

**5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS**

- BUILDINGS APPEAR TO ENCRoACH INTO BUILDING SETBACK LINES AS SHOWN ON THE WEST AND NORTH LINES.
- 8" WIDE CONCRETE WALL ON NORTH LINE OWNERSHIP UNKNOWN.
- RAMP CROSSES ONTO PUBLIC ALLEY.
- IRON FENCE AND CONCRETE PAD CROSS ONTO PUBLIC RIGHT-OF-WAY.
- EAVE OVERHANG CROSSES WESTERLY BOUNDARY LINE INTO RIGHT OF WAY BY 2.0' AT MOST.

**3 FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120851 0317 L (MAP NO. 1208503317L), WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES BASE FLOODPLAIN WHERE BASE FLOOD ELEVATIONS ARE PROVIDED.

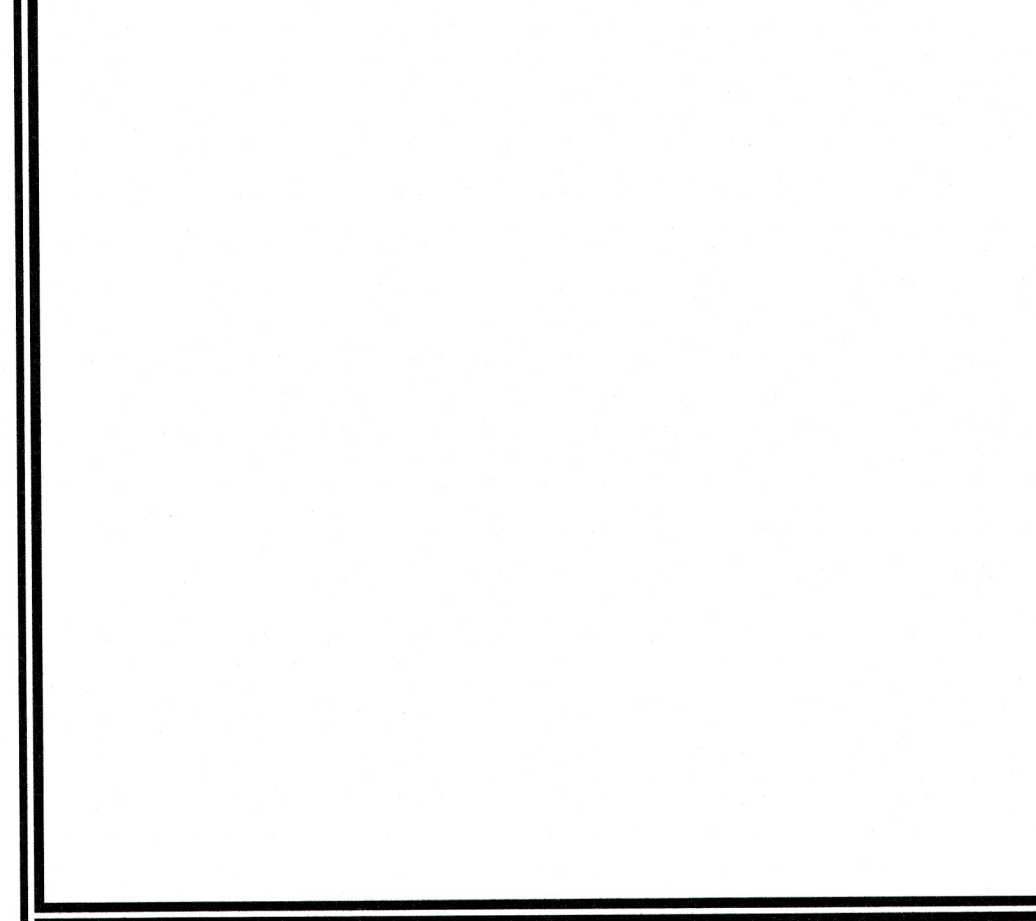
**6Diiid LEGEND AND ABBREVIATIONS**

CONCRETE SURFACE	SQ.FT. SQUARE FEET
NO PARKING AREA	P PLANTER
RECOVERED MONUMENT AS NOTED	N/S NOT SPECIFIED
UNDERGROUND WIRE PULL BOX	N/A NOT APPLICABLE
GENERATOR	TSB TRAFFIC SIGNAL BOX
AIR CONDITIONER	PV POST INDICATOR VALVE
WATER METER	TF TRANSFORMER
GAS METER	TYP TYPICAL
FIRE DEPARTMENT CONNECTOR	LB LICENSED BUSINESS
PER RECORD PLAT MEASURED	LS LICENSED SURVEYOR
RIGHT OF WAY LINE	(C) CALCULATED
LIGHT POLE	EL ELEVATION
SIGN	OR. OFFICIAL RECORD
ELEVATION	BK. BOOK
FINISHED FLOOR ELEVATION	
SPOT SHOT ELEVATION AS SPECIFIED	

