

The Bearings and Horizontal coordinates as shown herson are based on the State Plane Coordinate System. Floridat East Zone, NAD 83 (1990) (U.S. Surrey foot) and were derived from Observations utilizing a Topoon HiPer Lits plan, global positioning system (GPS), receiver and running 1050-1050-1079 (Prifer Lits plan, global positioning system (GPS), receiver and running 1050-1050-1079 (September 1050-1079). The position of the State of September 1050-1079 (September 1050-1079). The position of the State of September 1050-1079 (September 1050-1079). The state of State of September 1050-1079 (September 1050-1079). The state of September 1050-1079 (September 1050-1079) (September 1050-1079). The state of September 1050-1079 (September 1050-1079) (September 1050-1079). The state of September 1050-1079 (September 1050-1079) (September 1050-1079) (September 1050-1079). The state of September 1050-1079 (September 1050-1079) (September 1050-10

Elevations are referred to the North Anarisan varieties Dalwin 1988 (NAVD8); Elevations are breed on a City of Misms Beach Benchmark No. 1801 his serve being a PK nati and brase waster in the Northeast corner of the instruction of 18th Shroot and James Avenue, Elevation 4.88 feet (NGVD 1928). The U.S. Army Corpus of Engineers program Corpson, vol. 10 based on the Verticon 2.0 model (1994) was utilized to convert the orthomatic height between NGVD29 and NAVD88. The Local conversion from NGVD29 to NAVD88 is (1)-5 feet, using as input date the State Plane Coordinates based on NAD83 information obtained by GPS.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the Sandards of Practice as set form by the Florida point of Professional Surveyors and Mappers as contained. The Professional Surveyors and Mappers as contained in 10,000 feet for Commercial Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter S-II-ToS(3)(b)15.8 FAC, of a closure in feet of plus or minus 0.06 feet times the square root of the distance in miles.

minus 0.05 feet times the square root of the distance in miles.

This SKETCH OF BOUNDARY SURVEY does not represent a Mean High Water
Line Survey as defined under Chapter 5-117.05(g) Florida Administrative Code
nor does the Survey purport to determine the nature and/or limit of ownership
of the survey of the Chapter of the subject property. The Subject
Property lies West of the Duries adjected to the subject property. The Subject
property lies West of the Survey of the subject property. The Subject
property lies West of the Survey of the subject property. The Subject
property lies West of the Survey of the subject property. The Subject
property lies West of the Survey of Trustees of the Internal Improvement Trust Fund of the State of Florida on June 15, 1976.

The Cosstal Construction Control line (CCCL) as shown hereon is based on the update survey performed by this office clased March 19, 2015. The location of the Cosstal Construction Control Line are nefer to PRM 377-84-718 PRM 377-85-718. The control line recorded in the Costal Construction Control Line are nefer to PRM 377-86-718 PRM 377-86-718 provided by the Costal Construction Control Line recorded in PRM 377-86-718 provided by the CCL The CCL The PRM 377-86-718 provided by the CCL T

Right of Way as shown is based on the recorded Plat and the record description and has not been abstracted by the Surveyor. Any notorious evidence of occupation and/or use of the described parcel for Right-Ottaly, Ingress or Egness are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-OtWay other than shown on the recorded plat or stated in the legal description, as it appears on this drawing.

A portion of the Subject Property lies within a Special flood Hazard Ana (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Mamin-Deed County, Florida and Incorporated Areas Map No. 120861, bearing an effective/revised date of September 11, 2009. Said may definered as portion of the hermin described lard to be situated within Zone AE, base flood elevation 8 feet. The map delineates a portion of the hermin described lard bot be situated within Zone AE, base flood elevation 8 feet. The map delineates a portion of the hereim described lard to be situated within Zone AE, base flood elevation 8 feet. The map delineates a portion of the hereim described lard to be situated within Zone X, lying within an area outside of the 0.2% annual chance floodplain.

