

DATE OF COMPLETION:

05-14-2021

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR OF THE STATE OF FLORIDA CERTIFIES TO AH PROPERTY INVESTMENT COMPANY LLC, SABER 1800 ALTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HOLLAND & KNIGHT LLP, FIRST AMERICAN TITLE INSURANCE COMPANY, STARWOOD MORTGAGE CAPITAL, LLC AND ITS SUCCESSORS AND/OR ASSIGNS.

1. THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (I)IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2016, AND INCLUDES ITEMS 1-4, 6(A)(B), 7(A), 7(B)(1), 7(C), 8-9, 10(A), 11, 13, 14, 16-20 OF TABLE A THEREOF, AND(II)PURSUANT TO THE ACCURACY STANDARDS DETAIL AND REQUIREMENTS ADOPTED BY AMERICAN LAND TITLE ASSOCIATION, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS AND AMERICAN CONGRESS OF SURVEYING AND MAPPING AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS;"

1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

2. THE SURVEY WAS MADE ON THE GROUND ON MAY 14TH, 2021 BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND TYPE OF ALL BUILDING, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIDEWALKS, CURBS AND FENCES) SITUATED ON THE SUBJECT PROPERTY.

3. THERE ARE NO PARTY WALLS AND NO OBSERVABLE, ABOVE-GROUND ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS OR RIGHT-OF-WAY OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.

4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER ABOVE THE GROUND AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE COMMITMENT FILE NO. NCS-982584-MIA, DATED APRIL 13, 2021, AT 07:30 AM, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATED RECORDING REFERENCE, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED HAS BEEN PLOTTED ON THE SURVEY. IF THE EASEMENT HAS NOT BEEN PLOTTED, THERE IS A STATEMENT AS TO WHY NOT. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

5. THE FOLLOWING ZONING INFORMATION WAS PROVIDED BY KEY ZONING ASSESSMENTS, LLC. THE ZONING SUMMARY PROVIDED WAS OBTAINED FROM THE CITY OF MIAMI BEACH AND SUMMARIZED IN THE ZONING ASSESSMENT REPORT DATED OCTOBER 30, 2019.

a. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE CD-2, COMMERCIAL, MEDIUM- INTENSITY DISTRICT. THE FOLLOWING ZONING INFORMATION IS PER THE CITY OF MIAMI BEACH LAND DEVELOPMENT REGULATIONS CHAPTER 142:

- (CD-2)
SETBACKS FOR A COMMERCIAL BUILDING:**
- FRONT = 0 FEET
 - REAR = 5 FEET - 0 FEET PER VARIANCE OBTAINED FROM LOCAL LAND USE BOARD
 - SIDE = 0 FEET
 - SIDE STREET = 0 FEET

THE USES PERMITTED ARE AS FOLLOWS:

- COMMERCIAL USES,
- APARTMENTS OR APARTMENT HOTELS
- HOTELS
- RELIGIOUS INSTITUTIONS

b. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE CD-2, COMMERCIAL, MEDIUM- INTENSITY DISTRICT. THE FOLLOWING DENSITY INFORMATION WAS PROVIDED IN THE KEY ZONING ASSESSMENT REPORT:

FLOOR AREA RATIO REQUIRED : 1.5
FLOOR AREA RATION PROVIDED : 1.3

c. THE LOCATION OF THE SUBJECT PROPERTY IS IN PARKING DISTRICT 6 PER THE CITY OF MIAMI BEACH LAND DEVELOPMENT REGULATIONS CHAPTER 133. THE FOLLOWING PARKING INFORMATION WAS PROVIDED IN THE KEY ZONING ASSESSMENT REPORT:

RETAIL AND FINANCIAL INSTITUTIONS: 1 SPACE PER EVERY 300 SQUARE FEET OF FLOOR AREA MINIMUM RESTAURANT: 1 SPACE PER EVERY 4 SEATS MINIMUM TOTAL: 99 SPACES MINIMUM, PLUS 1 SPACE FOR EVERY 4 SEATS

d. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE CD-2, COMMERCIAL, MEDIUM- INTENSITY DISTRICT. THE FOLLOWING ZONING INFORMATION IS PER THE CITY OF MIAMI BEACH LAND DEVELOPMENT REGULATIONS CHAPTER 142: MAXIMUM HEIGHT ALLOWED IS 50 FEET

6. THE PROPERTY HAS DIRECT ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS KNOWN AS ALTON ROAD (S.R. 907) AND 18TH STREET.

7. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.

ALTA / NSPS LAND TITLE SURVEY

8. THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.

9. THE ENTIRE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE AE-8 FEET, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL NUMBER 120651 CITY OF MIAMI BEACH, MAP NO. 12086 C 0317, SUFFIX L, EFFECTIVE DATE: SEPTEMBER 11, 2009 AND A FIRM INDEX DATE OF SEPTEMBER 11, 2009.

10. THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±23,952 SQUARE FEET OR ± 0.55 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.

11. THE SUBJECT PROPERTY IS NOT BEING USED AS A STORAGE FACILITY

12. THERE IS NO EVIDENCE THE SUBJECT PROPERTY IS BEING USED AS A MOBILE HOME PARK.

13.THERE ARE 122 REGULAR PARKING SPACES AND 5 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

14. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

15. THERE IS NO EVIDENCE OF THE PROPERTY BEING USED AS A WASTE DUMP.

16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR OF BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

17. THERE IS NO EVIDENCE OF ANY PROPOSED CHANGES WITHIN THE RIGHT OF WAY LINES. BOTH ADJACENT STREETS (18TH STREET AND ALTON RD.) HAVE BEEN REPLACED WITHIN THE PAST FIVE YEARS BY THE CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

18. THERE IS NO EVIDENCE OF WETLANDS ON THE PROPERTY. NO MAPS WERE PROVIDED.

19. THERE ARE NO TREES UNLESS OTHERWISE SHOWN ON SURVEY LOCATED WITHIN THE SUBJECT PROPERTY.

20. ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER MIAMI-DADE COUNTY BENCHMARK D-166, WITH AN ELEVATION OF 7.27 FEET (N.G.V.D. 1929).

21. THE BUILDING IS A FIVE STORY BUILDING WITH A HEIGHT OF 50.00 FEET TO THE TOP OF LEVEL 5 MAIN ROOF OR AN ELEVATION OF 55.50 FEET NGVD-29.

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE CURRENT TITLE COMMITMENT PROVIDED BY HOLLAND & KNIGHT LLP, AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF TITLE COMMITMENT FILE NO. NCS-1065211-MIA, DATED APRIL 13TH, 2021; AT 07:30 A.M.

ITEM NO. 9 MATTERS SHOWN ON THE PLAT OF ISLAND VIEW SUBDIVISION, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN PLAT BOOK 6 AT PAGE 115, NOTHING TO SHOW ON SURVEY.

ITEM NO. 10 CITY OF MIAMI BEACH CONDITIONAL USE PERMIT FOR A CAR WASH AT LARRY'S SERVICE CENTER, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 19445 PAGE 3804. NOTHING TO SHOW ON SURVEY.

ITEM NO. 11 EASEMENT AGREEMENT FOR ACCESS, RUNNING WITH THE LAND BETWEEN LARRY'S SERVICE CENTER AND CHEVRON USA, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 19475 PAGE 3541. BLANKET EASEMENT, NOT PLOTTABLE.

ITEM NO. 12 CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 29986 PAGE 4826. NOTHING TO SHOW ON SURVEY.

ITEM NO. 13 CITY OF MIAMI BEACH PLANNING BOARD CONDITIONAL USE ORDER, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 29993 PAGE 3867. NOTHING TO SHOW ON SURVEY.

ITEM NO. 14 COVENANT OF CONSTRUCTION WITHIN THE RIGHT OF WAY, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30023 PAGE 4890. NOTHING TO SHOW ON SURVEY.

ITEM NO. 15 TERMS, PROVISIONS AND CONDITIONS OF LEASE, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30051 PAGE 4050 AND O.R.B. 30478 PAGE 3062. NOTHING TO SHOW ON SURVEY.

ITEM NO. 16 CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30264 PAGE 4982 AND O.R.B. 30419 PAGE 1989. NOTHING TO SHOW ON SURVEY.

ITEM NO. 17 UNITY OF TITLE, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30297 PAGE 4640. NOT PLOTTABLE.

ITEM NO. 18 EASEMENT GRANTED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30505 PAGE 1683. EASEMENT SHOWN ON SURVEY.

ITEM NO. 19 COVENANT RUNNING WITH THE LAND FOR MAINTENANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30520 PAGE 222.

