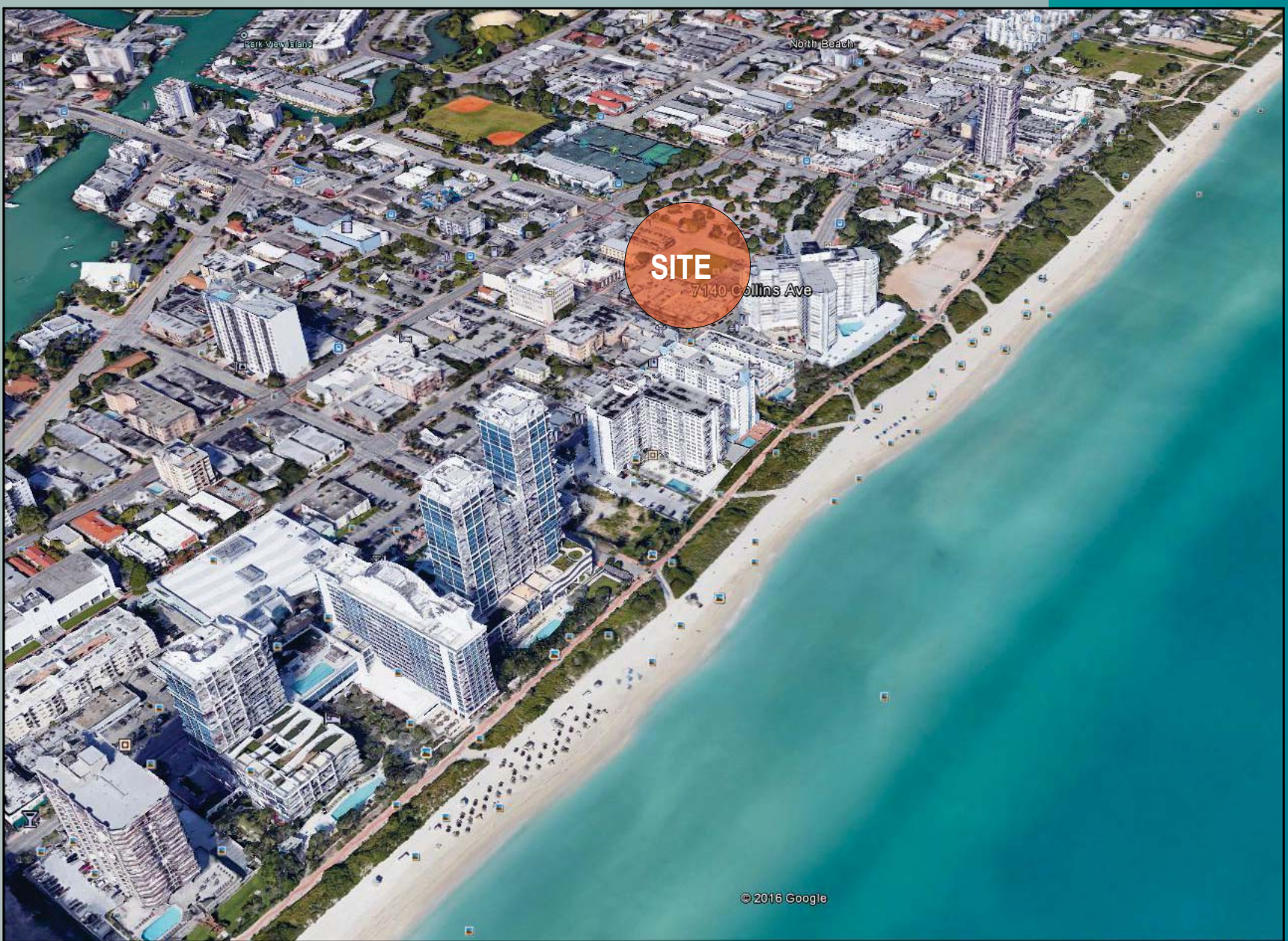
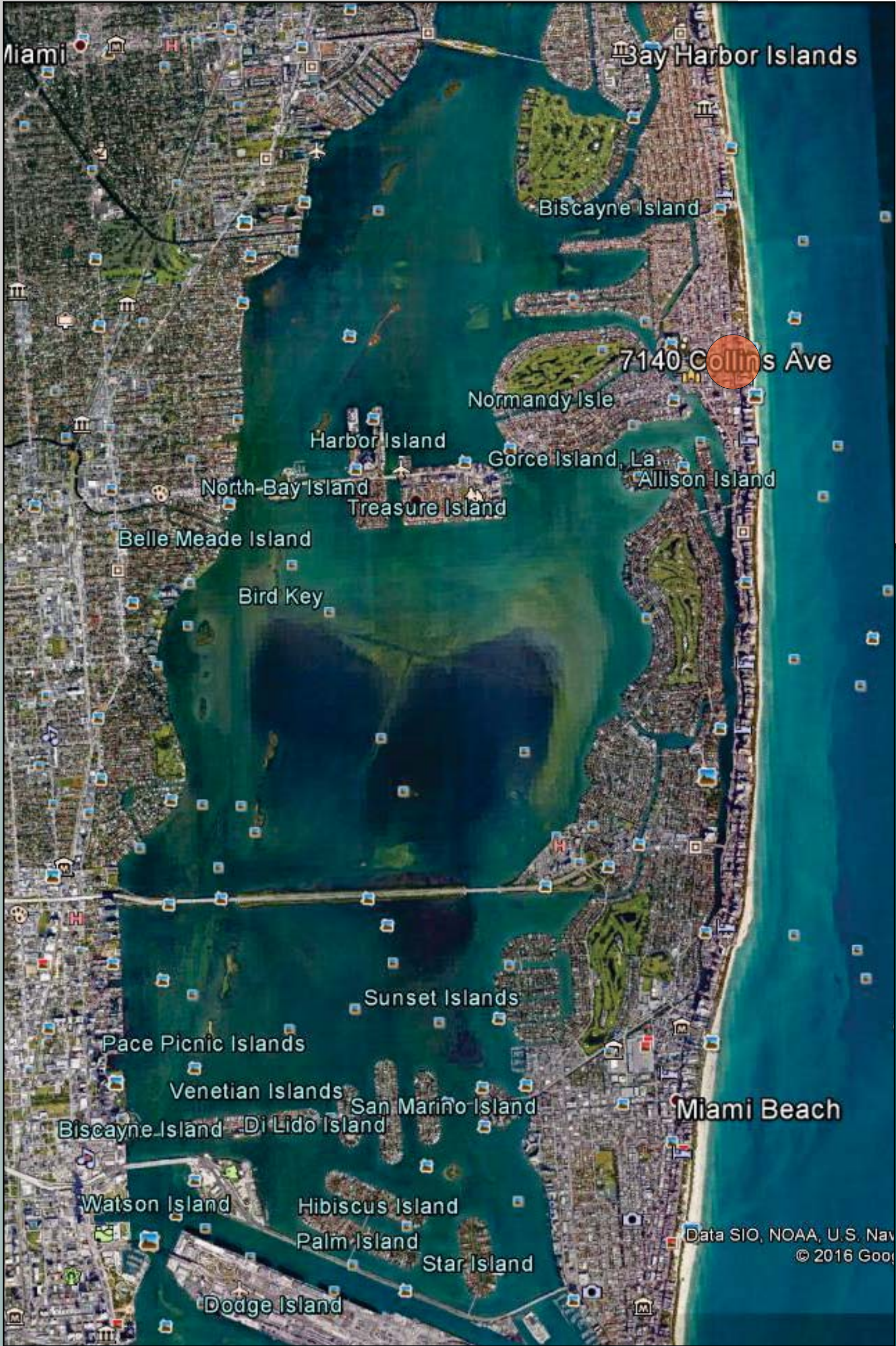
