

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION ("ORIGINAL LEASE PREMISES AND ADDITIONAL LEASE PREMISES" AT THE HOLOCAUST MEMORIAL):

ORIGINAL LEASE PREMISES:

COMMENCE at the intersection of the center lines of 19th/ Street and Meridian Avenue; thence run South East along the center line of 19th/ Street for a distance of 35.00 feet to a point; thence run North for a distance of 20.00 feet to a point, said point located in the west line of lot 1, Block 7A, AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the plat thereof recorded in Plat Book 6, Page 26, public Records of Dade County, Florida; thence run south East for a distance of 3.00 feet to the POINT OF BEGINNING, said point of beginning located in the east Right-of Way line of Meridian Avenue, according to the Deed Book 4349, Pages 439, 440, 442; and 443 Dade County, Florida; thence run south East along the North Right-of-Way line of 19th/ street, for a distance of 36.05 feet to a point; thence run North West for a distance of 63.26 feet to a point; thence run North East for a distance of 195.95 feet to a point; thence run North East for a distance of 13.21 feet to a point; thence run North East for a distance of 5.09 feet to a point; thence run North West for a distance of 49.86 feet to a point; thence run North East for a distance of 38.03 feet to a point; thence run North East for a distance of 74.30 feet to a point; thence run North West for a distance of 15.06 feet to a point; thence run North East for a distance of 0.66 feet to a point; thence run along a circular curve, concave to the southwest, having a central angle of and a radius of 30.00 feet for an arc distance of 52.62 feet to a point; thence run North West for a distance of 17.20 feet to a point; thence run along a circular curve, concave to the Northeast, having a central angle of and a radius of 29.13 feet for an arc distance of 65.19 feet to a point; thence run North West for a distance of 40.66 feet to a point; thence run south West for a distance of 64.54 feet to a point; thence run North West for a distance of 14.85 feet to a point; thence run south West for a distance of 167.26 feet to a point, said point located in the east Right-of Way line of Meridian Avenue, according to the Deed Book 4349, Pages 439, 440, 442, and 443 Dade County, Florida; thence run south along the East Right-of-Way of Meridian Avenue and parallel to the West Line of the above mentioned Block 7A for a distance of 243.25 feet to the POINT OF BEGINNING.

Said LANDS located, lying and being in the CITY OF MIAMI BEACH, FLORIDA, and containing and area of 61,277 square feet or 1.407 acres more of less.

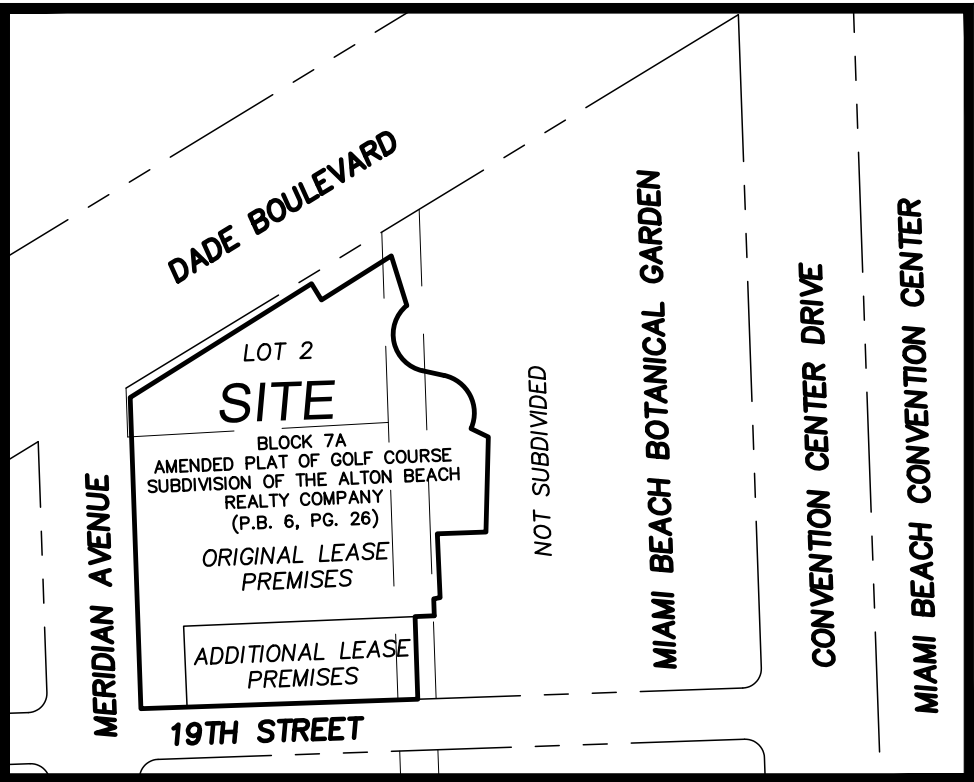
TOGETHER WITH:

ADDITIONAL LEASE PREMISES:

A portion of Lot 1, Block 7A, together with a portion of the 30 foot wide BRIDLE PATH (PRIVATE PROPERTY) lying east of and adjacent thereto, all as shown on AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the intersection of the centerlines of 19th Street and Meridian Avenue; thence South 89°59'40" East along the centerline of 19th Street a distance of 35.00 feet; thence North 00°00'00" East, departing said centerline a distance of 20.00 feet to the intersection of the the southerly prolongation of the West line of said Lot 1 with the westerly prolongation of the South line of said Lot 1; thence South 89°59'40" East along the westerly prolongation of said South line, a distance of 3.00 feet to a point on the East Right-of-Way line of Meridian Avenue, according to the Deed Book 4349, Pages 439, 440, 442, and 443 of the Public Records of Dade County (now Miami-Dade County), Florida; thence continue South 89°59'40" East along said westerly prolongation and along the South line of said Lot 1, a distance of 36.05 feet to the POINT OF BEGINNING of the herein described parcel of land; the following two courses are along the Limits of the Original Lease Premises: (1) thence North 00°25'00" West, a distance of 63.26 feet; (2) thence North 89°35'00" East, across a portion of said Lot 1 and a portion of said BRIDLE PATH (PRIVATE PROPERTY), a distance of 180.95 feet; thence South 00°05'22" West, across said BRIDLE PATH a distance of 64.59 feet; thence North 89°59'40" West, along the South line of said Lot 1 and the westerly prolongation thereof, a distance of 180.38 feet to the POINT OF BEGINNING.

Said LANDS located, lying and being in the CITY OF MIAMI BEACH, FLORIDA, and containing and area of 11,549 square feet or 0.265 acres more of less.



