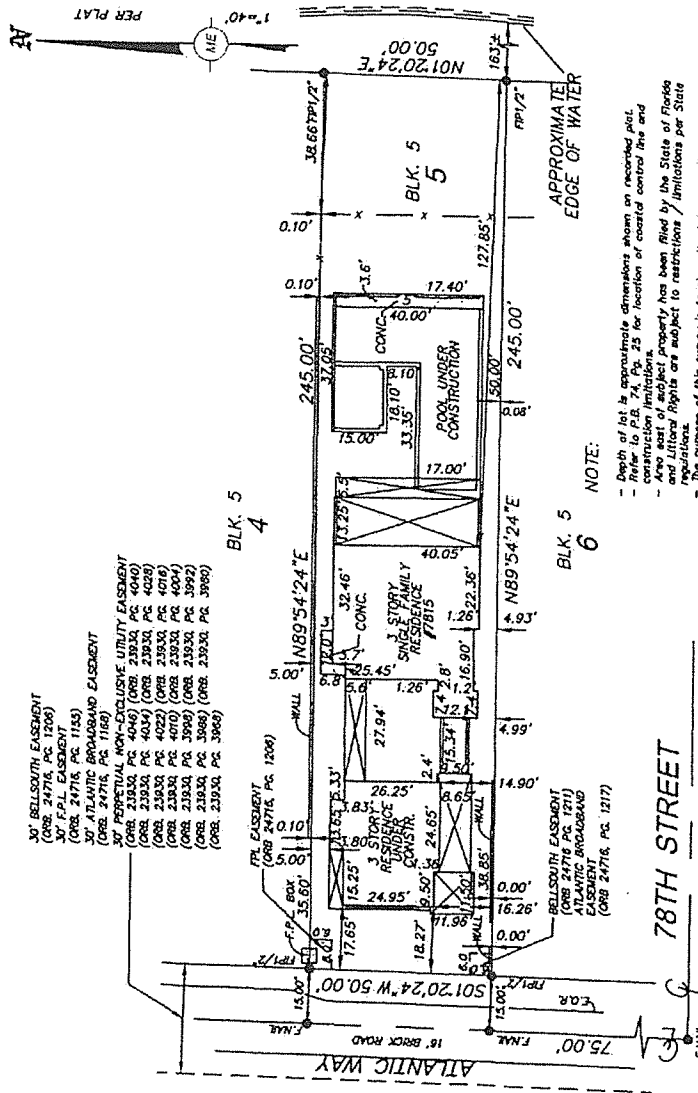


Ordered By: -

CLEAR TITLE GROUP U.C.

THE GREATEST COMPLIMENT A CLIENT CAN GIVE IS A REFERRAL. THANK YOU FOR YOUR TRUST IN ME.



NOTE:

- Depth of lot is approximate dimensions shown on recorded plat. Refer to P.S. 7-11-10 for location of closed control line and construction limitations.
- Area east of subject property has been filed by the State of Florida and Litteral Rights are subject to restrictions / limitations per State and Litteral Rights are subject to restrictions / limitations per State.
- The purpose of this survey is to show the improvements within subject property based on approximate dimensions shown on recorded plat. Litteral Rights were not determined or researched.

- 30' BELLSOUTH EASEMENT (ORB 24716, PC 1206)
- 30' ATLANTIC BROADBAND EASEMENT (ORB 24716, PC 1153)
- 30' ATLANTIC BROADBAND EASEMENT (ORB 24716, PC 1169)
- 30' PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 23830, PC 4046)
- 30' PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 23830, PC 4040)
- 30' PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 23830, PC 4028)
- 30' PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 23830, PC 4016)
- 30' PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 23830, PC 4004)
- 30' PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 23830, PC 3992)
- 30' PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT (ORB 23830, PC 3980)

Accepted By: \_\_\_\_\_  
 Property Address: 7815 ATLANTIC WAY  
 MIAMI BEACH, FL 33141