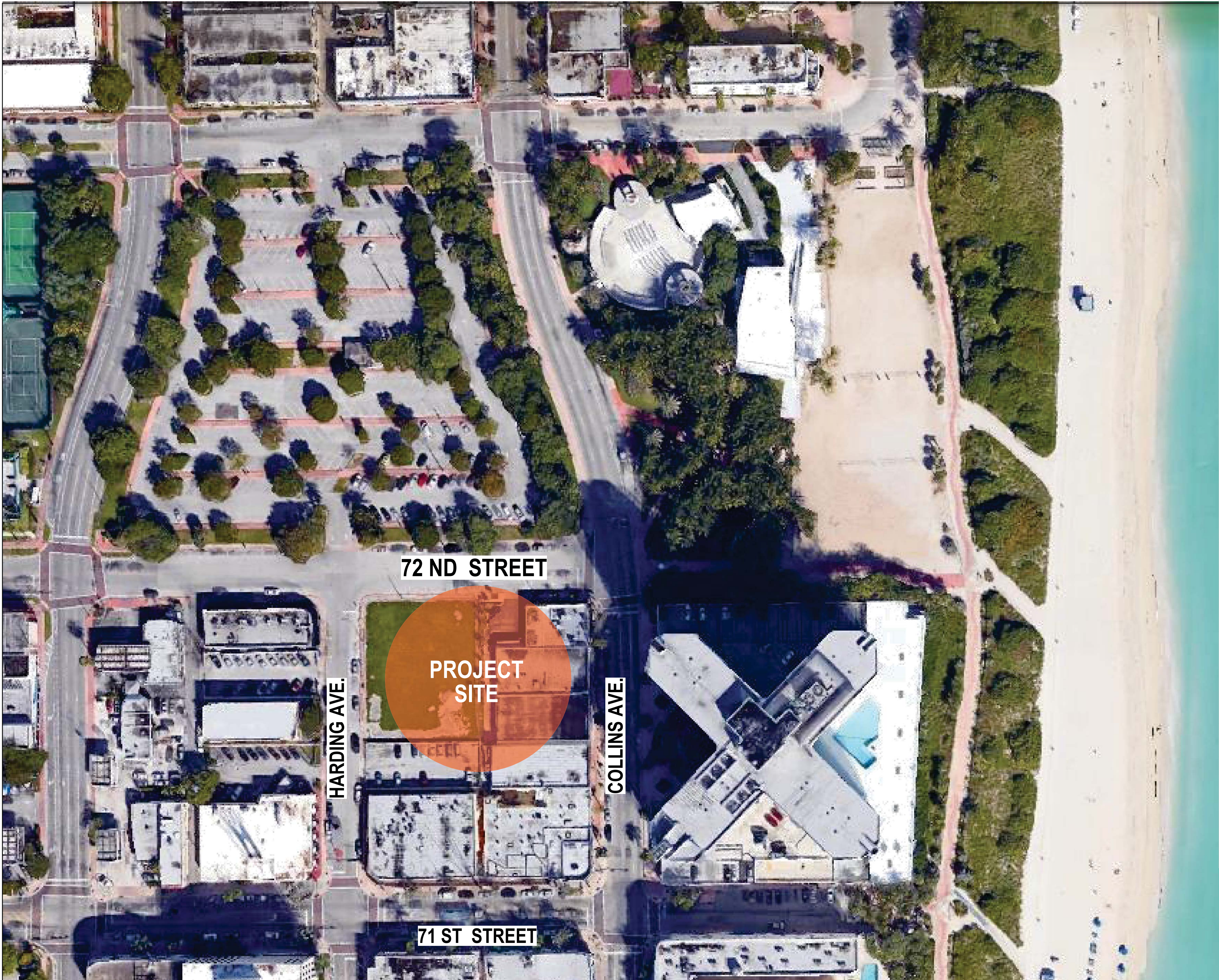
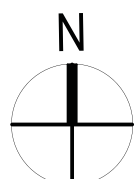




