BAL HARBOUR SHOPS

SURVEYOR'S NOTES:

With reference to the First American Title Insurance Company Agent's File No. 02630202 with an effective date of December 8, 2010. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".

SCHEDULE B - SECTION 2

1–8 Standard Exceptions
9 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESIDENTIAL SECTION OF BAL HARBOUR, as recorded in Plat Book 44, at Page 98, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c) (as to all Parcels.)
No easements per plat to plat that affect Bal Harbour Shops.
10 Oil, gas, mineral, canal and reclamation reservations contained in Deed from the Trustees of the Internal Improvement Fund recorded in Deed Book 1328, at Page 225. Note: The right of entry and exploration as to said oil, gas and mineral rights has been released pursuant to Section 270.11, F.S. (as to Parcel 3)
Reservations affect Bal Harbour Shops parcel but not subject to location.
11 Oil, gas and mineral reservations contained in Deed from the Trustees of the Internal Improvement Fund recorded in Deed Book 2501, at Page 340, as affected by Corrective Deed recorded in Deed Book 2747, at Page 281. Note: The right of entry and exploration has been released pursuant to Section 270.11, F.S. (as to Parcel 3)
Reservations affect Bal Harbour Shops parcel but not subject to location.
12 Terms, provisions, restrictive covenants, conditions, restrictions, reservations and easements set forth in Warranty Deed recorded in Deed Book 2886, at Page 198, and in Warranty Deed recorded in Deed Book 3505, at Page 170, as amended by Release of Easement recorded in Deed Book 3505, at Page 175;
Not a part of Bal Harbour Shops parcel.
Resolution and Declaration of Amendments recorded in O.R.B. 11640, at Page 137; Resolution and Declaration recorded in O.R.B. 11672, at Page 267; and Resolution and Declaration recorded in O.R.B. 11686, at Page 931, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Bal Harbour Shops parcel is not a part of the Residential Section.
The Declarant's rights thereunder were assigned by instruments recorded in Deed Book 3567, at Page 2;
Affects Bal Harbour Shops parcel but not subject to location.
Deed Book 4022, at Page 153;
Not a part of Bal Harbour Shops parcel.
Deed Book 4050, at Page 315; Deed Book 4050, at Page 317;
Affects Bal Harbour Shops parcel but not subject to location.
O.R.B. 15377, at Page 3530. (as to Parcel 3)
Does not affect Bal Harbour Shops Parcel.
13 Easement granted to Florida Power and Light Company by instrument recorded in Deed Book 3437, at Page 310. (as to Parcel 3)
Affects Bal Harbour Shops parcel. Exhibit "A" of document is not legible; therefore, it cannot be plotted.
14 Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce.
Standard Exception. Document not provided.

The following Exceptions are ONLY as to Parcels 1 and/or 2, except as specified:

15 Reservation unto the said, Trustees of the Internal Improvement Fund of the State of Florida, and their successors, title to an undivided three–fourths of all phosphate, minerals and metals, and title to an undivided one–half of all petroleum that may be in, on or under the land, as contained in TIIF Deed No. 18,046 recorded in Deed Book 1328, page 225.
Reservations affect Bal Harbour Shops parcel but not subject to location.
TIIF Deed No. 19053, recorded in Deed Book 2501 page 340 and by Corrective TIIF Deed No. 19053A dated and recorded Under Clerk's File No. V–73155. As to Areas 1, 2, 2–A and 5 of the plat of the BUSINESS SECTION OF BAL HARBOUR said mineral estate was reunited in the surface owner by TIIF Quit Claim Deed No. 19053A–O, recorded in O.R.B. 8271, page 99, as to the remaining land the right of entry and exploration was released by statute.
Reservations affect Bal Harbour Shops parcel but not subject to location.
16 Restrictions, easements, conditions and limitations, as set forth in Warranty Deed from Miami Beach Heights, Inc., to Sinclair Refining Company, recorded in Deed Book 2851, page 514, as modified by Corrective Deed and Grant of Easement from Miami Beach Heights, Inc., to Sinclair Refining Company and recorded in Deed Book 3407, page 230.
Restrictions affect a portion of Bal Harbour Shops parcel but not subject to location.
The restrictive covenants and conditions numbered 1 through 12 were canceled by that Final Decree filed September 28, 1956 entered in Chancery Case No. 192493 of the Eleventh Judicial Circuit in and for Miami–Dade County styled Harbour Square, Inc. et al. v. Sinclair Refining Company, et. al. but deleting any covenant, condition or restriction indicting a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Removes and canceled covenants and restrictions.
17 Restrictions, easements, conditions and limitations, as set forth in Warranty Deed from Miami Beach Heights, Inc., to The Church by the Sea recorded in Deed Book 2886, page 198 and as set forth in Warranty Deed from Miami Beach Heights, Inc., to The Church by the Sea recorded in Deed Book 3505, page 170; as modified by Release of Easement recorded in Deed Book 3505, page 175 but deleting any covenant, condition or restriction indicting a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(as to Parcels 1, 2 and 3)
Not a part of Bal Harbour Shops parcel.
18 Restrictions, conditions and limitations, which do not contain a reverter clause, as set forth in Warranty Deed from Miami Beach Heights, Inc., to Briggs Commercial and Development Company, Prime Securities Corporation, Graham Development Corporation, Robert C. Graham and Robert C. Graham, Jr., and recorded in Deed Book 3828, page 194 but deleting any covenant, condition or restriction indicting a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Restrictions, conditions and easements affect Bal Harbour Shops parcel but not subject to location.
19 Easements as set forth in Warranty Deed from Robert C. Graham & Sons, a partnership to Bal Harbour Village, recorded in Deed Book 3889 at Page 285.
Easement No. 8 now lies within Public Right–of–Way.
20 Quit Claim Deed from Miami Beach Heights, Inc., and filed under. Clerk's File No. EE– 31889, for the purposes of assigning to Harbour Square, Inc., any and all right, title and interest of the grantor in and to or in anywise pertaining to Tract D, RESIDENTIAL SECTION OF BAL HARBOUR, according to the Plat thereof, as recorded in Plat Book 44, at Page 98.
Reservations affect Bal Harbour Shops parcel but not subject to location.
21 Dedications and Reservations as shown on said plat of the BUSINESS SECTION OF BAL HARBOUR, according to the Plat thereof, as recorded in Plat Book 60, at Page 39. (As to Parcels 1, 2 and 4)
Dedications and reservations per plat are shown on survey.
22 Easement from Bal Harbour Shops, a Florida general partnership to Village of Bal Harbour recorded in O.R.B. 12667, page 3239.
Easement affects Bal Harbour Shops parcel and shown on survey.
23 Easement from Bal Harbour Shops, Inc., to Florida Power & Light Company Miami, Florida, filed in O.R.B. 5086, at Page 289
Affects Bal Harbour Shops parcel and shown on survey.
24 Easement from Bal Harbour Shops, a Partnership to Neiman–Marcus Company, a Delaware corporation, filed under Clerk's File No. 73R–299643, (as to Parcel 1).
Easement affects Bal Harbour Shops parcel but not subject to location.
25 Easement from Bal Harbour Shops, a general partnership to Florida Power & Light Company, recorded in O.R.B. 11175, page 987.
Ten–foot FP&L Easement affects Bal Harbour Shops parcel and approximate location shown on survey.
26 Traffic Signal Easement from Bal Harbour Shops, a general partnership to Miami–Dade County, recorded in O.R.B. 14810, page 803.
Easements affect Bal Harbour Shops parcel and shown on survey.
27 Perpetual Easement from Bal Harbour Shops, Ltd., a Florida limited partnership, to the State of Florida Department of Transportation, recorded in O.R.B. 16623, page 2837.
Easements affect Bal Harbour Shops parcel and shown on survey.
28 Easement from Bal Harbour Shops, Ltd., a Florida limited partnership to Village of Bal Harbour, recorded in O.R.B. 17775, page 2655.
Probable location of 5–foot Landscape Easement affects Bal Harbour Shops parcel and shown on survey.
29 Notice and Memorandum of Lease and Assignments, thereto, from Bal Harbour Shops, Inc., a Florida corporation, to Neiman–Marcus Company, a Delaware corporation, filed under Clerk's File N. 71R–155536, Book 7100, page 875. Also excepted hereby are all subsequently recorded in connection with said lease.
Restrictions affect Bal Harbour Shops parcel but not subject to location.
30 Notice and Memorandum of Lease from Bal Harbour Shops, a partnership to Saks & Company, filed under Clerk's File No. 74R–146355. Also excepted hereby are all subsequently recorded in connection with said lease.
Restrictions affect Bal Harbour Shops parcel but not subject to location.
Lease area shown on survey.
31 The rights of parties in possession, as tenants only, who's tenancy is evidenced by the Notices of Lease described on Exhibit B attached hereto.
Document not provided.

