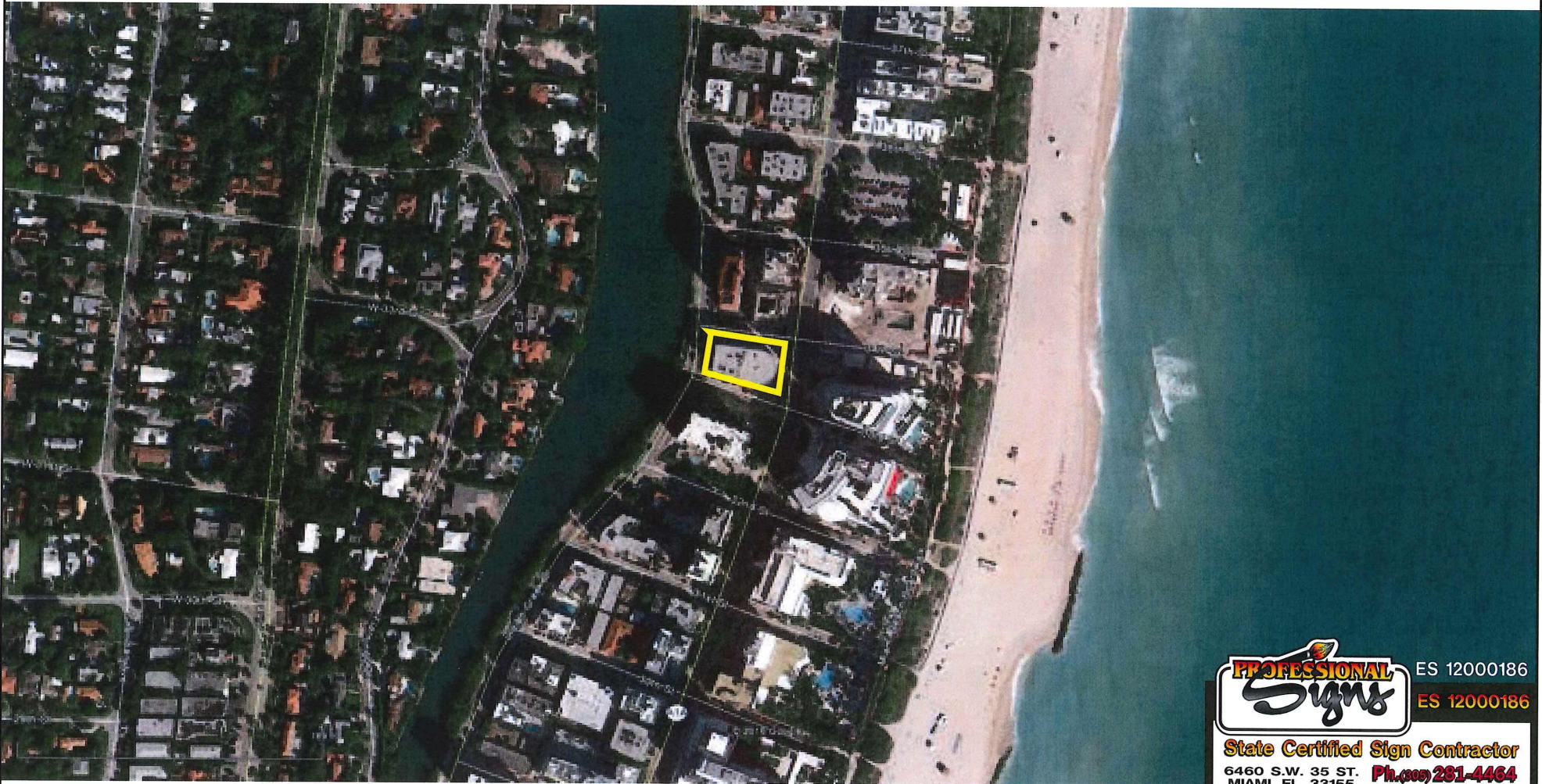


LOCATION PLAN

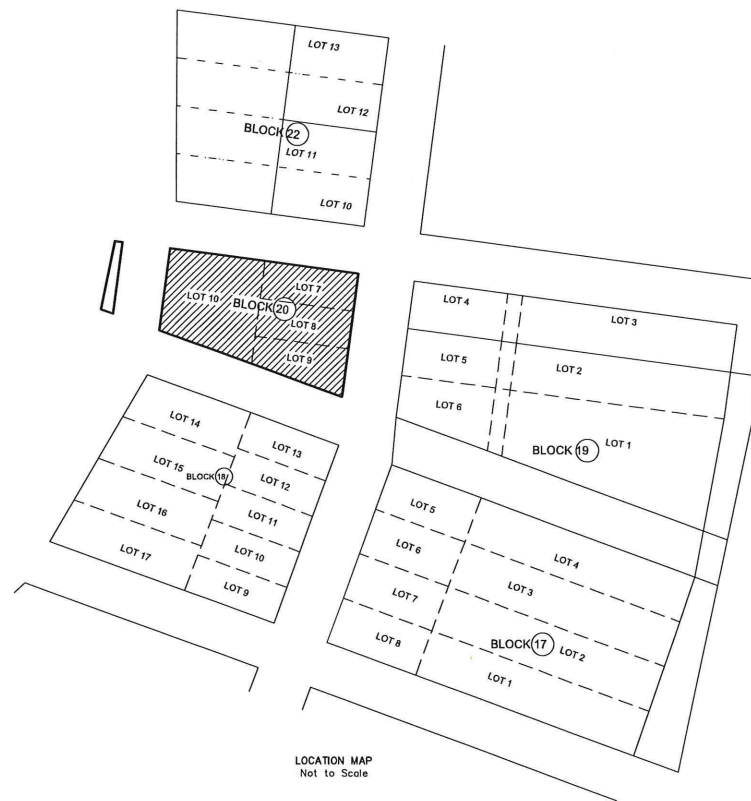
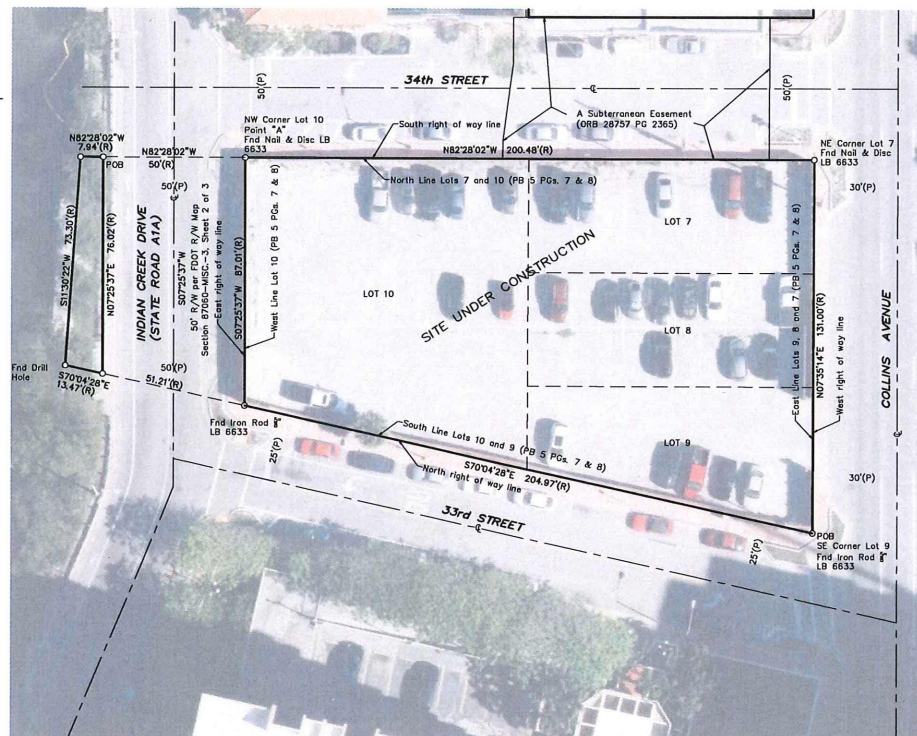


ES 12000186  
ES 12000186

State Certified Sign Contractor  
6460 S.W. 35 ST. Miami, FL. 33155  
Phone 281-4464  
FAX (305) 665-2357

FAENAART BANNERS  
3420 COLLINS AVE.  
MIAMI BEACH, FL 33140





LOCATION MAP  
Not to Scale

## SKETCH OF BOUNDARY SURVEY

**DISCLOSURE OF DOCUMENTS TO COUNSEL**  
This document is intended only for the specific purpose and client for which it was prepared.

