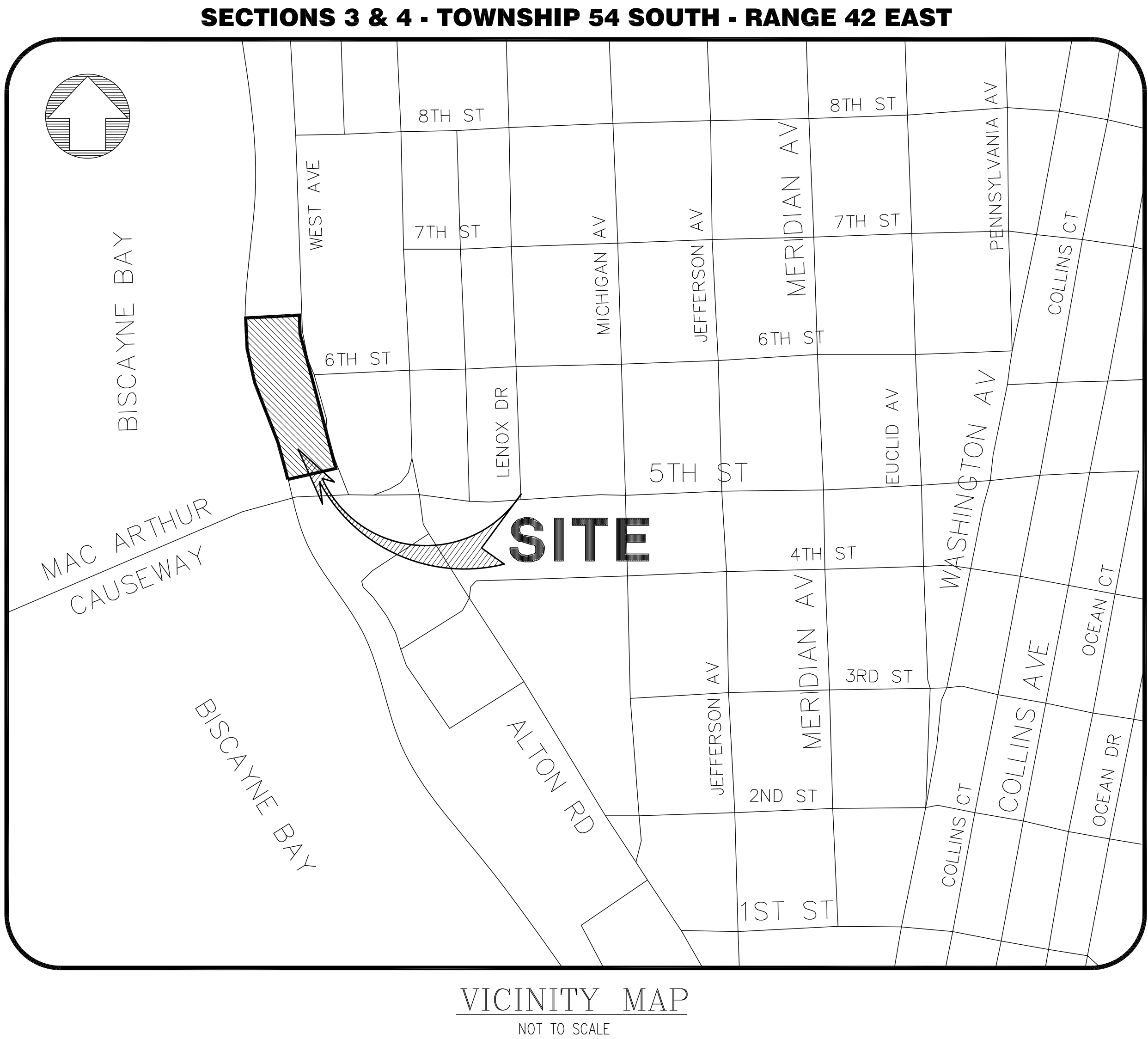


BOUNDARY & TOPOGRAPHIC SURVEY OF BENTLEY BAY CONDOMINIUM 520-540 BAY AVENUE MIAMI BEACH, FLORIDA 33139

| ABBREVIATIONS AND LEGEND |                                    |
|--------------------------|------------------------------------|
|                          | = CENTRAL ANGLE                    |
|                          | = WOOD FENCE                       |
|                          | = WIRE FENCE                       |
|                          | = C.B.S. WALL                      |
|                          | = LOT LINE                         |
|                          | = IRON FENCE                       |
|                          | = METAL LIGHT POLE                 |
|                          | = GUY WIRE                         |
|                          | = UTILITY POWER POLE               |
|                          | = FIRE HYDRANT                     |
|                          | = WATER METER                      |
|                          | = ELECTRIC BOX                     |
|                          | = TELEPHONE BOX                    |
|                          | = CONCRETE                         |
|                          | = LIGHT POLE                       |
|                          | = GAS VALVE                        |
|                          | = WATER VALVE                      |
|                          | = WATER MANHOLE                    |
|                          | = UNKNOWN MANHOLE                  |
|                          | = SPOT ELEVATION                   |
|                          | = SEWER MANHOLE                    |
|                          | = TRAFFIC SIGN                     |
|                          | = CATCH BASIN                      |
|                          | = IDENTIFICATION                   |
|                          | = ASPHALT                          |
|                          | = SIDEWALK                         |
|                          | = COVERED PORCH                    |
|                          | = UTILITY EASEMENT                 |
|                          | = UTILITY POLE                     |
|                          | = VALLEY GUTTER                    |
|                          | = WATER METER                      |
|                          | = WATER VALVE                      |
|                          | = DRIVEWAY                         |
|                          | = INVERTS                          |
|                          | = STORY                            |
|                          | = OVERHEAD WIRES                   |
|                          | = AIR CONDITIONING PAD             |
|                          | = ARC DISTANCE                     |
|                          | = BUILDING                         |
|                          | = CANOPY                           |
|                          | = CATCH BASIN                      |
|                          | = CONCRETE BLOCK W/ STUCCO         |
|                          | = CURB & GUTTER                    |
|                          | = CHORD DISTANCE                   |
