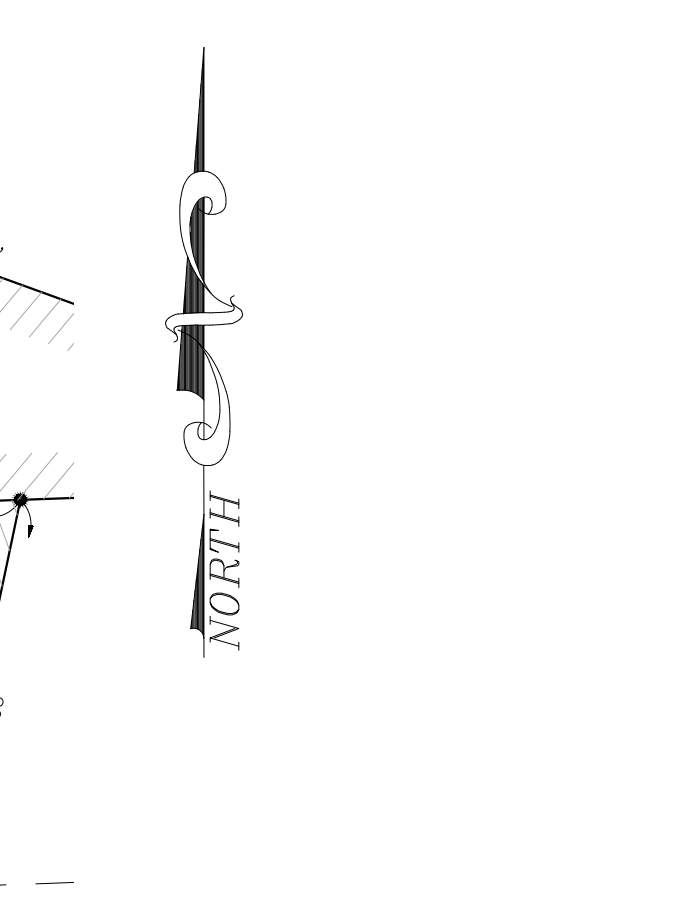


GLOBAL POSITION SYSTEM STATION DESIGNATION - RICHMOND HEIGHTS STATION
CODE - RMND
STATE/COUNTY - FL/MIAMI-DADE
NAD 83(1990) POSITION - 25° 36' 49.58922"N 80° 23' 2.14116"W ADJUSTED
North East Units Scale Factor Converg.
SPL FC E = 465,790.414 859,175.156 ft 0.999988437 +0 15 58.81658

- NOTES:
- OWNER NAME: SHORE CLUB PROPERTY OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY
 - BEARINGS SHOWN HEREON REFER TO FDEP COASTAL CONSTRUCTION CONTROL LINE FOR DADE COUNTY, RECORDED IN PLAT BOOK 74, PAGE 25 AS SHOWN
 - LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
 - UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
 - ORDERED BY: SHORE CLUB JV LLC
 - THE PROPERTY SHOWN HEREON CONTAINS 2.88± ACRES
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
 - PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE X AND FEDERAL FLOOD HAZARD ZONE AE-8 PER F.I.R.M. COMMUNITY PANEL NO. 120651, MAP NUMBER 12086C0317L, DATE SEPTEMBER 11, 2009.
 - VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
 - DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
 - THERE ARE NO GAPS, HIATUS, OVERLAPS OR GORES BETWEEN THE "SHARALTON PROPERTY" AND THE "SHORE CLUB PROPERTY" AS DESCRIBED HEREON.
 - THIS SURVEY REFLECTS PLOTTABLE EASEMENTS, RIGHTS OF WAY AND OTHERS MATTERS LISTED IN TITLE COMMITMENT No. FA-C-9660 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AUGUST 15, 2005 AT 8:00 A.M. THE F.D.O.T. EASEMENTS DESCRIBED IN EXCEPTIONS 10 & 11 DO NOT AFFECT THE SUBJECT PROPERTY SINCE THEY ARE LOCATED AT 24th AND 26th STREET
 - THERE ARE NO STRIPED PARKING SPACES ON SITE
 - PARCEL IV AS DESCRIBED IN THE SUBJECT TITLE COMMITMENT IS A SEPARATE PARCEL OF THE LANDS AND THEREFORE IS SHOWN ON A SEPARATE SURVEY
 - VISIBLE ENCROACHMENTS (EITHER WAY) ACROSS PROPERTY LINE ARE SHOWN.
 - ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.
CONVERSION: N.G.V.D. (1929)-1.56' = N.A.V.D. (1988)
 - BENCHMARK

- MIAMI-DADE BENCHMARK D-160, ELEV. 5.36' (NGVD 1929)/3.80' (NAVD 1988)
LOC1 22 ST --- 232' SOUTH OF C/L
LOC2 HWY A-1-A (COLLINS AVE) --- 25' EAST OF C/L
BM DESCRIPTION PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN.
- MIAMI-DADE BENCHMARK Y-310-R, ELEV. 5.62' (NGVD 1929)/4.06' (NAVD 1988)
LOC1 17 ST --- 52' NORTH OF C/L
LOC2 WASHINGTON AVE --- 52' WEST OF C/L
BM DESCRIPTION PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK NEAR TRAFFIC CONTROL BOX.
- THE SQUARE FOOTAGES OF THE BUILDING SHOWN HEREON ARE CALCULATED USING THE EXTERIOR FOOTPRINT DIMENSIONS AT GROUND LEVEL ONLY.
- STATE PLANE COORDINATES SHOWN HEREON REFERENCED TO N.A.D. 83/CORS96, STATE PLANE COORDINATES DETERMINED BY DIFFERENTIAL GLOBAL POSITION SYSTEM SURVEY OCCUPATION OF N.G.S. CONTROL MONUMENT DESIGNATION RICHMOND, AND VERIFIED USING N.G.S. O.P.U.S. POST-PROCESSING.
- THE LOCATION OF THE COASTAL CONSTRUCTION CONTROL LINE SHOWN HEREON WERE PROVIDED IN DIGITAL FORMAT BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF BEACHES AND COASTAL SYSTEMS AND MAY BE SUBJECT TO FINAL VERIFICATION BY THIS AGENCY.
- MEAN HIGH WATER ELEVATION 0.26' N.A.V.D. 1988, BASED ON EXTENDED TIDAL DATUM FROM F.D.E.P. MEAN HIGH WATER SURVEY IDENTIFIERS 872-3170 - MIAMI BEACH CITY PIER MEAN HIGH WATER VALUE REFERENCED TO TIDAL EPOCH 1983-2001.
- THE COASTAL CONSTRUCTION CONTROL LINE WAS NAVIGATED TO THE SITE BY THE USE OF GLOBAL POSITIONING SYSTEM EQUIPMENT, THE MONUMENTS THAT WERE USED ESTABLISHING THE PORTION OF THE BASELINE ACROSS THE SUBJECT PROPERTY WERE D.A.R. MONUMENT "DA R-64" (NAD 83/90 DATUM, NORTING 532,116.65 EASTING 943,354.30) AND D.A.R. MONUMENT "DA R-65" (NAD 83/90 DATUM, NORTING 531,158.71 EASTING 942,917.93). THE EQUIPMENT USED IN THE SURVEYING WORK RELATED TO THE COASTAL CONSTRUCTION CONTROL LINE WAS LEICA G.P.S.500, (SUB-CENTIMETER ACCURACY)
- THE PROCEDURES AND OR NETWORK DESIGN MEET THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS ST FORTH BY THE FEDERAL GEODETIC CONTROL SUB-COMMITTEE IN THEIR MOST CURRENT PUBLICATION FOR 3rd ORDER CLASS 1 HORIZONTAL CONTROL SURVEY.