The underlying Property, as described hereon lying West of the Erosion Control Line, contains 152,274 square feet more or less (3.79 Acres, more or less). The area calculation stated hereon includes the excluded areas for Commercial Linits "A", "9-1" and "8-2" as described in the Amendment to Declaration of Di Lido Condominium and the Amendment to the Bylase of the Di Lido Condominium Association, Inc., recorded in Official Records Book 23088 at Page 3561.

NOTE all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

This map is intended to be displayed at a scale of 1":30' or smaller SURVEYOR'S CERTIFICATION:

TO: To Di Lido Beach Resort LLC, Greenberg Traurig PA, Chicago Title Insurance Company, Stewart Title Guizanty Company, Cantor Commercial Real Estable Lending, L.P., any Index or lenders holding a loan secured by the direct or indirect interests in the property owner and any of their respective successors and/or assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2015 Minimum Standard Detail Requirements for ALTANSPS Land The Surveys, jointly established and adopted by ALTA and NSPS, and includes libers 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 3, 9, 13, 16, 16, 19 and 201 highly and includes libers 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 3, 9, 13, 16, 16 and 201 highly and the control of the field work was completed on Metric 10, 2016. The undeningined further certifies that this map or plat meets the Standards of Predicts Requirements, adopted by the Sead of Prefessional Surveyors and Mappern, pursuant to Chapter 472 027 Florida Standards Surveyors and Mappern, pursuant to Chapter 472 027 Florida Standards Surveyors and Mappern, 150rda Administrative Code, under Sections S.1-17, 051 and 5,1-17,052 and is a 180UNDARY SURVEY as defined as Section 5,1-17,050(10)(b).

Dated this. March 22, 2018

E.R. BROWNELL & ASKSCHATES, 132

Angoin Abeleria, 100-President Surveyor, 100-President Surveyor,

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by order than the signing party or parties is prohibited without written consent of the signing party or parties. Certificate of insurance to be furnished upon request.

Leasehold Interest contained in that Lease dated September 10, 1999, by and between DI Lido Beach Hotel Corporation, a Florida corporation, as Landford, and DI Lido Beach Resort, Lid, a Florida intelled partnership, as Tenant, as evidenced by that Memorandum of Hotel Ground Lease recorded September 20, 1999 in Official Records Book 1878, Page 580, as amended by an unrecorded First Amendment to Ground Lease dated July 28, 2001, over lands being discretions as

Lots 19, 19 and 20 in Block 29 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a Subdivision of Miami-Dada County, Florida, according to the Plat thereof, as recorded in Plat Block 2, at Page 77 of the Public Records of Miami-Dade County, Florida.

Dade County, Florida.

Lots 1, 2, 3, 4, 17 and the South Half (S1/2) of Lots 5 and 16 in Block 29 of FISHERS FIRST SUBDIV/SION F. ALTON BEACH, according to the Plat hieron, as common the Plat hieron, as common the Plat hieron as common the Plat Book 2, at Page 77, of the Public Records of Mami-Dade County, Florida, ALSC, Beginning at the Plat Book 2, at Page 77, of the Public Records of Mami-Dade County, Florida; thence un in an Easterly direction along the North line of said South Half (S1/2) of Lot 5, in Block 29 produced to the Erosion Control Line of the Allantic Cosan, said line recorded in Plat Book 105, at Page 26 of the Public Records of Mami-Dade County, Florida; thence run in a Southerly direction solid the Enoisen Control Line a distance of 280.009 feet to a point, said point of the Public Records of Mami-Dade County, Florida; thence run in a Southerly direction and the Southern County of the Public Records of Mami-Dade County, Florida; thence run in a Southerly direction along the Centerine of Lincoln Road produced Easterly to an intersection with the Easterly line of Block 29 produced Southerly, thence run in a Northerly direction along the Centerine of Lincoln Road produced Easterly to an intersection with the Easterly line of Block 29 produced Southerly, thence run in a Northerly direction along the Centerine of Lincoln Block 29 and its production Southerly, a distance of 278.78 to the Point of Beginning.

