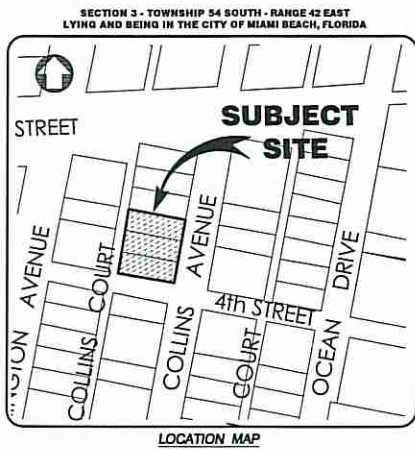




# BOUNDARY/TOPOGRAPHIC SURVEY

| TREE TABLE |                    |              |        |        |        | TREE TABLE |                    |             |        |        |        |
|------------|--------------------|--------------|--------|--------|--------|------------|--------------------|-------------|--------|--------|--------|
| No.        | BOTANICAL NAME     | COMMON NAME  | CAULPS | HEIGHT | SPREAD | No.        | BOTANICAL NAME     | COMMON NAME | CAULPS | HEIGHT | SPREAD |
| 1          | SABAL PALMETTO     | SABAL PALM   | 10"    | 17'    | 6"     | 24         | BULFINX SAMARITA   | GUMBO LIMBO | 13"    | 30'    | 21"    |
| 2          | COCCO NUT          | COCONUT PALM | 10"    | 25'    | 12"    | 25         | FLORIDA NATIVE     | TREE        | 13"    | 30'    | 21"    |
| 3          | SABAL PALMETTO     | SABAL PALM   | 10"    | 17'    | 6"     | 26         | FLORIDA NATIVE     | TREE        | 13"    | 30'    | 21"    |
| 4          | QUELTER VIRGINIANA | QUELTER      | 10"    | 25'    | 12"    | 27         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 5          | SABAL PALMETTO     | SABAL PALM   | 10"    | 17'    | 6"     | 28         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 6          | QUELTER VIRGINIANA | QUELTER      | 10"    | 25'    | 12"    | 29         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 7          | QUELTER VIRGINIANA | QUELTER      | 10"    | 25'    | 12"    | 30         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 8          | SABAL PALMETTO     | SABAL PALM   | 10"    | 17'    | 6"     | 31         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 9          | COCCO NUT          | COCONUT PALM | 10"    | 25'    | 12"    | 32         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 10         | QUELTER VIRGINIANA | QUELTER      | 10"    | 25'    | 12"    | 33         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 11         | SABAL PALMETTO     | SABAL PALM   | 10"    | 17'    | 6"     | 34         | FLORIDA NATIVE     | TREE        | 10"    | 25'    | 12"    |
| 12         | QUELTER VIRGINIANA | QUELTER      | 10"    | 25'    | 12"    | 35         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 13         | QUELTER VIRGINIANA | QUELTER      | 10"    | 25'    | 12"    | 36         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 14         | SABAL PALMETTO     | SABAL PALM   | 10"    | 17'    | 6"     | 37         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 15         | QUELTER VIRGINIANA | QUELTER      | 10"    | 25'    | 12"    | 38         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 16         | SABAL PALMETTO     | SABAL PALM   | 10"    | 17'    | 6"     | 39         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 17         | FLORIDA NATIVE     | TREE         | 10"    | 17'    | 6"     | 40         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 18         | BULFINX SAMARITA   | GUMBO LIMBO  | 13"    | 30'    | 21"    | 41         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 19         | FLORIDA NATIVE     | TREE         | 10"    | 17'    | 6"     | 42         | QUELTER VIRGINIANA | QUELTER     | 10"    | 25'    | 12"    |
| 20         | BULFINX SAMARITA   | GUMBO LIMBO  | 13"    | 30'    | 21"    | 43         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 21         | BULFINX SAMARITA   | GUMBO LIMBO  | 13"    | 30'    | 21"    | 44         | SABAL PALMETTO     | SABAL PALM  | 10"    | 25'    | 12"    |
| 22         | BULFINX SAMARITA   | GUMBO LIMBO  | 13"    | 30'    | 21"    | 45         | FLORIDA NATIVE     | TREE        | 10"    | 25'    | 12"    |
| 23         | BULFINX SAMARITA   | GUMBO LIMBO  | 13"    | 30'    | 21"    | 46         | FLORIDA NATIVE     | TREE        | 10"    | 25'    | 12"    |

MATCHLINE "A-A" (SEE BELOW RIGHT)

**SURVEYOR'S NOTES:**  
The date of completion of the original Survey was on June 30, 2013.  
Revision 1: The Survey was updated in the field on April 21, 2014.  
Revision 2: The Survey was updated in the field on April 5, 2017.

