

Exhibit A

Exhibit A Legal Description

LEGAL DESCRIPTION:

PARCEL 1:

TRACT "A" OF BRAMAN BMW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 88, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

TOGETHER WITH:

PARCEL 2:

THE WEST 30 FEET OF LOT 19A AND ALL OF LOT 21 OF RESUBDIVISION OF CORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 106 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

LOT 23, LESS THE WEST 10 FEET, NO BLOCK, CORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

LOT 1, EXCEPT THAT PART LYING WITHIN THE RIGHT-OF-WAY OF BISCAYNE BOULEVARD, AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, IN BLOCK 3, AMENDED PLAT OF BAYSIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE WEST 10.00 FEET OF SAID LOT 11 AND FURTHER LESS THE EXTERNAL AREA OF A CIRCULAR CURVE LYING WITHIN SAID LOT 11, BEING CONCAVE TO THE SOUTHEAST, HAVING AS ITS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°05'45", AN ARC LENGTH OF 39.31 FEET, BEING TANGENT TO THE NORTH LINE OF SAID LOT 11 AND TO THE EAST LINE OF THE WEST 10.00 FEET OF SAID LOT 11.

TOGETHER WITH

THAT PORTION OF SOUTH AVENUE, ALSO KNOWN AS N.E. 20TH STREET ALLEY, LYING SOUTH AND ADJACENT TO BLOCK 3, AMENDED PLAT OF BAYSIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID BLOCK 3; BOUNDED ON THE EAST BY A LINE 50.00 FEET WEST OF AND PARALLEL TO THE CENTER LINE OF BISCAYNE BOULEVARD (STATE ROAD 5); BOUNDED ON THE SOUTH BY A LINE 15 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 3; AND BOUNDED ON THE WEST BY A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3:

(PER O.R.B. 29927, PG. 2800)

LOTS 1, 2 AND 3, NO BLOCK, NILES COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 36, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH 55 FEET OF THE EAST 50 FOOT OF THE WEST 100 FEET OF LOT 12, BLOCK 1, SAN JOSE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 5 FEET THEREOF, AND THE WEST 50 FEET OF LOT 12, BLOCK 1, LESS THE SOUTH 5 FEET AND THE NORTH 5 FEET THEREOF OF SAN JOSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, ES RECORDED IN PLAT BOOK 3, ET PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

(PER O.R.B. 28419, PG. 3245)

THE WEST 125 FEET OF THE EAST 145 FEET OF LOT 12, BLOCK 1, LESS THE SOUTH 5 FEET AND THE NORTH 5 FEET THEREOF, OF SAN JOSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF MIAMI BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 26914, PAGE 1370, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 50 FEET OF THE WEST 100 FEET OF LOT 12, BLOCK 1, OF SAN JOSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 55 FEET AND THE NORTH 5 FEET THEREOF, AND LESS AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF MIAMI BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 26914, PAGE 1370, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 4:

LOTS 3 AND 4 AND THE WEST 21 FEET OF LOT 2, BLOCK 1, AND LOT 5 LESS THE SOUTH 5 FEET THEREOF IN BLOCK 1, WEST BAYSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THE WEST 21.00 FEET OF LOT 2 AND THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF LOTS 3, 4 AND 5, BLOCK 1 OF "T.W. GREER'S WEST BAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND:

LOT 1 AND THE EAST 29 FEET OF LOT 2, BLOCK 1, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 5.00 FEET THEREOF, AND LESS THE FOLLOWING:

THE NORTH 5.00 FEET TO THE SOUTH 10.00 FEET TO THE EAST 29 FEET OF LOT 2 AND THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF LOT 1, LESS THE EAST 10 FEET, BLOCK 1, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH (A/K/A AND LESS):

THE EXTERNAL AREA FORMED BY A 25.00 RADIUS ARC, CONCAVE TO THE SOUTHWEST, TANGENT TO THE NORTH LINE OF SAID LOT 1, AND TANGENT TO THE WEST LINE OF THE EAST 10.00 FEET OF SAID LOT 1.

TOGETHER WITH (A/K/A AND LESS):

THE EXTERNAL AREA FORMED BY A 25.00 RADIUS ARC, CONCAVE TO THE NORTHWEST, TANGENT TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID LOT 1, AND TANGENT TO THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 1.

AND LESS:

THE EAST 10.00 FEET OF LOT 1, BLOCK 1, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 5.00 FEET THEREOF.

PARCEL 5:

(PER O.R.B. 27385, PG. 1598 AND O.R.B. 28468, PG. 4302)

LOT 13 LESS THE SOUTH 5 FEET AND LESS THE NORTH FIVE (5) FEET OF THE SOUTH TEN (10) FEET OF SAID LOT 13, BLOCK 1, WEST BAYSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 43, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 6:

(PER O.R.B. 27385, PG. 1598)

LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 2, OF BAY VIEW ADDITION TO MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE EAST 20 FEET OF LOTS 1, 2 AND 3; AND LESS A PORTION OF LOT 3, BLOCK 2, OF BAY VIEW ADDITION TO MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID LOT 3; THENCE NORTH 89° 21' 36" WEST, ALONG THE NORTH LINE OF SAID LOT 3, FOR 20.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 22' 28" WEST, ALONG A LINE PARALLEL WITH, AND TWENTY FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 3, FOR 24.88 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, SAID POINT BEARING SOUTH 89° 37' 29" EAST FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89° 45' 41" FOR AN ARC DISTANCE OF 39.15 FEET TO A POINT OF CUSP; THENCE SOUTH 89° 21' 36" EAST, ALONG THE NORTH LINE OF SAID LOT 3, FOR 24.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 2, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE EAST 10 FEET OF LOT 1; AND LESS A PORTION OF LOT 1, BLOCK 2, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID LOT 1; THENCE RUN NORTH 89° 25' 36" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89° 25' 36" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR 25.09 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, SAID POINT BEARING SOUTH 00° 34' 25" WEST FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 12' 02" FOR AN ARC DISTANCE OF 39.36 FEET TO A POINT OF CUSP; THENCE SOUTH 00° 22' 28" WEST, ALONG A LINE PARALLEL WITH, AND TEN FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 1 FOR 25.09 FEET TO THE POINT OF BEGINNING.

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 2, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 8, 9, AND 10, BLOCK 2, OF BAY VIEW ADDITION TO MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BOUNDARY SURVEY

- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.
- SEE PAGES 3-4 FOR PARCEL 1
- SEE PAGE 5 FOR PARCEL 2
- SEE PAGES 6-7 FOR PARCEL 3
- SEE PAGE 8 FOR PARCEL 4
- SEE PAGE 9 FOR PARCEL 5
- SEE PAGES 10-11 FOR PARCEL 6

LEGAL DESCRIPTION:

PARCEL 1:

TRACT "A" OF BRAMAN BMW, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 169, PAGE 88, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 2:

THE WEST 30 FEET OF LOT 19A AND ALL OF LOT 21 OF RESUBDIVISION OF CORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 106 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 23, LESS THE WEST 10 FEET, NO BLOCK, CORAL PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 66, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 1, EXCEPT THAT PART LYING WITHIN THE RIGHT-OF-WAY OF BISCAYNE BOULEVARD, AND LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11, IN BLOCK 3, AMENDED PLAT OF BAYSIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS THE WEST 10.00 FEET OF SAID LOT 11 AND FURTHER LESS THE EXTERNAL AREA OF A CIRCULAR CURVE LYING WITHIN SAID LOT 11, BEING CONCAVE TO THE SOUTHEAST, HAVING AS ITS ELEMENTS, A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°05'45", AN ARC LENGTH OF 39.31 FEET, BEING TANGENT TO THE NORTH LINE OF SAID LOT 11 AND TO THE EAST LINE OF THE WEST 10.00 FEET OF SAID LOT 11.

TOGETHER WITH:

THAT PORTION OF SOUTH AVENUE, ALSO KNOWN AS N.E. 20TH STREET ALLEY, LYING SOUTH AND ADJACENT TO BLOCK 3, AMENDED PLAT OF BAYSIDE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 40 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF SAID BLOCK 3; BOUNDED ON THE EAST BY A LINE 50.00 FEET WEST OF AND PARALLEL TO THE CENTER LINE OF BISCAYNE BOULEVARD (STATE ROAD 5); BOUNDED ON THE SOUTH BY A LINE 15 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID BLOCK 3; AND BOUNDED ON THE WEST BY A LINE 35.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST ONE QUARTER (S.W. 1/4) OF SECTION 30, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 3:

LOTS 1 THROUGH 11, INCLUSIVE, IN BLOCK 1, SAN JOSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, AT PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

(PER O.R.B. 29927, PG. 2800)

LOTS 1, 2 AND 3, NO BLOCK, NILES COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, AT PAGE 36, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA, AND THE SOUTH 55 FEET OF THE EAST 50 FOOT OF THE WEST 100 FEET OF LOT 12, BLOCK 1, SAN JOSE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, AT PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 5 FEET THEREOF, AND THE WEST 50 FEET OF LOT 12, BLOCK 1, LESS THE SOUTH 5 FEET AND THE NORTH 5 FEET THEREOF OF SAN JOSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, ET PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

(PER O.R.B. 28419, PG. 3245)

THE WEST 125 FEET OF THE EAST 145 FEET OF LOT 12, BLOCK 1, LESS THE SOUTH 5 FEET AND THE NORTH 5 FEET THEREOF, OF SAN JOSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF MIAMI BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 26914, PAGE 1370, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE EAST 50 FEET OF THE WEST 100 FEET OF LOT 12, BLOCK 1, OF SAN JOSE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 158, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 55 FEET AND THE NORTH 5 FEET THEREOF, AND LESS AND EXCEPT THOSE PORTIONS THEREOF CONVEYED TO THE CITY OF MIAMI BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 26914, PAGE 1370, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 2, OF BAY VIEW ADDITION TO MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ABBREVIATIONS:

M.A.S. = MUNICIPAL ATLAS SHEET
 MN&W = MAGNETIC NAIL AND WASHER
 MNLW = MAGNETIC NAIL AND WASHER
 MNL&W = MAGNETIC NAIL AND WASHER
 NL&W = NAIL AND WASHER
 NLY = NORTHERLY
 N.T.S. = NOT TO SCALE
 NO. = NUMBER
 N&W = NAIL AND WASHER
 NELY = NORTHEASTERLY
 NWLY = NORTHWESTERLY
 O.R.B. = OFFICIAL RECORDS BOOK
 (P) = PER PLAT
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PL = PLANTER
 PVC = POLYVINYL CHLORIDE
 PRM = PERMANENT REFERENCE MONUMENT
 R = RADIUS
 (R) = RECORD
 W/ = WITH
 R&C = 5/8" REBAR AND CAP
 RGE = RANGE
 R/W = RIGHT-OF-WAY
 SEC. = SECTION
 SLY = SOUTHERLY
 TWP = TOWNSHIP
 TYP. = TYPICAL
 ± = MORE OR LESS
 Ø = DIAMETER
 Δ = DELTA

ABBREVIATIONS:

M.F. = METAL FENCE
 MNL = MAGNETIC NAIL
 AC. = ACRES
 A/C = AIR CONDITIONER
 AVE. = AVENUE
 BBL = BASE BUILDING LINE
 B.E.C. = BISCAYNE ENGINEERING COMPANY
 BEC = BISCAYNE ENGINEERING COMPANY
 BLDG = BUILDING
 BLVD = BOULEVARD
 CD = CHORD DISTANCE
 C&G = CURB & GUTTER
 CHB = CHORD BEARING
 (C) = CALCULATED FROM FIELD MEASUREMENTS
 ELEC. = ELECTRIC
 E/P = EDGE OF PAVEMENT
 O/S = WITH
 FND = FOUND
 ID = IDENTIFICATION
 I.P. = IRON PIPE
 IPC = IRON PIPE & CAP
 IR&C = IRON ROD AND CAP
 (L) = LENGTH
 (M) = MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
 ML = METAL LID
 M = MONUMENT LINE

LEGEND:

○ AIR CONDITIONER
 ✦ SECTION CORNER
 ✦ 1/4 SECTION CORNER
 ● POST
 - - - RECORD
 - - - POWER POLE
 - - - GUY WIRE
 - - - CHAIN LINK FENCE
 - - - CENTERLINE
 - - - CONCRETE
 - - - DEPRESSED CURB
 - - - ELECTRIC
 - - - EDGE OF PAVEMENT
 - - - OFFSET
 - - - FOUND
 - - - IDENTIFICATION
 - - - IRON PIPE
 - - - IRON PIPE & CAP
 - - - IRON ROD AND CAP
 - - - PER LEGAL DESCRIPTION
 - - - LENGTH
 - - - MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
 - - - METAL LID
 - - - MONUMENT LINE
 □ AIR CONDITIONER
 ✦ SECTION CORNER
 ✦ 1/4 SECTION CORNER
 ● POST
 - - - RECORD
 - - - POWER POLE
 - - - GUY WIRE
 - - - CHAIN LINK FENCE
 - - - CENTERLINE
 - - - CONCRETE
 - - - DEPRESSED CURB
 - - - ELECTRIC
 - - - EDGE OF PAVEMENT
 - - - OFFSET
 - - - FOUND
 - - - IDENTIFICATION
 - - - IRON PIPE
 - - - IRON PIPE & CAP
 - - - IRON ROD AND CAP
 - - - PER LEGAL DESCRIPTION
 - - - LENGTH
 - - - MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
 - - - METAL LID
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 - - - OFFSET
 - - - FOUND
 - - - IDENTIFICATION
 - - - IRON PIPE
 - - - IRON PIPE & CAP
 - - - IRON ROD AND CAP
 - - - PER LEGAL DESCRIPTION
 - - - LENGTH
 - - - MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
 - - - METAL LID
 - - - MONUMENT LINE

LEGEND:

□ WATER METER
 □ WATER VALVE BOX
 □ SEWER VALVE
 □ GAS VALVE
 □ SEWER MANHOLE
 □ DRAINAGE MANHOLE
 □ TELECOMMUNICATIONS MANHOLE
 □ ELECTRICAL MANHOLE
 □ MANHOLE
 □ CATCH BASIN
 □ CLEAN OUT
 □ DRAIN
 □ VERTICAL PIPE / STAND PIPE
 □ FOUND OR SET MONUMENT
 □ FIRE DEPARTMENT CONNECTION
 □ METAL LID
 □ CABLE TV BOX

LEGEND:

□ PARKING METER
 □ TRASH CAN
 □ GAS MANHOLE
 □ BIKE RACK
 □ WELL MANHOLE
 □ PEDESTRIAN SIGN
 □ PARKING METER
 □ PHONE
 □ IRRIGATION VALVE
 □ GAS METER
 □ TRAFFIC LIGHT
 □ TREE
 □ PALM TREE
 □ BACKFLOW PREVENTER / VALVE

LINES TYPE

2' C&G
 LOT LINE
 CENTER LINE
 MONUMENT LINE
 RIGHT OF WAY LINE
 BOUNDARY LINE
 OVERHEAD
 METAL FENCE
 CHAIN LINKED FENCE
 OVERHANG
 SECTION LINE
 WOOD FENCE
 HEDGES

HATCH TYPE:

BUILDING LIMITS

PARCEL 4:

LOTS 3 AND 4 AND THE WEST 21 FEET OF LOT 2, BLOCK 1, AND LOT 5 LESS THE SOUTH 5 FEET THEREOF IN BLOCK 1, WEST BAYSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING:

THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF THE WEST 21.00 FET OF LOT 2 AND THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF LOTS 3, 4 AND 5, BLOCK 1 OF "T.W. GREER'S WEST BAY SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND:

LOT 1 AND THE EAST 29 FEET OF LOT 2, BLOCK 1, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 5.00 FEET THEREOF, AND LESS THE FOLLOWING:

THE NORTH 5.00 FEET TO THE SOUTH 10.00 FEET TO THE EAST 29 FEET OF LOT 2 AND THE NORTH 5.00 FEET OF THE SOUTH 10.00 FEET OF LOT 1, LESS THE EAST 10 FEET, BLOCK 1, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH (A/K/A AND LESS):

THE EXTERNAL AREA FORMED BY A 25.00 RADIUS ARC, CONCAVE TO THE SOUTHWEST, TANGENT TO THE NORTH LINE OF SAID LOT 1, AND TANGENT TO THE WEST LINE OF THE EAST 10.00 FEET OF SAID LOT 1.

TOGETHER WITH (A/K/A AND LESS):

THE EXTERNAL AREA FORMED BY A 25.00 RADIUS ARC, CONCAVE TO THE NORTHWEST, TANGENT TO THE NORTH LINE OF THE SOUTH 10.00 FEET OF SAID LOT 1, AND TANGENT TO THE WEST LINE OF THE EAST 10 FEET OF SAID LOT 1.

AND LESS:

THE EAST 10.00 FEET OF LOT 1, BLOCK 1, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 5.00 FEET THEREOF.

PARCEL 5:

(PER O.R.B. 27385, PG. 1598 AND O.R.B. 28468, PG. 4302)

LOT 13 LESS THE SOUTH 5 FEET AND LESS THE NORTH FIVE (5) FEET OF THE SOUTH TEN (10) FEET OF SAID LOT 13, BLOCK 1, WEST BAYSIDE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 43, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

PARCEL 6:

(PER O.R.B. 27385, PG. 1598)

LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 2, OF BAY VIEW ADDITION TO MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE EAST 20 FEET OF LOTS 1, 2 AND 3; AND LESS A PORTION OF LOT 3, BLOCK 2, OF BAY VIEW ADDITION TO MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF SAID LOT 3; THENCE NORTH 89° 21' 36" WEST, ALONG THE NORTH LINE OF SAID LOT 3, FOR 20.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00° 22' 28" WEST, ALONG A LINE PARALLEL WITH, AND TWENTY FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 3, FOR 24.88 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET, SAID POINT BEARING SOUTH 89° 37' 29" EAST FROM THE CENTER OF SAID CURVE; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89° 45' 41" FOR AN ARC DISTANCE OF 39.15 FEET TO A POINT OF CUSP; THENCE SOUTH 89° 21' 36" EAST, ALONG THE NORTH LINE OF SAID LOT 3, FOR 24.88 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 1 THROUGH 5, INCLUSIVE, BLOCK 2, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; LESS AND EXCEPTING THEREFROM THE EAST 10 FEET OF LOT 1; AND LESS A PORTION OF LOT 1, BLOCK 2, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID LOT 1; THENCE RUN NORTH 89° 25' 36" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR 10.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89° 25' 36" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, FOR 25.09 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET, SAID POINT BEARING SOUTH 00° 34' 25" WEST FROM THE CENTER OF SAID CURVE; THENCE NORTHEASTERLY ALONG SAID CIRCULAR CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90° 12' 02" FOR AN ARC DISTANCE OF 39.36 FEET TO A POINT OF CUSP; THENCE SOUTH 00° 22' 28" WEST, ALONG A LINE PARALLEL WITH, AND TEN FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 1 FOR 25.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOTS 6, 7, 8, 9, 10, 11, 12, 13, 14 AND 15, BLOCK 2, OF T.W. GREER'S PLAT OF WEST BAY SIDE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

LOTS 8, 9, AND 10, BLOCK 2, OF BAY VIEW ADDITION TO MIAMI, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK B, PAGE 107, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- LEGAL DESCRIPTION SHOWN HEREON IS BASED ON LEGAL DESCRIPTION PROVIDED BY CLIENT, OFFICIAL RECORDS BOOK OF MIAMI-DADE COUNTY, CITY OF MIAMI MUNICIPAL ATLAS, AND INSTRUCTIONS FROM CLIENT.

- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAYS OF RECORD. SURVEYOR MAKES NO STATEMENT AS TO OWNERSHIP WHICH IS A SUBJECT TO AN OPINION OF TITLE.

- FOLIO NUMBERS AND ADDRESSES ARE PER THE MIAMI-DADE COUNTY TAX APPRAISER'S WEBSITE.

- THIS SITE LIES IN SECTIONS 25 AND 36, TOWNSHIP 53 SOUTH, RANGE 41 EAST, AND SECTIONS 30 AND 31, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY FLORIDA.

- THE SUBJECT PROPERTY CONTAINS THE FOLLOWING AREAS:

PARCEL 1: 142,622 SQUARE FEET, OR 3.274 ACRES, MORE OR LESS.
 PARCEL 2: 73,455 SQUARE FEET, OR 1.686 ACRES, MORE OR LESS.
 PARCEL 3: 129,016 SQUARE FEET, OR 2.982 ACRES, MORE OR LESS.
 PARCEL 4: 23,869 SQUARE FEET, OR 0.525 ACRES, MORE OR LESS.
 PARCEL 5: 5,069 SQUARE FEET, OR 0.116 ACRES, MORE OR LESS.
 PARCEL 6: 189,539 SQUARE FEET, OR 4.351 ACRES, MORE OR LESS.

ALL OF THE FORGOING CONTAINING AN AGGREGATE AREA OF 562,570 SQUARE FEET, OR 12.915 ACRES, MORE OR LESS.

- TIES FROM PROPERTY LINES TO BUILDING ARE TO THE EXTERIOR FACE OF BUILDING PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.

- BASE BUILDING LINES SHOWN HEREON WERE TAKEN FROM THE CITY OF MIAMI CODE, ARTICLE V, SECTIONS 54-187 THROUGH 54-190.

- BEARINGS SHOWN HEREON WERE DERIVED FROM COORDINATES RELATIVE TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT (NAD83/07) OBTAINED BY USING TRIMBLE VRS NETWORK VIA WIRELESS CELL PHONE LINK AND TRIMBLE GLOBAL POSITIONING SYSTEM (GPS) UNIT AND DATA COLLECTOR/CONTROLLER AND ARE REFERENCED TO THE EAST LINE OF THE N.E. 1/4 OF SEC. 36-53-41, HAVING A BEARING OF N01°30'42"W, AND ARE REFERENCED TO THE FOLLOWING CONTROL STATION:
 SITE NAME: MIAMI BEACH; SITE CODE: FLMB; GEODETIC POSITION: LATITUDE 25° 46' 57.83786" NORTH, LONGITUDE 80° 08' 14.16764" WEST, (NAD 83 (2011) EPOCH 2010); PER FLORIDA PERMANENT REFERENCE NETWORK (FPRN) DATASHEET FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION WEBSITE.

- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.

- BUILDING DIMENSIONS SHOWN HEREON WERE MEASURED ALONG THE EXTERIOR FACE AT GROUND LEVEL.

- THE LOCATIONS OF VISIBLE UTILITIES WERE SURVEYED; HOWEVER, SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

- NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.

- TREES WERE LOCATED BUT NOT MEASURED OR IDENTIFIED.

- UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.

- THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY.

- LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AE", ELEVATION 9, PER FIRM MAP NUMBER 12086C0308, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI, COMMUNITY NUMBER: 120650, REVISED: SEPTEMBER 11, 2009.

- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.

- THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING, SETBACKS, OR DEVELOPMENTS RESTRICTIONS WITHIN THE SURVEY LIMITS. NO INFORMATION REGARDING THIS WAS PROVIDED TO THE SURVEYOR.

- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

- REFERENCED BEC DRAWINGS: ORDER NO. 03-87138, ORDER NO. 03-84890, ORDER NO. 03-78974, ORDER NO. 03-79953, 03-75593 & ORDER NO. 03-87307.

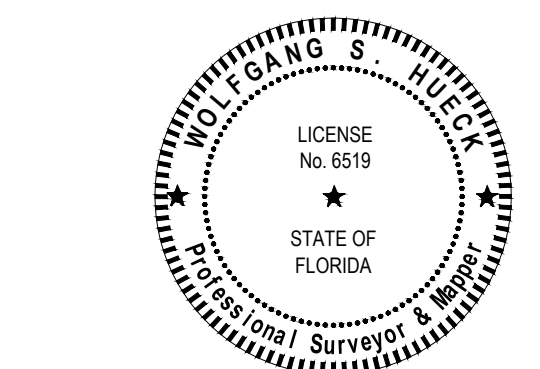
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C.

BISCAYNE ENGINEERING COMPANY, INC.
 529 WEST FLAGLER STREET, MIAMI, FL. 33130
 305-324-7671
 STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
 LB-0000129

SURVEY DATE: 11-12-2024



WOLFGANG S. HUECK, PSM, FOR THE FIRM
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6519
 STATE OF FLORIDA

REVISIONS

MIAMI-DADE
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ORDER No.
03-88098
 SHEET No.
 1 OF 11

FOR: BRAMAN MIAMI
 DESIGNED BY: A.J.R./W.H.
 SCALE: SHOWN
 DATE: 11-12-24
 APPROVED BY: WH

DATE: Dec 20, 2024 - 11:25am EST FILE: F:\SURVEY\PROJECTS\BROODS\BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\B0908 P1.dwg

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BOUNDARY SURVEY

— SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
 — SEE PAGES 3-4 FOR PARCEL 1
 — SEE PAGE 5 FOR PARCEL 2
 — SEE PAGES 6-7 FOR PARCEL 3
 — SEE PAGE 8 FOR PARCEL 4
 — SEE PAGE 9 FOR PARCEL 5
 — SEE PAGES 10-11 FOR PARCEL 6

ABBREVIATIONS:

M.A.S. = MUNICIPAL ATLAS SHEET
 MN&W = MAGNETIC NAIL AND WASHER
 MNLW = MAGNETIC NAIL AND WASHER
 MNL&W = MAGNETIC NAIL AND WASHER
 NL&W = NAIL AND WASHER
 N'LY = NORTHERLY
 N.T.S. = NOT TO SCALE
 NO. = NUMBER
 N&W = NAIL AND WASHER
 NE'LY = NORTHEASTERLY
 NW'LY = NORTHWESTERLY
 O.R.B. = OFFICIAL RECORDS BOOK
 (P) = PER PLAT
 P.B. = PLAT BOOK
 PG. = PAGE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 PL. = PLANTER
 PVC = POLYVINYL CHLORIDE
 PRM = PERMANENT REFERENCE MONUMENT
 R = RADIUS
 (R) = RECORD
 W/ = WITH
 R&C = 5/8" REBAR AND CAP
 ROE = RANGE
 R/W = RIGHT-OF-WAY
 SEC. = SECTION
 SLY = SOUTHERLY
 TWP. = TOWNSHIP
 TYP. = TYPICAL
 ± = MORE OR LESS
 ∅ = DIAMETER
 Δ = DELTA

ABBREVIATIONS:

M.F. = METAL FENCE
 MNL = MAGNETIC NAIL
 AC. = ACRES
 A/C = AIR CONDITIONER
 AVE. = AVENUE
 B.E.C. = BISCAZYNE ENGINEERING COMPANY
 BEC = BISCAZYNE ENGINEERING COMPANY
 BLDG. = BUILDING
 BLVD. = BOULEVARD
 CD = CHORD DISTANCE
 C&G = CURB & GUTTER
 CHB = CHORD BEARING
 (C) = CALCULATED FROM FIELD MEASUREMENTS
 (R) = RECORD
 C.B.S. = CONCRETE BLOCK STRUCTURE
 C.L.F. = CHAIN LINK FENCE
 C. = CENTERLINE
 CONC. = CONCRETE
 D.C. = DEPRESSED CURB
 ELEC. = ELECTRIC
 E/P = EDGE OF PAVEMENT
 O/S = OFFSET
 FND = FOUND
 ID = IDENTIFICATION
 I.P. = IRON PIPE
 IPC = IRON PIPE & CAP
 IR&C = IRON ROD AND CAP
 (L) = PER LEGAL DESCRIPTION
 L = LENGTH
 (M) = MEASURED OR COMPUTED FROM FIELD MEASUREMENTS
 ML = METAL LID
 M = MONUMENT LINE

LEGEND:

⊕ AIR CONDITIONER
 ⊕ SECTION CORNER
 ⊕ 1/4 SECTION CORNER
 ⊕ POST
 ⊕ SIGN
 ⊕ POWER POLE
 ⊕ GUY WIRE
 ⊕ LIGHT POLE
 ⊕ METAL LID
 ⊕ WIRE PULL BOX
 ⊕ ELECTRIC BOX
 ⊕ OFFSET
 ⊕ ELECTRIC METER
 ⊕ MONITORING WELL
 ⊕ FIRE HYDRANT
 ⊕ BACKFLOW PREVENTER / VALVE

LEGEND:

⊕ WATER METER
 ⊕ WATER VALVE BOX
 ⊕ SEWER VALVE
 ⊕ GAS VALVE
 ⊕ SEWER MANHOLE
 ⊕ DRAINAGE MANHOLE
 ⊕ TELECOMMUNICATIONS MANHOLE
 ⊕ ELECTRICAL MANHOLE
 ⊕ MANHOLE
 ⊕ CATCH BASIN
 ⊕ CLEAN OUT
 ⊕ DRAIN
 ⊕ VERTICAL PIPE / STAND PIPE
 ⊕ FOUND OR SET MONUMENT
 ⊕ FIRE DEPARTMENT CONNECTION
 ⊕ CABLE TV BOX

LEGEND:

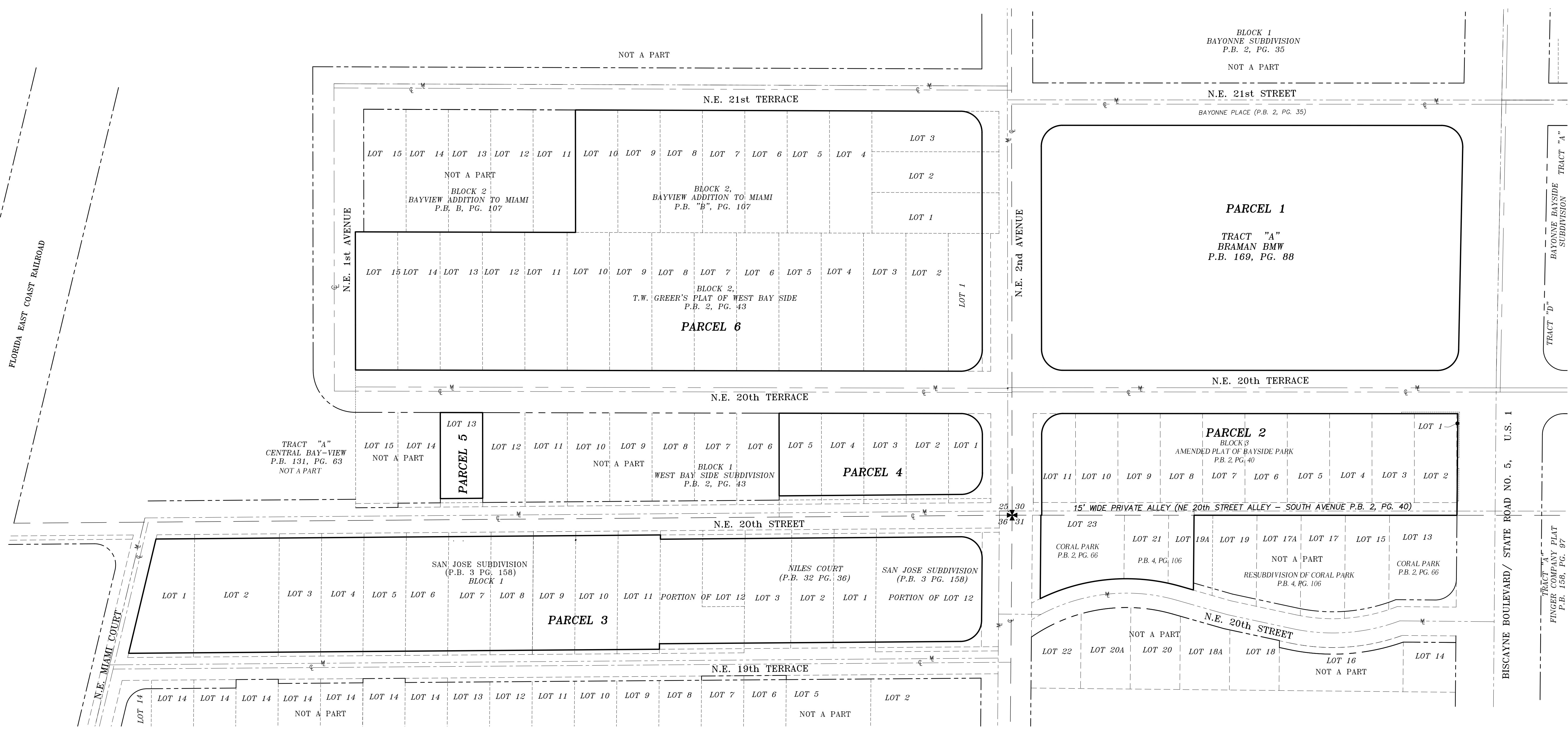
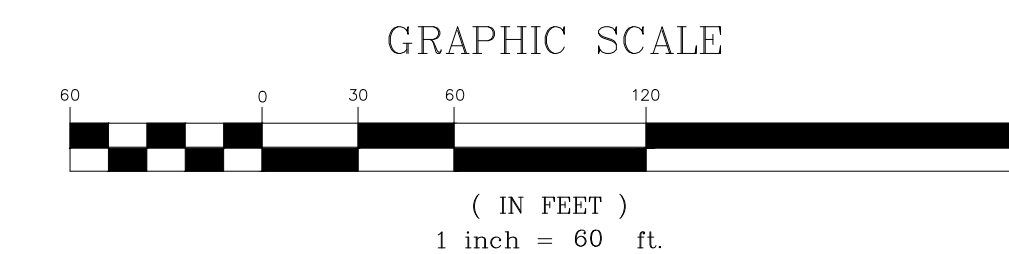
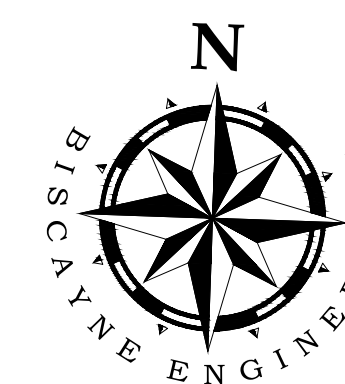
⊕ PARKING METER
 ⊕ TRASH CAN
 ⊕ GAS MANHOLE
 ⊕ BIKE RACK
 ⊕ WELL MANHOLE
 ⊕ PEDESTRIAN SIGN
 ⊕ PARKING METER
 ⊕ PHONE
 ⊕ IRRIGATION VALVE
 ⊕ GAS METER
 ⊕ TRAFFIC LIGHT
 ⊕ TREE
 ⊕ BACKFLOW PREVENTER / VALVE

LINES TYPE

2" C&G
 LOT LINE
 CENTER LINE
 MONUMENT LINE
 RIGHT OF WAY LINE
 BOUNDARY LINE
 OVERHEAD
 METAL FENCE
 CHAIN LINK FENCE
 OVERHANG
 SECTION LINE
 WOOD FENCE
 HEDGES

HATCH TYPE:

BUILDING LIMITS



DATE: Dec 19, 2024 - 12:40pm EST FILE: F:\SURVEY\PROJECTS\88098\BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\88098 P1 end 2.dwg

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 WEB: WWW.BISCAZYNEENGINEERING.COM

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FOR: **BRAMAN MIAMI**
 SCALE: SHOWN DESIGNED BY: A.J.R./W.H. DRAWN BY: P.M./R.H./K.T.F. CHECKED BY: A.J.R./W.H.
 DATE: 11-12-24 APPROVED BY: WH F.B./PG.: 3091/21-23, 3056/33-34, 3101/12
 P.B. 169, PG. 87

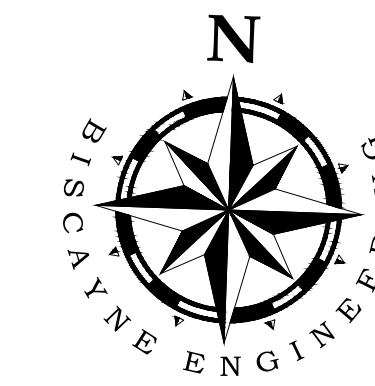
ORDER No.
03-88098
 SHEET No.
2 OF 11

BOUNDARY SURVEY

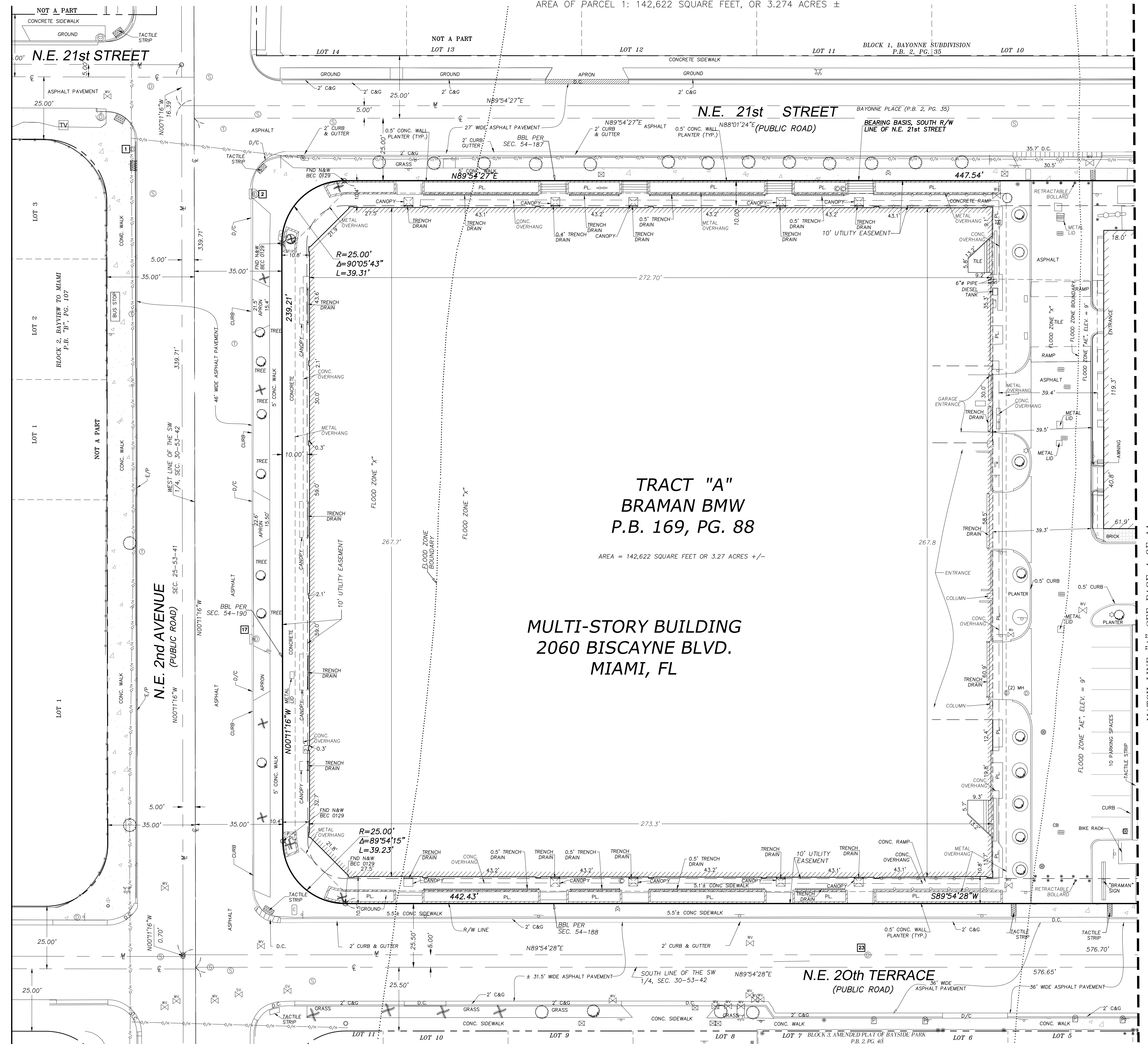
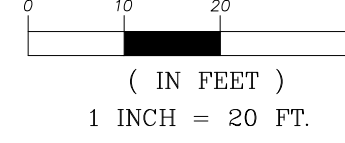
PARCEL 1

AREA OF PARCEL 1: 142,622 SQUARE FEET, OR 3.274 ACRES ±

- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.