NOTES: NO NOTES

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 9-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

SIGNED: *Miguel Espinosa* FOR THE FIRM  
 MIGUEL ESPINOSA STATE OF FLORIDA P.S.M. No. 5101

NOT VALID WITHOUT AN ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

M.E. Land Services, Inc.  
 10665 SW 190TH STREET  
 SUITE 3110  
 MIAMI, FL 33157  
 PHONE: (305) 740-3319  
 FAX: (305) 669-3190  
 LB#: 6463



## Surveyor's Legend

<p>————— PROPERTY LINE</p> <p>————— STRUCTURE</p> <p>▨ CONG. BLOCK WALL</p> <p>-X-X- CHAIN-LINK FENCE OR WIRE FENCE</p> <p>—/—/— WOOD FENCE</p> <p>—○— IRON FENCE</p> <p>----- EASEMENT</p> <p>----- CENTER LINE</p> <p>▨ WOOD DECK</p> <p>▨ CONCRETE</p> <p>▨ ASPHALT</p> <p>▨ BRICK / TILE</p> <p>▨ WATER</p> <p>----- APPROXIMATE EDGE OF WATER</p> <p>▨ COVERED AREA</p> <p>☐ TREE</p> <p>☆ POWER POLE</p> <p>☐ CATCH BASIN</p> <p>C.U.E. COUNTY UTILITY EASEMENT</p> <p>I.E./E.E. INGRESS / EGRESS EASEMENT</p> <p>U.E. UTILITY EASEMENT</p>	<p>FND FOUND IRON PIPE / PIN AS NOTED ON PLAT</p> <p>LB# LICENSE # - BUSINESS</p> <p>LS# LICENSE # - SURVEYOR</p> <p>CALC CALCULATED POINT</p> <p>SET SET PIN</p> <p>▲ CONTROL POINT</p> <p>■ CONCRETE MONUMENT</p> <p>⊕ BENCHMARK</p> <p>ELEV ELEVATION</p> <p>P.T. POINT OF TANGENCY</p> <p>P.C. POINT OF CURVATURE</p> <p>P.R.M. PERMANENT REFERENCE MONUMENT</p> <p>P.C.C. POINT OF COMPOUND CURVATURE</p> <p>P.R.C. POINT OF REVERSE CURVATURE</p> <p>P.O.B. POINT OF BEGINNING</p> <p>P.O.C. POINT OF COMMENCEMENT</p> <p>P.C.P. PERMANENT CONTROL POINT</p> <p>M FIELD MEASURED</p> <p>P PLATTED MEASUREMENT</p> <p>D DEED</p> <p>C CALCULATED</p> <p>L.M.E. LAKE OR LANDSCAPE MAINT. ESMI.</p> <p>R.O.E. ROOF OVERHANG EASEMENT</p>	<p>B.R. BEARING REFERENCE</p> <p>△ CENTRAL ANGLE OR DELTA</p> <p>R RADIUS OR RADIAL</p> <p>RAD. RADIAL TIE</p> <p>N.R. NON RADIAL</p> <p>TYP. TYPICAL</p> <p>I.R. IRON ROD</p> <p>I.P. IRON PIPE</p> <p>N&amp;D NAIL &amp; DISK</p> <p>PK NAIL PARKER-KALON NAIL</p> <p>D.H. DRILL HOLE</p> <p>⊙ WELL</p> <p>⊙ FIRE HYDRANT</p> <p>⊙ M.H. MANHOLE</p> <p>O.H.L. OVERHEAD LINES</p> <p>TX TRANSFORMER</p> <p>CATV CABLE TV RISER</p> <p>W.W. WATER METER</p> <p>P/E POOL EQUIPMENT</p> <p>CONC. CONCRETE SLAB</p> <p>ESMT EASTMENT</p> <p>D.E. DRAINAGE EASEMENT</p> <p>L.B.E. LANDSCAPE BUFFER EASEMENT</p> <p>L.A.E. LIMITED ACCESS EASEMENT</p> <p>T.E.L. TELEPHONE FACILITIES</p> <p>U.P. UTILITY POLE</p> <p>E.U.B. ELECTRIC UTILITY BOX</p> <p>SEP. SEPTIC TANK</p> <p>D.F. DRAINFIELD</p> <p>A/C AIR CONDITIONER</p> <p>S/W SIDEWALK</p> <p>DWY DRIVEWAY</p> <p>SCR. SCREEN</p> <p>GAR GARAGE</p> <p>ENCL. ENCLOSURE</p> <p>N.T.S. NOT TO SCALE</p> <p>F.F. FINISHED FLOOR</p> <p>T.O.B. TOP OF BANK</p> <p>E.O.W. EDGE OF WATER</p> <p>E.O.P. EDGE OF PAVEMENT</p> <p>C.V.G. CONCRETE VALLEY GUTTER</p> <p>B.S.L. BUILDING SETBACK LINE</p> <p>S.T.L. SURVEY TIE LINE</p> <p>☐ CENTER LINE</p> <p>R/W RIGHT-OF-WAY</p> <p>P.U.E. PUBLIC UTILITY EASEMENT</p> <p>C.M.E. CANAL MAINTENANCE EASEMENT</p> <p>A.E. ANCHOR EASEMENT</p>
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### Property Address:

7815 ATLANTIC WAY  
MIAMI BEACH, FL 33141

### Flood Information:

Community Number: 120651  
 Panel Number: 12086C0326L  
 Suffix: L  
 Date of Firm Index: 9/11/2009  
 Flood Zone: X  
 Base Flood Elevation: N/A  
 Date of Field Work: 1/13/2015  
 Date of Completion: 1/16/2015

### General Notes:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or is not to imply ownership.
2. This survey only shows above ground improvements. Underground utilities, footings, or encroachments are not located on this survey map.
3. If there is a septic tank, well, or drain field on this survey, the location of such items was shown to us by others and the information was not verified.
4. Examination of the abstract of title will have to be made to determine recorded instruments, if any, effect this property. The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat.
5. Wall ties are done to the face of the wall.
6. Fence ownership is not determined.
7. Bearings referenced to line noted B.R.
8. Dimensions shown are platted and measured unless otherwise shown.
9. No identification found on property corners unless noted.
10. Not valid unless sealed with the signing surveyors embossed seal.
11. Boundary survey means a drawing and/or graphic representation of the survey work performed in the field, could be drawn at a shown scale and/or not to scale.
12. Elevations if shown are based upon NGVD 1929 unless otherwise noted.
13. This is a BOUNDARY SURVEY unless otherwise noted.
14. This survey is exclusive for the use of the parties to whom it is certified. The certifications do not extend to any unnamed parties.
15. This survey shall not be used for construction/permitting purposes without written consent from Miguel Espinosa.

### Legal Description:

LOT 5, BLOCK 5, OF SUBDIVISION CORRECTED PLAT ALTOS DEL MAR NO. 1., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

### PRINTING INSTRUCTIONS:

While viewing the survey in any Acrobat Reader, select the File Drop-down and select "Print"  
 Select a color printer, if available, or at least one with 8.5" x 14" paper.  
 Select ALL for Print Range, and the # of copies you would like to print out.  
 Under the "Page Scaling" please make sure you have selected "None."  
 Do not check the "AutoRotate and Center" button.  
 Check the "Choose Paper size by PDF" checkbox.  
 Click OK to Print.

Certified To: MARK R. KELLER, CLEAR TITLE GROUP LLC, CHICAGO TITLE INSURANCE COMPANY, EAGLE BANK, . Its successors and/or assigns as their interest may appear.

