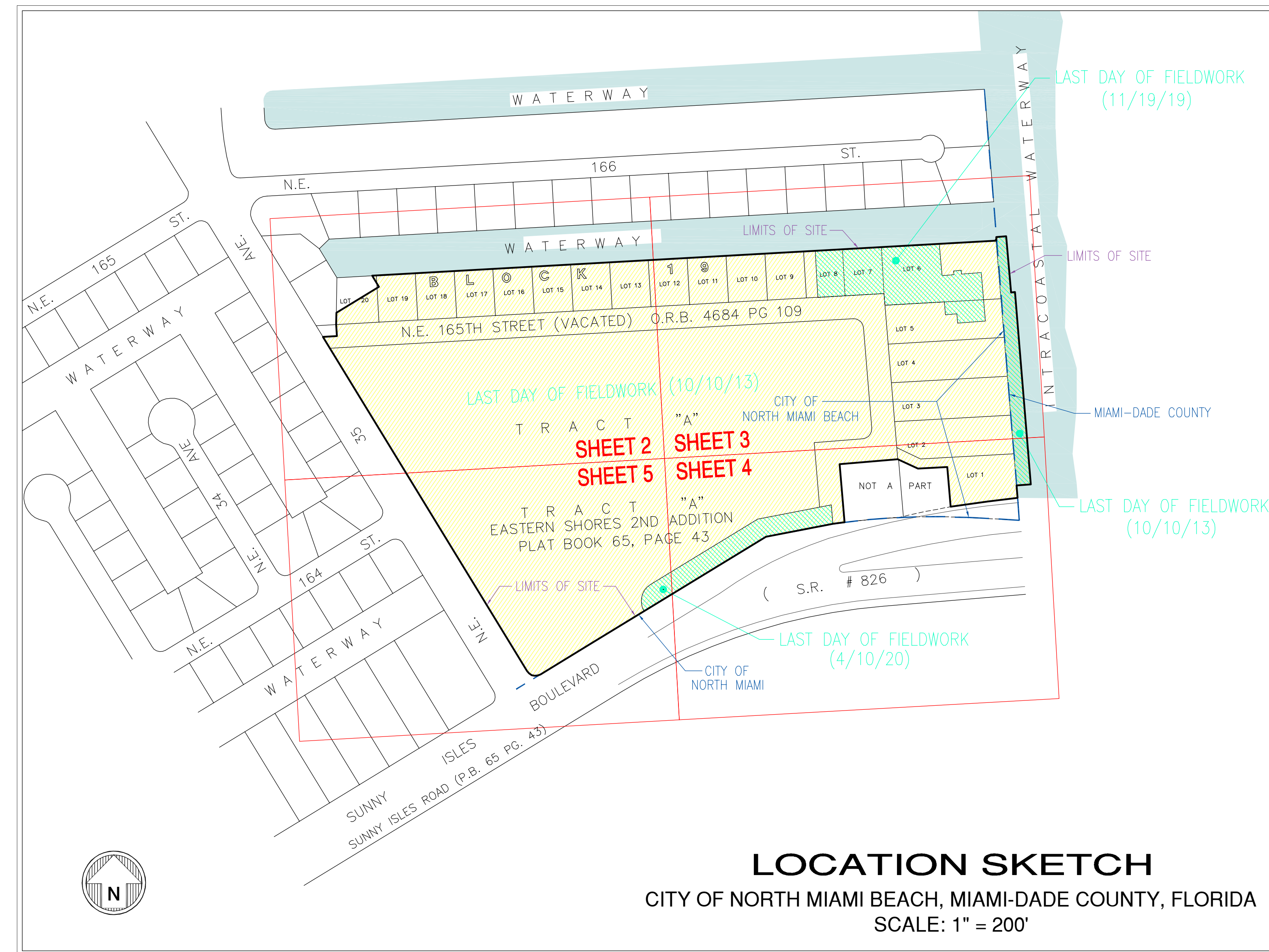


INTRACOASTAL MALL



OVERALL LEGAL DESCRIPTION:

Tract "A", Lots 2 through 18 and a portion of Lots 19 and 20, Block 19 and also that vacated street known as NE 165th Street extending from NE 35th Avenue Eastward to the Western Boundary of Lots 5 and 6; thence Southerly to State Road 826, all in Block 19 of EASTERN SHORES 2nd ADDITION, according to the Plat thereof, recorded in Plat Book 65, Page 43, and that portion of Lessee's interest in that certain Sovereignty Submerged Lands Lease between the Board of Trustee's of the Internal Improvement Trust Fund of the State of Florida and MSW Intracoastal Mall, L.L.C., recorded on February 2, 2009 in Official Records Book 26738, Page 946, all being recorded in the Public Records of Miami-Dade County, Florida and being more particularly described as follows:

Begin at the Southwest corner of Lot 20 of said Block 19; thence N 00°53'14" E along the West line of said Lot 20 for 30.41 feet; thence N 58°36'22" E for 128.16 feet; thence N 31°23'42" W for 33.10 feet to a point on the North line of said Lot 20; thence N 86°46'13" E along the North line of said Block 19 for 1605.47 feet to the Northeast corner of said Lot 6; thence N 04°46'53" W for 1.86 feet; thence N 39°53'07" E for 1.99 feet; thence N 05°06'53" W for 5.99 feet; thence N 88°29'12" E for 25.80 feet; thence S 04°59'49" E for 144.76 feet; thence N 86°44'31" E for 9.64 feet; thence S 04°42'35" E for 496.02 feet; thence S 85°31'00" W for 36.72 feet; thence S 04°46'53" E along the East line of Block 19, for 31.70 feet to a point on the Northerly Right-of-Way line of State Road 826, per Official Records Book 12103, Page 1685, of the Public Records of Miami-Dade County, Florida; the following two (2) courses being along said Northerly Right-of-Way line; (1) thence S 83°09'49" W for 77.17 feet to a point of curvature of a 1952.86 foot radius curve leading to the left; (2) thence Westerly along said curve through a central angle of 02°49'34" for an arc of 96.32 feet; the following two (2) courses being along the Easterly and Northerly lines of the Warranty Deed granted to Miami Dade Water and Sewer Authority as described in Official Records Book 11323, Page 1086, of the Public Records of Miami-Dade County, Florida; (1) thence N 04°50'25" W for 102.70 feet; (2) thence S 86°46'13" W for 75.11 feet (75.19 feet Deed); thence N 64°54'39" W along said Northerly line of Miami Dade Water and Sewer property and the Northerly line of the property granted to Florida Power and Light Company as described in Official Records Book 6829, Page 118, of the Public Records of Miami-Dade County, Florida for 57.61 feet (57.66 feet Deed) to the Northeast corner of the corrective Warranty Deed granted to Florida Power and Light Company as recorded in Official Records Book 270, Page 60 of the Public Records of Miami-Dade County, Florida; the following (2) courses being along the Northerly and Westerly boundaries of said Florida Power and Light property; (1) thence S 80°09'35" W for 150.00 feet; (2) thence S 04°50'25" E for 150.33 feet (Deed 150.00 feet) to a point on the Northerly Right-of-Way line of State Road No. 826 per property described in Parcel 103, Case Number 84-15796, Miami-Dade County, Florida, said point lying on a circular curve of a 1757.28 foot radius, leading to the left and whose point bears S 07°24'51" E; thence Westerly along said Northerly Right-of-Way line through a central angle of 6°48'46" for an arc of 208.95 feet to a point on a non-tangent line; thence S 58°36'07" W along said Northerly Right-of-Way line of State Road No. 826 as described in Parcel 103 per said Case 84-15796, said line also being the Southeasterly line of said Tract "A" for 675.36 feet to a point of curvature of a 25.00 foot radius curve leading to the right; thence Westerly and Northerly along said curve being along the Southerly line of said Tract "A" through a central angle of 90°00'00" for an arc of 59.27 feet to a point of tangency; thence N 31°23'53" W along the Southwesterly line of said Tract "A" and its Northwesterly prolongation thereof, said Westerly line also being the Easterly Right-of-Way line of NE 35th Avenue for 1006.59 feet to a point on the centerline of said vacated and abandoned NE 165th Street; thence N 86°46'13" E along said centerline for 35.79 feet; thence N 03°13'47" W for 30.00 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

