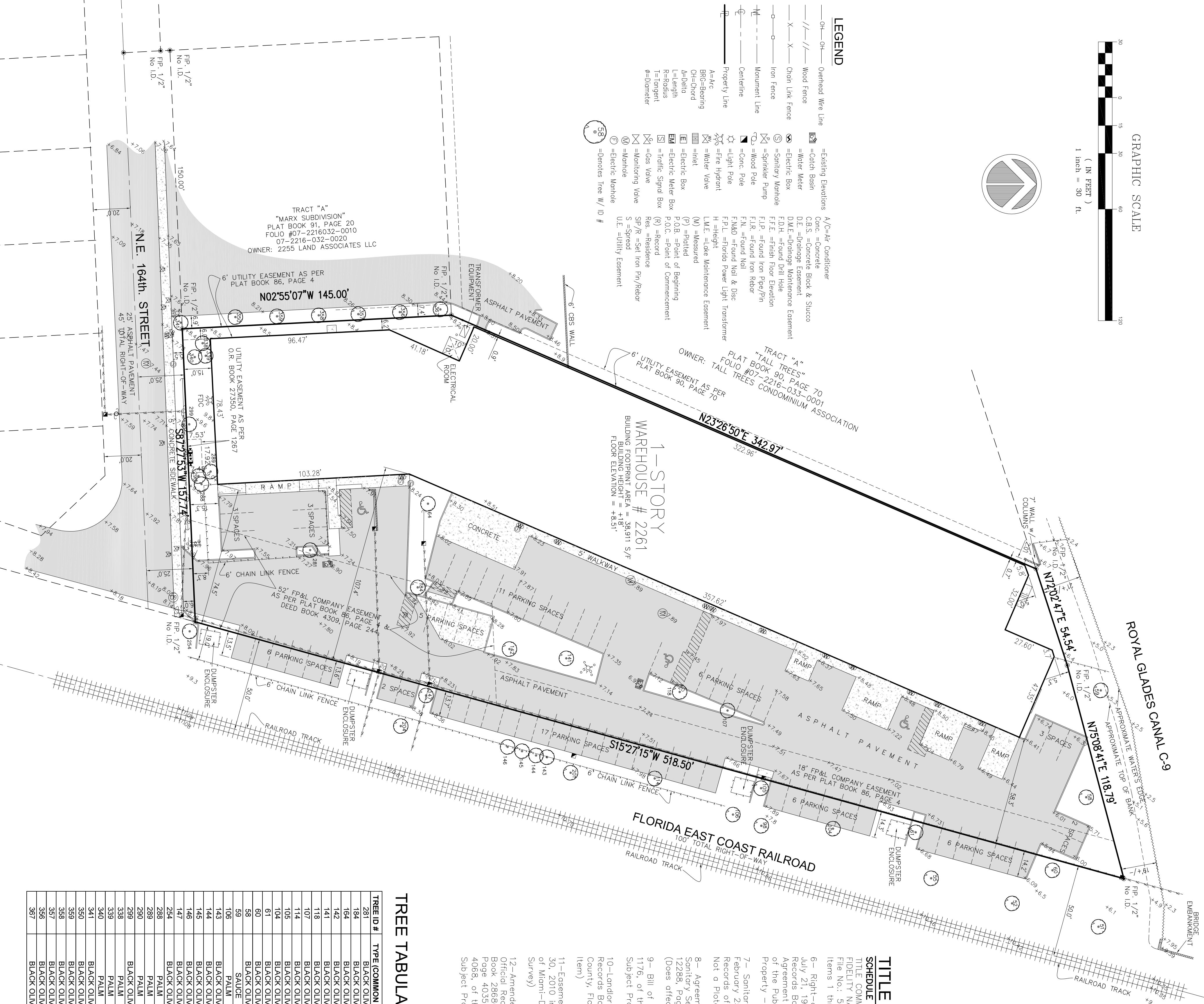
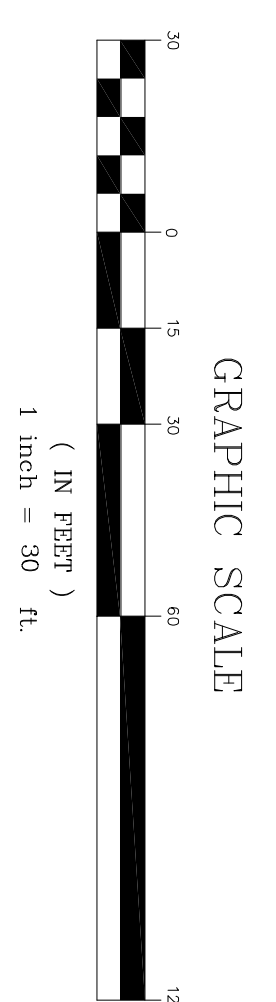