SITE LOCATION
N.T.S.

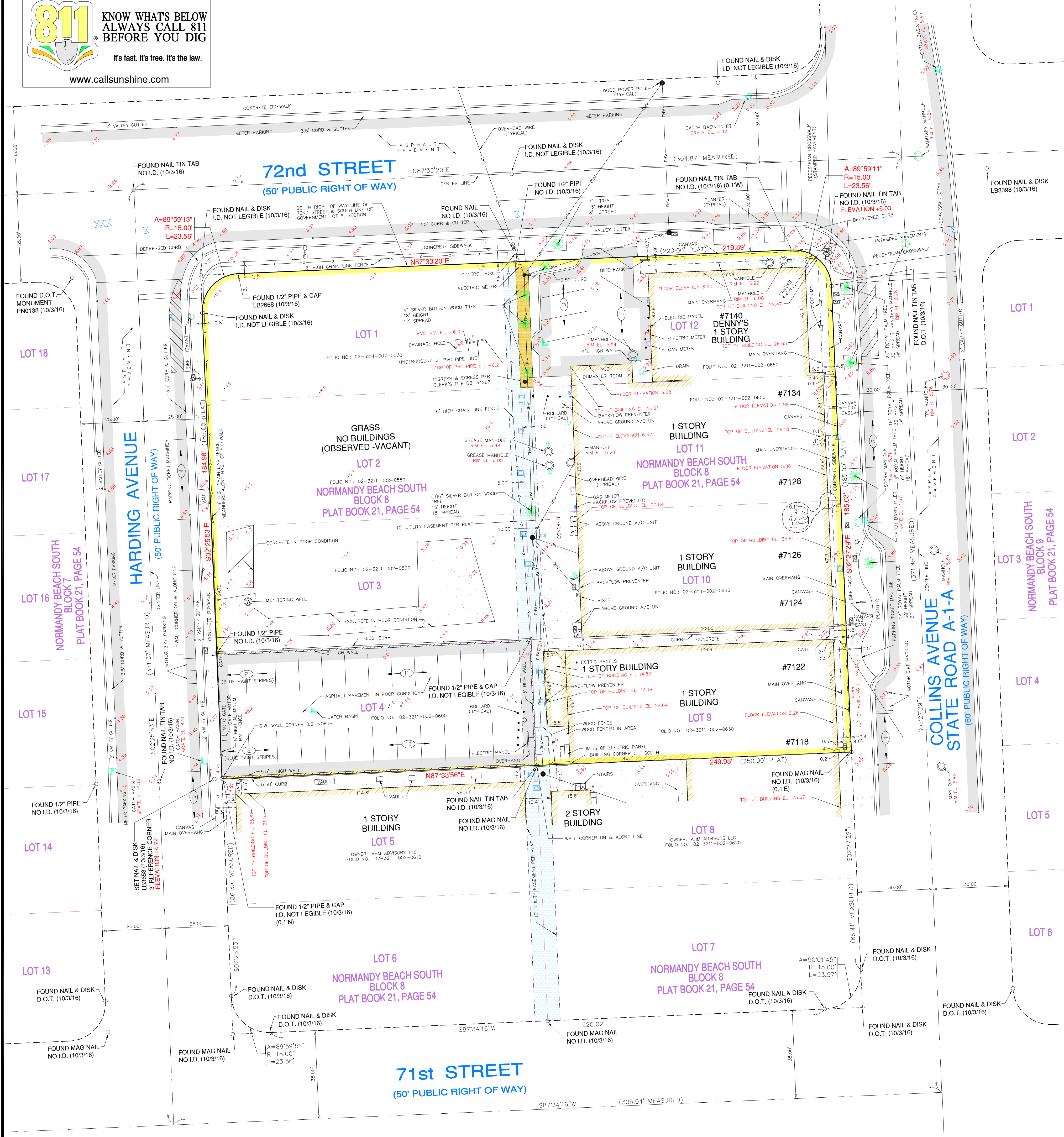
1



811 KNOW WHAT'S BELOW
ALWAYS CALL 811
BEFORE YOU DIG

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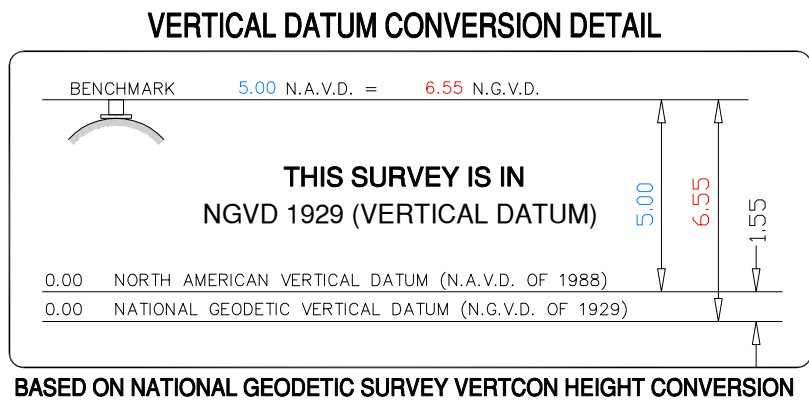
www.callsunshine.com



LOCATION SKETCH
NOT TO SCALE

LEGEND

	CATCH BASIN		DECORATIVE LIGHT POLE
	MANHOLE		PUBLIC PHONE
	LIGHT POLE		0.5' CURB
	ALUMINUM LIGHT POLE		2.0' CURB & GUTTER
	WATER METER		CHAIN LINK FENCE
	WATER VALVE		GRADE ELEVATION
	CATCH BASIN INLET		I.D.
	UTILITY POLE		ELEVATION
	RISER		INVERT
	FIRE HYDRANT		SANITARY
	HANDHOLE		P.R.M.
	SIGN		PERMANENT REFERENCE MONUMENT
			CONCRETE
			ASPHALT PAVEMENT



LEGAL DESCRIPTION:

Lots 1, 2 and 3, Block 8, Normandy Beach South, according to the plat thereof as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lot 4, Block 8, NORMANDY BEACH SOUTH, according to the Plat thereof, as recorded in Plat Book 21 at Page 54 of the Public Records of Miami-Dade County, Florida.

and

Lots 9, 10, 11 and 12, Block 8, of NORMANDY BEACH SOUTH, according to the plat thereof as recorded in Plat Book 21 at Page(s) 54 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order Number 5866868, with an effective date of September 5, 2016, Revised Sept. 15, 2016 - REVISION A. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B - SECTION II

- 1-4. Standard Exceptions not addressed.
5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of NORMANDY BEACH SOUTH, recorded in Plat Book 21, Page 54.
- Right-of-Way and easement that encumber Parcel shown on survey.
- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

With reference to the Chicago Title Insurance Company, Agent File Reference 2016-4514, with an effective date of April 14, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B

- 1-6. Standard Exceptions not addressed.
7. 5-foot wide reservation along the rear of the property, for use of wire lines, pipe lines, poles, sewers, water mains, etc., as contained on the Plat of Normandy Beach South, recorded in Plat Book 21, Page 54.
- Right-of-Way and easement per plat shown on survey.
- Spreader Agreement recorded in O.R.B. 30037, Page 1977.
- Encumbers parcel but not subject to location.
- UCC recorded in O.R.B. 30037, Page 1984.
- Encumbers parcel but not subject to location.
- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

With reference to the Chicago Title Insurance Company, Agent File Reference 2015-4474, with an effective date of January 5, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA Survey".

SCHEDULE B

- 1-6. Standard Exceptions not addressed.
7. Terms, conditions and easements appearing on the Plat of NORMANDY BEACH SOUTH, as recorded in Plat Book 21, Page 54.
- Right-of-Way and easement per plat shown on survey.
- Right of Way Grant recorded in Clerk's File No. BB-34267.
- Ingress and Egress encumbers the West 5 feet of said Lot 12, Block 8, as shown on survey.
- Order from City of Miami Beach, Planning Department recorded in O.R.B. 28473, Page 222.
- Encumbers parcel but not subject to location.
- Survey prepared by Abraham Haddad.
- Not applicable.
- Mortgage recorded in O.R.B. 29913, Page 4728.
- Encumbers parcel but not subject to location.
- Assignment of Rents recorded in O.R.B. 29913, Page 4754.
- Encumbers parcel but not subject to location.
- UCC-1 Financing Statement recorded in O.R.B. 29913, Page 4763.
- Encumbers parcel but not subject to location.
- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.