LOCATION SKETCH
IN MIAMI-DADE COUNTY, FL., SEC. 24-53-41
SCALE: 1" = 150'

SURVEY CERTIFICATION:

I hereby certify that the attached "BOUNDARY & TOPOGRAPHIC SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

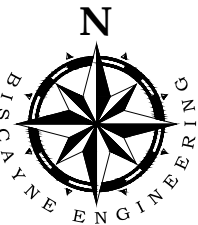
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL. 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 06-17-2021

Alberto J Rabionet, PSM, For the Firm
Professional Surveyor and Mapper No. 7218
State of Florida

THIS DOCUMENT CONSISTS OF NINE (9) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.



REVISED

MIAMI-DADE

529 W. FLAGLER ST. MIAMI, FL 33130

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PALM BEACH

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• SINCE 1998 •

1933-1945 MERIDIAN AVENUE, MIAMI BEACH, FL			
FOR: GREATER MIAMI JEWISH FEDERATION	DRAWN BY: A.J.R./R.H.	CHECKED BY: A.J.R.	FIELD BOOK/PAGE No. 306/12,14,15,18
SCALE: SHOWN	DESIGNED BY: A.J.R.	APPROVED BY: A.J.R.	DATE: 06-17-21

ORDER No.
03-87057
SHEET No.
1 of 9

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.
THIS ITEM HAS BEEN DIGITALLY SIGNED . PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

BOUNDARY & TOPOGRAPHIC SURVEY

SURVEYOR’S NOTES:

- THE LEGAL DESCRIPTION OF THE SUBJECT PROPERTY WAS DETERMINED BY THE CLIENT.
- THIS SITE LIES IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
- BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT.
- LANDS SHOWN HEREON CONTAINING THE FOLLOWING AREAS:
 - i) ORIGINAL LEASE PREMISES: 61,277 SQUARE FEET, OR 1.407 ACRES, MORE OR LESS.
 - ii) ADDITIONAL LEASE PREMISES: 11,549 SQUARE FEET, OR 0.265 ACRES, MORE OR LESS.
- ALL OF THE FORGOING CONTAINING AN AGGREGATE AREA OF 72,826 SQUARE FEET, OR 1.672 ACRES, MORE OR LESS.
- RIGHT-OF-WAY LINES, LOT LINES, AND CENTERLINES SHOWN HEREON ARE BASED ON THE DOCUMENTS AND PLATS CONTAINED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNT IN CONJUNCTION WITH FIELD SURVEYED MONUMENTS.
- BISCAYNE ENGINEERING COMPANY DID NOT PERFORM A TITLE SEARCH.
- SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP.
- OWNERSHIP IS SUBJECT TO AN OPINION OF TITLE.
- ALL MEASUREMENTS HEREON ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE SPECIFIED.
- THIS SURVEY MAP OR REPORT (OR COPY THEREOF) IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
- SURVEY MEASUREMENTS ARE IN ACCORDANCE WITH UNITED STATES STANDARD SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP.
- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET VERTICALLY ON SOFT SURFACES.
- ELEVATIONS SHOWN HEREON ARE IN US SURVEY FEET, AND ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD-88), AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS: I) CITY OF MIAMI BEACH BENCHMARK "DB MA 12", ELEVATION 7.56', PK NAIL AND WASHER, LOCATED ON TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND MERIDIAN AVENUE.; II) CITY OF MIAMI BEACH BENCHMARK "DB O3", ELEVATION 5.36', PK NAIL AND WASHER, LOCATED AT THE SOUTH END OF TRAFFIC SEPARATOR AT THE INTERSECTION OF DADE BOULEVARD AND PRAIRIE AVENUE.
- THE INTENDED DISPLAY SCALES ARE SHOWN HEREON. SYMBOLS SHOWN HEREON ARE FOR REFERENCE AND ARE NOT SHOWN TO SCALE.
- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", ELEVATION 8', PER COMMUNITY PANEL NO. 120651-0317-L, MAP REVISED SEPTEMBER 11, 2009.
- THE TOPOGRAPHIC FEATURES SHOWN HEREON WERE LOCATED ON THE GROUND.
- TREES WERE IDENTIFIED TO THE BEST OF OUR ABILITY. IT IS RECOMMENDED THAT CLIENT CONSULT AN ARBORIST FOR VERIFICATION OF SCIENTIFIC NAMES, AND TREES THAT ARE UNKNOWN TO THIS SURVEYOR.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), LEVELING INSTRUMENT AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON LEGAL DESCRIPTION OF THE ORIGINAL LEASE PREMISES RECORDED IN O.R.B. 19624, PG. 2665, ASSIGNED O.R.B. 26450, PG. 3252, AND ARE REFERENCED TO THE NORTH RIGHT OF WAY LINE OF 19TH STREET, HAVING AN ASSUMED BEARING OF N89°59'40"E.
- ADDITIONS OR DELETIONS TO THIS SURVEY OTHER THAN BY BISCAYNE ENGINEERING COMPANY, INC. ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF BISCAYNE ENGINEERING COMPANY, INC.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

THIS DOCUMENT CONSISTS OF NINE (9) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

REVISED

MIAMI-DADE

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• SINCE 1998 •

1933-1945 MERIDIAN AVENUE, MIAMI BEACH, FL

FOR: GREATER MIAMI JEWISH FEDERATION

SCALE: SHOWN

DATE: 06-17-21

DRAWN BY: A.J.R./R.H.

DESIGNED BY: A.J.R.

APPROVED BY: A.J.R.

CHECKED BY: A.J.R.

