

TRIANGLE Surveying & Mapping
8609 NW 66th Street
Miami, Florida 33166
(305) 597-9701

1680 Michigan, a Condominium
1680 MICHIGAN AVENUE MIAMI BEACH, FLORIDA

Exhibit 1

Prepared For:
1680 Michigan Partners, LLC
1680 Michigan Avenue
Suite 730
Miami Beach, Florida 33139
August 15, 2005

Boundary Survey

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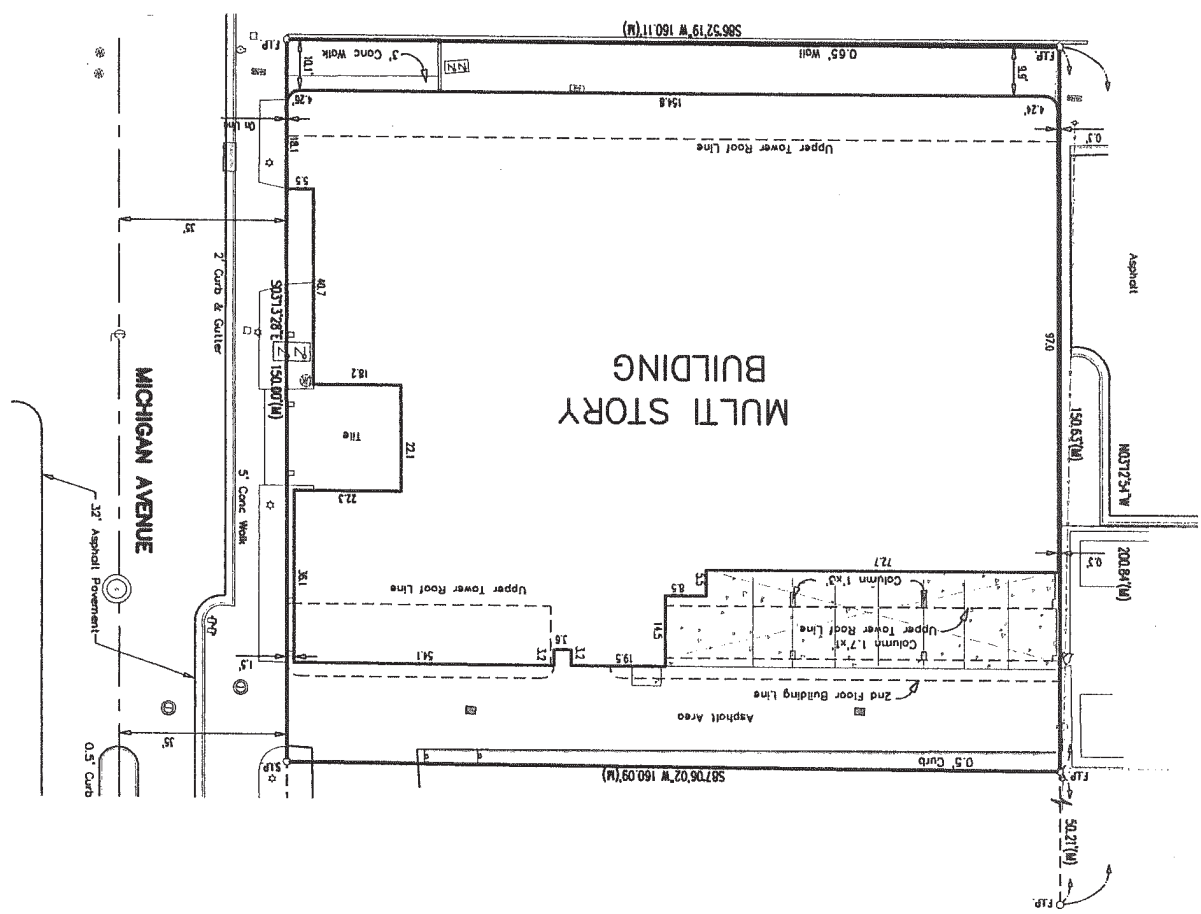
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Sheet 1 of 2

