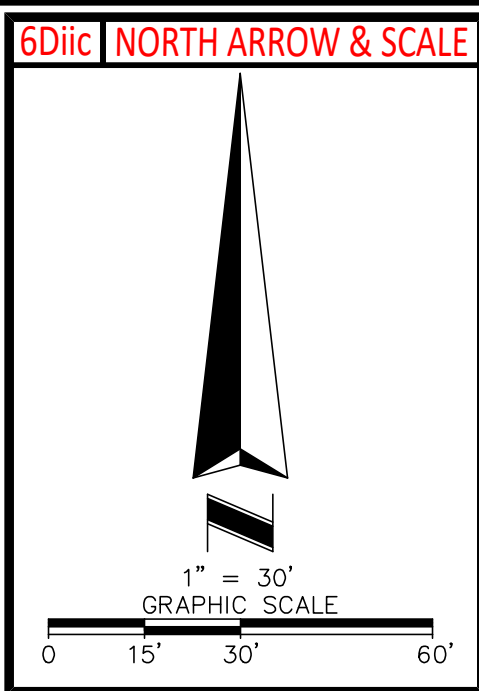
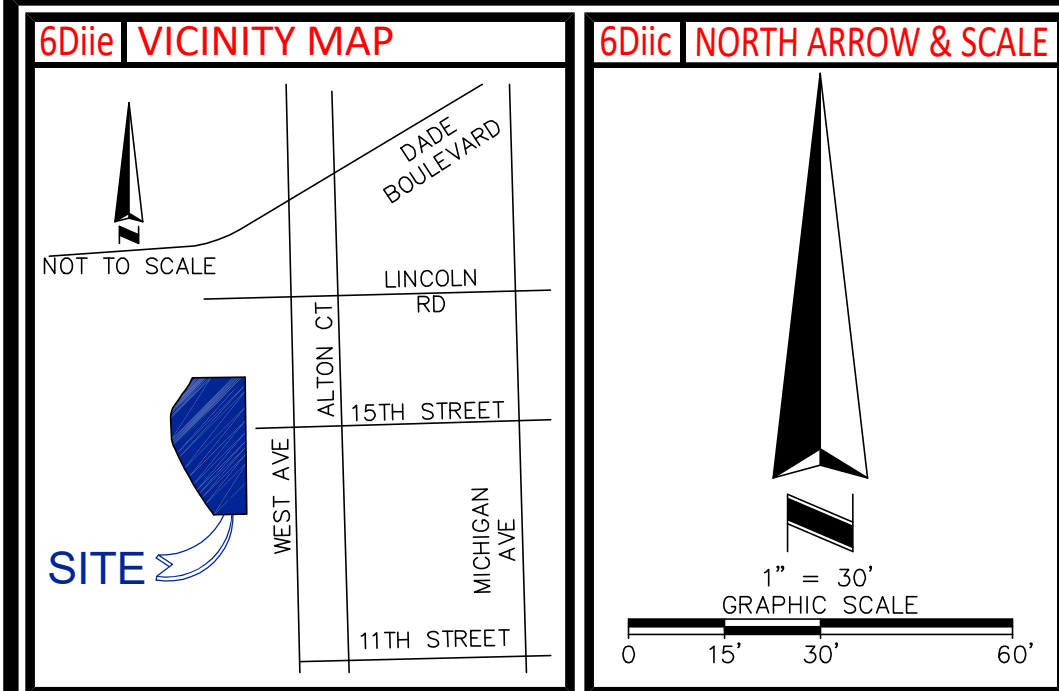




6 ZONING INFORMATION		
ITEM	REQUIRED	OBSERVED
PERMITTED USE	RM-3	MF
MINIMUM LOT AREA (SQ.FT.)	7,000	55,374
MINIMUM LOT WIDTH	50'	EX. 50'
MINIMUM FRONTAGE	N/ST	N/L
MAX BUILDING HEIGHT	150'	EST. 180'
MAX BUILDING COVERAGE	N/ST	N/L
MINIMUM SETBACKS		
FRONT	20'/70'	57'
CORNER SIDE	39.3'	N/A
INTERIOR SIDE	39'	0'
REAR	50'/75'	33'
PARKING REQUIREMENTS:		
SPACES REQUIRED =	718	NORTH TOWER OVERALL
SPACES EXISTING =	**	
CONFORMANCE STATUS:	LEGAL	NONCONFORMING

***EXISTING PARKING SPACES:
PER SURVEY:
NORTH PARKING GARAGE -1,244 PARKING SPACES, INCLUDING 1,224 REGULAR PARKING SPACES AND 20 HANDICAP PARKING SPACES
SURFACE PARKING -114 PARKING SPACES, INCLUDING 105 REGULAR PARKING SPACES AND 9 HANDICAP PARKING SPACES
SOUTH TOWER GARAGE -112 REGULAR PARKING SPACES
TOTAL -1,470 PARKING SPACES, INCLUDING 1,449 REGULAR PARKING SPACES AND 29 HANDICAP PARKING SPACES
THE CENTER TOWER PARCEL RESERVES 26 SURFACE SPACES
THE NORTH TOWER RESERVES 105 SPACES
THE SOUTH TOWER RESERVES THE SOUTH TOWER PARKING GARAGE TOTALING 112 SPACES

5Ciii OBSERVED POTENTIAL ENCROACHMENTS
NONE APPARENT AT THE TIME OF SURVEY UNLESS OTHERWISE DEPICTED ON THIS SURVEY

3 FLOOD INFORMATION
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0317 L (MAP NO. 1206860317L), WHICH BEARS AN EFFECTIVE DATE OF 9/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES
NONE PROVIDED TO THIS SURVEYOR.

- 5Ei "SCHEDULE B - SECTION 2" ITEMS
- DADE COUNTY BULKHEAD PLAT AS RECORDED IN PLAT BOOK 74, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOTHING TO PLOT.)
 - MITIGATION AGREEMENT RECORDED AUGUST 14, 1998 IN OFFICIAL RECORDS BOOK 18232 PAGE 2892, TOGETHER WITH JOINDER TO MITIGATION AGREEMENT RECORDED NOVEMBER 25, 1998 IN OFFICIAL RECORDS BOOK 18364 PAGE 1192, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED OCTOBER 12, 1999 IN OFFICIAL RECORDS BOOK 18816 PAGE 1835, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED MAY 10, 2001 IN OFFICIAL RECORDS BOOK 19654 PAGE 1459, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - AMENDED AND RE-STATEMENT EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED SEPTEMBER 4, 2002 IN OFFICIAL RECORDS BOOK 20635 PAGE 3576, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - AMENDED AND RE-STATEMENT EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED SEPTEMBER 4, 2002 IN OFFICIAL RECORDS BOOK 20635 PAGE 3576, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED JANUARY 14, 2003 IN OFFICIAL RECORDS BOOK 20948, PAGE 3489, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED APRIL 25, 2003 IN OFFICIAL RECORDS BOOK 21197 PAGE 1235, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - AMENDED AND RE-STATEMENT EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED JULY 16, 2003 IN OFFICIAL RECORDS BOOK 21430 PAGE 3223, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED DECEMBER 17, 2003 IN OFFICIAL RECORDS BOOK 21908 PAGE 2171, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
 - RECIPROCAL MAINTENANCE AND USE EASEMENT AGREEMENT BY AND BETWEEN MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 455, TOGETHER WITH THE AGREEMENT REGARDING APPROVED FORMS OF COLLATERAL ASSIGNMENT PERTAINING TO THE RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 528, ALSO TOGETHER WITH THE FIRST AMENDMENT TO RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED JUNE 6, 2008 IN OFFICIAL RECORDS BOOK 26417, PAGE 4557, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.)
 - DECLARATION OF RESTRICTIVE COVENANT IN LIEU OF UNITY OF TITLE BY MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED PARTNERSHIP IN FAVOR OF CITY OF MIAMI BEACH, FLORIDA, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24258, PAGE 4599, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.)
 - HEALTH CLUB USE AGREEMENT BY AND AMONG AIMCO FLAMINGO HEALTH CLUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, CZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED PARTNERSHIP, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 583, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
 - DECLARATION OF RESTRICTIVE COVENANTS RECORDED JUNE 26, 2019 IN OFFICIAL RECORDS BOOK 31498, PAGE 3675, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
 - HOLD HARMLESS COVENANT RUNNING WITH THE LAND RECORDED JUNE 26, 2019 IN OFFICIAL RECORDS BOOK 31498, PAGE 3769, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)

(CONTINUED>>>>)

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE			
2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT
3	"TABLE A" FLOOD INFORMATION	6Bxii	TITLE COMMITMENT INFORMATION
4	"TABLE A" LAND AREA	6Cvii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED
5Biii	ACCESS TO PROPERTY	6Dii	NORTH ARROW & SCALE
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Dii	LEGEND & ABBREVIATIONS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Dii	VICINITY MAP
5F	CEMETERY NOTE	6Dii	SURVEYOR'S NOTES
6	"TABLE A" ZONING INFORMATION	6Dii	TYPE OF SURVEY
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE
6Bv	"TABLE A" BUILDING AREA	7b	"TABLE A" BUILDING AREA
6Bv	BEARING BASIS	7c	"TABLE A" BUILDING HEIGHT

TABLE OF REFERENCES

BOOK 24284, PG. 4257-4265
BOOK 29918, PG. 4366
BOOK 18262, PG. 3514
BOOK 31786, PG. 1357
BOOK 32708, PG. 1947
BOOK 33989, PG. 3396
BOOK 30505, PG. 3514
BOOK 24284, PG. 4253-4256
PLAT BOOK 74, PAGE 4

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALLS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

9 PARKING NOTE

NORTH PARKING GARAGE: 1224 REGULAR 20 HC
SURFACE PARKING: 105 REGULAR 9 HC
SOUTH TOWER GARAGE: 112 REGULAR
TOTAL 1470 SPACES

THE CENTER TOWER PARCEL RESERVES 26 SURFACE SPACES
THE NORTH TOWER RESERVES 105 SPACES
THE SOUTH TOWER RESERVES THE SOUTH TOWER PARKING GARAGE TOTALING 112 SPACES

10 DIVISION / PARTY WALLS

NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.

11a UNDERGROUND UTILITIES

NO UTILITY PLANS OR REPORTS WERE RECEIVED BY THE SURVEYOR FOR USE IN PREPARING THIS SURVEY. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. (OBSERVED EVIDENCE ONLY PER THE CLIENT'S REQUEST)

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 OFFSITE EASEMENTS OR SERVITUDES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES INCLUDE PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS AND/OR SERVITUDES WHICH ARE PLOTTED AND GRAPHICALLY DEPICTED ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED AND/OR SHOWN WITHIN SAID EASEMENTS AS REQUESTED.

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	JG	DRAWING SCALE	1"= 30'
-	-	-	6/21/24	COMMENTS	SLN	DRAWN BY	GS	QC BY	TAE (06/27/24)
-	-	-	06/18/24	COMMENTS	LDE	DRAWING NAME	2420842-50661 1508 MIAMI BEACH FL		
-	-	-	06/14/24	COMMENTS/ZONING	JCT		CARLSON.DWG		

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: FL252404056JC, HAVING AN EFFECTIVE DATE OF APRIL 12, 2024.

