

ITEMS CORRESPONDING TO SCHEDULE B-II

- PER TITLE COMMITMENT:
5. Order before the City of Miami Beach Historic Preservation Board filed June 25, 2015 in Official Records Book 29671, page 2902, of the Public Records of Miami-Dade County, Florida.
- THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- PER PROPERTY INFORMATION REPORT:
1. LIMITED LIABILITY COMPANY AFFIDAVIT October 9, 2018 31172/4381
- THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
- THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS COVERING CAPTION PROPERTY
2. PLAT March 29, 1913 PB 2/8
- THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
3. RESOLUTION FILE NO. 7504 June 25, 2015 29671/2902
- THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION PURSUANT TO TABLE A ITEM 6a.



MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY: NV5, L.B. 7386, 8111 BLAIE COURT, SUITE B, SARASOTA, FL 34240. PHONE (800)787-8395, FAX (941)379-3083 OR EMAIL MIKE.VUKODER@NV5.COM.
- MN2 AN ADDRESS OF 1001 COLLINS AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
- MN3 THE SURVEYED PROPERTY CONTAINS AN AREA OF 0.479 ACRES (20,860 SQUARE FEET), MORE OR LESS.
- MN4 ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN5 THERE ARE 0 STRIPED REGULAR PARKING SPACES AND 0 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 0 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN6 ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED. NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
- MN7 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
- MN8 AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN9 THE SURVEYOR WAS NOT PROVIDED ANY DOCUMENTATION, WAS NOT MADE AWARE AND DID NOT OBSERVE ANY GROUND MARKINGS ON THE SURVEYED PROPERTY WITH REGARDS TO WETLANDS ON THE SURVEYED PROPERTY. NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON THE SURVEYED PROPERTY BY BOCK AND CLARK CORP.
- MN10 THE SURVEYED PROPERTY HAS ACCESS TO COLLINS AVENUE, A 60 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY; 10TH STREET, A 50 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND A 20 FOOT WIDE UNNAMED DEDICATED PUBLIC ALLEY, AS SHOWN HEREON.
- MN11 OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN12 THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- MN13 BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT OF WAY LINE OF 10TH STREET, MAIMI-DADE COUNTY, FLORIDA, ASSUMED TO BEAR N 79°20'07" W.
- MN14 THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN15 ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- MN16 AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.
- MN17 THE FINISHED FLOOR & SPOT ELEVATIONS SHOWN HEREON ARE BASED ON MIAMI-DADE COUNTY BENCHMARK X-310-R, WITH AN ELEVATION OF 8.12 FEET (NGVD29) AND ARE SHOWN FOR GENERAL INFORMATIONAL PURPOSES ONLY.

RECORD DESCRIPTION

"ESSEX HOTEL"

Lots 9, 10, and 11, LESS the Northerly one (1) foot of Lot 11, Block 15, of OCEAN BEACH FLORIDA ADDITION NO. 2, A SUBDIVISION, according to the plat thereof, as recorded in Plat Book 2, Page 56, of the Public Records of Miami - Dade County, Florida.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 7149842, DATED JULY 27, 2018 & PROPERTY INFORMATION REPORT, FILE NO. 7747238, DATED 7/5/2019.

ALTA/NSPS LAND TITLE SURVEY

for
Miami Beach
NV5 Project No. 201902224-002
Parcel 2 "Essex House"
1001 Collins Avenue, Miami Beach, FL

BASED UPON TITLE COMMITMENT NO. 7149842
OF FIDELITY NATIONAL TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JULY 27, 2018 @ 11:00 P.M.
& PROPERTY INFORMATION REPORT, FILE NO. 7747238, DATED 7/5/2019

Surveyor's Certification

To: Fidelity National Title Insurance Company; and Bock & Clark Corporation, an NV5 Company:

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 1, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on June 25, 2019.

ALSO:

I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: JUNE 25, 2019
DATE OF LAST REVISION: JULY 22, 2019
NETWORK PROJECT NO. 201902224-002 RLS
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

07-22-2019
DATE

MARK G. LEIST
CERTIFICATE
NO. 5836
STATE OF
FLORIDA
PROFESSIONAL SURVEYOR & MAPPER

SHEET 1 OF 3

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL. 8) (NGVD29) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120651, MAP NUMBER 12086C0319L WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MISC.FEMA.GOV) BY FIRMETTE CREATED ON JUNE 27, 2019. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
06/27/2019	FIRST DRAFT		
07/09/2019	NETWORK, CLIENT & TREE #S		
07/22/2019	CLIENT		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG.