Note: All of the recording information contained herein refers to the Public Records of Miami–Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

END OF SCHEDULE B – SECTION 2

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 52 South, Range 42 East, Bal Harbour Village, Miami–Dade County, Florida.
- Miami–Dade County, Florida was formerly known as Dade County, Florida.
- All documents are recorded in the Public Records of Miami–Dade County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights–of–way of records per First American Title Insurance Company Agent's File No. 02630202 with an effective date of December 8, 2010. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey". (See Schedule B – Section 2 on left of sheet)
- Bearings hereon are referred to an assumed value of S85°30'17"W for the North right–of–way line of 96th Street, said bearing is identical with the plat of record, and evidenced by one (1) Found 1" Pipe No I.D. & one (1) Found 1/2" Pipe & Cap LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami–Dade County Benchmark No. Z–313, Elevation +9.59, located on October 8, 2010 near the intersection of 96th Street and Collins Avenue.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey, May 7, 1998.
- 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.s 12086C0144L & 12086C0163L for Community No. 120636, 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.
- Note: All bearings and distances agree with the record plat unless otherwise noted.
- Lands shown hereon containing 714,167 square feet, or 16.395 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Improvements shown beyond the limits of this "Boundary Survey" may not be current or located.
- Trees shown are surveyed for their horizontal location and/or size as of April 19, 3013 and were not updated on March 4, 2015. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- 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 per title commitment furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on April 19, 2013 and last updated on July 30, 2015 (Except for the topographic improvements within Parcel 3, The Community Church Parcel, which were last updated on April 27, 2016), and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

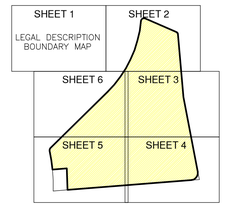
"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

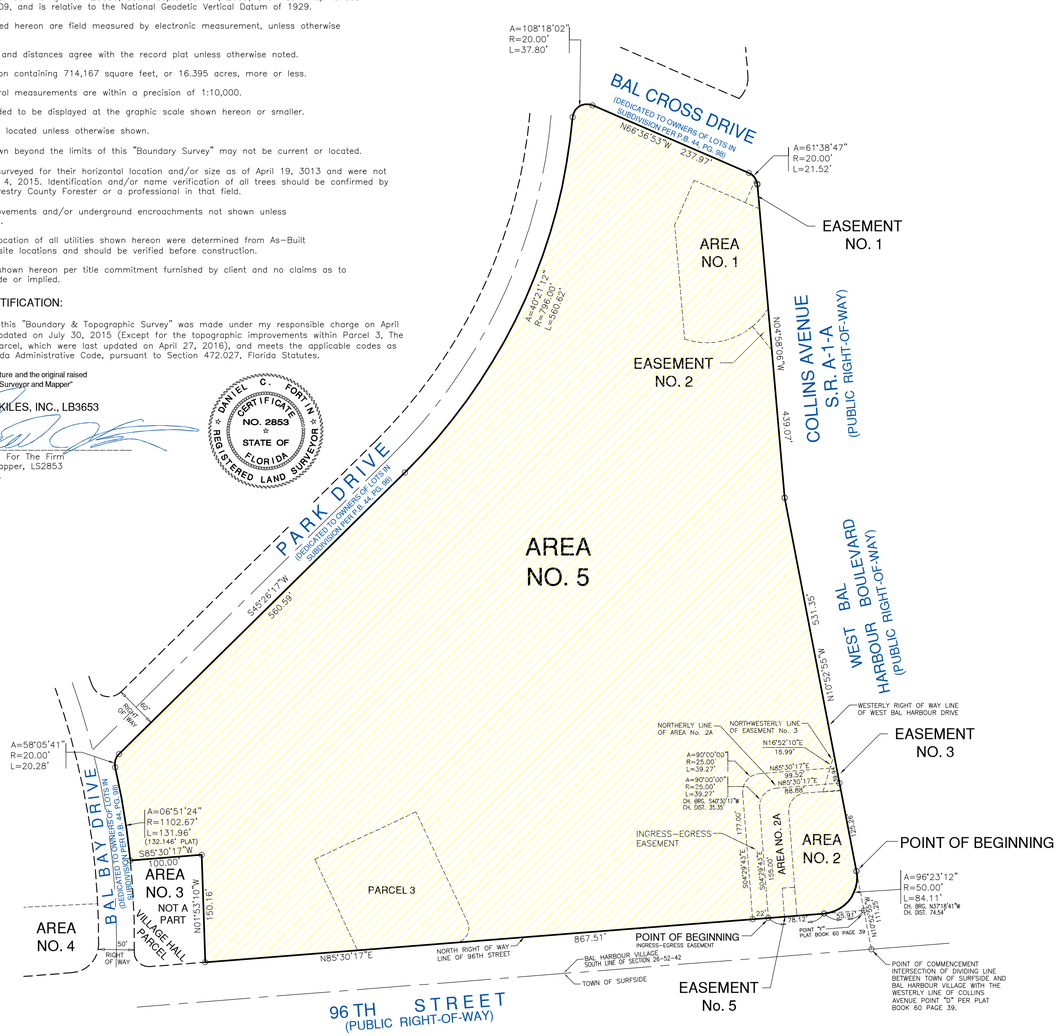
DANIEL C. FORTIN CERTIFICATE NO. 2853 STATE OF FLORIDA REGISTERED LAND SURVEYOR

KEY MAP



ABBREVIATION LEGEND

A	= ARC
R	= RADIUS
L	= LENGTH
T	= TANGENT
F. B.	= FIELD BOOK
I. D.	= IDENTIFICATION
MEAS.	= MEASURED
O. R. B.	= OFFICIAL RECORD BOOK
P. B. PG.	= PLAT BOOK & PAGE
EL.	= ELEVATION



NORTH

BOUNDARY MAP

SCALE: 1" = 100'

LEGAL DESCRIPTION:

PARCEL 1 - THE BAL HARBOUR SHOPS PARCEL:

All of the BUSINESS SECTION OF BAL HARBOUR, according to the plat thereof, as recorded in Plat Book 60, at Page 39, among the Public Records of Miami–Dade County, Florida, excepting Area Nos. 3 and 4 thereof.

ALSO KNOWN AS:

All of Area No. 1 together with Easement No. 2 adjacent thereto, and all of Area No. 5, and all of Easement No. 3 lying north of Area No. 2–A, all as shown on a plat entitled "Business Section of Bal Harbour" according to the Plat thereof, recorded in Plat Book 60, at Page 39, of the Public Records of Dade County, Florida, together with all right, title and interest of the Mortgagor in and to the parkways between said plat and the bordering streets, together with all buildings and improvements located thereon, and together with all and singular tenements, hereditaments, easements and appurtenances thereonto belonging, or in any wise appertaining, together with the Borrower–Mortgagor's ownership as lessor to all of the stores' leases now in existence and hereafter executed, and including but not limited to those certain specific "Ground Leases" described as follows:

A. Lease between BAL HARBOUR SHOPS, INC., a partnership, and SAKS & COMPANY, a New York corporation (Tenant), dated the 10th day of June, 1974.

B. Lease dated November 18, 1969, as amended between BAL HARBOUR SHOPS, INC. (Predecessor of BAL HARBOUR SHOPS, a General Partnership), and NEIMAN–MARCUS COMPANY (Tenant), said leasehold estate having been assigned by operation of law pursuant to a statutory merger to CHARTER HAWLEY HALE STORES, INC.

AND

COMMENCING at the intersection of the dividing line between the Town of Surfside and Bal Harbour Village, with the Westerly line of Collins Avenue, or BAL Harbour Boulevard, as same is shown as point "D" on Plat entitled "BUSINESS SECTION OF BAL HARBOUR", recorded in Plat Book 60, at Page 39, of the Public records of Dade County, Florida, run North 10°52'55.321" West, along the Westerly line of said Bal Harbour Boulevard, a distance of 111.253 feet to a point of tangency (P.T.) of a circular curve on the Easterly line of Area No. 2, which is the POINT OF BEGINNING of the tract of land herein described:

FROM said POINT OF BEGINNING continue North 10°52'55.321" West, a distance of 125.216 feet to a point; THENCE run South 85°30'17" West, a distance of 88.881 feet to the point of curvature (P.C.) of a circular curve; THENCE run Southwesterly along the arc of a circular curve deflecting to the left, having for its elements a central angle of 90°00'00" and a radius of 25 feet, a distance of 39.27 feet to the point of tangency (P.T.) of said circular curve (chord of said circular curve bearing South 40°30'17" West 35.355 feet); THENCE run tangent to the last mentioned circular curve South 4°29'43" East, a distance of 155.00 feet to a point on the North line of 96th Street. THENCE run North 85°30'17" East, along the North line of said 96th Street as said 96th Street is shown on the above mentioned recorded plat, a distance of 78.120 feet to the point of curvature (P.C.) of a circular curve; THENCE run in a Northeasterly direction along the arc of a circular curve deflecting to the left and having for its elements a central angle of 96°23'12.32" and a radius of 50 feet, a distance of 84.113 feet (chord of said circular curve bearing North 37°18'40.725" East, 74.54 feet) to the POINT OF BEGINNING of the tract of land herein described, containing 0.478 acres, more or less. Together with an easement for ingress to and egress from the above described lands over and across the lands described as follows: COMMENCING at the intersection of the dividing line between the Town of Surfside and Bal Harbour Village with the Westerly line of West Bal Harbour Boulevard, as same is shown as Point "D", on a plat entitled "BUSINESS SECTION OF BAL HARBOUR", recorded in Plat Book 60 at Page 39, Public Records of Dade County, Florida, run North 10°52'55.321" West along the Westerly line of West Bal Harbour Boulevard, a distance of 55.344 feet to Point "F" on the North line of 96th Street as shown on said recorded plat; THENCE run South 85°30'17" West along the North line of said 96th Street, a distance of 134.029 feet to the Point of Beginning of the parcel of land herein described:

FROM said Point of Beginning continue South 85°30'17" West along the North line of said 96th Street, a distance of 22 feet to a point; THENCE run North 4°29'43" West, a distance of 177.00 feet to the Point of Curvature (P.C.) of a circular curve, THENCE run Northeasterly along the arc of a circular curve deflecting to the right, having for its elements a central angle of 90', a radius of 25.00 feet, a distance of 39.27 feet to the point of tangency (P.T.) of said curve, THENCE run tangent to the last mentioned curve North 85°30'17" East, a distance of 99.52 feet to a point on the Northwesterly line of Easement No. 3, as shown on aforementioned recorded Plat of "BUSINESS SECTION OF BAL HARBOUR", THENCE run North 16°52'10.435" East along the Northwesterly line of said Easement No. 3, a distance of 18.99 feet to a point on the Westerly line of West Bal Harbour Boulevard, as shown on the aforesaid Plat of "BUSINESS SECTION OF BAL HARBOUR", THENCE run South 10°52'55.321" East, along the Westerly line of said West Bal Harbour Boulevard, a distance of 39.937 feet to a point, said point being the intersection of the last mentioned course with the Northerly line of Area No. 2–A, as shown on said recorded Plat of "BUSINESS SECTION OF BAL HARBOUR", THENCE run South 85°30'17" West along the Northerly line of said Area No. 2–A, a distance of 88.881 feet to the point of curvature (P.C.) of a circular curve, THENCE run Southwesterly along the arc of a circular curve deflecting to the left, having for its elements a central angle of 90°00'00", a radius of 25.00 feet, a distance of 39.27 feet to the point of tangency (P.T.) of said circular curve; THENCE run tangent to said circular curve South 4°29'43" East along the Westerly line of said Area No. 2–A, a distance of 155.00 feet to the Point of Beginning of the tract of land herein described, containing 0.160 acres, more or less. BEING part of the same property conveyed as follows: By Deed, dated March 4, 1969; executed by Atlantic Richfield Company, recorded in Official Records Book 7114, Page 125, in the Office of the Clerk of the Circuit Court, Public Records of Dade County, Florida. Containing a total of 15.79 acres more of less.

AND

PARCEL 3 - THE COMMUNITY CHURCH PARCEL:

Original Community Church Tract

That portion of Tract "D" as shown on the plat of the RESIDENTIAL SECTION OF BAL HARBOUR recorded in Plat Book 44, at page 98 of Public Records of Miami–Dade County, Florida, of which the following is the metes and bounds description: Commencing at the Southeast corner of Block 2 as shown on a plat entitled RESIDENTIAL SECTION OF BAL HARBOUR recorded in Plat Book 44, at page 98 of the Public Records of Miami–Dade County Florida, run Southeasterly across Park Drive, along the Westerly line of Camden Drive extended Southerly a distance of 63.64 feet to a point on the Northwesterly boundary of Tract "D" as shown on the above mentioned recorded plat; Thence continue Southeasterly along the Westerly line of said Camden Drive extended, a distance of 370 feet to the Point of Beginning of the tract herein described;

From said Point of Beginning run Southwesterly along a line normal to the said Westerly line of Camden Drive extended, a distance of 130 feet to a point; Thence run Southeasterly along a line parallel to the Westerly line of Camden Drive extended, a distance of 150.25 feet to a point on a line which is parallel to and 20 feet distant Northerly from the Northerly line of 96th Street as shown on the above mentioned recorded plat; Thence run Easterly along a line parallel to and 20 feet Northerly of the North line of said 96th Street a distance of 109.99 feet to the point of curvature of a circular curve deflecting to the left; Thence run along the arc of said circular curve deflecting to the left having for its elements a central angle of 110°35'25" a radius of 20 feet a tangent distance of 28.88 feet, an arc distance of 38.60 feet to a point; Thence run Northwesterly along a line tangent to the above mentioned circular curve along the Westerly line of said Camden Drive extended, a distance of 170.22 feet to the Point of Beginning of the tract of land herein described.

Additional Community Church Tract

Commencing at the Southeast corner of Block 2, as shown on a Plat entitled "RESIDENTIAL SECTION OF BAL HARBOUR" recorded in Plat Book 44, at Page 98 of the Public Records of Miami–Dade County, Florida, run Southeasterly across Park Drive, along the Westerly line of Camden Drive extended Southerly, a distance of 63.64 feet to a point on the Northwesterly boundary of Tract "D" as shown on the above mentioned recorded plat;

Thence continue Southeasterly along the Westerly line of said Camden Drive extended, a distance of 370 feet to a point;

Thence run southwesterly along a line deflecting 90° to the right normal to the said Westerly line of Camden Drive extended, a distance of 130 feet to the Point of Beginning of the tract of land herein described, said point being the northwesterly corner of the original Community Church property;

Thence continue Southwesterly along the last mentioned course extended 26 feet to a point;

Thence run Southeasterly along a line deflecting 90° to the left parallel to and 26 feet distant Southwesterly from the original Community Church property, a distance of 140.485 feet to a point on a line which is parallel to and 20 feet distant northerly from the northerly line of 96th Street as shown on the above mentioned recorded plat;

Thence run Easterly along a line deflecting 69°24'35" to the left, said line being parallel to and 20 feet northerly from the north line of said 96th Street, a distance of 27.774 feet to a point, said point being the southwesterly corner of the original Community Church property; Thence run northwesterly along a line deflecting 110°35'25" to the left, said line being the Southwesterly line of the original Community Church property, a distance of 150.25 feet to the Point of Beginning of the tract of land herein described.

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.	Revision Description	
4	160489 UPDATE OF TOPOGRAPHIC IMPROVEMENTS WITHIN PARCEL 3 ONLY (4/27/16) SJD	GEM
3	160304 PERIMETER R/W TOPO (3/18/16 thru 4/4/16) TC	
2	151019 UPDATE SURVEY (7/30/15) SJD	GEM
1	150288 AMEND CHURCH PARCEL LEGAL DESC.	GEM
No.	O.N.	

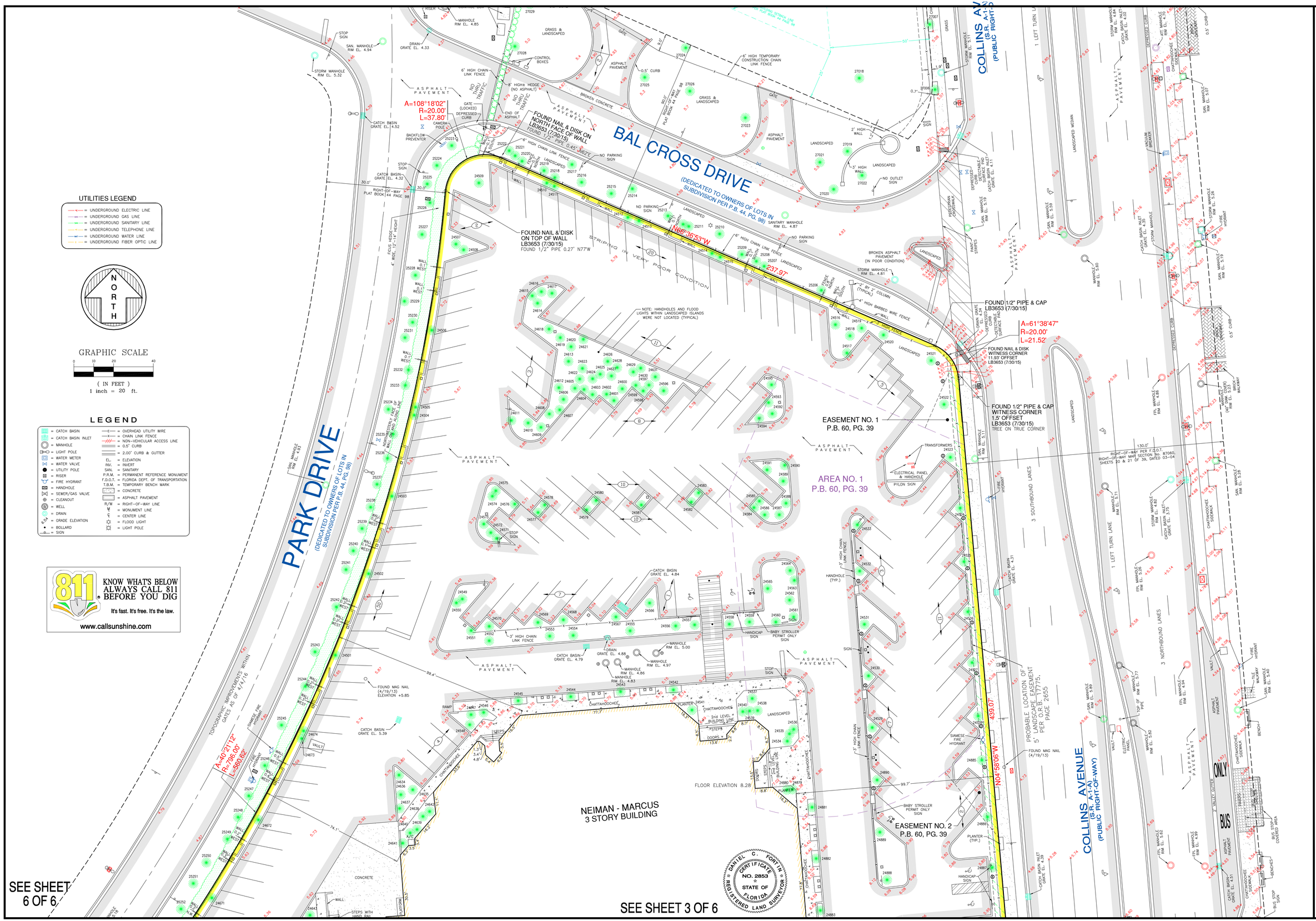
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@fassurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

