

BOUNDARY SURVEY
of
49-53 COLLINS AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for

101
GT McDONALD ENTERPRISES INC

[illegible]

Proj: 05-0445

Job: 16-0109

Date: 04-15-2016

Drawn: G.P., G.M., J.S

Checked: J.S.

Scale: AS SHOWN

Field Book: ON FILE

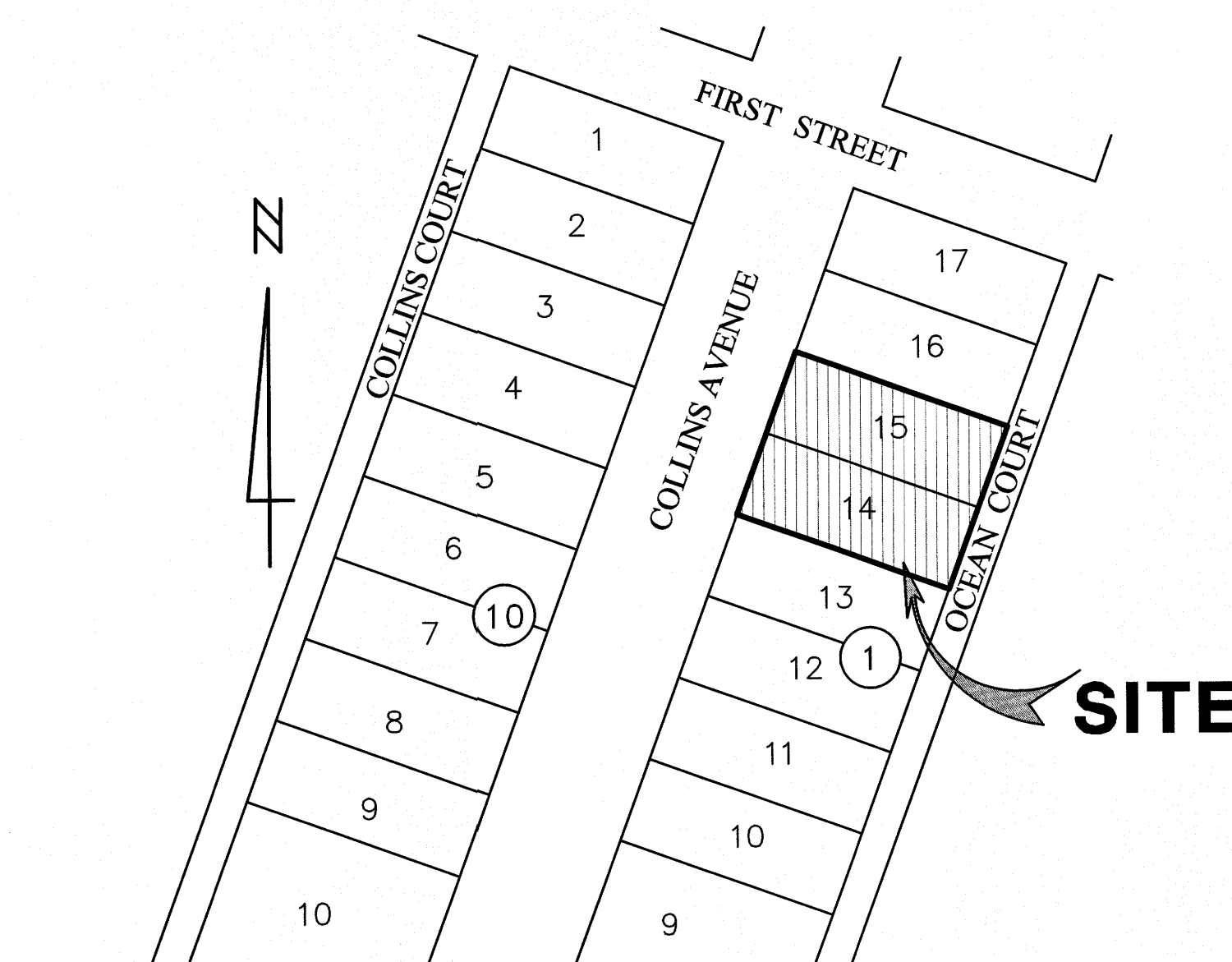
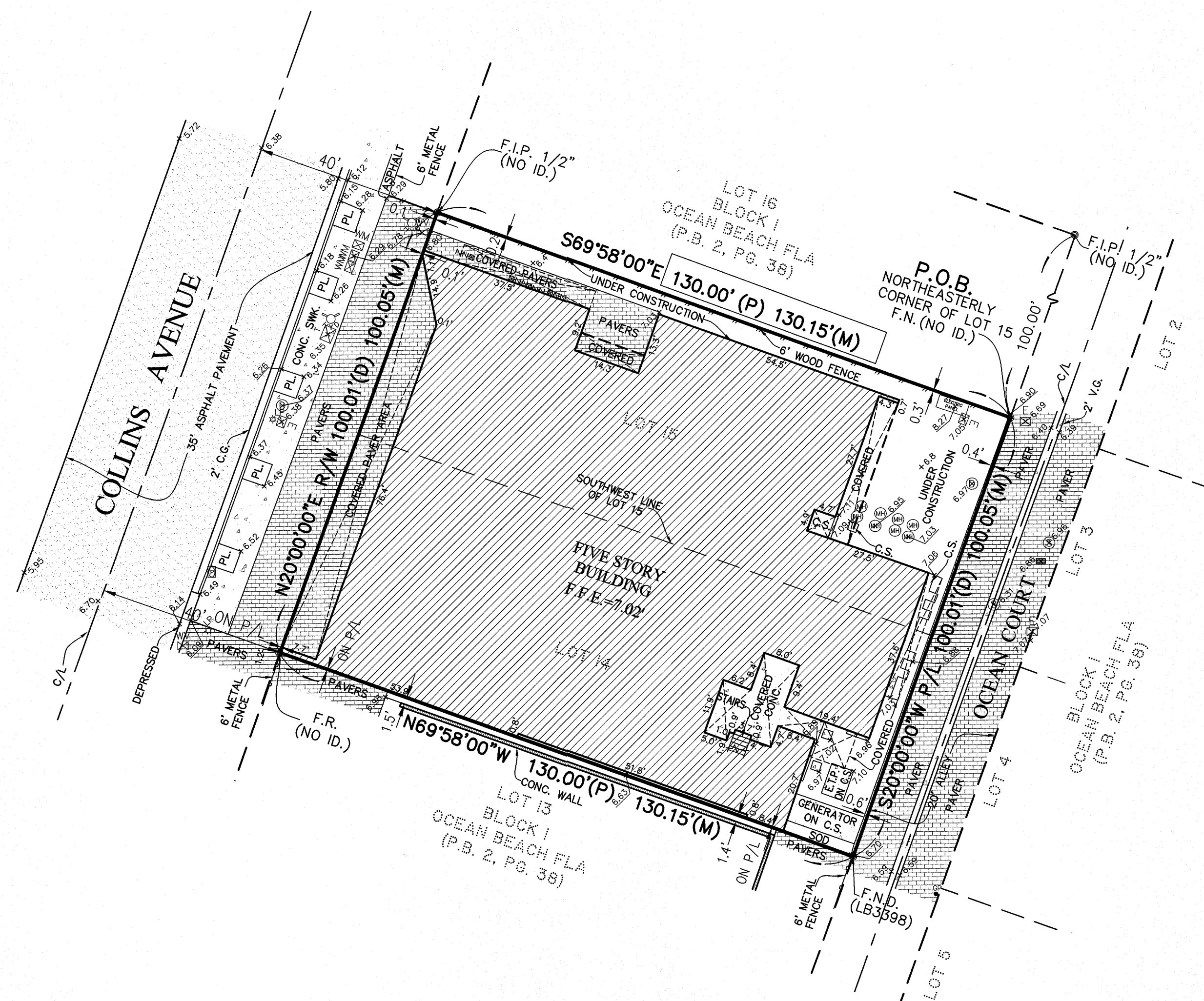
SHEET 1 OF 1