### Please Copy below for Policy Preparation Purposes only:

*This policy does not insure against loss or damage by reason of the following exceptions: Any rights, easements, interests or claims which may exist by reason of, or reflected by, the following facts shown on the survey prepared by MIGUEL ESPINOSA dated 01/16/2015 bearing Job # A-55358 :*

- a) NO NOTES
- b)
- c)



## M.E. Land Services, Inc.

10665 SW 190TH Street, Suite 3110 MIAMI, FL 33157  
 PHONE: (305) 740-3319 FAX #: (305) 669-3190 LB # 6463

[WWW.MELANDSERVICES.COM](http://WWW.MELANDSERVICES.COM)



Chicago Title Insurance Company

### REQUEST FOR AUTHORIZATION

**EMAIL** completed form to your local underwriter or to the State Underwriting Department at [fluwdept@fnf.com](mailto:fluwdept@fnf.com)  
PLEASE ATTACH: 1. Schedule A and B of the proposed commitment.

2. Documentation related to any extra-hazardous risks or special coverage issues.

If you have any questions, please contact the State Underwriting Department at **(800) 669-7450**.

TO: Chicago Title Insurance Company

FOR: Agent/Agency: Clear Title Group, LLC

Pursuant to the agency contract, authorization is requested to issue a title insurance commitment and policy(ies) for the following reason(s):

- Policy amount(s) exceeds agent's single-policy limit
- Personal interest of agent, employee or relative
- Extra-hazardous risk or special coverage involved

**TRANSACTION:**

Agent's File Reference: 15-01-1072

TitleWave File #: 5101881

Transaction Type: Refinance

Property Type/Status: Residential

Policy(ies) To Be Issued:

Owner's:

Loan (1<sup>st</sup>): \$5,000,000.00

Loan (2<sup>nd</sup>):

Endorsements To Be Issued:

**PRIOR POLICY:**

Dated: 05/21/2012

Owner's

Underwriter: CTIC

Amt: \$3,500,000.00

**EXTRA HAZARDOUS RISKS OR SPECIAL COVERAGE ISSUES OR CONCERNS:**

**Construction Issues:**

Unexpired Notice of Commencement – Agent has informed the Company that the lender is willing to take an exception for lien claims fileable under the Notice of Commencement shown at Item 10 of Schedule B Section 1 of the commitment.

**CCRs/Declarations contain the following:**

- Easement
- Private charge/assessment

**Water Rights:**

Title derived in last 4 years by:  Foreclosure

- Quiet title
- Bankruptcy
- Tax deed
- Docket reviewed

Property uses:  Change in property use

- Indian lands
- Casino

**Legal Description issues (explain):**

**Other concerns or explanations:** Notice of Commencement recorded on 4/23/2014 in Official Records Book 29121, Page 3298

Dated: 01/15/2015

Submitted by: Paula Wilson

Contact Name:

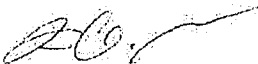
Phone:

Email: [Paula.Wilson@fnf.com](mailto:Paula.Wilson@fnf.com)

**AUTHORIZATION**

Authorization is hereby given to issue the commitment/policy(ies), subject to the following conditions: Notice of Commencement will be shown as an exception and Standard Exception 3A will not be deleted from the policy when issued.