FIELD BOOK/PAGE No. 3061/12,14,15,18

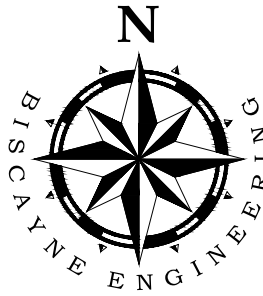
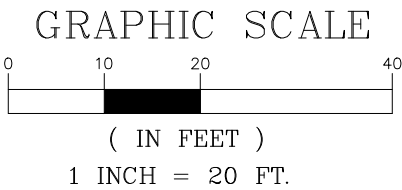
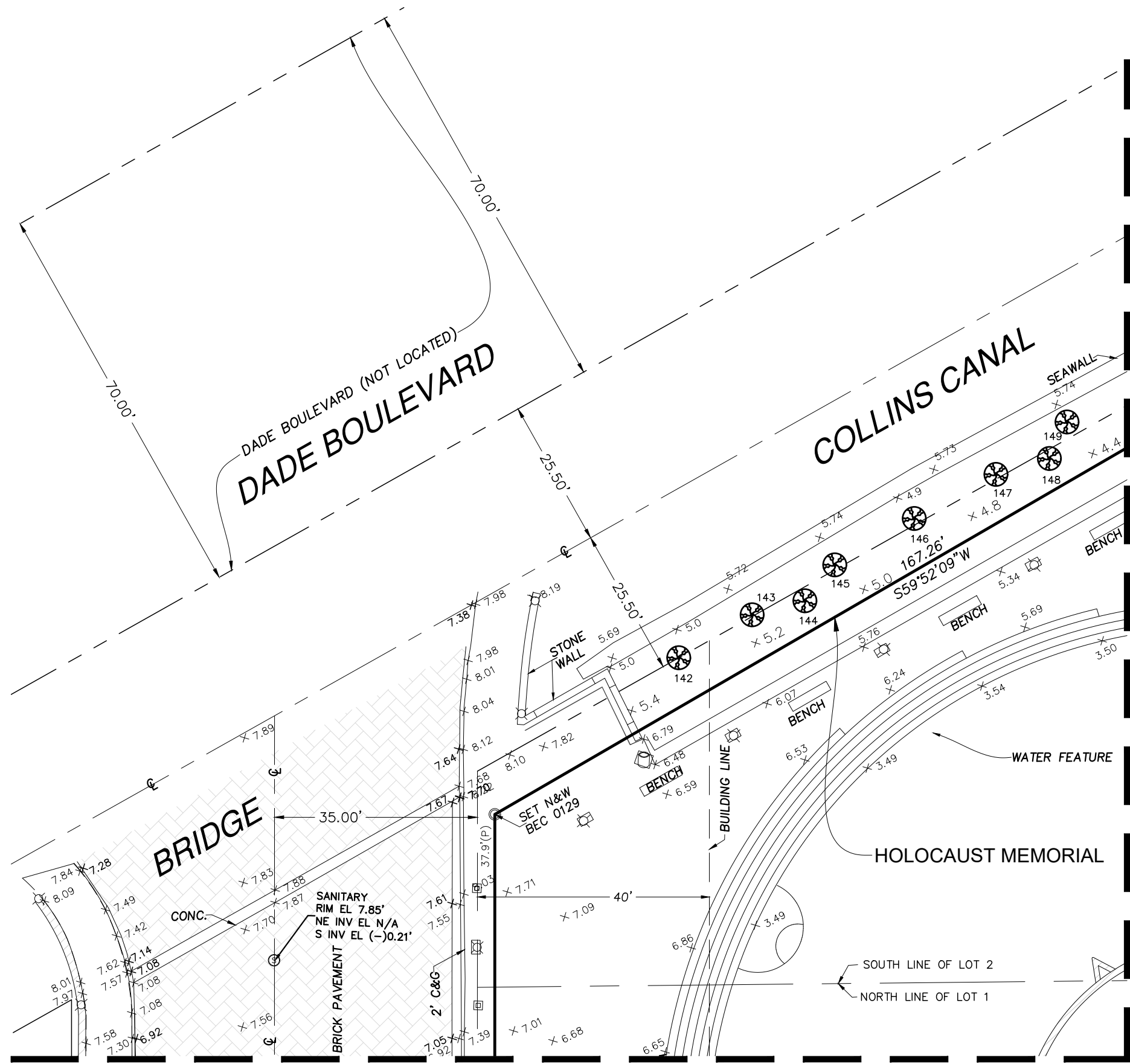
ORDER No.

03-87057

SHEET No.

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BOUNDARY & TOPOGRAPHIC SURVEY

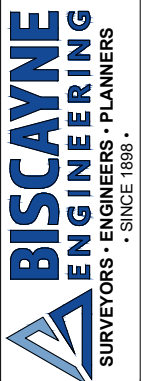


- LEGEND:
- CATCH BASIN TYPE "D"
 - ELECTRICAL MANHOLE
 - FIRE HYDRANT
 - GUY WIRE AND ANCHOR
 - HEDGE
 - LIGHT POLE
 - PALM
 - PINE
 - TREE
 - PARKING METER
 - POWER POLE (EXISTING)
 - POWER AND TELEPHONE POLE (EXIST.)
 - STAND PIPE
 - FLOOD LIGHT
 - BENCH
 - BIKE RACK
 - TRASH CAN
 - FLAG POLE
 - MAILBOX
 - FORCE MAIN VALVE BOX
 - GAS VALVE
 - EXISTING VALVE
 - WATER VALVE BOX
 - WATER METER BOX
 - MONITORING WELL
 - POST
 - CLEAN OUT
 - SANITARY VALVE
 - DRAIN
 - BACKFLOW PREVENTER
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - IRRIGATION VALVE
 - GAS METER
 - GAS MANHOLE
 - COMMUNICATION BOX
 - TELEPHONE BOX
 - ELECTRICAL BOX
 - SERVICE BOX
 - ELECTRICAL METER
 - ELECTRICAL OUTLET
 - WOOD POWER POLE
 - STORM DRAINAGE MANHOLE
 - SANITARY SEWER MANHOLE
 - SIGN
 - SIGNAL CONTROL PANEL
 - TELEPHONE MANHOLE
 - WIRE PULL BOX
 - CENTER LINE

MATCHLINE A (SEE SHEET 4)
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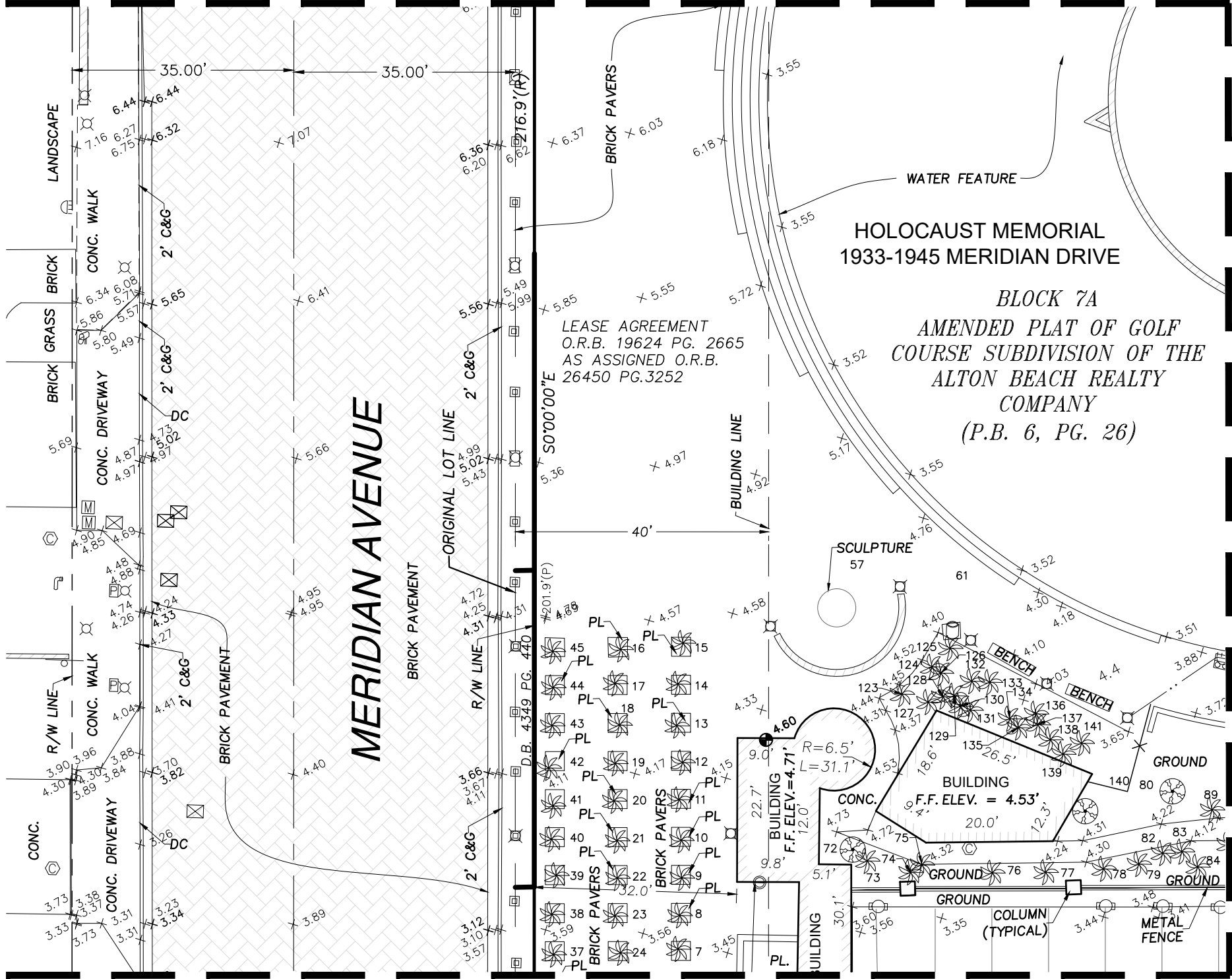
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SCALE: SHOWN	DESIGNED BY: A.J.R.	FIELD BOOK/PAGE No. 306/12,14,15,18
DATE: 06-17-21	APPROVED BY: A.J.R.	

