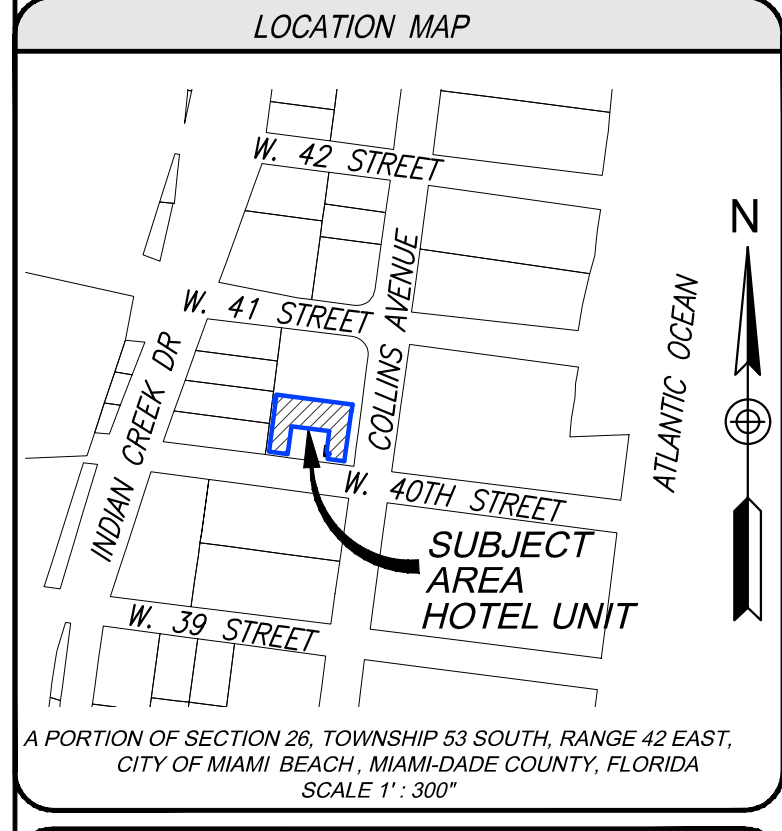


LEGEND AND ABBREVIATIONS			
	CONCRETE POLE		HANDICAP PAINT MARK
	CONCRETE POWER POLE		BABY STROLLER PAINT MARK
	CONCRETE LIGHT POLE		UNKNOWN MANHOLE
	ALUMINUM POLE		WATER MANHOLE
	ALUMINUM LIGHT POLE		SEWER MANHOLE
	WOOD POLE		PHONE MANHOLE
	WOOD POWER POLE		IRRIGATION MANHOLE
	WOOD LIGHT POLE		GREASE TRAP MANHOLE
	TRAFFIC SIGNAL POLE		GAS MANHOLE
	STREET LIGHT POLE		FORCE MAIN MANHOLE
	PHONE BOX		ELECTRICITY MANHOLE
	IRRIGATION BOX		DRAINAGE MANHOLE
	ELECTRIC BOX		COMMUNICATION MANHOLE
	COMMUNICATION BOX		BELL SOUTH MANHOLE
	CABLE TV BOX		PARKING METER
	UNKNOWN BOX		PARKING KIOSK
	TRAFFIC CONTROL BOX		WATER VALVE
	CIRCUIT BREAKER		SEWER VALVE
	BOLLARD		IRRIGATION VALVE
	ARM GATE		GAS VALVE
	ANCHOR		FORCE MAIN VALVE
	WATER METER		VACUUM BREAKER ASSEMBLY
	IRRIGATION METER		OFFICIAL RECORDS BOOK
	GAS METER		HEAT BOX AND PIPE
	ELECTRIC METER		OVERHEAD UTILITY WIRES
	SQUARE/COLUMBUS		CONCRETE BLOCK STRUCTURE
	ROUND COLUMN		CONCRETE
	MAIL BOX		CHAIN LINK FENCE
	IRRIGATION PUMP		WOOD FENCE
	GUARD POST		W.F.
	FLAG POLE		FOUND NAIL & BRASS DISC
	DRAINAGE WELL		CLEAR ENCROACHMENT
	SQUARE DRAINAGE		DEAD OR LEGAL DISTANCE
	PS INLET		MEASURING DISTANCE
	PS INLET		RECORD CALCULATED
	CIRCULAR DRAINAGE		RECORD CALCULATED
	CATCH BASIN		UTILITY EASEMENT
	ACCESS MANHOLE		C&G CURB & GUTTER
	TRAFFIC SIGNAL POLE		V&S VALLEY CUTTER
	TRAFFIC SIGNAL POLE		
	PEDESTRIAN CROSS SIGNAL		
	PAVEMENT ASPHALT		
	PAVEMENT ASPHALT		
	PAVEMENT ASPHALT		



DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE B-313 ELEVATION: 4.33 36 ST - 81.7' SOUTH OF SOUTH CURB HWY A-1-A (COLLINS AVE) - 57.8' EAST OF EAST CURB DESCRIPTION: US C & G BRASS DISC ON TOP OF CONC RAMP DIRECTLY OVER A CATCH BASIN.