Dated: 1/28/2015

By:  Leslie Chassman-Smith

**GENERAL LEGEND:**

- ALUMINUM LIGHT POST
- ALUMINUM LIGHT POST (SINGLE)
- ANCHOR/GUY WIRE
- ▭ CABLE TELEVISION BOX
- ▭ CATCH BASIN
- CENTERLINE
- △ CONTROL POINT
- ELECTRIC BOX
- ◇ ELECTRIC HAND HOLE
- ▽ ELEVATIONS (SEE NOTES FOR DATUM)
- ⊕ FIRE HYDRANT
- ⊕ FORCE MAIN MANHOLE
- ⊕ FORCE MAIN VALVE
- ⊕ F.P.L. ELECTRIC MANHOLE
- ⊕ F.P.L. TRANSFORMER PAD
- ⊕ F.P.L. TRANSMISSION POLE
- ⊕ GAS METER
- ⊕ GAS PUMP
- ⊕ GAS MANHOLE
- ⊕ GAS VALVE
- ⊕ GREASE TRAP MANHOLE
- ⊕ GROUND LIGHTING
- ⊕ GUARD POST
- ⊕ IRRIGATION HAND HOLE
- ⊕ IRRIGATION VALVE
- ⊕ MAILBOX
- ⊕ MONITOR WELL
- ⊕ MONUMENT LINE
- ⊕ POST INDICATOR VALVE
- ⊕ VACUUM BREAKER ASSEMBLY
- PROPERTY LINE
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ SANITARY SEWER MANHOLE
- ⊕ SIAMESE CONNECTION
- ⊕ SIGN POST
- ⊕ SPRINKLER PUMP
- STANDPIPE
- ⊕ STORM SEWER MANHOLE
- ⊕ STREET LIGHT HAND HOLE
- ⊕ SWALE INLET
- ⊕ TELEPHONE BOX (SOUTHERN BELL)
- ⊕ TELEPHONE HAND HOLE
- ⊕ TELEPHONE MANHOLE (SO. BELL)
- ⊕ TELEPHONE PAYPHONE
- ⊕ TRAFFIC HAND HOLE
- ⊕ TRAFFIC UTILITY BOX
- ⊕ UNKNOWN UTILITY MANHOLE
- ⊕ UNKNOWN UTILITY HAND HOLE
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WOOD LIGHT POLE
- ⊕ WOOD POWER POLE
- ⊕ HANDICAP PARKING
- ⊕ STROLLER PARKING
- ⊕ GAS PAINT MARK
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ STREET LIGHT BOX