SCALE: 1"=50'
OF SHORE CLUB AND SHARALTON
LEGAL DESCRIPTIONS
FOR OVERALL BOUNDARY DIMENSIONS REFER TO
SHEET No. 2, 3 AND 4



ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.

PARCEL I
(Sharalton Property)

THAT PART OF LOTS 1 AND 2, IN BLOCK B, OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THAT PART OF BLOCK 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING (P.O.B.), COMMENCE AT A POINT ON THE NORTHERLY BOUNDARY OF SAID BLOCK B, 190.50 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK B, AS THE SAME IS SHOWN ON THE SAID PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE, RUN SOUTHWESTERLY AT RIGHT ANGLES TO THE NORTHERLY BOUNDARY LINE OF SAID BLOCK B, 110.00 FEET TO A POINT; THENCE RUN SOUTHEASTERLY PARALLEL TO THE NORTHERLY BOUNDARY OF SAID BLOCK B, 209.43 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK B, AS AFORESAID; THENCE RUN EASTERLY ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK B, 9.071 FEET, TO THE SOUTHEAST CORNER OF SAID BLOCK B; THENCE RUN, NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF SAID BLOCK B; 109.145 FEET, TO THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK B; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID BLOCK B, 194.46 FEET, MORE OR LESS, TO THE POINT OF BEGINNING (P.O.B.).

PARCEL II
THE PARCEL OF LAND SHOWN ON THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING (P.O.B.), COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK B AS SHOWN ON THE PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTHWESTERLY ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, BLOCK B, 109.145 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK B; THENCE RUN EAST ALONG THE PROLONGATION OF THE EXTENSION EASTERLY OF THE SOUTHERLY BOUNDARY LINE OF LOT 1, BLOCK B, A DISTANCE OF 252.80 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE RECORDED IN THE PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN NORTHERLY, DEFLECTING 78 DEGREES 32 MINUTES 47.4 SECONDS TO THE LEFT, ALONG THE SAID EROSION CONTROL LINE, A DISTANCE OF 12.36 FEET TO THE NORTHERLY LINE OF SAID BLOCK B AND ITS EXTENSION EASTERLY; THENCE RUN NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK B AND ITS EXTENSION EASTERLY, A DISTANCE OF 255.63 FEET TO THE POINT OF BEGINNING (P.O.B.) AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK B.

PARCEL III
(Shore Club Property)

ALL OF LOTS 5, 6, 8, 9 AND 10 AND PART OF LOTS 4 AND 7, IN BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND PARTS OF LOTS 1 AND 3, IN BLOCK "B" OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE NORTHERLY ALONG THE WESTERLY LINES OF LOTS 10, 9, 8 AND 7, BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, A DISTANCE OF 192.67 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 1; THENCE CONTINUE NORTHERLY ALONG THE WESTERLY LINE OF LOT 3, BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA A DISTANCE OF 7.33 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 3, BLOCK "B", A DISTANCE OF 19.34 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF SAID LOT 3, BLOCK "B" SAID POINT BEING 19.16 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK "B"; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF LOTS 3 AND 2, BLOCK "B" OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, A DISTANCE OF 101.32 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B" A DISTANCE OF 56.16 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE A DISTANCE OF 2.0 FEET TO A POINT; THENCE SOUTHEASTERLY PARALLEL TO THE NORTHEASTERLY LINE OF BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, A DISTANCE OF 216.43 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF LOT 1, BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK "B", OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, A DISTANCE OF 9.071 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK "B" OF THE AFORESAID SUBDIVISION SAID CORNER BEING ALSO THE NORTHEAST CORNER OF LOT 6, BLOCK 1, FISHER'S FIRST SUBDIVISION OF ALTON BEACH; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF LOTS 6, 5 AND 4, A DISTANCE OF 101.42 FEET TO A POINT, SAID POINT BEING 10.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION A DISTANCE OF 75 FEET TO A POINT; THENCE NORTHERLY PARALLEL TO THE EASTERLY LINE OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION A DISTANCE OF 0.14 FEET TO A POINT LOCATED ON THE SOUTHERLY LINE OF LOT 5, BLOCK 1, OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOTS 5 AND 10, BLOCK 1, OF THE AFORESAID SUBDIVISION A DISTANCE OF 325 FEET TO THE POINT OF BEGINNING (POB).

PARCEL IV
BEGIN AT THE NORTHEAST CORNER OF LOT 6, BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE EASTERLY LINES OF LOTS 6, 5 AND 4, BLOCK 1, OF THE FORESAID SUBDIVISION, A DISTANCE OF 101.42 FEET TO A POINT, SAID POINT BEING 10.14 FEET SOUTHERLY FROM THE NORTHEAST CORNER OF LOT 4, BLOCK 1, OF THE AFORESAID SUBDIVISION; THENCE EASTERLY PARALLEL TO THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 4, BLOCK 1, A DISTANCE OF 136.47 FEET TO THE HIGH-WATER MARK OF THE ATLANTIC OCEAN, BEING THE FACE IF STEEL BULKHEAD; THENCE NORTHERLY ALONG THE FACE IF THE STEEL BULKHEAD A DISTANCE OF 103.33 FEET, MORE OR LESS, TO A POINT WHERE THE NORTHERLY LINE OF LOT 6, BLOCK 1 OF THE AFORESAID SUBDIVISION EXTENDED EASTERLY INTERSECTS THE FACE OF THE STEEL BULKHEAD; THENCE WESTERLY ALONG THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 6, BLOCK 1, OF THE AFORESAID SUBDIVISION, A DISTANCE OF 144.276 FEET MORE OR LESS, TO THE POINT OF BEGINNING; TOGETHER WITH ANY/OR ALL RIPARIAN RIGHTS THAT MAY BE APPURTENANT TO SAID LANDS THAT MAY BE VESTED IN THE OWNER OF THE FEE TITLE TOGETHER WITH EASEMENT IN COMMON WITH PERSONS FOR THE LIKE RIGHT THE USE AS SET FORTH IN DEED RECORDED IN DEED BOOK 2482, PAGE 526 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA IN AND OVER THE FOLLOWING DESCRIBED PROPERTY.

EASEMENT PARCEL
BEGIN AT A POINT LOCATED ON THE NORTHEASTERLY LINE OF LOT 2, BLOCK "B" OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT 190.5 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK "B" OF SAID PLAT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO HE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 110.00 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 7 FEET TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B" A DISTANCE OF 10 FEET TO A POINT; THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B"; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT 2, BLOCK "B", A DISTANCE OF 17 FEET TO THE POINT OF BEGINNING (POB).