|                          | = CLEAR                            |
|                          | = HEIGHT                           |
|                          | = LOWEST FLOOR ELEVATION           |
|                          | = LIGHT POLE                       |
|                          | = MAINTENANCE & DRAINAGE EASEMENT  |
|                          | = BLOCK CORNER                     |
|                          | = MANHOLE                          |
|                          | = MONUMENT LINE                    |
|                          | = METAL SHED ON CONCRETE           |
|                          | = NATIONAL GEODETIC VERTICAL DATUM |
|                          | = PERMANENT REFERENCE MONUMENT     |
|                          | = CENTER LINE                      |
|                          | = CONCRETE                         |
|                          | = CONCRETE SLAB                    |
|                          | = ENCROACHMENT                     |
|                          | = ELECTRIC TRANSFORMER PAD         |
|                          | = FIRE HYDRANT                     |
|                          | = FOUND IRON PIPE                  |
|                          | = FOUND NAIL & DISK                |
|                          | = FOUND REBAR                      |
|                          | = NOT TO SCALE                     |
|                          | = OVERHEAD                         |
|                          | = OFFICIAL RECORDS BOOK            |
|                          | = PLAT BOOK                        |
|                          | = PERMANENT CONTROL POINT          |
|                          | = PAGE                             |
|                          | = POINT OF BEGINNING               |
|                          | = POINT OF COMMENCEMENT            |
|                          | = MEASURED                         |
|                          | = RECORDED                         |
|                          | = PLANTER                          |
|                          | = PROPERTY LINE                    |
|                          | = RADIUS                           |
|                          | = RADIAL                           |
|                          | = RECORDED & MEASURED              |
|                          | = RESIDENCE                        |
|                          | = RIGHT-OF-WAY                     |
|                          | = SECTION                          |
|                          | = FINISH FLOOR ELEVATION           |
|                          | = UNKNOWN TREE                     |
|                          | = PALM TREE                        |



State Plane Coordinate  
(Current Nad 83/90 Adjustment For Florida East Zone)

MIAMI-DADE WATER & SEWER  
DEPARTMENT GPS/GIS PROJECT  
"31" LO  
N 522503.617 E 940194.944

STATION DESCRIPTION

The station is located in the grass median of Alton Rd. just south of the intersection of Commerce Dr. and Alton Rd. and is south of a water tower. 48 St. The mark is set in the concrete walk with a METRO-DADE GPS CONTROL PT. Brass disk and is stamped "LO".

SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary & Topographic Survey was on July 28, 2016.

SECTION 2) LEGAL DESCRIPTION:

Lots 1 and 2 and the Outlot, in Block 1, AMENDED MAP OF FLEETWOOD SUBDIVISION, according to the plat thereof as recorded in Plat Book 28 at Page 34 of the Public Records of Miami-Dade County, Florida; TOGETHER WITH the Right of Way vacated per Resolution No.90-19880 passed and adopted January 17, 1990; TOGETHER WITH Lots 26 and 27 of AMENDED MAP OF AQUARIUM SITE RESUBDIVISION, according to the plat thereof as recorded in Plat Book 21 at Page 83 of the Public Records of Miami-Dade County, Florida. Said lands lying and being in the City of Miami Beach, Florida. Said lands containing 69,321 square feet more or less.

AND:

Lots 24 and 25 of AMENDED MAP OF AQUARIUM SITE RESUBDIVISION, according to the plat thereof as recorded in Plat Book 21 at Page 83 of the Public Records of Miami-Dade County, Florida; TOGETHER WITH that certain twenty-five (25) foot wide strip of land lying to the South of said Lot 24 between said Lot 24 and Lots 20, 21, 22 and 23, of AMENDED MAP OF AQUARIUM SITE RESUBDIVISION, according to the plat thereof as recorded in Plat Book 21 at Page 83 of the Public Records of Miami-Dade County, Florida. Said lands lying and being in the City of Miami Beach, Florida. Said lands containing 15,181 square feet more or less.

Property Address: 520-540 West Avenue, Miami Beach, Florida, 33139.  
Folio No.: 02-4203-291-0001

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for this Type of Survey 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 1/100 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.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of West Avenue with an assumed bearing of N22°24'25"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", Elev.=8 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C319, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Elevations as shown hereon are based on the North American Vertical Datum of 1988 (NAVD 1988), as per City of Miami Beach Benchmark Number: 6-05-R, Elevation 1.58 feet.  
Location:  
S.E. of intersection of West Avenue & 6th Street.  
P Nail & Washer in conc. Light Pole base.

SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, 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 Records of Miami-Dade County.

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 hereon.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

BENTLEY BAY CONDOMINIUM

SECTION 7) SURVEYOR'S CERTIFICATE:

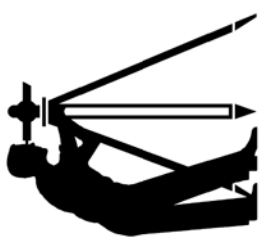
I hereby certify: That this "Boundary & Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary & Topographic Survey" meets the intent of the applicable provisions of the "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 472.027 of the Florida Statutes.

BENNY SUAREZ SURVEYING INC., a Florida Corporation  
Florida Certificate of Authorization Number LB8104

By: Benigno J. Suarez, PSM Date: Registered Surveyor and Mapper LS6583 State of Florida

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

BENNY SUAREZ  
SURVEYING INC.  
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185  
PH: (305) 807-8319 Email: benysuarez@msn.com



