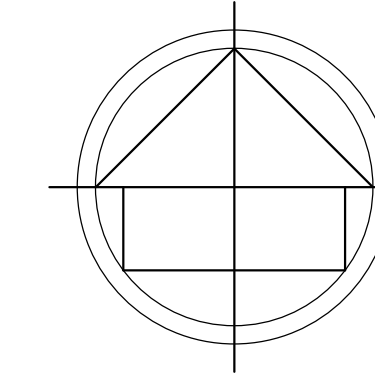


6. DEDICATIONS ON THE PLAT OF COMMERCIAL SUBDIVISION, THE ALTON BEACH REALTY COMPANY, AS RECORDED IN PLAT BOOK 6, PAGE 5. (AFFECTS/PLOTTED)
7. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED SEPTEMBER 8, 2015 IN OFFICIAL RECORDS BOOK 19768, PAGE 3819, AND THE SUPPLEMENTAL ORDER RECORDED IN OFFICIAL RECORDS BOOK 29768, PAGE 3822. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
8. TERMS, CONDITIONS AND PROVISIONS OF THE CONDITIONAL USE PERMIT ISSUED BY THE PLANNING BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29355, PAGE 2251. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
9. TERMS, CONDITIONS AND PROVISIONS OF THE SUPPLEMENTAL ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29355, PAGE 2251, AND THE FINAL ORDER DATED OCTOBER 7, 2014 REFERRED TO THEREIN. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
10. UNITY OF TITLE IN FAVOR OF THE CITY OF MIAMI BEACH RECORDED FEBRUARY 2, 2015 IN OFFICIAL RECORDS BOOK 29485, PAGE 3745. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
11. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 20, 2014 IN OFFICIAL RECORDS BOOK 29359, PAGE 3320, AND THE SUPPLEMENTAL ORDER RECORDED IN OFFICIAL RECORDS BOOK 29768, PAGE 3822. (LOTS 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
12. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED JULY 12, 2016 IN OFFICIAL RECORDS BOOK 30148, PAGE 1111. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
13. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED FEBRUARY 13, 2017 IN OFFICIAL RECORDS BOOK 30419, PAGE 4057. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
14. TERMS, CONDITIONS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED OCTOBER 10, 2017 IN OFFICIAL RECORDS BOOK 30712, PAGE 965. (LOTS 1, 2, 3, 4, 5, 6 AND 7) (AFFECTS/NOT PLOTTABLE)
15. CORRECTIVE EASEMENT BY ARRP 1600 ALTON, LLC TO FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS RECORDED JANUARY 9, 2019 IN OFFICIAL RECORDS BOOK 31284, PAGE 3833. (LOTS 1 AND 2) (AFFECTS/PLOTTED)
17. TERMS AND PROVISIONS OF THE CONDITIONAL USE PERMIT RECORDED FEBRUARY 22, 2019 IN OFFICIAL RECORDS BOOK 31336, PAGE 150. (AS TO ALL) (AFFECTS/NOT PLOTTABLE)
18. NON-EXCLUSIVE EASEMENT TO FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, RECORDED APRIL 12, 2109 IN OFFICIAL RECORDS BOOK 31402, PAGE 854. (AFFECTS/PLOTTED)

