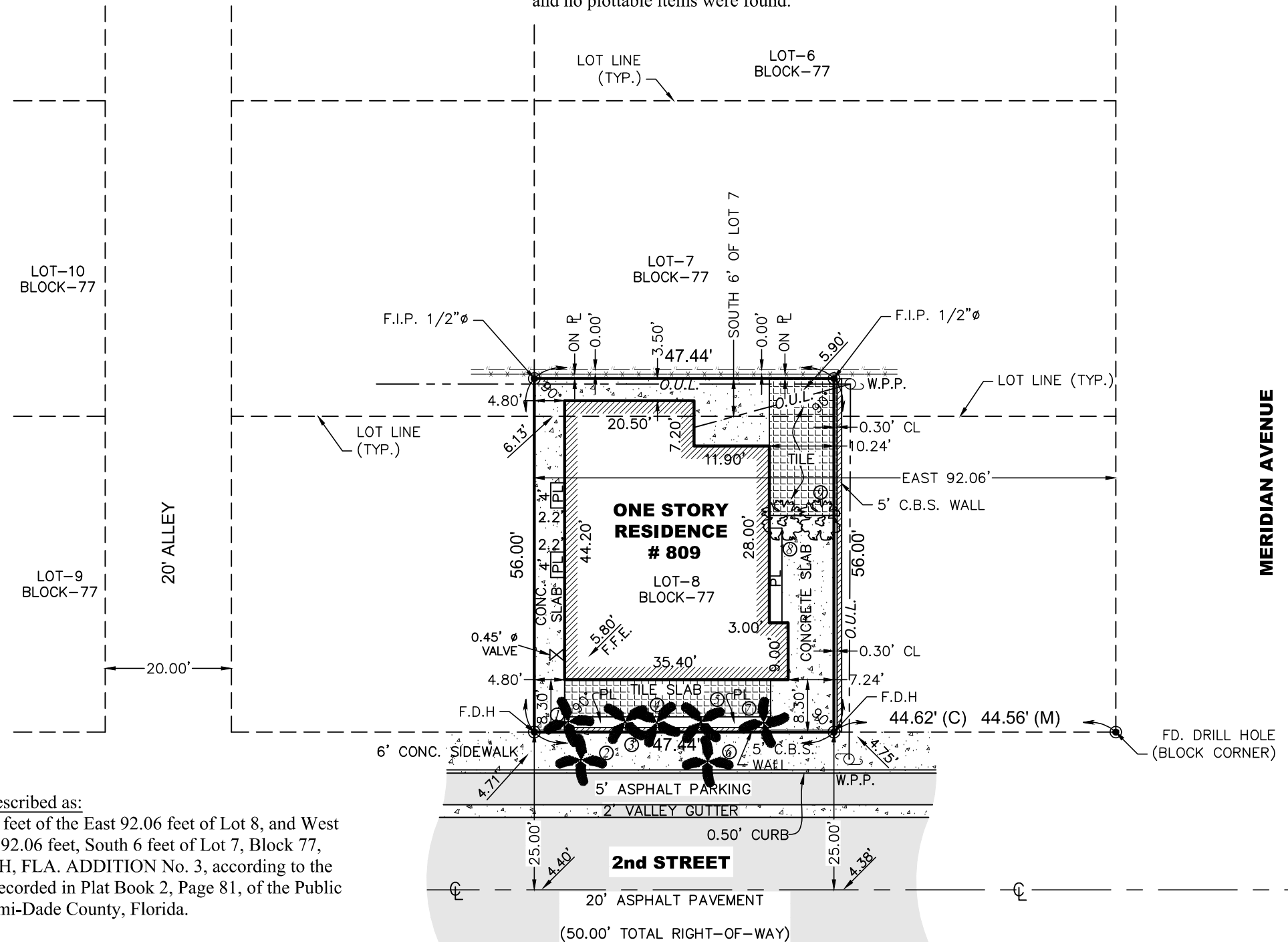


Elevations shown refer to N.G.V.D. 1929.
 BM # CMB 2 M 12 (MIAMI-DADE)
 Elevation = 2.77 ft (N.A.V.D.), 4.32 ft (N.G.V.D.)

NOTE:
 Old Republic National Title Insurance Company Commitment File No:
 16012295, Effective Date March 1, 2016 at 3:17 P.M. has been reviewed
 and no plottable items were found.