SHEET 1
OF 4

6Bi TITLE DESCRIPTION

PARCEL A:

A PORTION OF LOT 7 BLOCK 43 OF ALTON BEACH BAYFRONT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 125, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF BAY ROAD AND 15TH STREET AS SHOWN ON THE AFORESAIDMENTIONED PLAT OF ALTON BEACH BAYFRONT, THENCE RUN NORTH ALONG OF THE CENTERLINE OF BAY ROAD A DISTANCE OF 25.82 FEET TO A POINT, THENCE RUN WEST A DISTANCE OF 205.40 FEET TO THE MOST SOUTHEASTERLY CORNER OF THE 15 STORY NORTH TOWER BUILDING, NO. 15 BAY ROAD, THE POINT OF BEGINNING OF THE PARCEL, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THENCE RUN NORTH 09°29'18" WEST ALONG THE EAST FACE OF THE SAID NORTH TOWER BUILDING AND ALONG THE EXPANSION JOINT BETWEEN THE SAID NORTH TOWER BUILDING AND THE EXISTING 32 STORY CENTER TOWER BUILDING NO. 1504 BAY ROAD, FOR A DISTANCE OF 154.44 FEET TO A POINT, THENCE RUN SOUTH 80°45'24" WEST ALONG THE NORTH FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 146.16 FEET TO A POINT, THENCE RUN NORTH 09°14'36" WEST ALONG THE EAST SIDE OF THE CONCRETE DECK FOR A DISTANCE OF 28.21 FEET TO A POINT, THENCE RUN SOUTH 80°53'57" WEST ALONG THE WEST SIDE OF THE CONCRETE DECK FOR A DISTANCE OF 78.71 FEET TO A POINT OF THE INTERSECTION WITH THE COVERED WALKWAY, THENCE RUN NORTH 30°12'05" WEST ALONG THE EAST FACE OF THE COVERED WALKWAY FOR A DISTANCE OF 180.54 FEET TO A POINT OF INTERSECTION WITH NORTHEASTERLY PROLONGATION OF THE NORTHEASTERLY FACE OF THE SAID NORTH TOWER BUILDING, THENCE RUN SOUTH 59°50'43" WEST ALONG THE PROLONGATION OF AND THE NORTHEASTERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 76.19 FEET TO A POINT, THENCE RUN SOUTH 30°02'59" EAST ALONG THE MOST SOUTHWESTERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 170.44 FEET TO A POINT, THENCE RUN NORTH 59°50'49" EAST ALONG THE FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 1.04 FEET TO A POINT OF INTERSECTION WITH THE GLASS FACADE AT THE WESTERLY ENTRANCE TO THE SAID NORTH TOWER BUILDING AND A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 55.43 FEET, THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 03°37'41" WEST, THROUGH A CENTRAL ANGLE OF 67°51'34" FOR AN ARC DISTANCE OF 66.65 FEET TO A POINT, THENCE RUN NORTH 52°56'12" WEST ALONG THE FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 1.19 FEET TO A POINT, THENCE RUN SOUTH 38°47'00" WEST ALONG THE WEST FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 187.13 FEET TO A POINT, THENCE RUN SOUTH 51°08'05" EAST ALONG THE SOUTHWESTERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 66.40 FEET TO A POINT, THENCE RUN NORTH 38°53'30" EAST ALONG THE SOUTHEASTERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 41.76 FEET TO A POINT, THENCE RUN SOUTH 51°07'16" EAST FOR A DISTANCE OF 10.10 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY FACE OF THE COVERED WALKWAY, THENCE RUN NORTH 38°47'05" EAST ALONG OF THE SAID COVERED WALKWAY FOR A DISTANCE OF 137.43 FEET TO A POINT, THENCE RUN NORTH 50°43'03" WEST ALONG THE NORTH FACE OF THE OVERHEAD WALKWAY FOR A DISTANCE OF 8.38 TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY FACE OF THE SAID NORTH TOWER BUILDING, THENCE RUN NORTH 39°16'57" EAST ALONG THE SOUTHEASTERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 12.92 FEET TO A POINT, THENCE RUN SOUTH 50°57'27" EAST ALONG THE FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 17.13 FEET TO A POINT ON THE COVERED ENTRANCE TO THE SAID NORTH TOWER BUILDING AND A POINT OF THE INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 89.54 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 50°40'05" EAST THROUGH A CENTRAL ANGLE OF 42°46'20" FOR AN ARC DISTANCE OF 66.84 FEET TO A POINT, THENCE RUN NORTH 08°44'48" WEST ALONG OF THE FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 17.22 FEET TO A POINT WITH THE SOUTHERLY FACE OF THE NORTH TOWER BUILDING, THENCE RUN NORTH 81°24'37" EAST ALONG THE SOUTHERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 11.61 FEET TO A POINT, THENCE RUN SOUTH 09°06'51" EAST FOR A DISTANCE OF 8.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTH FACE OF THE COVERED WALKWAY, THENCE RUN NORTH 89°49'11" EAST ALONG OF THE SOUTH FACE OF THE COVERED WALKWAY FOR A DISTANCE OF 166.52 FEET TO A POINT, THENCE RUN NORTH 21°36'04" EAST ALONG THE CONCRETE WALL FOR A DISTANCE OF 11.99 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY FACE OF THE SAID NORTH TOWER BUILDING, THENCE RUN NORTH 80°48'27" EAST ALONG THE SOUTHERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 7.91 FEET TO A POINT OF BEGINNING.

PARCEL B:

TOGETHER WITH EASEMENT(S) BENEFITING PARCEL A, CREATED BY THAT CERTAIN RECIPROCAL MAINTENANCE AND USE EASEMENT AGREEMENT BY AND BETWEEN MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED PARTNERSHIP AND MCZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 455, AND THAT CERTAIN AGREEMENT REGARDING APPROVED FORMS OF COLLATERAL ASSIGNMENT PERTAINING TO THE RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 528, AS AFFECTED BY THE FIRST AMENDMENT TO RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED JUNE 6, 2008 IN OFFICIAL RECORDS BOOK 26417, PAGE 4557, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL C:

TOGETHER WITH EASEMENT(S) BENEFITING PARCEL A CREATED BY THAT CERTAIN HEALTH CLUB USE AGREEMENT BY AND BETWEEN AIMCO FLAMINGO HEALTH CLUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED PARTNERSHIP, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 583, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Dii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE, CHAPTER 61-17-050 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA

55,374 ± SQUARE FEET 1.27± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF BAY ROAD, WHICH BEARS SOUTH 00°00'00" EAST, PER PLAT BOOK 4, PAGE 125.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

SEE NOTE LEFT FOR BREAKDOWN

5Bii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BAY ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvi CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: MCZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS AND ASSIGNS; WELLS FARGO BANK, NATIONAL ASSOCIATION; WELLS FARGO SECURITIES, LLC; MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC; MORGAN STANLEY BANK, N.A.; SOCIÉTÉ GÉNÉRALE FINANCIAL CORPORATION, BANK OF MONTREAL, A CANADIAN CHARTERED BANK ACTING THROUGH ITS CHICAGO BRANCH; BMO CAPITAL MARKETS CORP.; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION; BARCLAYS BANK PLC; BARCLAYS CAPITAL REAL ESTATE INC.; GOLDMAN SACHS BANK USA; BANK OF AMERICA, N.A.; DEUTSCHE BANK AG, NEW YORK BRANCH; DEUTSCHE BANK SECURITIES INC.; ANY ALTERNATE BRANCHES AND AFFILIATES, AND ANY CO-LENDERS AND/OR MEZZANINE LENDERS FROM TIME TO TIME, TOGETHER WITH EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS, CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; STEWART TITLE GARANTY COMPANY; LEXINGTON NATIONAL LAND SERVICES;

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, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18 (graphically depicted), 19 AND 20 (field delineation of wetlands) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/24/24 DATE OF PLAT OR MAP: 05/09/2024.

THOMAS ANTHONY ENGLISH
PROFESSIONAL SURVEYOR & MAPPER NO. LS6930
STATE OF FLORIDA
PROJECT NO. 2420842-50661-NORTH TOWER

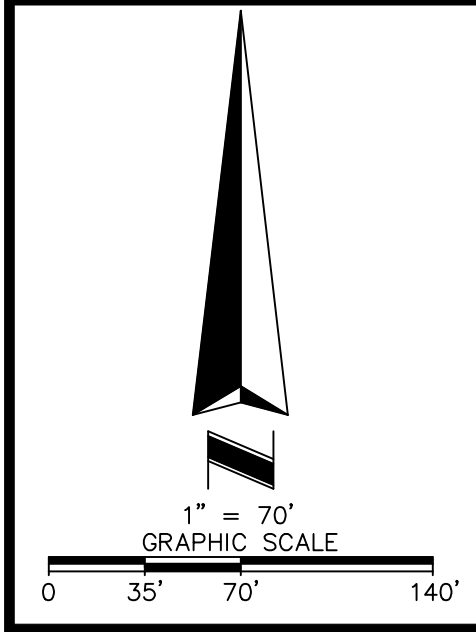
SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, MAITLAND, FL 32751

CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-7979
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM

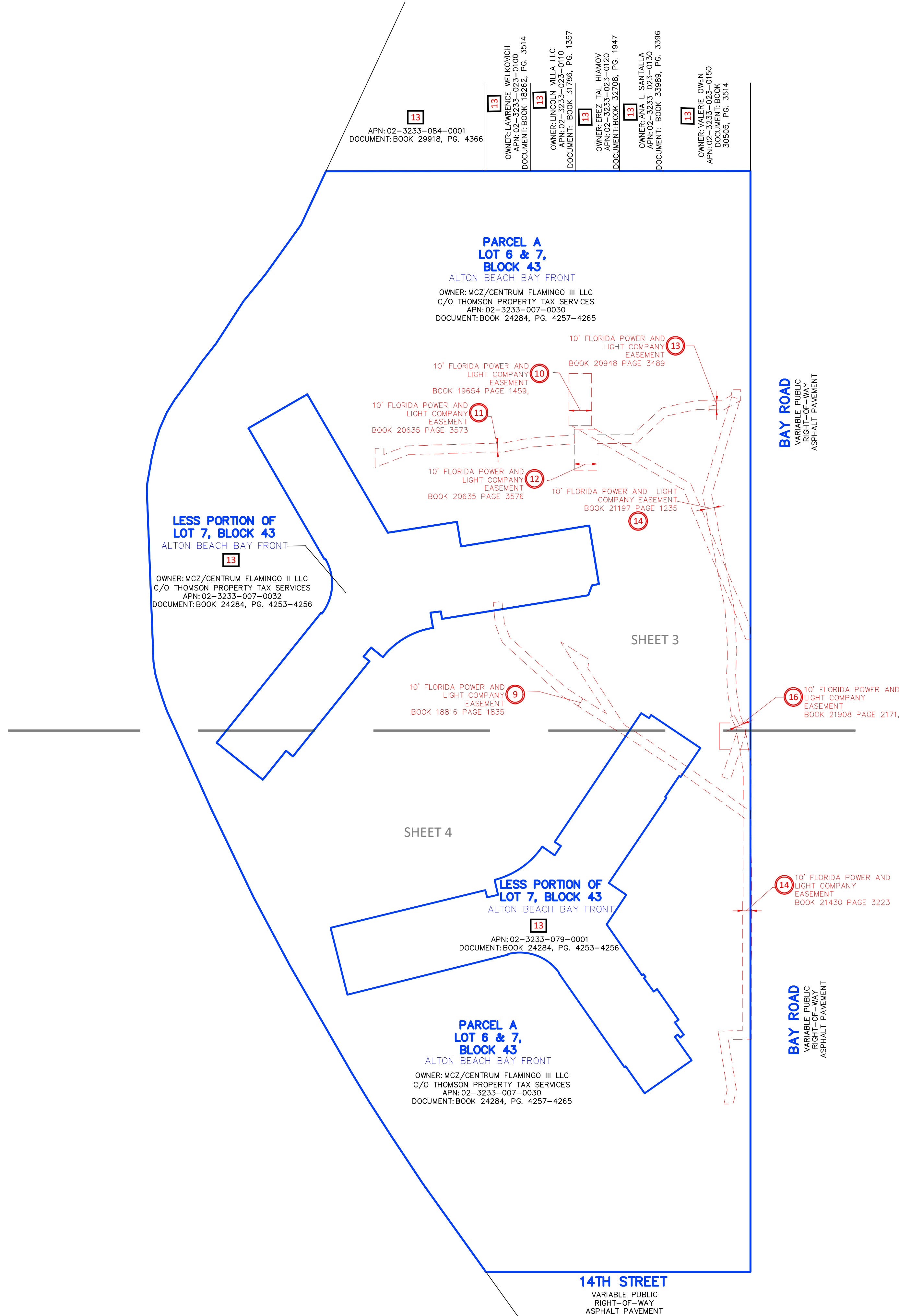
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