ORDER No.
03-87057
SHEET No.
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BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE A (SEE SHEET 3)



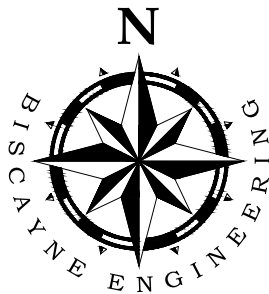
MATCHLINE E (SEE SHEET 7)

GRAPHIC SCALE



(IN FEET)

1 INCH = 20 FT.



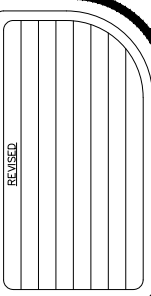
ABBREVIATIONS:

- AVE = AVENUE
- BEC = BISCAYNE ENGINEERING COMPANY
- BM = BENCHMARK
- (C) = CALCULATED FROM FIELD MEASUREMENTS
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- D.H. = DRILL HOLE
- EL. = ELEVATION
- ELEV = ELEVATION
- FND = FOUND
- GPS = GLOBAL POSITIONING SYSTEM
- ID = IDENTIFICATION
- I.P. = IRON PIPE
- I.R. = IRON ROD
- L = LENGTH (WHEN USED IN CURVE DATA)
- (L) = PER LEGAL DESCRIPTION
- LB = LICENSED BUSINESS
- N&W = NAIL AND WASHER
- NAD = NORTH AMERICAN DATUM
- NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PER PLAT
- P.B. = PLAT BOOK
- PC = POINT OF CURVATURE
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- PT = POINT OF TANGENCY
- R = RADIUS (WHEN USED IN CURVE DATA)
- R&C = REBAR AND CAP
- R/W = RIGHT OF WAY
- SEC. = SECTION
- CL = CENTERLINE
- Δ = DELTA ANGLE
- Ø = DIAMETER
- ± = MORE OR LESS

00.00 = HARD SURFACE SPOT ELEVATION (NAVD88)

00.0 = SOFT SURFACE SPOT ELEVATION (NAVD88)

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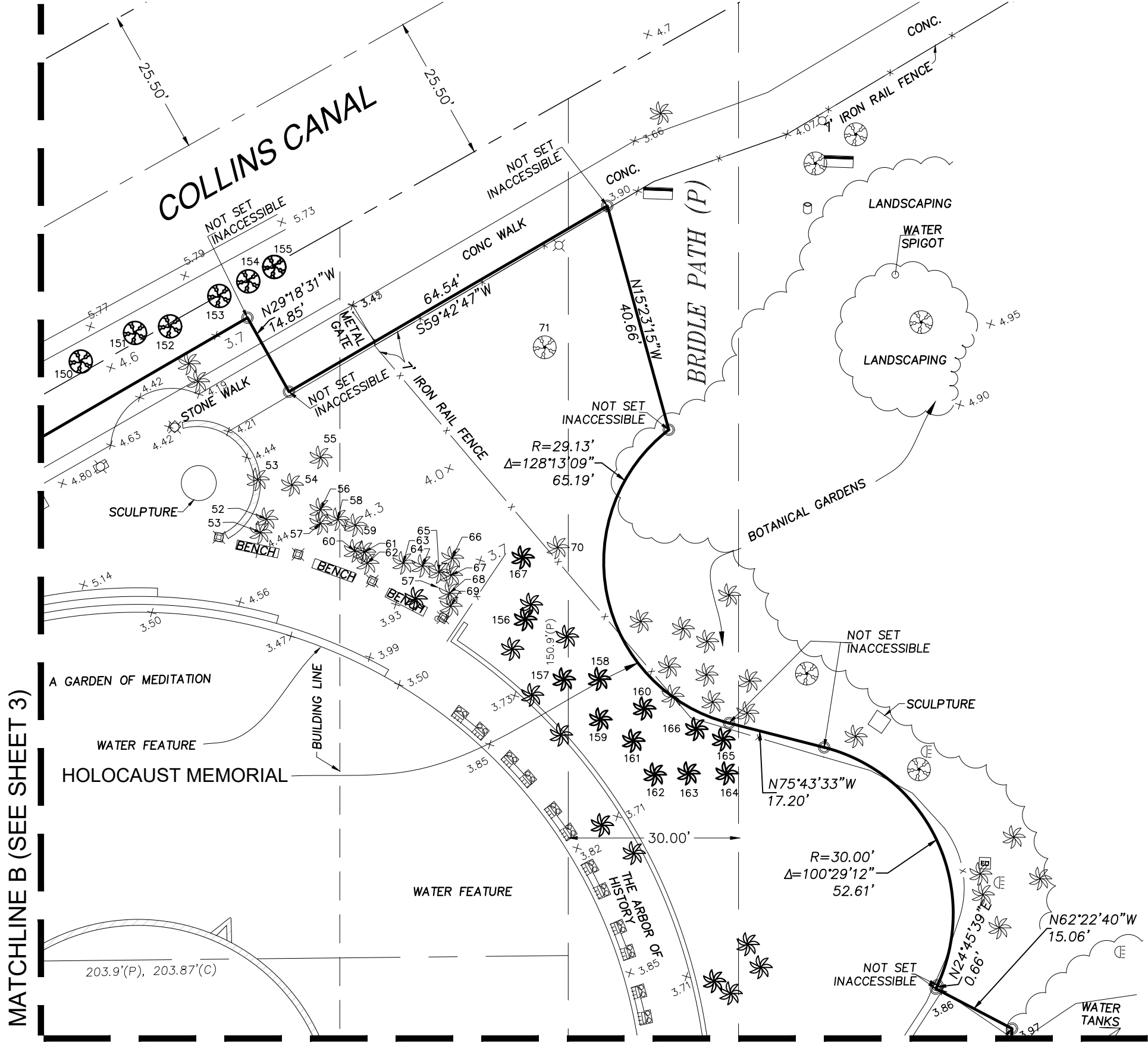
1933-1945 MERIDIAN AVENUE, MIAMI BEACH, FL

