

6 ZONING INFORMATION		
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

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED. INFORMATION WAS NOT OBTAINED BY ASM, INC. CONTACT THE PLANNING AND ZONING RESOURCE COMPANY SITE # 171968-37 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:
 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. 120660307L), 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.

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

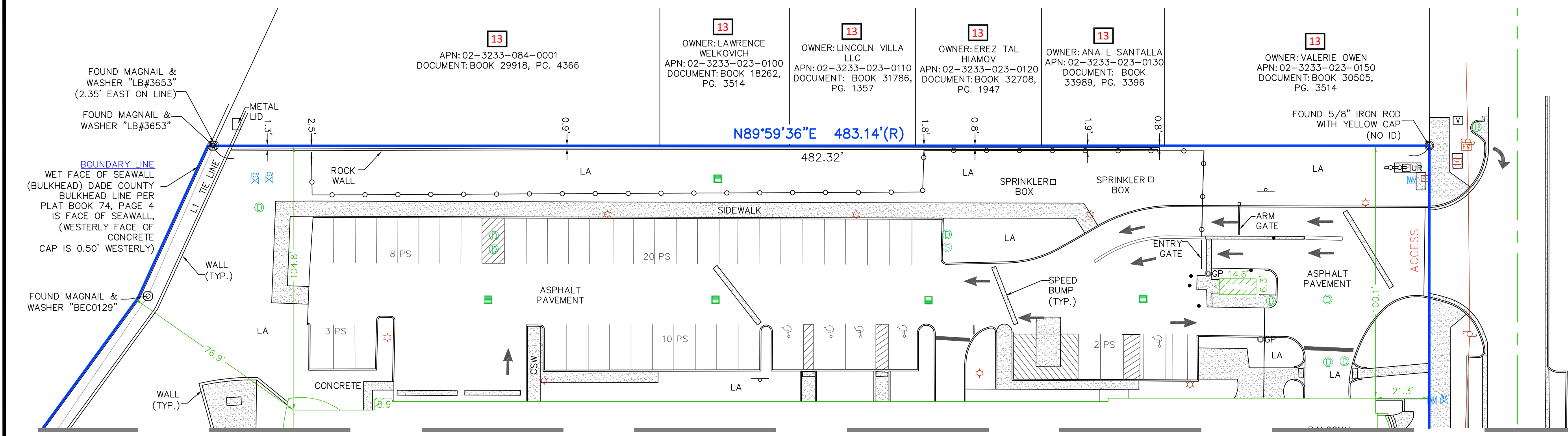
5Ei "SCHEDULE B - SECTION 2" ITEMS

- 7 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 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.)
- 9 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.)
- 10 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.)
- 11 AMENDED AND RESTATED EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, RECORDED SEPTEMBER 4, 2002 IN OFFICIAL RECORDS BOOK 20635 PAGE 3573, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN.)
- 12 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.)
- 13 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.)
- 14 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.)
- 15 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.)
- 16 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.)
- 17 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.)
- 18 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.)
- 19 HEALTH CLUB USE AGREEMENT BY AND AMONG AMCO 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.)
- 20 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.)
- 21 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.)

5Ei "SCHEDULE B - SECTION 2" ITEMS CONTINUED

- 22 CONFIRMATION OF RIGHTS AGREEMENT DATED APRIL 15, 2021, BY AND AMONG MCZ/CENTRUM FLAMINGO II, 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 32496, PAGE 4698, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- 23 MASTER LEASE DATED AS OF DECEMBER 15, 2020, BY AND BETWEEN MCZ/CENTRUM FLAMINGO II, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY (LANDLORD) AND FLAMINGO NORTH LESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY (TENANT), A MEMORANDUM OF WHICH WAS RECORDED MAY 11, 2021 IN OFFICIAL RECORDS BOOK 32498, PAGE 4711, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)

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



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	6Cviii	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
6Bii	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE
6Bv	"TABLE A" BUILDING AREA	7b	"TABLE A" BUILDING AREA
6Bvi	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, WALKS, 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.

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

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.: 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 AFORESAID PLAT OF ALTON BEACH BAYFRONT, THENCE RUN NORTH ALONG 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; A POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE RUN NORTH 09°29'16" 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. 1508 BAY ROAD FOR 10.10 FEET TO A POINT; THENCE RUN SOUTH 88°12'24" 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 SOUTH SIDE OF THE CONCRETE DECK FOR A DISTANCE OF 78.71 FEET TO A POINT OF 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 SAID BUILDING; THENCE RUN SOUTH 59°50'43" WEST ALONG THE PROLONGATION OF AND THE NORTHWESTERLY 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 167.13 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 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 6.38 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 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 54°00'57" 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 THE FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 17.22 FEET TO A POINT WITH THE WESTERLY 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°06'31" 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 THE SOUTH FACE OF THE COVERED WALKWAY FOR A DISTANCE OF 166.52 FEET TO A POINT; THENCE RUN NORTH 23°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.

TOGETHER WITH EASEMENT(S) BENEFITING PARCEL A CREATED BY THAT CERTAIN HEALTH CLUB USE AGREEMENT BY AND BETWEEN AMCO 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 CHAPTER 61-17-050 FOR A BOUNDARY SURVEY THROUGH 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.

6Bvii 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; SMO 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 COLENS AND/OR MORGAN 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 GRANARY 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.

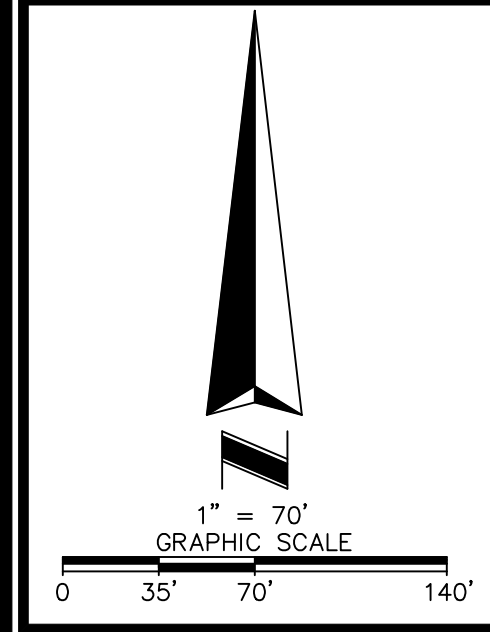
THOMAS ANTHONY ENGLISH
 06/27/24
 LICENSE
 L56930
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR & MAPPING INC.

PROFESSIONAL SURVEYOR & MAPPER NO. L56930
 STATE OF FLORIDA
 PROJECT NO. 2420842-50661-NORTH TOWER

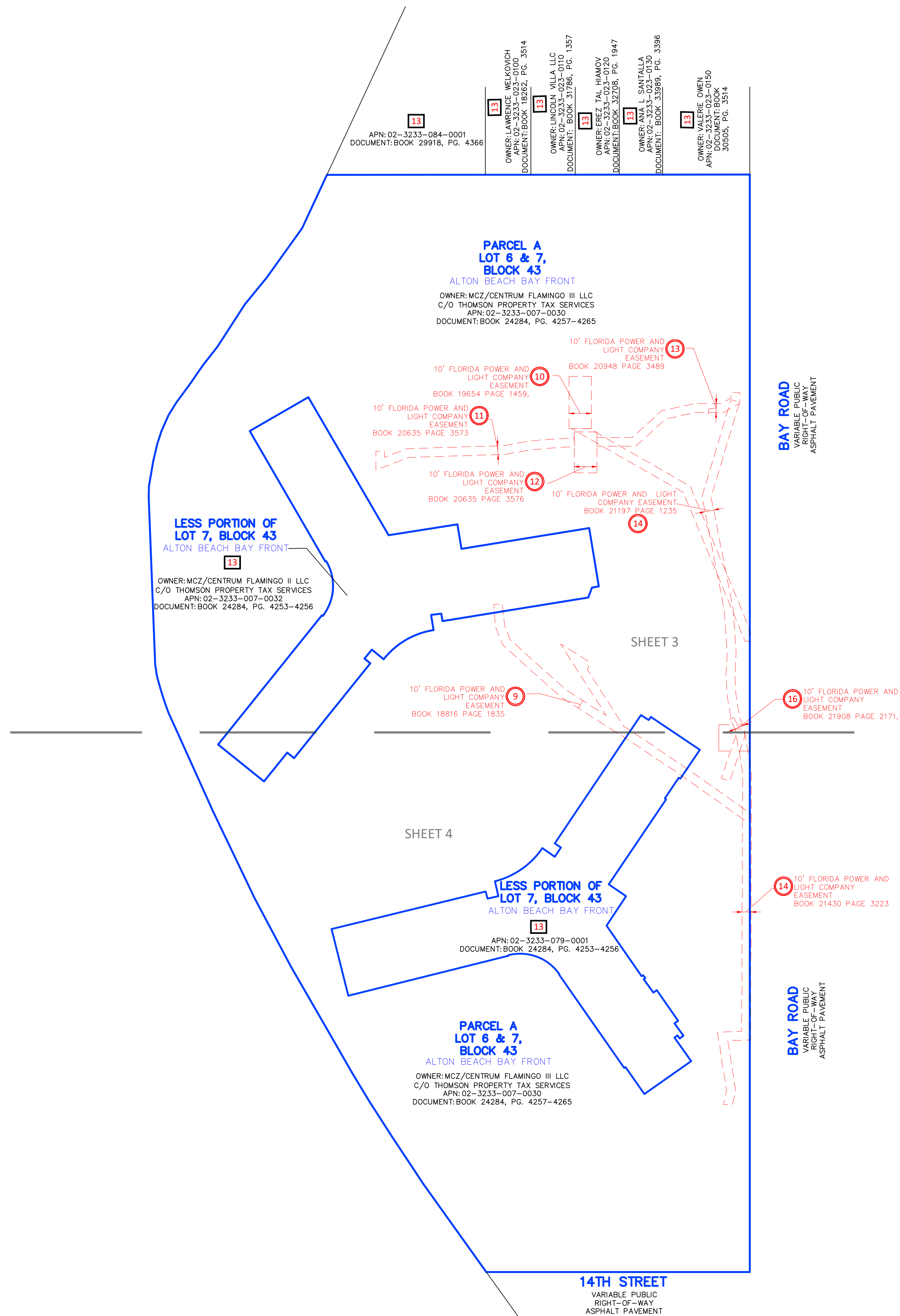
SURVEY PREPARED BY:
 AMERICAN SURVEYING & MAPPING, INC.
 221 CIRCLE DRIVE, MAILLAND, FL 32751

CERTIFICATE OF AUTHORIZATION # LB6393
 PHONE: (407) 426-7979
 FAX: (407) 426-9741
 INFO@AMCORPORATE.COM NOT VALID WITHOUT THE SIGNATURE AND 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-DADE COUNTY
 MIAMI BEACH, FLORIDA
 6Dii 2
 AMERICAN SURVEYING & MAPPING, INC.
 NATIONAL DUE DILIGENCE SERVICES
 221 CIRCLE DRIVE, MAILLAND, FL 32751
 PHONE: (407) 426-7979
 INFO@AMCORPORATE.COM
 NATIONALASSOCIATIONPROFESSIONALSURVEYORS.COM



