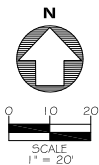
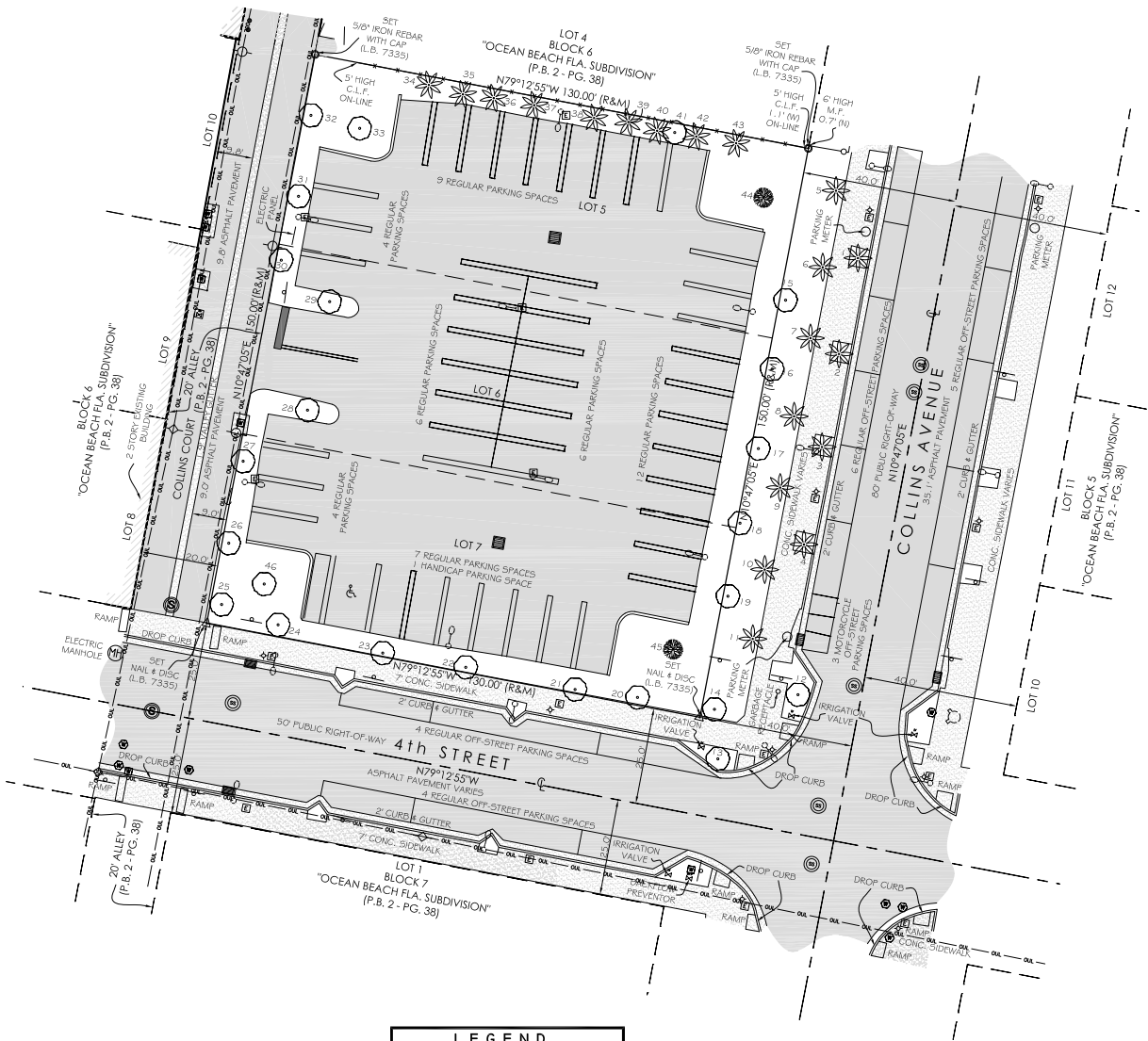