- This site lies in Sections 10, 11, 14 and 15, Township 52 South, Range 42 East, City of North Miami Beach and Unincorporated Miami-Dade, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of S 58°36'07" W for the Northerly right of way line of State Road No. 826, and evidenced by (2) found 1/2" pipe & caps.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Dade Miami-Dade County Bench Mark No. N-555, Elevation +4.82m, located on April 24, 2019 at Sunny Isles Boulevard and NE. 35th Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0142L, for Community No. 120656 & 120635, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total lands containing 1,267,011 square feet, or 29.086 acres, more or less. Uplands containing 1,248,055 square feet, or 28.851 acres, more or less. Submerged lands containing 18,956 square feet, or 0.435 acres, more or less.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Tax Folio No.: 07-2210-002-2640 & 07-2210-002-2641.
- This is not a Mean High Water Line Survey.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 10, 2013, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	10/10/13
Scale	1"=200'
Drawn By	MAP
CAD No.	970818
Plotted	4/16/20 1:23p
Ref. Dwg.	296-163
Field Book	490/65 SJH
Job No.	200264
Dwg. No.	2020-034
Sheet	1 of 5

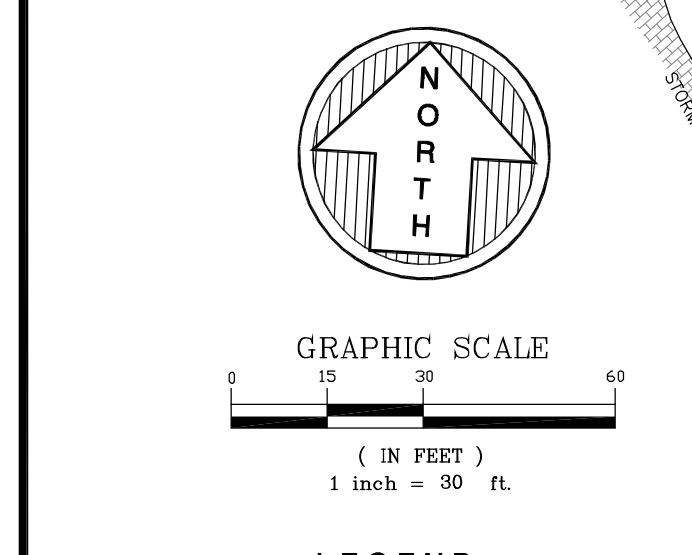
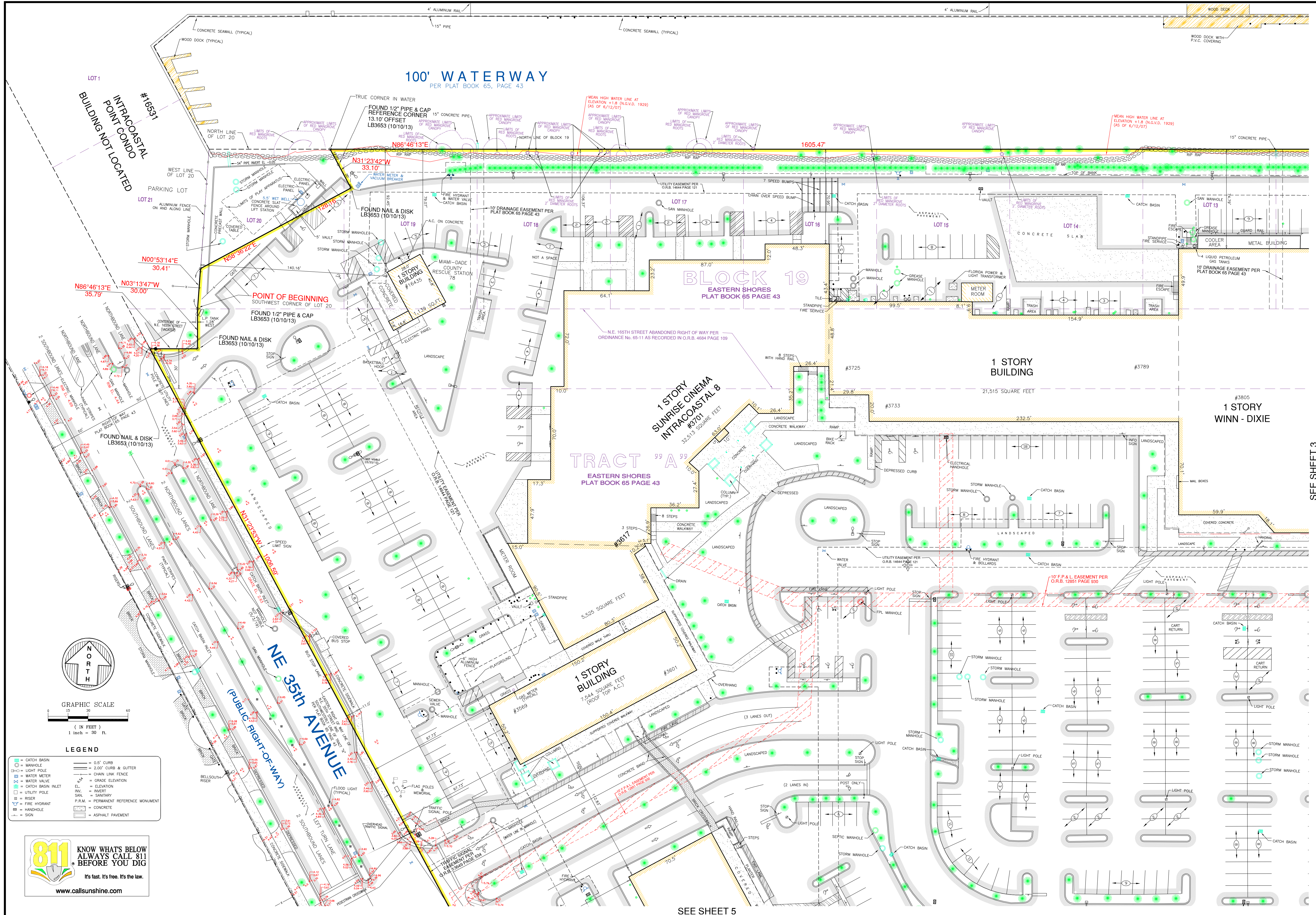
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Revision table with columns for No. and Description.

