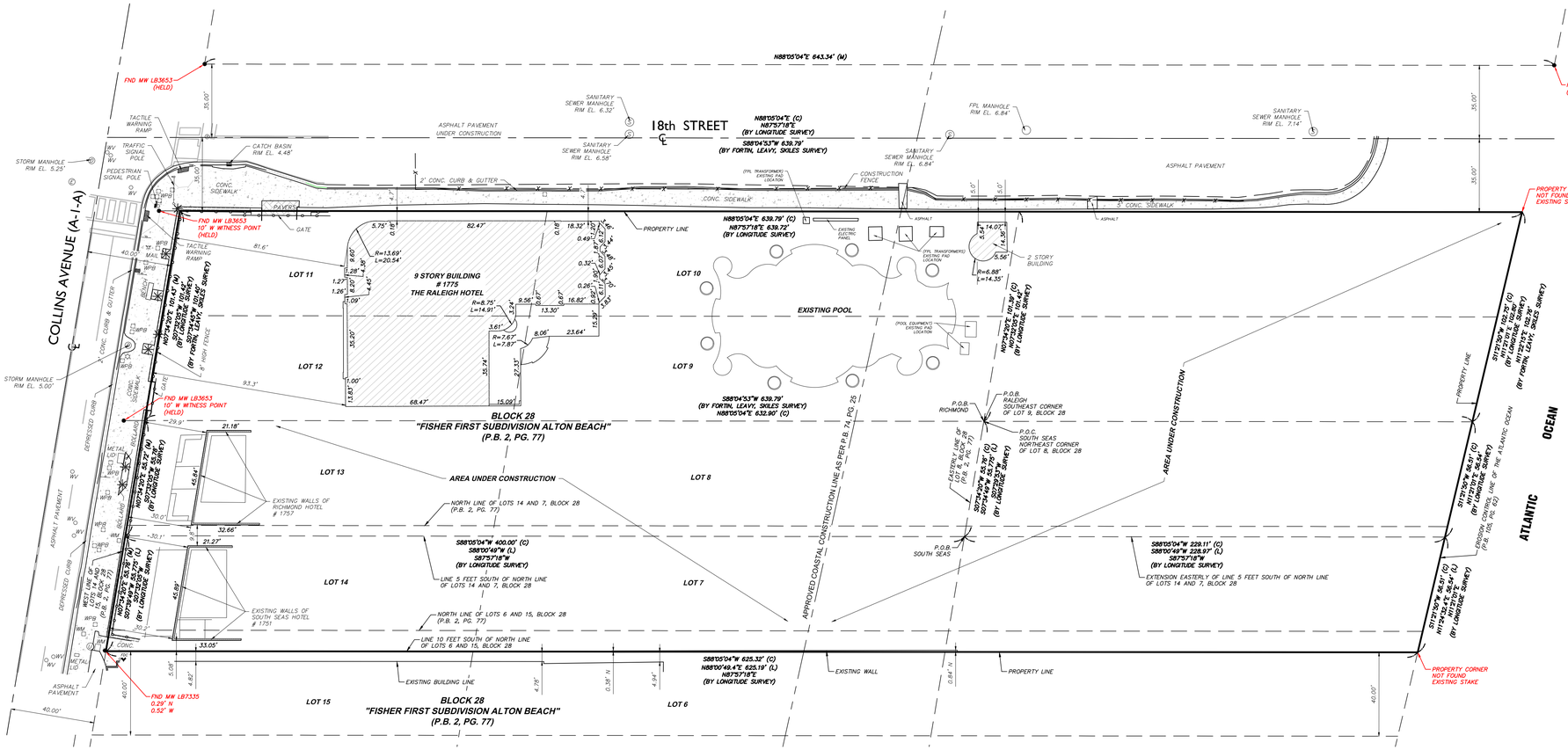

SCALE : 1" = 30'

LEGAL DESCRIPTION:

SOUTH SEAS

COMMENCING AT THE NORTHEAST CORNER OF LOT 8, BLOCK 28, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, RECORDED IN PLAT BOOK 2, AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THENCE S. 7 DEGREES 34 MINUTES 49 SECONDS W., ALONG THE EASTERLY LINE OF AFOREMENTIONED LOT 8 OF SAID BLOCK 28, A DISTANCE OF 55.775 FEET TO A POINT ON A LINE PARALLEL TO AND FIVE FEET SOUTH OF THE NORTH LINE OF LOTS 7 AND 14 OF SAID BLOCK 28, ALSO BEING THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, THENCE RUN S. 88 DEGREES 00 MINUTES 49.4 SECONDS W., ALONG A LINE PARALLEL TO AND FIVE FEET SOUTH OF THE NORTH LINE OF LOTS 7 AND 14 OF SAID BLOCK 28, A DISTANCE OF 400 FEET TO A FOUND DRILL HOLE AT A POINT ON THE WEST LINE OF LOT 14 OF SAID BLOCK 28 SAID POINT ALSO BEING ON THE EAST LINE OF COLLINS AVENUE, AN 80 FOOT PUBLIC RIGHT OF WAY, THENCE RUN S. 7 DEGREES 39 MINUTES 49 SECONDS W., ALONG THE WEST LINE OF LOTS 14 AND 15 OF SAID BLOCK 28 (AND EAST LINE OF THE AFOREMENTIONED COLLINS AVENUE), A DISTANCE OF 55.775 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND TEN FEET SOUTH OF THE NORTH LINE OF LOTS 6 AND 15 OF SAID BLOCK 28; THENCE RUN N. 88 DEGREES 00 MINUTES 49.4 SECONDS E., ALONG A LINE WHICH IS PARALLEL TO AND TEN FEET SOUTH OF THE NORTH LINE OF LOTS 6 AND 15 OF SAID BLOCK 28, A DISTANCE OF 625.19 FEET TO THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN, SAID LINE BEING RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THEN RUN N. 11 DEGREES 24 MINUTES 32.4 SECONDS E., ALONG THE SAID EROSION CONTROL LINE, A DISTANCE OF 56.54 FEET TO A POINT ON THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF THE NORTHERLY FIVE FEET OF THE ABOVE-MENTIONED LOTS 7 AND 14, BLOCK 28; THENCE RUN S. 88 DEGREES 00 MINUTES 49.4 FEET W., ALONG THE EXTENSION EASTERLY OF THE SOUTHERLY LINE OF THE NORTHERLY FIVE FEET OF THE ABOVE-MENTIONED LOTS 7 AND 14, BLOCK 28, A DISTANCE OF 228.97 FEET TO THE POINT OF BEGINNING.

EASEMENT PARCELS:

TOGETHER WITH AN EASEMENT AS SET FORTH IN AND GRANTED BY TEMPORARY STAGING EASEMENT AND RIGHT OF WAY FROM EDWARD E. LEVINSON, INDIVIDUALLY AND AS TRUSTEE, EUGENE J. HOWARD, INDIVIDUALLY AND AS TRUSTEE, SHELLA FEELY TO SYNERGETIC REAL ESTATE OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SOUTH SEAS HOTEL CORP., A FLORIDA CORPORATION, FEBRUARY 13, 2015, RECORDED FEBRUARY 19, 2015, IN OFFICIAL RECORDS BOOK 29507, PAGE 484, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT AS SET FORTH IN AND GRANTED BY TEMPORARY CRANE SWING EASEMENT FROM EDWARD E. LEVINSON, INDIVIDUALLY AND AS TRUSTEE, EUGENE J. HOWARD, INDIVIDUALLY AND AS TRUSTEE, SHEILA FEELY TO SYNERGETIC REAL ESTATE OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SOUTH SEAS HOTEL CORP., A FLORIDA CORPORATION, FEBRUARY 13, 2015, RECORDED FEBRUARY 19, 2015, IN OFFICIAL RECORDS BOOK 29507, PAGE 474, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

RICHMOND

LOTS 8 AND 13 AND THE NORTH 5 FEET OF LOTS 7 AND 14 OF BLOCK 28 OF FISHER'S FIRST SUBDIVISON OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; ALSO BEGINNING AT THE NORTH EAST CORNER OF LOT 8, BLOCK 28 OF FISHER'S SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 77 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 8, BLOCK 28 PRODUCED TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN; THENCE SOUTHERLY MEANDERING TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN TO A POINT ON SAID HIGH WATER MARK AT THE INTERSECTION OF THE SAID HIGH WATER MARK AND A LINE WHICH IS PARALLEL TO AND 5 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 8, BLOCK 28 OF SAID SUBDIVISION PRODUCED TO THE SAID HIGH WATER MARK; THENCE WESTERLY ALONG SAID LINE WHICH IS PARALLEL TO AND 5 FEET SOUTH OF THE SOUTH LINE OF SAID LOT 8 OF BLOCK 28 OF THE SAID SUBDIVISION PRODUCED, TO A POINT AT THE INTERSECTION OF THE SAID LINE AND THE EAST LINE OF SAID BLOCK 28; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID BLOCK 28 TO THE POINT OF BEGINNING.