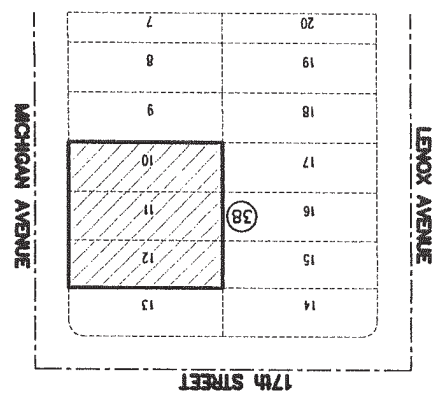
- SYMBOL LEGEND
- Iron Pipe
 - ⊕ Centerline
 - Wire Pull Box
 - ☆ Light Pole
 - ⊕ Single Sign Support
 - ⊕ Manhole Drainage
 - ⊕ Catch Basin
 - ⊕ Single Arm
 - ⊕ Water Valve
 - ⊕ Manhole Unmarked
 - ⊕ Fire Hydrant

- ⊕ Mail Box
- ⊕ Manhole Sanitary
- ⊕ Guy Anchor
- △ Telephone
- ⊕ Unknown Valve
- ⊕ Double Detector Valve
- ⊕ Water Meter
- ⊕ Parking Meter
- ⊕ Manhole Gas
- ⊕ Wood Pole
- ⊕ Curb Inlet

- ABBREVIATION LEGEND
- (M) Measured
 - F.I.P. Found Iron Pipe
 - Conc Concrete



LOCATION MAP
Not to Scale



SURVEYOR'S NOTES:

1. ALL REFERENCES TO "UNIT" SHALL MEAN CONDOMINIUM UNIT. REFERENCES TO C.E. OR L.C.E. SHALL MEAN COMMON ELEMENT OR LIMITED COMMON ELEMENT RESPECTIVELY.
2. PARKING SPACES MAY BE LIMITED COMMON ELEMENTS FOR THE EXCLUSIVE USE BY UNIT OWNERS OR MAY CONSTITUTE COMMON ELEMENTS IN ACCORDANCE WITH PROVISIONS OF THE DECLARATION.
3. SUBJECT TO THE DESIGNATION OF PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS OF NOTE 2 ABOVE, ALL AREAS WHICH ARE NOT DESIGNATED OR IDENTIFIED AS UNITS OR LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.
4. CORRIDOR(S) AS THEY ARE SHOWN ARE ONE AND THE SAME AS HALLWAY(S) AS REFERENCED IN THE DECLARATION.

SURVEYORS' CERTIFICATION:

THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR, DULY AUTHORIZED TO PRACTICE UNDER THE LAWS OF THE STATE OF FLORIDA, HEREBY CERTIFIES THAT THIS EXHIBIT, WHICH IS ANNEXED AND EXPRESSLY MADE A PART OF THIS DECLARATION OF CONDOMINIUM OF "1680 MICHIGAN, a CONDOMINIUM", TOGETHER WITH PROVISIONS OF THE DECLARATION DESCRIBING THE CONDOMINIUM PROPERTY IS A ACCURATE REPRESENTATION OF THE IMPROVEMENTS, AND SO THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT CAN BE DETERMINED FROM THESE MATERIALS.

TRIANGLE SURVEYING & MAPPING, LLC

DATE: _____

JOHN LIPTAK
PROFESSIONAL SURVEYOR & MAPPER
NO. 5664
STATE OF FLORIDA

AUTHENTIC COPIES SHALL BEAR THE RAISED SEAL OF THE ATTESTING PROFESSIONAL.

Condominium
Notes & Certification

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LEGAL DESCRIPTION:

LOTS 10, 11, AND 12, BLOCK 38, "PALM VIEW SUBDIVISION" AS RECORDED IN THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED SYSTEM WHERE THE CENTERLINE OF MICHIGAN AVENUE BEARS S03°13'28"E.

NO UNDERGROUND FOOTINGS WERE LOCATED.

THE OWNERSHIP OF FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED.

FLOOD ZONE AE (EL.8') COMMUNITY PANEL #120651 0184 J. REVISED 03/02/1994.

ELEVATIONS ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM (1929). BASED ON MIAMI-DADE COUNTY BENCHMARK NO. Y-310, THE SAME BEING A U.S.C. & G BRASS DISC ON TOP OF NORTHWEST CORNER OF SEWER PUMP STATION, LOCATED 71 FEET NORTH OF NORTH EDGE OF PAVEMENT OF 17th STREET AND 85.7 FEET WEST OF WEST EDGE OF PAVEMENT OF WASHINGTON AVENUE.

ELEVATION: 6.95 FEET N.G.V.D.(1929).

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

TRIANGLE SURVEYING & MAPPING, LLC

JOHN LIPTAK
PROFESSIONAL LAND SURVEYOR #5664
STATE OF FLORIDA

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Sheet 2 of 2

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