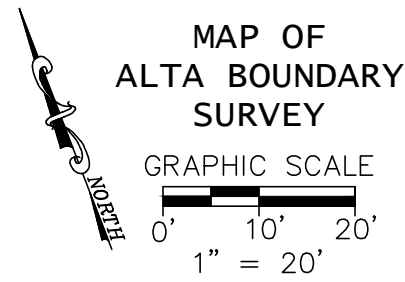


VICINITY MAP

NOT TO SCALE



EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO.: 5164073, DATED MARCH 22, 2015

THE FOLLOWING EXCEPTIONS LISTED IN SCHEDULE B SECTION II OF THE ABOVE TITLE COMMITMENT, IF PLOTTABLE AND EFFECTING THIS PROPERTY, ARE SHOWN HEREON:

- (ITEM 4) - LAND USE RESTRICTION AGREEMENT RECORDED IN ORB 15701, PG. 854 (EFFECTING THE PROPERTY, AND NOT PLOTTABLE).
- (ITEM 5) - EXTENDED LOW-INCOME HOUSING AGREEMENT RECORDED IN ORB 16188, PG. 353, AND FIRST AMENDMENT RECORDED IN ORB 16750, PG 3746; (EFFECTING THE PROPERTY, AND NOT PLOTTABLE).

NOTES:

ALL ELECTRIC AND WATER JUNCTION BOXES, CONTROL BOXES, VALVES AND FIRE HYDRANTS SHOWN ARE WITHIN PUBLIC RIGHT OF WAYS RESERVED FOR PARK AVENUE AND 20TH STREET ACCORDING TO THE PLAT MENTIONED HEREON.

THERE IS NO VISIBLE EVIDENCE THAT THIS PROPERTY HAS BEEN USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LAND FILL.

BASED ON THE ENVIRONMENTAL ASSESSMENT PERFORMED BY FLORIDA ENVIRONMENTAL CONSULTING DATED DECEMBER 20, 2012 AND BASED ON MY KNOWLEDGE AND LEGAL LIMITATIONS AS A FLORIDA PROFESSIONAL SURVEYOR, NO PORTION OF THIS PROPERTY IS LOCATED WITHIN WETLANDS.

THERE IS NO VISIBLE EVIDENCE OF A CEMETERY OR BURIAL GROUNDS ON THIS PROPERTY.

THERE IS NO OTHER VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THIS PROPERTY WITHIN RECENT MONTHS.

NO DRAINAGE FACILITIES SUCH AS RETENTION PONDS, INLETS, CATCH BASINS OR OUTFALL STRUCTURES WERE OBSERVED WITHIN THE BOUNDARIES OF THIS SITE.

THERE ARE NO EXPRESSED EASEMENTS ON OR ACROSS THIS PROPERTY FOR UTILITIES OR OTHERWISE ACCORDING TO THE TITLE COMMITMENT, AS PROVIDED, OR RECORDED PLAT.

NO SITE PLAN OR AS-BUILT INFORMATION WAS PROVIDED TO THE SURVEYOR PERTAINING TO THIS SITE, THEREFORE ANY UNDERGROUND FIXED IMPROVEMENTS SHOWN HEREON ARE BASED SOLELY ON SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.

TOTAL AREA = 18,750 SQUARE FEET OR 0.43± ACRES

BUILDING AREA = 11,586 SQUARE FEET AT GROUND LEVEL
YEAR BUILT = 1926

APPROXIMATE GROSS FLOOR AREA = 40,626 SQUARE FEET
MAXIMUM REQUIRED (FAR) = 2.0
EXISTING (FAR) - 40,626/18,750 = 2.167

ZONING = RM-2 RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY

CURRENT BUILDING SETBACKS:
FRONT = 20 FEET MIN. REQUIRED - 9.6 FEET EXISTING
SIDE FACING STREET = 5 FEET MIN. REQUIRED - 5.2 FEET EXISTING
SIDE = 5 FEET MIN. REQUIRED - 7.4 FEET EXISTING
REAR = 5 FEET MIN. REQUIRED - 4.8 FEET EXISTING

