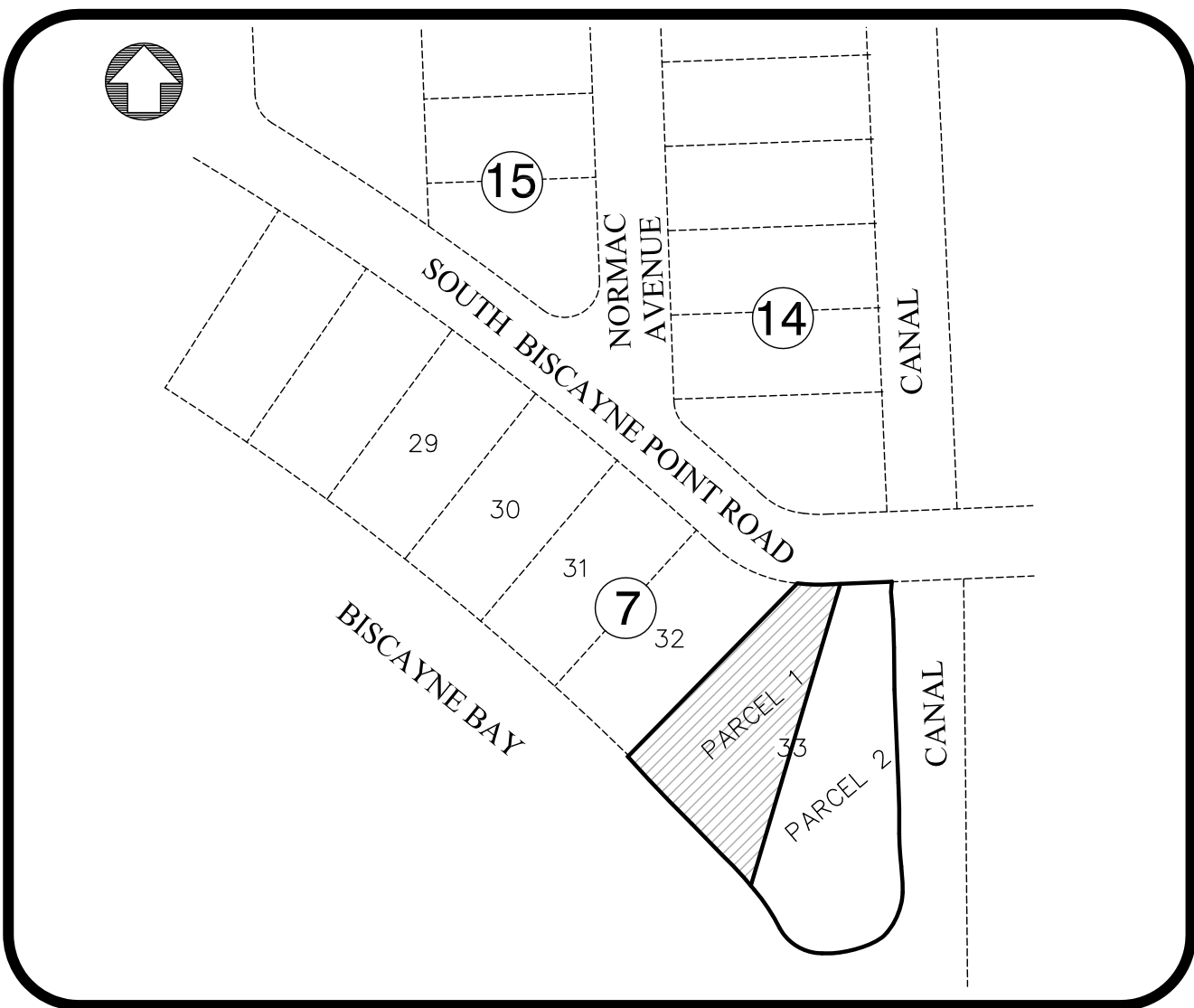


ALTA/NSPS LAND TITLE SURVEY

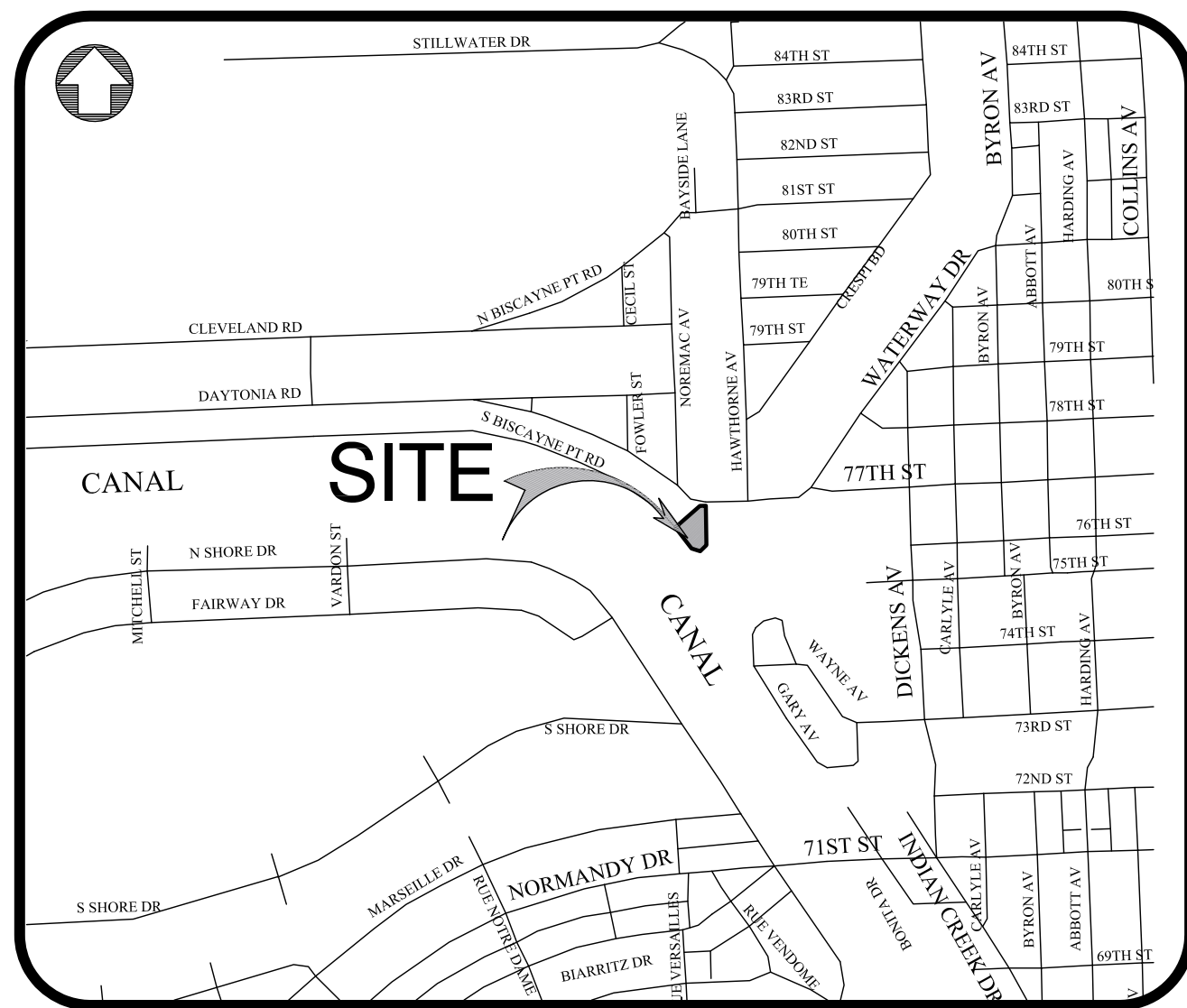
PARCEL 1

1134 South Biscayne Point Road, Miami Beach,
Miami-Dade County, FL 33141
Folio# 02-3203-001-1461

Scale: 1" = 20'
0' 10' 20' 40'
GRAPHIC SCALE



LOCATION SKETCH
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SURVEYOR'S REPORT:

1. MAP OF ALTA/ASCM LAND TITLE SURVEY, Fieldwork date of data acquisition: March 30th, 2017.

2. LEGAL DESCRIPTION:

Parcel 1:
The West portion of Lot 33, Block 7, of BISCAYNE POINT, according to the plat thereof as recorded in Plat Book 14, at Page 35, of the Public Records of Miami-Dade County, Florida, more particularly described as follows: Commence at the Northeast corner of Lot 33, Block 7, of BISCAYNE POINT, thence S87°38'29"W, along the North line of said Lot 33, also being the South right-of-way line of South Biscayne Point Road, a distance of 37.00 feet to the Point of Beginning; thence S16°31'15"W, a distance of 223.26 feet to a point of cusp with a non tangent curve concave to the Southwest, having a radius of 168.80 feet, the initial radial of which bears N49°26'23"E, said point also lying on the exterior face of the exiting bulkhead; thence Northwesterly along said exterior face of the exiting bulkhead; an arc distance of 11.04 feet, through a central angle of 3°44'46" to a point; thence N44°18'37"W, along the exterior face of the exiting bulkhead, a distance of 115.22 feet to the Southwest corner of aforesaid Lot 33; thence N44°24'58"E, along the Northwesterly boundary line of said Lot 33, a distance of 172.45 feet to a point of cusp with a non tangent curve concave to the Northeast, having a radius of 100.00 feet, the initial radial of which bears S05°56'23"W, said point being also the Northwest corner of said Lot 33 and lying on the South right-of-way line of South Biscayne Point Road; thence in a southeasterly direction, along said curve, an arc distance of 14.48 feet through a central angle of 8°17'54" to the point of tangency; thence continue along the North line of aforesaid Lot 33, also being the South right-of-way line of South Biscayne Point Road, N87°38'29"E, a distance of 16.28 feet to the Point of Beginning.

3. AREA:

Containing 14,127 Square Feet or 0.32 Acres more or less by calculations.

4. ACCURACY:

The accuracy obtained by measurement and calculations of a closed geometric figure was found to exceed this requirement.

5. DATA OF SOURCES:

HORIZONTAL CONTROL:

—The Legal Description was furnished by client.
—North Arrow and Bearings refer to an assumed value of N87°38'29"E, along the Southerly line of the S Biscayne Point Road right-of-way, of Miami-Dade County, Florida. (This line is considered well-established and monumented.)

VERTICAL CONTROL:

Elevations are referred to N.A.V.D. 1988.
Benchmark used: City of Miami Beach No. 78-02, Elevation=3.96' (N.A.V.D. 1988)=5.512' (N.G.V.D. 29)
Conversion factor: 1.552 feet
located @ Crespí Boulevard and Hawthorne Avenue
Pk N&W on concrete curb.

6. FLOOD INFORMATION:

By scale determination this property is located in Flood Zone AH, Base Flood Elevation 7 feet, as per Federal Emergency Management Agency (FEMA), NFIP Community Name: City of Doral, and Community Number 120041 Map/Panel Number 12086C0279, Suffix L, FIRM Panel Effective/Revised Date 09-11-2009.

7. LIMITATIONS:

—Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami Dade County, or the records of any other public and private entities as their jurisdictions may appear.

—No determination was made as to how the site can be served with utilities.

—Fences and walls ownership by visual means only; legal ownership not determined.

—No underground utilities and/or structures(foundations) was located within or abutting the Subject property.

8. STATEMENT OF ENCROACHMENTS:

No visible encroachments were located in the Subject Property.

9. CLIENT INFORMATION:

This ALTA/NSPS Land Title Survey and the Survey Map resulting therefrom was prepared at the insistence of:

Nathanael Cohen

ABBREVIATIONS & LEGEND

A Arc	Pg. Page	Unknown Manhole	Fire Hydrant	Chain Link Fence
FND Found	R/W Right-of-Way	Sewer Manhole	Electric Box	Wood Fence
U.E. Utility Easement	C Center Line	Telephone Manhole	Light Pole	Metal or plastic Fence
IP Iron Pipe	M Monument Line	Water Meter	Utility Pole	Overhead Utility line
IR Iron Rebar	TBM Temporary Benchmark	Water Valve	CLP Concrete Light Pole	Spot Elevation
N&D Nail & Disc	PWY Parkway	Water Pump	Property Corner	
COL Column	W/P Water Pump	Catch basin		
P.B. Plat Book	ENC Encroachment			



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Seal: Project # 15-1158
Job # 17-03056
Date: 03-30-2017
Eugenia L. Formoso, P.S.M.
State of Florida L.S. # 6660
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