

PARCEL 1

LOTS 1 THROUGH 7, INCLUSIVE, IN BLOCK 10, OF NAUTILUS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA .

PARCEL 2

LOTS 8 THROUGH 16, INCLUSIVE, IN BLOCK 10, OF NAUTILUS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA .

PARCEL 3

LOTS 12 THROUGH 17, INCLUSIVE, IN BLOCK 13, OF "NAUTILUS ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7TH, 2012.

THIS SURVEY 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 STANDARDS SET FORTH IN CHAPTER 463, PART I, FLORIDA STATUTE, AS AMENDED, AND CHAPTER 463, PART II, FLORIDA STATUTE, AS AMENDED, AND CHAPTER 463, PART III, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.027 AND THAT:

- a) WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");
 - b) CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY;
 - c) CORRECTLY SHOWS PLOTTABLE EASEMENTS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 1062-26489009/RBS AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION ON SUCH DOCUMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);
 - d) CORRECTLY SHOWS ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS; (SEE NOTE 10);
 - e) CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150 FEET OF THE SUBJECT PROPERTY;
 - f) CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, IF APPLICABLE;
2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE
- a) EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;
 - b) ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;
 - c) ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR
 - d) ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK.
3. THE SUBJECT PROPERTY DOES NOT VISIBLY SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.
4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING WEST 48TH STREET (NORTH MERIDIAN AVENUE).
5. THE SUBJECT PROPERTY CONSISTS OF TWO SEPARATE PARCELS WITHOUT OVERLAPS, GAPS OR GORES WITHIN EACH PARCEL.
6. THE SUBJECT PROPERTY IS WITHIN FEDERAL FLOOD HAZARD AREAS "AE" (E1 7) AND "AE" (E1 8) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 120651 0309 L, OF MAP DATED SEPTEMBER 11 2009.
7. THE SUBJECT PROPERTY AS SHOWN AND DESCRIBED HEREON CONTAINS A TOTAL OF 7.084 ACRES MORE OR LESS. (258,843 SQUARE FEET, MORE OR LESS, 5.942 ACRES, MORE OR LESS IN BLOCK 10, 49,736 SQUARE FEET, MORE OR LESS, 1.142 ACRES, MORE OR LESS, IN BLOCK 13.
8. THE SUBJECT PROPERTY WAS LAST SURVEYED ON FEBRUARY 06, 2012.
- DATED: FEBRUARY 06, 2012

BY: JOSE L. SANFIEL, ASSISTANT VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #5636
STATE OF FLORIDA

NOTE: This sketch is not valid without the signature and the original raised seal of a Florida licensed surveyor and mappers.

[illegible]

*Lots 1 thru 16, Block 10 and Lots 12 thru 17, Block 13 of
"NAUTILUS ADDITON OF MIAMI BEACH BAY SHORE CO.",
according to the plat thereof, as recorded in Plat Book 8 at the
Page 130, of the Public Records of Miami-Dade County, Florida.
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA Section 22-T53S-R42E*

ITEM 8. EASEMENTS FOR PUBLIC UTILITIES, DEED BOOK 1360, PAGE 147 (AS TO LOT 7, BLOCK 10) (AS PLOTTED HEREON)
ITEM 10. EASEMENTS FOR PUBLIC UTILITIES, DEED BOOK 681, PAGE 129 (AS TO LOTS 1 THROUGH 8, BLOCK 10) (POOR QUALITY COPY; NOT PLOTTED)
ITEM 11. RESERVATION OF EASEMENT FOR PUBLIC UTILITIES, DEED BOOK 2369, PAGE 122 (AS TO BLOCK 13.) (AS PLOTTED HEREON)
ITEM 12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, OFFICIAL RECORDS BOOK 7687, PAGE 588 (LOT 9 & BLOCK 10) (AS PLOTTED HEREON)
ITEM 13. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, OFFICIAL RECORDS BOOK 11760, PAGE 521 (LOT 11, BLOCK 10) (AS PLOTTED HEREON)
ITEM 14. AERIAL EASEMENT, OFFICIAL RECORDS BOOK 13813, PAGE 555 (AS TO LOT 1, BLOCK 10) (AS PLOTTED HEREON)
ITEM 15. AERIAL EASEMENT, OFFICIAL RECORDS BOOK 16918, PAGE 4105 (AS TO ALL PARCELS) (BLANKET IN NATURE)
ITEM 16. CONDITIONAL USE PERMIT, OFFICIAL RECORDS BOOK 16938, PAGE 1101 (AS TO LOTS 7 - 8, BLOCK 10) (BLANKET IN NATURE)
ITEM 17. PCS SITE LEASE, OFFICIAL RECORDS BOOK 17033, PAGE 0161 (AS TO LOTS 9 - 15, BLOCK 10) (BLANKET IN NATURE)
ITEM 18. MEMORANDUM OF LICENSE, OFFICIAL RECORDS BOOK 17033, PAGE 4461 (AS TO LOTS 1-8, BLOCK 10 AND LOTS 12-17, BLOCK 13) (BLANKET IN NATURE)

Surprise Lake Partners LLC
 4701 North Meridian LLC
 West 47th Court Associates LLC
 First American Title Insurance Company
 TitleVest Agency, Inc.
 Akerman Senterfitt

Schwelbke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
40 CORPORATE WAY • MIRAMAR, FLORIDA 33025 • TEL. NO.(954)435-7010 • TEL. NO.(305)652-7010 • FAX NO.(954)438-3288

By: _____ <u>JOSE L. SANFIEL, ASSISTANT VICE PRES.</u>	Drawn By: E.A.C. Date: 06/10/00	Checked By: _____ Date: _____
Registered Land Surveyor No. <u>5636</u> State of Florida	FB: 2149 Order No. 181797 PG. 1 of SKETCHES	Scale: 1" = 30'
Registered Engineer No. _____ State of Florida	File No. <i>AJ-3801</i>	Sheet No. 1 of 2 Sheet

[illegible]

This is a "Boundary Survey"

NOTE: This sketch is not valid without the signature and the original raised seal of a Florida licensed surveyor and apprs.