ALTA/ACSM LAND TITLE SURVEY



PROPERTY ADDRESS:
2261 NE 164th STREET, NORTH MIAMI BEACH, FLORIDA 33160
FOLIO #: 07-2216-026-0010

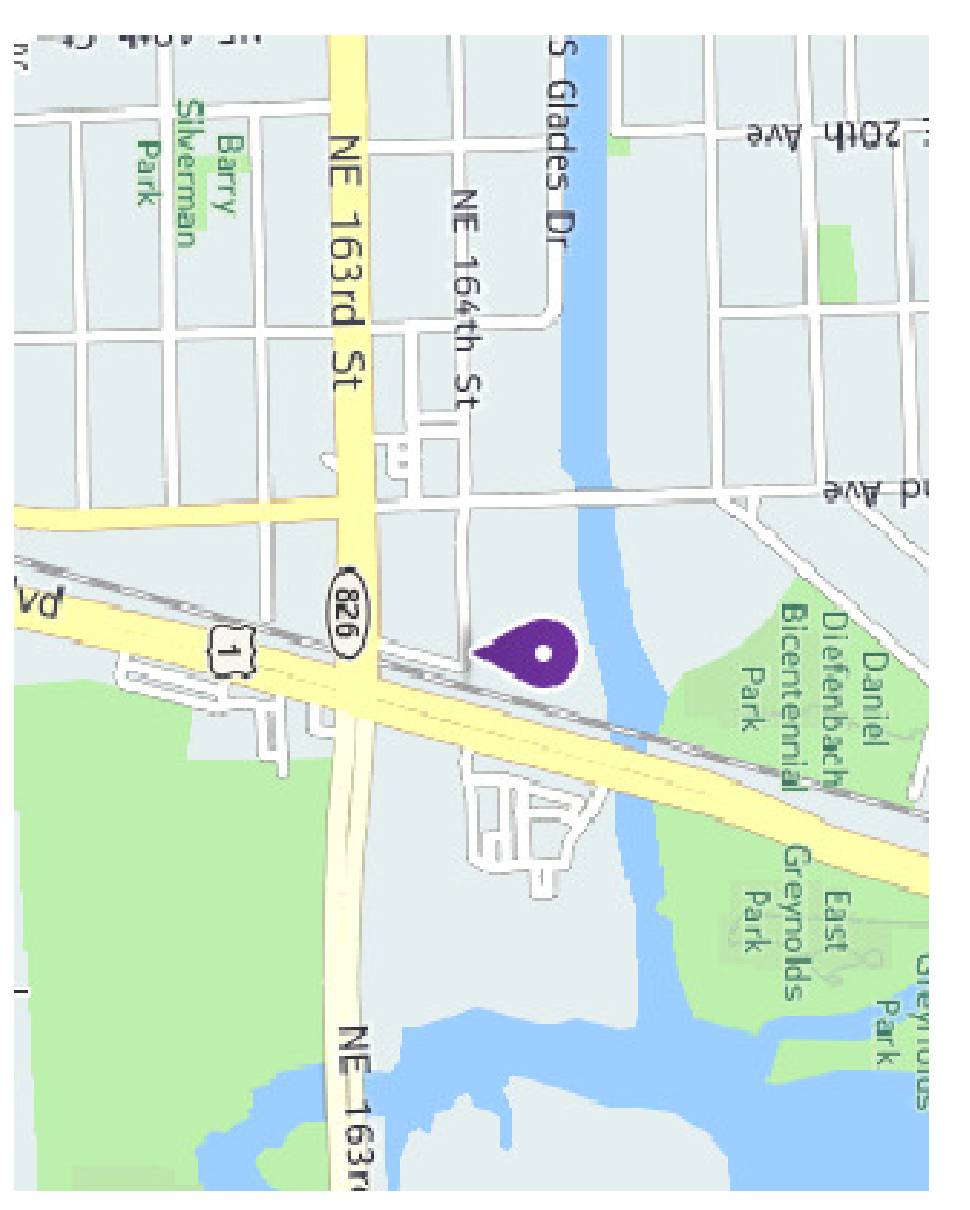
LEGAL DESCRIPTION:
Tract "A" of "WILLIAM LEHMAN SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 86, Page 4, of the Public Records of Miami-Dade County, Florida.
Containing 1.959+/- Acres.