PARCEL V IS NOT PART OF THIS SURVEY

PARCEL VI
EASEMENT PARCEL
BEGIN AT A POINT LOCATED ON THE NORTHERLY LINE OF LOT 2, BLOCK B OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT BEING 190.50 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK B OF SAID PLAT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 110.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 7.00 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2.00 FEET TO A POINT THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK B; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

THE SAME BEING KNOWN AS:
COMBINED LEGAL DESCRIPTION (SHORE CLUB & SHARALTON PROPERTY)

LEGAL DESCRIPTION:

ALL LOT 1 AND A PORTION OF LOTS 2 AND 3, BLOCK 'B' OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5 AT PAGE 7 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND ALL OF LOTS 5, 6, 8, 9 AND 10 AND A PORTION OF LOTS 4 AND 7, BLOCK 1 FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; AND A PORTION OF LAND LYING EAST OF AND CONTIGUOUS TO THE EAST LINE OF SAID BLOCKS B AND 1(ONE) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID BLOCK B, THENCE RUN SOUTH 70°04'39" EAST, ALONG THE NORTH LINE OF SAID BLOCK B AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF 20 TH STREET, FOR A DISTANCE OF 190.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE, SOUTH 70°04'39" EAST, ALONG SAID NORTH LINE AND ALONG SAID RIGHT- OF-WAY LINE, FOR A DISTANCE OF 450.09 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE RUN SOUTH 09°26'43" WEST, ALONG SAID EROSION CONTROL LINE, FOR A DISTANCE OF 114.40 FEET TO A POINT ON A LINE 10.14 FEET SOUTHERLY, AS MEASURED ALONG A LINE PARALLEL WITH THE EASTERLY LINE OF SAID LOT 4 BLOCK 1, OF THE EASTERLY PROJECTION OF THE NORTH LINE OF SAID LOT 4, BLOCK 1; THENCE RUN SOUTH 87°58'58" WEST, ALONG SAID LINE PARALLEL WITH SAID NORTH LINE OF LOT 4, FOR A DISTANCE OF 324.39 FEET; THENCE RUN NORTH 07°36'11" EAST, PARALLEL WITH THE EAST LINE OF SAID LOTS 5 AND 5, BLOCK 1, FOR A DISTANCE OF 10.14 FEET TO A POINT THE SOUTHERLY LINE OF SAID LOT 5; THENCE RUN SOUTH 87°58'58" WEST, ALONG THE SOUTHERLY LINE OF SAID LOTS 5 AND 10, BLOCK 1, FOR A DISTANCE OF 325.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, THENCE RUN NORTH 07°36'11" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, FOR A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 70°08'36" EAST FOR A DISTANCE OF 19.34 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOTS 2 AND 3, BLOCK B; THENCE RUN NORTH 87°59'00" EAST, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 101.32 FEET TO A POINT ON A LINE 112.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID 20 TH STREET; THENCE RUN SOUTH 70°04'39" EAST, PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 56.16 FEET; THENCE RUN N 19°55'21" EAST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, FOR A DISTANCE OF 2.00 FEET; THENCE RUN SOUTH 70°04'39" EAST, ALONG A LINE 110.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH RIGHT-OF-WAY LINE AND AT RIGHT ANGLES TO THE PREVIOUS AND NEXT COURSES, FOR A DISTANCE OF 7.00 FEET; THENCE RUN NORTH 19°55'21" EAST FOR A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 2.88 ACRES, MORE OR LESS, TOGETHER WITH ANY/OR ALL RIPARIAN RIGHTS THAT MAY BE APPURTENANT TO SAID LANDS THAT MAY BE VESTED IN THE OWNER OF THE FEE TITLE TOGETHER WITH EASEMENT IN COMMON WITH PERSONS FOR THE LIKE RIGHT TO USE AS SET FORTH IN DEED RECORDED IN DEED BOOK 2482, PAGE 526 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, IN AND OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT A POINT LOCATED ON THE NORTHERLY LINE OF LOT 2, BLOCK B OF THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; SAID POINT BEING 190.50 FEET DISTANT FROM THE NORTHWEST CORNER OF LOT 3, BLOCK B OF SAID PLAT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 110.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 7.00 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, A DISTANCE OF 2.00 FEET TO A POINT THENCE WESTERLY PARALLEL TO THE NORTHERLY LINE OF SAID LOT 2, BLOCK B A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST MENTIONED COURSE A DISTANCE OF 112.00 FEET TO A POINT LOCATED ON THE NORTHERLY LINE OF SAID LOT 2, BLOCK B; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 2, BLOCK B, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwelbke-Shiskin & Associates, Inc.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775
By: Mark Steven Johnson
MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA

Schwelbke-Shiskin & Associates, Inc.
LAND PLANNERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA 33025

ENGINEERS
LAND SURVEYORS
TEL: (954)435-7010

LB #87
FAX: (954)438-3288

By: _____

Registered Land Surveyor No. 2408 State of Florida

Registered Engineer No. _____ State of Florida

Drawn By: J.B.B. Date: 05-01-97

Order No.176069 FB. 2113 Pg. 26

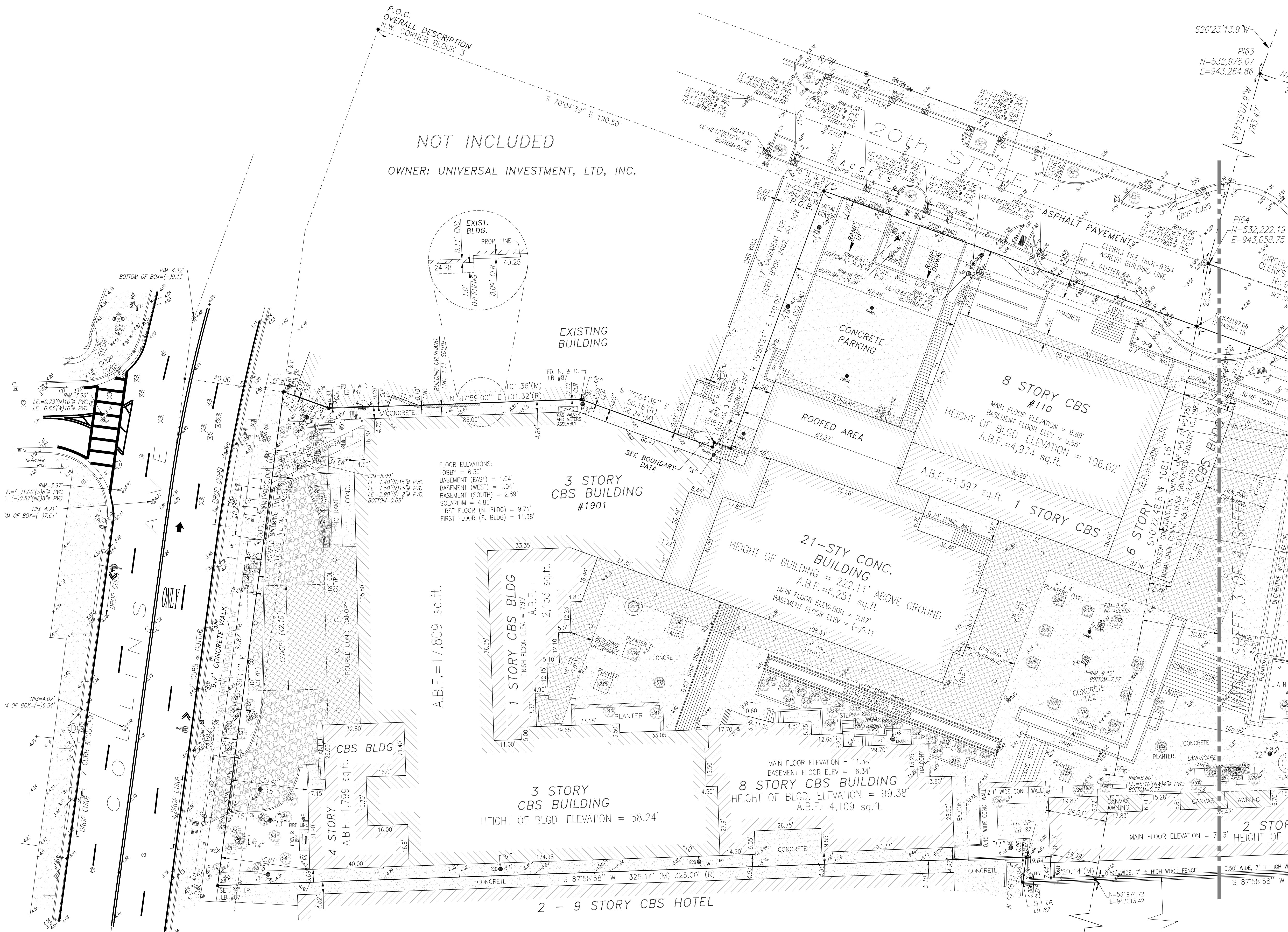
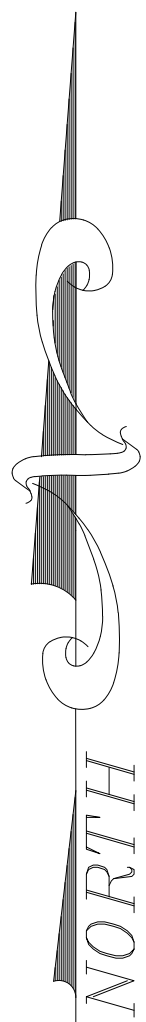
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Checked By: _____ Date: _____

