

- SURVEYOR'S NOTES (Continuation):**  
**SCHEDULE B-II (CONTINUED)**
- Florida Power & Light Company Utility Easement recorded in O.R.B. 21197, Page 1235.
  - Encumbers Parcel B, and is shown on survey.
  - Florida Power & Light Company Utility Easement recorded in O.R.B. 21430, Page 3223.
  - Encumbers Parcel B, and is shown on survey.
  - Florida Power & Light Company Utility Easement recorded in O.R.B. 21908, Page 2171.
  - Encumbers Parcel B, and is shown on survey.
  - 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 but not subject to location. Blanket in nature. Not a survey matter.
  - 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.
  - Rights of tenants under any unrecorded leases.
  - Documents not provided. Not a survey matter.
  - The policy does not insure the nature or extent of riparian or liberal rights. Standard Exception. Not a survey matter.
  - 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.
  - 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 and the interest of navigation and commerce. The inalienable rights 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.
  - 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 and the interest of navigation and commerce. The inalienable rights 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.
  - Documents not provided. Not a survey matter.
  - The policy does not insure the nature or extent of riparian or liberal rights. Standard Exception. Not a survey matter.
  - 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 (void or invalid) of any character had or asserted by the State or by any governmental authority or by the public or generally (1) 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 or banks 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 thereto. 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 said bearing is identical with the plot of record 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 Michigan-Deade 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 (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120651, for Community No. 12086C03171, dated September 11, 2009, and index map revision 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 are the information available. The surveyor has not physically located the underground utilities. This firm recommends that the underground utilities should be verified by electromagnetic technology, vacuum excavation or field excavation prior to any design or 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 274, of the Public Records of Dade County, Florida; as further modified by Modified Sovereignty Submerged Land Lease No. 130004286 by and between the Board of Trustees of the Internal Improvement Fund of the State of Florida, as Lessor and Morton Towers Apartments, L.P., 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; thence run S 57°46'30" W into 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 N 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 "B" contains 24,840 square feet more or less or 0.570 acres, more or less.

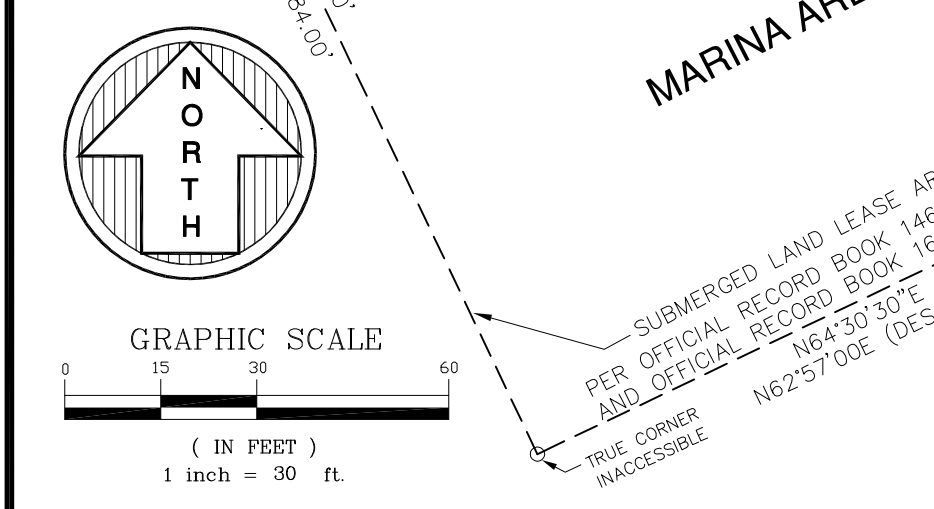
**ALSO MARINA AREA "B",** a parcel of land in Biscayne Bay contiguous to the Westerly line of parcel 1 of the above described property and described as follows: Commence (P.O.C.) at the Southeast corner of Lot 7, referenced above, said Southeast corner also being the Northwest corner of Bay Road and 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 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; thence run S 57°46'30" W into 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 N 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 "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 474.027, 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**

