

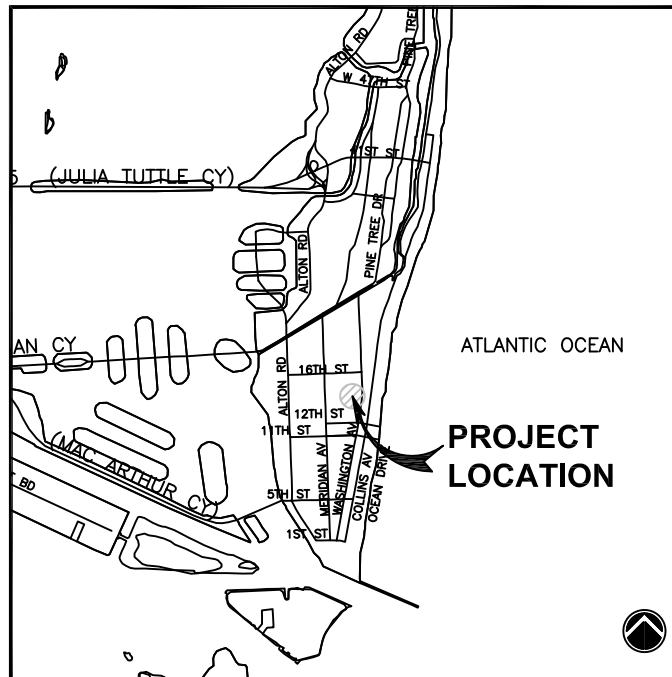
FPL ACCESS ROUTE EASEMENT

(NO CONSTRUCTION - FOR EQUIPMENT ACCESS ONLY)

SKETCH AND LEGAL DESCRIPTION
OWNER: CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVE., MIAMI BEACH, FL. 33139

Folios: 02-3234-015-0020
JANUARY, 2018

EXHIBIT "A"



LOCATION MAP

A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.

FPL ACCESS ROUTE EASEMENT
(FOR EQUIPMENT ACCESS ONLY)
SKETCH AND LEGAL DESCRIPTION
OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #.	171219-001
Date:	JAN./2018
Scale:	AS SHOWN
Drawn:	SETOFPLANS.COM
Sheet:	1 of 4

SURVEYORS NOTES AND CERTIFICATE

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NORTH ARROW DIRECTION AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N89°59'50"W, ALONG THE CENTERLINE OF ESPANOLA WAY.
3. 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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT-OF-WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZED FOR.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON, WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS IN CHAPTER 5J-17.50 THROUGH 5J-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RAFAEL R. CABRERA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA.

FPL ACCESS ROUTE EASEMENT
(FOR EQUIPMENT ACCESS ONLY)
SKETCH AND LEGAL DESCRIPTION
OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-001

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 2 of 4

EASEMENT LEGAL DESCRIPTION

EXHIBIT "A"

Folio: 02-3234-015-0020

Section 34-53-42

A portion of Block 3-B of "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA WAY", according to the Plat thereof, as recorded in Plat Book 9, at Page 147 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeasterly Corner of Block 3-B; point that lies 19.85 feet South, as measured at right angles, and parallel with the centerline of Espanola Way and 50.00 feet West, as measured at right angles, and parallel with the centerline of Washington Avenue;

thence run N89°59'50"E along the Northerly Property line of said Block 3-B also known as Southerly Right-of-way line of Espanola Way, for a distance of 128.33 feet to the **POINT OF BEGINNING**,

thence run S00°00'00"E for a distance of 44.05 feet;

thence run S89°44'49"W for a distance of 47.61 feet;

thence run N88°40'06"W for a distance of 6.96 feet;

thence run S89°55'57"W for a distance of 36.97 feet;

thence run S88°09'09"W for a distance of 12.03 feet;

thence run S89°45'21"W for a distance of 40.34 feet;

thence run S00°13'35"W for a distance of 8.55 feet;

thence run N89°53'23"W for a distance of 11.50 feet;

thence run N00°13'15"E for a distance of 16.22 feet;

thence run S89°57'57"E for a distance of 53.45 feet;

thence run N85°46'37"E for a distance of 8.92 feet;

thence run N89°55'57"E for a distance of 84.19 feet;

thence run N00°13'38"E for a distance of 36.28 feet;

thence run S89°59'50"E along the said Southerly Right-of-way line of Espanola Way for a distance of 8.69 feet to the **POINT OF BEGINNING**,

The described lines of the FPL ACCESS ROUTE EASEMENT together with the courses and distances that define those certain rights for Equipment Access Only and No for Construction.

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 1,617.22 Square Feet and/or 0.037 Acres more or less.

FPL ACCESS ROUTE EASEMENT
(FOR EQUIPMENT ACCESS ONLY)
SKETCH AND LEGAL DESCRIPTION
OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-001

