

- Easements encumber Parcel II and shown on survey. 10. Terms and conditions of that Encroachment Agreement between Sidney A. Wien, Leonard A. Wien, Marjorie F. Wien, and Ellen M. Wien, as Executrix under the Last Will and Testament of Jeremiah Michelson, Deceased, and Bastian Realty Corp., recorded October 10, 1952 in Deed Book 3659, Page 271, of the Public Records of Miami-Dade County, Florida, (As to Parcel I) Encumbers Westerly line of Parcel I but not subject to location. Blanket in nature.
- 11. All of the terms and provisions of that Lease by and between John W. Prunty and Daniel Neal Heller, as Curators for Jewell Alvin Dowling and Ina I. Dowling, incompetents, appointed as such Curators by an order of the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami—Dade County, in Chancery Cause No. 167361—A, and Kanbros Corp., a Florida corporation, dated March 1, 1955, recorded March 3, 1955 in Deed Book 4052, Page 380, and amended in the Amendment to Ground Lease by and between The Salvation Army, a Georgia corporation and Dabby Properties, a Florida partnership and Sheila Hollo, and Albert Maeroff and Gladys Maeroff, his wife, recorded June 5, 1986 in Official Records Book 12911, Page 2218, and further amended in the Second Amendment to Lease by and between The Salvation Army, a Georgia corporation and South Beach Tristar Capital, L.L.C., a Delaware limited liability company recorded December 20, 2000 in Official Records Book 19417, Page 3089, as assigned to Miami Beach Lincoln, LLC, a Florida limited liability company by that Assignment of Ground Lease recorded on December 19, 2012 in Official Records Book 28407,

Page 3746, all of the Public Records of Miami-Dade County, Florida. (As to Parcel III)

Encumbers Parcel III but not subject to location.

- recorded on November 1, 2013 in Official Records Book 28893, Page 3880, of the Public Records of Miami-Dade County, Florida. (As to Parcel II)
- Encumbers Parcel II but not subject to location. Blanket in nature. 16. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Historic Preservation Board Order, recorded on July 8, 2014 in Official Records Book 29220, Page 250, of the Public Records of Miami-Dade County, Florida. (As to Parcel II) Encumbers Parcel II but not subject to location. Blanket in nature. Same document as O.R.B. 28893, Page 3880.
- 17. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Historic Preservation Board Order, recorded in Official Records Book 29524, Page 810, and Official Records Book 29661, Page 651, of the Public Records of Miami—Dade County, Florida. (As to Parcel III) Encumbers Parcel III but not subject to location. Blanket in nature. 18. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Historic Preservation Board Order,

recorded in Official Records Book 21961, Page 4752, of the Public Records of Miami—Dade

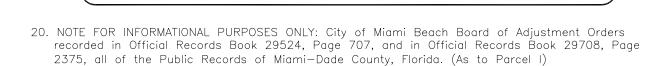
County, Florida. (As to Parcels IV and V)

19. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Board of Adjustment Order, recorded in Official Records Book 15754, Page 1764, of the Public Records of Miami-Dade County, Florida. (As to Parcel IV)

Encumbers Parcel IV but not subject to location. Blanket in nature. Not a part of our survey.

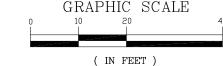
Encumbers Parcels IV and V but not subject to location. Blanket in nature. Not a part of our

- Public Records of Miami-Dade County, Florida. (As to Parcels IV and V) Parcels IV and V are not a part of this survey. B Part II of the Loan Policy)
- = ASPHALT PAVEMENT \_\_ = SIGN