TITLE REVIEW NOTES:

- SCHEDULE B - SECTION II**
TITLE COMMITMENT PROVIDED BY:
FIDELITY NATIONAL TITLE INSURANCE COMPANY
File No.: 5494948; effective date: September 28, 2015 @ 8:00 AM
Items 1 through 5: "General & Special Exceptions".
- Right-of-Way Agreements with Florida Power & Light Company, recorded July 21, 1966 in Deed Book 4309, Page 244, and June 14, 1967 Official Records Book 5523, Page 63, as affected by Amendment to Right-of-Way Agreement, recorded May 1, 1969 in Official Records Book 6388, Page 123 of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)
 - Sanitary Sewer Connection Agreement with Miami-Dade County, recorded February 25, 1969 in Official Records Book 6299, Page 195, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)
 - Agreement with Metropolitan Dade County for the Construction of Sanitary Sewerage, recorded July 19, 1984 in Official Records Book 12288, Page 1983, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)
 - Bill of Sale recorded July 18, 1986 in Official Records Book 12957, Page 1176, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)
 - Landlord's Notice Regarding Liens, recorded March 7, 1997 in Official Records Book 17552, Page 4113, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)
 - Easement Agreement with the City of North Miami-Beach, recorded July 30, 2010 in Official Records Book 27350, Page 1207, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Plotted on Survey)
 - Amended Easement, Deed by Court Order, recorded February 19, 2013 in Official Records Book 28495, Page 1054, June 19, 2013 in Official Records Book 28986, Page 4149; November 21, 2013 in Official Records Book 28922, Page 4035 and November 21, 2013 in Official Records Book 28922, Page 4068, of the Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Not a Plottable Survey Item)

TREE TABULATION DATA:

TREE ID #	TYPE (COMMON NAME)	DIAMETER (IN) @ 4.5' (BREAST HEIGHT)	HEIGHT (OAH) FT	CANOPY (CAD) FT
281	BLACK OLIVE	13	25	26
184	BLACK OLIVE	22	25	46
164	BLACK OLIVE	23	25	45
142	BLACK OLIVE	15	25	50
118	BLACK OLIVE	21	30	60
107	BLACK OLIVE	23	25	46
114	BLACK OLIVE	24	30	50
105	BLACK OLIVE	18	28	45
104	BLACK OLIVE	17	28	35
81	BLACK OLIVE	23	30	55
80	BLACK OLIVE	23	30	75
58	BLACK OLIVE	30	35	75
56	SHADE	38	45	70
143	BLACK OLIVE	19	15	25
144	BLACK OLIVE	10	10	25
145	BLACK OLIVE	7	15	10
146	BLACK OLIVE	11	18	25
147	BLACK OLIVE	15	19	30
254	BLACK OLIVE	21	25	55
253	BLACK OLIVE	8	30	10
289	PALM	9	30	10
290	PALM	10	30	10
299	BLACK OLIVE	12	20	20
338	PALM	9	20	10
339	PALM	11	25	10
340	PALM	11	25	10
341	BLACK OLIVE	17	30	40
350	BLACK OLIVE	20	35	30
352	BLACK OLIVE	32	35	30
357	BLACK OLIVE	18	35	30
356	BLACK OLIVE	21	35	35
367	BLACK OLIVE	23	25	35



SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances.
- OPINION OF TITLE
An examination of Commitment issued by FIDELITY NATIONAL TITLE INSURANCE COMPANY, Commitment File No. 5494948 effective date September 28, 2015 @ 8:00 AM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:
(5-17FAC) is "Residential Plot Size". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- ZONING INFORMATION:
9) E zoning classification; B-2 (General Business District) E zoning classification; Use District B2-1 (General Business District) E zoning classification; Use District B2-2 (General Business District) E zoning classification; Use District B2-3 (General Business District) E zoning classification; Use District B2-4 (General Business District) E zoning classification; Use District B2-5 (General Business District) E zoning classification; Use District B2-6 (General Business District) E zoning classification; Use District B2-7 (General Business District) E zoning classification; Use District B2-8 (General Business District) E zoning classification; Use District B2-9 (General Business District) E zoning classification; Use District B2-10 (General Business District) E zoning classification; Use District B2-11 (General Business District) E zoning classification; Use District B2-12 (General Business District) E zoning classification; Use District B2-13 (General Business District) E zoning classification; Use District B2-14 (General Business District) E zoning classification; Use District B2-15 (General Business District) E zoning classification; Use District B2-16 (General Business District) E zoning classification; Use District B2-17 (General Business District) E zoning classification; Use District B2-18 (General Business District) E zoning classification; Use District B2-19 (General Business District) E zoning classification; Use District B2-20 (General Business District) E zoning classification; Use District B2-21 (General Business District) E zoning classification; Use District B2-22 (General Business District) E zoning classification; Use District B2-23 (General Business District) E zoning classification; Use District B2-24 (General Business District) E zoning classification; Use District B2-25 (General Business District) E zoning classification; Use District B2-26 (General Business District) E zoning classification; Use District B2-27 (General Business District) E zoning classification; Use District B2-28 (General Business District) E zoning classification; Use District B2-29 (General Business District) E zoning classification; Use District B2-30 (General Business District) E zoning classification; Use District B2-31 (General Business District) E zoning classification; Use District B2-32 (General Business District) E zoning classification; Use District B2-33 (General Business District) E zoning classification; Use District B2-34 (General Business District) E zoning classification; Use District B2-35 (General Business District) E zoning classification; Use District B2-36 (General Business District) E zoning classification; Use District B2-37 (General Business District) E zoning classification; Use District B2-38 (General Business District) E zoning classification; Use District B2-39 (General Business District) E zoning classification; Use District B2-40 (General Business District) E zoning classification; Use District B2-41 (General Business District) E zoning classification; Use District B2-42 (General Business District) E zoning classification; Use District B2-43 (General Business District) E zoning classification; Use District B2-44 (General Business District) E zoning classification; Use District B2-45 (General Business District) E zoning classification; Use District B2-46 (General Business District) E zoning classification; Use District B2-47 (General Business District) E zoning classification; Use District B2-48 (General Business District) E zoning classification; Use District B2-49 (General Business District) E zoning classification; Use District B2-50 (General Business District) E zoning classification; Use District B2-51 (General Business District) E zoning classification; Use District B2-52 (General Business District) E zoning classification; Use District B2-53 (General Business District) E zoning classification; Use District B2-54 (General Business District) E zoning classification; Use District B2-55 (General Business District) E zoning classification; Use District B2-56 (General Business District) E zoning classification; Use District B2-57 (General Business District) E zoning classification; Use District B2-58 (General Business District) E zoning classification; Use District B2-59 (General Business District) E zoning classification; Use District B2-60 (General Business District) E zoning classification; Use District B2-61 (General Business District) E zoning classification; Use District B2-62 (General Business District) E zoning classification; Use District B2-63 (General Business District) E zoning classification; Use District B2-64 (General Business District) E zoning classification; Use District B2-65 (General Business District) E zoning classification; Use District B2-66 (General Business District) E zoning classification; Use District B2-67 (General Business District) E zoning classification; Use District B2-68 (General Business District) E zoning classification; Use District B2-69 (General Business District) E zoning classification; 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Use District B2-84 (General Business District) E zoning classification; Use District B2-85 (General Business District) E zoning classification; Use District B2-86 (General Business District) E zoning classification; Use District B2-87 (General Business District) E zoning classification; Use District B2-88 (General Business District) E zoning classification; Use District B2-89 (General Business District) E zoning classification; Use District B2-90 (General Business District) E zoning classification; Use District B2-91 (General Business District) E zoning classification; Use District B2-92 (General Business District) E zoning classification; Use District B2-93 (General Business District) E zoning classification; Use District B2-94 (General Business District) E zoning classification; Use District B2-95 (General Business District) E zoning classification; Use District B2-96 (General Business District) E zoning classification; Use District B2-97 (General Business District) E zoning classification; Use District B2-98 (General Business District) E zoning classification; Use District B2-99 (General Business District) E zoning classification; Use District B2-100 (General Business District) E zoning classification.
- Underground utilities are not depicted hereon; the appropriate authority Surveyor shall be notified as to any deviation from utilities shown hereon.
- Number of Parking Spaces: 65 Standard Spaces & 3 Handicap Spaces
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to: OPINION OF TITLE
- Type of Survey: ALTA/ ACSM LAND TITLE SURVEY.
- The North arrow and bearings shown hereon are based on recorded plat of "WILLIAM LEHMAN SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 86, Page 4, of the Public Records of Miami-Dade County, Florida.
- Flood Zone Data: Community/ Parcel #120656/0142/L Dated: 9/11/2009 Flood Zone: "X" & "AE" Base Flood Elevation: +6.0'
- Elevations shown hereon are relative to National Geodetic Vertical Datum. (1929 Mean Sea Level)
- Benchmark Used: Miami-Dade County Benchmark # V-239, Elevation = +9.35'.
- Legal Description shown hereon as per above noted title commitment.