From and above minus ninety (-90) feet NGVD as referenced to the National Geodetic Vertical Datum (NGVD)

TOGETHER WITH

A portion of land being a part of the platted Lincoln Road right-of-way as shown on FISHER'S FIRST SUBDIVISION OF ALTON BEACH, a Subdivision of Miami-Dade County, Florida, according to the Plat thereof as recorded in Plet Book 2, at Page 77 of the Public Records of Miami-Dade County, Florida. Said land being more natificially described as for

Bounded on the South by the platted centerline of Lincoln Road lying Easterly of Collins Avenue as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH. Bounded on the West by a line 40 leet Easterly of and parallel with the centerline of Collins Avenue as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

AND Bounded on the East by the East line of Block 29 projected Southerly of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH.

Said lands LESS the areas known as Commercial Units "A", "B-1" and "B-2" described as follows:

A parcel of land being a portion of Lots 18, 19, and 20, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County. Seld parcel being more particularly described as follows:

being more particularly described as follows:

Commence at the Southwest corner of said Lot 20; thence North 88*0047" East along the Southerly line of said Lot 20 for a distance of 173.81 feet to a point, thence North 0159713" West for a distance of 0.50 feet to the Point of Beginning of the parcel of land herein described, thence South 88*0047" West for a distance of 173.22 feet to a point, thence North 07*0507" East for a distance of 151.50 feet to a point, thence North 85*0047" East for a distance of 42.72 feet to 151.50 feet to a point, thence North 85*0047" East for a distance of 30.00 feet to a point, thence South 85*0047" East for a distance of 30.00 feet to a point, thence South 87*0447 East for a distance of 36.70 feet to a point, thence North 85*0047" East for a distance of 54.33 feet to a point, thence North 85*0047" East for a distance of 55.51 feet to a point, thence South 01*59715" East for a distance of 55.51 feet to a point, thence South 01*59715" East for a distance of 55.51 feet to a point, thence South 01*59715" East for a distance of 55.51 feet to a point, thence South 01*59715" East for a distance of 54.01 feet to a point, thence South 01*59715" East for a distance of 54.01 feet to a point, thence South 01*59715" East for a distance of 64.01 feet to a point, thence South 80*0047" East for a distance of 64.02.01 feet to a point, thence South 80*0047" East for a distance of 64.02.01 feet to a point, thence South 80*0047" East for a distance of 64.02.01 feet to a point, thence South 80*0047" East for a distance of 64.02 feet to the Point of Beginning, Sad parcel lying between elevation 7.25 feet NoVO (1829) and 23.15 feet NoVO (1829) and 23.15 feet NoVO (1829) and 23.15 feet NoVO (1829) East for a distance of 64.02 feet to the Point of Beginning, Sad parcel lying between elevation 7.25 feet NoVO (1829) East for a distance of 64.02 feet to the Point of Beginning, Sad parcel lying between elevation 7.25 feet NoVO (1829) East for a distance of 64.02 feet to the Point of Beginning, Sad parcel lyin

LESS the following parcels consisting of Emergency Exit stainwells from the Hotel Unit to Collins Avenue and being more particularly described as follows:

Stainwell "A" (less out Commercial Unit "A")

Commence at the Southwest corner of said Lot 20; thence North 07* 3507* East for a distance of 4.178 feet to a point; thence North 88*0047* East for a distance of 0.51 hest to the Point of Beginning of the parcel of land herein described; thence continue North 88*0047* East for a distance of 26.07 feet to a point; thence South 01*9913* East for a distance of 15.40 feet to point; "thence South 88*0047* East for a distance of 15.40 feet to point; "thence North 01*9913* East for a distance of 5.85 feet to a point; thence North 01*5913* West for a distance of 21.50 feet to a point; thence South 85*0047* West for a distance of 30.89 feet to a point; thence South 85*0048* Or West for a distance of 30.89 feet to a point; thence South 97*35*07* West for a

distance of 8.19 feet to the Point of Beginning. Said parcel lying between elevation 7.25 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

