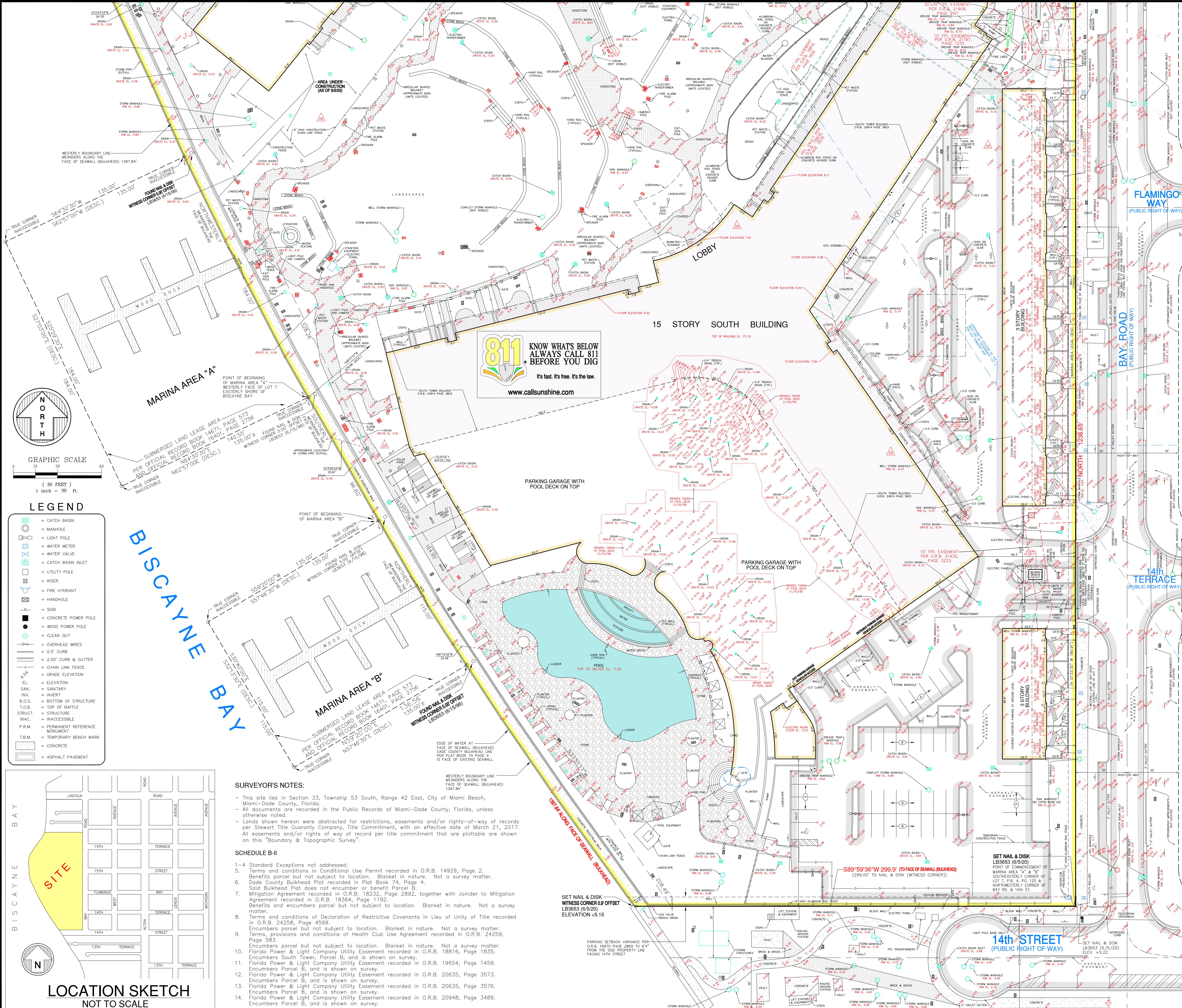




SURVEYOR'S NOTES (Continuation):
SCHEDULE B-II (Continuation)

15. Florida Power & Light Company Utility Easement recorded in O.R.B. 21197, Page 1235, Encumbers Parcel B, and is shown on survey.

16. Florida Power & Light Company Utility Easement recorded in O.R.B. 21430, Page 3223, Encumbers Parcel B, and is shown on survey.

17. Florida Power & Light Company Utility Easement recorded in O.R.B. 21908, Page 2171, Encumbers Parcel B, and is shown on survey.

18. Reciprocal Maintenance, Use and Easement Agreement recorded in O.R.B. 24259, Page 455 and Reciprocal Maintenance, Use and Easement Agreement recorded in O.R.B. 24259, Page 528, Encumbers Parcel B, and is shown on survey.