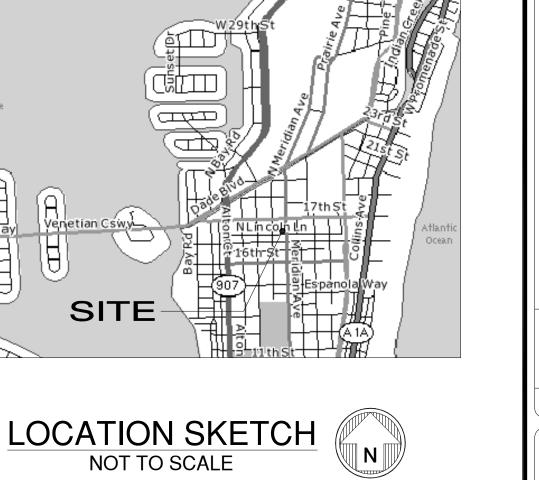


- Encumbers Parcel I but not subject to location. Blanket in nature. 21. NOTE FOR INFORMATIONAL PURPOSES ONLY: Lessor's Notices of Non-Responsibility pursuant to Section 713.10, Florida Statutes, by PPF MBL Portfolio, LLC, a Florida limited liability company, recorded on August 20, 2014 in Official Records Book 29278, Page 184, of the Public
- Records of Miami-Dade County, Florida. (As to Parcels I-III) Encumbers Parcels I, II & III but not subject to location. Blanket in nature. 22. NOTE FOR INFORMATIONAL PURPOSES ONLY: Lessor's Notices of Non-Responsibility pursuant to Section 713.10, Florida Statutes, by PPF LRIII Portfolio, LLC, a Florida limited liability company, recorded on August 20, 2014 in Official Records Book 29278, Page 214, of the
- 23. Rights of tenants, as tenants only, under unrecorded leases described on the rent roll attached, with no options to purchase or rights of first refusal. (To be shown on Schedule Standard Exception. Document not provided. Not a survey matter.





1 inch = 20 ft.



#### LEGAL DESCRIPTION: PARCEL I

The East 1/2 of Lot 1, Block 36, AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 26, of the Public Records of Miami-Dade County, Florida.

The East 1/2 of Lot 1, Block 36, AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 26, in the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

in at the Northeast corner of said Lot 1: thence S 00°00'00" W along the East line of sai Lot 1 for 134.95 feet to a point of curvature; thence Southwesterly along a 15.00 foot radius curve leading to the right through a central angle of 90°00'00" for an arc distance of 23.56 feet to a point of tangency, also being a point on the South line of said Lot 1; thence N 90°00'00" W along said South line of Lot 1 for 134.94 feet; thence N 00°00'00" E along the West line of the East 1/2 of said Lot 1 for 149.97 feet to a point on the North line of said Lot 1; thence S 89°59'33" E along said North line of Lot 1 for 149.94 feet to the Point of

## SURVEYOR'S NOTES:

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida. - All documents are recorded in the Public Records of Miami-Dade County, Florida
- unless otherwise noted. — Bearings hereon are referred to an assumed value of N 90°00'00" W for the North right of way line of Lincoln Road, and evidenced by found nail and found found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami—Dade County Bench Mark No. A—371, Elevation +5.38, located on September 4, 2015 at the intersection of 17th Street and Washington Avenue. (field book 636, page 9 & 10)
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted. - Lands shown hereon containing 22,437 square feet, or 0.515 acres, more or less.
- All control measurements are within a precision of 1:10,000 by redundant measurements. — This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As—Built plans and/or on—site locations and should be verified before construction.
- Zoning: CD-3 = Commercial, High Intensity District (Sec. 142-331)
- Minimum Building Setbacks: Contact the City of Miami Beach at (305) 673—7550 for parking, setbacks, height requirements and density information. There are no observed evidence of current earth moving work, building construction or
- building additions, as shown on survey. - To the best of our knowledge there are no proposed changes in street right—of—way lines and there are no visible evidence of recent road construction work. - Professional Liability Insurance policy obtained by the surveyor in the minimum amount of

\$2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be

- furnished upon request. The square feet of building is 20,232± square feet at ground level. — Subject property has direct access to a dedicated public right of way via Lincoln Road (pedestrian access only) & Lincoln Lane South as recorded in said Plat
- Book 9, Page 69. — Existing parking spaces: NONE.
- Legal description shown hereon based on information furnished by client and per

### - Folio No.: 02-3234-007-0540, per Miami-Dade County Property Appraiser's Website.

### SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 15, 2006 and last updated August 12, 2019, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on August 12, 2019.

"Not valid without the signature and the original raised

# FORTIN, LEAVY, SKILES, INC., LB3653

Daniel C. Fortin Jr, For The Firm Surveyor and Mapper, LS6435 State of Florida.

and is an Instrumen of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

**VEY**PHASE UR. E SI ENUE OUNTY, ND TITI ERIDIAN AV MIAMI-DADE LA ME ⊗ BE NSP. ROAD

Original Date

2/15/06 Scale 1"=20'

Drawn By

Plotted 8/15/19 3:45p Ref. Dwg.

Field Book 581/23-28 RLL

060172 Dwg. No.

2006-023-1 Sheet 1 of 1