GRAPHIC SCALE



TRACT "A"
BRAMAN BMW
P.B. 169, PG. 88

AREA = 142,622 SQUARE FEET OR 3.27 ACRES +/-

MULTI-STORY BUILDING
2060 BISCAYNE BLVD.
MIAMI, FL

MATCH LINE "A" SEE PAGE 4 OF 11

DATE: Dec 20, 2024 - 10:36am EST FILE: F:\SURVEY\PROJECTS\BROWNS\BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\88098 P3 and 4.dwg

REVISIONS

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WEB: WWW.BISCAYNEENGINEERING.COM



BRAMAN PROPERTIES
MIAMI

FOR: BRAMAN MIAMI
SCALE: SHOWN DESIGNED BY: A.J.R./W.H. DRAWN BY: P.M./R.H./K.T.F. CHECKED BY: A.J.R./W.H.
DATE: 11-12-24 APPROVED BY: WH FB/PG: 3091/21-23, 3056/33-34, 3101/12

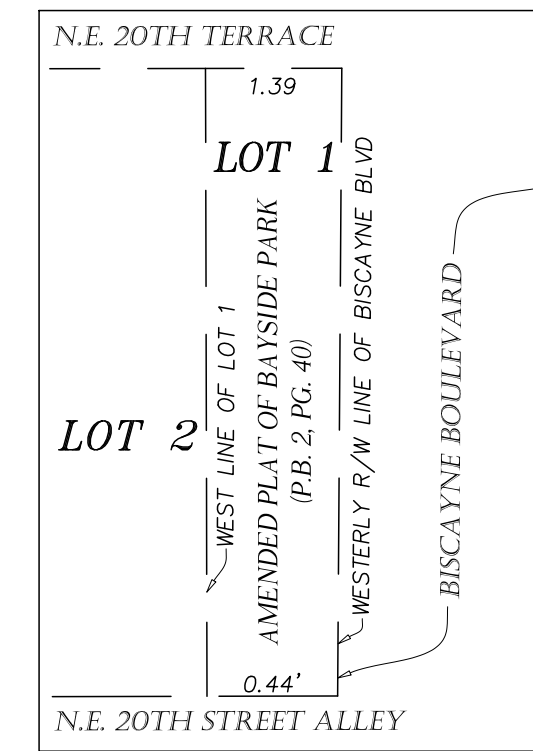
ORDER No.
03-88098
SHEET No.
3 OF 11

BOUNDARY SURVEY

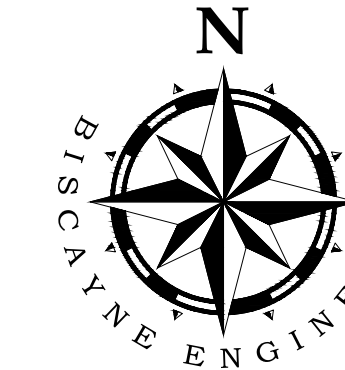
PARCEL 2

AREA OF PARCEL 2: 73,455 SQUARE FEET, OR 1.686 ACRES ±

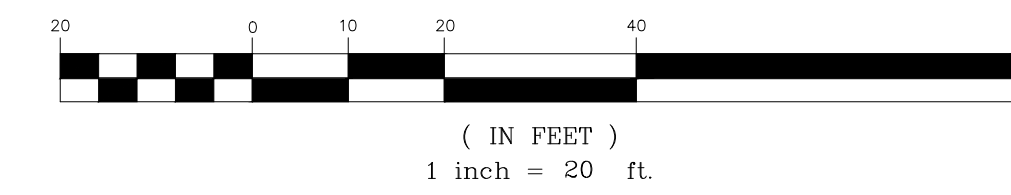
DETAIL "A"
NOT TO SCALE



- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.

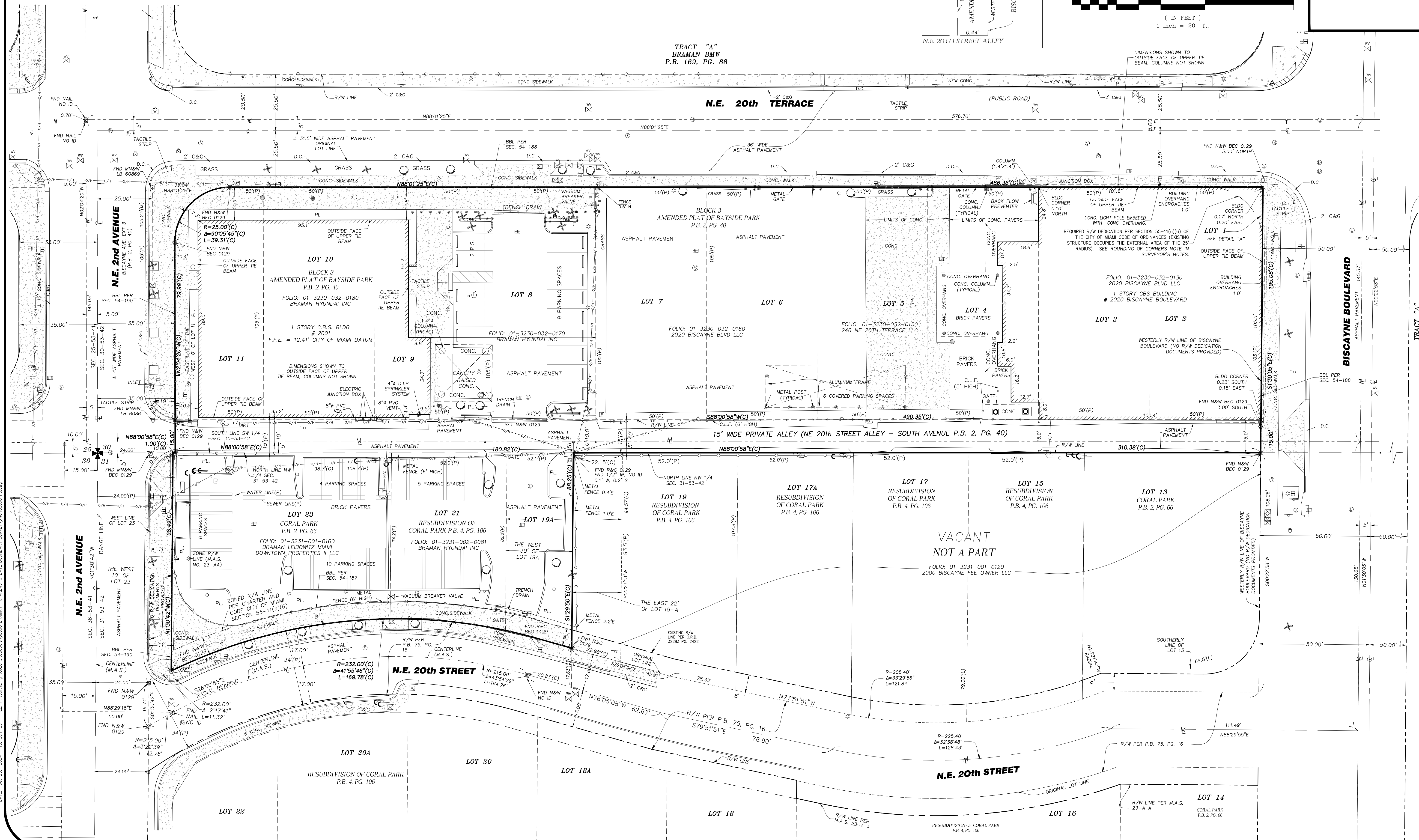


GRAPHIC SCALE



TRACT "A"
BRAMAN BMW
P.B. 169, PG. 88

N.E. 20th TERRACE



REVISIONS
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WEB: WWW.BISCAYNEENGINEERING.COM

TRACT "A"
FINGER COMPANY PLAT
P.B. 158, PG. 97

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BRAMAN PROPERTIES
FOR: BRAMAN MIAMI
SCALE: SHOWN DESIGNED BY: A.J.R./W.H. DRAWN BY: P.M./R.H./K.T.F. CHECKED BY: A.J.R./W.H.
DATE: 11-12-24 APPROVED BY: WH F.B./P.G.: 3091/21-23, 3056/33-34, 3101/12
ORDER No. 03-88098
SHEET No. 5 OF 11

DATE: Dec 20, 2024 - 10:30am EST FILE: F:\SURVEY\PROJECTS\BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\88098.P5.dwg