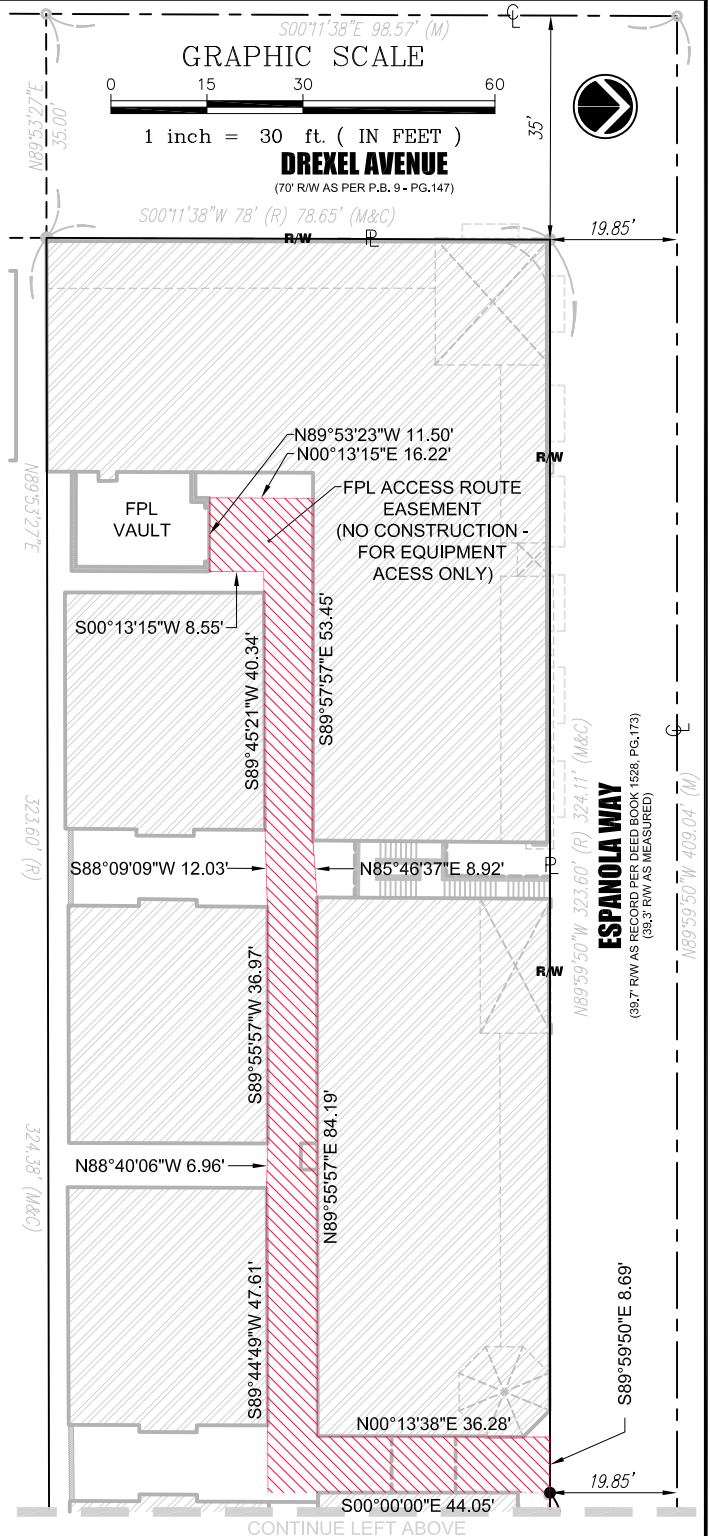
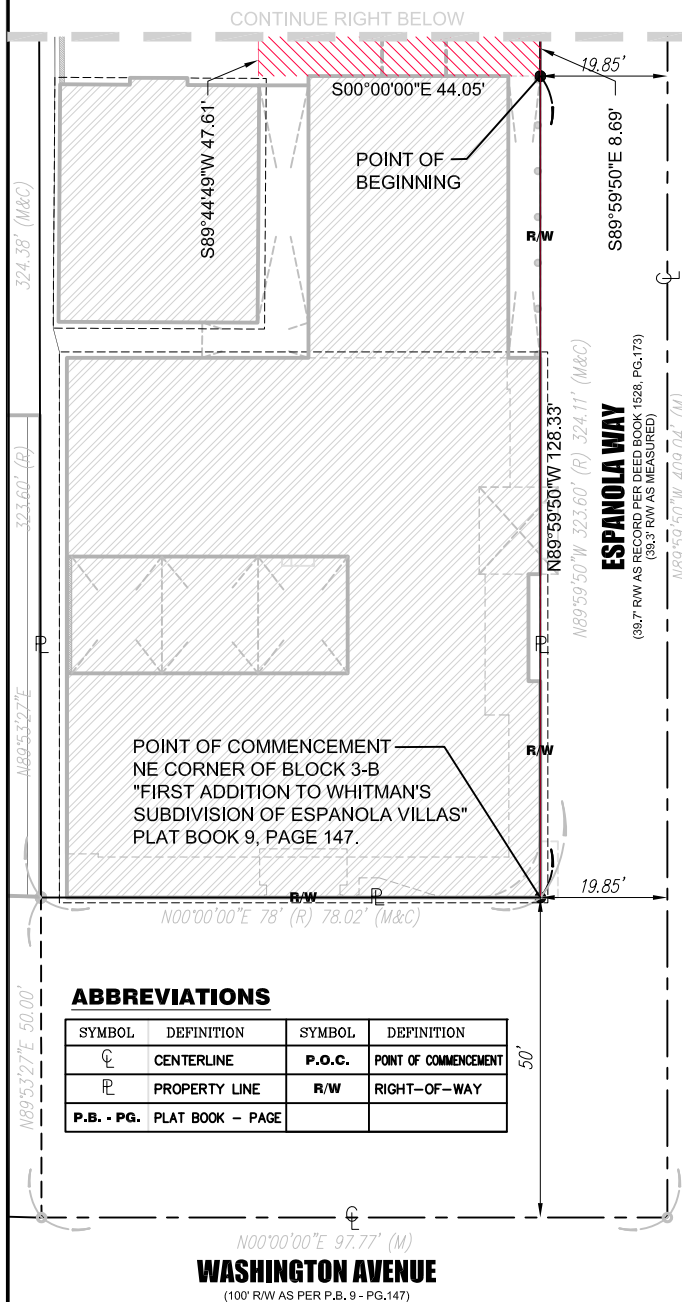
Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet:
3 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"