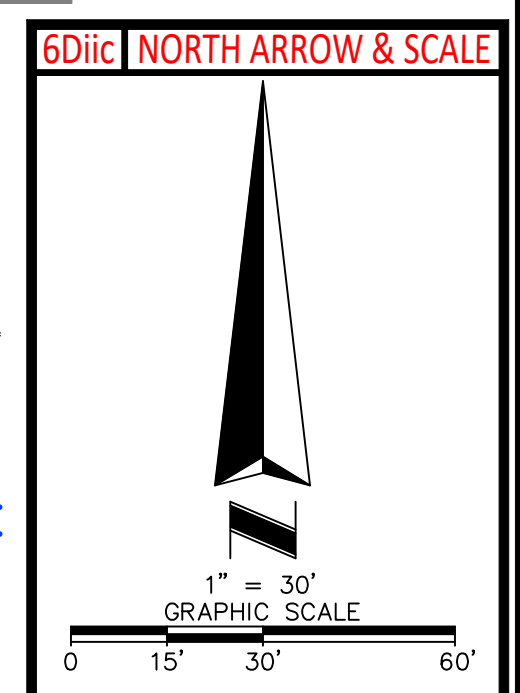
KEY MAP



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
227 Cedar Drive, Miami, FL 33151 Phone: (305) 742-1979
national.due.diligence@asam.com

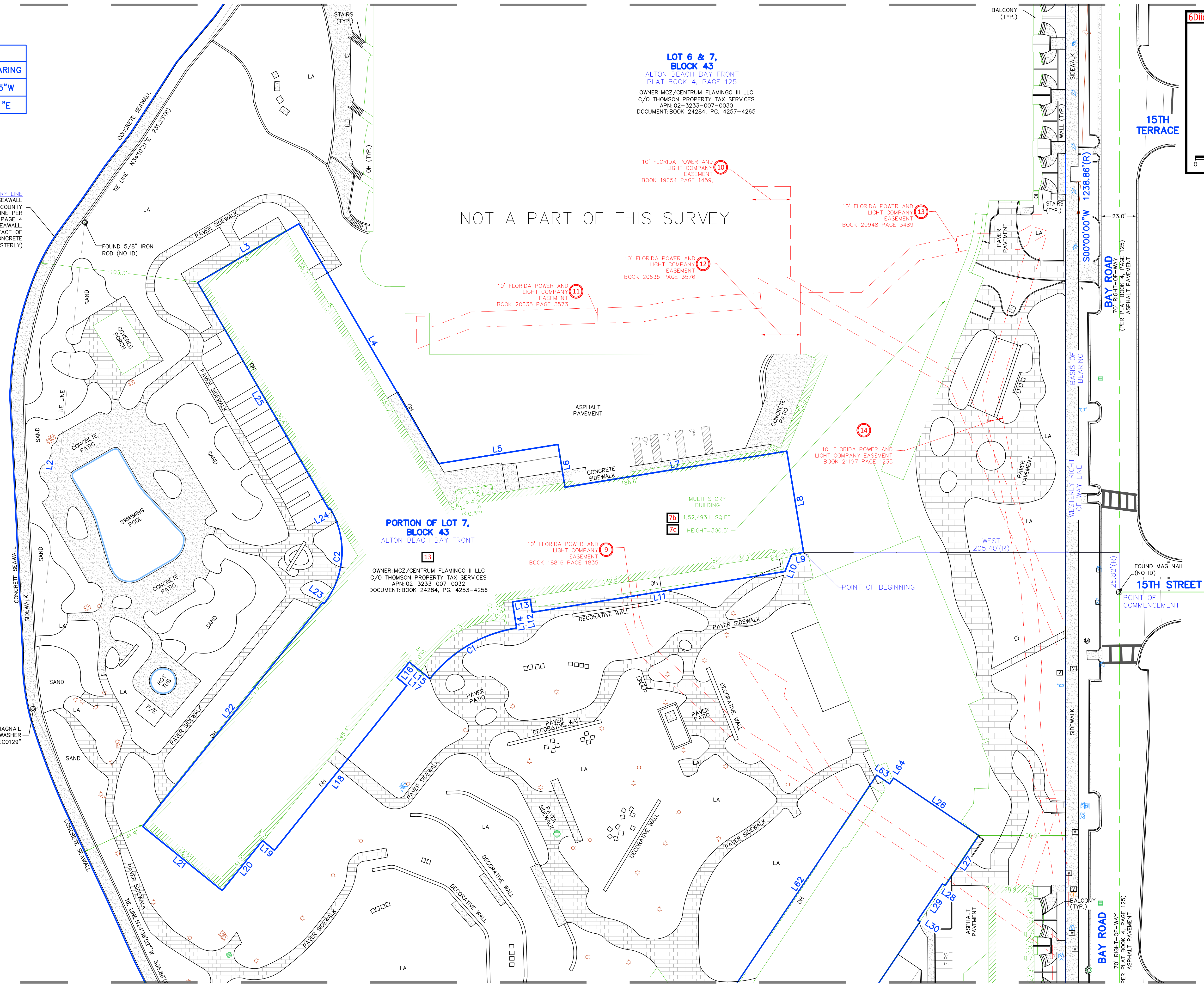
MATCHLINE - SEE SHEET 1 OF 4



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)



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

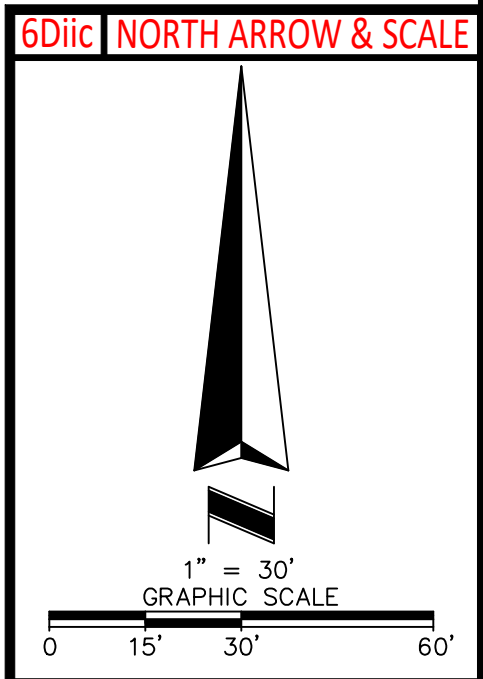
LOT 6 & 7, BLOCK 43
ALTON BEACH BAY FRONT
PLAT BOOK 4, PAGE 125
OWNER: MCZ/CENTRUM FLAMINGO III LLC
C/O THOMSON PROPERTY TAX SERVICES
APN: 02-3233-007-0030
DOCUMENT: BOOK 24284, PG. 4257-4265

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

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

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MATCHLINE - SEE SHEET 4 OF 4

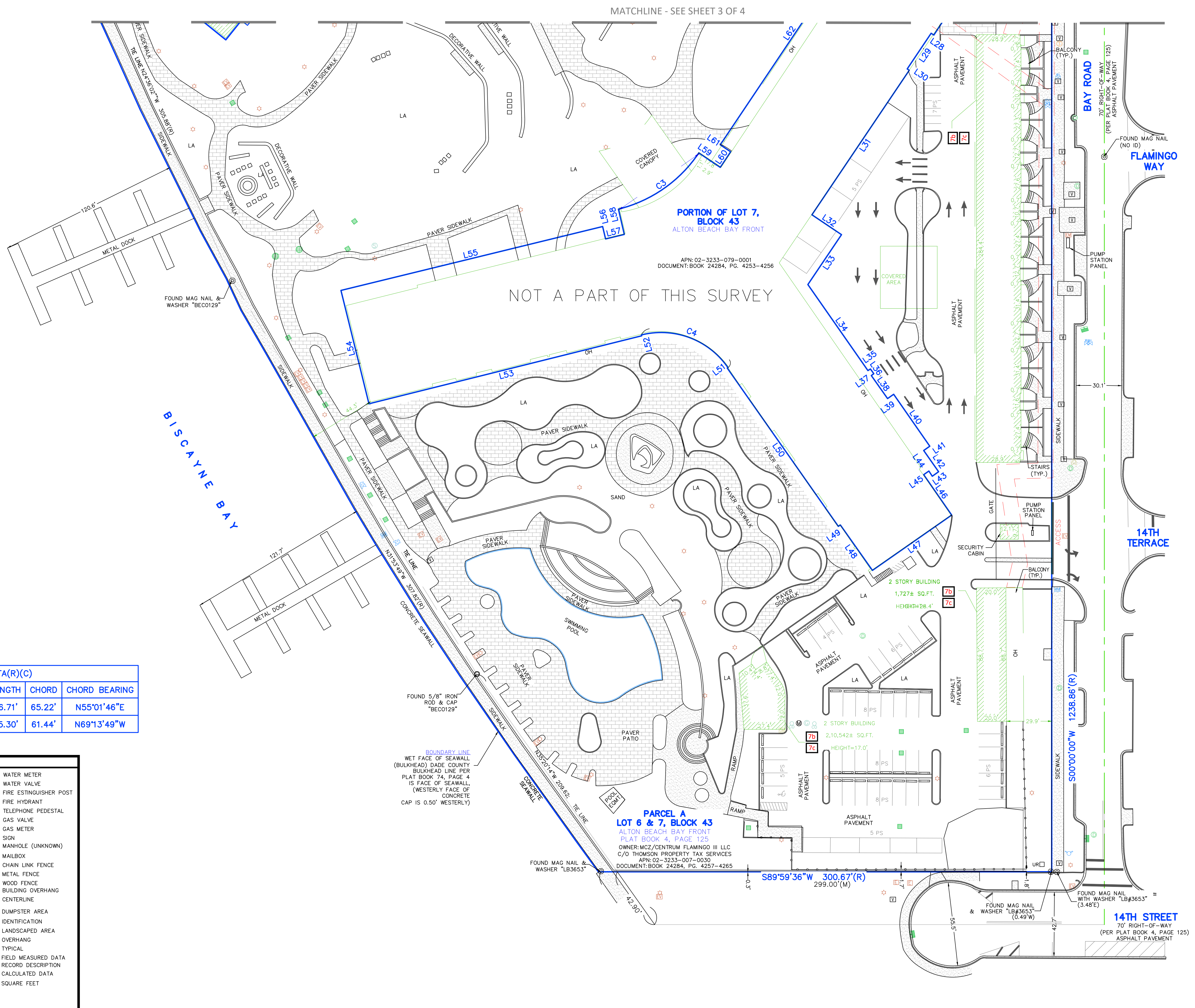


LINE #	DIRECTION	LENGTH
L28	N55°57'12"W	2.10'
L29	S34°02'48"W	28.55'
L30	S56°12'07"E	1.78'
L31	S33°58'16"W	115.75'
L32	S56°01'44"E	23.67'
L35	S33°58'16"W	40.00'
L36	S34°54'40"E	69.70'
L37	N55°05'20"E	2.00'
L38	S34°54'40"E	4.00'
L39	S55°05'20"W	2.00'
L40	S34°54'40"E	18.70'
L41	S55°05'20"W	5.00'
L42	S34°54'40"E	17.30'
L43	S55°05'20"W	5.00'
L44	S34°54'40"E	4.10'
L45	S55°05'20"W	4.20'
L46	S34°54'40"E	32.65'
L47	S55°03'20"W	64.33'
L48	N35°05'17"W	36.96'
L49	S55°05'25"W	1.70'
L50	N35°02'12"W	128.48'
L51	N52°47'49"E	0.53'
L52	S13°29'55"E	0.63'
L53	S75°59'57"W	186.75'
L54	N13°57'21"W	77.50'
L55	N76°14'50"E	179.03'
L56	S13°45'10"E	8.50'
L57	N76°14'50"E	12.70'
L58	N13°01'11"W	17.16'
L59	S55°48'08"E	17.14'
L60	N33°46'44"E	12.60'
L61	N56°13'16"W	8.30'
L62	N33°52'52"E	174.45'

