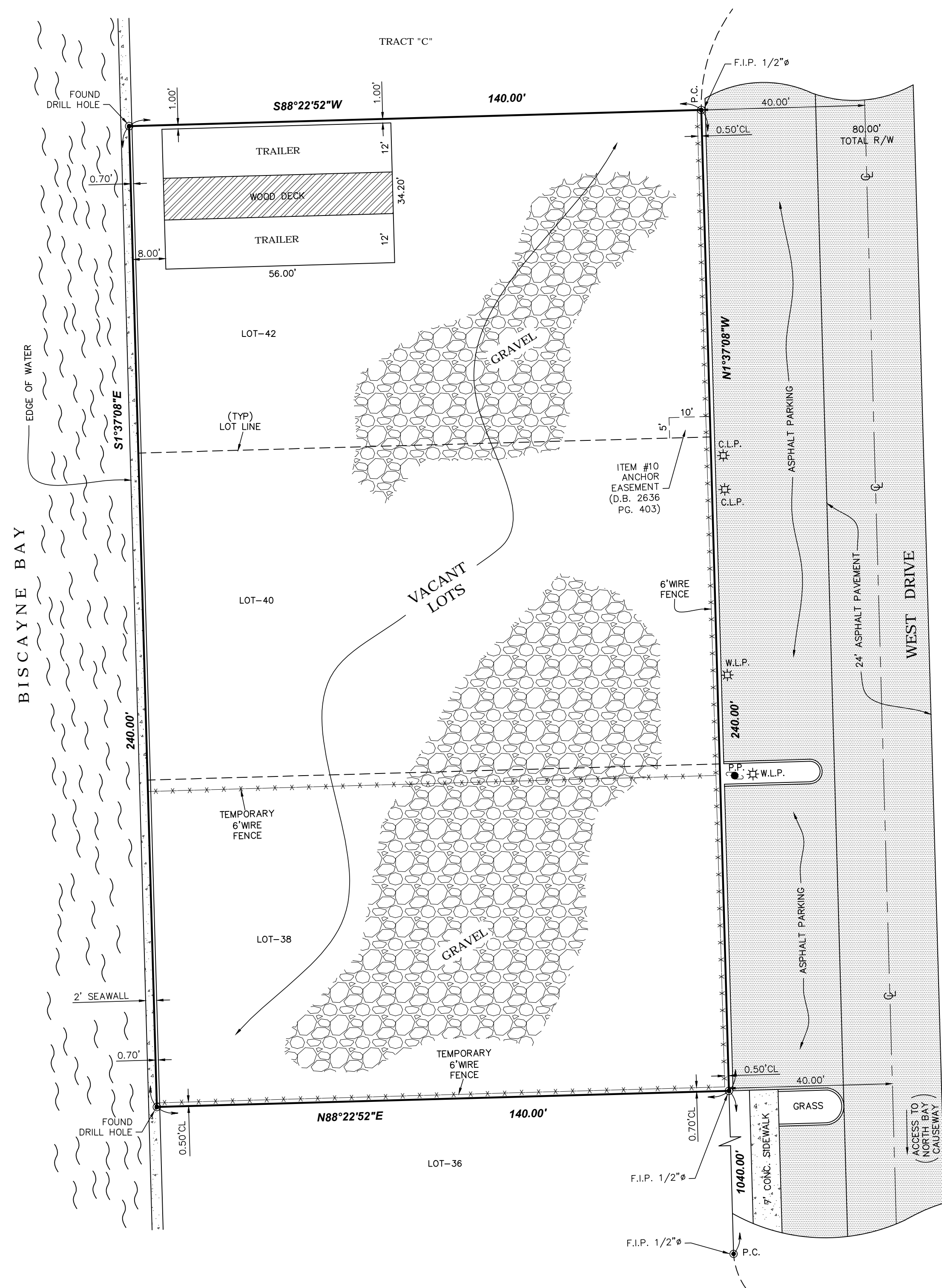


LEGEND

- A = Arc
- ASPH = Asphalt
- BM = Bench Mark
- BRG = Bearing
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- Chatta = Chattahoochee
- C = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC = Concrete
- D = Delta
- ∅ = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Enc. = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- F.P.L. = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD = Found
- L.P. = Light Pole
- M = Measured
- M.F. = Metal Fence
- M.H. = Manhole
- M = Monument Line
- MON. = Monument
- N/A = Not Applicable
- N/D = Nail & Disc
- NTS = Not to Scale
- OS = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- P.L. = Property Line
- PL = Planter
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- R/R = Railroad
- PSM = Professional Surveyor Mapper
- R/W = Right-of-Way
- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- = Denotes Spot Elevations Taken

g) All roads shown hereon are public unless otherwise noted.
 h) No identification cap found on property corners unless otherwise noted.
 i) Distance along boundary are record and measured unless otherwise noted.
 j) The graphic portions of this document are intended to be displayed at the graphic scale as depicted. Said scale may be altered in reproductions and as such, should be considered when used.
 k) Accuracy: The expected use of land as classified in the minimum technical standards (S17-FAC), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1/10,000. The accuracy of the survey is based on the minimum technical standards for the type of boundary survey as classified in the minimum technical standards (S17-FAC).
 l) Contact the appropriate agencies prior to any design work or excavation on the herein described parcel for building, zoning information and utilities location.

a) Easements and/or encroachments shown hereon are of the apparent nature, fence legal ownership (b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
 c) Code restrictions and title search not reflected in this survey