ITEM NO. 20 EASEMENT GRANTED TO FLORIDA POWER AND LIGHT, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30679 PAGE 781. EASEMENT SHOWN ON SURVEY.

ITEM NO. 21 THAT CERTAIN UNRECORDED LEASE, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 30984 PAGE 2497. NOTHING TO SHOW ON SURVEY.

ITEM NO. 22 THAT CERTAIN UNRECORDED LEASE, AFFECTS THE SUBJECT PROPERTY, AS RECORDED IN O.R.B. 3218 PAGE 2963. NOTHING TO SHOW ON SURVEY.



VICINITY MAP (NOT TO SCALE)

ACCURACY:

THIS SURVEY WAS PREDICATED ON THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THE SURVEY WAS CONDUCTED ACCORDING TO THE RECORDED LEGAL DESCRIPTION AS DESCRIBED IN THE TITLE COMMITMENT AND FORMS A MATHEMATICALLY CLOSED FIGURE AS MENTIONED IN THE STATEMENT ABOVE IN ACCORDANCE WITH "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA."

SOURCES OF DATA:

THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY 3TCI.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF ALTON ROAD, WITH AN ASSUMED BEARING OF N01°58'50"E, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

LEGAL DESCRIPTION AND PROPERTY ADDRESS AS DESCRIBED IN TITLE COMMITMENT:

LOTS 1, 2 AND 3, BLOCK 12 OF ISLAND VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE(S) 115, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1824 ALTON ROAD, MIAMI BEACH, FL 33139

SURVEYOR'S CERTIFICATION:

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON ONLY AND THE CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNNAMED PARTIES.

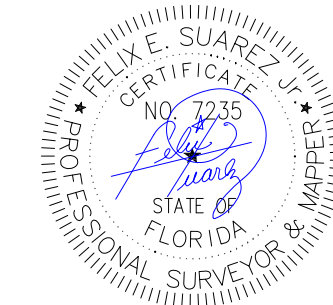
CERTIFIED TO:

HOLLAND & KNIGHT LLP
FIRST AMERICAN TITLE INSURANCE COMPANY
AH PROPERTY INVESTMENT COMPANY LLC
STARWOOD MORTGAGE CAPITAL LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 16, 17, 18, 19, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 17th, 2019.

3TCI, Inc., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7799

BY: _____
FELIX E. SUAREZ JR. (FOR THE FIRM)
REGISTERED SURVEYOR AND MAPPER LS7235
STATE OF FLORIDA



Digitally signed by
Felix E. Suarez Jr.
Date: 2021.05.19
18:34:10 -04'00'

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING

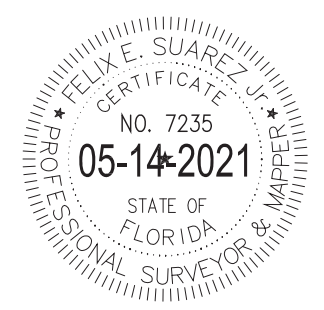
NOT VALID OR COMPLETE WITHOUT PAGE 2 OF 2

THE FIELD WORK WAS COMPLETED ON MAY 14TH, 2021

| REVISIONS |
|-----------|
| 1- |
| 2- |
| 3- |
| 4- |
| 5- |
| 6- |
| 7- |

ALTA / NSPS LAND TITLE SURVEY for 1824 Alton Road, Miami Beach, FL 33139

3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-316-8474 fax: 305-378-1662 www.3tci.com



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|-------|-------------|-------------------------|---------------------|-------------|---------|----------------------|-------------|------------------|------------|--|-----------|----------|----------|-------------|-------------|----------|--------|
| FEMA: | FLOOD ZONE: | COMMUNITY PANEL NUMBER: | COMMUNITY NAME: | MAP NUMBER: | SUFFIX: | FEMA EFFECTIVE DATE: | BENCH MARK: | BENCH MARK NAME: | ELEVATION: | DESCRIPTION: | DWG INFO: | DRAFTER: | CHECKED: | FIELD BOOK: | JOB NUMBER: | SCALE: | SHEET: |
| | AE-8 | 120651 | CITY OF MIAMI BEACH | 12086C0317 | L | 09-11-2009 | BENCH MARK: | D-166 | 7.27 | NE CORNER OF BRIDGE AT VENETIAN CAUSEWAY | | FS | RO | FB 2016-33 | 16-1182 | AS SHOWN | 1 OF 2 |