**6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES**

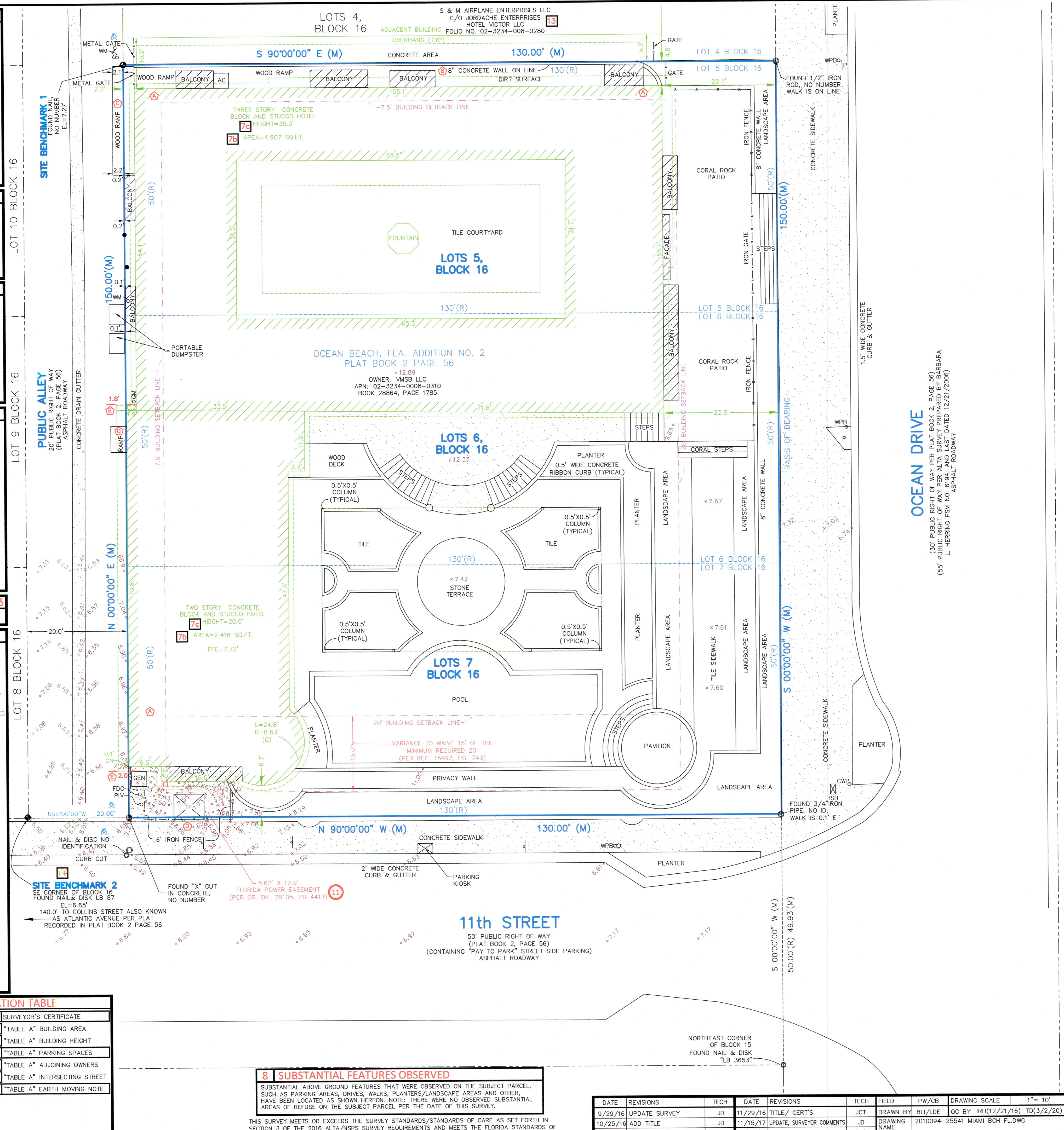
NONE PROVIDED TO THIS SURVEYOR.

- 5Ei SCHEDULE "B" ITEMS**
- MATTERS ON THE PLAT OF OCEAN BEACH ADDITION NO. 2 RECORDED IN PLAT BOOK 2, PAGE 56. (AFFECTS, NOTHING TO PLOT)
  - COVENANTS, CONDITIONS AND RESTRICTIONS IN ORDER RECORDED IN OFFICIAL RECORDS BOOK 15993, PAGE 743. (AFFECTS, AS SHOWN)
  - UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 16026, PAGE 3304. (AFFECTS, NOTHING TO PLOT)
  - COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN WARRANTY DEED IN OFFICIAL RECORDS BOOK 19287, PAGE 2761. (AFFECTS, NOTHING TO PLOT)
  - EASEMENT TO FLORIDA POWER & LIGHT COMPANY RECORDED IN OFFICIAL RECORDS BOOK 26105, PAGE 4413. (AFFECTS, AS SHOWN)



**ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE**

2 TABLE "A" PROPERTY ADDRESS	6Biv BEARING BASIS	7 SURVEYOR'S CERTIFICATE
3 TABLE "A" FLOOD INFORMATION	6Bvii CONTIGUITY STATEMENT	7b TABLE "A" BUILDING AREA
4 TABLE "A" LAND AREA	6Bviii TITLE COMMITMENT INFORMATION	7c TABLE "A" BUILDING HEIGHT
5Biii ACCESS TO PROPERTY	6Cvii RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9 TABLE "A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diiic NORTH ARROW & SCALE	13 TABLE "A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6Diiid LEGEND & ABBREVIATIONS	14 TABLE "A" INTERSECTING STREET
5F CEMETERY NOTE	6Dvii VICINITY MAP	16 TABLE "A" EARTH MOVING NOTE
6Bii TITLE DESCRIPTION	6Dviii SURVEYOR'S NOTES	
	6Dvi TYPE OF SURVEY	



**6Bxii TITLE COMMITMENT INFORMATION**

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 5993782, HAVING AN EFFECTIVE DATE OF NOVEMBER 6, 2016, REVISED NOVEMBER 18, 2016-REVISION C

**6Bi TITLE DESCRIPTION**

LOTS 5, 6 AND 7, BLOCK 16 OF OCEAN BEACH ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 56, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

**6Diiig SURVEYOR'S NOTES**

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
- ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29), BENCHMARKS 0-146 ELEVATION = 8.80' AND X-310R ELEVATION = 8.12' PER MIAMI-DADE COUNTY VERTICAL CONTROL.
- THIS SURVEY WAS PERFORMED/PREPARED BASED ON TITLE COMMITMENTS DATED NOVEMBER 2016 PER THE CLIENT'S REQUEST. NO UPDATED TITLE HAS BEEN FURNISHED TO THE SURVEYOR PER THE DATE OF THIS SURVEY.
- PARTIAL VERTICAL RELIEF HAS BEEN ESTABLISHED AND DEPICTED HEREON PER THE CLIENT'S SPECIFICATIONS.

<b>4 LAND AREA</b>	19,500± SQUARE FEET	0.45± ACRES
<b>6Biv BEARING BASIS</b>	BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF BLOCK 16 BEING S 00°00'00" W, AN ASSUMED DATUM.	
<b>5F CEMETERY NOTE</b>	THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.	
<b>9 PARKING SPACES</b>	NO ONSITE PARKING OBSERVED	
<b>5Biii ACCESS TO PROPERTY</b>	THE SUBJECT PROPERTY HAS DIRECT PHYSICAL PEDESTRIAN ACCESS TO OCEAN DRIVE, 11th STREET, AND PUBLIC ALLEY ALL DEDICATED PUBLIC STREETS OR HIGHWAYS.	
<b>16 EARTH MOVING NOTE</b>	THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.	
<b>6Bvii CONTIGUITY STATEMENT</b>	THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.	
<b>7 SURVEYOR'S CERTIFICATE</b>	TO: GREENBERG TRAUING, PA. VMSB, LLC, A FLORIDA LIMITED LIABILITY COMPANY, VM SOUTH BEACH, LLC, A NEW YORK LIMITED LIABILITY COMPANY, BANK HAPDOLIM, B.M., AND CHICAGO TITLE INSURANCE COMPANY.	

**7 SURVEYOR'S CERTIFICATE**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5 (PARTIAL AS SPECIFIED), 7(c), 7(d)(1), 7(e), 8, 9, 13, 14, 16, 20, AND 21(CAD FILE) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3/18/2012, UPDATED 02/11/2020. DATE OF PLAT OR MAP: 3/19/2012, UPDATED 02/12/2020.

*James W. Boleman* 05/08/2020 DATE  
 JAMES W. BOLEMAN 185  
 PROFESSIONAL SURVEYOR & MAPPER NO: 6485  
 STATE OF FLORIDA  
 PROJECT NO: 2010094-25541 (UPDATE OF 1705369)

SURVEY PREPARED BY:  
 AMERICAN SURVEYING AND MAPPING, INC.  
 3191 MAGUIRE BLVD., SUITE 200  
 ORLANDO, FL 32803  
 CERTIFICATE OF AUTHORIZATION # LB6393  
 PHONE: (407) 426-7979  
 FAX: (407) 426-9741  
 INFO@ASM-CORPORATE.COM

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

**8 SUBSTANTIAL FEATURES OBSERVED**

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	PW/CB	DRAWING SCALE	1" = 10'
9/29/16	UPDATE SURVEY	JD	11/29/16	TITLE / CERT'S	JCT	DRAWN BY	BLJ/LDE	QC BY	IRH(12/21/16) TD(3/2/20)
10/25/16	ADD TITLE	JD	11/15/17	UPDATE, SURVEYOR COMMENTS	JD	DRAWING NAME	2010094-25541 MIAMI BCH FL.DWG		
10/27/16	SURVEYOR COMMENTS	JD	02/06/20	UPDATE, ADD TOPO	RJG				

SHEET 1 OF 1

ALTA/NSPS LAND TITLE SURVEY

BOUNDARY SURVEY OF VERSACE MANSION

1116 OCEAN DRIVE

MIAMI BEACH, FLORIDA

MIAMI-DADE COUNTY

2

AMERICAN SURVEYING & MAPPING INC.

3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FLORIDA 32803 PHONE: (407) 426-7979 WWW.ASM-CORPORATE.COM