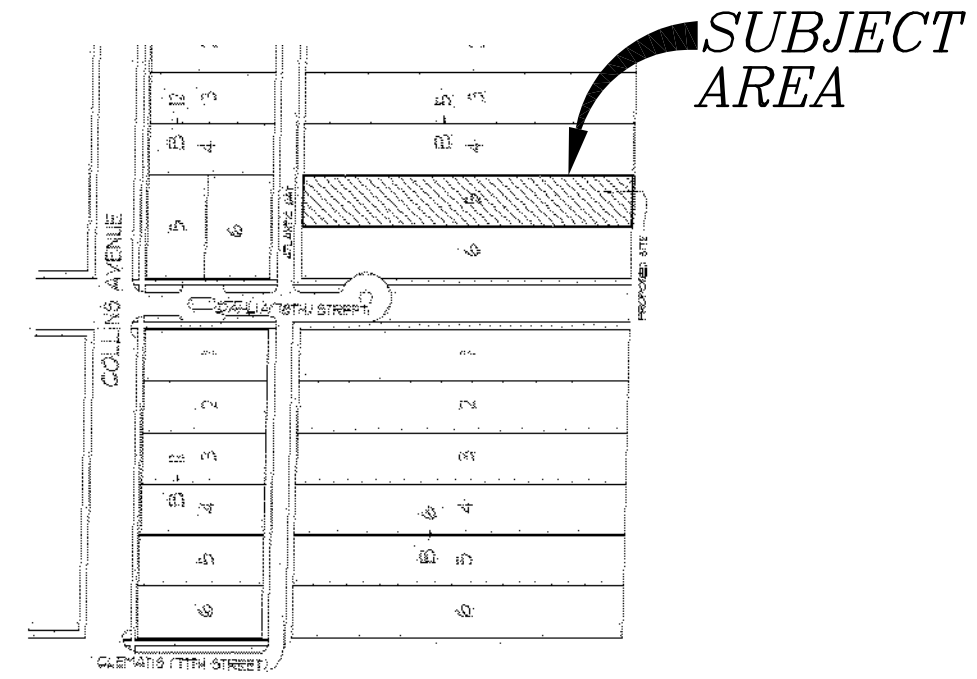
**ABBREVIATIONS:**

- R denotes RADIUS
- Δ denotes DELTA ANGLE
- L denotes ARC DISTANCE
- T denotes TANGENT DISTANCE
- PCP denotes PERMANENT CONTROL POINT
- PRM denotes PERMANENT REFERENCE MONUMENT
- PB denotes PLAT BOOK
- PG denotes PAGE
- POC denotes POINT OF COMMENCEMENT
- POB denotes POINT OF BEGINNING
- OHW denotes OVERHEAD UTILITY WIRES
- ORB denotes OFFICIAL RECORDS BOOK
- PC denotes POINT OF CURVATURE
- CBS denotes CONCRETE BLOCK STRUCTURE
- CONC denotes CONCRETE
- CLF denotes CHAINLINK FENCE
- F.F.E. denotes FINISH FLOOR ELEVATION
- WF denotes WOOD FENCE
- F.I.P. denotes FOUND IRON PIPE
- S.I.P. denotes SET IRON PIPE & LB-87 CAP
- F.N.D. denotes FOUND NAIL & BRASS DISC
- S.N.D. denotes SET LB-87 NAIL & BRASS DISC
- CL denotes CLEAR
- ENCR. denotes ENCROACHMENT
- CI denotes CURB INLET
- GPM denotes GAS PAINT MARK
- (D) denotes DEED DISTANCE
- (L) denotes DISTANCE BY LEGAL DESCRIPTION
- (M) denotes MEASURED DISTANCE
- (R) denotes RECORD OR PLATTED DISTANCE

