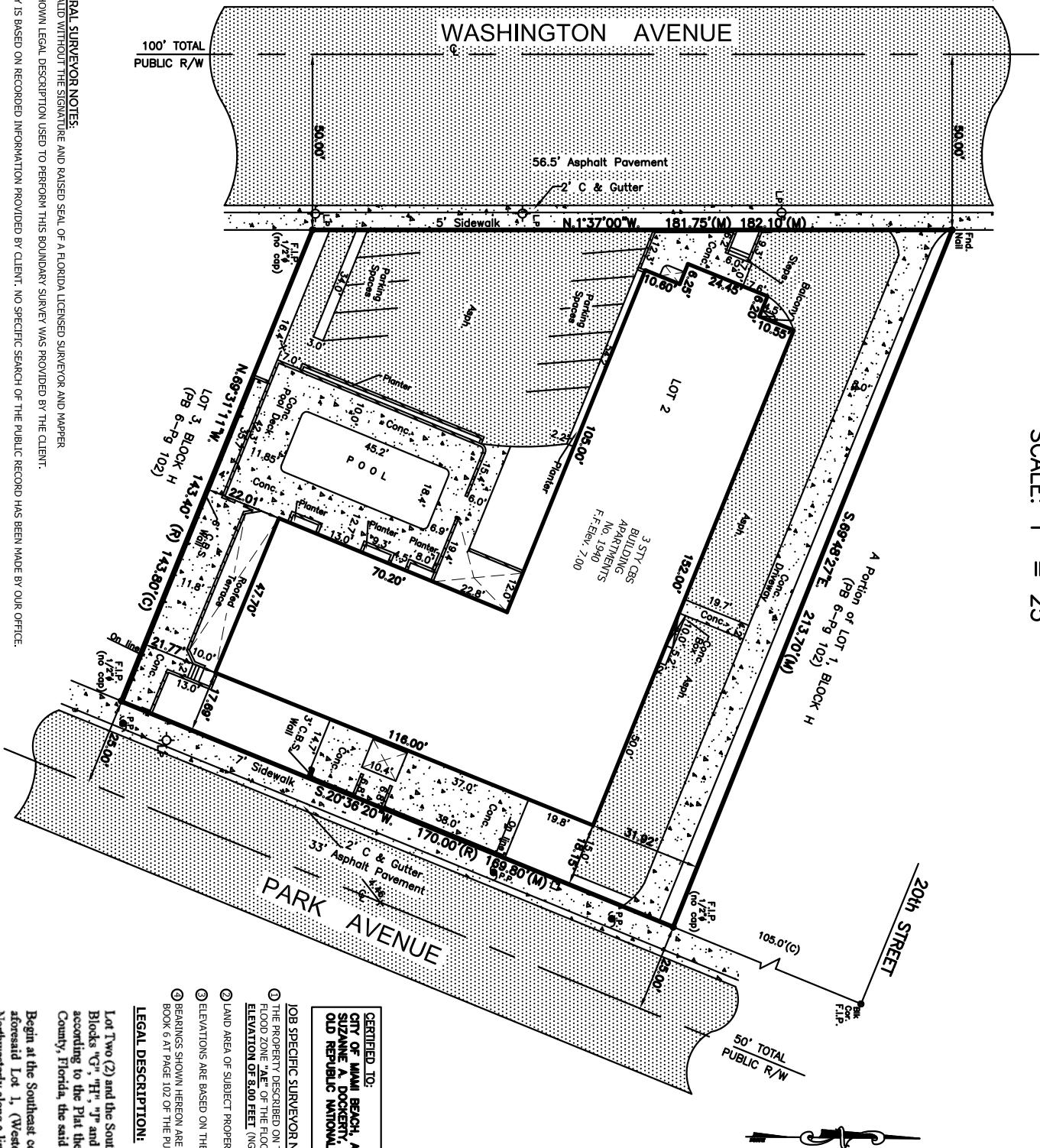


# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 25'



CERTIFIED TO:  
CITY OF MIAMI BEACH, A FLORIDA MUNICIPAL CORPORATION  
SUZANNE A. DOCKERTY, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

#### JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **120651-312L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET (NGVD)**
- LAND AREA OF SUBJECT PROPERTY: **30,359.3 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI-DADE COUNTY BENCH MARK NO. Y-30R, WITH AN ELEVATION OF 5.62 FEET.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.1°37'00"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WASHINGTON AVE., AS SHOWN ON PLAT BOOK 6 AT PAGE 102 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