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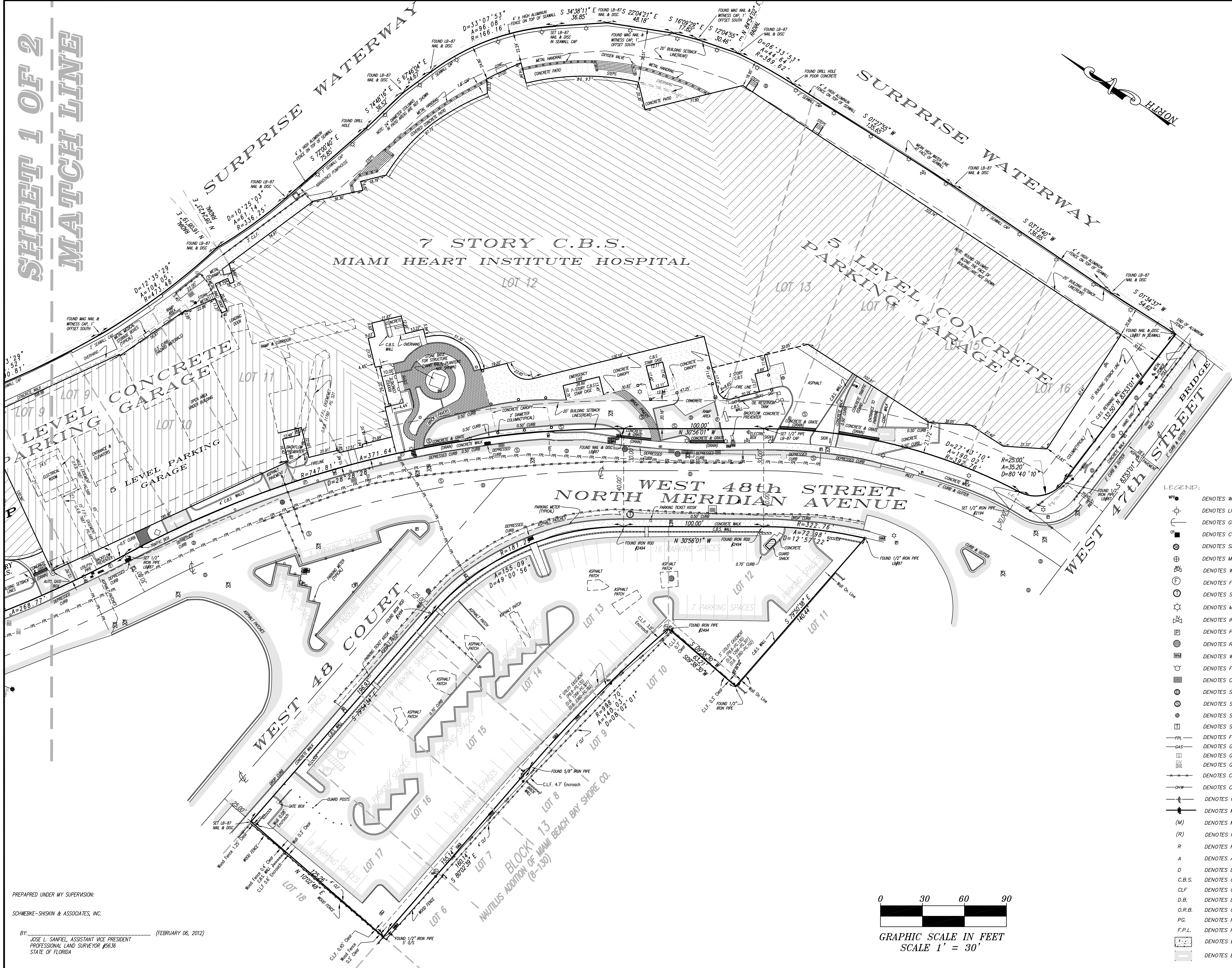
JOSE L. SANFIEL, ASSISTANT VICE PRES.	Order No. 181797	Drawn By: E.A.C.	Checked By:	Date: 06-10-00	Date:
Registered Land Surveyor No. 5636 State of Florida	PC.1 & SKETCHES				
Registered Engineer No. _____ State of Florida	Scale: 1" = 30'				
	Sheet No. 2 of 2 Sheet				
	File No. <i>AJ-3801</i>				

" ALTA / ACSM LAND TITLE SURVEY "

File name: K:\225342\FLORMOYA

Lots 1 thru 16, Block 10 and Lots 12 thru 17, Block 13 of "NAUTILUS ADDITON OF MIAMI BEACH BAY SHORE CO.", according to the plat thereof, as recorded in Plat Book 8 at the Page 130, of the Public Records of Miami-Dade County, Florida.

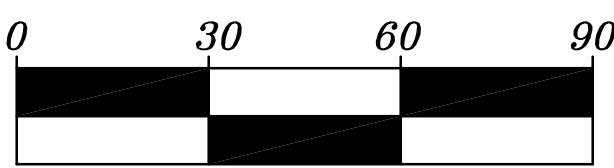
Section 22-T53S-R42E



PREPARED UNDER MY SUPERVISION:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

BY: _____ (FEBRUARY 06, 2012)
JOSE L. SANFIEL, ASSISTANT VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #5636
STATE OF FLORIDA



GRAPHIC SCALE IN FEET
SCALE 1' = 30'