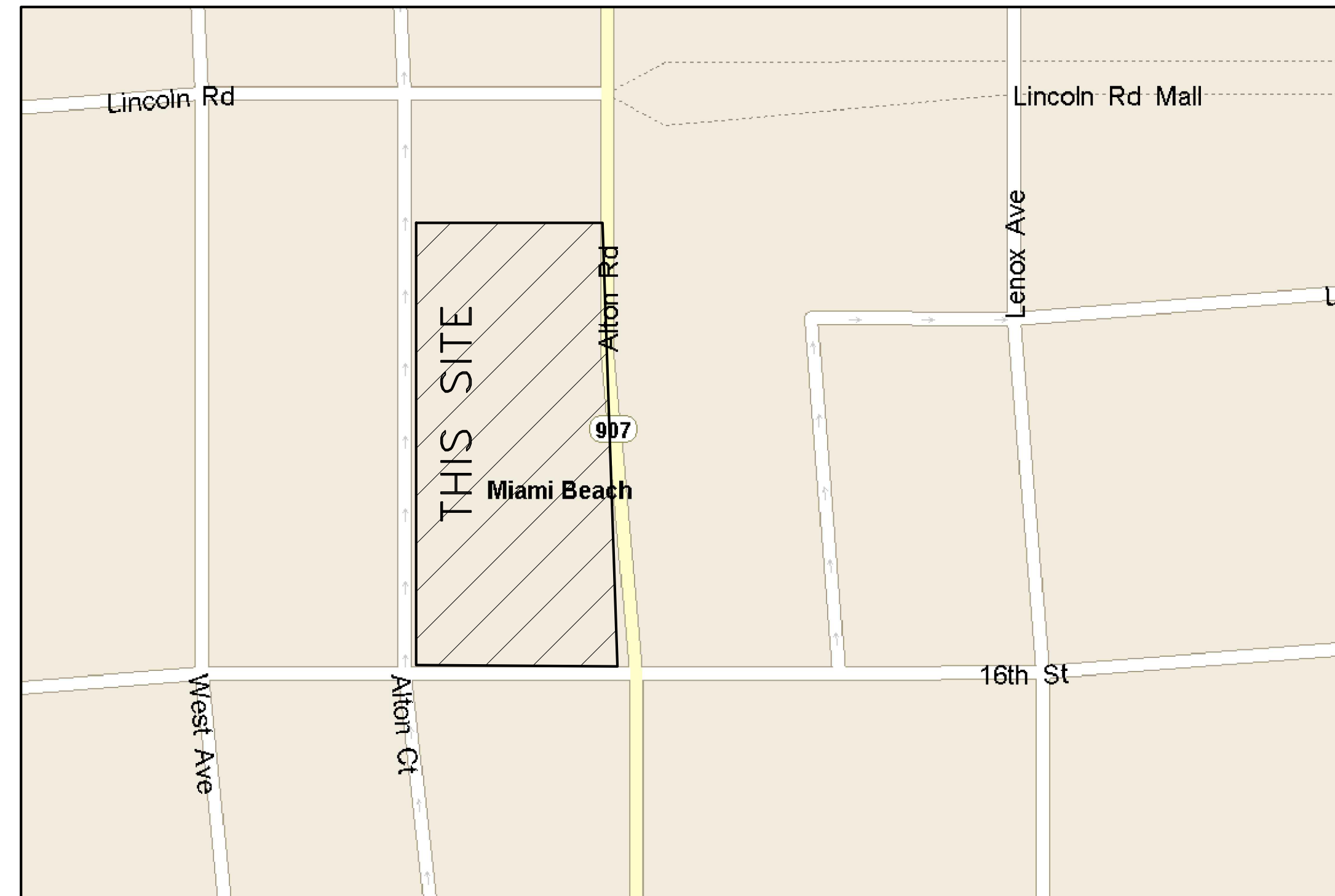
NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY. EFFECTIVE DATE: 04/23/19. ORDER NO.: 7212988 REVISION NUMBER: 9 - MAY 10, 2019
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION= 5.75' (NAVD88)
8. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
9. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/8 (NGVD29)" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 120651, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

ALTA/NSPS LAND TITLE SURVEY



1600 ALTON ROAD
MIAMI BEACH, FL 33139
1614 ALTON ROAD
MIAMI BEACH, FL 33139
1616 ALTON ROAD
MIAMI BEACH, FL 33139
1620 ALTON ROAD
MIAMI BEACH, FL 33139
1624 ALTON ROAD
MIAMI BEACH, FL 33139
1212 LINCOLN ROAD
MIAMI BEACH, FL 33139



LOCATION MAP (NTS)

NOTES :

11. THE PROPERTY HAS DIRECT ACCESS TO 16TH STREET AND ALTON ROAD, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 6, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI/BEACH, MIAMI/DADE COUNTY, FLORIDA.
12. THERE ARE 21 STRIPED PARKING SPACES INCLUDING 1 HANDICAP SPACE ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LAND DESCRIPTION:

PARCEL 1:

LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO:

CITY NATIONAL BANK OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 24, 2024.

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

CD-2 COMMERCIAL, MEDIUM INTENSITY DISTRICT				
MAX BUILDING HEIGHT=50 FEET				
	FRONT	SIDE INTERIOR	SIDE, FACING STREET	REAR
AT-GRADE PARKING LOT ON THE SAME LOT	5 FEET	5 FEET	5 FEET	5 FEET IF ABUTTING AN ALLEY—0 FEET
SUBTERRANEAN, PEDESTAL AND TOWER (NON-OCEANFRONT)	0 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT, UNLESS SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	5 FEET 10 FEET WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 0 FEET. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS
SUBTERRANEAN, PEDESTAL AND TOWER (OCEANFRONT)	PEDESTAL--15 FEET TOWER--20 FEET + 1 FOOT FOR EVERY 1 FOOT INCREASE IN HEIGHT ABOVE 50 FEET, THEN SHALL REMAIN CONSTANT. RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	COMMERCIAL USES--10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	COMMERCIAL USES--10 FEET RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS	25% OF LOT DEPTH, 75 FEET MINIMUM FROM THE BULKHEAD LINE WHICHEVER IS GREATER RESIDENTIAL USES SHALL FOLLOW THE RM-1, 2, 3 SETBACKS