19. Terms, provisions and conditions of Health Club Lease recorded in O.R.B. 26813, Page 3403, subordinated by Security Assignment and Subordination Agreement recorded in O.R.B. 26928, Page 2352, Encumbers Parcel D and E but not subject to location. Blanket in nature. Not a survey matter.

20. Rights of tenants under any unrecorded leases. Documents not provided. Not a survey matter.

21. The policy does not insure the nature or extent of riparian or liberal rights. Standard Exception. Not a survey matter.

22. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands accreted to such lands. Documents not provided. Not a survey matter.

23. Those portions of the property herein described comprising artificially filled land in what was formerly navigable waters, are subject to any and all rights of the United States government arising by reason of the United States government's control over navigable waters in commerce. The inalienable right of the public to use the navigable waters. The rights of the state and the United States to regulate the use of the navigable waters. Not a survey matter.

24. The company shall have no liability for, nor any responsibility to defend, any portion of the property described herein against any right, title, interest or claim (valid or invalid) of any character had or asserted by the State or by any governmental authority or by the public as to portions of the above described property that may be within the bed, shore, or banks of a perennial stream or lake, river, slough or other navigable body of water, whether navigable in fact or law; or within the bed or shore of the beach adjacent thereto of a body of water affected by the ebb and flow of the tide; and (2) in and to portions of the above described property which may be between the water's edge and a line of vegetation on the upland or for any claim or right for ingress and egress thereinto. Riparian water rights are not insured. The land shall not be deemed to include any boat dock. Standard Exception. Documents were not provided. Not a survey matter.

END OF SCHEDULE B-II

Bearings hereon are referred to an assumed value of North for the East line of Lots 6 and 7 and bearing is identical with the plot of record, and evidenced by found nail & disk at the Southeast and Northeast corner of site.

Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark 4230 N, Elevation +3.09; Located at Alton Road and 14th Street.

Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.

Lands shown hereon are located within an area having a Zone Designation of AE (L 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120651, for Community No. 12086C0317L, 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 695,632 square feet, or 15,970 acres, more or less.

All horizontal control measurements are within a precision of 1:10,000.

This map is intended to be displayed at the graphic scale shown hereon or smaller.

Roof overhang not located unless otherwise shown.

Trees shown are surveyed for their horizontal location and/or size.

Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.

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.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. This form recommends that the underground utilities should be verified by electromagnetic technology, vacuum excavation or field excavation prior to any design or new construction.

Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.

Tax Folio Numbers per Miami-Dade County Property Appraiser's website 02-3233-007-0030, 02-3233-007-0032 & 02-3233-079-0001 (Reference).

LEGAL DESCRIPTION:

PARCEL I:
Lot 7 and the South 1.00 feet of Lot 6, in 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 Dade County, Florida.

PARCEL II:
Lot 6, less the South 1.00 feet, in 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 Dade County, Florida.

PARCEL III:
Together with any and all right, title and interest of the insured as a lessee under that certain Sovereignty Submerged Land Lease No. 130004286 by and between The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, and Morton Towers Apartments, a Florida general partnership, as Lessee, filed August 20, 1990, at Official Records Book 14671, at Page 573, as modified and renewed by Sovereignty Submerged Land Lease Renewal No. 130004286 by and between The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor, and Morton Towers Apartments, a Florida general partnership, as Lessee, filed June 14, 1994, at Official Records Book 16401, at Page 2745, of the Public Records of Dade County, Florida; as further modified by Modified Sovereignty Submerged Land Lease No. 13004286 by and between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as Lessor and Morton Towers Apartments, LP, a Delaware limited partnership, as Lessee, filed September 19, 1997 in Official Records Book 17797, at Page 4825, which Lease demises the following described property:

ALSO DESCRIBED AS FOLLOWS:

ALSO MARINA AREA "A", a parcel of land in Biscayne Bay contiguous to the Westerly line of parcel 1 of the above described property and described as follows:
Commence (P.O.C.) at the Southeast corner of Lot 7 referenced above, said Southeast corner of Lot 7 being the Northwest corner of Bay Road and 14th Street in the City of Miami Beach, Florida; thence run N 1°33'30" W along the Westerly line of Bay Road, along the Easterly line of said Lot 7, a distance of 780.91 feet; thence run S 48°37'57" W across Lot 7, a distance of 678.89 feet to a point on the Westerly face of a concrete bulkhead cap on the Westerly line of said Lot 7 on the Easterly shore of Biscayne Bay, said point being the POINT OF BEGINNING (P.O.B.) of Marina Area "A"; thence run Northwestly meandering the face of said bulkhead cap along the Easterly shore of Biscayne Bay, along the Westerly line of said Lot 7, a distance of 184.00 feet; thence run S 62°57'00" W in Biscayne Bay, a distance of 135.00 feet; thence run S 27°03'00" E in Biscayne Bay, a distance of 184.00 feet; thence run N 62°57'00" E in Biscayne Bay, a distance of 135.00 feet, more or less to the POINT OF BEGINNING (P.O.B.) of Marina Area "A" contains 24,840 square feet more or less or 0.570 acres, more or less.