ATLANTIC HOTEL WEST OF COLLINS

Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

**ABBREVIATIONS:**

(P)	Platted Dimension
(R)	Record Dimension based on Legal Description
POB	Point of Beginning
Fnd	Found
R/W	Right of Way
PB	Plat Book
PGs	Page(s)
ORB	Official Records Book

**LEGAL DESCRIPTION:**

**LEGAL DESCRIPTION:**

All of Block 20 and all that lying West of Indian Creek Drive and between the North line of Lot 10 in Block 20 and the South Line of Lot 10 in Block 20 produced Westerly to the waters of Indian Creek, all of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the amended plat thereof, as recorded in Plat Book 5, and pages 7 and 8 of the Public Records of Miami Dade County, Florida.

THIS PARCEL ALSO DESCRIBED AS FOLLOWS:

A parcel of land being a portion of Section 26, Township 53, Range 42 South, lying within the City of Miami Beach, Miami Dade County, Florida. Said parcel of land being more particularly described as follows:

Begin at the Southeast corner of Lot 9, Block 20 of the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as shown on said map and as recorded in Plat Book 8, pages 7 and 8 of the Public Records of Miami Dade County, Florida, the South 57° East of the East Line of Lots 9, 8 and 7 of said Block 20, and the West right of way line of State Road A1A (Collins Avenue), a distance of 131.10 feet to the Northeast corner of said Lot 7, Block 20, thence North 82°28'02" West, along the North Line of Lots 6 and 10, of said Block 20, and the South right of way line of 34<sup>th</sup> Street, a distance of 200.68 feet to the Southwest corner of said Lot 10, said point being reference point "A"; Thence South 70°43'28" West, along the West side of said lot and the West right of way line of Indian Creek Drive, a distance of 87.01 feet to the Southwest corner of said lot 10; Thence South 70°43'28" East, along the South line of said lots 10 and 9, and the North right of way line of 34<sup>th</sup> Street, a distance of 204.97 feet to the Point of Beginning;

TOGETHER WITH:

Commence at the aforementioned reference Point 'A'; Thence North 82°28'02" West, along the western projection of the North line of said Lot 10, a distance of 50.00 feet to the Point of Beginning; Thence continue North 82°28'02" West, a distance of 7.94 feet; Thence South 11°30'22" West, a distance of 73.30 feet; Thence South 70°04'28" East, along the Western projection of the South line of said Lot 10, a distance of 13.47 feet; Thence North 07°25'37" East, along the West right of way line of said Indian Creek Drive, a distance of 76.02 feet to the Point of Beginning.

Said lands situate within the City of Miami Beach, Miami Dade County, Florida

**SURVEYOR'S NOTES:**

Bearings are based on an assumed meridian, where the baseline of State Road A1A (Indian Creek Drive) as shown on Florida Department of Transportation Project Network Control Sheet, Financial Project ID 414641-1-52-01, between stations 51+40.33 and 53+97.73, bears South 07°25'37" west. All distances as shown are based on the US Survey foot.

The client provided the legal description to the surveyor. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed herein. The Legal description was based on the Warranty Deed for the following Tax Identification (Folio) Number: 02-3226-001-1420-Collins Parcel, as recorded in Official Records Book 26096 at Page 2676.

No improvements were located within the Survey Site. This survey represents the locations of the Property corners within the survey site. Although the recovered monumentation was based on the Boundary Survey prepared by Stoner & Associates, Inc dated 04/23/1972, TSM (Triangle Surveying and Mapping, Inc) assumes no responsibility for any errors or omissions. This Survey does not extend beyond the property lines depicted herein. No property corners were set at the time of the revised survey because the site is under active construction.

Record dimensions (R) are based directly on the recovered monumentation.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the

This map is intended to be displayed at a scale of 1/20 or smaller.

**SURVEYOR'S CERTIFICATION:**

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and plotted under my direction. I further certify that this map or plat and the survey on which it is based meets the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 53-17, Florida Administrative Code, under Sections 53-17.051 and 53-17.052 and is a "BOUNDARY SURVEY" as defined in Section 53-17.050(1)(b).