ENCROACHMENTS

- BUILDING, ALONG THE WEST SIDE, ENCOACH ONTO AN FP&L EASEMENT
- THERE ARE NO OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

NOTES REGARDING ZONING REPORT

PZR REPORT FOR: SOV CMB HOTEL OWNER LLC ITS SUCCESSORS AND/OR ASSIGNS VMC MASTER LENDER UPPER REIT LLC ITS SUCCESSORS AND/OR ASSIGNS 4000 COLLINS AVENUE MIAMI BEACH, FLORIDA 33140

PZR PREPARE BY: THE PLANNING & ZONING RESOURCE COMPANY

PZR PREPARE ON: MAY 27, 2022

EXISTING LAND USE AND ZONING

- ZONING DESIGNATION: RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY WITHIN THE COLLINS WATERFRONT HISTORIC DISTRICT
- BUILDING SETBACK APPROVED BY HISTORIC PRESERVATION BOARD (O.R.B. 30589, PG. 3325)
 - FRONT (COLLINS AVENUE): 15 FEET (PER HPB 21-0480)
 - SIDE (41 STREET): 5 FEET (PER HPB 21-0480)
 - SIDE (40 STREET): 5 FEET (PER HPB 21-0480)
 - REAR: 5 FEET (PER HPC 21-0480)

REVISIONS			
DATE	JOB No.	REV.	BY:
06/02/22	152917	UPDATE TITLE, CERT. & PZR REPORT	R.J.G.
06/21/22	152917	UPDATE TITLE COMMIT. AND LEGAL DESC.	J.G.H.

NOTES REGARDING TITLE COMMITMENT

THIS ALTA/NSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHT-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT FILE NUMBER 1062-5417932, REVISION 1 (6-19-20), ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MAY 27, 2022 AT 8:00 AM

NOTE 5 REGARDING SCHEDULE B-II

ITEM 9. INTENTIONALLY DELETED.

ITEM 10. INTENTIONALLY DELETED.

ITEM 11. INTENTIONALLY DELETED.

ITEM 12. INTENTIONALLY DELETED.

ITEM 13. INTENTIONALLY DELETED.

ITEM 14. INTENTIONALLY DELETED.

ITEM 15. HISTORIC PRESERVATION BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, CERTIFICATES OF A APPROPRIATENESS AND VARIANCES RECORDED IN OFFICIAL RECORDS BOOK 30589, PAGE 3325 AND OFFICIAL RECORDS BOOK 30837, PAGE 1565; TOGETHER WITH CONDITIONAL USE PERMIT RECORDED IN OFFICIAL RECORDS BOOK 30863, PAGE 1728, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTS PROPERTY - NOT DEPICTABLE.

ITEM 16. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED OCTOBER 23, 2020 IN OFFICIAL RECORDS BOOK 32161, PAGE 937. AFFECTS PROPERTY - DEPICTED ON SURVEY.

ITEM 17. TERMS AND PROVISIONS OF THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS REGARDING IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ATTACHED TO AND AS EVIDENCED BY RESOLUTION 2020-31404 RECORDED NOVEMBER 18, 2020 IN OFFICIAL RECORDS BOOK 32201, PAGE 4009. AFFECTS PROPERTY - NOT DEPICTABLE.

ITEM 18. INTENTIONALLY DELETED.

ITEM 19. HISTORIC PRESERVATION BOARD OF THE CITY OF MIAMI BEACH, FLORIDA ORDER RECORDED NOVEMBER 22, 2021 IN OFFICIAL RECORDS BOOK 32854, PAGE 3381 - AFFECTS PROPERTY - NOT DEPICTABLE.

ITEM 20. TERMS, PROVISIONS, RESTRICTIVE COVENANTS, CONDITIONS, RESERVATIONS, RIGHTS, DUTIES AND EASEMENTS, CONTAINED IN THE DECLARATION OF CONDOMINIUM OF 4000 COLLINS CONDOMINIUM AND ALL EXHIBITS ANNEXED THERETO INCLUDING, BUT NOT LIMITED TO, A LIEN FOR CHARGES AND ASSESSMENTS, RECORDED IN OFFICIAL RECORDS BOOK 33153, PAGE 4458, AS AMENDED 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) - AFFECTS PROPERTY - NOT DEPICTABLE.