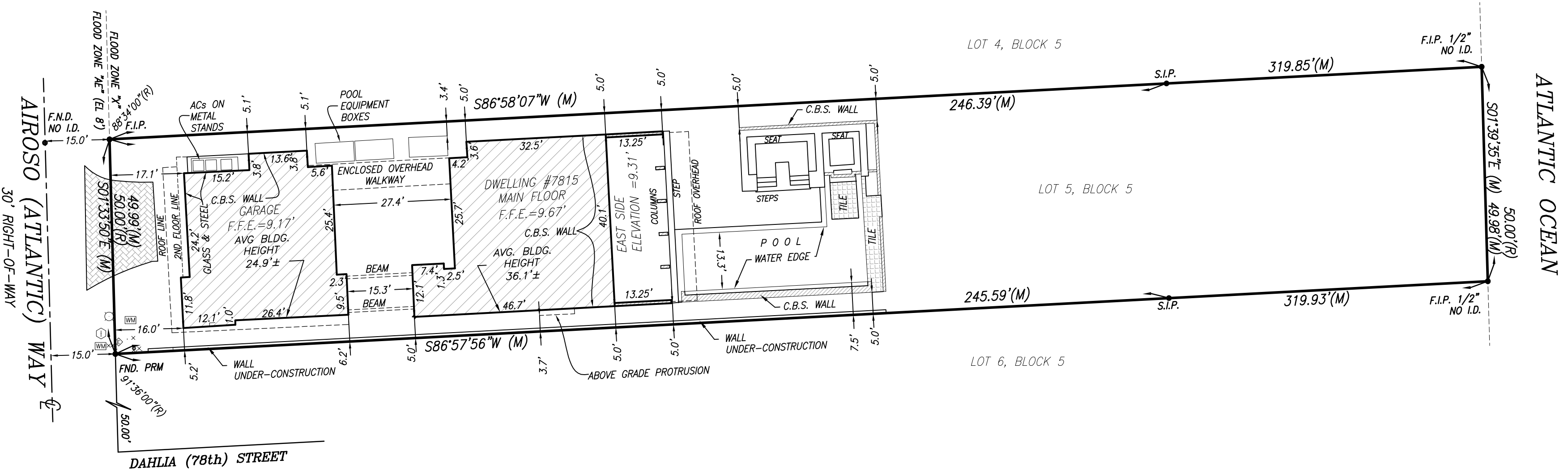
**NOTES:**

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S 01°35'50"E ALONG THE WEST LINE OF SAID BLOCK 5, ALTOS DEL MAR NO. 1. (P.B 31 - PG. 40)
- 2) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 3) PROPERTY AS SHOWN HEREON CONTAINS
- 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS.
- 5) ORDERED BY: COASTAL CONSTRUCTION
- 6) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "X" PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL No.120651 0326 L OF MAP DATED SEPTEMBER 11, 2009. WITH AN INDEX DATE OF SEPTEMBER 11, 2009. (MAP No. 12086C0326 L)
- 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED, UNLESS OTHERWISE STATED.
- 10) THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHTS OF WAY AND OTHER MATTERS THAT WOULD BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT LANDS.
- 11) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.) AND ARE EXPRESSED IN FEET.
- 12) BENCHMARKS:
  - a) US C & G BRASS DISC IN THE NE CORNER OF A SEWER PUMPING STATION AT THE CENTER OF A PARKING LOT. NAME G-313 LOCATOR 3221 E. ELEVATION=8.24 N.G.V.D.
  - b) PK NAIL AND ALUMINUM WASHER IN CONC SIDEWALK NEXT TO FIRE HYDRANT. NAME D-180 LOCATOR: 3220 SE. ELEVATION=3.51 N.G.V.D.

ELEVATIONS (NGVD 1929)	
MAIN FLOOR ELEVATION	= 9.67'
EAST SIDE ELEVATION	= 9.46'
GYM ELEVATION	= 9.91'
GARAGE ELEVATION	= 9.17'



**LOCATION MAP**  
A PORTION OF SECTION 02, TOWNSHIP 53 S., RANGE 42 E.  
SCALE = N.T.S.



**CERTIFIED TO:**  
— MARK AND CAROLYN KELLER

**SURVEYOR'S CERTIFICATION:**

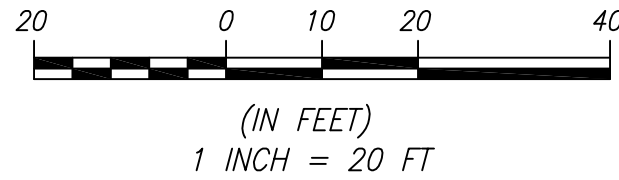
I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwabke-Shiskin & Associates, Inc.

By: *Mark Johnson*  
MARK STEVEN JOHNSON, SEC'Y & TREAS.  
PROFESSIONAL LAND SURVEYOR No. 4775 STATE OF FLORIDA

**LEGAL DESCRIPTION:**

LOT 5, BLOCK 5, "ALTOS DEL MAR NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 40, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.



REVISIONS		
Date:	Remarks:	By:
03-05-15	SPECIFIC PURPOSE SURVEY; ORDER: 203883; FB: 2212B-50	GR
05-08-15	FINAL SURVEY; ORDER: 204153; FB: 2212B-59	CSJ

**BOUNDARY SURVEY**

PREPARED FOR: COASTAL CONSTRUCTION

LYING AND BEING IN SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

*Schwabke-Shiskin & Associates, Inc.*  
LAND PLANNERS • ENGINEERS • LAND SURVEYORS  
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-87

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: C.S.O. Survey Date: 09/12/2013	Checked By: M.S.J. Date: 09/26/2013
Order No. 201867 F.B. No.: 2212B, PG. 47	Scale: 1"=20'
File No. AH-5508A	Sheet 1 of 1 Sheet(s)

**THIS IS A "BOUNDARY SURVEY"**

FILE NO. AH-5508A