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

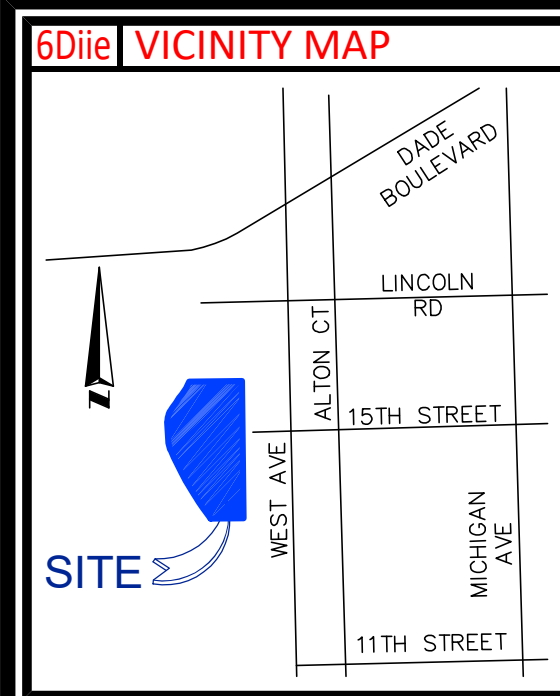
6Diik LEGEND AND ABBREVIATIONS

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



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.
 NATIONAL DUE DILIGENCE SERVICES
 227 Cedar Drive, Miami, FL 33135
 Phone: (305) 742-3979
 national@asaminc.com



ITEM	REQUIRED	OBSERVED
PERMITTED USE	RM-2&RM-3	MULTIFAMILY
MINIMUM LOT AREA (SQ.FT.)	7,000	681,002
MINIMUM FRONTAGE	NONE	-
MINIMUM LOT WIDTH	50'	>50'
MAX BUILDING COVERAGE	NONE	-
MAX BUILDING HEIGHT	150'	384'±
MINIMUM SETBACKS		
FRONT	70'	21.3'
SIDE	39'	95'
REAR	50'	73.3'

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY SITE # 171968-36 REPORT DATE: 06/12/2024 PHONE/FAX (405) 840-4344 (405) 840-2608

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 ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 0317 L (MAP NO. 1206800317), 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. "AE" DENOTES AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED.

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

5Ei "SCHEDULE B - SECTION 2" ITEMS

- 7 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 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 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 AMENDED AND RESTATED EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED SEPTEMBER 4, 2002 IN OFFICIAL RECORDS BOOK 20635 PAGE 3573, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
- 11 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 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 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)
- 14 AMENDED AND RESTATED EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY RECORDED JULY 16, 2003 IN OFFICIAL RECORDS BOOK 21430 PAGE 2023, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, AS SHOWN)
- 15 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 MITIGATION AGREEMENT RECORDED AUGUST 14, 1998 IN OFFICIAL RECORDS BOOK 18322 PAGE 2892, TOGETHER WITH JOINDER TO MITIGATION AGREEMENT RECORDED NOVEMBER 26, 1998 IN OFFICIAL RECORDS BOOK 18364 PAGE 1192, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- 17 DECLARATION OF RESTRICTIVE COVENANT IN LIEU OF UNLTY OF TITLE BY MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED LIABILITY COMPANY, IN FAVOR OF CITY OF MIAMI BEACH, FLORIDA, DATED FEBRUARY 17, 2006, RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 24259, PAGE 4599, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
- 18 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)
- 19 HEALTH CLUB USE AGREEMENT BY AND AMONG AIMCO FLAMINGO HEALTH CLUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCZ/CENTRUM FLAMINGO III, 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 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 DECLARATION OF RESTRICTIVE COVENANTS BY 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 MORTON TOWERS APARTMENTS, L.P., 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 HOLD HARMLESS COVENANT RUNNING WITH THE LAND BY 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 MORTON TOWERS HEALTH CLUB, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY IN FAVOR OF THE CITY OF MIAMI BEACH, FLORIDA, A MUNICIPALITY OF THE STATE OF FLORIDA RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORDS BOOK 31498, PAGE 3769, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- 23 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 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, FLAMINGO NORTH LESSEE, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND ATHENS ANNUITY & LIFE INSURANCE COMPANY, A DELAWARE CORPORATION, A MEMORANDUM OF WHICH WAS RECORDED MAY 17, 2021 IN OFFICIAL RECORDS BOOK 32498, PAGE 4698, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER.)
- 25 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)

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

BOOK	PAGE	DATE
24284	PG. 4257-4265	
29918	PG. 4366	
18286	PG. 3514	
31786	PG. 1357	
32708	PG. 1947	
33989	PG. 3396	
30505	PG. 3514	
24284	PG. 4253-4256	
PLAT BOOK 74	PAGE 4	

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 36.96 FEET TO A POINT (THE SAID LAST 3 CALLS BEING CONCORDANT WITH THE MOST SOUTHEASTERLY FACE OF THE SAID SOUTH TOWER BUILDING); THENCE RUN NORTH 85°02'20"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 OF BAY ROAD AND 15TH STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF "ALTON BEACH BAYFRONT SUBDIVISION", 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. 1508 BAY ROAD, THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREAFTER DESCRIBED; THENCE RUN NORTH 09°29'16"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 68.80 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 NORTH SIDE OF THE CONCRETE DECK FOR A DISTANCE OF 78.71 FEET TO A POINT OF 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 NORTHWESTERLY FACE OF THE SAID NORTH TOWER BUILDING; THENCE RUN SOUTH 59°50'43"WEST ALONG THE PROLONGATION OF AND THE NORTHWESTERLY 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°55'49"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 65.65 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 MOST 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 SOUTHWESTERLY 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 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 6.39 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY FACE OF THE SAID NORTH TOWER BUILDING; THENCE RUN NORTH 39°18'57"EAST ALONG THE SOUTHEASTERLY FACE OF THE SAID NORTH TOWER BUILDING FOR A DISTANCE OF 12.92 FEET TO A POINT; THENCE RUN SOUTH 80°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 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 59°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 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 82°17'37"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°08'51"EAST FOR A DISTANCE OF 8.61 FEET TO A POINT OF INTERSECTION WITH THE SOUTH FACE OF THE COVERED WALKWAY; THENCE RUN NORTH 80°49'11"EAST ALONG THE SOUTH FACE OF THE COVERED WALKWAY FOR A DISTANCE OF 166.52 FEET TO A POINT; THENCE RUN NORTH 21°30'04"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:
EASEMENTS FOR THE BENEFIT OF PARCEL A AS SET FORTH IN THAT CERTAIN RECIPROCAL MAINTENANCE AND USE EASEMENT AGREEMENT BY AND BETWEEN MORTON TOWERS APARTMENTS, L.P., A DELAWARE LIMITED PARTNERSHIP AND MCZ/CENTRUM FLAMINGO III, 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.

PARCEL C:
EASEMENTS FOR THE BENEFIT OF PARCEL A AS SET FORTH IN THAT CERTAIN HEALTH CLUB USE AGREEMENT BY AND BETWEEN AIMCO FLAMINGO HEALTH CLUB LLC, A DELAWARE LIMITED LIABILITY COMPANY, MCZ/CENTRUM FLAMINGO I, 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.

SEE SHEET 2 OF 4 FOR KEY MAP
SEE SHEET 3 & 4 FOR 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 AREAS OF REFUSE ON THE SUBJECT PARCEL PER THE DATE OF THIS SURVEY.

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 PROPOSED STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF THIS SURVEY.

18 OFFSITE EASEMENTS OR SERVIDUTES

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 SERVIDUTES 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
06/20/24	ADD CERTS	JCT			
06/18/24	COMMENTS	LDE			

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREOF ARE FROM: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO.: FL252404055JCHAVNG AN EFFECTIVE DATE OF APRIL 12, 2024.

SHEET 1 OF 4

6Bi TITLE DESCRIPTION

PARCEL A:
LOTS 6 AND 7, IN 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;