- Bearings hereon are referred to an assumed value of S02°25'53"E for the East right of way line of Harding Avenue, and evidenced by found mag nail & found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark G-313, Elevation +8.26, Located by US C&G brass disk in the N.E. corner of a sewer pumping station at the center of a parking lot at 72nd Street (North of) and State Road A-1-A (165' West of West curb).
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 49,890 square feet, or 1.145 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

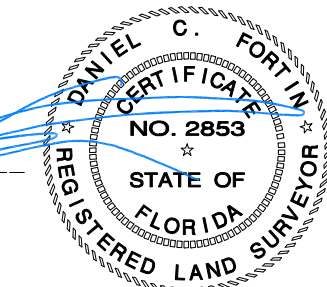
SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on October 3, 2016, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 3, 2016.

*Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

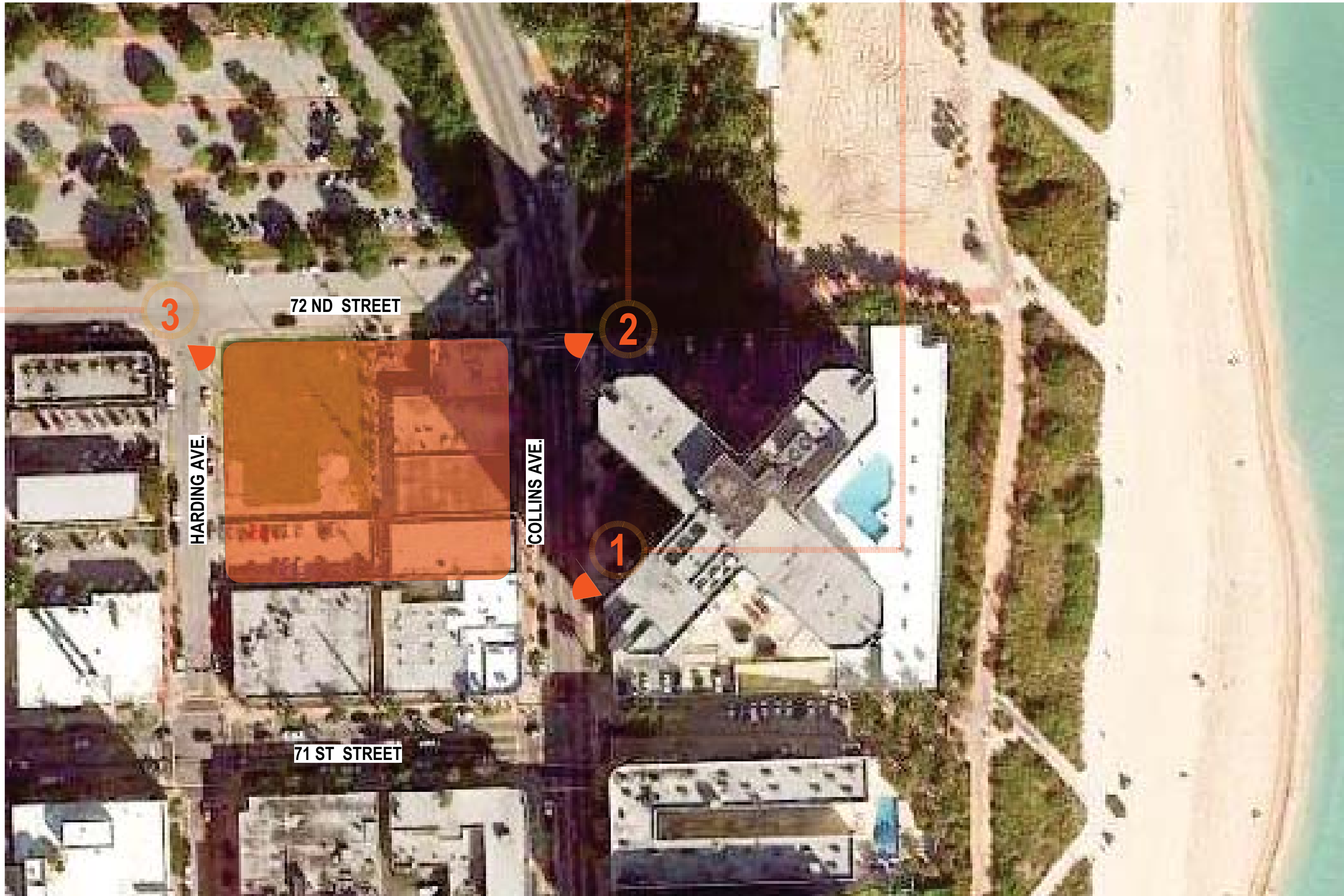
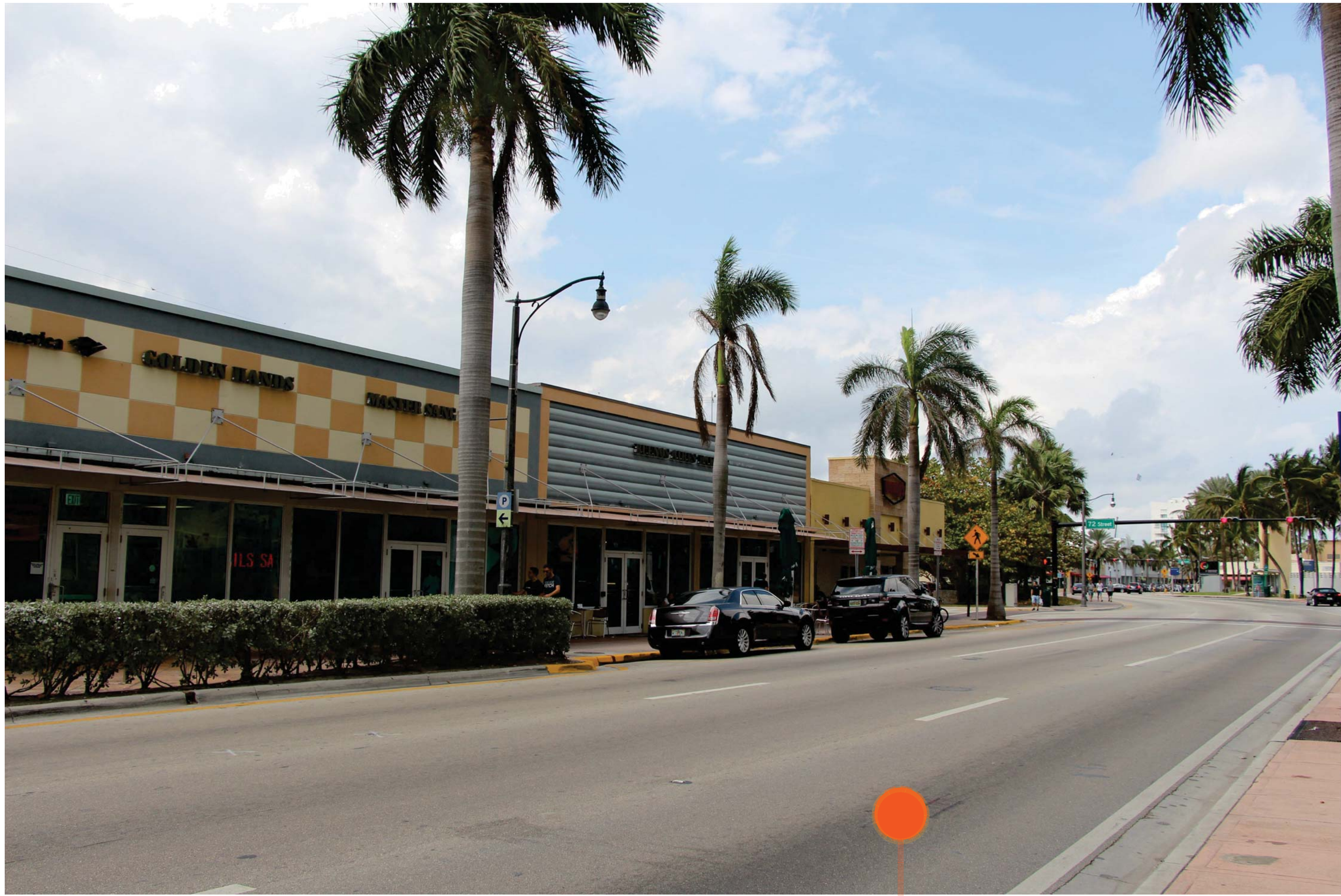
By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