BAL HARBOUR SHOPS & CHURCH BY THE SEA

BAL HARBOUR VILLAGE, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/19/13
Scale	1"=100'
Drawn By	JJB
CAD No.	980240M
Plotted	4/29/16 8:45a
Ref. Dwg.	–
Field Book	509/23 RLL
Job No.	130478
Dwg. No.	2098D-092-2
Sheet	1 of 6



UTILITIES LEGEND

- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE

NORTH

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- CATCH BASIN
- CATCH BASIN INLET
- MANHOLE
- LIGHT POLE
- WATER METER
- WATER VALVE
- UTILITY POLE
- RISER
- FIRE HYDRANT
- HANDHOLE
- SEWER/GAS VALVE
- CLEANOUT
- WELL
- DRAIN
- GRADE ELEVATION
- BOLLARD
- SIGN
- OVERHEAD UTILITY WIRE
- CHAIN LINK FENCE
- NON-VEHICULAR ACCESS LINE
- 0.5" CURB
- 2.00" CURB & GUTTER
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
- T.B.M. = TEMPORARY BENCH MARK
- = CONCRETE
- = ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY LINE
- = MONUMENT LINE
- = CENTER LINE
- = FLOOD LIGHT
- = LIGHT POLE

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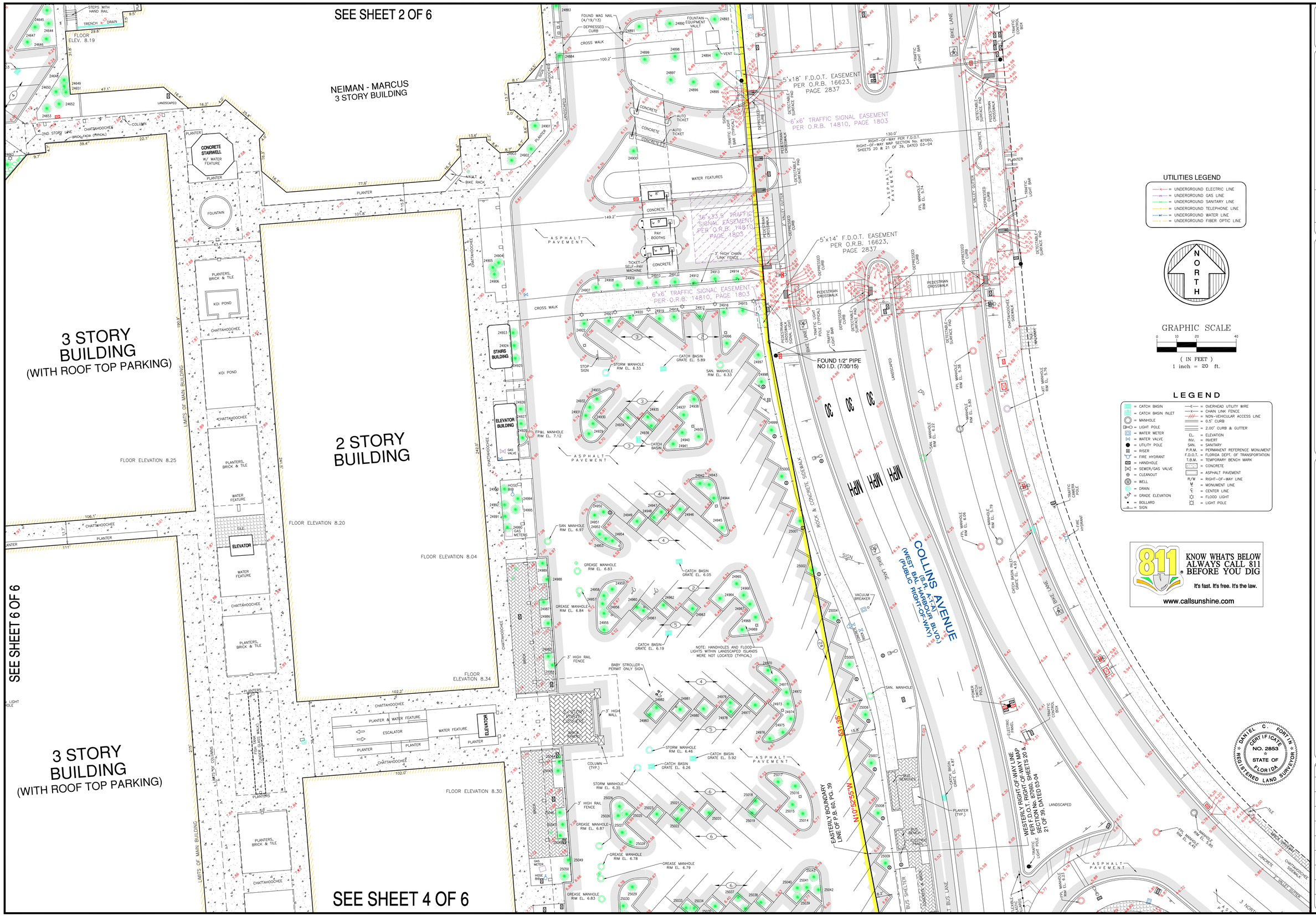
No.	Revision Description		
4	160489	UPDATE OF TOPOGRAPHIC IMPROVEMENTS WITHIN PARCEL 3 ONLY (4/27/16) SJD	GEM
3	160304	PERIMETER R/W TOPO (3/18/16 thru 4/4/16) TC	
2	151019	UPDATE SURVEY (7/30/15) SJD	GEM
1	150288	AMEND CHURCH PARCEL LEGAL DESC.	GEM

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@fasurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

BAL HARBOUR VILLAGE, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/19/13
Scale	1"=20'
Drawn By	JJB
CAD No.	980240M
Plotted	4/29/16 8:45a
Ref. Dwg.	–
Field Book	509/23 RLL
Job No.	130478
Dwg. No.	2098D-092-2
Sheet	2 of 6



UTILITIES LEGEND

- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- UNDERGROUND FIBER OPTIC LINE

NORTH

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- = CATCH BASIN
- = CATCH BASIN INLET
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SEWER/GAS VALVE
- = CLEANOUT
- = WELL
- = DRAIN
- = GRADE ELEVATION
- = BOLLARD
- = SIGN
- = OVERHEAD UTILITY WIRE
- = CHAIN LINK FENCE
- = NON-VEHICULAR ACCESS LINE
- = 0.5" CURB
- = 2.00" CURB & GUTTER
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
- T.B.M. = TEMPORARY BENCH MARK
- = CONCRETE
- = ASPHALT PAVEMENT
- R/W = RIGHT-OF-WAY LINE
- = MONUMENT LINE
- = CENTER LINE
- = FLOOD LIGHT
- = LIGHT POLE

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DANIEL C. FORTIN
CERTIFICATE NO. 2853
STATE OF FLORIDA
REGISTERED LAND SURVEYOR

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No.		Revision Description	
4	160489	UPDATE OF TOPOGRAPHIC IMPROVEMENTS WITHIN PARCEL 3 ONLY (4/27/16) SJD	GEM
3	160304	PERIMETER R/W TOPO (3/18/16 thru 4/4/16) TC	
2	151019	UPDATE SURVEY (7/30/15) SJD	GEM
1	150288	AMEND CHURCH PARCEL LEGAL DESC.	GEM

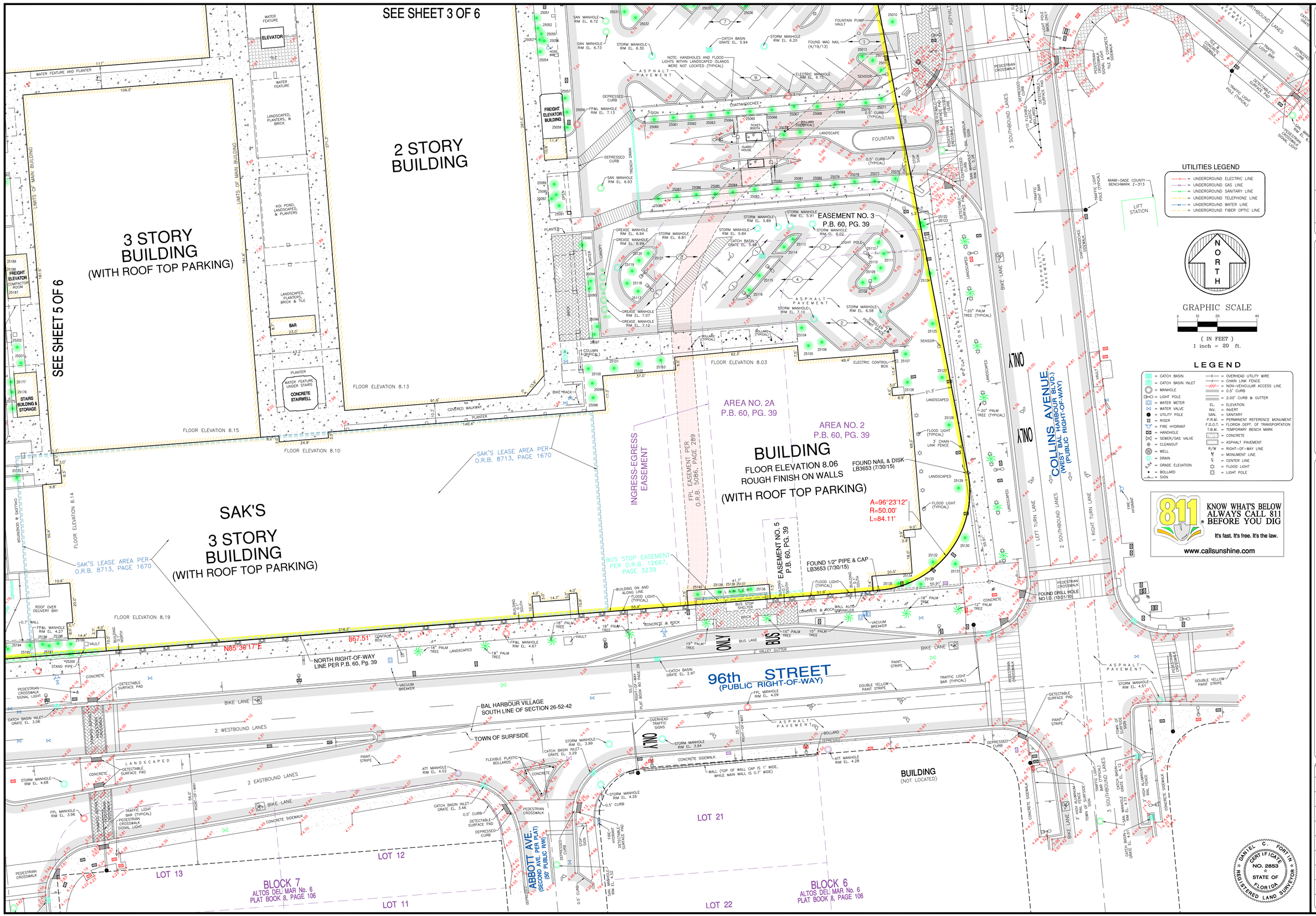
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY

BAL HARBOUR SHOPS & CHURCH BY THE SEA

BAL HARBOUR VILLAGE, MIAMI-DADE COUNTY, FLORIDA

Original Date	4/19/13
Scale	1"=20'
Drawn By	JJB
CAD No.	980240M
Plotted	4/29/16 8:45a
Ref. Dwg.	–
Field Book	509/23 RLL
Job No.	130478
Dwg. No.	2098D-092-2
Sheet	3 of 6



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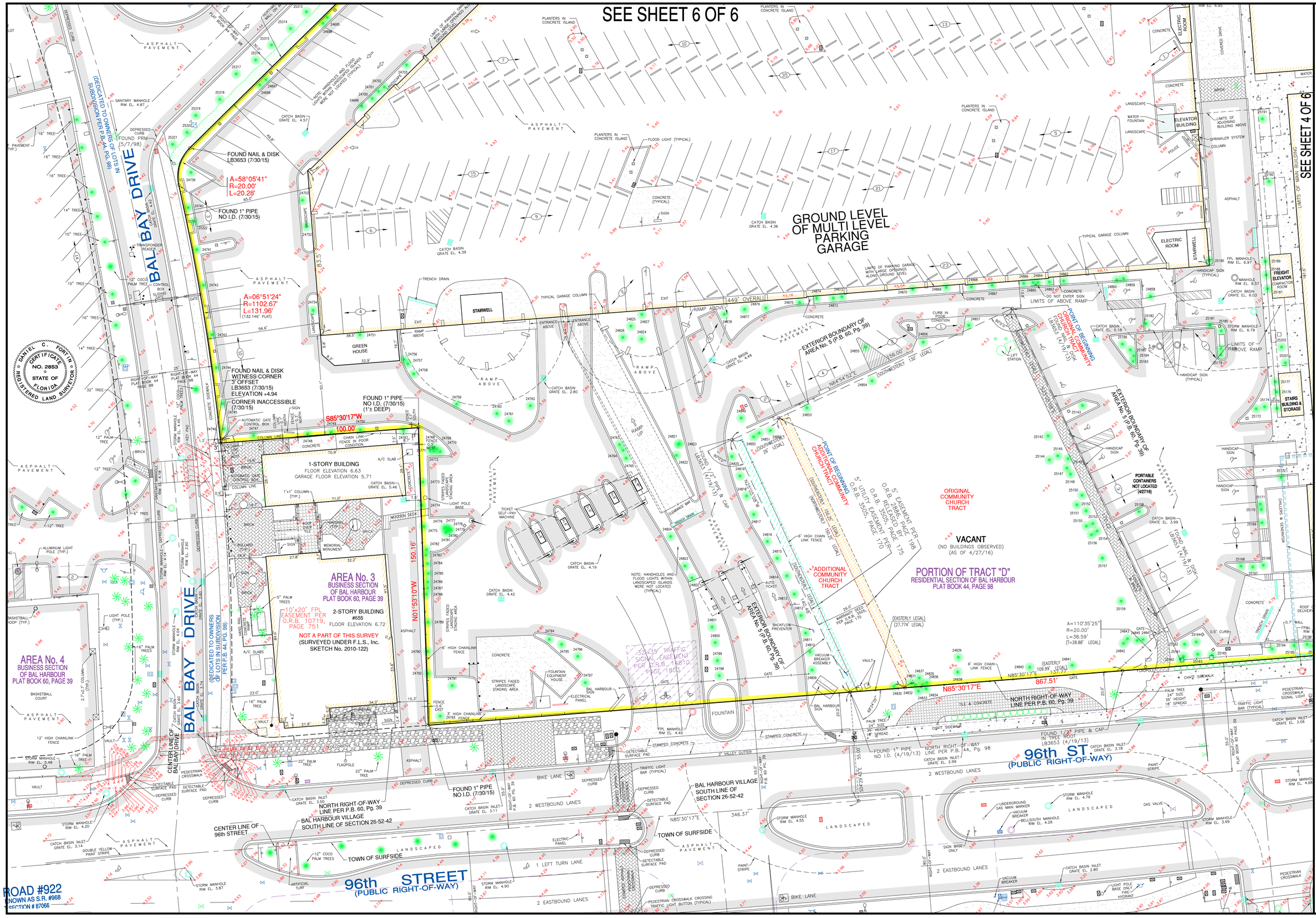

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Job No.	130478
Dwg. No.	2098D-092-2
Sheet	5 of 6

