

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 UNITS 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)

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**6Bii 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 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.

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

**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

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

**6Bv BEARING BASIS**

BEARINGS SHOWN HEREON 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; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS 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. SOLE AGENT, GENERAL 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.

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 05/24/2024

DATE OF PLAT OR MAP: 05/09/2024.

THOMAS ANTHONY ENGLISH

7/3/24

PROFESSIONAL SURVEYOR & MAPPER NO. L56930

STATE OF FLORIDA

PROJECT NO: 2420842-50660

SURVEY PREPARED BY:

AMERICAN SURVEYING & MAPPING, INC.

221 CIRCLE DRIVE, MAITLAND, FL 32751

CERTIFICATE OF AUTHORIZATION # LB6393

PHONE: (407) 426-9741

INFO@ASMSURV.COM

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

**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 SERVICUTES**

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 SERVICUTES WHICH ARE PLOTTED AND GRAPHICALLY DEPICTED ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED AND/OR SHOWN WITHIN SAID EASEMENTS AS REQUESTED.

**6Bii 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 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.

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

**6Bv BEARING BASIS**

BEARINGS SHOWN HEREON 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**

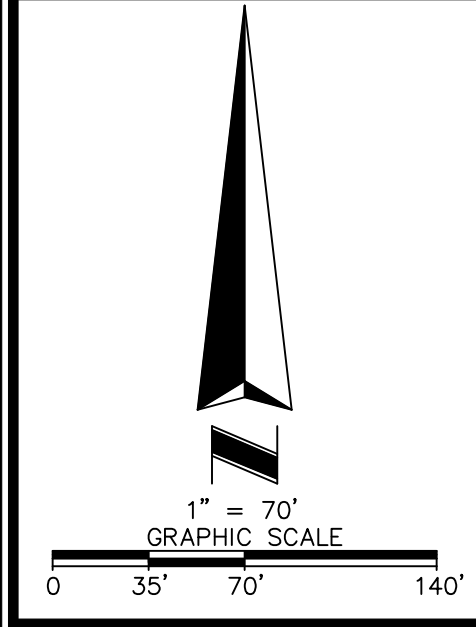
THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

**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; WELLS FARGO BANK, NATIONAL ASSOCIATION, AS ADMINISTRATIVE AGENT, ITS SUCCESSORS 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. SOLE AGENT, GENERAL 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



KEY MAP

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

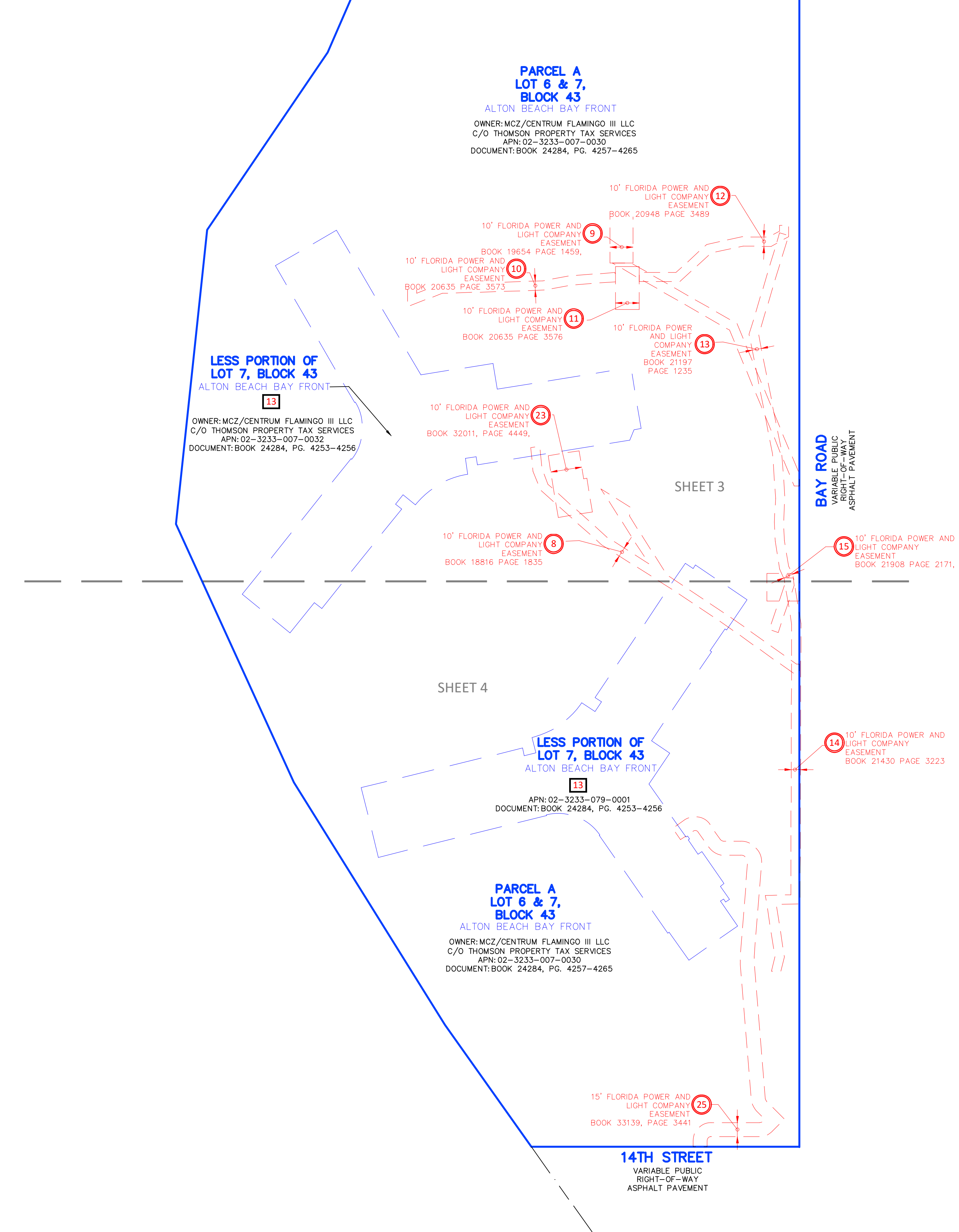
OWNER: LAWRENCE WELKOVICH  
DOCUMENT: BOOK 18262, PG. 3514