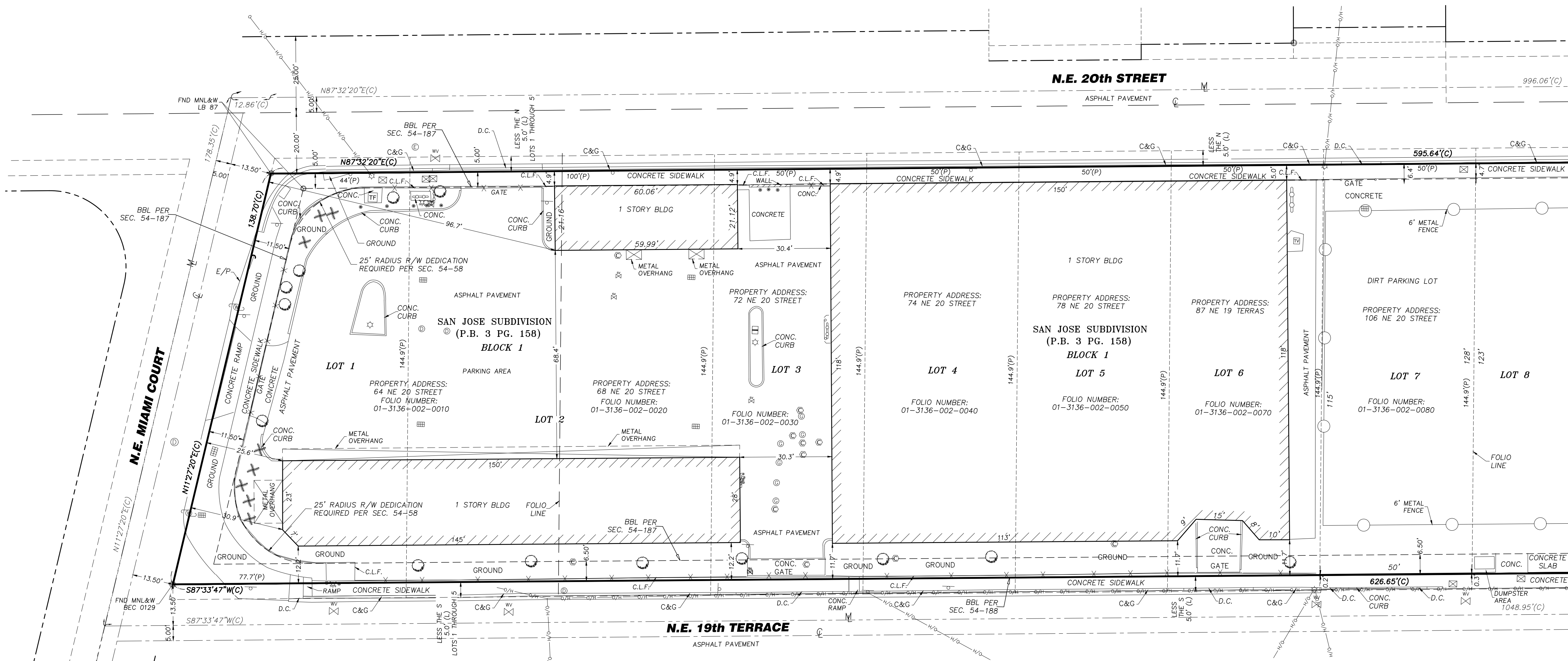
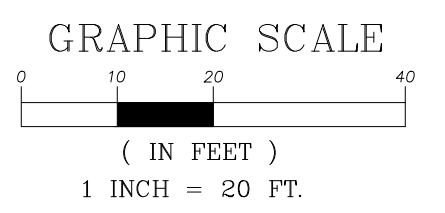
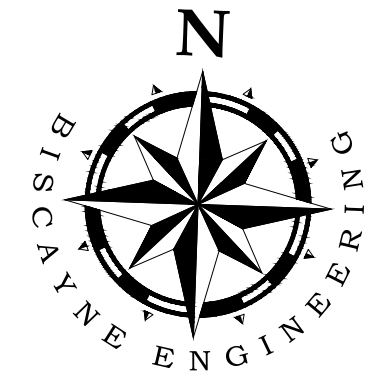
DC-6388-2

BOUNDARY SURVEY

PARCEL 3

AREA OF PARCEL 3: 129,016 SQUARE FEET, OR 2.962 ACRES ±

- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.



NOTE: NO DEDICATION DOCUMENTS PROVIDED.

DATE: Dec 20, 2024 - 10:33am EST FILE: F:\SURVEY\PROJECTS\BROOKS\BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\88098.PE and 7.dwg

REVISIONS
MIAMI-DADE
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E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM



BRAMAN PROPERTIES
FOR: BRAMAN MIAMI
SCALE: SHOWN DESIGNED BY: A.J.R./W.H. DRAWN BY: P.M./R.H./K.T.F. CHECKED BY: A.J.R./W.H.
DATE: 11-12-24 APPROVED BY: WH FB./PG: 3091/21-23, 3056/33-34, 3101/12

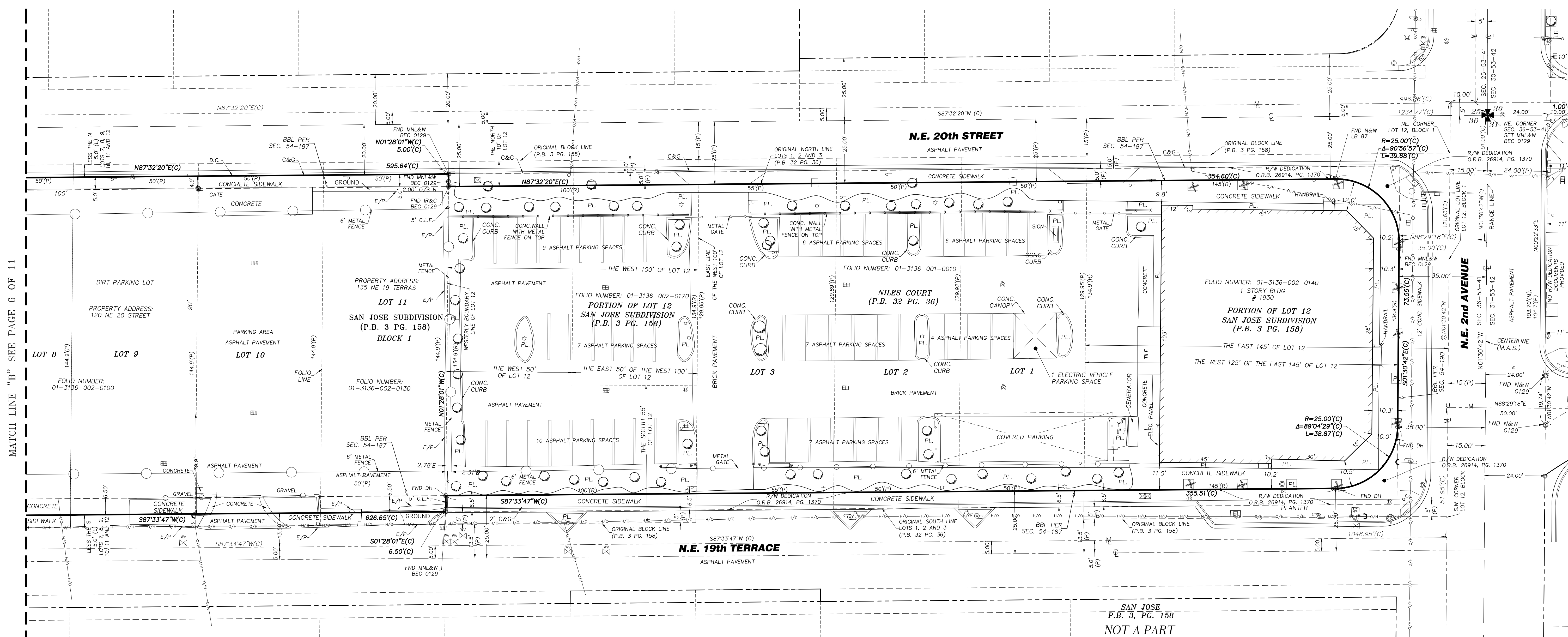
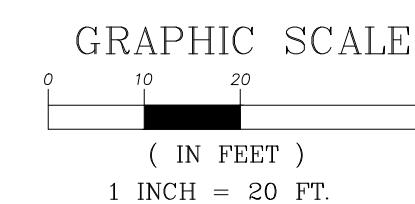
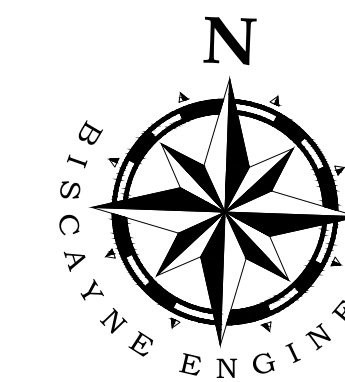
ORDER No.
03-88098
SHEET No.
6 OF 11

BOUNDARY SURVEY

PARCEL 3

AREA OF PARCEL 3: 129,016 SQUARE FEET, OR 2.962 ACRES ±

- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.