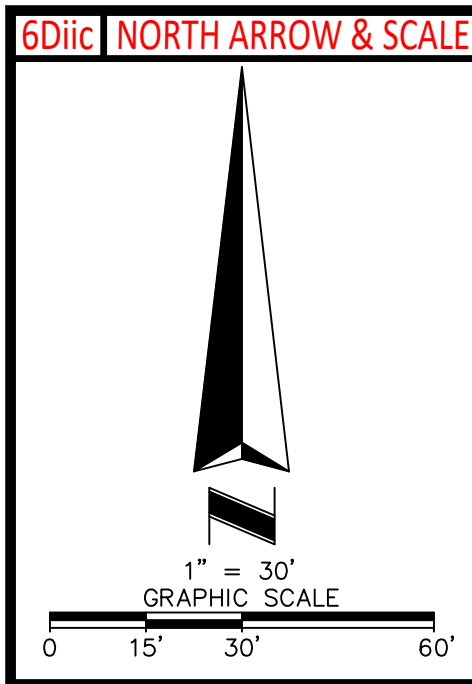
ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
FLAMINGO POINT (NORTH TOWER)
1508 BAY ROAD
MIAMI BEACH, FLORIDA
MIAMI-DADE COUNTY

60iik 2
AMERICAN SURVEYING & MAPPING, INC.
NATIONAL DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Circle Drive, Maitland, FL 32751
Phone: (407) 426-7979
nationaldiligenceservices.com



KEY MAP





CURVE DATA (R)(C)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	89.54'	42°46'16"	66.84'	65.30'	S59°40'05"W
C2	55.43'	67°51'37"	65.65'	61.88'	N03°37'41"E

LINE TABLE (R)(C)		
LINE #	DIRECTION	LENGTH
L2	N06°03'10"E	318.60'
L3	N59°50'43"E	76.19'
L4	S30°12'05"E	180.54'
L5	N80°53'57"E	78.71'
L6	S09°14'36"E	28.21'
L7	N80°45'24"E	146.16'
L8	S09°29'16"E	66.80'
L9	S80°44'52"W	7.90'
L10	S21°36'04"W	11.99'
L11	S59°55'49"W	1.04'
L12	N09°06'51"W	8.61'
L13	S81°24'37"W	11.61'
L14	S08°44'48"E	17.22'
L15	N50°57'12"W	17.13'
L16	S39°16'37"W	12.92'
L17	S50°43'03"E	8.38'
L18	S38°47'05"W	137.43'
L19	N51°07'16"W	10.10'
L20	S38°53'30"W	41.76'
L21	N51°08'05"W	66.40'
L22	N38°47'00"E	187.13'
L23	S52°56'14"E	1.19'
L24	S59°57'01"W	1.04'
L25	N30°02'59"E	170.44'
L26	S56°07'32"E	66.79'
L27	S33°52'28"W	39.36'
L28	N55°57'12"W	2.10'
L29	S34°02'48"W	28.55'
L30	S56°12'07"E	1.78'
L62	N33°52'52"E	174.45'
L63	S56°07'07"E	10.28'
L64	SN34°04'48"W	4.50'

BOUNDARY LINE
WET FACE OF SEAWALL
(BULKHEAD) DADE COUNTY
BULKHEAD LINE PER
PLAT BOOK 74, PAGE 4
IS FACE OF SEAWALL,
(WESTERLY FACE OF
CONCRETE
CAP IS 0.50' WESTERLY)

BISCAYNE BAY

FOUND MAGNAIL
WITH WASHER
"BEC0129"

6Diii LEGEND AND ABBREVIATIONS	
	CONCRETE SURFACE
	NO PARKING AREA
	PAVER AREA
	TILE AREA
	HANDICAP PARKING
	PARKING SPACE
	LIGHT POLE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC BOX
	WALK LIGHT
	WOOD POWER POLE
	ELECTRIC TRANSFORMER
	GUY ANCHOR
	GROUND LIGHT
	CATCH BASIN
	DRAINAGE MANHOLE
	DRAIN INLET
	CLEANOUT
	SANITARY MANHOLE
	IRRIGATION CONTROL VALVE
	WATER METER
	WATER VALVE
	FIRE EXTINGUISHER POST
	FIRE HYDRANT
	TELEPHONE PEDESTAL
	GAS VALVE
	GAS METER
	SIGN
	MANHOLE (UNKNOWN)
	MAILBOX
	CHAIN LINK FENCE
	METAL FENCE
	WOOD FENCE
	BUILDING OVERHANG
	CENTERLINE
	DA DUMPSTER AREA
	ID IDENTIFICATION
	LA LANDSCAPED AREA
	OH OVERHANG
	(TYP) TYPICAL
	(M) FIELD MEASURED DATA
	(R) RECORD DESCRIPTION
	(C) CALCULATED DATA
	SQ.FT. SQUARE FEET

MATCHLINE - SEE SHEET 1 OF 4

LOT 6 & 7,
BLOCK 43
ALTON BEACH BAY FRONT
PLAT BOOK 4, PAGE 125
OWNER: MCZ/CENTRUM FLAMINGO III LLC
C/O THOMSON PROPERTY TAX SERVICES
APN: 02-3233-007-0030
DOCUMENT: BOOK 24284, PG. 4257-4265

NOT A PART OF THIS SURVEY

PORTION OF LOT 7,
BLOCK 43
ALTON BEACH BAY FRONT
OWNER: MCZ/CENTRUM FLAMINGO II LLC
C/O THOMSON PROPERTY TAX SERVICES
APN: 02-3233-007-0032
DOCUMENT: BOOK 24284, PG. 4253-4256

10' FLORIDA POWER AND
LIGHT COMPANY
EASEMENT
BOOK 18816 PAGE 1835

10' FLORIDA POWER AND
LIGHT COMPANY
EASEMENT
BOOK 19654 PAGE 1459,

10' FLORIDA POWER AND
LIGHT COMPANY
EASEMENT
BOOK 20635 PAGE 3576

10' FLORIDA POWER AND
LIGHT COMPANY
EASEMENT
BOOK 20948 PAGE 3489

10' FLORIDA POWER AND
LIGHT COMPANY EASEMENT
BOOK 21197 PAGE 1335

7b 1,52,493± SQ.FT.
7c HEIGHT=300.5'

POINT OF BEGINNING

POINT OF COMMENCEMENT

MATCHLINE - SEE SHEET 4 OF 4

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
FLAMINGO POINT (NORTH TOWER)
1508 BAY ROAD
MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

ASAM AMERICAN
SURVEYING
& MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
22900 SW 15th Ave, Suite 100, Miami, FL 33194
Phone: (305) 445-1979 Fax: (305) 445-1978
www.asam-surveying.com

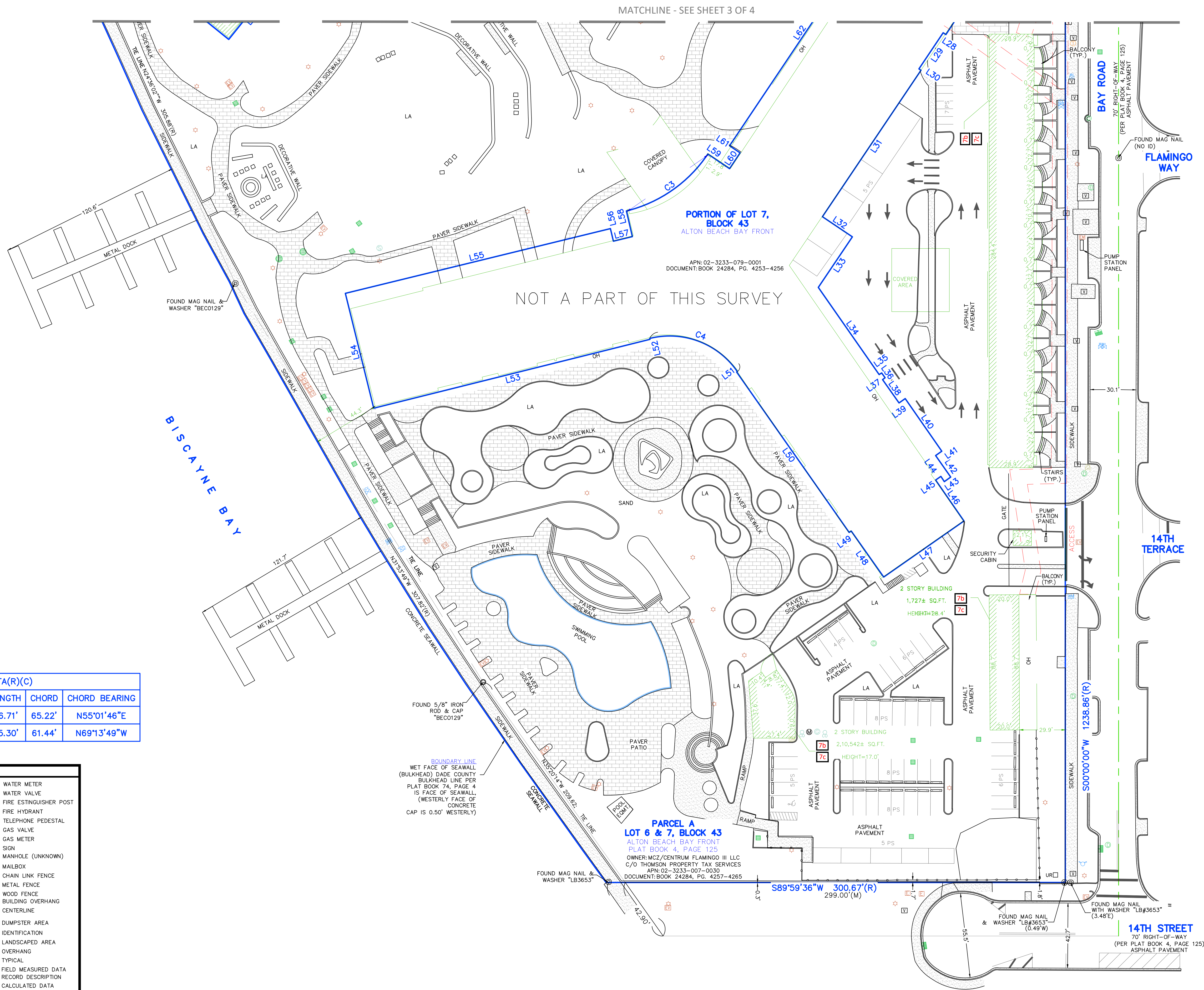
CURVE DATA(R)(C)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	90.68'	42°09'12"	66.71'	65.22'	N55°01'46"E
C4	54.36'	68°49'18"	65.30'	61.44'	N69°13'49"W

6DIIK	ALTA/NSPS LAND TITLE SURVEY
2	BOUNDARY SURVEY OF FLAMINGO POINT (NORTH TOWER) 1508 BAY ROAD MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

ASAM AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF 360-424-6426 24/7/365 TIME & RESPONSE, INC.
Phone: (407) 426-9171 nationalduediligenceservices.com

221 One One, Melbourn FL 32951



6Diie

VICINITY MAP

SITE

6

ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	RW-2&RW-3 MULTIFAMILY	6B1.002
MINIMUM LOT AREA (SQ.FT.)	7,000	-
MINIMUM FRONTAGE	NONE	-
MINIMUM LOT WIDTH	50'	>50'
MAX BUILDING COVERAGE	NONE	-
MAX BUILDING HEIGHT	150'	38'4±
MINIMUM SETBACKS		
FRONT	70'	21.3'
SIDE	39'	95'
REAR	50'	73.3'

PARKING REQUIREMENTS: SEE PARKING NOTES>>>
CENTER TOWER = 1,047 TOTAL PARKING SPACES
OVERALL DEVELOPMENT = 2,230 TOTAL PARKING SPACES.

