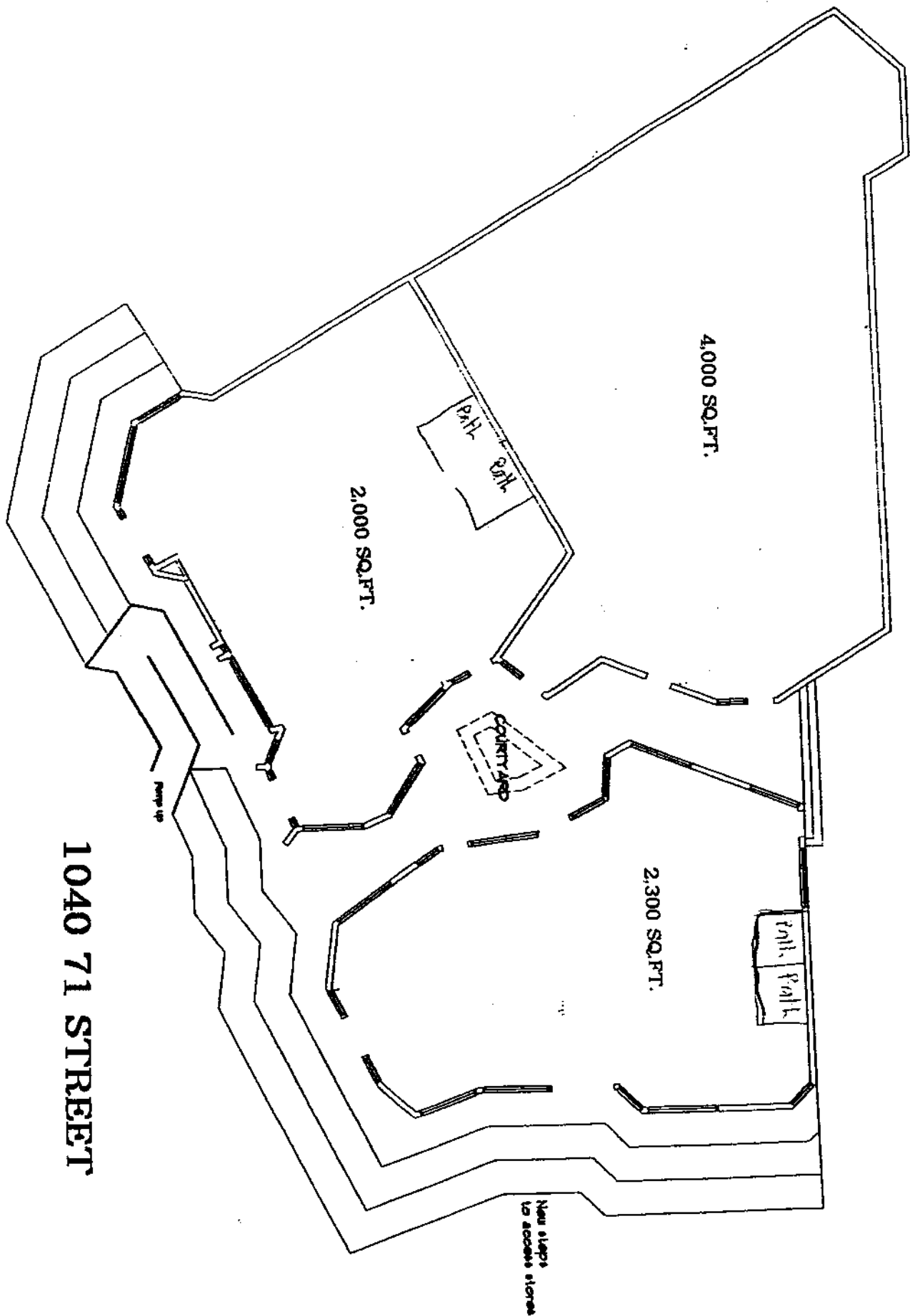


PARKING AREA

8 SPACES



1040 71 STREET

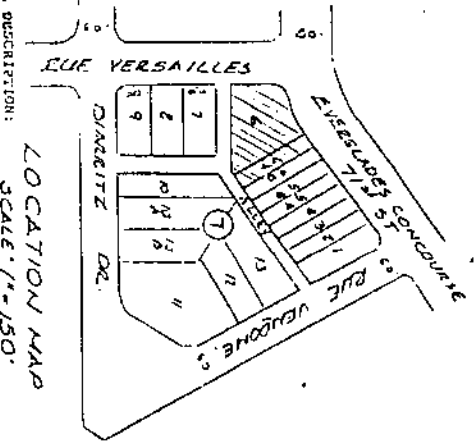
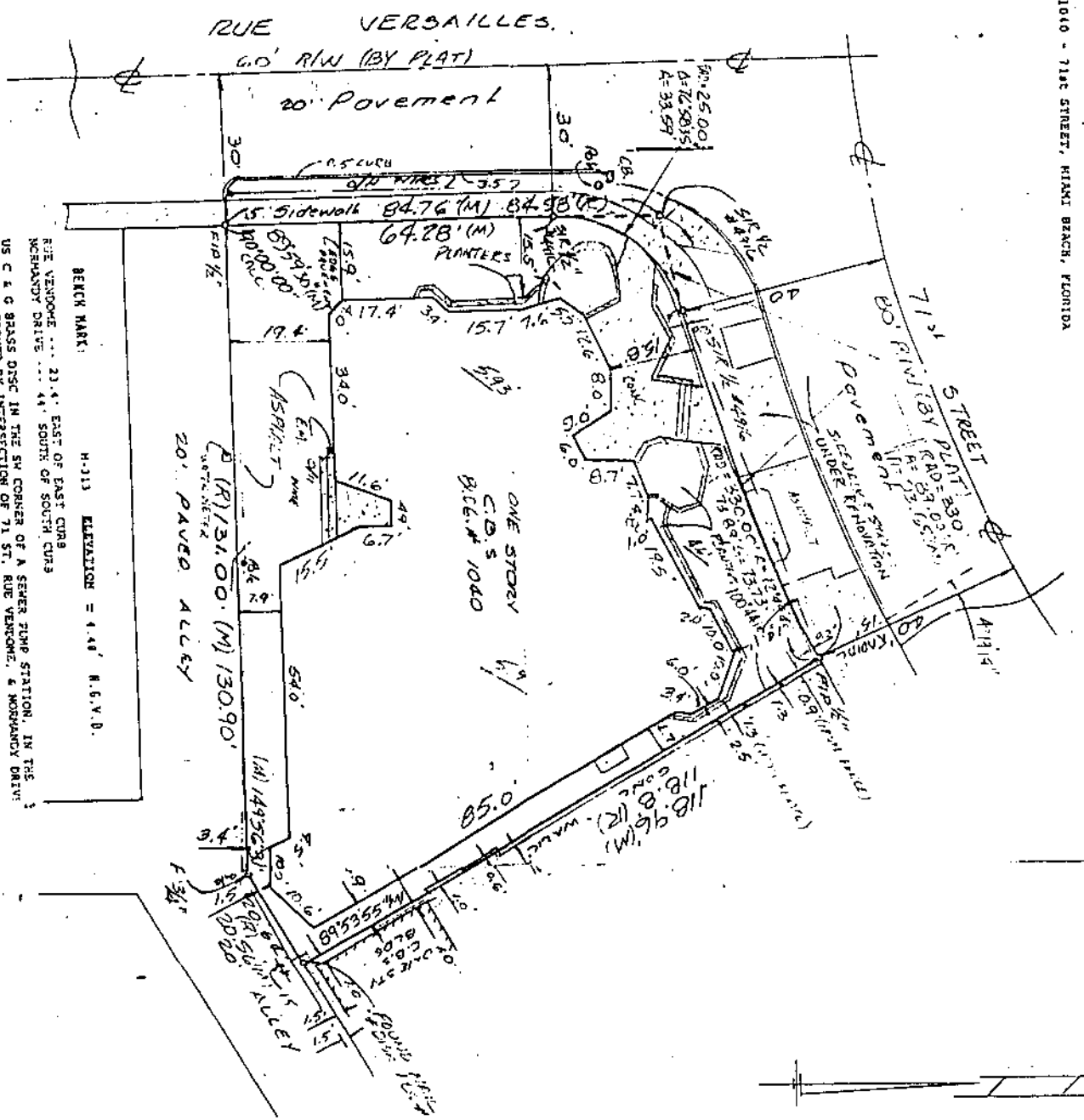
PREPARED FOR: ALAN WAGNERSTEIN

PROPERTY ADDRESS:

1010 - 71st STREET, MIAMI BEACH, FLORIDA

BOUNDARY SURVEY

SCALE: 1" = 16'



LEGAL DESCRIPTION: LOT 6 AND 6A IN BLOCK 1 OF OCEAN SIDE SECTION OF THE ISLE OF HONOLULU ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25 AT PAGE 83 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES: UNLESS OTHERWISE SHOWN THE FOLLOWING NOTES APPLY.
 1) THIS CERTIFICATION IS FOR LANDS AS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, SOUNDING, EASEMENTS OR FREEDOM OF ENCUMBRANCES, ABSTRACT NOT REVIEWED.
 2) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. EXAMINATION OF INSTRUMENT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS IF ANY AFFECTING THIS PROPERTY.
 3) OMBREX: SUBJECT TO OPTION OF TITLE.
 4) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON.
 5) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
 6) THE NORTH ARROW IS REFERENCED TO RECORD PLAT.