PARKING REQUIRED = 0
PARKING PROVIDED = 0

MAXIMUM HEIGHT ALLOWED = 50 FEET

HEIGHT OF EXISTING BUILDING FROM GROUND = 46 FEET
HIGHEST POINT (DECORATIVE DOME) FROM GROUND = 59 FEET

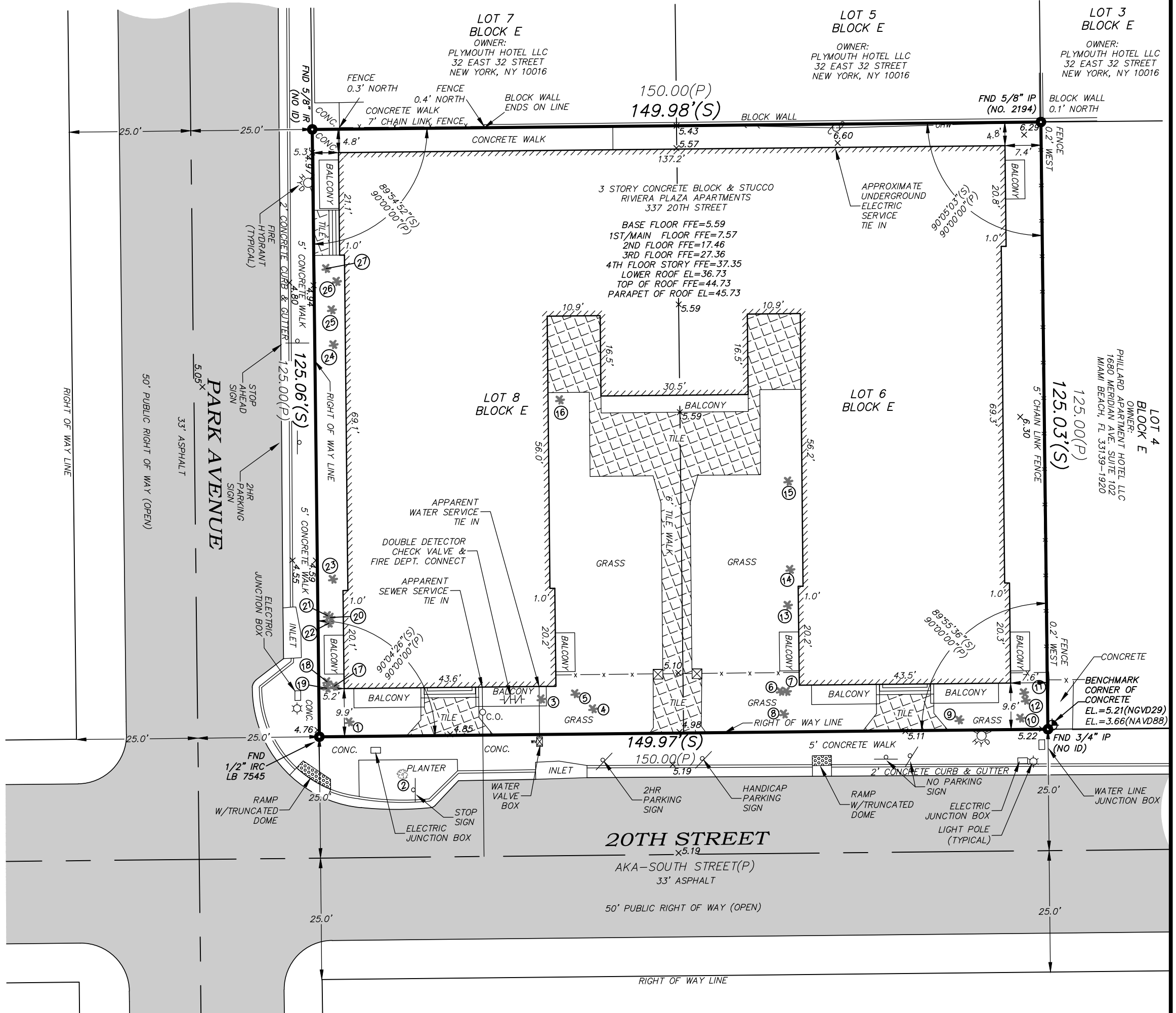
THE DECORATIVE DOME IS PERMITTED TO EXCEED THE MAXIMUM HEIGHT RESTRICTION ACCORDING TO SECTION 142-1161a OF THE CURRENT BUILDING CODE.