Digitally signed by Daniel C Fortin  
 DN: cn=US, o=Unaffiliated, ou=A01410D00001740242FB420042958, cn=Daniel C Fortin  
 Date: 2020.08.31 15:55:23 -0400



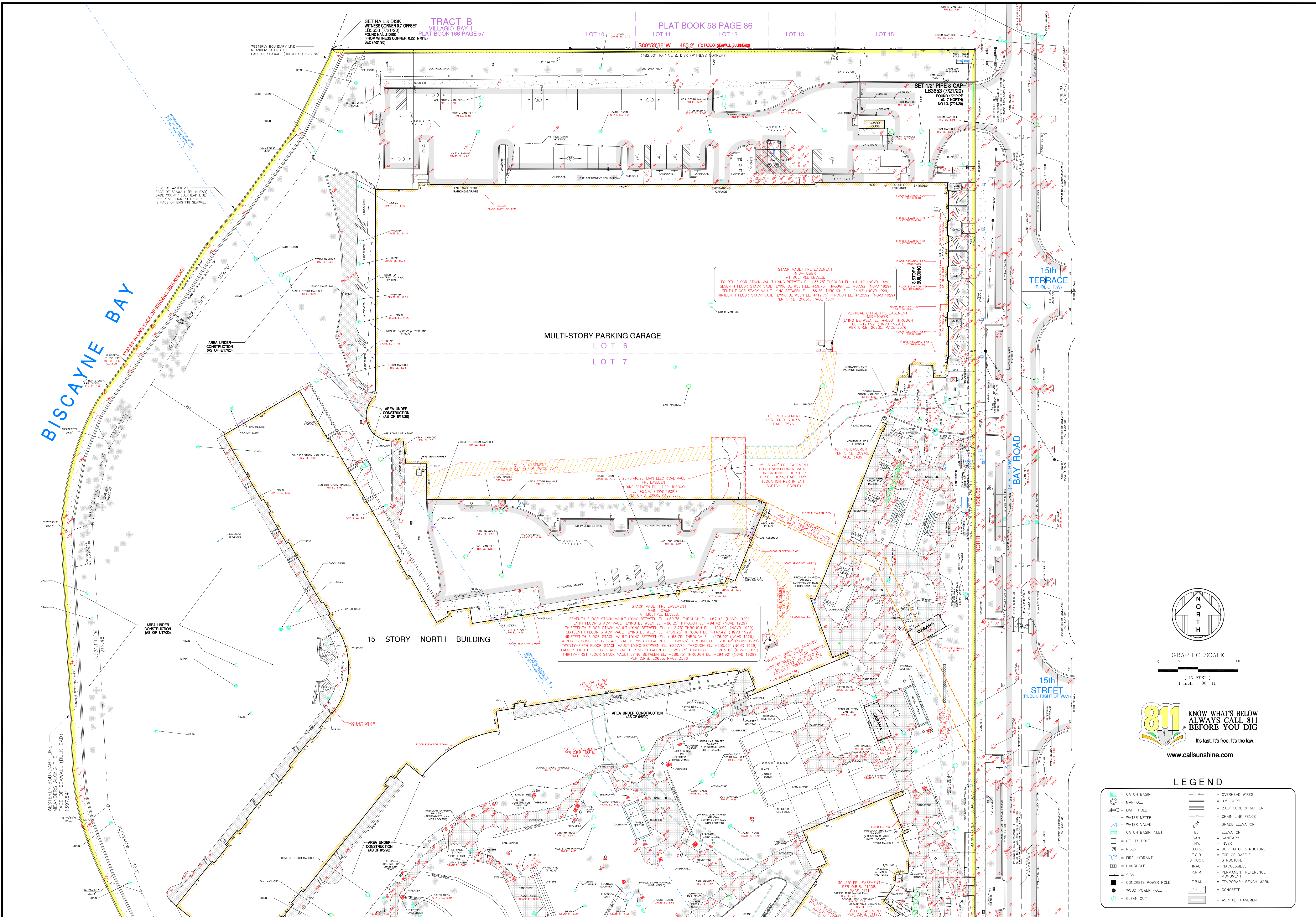
- LEGEND**
- CATCH BASIN
  - MANHOLE
  - LIGHT POLE
  - WATER METER
  - WATER VALVE
  - CATCH BASIN INLET
  - UTILITY POLE
  - RISER
  - FIRE HYDRANT
  - HANDHOLE
  - CONCRETE POWER POLE
  - WOOD POWER POLE
  - CLEAN OUT
  - OVERHEAD WIRES
  - 0.5' CURB
  - 2.00' CURB & GUTTER
  - CHAIN LINK FENCE
  - GRADE ELEVATION
  - ELEVATION
  - SAN.
  - WV.
  - B.O.S.
  - T.O.B.
  - STRUCT.
  - INAC.
  - P.R.M.
  - T.B.M.
  - CONCRETE
  - ASPHALT PAVEMENT