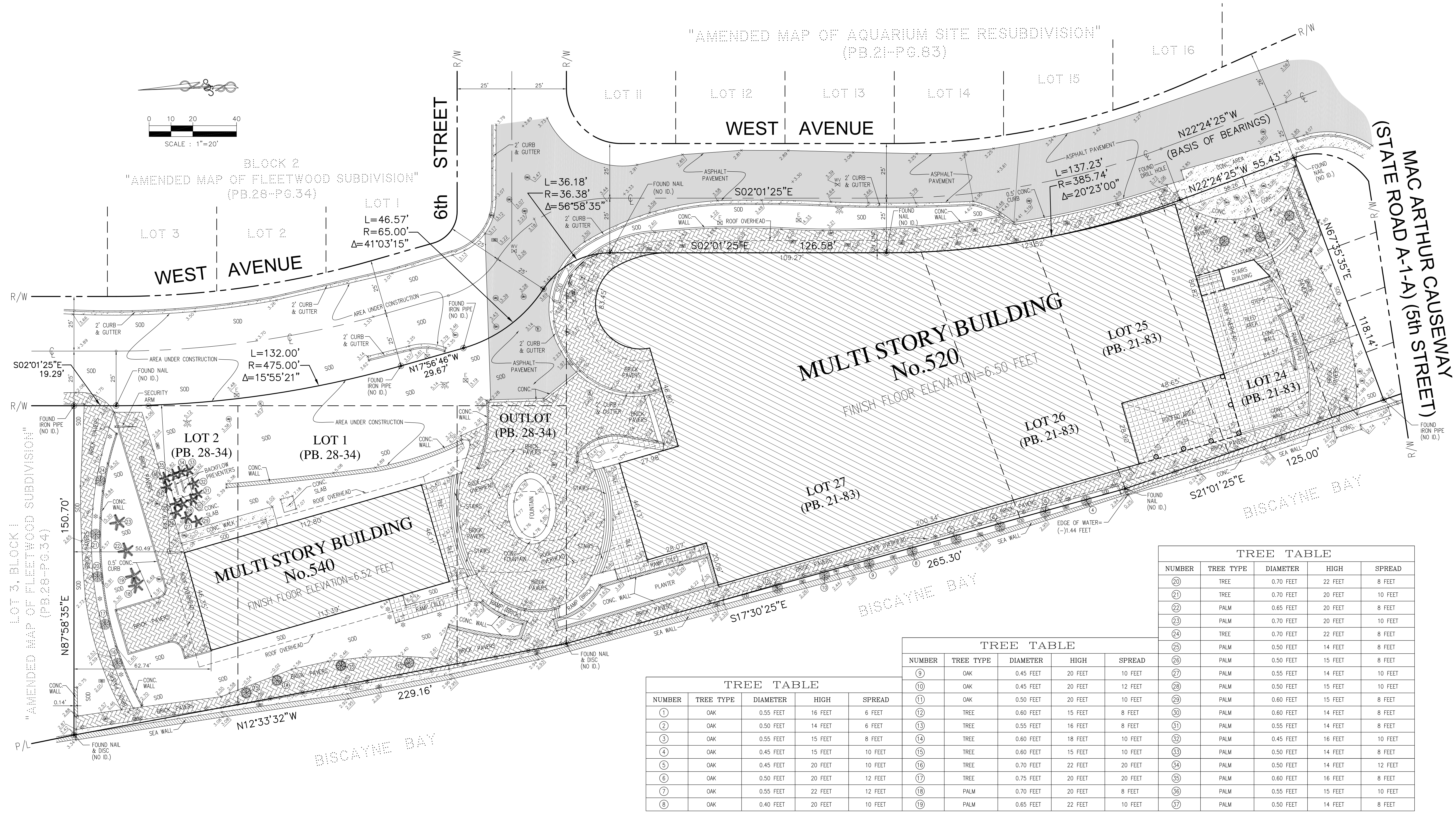
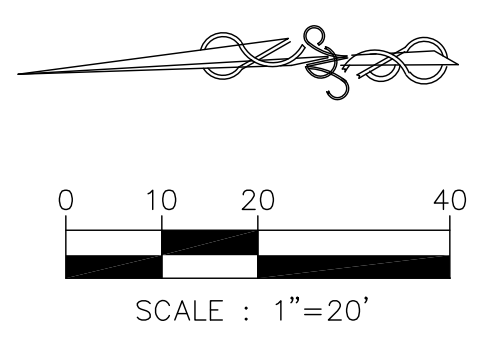
| No. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

| BOUNDARY & TOPOGRAPHIC SURVEY              |  |
|--|--|
| BENTLEY BAY CONDOMINIUM                    |  |
| 340 BAY AVENUE, MIAMI BEACH, FLORIDA 33139 |  |

|                  |                    |
|------------------|--------------------|
| TYPE OF PROJECT: | JOB No: 2016-068   |
| PROJECT FOR:     | DRAWN BY: L.M.     |
| ADDRESS:         | CHECKED BY: B.J.S. |
|                  | FIELD BOOK: FILE   |
|                  | DATE: 7/26/2016    |
|                  | SCALE: AS SHOWN    |
|                  | SHEET: 1           |
|                  | 1 OF 2             |