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 OF BAY ROAD AND 15TH STREET AS SHOWN ON THE AFOREMENTIONED PLAT OF "ALTON BEACH BAYFRONT SUBDIVISION", THENCE RUN SOUTH ALONG THE CENTERLINE OF BAY ROAD A DISTANCE OF 509.91 FEET TO A POINT; THENCE RUN WEST FOR A DISTANCE OF 101.36 FEET TO THE MOST SOUTHEASTERLY CORNER OF THE 15 STORY SOUTH TOWER BUILDING NO. 1500 BAY ROAD, THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREAFTER DESCRIBED; THENCE RUN NORTH 34°54'40"WEST ALONG THE EASTERLY LINE OF THE BUILDING FOR A DISTANCE OF 32.65 FEET TO A POINT; THENCE RUN NORTH 55°05'20"EAST ALONG THE SOUTHEASTERLY LINE OF THE CONCRETE WALK FOR A DISTANCE OF 4.20 FEET TO A POINT OF INTERSECTION WITH THE CONCRETE STEPS; THENCE RUN SOUTH 34°54'40"EAST ALONG THE SOUTHWESTERLY LINE OF THE CONCRETE STEPS FOR A DISTANCE OF 4.10 FEET TO A POINT; THENCE RUN NORTH 55°05'20"EAST ALONG THE SOUTHEASTERLY FACE OF CONCRETE STEPS FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 34°54'40"WEST ALONG THE NORTHEASTERLY FACE OF CONCRETE STEPS FOR A DISTANCE OF 17.30 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY FACE OF THE CONCRETE RAMP; THENCE RUN NORTH 55°05'20"EAST ALONG THE SAID SOUTHEASTERLY FACE OF THE RAMP FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 34°54'40"WEST ALONG THE SOUTHWESTERLY FACE OF THE RAMP FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE RUN NORTH 34°54'40"WEST ALONG THE NORTHEASTERLY FACE OF CONCRETE DECK FOR A DISTANCE OF 18.70 FEET TO A POINT OF INTERSECTION WITH THE CONCRETE STEPS; THENCE RUN NORTH 55°05'20"EAST ALONG THE SOUTHEASTERLY FACE OF SAID CONCRETE STEPS FOR A DISTANCE OF 2.00 FEET TO A POINT; THENCE RUN NORTH 34°54'40"WEST ALONG THE NORTHEASTERLY FACE OF SAID CONCRETE STEPS FOR A DISTANCE OF 4.00 FEET TO A POINT; THENCE RUN NORTH 55°05'20"WEST ALONG THE NORTHWESTERLY FACE OF SAID CONCRETE STEPS FOR A DISTANCE OF 4.00 FEET TO A POINT; THENCE RUN NORTH 34°54'40"EAST FOR A DISTANCE OF 28.55 FEET TO A POINT; THENCE RUN SOUTH 55°07'16"EAST FOR A DISTANCE OF 2.10 FEET TO A POINT; THENCE RUN NORTH 33°52'28"EAST FOR A DISTANCE OF 39.36 FEET TO A POINT (THE SAID LAST 5 CALLS BEING CONCORDANT WITH THE SAID SOUTHEASTERLY FACE OF THE SOUTH TOWER BUILDING); THENCE RUN NORTH 55°07'16"EAST ALONG THE SOUTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING AND ALONG THE EXPANSION JOINT BETWEEN THE SAID SOUTH TOWER BUILDING AND THE EXISTING 32 STORY CENTER TOWER BUILDING NO. 1504 BAY ROAD, FOR A DISTANCE OF 66.79 FEET TO A POINT; THENCE RUN SOUTH 34°04'48"WEST ALONG THE NORTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 4.50 FEET TO A POINT; THENCE RUN NORTH 56°07'07"WEST FOR A DISTANCE OF 10.28 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF A COVERED WALKWAY; THENCE RUN SOUTH 33°52'52"WEST ALONG THE SAID NORTHWESTERLY FACE OF THE COVERED WALKWAY FOR A DISTANCE OF 174.45 FEET TO A POINT; THENCE RUN SOUTH 56°13'16"EAST FOR A DISTANCE OF 8.30 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING AND A POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 90.68 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 55°01'46"WEST THROUGH A CENTRAL ANGLE OF 42°09'37", FOR AN ARC DISTANCE OF 66.71 FEET TO A POINT; THENCE RUN SOUTH 13°01'11"EAST ALONG THE FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 17.16 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING; THENCE RUN SOUTH 76°14'50"WEST ALONG THE NORTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 12.70 FEET TO A POINT; THENCE RUN NORTH 13°45'10"WEST FOR A DISTANCE OF 8.50 FEET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY LINE OF A COVERED WALKWAY; THENCE RUN SOUTH 76°14'50"WEST ALONG THE SAID NORTHWESTERLY LINE OF COVERED WALKWAY FOR A DISTANCE OF 179.03 FEET TO A POINT OF INTERSECTION WITH NORTHEASTERLY PROLONGATION OF THE SOUTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING; THENCE RUN SOUTH 13°27'21"EAST ALONG THE PROLONGATION AND THE SOUTHWESTERLY FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 77.50 FEET TO A POINT; THENCE RUN NORTH 79°59'57"EAST ALONG THE MOST SOUTHEASTERLY FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 186.75 FEET TO A POINT; THENCE RUN NORTH 13°29'25"WEST ALONG THE FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 0.63 FEET TO A POINT OF INTERSECTION WITH THE GLASS FACADE AT THE SOUTHWESTERLY ENTRANCE TO THE SAID SOUTH TOWER BUILDING AND A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 54.36 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT WHOSE CHORD BEARS SOUTH 69°13'48"EAST, THROUGH A CENTRAL ANGLE OF 68°49'15"FOR AN ARC DISTANCE OF 65.29 FEET TO A POINT; THENCE RUN SOUTH 53°48'48"WEST ALONG THE FACE OF THE SAID SOUTH TOWER BUILDING FOR A DISTANCE OF 0.54 FEET TO A

<<<<<CONTINUED

6Dii SURVEYOR'S NOTES

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREOF, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVIDUTES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREOF.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. 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. I AM NOT AWARE OF ANY KNOWLEDGE, INFORMATION, AND BELIEF.

4 LAND AREA 681,002 ± SQUARE FEET 15,633 ± ACRES

6Bv BEARING BASIS
BEARINGS SHOWN HEREOF ARE BASED ON WESTERLY RIGHT OF WAY LINE OF BAY ROAD, WHICH BEARS SOUTH 0°00'00" WEST, 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

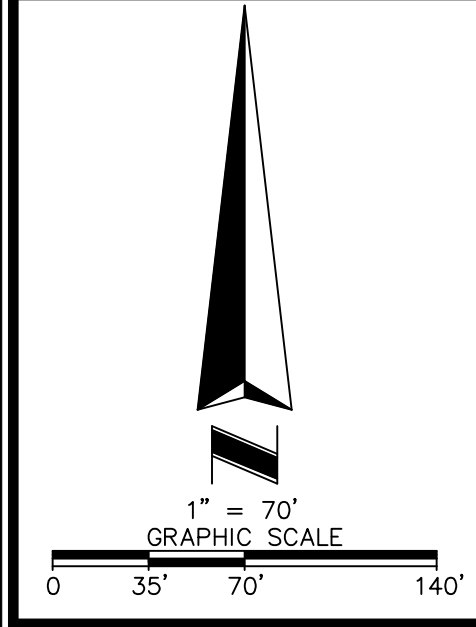
5Biii ACCESS TO PROPERTY
THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO BAY ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.

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

6Bvii 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 III, L.L.C.; WELLS FARGO, NATIONAL ASSOCIATION, AN ADMINISTRATIVE AGENT, ITS SUCCESSORS AND/OR ASSIGNS; CHICAGO TITLE INSURANCE COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; STEWART TITLE GUARANTEE COMPANY; AND LEXINGTON NATIONAL LAND SERVICES;



KEY MAP

APN: 02-3233-084-0001
DOCUMENT: BOOK 29918, PG. 4366

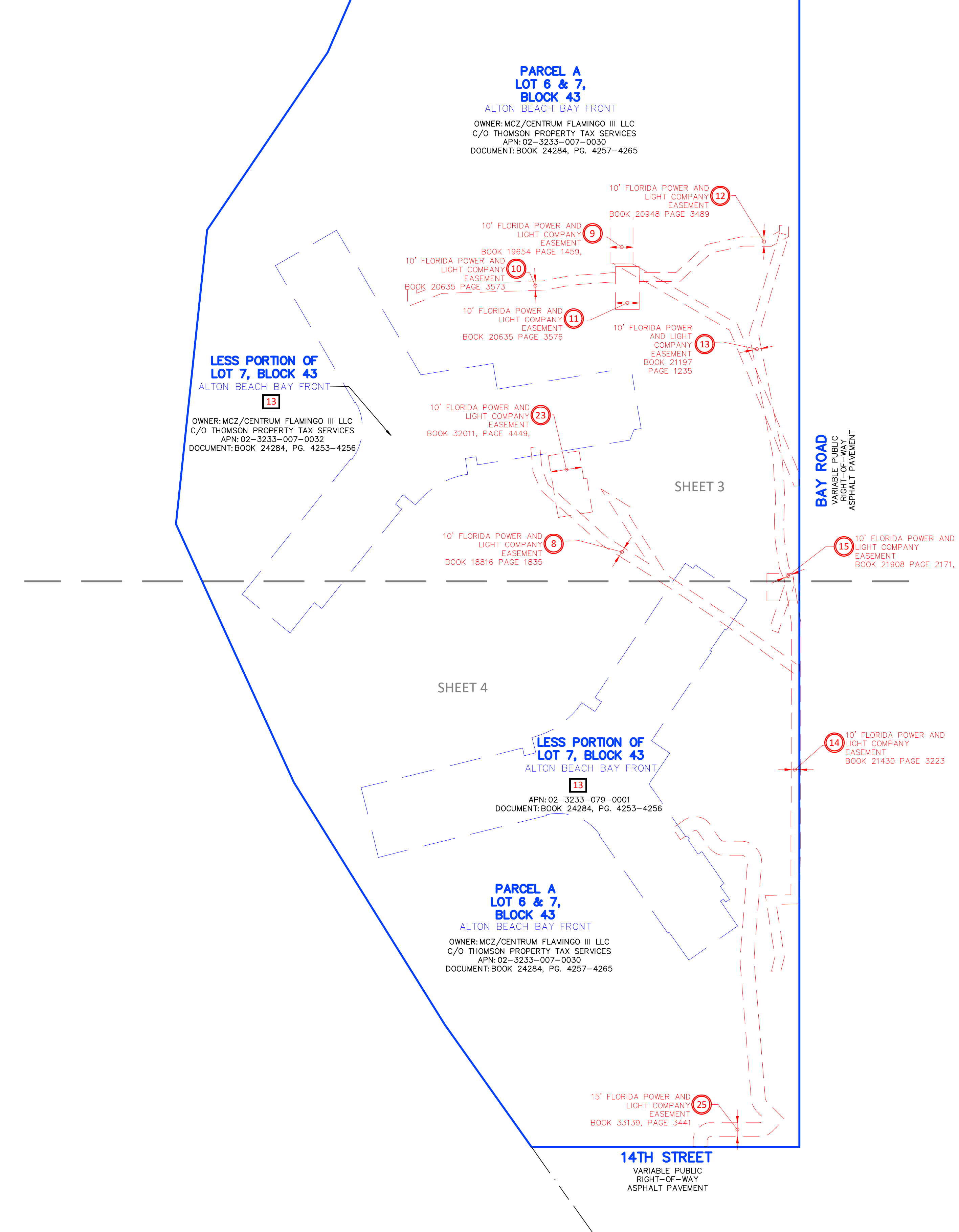
OWNER: LAWRENCE WELKOVICH
DOCUMENT: BOOK 18262, PG. 3514

OWNER: ANITA WILKINS, LLC
APN: 02-3233-023-0110
DOCUMENT: BOOK 31766, PG. 1357

OWNER: GREG TAL HAMOY
APN: 02-3233-023-0120
DOCUMENT: BOOK 32708, PG. 1947

OWNER: ANITA L SANTALLA
APN: 02-3233-023-0130
DOCUMENT: BOOK 33869, PG. 3396

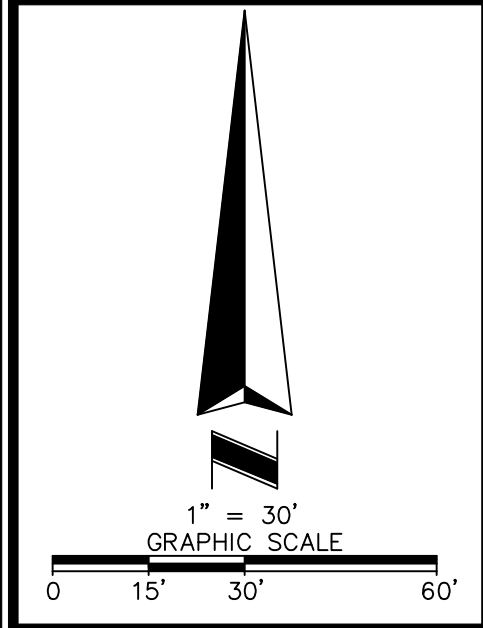
OWNER: VALERIE OWEN
APN: 02-3233-023-0150
DOCUMENT: BOOK 30905, PG. 3514



