

TREE TABLE

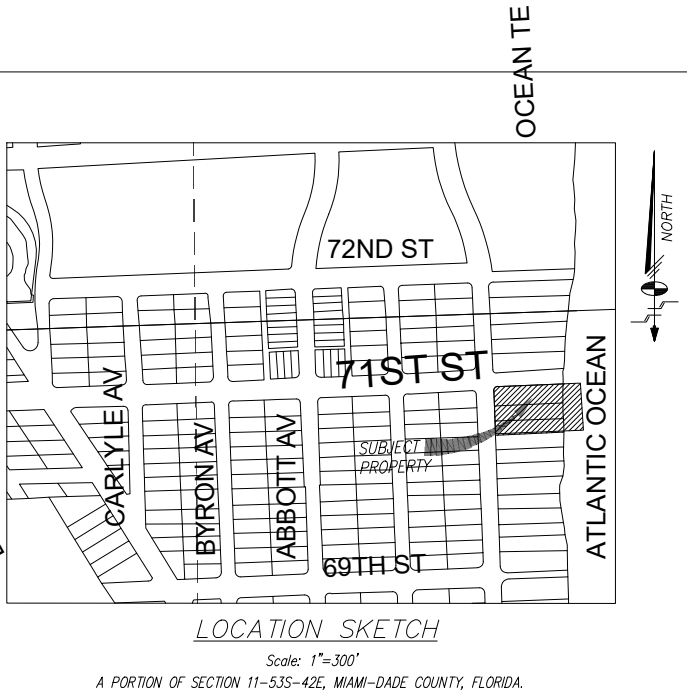
TREE NO.	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CMFY. #
1	ROYAL PALM	"Roystonea elata"	17	25	15
2	ROYAL PALM	"Roystonea elata"	24	25	15
3	ROYAL PALM	"Roystonea elata"	24	25	15
4	COCONUT PALM	"Coccothrinax sp."	8	20	10
5	COCONUT PALM	"Coccothrinax sp."	10	20	10
6	COCONUT PALM	"Coccothrinax sp."	10	20	10
7	COCONUT PALM	"Coccothrinax sp."	17	30	15
8	COCONUT PALM	"Coccothrinax sp."	15	25	15
9	COCONUT PALM	"Coccothrinax sp."	15	30	10
10	COCONUT PALM	"Coccothrinax sp."	12	30	10
11	COCONUT PALM	"Coccothrinax sp."	12	25	10
12	COCONUT PALM	"Coccothrinax sp."	12	20	10
13	COCONUT PALM	"Coccothrinax sp."	13	20	10
14	CABBAGE PALM	"Sabal palmetto"	12	30	6
15	CABBAGE PALM	"Sabal palmetto"	14	20	10
16	CABBAGE PALM	"Sabal palmetto"	14	20	8
17	CABBAGE PALM	"Sabal palmetto"	14	20	10
18	CABBAGE PALM	"Sabal palmetto"	14	20	10
19	CABBAGE PALM	"Sabal palmetto"	14	20	12
20	CABBAGE PALM	"Sabal palmetto"	13	20	7
21	CABBAGE PALM	"Sabal palmetto"	15	15	10
22	CABBAGE PALM	"Sabal palmetto"	15	15	10
23	CABBAGE PALM	"Sabal palmetto"	15	15	10
24	CABBAGE PALM	"Sabal palmetto"	15	30	10
25	CABBAGE PALM	"Sabal palmetto"	14	25	10
26	CABBAGE PALM	"Sabal palmetto"	14	20	8
27	CABBAGE PALM	"Sabal palmetto"	13	20	8
28	CABBAGE PALM	"Sabal palmetto"	13	20	8
29	CABBAGE PALM	"Sabal palmetto"	14	20	5
30	CABBAGE PALM	"Sabal palmetto"	15	20	10
31	CABBAGE PALM	"Sabal palmetto"	15	20	15
32	CABBAGE PALM	"Sabal palmetto"	12	15	15
33	CABBAGE PALM	"Sabal palmetto"	14	20	10
34	CABBAGE PALM	"Sabal palmetto"	13	20	10
35	COCONUT PALM	"Coccothrinax sp."	8	10	10
36	CABBAGE PALM	"Sabal palmetto"	12	15	10
37	COCONUT PALM	"Coccothrinax sp."	10	15	10
38	COCONUT PALM	"Coccothrinax sp."	10	15	10
39	COCONUT PALM	"Coccothrinax sp."	10	15	15
40	COCONUT PALM	"Coccothrinax sp."	8	15	15
41	COCONUT PALM	"Coccothrinax sp."	14	19	15
42	COCONUT PALM	"Coccothrinax sp."	13	20	10