BOUNDARY & TOPOGRAPHIC SURVEY  
OF  
THE BENTLEY BAY CONDOMINIUM  
340 BAY AVENUE, MIAMI BEACH, FLORIDA 33139



| TREE TABLE |           |           |         |         |
|------------|-----------|-----------|---------|---------|
| NUMBER     | TREE TYPE | DIAMETER  | HIGH    | SPREAD  |
| 1          | OAK       | 0.55 FEET | 16 FEET | 6 FEET  |
| 2          | OAK       | 0.50 FEET | 14 FEET | 6 FEET  |
| 3          | OAK       | 0.55 FEET | 15 FEET | 8 FEET  |
| 4          | OAK       | 0.45 FEET | 15 FEET | 10 FEET |
| 5          | OAK       | 0.45 FEET | 20 FEET | 10 FEET |
| 6          | OAK       | 0.50 FEET | 20 FEET | 12 FEET |
| 7          | OAK       | 0.55 FEET | 22 FEET | 12 FEET |
| 8          | OAK       | 0.40 FEET | 20 FEET | 10 FEET |

| TREE TABLE |           |           |         |         |
|------------|-----------|-----------|---------|---------|
| NUMBER     | TREE TYPE | DIAMETER  | HIGH    | SPREAD  |
| 9          | OAK       | 0.45 FEET | 20 FEET | 10 FEET |
| 10         | OAK       | 0.45 FEET | 20 FEET | 12 FEET |
| 11         | OAK       | 0.50 FEET | 20 FEET | 10 FEET |
| 12         | TREE      | 0.60 FEET | 15 FEET | 8 FEET  |
| 13         | TREE      | 0.55 FEET | 16 FEET | 8 FEET  |
| 14         | TREE      | 0.60 FEET | 18 FEET | 10 FEET |
| 15         | TREE      | 0.60 FEET | 15 FEET | 10 FEET |
| 16         | TREE      | 0.70 FEET | 22 FEET | 20 FEET |
| 17         | TREE      | 0.75 FEET | 20 FEET | 20 FEET |
| 18         | PALM      | 0.70 FEET | 20 FEET | 8 FEET  |
| 19         | PALM      | 0.65 FEET | 22 FEET | 10 FEET |

| TREE TABLE |           |           |         |         |
|------------|-----------|-----------|---------|---------|
| NUMBER     | TREE TYPE | DIAMETER  | HIGH    | SPREAD  |
| 20         | TREE      | 0.70 FEET | 22 FEET | 8 FEET  |
| 21         | TREE      | 0.70 FEET | 20 FEET | 10 FEET |
| 22         | PALM      | 0.65 FEET | 20 FEET | 8 FEET  |
| 23         | PALM      | 0.70 FEET | 20 FEET | 10 FEET |
| 24         | TREE      | 0.70 FEET | 22 FEET | 8 FEET  |
| 25         | PALM      | 0.50 FEET | 14 FEET | 8 FEET  |
| 26         | PALM      | 0.50 FEET | 15 FEET | 8 FEET  |
| 27         | PALM      | 0.55 FEET | 14 FEET | 10 FEET |
| 28         | PALM      | 0.50 FEET | 15 FEET | 10 FEET |
| 29         | PALM      | 0.60 FEET | 15 FEET | 8 FEET  |
| 30         | PALM      | 0.60 FEET | 14 FEET | 8 FEET  |
| 31         | PALM      | 0.55 FEET | 14 FEET | 8 FEET  |
| 32         | PALM      | 0.45 FEET | 16 FEET | 10 FEET |
| 33         | PALM      | 0.50 FEET | 14 FEET | 8 FEET  |
| 34         | PALM      | 0.50 FEET | 14 FEET | 12 FEET |
| 35         | PALM      | 0.60 FEET | 16 FEET | 8 FEET  |
| 36         | PALM      | 0.55 FEET | 15 FEET | 10 FEET |
| 37         | PALM      | 0.50 FEET | 14 FEET | 8 FEET  |

**BENNY SUAREZ**  
**SURVEYING INC.**  
4170 S.W. 152nd PATH, MIAMI, FLORIDA 33185  
PH: (305) 807-3319 Email: benysuarez@msn.com

DESCRIPTION

No. DATE

BOUNDARY & TOPOGRAPHIC SURVEY  
THE BENTLEY BAY CONDOMINIUM  
340 BAY AVENUE, MIAMI BEACH, FLORIDA 33139

TYPE OF PROJECT:  
DRAWN BY: L.M.  
CHECKED BY: B.J.S.  
FIELD BOOK: FILE  
DATE: 7/26/2016  
SCALE: AS SHOWN  
SHEET:  
2  
2 OF 2