

Conrad Brown Architect

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19534 Ravines Ct. • North Fort Myers • Florida • 33903 • 941-826-2457 •

December 27, 2002

Brockway Memorial Library
10021 N.E. Second Ave.
Miami Shores, FL 33138

Attn: Ms. Maria Timkin

Dear Ms. Timkin,

This letter is to ask your assistance in locating photographs of a 1923 house recently purchased by my son. I am helping him restore the house to its former glory and desperately need an old photo. The particulars are:

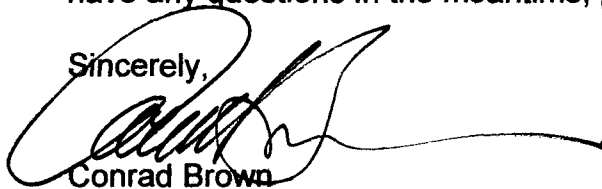
A two story Spanish house located at 117 N.E. 98th St., Miami Shores.
Legal description: E 25' of Lot 16, all of lot 17, Block 17, Amended plat of Miami Shores, Section No. 1, Plat book 10, page 70.

We understand it was originally constructed in 1923 and went by the name "Jardin Bonita" at the time. I don't have the name of the original owner, but can find it if necessary.

In particular I need a photo showing the front of the house, I can tell there was an upper veranda to the east and possibly an open porch below that. Before we do any demolition, it would be very helpful to know the original configuration to avoid damaging any structural members. Then the photos would help us put back what was originally constructed. Enclosed are copies of the survey and some photos of the house as it exists today.

My son, also named Conrad, is a yacht captain and will be out of the country for awhile, so we have a little time. I will call you in a few days after you have time to digest this request. Perhaps then you can give us some encouragement. If you have any questions in the meantime, please call. I am at your service.