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT:
THE PLANNING AND ZONING RESOURCE COMPANY
SITE # 171968-36
REPORT DATE: 06/12/2024
PHONE/FAX
(405) 840-4344
(405) 840-2608

NOTES:
RM-2 (RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY)
RM-3 (RESIDENTIAL MULTIFAMILY HIGH INTENSITY WITHIN THE PARKING TIER 1 OVERLAY)

PARKING REQUIREMENTS: APARTMENT BUILDING UNITS: 1.5 SPACES PER UNIT BETWEEN 550 AND 999 SQUARE FEET (113 UNITS, PER RESIDENTIAL RENT ROLL) 113 X 1.5 = 170

1.75 SPACES PER UNIT BETWEEN 1,000 AND 1,200 SQUARE FEET (63 UNITS, PER RESIDENTIAL RENT ROLL) 63 X 1.75 = 110

2 SPACES PER UNIT ABOVE 1,200 SQUARE FEET (336 UNITS, PER RESIDENTIAL RENT ROLL) 336 X 2 = 672

GUEST: 10% OF THE REQUIRED RESIDENTIAL PARKING SPACES 952 X 10% = 95

5Ciii

OBSERVED POTENTIAL ENCROACHMENTS

BUILDINGS CONSTRUCTED OVER EASEMENTS, AS SHOWN.

3

FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN IN THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0317 L (MAP NO. 1206600317L), WHICH BEARS AN EFFECTIVE DATE OF 9/11/2009, AND IS A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

6Cvii

PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei

"SCHEDULE B - SECTION 2" ITEMS

7

D

DADE COUNTY BULKHEAD PLAT AS RECORDED IN PLAT BOOK 74, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, NOTHING TO PLOT.)

8

E

EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED OCTOBER 12, 1999 IN OFFICIAL RECORDS BOOK 18816 PAGE 1835, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

9

E

EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED MAY 10, 2001 IN OFFICIAL RECORDS BOOK 19654 PAGE 1459, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

10

A

AMENDED AND RESTATED EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED SEPTEMBER 4, 2002 IN OFFICIAL RECORDS BOOK 20635 PAGE 3673, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

11

A

AMENDED AND RESTATED EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED SEPTEMBER 4, 2002 IN OFFICIAL RECORDS BOOK 20635 PAGE 3576, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

12

E

EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JANUARY 14, 2003 IN OFFICIAL RECORDS BOOK 20948 PAGE 3489, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

13

E

EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 23, 2003 IN OFFICIAL RECORDS BOOK 21197 PAGE 1235, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

14

A

AMENDED AND RESTATED EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JULY 16, 2003 IN OFFICIAL RECORDS BOOK 21430 PAGE 3223, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

15

E

EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 17, 2003 IN OFFICIAL RECORDS BOOK 21908 PAGE 2171, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

16

M

MITIGATION AGREEMENT RECORDED AUGUST 14, 1998 IN OFFICIAL RECORDS BOOK 18232 PAGE 2892, TOGETHER WITH JOINDER TO MITIGATION AGREEMENT RECORDED NOVEMBER 25, 1998 IN OFFICIAL RECORDS BOOK 18364 PAGE 1192, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, NOT A SURVEY MATTER.)

17

D

DECLARATION OF RESTRICTIVE COVENANT IN LIEU OF UNITY OF TITLE BY MORTON TOWERS APARTMENTS LIMITED PARTNERSHIP IN FAVOR OF CITY OF MIAMI BEACH, FLORIDA, DATED FEBRUARY 17, 2006, RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24256 PAGE 4599, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE)

18

R

RECIPROCAL MAINTENANCE AND USE EASEMENT AGREEMENT BY AND BETWEEN MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED PARTNERSHIP AND MCZ/CENTRUM FLAMINGO I, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259 PAGE 455, TOGETHER WITH THE AGREEMENT REGARDING APPROVED FORMS OF COLLATERAL ASSIGNMENT PERTAINING TO THE RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT, DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 528, ALSO TOGETHER WITH THE FIRST AMENDMENT TO RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED JUNE 6, 2008 IN OFFICIAL RECORDS BOOK 26417, PAGE 4557, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, BLANKET IN NATURE)

19

H

HEALTH CLUB USE AGREEMENT BY AND AMONG AIMCO FLAMINGO HEALTH CLUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED PARTNERSHIP DATED FEBRUARY 17, 2006 AND RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 583, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, NOT A SURVEY MATTER.)

20

D

DECLARATION OF RESTRICTIONS AND EASEMENT AGREEMENT BY AND BETWEEN THE CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA AND MCZ/CENTRUM FLAMINGO III, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY RECORDED JANUARY 19, 2010 IN OFFICIAL RECORDS BOOK 27152, PAGE 4500, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, NOT A SURVEY MATTER.)

5Ei

"SCHEDULE B - SECTION 2" ITEMS

21

D

DECLARATION OF RESTRICTIVE COVENANTS BY MCZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, MCZ/CENTRUM FLAMINGO III, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND MORTON TOWERS HEALTH CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED JUNE 26, 2019 IN OFFICIAL RECORDS BOOK 31498, PAGE 3675, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, NOT A SURVEY MATTER.)

22

H

HOLD HARMLESS COVENANT RUNNING WITH THE LAND BY MCZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, MCZ/CENTRUM FLAMINGO III, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND MORTON TOWERS HEALTH CLUB, LLC, A DELAWARE LIMITED LIABILITY COMPANY IN FAVOR OF THE CITY OF MIAMI BEACH, FLORIDA, A MUNICIPALITY OF THE STATE OF FLORIDA RECORDED JULY 20, 2019 IN OFFICIAL RECORDS BOOK 31498, PAGE 3769, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, NOT A SURVEY MATTER.)

23

U

UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JULY 17, 2020 IN OFFICIAL RECORDS BOOK 32011, PAGE 4449, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

24

C

CONFIRMATION OF RIGHTS AGREEMENT DATED APRIL 15, 2021, BY AND AMONG MCZ/CENTRUM FLAMINGO III, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, MCZ CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AND ATHENE ANNUITY & LIFE ASSURANCE COMPANY, A DELAWARE CORPORATION, A MEMORANDUM OF WHICH WAS RECORDED MAY 11, 2021 IN OFFICIAL RECORDS BOOK 34192, PAGE 4698, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, NOT A SURVEY MATTER.)

25

U

UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 19, 2022 IN OFFICIAL RECORDS BOOK 33139, PAGE 3441, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, AS SHOWN)

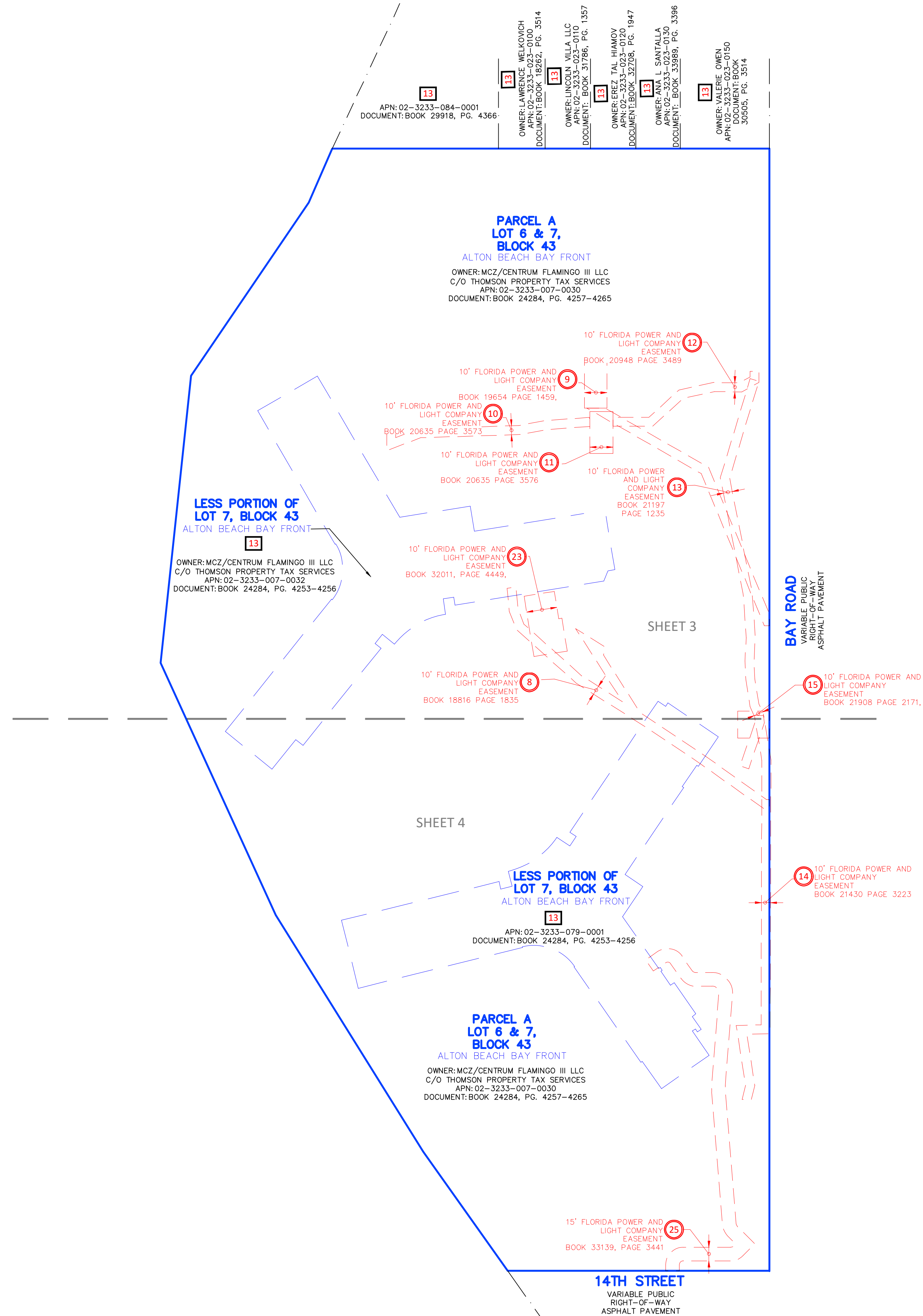
6Bi

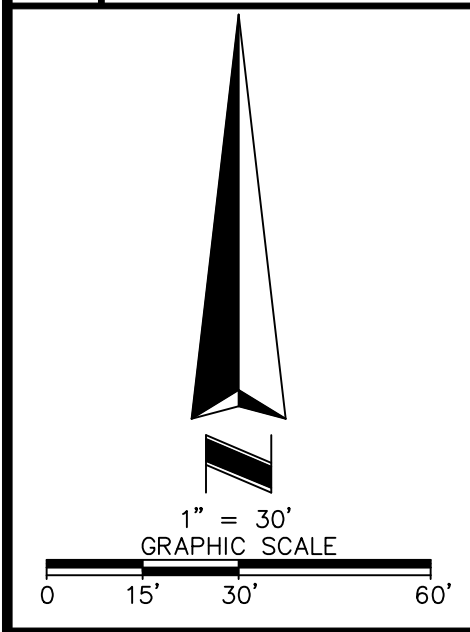
TITLE DESCRIPTION

POINT OF INTERSECTION WITH THE SOUTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING; THENCE RUN SOUTH 35°02'12"EAST FOR A DISTANCE OF 128.48 FEET TO A POINT; THENCE RUN NORTH 55°05'25"EAST FOR A DISTANCE OF 1.70 FEET TO A POINT; THENCE RUN SOUTH 35°05'17"EAST FOR A DISTANCE OF 36.98 FEET TO A POINT (THE SAID LAST 3 CALLS BEING COINCIDENTIAL WITH THE MOST SOUTHEASTERLY FACE OF THE SAID SOUTH TOWER BUILDING); THENCE RUN NORTH 55°03'20"EAST ALONG THE SOUTHEASTERLY FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 64.33 FEET TO THE POINT OF BEGINNING; AND