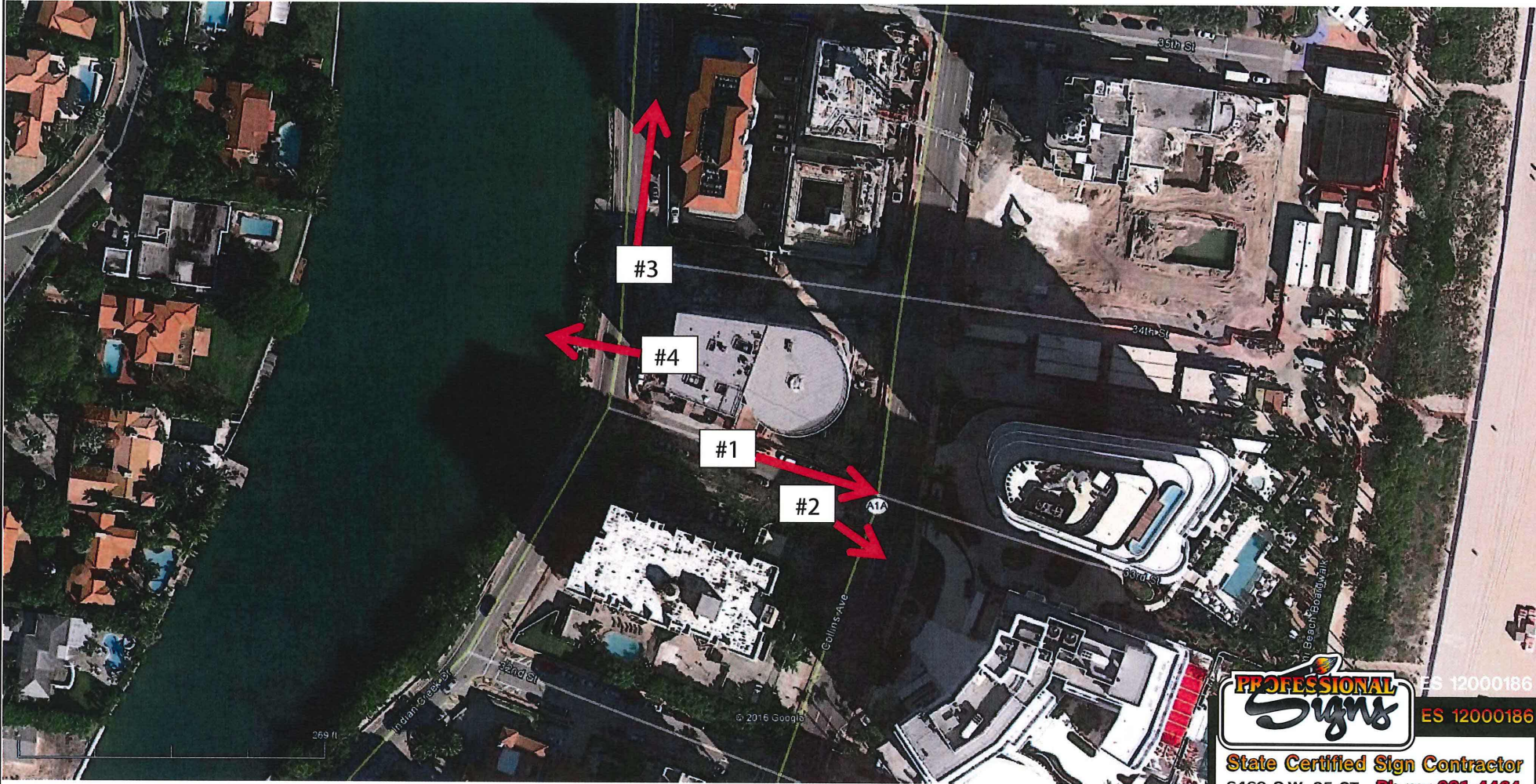
Revised Dated: May 16, 2014  
TRIANGLE SURVEYING & MAPPING, INC.

