

LEGAL DESCRIPTION:

PARCEL 1:
Lot 4 less the South 1 inch (0.09), and all of Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.09 feet) to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 63.93 feet to a point; thence run North 59°53' 07" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.
THE ABOVE DESCRIBED PARCEL, (CONTAINS: 21,343.54 Sq. Ft., 0.49 Lot 4 & 5).

PARCEL 2:
PROPOSED AIR RIGHT EASEMENT for 1716-1720 ALTON ROAD and 1750 ALTON ROAD

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 17 IN SECTION 33, TOWNSHIP 33 SOUTH, RANGE 42 EAST, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, thence 56°45'55"W for 14.87 feet along the northern boundary of said Lot 3 to a point of beginning of the following described easement contiguous with the following described line:
THENCE 502°05'51"E FOR 12.54 FEET TO A POINT OF A CIRCULAR CURVE TO THE LEFT, SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 1.65 FEET AND A CENTRAL ANGLE OF 87°55' 18" FOR AN ARC DISTANCE OF 0.75 FEET TO A POINT OF TANGENCY, THENCE 56°45' 10"W FOR 25.42 FEET TO A POINT OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 2.66 FEET AND A CENTRAL ANGLE OF 87°50' 36" FOR AN ARC DISTANCE OF 4.09 FEET TO A POINT OF TANGENCY, THENCE 102°41' 55"W FOR 1.93 FEET, THENCE 56°45' 10"W FOR 45.75 FEET, THENCE 502°05' 51"E FOR 1.93 FEET, THENCE 56°45' 10"W FOR 40.70 FEET, THENCE 102°06' 05"W FOR 13.85 FEET, THENCE 56°45' 10"W FOR 1.62, THENCE 101°54' 19"W FOR 0.54 FEET, THENCE 167°49' 25"E for 120.94 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY LYING ABOVE ELEVATION +29.25 FEET, RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

THE ABOVE DESCRIBED PARCEL, 2 CONTAINS: 1722.12 SQUARE FEET (0.0395 ACRES), MORE OR LESS.

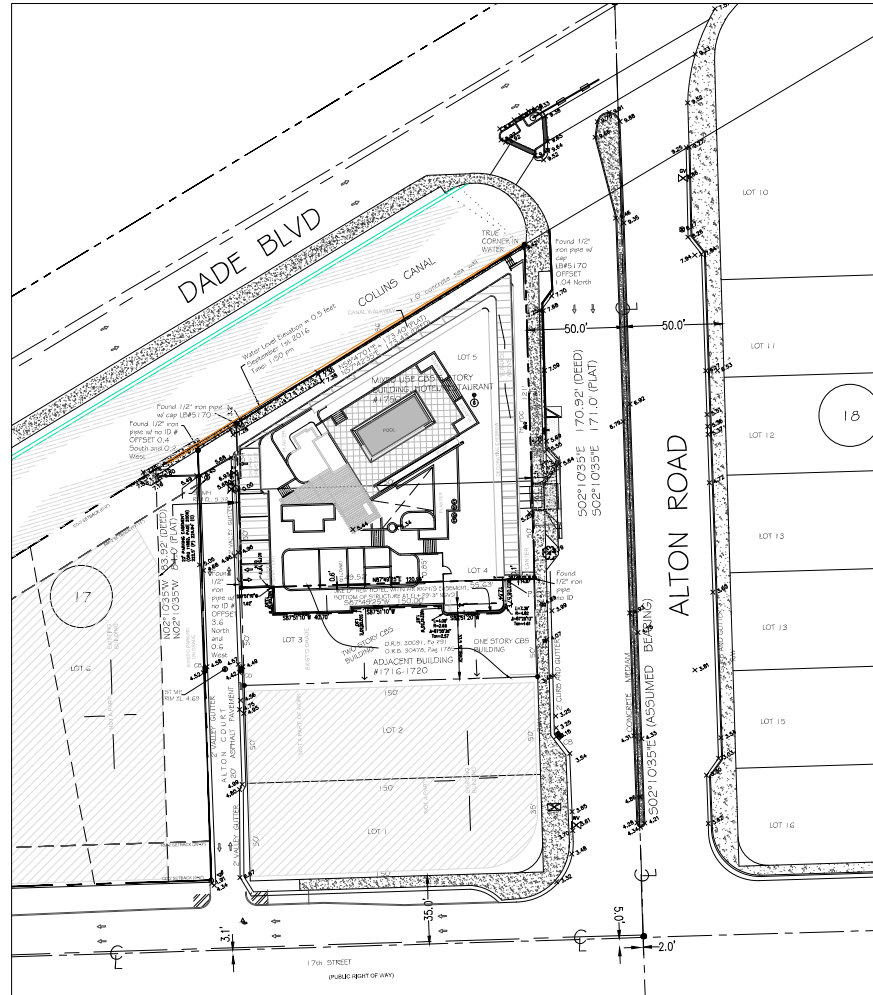
BOTH PARCELS LIE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

WITH REFERENCE TO Old Republic National Title Insurance Company TITLE COMMITMENT 75 1776 A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM HEREBY CORRECTS AS FOLLOWS:

SCHEDULE B-SECTION II:
ITEMS 1 THROUGH 4: "STANDARD EXCEPTIONS," "NOT PLOTTABLE"