LESS A PORTION OF LOT 7 BLOCK 43 OF "ALTON BEACH BAYFRONT SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 125, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION





CURVE DATA(R)(C)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	89.54'	42°46'16"	66.84'	65.30'	S59°40'05"W
C2	55.43'	67°51'34"	65.65'	61.88'	N03°37'41"E

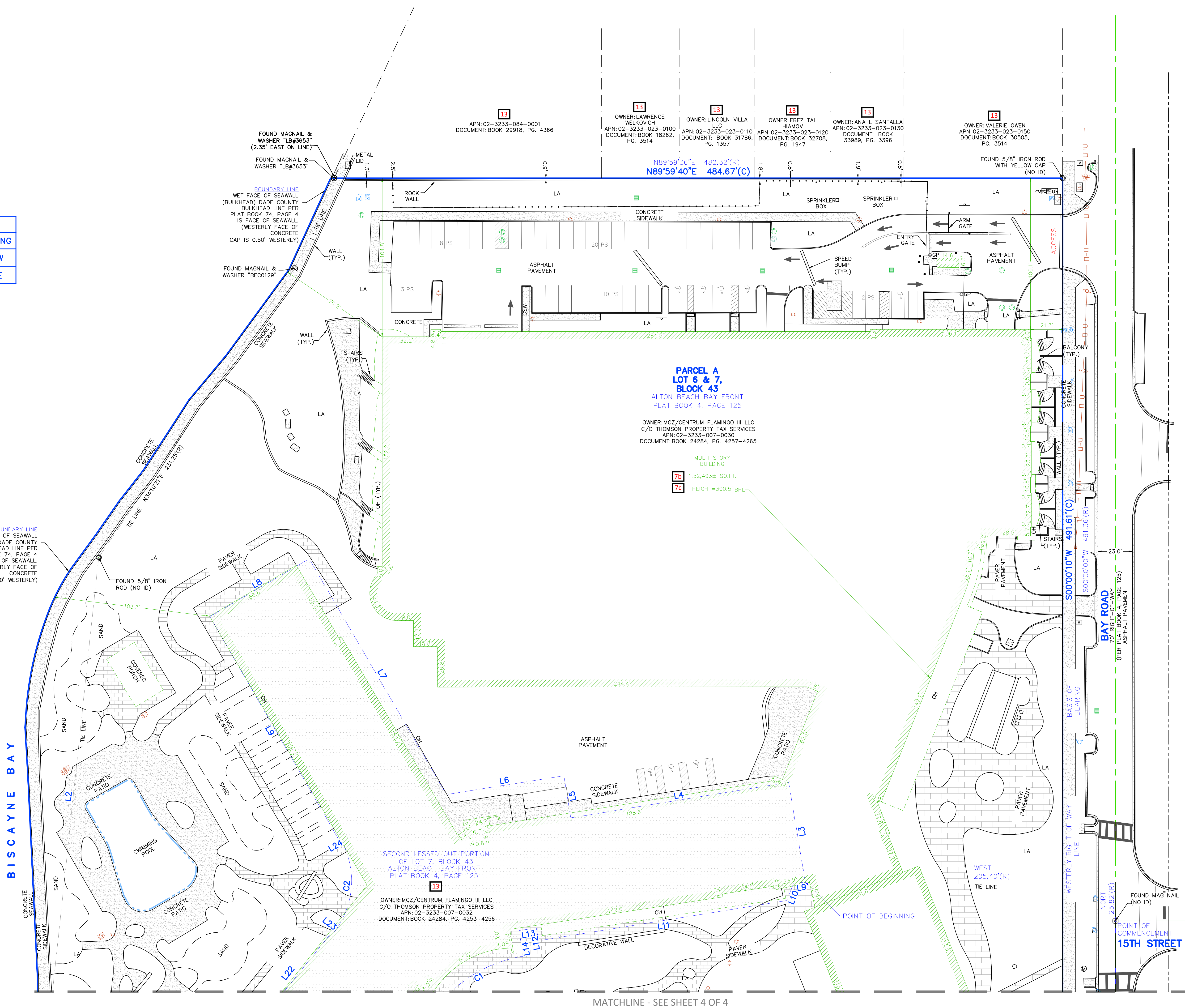
LINE TABLE(R)(C)		
LINE #	DIRECTION	LENGTH
L1	N23°35'53"E	65.03'
L2	N06°03'13"E	318.60'
L8	S59°50'43"W	76.19'
L7	N30°12'05"W	180.54'
L6	N80°53'57"E	78.71'
L5	N09°14'36"W	28.21'
L4	S80°45'24"W	146.16'
L3	N09°29'16"W	66.80'
L9	N80°44'52"E	7.90'
L10	N21°36'04"E	11.99'
L11	N80°49'11"E	166.52'
L12	S09°06'51"E	8.61'
L13	N81°24'37"E	11.61'
L14	N08°44'48"W	17.22'
L15	S50°57'27"E	17.13'
L16	N39°16'37"E	12.92'
L17	N50°43'03"W	8.38'
L22	S38°47'00"W	187.13'
L23	N52°56'12"W	1.19'
L24	N59°55'49"E	1.04'
L25	S30°02'59"E	170.44'

6Diid LEGEND AND ABBREVIATIONS

	CONCRETE SURFACE		WATER VALVE
	NO PARKING AREA		FIRE HYDRANT
	PAVER AREA		TELEPHONE MANHOLE
	TILE AREA		GAS VALVE
	HANDICAP PARKING		GAS METER
	PARKING SPACE		SIGN
	LIGHT POLE		MANHOLE (UNKNOWN)
	UTILITY PULL BOX		CAR STOP
	ELECTRIC VAULT		UTILITY RISER
	ELECTRIC BOX		UTILITY VAULT
	WALK LIGHT		GATE POST
	WOOD POWER POLE		RECOVERED MONUMENT AS NOTED
	ELECTRIC TRANSFORMER		RECOVERED MANHOLE AS NOTED
	GUY ANCHOR		CHAIN LINK FENCE
	CATCH BASIN		METAL FENCE
	STORM MANHOLE		WOOD FENCE
	DRAIN INLET		BUILDING OVERHANG
	CURB STORM INLET		CENTERLINE
	CLEANOUT		CONCRETE SIDEWALK
	SANITARY MANHOLE		DUMPSTER AREA
	GREASE MANHOLE		IDENTIFICATION
	FIRE DEPARTMENT CONNECTION		LANDSCAPED AREA
	IRRIGATION CONTROL VALVE		OVERHANG
	WATER METER		TYPICAL
	SQ.FT.		RECORD DESCRIPTION
	SQUARE FEET		CALCULATED DATA
			FIELD MEASURED DATA

BOUNDARY LINE
WET FACE OF SEAWALL
(BULKHEAD) DADE COUNTY
BULKHEAD LINE PER
PLAT BOOK 74, PAGE 4
IS FACE OF SEAWALL,
(WESTERLY FACE OF
CAP IS 0.50' WESTERLY)

BISCAYNE BAY



MATCHLINE - SEE SHEET 4 OF 4

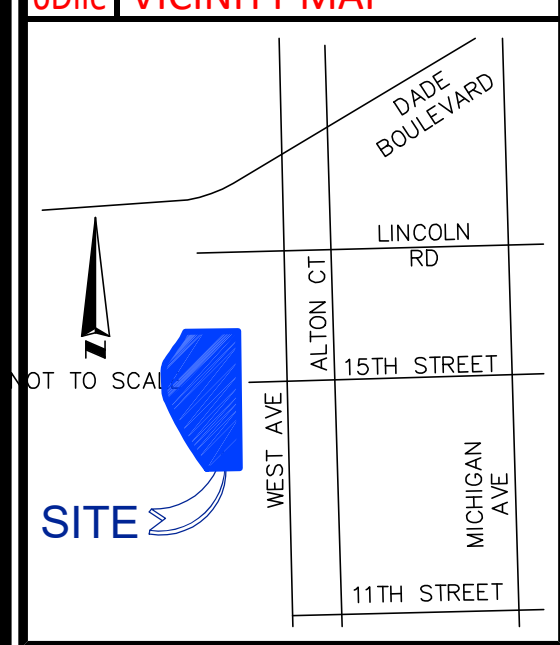
6Diik ALTA/NSPS LAND TITLE SURVEY

BOUNDARY SURVEY OF
FLAMINGO POINT
1420 BAY ROAD

MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

ASM
AMERICAN
SURVEYING & MAPPING, INC.NDSS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.221 One Ocean Boulevard, Suite 200, Miami Beach, FL 33139
Phone: (305) 426-7979 Fax: (305) 426-7978

6Dii VICINITY MAP



6 ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	RM-3	MF
MINIMUM LOT AREA (SQ.FT.)	7,000	50,683
MINIMUM LOT WIDTH	50'	EX. 50'
MINIMUM FRONTAGE	N/ST	N/L
MAX BUILDING HEIGHT	150'	EST. 180'
MAX BUILDING COVERAGE	N/ST	N/L
MINIMUM SETBACKS		
FRONT	20'/70'	57'
CORNER SIDE	39.3'	N/A
INTERIOR SIDE	39'	0'
REAR	50'	33'
PARKING REQUIREMENTS: SPACES REQUIRED = 465 SOUTH TOWER OVERALL = 2,230 SPACES EXISTING = **		
CONFORMANCE STATUS: LEGAL NONCONFORMING		

ZONING INFORMATION SHOWN HEREIN WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT: THE PLANNING AND ZONING RESOURCE COMPANY SITE # 171968-38 REPORT DATE: 06/12/2024 PHONE/FAX (405) 840-4344 (405) 840-2608

NOTES:
MF: MULTI-FAMILY
RM-3: RESIDENTIAL MULTIFAMILY, HIGH INTENSITY, WITHIN THE PARKING TIER 1 OVERLAY
N/ST: NOT STATED
N/L: NOT LISTED
EX: EXCEEDS
EST: ESTIMATED
N/A: NOT APPLICABLE

**EXISTING PARKING SPACES:

NORTH PARKING GARAGE -1,244 PARKING SPACES, INCLUDING 1,224 REGULAR PARKING SPACES AND 20 HANDICAP PARKING SPACES
SURFACE PARKING -114 PARKING SPACES, INCLUDING 105 REGULAR PARKING SPACES AND 9 HANDICAP PARKING SPACES
SOUTH TOWER GARAGE -112 REGULAR PARKING SPACES
TOTAL -1,470 PARKING SPACES, INCLUDING 1,449 REGULAR PARKING SPACES AND 29 HANDICAP PARKING SPACES
THE NORTH TOWER RESERVES 26 SURFACE SPACES
THE CENTER TOWER RESERVES 105 SPACES
THE SOUTH TOWER RESERVES THE SOUTH TOWER PARKING GARAGE TOTALING 112 SPACES

