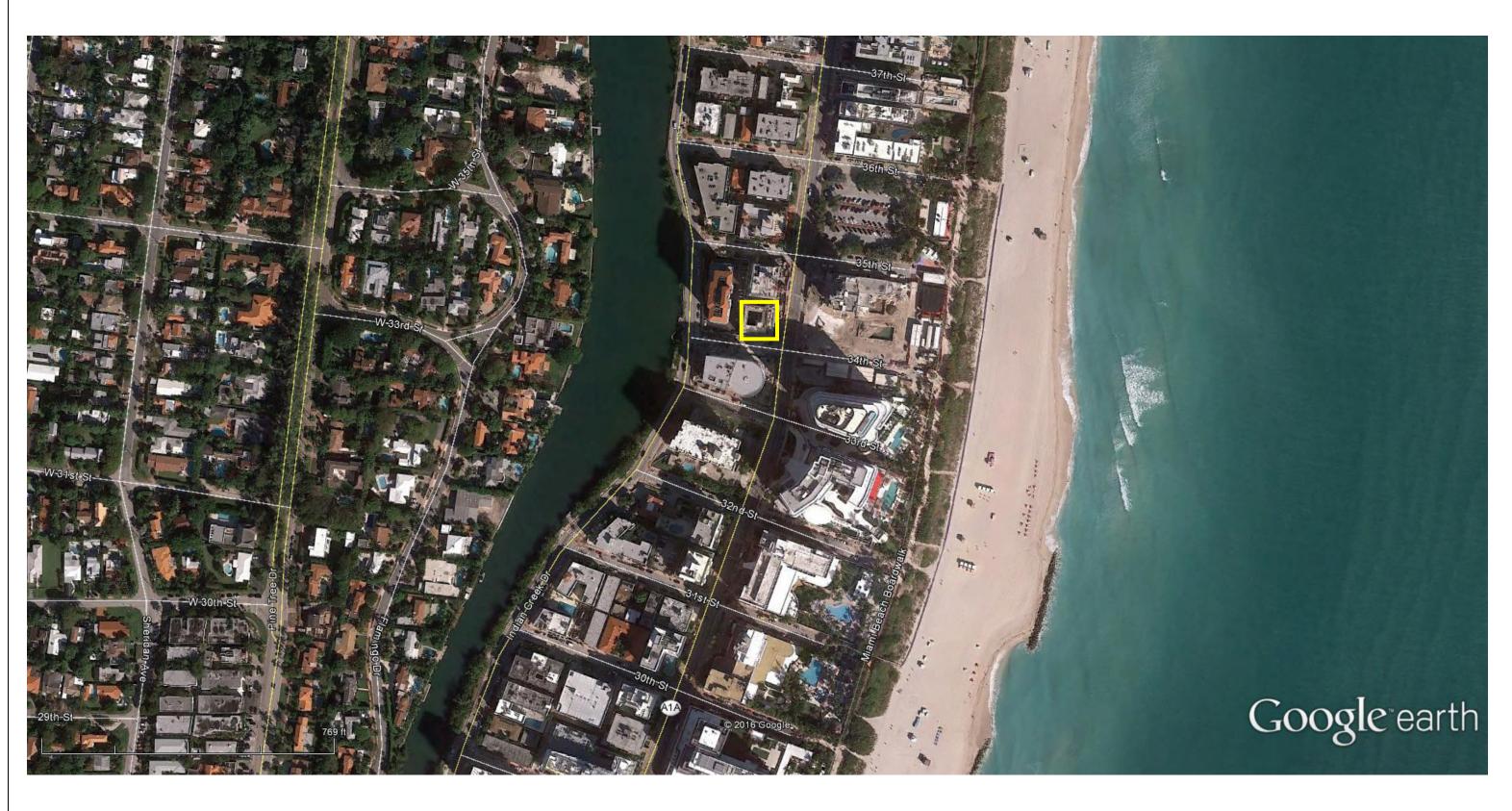