#### LEGAL DESCRIPTION:

Lot Two (2) and the Southerly Twenty (2) feet of Lot One (1), in Block "H", of Plat of Resubdivision of Blocks "G", "H", "I" and "K" of the Ocean Front Property of the Miami Beach Improvement Company, according to the Plat thereof, as recorded in Plat Book 6, Page 102, of the Public Records of Dade County, Florida, the said Southerly portion of said Lot 1 being more particularly described as follows:

Begin at the Southeast corner of said Lot 1, in Block "H", thence Northerly along the Easterly line of aforesaid Lot 1, (Westerly line of Park Avenue) for a distance of 20 feet to a point, thence Northwesterly along a line parallel to and 20 feet North of the North line of Lot 2 of said Block "H" for a distance of 214 feet, more or less to the most Westerly line of said Lot 1, (East line of Washington Avenue), thence South along Westerly line of said Lot 1, (East Line of Washington Avenue), for a distance of 21.5 feet, more or less, to the Northwestern corner of said Lot 2; thence Southeasterly along the Northeasterly line of said Lot 2; thence Southeasterly along the Northeasterly line of said Lot 2 for a distance of 206 feet, more or less, to the Point of Beginning.

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF "BOUNDARY SURVEY" AND THE SURVEY MAP RESULTING THEREFROM OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 55-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTED LAW, CHAPTER 472.027, OF THE FLORIDA STATUTES.

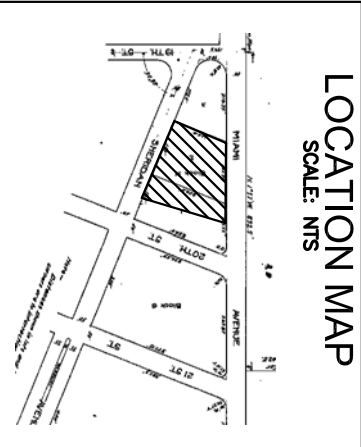
SITE ADDRESS: 1940 PARK AVENUE, MIAMI BEACH, FL 33139  
JOB NUMBER: 14-1216  
DATE OF SURVEY: DECEMBER 10, 2014  
FOLIO NUMBER: 02-3324-016-0110

ENCROACHMENTS AND OTHER POINTS OF INTEREST:  
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY  
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)  
-THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

**American Services of Miami, Corp.**  
Consulting Engineers . Planners . Surveyors  
9370 S.W. 72nd Street, Suite A-102  
Miami, Florida, 33173  
PH: (305) 598-5101 FAX: (305) 598-8627  
ASOMIAMI.COM

Ed Pino  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA  
DATE: DECEMBER 16, 2014

| SURVEYOR'S LEGEND (IF ANY APPLIED) |                       | ABBREVIATION (IF ANY APPLIED) |                      |
|------------------------------------|-----------------------|-------------------------------|----------------------|
|                                    | BOUNDARY LINE         |                               | CATCH BASIN          |
|                                    | STRUCTURE (BLDG.)     |                               | MANHOLE              |
|                                    | CONCRETE BLOCK WALL   |                               | O.E. OVERHEAD ELECT. |
|                                    | METAL FENCE           |                               | POWER POLE           |
|                                    | WOODEN FENCE          |                               | LIGHT POLE           |
|                                    | CHAIN LINK FENCE      |                               | HANDICAP SPACE       |
|                                    | WOOD DECK/FLOOR       |                               | EASEMENT LINE        |
|                                    | ASPHALTED AREAS       |                               | WATER VALVE          |
|                                    | CONCRETE              |                               | TV-CABLE BOX         |
|                                    | BRICKS OR PAVERS      |                               | WATER METER          |
|                                    | ROOFED AREAS          |                               |                      |
|                                    | WATER EDGE (OF WATER) |                               |                      |



#### PICTURE SITE



**GENERAL SURVEYOR NOTES:**  
NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.  
SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.  
UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.  
THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.  
PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.  
THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.  
THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.  
THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.  
THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF  $\frac{1}{8}$  FOOT FOR NATURAL GROUND SURFACES AND  $\frac{1}{16}$  FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.  
THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.  
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.  
IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 55-17.002 (1) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.