FPL ACCESS ROUTE EASEMENT
(FOR EQUIPMENT ACCESS ONLY)
SKETCH AND LEGAL DESCRIPTION
OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-001

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 4 of 4

FPL EASEMENT

SKETCH AND LEGAL DESCRIPTION

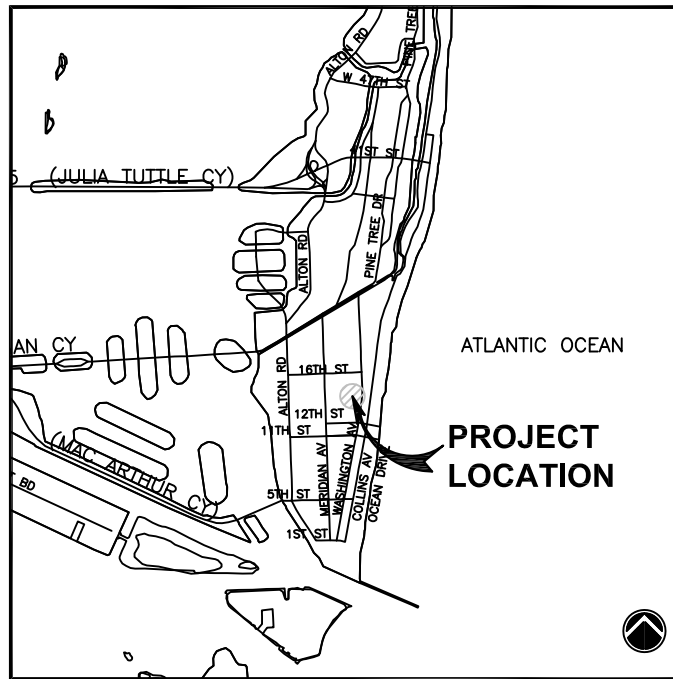
OWNER: CLAY HOTEL PARTNERSHIP LTD.

1434 WASHINGTON AVE., MIAMI BEACH, FL. 33139

Folios: 02-3234-015-0020

JANUARY, 2018

EXHIBIT "A"



LOCATION MAP

A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.

FPL EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-003

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 1 of 4

SURVEYORS NOTES AND CERTIFICATE

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NORTH ARROW DIRECTION AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N89°59'50"W, ALONG THE CENTERLINE OF ESPANOLA WAY.
3. 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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT-OF-WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZED FOR.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON, WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS IN CHAPTER 5J-17.50 THROUGH 5J-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RAFAEL R. CABRERA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA.

FPL EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No. LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE: (305) 389 8321

Job #: 171219-003

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 2 of 4

EASEMENT LEGAL DESCRIPTION

EXHIBIT "A"

Folio: 02-3234-015-0020

Section 34-53-42

A portion of Block 3-B of "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA WAY", according to the Plat thereof, as recorded in Plat Book 9, at Page 147 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Southeasterly Corner of Block 3-B; point that lies 50.00 feet West, as measured at right angles, and parallel with the centerline of Washington Avenue;

thence run S89°53'27"W along the Southerly Property line of said Block 3-B for a distance of 287.86 feet;

thence run N00°13'19"E for a distance of 3.86 feet;

thence run S89°53'23"E for a distance of 15.50 feet;

thence run S53°17'15"E for a distance of 3.13 feet;

thence run N89°53'40"E for a distance of 38.77 feet;

thence run N87°17'27"E for a distance of 10.01 feet;

thence run N89°51'22"E for a distance of 38.94 feet;

thence run S89°26'28"E for a distance of 5.23 feet;

thence run N89°43'33"E for a distance of 39.07 feet;

thence run N89°58'49"E for a distance of 9.68 feet;

thence run S89°36'19"E for a distance of 39.18 feet;

thence run N75°20'55"E for a distance of 3.85 feet;

thence run N90°00'00"E for a distance of 85.24 feet;

thence run S00°00'00"E for a distance of 2.89 feet to the **POINT OF COMMENCEMENT**,

The described lines of this FPL Easement are with the courses and distances around this FPL Easement define those certain rights to maintain and operate the facilities within itself.

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 735.67 Square Feet and/or 0.0169 Acres more or less.