Beginning at the aforementioned Point 'N., thoros South 82'02'/7' Weet for a distance of 21 50 feet to a point thence befort 19'91'1 Weet for a distance of 21 50 feet to a point. Thereo Roth 19'91'1 East for a distance of 21 50 feet to a joint; thence South 01'19'13'1 East for a distance of 21 50 feet to a point; thence South 01'19'13'1 East for a distance of 24 0 feet risuming to point 'A' Said parcel lying between elevation 12.5 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

Commence in (less out commercial Unit "X").

Commence it is the Southwest commer of said Lot 20; thence North 07*350" East for a distance of 110.22 feet to a point thence South 82*1529" East for a distance of 50.5 feet to the Point of Beginning of the pursel of lend horein described; thence continue South 82*1529" East for a distance of 3.67 feet to a point, thence horth 88*004" East for a distance of 11.30 feet to point "5"; thence South 88*04" West for a distance of 6.00 feet to a point, thence South 01*5913" West for a distance of 6.00 feet to a point, thence South 01*5913" East for a distance of 5.00 feet to a point, thence South 88*004" West for a distance of 1.00 feet to a point, thence North 195913" West for a distance of 1.00 feet to a point, thence North 195913" West for a distance of 1.00 feet to a point, thence North 195913" West for a distance of 1.00 feet to a point, thence North 195913" West for a distance of 1.00 feet to a point, thence North 195913" West for a distance of 1.00 feet to a point, thence North 195913" West for a distance of 1.00 feet to a point, thence North 195913" West for to the North 195913" West for the North 195913" West for 10 feet North 195913" West for

Beginning at the aforementioned Point 'B', thence North 01 '5913' West for a distance of 25.00 feet to a point thence South 88*0047' West for a distance of 8.00 feet to a point, thence South 10*591' East of a distance of 25.00 feet to a point, thence North 88*0047' East for a distance of 8.00 feet returning to Point '81' Sad parcel lying between elevation 12.5 feet NGVD (1929) and 23.15 feet NGVD (1929) only.

TOGETHER WITH any and all appurtenances thereto (including an undavided interest in the common elements and limited common elements of the Declaration of Condominium, as amended). Said lands lying in and being in the City of Mamil Beach, Findia.

A parcel of land being a portion of Lots 19, and 20, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County. Said parcel being more particularly described as follows:

being more particularly described as follows:

Commence at the Southwest corner of Lot 20 of said FISHER'S FIRST
SUBDIVISION OF ALTON BEACH, thence North 88'00'47' East along the
Southwhy line of said Lot 20 for a distance of 192.85 feet to a point, thence North
O1'59'13' West for a distance of 48.52 feet to a point, thence South 88'00'47'
West for a distance of 21.32 feet to the Point of Beginning of the parcel of land
herein described, thence North 0'15'913' West for a distance of 23.22 feet to a
point, thence South 88'00'47' West for a distance of 15.82 feet to a point thence
North 0'15'913' West for a distance of 15.80 feet to a point, thence South
North 0'15'913' West for a distance of 19.80 feet to a point, thence South
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East for West for a distance of 19.80 feet to a point, thence South 0'15'8'13'
East for West for a distance of 19.80 feet to the point of the Point of East for a point, thence South 19.80 feet to the Point of East for a point, thence South 19.80 feet to the Point of East for a point, thence South 19.80 feet to the Point of East for a point, thence South 19.80 feet to the Point of East for a point, thence South 19.80 feet to the Point of East for a point thence South 19.80 feet to the Point of East for a point the Point of East for a point the Point of East for a distance of 19.80 feet to the Point of East for a point the Point of East for a distance of 19.80 feet to the Point of East for a distance of 19.80 feet to the Point of East for a point the Point o

A parcel of land being a portion of Lots 18, and 19, FISHER'S FIRST SUBDIVISION OF ALTON BEACH; according to the Plat thereof as recorded in Plat Book 2 et Page 77 of the Public Records of Miami-Dade County. Said parcel being more particularly described as follows:

prior took. 2 et Page. 17 of the Public Necotors of Intans-Lade Courty, Said parcel being inter particularly described as follows.