John Liptak  
Professional Surveyor & Mapping # 5664  
State of Florida

Date: 07/11/13	Project: 2605
Scale: 1"=20'	Checked by: JL
F.B. 225	Drawn by: ALR
Sheet: 1 OF 1	Sketch: 2029
Ref:	



PICTURES OF SURROUNDING PROPERTIES. KEY PLAN



**PROFESSIONAL Signs**  
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Phone 231-4464  
FAX (305) 665-2357

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3420 COLLINS AVE.  
MIAMI BEACH, FL 33140





VIEW FROM POSITION #1



**ES 12000186**

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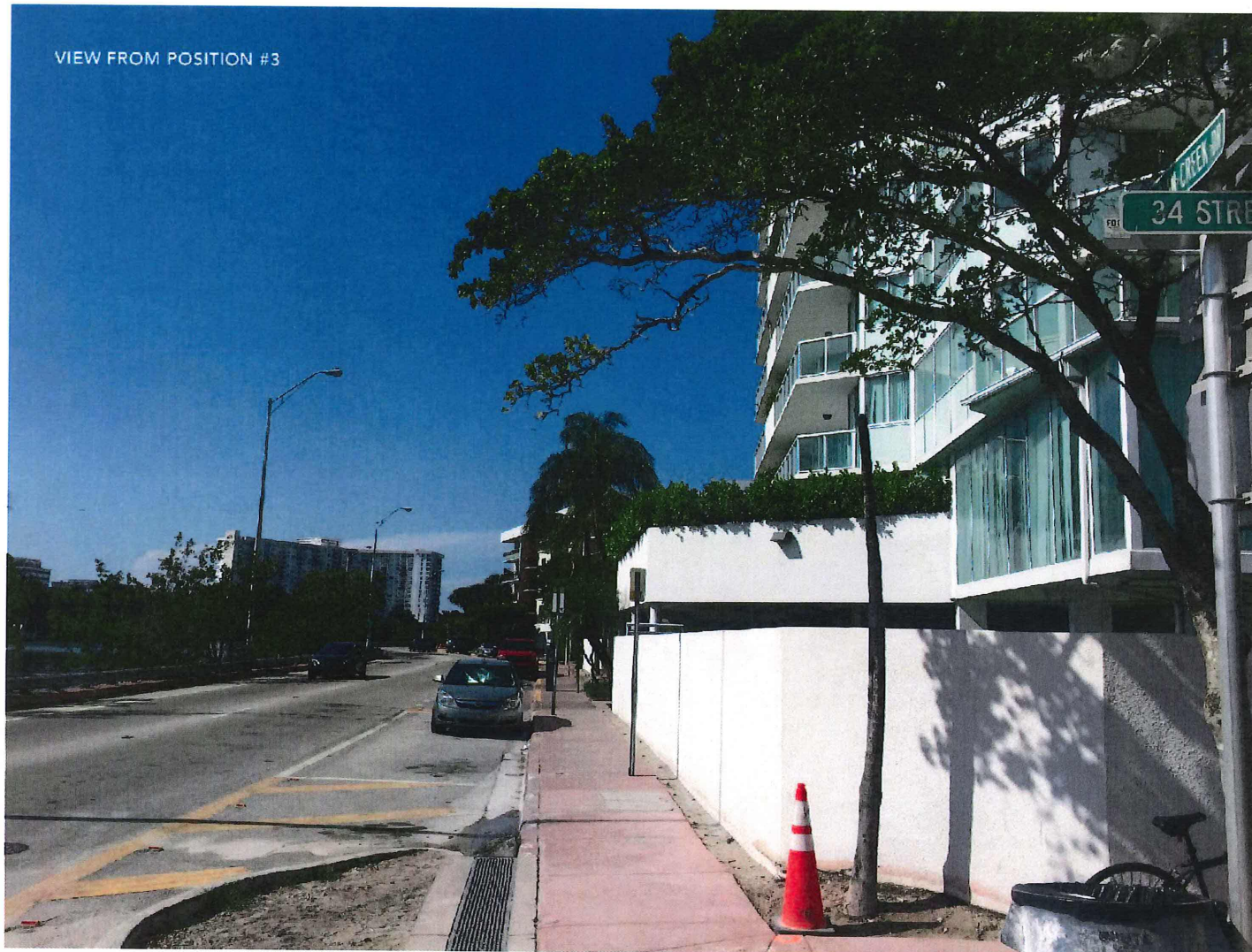
**PROFESSIONAL**  
*Signs* ES 12000186