TREE LEGEND

- * = PALM TREE-(26) PALMS
- ⊗ = OAK TREE-(1) OAK

Tree Table			
Number	Type/DBH	Approx. Height	Approx. Canopy Dia.
1	PALM 16"	35'	25'
2	OAK 6"	20'	25'
3	PALM 14"	35'	25'
4	PALM 12" TRIPLE 36" BASE	45'	35'
5	PALM 4"	20'	15'
6	PALM 4"	25'	15'
7	PALM 4"	25'	15'
8	PALM 16"	35'	25'
9	PALM 16"	35'	25'
10	PALM 16"	35'	25'
11	PALM 4"	25'	20'
12	PALM 4"	25'	20'
13	PALM 12"	40'	12'
14	PALM 12"	40'	25'

Tree Table			
Number	Type/DBH	Approx. Height	Approx. Canopy Dia.
15	PALM 14"	40'	25'
16	PALM 14"	40'	25'
17	PALM 4"	38'	15'
18	PALM 4"	25'	15'
19	PALM 4"	25'	15'
20	PALM 4"	30'	15'
21	PALM 4"	30'	15'
22	PALM 4"	20'	15'
23	PALM 4"	35'	18'
24	PALM 4"	32'	16'
25	PALM 4"	32'	16'
26	PALM 4"	35'	16'
27	PALM 4"	28'	15'



CERTIFIED TO:
RIVIERA PLAZA APARTMENTS, LLC

SURVEYOR'S NOTES

- THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, ADJOINING DEEDS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE. (TITLE COMMITMENT WAS PROVIDED BY CLIENT AND REVIEWED BY SURVEYOR).
- UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE. ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED PRIOR TO EXCAVATION OR CONSTRUCTION.
- THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
- THE SITE LIES IN FLOOD ZONE "AE (EL 8)(NGVD29)", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12086C0317L, DATED SEPTEMBER 11, 2009.
- NO EASEMENTS APPARENT ON RECORD PLAT OR TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO.: 5164073, DATED MARCH 22, 2015.
- LEGAL ACCESS TO THIS PROPERTY IS PROVIDED BY TWO DEDICATED PUBLIC RIGHT OF WAYS, 20TH STREET (AKA-SOUTH STREET) AND PARK AVENUE.
- ELEVATIONS SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929 REFERENCING MIAMI-DADE COUNTY BENCHMARK "D-160" AT AN ELEVATION OF "5.35 FEET"(NGVD29).
- TO CONVERT ELEVATIONS TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) USE A CONVERSION FACTOR OF (-1.55 FEET).

REF: IRS-15-186
IRS-12-105

LEGEND

IP = IRON PIPE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	O.R.B. = OFFICIAL RECORD BOOK
IRC = IRON ROD WITH CAP	PG. = PAGE
IR = IRON ROD	(P) = PLAT
ID = IDENTIFICATION	(S) = SURVEYED
FND. = FOUND	U = UTILITY POLE
CONC. = CONCRETE	OHW = OVERHEAD WIRES
C.O. = 4" SEWER CLEAN OUT	G = GUY ANCHOR
	FH = FIRE HYDRANT

LEGAL DESCRIPTION:

LOTS 6 AND 8, IN BLOCK "E", OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISIONS

REVISIONS	DATE
BENCHMARK NOTE ADDED/SITE BENCHMARK ADDED - CONVERTED TO NGVD29	12/21/22
TREE LEGEND REVISED TO INCLUDE MORE DESCRIPTION	12/21/22
ADD TREE TABLE PER ARCHITECT/ADD CERTIFICATIONS	01/09/23

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

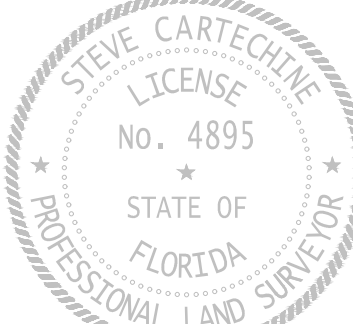
TO: RIVIERA PLAZA APARTMENTS, LLC

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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 30, 2022.

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

FIELD BOOK	DRAWN
90	RJS
PAGE(S)	SCALE
71	1"=20'
FIELD DATE	JOB #
11/30/22	IRS-22-474



PROFESSIONAL SURVEYOR AND MAPPER
IN RESPONSIBLE CHARGE
STEVE CARTECHINE
FLORIDA REGISTRATION NO. 4895

DATE
01/09/2023