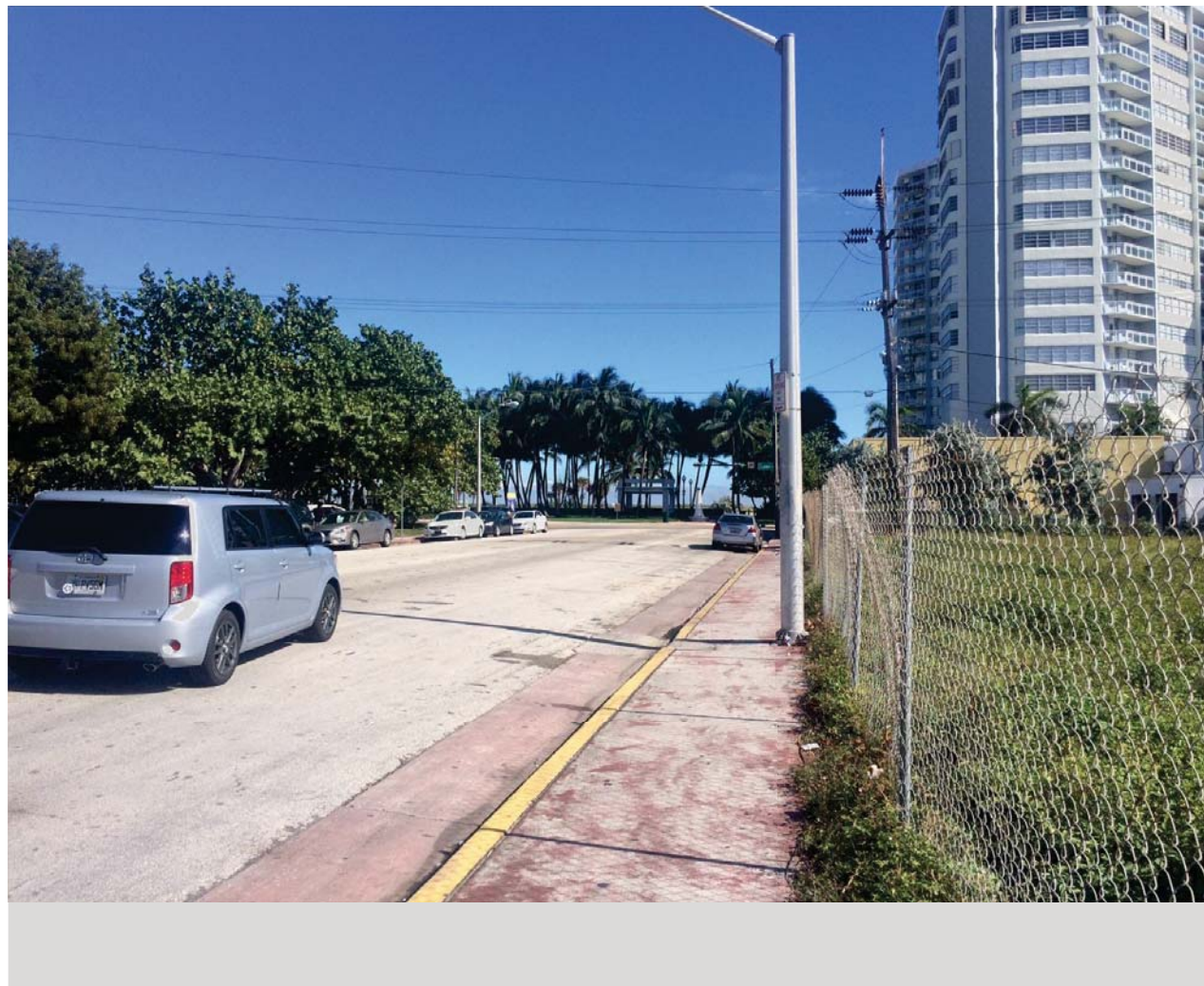


FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

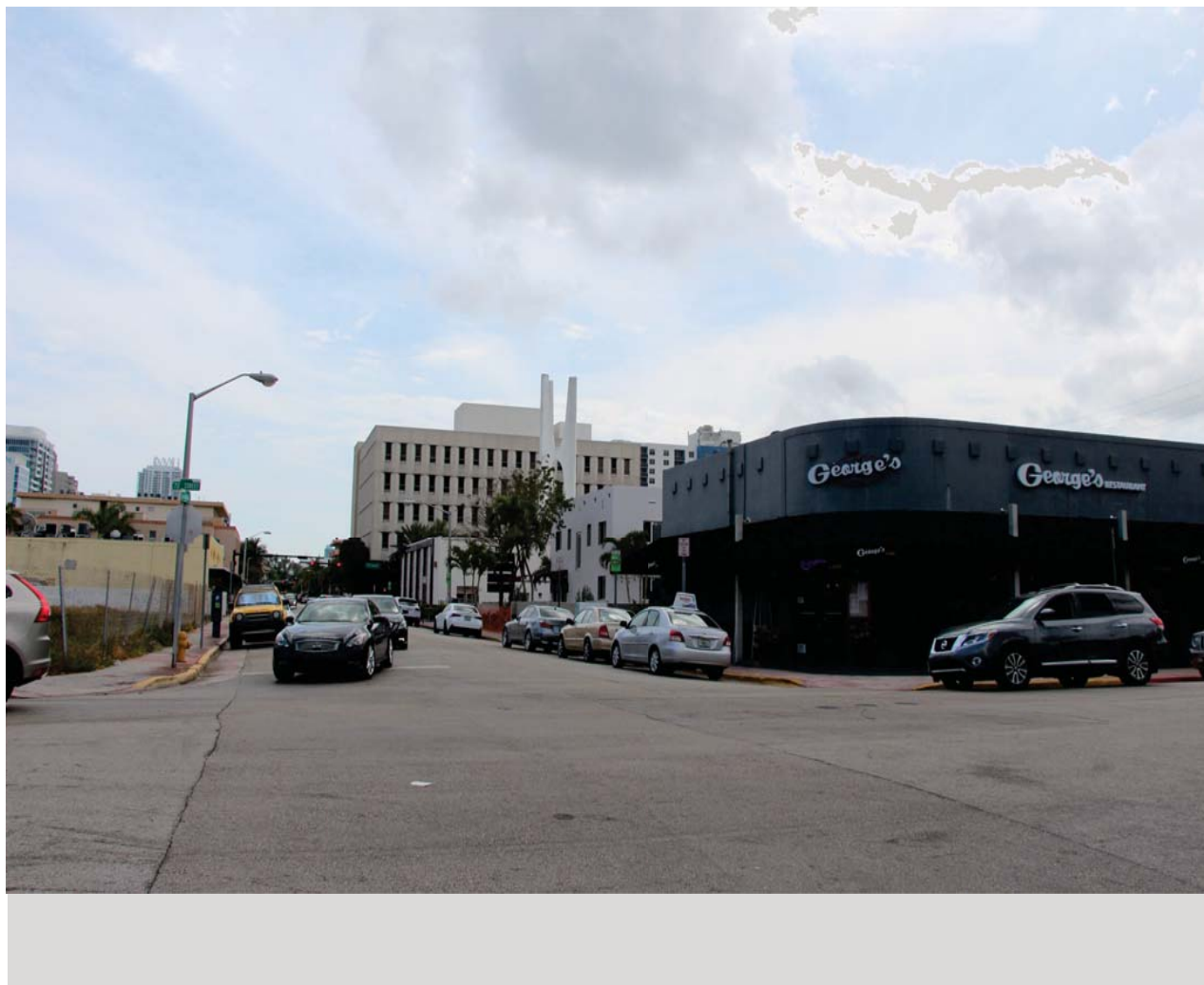
BOUNDARY & TOPOGRAPHIC SURVEY
72nd STREET HOTEL, MIAMI BEACH
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/3/16
Scale	1"=20'
Drawn By	DWF
CAD No.	151246
Plotted	10/13/16 11:11a
Ref. Dwg.	2015-114
Field Book	639/62-63 - RLL
Job No.	161128
Dwg. No.	2016-100-NGVD
Sheet	1 of 1

