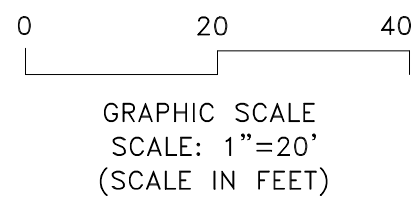
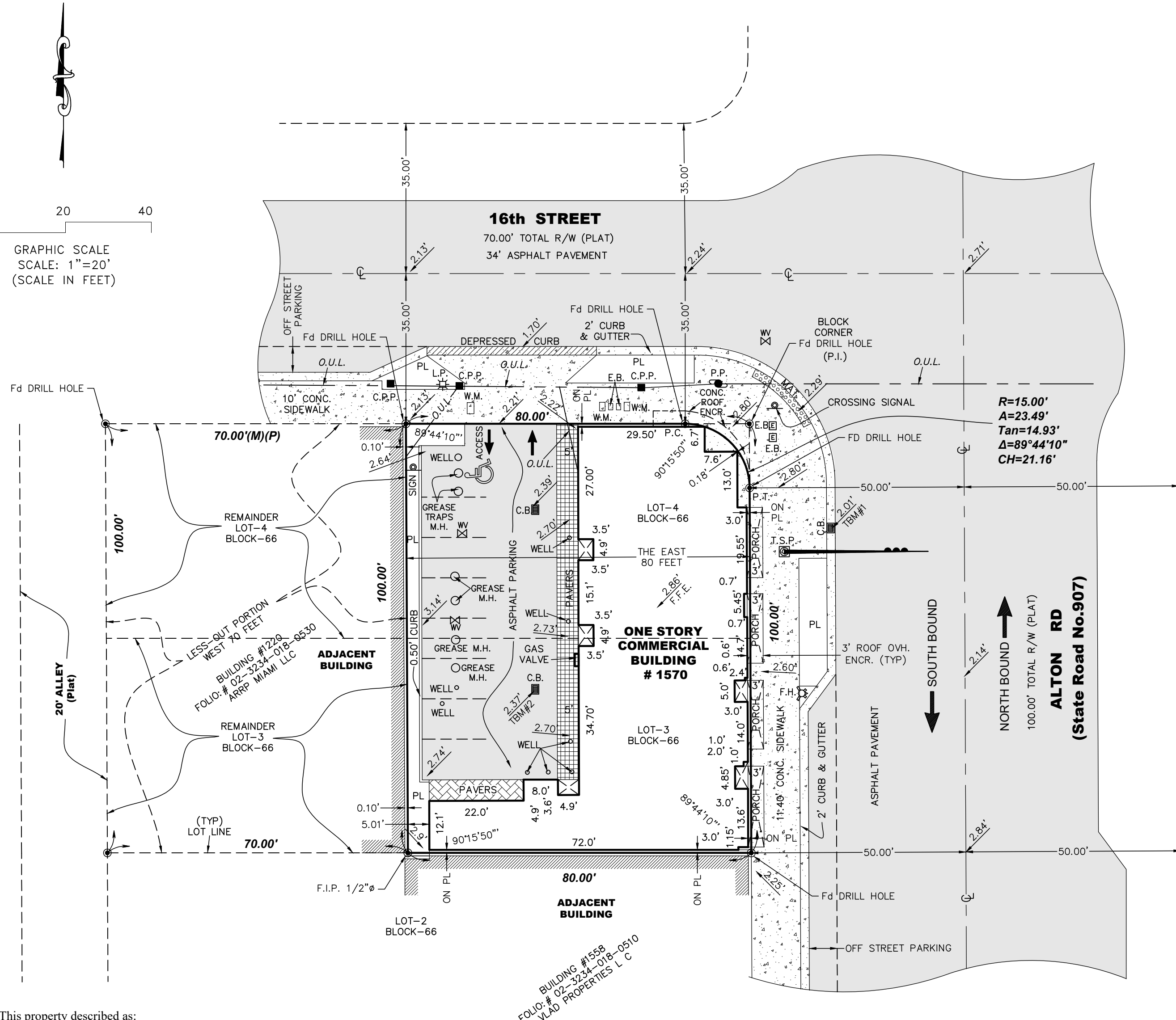


- LEGEND**
- A = Arc
  - ASPH = Asphalt
  - BM = Bench Mark
  - BRG = Bearing
  - CB = Catch basin
  - CBS = Concrete Block Structure
  - CH = Chord
  - Chatta = Chatahoochee
  - C = Center Line
  - CLF = Chain Link Fence
  - CL = Clear
  - CONC = Concrete
  - D = Delta
  - ∅ = Diameter
  - DH = Drill Hole
  - DME = Drainage & Maintenance Easement
  - E.B. = Electric Box
  - Enc. = Encroachment
  - F.F. = Finish Floor
  - F.H. = Fire Hydrant
  - F.I.R. = Found Iron Rebar
  - F.P.L. = Florida Power & Light
  - F.I.P. = Found Iron Pipe
  - FD = Found
  - L.P. = Light Pole
  - M = Measured
  - M.F. = Metal Fence
  - M.H. = Manhole
  - M = Monument Line
  - MON. = Monument
  - N/A = Not Applicable
  - N/D = Nail & Disc
  - O.L. = On Line
  - OS = Offset
  - O.U.L. = Overhead Utility Lines
  - OH = Overhang
  - P = Plat
  - PB = Plat Book
  - PC = Point of Curvature
  - PCP = Permanent Control Point
  - PG = Page
  - P.I. = Point of Intersection
  - E = Property Line
  - PL = Planter
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement
  - P.P. = Power Pole
  - P.R.M. = Permanent Reference Monument
  - P.R.C. = Point of Reverse Curvature
  - PT = Point of Tangency
  - R = Radius
  - R/R = Railroad
  - PSM = Professional Surveyor Mapper
  - R/W = Right-of-Way
  - SWK = Sidewalk
  - Sec. = Section
  - (TYP) = Typical
  - T = Tangent
  - U.E. = Utility Easement
  - W.F. = Wood Fence
  - W.M. = Water Meter
  - W.V. = Water Valve
  - ∠ = Denotes Spot Elevations Taken