SURVEYOR'S CERTIFICATE:

THIS SURVEY CERTIFIED TO:
- PRIVE LAND BANKING, LLC, a Florida limited liability company
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- ALEX D. SRULINIK, P.A.

I hereby certify that this survey is made at least in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2011 and includes Items 2-4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16-19, and 21(\$1,000,000 liability limits) of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

Copies of this survey are invalid unless embossed with the seal of the signing professional surveyor and mapper. Said embossed copies are for the specific use of those entities that the survey have been certified to.

ROYAL POINT LAND SURVEYORS, INC.
LB No. 7282

BY: PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880
State of Florida
Date of Survey: 10/28/2015
Date of Last Revision:

Survey Performed By:
ROYAL POINT LAND SURVEYORS, INC.
6175 NW 153rd Street - Suite 321, Miami Lakes, Florida 33014
Phone: 305-822-6062 / Fax: 305-827-9669

6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 /* FAX.305-827-9669

NO.	DESCRIPTION	BY	APP	NO.	DATE	DESCRIPTION	BY	APP.
RECORD OF REVISION								

PREPARED FOR: **PRIVE LAND BANKING, LLC**
2681 NE 191 STREET, MIAMI, FLORIDA 33180

TYPE OF PROJECT: **ALTA / ASCM LAND TITLE SURVEY**

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 30'
FIELD DATE: 10/28/2015
JOB No.: RP 15-0947
SHEET: 1 OF 1 SHEET