ALSO MARINA AREA "B", a parcel of land in Biscayne Bay contiguous to the Westerly line of parcel 1 of the above described property and described as follows:
Commence (P.O.C.) at the Southeast corner of Lot 7, referenced above, said Southeast corner of Lot 7 being the Northwest corner of Bay Road and 14th Street in the City of Miami Beach, Florida; thence run N 1°33'30" W along the Westerly line of Bay Road, along the Easterly line of said Lot 7, a distance of 780.91 feet; thence run S 48°37'57" W across Lot 7, a distance of 678.89 feet to a point on the Westerly face of a concrete bulkhead cap on the Westerly line of said Lot 7 on the Easterly shore of Biscayne Bay, said point being the POINT OF BEGINNING (P.O.B.) of Marina Area "A"; thence run Northwestly meandering the face of said bulkhead cap along the Easterly shore of Biscayne Bay, along the Westerly line of said Lot 7, a distance of 184.00 feet; thence run S 62°57'00" W in Biscayne Bay, a distance of 135.00 feet; thence run S 27°03'00" E in Biscayne Bay, a distance of 184.00 feet; thence run N 62°57'00" E in Biscayne Bay, a distance of 135.00 feet, more or less to the face of the said concrete bulkhead cap on the Westerly line of said Lot 7; thence meandering the Westerly face of said bulkhead cap along the Westerly line of said Lot 7, run Northwesterly, a distance of 115.00 feet, more or less to the POINT OF BEGINNING (P.O.B.) of Marina Area "B" contains 15,525 square feet, more or less or 0.356 acres, more or less.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 10, 2017 and last updated June 5, 2020, 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 June 5, 2020.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

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

Digitally signed by Daniel C Fortin
DN: c=US, o=Unaffiliated, ou=A014100000170A05CFS
E=0000949F, cn=Daniel C Fortin
Date: 2020.07.27 09:20:10 -0400