TREE #	SIZE	HEIGHT	SPREAD	COMMON NAME	BOTANICAL NAME
24501	12"	20'	10'	Cabbage Palm	Sabal palmetto
24502	10"	15'	10'	Cabbage Palm	Sabal palmetto
24503	11"	18'	10'	Cabbage Palm	Sabal palmetto
24504	9"	20'	10'	Cabbage Palm	Sabal palmetto
24505	13"	18'	10'	Cabbage Palm	Sabal palmetto
24506	10"	18'	10'	Cabbage Palm	Sabal palmetto
24507	9"	20'	12'	Queen Palm	Arecastrum romanzoffianum
24508	12"	20'	12'	Queen Palm	Arecastrum romanzoffianum
24509	36"	40'	40'	Pongam	Pongamia pinnata
24510	10"	30'	12'	Cabbage Palm	Sabal palmetto
24511	10"	20'	12'	Cabbage Palm	Sabal palmetto
24512	12"	30'	12'	Cabbage Palm	Sabal palmetto
24513	12"	25'	12'	Cabbage Palm	Sabal palmetto
24514	15"	22'	12'	Cabbage Palm	Sabal palmetto
24515	12"	18'	12'	Cabbage Palm	Sabal palmetto
24516	10"	20'	20'	Coconut Palm	Cocos nucifera
24517	10"	20'	20'	Coconut Palm	Cocos nucifera
24518	10"	30'	20'	Coconut Palm	Cocos nucifera
24519	10"	30'	20'	Coconut Palm	Cocos nucifera
24520	12"	10'	20'	Seagrape	Coccoloba uvifera
24521	10"	15'	20'	Seagrape	Coccoloba uvifera
24522	18"	15'	20'	Seagrape	Coccoloba uvifera
24523	10"	15'	20'	Seagrape	Coccoloba uvifera
24524	20"	12'	20'	Seagrape	Coccoloba uvifera
24525	12"	15'	20'	Seagrape	Coccoloba uvifera
24526	10"	12'	20'	Seagrape	Coccoloba uvifera
24527	21"	12'	20'	Seagrape	Coccoloba uvifera
24528	18"	15'	20'	Seagrape tun	Coccoloba uvifera
24529	20"	15'	25'	Seagrape	Coccoloba uvifera
24530	10"	15'	20'	Seagrape	Coccoloba uvifera
24531	20"	15'	20'	Seagrape	Coccoloba uvifera
24532	10"	15'	20'	Seagrape	Coccoloba uvifera
24533	10"	15'	20'	Seagrape	Coccoloba uvifera
24534	12"	15'	20'	Cabbage Palm	Sabal palmetto
24535	15"	25'	12'	Cabbage Palm	Sabal palmetto
24536	12"	15'	12'	Cabbage Palm	Sabal palmetto
24537	9"	20'	10'	Cabbage Palm	Sabal palmetto
24538	10"	20'	10'	Cabbage Palm	Sabal palmetto
24539	10"	20'	10'	Cabbage Palm	Sabal palmetto
24540	12"	15'	10'	Cabbage Palm	Sabal palmetto
24541	12"	25'	10'	Cabbage Palm	Sabal palmetto
24542	10"	12'	10'	Ligustrum	Ligustrum japonicum
24543	9"	10'	10'	Ligustrum	Ligustrum japonicum
24544	9"	10'	10'	Ligustrum	Ligustrum japonicum
24545	9"	10'	10'	Ligustrum	Ligustrum japonicum
24546	10"	10'	10'	Ligustrum	Ligustrum japonicum
24547	10"	40'	15'	Coconut Palm	Cocos nucifera
24548	12"	30'	15'	Coconut Palm	Cocos nucifera
24549	12"	30'	15'	Coconut Palm	Cocos nucifera
24550	10"	30'	15'	Coconut Palm	Cocos nucifera
24551	12"	25'	15'	Coconut Palm	Cocos nucifera
24552	12"	25'	15'	Coconut Palm	Cocos nucifera
24553	15"	20'	15'	Coconut Palm	Cocos nucifera
24554	10"	20'	15'	Coconut Palm	Cocos nucifera
24555	18"	22'	15'	Coconut Palm	Cocos nucifera
24556	12"	22'	15'	Coconut Palm	Cocos nucifera
24557	18"	22'	15'	Coconut Palm	Cocos nucifera
24558	12"	20'	15'	Coconut Palm	Cocos nucifera
24559	17"	18'	12'	Coconut Palm	Cocos nucifera
24560	21"	25'	15'	Coconut Palm	Cocos nucifera
24561	17"	30'	12'	Coconut Palm	Cocos nucifera
24562	18"	25'	12'	Coconut Palm	Cocos nucifera
24563	12"	25'	12'	Coconut Palm	Cocos nucifera
24564	10"	25'	12'	Coconut Palm	Cocos nucifera
24565	12"	27'	12'	Coconut Palm	Cocos nucifera
24566	13"	25'	12'	Coconut Palm	Cocos nucifera
24567	24"	25'	12'	Coconut Palm	Cocos nucifera
24568	14"	20'	12'	Coconut Palm	Cocos nucifera
24569	10"	15'	12'	Coconut Palm	Cocos nucifera
24570	9"	20'	12'	Coconut Palm	Cocos nucifera
24571	13"	23'	12'	Coconut Palm	Cocos nucifera
24572	14"	23'	12'	Coconut Palm	Cocos nucifera
24573	9"	20'	12'	Coconut Palm	Cocos nucifera
24574	12"	22'	12'	Coconut Palm	Cocos nucifera
24575	8"	20'	8'	Cabbage Palm	Sabal palmetto
24576	8"	20'	8'	Cabbage Palm	Sabal palmetto
24577	8"	23'	8'	Cabbage Palm	Sabal palmetto
24578	9"	23'	8'	Cabbage Palm	Sabal palmetto
24579	9"	23'	8'	Cabbage Palm	Sabal palmetto
24580	13"	25'	12'	Cabbage Palm	Sabal palmetto
24581	10"	27'	8'	Cabbage Palm	Sabal palmetto
24582	12"	20'	8'	Cabbage Palm	Sabal palmetto
24583	13"	25'	8'	Cabbage Palm	Sabal palmetto
24584	9"	20'	8'	Cabbage Palm	Sabal palmetto
24585	12"	25'	8'	Cabbage Palm	Sabal palmetto
24586	10"	27'	8'	Cabbage Palm	Sabal palmetto
24587	12"	27'	8'	Cabbage Palm	Sabal palmetto
24588	10"	30'	8'	Cabbage Palm	Sabal palmetto
24589	10"	20'	8'	Cabbage Palm	Sabal palmetto
24590	10"	28'	10'	Coconut Palm	Cocos nucifera
24591	10"	35'	10'	Coconut Palm	Cocos nucifera
24592	10"	35'	10'	Coconut Palm	Cocos nucifera
24593	10"	35'	10'	Coconut Palm	Cocos nucifera
24594	18"	30'	20'	Coconut Palm	Cocos nucifera
24595	10"	25'	10'	Coconut Palm	Cocos nucifera
24596	12"	25'	10'	Coconut Palm	Cocos nucifera
24597	10"	25'	10'	Coconut Palm	Cocos nucifera
24598	10"	25'	10'	Coconut Palm	Cocos nucifera
24599	10"	25'	10'	Coconut Palm	Cocos nucifera
24600	9"	25'	10'	Coconut Palm	Cocos nucifera
24601	12"	25'	10'	Coconut Palm	Cocos nucifera
24602	10"	25'	10'	Coconut Palm	Cocos nucifera
24603	9"	25'	10'	Coconut Palm	Cocos nucifera
24604	9"	25'	10'	Coconut Palm	Cocos nucifera
24605	10"	25'	12'	Cabbage Palm	Sabal palmetto
24606	10"	25'	12'	Cabbage Palm	Sabal palmetto
24607	10"	25'	12'	Cabbage Palm	Sabal palmetto
24608	10"	25'	12'	Cabbage Palm	Sabal palmetto
24609	10"	25'	12'	Cabbage Palm	Sabal palmetto
24610	13"	25'	12'	Cabbage Palm	Sabal palmetto
24611	14"	20'	12'	Cabbage Palm	Sabal palmetto
24612	8"	20'	12'	Cabbage Palm	Sabal palmetto
24613	9"	22'	12'	Cabbage Palm	Sabal palmetto
24614	9"	20'	12'	Cabbage Palm	Sabal palmetto
24615	10"	20'	12'	Cabbage Palm	Sabal palmetto
24616	9"	30'	12'	Cabbage Palm	Sabal palmetto
24617	10"	20'	12'	Cabbage Palm	Sabal palmetto
24618	13"	20'	12'	Cabbage Palm	Sabal palmetto
24619	9"	25'	12'	Cabbage Palm	Sabal palmetto
24620	8"	25'	12'	Cabbage Palm	Sabal palmetto
24621	9"	25'	12'	Cabbage Palm	Sabal palmetto
24622	12"	30'	12'	Cabbage Palm	Sabal palmetto
24623	12"	25'	12'	Cabbage Palm	Sabal palmetto
24624	12"	25'	12'	Cabbage Palm	Sabal palmetto
24625	12"	25'	12'	Cabbage Palm	Sabal palmetto
24626	12"	25'	12'	Cabbage Palm	Sabal palmetto
24627	12"	25'	12'	Cabbage Palm	Sabal palmetto
24628	12"	28'	12'	Cabbage Palm	Sabal palmetto
24629	12"	28'	12'	Cabbage Palm	Sabal palmetto
24630	12"	28'	12'	Cabbage Palm	Sabal palmetto
24631	12"	27'	12'	Cabbage Palm	Sabal palmetto
24634	15"	40'	20'	Coconut Palm	Cocos nucifera
24635	12"	35'	20'	Coconut Palm	Cocos nucifera
24636	14"	40'	20'	Coconut Palm	Cocos nucifera
24637	14"	40'	20'	Coconut Palm	Cocos nucifera
24638	10"	40'	20'	Coconut Palm	Cocos nucifera
24639	9"	35'	20'	Coconut Palm	Cocos nucifera
24640	8"	14'	14'	Washington Palm	Washingtonia robusta
24641	9"	7'	14'	Washington Palm	Washingtonia robusta
24642	9"	14'	14'	Chinese Fan Palm	Livistona chinensis
24643	9"	8'	8'	Chinese Fan Palm	Livistona chinensis
24644	15"	40'	15'	Coconut Palm	Cocos nucifera