Scale: 1" = 20'

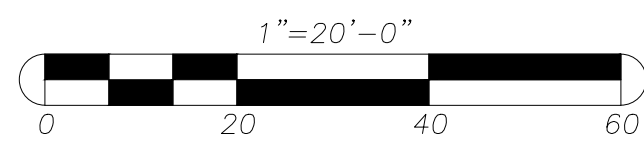
Sheet No. 1 of 5 Sheets

BOUNDARY SURVEY
Portion of Block B, " THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY ", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, " FISHER'S FIRST SUBDIVISION OF ALTON BEACH ", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, florida.
SECTION 34-53-42



LEGEND:	
	DENOTES BOLLARD
	DENOTES WOOD POWER POLE
	DENOTES LIGHT POLE
	DENOTES WATER VALVE
	DENOTES WATER METER
	DENOTES FIRE HYDRANT
	DENOTES SIAMESE FIRE CONNECTION
	DENOTES BACKFLOW PREVENTER
	DENOTES DOUBLE DETECTOR CHECK VALVE
	DENOTES CATCH BASIN
	DENOTES ROUND CATCH BASIN
	DENOTES CLEAN OUT
	DENOTES SANITARY SEWER MANHOLE
	DENOTES STORM DRAINAGE MANHOLE
	DENOTES FLORIDA POWER & LIGHT MANHOLE
	DENOTES SOUTHERN BELL CLOSURE
	DENOTES PULL BOX
	DENOTES GAS VALVE
	DENOTES GAS METER
	DENOTES ENCROACHES
	DENOTES SEWER VALVE
	DENOTES FIRE LINE INDICATOR POST
	DENOTES FIRE ALARM
	DENOTES FIRE HOSE VALVE
	DENOTES WATER MANHOLE
	DENOTES CHAIN LINK FENCE
	DENOTES CENTER LINE
	DENOTES FOUND
	DENOTES IRON PIPE
	DENOTES NAIL AND DISC
	DENOTES CLEAR
	DENOTES ENCROACHMENT
	DENOTES CONCRETE
	DENOTES TYPICAL
	DENOTES MEASURED
	DENOTES RECORD
	DENOTES COLUMN
	DENOTES PLAT BOOK AND PAGE
	DENOTES POINT OF COMMENCEMENT
	DENOTES POINT OF BEGINNING
	DENOTES CLEAR
	DENOTES ENCROACHES
	DENOTES AREA OF BUILDING FOOTPRINT
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING ASPHALT

NOTE:
PARKING FOR THE SUBJECT PROPERTY IS OFF-SITE BY VALET SERVICES



BOUNDARY DATA

NUMBER	DIRECTION	DISTANCE
L1	S 70°04'39" E	7.00'
L2	N 19°55'21" E	2.00'

08-24-2021 ORD#213974 UP-DATE SURVEY L.E.G.
NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

REVISIONS

Date	Remarks	By
06-18-97	ORD#176259 ADDED ELEVATIONS	EAC
07-24-97	FIELD LOCATION OF "W" MONUMENTS PER TOEP	JHB
09-09-97	REVISE LEGAL DESC. PER COMMENTS	EAC
01-12-99	UP-DATE SURVEY	ODP
04-08-99	ADDED FPL ENCUMBRANCE	REPS
12-10-99	ORD#181061 UP-DATE (UNDER CONST.)	DRH
02-14-00	ORD#181094 LOCATE POOL FORMS	EAC
03-01-00	ORD#181540 POOL (AS-BUILT)	EAC
06-10-02	ORD#186448 UP-DATE SURVEY (ALTA)	DRH
07-07-03	ORD#188357 UP-DATE SURVEY (ALTA)	J.G.H.
09-01-05	ORD#192012 UP-DATE SURVEY (ALTA)	DRH
10-18-05	REVISED PER LENDER REQUEST	DRH
04-01-14	ORD#202575 UP-DATE BOUNDARY SURVEY	A.S./G.H.
05-09-14	ORD#202236 ADD BEACH INFO. FOR DEP. SURV.	J.G.H.
07-10-14	REVISED PER F.D.E.P. COMMENTS	J.G.H.
07-17-14	REVISED PER F.D.E.P. COMMENTS	J.G.H.
02-01-16	ORD#206113 UP-DATE SURVEY	EAC
04-20-16	ORD#205479 UP-DATE SURVEY	E.M.
08-26-16	ORD#206036 UP-DATE SURVEY (INVERTS ELEV.)	E.M.

BOUNDARY SURVEY

Portion of Block B, " THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY ", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, " FISHERS FIRST SUBDIVISION OF ALTON BEACH ", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, Florida.

SECTION 34-53-42

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA 33025

ENGINEERS
LAND SURVEYORS
TEL: (954)435-7010
FAX: (954)438-3288

LB #87

By: _____

Registered Land Surveyor No. _____ State of Florida

Registered Engineer No. _____ State of Florida

Drawn By: J.B.B. Date: 05-01-97

Order No.176069 FB. Sketches & 2113 Pg. 26

File No. PSI-182 B

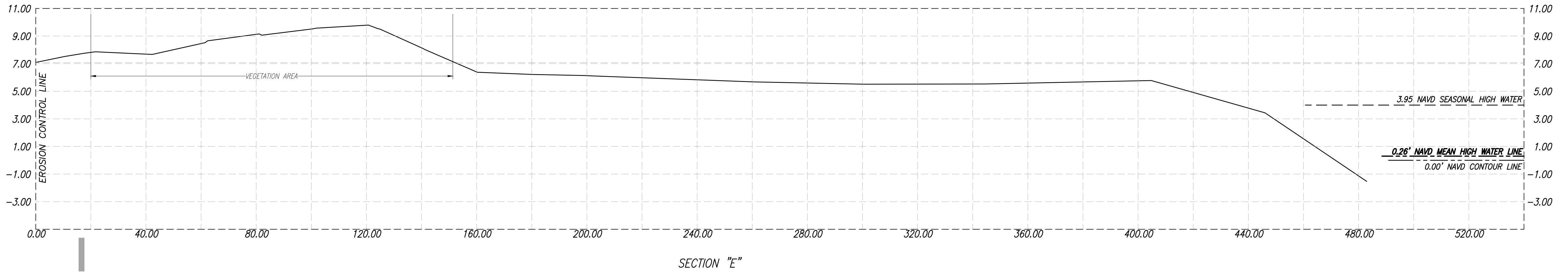
Checked By: _____ Date: _____

Scale: 1" = 20'