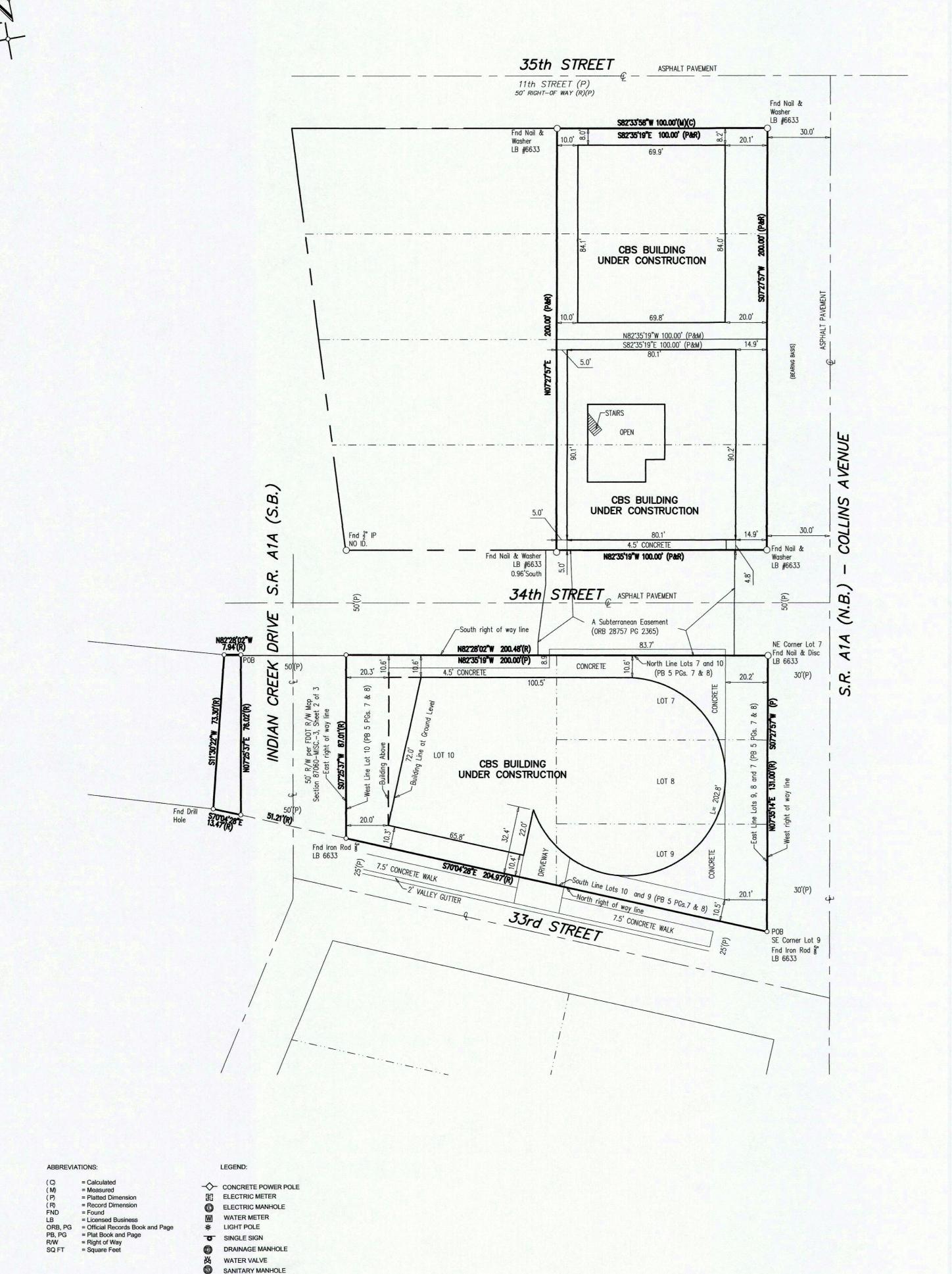
Location Plan