5Ciii OBSERVED POTENTIAL ENCROACHMENTS

NONE APPARENT AT THE TIME OF SURVEY UNLESS OTHERWISE DEPICTED ON THIS SURVEY

3 FLOOD INFORMATION

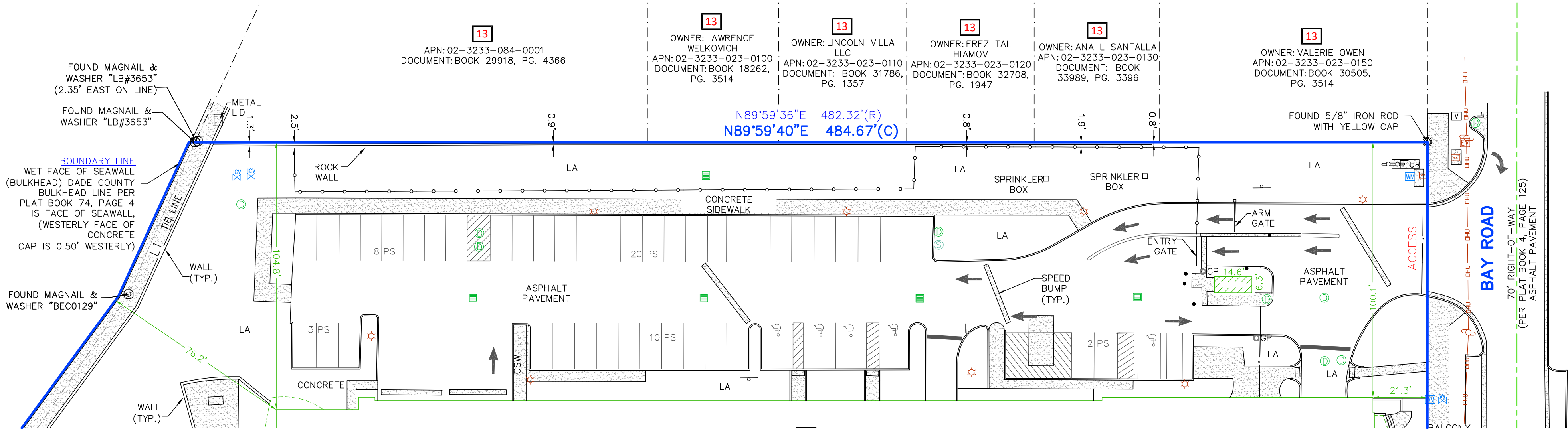
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0317 L (MAP NO. 12066C0317L), WHICH BEARS AN EFFECTIVE DATE OF 9/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

6Cvii PLATTED SETBACK OR RECORDED BUILDING RESTRICTION LINES

NONE PROVIDED TO THIS SURVEYOR.

5Ei "SCHEDULE B - SECTION 2" ITEMS

- RELEVANT MATTERS SHOWN ON THE METROPOLITAN DADE COUNTY, FLORIDA BULKHEAD IN PLAT RECORDED IN PLAT BOOK 74, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- TERMS, CONDITIONS, PROVISIONS AND ANY OTHER RELEVANT MATTERS OF ORDINANCE NO. 81-19, ESTABLISHING BISCAYNE BAY MANAGEMENT PLAN RECORDED MAY 29, 1981 IN OFFICIAL RECORDS BOOK 11114, PAGE 822, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- SOVEREIGNTY SUBMERGED LANDS LEASE (NO. 130004286) BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND MORTON TOWERS APARTMENTS, A FLORIDA GENERAL PARTNERSHIP, RECORDED AUGUST 20, 1990 IN OFFICIAL RECORDS BOOK 14671, PAGE 573, AS RENEWED IN OFFICIAL RECORDS BOOK 16401, PAGE 2756, AS MODIFIED IN OFFICIAL RECORDS BOOK 17797, PAGE 4825, AS RENEWED IN OFFICIAL RECORDS BOOK 23354, PAGE 4018, AS MODIFIED TO REFLECT CHANGE IN OWNERSHIP TO MCZ/CENTRUM FLAMINGO I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 24391, PAGE 98, AS MODIFIED TO REFLECT CHANGE IN UPLAND OWNERSHIP TO FLAMINGO/SOUTH BEACH I CONDOMINIUM ASSOCIATION, INC., A FLORIDA NONPROFIT CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 27687, PAGE 1705, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- TERMS, CONDITIONS, PROVISIONS AND ANY OTHER RELEVANT MATTERS SET FORTH IN THE CONDITIONAL USE PERMIT RECORDED MARCH 7, 1991 IN OFFICIAL RECORDS BOOK 14929, PAGE 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- MITIGATION AGREEMENT RECORDED AUGUST 14, 1998 IN OFFICIAL RECORDS BOOK 18332, PAGE 2892, AS AFFECTED BY THE JOINDER TO MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18364, PAGE 1192, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED OCTOBER 12, 1999 IN OFFICIAL RECORDS BOOK 18816 PAGE 1835, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- TERMS, CONDITIONS, PROVISIONS AND ANY OTHER RELEVANT MATTERS CONTAINED IN ORDER ISSUED BY THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, FOR VARIANCE, RECORDED JANUARY 22, 2001 IN IN OFFICIAL RECORDS BOOK 19458, PAGE 1589, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED MAY 10, 2001 IN OFFICIAL RECORDS BOOK 19654 PAGE 1459, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 17, 2002 IN OFFICIAL RECORDS BOOK 20469, PAGE 3501, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 20635, PAGE 3573, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JUNE 17, 2002 IN OFFICIAL RECORDS BOOK 20469, PAGE 3509, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 20635, PAGE 3576, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 20, 2002 IN OFFICIAL RECORDS BOOK 20890, PAGE 2400, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 20948, PAGE 3489, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 25, 2003 IN OFFICIAL RECORDS BOOK 21197 PAGE 1235, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JULY 9, 2003 IN OFFICIAL RECORDS BOOK 21412, PAGE 1429, AS AMENDED AND RESTATED IN OFFICIAL RECORDS BOOK 21430, PAGE 3223, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED DECEMBER 17, 2003 IN OFFICIAL RECORDS BOOK 21908 PAGE 2171, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)



5Ei "SCHEDULE B - SECTION 2" ITEMS

- DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE, RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24258, PAGE 4599, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORD 24259, PAGE 455, AS AMENDED BY FIRST AMENDMENT THERO TO RECORDED IN OFFICIAL RECORDS BOOK 26417, PAGE 4557, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- AGREEMENT REGARDING APPROVED FORMS OF COLLATERAL ASSIGNMENTS PERTAINING TO RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 528, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- HEALTH CLUB USE AGREEMENT RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 583, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- MARINA DECLARATION OF RIPARIAN RIGHTS, EASEMENTS AND RESTRICTIONS RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 624, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.)
- TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER PROVISIONS, INCLUDING PROVISIONS WHICH PROVIDE FOR A PRIVATE CHARGE OR ASSESSMENT AGAINST THE DECLARATION OF FLAMINGO/SOUTH BEACH I CONDOMINIUM AND THE EXHIBITS AND ATTACHMENTS THERETO, RECORDED SEPTEMBER 15, 2006 IN OFFICIAL RECORDS BOOK 24914, PAGE 3803, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AS MAY BE AMENDED. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.)
- DECLARATION OF RESTRICTIONS AND EASEMENT AGREEMENT RECORDED JANUARY 19, 2010 IN OFFICIAL RECORDS BOOK 27152, PAGE 4500, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.)
- GRANT OF EASEMENT IN FAVOR OF COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, RECORDED SEPTEMBER 11, 2020 IN OFFICIAL RECORDS BOOK 32094, PAGE 1414, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.)
- GRANT OF EASEMENT IN FAVOR OF COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, RECORDED SEPTEMBER 29, 2020 IN OFFICIAL RECORDS BOOK 33191, PAGE 3085, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT.)
- UNDERGROUND EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED APRIL 19, 2022 IN OFFICIAL RECORDS BOOK 33139, PAGE 3441, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)

SEE SHEET 2 OF 4 FOR KEY MAP
SEE SHEET 3 & 4 FOR REMAINDER
OF SURVEY DRAWING

9 PARKING NOTE

NORTH PARKING GARAGE: 1224 REGULAR	20 HC
SURFACE PARKING: 105 REGULAR	9 HC
SOUTH TOWER GARAGE: 112 REGULAR	
TOTAL 1470 SPACES	

THE CENTER TOWER PARCEL RESERVES 26 SURFACE SPACES
THE NORTH TOWER RESERVES 105 SPACES
THE SOUTH TOWER RESERVES THE SOUTH TOWER PARKING GARAGE TOTALING 112 SPACES

8 SUBSTANTIAL FEATURES OBSERVED

SUBSTANTIAL ABOVE GROUND FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL, SUCH AS PARKING AREAS, DRIVES, WALKS, PLANTERS/LANDSCAPE AREAS AND OTHER, HAVE BEEN LOCATED AS SHOWN HEREON. NOTE: THERE WERE NO OBSERVED SUBSTANTIAL FEATURES THAT WERE OBSERVED ON THE SUBJECT PARCEL.

10 DIVISION / PARTY WALLS

NO DESIGNATION FOR DETERMINATION OF THE RELATIONSHIP AND LOCATION OF CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES, NOR THE OBTAINING OF NECESSARY PERMISSIONS, HAVE BEEN PROVIDED BY THE CLIENT TO THE SURVEYOR PER THE DATE OF THIS SURVEY.

11a UNDERGROUND UTILITIES

NO UTILITY PLANS OR REPORTS WERE RECEIVED BY THE SURVEYOR FOR USE IN PREPARING THIS SURVEY. ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. (OBSERVED EVIDENCE ONLY PER THE CLIENT'S REQUEST)

17 RIGHT OF WAY CHANGES

SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 OFFSITE EASEMENTS OR SERVITUDES

THE PROPERTY DESCRIPTION AS LISTED WITHIN SCHEDULE "A" OF THE FURNISHED TITLE COMMITMENT AS STATED HEREON, DOES INCLUDE PLOTTABLE OFFSITE (I.E. APPURTENANT) EASEMENTS AND/OR SERVITUDES WHICH ARE PLOTTED AND GRAPHICALLY DEPICTED ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED AND/OR SHOWN WITHIN SAID EASEMENTS AS REQUESTED.

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: FL252404057JC, HAVING AN EFFECTIVE DATE OF APRIL 25, 2024.

SHEET 1
OF 4

6Bi TITLE DESCRIPTION

CONDOMINIUM UNIT NUMBERS L445, 1205, 1305, 1325, 1365, 2025, 2065, 2085, 2105, 2125, 2145, 2165, 2225, 2245, 2265, 2285, 2305, 2325, 2365, 2405, 2425, 2445, 2485, 2505, 2525, 2545, 2565, 2605, 2625, 2685, 2705, 2745, 2765, 2785, 2825, 2845, 3025, 3045, 3065, 3085, 3125, 3145, 3265, 3365, 3425, 3445, 3505, 3545, 3565, 3585, 3605, 3625, 3665, 3685, 3705, 3725, 3765, 3785, 3805, 4025, 4045, 4065, 4105, 4125, 4145, 4245, 4305, 4425, 4445, 4465, 4485, 4525, 4565, 4645, 4665, 4685, 4705, 4725, 4785, 5065, 5085, 5105, 5125, 5345, 5365, 5485, 5525, 5545, 5565, 5605, 5645, 5665, 5685, 5705, 5745, 5765, 5785, 5805, 5825, 5845, 6025, 6045, 6065, 6105, 6125, 6145, 6265, 6305, 6325, 6345, 6405, 6425, 6445, 6465, 6505, 6525, 6545, 6565, 6585, 6605, 6625, 6645, 6725, 6745, 6765, 6785, 6825, 6845, 7025, 7045, 7065, 7085, 7105, 7125, 7305, 7365, 7425, 7505, 7525, 7545, 7565, 7605, 7625, 7645, 7665, 7705, 7725, 7765, 7785, 7825, 7845, 8025, 8045, 8065, 8125, 8145, 8425, 8445, 8465, 8505, 8525, 8545, 8605, 8645, 8705, 8725, 8745, 8765, 8785, 8805, 8845, 9025, 9045, 9065, 9125, 9265, 9345, 9365, 9465, 9505, 9545, 9585, 9605, 9625, 9665, 9685, 9705, 9725, 9745, 9765, 9785, 9845, 10085, 10105, 10125, 10145, 10185, 10205, 10265, 10305, 10325, 10365, 10445, 10485, 10505, 10525, 10565, 10585, 10605, 10625, 10645, 10665, 10685, 10745, 10765, 10785, 10805, 10825, 10845, 11045, 11065, 11085, 11105, 11205, 11285, 11305, 11365, 11445, 11505, 11525, 11545, 11565, 11605, 11665, 11685, 11705, 11845, 12045, 12065, 12085, 12305, 12465, 12485, 12505, 12525, 12565, 12585, 12605, 12665, 12705, 12765, 12785, 12805, 12825, 12845, 14025, 14045, 14065, 14125, 14185, 14305, 14345, 14425, 14465, 14485, 14525, 14545, 14565, 14605, 14685, 14705, 14725, 14765, 14785, 14825, 14845, 15025, 15065, 15085, 15105, 15445, 15565, 15645, 15725, OF FLAMINGO/SOUTH BEACH I CONDOMINIUM, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 24914, PAGE(S) 3803, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ANY AMENDMENTS THERETO, TOGETHER WITH THEIR UNDIVIDED INTERESTS IN THE COMMON ELEMENTS APPURTENANT THERETO.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diig SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THIS CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS OF PRACTICE AS SET IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17-0.50 FOR A BOUNDARY SURVEY. ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF FLORIDA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA

681,002 ± SQUARE FEET 15.633 ± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON WESTERLY RIGHT OF WAY LINE OF BAY ROAD, WHICH BEARS SOUTH 00°00'00" EAST, PER PLAT BOOK 4, PAGE 125.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

SEE NOTE LEFT FOR BREAKDOWN

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BAY ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY AND INDIRECT ACCESS TO BAY ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY. PURSUANT TO RECIPROCAL MAINTENANCE AND USE EASEMENT AGREEMENT RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 455, AS AFFECTED BY AGREEMENT REGARDING APPROVED FORMS OF COLLATERAL ASSIGNMENT PERTAINING TO THE RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 528, AS AFFECTED BY THE FIRST AMENDMENT TO RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED JUNE 6, 2008 IN OFFICIAL RECORDS BOOK 26417, PAGE 4557.

16 EARTH MOVING NOTE

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvi CONTIGUITY STATEMENT

THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.

7 SURVEYOR'S CERTIFICATE

TO: FLAMINGO SOUTH ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO ALL UNITS OWNED BY THIS ENTITY) AND FLAMINGO SOUTH INVESTORS LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO UNITS 5765 AND 6505) AND MB FLORIDA INVESTORS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO UNITS 10645, 14545 AND 14765) AND MB CONDO INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO UNITS 4785, 7725 AND 8585) AND SB CONDO INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO UNITS 4465, 8765 AND 15445); CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; STEWART TITLE GUARANTY COMPANY; LEXINGTON NATIONAL LAND SERVICES; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, ITS SUCCESSOR AND ASSIGNS; FOR THE BENEFIT OF ITSELF AND CERTAIN LENDERS FROM TIME TO TIME, WELLS FARGO BANK, NATIONAL ASSOCIATION, WELLS FARGO SECURITIES, LLC, MORGAN STANLEY MORTGAGE CAPITAL HOLDINGS LLC, MORGAN STANLEY BANK, N.A., SOCIÉTÉ GÉNÉRALE FINANCIER CORPORATION, BANK OF MONTREAL, A CANADIAN CHARTERED BANK ACTING THROUGH ITS CHICAGO BRANCH, BMO CAPITAL MARKETS CORP., JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, BARCLAYS BANK PLC, BARCLAYS CAPITAL REAL ESTATE INC., GOLDMAN SACHS BANK USA, BANK OF AMERICA, N.A., DEUTSCHE BANK AG, NEW YORK BRANCH, DEUTSCHE BANK SECURITIES INC., ANY ALTERNATE BRANCHES AND AFFILIATES, AND ANY COLENDERS AND/OR MEZZANINE LENDERS FROM TIME TO TIME, TOGETHER WITH EACH OF THEIR RESPECTIVE 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 (EXCLUDING STATE) THAT REQUIRE RECORDING IN A MONUMENT PLATTING), 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18(GRAPHICALLY DEPICTED), 19 AND 20 (FIELD DELINEATION OF WETLANDS) OF TABLE A THEROF.
THE FIELD WORK WAS COMPLETED ON 05/24/24.
DATE OF PLAT OR MAP: 05/09/2024.

THOMAS ANTHONY ENGLISH
DATE: 7/3/24
LICENSE
L56930
STATE OF FLORIDA
Professional Surveyor & Mapper

PROFESSIONAL SURVEYOR & MAPPER NO: L56930
STATE OF FLORIDA
PROJECT NO: 2420842-50662-SOUTH TOWER

SURVEY PREPARED BY:
AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, MAITLAND, FL 32751

CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-9799
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

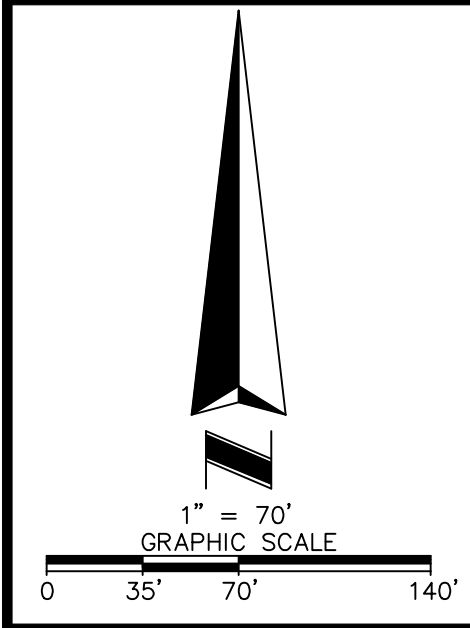
ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Bvii	CONTIGUITY STATEMENT	8	"TABLE A" SUBSTANTIAL FEATURES OBSERVED
3	"TABLE A" FLOOD INFORMATION	6Bxi	TITLE COMMITMENT INFORMATION	9	"TABLE A" PARKING SPACES
4	"TABLE A" LAND AREA	6Cvii	REDUCED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	10	"TABLE A" DIVISION/PARTY WALLS
5Biii	ACCESS TO PROPERTY	6Diic	NORTH ARROW & SCALE	11	"TABLE A" UTILITY INFORMATION
5Ciii	SURVEYOR OBSERVED POTENTIAL ENCROACHMENTS	6Diid	LEGEND & ABBREVIATIONS	13	"TABLE A" ADJOINING OWNERS
5Ei	"SCHEDULE B - SECTION 2" ITEMS	6Diie	VICINITY MAP	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diig	SURVEYOR'S NOTES	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6Diik	TYPE OF SURVEY	17	"TABLE A" RIGHT OF WAY CHANGES
6Bi	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE	18	"TABLE A" OFFSITE EASEMENTS OR SERVITUDES
6Biv	BEARING BASIS	7b	"TABLE A" BUILDING AREA		
		7c	"TABLE A" BUILDING HEIGHT		

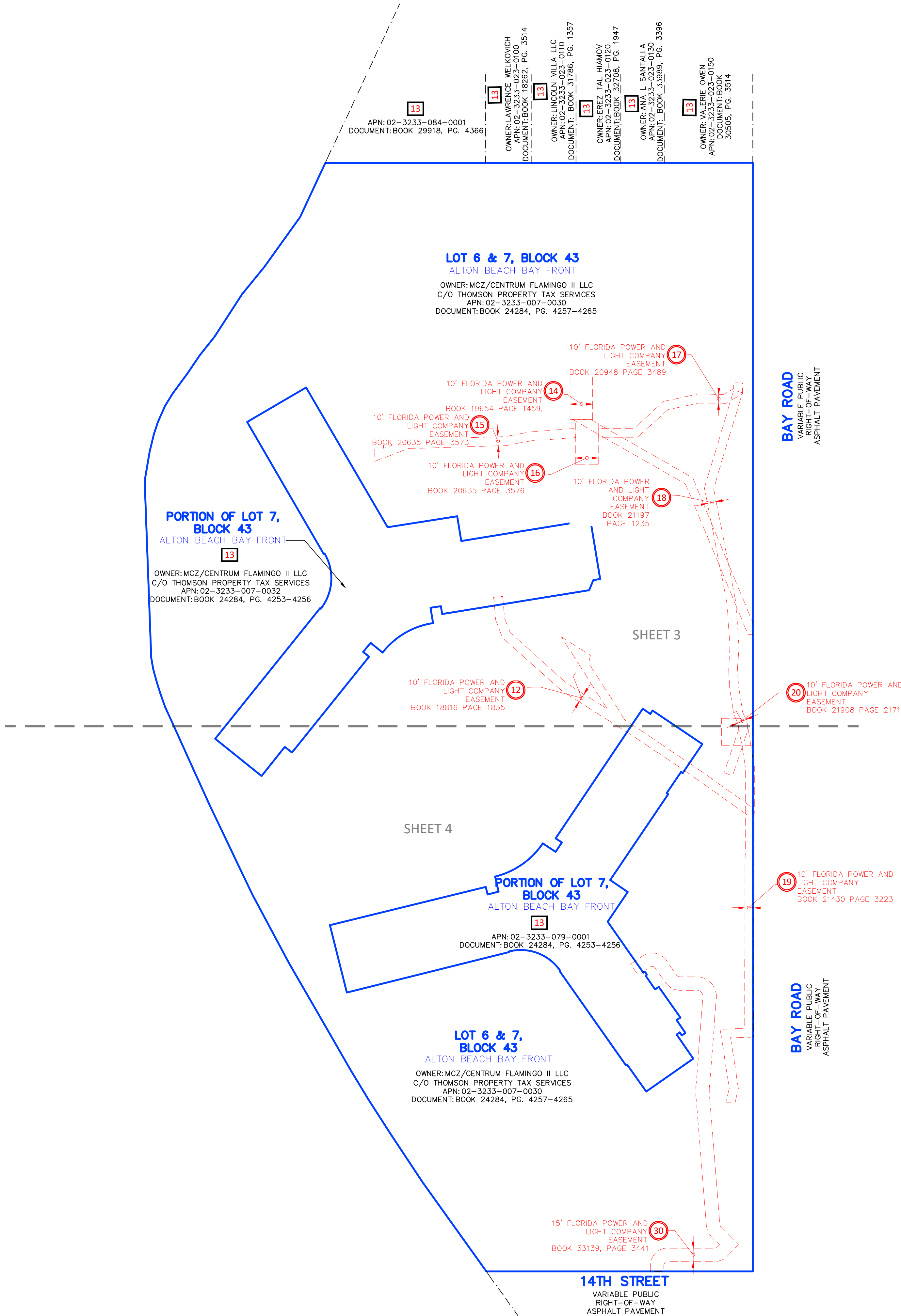
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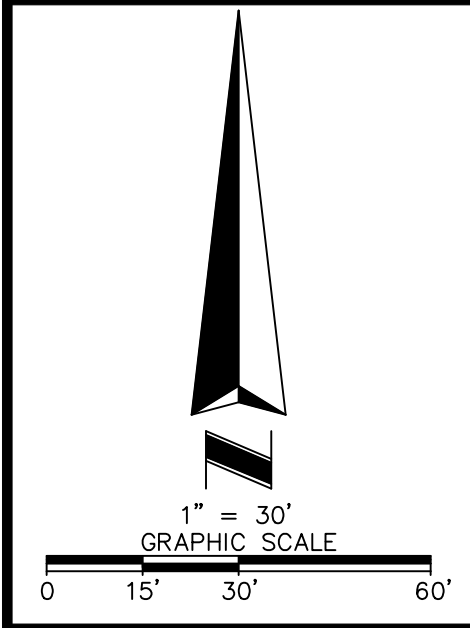
BOOK 24284, PG. 4257-4265
BOOK 29918, PG. 4366
BOOK 18762, PG. 3514
BOOK 31786, PG. 1357
BOOK 32708, PG. 1947
BOOK 33989, PG. 3396
BOOK 30505, PG. 3514
BOOK 24284, PG. 4253-4256