Commence at the Southwest comer of Lot 20 of said FISHER'S FIRST SUBDIVISION OF ALTON BEACH thereos. North 8'5'0'0'7' Estat doing the Southerty line of said Lot 20 for a distance of 190 45 feet to a point, thereos North 0'1'99'13' West for a distance of 18.58 feet to the Point of Beginning of the parcel of land herein described, thereos North 0'1'99'13' West for a distance of 1.12 feet to a point, thereos South 8'0'0'4'' West for a distance of 1.12 feet to a point, thereos North 0'1'99'13' West for a distance of 1.12 feet to a point, thence North 8'0'0'4'' East for a distance of 1.12 feet to a point, thence North 8'0'0'4'' East for a distance of 1.12 feet to a point, thence North 8'0'0'4'' East for a distance of 1.12 feet to a point, thence North 8'0'0'4'' East for a distance of 1.12 feet to a point, thence North 0'1'99'13' West for a distance of 2.17 feet to a point, thence North 0'1'99'13' West for a distance of 2.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.01'1'91' of 1.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.01'91' of 1.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.01'91' of 1.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.01'91' of 1.17 feet to a point, thence North 0'1'99'13' West for a distance of 1.01'91' best for a distance of 1.00' feet to a point, thence North 0'1'99'13' West for a distance of 1.00' feet to a point, thence North 0'1'99'13' West for a distance of 1.00' feet to a point thence North 0'1'99'13' West for a distance of 1.00' feet for a point thematory of 1.17 feet to a point thence North 0'1'99'13' West for a distance of 1.00' feet for a point thematory of 1.1

(The property described hereon is the same as the property described in Schedule A of the Chicago Title Insurance Company, Commitment for Title Insurance, Order No. 5482129, with an effective date of January 22, 2016)

The lands described in the Orders of the Board of Adjustment of the City of Mismit Beach as recorded in Official Records Book 18504, Page 738, its North of and adjacent to the underlying panel described herein, and does not affect the subject property. The lands described in the Orders of the Board of Adjustment of the City of Mismit Beach as recorded in Official Records Book 24932, Page 3659 lies wholly within the "underlying parosi" described. The salt Order approved contain variances to Section 114-359 of the City of Mismit Beach Code of Ordinances field on September 1, 2009.

Only the surface indications of underground utilities have been located. The client has not provided underground records nor have they been obtained from the utility companies. Their emay be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground hotters have not been located.

Vegetation types and locations are labeled and shown hereon. All existing vegetation is part of a man made landscaping area built between the seat property line of the subject property and the most seaward edge of the dune. Limits of the most seaward existing edge of the beach dunes are also shown.

The floor area as annotated and shown hereon as the "Limit of the Building Line Above" contains \$1,140 square feet more or less. This is not the gross building areas nor has the floor area been adjusted to delete the area for the aforementioned Commercial Units "A", "8-1" and "8-2".