Sheet No. 2 of 5 Sheets

TREE TABLE

TREE NO	COMMON NAME	SPECIES	DA. IN.	HT. FT.	CMFY	TREE NO	COMMON NAME	SPECIES	DA. IN.	HT. FT.	CMFY
1	JELLY PALM	"Butia capitata"	18	20	1	127	ROYAL PALM	"Roystonea elata"	18	40	20
2	JELLY PALM	"Butia capitata"	18	20	2	128	ROYAL PALM	"Roystonea elata"	18	40	20
3	JELLY PALM	"Butia capitata"	18	20	3	129	ROYAL PALM	"Roystonea elata"	18	40	20
4	JELLY PALM	"Butia capitata"	18	20	4	130	ROYAL PALM	"Roystonea elata"	18	40	20
5	BUTTWOOD	"Conocarpus erectus"	12	18	15	131	ROYAL PALM	"Roystonea elata"	18	40	20
6	BUTTWOOD	"Conocarpus erectus"	12	18	15	132	ROYAL PALM	"Roystonea elata"	18	40	20
7	BUTTWOOD	"Conocarpus erectus"	12	18	15	133	ROYAL PALM	"Roystonea elata"	18	40	20
8	BUTTWOOD	"Conocarpus erectus"	12	18	15	134	TRAVELERS PALM	"Ravennia madagascariensis"	10	20	10
9	COCONUT PALM	"Cocos nucifera"	7	22	10	135	TRAVELERS PALM	"Ravennia madagascariensis"	10	20	10
10	BUTTWOOD	"Conocarpus erectus"	12	18	15	136	TRAVELERS PALM	"Ravennia madagascariensis"	10	20	14
11	BUTTWOOD	"Conocarpus erectus"	12	18	15	137	TRAVELERS PALM	"Ravennia madagascariensis"	8	12	7
12	BUTTWOOD	"Conocarpus erectus"	12	18	15	138	FIG	"Ficus sp."	24	30	30
13	BUTTWOOD	"Conocarpus erectus"	12	18	15	139	TRAVELERS PALM	"Ravennia madagascariensis"	10	20	15
14	BUTTWOOD	"Conocarpus erectus"	12	18	15	140	ROYAL PALM	"Roystonea elata"	18	40	20
15	BUTTWOOD	"Conocarpus erectus"	12	18	15	141	TRAVELERS PALM	"Ravennia madagascariensis"	20	20	10
16	BUTTWOOD	"Conocarpus erectus"	12	18	15	142	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	10
17	BUTTWOOD	"Conocarpus erectus"	12	18	15	143	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	10
18	BUTTWOOD	"Conocarpus erectus"	12	18	15	144	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	10
19	SEAGRASS	"Coccoloba usteria"	18	26	28	145	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	10
20	SEAGRASS	"Coccoloba usteria"	18	26	28	146	TRAVELERS PALM	"Ravennia madagascariensis"	11	22	15
21	SEAGRASS	"Coccoloba usteria"	18	26	32	147	TRAVELERS PALM	"Ravennia madagascariensis"	8	12	8
22	COCONUT PALM	"Cocos nucifera"	18	46	20	148	TRAVELERS PALM	"Ravennia madagascariensis"	10	15	8
23	COCONUT PALM	"Cocos nucifera"	18	46	20	149	TRAVELERS PALM	"Ravennia madagascariensis"	12	22	15
24	COCONUT PALM	"Cocos nucifera"	18	46	20	150	TRAVELERS PALM	"Ravennia madagascariensis"	12	22	15
25	COCONUT PALM	"Cocos nucifera"	13	46	20	151	TRAVELERS PALM	"Ravennia madagascariensis"	9	18	10
26	COCONUT PALM	"Cocos nucifera"	13	46	20	152	TRAVELERS PALM	"Ravennia madagascariensis"	9	18	10
27	COCONUT PALM	"Cocos nucifera"	13	46	20	153	TRAVELERS PALM	"Ravennia madagascariensis"	9	18	10
28	COCONUT PALM	"Cocos nucifera"	13	46	20	154	TRAVELERS PALM	"Ravennia madagascariensis"	9	15	7
29	COCONUT PALM	"Cocos nucifera"	13	46	20	155	TRAVELERS PALM	"Ravennia madagascariensis"	10	20	10
30	COCONUT PALM	"Cocos nucifera"	12	32	30	156	TRAVELERS PALM	"Ravennia madagascariensis"	11	22	15
31	COCONUT PALM	"Cocos nucifera"	12	32	30	157	TRAVELERS PALM	"Ravennia madagascariensis"	10	17	12
32	COCONUT PALM	"Cocos nucifera"	12	32	30	158	TRAVELERS PALM	"Ravennia madagascariensis"	8	15	8
33	CABBAGE PALM	"Sabal palmetto"	6	12	10	159	TRAVELERS PALM	"Ravennia madagascariensis"	12	20	10
34	COCONUT PALM	"Cocos nucifera"	12	32	30	160	TRAVELERS PALM	"Ravennia madagascariensis"	9	18	10
35	COCONUT PALM	"Cocos nucifera"	12	32	30	161	TRAVELERS PALM	"Ravennia madagascariensis"	11	22	15
36	COCONUT PALM	"Cocos nucifera"	12	32	30	162	TRAVELERS PALM	"Ravennia madagascariensis"	10	17	12
37	COCONUT PALM	"Cocos nucifera"	12	32	30	163	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	10
38	COCONUT PALM	"Cocos nucifera"	12	32	30	164	TRAVELERS PALM	"Ravennia madagascariensis"	10	22	15
39	COCONUT PALM	"Cocos nucifera"	12	32	30	165	TRAVELERS PALM	"Ravennia madagascariensis"	9	18	10
40	COCONUT PALM	"Cocos nucifera"	12	32	30	166	TRAVELERS PALM	"Ravennia madagascariensis"	21	22	20
41	COCONUT PALM	"Cocos nucifera"	12	32	30	167	TRAVELERS PALM	"Ravennia madagascariensis"	10	22	15
42	COCONUT PALM	"Cocos nucifera"	12	32	30	168	TRAVELERS PALM	"Ravennia madagascariensis"	10	20	15
43	COCONUT PALM	"Cocos nucifera"	12	32	30	169	TRAVELERS PALM	"Ravennia madagascariensis"	8	17	8
44	COCONUT PALM	"Cocos nucifera"	7	30	12	170	ROYAL PALM	"Roystonea elata"	18	40	20
45	BUTTWOOD	"Conocarpus erectus"	12	18	15	171	ROYAL PALM	"Roystonea elata"	18	40	20
46	BUTTWOOD	"Conocarpus erectus"	12	18	15	172	ROYAL PALM	"Roystonea elata"	18	40	20
47	SEAGRASS	"Coccoloba usteria"	30	38	32	173	ROYAL PALM	"Roystonea elata"	18	40	20
48	SEAGRASS	"Coccoloba usteria"	48	30	32	174	ROYAL PALM	"Roystonea elata"	18	40	20
49	BUTTWOOD	"Conocarpus erectus"	12	18	15	175	ROYAL PALM	"Roystonea elata"	18	40	20
50	BUTTWOOD	"Conocarpus erectus"	12	18	15	176	ROYAL PALM	"Roystonea elata"	18	40	20
51	BUTTWOOD	"Conocarpus erectus"	12	18	15	177	ROYAL PALM	"Roystonea elata"	18	40	20
52	BUTTWOOD	"Conocarpus erectus"	12	18	15	178	ROYAL PALM	"Roystonea elata"	18	40	20
53	BUTTWOOD	"Conocarpus erectus"	12	18	15	179	ROYAL PALM	"Roystonea elata"	18	40	20
54	COCONUT PALM	"Cocos nucifera"	7	22	10	180	TRAVELERS PALM	"Ravennia madagascariensis"	11	22	15
55	BUTTWOOD	"Conocarpus erectus"	12	18	15	181	TRAVELERS PALM	"Ravennia madagascariensis"	11	22	15
56	BUTTWOOD	"Conocarpus erectus"	12	18	15	182	TRAVELERS PALM	"Ravennia madagascariensis"	12	22	15
57	CABBAGE PALM	"Sabal palmetto"	8	12	10	183	TRAVELERS PALM	"Ravennia madagascariensis"	10	20	12