FPL EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-003

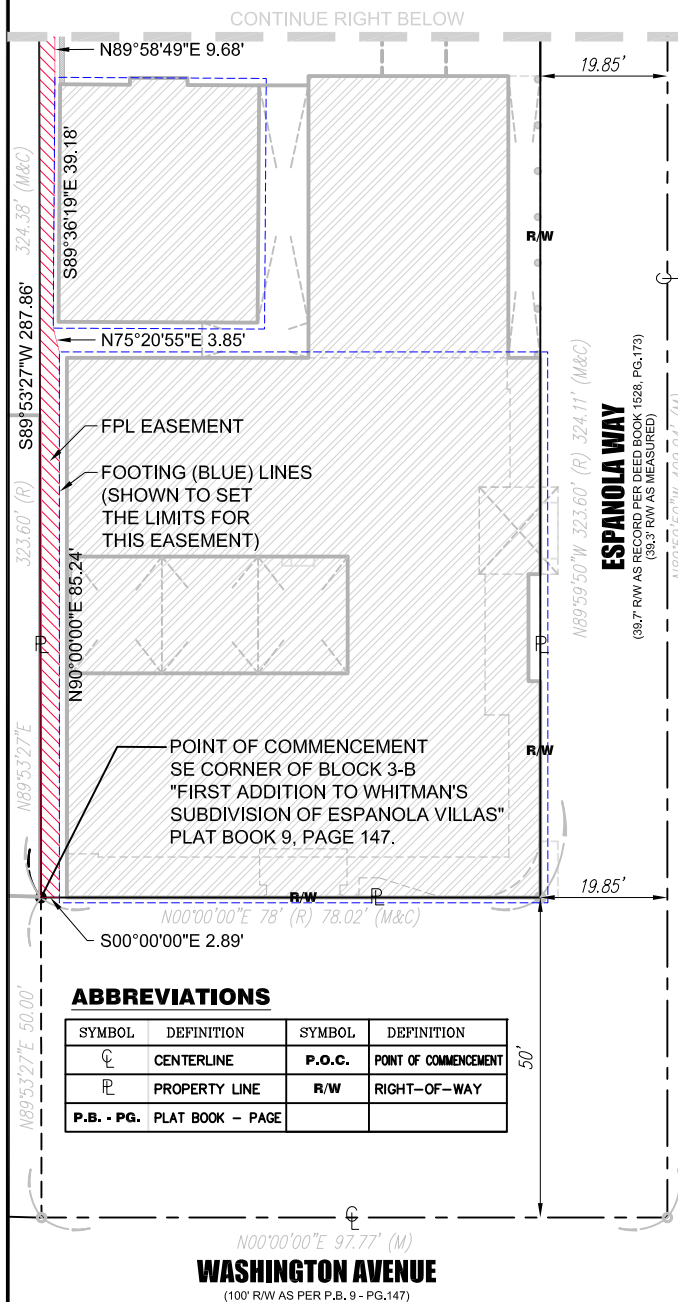
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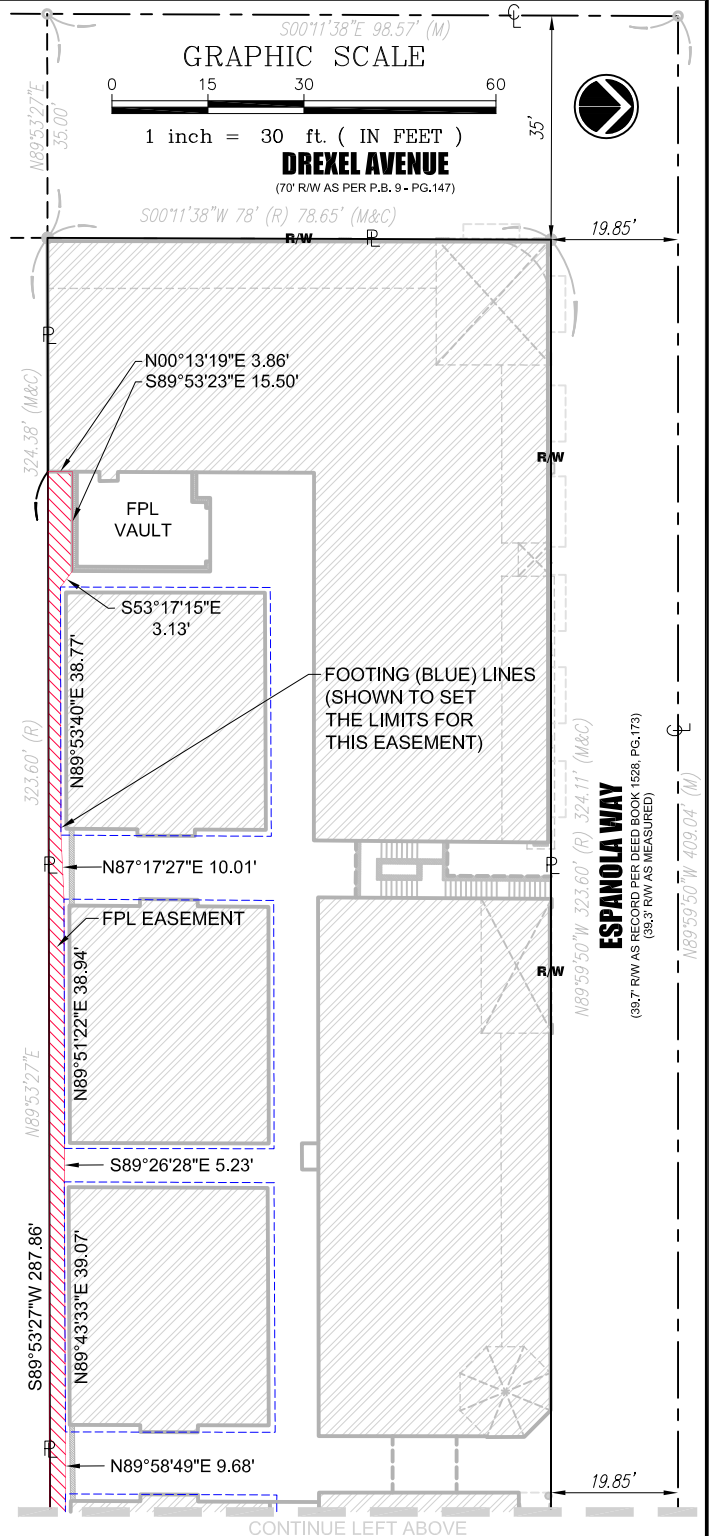
Sheet:
3 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"



ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION
CL	CENTERLINE	P.O.C.	POINT OF COMMENCEMENT
PL	PROPERTY LINE	R/W	RIGHT-OF-WAY
P.B. - PG.	PLAT BOOK - PAGE		