43	COCONUT PALM	"Coccothrinax sp."	10	20	20
44	COCONUT PALM	"Coccothrinax sp."	10	14	12
45	COCONUT PALM	"Coccothrinax sp."	17	35	15
46	CABBAGE PALM	"Sabal palmetto"	14	30	10
47	CABBAGE PALM	"Sabal palmetto"	12	30	10
48	CABBAGE PALM	"Sabal palmetto"	15	20	8
49	CABBAGE PALM	"Sabal palmetto"	14	20	8
50	CABBAGE PALM	"Sabal palmetto"	14	15	8
51	CABBAGE PALM	"Sabal palmetto"	14	12	10
52	CABBAGE PALM	"Sabal palmetto"	14	12	6
53	COCONUT PALM	"Coccothrinax sp."	12	30	8
54	CABBAGE PALM	"Sabal palmetto"	15	20	6
55	CABBAGE PALM	"Sabal palmetto"	14	20	6
56	CABBAGE PALM	"Sabal palmetto"	14	20	6
57	CABBAGE PALM	"Sabal palmetto"	14	20	6
58	CABBAGE PALM	"Sabal palmetto"	14	20	6
59	CABBAGE PALM	"Sabal palmetto"	15	20	5
60	CABBAGE PALM	"Sabal palmetto"	14	20	5
61	CABBAGE PALM	"Sabal palmetto"	14	25	6
62	CABBAGE PALM	"Sabal palmetto"	14	25	6
63	CABBAGE PALM	"Sabal palmetto"	15	25	10
64	CABBAGE PALM	"Sabal palmetto"	15	20	8
65	CABBAGE PALM	"Sabal palmetto"	15	20	8
66	COCONUT PALM	"Coccothrinax sp."	5	25	8
67	CABBAGE PALM	"Sabal palmetto"	15	25	12
68	CABBAGE PALM	"Sabal palmetto"	17	25	5
69	CABBAGE PALM	"Sabal palmetto"	13	25	4
70	CABBAGE PALM	"Sabal palmetto"	13	25	8
71	CABBAGE PALM	"Sabal palmetto"	13	20	8
72	CABBAGE PALM	"Sabal palmetto"	14	20	6
73	CABBAGE PALM	"Sabal palmetto"	13	25	6
74	CABBAGE PALM	"Sabal palmetto"	13	25	10
75	CABBAGE PALM	"Sabal palmetto"	14	25	6
76	CABBAGE PALM	"Sabal palmetto"	14	25	15
77	CABBAGE PALM	"Sabal palmetto"	14	25	10
78	SCISSORGRASS	"Panicum sp."	30	20	20
79	CABBAGE PALM	"Sabal palmetto"	14	20	10
80	CABBAGE PALM	"Sabal palmetto"	15	20	10
81	CABBAGE PALM	"Sabal palmetto"	5	8	10
82	CABBAGE PALM	"Sabal palmetto"	14	25	6
83	CABBAGE PALM	"Sabal palmetto"	15	20	10
84	CABBAGE PALM	"Sabal palmetto"	8	9	10
85	CABBAGE PALM	"Sabal palmetto"	8	10	10
86	CABBAGE PALM	"Sabal palmetto"	6	10	10
87	SOLITAIRE PALM	"Ptychosperma elegans"	3	7	6
88	SOLITAIRE PALM	"Ptychosperma elegans"	10	12	10