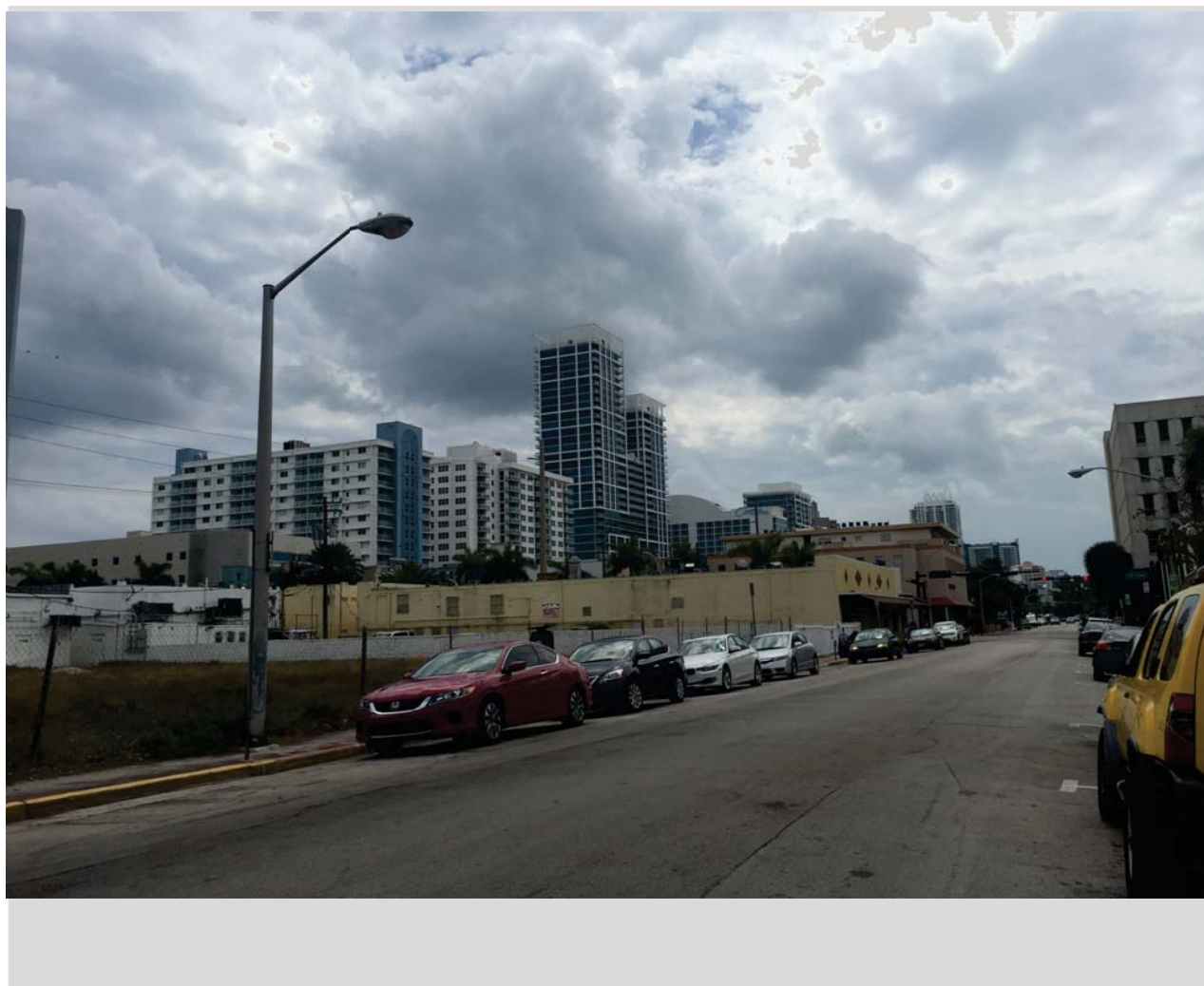




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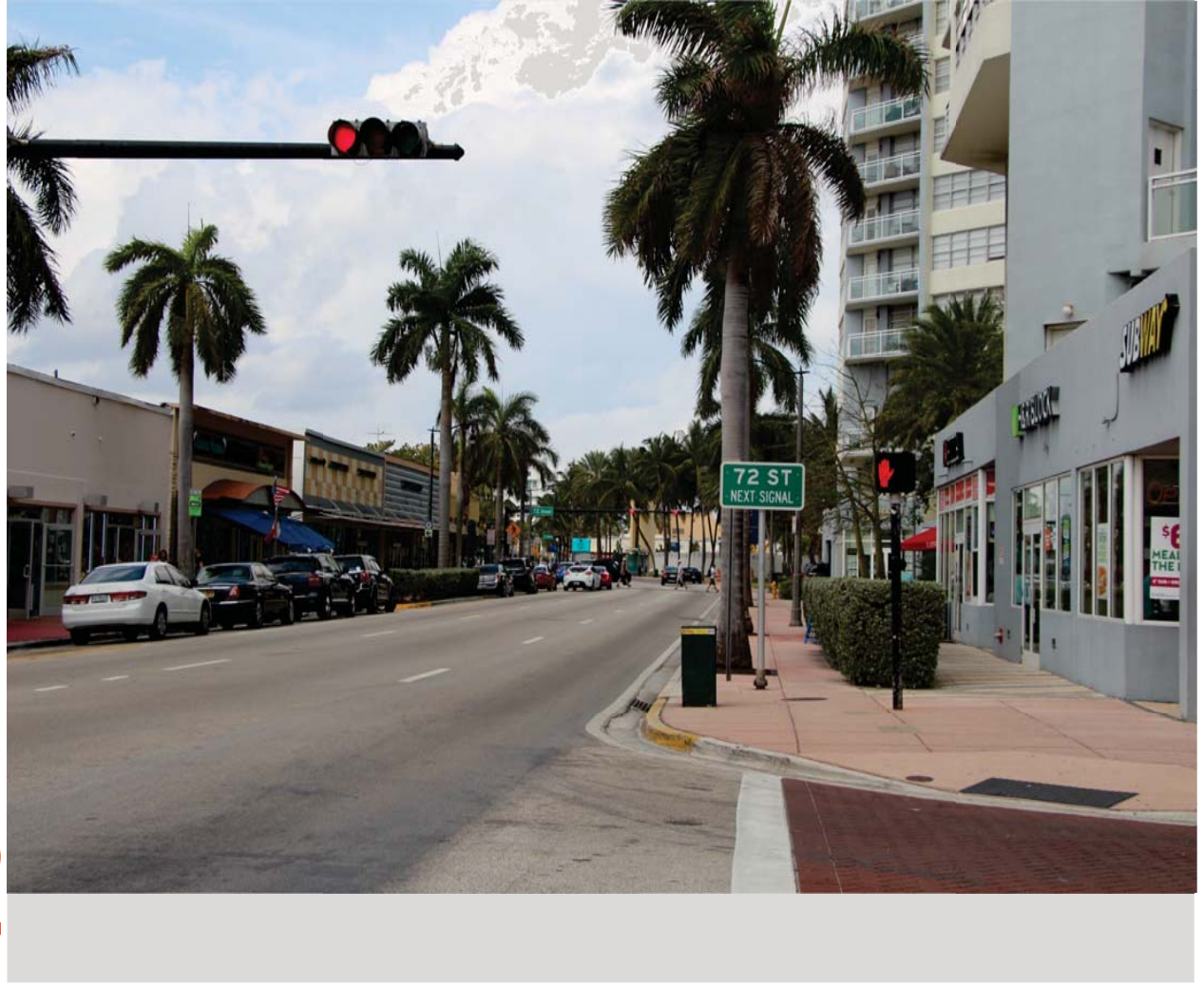
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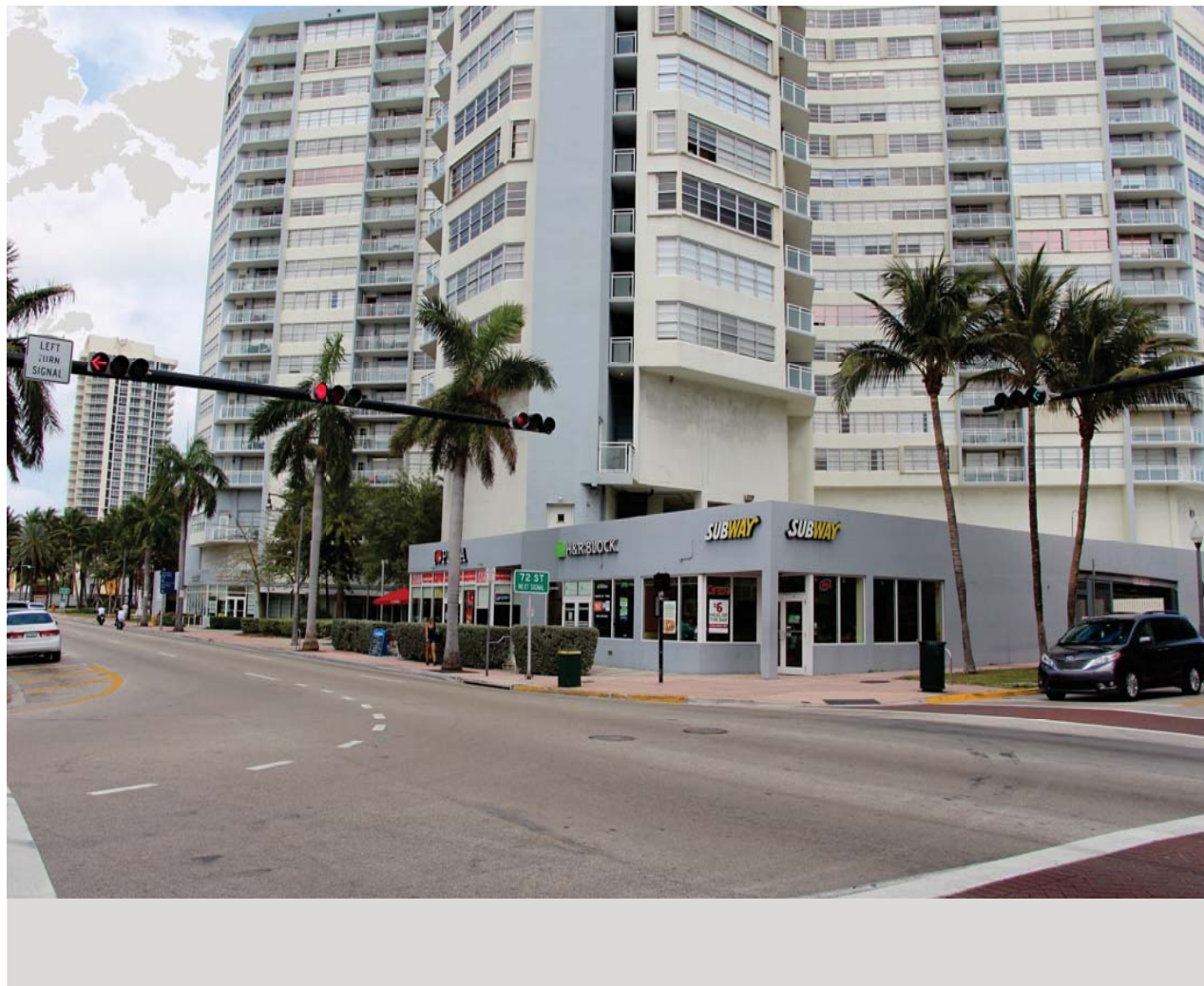