58	COCONUT PALM	"Cocos nucifera"	11	26	20	184	TRAVELERS PALM	"Ravennia madagascariensis"	12	15	10
59	COCONUT PALM	"Cocos nucifera"	10	26	20	185	TRAVELERS PALM	"Ravennia madagascariensis"	12	20	14
60	COCONUT PALM	"Cocos nucifera"	10	26	20	186	TRAVELERS PALM	"Ravennia madagascariensis"	10	15	10
61	COCONUT PALM	"Cocos nucifera"	10	26	20	187	TRAVELERS PALM	"Ravennia madagascariensis"	10	15	10
62	COCONUT PALM	"Cocos nucifera"	10	26	20	188	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	14
63	CABBAGE PALM	"Sabal palmetto"	6	12	10	189	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	14
64	CABBAGE PALM	"Sabal palmetto"	6	12	10	190	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	14
65	COCONUT PALM	"Cocos nucifera"	10	26	20	191	TRAVELERS PALM	"Ravennia madagascariensis"	9	20	10
66	COCONUT PALM	"Cocos nucifera"	10	26	20	192	FIG	"Ficus sp."	42	40	40
67	CABBAGE PALM	"Sabal palmetto"	6	12	10	193	PANAMA BERRY TREE	"Cordia alliodora"	18	20	20
68	CABBAGE PALM	"Sabal palmetto"	6	12	10	194	TRAVELERS PALM	"Ravennia madagascariensis"	10	14	14
69	TRAVELERS PALM	"Ravennia madagascariensis"	12	15	15	195	TRAVELERS PALM	"Ravennia madagascariensis"	12	22	14
70	TRAVELERS PALM	"Ravennia madagascariensis"	12	15	15	196	TRAVELERS PALM	"Ravennia madagascariensis"	12	22	20
71	TRAVELERS PALM	"Ravennia madagascariensis"	12	15	15	197	PITCH APPLE	"Clusia rosea"	5	15	15
72	TRAVELERS PALM	"Ravennia madagascariensis"	12	15	15	198	PITCH APPLE	"Clusia rosea"	11	20	20
73	TRAVELERS PALM	"Ravennia madagascariensis"	12	15	15	199	WAX LEAF FRUIT	"Ligustrum japonicum"	11	18	15
74	COCONUT PALM	"Cocos nucifera"	10	26	20	200	WAX LEAF FRUIT	"Ligustrum japonicum"	15	12	15
75	COCONUT PALM	"Cocos nucifera"	9	12	10	201	WAX LEAF FRUIT	"Ligustrum japonicum"	12	14	10
76	COCONUT PALM	"Cocos nucifera"	9	26	20	202	WAX LEAF FRUIT	"Ligustrum japonicum"	12	12	12
77	COCONUT PALM	"Cocos nucifera"	10	18	20	203	WAX LEAF FRUIT	"Ligustrum japonicum"	12	12	12
78	COCONUT PALM	"Cocos nucifera"	13	26	20	204	WAX LEAF FRUIT	"Ligustrum japonicum"	18	12	12
79	COCONUT PALM	"Cocos nucifera"	8	26	20	205	WAX LEAF FRUIT	"Ligustrum japonicum"	12	12	12
80	COCONUT PALM	"Cocos nucifera"	10	22	20	206	WAX LEAF FRUIT	"Ligustrum japonicum"	15	12	10
81	COCONUT PALM	"Cocos nucifera"	10	26	20	207	WAX LEAF FRUIT	"Ligustrum japonicum"	15	13	15
82	COCONUT PALM	"Cocos nucifera"	10	24	20	208	WAX LEAF FRUIT	"Ligustrum japonicum"	12	12	12
83	COCONUT PALM	"Cocos nucifera"	12	18	20	209	PITCH APPLE	"Clusia rosea"	7	20	14
84	COCONUT PALM	"Cocos nucifera"	10	20	20	210	PITCH APPLE	"Clusia rosea"	8	20	15
85	COCONUT PALM	"Cocos nucifera"	10	22	20	211	PITCH APPLE	"Clusia rosea"	5	20	10
86	CABBAGE PALM	"Sabal palmetto"	6	12	10	212	PITCH APPLE	"Clusia rosea"	7	20	14
87	CABBAGE PALM	"Sabal palmetto"	8	10	7	213	PITCH APPLE	"Clusia rosea"	5	15	10
88	CABBAGE PALM	"Sabal palmetto"	12	15	10	214	PITCH APPLE	"Clusia rosea"	5	15	10
89	BUTTWOOD	"Conocarpus erectus"	13	20	20	215	PITCH APPLE	"Clusia rosea"	5	15	10
90	COCONUT PALM	"Cocos nucifera"	10	26	20	216	PITCH APPLE	"Clusia rosea"	5	15	10
91	COCONUT PALM	"Cocos nucifera"	10	26	20	217	PITCH APPLE	"Clusia rosea"	5	15	10
92	COCONUT PALM	"Cocos nucifera"	10	26	20	218	PITCH APPLE	"Clusia rosea"	5	15	10
93	COCONUT PALM	"Cocos nucifera"	11	26	20	219	PITCH APPLE	"Clusia rosea"	5	15	10
94	COCONUT PALM	"Cocos nucifera"	11	26	20	220	PITCH APPLE	"Clusia rosea"	5	15	10
95	COCONUT PALM	"Cocos nucifera"	11	18	20	221	PITCH APPLE	"Clusia rosea"	5	15	10
96	COCONUT PALM	"Cocos nucifera"	14	24	20	222	PITCH APPLE	"Clusia rosea"	5	15	10
97	COCONUT PALM	"Cocos nucifera"	13	24	20	223	PITCH APPLE	"Clusia rosea"	5	15	10
98	ROYAL PALM	"Roystonea elata"	18	40	20	224	PITCH APPLE	"Clusia rosea"	5	15	10
99	ROYAL PALM	"Roystonea elata"	18	40	20	225	PITCH APPLE	"Clusia rosea"	5	15	10
100	ROYAL PALM	"Roystonea elata"	18	40	20	226	PITCH APPLE	"Clusia rosea"	5	15	10
101	ROYAL PALM	"Roystonea elata"	18	40	20	227	PITCH APPLE	"Clusia rosea"	5	15	10
102	SEAGRASS	"Coccoloba usteria"	18	26	20	228	PITCH APPLE	"Clusia rosea"	5	15	10
103	SEAGRASS	"Coccoloba usteria"	18	26	20	229	PITCH APPLE	"Clusia rosea"	5	15	10
104	SEAGRASS	"Coccoloba usteria"	18	26	20	230	PITCH APPLE	"Clusia rosea"	5	15	10
105	SEAGRASS	"Coccoloba usteria"	18	26	20	231	PITCH APPLE	"Clusia rosea"	5	15	10
106	SEAGRASS	"Coccoloba usteria"	18	26	20	232	PITCH APPLE	"Clusia rosea"	5	15	10
107	SEAGRASS	"Coccoloba usteria"	18	26	20	233	PITCH APPLE	"Clusia rosea"	5	15	10
108	TRAVELERS PALM	"Ravennia madagascariensis"	12	10	10	234	PITCH APPLE	"Clusia rosea"	5	15	10
109	INIA	"INIA"	0	0	0	235	PINK TRUMPET	"Tabebuia heterophylla"	12	20	15
110	INIA	"INIA"	0	0	0	236	PINK TRUMPET	"Tabebuia heterophylla"	17	15	15
111	FIG	"Ficus sp."	42	40	40	237	PINK TRUMPET	"Tabebuia heterophylla"	11	18	18
112	TRAVELERS PALM	"Ravennia madagascariensis"	12	15	10	238	PINK TRUMPET	"Tabebuia heterophylla"	10	15	10
113	TRAVELERS PALM	"Ravennia madagascariensis"	12	10	10	239	FOXGLOVE	"Mopania biflora"	8	15	7
114	TRAVELERS PALM	"Ravennia madagascariensis"	12	10	15	240	TRAVELERS PALM	"Ravennia madagascariensis"	15	18	15
115	BRACHYDONTIS	"Brachydonia sp."	12	18	20	241	TRAVELERS PALM	"Ravennia madagascariensis"	10	18	15
116	TRAVELERS PALM	"Ravennia madagascariensis"	10	15	10	242	SEAGRASS	"Coccoloba usteria"	10	18	15
117	TRAVELERS PALM	"Ravennia madagascariensis"	10	15	10	243	SEAGRASS	"Coccoloba usteria"	18	22	20
118	ROYAL PALM	"Roystonea elata"	18	36	5	244	SEAGRASS	"Coccoloba usteria"	15	20	20