SIGNIFICANT OBSERVATIONS

NONE APPARENT.

LEGAL

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THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

Bock & Clark Corporation
an NV5 Company

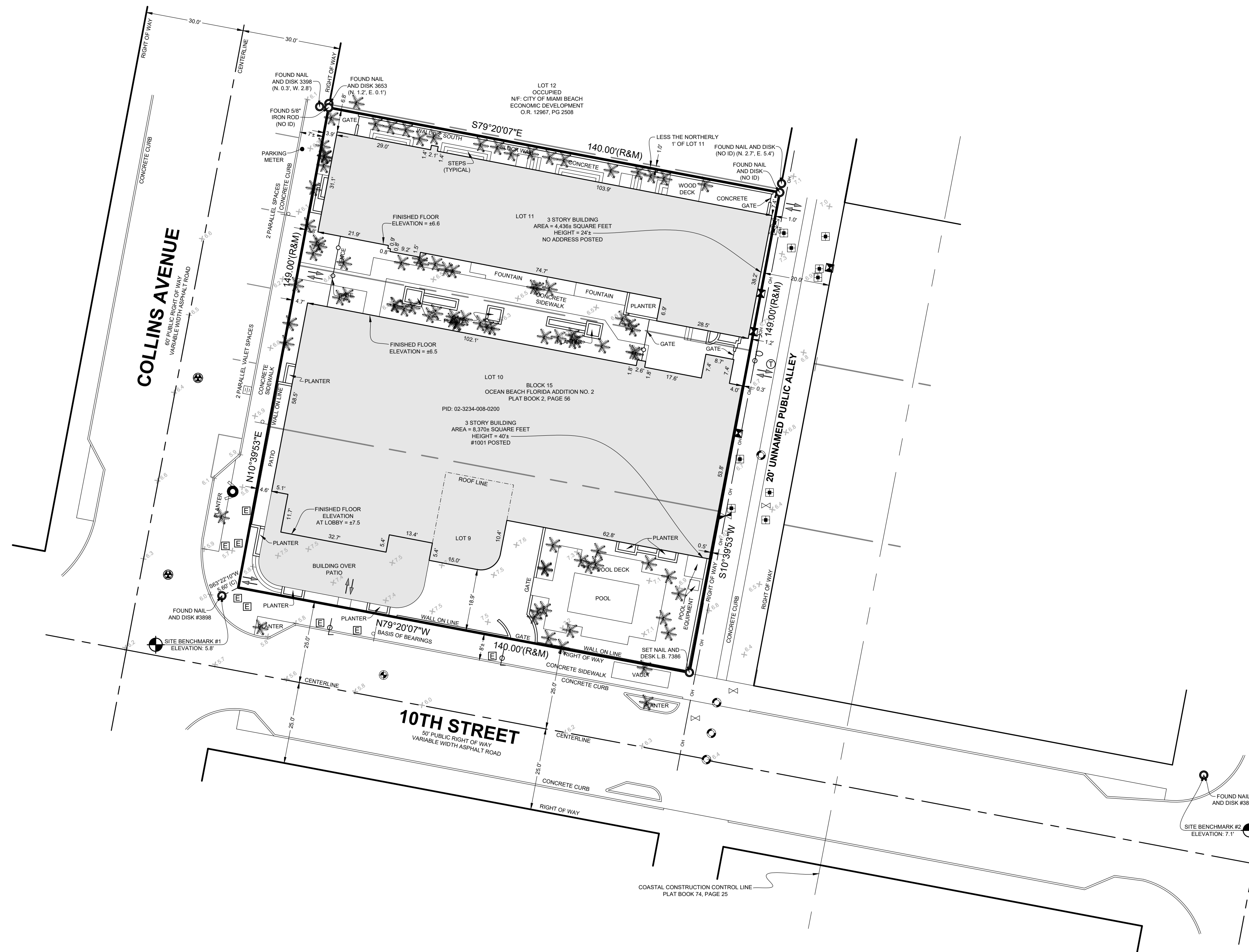
NV5

Transaction Services 1-800-SURVEYS (787-8397)
3550 W. Market Street, Suite 200, Akron, Ohio 44333

www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

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FLORIDA PROJECT NO. 9201900391