- ITEM 5. REVISED: Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 31, 2017, under O.R. Book 30253, Page 4523, as amended in O.R. Book 31363, Page 2439, Public Records of Miami-Dade County, Florida. This exception will be shown as a subordinate matter.
- ITEM 6. DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
Restrictions, conditions, reservations, easements, and other matters contained on the Plat of FIRST ADDITION TO COMMERCIAL SUBDIVISION, as recorded in Plat Book 6, Page 30, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)
- ITEM 7. DOES AFFECT THIS PROPERTY. "PLOTTED"
REVISED: Reservations contained the Special Warranty Deed recorded in O.R. Book 16747, Page 1850, Public Records of Miami-Dade County, Florida, in which greater reserves a right to access the property. (Parcel 1)
- ITEM 8. DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
Underground Business Easement to Florida Power and Light Company of the construction, operation, and maintenance of underground electric utility facilities recorded in O.R. Book 28975, Page 109, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)
- ITEM 9. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
Order recorded in O.R. Book 28996, Page 4779, Contested Order recorded in O.R. Book 30102, Page 336, in Public Records of Miami-Dade County, Florida, regarding the application for Design Review Board approval for the construction of a new five-story hotel including variances to access the maximum building height (Parcels 1 and 2)
- ITEM 10. DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
Does Affect This Property. "BLANKET IN NATURE"
Conditional Use Permit recorded in O.R. Book 30182, Page 2210, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)
- ITEM 11. Notwithstanding Covered Risk number 4 of the jacket of this policy, access to Parcel 2 is insured only to the extent provided by an easement for ingress and egress for limited use by the provisions of that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30091, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida and only if Parcel 1 and Parcel 2 remain in common ownership. No coverage is provided for any impediment to access Parcel 2 due to its elevation.
- ITEM 12. DOES AFFECT THIS PROPERTY. "PLOTTED"
Terms and Conditions as set forth in that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30091, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida.
- ITEM 13. DOES AFFECT THIS PROPERTY. "PLOTTED"
Encroachments, encroachments, violations, variances, or adverse circumstances, if any, actually shown on the survey prepared by Level-Tech Surveyors, LLC, dated April 26, 2017, bearing Job # 16-06-8313; a) encroachment of the concrete wall onto Collins Canal on the North side of the property; b) water utility encroaches onto the property on the West side, as shown in Old Republic National Title Insurance Policy No. MFG-8276240.
- ITEM 14. DOES NOT AFFECT THIS PROPERTY. "PLOTTED"
The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to the Company as set forth in Title Notes 25.03.06 and 25.03.07.
- ITEM 15. Any and all rights, title and interests of the surface owner of Parcel 2: La Bata C&L, a Florida limited liability company.
- ITEM 16. No coverage is provided under the last policy for loss of support to Parcel 2.
- ITEM 17. Declaration of Restrictive Covenants in Lots of Unity of Title recorded in O.R. Book 30005, Page 3736; O.R. Book 30005, Page 3700, Public Records of Miami-Dade County, Florida. (Parcel 1)
- ITEM 18. DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
Declaration of Restrictive Covenants recorded in O.R. Book 30005, Page 2900, Public Records of Miami-Dade County, Florida. (Parcel 1)
- ITEM 19. DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
Easement for the construction, operation, and maintenance of overhead and underground electric utility facilities granted to Florida Power & Light Company recorded in O.R. Book 31455, Page 40, Public Records of Miami-Dade County, Florida. (Parcel 1)
- ITEM 20. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
Does Affect This Property. "NOT PLOTTABLE"
- ITEM 21. Terms and conditions of unrecorded Operating Agreement referenced in Consent, Subordination, Non-Disturbance and Assignment Agreement recorded in O.R. Book 30553, Page 413, Public Records of Miami-Dade County, Florida.
- ITEM 22. DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
UCC Financing Statement between Sobe Alton, LLC, a Florida Limited Liability Company and TOTABANK as recorded in O.R. Book 30553, Page 402, Public Records of Miami-Dade County, Florida.
- ITEM 23. Repeal and all other rights are not insured. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
- ITEM 24. Subject to preservation of all other rights in this policy. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
- ITEM 25. Rights of the lessee under unrecorded leases. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
- ITEM 26. ADDED: The prior policy is an ONTIC ALTA MFG policy. The sole purpose of the commitment is to endorse Policy No. MFG-8276240. Upon endorsement the following shall be added as an exception if there is any variance: rate increase. Loss of priority of the additional indebtedness created by the increased interest rate. DOES
- ITEM 27. ADDED: The amount of the policy is hereby changed to \$50,064,040.00, in virtue of a reduction in the original indebtedness to \$27,564,040.00, together with future advance in the amount of \$23,500,000.00, of which is recorded in O.R. Book - Page -, Public Records of Miami-Dade County, Florida. (Note: This exception will be deleted if a replacement policy is issued.)
- ITEM 28. ADDED: Storm Water Drainage Covenants recorded in O.R. Book 31466, Page 248; Public Records of Miami-Dade County, Florida, which creates connection fees or services charges, and use restrictions. (Parcel 1)
- ITEM 29. DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"

ALTA/NSPS LAND TITLE SURVEY



ABBREVIATIONS AND LEGEND

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