6Diiik ALTA/NSPS LAND TITLE SURVEY
2

BOUNDARY SURVEY OF
FLAMINGO POINT
1420 BAY ROAD
MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

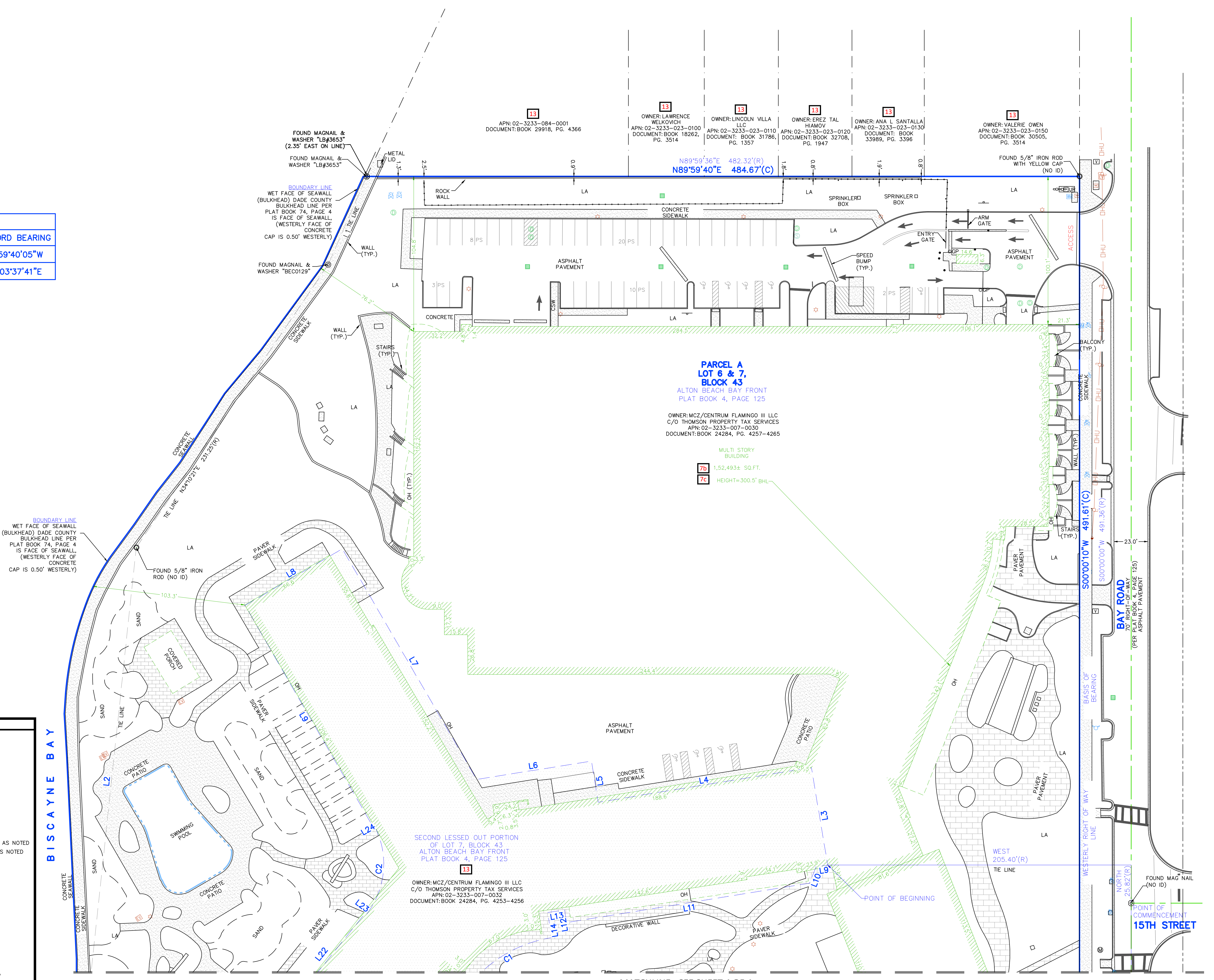
ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
3010 S.W. 8th St., Suite 400, Fort Lauderdale, FL 33308
Phone: (954) 426-7979
nationalduediligenceservices.com



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
	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. SQUARE FEET
	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
	DUMPSITE AREA
	IDENTIFICATION
	LANDSCAPED AREA
	OVERHANG
	(TYP) TYPICAL
	(R) RECORD DESCRIPTION
	(C) CALCULATED DATA
	(M) FIELD MEASURED DATA



**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

7b 1,52,493± SQ.FT.
7c HEIGHT=300.5' BHL

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

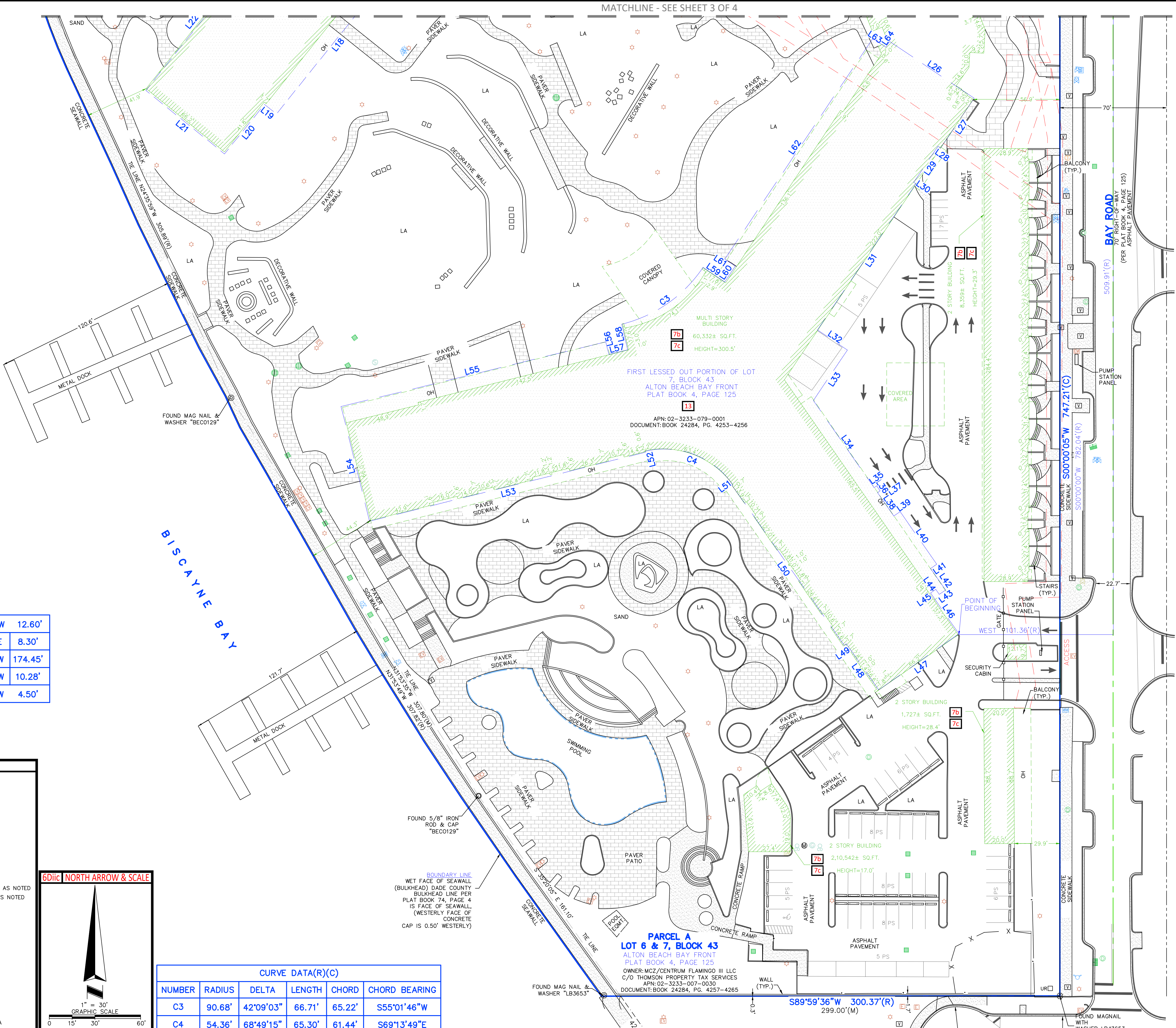
OWNER: MCZ/CENTRUM FLAMINGO III LLC
C/O THOMSON PROPERTY TAX SERVICES
APN: 02-3233-007-0032
DOCUMENT: BOOK 24284, PG. 4253-4256

MATCHLINE - SEE SHEET 4 OF 4

6Diik ALTA/NSPS LAND TITLE SURVEY
2 BOUNDARY SURVEY OF
FLAMINGO POINT
1420 BAY ROAD
MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

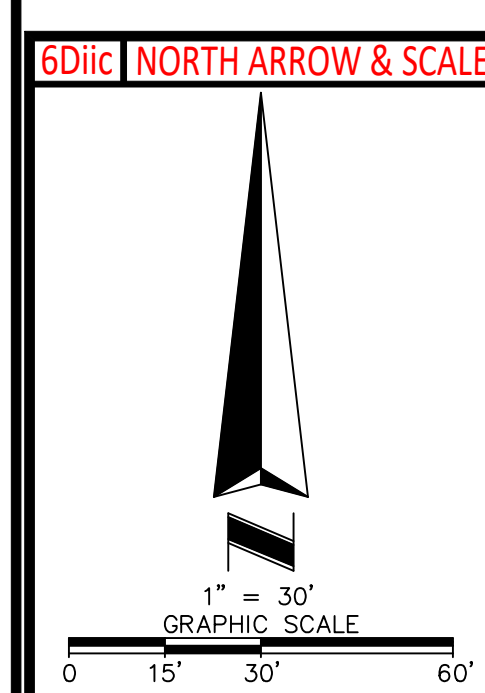
ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
3100 S.W. 15th St., Suite 400, Fort Lauderdale, FL 33316
Phone: (954) 426-7979 Fax: (954) 426-7978
www.asmsurveying.com