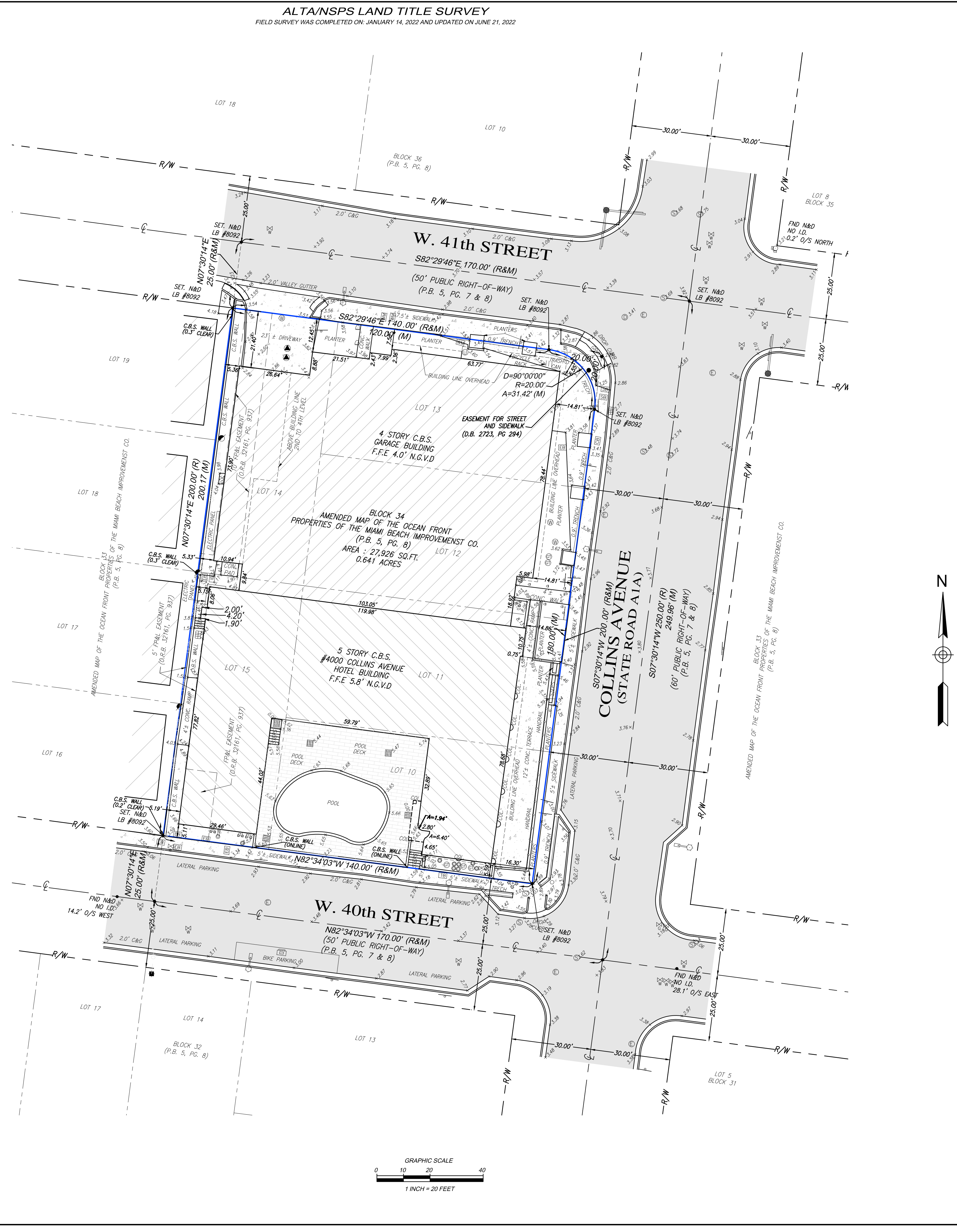
ITEM 21. SURVEY PREPARED BY JHERNANDEZ & ASSOCIATES INC. DATED JANUARY 14, 2022, REVISED JUNE 2, 2022 UNDER PROJECT NO. MD-425(A) SHOWS THE FOLLOWING:

- (a) INTENTIONALLY DELETED.
- (b) INTENTIONALLY DELETED.
- (c) INTENTIONALLY DELETED.
- (d) INTENTIONALLY DELETED.
- (e) C.B.S. WALL, CONCRETE RAMP, AND STAIRS EXTEND INTO 5' FP&L EASEMENT IN O.R.B. 32161, PAGE 937 IN LOT 15.
- (f) INTENTIONALLY DELETED.

ITEM 22. HISTORIC PRESERVATION PROPERTY TAX EXEMPTION COVENANT RECORDED IN BOOK 33026, PAGE 1568 - AFFECTS PROPERTY - NOT DEPICTABLE.