**DATES OF SURVEY:**  
The date of completion of the original Survey was on June 30, 2013.  
Revision 1: The Survey was updated in the field on April 21, 2014.  
Revision 2: The Survey was updated in the field on April 5, 2017.

**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, Florida Administrative Code.  
Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/10 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.

**PERTINENT INFORMATION USED FOR SURVEY:**  
North arrow direction is based on an assumed Meridian.  
Bearings as shown herein are based upon the centerline of Collins Avenue with an assumed bearing of N10°47'05"E, said line to be considered a well established and monumented line.  
This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community Panel Number 120351 (City of Miami Beach), Map No. 0319, suffix L, Map Revised Date: September 11, 2007.  
For Vertical Control:  
All elevations shown herein are based on the North American Vertical Datum of 1988, and a Benchmark supplied by the Public Works Department of Miami-Dade County, Florida.  
Benchmark: D-146  
Elevation: 8.84 (N.G.V.D. 29 datum)  
-1.558 = 7.282 (N.A.V.D. 88 datum)  
Located at the Southwest corner of the intersection of Ocean Drive and 5th Street.  
Plat of "OCEAN BEACH FLA. SUBDIVISION" recorded in Plat Book 2 of Page 38 of the Public Records of Miami-Dade County, Florida.  
**RESTRICTIONS:**  
Since no other information were 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 Works Department of Miami-Dade County, Florida.  
The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of 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 herein.

**MISCELLANEOUS:**  
There exist 48 regular parking spaces and 1 handicapped parking space on the subject property.

**PURPOSE OF SURVEY:**  
The purpose of this survey is for a Permit and Design.

**CLIENT INFORMATION:**  
This Boundary/Topographic Survey was prepared at the instance of and certified for:  
Savoy Hotel Partners LLC  
The Savoy Hotel

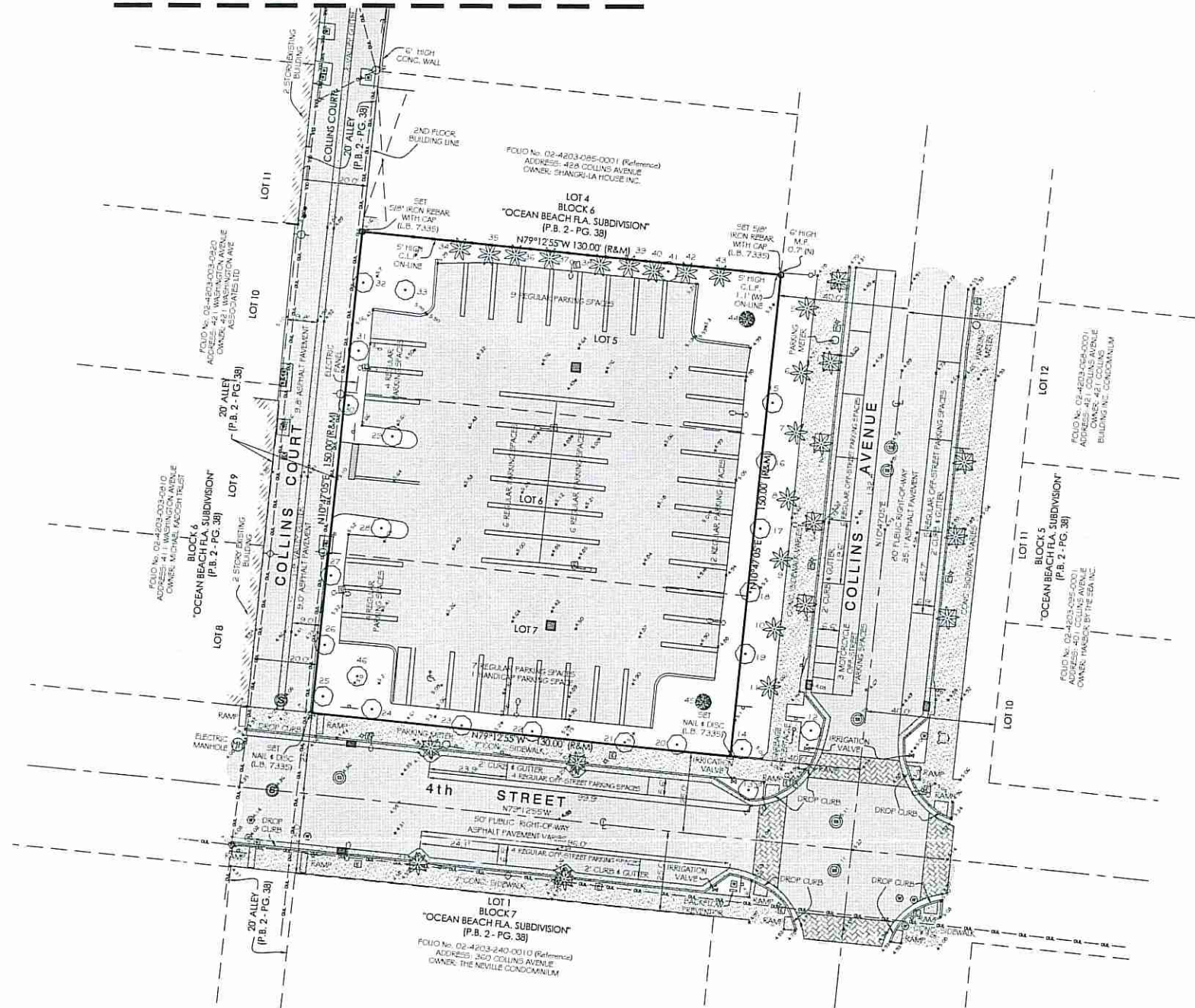
**SURVEYOR'S CERTIFICATE:**  
I hereby certify that this Boundary/Topographic Survey and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said Boundary/Topographic Survey meets the intent of the applicable 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 472.003 of the Florida Statutes.