LINE #	DIRECTION	LENGTH
L18	N38°47'05"E	137.43'
L19	S51°07'16"E	10.10'
L20	N38°53'30"E	41.76'
L21	S51°08'05"E	66.40'
L26	N56°07'32"W	66.79'
L27	N33°52'28"E	39.36'
L28	S55°57'12"E	2.10'
L29	N34°02'48"E	28.55'
L30	N56°12'07"W	1.78'
L31	N33°58'16"E	115.75'
L32	N56°01'44"W	23.67'
L33	S33°58'16"W	40.00'
L34	N34°54'40"W	69.70'
L35	S55°05'20"W	2.00'
L36	N34°54'40"W	4.00'
L37	N55°05'20"E	2.00'
L38	N34°54'40"W	18.70'
L39	S55°05'20"W	5.00'
L40	N34°54'40"W	42.00'
L41	N55°05'20"E	5.00'
L42	N34°54'40"W	17.30'
L43	N55°05'20"E	5.00'
L44	S34°54'40"E	4.10'
L45	N55°05'20"E	4.20'
L46	N34°54'40"W	32.65'
L47	N55°03'20"E	64.33'
L48	S35°05'17"E	36.96'
L49	N55°05'25"E	1.70'
L50	S35°02'12"E	128.48'
L51	S53°48'48"E	0.54'
L52	N13°29'55"W	0.63'
L53	N75°59'57"E	186.75'
L54	S13°57'21"E	77.50'
L55	S76°14'50"W	179.03'
L56	N13°45'10"W	8.50'
L57	S76°14'50"W	12.70'
L58	S13°01'11"E	17.16'
L59	N55°48'08"W	17.14'
L60	S33°46'44"W	12.60'
L61	S56°13'16"E	8.30'
L62	S33°52'52"W	174.45'
L63	N56°07'07"W	10.28'
L64	S34°04'48"W	4.50'



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		BOLLARD
	WOOD POWER POLE		GATE POST
	ELECTRIC TRANSFORMER		RECOVERED MONUMENT AS NOTED
	GUY ANCHOR		RECOVERED MANNAAL AS NOTED
	CATCH BASIN		CHAIN LINK FENCE
	STORM MANHOLE		METAL FENCE
	DRAIN INLET		WOOD FENCE
	CURB STORM INLET		BUILDING OVERHANG
	CLEANOUT		CENTERLINE
	SANITARY MANHOLE		CONCRETE SIDEWALK
	GREASE MANHOLE		DUMPSTER AREA
	FIRE DEPARTMENT CONNECTION		IDENTIFICATION
	IRRIGATION CONTROL VALVE		LANDSCAPED AREA
	WATER METER		OVERHANG
	SQ.FT.		(TYP)
			(R)
			(C)
			(M)



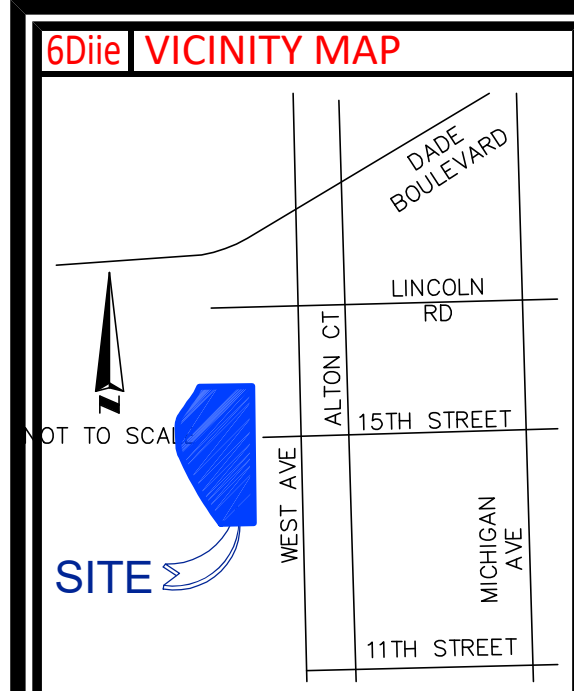
CURVE DATA(R)(C)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C3	90.68'	42°09'03"	66.71'	65.22'	S55°01'46"W
C4	54.36'	68°49'15"	65.30'	61.44'	S69°13'49"E

6Diik ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
FLAMINGO POINT
1420 BAY ROAD
MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

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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 HEREON WAS PROVIDED BY INSURER. 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

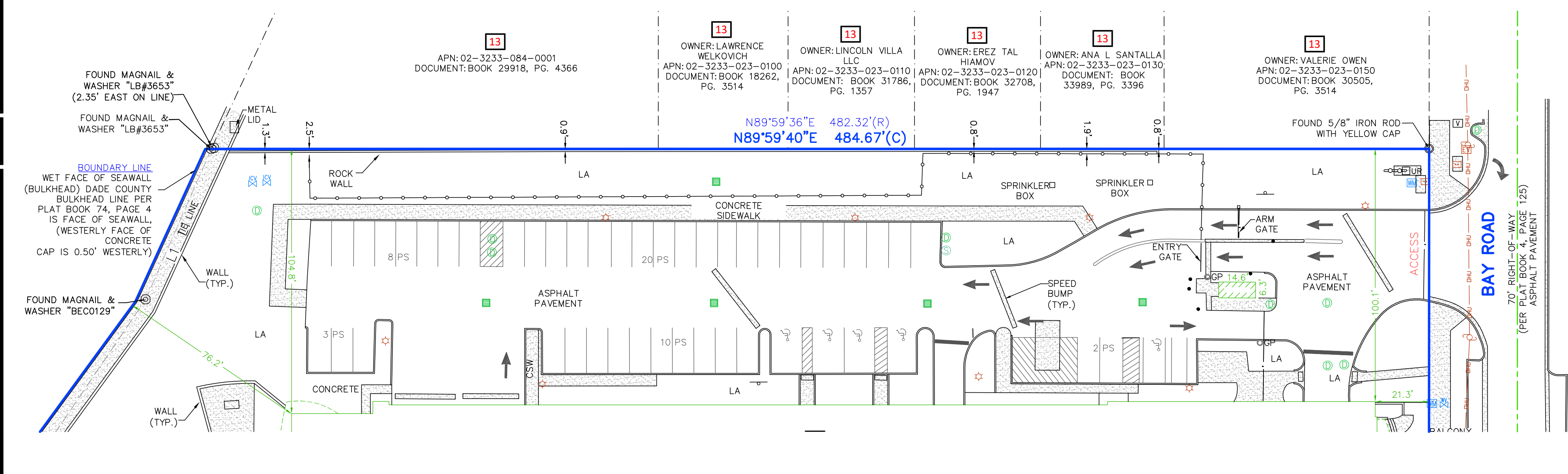
**EXISTING PARKING SPACES: PER SURVEY NORTH PARKING GARAGE - 1,244 PARKING SPACES, INCLUDING 1,224 REGULAR PARKING SPACES AND 20 HANDICAP PARKING SPACES SURFACE PARKING - 114 PARKING SPACES, INCLUDING 105 REGULAR PARKING SPACES AND 9 HANDICAP PARKING SPACES SOUTH TOWER GARAGE - 112 REGULAR PARKING SPACES TOTAL - 1,470 PARKING SPACES, INCLUDING 1,449 REGULAR PARKING SPACES AND 21 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. 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
- 7 RELEVANT MATTERS SHOWN ON THE METROPOLITAN DADE COUNTY, FLORIDA BULKHEAD PLAT RECORDED IN PLAT BOOK 74, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
 - 8 TERMS, CONDITIONS, PROVISIONS AND ANY OTHER RELEVANT MATTERS OF ORDINANCE NO. 81-19, ESTABLISHING BISCAYNE BAY MANAGEMENT PLAN RECORDED MAY 28, 1981 IN OFFICIAL RECORDS BOOK 11114, PAGE 822, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER)
 - 9 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, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 24591, 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)
 - 10 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)
 - 11 MITIGATION AGREEMENT RECORDED AUGUST 14, 1998 IN OFFICIAL RECORDS BOOK 18332, PAGE 2892, AS AFFECTED BY THE JONDER 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)
 - 12 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)
 - 13 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 OFFICIAL RECORDS BOOK 19458, PAGE 1589, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, NOT A SURVEY MATTER)
 - 14 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)
 - 15 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)
 - 16 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)
 - 17 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)
 - 18 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)
 - 19 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)
 - 20 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
- 21 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)
 - 22 RECIPROCAL MAINTENANCE, USE AND EASEMENT AGREEMENT RECORDED FEBRUARY 22, 2006 IN OFFICIAL RECORD 24259, PAGE 455, AS AMENDED BY FIRST AMENDMENT THERO RECORDED IN OFFICIAL RECORDS BOOK 26417, PAGE 4557, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE)
 - 23 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)
 - 24 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)
 - 25 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)
 - 26 TERMS, COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, RESERVATIONS AND OTHER PROVISIONS, INCLUDING PROVISIONS WHICH PROVIDE FOR A PRIVATE CHARGE OR ASSESSMENT IN 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)
 - 27 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)
 - 28 GRANT OF EASEMENT IN FAVOR OF COMCAST 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)
 - 29 GRANT OF EASEMENT IN FAVOR OF COMCAST COMMUNICATIONS MANAGEMENT, LLC, RECORDED SEPTEMBER 29, 2020 IN OFFICIAL RECORDS BOOK 31786, PAGE 3085, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS, BLANKET IN NATURE, NOTHING TO PLOT)
 - 30 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

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	6Cviii	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURER
5Biii	ACCESS TO PROPERTY	6Diii	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	6Dik	TYPE OF SURVEY
6Bii	TITLE DESCRIPTION	7	SURVEYOR'S CERTIFICATE
6Bvi	"TABLE A" BUILDING AREA	7b	"TABLE A" BUILDING AREA
6Bvii	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	

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

6Bii TITLE DESCRIPTION
CONDOMINIUM UNIT NUMBERS L44S, 120S, 130S, 132S, 136S, 202S, 206S, 208S, 210S, 212S, 214S, 216S, 222S, 224S, 226S, 228S, 230S, 232S, 236S, 240S, 242S, 244S, 246S, 250S, 252S, 254S, 256S, 260S, 262S, 268S, 270S, 274S, 276S, 278S, 282S, 284S, 302S, 304S, 306S, 308S, 312S, 314S, 326S, 336S, 342S, 344S, 350S, 354S, 356S, 358S, 360S, 362S, 366S, 368S, 370S, 372S, 376S, 378S, 380S, 402S, 404S, 406S, 410S, 412S, 414S, 424S, 430S, 442S, 444S, 446S, 448S, 452S, 456S, 464S, 466S, 468S, 470S, 472S, 478S, 506S, 508S, 510S, 512S, 534S, 536S, 548S, 552S, 554S, 556S, 560S, 564S, 566S, 568S, 570S, 574S, 576S, 578S, 580S, 582S, 584S, 602S, 604S, 606S, 610S, 612S, 614S, 620S, 630S, 632S, 636S, 642S, 644S, 650S, 652S, 656S, 658S, 660S, 662S, 664S, 672S, 674S, 676S, 678S, 682S, 684S, 702S, 704S, 706S, 708S, 710S, 712S, 730S, 736S, 742S, 750S, 752S, 754S, 756S, 760S, 762S, 764S, 766S, 770S, 772S, 776S, 778S, 782S, 784S, 802S, 804S, 806S, 812S, 814S, 842S, 844S, 850S, 852S, 854S, 860S, 864S, 870S, 872S, 874S, 876S, 878S, 880S, 884S, 902S, 904S, 908S, 912S, 926S, 934S, 936S, 946S, 950S, 954S, 958S, 960S, 962S, 966S, 968S, 970S, 972S, 974S, 976S, 978S, 984S, 1008S, 1010S, 1012S, 1014S, 1018S, 1020S, 1026S, 1030S, 1032S, 1036S, 1044S, 1048S, 1050S, 1052S, 1056S, 1058S, 1060S, 1062S, 1064S, 1074S, 1076S, 1078S, 1080S, 1082S, 1084S, 1086S, 1106S, 1108S, 1110S, 1120S, 1128S, 1130S, 1136S, 1144S, 1150S, 1152S, 1154S, 1156S, 1160S, 1166S, 1168S, 1170S, 1184S, 1204S, 1206S, 1208S, 1230S, 1246S, 1248S, 1250S, 1252S, 1256S, 1258S, 1260S, 1266S, 1270S, 1276S, 1278S, 1280S, 1282S, 1284S, 1402S, 1404S, 1406S, 1412S, 1418S, 1430S, 1434S, 1442S, 1446S, 1448S, 1452S, 1454S, 1456S, 1460S, 1468S, 1470S, 1472S, 1476S, 1478S, 1482S, 1484S, 1502S, 1506S, 1508S, 1510S, 1544S, 1556S, 1564S, 1572S, 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.