24645	15"	40'	15'	Coconut Palm	Cocos nucifera
24646	15"	40'	15'	Coconut Palm	Cocos nucifera
24647	13"	40'	15'	Coconut Palm	Cocos nucifera
24648	8"	8'	15'	Chinese Fan Palm	Washingtonia robusta
24649	14"	12'	15'	Chinese Fan Palm	Washingtonia robusta
24650	12"	35'	15'	Coconut Palm	Cocos nucifera
24651	10"	4'	12'	Chinese Fan Palm	Washingtonia robusta
24652	13"	40'	15'	Coconut Palm	Cocos nucifera
24653	15"	40'	15'	Coconut Palm	Cocos nucifera
24654	15"	25'	15'	Coconut Palm	Cocos nucifera
24655	12"	20'	15'	Coconut Palm	Cocos nucifera
24656	12"	20'	15'	Coconut Palm	Cocos nucifera
24657	15"	25'	15'	Coconut Palm	Cocos nucifera
24658	12"	25'	15'	Coconut Palm	Cocos nucifera
24659	4"	8'	12'	Robellini (twin)	Phoenix roebellini
24660	5"	8'	12'	Robellini (triple)	Phoenix roebellini
24661	5"	6'	12'	Robellini (twin)	Phoenix roebellini
24662	5"	6'	12'	Robellini (twin)	Phoenix roebellini
24663	5"	6'	12'	Robellini (twin)	Phoenix roebellini
24664	15"	30'	15'	Coconut Palm	Cocos nucifera
24665	18"	30'	15'	Coconut Palm	Cocos nucifera
24666	14"	25'	12'	Cabbage Palm	Sabal palmetto
24667	14"	20'	12'	Cabbage Palm	Sabal palmetto
24668	12"	25'	12'	Cabbage Palm	Sabal palmetto
24669	10"	20'	12'	Cabbage Palm	Sabal palmetto
24670	9"	20'	12'	Cabbage Palm	Sabal palmetto
24671	13"	23'	12'	Cabbage Palm	Sabal palmetto
24672	14"	23'	12'	Cabbage Palm	Sabal palmetto
24673	9"	20'	12'	Cabbage Palm	Sabal palmetto
24674	12"	22'	12'	Cabbage Palm	Sabal palmetto
24675	8"	20'	8'	Cabbage Palm	Sabal palmetto
24676	8"	20'	8'	Cabbage Palm	Sabal palmetto
24677	9"	23'	8'	Cabbage Palm	Sabal palmetto
24678	9"	23'	8'	Cabbage Palm	Sabal palmetto
24679	9"	23'	8'	Cabbage Palm	Sabal palmetto
24680	13"	25'	8'	Cabbage Palm	Sabal palmetto
24681	10"	27'	8'	Cabbage Palm	Sabal palmetto
24682	12"	20'	8'	Cabbage Palm	Sabal palmetto
24683	13"	25'	8'	Cabbage Palm	Sabal palmetto
24684	9"	20'	8'	Cabbage Palm	Sabal palmetto
24685	12"	25'	8'	Cabbage Palm	Sabal palmetto
24686	10"	27'	8'	Cabbage Palm	Sabal palmetto
24687	12"	27'	8'	Cabbage Palm	Sabal palmetto
24688	10"	30'	8'	Cabbage Palm	Sabal palmetto
24689	10"	20'	8'	Cabbage Palm	Sabal palmetto
24690	15"	28'	8'	Cabbage Palm	Sabal palmetto
24691	9"	20'	8'	Cabbage Palm	Sabal palmetto
24692	9"	20'	8'	Cabbage Palm	Sabal palmetto
24693	10"	20'	8'	Cabbage Palm	Sabal palmetto
24694	10"	20'	8'	Cabbage Palm	Sabal palmetto
24695	12"	20'	8'	Cabbage Palm	Sabal palmetto
24696	12"	20'	8'	Cabbage Palm	Sabal palmetto
24697	12"	20'	8'	Cabbage Palm	Sabal palmetto
24698	14"	20'	8'	Cabbage Palm	Sabal palmetto
24699	9"	25'	8'	Cabbage Palm	Sabal palmetto
24700	12"	25'	8'	Cabbage Palm	Sabal palmetto
24701	13"	23'	8'	Cabbage Palm	Sabal palmetto
24702	10"	20'	8'	Cabbage Palm	Sabal palmetto
24703	30"	22'	25'	Ficus	Ficus spp.
24704	9"	20'	8'	Cabbage Palm	Sabal palmetto
24705	13"	20'	8'	Cabbage Palm	Sabal palmetto
24706	8"	18'	8'	Cabbage Palm	Sabal palmetto
24707	10"	20'	8'	Cabbage Palm	Sabal palmetto
24708	8"	20'	8'	Cabbage Palm	Sabal palmetto
24709	10"	20'	8'	Cabbage Palm	Sabal palmetto
24710	15"	18'	8'	Cabbage Palm	Sabal palmetto
24711	10"	20'	12'	Pink Trumpet Tree	Tabebuia heterophylla
24712	8"	22'	8'	Cabbage Palm	Sabal palmetto
24713	12"	25'	8'	Cabbage Palm	Sabal palmetto
24714	13"	25'	8'	Cabbage Palm	Sabal palmetto
24715	34"	35'	30'	Mahogany	Swietenia mahogani
24716	36"	35'	50'	Mahogany	Swietenia mahogani
24717	14"	17'	8'	Cabbage Palm	Sabal palmetto
24718	10"	22'	8'	Cabbage Palm	Sabal palmetto
24719	12"	20'	8'	Cabbage Palm	Sabal palmetto
24720	37"	40'	65'	Cabbage Palm	Sabal palmetto
24721	8"	25'	5'	Screw Palm	Pandanus utilis
24722	4"	25'	8'	Screw Palm	Pandanus utilis
24723	10"	25'	8'	Cabbage Palm	Sabal palmetto
24724	9"	25'	8'	Cabbage Palm	Sabal palmetto
24725	4"	25'	5'	Paurotis	Acoelorraphe wrightii
24726	4"	25'	5'	Paurotis	Acoelorraphe wrightii
24727	4"	25'	5'	Paurotis	Acoelorraphe wrightii
24728	4"	25'	5'	Paurotis	Acoelorraphe wrightii
24729	4"	25'	5'	Paurotis	Acoelorraphe wrightii
24730	12"	25'	12'	Paurotis cluster	Acoelorraphe wrightii
24731	5"	30'	12'	Paurotis cluster	Acoelorraphe wrightii
24732	7"	7'	5'	Pitch Apple	Clusia rosea
24733	7"	7'	5'	Pitch Apple	Clusia rosea
24734	7"	7'	5'	Pitch Apple	Clusia rosea
24735	6"	10'	10'	Pitch Apple	Clusia rosea
24736	6"	10'	10'	Pitch Apple	Clusia rosea
24739	17"	30'	15'	Black Olive	Bucida buceras
24740	12"	30'	15'	Black Olive	Bucida buceras
24741	14"	30'	15'	Black Olive	Bucida buceras
24742	12"	30'	15'	Black Olive	Bucida buceras
24743	16"	30'	15'	Black Olive	Bucida buceras
24744	18"	30'	15'	Black Olive	Bucida buceras
24745	20"	30'	15'	Black Olive	Bucida buceras
24746	24"	25'	20'	Seagrape	Coccoloba uvifera
24747	16"	25'	20'	Black Olive	Bucida buceras
24748	17"	30'	20'	Black Olive	Bucida buceras
24749	15"	12'	12'	Ficus	Ficus spp.
24750	48"	25'	25'	Ficus	Ficus spp.
24751	10"	24'	10'	Umbrella Tree	Schefflera actinophylla
24752	14"	22'	12'	Coconut Palm	Cocos nucifera
24753	14"	25'	15'	Coconut Palm	Cocos nucifera
24754	14"	30'	15'	Coconut Palm	Cocos nucifera
24756	10"	20'	8'	Cabbage Palm	Sabal palmetto
24757	10"	20'	8'	Cabbage Palm	Sabal palmetto
24758	10"	20'	8'	Cabbage Palm	Sabal palmetto
24759	10"	20'	8'	Cabbage Palm	Sabal palmetto
24760	9"	20'	8'	Cabbage Palm	Sabal palmetto
24761	10"	20'	8'	Cabbage Palm	Sabal palmetto
24762	8"	20'	8'	Cabbage Palm	Sabal palmetto
24763	9"	20'	8'	Cabbage Palm	Sabal palmetto
24764	9"	20'	8'	Cabbage Palm	Sabal palmetto
24765	12"	8'	10'	Cabbage Palm	Sabal palmetto
24766	12"	8'	10'	Cabbage Palm	Sabal palmetto
24767	12"	8'	10'	Cabbage Palm	Sabal palmetto
24768	4"	15'	5'	Paurotis	Acoelorraphe wrightii
24769	4"	15 - 20'	7'	Paurotis (2)	Acoelorraphe wrightii
24770	4"	15 - 20'	7'	Paurotis (3)	Acoelorraphe wrightii
24771	4"	8'	5'	Paurotis (1)	Acoelorraphe wrightii
24772	4"	15 - 20'	7'	Paurotis (2)	Acoelorraphe wrightii
24773	13"	35'	20'	Beautyleaf	Calophyllum brasiliense
24774	9"	35'	12'	Beautyleaf	Calophyllum brasiliense
24775	9"	35'	12'	Beautyleaf	Calophyllum brasiliense
24776	3"	20'	4'	Paurotis	Acoelorraphe wrightii
24777	3"	20'	4'	Paurotis	Acoelorraphe wrightii
24778	3"	20'	4'	Paurotis	Acoelorraphe wrightii
24779	3"	20'	4'	Paurotis	Acoelorraphe wrightii
24780	3"	20'	4'	Paurotis	Acoelorraphe wrightii
24781	3"	20'	4'	Paurotis	Acoelorraphe wrightii
24782	15"	29'	20'	Beautyleaf	Calophyllum brasiliense
24783	15"	29'	20'	Beautyleaf	Calophyllum brasiliense
24784	10"	18'	10'	Cabbage Palm	Sabal palmetto
24785	12"	18'	10'	Cabbage Palm	Sabal palmetto
24786	9"	20'	10'	Cabbage Palm	Sabal palmetto
24787	12"	18'	10'	Cabbage Palm	Sabal palmetto
24788	8"	12'	12'	Beautyleaf	Calophyllum brasiliense
24789	18"	25'	12'	Beautyleaf	Calophyllum brasiliense