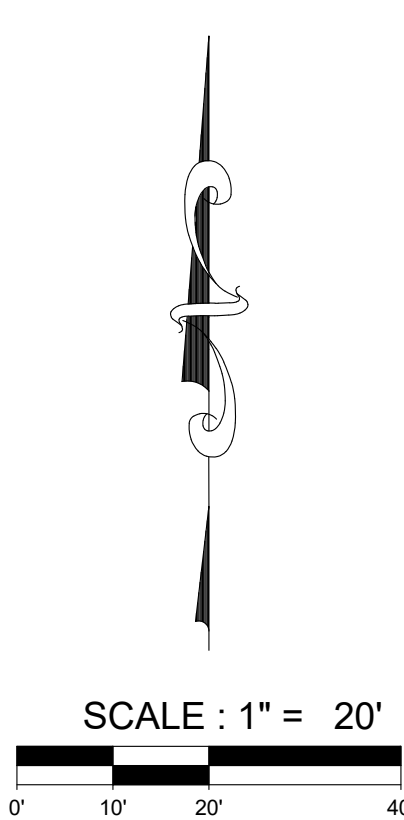


LEGEND OF SYMBOLS & ABBREVIATIONS

	POWER POLE		TRAFFIC SIGNAL BOX		SANITARY MANHOLE
	LIGHT POLE		SIGNAL LIGHT POLE		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT		GAS MANHOLE
	ELECTRIC MANHOLE		VAULT		GAS VALVE
	ELECTRIC METER		SIGN (AS NOTED)		GAS METER
	ELECTRIC VAULT		TOWER		HANDICAPPED PARKING
	TRANSFORMER		MONITORING WELL		MITERED END SECTION
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		(R) RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		(M) MEASURED
	CABLE BOX		SIAMESE FIRE HYDRANT		(C) CALCULATED
	STORM DRAIN MANHOLE		WATER MANHOLE		(P) PLAT
	STORM DRAIN INLET		BACKFLOW PREVENTER		PG PAGE
	STORM PIPE		WATER METER		O.R. OFFICIAL RECORDS
	GREASE TRAP		WELL HEAD		P.B. PLAT BOOK
	SET 5/8" IRON ROD & CAP L.B. 7386, UNLESS OTHERWISE NOTED		POINT OF ACCESS		F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
	8" - 12" PALM TREE				N/F NOW OR FORMERLY
	OH		OH		OVERHEAD WIRES

BOUNDARY & IMPROVEMENTS

SEE SHEET 3 OF 3 FOR TREE NUMBER DETAIL



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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

Miami Beach

DATE OF FIELD SURVEY: JUNE 26, 2019

NETWORK PROJECT NUMBER: 201902224-002 RLS

1-(800)-SURVEYS (787-8397)

TRANSACTION SERVICES

www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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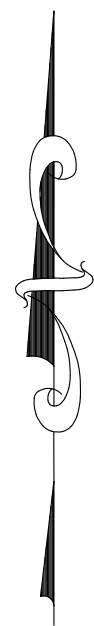
COLLINS AVENUE
60' PUBLIC RIGHT OF WAY
VARIABLE WIDTH ASPHALT ROAD



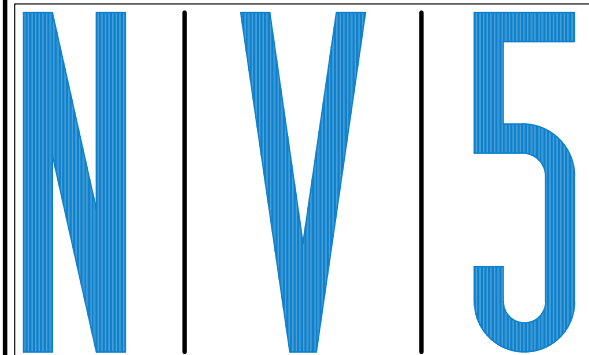
TREE NUMBER DETAIL
SEE SHEET 2 OF 3 FOR BOUNDARY & IMPROVEMENTS

* 8" - 12" PALM TREE

SCALE : 1" = 10'
0' 5' 10' 20'



SHEET 3 OF 3



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