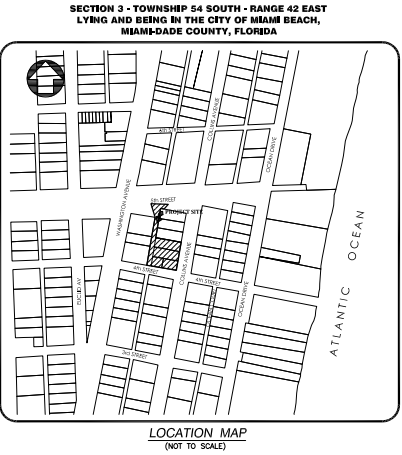
MAP OF TOPOGRAPHIC SURVEY



TREE TABLE					
No.	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD
1	Cocos nucifera	Coconut Palm	15"	14'	10'
2	Cocos nucifera	Coconut Palm	15"	14'	10'
3	Cocos nucifera	Coconut Palm	15"	14'	10'
4	Cocos nucifera	Coconut Palm	15"	14'	10'
5	Washingtonia robusta	Washingtonia Palm	18"	8'	12'
6	Washingtonia robusta	Washingtonia Palm	18"	8'	12'
7	Washingtonia robusta	Washingtonia Palm	18"	8'	12'
8	Washingtonia robusta	Washingtonia Palm	18"	8'	12'
9	Washingtonia robusta	Washingtonia Palm	18"	8'	12'
10	Washingtonia robusta	Washingtonia Palm	18"	8'	12'
11	Washingtonia robusta	Washingtonia Palm	18"	8'	12'
12	Coccoloba diversifolia	Pigeon Plum	8"	6'	3'
13	Coccoloba diversifolia	Pigeon Plum	8"	6'	3'
14	Bursera simaruba	Gumbo Limbo	14"	16'	15'
15	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
16	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
17	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
18	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
19	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
20	Bursera simaruba	Gumbo Limbo	16"	15'	15'
21	Bursera simaruba	Gumbo Limbo	14"	16'	15'
22	Bursera simaruba	Gumbo Limbo	14"	16'	15'
23	Bursera simaruba	Gumbo Limbo	14"	16'	15'
24	Bursera simaruba	Gumbo Limbo	14"	16'	15'
25	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
26	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
27	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
28	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
29	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
30	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
31	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
32	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
33	Cordia Sebestina	Geiger Tree	10"	12'	6'
34	Sabal Palmetto	Sabal Palm	15"	8'	10'
35	Sabal Palmetto	Sabal Palm	15"	8'	10'
36	Sabal Palmetto	Sabal Palm	15"	8'	10'
37	Sabal Palmetto	Sabal Palm	15"	8'	10'
38	Sabal Palmetto	Sabal Palm	15"	8'	10'
39	Sabal Palmetto	Sabal Palm	15"	8'	10'
40	Sabal Palmetto	Sabal Palm	15"	8'	10'
41	Swietenia mahogoni	Mahogany Tree	15"	18'	12'
42	Sabal Palmetto	Sabal Palm	15"	8'	10'
43	Sabal Palmetto	Sabal Palm	15"	8'	10'
44	Unknown	Tree	4"	17'	15'
45	Unknown	Tree	3"	12'	8'
46	Unknown	Tree	3"	8'	6'



LEGEND	
CONC.	= CONCRETE
(C)	= CALCULATED
C.B.S.	= CONCRETE BLOCK STUCCO
A/C	= AIR CONDITIONING UNIT
CL	= CENTERLINE
SV	= SEWER VALVE
P.B.	= PLAT BOOK
PG.	= PAGE
M.F.	= METAL FENCE
W.P.	= WOOD POWER POLE
M.F.	= METAL FENCE
GA	= GUY ANCHOR
R	= RADIUS
CB	= CATCH BASIN
WV	= WATER VALVE
WM	= WATER METER
SV	= SEWER VALVE
FD	= FIRE HYDRANT
TSB	= TEMPORARY SITE BENCHMARK
EB	= ELECTRIC BOX
SSM	= SANITARY SEWER MANHOLE
S	= SIGN
T	= TREE
P	= PALM
OW	= OVERHEAD WIRE
ELEV.	= ELEVATION
MLP	= METAL LIGHT POLE
OLP	= ORNAMENTAL LIGHT POLE
SDM	= STORM DRAINAGE MANHOLE
B	= BOLLARD
SE	= SPOT ELEVATION



SURVEYOR'S REPORT:
DATE OF FIELD SURVEY:
The date of completion of the original field Survey was on June 30, 2013 and Updated on May 01, 2015.
SURVEY LIMITS:
Lots 5, 6, 7 and the 20 foot Alley (Collins Court), in Block 6, of "OCEAN BEACH SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 2, Page 38, of the Public Records of Miami-Dade County, Florida.
Containing 19,500 Square Feet or 0.45 Acres, more or less, by calculations.
Property Address:
400 Collins Avenue, Miami Beach, Florida 33139
Folio No. 02-4203-003-0800
ACCURACY:
The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial / High Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051, Florida Administrative Code.
Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.
This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.
PERTINENT INFORMATION USED FOR SURVEY:
North arrow direction is based on an assumed Meridian.
Bearings as shown hereon are based upon the centerline of Collins Avenue with an assumed bearing of N10°47'05"E, said line to be considered a well established and monumented line.
This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 0319, Suffix L, Map Revised Date: September 11, 2009.

Plat of "OCEAN BEACH FLA. SUBDIVISION" recorded in Plat Book 2 of Page 38 of the Public Records of Miami-Dade County, Florida.
Florida Department of Transportation Right-of-Way Map Section 87060 S.R. A1A.
RESTRICTIONS:
Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Works Department of Miami-Dade County, Florida.
The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of Public Records of this County.
No excavation or determination was made as to how the Subject Property is served by utilities.
No Improvements were located, other than those shown. No underground foundations, Improvements and/or utilities were located or shown hereon.
PURPOSE OF SURVEY:
The purpose of this survey is for Design.
CLIENT INFORMATION:
This Topographic Survey was prepared at the insistence of and certified to:
Shulman & Associates
SURVEYOR'S CERTIFICATE:
I hereby certify: That this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its Implementing law, Chapter 472.027 of the Florida Statutes.
LONGITUDE SURVEYORS LLC., a Florida Limited Liability Corporation
Florida Certificate of Authorization Number LB7335
By: Eduardo M Suarez, PSM Signature Date: _____
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

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WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14297
FIELD BOOK: EFB
DRAWN BY: RE
SHEET 1 OF 1