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	DRAWING SCALE	1"= 30'
-	-	-	-	-	-	-	-	-
-	-	-	6/17/24	ADDED LAND AREA	LDE	DRAWN BY	GS	QC BY
-	-	-	06/14/24	COMMENTS/ZONING	JCT	-	2420842-50662 MIAMI BEACH FL DWG	-



KEY MAP





CURVE DATA(R)(C)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	55.43'	67°51'35"	65.65'	61.88'	N03°37'41"E
C2	89.54'	42°46'13"	66.84'	65.30'	S59°40'05"W

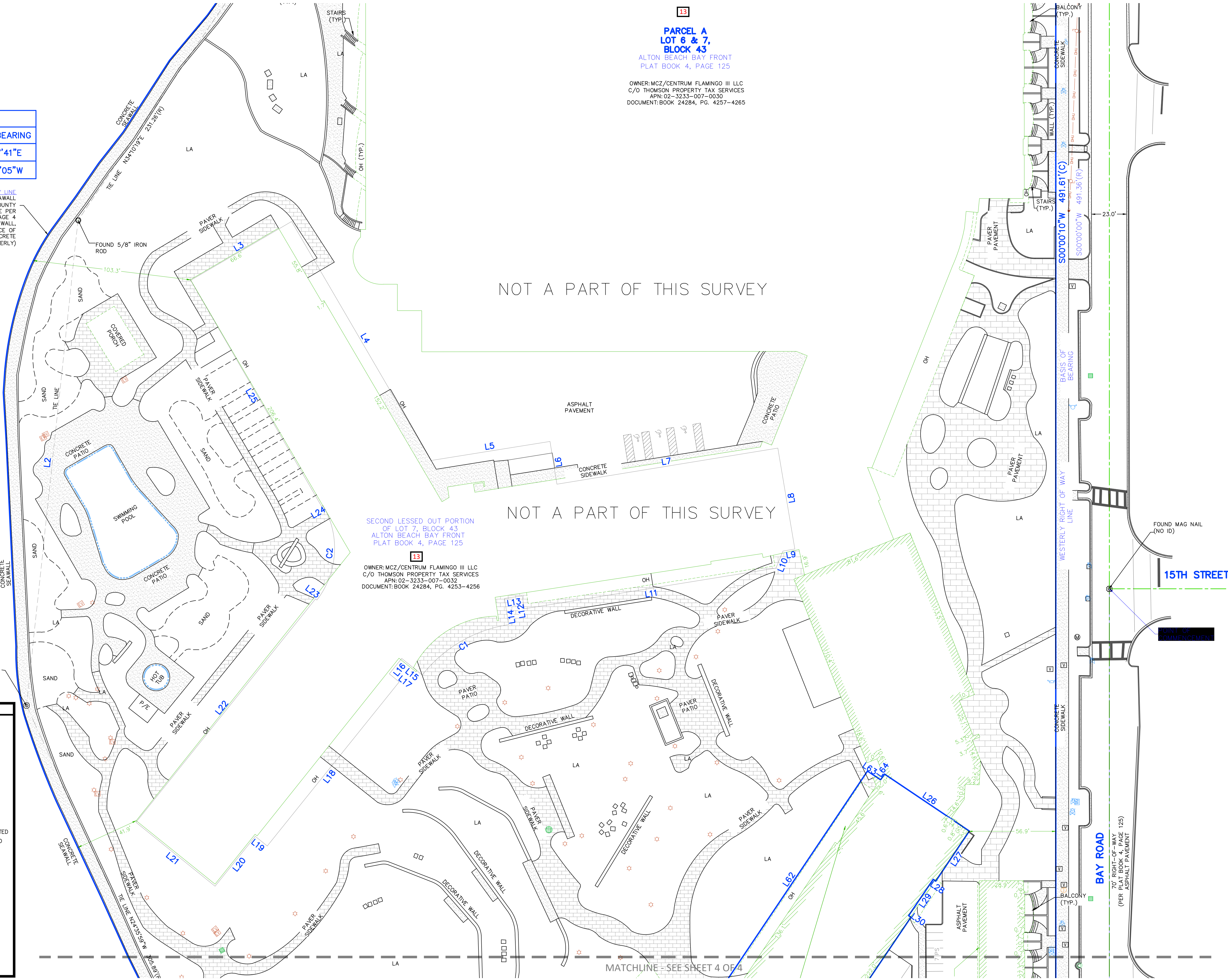
LINE TABLE(R)(C)		
LINE #	DIRECTION	LENGTH
L1	N59°50'43"E	76.19'
L2	S30°12'05"E	180.54'
L3	N80°53'57"E	78.71'
L4	S09°14'36"E	28.21'
L5	N80°45'24"E	146.16'
L6	S09°29'16"E	66.80'
L7	S80°48'27"W	7.91'
L8	S21°36'04"W	11.99'
L9	S80°49'11"W	166.52'
L10	N09°06'51"W	8.61'
L11	S81°24'37"W	11.61'
L12	S08°44'48"E	17.22'
L13	N50°57'27"W	17.13'
L14	S39°16'57"W	12.92'
L15	S50°43'03"E	8.38'
L16	S38°47'05"W	137.43'
L20	N38°47'00"E	187.13'
L33	S56°07'07"E	10.28'
L34	N34°04'48"E	4.50'
L35	S56°07'32"E	66.79'

BOUNDARY LINE
WET FACE OF SEAWALL
(BULKHEAD) DADIE COUNTY
BULKHEAD LINE PER
PLAT BOOK 74, PAGE 4
IS FACE OF SEAWALL,
(WESTERLY FACE OF
CONCRETE
CAP IS 0.50' WESTERLY)

6Diid LEGEND AND ABBREVIATIONS	
	CONCRETE SURFACE
	NO PARKING AREA
	PAVER AREA
	TILE AREA
	HANDICAP PARKING
	PARKING SPACE
	LIGHT POLE
	UTILITY PULL BOX
	ELECTRIC VAULT
	ELECTRIC BOX
	WALK LIGHT
	WOOD POWER POLE
	ELECTRIC TRANSFORMER
	GUY ANCHOR
	CATCH BASIN
	STORM MANHOLE
	DRAIN INLET
	CURB STORM INLET
	CLEANOUT
	SANITARY MANHOLE
	GREASE MANHOLE
	FIRE DEPARTMENT CONNECTION
	IRRIGATION CONTROL VALVE
	WATER METER
	SQ.FT.
	WATER VALVE
	FIRE HYDRANT
	TELEPHONE MANHOLE
	GAS VALVE
	GAS METER
	SIGN
	MANHOLE (UNKNOWN)
	CAR STOP
	UTILITY RISER
	UTILITY VAULT
	BOLLARD
	GATE POST
	RECOVERED MONUMENT AS NOTED
	RECOVERED MAN NAIL AS NOTED
	CHAIN LINK FENCE
	METAL FENCE
	WOOD FENCE
	BUILDING OVERHANG
	CENTERLINE
	CONCRETE SIDEWALK
	DUMPSTER AREA
	IDENTIFICATION
	LANDSCAPED AREA
	OVERHANG
	TYPICAL
	RECORD DESCRIPTION
	CALCULATED DATA
	FIELD MEASURED DATA

FOUND MAGNAIL
WITH WASHER
"BEC0129"

BISCAYNE BAY



13
PARCEL A
LOT 6 & 7,
BLOCK 43
ALTON BEACH BAY FRONT
PLAT BOOK 4, PAGE 125

OWNER: MCZ/CENTRUM FLAMINGO III LLC
C/O THOMSON PROPERTY TAX SERVICES
APN: 02-3233-007-0030
DOCUMENT: BOOK 24284, PG. 4257-4265

SECOND LESSED OUT PORTION
OF LOT 7, BLOCK 43
ALTON BEACH BAY FRONT
PLAT BOOK 4, PAGE 125

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OWNER: MCZ/CENTRUM FLAMINGO III LLC
C/O THOMSON PROPERTY TAX SERVICES
APN: 02-3233-007-0032
DOCUMENT: BOOK 24284, PG. 4253-4256

6Diik ALTA/NSPS LAND TITLE SURVEY

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BOUNDARY SURVEY OF
FLAMINGO POINT
1500 BAY RD

MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

ASM AMERICAN
SURVEYING & MAPPING, INC.

NDSS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 Cedar Glen, Miami, FL 33131 Phone: (305) 426-7979 nationaldiligenceservices.com

LINE TABLE(R)(C)		
LINE #	DIRECTION	LENGTH
L17	N51°07'16"W	10.10'
L18	S38°53'30"W	41.76'
L19	N51°08'05"W	66.40'
L24	N13°57'21"W	77.50'
L25	N76°14'50"E	179.03'
L26	S13°45'10"E	8.50'
L27	N76°14'50"E	12.70'
L28	N13°10'11"W	17.16'
L29	S55°48'08"E	17.14'
L30	N33°46'44"E	12.60'
L31	N56°13'16"W	8.30'
L32	N33°52'52"E	174.45'
L33	N33°58'16"E	40.00'
L34	S34°54'40"E	69.70'
L35	S56°07'32"E	66.79'
L36	S33°52'28"W	39.36'
L37	N55°57'12"W	2.10'
L38	S34°02'48"W	28.55'
L39	S56°12'07"E	1.78'
L40	S33°58'16"W	115.75'
L41	S56°01'44"E	23.67'
L42	S33°58'16"W	40.00'
L43	S34°54'40"E	69.70'
L44	N55°05'20"E	2.00'
L45	S34°54'40"E	4.00'
L46	S55°05'20"W	32.65'
L47	S55°03'20"E	64.33'
L48	S35°05'17"E	36.96'
L49	S55°05'25"E	1.70'
L50	S35°02'12"E	128.48'
L51	S53°48'48"W	0.54'
L52	N13°29'55"W	0.63'
L53	N75°59'57"W	186.75'
L54	S13°57'21"E	77.50'
L55	S76°14'50"W	179.03'
L56	N13°45'10"W	8.50'
L57	N76°14'50"W	12.70'
L58	S13°01'11"E	17.16'
L59	N35°02'12"W	128.48'
L60	N53°48'48"E	0.54'
L61	S13°29'55"E	0.63'
L62	S75°59'57"W	186.75'

CURVE DATA(R)(C)					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	90.68'	42°09'02"	66.71'	65.22'	N55°01'46"E
C4	54.36'	68°48'58"	65.29'	61.44'	N69°13'49"W

6Diid LEGEND AND ABBREVIATIONS	
	CONCRETE SURFACE
	NO PARKING AREA
	PAVER AREA
	TILE AREA
	HANDICAP PARKING
	PARKING SPACE
	LIGHT POLE
	UTILITY PULL BOX
	ELECTRIC VAULT
	ELECTRIC BOX
	WALK LIGHT
	WOOD POWER POLE
	ELECTRIC TRANSFORMER
	GUY ANCHOR
	CATCH BASIN
	STORM MANHOLE
	DRAIN INLET
	CURB STORM INLET
	CLEANOUT
	SANITARY MANHOLE
	GREASE MANHOLE
	FIRE DEPARTMENT CONNECTION
	IRRIGATION CONTROL VALVE
	WATER METER
	SQ.FT.
	(TYP)
	WATER VALVE
	FIRE HYDRANT
	TELEPHONE MANHOLE
	GAS VALVE
	GAS METER
	SIGN
	MANHOLE (UNKNOWN)
	CAR STOP
	UTILITY RISER
	UTILITY VAULT
	BOLLARD
	GATE POST
	RECOVERED MONUMENT AS NOTED
	RECOVERED MAGNAIL AS NOTED
	CHAIN LINK FENCE
	METAL FENCE
	WOOD FENCE
	BUILDING OVERHANG
	CENTERLINE
	CONCRETE SIDEWALK
	DUMPSTER AREA
	IDENTIFICATION
	LANDSCAPED AREA
	OVERHANG
	RECORD DESCRIPTION
	CALCULATED DATA
	FIELD MEASURED DATA