for
GT McDONALD ENTERPRISES, INC



A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
C.L.F.	Chain Link Fence
CONC.	Concrete
C.S.	Concrete Slob
D.W.Y.	Driveway
E.O.W.	Edge of Water
E.T.P.	Electric Transformer Pad
F.F.P.	Finisher Floor Elevation
F.I.P.	Found Iron Pipe
F.N.	Found Nail
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
P.G.	Page
PL	Planter
P/L	Property Line
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
P/S	Parking Spaces
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
R/WK	Sidewalk
T.B.M.	Temporary Benchmark
T.O.B.	Top of Bank
U.E.	Utility Easement
V.G.	Valley Gutter
W.F.	Wood Fence
(TYP)	Typical
R	Recorded

Ø	Diameter
	Air Conditioner
	Water Pump
	Back Flow Preventer
CLP	
	Concrete Light Pole
CLV	
	Cable Television
MLP	
	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
WM	
	Water Meter
E	
	Electric Box
T	
	Telephone Box
	Sewer Manhole
---OUL---	Overhead Utility Lines
	Light Pole
GV	
	Gas Valve
WV	
	Water Valve
	Water Manhole
T	
	Telephone Manhole
MW	
	Monitoring Well
	Parking Meter
UM	
	Unknown Manhole
SV	
	Sewer Valve
	Mail Box
+10.00	
	Spot Elevation
	Temporary Benchmark
5'-15'-10'	
	Diameter-Height-Spread
-----	Right-of-Way Lines
	Property Corner
	Traffic Sign
	Catch Basin
	Drainage Manhole
ICV	
	Irrigation Control Valve
	Iron Fence
	C.B.S. Wall
	Clean Out
GP	
	Guard Pole
	Chain Link Fence
	Wood Fence
GM	
	Gas Meter
G	
	Grease Manhole
	Drain



LOCATION SKETCH
NOT TO SCALE

1. Field Survey was completed on: April 15th, 2016.

2. LEGAL DESCRIPTION:

Lots 14 and 15, in Block 1, of "Ocean Beach Florida Subdivision", according to the Plat thereof recorded in Plat Book 2, at Page 38, of the Public Records of Miami Dade County, Florida, also described as follows:

And also commence at (Begin at) the Northeasterly corner of said Lot 15, in Block 1, of "Ocean Beach Florida Subdivision", according to the Plat thereof, as recorded in Plat Book 2, at Page 38, of the Public Records of Miami Dade County, Florida; thence run Southwesterly (S20°00'00"W) along the Easterly line of said Lots 15 and 14 in Block 1, for a distance of 100.01 feet (100.05 feet measured) to the Southeasterly corner of said Lot 14, thence run Northwesterly (N69°58'00"W) for a distance of 130.00 feet (130.15 feet measured) to the Southeasterly corner of said Lot 14, thence run Northwesterly (N20°00'00"E) along the Westerly line of said Lots 14 and 15, for a distance of 100.01 feet (100.05 feet measured) to the Northeasterly corner of said Lot 15; thence run Southeasterly (S89°59'00"E) along the Easterly line of said Lot 15 for a distance of 100.00 feet (100.05 feet measured) to the Northeasterly corner of said Lot 15 and the POINT OF BEGINNING, all of and being in a portion of Section 3, Township 54 South, Range 42 East, Miami Beach, Dade County, Florida.

Being the same property conveyed to RWB Medical Income Properties I Limited Partnership, a Louisiana partnership, by Deed of record in Book 13006, Page 2231, and Deed of record in Book 13006, Page 2233, Clerk's Office of Dade County, Florida.

Containing 13.015 Square feet or 0.30 Acres more or less by calculations.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of N20°00'00"E along the Northwesterly Property line as per Deed recorded in O.R.B. 23954, at Page 3383, of the Public Records of Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Elev.=8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12086C06319, Suffix L.
Revised Date: 09-11-2009

An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from National Geodetic Vertical Datum 1929 (N.G.V.D. 1929).

Benchmarks used:
 -Miami-Dade County Benchmark: D-146
 Elev. 8.84' N.G.V.D. 1929
 Located @ 5th Street & Ocean Drive

-Miami-Dade County Benchmark: D-145
Elev. 6.64' N.G.V.D. 1929
Located @ South Pointe Drive & Ocean Drive

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

Legal Description provided by client as per Official Records Book 23954, Page 3383, of the Public Records of Miami Dade County, Florida.

5. LIMITATIONS:

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Client is hereby advised that the Client is responsible for determining the position of any entity or individual who may appear in public records. 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 herein. This notice is required by the Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 55-17.01, F.A.C.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 53-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

By: _____
Oria Jannet Suarez, P.S.M.
Professional Surveyor and Mapper Number No. LS 678
State of Florida

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
Additions or deletions to survey maps or reports by other than the signing party or parties is
prohibited without written consent of the signing party or parties.