ITEM 23. TERMS AND CONDITIONS CONTAINED IN THE MEMORANDUM OF PARKING LICENSE AGREEMENT DATED 2022, RECORDED IN 2022 IN BOOK _____, PAGE _____, AFFECTS PROPERTY - NOT DEPICTABLE.

ITEM 23. LEASE AGREEMENT, DATED DECEMBER 7, 2016, BY AND BETWEEN SELLER, AS LANDLORD, AND P75 LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "ORIGINAL TENANT"), AS TENANT, AS AMENDED BY THAT CERTAIN LANDLORD'S CONSENT TO ASSIGNMENT AND ASSUMPTION OF LEASE AND FIRST AMENDMENT TO LEASE, DATED MAY 8, 2018, BY AND AMONG SELLER, AS LANDLORD, ORIGINAL TENANT, AS ASSIGNOR, AND J&BFL FOOD LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "TENANT"), AS ASSIGNEE, AND AS FURTHER AMENDED BY THAT CERTAIN SECOND AMENDMENT TO LEASE AGREEMENT, DATED MARCH 5, 2019, BY AND BETWEEN SELLER, AS LANDLORD, AND THE TENANT, AS TENANT - AFFECTS PROPERTY - NOT DEPICTABLE.



ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR: KAPP MORRISON LLP

LYING AND BEING IN SECTION 26, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS

CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 12th AVE, SUITE #10, DORAL, FL 33172
PH: 305-526-0868 (E) info@jhsurveyors.com

DRAWN BY: J.A.C. CHECKED BY: J.G.H. JOB NUM: 152967
DATE: 01/19/22 DATE: 01/19/22 F.B. MD-33, PG. 23

LEGAL DESCRIPTION

HOTEL UNIT OF 4000 COLLINS CONDOMINIUM, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 33153, PAGE 4459, AS AMENDED FROM TIME TO TIME OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL OF LAND WHOLLY WITHIN.

LOTS 10 THRU 15 INCLUSIVE, BLOCK 34, LESS A PART OF LOT 13 AT THE NORTHEASTERLY CORNER THEREOF, BOUNDARY TO THE TANGENTS TO AN ARC OF A CIRCULAR CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 20.00 FEET, SAID EXCEPTED PART OF LOT 13 RECORDED IN DEED BOOK 2723, AT PAGE 284, MIAMI-DADE COUNTY, FLORIDA. ALL SHOWN ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO., PLAT BOOK 5, AT PAGE 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON JANUARY 14, 2022 AND UPDATED ON 06/21/2022.
- SUBJECT PROPERTY AREA: 27,926 ± SQ. FT. (0.641 ACRES)
- BEARINGS BASED ON AN ASSUMED BEARING OF S07°30'14"W ALONG THE CENTER LINE OF COLLINS AVENUE.
- DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM COLLINS AVENUE, W. 41st STREET AND W. 40th STREET, PUBLIC DEDICATED RIGHT-OF-WAYS.
- WITHIN SUBJECT PROPERTY HAS NOT BEEN SURVEYED AT THE TIME OF THIS SURVEY.
- THERE ARE NO EVIDENCES OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES.
- THERE ARE NO RECENT STREET OR SIDEWALK CONSTRUCTION ON SURVEY.
- THERE ARE NOT OBSERVED WETLANDS WITHIN SUBJECT PROPERTY.
- THERE ARE 68 REGULAR PARKING AND 1 HANDICAP PARKING SPACES WITHIN GARAGE BUILDING.
- THERE ARE NO PLOTTABLE OFFSITE EASEMENTS SERVING THE PROPERTY.
- THE ATTESTING LAND SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF \$1,000,000.
- THE ACCURACY OBTAINED BY FIELD MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET AS DEFINED IN RULE 5A-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 4000 COLLINS AVENUE, FL 33434
- FOLIO NUMBER: 02-3226-001-1930

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (EL 7 FEET) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0328L, DATED SEPTEMBER 11, 2009
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

CERTIFY TO:

- VMC MASTER LENDER UPPER REIT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS.
- SOV CMB HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY
- FIRST AMERICAN TITLE INSURANCE COMPANY.
- KAPP MORRISON LLP

SURVEYOR'S CERTIFICATION:

THIS IS 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), 8, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2022 AND UPDATED ON JUNE 21, 2022.

I HEREBY CERTIFY THAT THIS "ALTA/NSPS LAND TITLE SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE STANDARDS OF PRACTICE REQUIREMENT ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:

JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952 STATE OF FLORIDA

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON JUNE 21, 2022.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-425(A)
SHEET NUMBER: 1 OF 1

