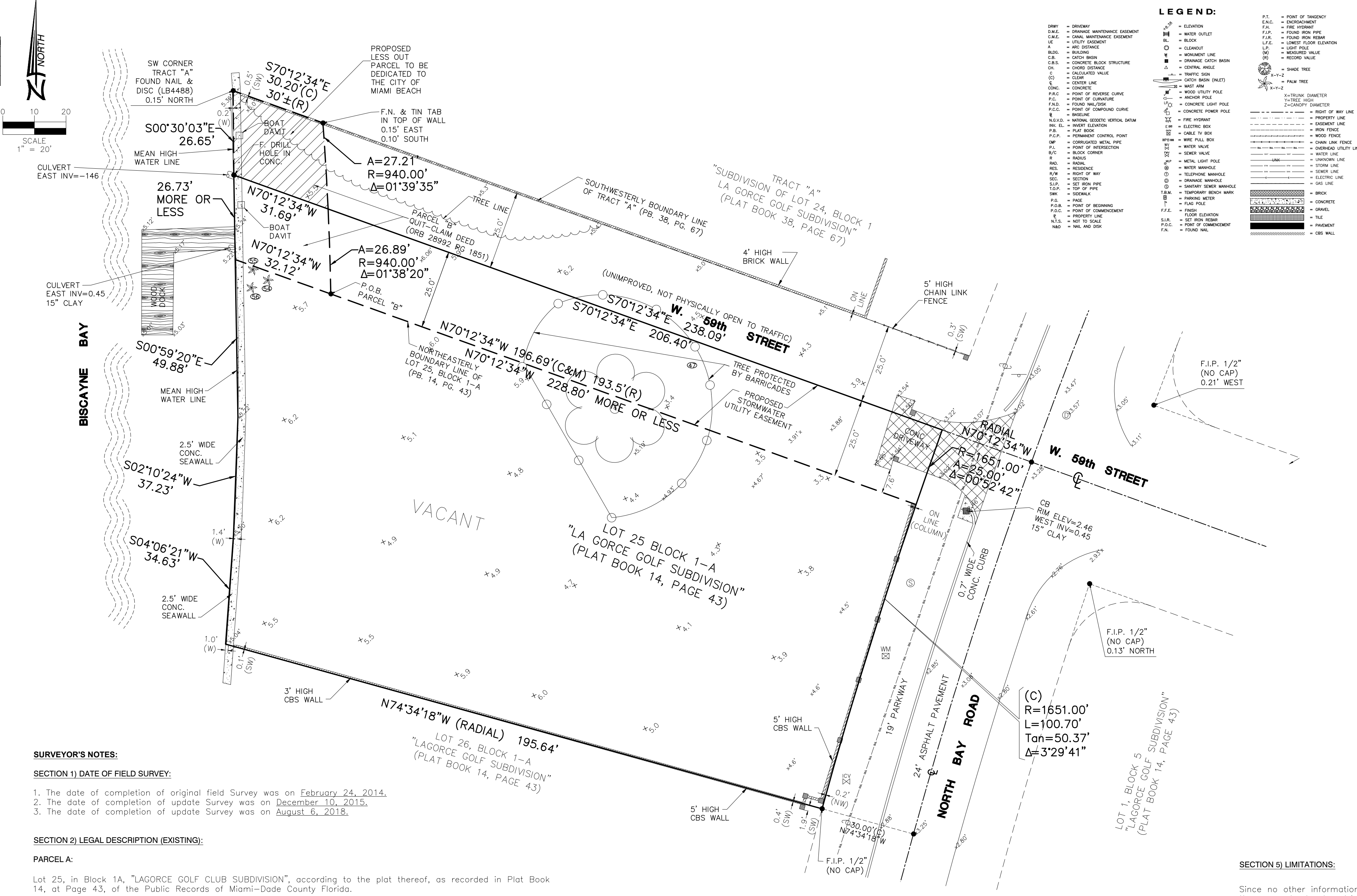


TREE No	TYPE	SCIENTIFIC NAME	DIAMETER (inch)	HEIGHT (ft.)	CANOPY (ft.)
47	FIG TREE	FIGUS ALTISSIMA	72	50	70
54	CABBAGE PALM	PALMETTO	12	20	10
55	CABBAGE PALM	PALMETTO	12	25	10
56	CABBAGE PALM	PALMETTO	8	25	8



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

- The date of completion of original field Survey was on February 24, 2014.
- The date of completion of update Survey was on December 10, 2015.
- The date of completion of update Survey was on August 6, 2018.

SECTION 2) LEGAL DESCRIPTION (EXISTING):

PARCEL A:

Lot 25, in Block 1A, "LAGORCE GOLF CLUB SUBDIVISION", according to the plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County Florida.

