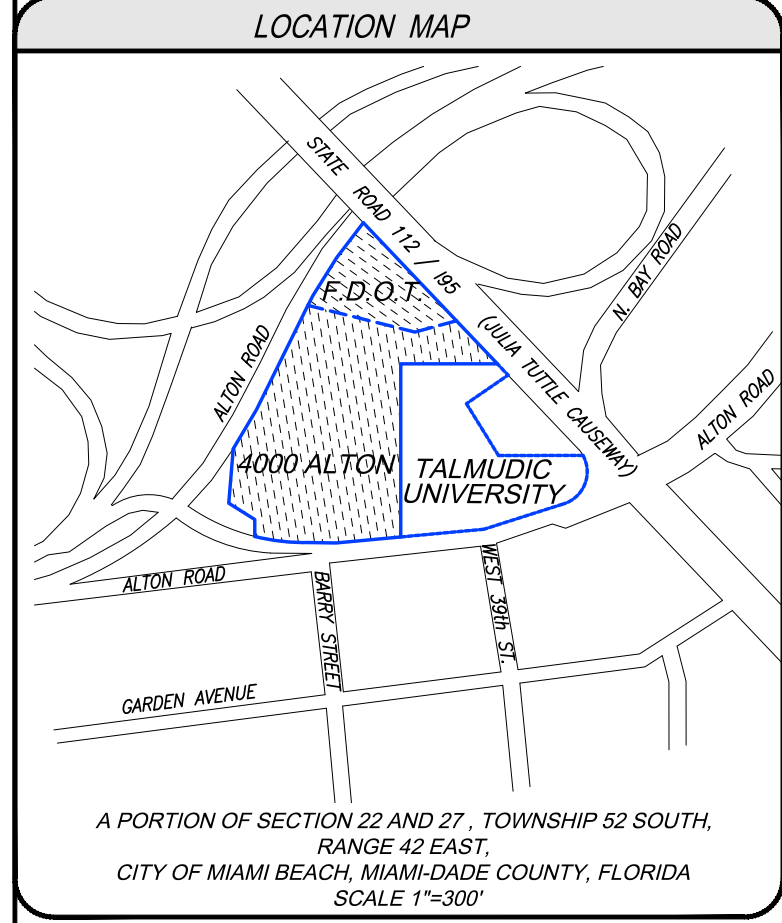


LEGEND AND ABBREVIATIONS	
CONCRETE POLE	HANDICAP PAINT MARK
CONCRETE POWER POLE	BAFF STROLLER PAINT MARK
CONCRETE LIGHT POLE	UNKNOWN MANHOLE
ALUMINUM POLE	WATER MANHOLE
WOOD POLE	PHONE MANHOLE
WOOD POWER POLE	IRRIGATION MANHOLE
WOOD LIGHT POLE	GREASE TRAP MANHOLE
STREET LIGHT BOX	GAS MANHOLE
PHONE BOX	FORKMAN MANHOLE
IRRIGATION BOX	ELECTRICITY MANHOLE
ELECTRIC BOX	DRAINAGE MANHOLE
COMMUNICATION BOX	COMMUNICATION MANHOLE
CABLE T.V. BOX	BELL SOUTH MANHOLE
UNKNOWN BOX	PARKING METER
TRAFFIC CONTROL BOX	PARKING KIOSK
GLANDOUT	WATER VALVE
RELAY	SEWER VALVE
ARM GATE	IRRIGATION VALVE
ANCHOR	GAS VALVE
WATER METER	FORCE MAIN VALVE
IRRIGATION METER	VACUUM BREAKER ASSEMBLY
GAS METER	SHAMOSE CONNECTION
ELECTRIC METER	POST INDICATOR VALVE
SQUARE COLUMN	FIRE HYDRANT
MAL BOX	DOUBLE DETECTOR CHECK VALVE
IRRIGATION PUMP	BACK FLOW PREVENTER
GUARD POST	PROPERTY LINE
FRAG POLE	CENTERLINE
DRAINAGE BELL	RIGHT-OF-WAY
SQUARE DRAINAGE	TRUCK
PG INLET	DELTA ANGLE
PS INLET	OR
CURB INLET	CONC
CIRCULAR DRAINAGE	ANGLE
CATCH BASIN	WOOD FENCE
ACCESS MANHOLE	FOUND IRON PIPE
TRAFFIC SIGNAL POLE	ENCROACHMENT
TRAFFIC SIGNAL	DEED OR LEGAL DISTANCE
PEDESTRIAN CROSS SIGNAL	MEASURED DISTANCE
PAVEMENT ASPHALT	RECORD OR PLATTED DISTANCE
C&G CURB & GUTTER	RECORD CALCULATED
V&G VALLEY GUTTER	UTILITY EASEMENT