**LONGITUDE SURVEYORS L.L.C.** a Florida Limited Liability Corporation  
Florida Certificate of Registration Number 157333  
By: *[Signature]*  
Bernardo M. Sanchez, P.E., Registered Surveyor and Mapper 156313  
State of Florida

**NOTICE:** Not valid without the signature and original rubber seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps other than the signing party are prohibited without the written consent of the signatory.

## LEGAL DESCRIPTION:

Lots 5, 6, and 7, Block 6, of "OCEAN BEACH SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.



MATCHLINE "A-A" (SEE ABOVE LEFT)

## LEGEND

- CONC. = CONCRETE
- R = RECORDED VALUE
- M = MEASURED VALUE
- (C) = CALCULATED
- C.B.S. = CONCRETE BLOCK STUCCO
- E = CENTERLINE
- P.B. = PLAT BOOK
- P.F. = PAGE
- M.F. = METAL FENCE
- W.P. = WOOD POWER POLE
- G.U. = GUY WIRE
- C.P. = CONCRETE POWER POLE
- O.P. = ORNAMENTAL PLANT
- B.L. = BOLLARD
- S. = SIGN
- P.T. = PALM TREE
- T. = TREE
- C.L.F. = CHAIN LINK FENCE
- W.F. = WOOD FENCE
- M.F. = METAL FENCE
- C.M. = CEMENT
- G.V. = GAS VALVE
- C.B. = CATCH BASIN
- O.P.L. = ORNAMENTAL LIGHT POLE
- O.P.L. = ORNAMENTAL LIGHT POLE
- L.P. = LIGHT POLE
- F.P. = FLAG POLE
- R. = RADII
- I.D. = IDENTIFICATION
- L.P. = LIGHT POLE
- A. = ARC
- L. = LENGTH
- A. = ANGLE OF THE CURVE
- O.P.L. = ORNAMENTAL LIGHT POLE
- M.P. = MEASUREMENT LINE
- O.W. = OVERHEAD WIRE
- W.V. = WATER VALVE
- W.M. = WATER METER
- F.H. = FIRE HYDRANT
- T.S.B. = TEMPORARY SITE BENCHMARK
- H.O. = HEDGE OR LANDSCAPED AREA
- C.O. = CLEAN OUT
- S.S.M. = SANITARY SEWER MANHOLE
- S.M. = STORM DRAINAGE MANHOLE
- F.M. = FIRE MANHOLE
- C.L.F. = CHAIN LINK FENCE
- M.F. = METAL FENCE
- W.F. = WOOD FENCE
- M.B. = MAILBOX
- S.M.A. = SIGNAL MAST ARM
- S.L.S. = STREET LIGHT SIGNAL
- B. = BRICK
- C. = CONCRETE
- P. = PAVEMENT
- T. = TILE
- S.C. = STAMPED CONCRETE
- A. = ASPHALT

**LONGITUDE**  
SURVEYORS

7769 N.W. 48TH STREET, SUITE 375  
MIAMI, FLORIDA 33166  
PHONE: (305) 463-0912 FAX: (305) 513-5680  
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14297.2.00  
FIELD BOOK: EFB  
DRAWN BY: RE  
SHEET 1 OF 1