REVISIONS				
UPDATE	DATE	FB/PG	DWN	CKD
UPDATE ALTA/NSPS LAND TITLE SURVEY	01/19/22	SKETCH	AM	REC
UPDATE SURVEY	01/24/24	SKETCH	AM	REC

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

GFO INVESTMENTS

MIAMI/BEACH FLORIDA

REVISIONS				
ALTA/NSPS LAND TITLE SURVEY	DATE	FB/PG	DWN	CKD
REVISED PER COMMENTS	10/18/18	SKETCH	AM	REC
ADDED UNDERGROUND UTILITY EASEMENT	12/17/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	12/18/18	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	01/10/19	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	01/29/19	----	AM	REC
ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE	02/07/19	----	JD	REC

REVISIONS				
ADJUSTED ELEVATIONS	DATE	FB/PG	DWN	CKD
CONVERTED ELEVATIONS FROM NAVD29 TO NAVD88	02/19/19	SKETCH	AM	REC
REVISED CERTIFICATION	02/27/19	----	AM	REC
REVISED PER NEW TITLE COMMITMENT	05/22/19	----	REC	REC
REVISED PER NEW TITLE COMMITMENT	05/28/19	----	AM	REC
FINAL SURVEY	05/28/20	SKETCH	AM	REC
VERIFIED AND REVISED FINISHED FLOOR ELEVATION	06/29/20	SKETCH	JD	REC

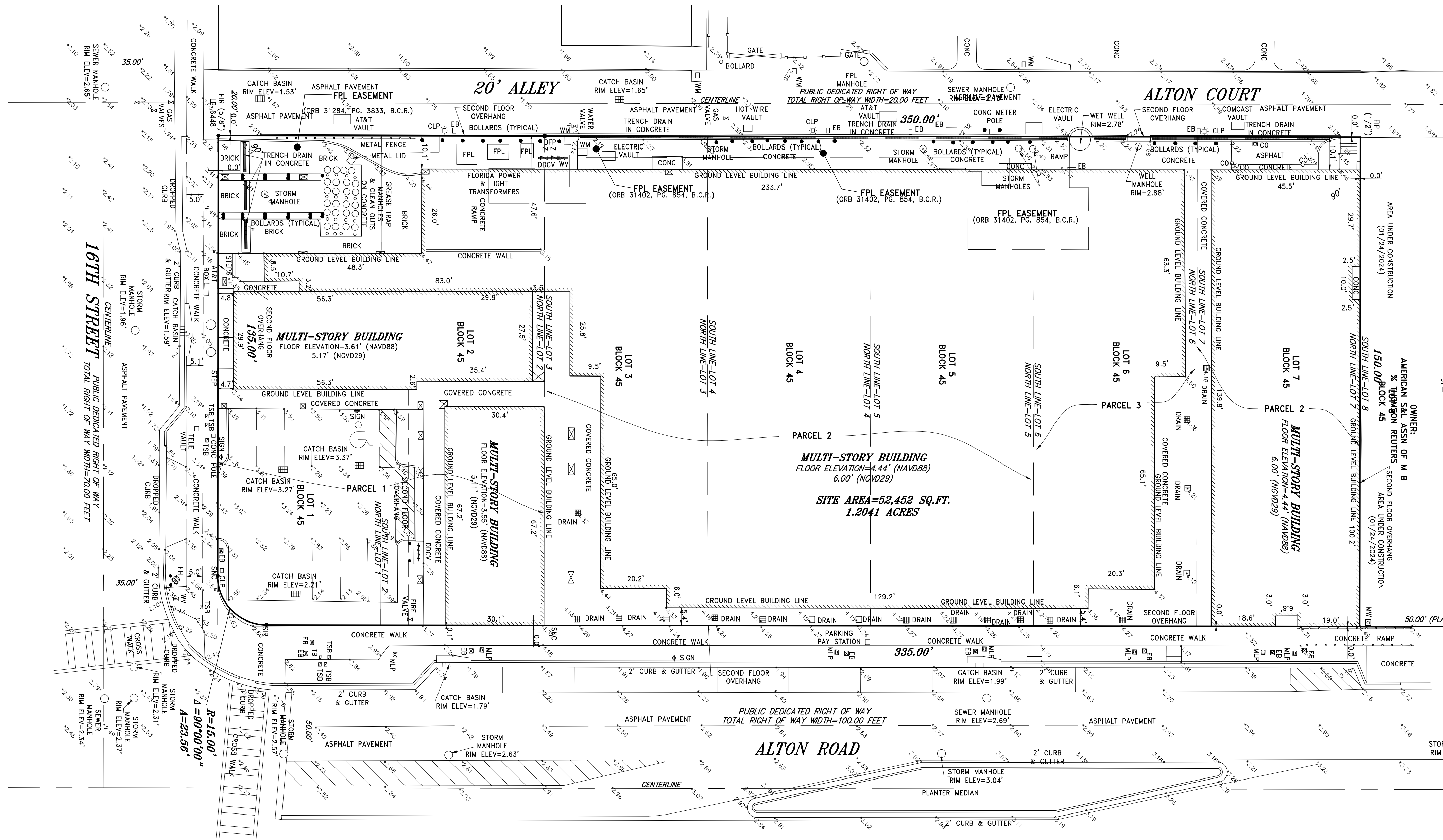
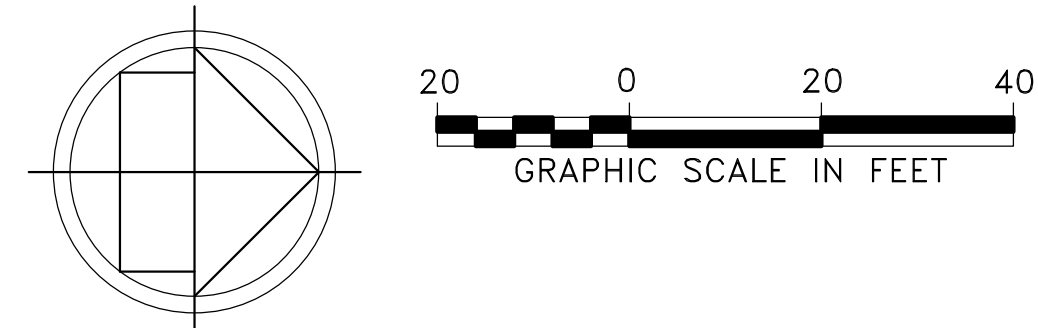
PROJECT NUMBER : 8101-16