FPL EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-003

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 4 of 4

FPL (VAULT) EASEMENT

SKETCH AND LEGAL DESCRIPTION

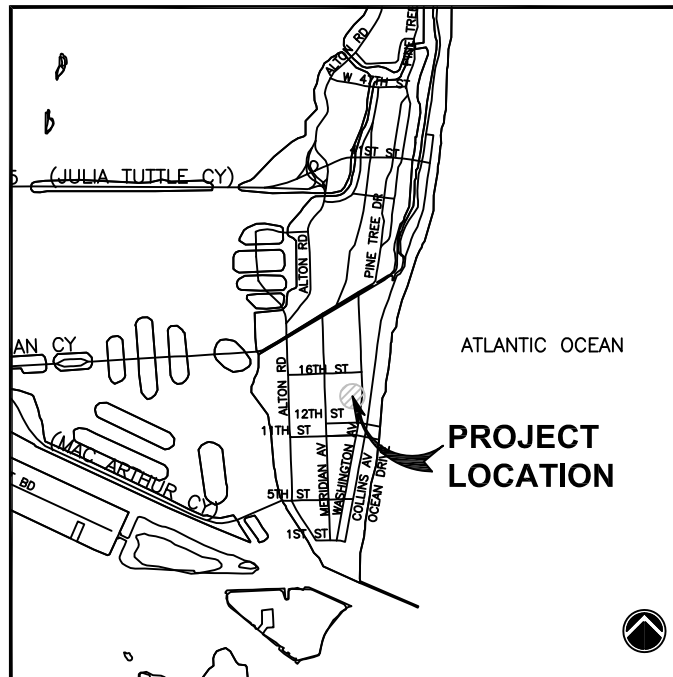
OWNER: CLAY HOTEL PARTNERSHIP LTD.

1434 WASHINGTON AVE., MIAMI BEACH, FL. 33139

Folios: 02-3234-015-0020

JANUARY, 2018

EXHIBIT "A"



LOCATION MAP

A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.

FPL (VAULT) EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-002

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 1 of 4

SURVEYORS NOTES AND CERTIFICATE

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NORTH ARROW DIRECTION AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N89°59'50"W, ALONG THE CENTERLINE OF ESPANOLA WAY.
3. 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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT-OF-WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZED FOR.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON, WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS IN CHAPTER 5J-17.50 THROUGH 5J-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RAFAEL R. CABRERA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA.

FPL (VAULT) EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-002

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 2 of 4

EASEMENT LEGAL DESCRIPTION

EXHIBIT "A"

Folio: 02-3234-015-0020

Section 34-53-42

A portion of Block 3-B of "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA WAY", according to the Plat thereof, as recorded in Plat Book 9, at Page 147 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

COMMENCE at the Northeasterly Corner of Block 3-B; point that lies 19.85 feet South, as measured at right angles, and parallel with the centerline of Espanola Way and 50.00 feet West, as measured at right angles, and parallel with the centerline of Washington Avenue;

thence run N89°59'50"E along the Northerly Property line of said Block 3-B also known as Southerly Right-of-way line of Espanola Way, for a distance of 128.33 feet;

thence run S00°00'00"E for a distance of 44.05 feet;

thence run S89°44'49"W for a distance of 47.61 feet;

thence run N88°40'06"W for a distance of 6.96 feet;

thence run S89°55'57"W for a distance of 36.97 feet;

thence run S88°09'09"W for a distance of 12.03 feet;

thence run S89°45'21"W for a distance of 40.34 feet;

thence run S00°13'35"W for a distance of 8.55 feet to the **POINT OF BEGINNING**,

thence continue S00°13'15"W for a distance of 21.50 feet;

thence run N89°53'23"W for a distance of 15.50 feet;

thence run N00°13'12"E for a distance of 4.19 feet;

thence run N89°01'23"E for a distance of 1.43 feet;

thence run N00°58'37"W for a distance of 2.85 feet;

thence run S89°57'56"W for a distance of 1.37 feet;

thence run N00°13'15"E for a distance of 12.27 feet;

thence run S89°53'23"E for a distance of 4.00 feet;

thence run N00°06'37"E for a distance of 2.17 feet;

thence run S89°53'23"E for a distance of 11.50 feet to the **POINT OF BEGINNING**,

The described lines of the ELECTRICAL VAULT are to be extended vertically downwards to a limit of ten (10) feet bellow the Finished Floor and to be extended vertically upwards to the ceiling of said VAULT (being 12 feet above the Finished Floor). These upper and lower vertical limits together with the courses and distances around the Electrical Vault define those certain rights to maintain and operate the facilities within said VAULT.

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 320.59 Square Feet and/or 0.00736 Acres more or less.