- SURVEYOR'S NOTES:**
- This site lies in Section 33, 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.
  - Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Stewart Title Guaranty Company, Title Commitment, with an effective date of March 21, 2017. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- SCHEDULE B-II**
- Standard Exceptions not addressed.
  - Terms and conditions in Conditional Use Permit recorded in O.R.B. 14929, Page 2.
  - Benefits parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Dade County Bulkhead Plot recorded in Plat Book 74, Page 4.
  - Said Bulkhead Plot does not encumber or benefit Parcel B.
  - Mitigation Agreement recorded in O.R.B. 18232, Page 2892, together with Joinder to Mitigation Agreement recorded in O.R.B. 18364, Page 1192.
  - Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Terms and conditions of Declaration of Restrictive Covenants in Lieu of a Utility Title recorded in O.R.B. 24258, Page 4599.
  - Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Florida Power & Light Company Utility Easement recorded in O.R.B. 18816, Page 1835.
  - Encumbers South Tower, Parcel B, and is shown on survey.
  - Florida Power & Light Company Utility Easement recorded in O.R.B. 19654, Page 1459.
  - Encumbers Parcel B, and is shown on survey.
  - Florida Power & Light Company Utility Easement recorded in O.R.B. 20635, Page 3573.
  - Encumbers Parcel B, and is shown on survey.
  - Florida Power & Light Company Utility Easement recorded in O.R.B. 20635, Page 3576.
  - Encumbers Parcel B, and is shown on survey.
  - Florida Power & Light Company Utility Easement recorded in O.R.B. 20948, Page 3489.
  - Encumbers Parcel B, and is shown on survey.

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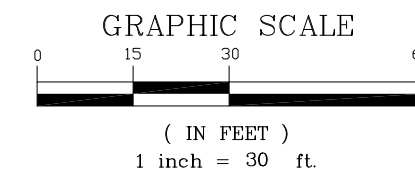
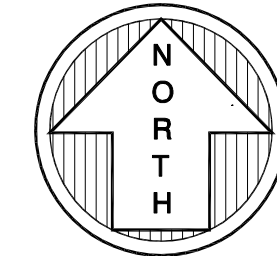


This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Some.

REV	DESCRIPTION	DATE
29	200006	TREE SURVEY (8/17/20) S.D./T.C.
28	200009	N.Y. BOUNDARY LINE (7/21/20) S.D./S.H.
27	200009	UPDATE SURVEY (6/5/20) S.D.
26	200003	LOCATE NEWLY BUILT TOPO. IMPROV. (3/25/20) S.D.
25	190620	UPDATE SURVEY (8/26/19) S.D.
No.	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

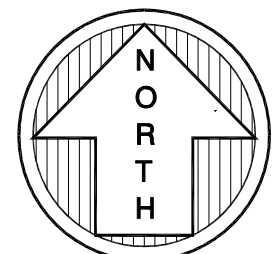


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**LEGEND**


Original Date: 3/24/17  
 Scale: 1"=30'  
 Drawn By: DWF / MAP  
 CAD No.: 170202  
 Plotted: 8/31/20 3:19p  
 Ref. Dwg.: 297D-132  
 Field Book: SJD 498/20 & FLD. SHTS.  
 Job No.: 170202  
 Dwg. No.: 2017-041  
 Sheet: 2 of 5





GRAPHIC SCALE  
 ( IN FEET )  
 1 inch = 30 ft.