# A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the Section 34, Township 53 South, Range 42 East  
City of Miami Beach, Miami-Dade County, Florida.



**LOCATION MAP**  
(N.T.S.)

**TITLE REVIEW NOTES:**

With reference to Chicago Title Insurance Company Commitment Order No. 7557712, dated March 25, 2019 at 11:00 P.M., I hereby certify as follows:

**Schedule B - Section II:**

- Item # 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **NOT A MATTER OF SURVEY.**
- Item # 2. Taxes and assessments for the year 2019 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**
- Item # 3. Standard Exceptions:

- A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. **DEPICTED ON SURVEY, IF ANY.**
- B. Rights or claims of parties in possession not shown by the public records. **NONE VISIBLE.**
- C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **NOT A MATTER OF SURVEY.**
- D. Taxes or assessments which are not shown as existing liens in the public records. **NOT A MATTER OF SURVEY.**
- Item # 4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **NOT A MATTER OF SURVEY.**
- Item # 5. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of PLAT OF COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, recorded in Plat Book 36, Page 3, of the Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**

**ALTA/NSPS SURVEY**

To: The Sterling Building, Inc. a Florida corporation; TD Bank, its successors and/or assigns, ATIMA; Gunster, Yoakley & Stewart, P.A.; Chicago Title Insurance 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, 6(a), 8, 11(a), 13 and 14 of Table A thereof. The fieldwork was completed on 03/14/19.

*Rene Aguiar*  
Rene Aguiar  
Florida PSM # 4327

Elevations shown refer to N.A.V.D. 1988.  
BM # 16A (City of Miami Beach)  
Elevation = 2.52 ft (N.A.V.D.)

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**

Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:			
FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:
AE	120651	0317	L
F.I.R.M. DATE	F.I.R.M. INDEX	BASE ELEV.	
09/11/09	09/11/09	8 FT N.G.V.D.	

ALTA/NSPS SURVEY.  
I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.  
*Rene Aguiar*  
RENE AGUIAR 03/18/19  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

Alvarez, Aguiar and Associates, Inc.			
Surveyors, Mappers and Land Planners			
9789 Sunset Drive, Miami, FL 33173			
Phone 305.220.2424 Fax 305.552.8181			
L.B. No. 6867 / E-mail: aaasurvey@aol.com			
Field Date	Scale:	Drawn by:	Drwg. No.
03/14/19	1"=20'	R.S.	19-21022

NOTE: a) All roads shown hereon are public, unless otherwise noted.  
b) No identification cap found on property corners unless otherwise noted.  
c) The graphic portions of this document are intended to be displayed as such, should be considered when depicted. Scale may be altered in reproductions and as such, should be considered when depicted.  
d) The graphic portions of this document are intended to be displayed as such, should be considered when depicted. Scale may be altered in reproductions and as such, should be considered when depicted.  
e) Accuracy: The expected use of land as classified in the minimum technical standards (S17-FAC), is "suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed traverse is 1 foot in 7,500 feet.  
f) Contact the surveyor for information on the design work or excavation on the hereon described parcel for building, zoning information and utility location.

**This property described as:**  
Lot 3 and 4, Less the West 70 feet thereof, Block 66, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, according to the Plat thereof as recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

**Address:**  
1570 Alton Road, Miami Beach, FL 33139  
  
Folio # 02-3234-018-0520

**ACCURACY:** The survey measurements were made in accordance with the "Minimum angle, distance and closure requirements for survey measurements which control land boundaries for ALTA/NSPS Land Title Surveys"  
**SOURCES OF DATA:**  
As to vertical control: This property appears to be located in Flood Zone AE 8, as per Federal Emergency Management Agency (FEMA) Community Panel Number 120651, Map No. 0317, Suffix L, revised date 09/11/09.  
As to horizontal control: North arrow directions shown hereon are based on an assumed value along the centerline of 16th Street, according to the plat thereof as recorded on Plat Book 6, at Page 5, of the Public Records of Miami-Dade County, Florida.

- NOTES:**
- Utilities shown are by location of surface improvements only.
  - No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
  - No visible solid Waste Dump found on site.
  - Legal description based on occupation and other legal documents.
  - No platted Easement in this Lots
  - East side and Northeast corner of the Subject Property Roof Overhang Encroaching into the Right of Way of 16th Street. and Alton Rd

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.