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

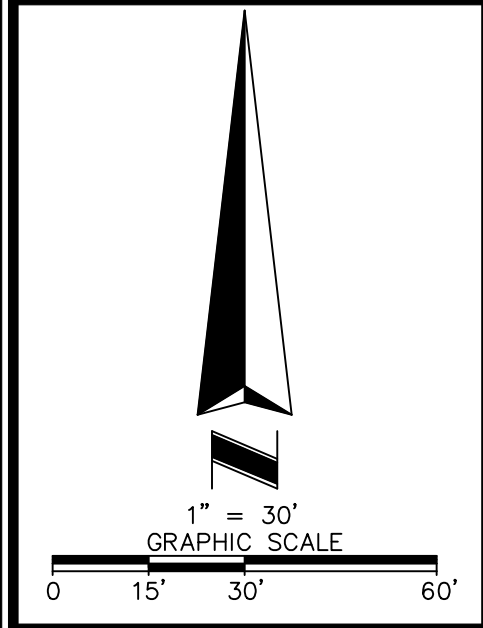


6Diiik ALTA/NSPS LAND TITLE SURVEY

2

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

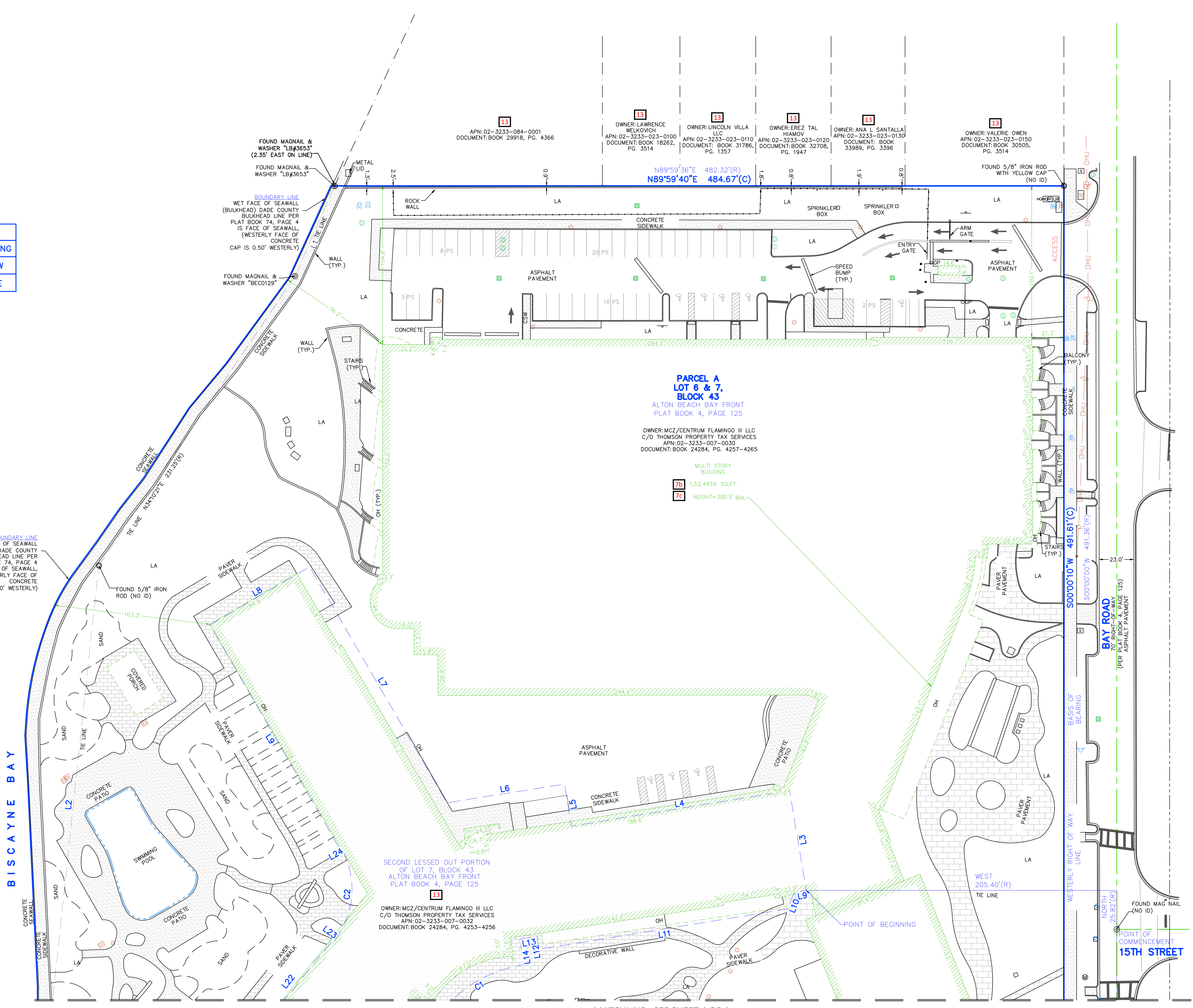
**ASM** AMERICAN SURVEYING & MAPPING, INC.  
NDDS NATIONAL DUE DILIGENCE SERVICES  
3010 S.W. 8th St., Suite 400, Fort Lauderdale, FL 33308  
Phone: (954) 426-7979  
national.duediligenceservices.com



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'

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. SQUARE FEET		TYPICAL
			RECORD DESCRIPTION
			CALCULATED DATA
			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