FPL (VAULT) EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #. 171219-002

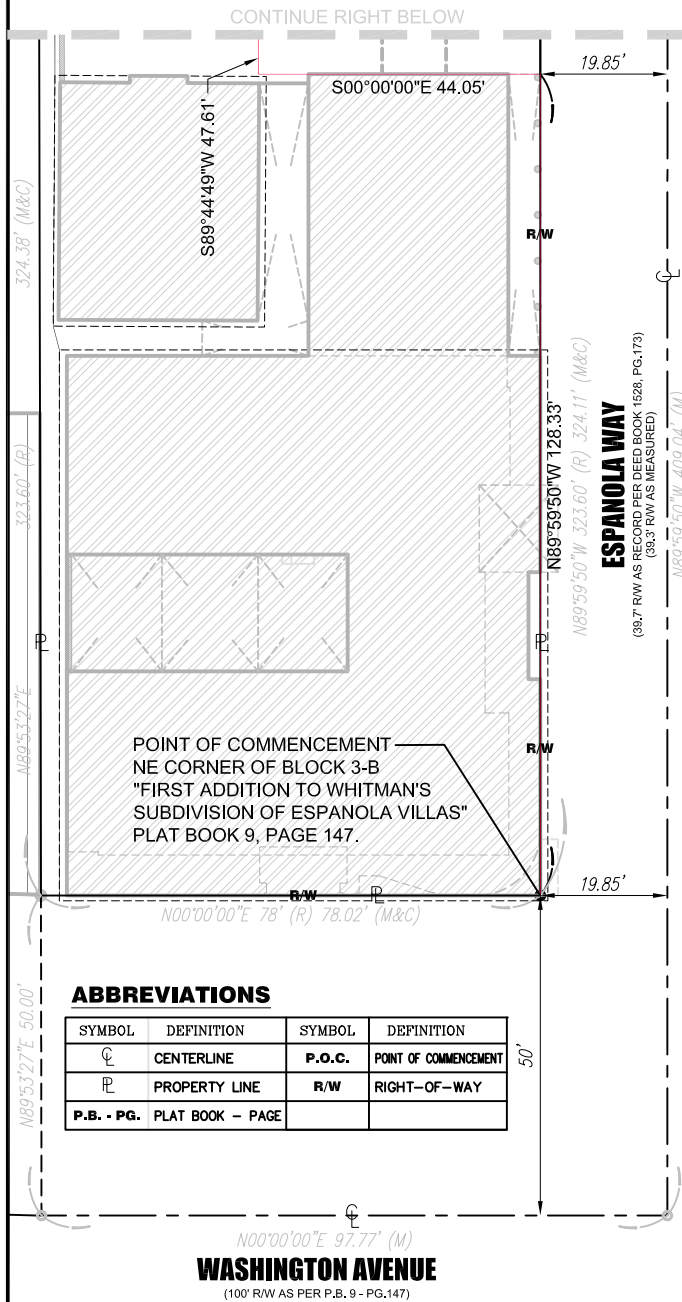
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Drawn: SETOFPLANS.COM

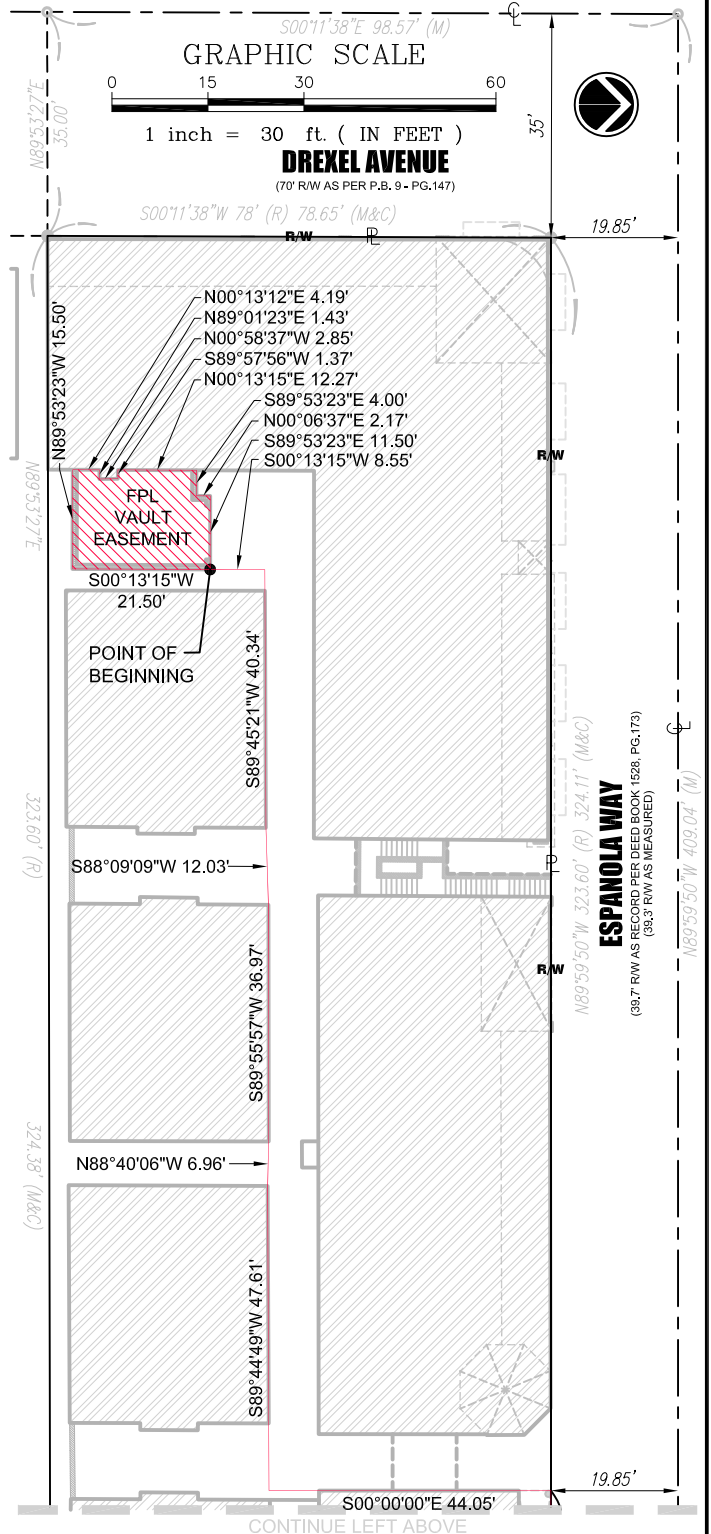
Sheet:
3 of 4

SKETCH TO ACCOMPANY LEGAL DESCRIPTION EXHIBIT "A"



ABBREVIATIONS

SYMBOL	DEFINITION	SYMBOL	DEFINITION
CL	CENTERLINE	P.O.C.	POINT OF COMMENCEMENT
PL	PROPERTY LINE	R/W	RIGHT-OF-WAY
P.B. - PG.	PLAT BOOK - PAGE		