FOR: GREATER MIAMI JEWISH FEDERATION
 SCALE: SHOWN DRAWN BY: A.J.R./R.H. CHECKED BY: A.J.R.
 DATE: 06-17-21 DESIGNED BY: A.J.R. FIELD BOOK/PAGE No. 3061/12,14,15,18
 APPROVED BY: A.J.R.

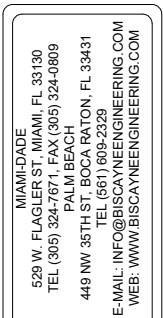
ORDER No.
 03-87057

SHEET No.
 4 of 9

BOUNDARY & TOPOGRAPHIC SURVEY



REVISED



1933-1945 MERIDIAN AVENUE, MIAMI BEACH, FL

FOR: GREATER MIAMI JEWISH FEDERATION

SCALE: SHOWN

DESIGNED BY: A.J.R.

DRAWN BY: A.J.R./R.H.

CHECKED BY: A.J.R.

DATE: 08-17-21

APPROVED BY: AJR

FIELD BOOK/PAGE No. 3061/12,14,15,18

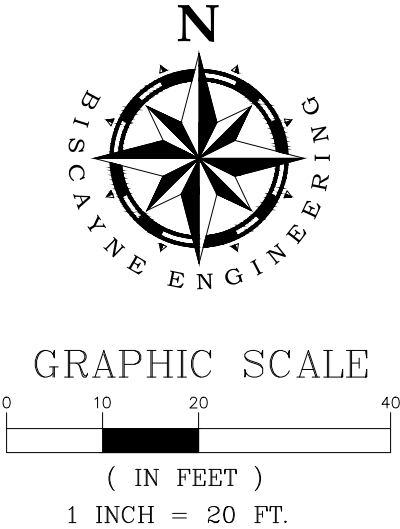
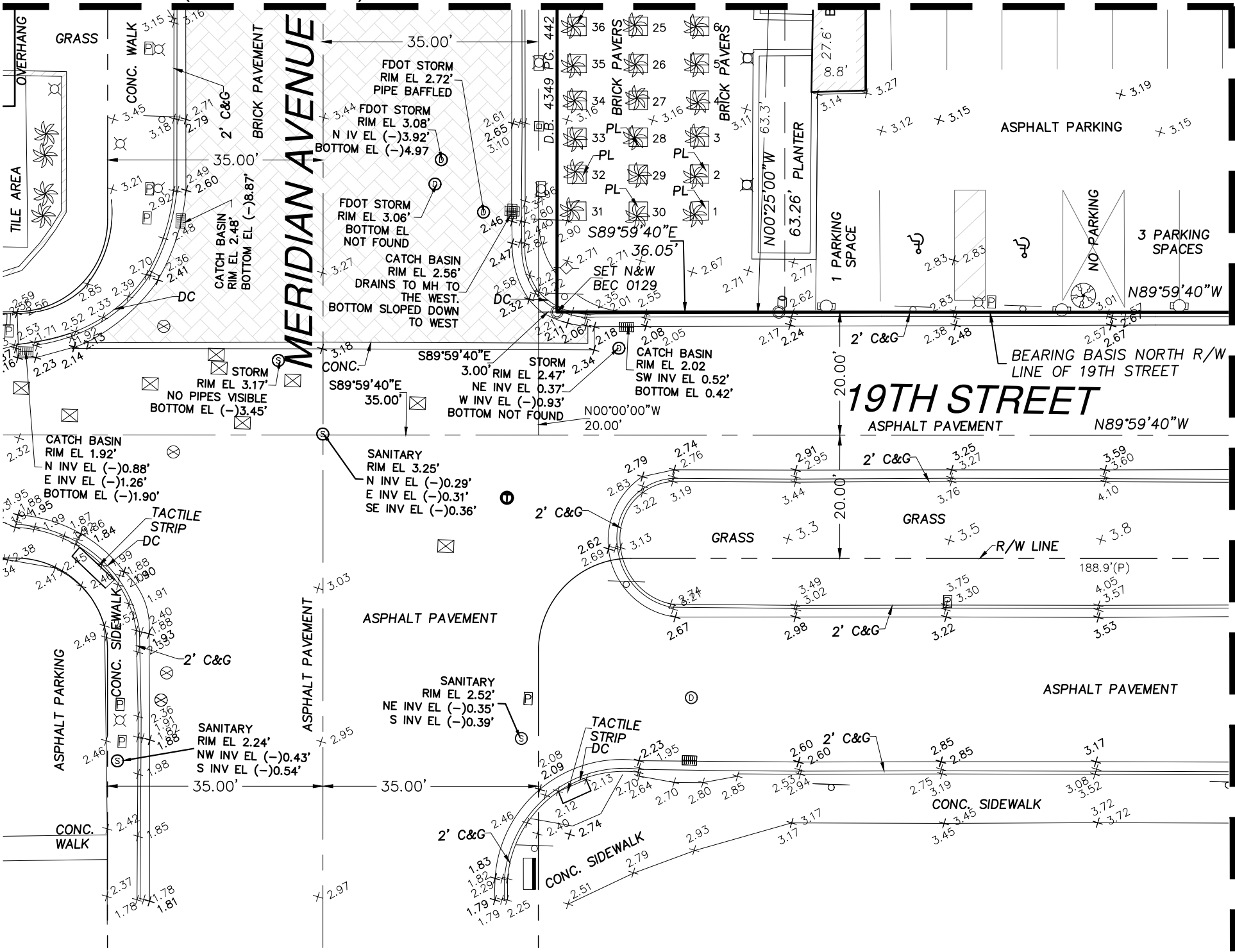
ORDER No.
03-87057

SHEET No.
6 of 9

DC-6192-11X17

BOUNDARY & TOPOGRAPHIC SURVEY

MATCHLINE E (SEE SHEET 4)



MATCHLINE G (SEE SHEET 8)

THIS DOCUMENT CONSISTS OF NINE (9) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

Table with 2 columns: Description, Date. Contains revision history.