There are 202 total parking spaces lyfing within the 2 Parking Levels of the Parking Garage including 232 standard parking spaces and 24 compact parking spaces. There is an additional is surface handloop parking space and a task stand of s spaces. There are additional spaces not designated (not striped) within the parking facility to included in parking totals nected hereon.

from the erosen control line (properly line), to the 0.0 next contour line elevation. Dimension and location of the visible foundation outlines of any existing structure on the abilitied properly are shown with bearing a distance perpendicular to the County. Find the control Line (CCCL line) as defined on this survey according to the control Line (CCCL line) as defined on this survey according to the control line (CCCL line) and control of Mismir-Dade County, Findia. The several prependicular the Public Records of Mismir-Dade structure to the CCCL line has prependicular the distance between each point on intersection along the CCCL line as measured from the point of the intersection of the CCCL line with the north andorf the south property lines are shown. Dimension and location of solding mayor structures within the subject property of immediately adjacent to the north and south property lines are shown hereon and perpondicular distances to the CCCL line are shown.

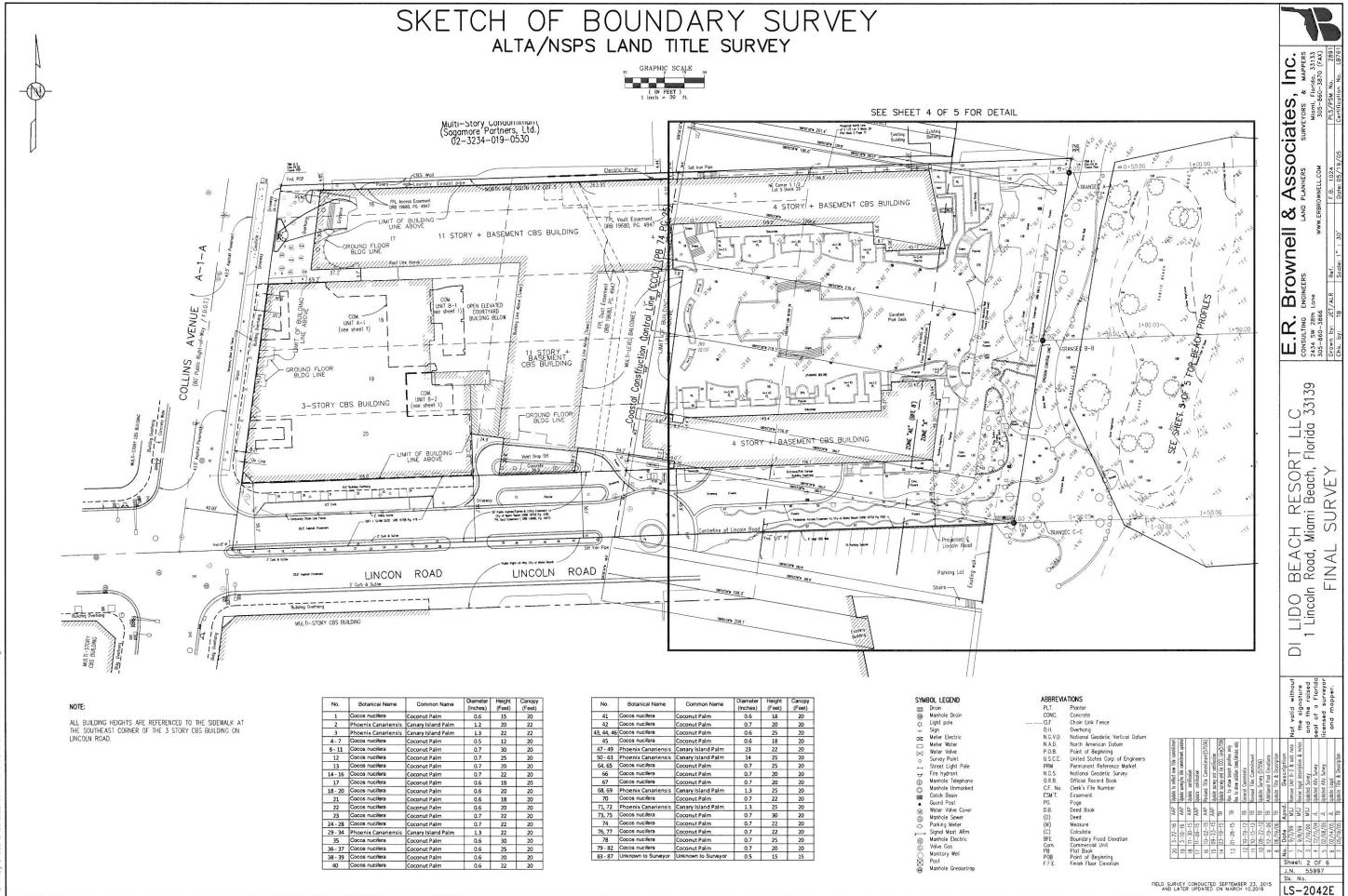
The essements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the surveyor as noted in the Chicago Title Insurance Company, Commitment for Title Insurance, Order No. 5462129, with effective date of January 22, 2018, and later revised on March 14, 2018 Schedule IS Section II, Exceptions (Exceptions Numbers 6, through 28) or 2018 Schedule IS Section II, Exceptions (Exceptions Numbers 6, through 28) or apparent from a physical inspection of the site or otherwise known to me have apparent experiment of the site of the site of the subject property of the site of the site of the subject property of the site of the site of the subject property.