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TRACT B  
 VILLAGIO BAY II  
 PLAT BOOK 166 PAGE 57

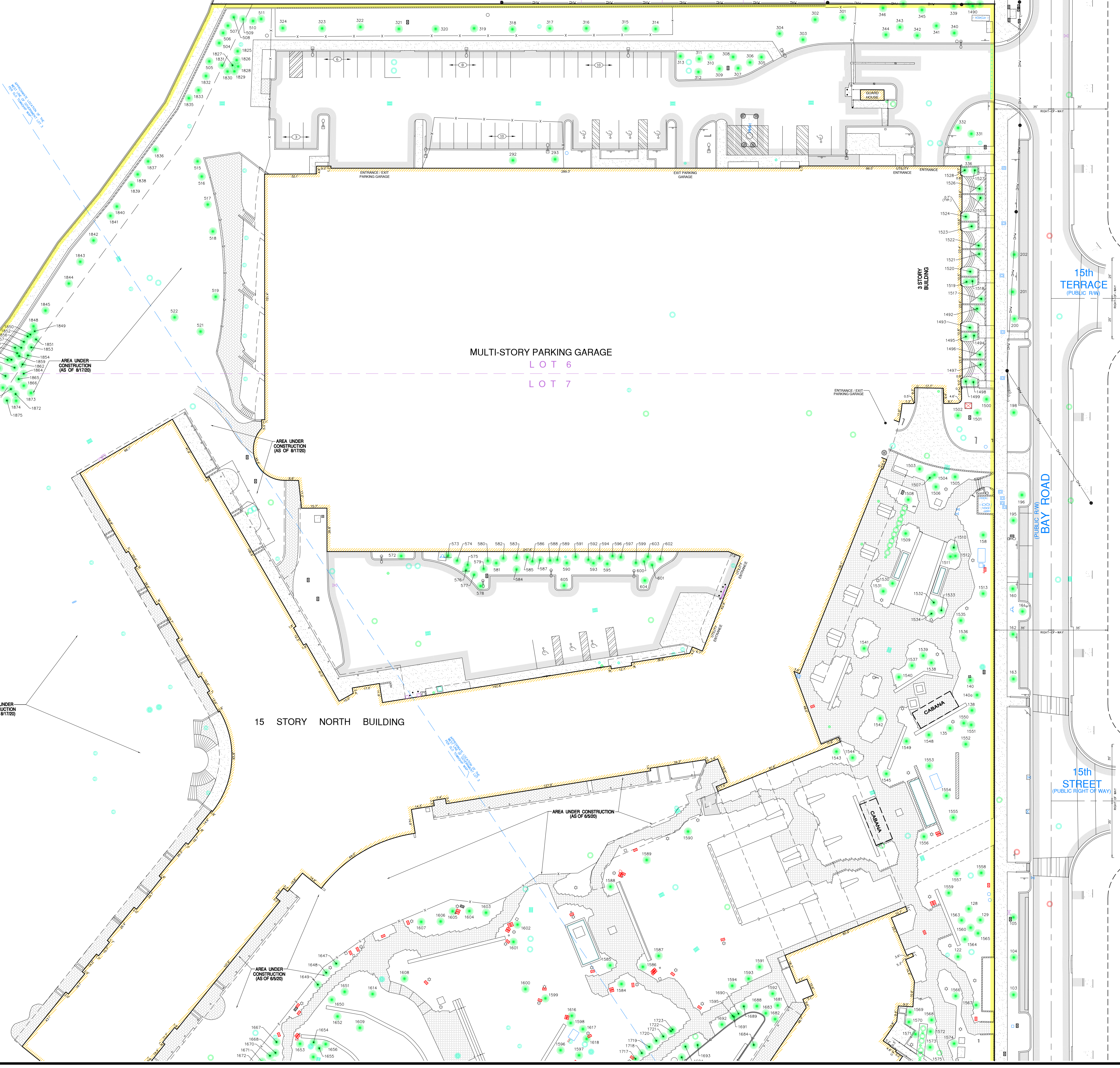
PLAT BOOK 58 PAGE 86  
 LOT 10 LOT 11 LOT 12 LOT 13 LOT 15