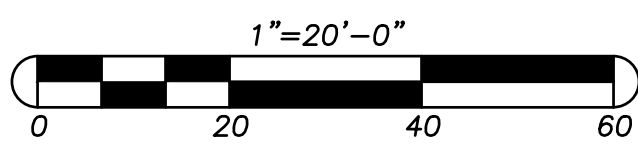
SEE SHEET 3 OF 4 SHEETS

LEGEND:

- | | |
|---|---|
| ● DENOTES BOLLARD | —+—+—+— DENOTES CHAIN LINK FENCE |
| ● DENOTES WOOD POWER POLE | —+—+—+— DENOTES CENTER LINE |
| ● DENOTES LIGHT POLE | FD. DENOTES FOUND |
| ● DENOTES WATER VALVE | I.P. DENOTES IRON PIPE |
| ● DENOTES WATER METER | N. & D. DENOTES NAIL AND DISC |
| ● DENOTES FIRE HYDRANT | CLR. DENOTES CLEAR |
| ● DENOTES SIAMESE FIRE CONNECTION | ENC. DENOTES ENCROACHMENT |
| ● DENOTES BACKFLOW PREVENTER | CONC. DENOTES CONCRETE |
| ● DENOTES DOUBLE DETECTOR CHECK VALVE | (Typ.) DENOTES TYPICAL |
| ● DENOTES CATCH BASIN | (M) DENOTES MEASURED |
| ● DENOTES ROUND CATCH BASIN | (R) DENOTES RECORD |
| ● DENOTES CLEAN OUT | COL. DENOTES COLUMN |
| ● DENOTES SANITARY SEWER MANHOLE | P.B., PG. DENOTES PLAT BOOK AND PAGE |
| ● DENOTES STORM DRAINAGE MANHOLE | P.O.C. DENOTES POINT OF COMMENCEMENT |
| ● DENOTES FLORIDA POWER & LIGHT MANHOLE | P.O.B. DENOTES POINT OF BEGINNING |
| ● DENOTES SOUTHERN BELL CLOSURE | CLR. DENOTES CLEAR |
| ● DENOTES PULL BOX | ENC. DENOTES ENCROACHES |
| ● DENOTES GAS VALVE | A.B.F. DENOTES AREA OF BUILDING FOOTPRINT |
| ● DENOTES GAS METER | |
| ● DENOTES PHONE KIOSK | |
| ● DENOTES SEWER VALVE | |
| ● DENOTES FIRE LINE INDICATOR POST | |
| ● DENOTES SHOWER | |
| ● DENOTES FIRE ALARM | |
| ● DENOTES FIRE HOSE VALVE | |
| ● DENOTES WATER MANHOLE | |

NOTE:

PARKING FOR THE SUBJECT PROPERTY IS OFF-SITE BY VALET SERVICES



08-24-2021 ORD.#213974 UP-DATE SURVEY E.G.
NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

REVISIONS

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06-18-97	ORD.#176259 ADDED ELEVATIONS	EAC
07-24-97	FIELD LOCATION OF "W" MONUMENTS PER TOEP	JHB
09-09-97	REVISE LEGAL DESC. PER COMMENTS	JHB
01-12-99	UP-DATE SURVEY	COF
04-08-99	ADDED FPL ENCUMBRANCE	WPS
12-10-99	ORD.#181061 UP-DATE (UNDER CONST.)	DRL
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03-01-00	ORD.#181540 POOL (AS-BUILT)	EAC
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02-01-16	ORD.#205113 UP-DATE SURVEY	LE.G.
04-20-16	ORD.#205479 UP-DATE SURVEY	E.M.
08-26-16	ORD.#206006 UP-DATE SURVEY (INWETS ELEV.)	E.M.

ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.