 d) This survey does not constitute a warranty, if any, not included.
 e) The legal information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
 f) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.



This property described as:
 Lots 38, 40 and 42,
 HARBOR ISLAND,
 according to the Plat thereof
 as recorded in Plat Book 44, Page 72,
 of the Public Records of Miami-Dade County, Florida.

Certified to:
 7940 West Drive, LLC
 Union Title Services, Inc.
 Arnstein & Lehr LLP
 Commonwealth Land Title Insurance Company

Address:
 7938 - 7940 West Drive, Miami Beach, FL 33141

NOTE:
 Commonwealth Land Title Insurance Company
 Commitment Order No: 4820740, Effective Date May
 06, 2014 at 11:00 P.M. has been reviewed and no
 plottable items were found, except for Item #10.

"THIS SURVEY DECLARATION IS MADE ON THE FIELD
 DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT
 TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
 SUBSEQUENT OWNERS."

BOUNDARY SURVEY.
 I HEREBY CERTIFY: that this survey meets the
 minimum technical standards as set forth by the
 FLORIDA BOARD OF PROFESSIONAL SURVEYORS
 AND MAPPERS in Chapter 5J-17, Florida Administrative
 Code, pursuant to Section 472.027 Florida Statutes.

René Aiguesvives
 RENÉ AIGUESVIVES 07/15/14
 PROFESSIONAL SURVEYOR AND
 MAPPER No. 4327. State of Florida.

Alvarez, Aiguesvives and Associates, Inc.
 Surveyors, Mappers and Land Planners
 5701 S.W. 107th Avenue #204, Miami, FL 33173
 Phone 305.385.0385 Fax 305.385.0623
 L.B. No. 6867 / E-mail: fastsurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
07/14/14	1"=20'	R.S.	14-20800

Bearing, if any, shown based on Plat Meridian (reference) EAST \mp N1°37'08"W

REVISIONS:	FLOOD ZONE AE	COMM. No. 120654	PANEL No. 0306	SUFFIX: L	ELEVATION NOTE: (IF APPLICABLE) L.F. Elev. = N/A (lowest habitable floor elevation). Elevation shown hereon refer to N.G.V.D. 1929. Lowest adjacent grade elevation = N/A	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
	F.I.R.M. DATE 09/11/09	F.I.R.M. INDEX 09/11/09	BASE ELEV. + 8 FT	N.G.V.D.	BM. = N/A Elev. = N/A Garage Elev. = N/A Erp. = N/A	