6Diiig SURVEYOR'S NOTES
1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. 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.
3. THIS SURVEY MEETS OR EXCEEDS THE FLORIDA STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. 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.
6Bvii 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 576S AND 650S) AND MB FLORIDA ANESTHESIA, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO UNITS 1064S, 1454S AND 1476S) AND MB CONDO INVESTMENTS LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO UNITS 478S, 772S AND 858S) AND SB CONDO INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO UNITS 446S, 876S AND 1544S); 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 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 COLENDERS AND/OR MEZZANINE LENDERS FROM TIME TO TIME, TOGETHER WITH EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS

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, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, B11 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)

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, B11 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.

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 STATES THAT REQUIRE RECORD MONUMENT PLATTING), 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(c), 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.

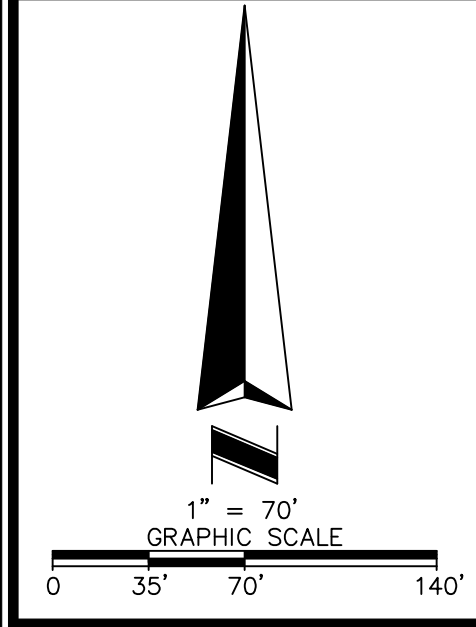
THOMAS ANTHONY ENGLISH
7/3/24
PROFESSIONAL SURVEYOR & MAPPER NO: LS6930
STATE OF FLORIDA
PROJECT NO: 2420842-50662-SOUTH TOWER

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

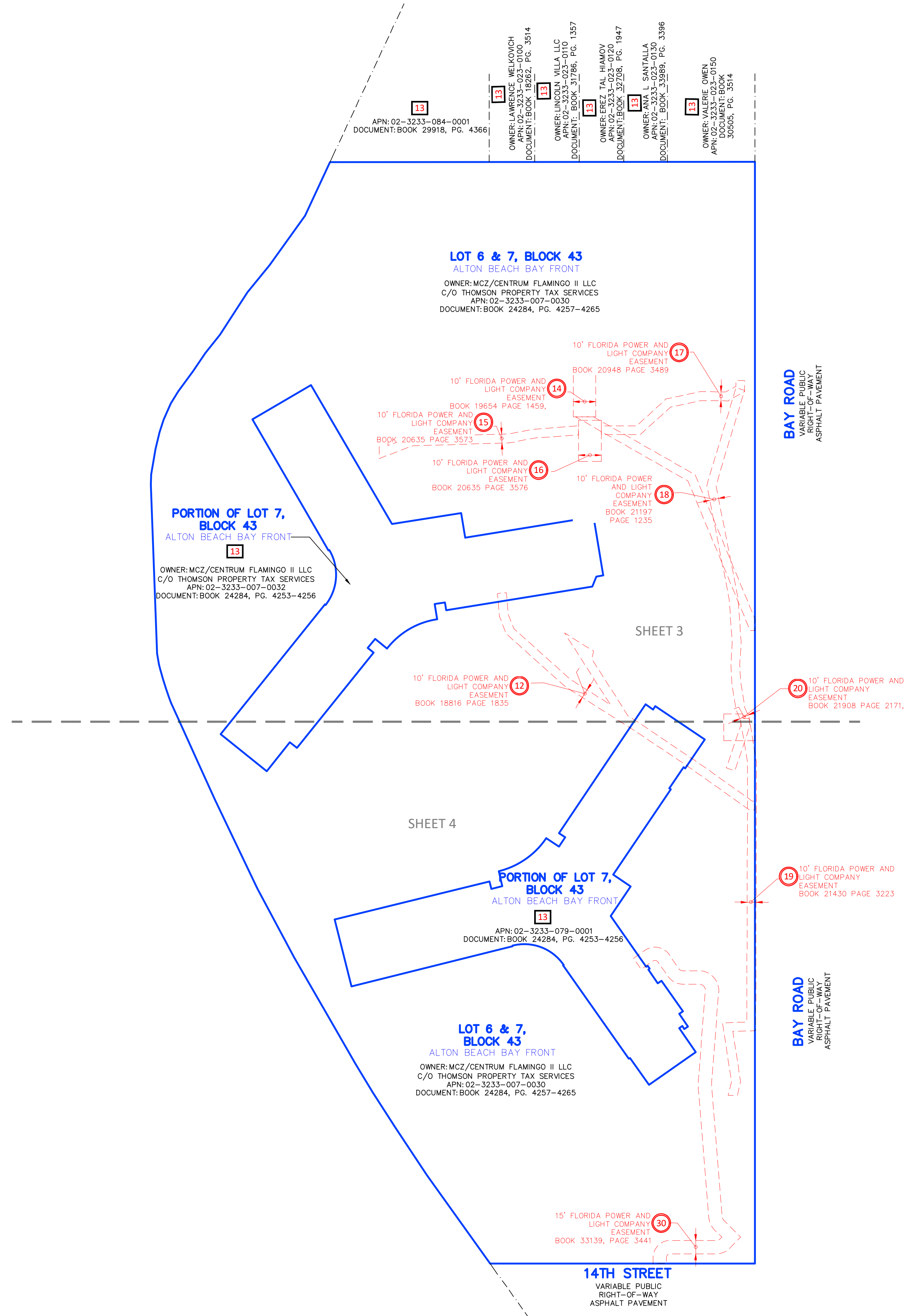
CERTIFICATE OF AUTHORIZATION # LB6393
PHONE: (407) 426-9799
FAX: (407) 426-9741
INFO@ASMCORPORATE.COM
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

AMERICAN SURVEYING & MAPPING, INC.
NATIONAL DUE DILIGENCE SERVICES
6000 N. W. 12TH AVE., SUITE 200, BOCA RATON, FL 33433
Phone: (407) 426-9799
national@asmcorp.com

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
FLAMINGO POINT (SOUTH TOWER)
1500 BAY ROAD
MIAMI BEACH, FLORIDA
MIAMI-DADE COUNTY
6Dik 2



KEY MAP



APN: 02-3233-084-0001
DOCUMENT: BOOK 29918, PG. 43661

OWNER: LAWRENCE WELKOVICH
APN: 02-3233-023-0100
DOCUMENT: BOOK 18262, PG. 3514

OWNER: LINCOLN WILLA LLC
APN: 02-3233-023-0110
DOCUMENT: BOOK 17698, PG. 1357

OWNER: EREZ TAL HAIMOV
APN: 02-3233-023-0120
DOCUMENT: BOOK 32708, PG. 1947

OWNER: ... SANTALLA
APN: 02-3233-023-0130
DOCUMENT: BOOK 33889, PG. 3396

OWNER: ... OWEN
APN: 02-3233-023-0150
DOCUMENT: BOOK 30505, PG. 3514

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

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

PORTION OF LOT 7, BLOCK 43
ALTON BEACH BAY FRONT
APN: 02-3233-079-0001
DOCUMENT: BOOK 24284, PG. 4253-4256

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

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 3573

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 1235

BAY ROAD
VARIABLE PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT

10' FLORIDA POWER AND LIGHT COMPANY EASEMENT
BOOK 21430 PAGE 3223

10' FLORIDA POWER AND LIGHT COMPANY EASEMENT
BOOK 21908 PAGE 2171

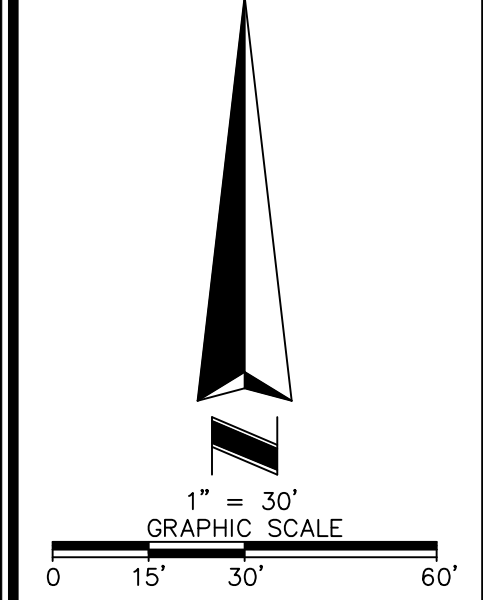
BAY ROAD
VARIABLE PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT

15' FLORIDA POWER AND LIGHT COMPANY EASEMENT
BOOK 33139, PAGE 3441

14TH STREET
VARIABLE PUBLIC RIGHT-OF-WAY
ASPHALT PAVEMENT

6Diiik ALTA/NSPS LAND TITLE SURVEY
2
BOUNDARY SURVEY OF
FLAMINGO POINT
1500 BAY RD
MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
3010 S. W. 57th Ave., Suite 400, Fort Lauderdale, FL 33314
Phone: (954) 426-7979
nationalduediligenceservices.com



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'