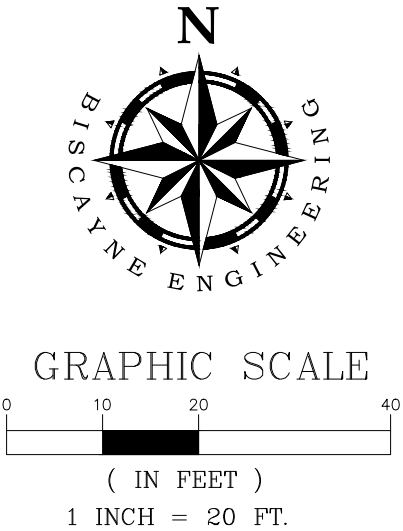
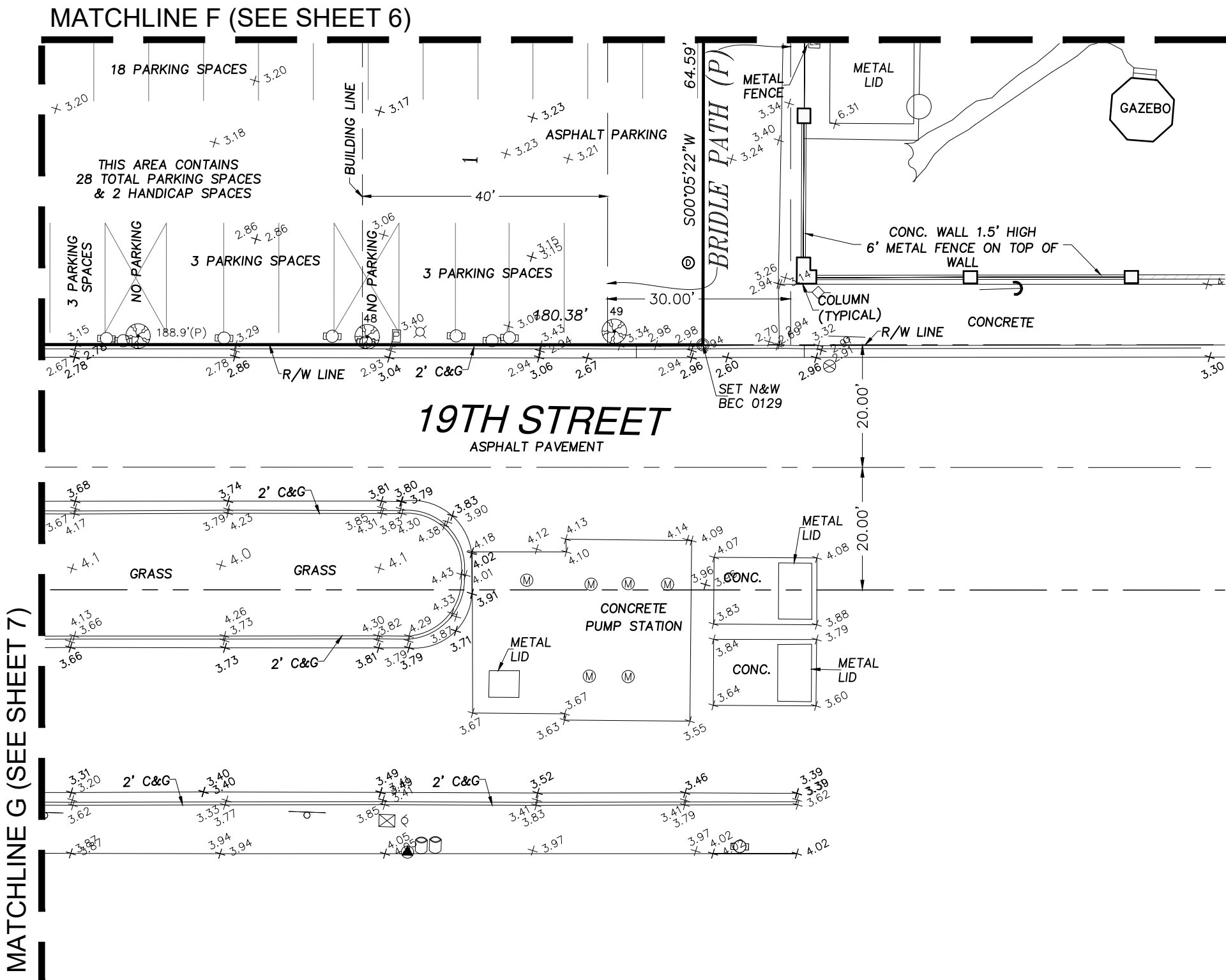
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Table with 2 columns: Description, Date. Contains project information and approval dates.

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SHEET No.
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BOUNDARY & TOPOGRAPHIC SURVEY



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1933-1945 MERIDIAN AVENUE, MIAMI BEACH, FL

FOR: GREATER MIAMI JEWISH FEDERATION	DRAWN BY: A.J.R./R.H.	CHECKED BY: A.J.R.
SCALE: SHOWN	DESIGNED BY: A.J.R.	FIELD BOOK/PAGE No. 3061/12,14,15,18
DATE: 06-17-21	APPROVED BY: A.J.R.	

ORDER No.
03-87057
SHEET No.
8 of 9

BOUNDARY & TOPOGRAPHIC SURVEY
TREE TABLE

ID NUMBER	COMMON NAME	HEIGHT (FEET)	SPREAD (FEET)	DIAMETER (INCHES)
1	Queen Palm	7	5	8
2	Queen Palm	12	6	12
3	Queen Palm	10	6	10
4	Queen Palm	8	6	12
5	Queen Palm	6	6	10
6	Queen Palm			10
7	Queen Palm	5	6	5
8	Queen Palm	8	6	5
9	Queen Palm	12	8	7
10	Queen Palm	8	7	6
11	Queen Palm	8	7	8
12	Queen Palm	10	7	6
13	Queen Palm	12	7	10
14	Queen Palm	6	3	7
15	Queen Palm	7	6	8
16	Queen Palm	10	7	12
17	Queen Palm	7	6	8
18	Queen Palm	6	6	6
19	Queen Palm	8	2	8
20	Queen Palm	6	6	8
21	Queen Palm	6	6	12
22	Queen Palm	7	6	8
23	Queen Palm	7	7	8
24	Queen Palm	8	7	8
25	Queen Palm	8	4	9
26	Queen Palm	6	7	7
27	Queen Palm	9	7	12
28	Queen Palm	7	7	7
29	Queen Palm	6	6	4
30	Queen Palm	8	7	8
31	Queen Palm	7	5	12
32	Queen Palm	8	7	12
33	Queen Palm	8	7	12
34	Queen Palm	8	7	6
35	Queen Palm	7	7	7
36	Queen Palm	7	7	6
37	Queen Palm	7	7	7
38	Queen Palm	6	6	8
39	Queen Palm	8	7	6
40	Queen Palm	7	7	8
41	Queen Palm	6	7	6
42	Queen Palm	9	6	8
43	Removed	x	x	x
44	Queen Palm	7	7	8
45	Queen Palm	6	7	9
46	Mahogany	20	25	18
47	Mahogany	20	30	36
48	Mahogany	20	30	14
49	Mahogany	25	35	26
50	Cuban Palm	30	6	4
51	Cuban Palm	45	20	6
52	Royal Palm	25	15	5
53	Cuban Palm	35	10	4
54	Cuban Palm	30	7	4
55	Cuban Palm	30	7	4