FPL (VAULT) EASEMENT
SKETCH AND LEGAL DESCRIPTION

OWNER:
CLAY HOTEL PARTNERSHIP LTD.
1434 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-002

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 4 of 4

UNDERPINNING ACCESS AGREEMENT EASEMENT

SKETCH AND LEGAL DESCRIPTION

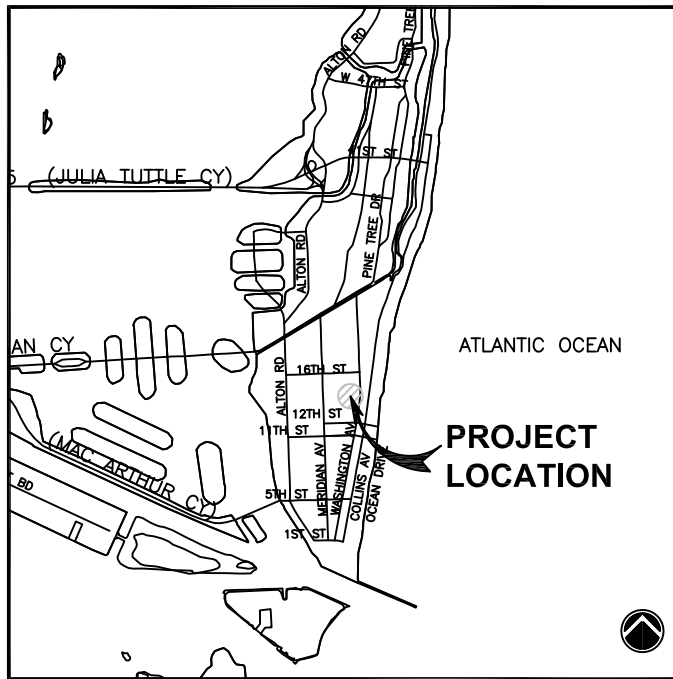
OWNER: MARSTEV, CORP.

1430 WASHINGTON AVE., MIAMI BEACH, FL. 33139

Folio: 02-4203-009-0020

JANUARY, 2018

EXHIBIT "A"



LOCATION MAP

**A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA.
SCALE = N.T.S.**

<p>UNDERPINNING ACCESS AGREEMENT EASEMENT. SKETCH AND LEGAL DESCRIPTION</p> <p>OWNER:MARSTEV, CORP. 1430 WASHINGTON AVENUE, MIAMI BEACH, FL. 33139</p>	<p>CABRERA CONSULTING SERVICES LAND PLANNING - SURVEYING & MAPPING</p> <p>CERTIFICATE No.LB 7102, STATE OF FLORIDA 10412 SW 23rd Terrace, Miami, Florida 33165 PHONE:(305) 389 8321</p>	Job #: 171219-004
		Date: JAN./2018
		Scale: AS SHOWN
		Drawn: SETOPLANS.COM
		Sheet: <div>1 of 4</div>

SURVEYORS NOTES AND CERTIFICATE

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
2. NORTH ARROW DIRECTION AND BEARING SHOWN HEREON ARE BASED ON AN ASSUMED VALUE OF N89°59'50"W, ALONG THE CENTERLINE OF ESPANOLA WAY.
3. 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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH & LEGAL THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.
5. NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE IS ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT-OF-WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZED FOR.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THE SKETCH AND LEGAL DESCRIPTION OF THE PROPERTY DESCRIBED HEREON, WAS PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS IN CHAPTER 5J-17.50 THROUGH 5J-17.52 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RAFAEL R. CABRERA, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. L.S.-5665
STATE OF FLORIDA.

UNDERPINNING ACCESS
AGREEMENT EASEMENT.
SKETCH AND LEGAL DESCRIPTION

OWNER:MARSTEV, CORP.
1430 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

CABRERA CONSULTING SERVICES
LAND PLANNING - SURVEYING & MAPPING

CERTIFICATE No.LB 7102, STATE OF FLORIDA
10412 SW 23rd Terrace, Miami, Florida 33165
PHONE:(305) 389 8321

Job #: 171219-004

Date: JAN./2018

Scale: AS SHOWN

Drawn: SETOFPLANS.COM

Sheet: 2 of 4

EASEMENT LEGAL DESCRIPTION

EXHIBIT "A"

Folio: 02-4203-009-0020

Section 34-53-42

A portion of all that part of the Northerly 30 feet of Block 20, of "OCEAN BEACH, FLORIDA, ADDITION NUMBER THREE", according to the Plat thereof, as recorded in Plat Book 2, at Page 81 of the Public Records of Miami-Dade County, Florida, bounded on the East by the West line of Washington Avenue, and bounded on the West by the East Line of Drexel Avenue; excepting however, the West 243.5 feet thereof, said excepted portion having heretofore conveyed to the Board of Public Instruction of the County of Dade, State of Florida by Deed recorded in Deed Book 1623, at page 140; being more particularly described as follows:

COMMENCE at the Northeasterly Corner of Block 3-B; point that lies 97.87 feet South, as measured at right angles, and parallel with the centerline of Espanola Way and 50.00 feet West, as measured at right angles, and parallel with the centerline of Washington Avenue;

thence run N09°27'25"E along the Westerly Right-of-way line of Washington Avenue, for a distance of 2.03 feet;

thence run N89°53'27"E for a distance of 74.88 feet;

thence run N00°11'38"W for a distance of 2.00 feet;

thence run S89°53'27"W along the Northerly Property line for a distance of 75.21 feet to the **POINT OF COMMENCEMENT**,

This Underpinning Access Agreement have been created between the Landlords of the Property 1434 Washington Avenue, Miami Beach, FL. 33139 and 1430 Washington Avenue, Miami Beach, FL. 33139 to bring Access to the Landlord of said 1434 Washington Avenue to perform underground works with the conditions that the existing Building, Foundations, improvements, etc. located in said property 1430 Washington Avenue will remain intact and/or in any way will be suffered any damage or deterioration caused for any construction or its continue use in the future.