"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

This property described as:
 The West 47.44 feet of the East 92.06 feet of Lot 8, and West 47.44 feet, East 92.06 feet, South 6 feet of Lot 7, Block 77, OCEAN BEACH, FLA. ADDITION No. 3, according to the Plat thereof as recorded in Plat Book 2, Page 81, of the Public Records of Miami-Dade County, Florida.

Certified to:
 Watercup Investments LLC
 Ocean Bank
 its successors and/or assigns, ATIMA
 WNF LAW P.L. - Waserstein Nunez & Foodman
 Old Republic National Title Insurance Company

Address:
 809 2nd Street, Miami Beach, FL 33139

TREE CHART

#	DESCRIPTION	Ø	HEIGHT	CANOPY
1	COCONUT TREE	6"	15'	10'
2	COCONUT TREE	6"	25'	15'
3	COCONUT TREE	6"	10'	7'
4	COCONUT TREE	9.6"	35'	15'
5	COCONUT TREE	9.6"	35'	15'
6	COCONUT TREE	6"	25'	15'
7	PALM TREE	6"	15'	10'
8	FLAMBOYANT	X"	X'	X'
9	FLAMBOYANT	X"	X'	X'

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS: 02/17/17 Trees, Elevations and Title Review Note added.			
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0319	SUFFIX: L
F.I.R.M. DATE 09/11/09	F.I.R.M. INDEX 09/11/09	BASE ELEV. + 8 FT N.G.V.D.	

Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.

TOPOGRAPHIC SURVEY.
 I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
 RENE AIGUESVIVES 02/16/16
 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 5701 S.W. 107th Avenue #204, Miami, FL 33173
 Phone 305.220.2424 Fax 305.552.8181
 L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date 02/06/16	Scale: 1" = 20'	Drawn by: J.A.	Drwg. No. 16-18135
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- NOTE:
 a) All clearances and/or encroachments shown hereon are of the apparent physical use, fence legal ownership not determined.
 b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
 c) Code restrictions and title search not reflected in this survey.
 d) Underground utilities, improvements, footings and encroachments, if any not located.
 e) The flood information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
 f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- g) All roads shown hereon are public unless otherwise noted.
 h) No identification cap found on property corners unless otherwise noted.
 i) Distance along boundary are record and measured unless otherwise noted.
 j) The graphic portions of this document are intended to be displayed as depicted when obtaining scaled data. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
 k) Accuracy: The expected use of land as classified in the minimum technical standards (5/17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 l) Contact the appropriate authorities prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

- LEGEND**
- A = Arc
 - ASPH = Asphalt
 - BM = Bench Mark
 - BRG = Bearing
 - CATV = Catch basin
 - CB = Catch basin
 - CBS = Concrete Block Structure
 - CH = Chord
 - Chatta = Chattahoochee
 - CL = Center Line
 - CLF = Chain Link Fence
 - CL = Clear
 - CONC. = Concrete
 - D = Delta
 - Ø = Diameter
 - DH = Drill Hole
 - DME = Drainage & Maintenance Easement
 - E.B. = Electric Box
 - Enc. = Encroachment
 - F.F. = Finish Floor
 - F.H. = Fire Hydrant
 - F.I.R. = Found Iron Rebar
 - FPL = Florida Power & Light
 - F.I.P. = Found Iron Pipe
 - FD. = Found
 - L.P. = Light Pole
 - M = Measured
 - M.F. = Metal Fence
 - M.H. = Manhole
 - M = Monument Line
 - MON. = Monument
 - N/A = Not Applicable
 - N/D = Nail & Disc
 - NTS = Not to Scale
 - O/S = Offset
 - O.U.L. = Overhead Utility Lines
 - OH = Overhang
 - P = Plat
 - PB = Plat Book
 - PC = Point of Curvature
 - P.C.C. = Point of Compound Curvature
 - PCP = Permanent Control Point
 - PG = Page
 - P.I. = Point of Intersection
 - PL = Property Line
 - PL = Planter
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - P.P. = Power Pole
 - P.R.M. = Permanent Reference Monument
 - P.R.C. = Point of Reverse Curvature
 - PT = Point of Tangency
 - R = Radius
 - R/R = Railroad
 - PSM = Professional Surveyor Mapper
 - R/W = Right-of-Way
 - SWK = Sidewalk
 - Sec. = Section
 - (TYP) = Typical
 - T = Tangent
 - U.E. = Utility Easement
 - W.F. = Wood Fence
 - W.M. = Water Meter
 - W.V. = Water Valve
 - X = Denotes Spot Elevations Taken