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BOUNDARY & TOPOGRAPHIC SURVEY INTRACOASTAL MALL CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date 10/10/13. Scale 1"=30'. Drawn By MAP. CAD No. 970818. Plotted 4/16/20 1:23p. Ref. Dwg. 296-163. Field Book 490/65 SJH. Job No. 200264. Dwg. No. 2020-034. Sheet 2 of 5.



LEGEND table with symbols for Catch Basin, Manhole, Light Pole, Water Meter, Water Valve, Catch Basin Inlet, Utility Pole, Riser, Fire Hydrant, Handhole, Sign, 0.5' Curb, 2.0' Curb & Gutter, Chain Link Fence, Grade Elevation, Invert, Sanitary, Permanent Reference Monument, Concrete, and Asphalt Pavement.



SEE SHEET 3

SEE SHEET 5

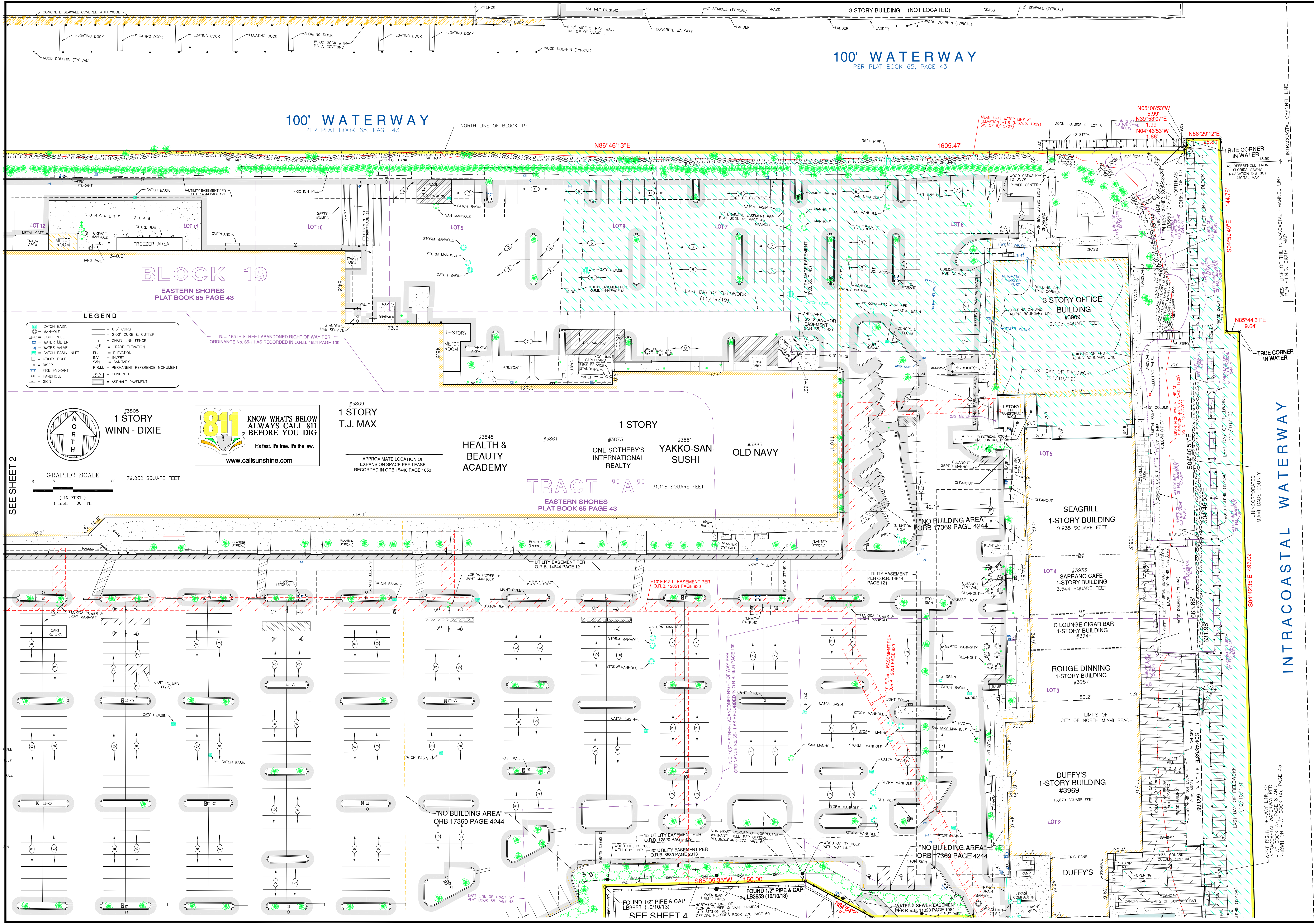
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BOUNDARY & TOPOGRAPHIC SURVEY INTRACOASTAL MALL CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Project Information table including Original Date (10/10/13), Scale (1"=30'), Drawn By (MAP), CAD No. (970818), Plotted (4/16/20 1:23p), Ref. Dwg. (296-163), Field Book (490/65 SJH), Job No. (200264), Dwg. No. (2020-034), and Sheet (3 of 5).