Therefore; the Landlord of 1430 Washington Avenue will not be responsible for its maintenance or work done by others.

All of the above land situated, being and lying in Miami-Dade County, Florida, and containing 150.08 Square Feet and/or 0.0034 Acres more or less.

UNDERPINNING ACCESS
AGREEMENT EASEMENT.
SKETCH AND LEGAL DESCRIPTION

OWNER:MARSTEV, CORP.
1430 WASHINGTON AVENUE,
MIAMI BEACH, FL. 33139

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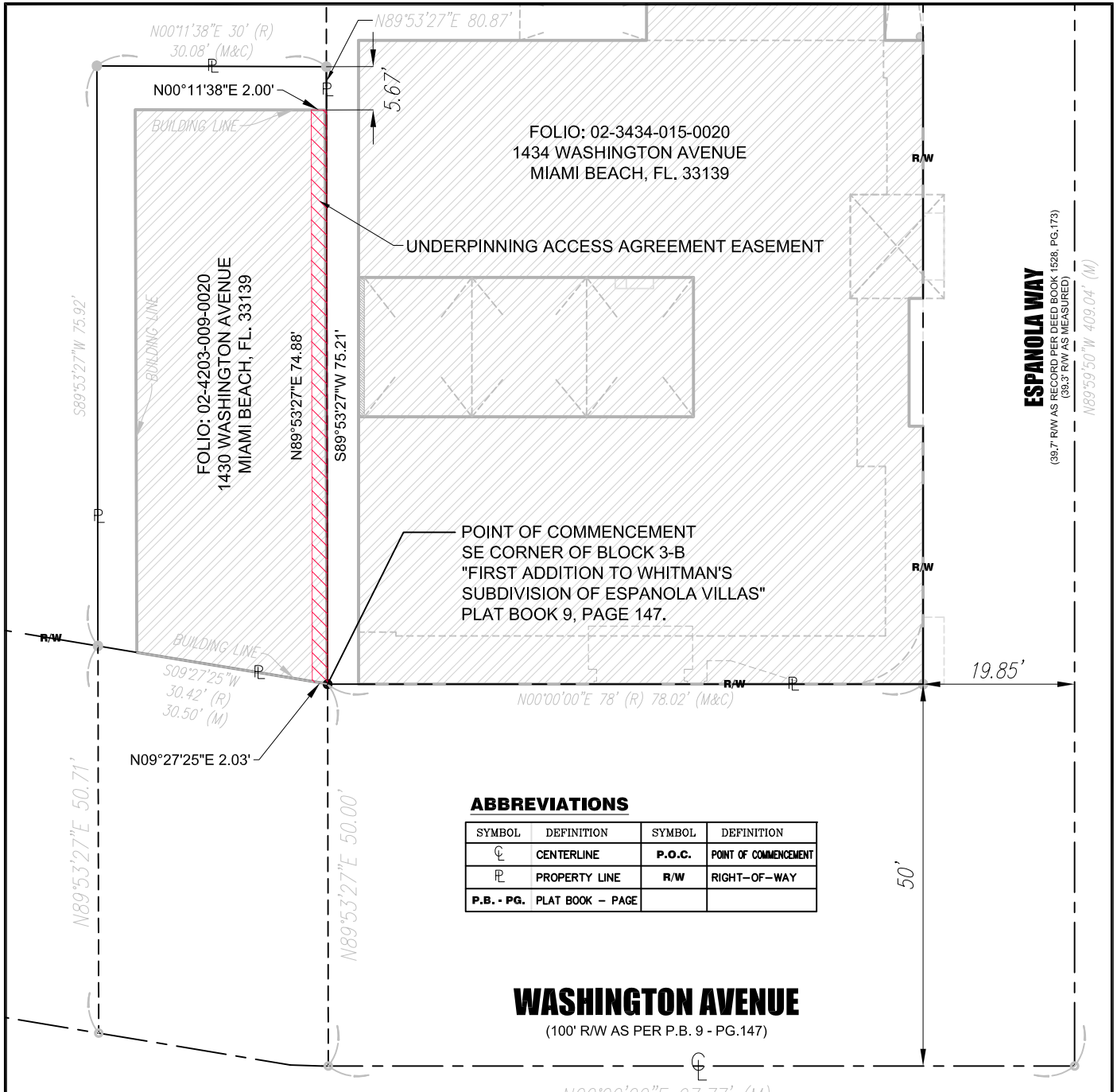
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ABBREVIATIONS

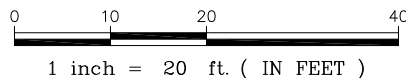
SYMBOL	DEFINITION	SYMBOL	DEFINITION
⊕	CENTERLINE	P.O.C.	POINT OF COMMENCEMENT
⊔	PROPERTY LINE	R/W	RIGHT-OF-WAY
P.B. - PG.	PLAT BOOK - PAGE		

WASHINGTON AVENUE

(100' R/W AS PER P.B. 9 - PG.147)

**SKETCH TO ACCOMPANY
LEGAL DESCRIPTION**
EXHIBIT "A"

GRAPHIC SCALE



UNDERPINNING ACCESS
AGREEMENT EASEMENT.
SKETCH AND LEGAL DESCRIPTION

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