PARCEL B:

Commence at the Northeast corner of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, or the Public Records of Miami-Dade County, Florida; thence Northwesterly along the Northeastly line of the aforesaid Lot 25, a distance of 193.5 feet to a point of beginning of tract of land hereinafter described; thence Northerly 54.9 feet more or less to a point on the Southwesterly line of Tract A of Subdivision of Lot 24, Block 1, LA GORCE GOLF SUBDIVISION, according to the Plat thereof recorded in Plat Book 38, at Page 67 of the Public Records of Miami-Dade County, Florida, said point being 215.1 feet Northwesterly from the Southeast corner of the aforesaid Tract A; thence Northwesterly along the Southwesterly line of aforesaid Tract A, a distance of 30 feet more or less to the water's edge of Biscayne Bay; thence Southerly meandering the water's edge of Biscayne 54.9 feet more or less to point of intersection with the Northeastly line of Lot 25, Block 1-A, LA GORCE GOLF SUBDIVISION, according to the Plat thereof, recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida; thence Southeasterly along the Northeastly line of aforesaid Lot 25, a distance of 30 feet more or less to the Point of Beginning.

Together with (PROPOSED VACATED PARCEL FROM THE CITY OF MIAMI BEACH) A portion of land lying and being in West 59th Street of "LAGORCE-GOLF SUBDIVISION", in Section 15, Township 53 South, Range 42 East, according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows: Begin at the Northeast corner of Lot 25, Block 1-A of "LA GORCE GOLF SUBDIVISION", according to the Plat thereof, recorded in Plat Book 14, at Page 43, or the Public Records of Miami-Dade County, Florida; thence Northwesterly along the Northeastly line of said Lot 25, N70°12'34"W for 196.69 feet to the beginning of a non-tangent curve concave Westerly and having a radius of 940.00 feet, to which beginning of curve a radial bears N89°01'02"E; thence northerly along said curve through a central angle of 01°38'20" an arc distance of 26.89 feet; thence S70°12'34"E for 206.40 feet to the beginning of a non-tangent curve concave Easterly and having a radius of 1651.00 feet, to which beginning of curve a radial bears N70°12'34"W; thence southerly along said curve through a central angle of 00°52'42" an arc distance of 25.00 feet to the Point of Beginning.

Less

(PROPOSED QUIT-CLAIMED PARCEL TO THE CITY OF MIAMI BEACH) A portion of land lying and being in Parcel "B" as per Quit-Claim Deed as recorded in Official Records Book 28992 at Page 1851, in the Public Records of Miami-Dade County, Florida; lying Westerly of West 59th Street of "LAGORCE-GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 14, at Page 43, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Tract "A" of "Subdivision of Lot 24, Block 1 "LA GORCE GOLF SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 38, at Page 67, of the Public Records of Miami-Dade County, Florida; thence S70°12'34"E for 30.20 feet along the Southwesterly line of said Tract "A" to the beginning of a non-tangent curve concave Westerly and having a radius 940.00 feet, to which beginning of curve a radial bears N85°43'12"E; thence Southerly along said curve through a central angle of 01°39'35" an arc distance of 27.21 feet; thence N70°12'34"W for 31.69 feet, more or less to the mean high water line of Biscayne Bay; thence Northerly meandering along the mean high water line of Biscayne Bay for 26.65 feet more or less to the Point of Beginning.

Containing 28,687 Square Feet or 0.66 Acres, more or less, by calculations.

Property Address:
5860 North Bay Road, Miami Beach, Florida 33140
Folio No. 02-3215-003-0290

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 Suburban area (Linear: 1 foot in 7,500 feet) 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 Southwesterly Boundary line of the Subject Site with an assumed bearing of N74°34'18"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, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 0309, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Plat of "LAGORCE-GOLF CLUB SUBDIVISION", recorded in Plat Book 14, Page 43, Miami-Dade County Records.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by Miami-Dade County, Public Works and Waste Maagement Department.

Benchmark, D-113
Elevation =+ 3.71 feet
Located at 56 Street and Alton Road, City of Miami Beach, Miami-Dade County, Florida.

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 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.

SECTION 6) CLIENT INFORMATION:

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

Clear Title Group, LLC;
Beloff Parker Jacobs, PLC;
Chicago Title Insurance Company;
Florida Community Bank, N.A. , ISAOA ATIMA
Ambassa Holdings, Inc., a Florida corporation
Christian De. Berdouare

SECTION 7) SURVEYOR'S CERTIFICATE:

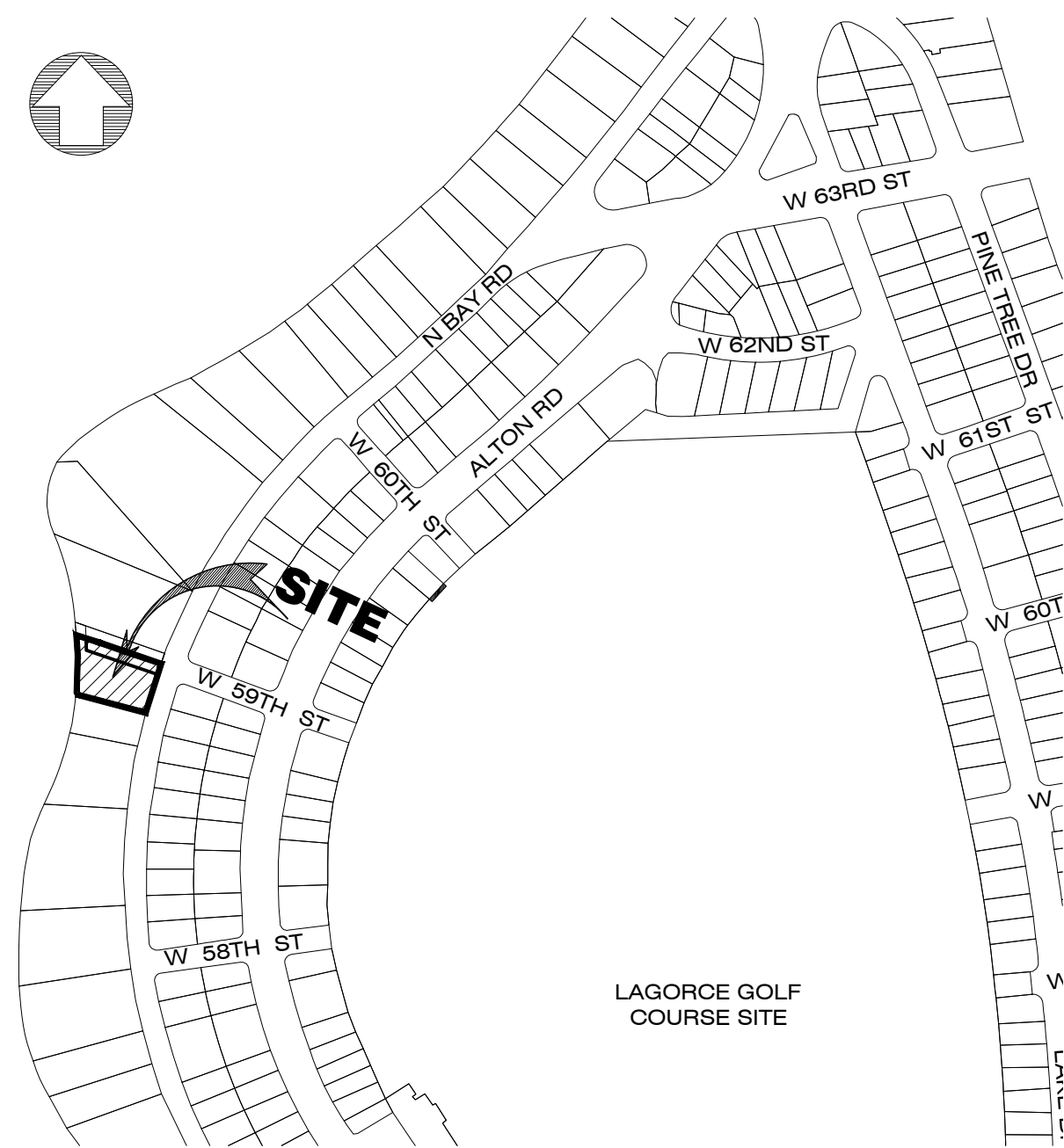
I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for 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.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____
Raul Izquierdo, PSM
For the Firm
Registered Surveyor and Mapper 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.

SECTION 15 - TOWNSHIP 53 SOUTH - RANGE 42 EAST





SUBJECT AREA



1 STREET VIEW - 5860 N BAY RD



2 STREET VIEW - ADJACENT PROPERTY



3 STREET VIEW - ADJACENT PROPERTY

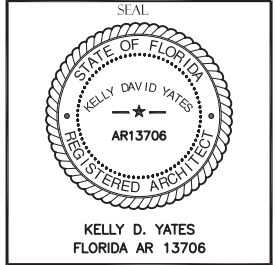


YATES ASSOCIATES
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WWW.YATESARCHITECTURE.COM
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DATE: AUGUST 21, 2008
JOB NO: 08-0837
REVISIONS:

A NEW CUSTOM RESIDENCE FOR:
AMBASSA HOLDINGS, INC.
5860 NORTH BAY RD
MIAMI BEACH, FL
MIAMI-DADE COUNTY

DRB
SUBMITTAL
SET
11-02-18



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SUBJECT AREA



4 STREET VIEW - ADJACENT PROPERTY



5 STREET VIEW - ADJACENT PROPERTY



6 STREET VIEW - ADJACENT PROPERTY



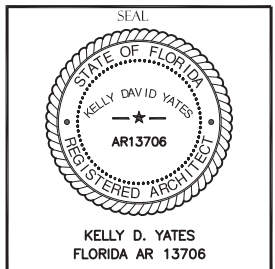
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ARCHITECTURE INC.

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A-003
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