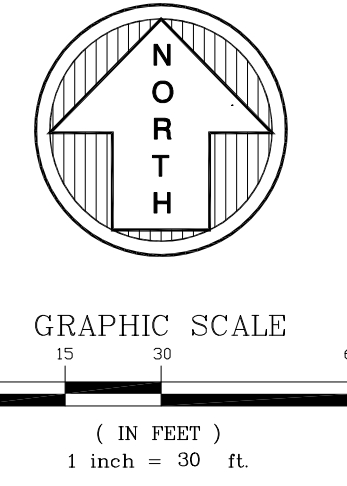
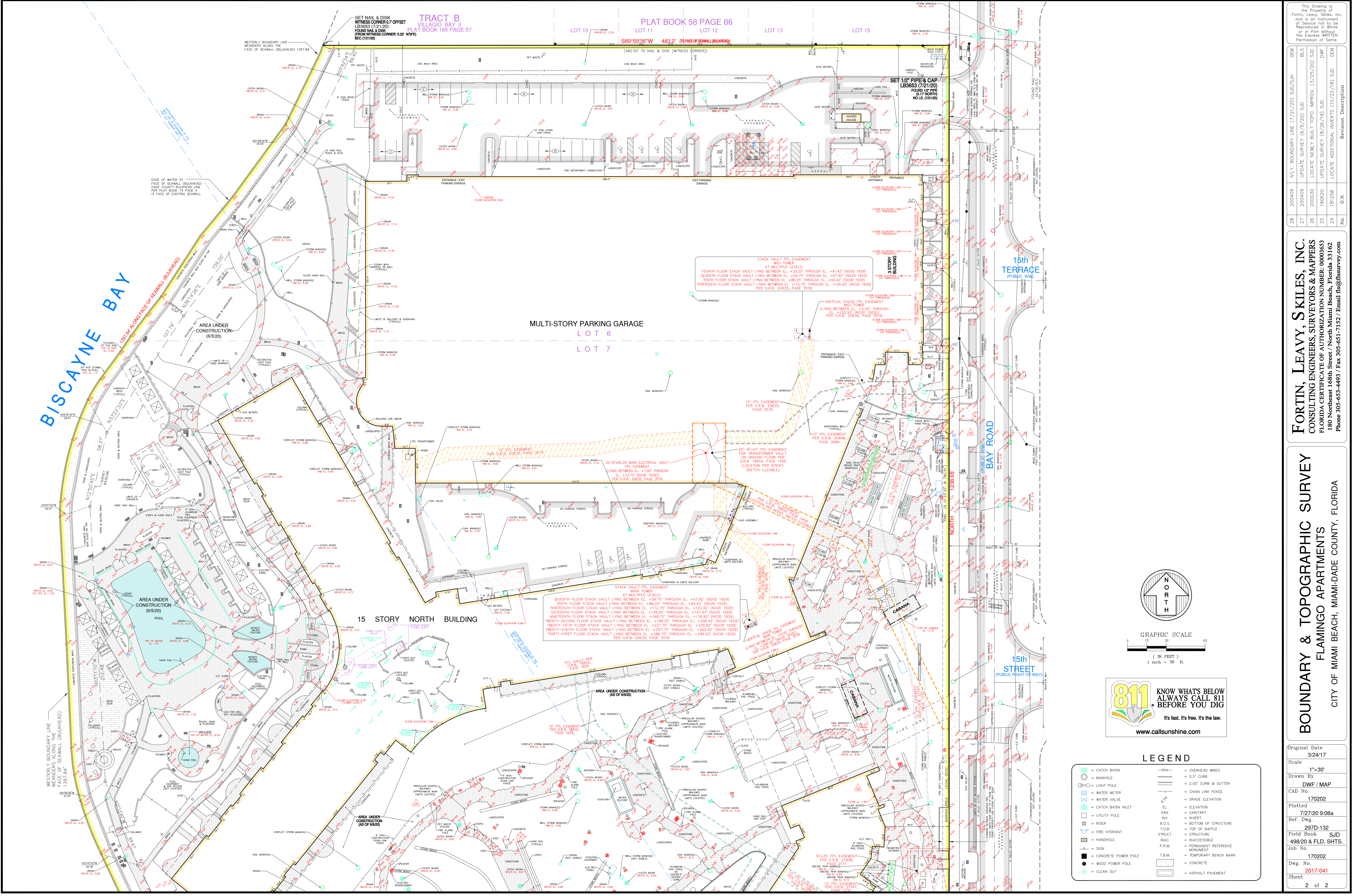
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GEM	200409	N.Y. BOUNDARY LINE (7/21/20)	S.D./S.H.
BLS	200409	UPDATE SURVEY (6/5/20)	S.D.
S.D.	200030	LOCATE NEWLY BUILT T.O.P. IMPROV. (3/25/20)	S.D.
DWF	200020	LOCATE SURVEY (8/26/19)	S.D.
GEM	181258	LOCATE ADDITIONAL INVERTS (10/22/18)	S.D.
Revision	28	200409	N.Y. BOUNDARY LINE (7/21/20)
	27	200409	UPDATE SURVEY (6/5/20)
	26	200030	LOCATE NEWLY BUILT T.O.P. IMPROV. (3/25/20)
	25	190620	LOCATE SURVEY (8/26/19)
	24	181258	LOCATE ADDITIONAL INVERTS (10/22/18)
	23	N/A	O.N.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00005653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
FLAMINGO APARTMENTS
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/10/17
Scale	1"=30'
Drawn By	DWF / MAP
CAD No.	170202
Plotted	7/27/20 9:08a
Ref. Dwg.	297D-132
Field Book	SJD 498/20 & FLD. SHTS.
Job No.	170202
Dwg. No.	2017-041
Sheet	1 of 2



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LEGEND			
	CATCH BASIN		OVERHEAD WIRES
	MANHOLE		0.5' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		ELEVATION
	WATER VALVE		SANITARY
	CATCH BASIN INLET		INVERT
	UTILITY POLE		BOTTOM OF STRUCTURE
	RISER		TOP OF BAFFLE
	FIRE HYDRANT		STRUCTURE
	HANDHOLE		INACCESSIBLE
	SIGN		PERMANENT REFERENCE
	CONCRETE POWER POLE		TEMPORARY BENCH MARK
	WOOD POWER POLE		CONCRETE
	CLEAN OUT		ASPHALT PAVEMENT

FORTIN, LEAVY, SKILES, INC.
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BOUNDARY & TOPOGRAPHIC SURVEY
FLAMINGO APARTMENTS
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date: 3/24/17
Scale: 1"=30'
Drawn By: DWF / MAP
CAD No.: 170202
Plotted: 7/27/20 9:08a
Ref. Dwg.: 297D-132
Field Book: SJD
498D & FLD. SHTS.
Job No.: 170202
Dwg. No.: 2017-041
Sheet: 2 of 2

Revision	Description
28	200409 N.T.Y. BOUNDARY LINE (7/21/20) SJD/SJH
27	200409 UPDATE SURVEY (6/5/20) SJD
26	200409 LOCATE NEWLY BUILT TOPG. IMPROV. (3/25/20) SJD
25	190620 UPDATE SURVEY (8/26/19) SJD
24	181258 LOCATE ADDITIONAL INVERTS (10/22/18) SJD
23	181258 GEM