NOTE: THE TREE INFORMATION AS INDICATED ON THE "TREE LIST" IS SUBJECT TO REVISION BY SUBSEQUENT SITE INSPECTION BY A CERTIFIED ARBORIST OR OTHER INDIVIDUAL WITH SIMILAR EXPERTISE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE "BOUNDARY SURVEY" OF THE HEREIN DESCRIBED PROPERTY 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 STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Schwelke-Shishin & Associates, Inc.
 THE SEAL APPEARING ON THIS DOCUMENT WAS UNLAWFULLY REPRODUCED BY MARK STEVEN JOHNSON, P.S.M. 4775
 by Mark Steven Johnson
 MARK STEVEN JOHNSON, PRINCIPAL
 PROFESSIONAL LAND SURVEYOR NO. 4775
 STATE OF FLORIDA



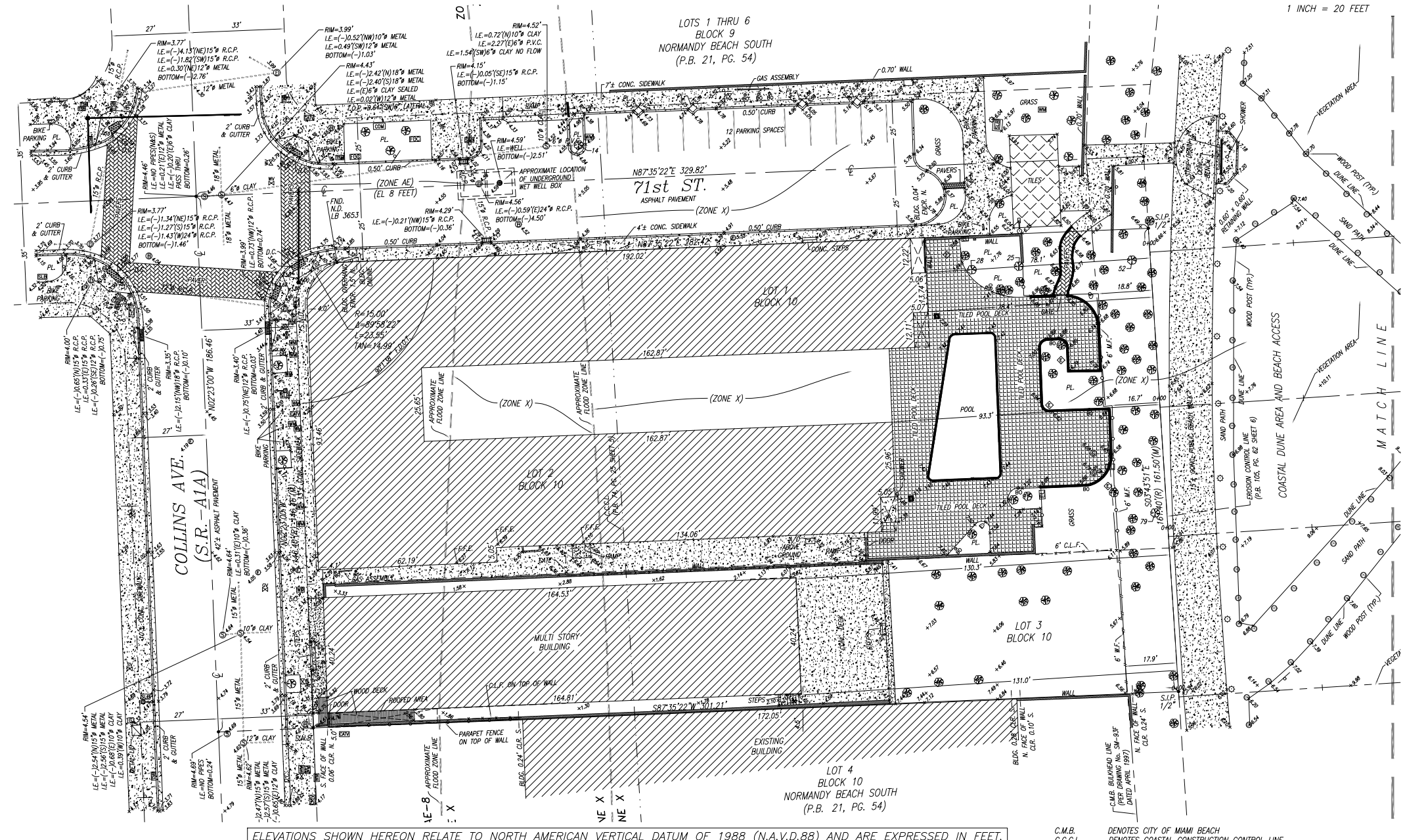
Scale: 1"=300'
 A PORTION OF SECTION 11-53S-42E, MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION

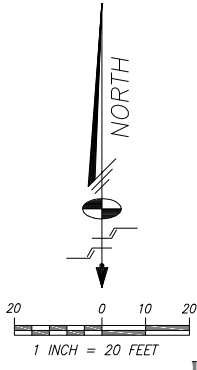
LOTS 1 AND 2, BLOCK 10, NORMANDY BEACH SOUTH A SUBDIVISION RECORDED IN PLAT BOOK 21, AT PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LOTS BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE RECORDED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
 TOGETHER WITH:
 LOT 3, IN BLOCK 10, OF "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING OF N02°23'00"W ALONG THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE BEARING 71st STREET AND 69th STREET.
- LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- AREAS OF THE PROPERTY DESCRIBED HEREON ARE: LOT 1 = 48,278 ± SQ. FT. (1.108 ± ACRES).
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THE PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (ELEVATION 8), AND FEDERAL FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 12086C0326L, COMMUNITY NO. 120651, PANEL NO. 0326, SUFFIX L, OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) MAP DATED SEPTEMBER 11, 2009. F.E.M.A. FLOOD ZONE MAPS ARE BASED ON N.G.V.D. 29 DATA.
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, TOGETHER WITH UNDERGROUND STORM AND SANITARY GRAVITY MAINS; HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND PRESSURE MAIN, CABLES OR CONDUITS.
- THE DISTANCES SHOWN ALONG THE BOUNDARY OF THE SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- EASEMENTS, ENCUMBRANCES AND ENCROACHMENTS, IF ANY, ARE BASED SOLELY ON CLEAR VISIBLE EVIDENCE COLLECTED DURING THE SURVEY AND AS SHOWN ON THE UNDERLYING PLAT(S) OF RECORD. THE SURVEYED LANDS MAY BE SUBJECT TO OTHER EASEMENTS, ENCUMBRANCES AND/OR RESTRICTIONS NOT SHOWN HEREON, WHICH MAY BE DISCLOSED BY A SEARCH OF TITLE, WHICH WAS NOT MADE AVAILABLE TO THE SURVEYOR.
- THE ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE EXPRESSED IN FEET AND HUNDREDTHS THEREOF.
- BENCHMARKS:
 - CITY OF MIAMI BEACH BENCHMARK 7201, LOCATION: S.E. INTX. 72nd ST & BYRON AV, PK NAL AND WASHER ON TOP OF CURB, ELEVATION = 6.67' N.A.V.D. 88, (+1.55' = 8.22' N.G.V.D. 29)
 - CITY OF MIAMI BEACH BENCHMARK G 313, LOCATION: CMB PARKING LOT @ 72nd ST & COLLINS, BRASS DISC @ NE CORNER OF PUMP STATION, ELEVATION = 6.72' N.A.V.D. 88, (+1.55' = 8.27' N.G.V.D. 29)



ELEVATIONS SHOWN HEREON RELATE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE EXPRESSED IN FEET.



Schwelke-Shishin & Associates, Inc.
 LAND PLANNERS & ENGINEERS
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 Date: 02-14-2025
 Checked By: M.S.J.
 Order No. 218294
 Scale: AS SHOWN
 Sheet 1 of 2
 File No. AJ-6407

BOUNDARY SURVEY
 6979 AND 6985 COLLINS AVE.
 Section 11, Township 53 South, Range 42 East, Miami-Dade County, Florida.

NO.	DATE	REVISIONS

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARD OF PRACTICE REQUIREMENTS AS SET FORTH IN RULES 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.