8	20	16	
14	COCONUT PALM	"Cocos nucifera"	10	22	16	
15	COCONUT PALM	"Cocos nucifera"	8	20	16	
16	COCONUT PALM	"Cocos nucifera"	8	22	16	
17	COCONUT PALM	"Cocos nucifera"	8	20	16	
18	COCONUT PALM	"Cocos nucifera"	10	20	16	
19	COCONUT PALM	"Cocos nucifera"	8	20	16	
20	COCONUT PALM	"Cocos nucifera"	8	20	16	
21	COCONUT PALM	"Cocos nucifera"	6	20	16	
22	COCONUT PALM	"Cocos nucifera"	10	20	16	
23	COCONUT PALM	"Cocos nucifera"	8	18	16	
24	COCONUT PALM	"Cocos nucifera"	8	22	16	
25	COCONUT PALM	"Cocos nucifera"	8	24	16	
26	COCONUT PALM	"Cocos nucifera"	8	22	16	
27	COCONUT PALM	"Cocos nucifera"	8	20	16	
28	COCONUT PALM	"Cocos nucifera"	10	22	16	
29	COCONUT PALM	"Cocos nucifera"	10	20	16	
30	COCONUT PALM	"Cocos nucifera"	12	22	18	
31	COCONUT PALM	"Cocos nucifera"	8	18	16	
32	COCONUT PALM	"Cocos nucifera"	8	16	16	
33	COCONUT PALM	"Cocos nucifera"	8	18	16	
34	COCONUT PALM	"Cocos nucifera"	8	18	16	
35	COCONUT PALM	"Cocos nucifera"	10	18	16	
36	ROYAL POINCIANA	"Delonix regia"	6	15	16	
37	ROYAL POINCIANA	"Delonix regia"	6	15	16	
38	ROYAL POINCIANA	"Delonix regia"	6	12	16	
39	COCONUT PALM	"Cocos nucifera"	14	22	18	
40	FOXTAIL PALM	"Wodyetia bifurcata"	6	22	14	
41	FOXTAIL PALM	"Wodyetia bifurcata"	8	27	14	
42	4 ARECA PALMS	"Chrysalidocarpus lutescens"	3	20	8	
43	3 ARECA PALMS	"Chrysalidocarpus lutescens"	3	10	6	
44	6 ARECA PALM S	"Chrysalidocarpus lutescens"	3	15	6	
45	ALEXANDER PALM	"Ptychosperma elegans"	4	22	8	
46	ALEXANDER PALM	"Ptychosperma elegans"	4	20	8	
47	2 ALEXANDER PALMS	"Ptychosperma elegans"	3	20	12	

GENERAL LEGEND:	
	AERIAL TARGET
	ALUMINUM LIGHT POST (SINGLE)
	ALUMINUM LIGHT POST (DOUBLE)
	ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (QUAD)
	ANCHOR/GUY WIRE
	BACKFLOW PREVENTER ASSEMBLY
	CABLE TELEVISION BOX
	CATCH BASIN
	CENTERLINE
	CHECK VALVE ASSEMBLY
	CIRCULAR DRAIN
	COLUMN (CIRCULAR)
	COLUMN (SQUARE)
	CONCRETE LIGHT POLE
	CONCRETE LIGHT POLE (DOUBLE)
	CONCRETE POWER POLE
	CONTROL POINT
	CURB INLET
	ELECTRIC BOX
	ELECTRIC HAND HOLE
	ELEVATIONS (SEE NOTES FOR DATUM)
	FIRE HYDRANT
	FLAGPOLE
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	FORCE MAIN VALVE
	F.P.L. ELECTRIC MANHOLE
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	F.P.L. TRANSMISSION POLE
	GAS MANHOLE
	GAS METER
	GAS PUMP
	GAS VALVE
	GREASE TRAP MANHOLE
	GROUND LIGHTING
	GUARD POST
	IRRIGATION HAND HOLE
	IRRIGATION VALVE
	MAILBOX
	MONITOR WELL
	MONUMENT LINE
	OVERHEAD WIRES (APPROXIMATE)
	P-5 INLET
	P-6 INLET
	PARKING METER
	PEDESTRIAN CROSSING SIGNAL
	PERMANENT REFERENCE MONUMENT
	POST INDICATOR VALVE
	VACUUM BREAKER ASSEMBLY
	PROPERTY LINE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SHIMASE CONNECTION
	SIGN POST
	SPRINKLER PUMP
	STANDPIPE
	STORM SEWER MANHOLE
	STREET LIGHT HAND HOLE
	SEWAL INLET
	TELEPHONE BOX (SOUTHERN BELL)
	TELEPHONE HAND HOLE
	TELEPHONE MANHOLE (SO. BELL)
	TELEPHONE PAYPHONE
	TRAFFIC HAND HOLE
	TRAFFIC UTILITY BOX
	TRAFFIC SIGNAL POST
	UNDERGROUND UTILITY MARKER
	UNKNOWN UTILITY MANHOLE
	UNKNOWN UTILITY HAND HOLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WOOD LIGHT POLE
	WOOD POWER POLE
	HANDICAP PARKING
	STROLLER PARKING

ABBREVIATIONS:	
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PCP	denotes PERMANENT CONTROL POINT
PRM	denotes PERMANENT REFERENCE MONUMENT
PIB	denotes PLAT BOOK
PG	denotes PAGE
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POB	denotes POINT OF BEGINNING
OWH	denotes OVERHEAD UTILITY WIRES
ORB	denotes OFFICIAL RECORDS BOOK
PL	denotes POINT OF CURVATURE
CBS	denotes CONCRETE BLOCK STRUCTURE
CONC	denotes CONCRETE
CLF	denotes CHAINLINK FENCE
WF	denotes WOOD FENCE
F.I.P.	denotes FOUND IRON PIPE
S.I.P.	denotes SET IRON PIPE & LB-87 CAP
F.I.D.	denotes FOUND IRON & BRASS DISC
S.A.D.	denotes SET LB-87 NAIL & BRASS DISC
CL	denotes CLEAR
ENCR	denotes ENCROACHMENT

(D)	denotes DEED DISTANCE
(L)	denotes DISTANCE BY LEGAL DESCRIPTION
(M)	denotes MEASURED DISTANCE
(R)	denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)	
-----	COMMUNICATION
-----	DRAINAGE
-----	ELECTRIC
-----	FORCE MAIN
-----	IRRIGATION
-----	NATURAL GAS
-----	SANITARY SEWER
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ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: WASHINGTON SQUARED OWNER LLC

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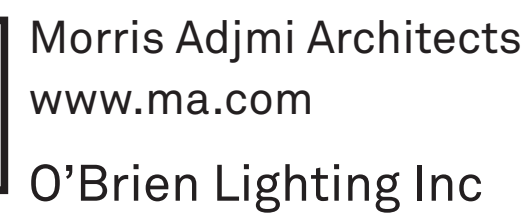
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This is a "Boundary Survey."

Drawn By: CSJ-LEG-GR Survey Date: 07-15-14 Checked By: J.G.H. Date: 07-17-2014

Order No. 202924 F.B. No.: 2236 Pg.8 Scale: AS SHOWN

File No. AJ-5191 Sheet 2 of 2 Sheet(s)



Washington
Squared LLC
Ken Fulk

Raymond Jungles
Inc.

Nichols Brosch
Wurst Wolfe &
Associates

601-685 Washington Ave.
Miami Beach, FL

Planning Board Final Submittal / 2 March 2016