REVISIONS			
DATE	JOB No.	REV.	BY:
9/29/2021	152512	ADD ELEVATION ALONG ALTON ROAD	J.C.C.
7/18/2022	152984	ADD ELEV. & INV. ALONG ALTON ROAD	J.C.C.
8/17/2022	152984	UPDATE BOUNDARY SURVEY	J.C.C.
12/14/2022	153197	UPDATE BOUNDARY AND TREE SURVEY	D.N.A.
2/17/2023	153397	UPDATE BOUNDARY SURVEY	L.D.G.
7/11/2024	153397	UPDATE BOUNDARY SURVEY	J.C.C.
7/10/24	153397	UPDATE BOUNDARY SURVEY	J.C.C.

**SURVEYOR'S NOTES**

- FIELD SURVEY WAS COMPLETED ON JANUARY 14, 2016 AND UPDATED ON JULY 9, 2024.
- BEARINGS BASED ON AN ASSUMED BEARING OF N09°11'22"E ALONG THE WESTERLY RIGHT OF WAY LINE OF ALTON ROAD - SOUTH BOUND AS SHOWN ON STATE ROAD 112 RW MAP, SECT. 87090-2402.
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- DISTANCES ALONG BOUNDARY LINES AS SHOWN HEREON ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
- INTERIOR LOT LINES AS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY UNLESS OTHERWISE NOTED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM ALTON ROAD A PUBLIC DEDICATED RIGHT OF WAY.
- THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.
- THERE ARE 2 REGULAR PARKING SPACES AND 3 HANDICAP SPACES WITHIN SUBJECT PROPERTY.

**PROPERTY INFORMATION**

- OWNER: M 4000 ALTON TOWER MAST CAPITAL
- PROPERTY ADDRESS: 4000 ALTON ROAD MIAMI BEACH, FL 33146
- PROPERTY FOLIO NUMBER: 02-3222-011-0430
- SUBJECT PROPERTY IS LOCATED WITHIN ZONE: RM-C RESIDENTIAL MULTIFAMILY, MEDIUM INTENSITY GU CIVIC AND GOVERNMENT USE

**DATUM AND BENCHMARKS**

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI-DADE, D-106, ELE. 3.21' N.G.V.D. 1929, 422 STREET - 125' SOUTH OF PROJECTED SOUTH SOUTH EDGE OF PAVEMENT, ALTON ROAD - 15' WEST OF WEST EDGE OF PAVEMENT, 30' SOUTH OF A SIGN READING 7-195 W & ALTON ROAD S, BM DESC: PK NAIL AND BRASS WASHER IN NE CORNER OF A STORM DRAIN.
- BENCHMARK: MIAMI-DADE, D-131, ELE. 8.73' N.G.V.D. 1929, CHASE AVE - 55' NORTH OF CL, ALTON ROAD - 3' WEST OF EDGE OF PAVEMENT, 17' NW OF A STORM SEWER MANHOLE, BM DESC: PK NAIL AND BRASS WASHER IN CONCRETE DECK OF CATCH BASIN.

**FLOOD ZONE INFORMATION**

- SUBJECT PROPERTY IS LOCATED WITHIN FEDERAL FLOOD ZONE "AE" (EL. 7), AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 120651, MAP NUMBER 12086C0317L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