 7) THE ELEVATION INFORMATION SHOWN IS REFERENCED TO 0.00 FEET, MEAN SEA LEVEL, N.G.V.D.
 8) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM SUBJECT PROPERTY LIES WITHIN A FLOOD ZONE AS WITH A BASE FLOOD ELEVATION OF 8' FEMA PANEL #12083-91-J DATE 3-2-91.
 9) ELEVATIONS WHEN SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (1929 ADJUSTMENT) N.G.V.D.
 CERTIFIED TO:

- 1) ALAN WAGNERSTEIN
- 2) LAW OFFICES OF RICHARD WAGNERSTEIN
- 3) ATTORNEYS' TITLE INSURANCE FUND, INC.

I HEREBY CERTIFY: That the attached BOUNDARY SURVEY of the above described property is true and correct representation of a field survey made under my direction and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Engineers in Chapter 61C17-Florida Administrative Code, pursuant to Section 471.027 Florida Statutes.
 DAVID FRIED SURVEYOR: 5-10-97

DAVID F. FRIED, Registered Land Surveyor No 4916 State of Florida.

301 N.W. 108th Ave., Apt. 103 Telephone: (305) 225-8183
 Miami, FL 33173. Fax: (305) 225-8198.
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

SURVEY SET FROM RECORD
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
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