ID NUMBER	COMMON NAME	HEIGHT (FEET)	SPREAD (FEET)	DIAMETER (INCHES)
56	Cuban Palm	25	8	4
57	Cuban Palm	20	10	4
58	Cuban Palm	30	7	4
59	Cuban Palm	30	7	4
60	Cuban Palm	25	7	4
61	Cuban Palm	25	7	4
62	Butterfly Palm	20	10	4
63	Royal Palm	20	6	14
64	Cuban Palm	25	7	8
65	Cuban Palm	25	7	8
66	Cuban Palm	30	7	4
67	Cuban Palm	30	7	4
68	Cuban Palm	30	7	4
69	Cuban Palm	30	7	4
70	Cuban Palm	30	7	4
71	Ficus Tree	35	80	120
72	African Baobab	40	30	120
73	Cuban Palm	30	7	4
74	Cuban Palm	30	7	4
75	Butterfly Palm	25	7	3
76	Butterfly Palm	25	7	3
77	Butterfly Palm	25	7	3
78	Butterfly Palm	25	7	3
79	Butterfly Palm	25	7	3
80	Black Oak	25	20	8
81	Black Oak	25	20	8
82	Royal Palm	20	8	8
83	Cuban Palm	25	7	4
84	Cuban Palm	30	10	8
85	Cuban Palm	30	8	8
86	Cuban Palm	30	8	8
87	Cuban Palm	30	7	4
88	Cuban Palm	30	7	4
89	Fountain Palm	30	10	8
90	African Baobab	35	35	120
91	Cuban Palm	30	7	8
92	Butterfly Palm	25	12	4
93	Cuban Palm	30	6	4
94	Butterfly Palm	25	8	4
95	Butterfly Palm	25	8	4
96	Cuban Palm	25	7	4
97	Black Oak	45	10	14
98	Cuban Palm	25	8	4
99	Cuban Palm	25	7	4
100	Cuban Palm	25	7	4
101	Cuban Palm	25	7	4
102	Cuban Palm	25	7	4
103	Cuban Palm	25	7	4
104	Cuban Palm	25	7	4
105	Cuban Palm	25	7	4
106	African Baobab	35	20	96
107	Cuban Palm	30	7	4
108	Black Oak	30	12	12
109	Cuban Palm	30	7	4
110	Butterfly Palm	20	12	4

ID NUMBER	COMMON NAME	HEIGHT (FEET)	SPREAD (FEET)	DIAMETER (INCHES)
111	African Baobab	30	30	180
112	Cuban Palm	30	7	4
113	Black Oak	30	30	16
114	Butterfly Palm	25	6	4
115	Cuban Palm	25	7	4
116	Cuban Palm	25	6	4
117	Cuban Palm	25	7	4
118	Cuban Palm	25	7	4
119	Cuban Palm	25	7	4
120	Cuban Palm	30	10	8
121	Cuban Palm	30	10	8
122	Cuban Palm	35	12	14
123	Cuban Palm	35	15	7
124	Cuban Palm	15	12	12
125	Cuban Palm	30	12	8
126	Cuban Palm	20	15	12
127	Cuban Palm	20	15	12
128	Cuban Palm	30	12	6
129	Cuban Palm	30	8	6
130	Cuban Palm	25	8	4
131	Cuban Palm	25	8	4
132	Cuban Palm	25	87	4
133	Cuban Palm	25	7	4
134	Cuban Palm	20	76	2
135	Cuban Palm	20	7	2
136	Cuban Palm	20	6	2
137	Cuban Palm	20	7	2
138	Cuban Palm	20	7	2
139	Cuban Palm	20	7	2
140	Cuban Palm	20	7	2
141	Cuban Palm	20	7	2
142	Gumno Combo	12	6	3
143	Button Mangrove	15	7	3
144	Button Mangrove	15	7	3
145	Button Mangrove	15	7	3
146	Willow Oak	15	7	4
147	Button Mangrove	12	7	3
148	Button Mangrove	12	7	3
149	Button Mangrove	12	7	3
150	Gumno Combo	12	7	4
151	Button Mangrove	10	7	3
152	Button Mangrove	10	6	3
153	Button Mangrove	10	7	3
154	Button Mangrove	10	7	3
155	Button Mangrove	10	7	3
156	Cuban Palm	30	7	4
157	Cuban Palm	20	15	4
158	Cabbage Palm	25	7	10
159	Cabbage Palm	25	7	10
160	Cabbage Palm	25	7	10
161	Cabbage Palm	25	7	10
162	Cabbage Palm	25	7	10
163	Cabbage Palm	25	7	10
164	Cabbage Palm	25	7	10
165	Cuban Palm	35	10	20
166	Cuban Palm	35	10	20
167	Cuban Palm	30	10	4

THIS DOCUMENT CONSISTS OF NINE (9) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

REVISIONS

MIAMI-DADE

528 W. FLAGLER ST. MIAMI, FL 33130

TEL (305) 324-7671, FAX (305) 324-0809

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• SINCE 1898 •

1933-1945 MERIDIAN AVENUE, MIAMI BEACH, FL

FOR: GREATER MIAMI JEWISH FEDERATION

SCALE: SHOWN

DATE: 06-17-21

DRAWN BY: A.J.R./R.H.

DESIGNED BY: A.J.R.

APPROVED BY: A.J.R.

CHECKED BY: A.J.R.