BISCAYNE BAY

15th STREET (PUBLIC RIGHT OF WAY)

15th TERRACE (PUBLIC RW)

BAY ROAD



NO.	DATE	DESCRIPTION
29	200006	TREE SURVEY (8/17/20) SJD/TJC
28	200009	N.L.Y. BOUNDARY LINE (7/21/20) SJD/SJH
27	200009	UPDATE SURVEY (6/5/20) SJD
26	200030	LOCATE NEWLY BUILT TOPO. IMPROV. (3/25/20) SJD
25	190620	UPDATE SURVEY (8/26/19) SJD
	O.N.	

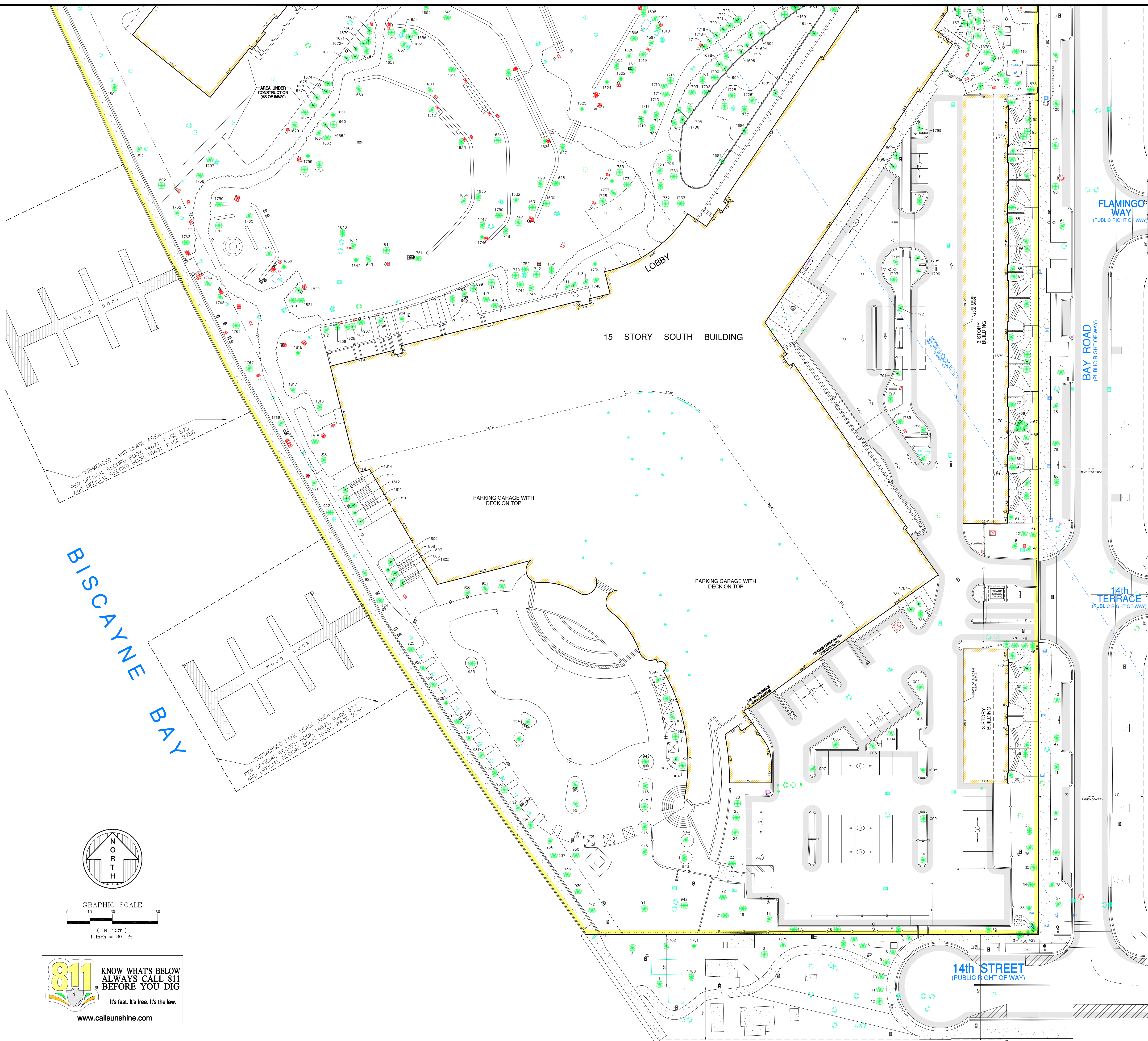
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 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