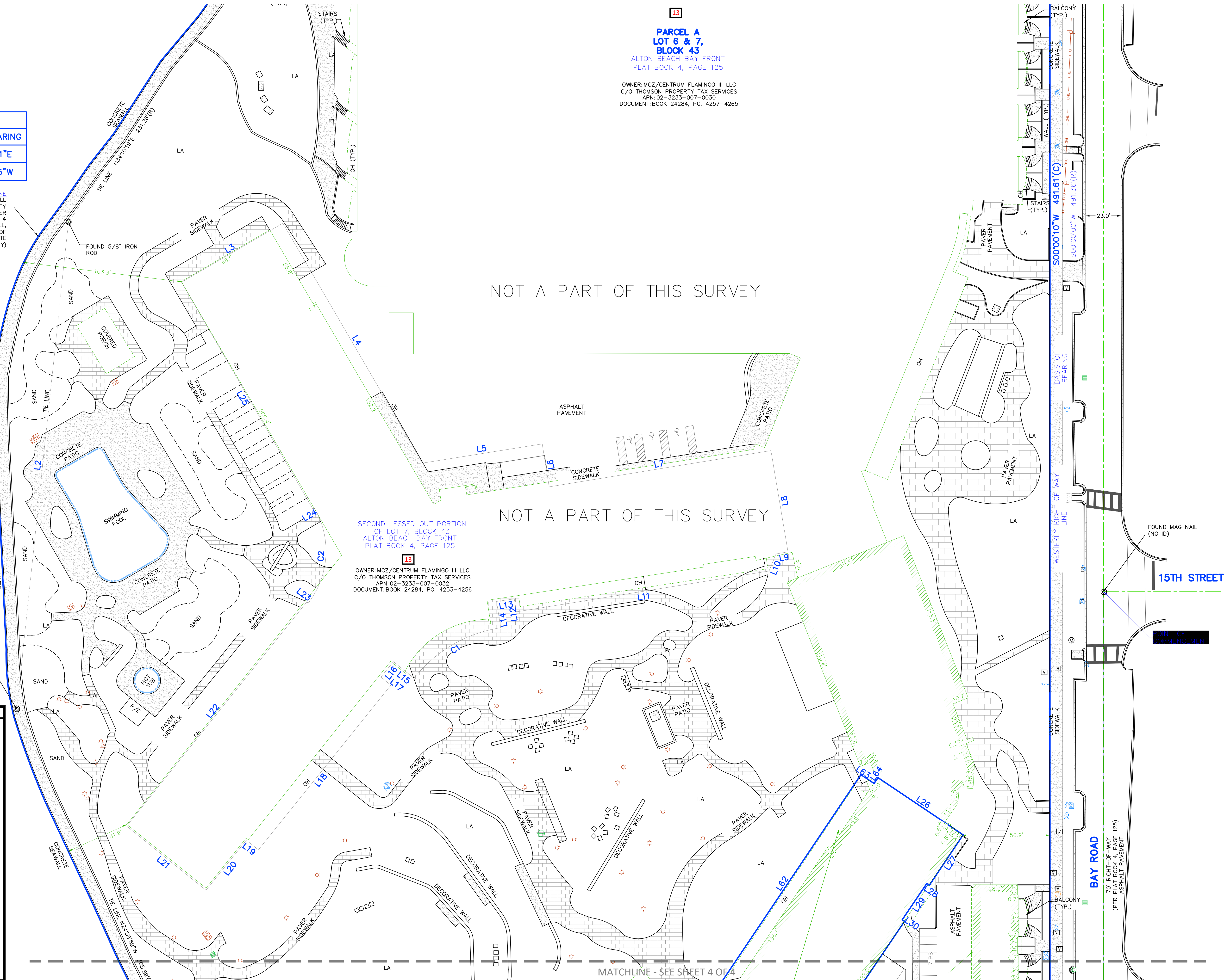
BOUNDARY LINE
WET FACE OF SEAWALL (BULKHEAD) DADE COUNTY BULKHEAD LINE PER PLAT BOOK 74, PAGE 4 IS FACE OF SEAWALL, (WESTERLY FACE OF CONCRETE CAP IS 0.50' WESTERLY)

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

13
SECOND LESSED OUT PORTION
OF LOT 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: 02-3233-007-0032
DOCUMENT: BOOK 24284, PG. 4253-4256

6Diic 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		BOLLARD
	WOOD POWER POLE		GATE POST
	ELECTRIC TRANSFORMER		RECOVERED MONUMENT AS NOTED
	GUY ANCHOR		RECOVERED MANNAUL AS NOTED
	CATCH BASIN		CHAIN LINK FENCE
	STORM MANHOLE		METAL FENCE
	DRAIN INLET		WOOD FENCE
	CURB STORM INLET		BUILDING OVERHANG
	CLEANOUT		CENTERLINE
	SANITARY MANHOLE		CONCRETE SIDEWALK
	GREASE MANHOLE		DUMPSTER AREA
	FIRE DEPARTMENT CONNECTION		IDENTIFICATION
	IRRIGATION CONTROL VALVE		LANDSCAPED AREA
	WATER METER		OVERHANG
	S.Q.F.T. SQUARE FEET		TYPICAL
			RECORD DESCRIPTION
			CALCULATED DATA
			FIELD MEASURED DATA



6Diic ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
FLAMINGO POINT
1500 BAY RD
MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

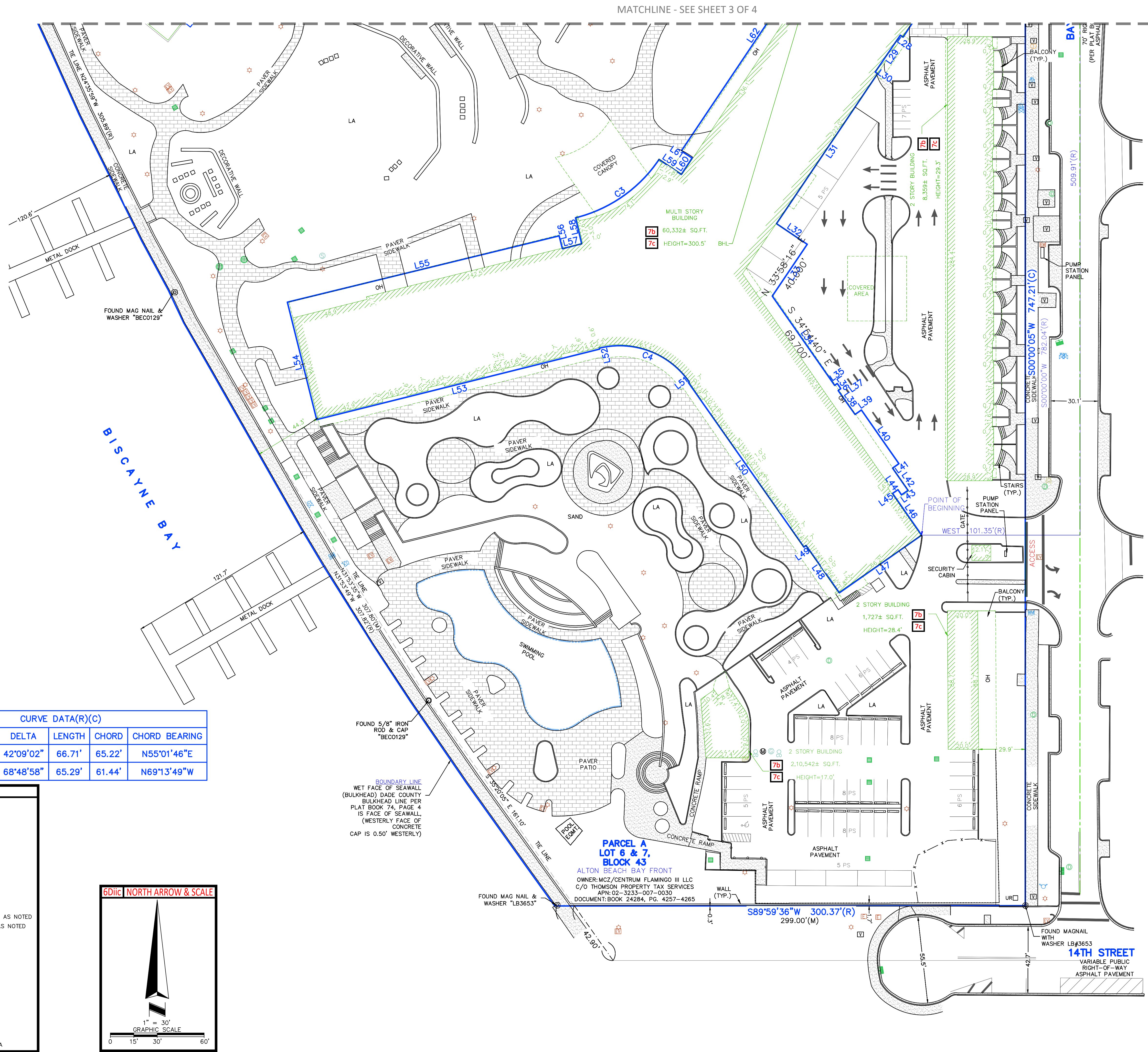
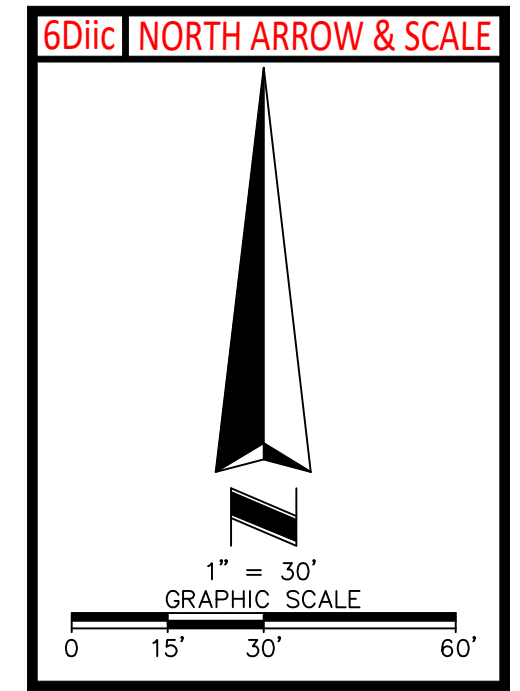
ASM AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
221 Chen Drive, Miami, FL 33131
Phone: (305) 426-7919
nationalduediligenceservices.com

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

6Diiid 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		BOLLARD
	WOOD POWER POLE		GATE POST
	ELECTRIC TRANSFORMER		RECOVERED MONUMENT AS NOTED
	GUY ANCHOR		RECOVERED MAGNAIL AS NOTED
	CATCH BASIN		CHAIN LINK FENCE
	STORM MANHOLE		METAL FENCE
	DRAIN INLET		WOOD FENCE
	CURB STORM INLET		BUILDING OVERHANG
	CLEANOUT		CENTERLINE
	SANITARY MANHOLE		CONCRETE SIDEWALK
	GREASE MANHOLE		DUMPSTER AREA
	FIRE DEPARTMENT CONNECTION		IDENTIFICATION
	IRRIGATION CONTROL VALVE		LANDSCAPED AREA
	WATER METER		OVERHANG
	SQ.FT.		RECORD DESCRIPTION
	(TYP)		CALCULATED DATA
			FIELD MEASURED DATA



MATCHLINE - SEE SHEET 3 OF 4

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

6Diiid ALTA/NSPS LAND TITLE SURVEY
 2 BOUNDARY SURVEY OF
 FLAMINGO POINT
 1500 BAY RD
 MIAMI-DADE COUNTY MIAMI BEACH, FLORIDA

ASAM AMERICAN SURVEYING & MAPPING, INC.
 NATIONAL DUE DILIGENCE SERVICES
 221 Chen Drive, Miami, FL 33151
 Phone: (305) 426-7979
 nationalduediligenceservices.com