FIELD BOOK/PAGE No. 3061/12,14,15,18

ORDER No.
03-87057

SHEET No.
9 of 9

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION ("ORIGINAL LEASE PREMISES AND ADDITIONAL LEASE PREMISES" AT THE HOLOCAUST MEMORIAL):

ORIGINAL LEASE PREMISES:

COMMENCE at the intersection of the center lines of 19th/ Street and Meridian Avenue; thence run South East along the center line of 19th/ Street for a distance of 35.00 feet to a point; thence run North for a distance of 20.00 feet to a point, said point located in the west line of lot 1, Block 7A, AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the plat thereof recorded in Plat Book 6, Page 26, public Records of Dade County, Florida; thence run south East for a distance of 3.00 feet to the POINT OF BEGINNING, said point of beginning located in the east Right-of Way line of Meridian Avenue, according to the Deed Book 4349, Pages 439, 440, 442; and 443 Dade County, Florida; thence run south East along the North Right-of-Way line of 19th/ street, for a distance of 36.05 feet to a point; thence run North West for a distance of 63.26 feet to a point; thence run North East for a distance of 195.95 feet to a point; thence run North East for a distance of 13.21 feet to a point; thence run North East for a distance of 5.09 feet to a point; thence run North West for a distance of 49.86 feet to a point; thence run North East for a distance of 38.03 feet to a point; thence run North East for a distance of 74.30 feet to a point; thence run North West for a distance of 15.06 feet to a point; thence run North East for a distance of 0.66 feet to a point; thence run along a circular curve, concave to the southwest, having a central angle of and a radius of 30.00 feet for an arc distance of 52.62 feet to a point; thence run North West for a distance of 17.20 feet to a point; thence run along a circular curve, concave to the Northeast, having a central angle of and a radius of 29.13 feet for an arc distance of 65.19 feet to a point; thence run North West for a distance of 40.66 feet to a point; thence run south West for a distance of 64.54 feet to a point; thence run North West for a distance of 14.85 feet to a point; thence run south West for a distance of 167.26 feet to a point, said point located in the east Right-of Way line of Meridian Avenue, according to the Deed Book 4349, Pages 439, 440, 442, and 443 Dade County, Florida; thence run south along the East Right-of-Way of Meridian Avenue and parallel to the West Line of the above mentioned Block 7A for a distance of 243.25 feet to the POINT OF BEGINNING.

Said LANDS located, lying and being in the CITY OF MIAMI BEACH, FLORIDA, and containing and area of 61,277 square feet or 1.407 acres more or less.

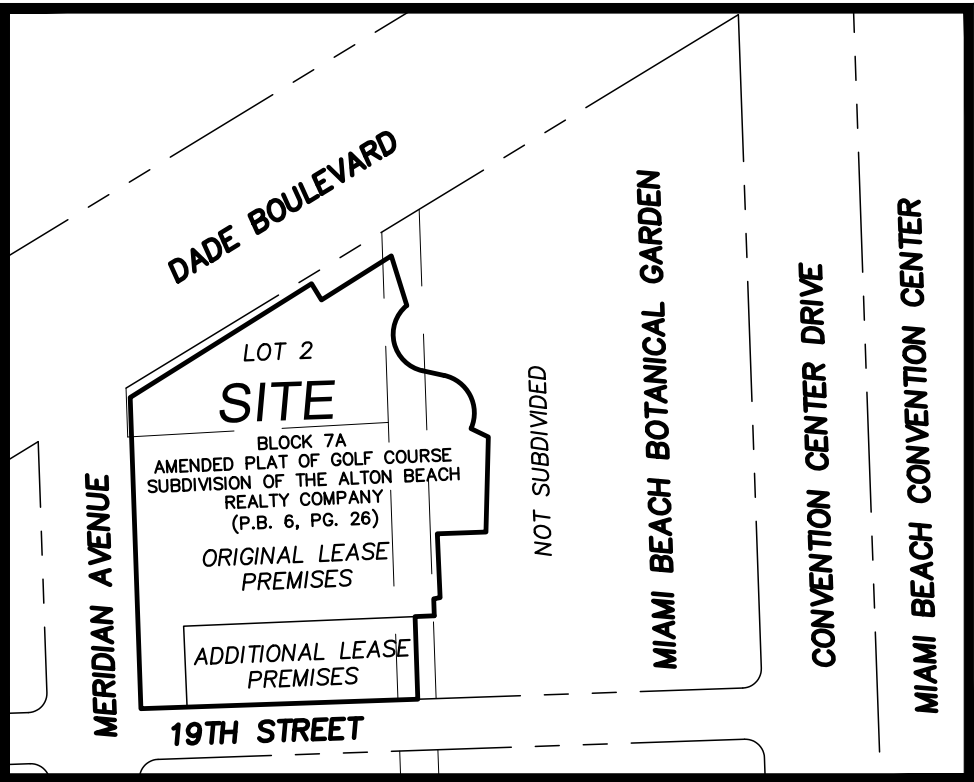
TOGETHER WITH:

ADDITIONAL LEASE PREMISES:

A portion of Lot 1, Block 7A, together with a portion of the 30 foot wide BRIDLE PATH (PRIVATE PROPERTY) lying east of and adjacent thereto, all as shown on AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the intersection of the centerlines of 19th Street and Meridian Avenue; thence South 89°59'40" East along the centerline of 19th Street a distance of 35.00 feet; thence North 00°00'00" East, departing said centerline a distance of 20.00 feet to the intersection of the the southerly prolongation of the West line of said Lot 1 with the westerly prolongation of the South line of said Lot 1; thence South 89°59'40" East along the westerly prolongation of said South line, a distance of 3.00 feet to a point on the East Right-of-Way line of Meridian Avenue, according to the Deed Book 4349, Pages 439, 440, 442, and 443 of the Public Records of Dade County (now Miami-Dade County), Florida; thence continue South 89°59'40" East along said westerly prolongation and along the South line of said Lot 1, a distance of 36.05 feet to the POINT OF BEGINNING of the herein described parcel of land; the following two courses are along the Limits of the Original Lease Premises: (1) thence North 00°25'00" West, a distance of 63.26 feet; (2) thence North 89°35'00" East, across a portion of said Lot 1 and a portion of said BRIDLE PATH (PRIVATE PROPERTY), a distance of 180.95 feet; thence South 00°05'22" West, across said BRIDLE PATH a distance of 64.59 feet; thence North 89°59'40" West, along the South line of said Lot 1 and the westerly prolongation thereof, a distance of 180.38 feet to the POINT OF BEGINNING.

Said LANDS located, lying and being in the CITY OF MIAMI BEACH, FLORIDA, and containing and area of 11,549 square feet or 0.265 acres more or less.



LOCATION SKETCH
IN MIAMI-DADE COUNTY, FL., SEC. 24-53-41
SCALE: 1" = 150'

SURVEY CERTIFICATION:

I hereby certify that the attached "BOUNDARY & TOPOGRAPHIC SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

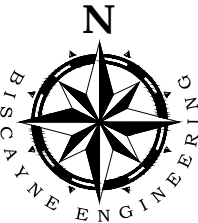
Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL. 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE : 06-17-21

PRELIMINARY

Alberto J Rabionet, PSM, For the Firm
Professional Surveyor and Mapper No. 7218
State of Florida

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.
THIS ITEM HAS BEEN DIGITALLY SIGNED . PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



REVISIONS

NO.	DATE	DESCRIPTION

MIAMI-DADE
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1933-1945 MERIDIAN AVENUE, MIAMI BEACH, FL

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SCALE: SHOWN	DESIGNED BY: A.J.R.	FIELD BOOK/PAGE No. 306/12,14,15,18
DATE: 06-17-21 APPROVED BY: AJR		

ORDER No.
03-87057

SHEET No.
1 of 9