LEGEND: Catch Basin, Manhole, Light Pole, Water Meter, Water Valve, Catch Basin Inlet, Utility Pole, Riser, Fire Hydrant, Handhole, Sign, 0.5' CURB, 2.0' CURB & CUTTER, CHAIN LINK FENCE, GRADE ELEVATION, INVERT, SANITARY, PERMANENT REFERENCE MONUMENT, CONCRETE, ASPHALT PAVEMENT.

GRAPHIC SCALE: 1 inch = 30 ft. 79,832 SQUARE FEET. Includes a north arrow and a call to action for 811.

N.E. 165TH STREET ABANDONED RIGHT OF WAY PER ORDINANCE No. 65-11 AS RECORDED IN O.R.B. 4684 PAGE 109

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#3805 1 STORY WINN - DIXIE. APPROXIMATE LOCATION OF EXPANSION SPACE PER LEASE RECORDED IN ORB 15446 PAGE 1653

#3845 HEALTH & BEAUTY ACADEMY

TRACT "A" EASTERN SHORES PLAT BOOK 65 PAGE 43. 31,118 SQUARE FEET. Includes One Sotheby's International Realty, Yakko-San Sushi, and Old Navy.

#3881 YAKKO-SAN SUSHI

#3885 OLD NAVY

3 STORY OFFICE BUILDING #3909. 12,105 SQUARE FEET. Includes details on building on true corner and along boundary line.

SEAGRILL 1-STORY BUILDING. 9,935 SQUARE FEET.

LOT 4 #3933 SAPHANO CAFE 1-STORY BUILDING. 3,544 SQUARE FEET.