SURVE

-BUIL

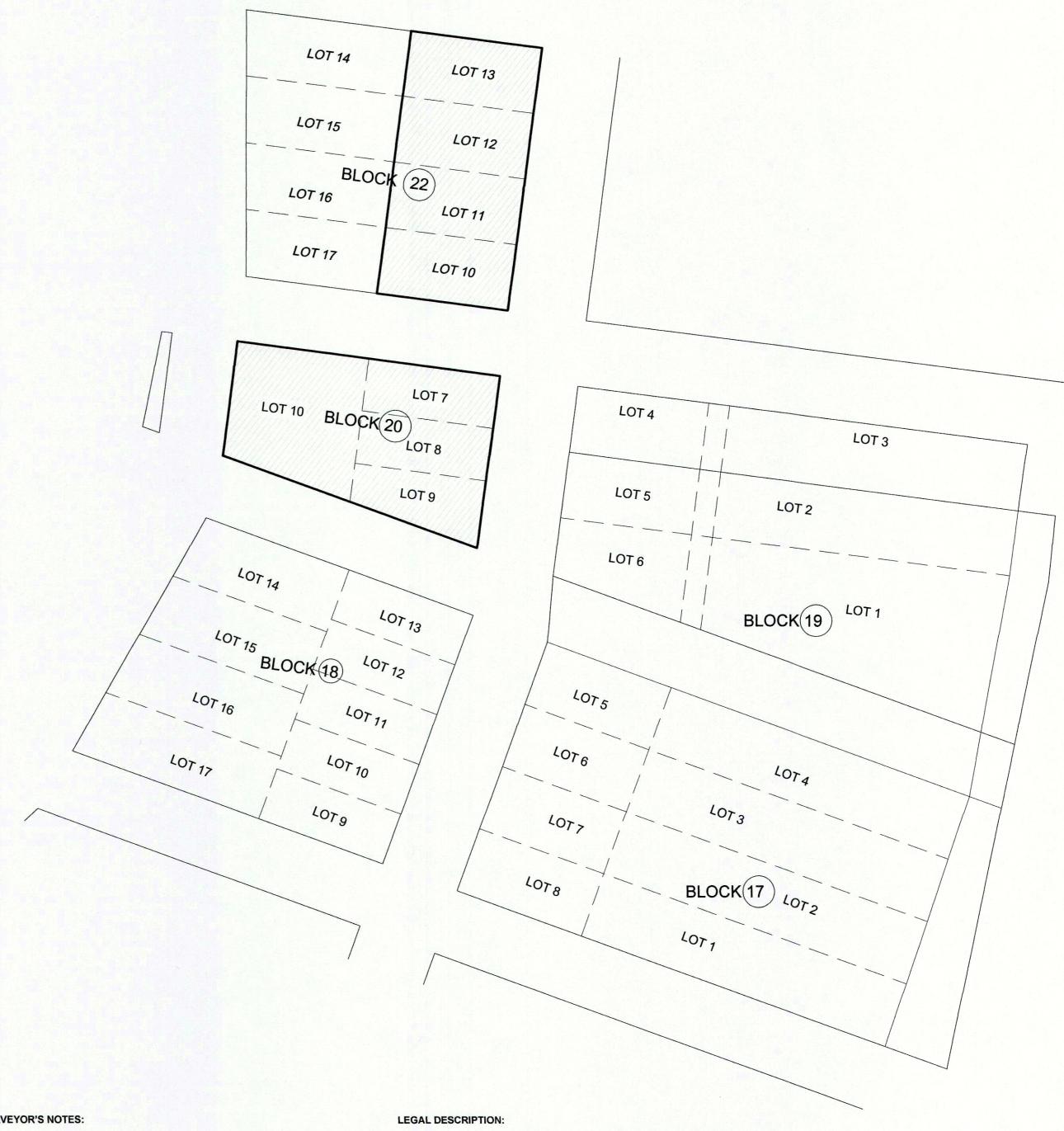
AS



TIRE HYDRANT

05/25/16 Update building dimensions

05/11/16 | As-Built Survey



SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the East Line of Block 22 of said plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, bears South 07°27'57" 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 hereon. The Legal description was based on the Warranty Deed for the following Tax Identification (Folio) Number: 02-3226-001-1450 and (Folio) Number 02-3226-001-1460 as recorded in Official Records Book 27768 at Page 3846 and Official Records Book 25749 at Page 2459.

No improvements were located within the Survey Site. This survey represents the locations of the Property comers within the survey site. Although the recovered monumentation was based on the Boundary Survey prepared by Stoner & Associates, Inc dated 04/23/12, TSM (Triangle Surveying and Mapping, Inc) assumes no responsibility for any errors or omissions. This Survey does not extend beyond the property lines depicted hereon. No property corners were set at the time of the revised survey because the site is under active construction.

A comparison between measured (M), plat (P), record description (R) and calculated (C) dimensions are delineated hereon. Dimensions indicated as (M) are based on direct and indirect measurement of recovered monumentation. Platted dimensions (P) are based on the recorded plat. Calculated dimensions (C) are a protraction based on the record plat and field measurements.

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 recorded documents provided to the Surveyor.

This map is intended to be displayed at a scale of 1/30 or smaller.

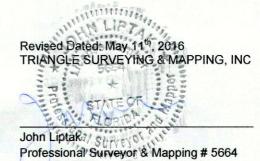
Property corners were not recovery at the time of Revision 1.

Lots 10, 11, 12 and 13 Block 22, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5, at Page 7 of the public records of Miami-Dade County, Florida.

All Block 20, of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5, at Page 7 of the public records of Miami-Dade County, Florida.

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 platted under my direction. I further certify that this map or plat and the survey on which it is based meets the Standard of Practice, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Rule 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(10)(b).



State of Florida

| Ref: | | 2000-24 |
|--------|----------|-----------------|
| Sheet: | 1 of 1 | Sketch: 2605-24 |
| F.B. | | Drawn by: NA |
| Scale: | | Checked by: ADR |
| | 07/11/13 | Project: 2605 |

Pictures of surrounding properties, key plan