MATCH LINE "B" SEE PAGE 6 OF 11

SAN JOSE
P.B. 3, PG. 158
NOT A PART

DATE: Dec 20, 2024 - 10:33am EST FILE: F:\SURVEY\PROJECTS\88098\BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\88098 PG. 6 OF 7.dwg

REVISIONS

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MIAMI
FOR: BRAMAN MIAMI
SCALE: SHOWN DESIGNED BY: A.J.R./W.H. DRAWN BY: P.M./R.H./K.T.F. CHECKED BY: A.J.R./W.H.
DATE: 11-12-24 APPROVED BY: WH FB/PG: 3091/21-23, 3056/33-34, 3101/12

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SHEET No.
7 OF 11

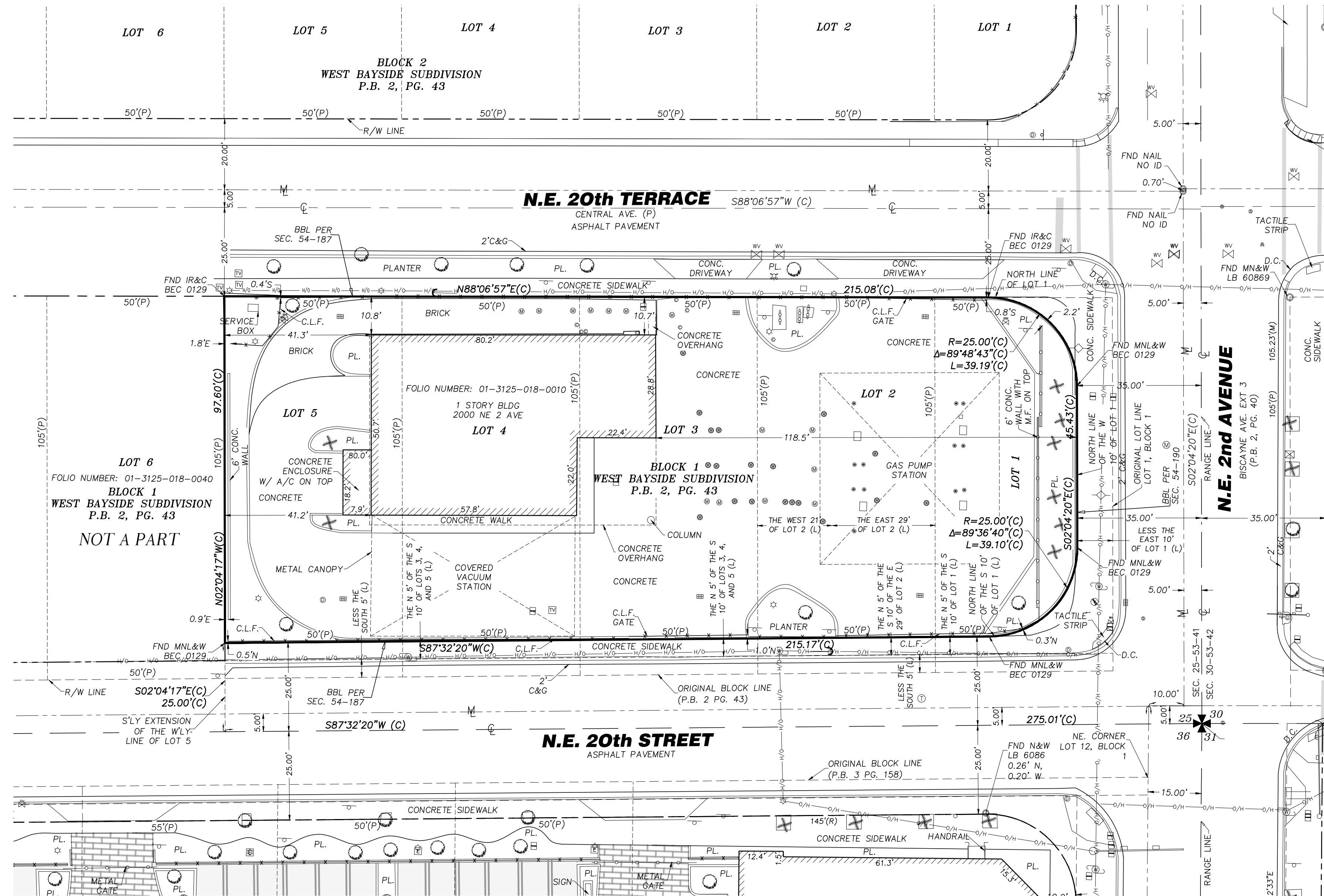
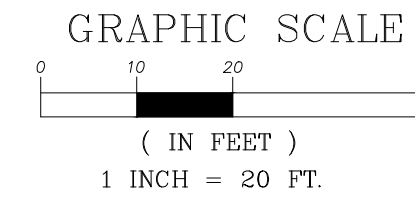
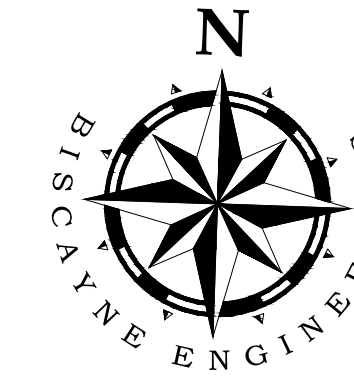
DC-6388-2

BOUNDARY SURVEY

PARCEL 4

AREA OF PARCEL 4: 22,869 SQUARE FEET, OR 0.525 ACRES ±

- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.



DATE: Dec 20, 2024 - 10:30am EST FILE: F:\SURVEY\PROJECTS\BROWNS\BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\88098 PR.dwg

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DATE: 11-12-24 APPROVED BY: WH F.B./P.G.: 3091/21-23, 3056/33-34, 3101/12

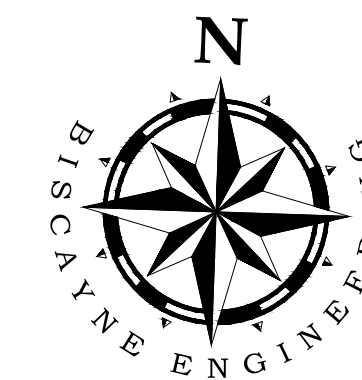
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SHEET No.
8 OF 11

BOUNDARY SURVEY

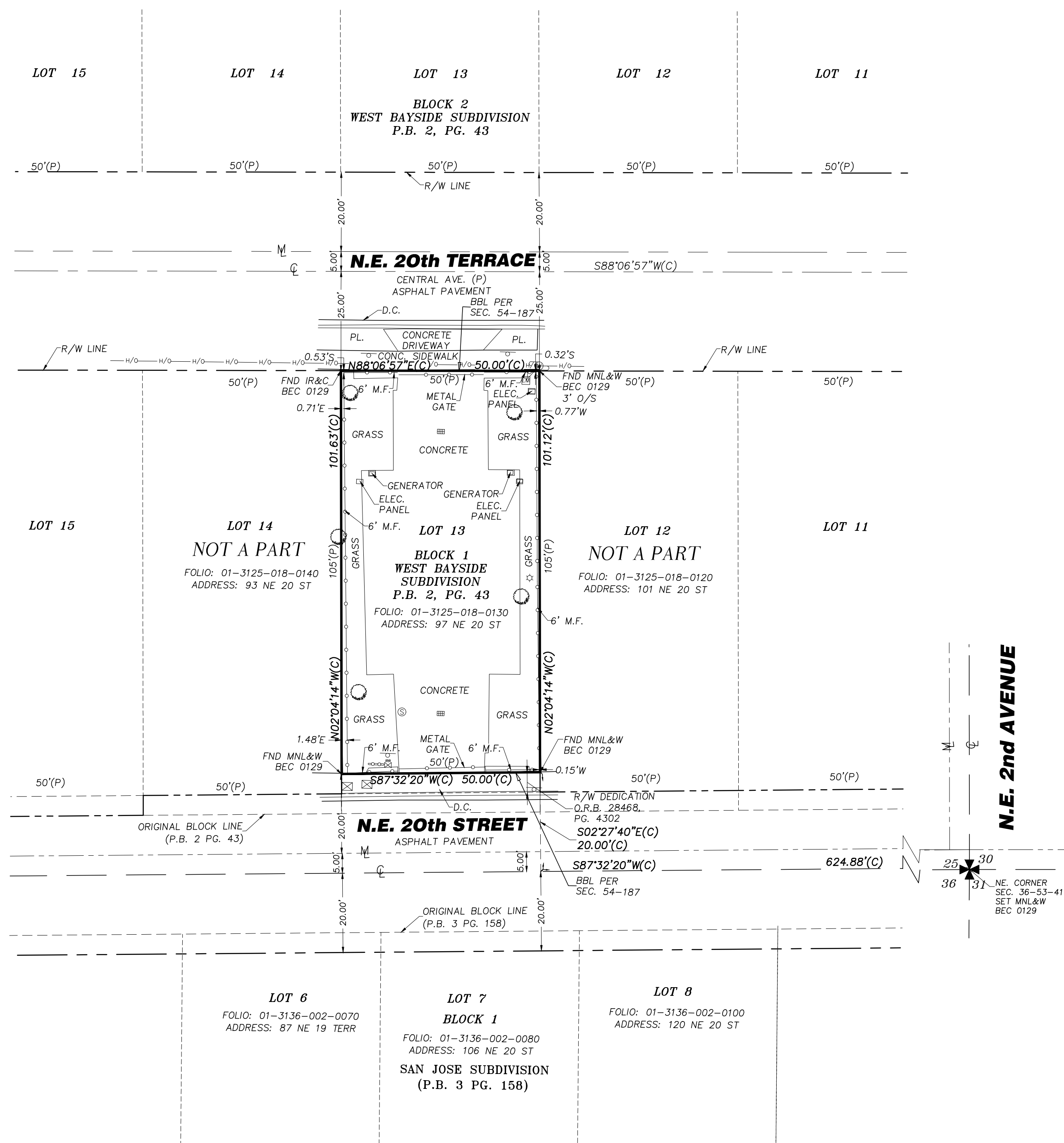
PARCEL 5

AREA OF PARCEL 5: 5,069 SQUARE FEET, OR 0.116 ACRES ±

- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.



GRAPHIC SCALE
(IN FEET)
1 INCH = 20 FT.