Sincerely,

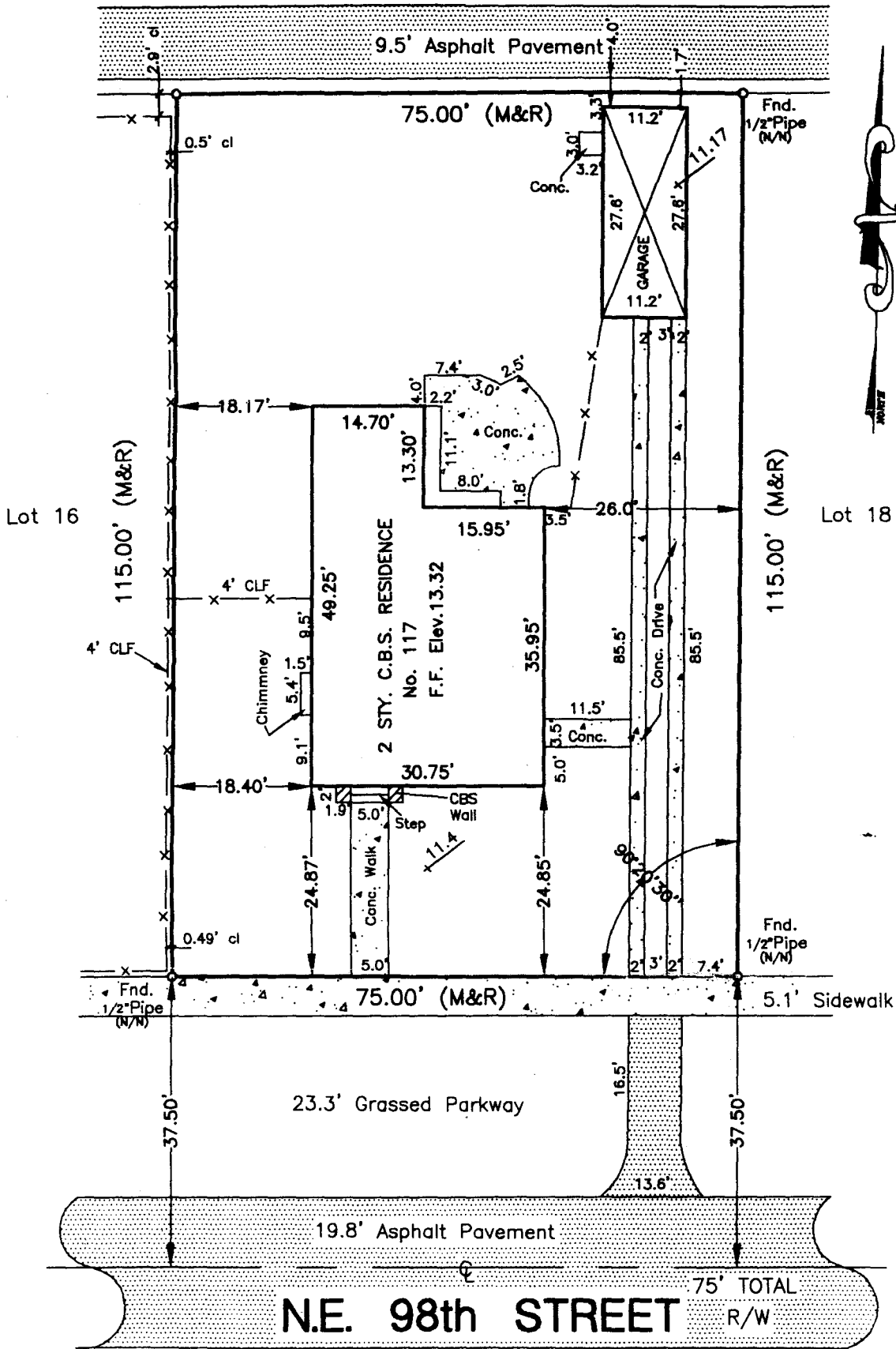


Conrad Brown

Encl: Photocopy of survey, photographs

SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



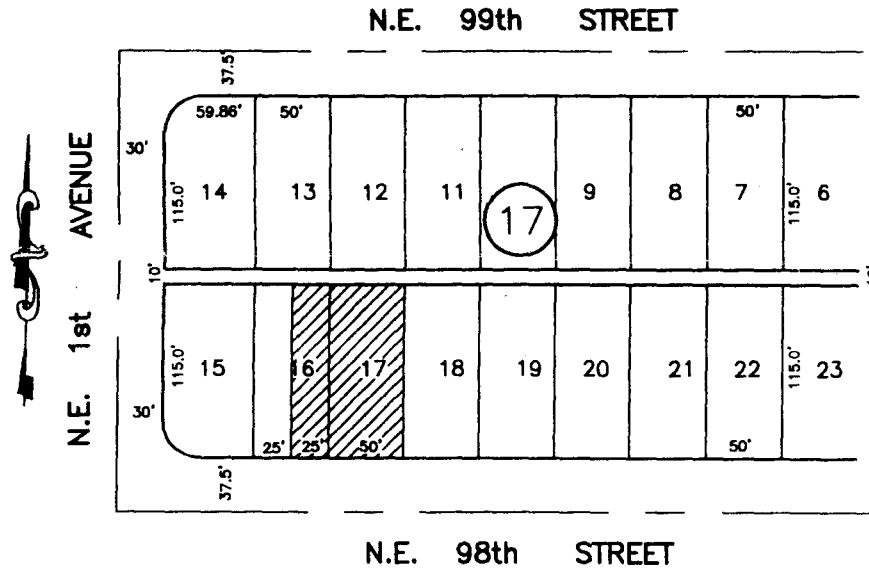
| | | | | | |
|------------------|--------------|--------|--------------------|-----------|----------------------|
| COMMUNITY NUMBER | PANEL NUMBER | SUFFIX | DATE OF FIRM INDEX | FIRM ZONE | BASE FLOOD ELEVATION |
| 120652 | 093 | J | 7-17-95 | "X" | - |

BEARINGS SHOWN - HEREON IF ANY, ARE REFERRED TO AN ASSUMED MERIDIAN OF _____ FOR THE CENTER LINE OF _____

LEGAL DESCRIPTION:

THE EAST 25 FEET OF LOT 16 ALL OF LOT 17 BLOCK 17
AN AMENDED PLAT OF MIAMI SHORES SECTION NO 1 SUBDIVISION
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10 AT PAGE 70
 OF THE PUBLIC RECORDS OF MIAMI- DADE COUNTY, FLORIDA

LOCATION MAP
 NTS



CERTIFIED TO: Conrad Brown
 Bac Florida Bank, it's successors and/or assigns, ATIMA
 Gerardo A. Vazquez, P.A.
 Attorney's Title Insurance Fund, Inc.

WE HEREBY CERTIFY THAT THE ATTACHED SKETCH OF BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A FIELD SURVEY MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61G 17-6 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ADDRESS 117 N.E. 98th St., MIAMI, FL.
 JOB NUMBER: 02-134
 DATE OF FIELD SURVEY: JAN. 11th, 2002
 REVISION DATE: _____

American Services of Miami, Corp.
 ENGINEERS - PLANNERS - SURVEYORS
 LB 6683
 2450 S.W. 13th Avenue, Suite 217, Miami, Florida 33175
 Phone: (305) 554-6963 Fax: (305) 554-7516
 Email: AMERICANSERVICESOFMIAMI.Com

SURVEYOR'S NOTES:
 EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY -SHOWN ELEVATIONS ARE BASED ON N.G.V.D (NATIONAL VERTICAL DATUM OF 1929) -LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT -NO UNDERGROUND UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS NOTED. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.

ABBREVIATION (IF ANY APPLIED)

| | | |
|-----------------------------|-----------------------------------|-----------------------------|
| CL = CENTER LINE | CL = CLEAR | U.E. = UTIL EASEMENT |
| P = PROPERTY LINE | ENC. = ENCROACHMENT | M = MONUMENT LINE |
| R/W = RIGHT OF WAY | C.B.S. = CONCRETE BLOCK STRUCTURE | P.C. = POINT OF CURVATURE |
| C.L.F. = CHAIN LINK FENCE | CONC. = CONCRETE | F.H. = FIRE HYDRANT |
| W.F. = WOODEN FENCE | Ø = DIAMETER | EASMT. = EASEMENT |
| RES. = RESIDENCE | D.M.E. = DRAINAGE MAINT. EASEMENT | S.D.H. = SET DRILL HOLE |
| F.I.P. = FOUND IRON PIPE | S.I.P. = SET IRON PIPE | CALC.(C) = CALCULATED |
| S.R.B. = SET REBAR | F.D.H. = FOUND DRILL HOLE | F.S. = FOUND SPIKE |
| C.B. = CHORD BEARING | A/C = AIR CONDITIONING UNIT | RAD. = RADIAL |
| MEAS.(M) = MEASURED | REC. (R) = RECORDED | P.O.B. = POINT OF BEGINNING |
| S.N.&D. = SET NAIL AND DISC | F.N.&D. = FOUND NAIL AND DISC | P.O.C. = POINT OF CURVATURE |

Alberto R. Varas
 ALBERTO R. VARAS
 PROFESSIONAL LAND SURVEYOR
 AND MAPPER No. 3105
 STATE OF FLORIDA
 DATE: JAN. 14th, 2002

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