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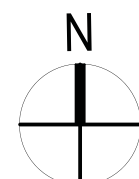
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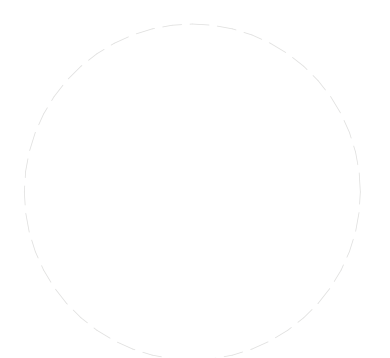
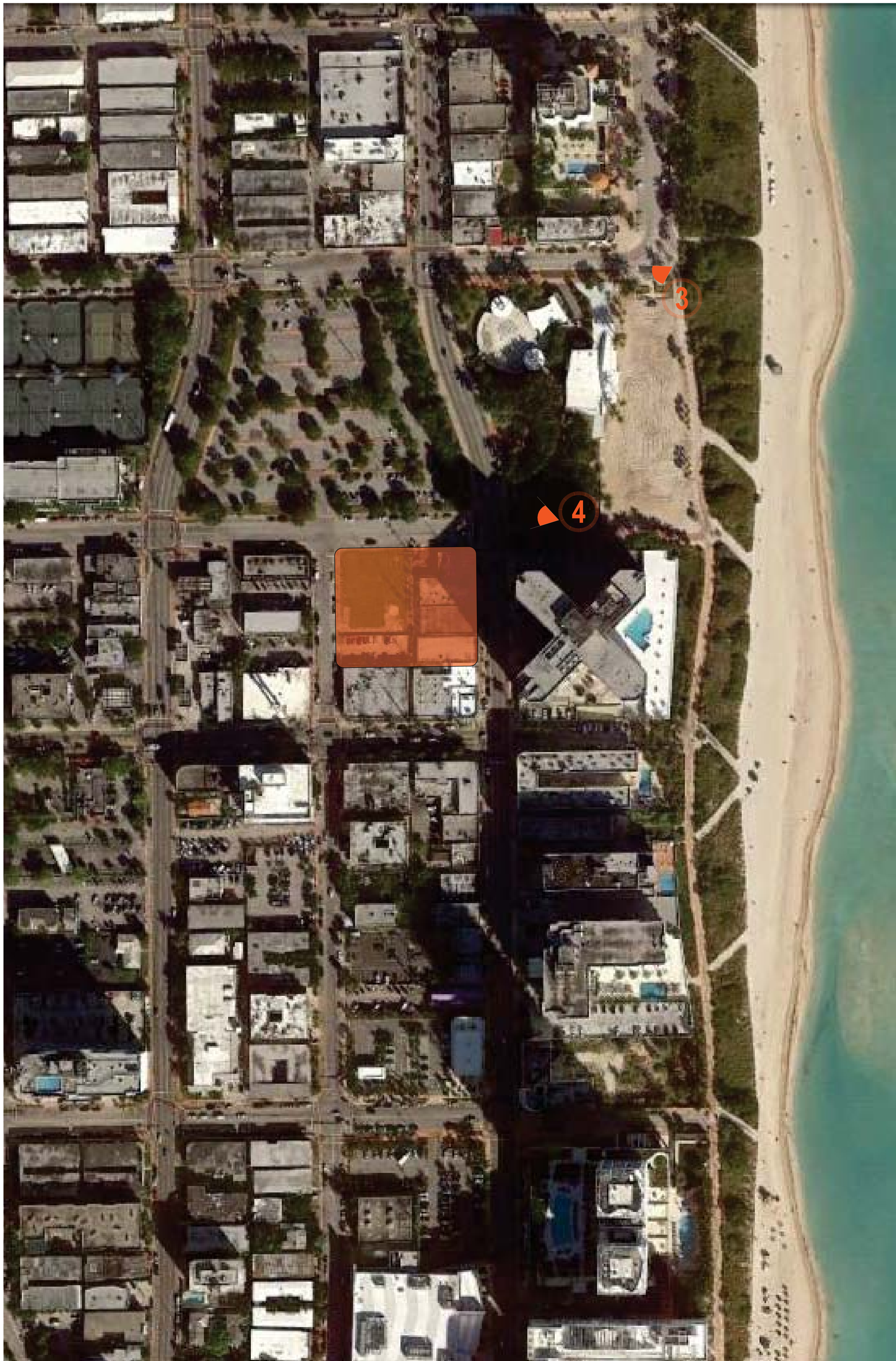


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1





[illegible]

5 SCALE: 1/8" = 1'-0"

1 SCALE: 1/8" = 1'-0"

[illegible]

4 SCALE: 1/8" = 1'-0"

[illegible]

2 SCALE: 1/8" = 1'-0"

3 SCALE: 1/8" = 1'-0"

SCALE 1/8"=1'-0"
ELEVATION = +6'-0" NGVD