MULTI STORY BUILDING  
 7b 1,524.93± SQ.FT.  
 7c HEIGHT=300.5' BHL

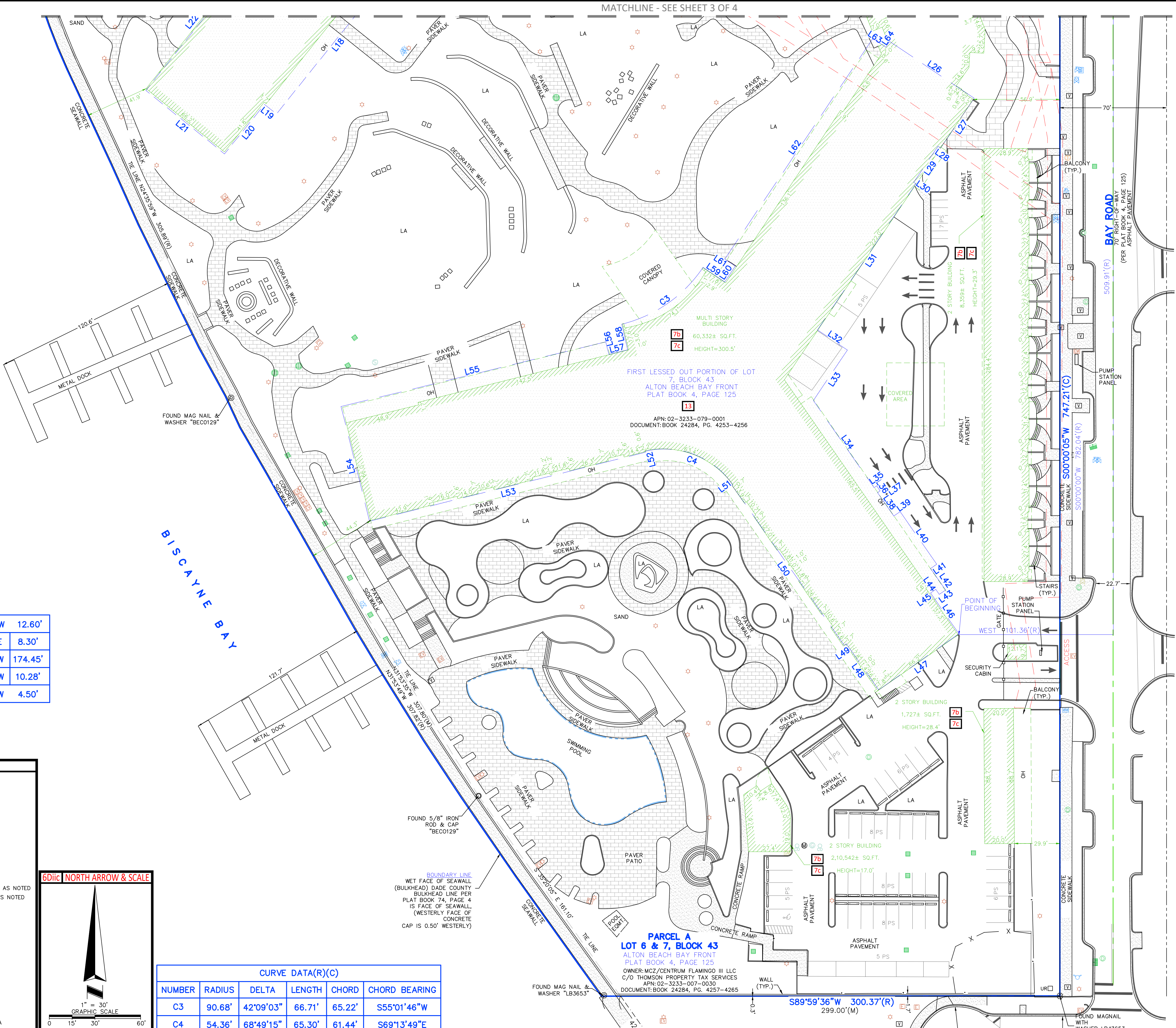
SECOND LESSED OUT PORTION  
 OF LOT 7, BLOCK 43  
 ALTON BEACH BAY FRONT  
 PLAT BOOK 4, PAGE 125  
 OWNER: MCZ/CENTRUM FLAMINGO III LLC  
 C/O THOMSON PROPERTY TAX SERVICES  
 APN: 02-3233-007-0032  
 DOCUMENT: BOOK 24284, PG. 4253-4256

MATCHLINE - SEE SHEET 4 OF 4

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

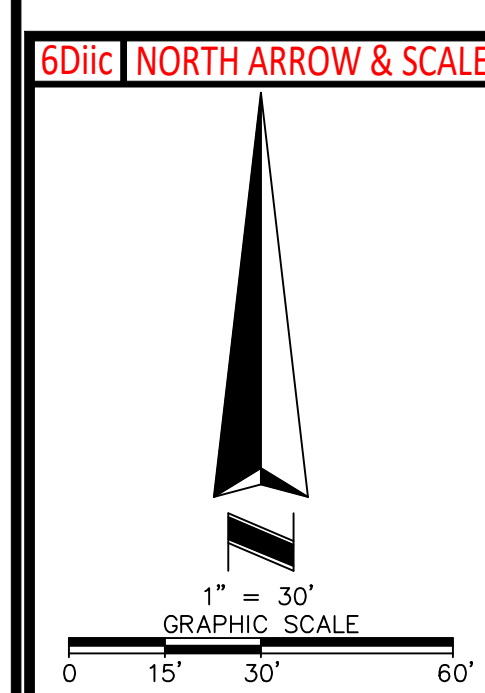
**ASM** AMERICAN SURVEYING & MAPPING, INC.  
 NDSS NATIONAL DUE DILIGENCE SERVICES  
 3010 S.W. 15th St., Suite 400, Fort Lauderdale, FL 33316  
 Phone: (954) 426-7979 Fax: (954) 426-7978  
 www.asmsurveying.com

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.		TYPICAL
			RECORD DESCRIPTION
			CALCULATED DATA
			FIELD MEASURED DATA



**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

**ASAM AMERICAN SURVEYING & MAPPING, INC.**  
 NATIONAL DUE DILIGENCE SERVICES  
 3015 S.W. 15th St., Suite 400, Ft. Lauderdale, FL 33304  
 Phone: (954) 426-7979 Fax: (954) 426-7979  
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