SCALE : N/A

SHEET
1
OF
2
SHEETS

ALTA/NSPS LAND TITLE SURVEY

1600 ALTON ROAD
 MIAMI BEACH, FL 33139
 1614 ALTON ROAD
 MIAMI BEACH, FL 33139
 1616 ALTON ROAD
 MIAMI BEACH, FL 33139
 1620 ALTON ROAD
 MIAMI BEACH, FL 33139
 1624 ALTON ROAD
 MIAMI BEACH, FL 33139
 1212 LINCOLN ROAD
 MIAMI BEACH, FL 33139



- LEGEND:**
- CKD CHECKED BY
 - CONC CONCRETE
 - DWN DRAWN BY
 - FB/PG FIELD BOOK AND PAGE
 - SIR SET IRON ROD & CAP #6448
 - SNC SET NAIL AND CAP #6448
 - FIR FOUND IRON ROD
 - FIP FOUND IRON PIPE
 - FNC FOUND NAIL AND CAP
 - FND FOUND NAIL & DISC
 - P.B. PLAT BOOK
 - M/D.C.R. MIAMI/DADE COUNTY RECORDS
 - CBS CONCRETE BLOCK STRUCTURE
 - A/C AIR CONDITIONER
 - WM WATER METER
 - WV WATER VALVE
 - CO CLEAN OUT
 - TSB TRAFFIC SIGNAL BOX
 - SQ.FT SQUARE FEET
 - TSP TRAFFIC SIGNAL POLE
 - PM PARKING METER
 - MLP METAL LIGHT POLE
 - EB ELECTRIC BOX
 - 5.40 ELEVATIONS
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 - TC TRASH CAN
 - FDC FIRE DEPARTMENT CONNECTION
 - MW MONITORING WELL
 - CP CONCRETE POLE
 - FPL FLORIDA POWER & LIGHT
 - CPP CONCRETE POWER POLE
 - CLP CONCRETE LIGHT POLE
 - BR BIKE RACK
 - ICV IRRIGATION CONTROL VALVE
 - R RADIUS
 - A ARC DISTANCE
 - △ CENTRAL ANGLE
 - ♿ HANDICAP PARKING SPACE

LAND DESCRIPTION:

PARCEL 1:
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REVISIONS	DATE	FB/PG	DWN	CKD
UPDATE ALTA/NSPS LAND TITLE SURVEY	01/19/22	SKETCH	AM	REC
UPDATE SURVEY	01/24/24	SKETCH	AM	REC

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 GFO INVESTMENTS

MIAMI/BEACH FLORIDA

REVISIONS	DATE	FB/PG	DWN	CKD
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REVISED PER NEW TITLE COMMITMENT	05/28/19	----	AM	REC
FINAL SURVEY	05/20/20	SKETCH	AM	REC
VERIFIED AND REVISED FINISHED FLOOR ELEVATION	06/29/20	SKETCH	JD	REC

PROJECT NUMBER : 8101-16

SHEET
 2
 OF
 2
SHEETS

SCALE : 1" = 20'