DATE: Dec 20, 2024 - 10:46am EST FILE: F:\SURVEY\PROJECTS\BRAMAN\6 AREAS-UPDATE BOUNDARY SURVEY\DWG\BRAMAN_P3.dwg

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BRAMAN PROPERTIES
FOR: BRAMAN MIAMI
SCALE: SHOWN DESIGNED BY: A.J.R./W.H. DRAWN BY: P.M./R.H./K.T.F. CHECKED BY: A.J.R./W.H.
DATE: 11-12-24 APPROVED BY: WH F.B./P.G.: 3091/21-23, 3056/33-34, 3101/12

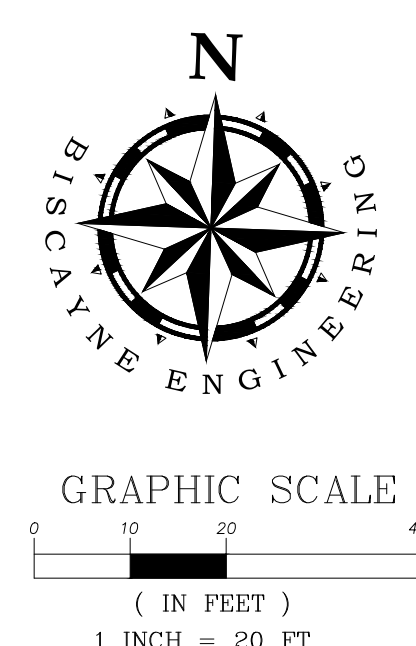
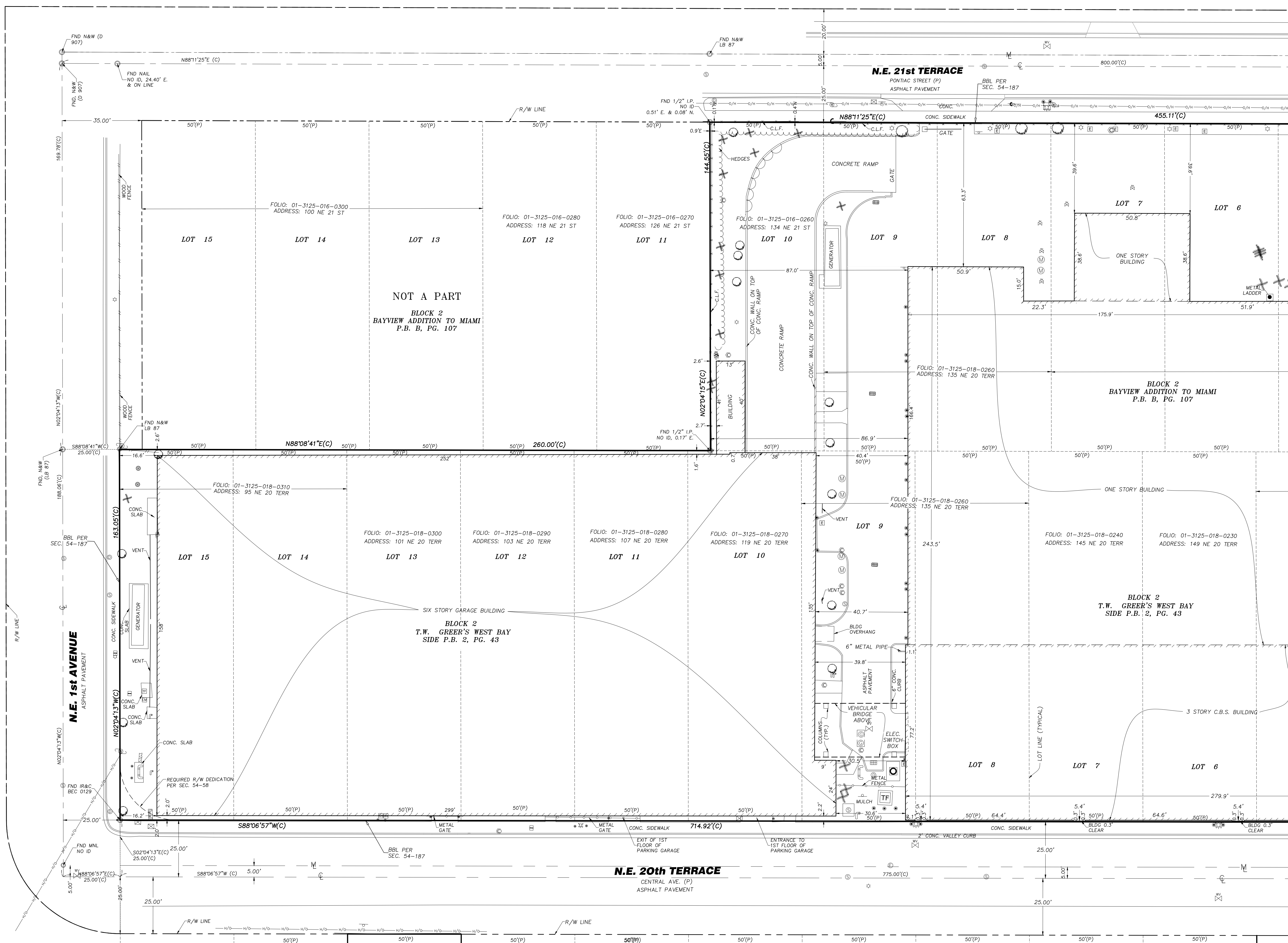
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9 OF 11

BOUNDARY SURVEY

PARCEL 6

AREA OF PARCEL 6: 189,539 SQUARE FEET, OR 4.351 ACRES ±

- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.



MATCH LINE "C" SEE PAGE 11 OF 11

DATE: Dec 20, 2024 - 10:52am EST FILE: F:\SURVEY\PROJECTS\880905\880905 BRAMAN - 6 AREAS-UPDATE BOUNDARY SURVEY\DWG\880905 P10 and 11.dwg

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DATE: 11-12-24 APPROVED BY: WH FB/PG: 3091/21-23, 3056/33-34, 3101/12

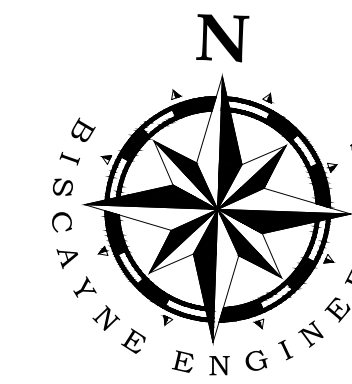
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BOUNDARY SURVEY

PARCEL 6

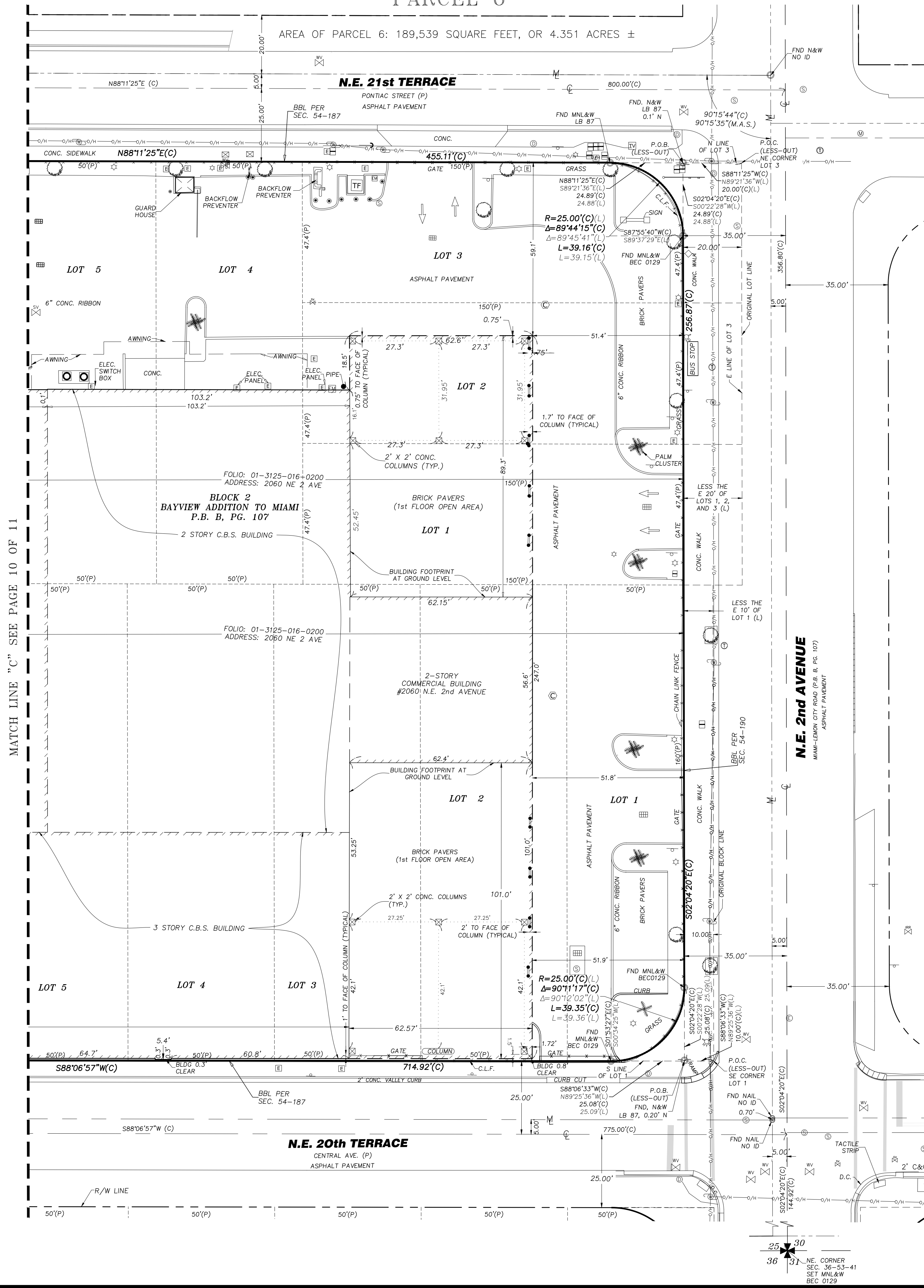
- SEE PAGE 1 OF 11 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NOTES.
- SEE PAGE 2 OF 11 FOR LOCATION SKETCH.

AREA OF PARCEL 6: 189,539 SQUARE FEET, OR 4.351 ACRES ±



GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.



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