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

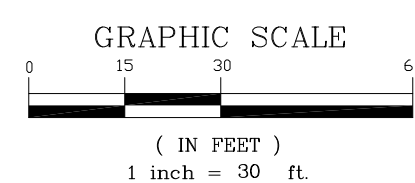
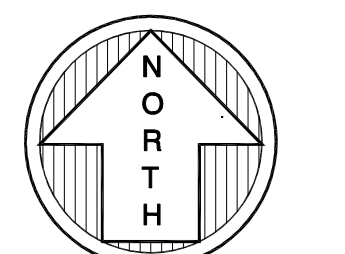
Original Date	3/24/17
Scale	1"=30'
Drawn By	DWF / MAP
CAD No.	170202
Plotted	8/31/20 3:19p
Ref. Dwg.	297D-132
Field Book	SJD
498/20 & FLD. SHTS.	
Job No.	170202
Dwg. No.	2017-041
Sheet	3 of 5

SEE SHEET 5 FOR TABLE





BISCAYNE BAY



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SUBMERGED LAND LEASE AREA  
PER OFFICIAL RECORD BOOK 14671, PAGE 573  
AND OFFICIAL RECORD BOOK 16401, PAGE 2756

SUBMERGED LAND LEASE AREA  
PER OFFICIAL RECORD BOOK 14671, PAGE 573  
AND OFFICIAL RECORD BOOK 16401, PAGE 2756

No.	Rev.	Description
29	200006	TREE SURVEY (8/17/20) SJD/TC
28	200409	N.L.Y. BOUNDARY LINE (7/21/20) SJD/SJH
27	200409	UPDATE SURVEY (6/5/20) SJD
26	200030	LOCATE NEWLY BUILT TOPO. IMPROV. (3/25/20) SJD
25	190620	UPDATE SURVEY (8/26/19) SJD
	O.N.	

**FORTIN, LEAVY, SKILES, INC.**  
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**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	8/31/20 3:19p
Ref. Dwg.	297D-132
Field Book	SJD
Job No.	498/20 & FLD. SHTS.
Dwg. No.	170202
Sheet	2017-041
	4 of 5

SEE SHEET 5 FOR TABLE



TREE TABLE

Table with 7 columns: TREE NUMBER, D.B.H. (INCHES), HEIGHT (FEET), SPREAD (FEET), COMMON NAME, TREE NUMBER, D.B.H. (INCHES), HEIGHT (FEET), SPREAD (FEET), COMMON NAME, TREE NUMBER, D.B.H. (INCHES), HEIGHT (FEET), SPREAD (FEET), COMMON NAME, TREE NUMBER, D.B.H. (INCHES), HEIGHT (FEET), SPREAD (FEET), COMMON NAME.

DEM GEM BLS S/D DWF
TREE SURVEY (8/17/20) S/D/TC
N.Y. BOUNDARY LINE (7/21/20) S/D/5H
UPDATE SURVEY (6/5/20) S/D
LOCATE NEWLY BUILT TOPO. IMPROV. (3/25/20) S/D
UPDATE SURVEY (8/26/19) S/D

29 200006 28 200409 27 200030 26 190620
No. O.N.
Revision Description

FORNIN, LEAVY, S KILES, INC.
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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
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Plotted 8/31/20 3:19p
Ref. Dwg. 297D-132
Field Book SJD
498D & FLD. SHTS.
Job No. 170202
Dwg. No. 2017-041
Sheet 5 of 5