RALEIGH

LOTS 9, 10, 11 AND 12, IN BLOCK 28 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. ALSO THAT CERTAIN TRACT OF LAND LYING TO THE EAST OF THAT PROPERTY ABOVE DESCRIBED AND BETWEEN THE LOTS ABOVE DESCRIBED AND THE ATLANTIC OCEAN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NINE; THENCE RUN IN A NORTHERLY DIRECTION ALONG THE EAST LINE OF SAID BLOCK TWENTY-EIGHT A DISTANCE OF 136.89 FEET TO A POINT, SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF SAID BLOCK TWENTY-EIGHT AND THE CENTER LINE OF AVENUE A, AS SHOWN ON SAID PLAT; THENCE RUN IN AN EASTERLY DIRECTION ALONG SAID CENTER LINE OF AVENUE A PRODUCED TO THE HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE RUN IN A SOUTHERLY DIRECTION MEANDERING SAID HIGH WATER LINE A DISTANCE OF 136.89 FEET, PLUS OR MINUS, TO A POINT, SAID POINT BEING AT THE INTERSECTION OF THE HIGH WATER LINE AND THE SOUTH LINE OF SAID LOT NINE PRODUCED; THENCE RUN IN A WESTERLY DIRECTION ALONG SAID SOUTH LINE OF SAID LOT NINE PRODUCED TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

THE SOUTH ONE-HALF OF THAT CERTAIN PARCEL OF LAND BOUNDED AS FOLLOWS: BEGIN AT THE SOUTHEASTERLY CORNER OF LOT 1, IN BLOCK 1, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1, IN BLOCK 1, EXTENDED EASTERLY, TO THE HIGH WATER LINE OF THE ATLANTIC OCEAN; THENCE MEANDER SOUTHERLY TO THE INTERSECTION OF SAID HIGH WATER LINE WITH THE NORTHERLY LINE OF LOT 10, IN BLOCK 28, EXTENDED EASTERLY, OF THE AFOREMENTIONED SUBDIVISION; THENCE RUN WESTERLY ALONG SAID NORTHERLY LINE OF LOT 10, IN BLOCK 28, EXTENDED EASTERLY TO THE NORTH EASTERLY CORNER OF SAID LOT 10, IN BLOCK 28; THENCE NORTHERLY A DISTANCE OF 70.98 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

ABBREVIATIONS

N	= NORTH
S	= SOUTH
E	= EAST
W	= WEST
C	= CALCULATED
M	= MEASURED
L	= LEGAL
FND	= FOUND
MW	= MAG NAIL & WASHER
℄	= CENTERLINE
P.B.	= PLAT BOOK
PG.	= PAGE

LEGEND

	= SIGN
WPB	= WIRE PULL BOX
	= METAL FENCE
	= CHAIN LINK FENCE
S	= SANITARY SEWER MANHOLE
D	= STORM MANHOLE
E	= FLORIDA POWER & LIGHT MANHOLE
U	= UNKNOWN MANHOLE
	= LIGHT POLE
FDC	= FIRE DEPARTMENT CONNECTION
	= FIRE HYDRANT
WM	= WATER METER
WV	= WATER VALVE
	= CATCH BASIN
	= PALM TREE

LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

SURVEY SITE ADDRESS: 1751-1757-1775 COLLINS AVENUE, MIAMI BEACH, FLORIDA 33139

A BOUNDARY ANALYSIS WAS PERFORMED WHEREBY EXISTING OCCUPATION AND MONUMENTATION WERE COLLECTED WHILE AN SPECIFIC PURPOSE SURVEY (DEP SURVEY) DATED 05-05-2022 COMPLETED BY LONGITUDE SURVEYORS WAS PROVIDED BY CLIENT AS PART OF THE BOUNDARY ANALYSIS, HOWEVER WE DID NOT RECOVER ENOUGH MONUMENTATION TO SUPPORT SAID SURVEY. WE DID RECOVERED WITNESS POINTS SET BY FORTIN, LEAVY, SKILES, INC, AS PART OF THEIR BOUNDARY SURVEY FOR 1775 COLLINS AVENUE, AND 1801 COLLINS AVENUE, DONE IN 1/11/2019 AND 8/20/2022. WE ALSO CORROBORATE THE RIGHT OF WAY MONUMENTATION BASED ON A RIGHT OF WAY MAP PROVIDED BY FDOT DISTRICT 6, WE ANNOTATED THE DIFFERENCES BETWEEN BOTH SURVEYS ALONG THE PROPERTY LINES, WE HELD MONUMENTS AND GEOMETRY BASED ON SAID BOUNDARY SURVEY DONE BY FORTIN, LEAVY, SKILES, INC.

A COMPARISON BETWEEN MEASURED (M), PLAT (P) AND CALCULATED (C) DIMENSIONS ARE DELINEATED HEREON. DIMENSIONS INDICATED AS MEASURED (M) ARE BASED ON DIRECT AND INDIRECT MEASUREMENTS OF RECOVERED MONUMENTATION. CALCULATED DIMENSIONS (C) ARE A PROTRACTION BASED ON RECORD PLATS AND FIELD MEASUREMENTS. ALL TIES AS SHOW HEREON ARE TAKEN TO THE CALCULATED BOUNDARY.