EPTIONS
The Erosion Control Line as shown on the plat of the ESTABLISHMENT
OF THE EROSION CONTROL LINE recorded in Plat Book 105 at Page
82 a potent shero.
The Ceastal Construction Control Line as shown on the plat of the
COASTAL CONSTRUCTION CONTROL LINE recorded in Plat Book 74
at Page 25 is plotted hereon.

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588'00'47" ¥ 30.89" (S) ≤ N88'00'47'E 26.07' ⊊ POB LESS OUT N88700'47'E 21.50' € 588700'47' W 21.501

20 STREET 17th (AVENUE B) SUBJECT ate 7 $\overline{\mathbf{c}}$ 15 6 0 S 16 ASS 0 ಯ ಕ್ಷ C <u>=</u> Browne 2 LINCOLN ROAD 0 C LOCATION MAP Scale 1"=100" 0 N88'00'47"E 42.72 님 pp S8679'17'W \$3. 8.19' 55 Segretary 1.52 Segret N88100'47"E 36.70" Flor OR Seach, VEY LOT 18 1,073.30 sq. ft. 0.02 ocres N88'00'47'E S 风景区 $\overline{\alpha}$ Miami SUF N88700'47'E 15.66' POB 2 388700'47'W 10.56' CH N88700'47'E 29.79' \$ = 5.55' S01'59'13'E BEA(Road, INAL LOT 19 \$3800'47'W 20.37 \$5.31' \$8800'47'W 20.37 \$0.37' \$0.37' \$1.01' COMMERCIAL UNIT A LOT 2 Ω Lincoln h 17,133.54 sq. ft. 0.39 scree 0 UNIT B-1 Lying between 1,015.38 sq. ft. Elevations: 0.02 acress 9.60' and 20.40' 35.50' POB S88'00'47' w 21.32' N88'00'47' E 47.79' $\overline{\Box}$ LOT 20 LOT 1 N88'00'47'E \$88'00'47"W 173.22" N88100'47"E 173.81 LINCOLN ROAD Update it update 20 3-22-16 19 3-10-16 11 10-21-15 11 10-21-15 11 10-21-15 11 10-15-12 11 10-15 DETAIL COMMERCIAL UNITS A, B-1, B-2 (ORB 23098 PG 3561) NOTE: ALL THREE COMMERCIAL UNITS SHOWN HEREON ARE NOT A GRAPHIC SCALE J.N. 55997 Sk. No. FIELD SURVEY CONDUCTED SEPTEMBER 23, 2015 AND LATER UPDATED ON MARCH 10,2018 LS-2042E



FIELD SURVEY CONDUCTED SEPTEMBER 23, 2015 AND LATER UPDATED ON MARCH 10,2016