C LOUNGE CIGAR BAR 1-STORY BUILDING #3945

ROUGE DINNING 1-STORY BUILDING #3957

LOT 2 DUFFY'S 1-STORY BUILDING #3969. 13,679 SQUARE FEET.

FOUND 1/2" PIPE & CAP LB3653 (10/10/13). FOUND 1/2" PIPE & CAP LB3653 (10/10/13). FOUND 1/2" PIPE & CAP LB3653 (10/10/13).

INTRACOASTAL WATERWAY

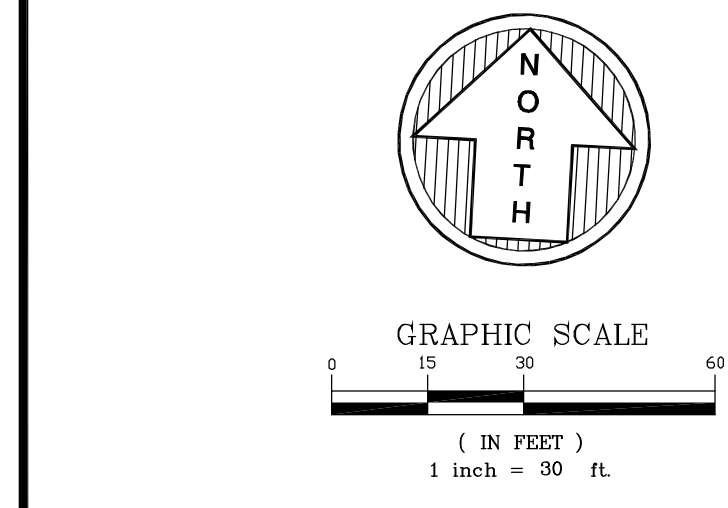
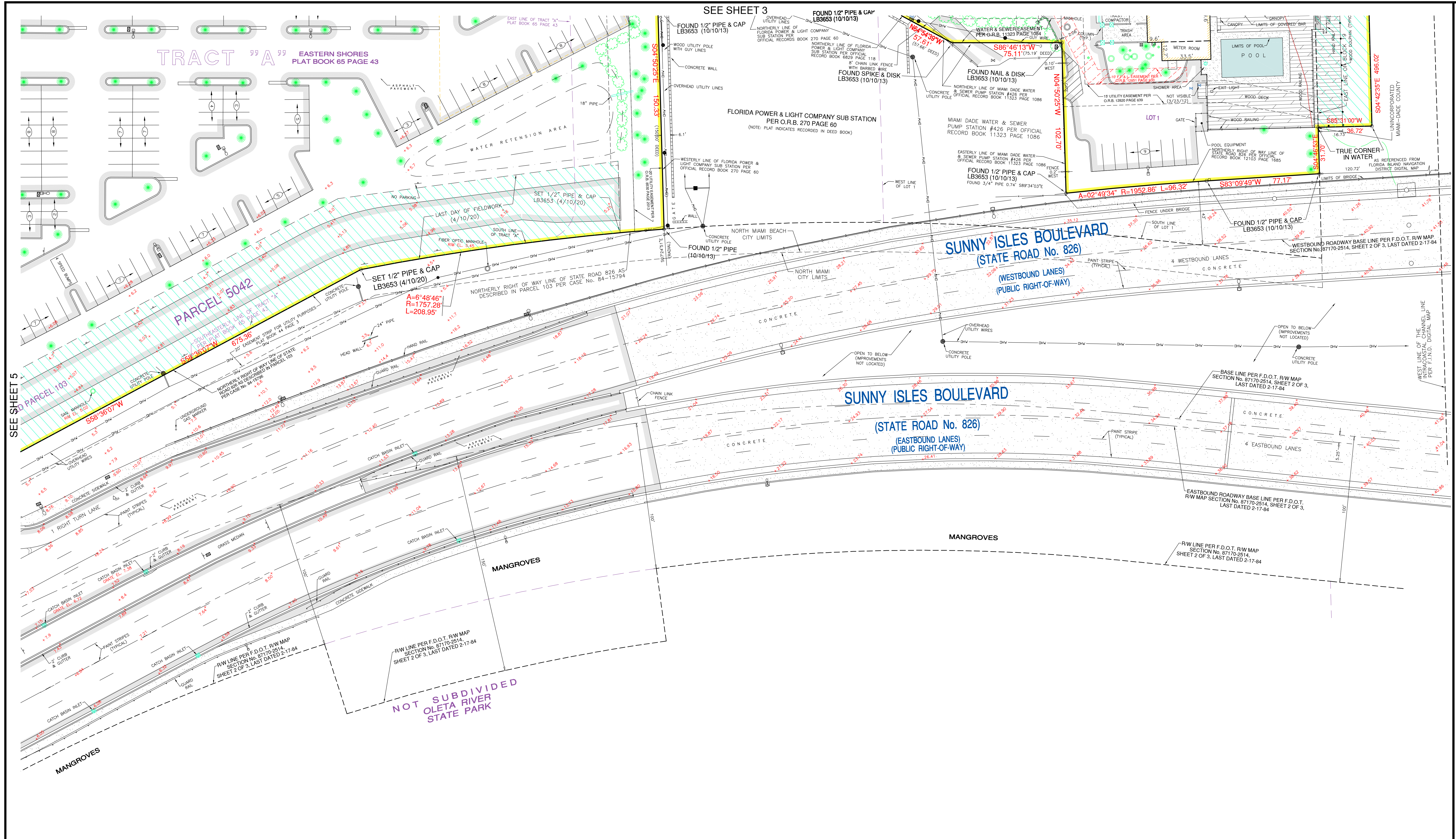
SEE SHEET 2