**CERTIFY TO:**

- MAST CAPITAL

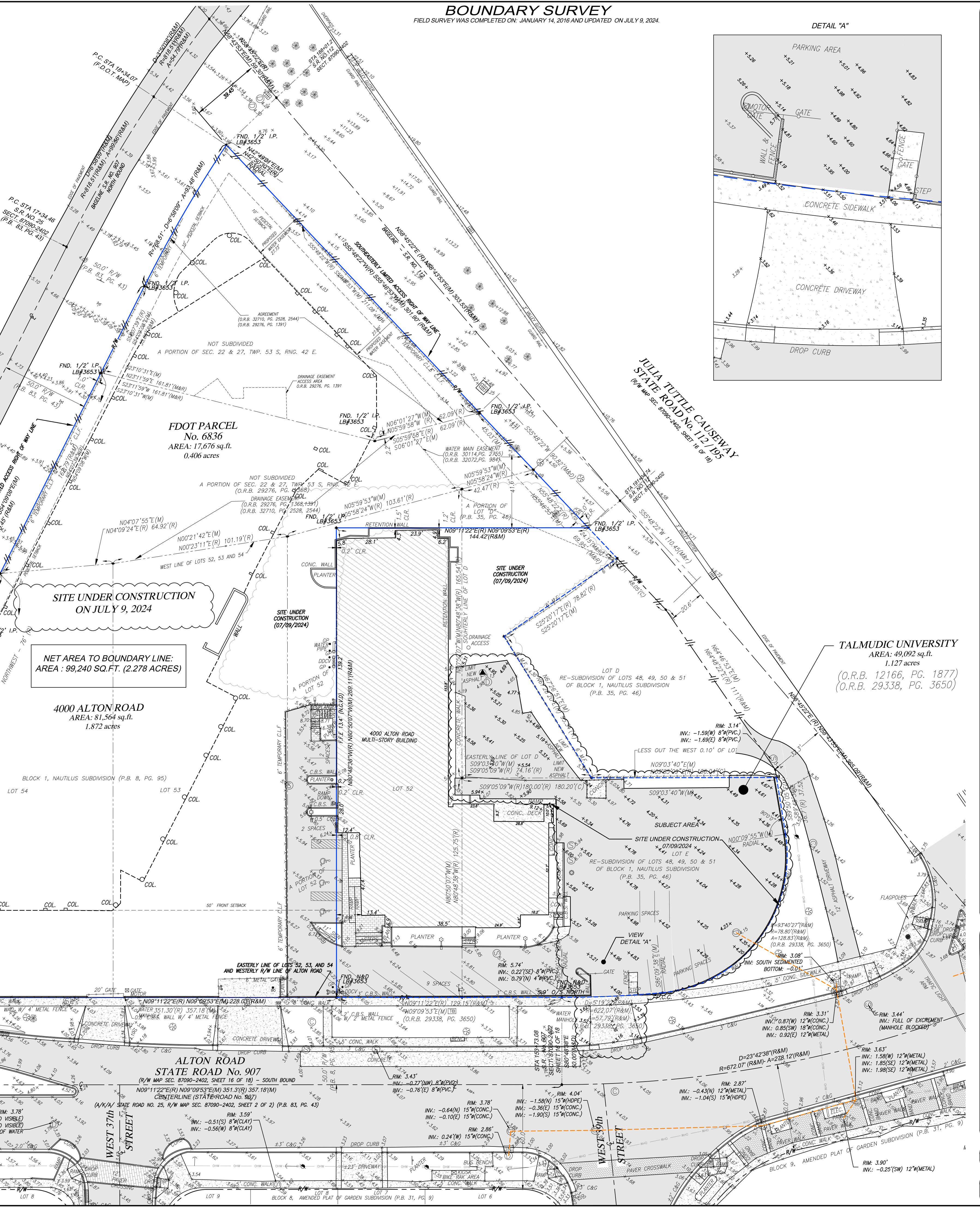
**ENCROACHMENTS**

- OTHER THAN THOSE SHOWN HEREON, THERE ARE NO ADDITIONAL OBSERVED ENCROACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

**BOUNDARY SURVEY**  
PREPARED FOR:  
**MAST CAPITAL**  
LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

**J. Hernandez & Associates Inc**  
LAND SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION No. LB8092  
3300 NW 112th AVE. SUITE 801 DORAL, FL 33127  
(P) 305-526-0006 (E) jh@jhaassociates.com