NO MONUMENTATION WAS RECOVERED AT THE TIME OF THE REVISION 1 BECAUSE THE SITE WAS UNDER ACTIVE CONSTRUCTION.

NO UNDERGROUND FOOTINGS WERE LOCATED.

THE CLIENT PROVIDED LEGAL DESCRIPTION TO THIS SURVEYOR.

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

NO ENCROACHMENTS WERE NOTED BY THIS SURVEY, EXCEPT AS SHOWN HEREON.

ANY NOTORIOUS EVIDENCE OF OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHT-OF-WAY, INGRESS OR EGRESS IS SHOWN ON THIS SURVEY DRAWING. HOWEVER, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHT-OF-WAY OTHER THAN SHOWN ON THE RECORDED PLAT OR STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING.

THE OWNERSHIP OF THE FENCES AND/OR WALLS AS SHOWN HEREON WAS NOT DETERMINED.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

BEARINGS AS SHOWN HEREON REFER TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), NORTH AMERICAN DATUM (N.A.D.) 1983 (2011 ADJUSTMENT) US SURVEY FEET AND WAS DETERMINED UTILIZING NETWORK CONTROL AND REAL TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK/GPS).

ALL MEASUREMENTS ARE IN US SURVEY FOOT.

THE TOTAL PROPERTY AREA IS 132,836 SQUARE FEET OR 3.05 ACRES MORE OR LESS.

THE NATIONAL FLOOD INSURANCE RATE MAP 12086C0317L FOR FLORIDA COMMUNITY 120651, PANEL NUMBER 0317L, FIRM DATE 09/11/09, PUBLISHED BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, DELINEATES THE HEREIN DESCRIBED LAND TO BE SITUATED WITHIN ZONE "AE", WITH BASE FLOOD ELEVATION OF 8.0 FEET.

THIS SKETCH SHOWN HEREON IN ITS GRAPHIC FORM, IS THE RECORD DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORMAT OF THIS SURVEY. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=30' OR SMALLER. AT THE MAXIMUM INTENDED DISPLAYED SCALE THE SURVEY AND SKETCH'S POSITIONAL ACCURACY VALUE OCCUPIES 1/30" ON THE DISPLAY.

ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF 1 SHEET.

THIS SURVEY MAP IS INTENDED TO BE DISPLAYED AT THE GRAPHIC AND STATED SCALES IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS DIRECTED TO THE FACT THAT SAID SURVEY MAP MAY BE ALTERED IN SCALE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.

ACCURACY STATEMENT: SUBURBAN LINEAR 1 FOOT IN 7,500.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY TO THE HEREIN NAMED FIRM AND/OR PERSONS THAT THE "BOUNDARY & TOPOGRAPHIC SURVEY" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS SURVEYED AND PLATTED UNDER MY DIRECTION ON APRIL 2025. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH IN RULE 5J-17 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472 FLORIDA STATUTES.

COLLIERS ENGINEERING AND DESIGN, INC

Digitally signed by Aimara Diaz La Rosa
Date: 2026.03.30 09:54:38-04'00'

AIMARA DIAZ LA ROSA
PROFESSIONAL SURVEYOR AND MAPPER # 6796
STATE OF FLORIDA

Colliers
Engineering & Design

www.colliersengineering.com

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REV	DATE	DRAWN BY	DESCRIPTION
1	03/25/26	ED	UPDATE BOUNDARY SURVEY

Digitally signed by Aimara Diaz La Rosa
Date: 2026.03.30 09:53:55-04'00'

RALEIGH, SOUTH SEAS AND RICHMOND PARCELS
FOR
Nahla Capital

1775-1757-1751
COLLINS AVENUE

MIAMI BEACH
MIAMI-DADE COUNTY
FLORIDA

Colliers Engineering & Design
MIAMI
7400 Corporate Center Drive
Suite C
Miami, FL 33126
Phone: 305.392.3190
COLLIERS ENGINEERING & DESIGN, INC. DOING BUSINESS AS MASER CONSULTING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/09/25	ED	ALR

PROJECT NUMBER: 23012313B
DRAWING NAME: V-SURV-BDRY SURVEY

SHEET TITLE:
BOUNDARY SURVEY

SHEET NUMBER:
1 of 1

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

mt:\MIAMI\Projects\20232\20123A\Survey\dwg\VISUAL\BDRY SURVEY.dwg\V-01-BDRY By: ERNESTO.DOMINGUEZ