INTRACOASTAL CHANNEL LINE

WEST LINE OF THE INTRACOASTAL CHANNEL LINE PER F.I.N.D. DIGITAL MAP

UNINCORPORATED MIAMI-DADE COUNTY

WEST RIGHT-OF-WAY LINE OF INTRACOASTAL MALL PER PLAT BOOK 65, PAGE 43 SHOWN ON PLAT BOOK 65, PAGE 43



LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	CATCH BASIN INLET		ELEVATION
	UTILITY POLE		INVERT
	RISER		SANITARY
	FIRE HYDRANT		PERMANENT REFERENCE MONUMENT
	MANHOLE		CONCRETE
	SIGN		ASPHALT PAVEMENT

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SEE SHEET 3

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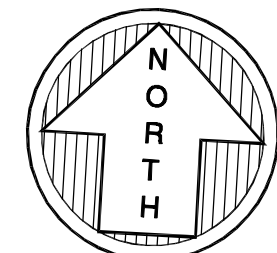
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 CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

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Job No.	200264
Dwg. No.	2020-034
Sheet	4 of 5

SEE SHEET 2



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

NE 164th STREET
(PUBLIC RIGHT-OF-WAY)

- LEGEND**
- CATCH BASIN
 - MANHOLE
 - LIGHT POLE
 - WATER METER
 - CATCH BASIN INLET
 - UTILITY POLE
 - RISER
 - FIRE HYDRANT
 - HANDHOLE
 - SIGN
 - 0.5' CURB
 - 2.00' CURB & GUTTER
 - CHAIN LINK FENCE
 - GRADE ELEVATION
 - ELEVATION
 - INV. = INVERT
 - SAN. = SANITARY
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - CONCRETE
 - ASPHALT PAVEMENT

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BLOCK 4
EASTERN SHORES
PLAT BOOK 65, PAGE 28

LOT 29

LOT 28

LOT 27

NE 35th AVENUE
(PUBLIC RIGHT-OF-WAY)

1 STORY BUILDING
#3525 #3585
9,476 SQUARE FEET

2 STORY BUILDING
#3509
10,293 SQUARE FEET

ONE STORY BUILDING
3501

TRACT "A"
EASTERN SHORES
PLAT BOOK 65 PAGE 43

LANDSCAPED AREA

PARCEL 5042
LAST DAY OF FELLOWSHIP
(4/10/20)

OLD PARCEL 103

(STATE ROAD No. 826)
PUBLIC RIGHT-OF-WAY
SUNNY ISLES BOULEVARD

NOT SUBDIVIDED
OLETA RIVER
STATE PARK

SEE SHEET 4

Original Date
10/10/13

Scale
1"=30'

Drawn By
MAP

CAD No.
970818

Plotted
4/16/20 1:23p

Ref. Dwg.
296-163

Field Book
490/65 SJH

Job No.
200264

Dwg. No.
2020-034

Sheet
5 of 5

BOUNDARY & TOPOGRAPHIC SURVEY
INTRACOASTAL MALL
CITY OF NORTH MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

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