DRAWN BY: R.J.G. CHECKED BY: J.G.H. JOB NUM.: 151948  
DATE: 03/30/21 DATE: 04/05/21 F.E.M. 14, PG. 56



**LEGAL DESCRIPTION**

4000 ALTON ROAD (O.R.B. 29338, PG. 3647)

ALL OF LOT 53 AND A PORTION OF LOTS 52, 54 AND 55 BLOCK 1 OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95 AND A PORTION OF LOT D OF BLOCK 1, NAUTILUS LOTS 48, 49, 50 AND 51 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 82 AT PAGE 46 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SECTIONS 22 AND 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 54 OF BLOCK 1 OF NAUTILUS SUBDIVISION; THENCE NORTH 09°11'22" EAST ALONG THE EASTERLY LINE OF SAID LOTS 52, 53 AND 54, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF ALTON ROAD (STATE ROAD 907) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402 DATED 12-2009, SHEET 16 OF 18 FOR 229.03 FEET; THENCE NORTH 80°48'38" WEST FOR 269.11 FEET; THENCE NORTH 09°11'22" EAST FOR 144.42 FEET; THENCE SOUTH 55°48'22" WEST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY PER STATE ROAD 112-195 OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 87090-2402, SHEET 16 OF 18, FOR 90.82 FEET; THENCE SOUTH 05°59'58" EAST FOR 62.09 FEET; THENCE SOUTH 23°11'50" WEST FOR 161.81 FEET; THE FOLLOWING TWO (2) COURSES BEING ALONG THE NORTHERLY BOUNDARY OF ALTON ROAD (STATE ROAD NO. 25) AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP: (1) SOUTH 54°07'39" EAST FOR 162.79 FEET TO A POINT ON A CIRCULAR CURVE; (2) THENCE SOUTH EASTERLY ALONG A 600.92 FOOT RADIUS CURVE LEADING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09°5'10" FOR AN ARC DISTANCE OF 144.42 FEET; THENCE SOUTH 55°48'22" WEST FOR 72.65 FEET; THENCE NORTH 41°11'22" EAST ALONG THE EXISTING LIMITED ACCESS RIGHT-OF-WAY LINE OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALTON ROAD (STATE ROAD 907) AS SHOWN ON SAID RIGHT-OF-WAY MAP SECTION 87090-2402 FOR 48.00 FEET; THENCE SOUTH 80°48'38" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 54 FOR 26.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS AS DEFINED IN ARTICLE 10 OF A TEMPORARY NON-EXCLUSIVE EASEMENT FOR M-400 PHASE 1 CONSTRUCTION EASEMENT AS DEFINED IN ARTICLE 3(A), A NON-EXCLUSIVE EASEMENT FOR THE PURPOSES OF STORMWATER DRAINAGE AS DEFINED IN ARTICLE 6(B) AND A TEMPORARY NON-EXCLUSIVE M-400 CHASE SWING EASEMENT AS DEFINED IN ARTICLE 6(C) OF THAT CERTAIN EASEMENT AND OPERATING AGREEMENT EXECUTED BY AND BETWEEN TALMUDIC COLLEGE, 4000 ALTON ROAD, INC. AND MAST CAPITAL OWNER, LLC DATED OCTOBER 3, 2014 AND RECORDED OCTOBER 6, 2014 IN OFFICIAL RECORDS BOOK 29338, PAGE 3650, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND TOGETHER WITH ANY AND ALL RIGHTS IN AND TO THOSE CERTAIN COVENANTS, CONDITIONS AND LIMITATIONS CONTAINED IN THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITARY OF TITLE DATED OCTOBER 1, 2014, RECORDED OCTOBER 6, 2014 AT OFFICIAL RECORDS BOOK 29338, PAGE 3650, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; BUT ONLY TO THE EXTENT THEY ARE DETERMINED TO BE INTERESTS IN REAL PROPERTY.

TOGETHER WITH:

F.D.O.T. PARCEL NO: 6836

A PORTION OF SECTION 27 IN TOWNSHIP 53 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 54 OF BLOCK 1, NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 80°48'38" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 54, FOR 175.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO KNOWN AS STATE ROAD NO. 907, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18, SAID POINT BEING ON A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND WHOSE RADIUS POINT BEARS SOUTH 39°51'18" WEST; THENCE NORTHWESTERLY ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE BEING A 600.92 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°5'10" FOR AN ARC DISTANCE OF 144.42 FEET TO A POINT OF TANGENCY SAID POINT BEING CONCURRENT WITH STATE ROAD NO. 907, STATION 15+16.00 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18; THENCE NORTH 09°11'22" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE FOR 161.81 FEET; THENCE NORTH 09°59'58" WEST FOR 62.09 FEET TO A POINT ON THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF THE JULIA TUTTLE CAUSEWAY, ALSO KNOWN AS STATE ROAD 112 AND 1195, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP (SAID POINT BEING CONCURRENT WITH STATE ROAD NO. 112, STATION 190+12.29, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP); THENCE SOUTH 55°48'22" WEST ALONG SAID SOUTHWESTERLY LIMITED ACCESS RIGHT-OF-WAY LINE FOR 211.08 FEET TO A POINT ON A CIRCULAR CURVE, CONCAVE TO THE NORTHEAST AND WHOSE RADIUS POINT BEARS NORTH 42°59'07" EAST; THENCE SOUTHEASTERLY ALONG A 768.51 FOOT RADIUS CURVE, LEADING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 09°5'10" FOR AN ARC DISTANCE OF 144.42 FEET TO A POINT OF TANGENCY (SAID POINT BEING CONCURRENT WITH STATE ROAD NO. 907, STATION 17+34.48 AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87090-2402, SHEET 16 OF 18); THENCE SOUTH 54°07'39" EAST FOR 55.66 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LANDS SHOWN HEREON CONTAINING 17,676 SQUARE FEET, OR 0.406 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY:  
JOSE G. HERNANDEZ, PRESIDENT  
PROFESSIONAL LAND SURVEYOR NO. 8952  
STATE OF FLORIDA

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 8952 OF THE STATE OF FLORIDA ON JULY 11, 2024.

**THIS IS A BOUNDARY SURVEY**  
PROJECT NUMBER: MD-100E  
SHEET NUMBER: 1 OF 1