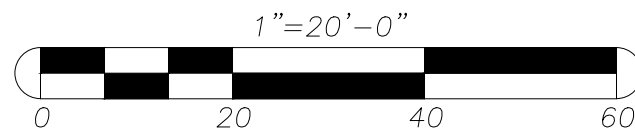
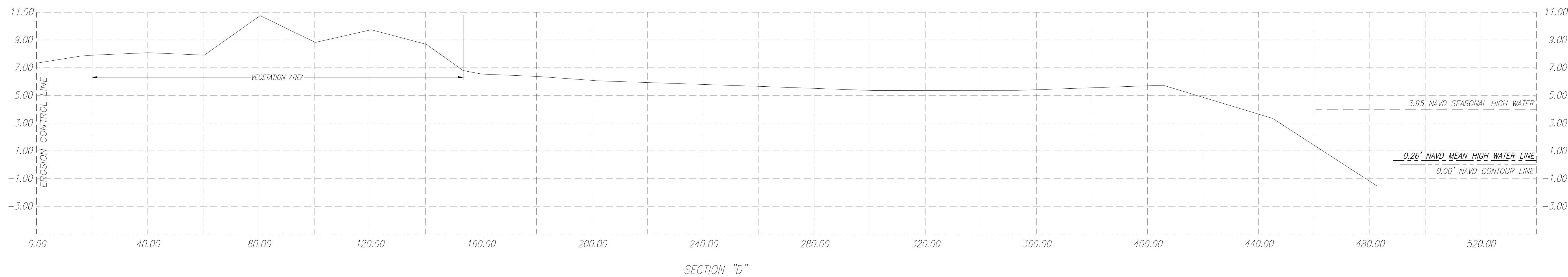
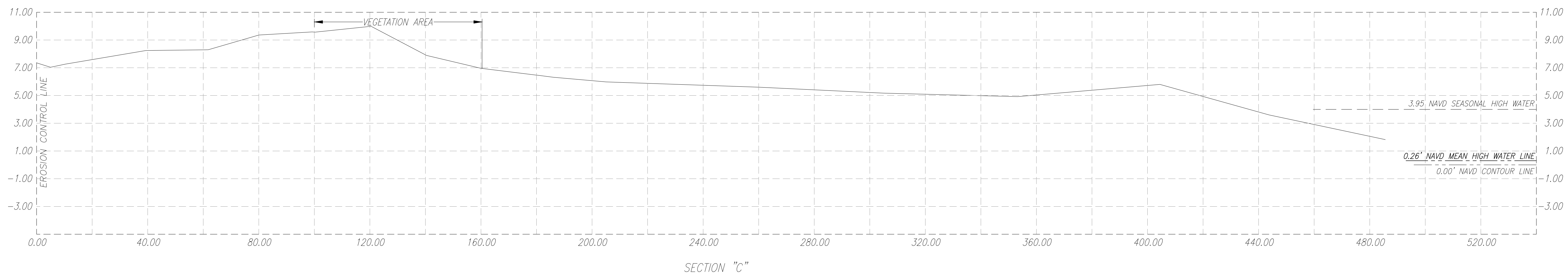
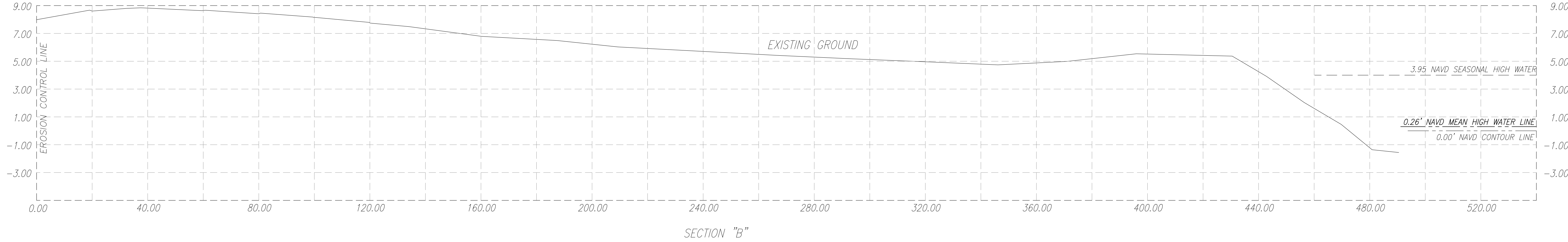
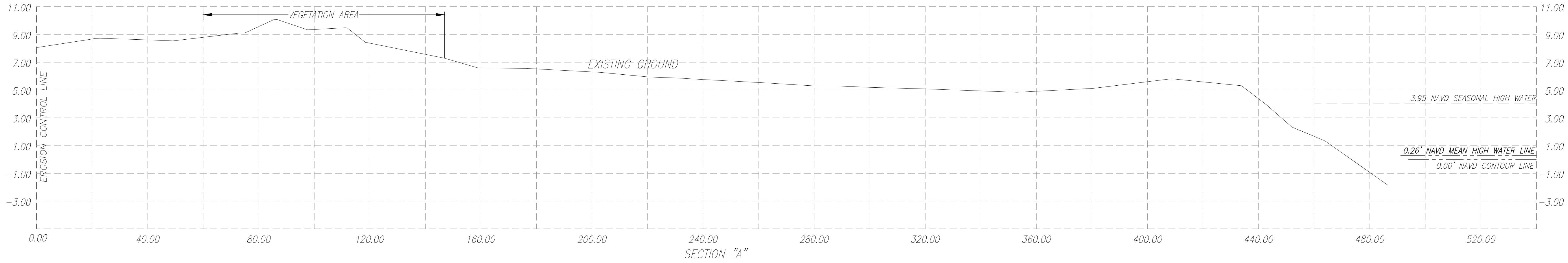
BOUNDARY SURVEY

Portion of Block B, "THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, "FISHERS FIRST SUBDIVISION OF ALTON BEACH", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, Florida.

SECTION 34-53-42

THIS IS A "BOUNDARY SURVEY"

Schuelke-Shiskin & Associates, Inc.	
LAND PLANNERS	ENGINEERS
3240 CORPORATE WAY	MIRAMAR, FLORIDA 33025
By: _____	Drawn By: J.B.B. Date: 05-01-97
Registered Land Surveyor No. _____ State of Florida	Checked By: _____ Date: _____
Registered Engineer No. _____ State of Florida	Order No. 176069 FB. 2113 Pg. 26
File No. PSI-182 B	Scale: 1" = 20'
	Sheet No. 4 of 5 Sheets



08-24-2021 ORD.#213974 UP-DATE SURVEY L.E.G.
NOTE: Authentic copies of this drawing will bear the raised seal of the attesting Professional Land Surveyor or Professional Engineer.

REVISIONS		
Date	Remarks	By
06-18-97	ORD.#176259 ADDED ELEVATIONS	EAC
07-24-97	FIELD LOCATION OF "W" MONUMENTS PER TOEP	JBS
09-09-97	REVISE LEGAL DESC. PER COMMENTS	JBS
01-12-99	UP-DATE SURVEY	ODF
04-06-99	ADDED FPL EASEMENT	RPS
12-10-99	ORD.#181061 UP-DATE (UNDER CONST.)	DRL
02-14-00	ORD.#181094 LOCATE POOL FORMS	EAC
03-01-00	ORD.#181540 POOL (AS-BUILT)	EAC
06-10-02	ORD.#186448 UP-DATE SURVEY (ALTA)	DRL
07-07-03	ORD.#186357 UP-DATE SURVEY (ALTA)	J.G.H.
09-01-05	ORD.#190012 UP-DATE SURVEY (ALTA)	DRL
10-18-05	REVISED PER LENDER REQUEST	DRL
04-01-14	ORD.#202575 UP-DATE BOUNDARY SURVEY	AS/J.G.H.
05-06-14	ORD.#202236 ADD BEACH INFO. FOR DEP. SURV.	J.G.H.
07-10-14	REVISED PER F.D.E.P. COMMENTS	J.G.H.
07-17-14	REVISED PER F.D.E.P. COMMENTS	J.G.H.
02-01-16	ORD.#205113 UP-DATE SURVEY	L.E.G.
04-20-16	ORD.#205479 UP-DATE SURVEY	E.M.
08-26-16	ORD.#206006 UP-DATE SURVEY (INVERTS ELEV.)	E.M.

ELEVATIONS SHOWN HEREON REFER TO NATIONAL AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) AND ARE EXPRESSED IN FEET.

BOUNDARY SURVEY

Portion of Block B, " THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY ", according to the Plat thereof as recorded in Plat 5 at Pages 7 and 8, and a Portion of Block 1, " FISHERS FIRST SUBDIVISION OF ALTON BEACH ", according to the Plat thereof as recorded in Plat Book 2 at Page 77, all the Public Records of Dade County, Florida, and a Parcel of land Lying East of said Block B and 1, Lying and Being in the City of Miami Beach, Miami-Dade County, Florida.

SECTION 34-53-42

THIS IS A " BOUNDARY SURVEY "

Schuelke-Shiskin & Associates, Inc.
LAND PLANNERS
3240 CORPORATE WAY
MIRAMAR, FLORIDA 33025

ENGINEERS
LAND SURVEYORS
TEL: (954)435-7010
FAX: (954)438-3288

LB #87

By: _____
Registered Land Surveyor No. _____ State of Florida
Registered Engineer No. _____ State of Florida

Drawn By: J.B.B. Date: 05-01-97
Order No.176069 FB. Sketches & 2113 Pg. 26
File No. PSI-182 B

Checked By: _____ Date: _____
Scale: 1" = 20'
Sheet No. 5 of 5 Sheets