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VIEW FROM POSITION #3



**PROFESSIONAL**  
*Signs* ES 12000186

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VIEW FROM POSITION #4



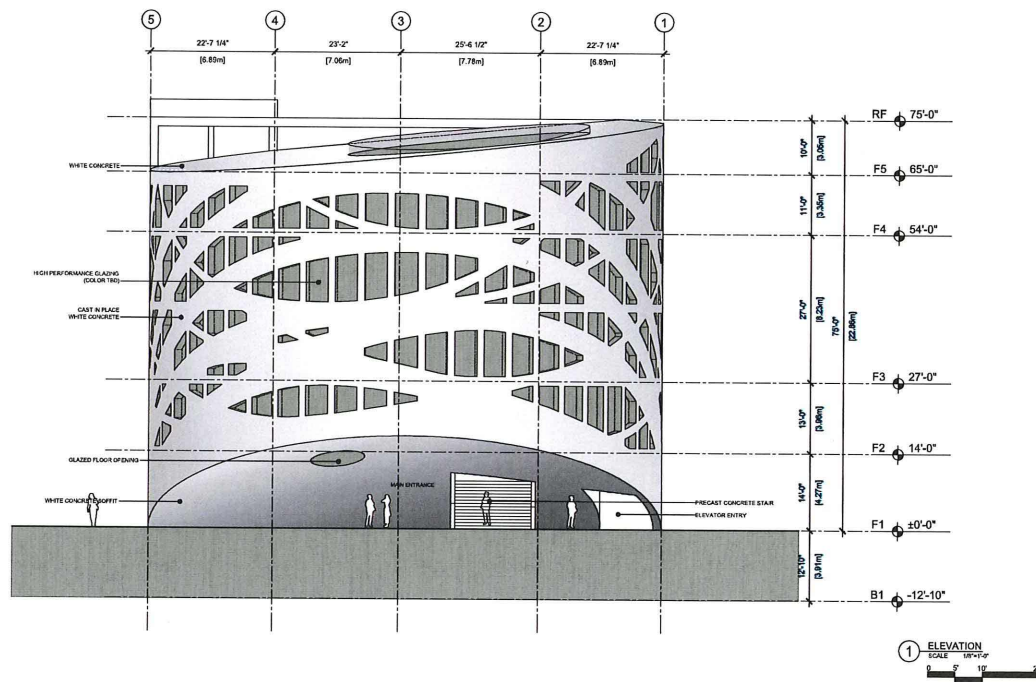
ES 12000186

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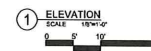
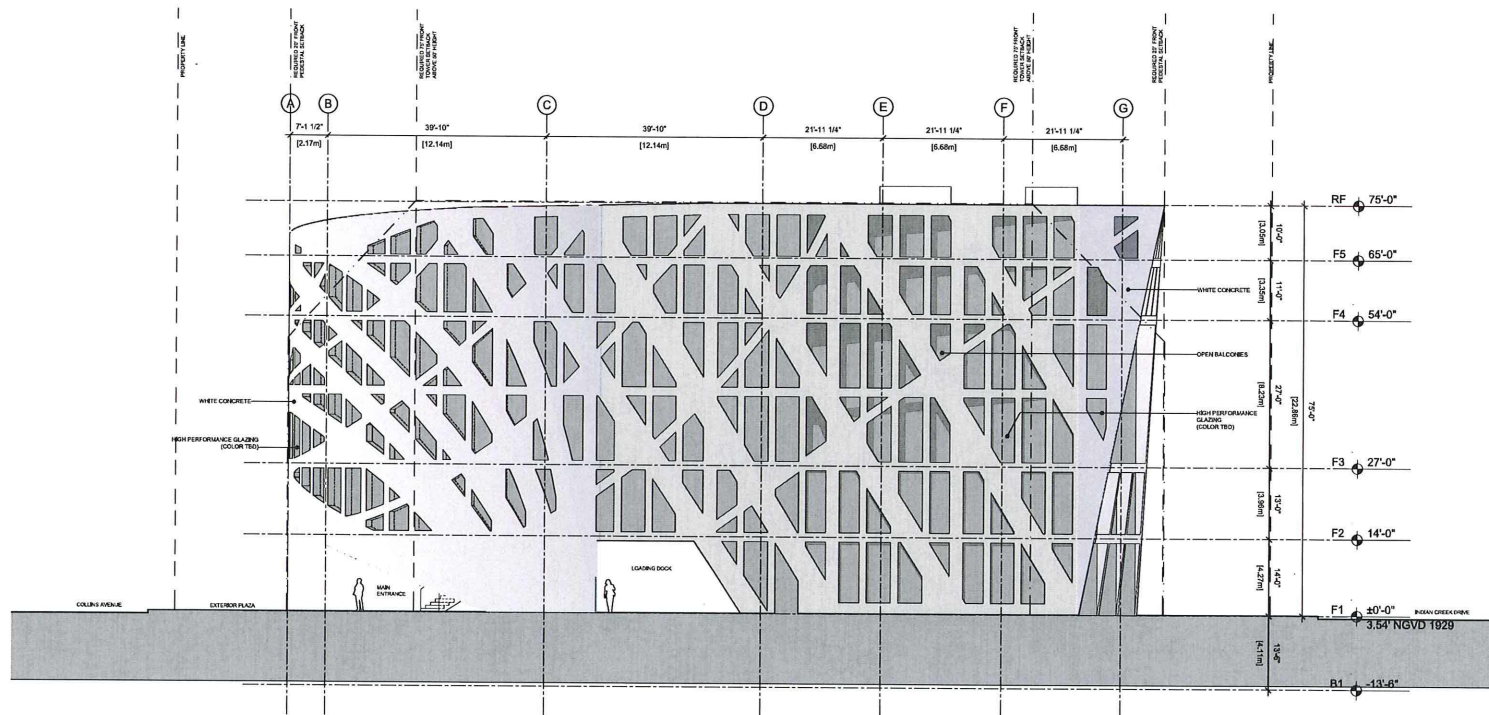