24790	15"	29'	15'	Beautyleaf	Calophyllum brasiliense
24791	10"	35'	20'	Ficus	Ficus spp.
24792	5"	15'	12'	Ficus	Ficus spp.
24793	5"	15'	12'	Ficus	Ficus spp.
24794	16"	18'	12'	Ficus	Ficus spp.
24795	10"	40'	20'	Ficus	Ficus spp.
24796	37"	35'	20'	Ficus	Ficus spp.
24797	10"	35'	20'	Ficus	Ficus spp.
24798	18"	30'	20'	Ficus	Ficus spp.
24799	10"	35'	20'	Ficus	Ficus spp.
24800	13"	30'	23'	Ficus	Ficus spp.
24801	10"	35'	20'	Ficus	Ficus spp.
24802	9"	25'	20'	Ficus	Ficus spp.
24803	10"	25'	20'	Ficus	Ficus spp.
24804	9"	25'	20'	Ficus	Ficus spp.
24809	24"	30'	20'	Ficus	Ficus spp.
24810	24"	30'	15'	Ficus	Ficus spp.
24811	24"	30'	15'	Ficus	Ficus spp.
24812	24"	30'	15'	Ficus	Ficus spp.
24813	15"	30'	20'	Ficus	Ficus spp.
24814	13"	30'	20'	Ficus	Ficus spp.
24815	13"	30'	20'	Ficus	Ficus spp.
24816	14"	30'	15'	Ficus	Ficus spp.
24817	15"	30'	20'	Ficus	Ficus spp.
24818	13"	30'	20'	Ficus	Ficus spp.
24819	10"	30'	20'	Ficus	Ficus spp.
24820	12"	30'	20'	Ficus	Ficus spp.
24821	10"	30'	20'	Ficus	Ficus spp.
24822	10"	30'	20'	Ficus	Ficus spp.
24823	10"	30'	20'	Ficus	Ficus spp.
24824	10"	30'	20'	Ficus	Ficus spp.
24825	10"	30'	20'	Ficus	Ficus spp.
24826	10"	30'	20'	Ficus	Ficus spp.
24827	10"	30'	20'	Ficus	Ficus spp.
24828	10"	30'	20'	Ficus	Ficus spp.
24829	10"	30'	20'	Ficus	Ficus spp.
24830	10"	30'	20'	Ficus	Ficus spp.
24831	10"	30'	20'	Ficus	Ficus spp.
24832	8"	30'	15'	Ficus	Ficus spp.
24833	8"	30'	15'	Ficus	Ficus spp.
24834	5"	20'	10'	Ficus	Ficus spp.
24835	5"	20'	10'	Ficus	Ficus spp.
24836	4"	12'	10'	Ficus	Ficus spp.
24837	4"	12'	10'	Ficus	Ficus spp.
24838	36"	45'	40'	Oak	Quercus
24839	4"	20'	6'	Montgomery Palm	Veitchia montgomeryana
24840	4"	20'	6'	Montgomery Palm (4)	Veitchia montgomeryana
24841	4"	6'	4'	Robellini (2)	Phoenix roebellini
24842	4"	6'	6'	Screw Palm cluster	Pandanus utilis
24843	3"	8'	4'	Areca (1)	Chrysalidocarpus lutescens
24844	4"	10'	4'	Areca (3)	Chrysalidocarpus lutescens
24845	4"	10'	4'	Areca (8)	Chrysalidocarpus lutescens
24846	4"	10'	4'	Areca (3)	Chrysalidocarpus lutescens
24847	3"	6'	4'	Areca (8)	Chrysalidocarpus lutescens
24848	4"	8'	5'	Robellini	Phoenix roebellini
24849	10"	30'	20'	Ficus	Ficus spp.
24850	12"	17'	12'	Montgomery Palm	Veitchia montgomeryana
24851	12"	27'	8'	Cabbage Palm	Sabal palmetto
24852	4"	6'	6'	Robellini	Phoenix roebellini
24853	4"	6'	6'	Robellini	Phoenix roebellini
24854	10"	30'	20'	Ficus	Ficus spp.
24855	12"	22'	8'	Cabbage Palm	Sabal palmetto
24856	12"	22'	8'	Cabbage Palm	Sabal palmetto
24857	12"	22'	8'	Cabbage Palm	Sabal palmetto
24858	12"	22'	8'	Cabbage Palm	Sabal palmetto
24859	10"	25'	12'	Cabbage Palm	Sabal palmetto
24860	12"	25'	12'	Cabbage Palm	Sabal palmetto
24861	12"	30'	12'	Cabbage Palm	Sabal palmetto
24862	12"	30'	12'	Cabbage Palm	Sabal palmetto
24863	12"	30'	12'	Cabbage Palm	Sabal palmetto
24864	12"	30'	12'	Cabbage Palm	Sabal palmetto
24865	12"	30'	12'	Cabbage Palm	Sabal palmetto
24866	12"	30'	12'	Cabbage Palm	Sabal palmetto
24867	12"	30'	12'	Cabbage Palm	Sabal palmetto
24868	12"	30'	12'	Cabbage Palm	Sabal palmetto
24869	12"	30'	12'	Cabbage Palm	Sabal palmetto
24870	9"	29'	10'	Cabbage Palm	Sabal palmetto
24871	8"	15'	12'	Silver Button Wood	Conocarpus erectus var sericeus
24872	9"	15'	12'	Umbrella Tree	Schefflera actinophylla
24873	10"	20'	10'	Cabbage Palm	Sabal palmetto
24874	9"	29'	10'	Cabbage Palm	Sabal palmetto
24875	13"	25'	20'	Weeping Tree	Podocarpus nagi
24876	10"	15'	20'	Pink Trumpet Tree	Tabebuia heterophylla
24877	14"	20'	12'	Umbrella Tree	Schefflera actinophylla
24878	6"	6'	4'	Robellini	Phoenix roebellini
24879	14"	22'	10'	Cabbage Palm	Sabal palmetto
24880	9"	27'	10'	Cabbage Palm	Sabal palmetto
24881	9"	10'	10'	Ligustrum	Ligustrum japonicum
24882	5"	10'	10'	Ligustrum	Ligustrum japonicum
24883	5"	10'	10'	Ligustrum	Ligustrum japonicum
24884	5"	10'	10'	Ligustrum	Ligustrum japonicum
24885	12"	15'	20'	Seagrape	Coccoloba uvifera
24886	22"	15'	20'	Seagrape	Coccoloba uvifera
24887	20"	15'	20'	Seagrape	Coccoloba uvifera
24888	16"	15'	20'	Seagrape	Coccoloba uvifera
24889	15"	15'	20'	Seagrape	Coccoloba uvifera
24890	16"	15'	20'	Seagrape	Coccoloba uvifera
24891	28"	35'	25'	Ficus	Ficus spp.
24892	28"	35'	25'	Ficus	Ficus spp.
24893	20"	35'	25'	Ficus	Ficus spp.
24894	20"	35'	25'	Ficus	Ficus spp.
24895	28"	35'	25'	Ficus	Ficus spp.
24896	24"	35'	25'	Ficus	Ficus spp.
24897	18"	35'	25'	Ficus	Ficus spp.
24898	14"	35'	25'	Ficus	Ficus spp.
24899	27"	35'	25'	Ficus	Ficus spp.
24900	8"	6'	5'	Chinese Fan Palm	Washingtonia robusta
24901	2" - 8"	15'	12'	Cabada Palm Cluster (6)	Dypsis Cabada
24902	2" - 6"	15'	12'	Cabada Palm Cluster (12)	Dypsis Cabada
24903	2" - 5"	18'	12'	Cabada Palm Cluster (10)	Dypsis Cabada
24904	10"	20'	8'	Cabbage Palm	Sabal palmetto
24905	12"	20'	8'	Cabbage Palm	Sabal palmetto
24906	10"	20'	8'	Cabbage Palm	Sabal palmetto
24907	24"	25'	25'	Ficus	Ficus spp.
24908	18"	25'	25'	Ficus	Ficus spp.
24909	18"	25'	20'	Beautyleaf	Calophyllum brasiliense
24910	15"	25'	25'	Ficus	Ficus spp.
24911	16"	25'	25'	Ficus	Ficus spp.
24912	12"	20'	20'	Ficus	Ficus spp.
24913	24"	25'	25'	Ficus	Ficus spp.
24914	24"	25'	25'	Ficus	Ficus spp.
24915	17"	30'	20'	Ficus	Ficus spp.
24916	10"	20'	20'	Ficus	Ficus spp.
24917	8"	20'	20'	Ficus	Ficus spp.
24918	14"	20'	20'	Ficus	Ficus spp.
24919	12"	20'	20'	Ficus	Ficus spp.
24920	10"	20'	20'	Ficus	Ficus spp.
24921	10"	20'	20'	Ficus	Ficus spp.
24922	10"	20'	20'	Ficus	Ficus spp.
24923	12"	20'	20'	Ficus	Ficus spp.
24924	5"	12'	8'	Pitch Apple	Clusia rosea
24925	4"	12'	8'	Pitch Apple	Clusia rosea
24926	4"	12'	8'	Pitch Apple	Clusia rosea
24927	4"	12'	8'	Pitch Apple	Clusia rosea
24928	6"	12'	8'	Pitch Apple	Clusia rosea
24929	18"	40'	20'	Coconut Palm	Cocos nucifera
24930	12"	30'	20'	Coconut Palm	Cocos nucifera
24931	15"	30'	20'	Coconut Palm	Cocos nucifera
24932	12"	30'	20'	Coconut Palm	Cocos nucifera
24933	13"	30'	20'	Coconut Palm	Cocos nucifera
24934	12"	30'	20'	Coconut Palm	Cocos nucifera
24935	12"	30'	20'	Coconut Palm	Cocos nucifera
24936	12"	30'	20'	Coconut Palm	Cocos nucifera
24937	18"	35'	20'	Coconut Palm	Cocos nucifera
24938	12"	30'	20'	Coconut Palm	Cocos nucifera
24939	12"	30'	20'	Coconut Palm	Cocos nucifera
24940	12"	30'	20'	Coconut Palm	Cocos nucifera
24941	13"	30'	20'	Coconut Palm	Cocos nucifera
24942	12"	30'	20'	Coconut Palm	Cocos nucifera
24943	9"	30'	20'	Coconut Palm	Cocos nucifera
24944	8"	30'	20'	Coconut Palm	Cocos nucifera
24945	9"	30'	20'	Coconut Palm	Cocos nucifera
24946	14"	30'	20'	Coconut Palm	Cocos nucifera
24947	14"	30'	20'	Coconut Palm	Cocos nucifera
24948	14"	30'	20'	Coconut Palm	Cocos nucifera
24949	17"	30'	20'	Coconut Palm	Cocos nucifera
24950	18"	30'	20'	Coconut Palm	Cocos nucifera
24951	10