**PROFESSIONAL Signs** ES 12000186

**State Certified Sign Contractor**

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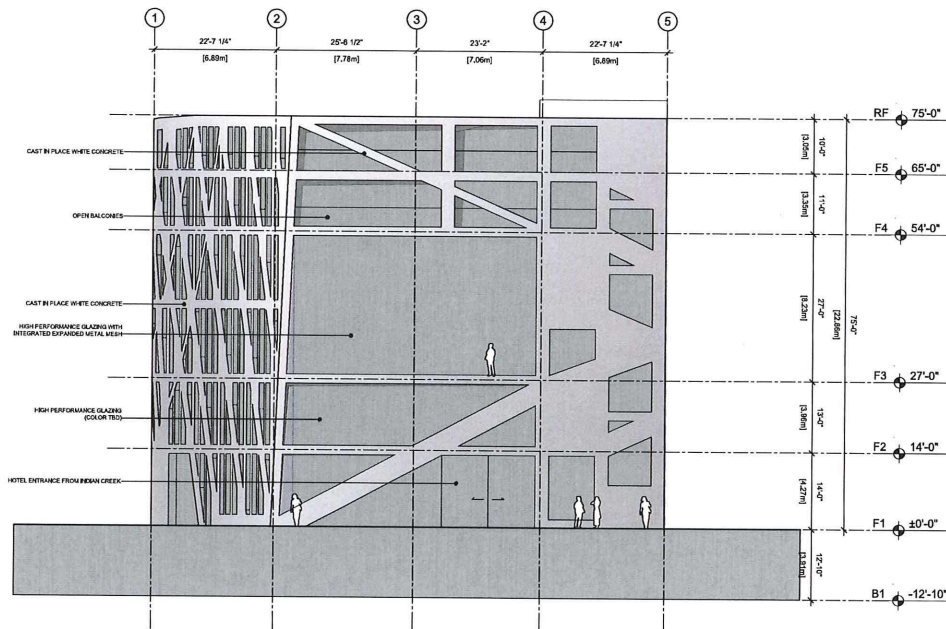
ES 12000186

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① ELEVATION  
SCALE 1/8"=1'-0"

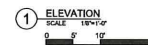
**PROFESSIONAL Signs** ES 12000186

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