SCHEDULE B II:

- 1-7. STANDARD EXCEPTIONS NOT ADDRESSED.
- 8. Dedications and reservations shown on the Plat Ocean Beach Addition No. 1, according to the Plat thereof, as recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

NO RESERVATIONS PER PLAT. R/W PER PLAT THAT ADJOINS PARCEL IS SHOWN ON THE SURVEY.

9. Easement in favor of Florida Power & Light Company recorded June 6, 2002 in Official Records Book 20444, Page 2583, of the Public Records of Orange County, Florida.

FPL EASEMENT ENCUMBERS PARCEL AND IS SHOWN ON THE SURVEY.

- 10. Notices under Florida Statutes 713.10 recorded June 16, 2008 in Official Records Book 26431, Page 549 (BENEFITS LOTS 13 & 14 IN BLOCK 34. BLANKET IN NATURE. NOT A SURVEY MATTER), and recorded October 22, 2007 in Official Records Book 26002, Page 3151 (BENEFITS LOTS 10, 11, 16, 17, 18, 19, 20 AND 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.), Official Records Book 26002, Page 3154 (BENEFITS LOTS 10, 11, 16, 17, 18, 19, 20 AND 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.), and Official Records Book 26002, Page 3157 (BENEFITS LOTS 10, 11, 16, 17, 18, 19, 20 AND 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.), recorded August 22, 2013 in Official Records Book 28785, Page 3593 (BENEFITS THE NORTH 1/2 OF LOT 15 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), recorded September 4, 2019 in Official Records Book 31591, Page 2535 (BENEFITS LOT 11, LESS THE SOUTH 5 FEET THEREOF, AND LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER, of the Public Records of Orange County, Florida.
- 11. Terms and conditions of the following Conditional Use Permits: Conditional Use Permit recorded 13 & 14 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Modified Conditional Use Permit recorded August 14, 2012 in Official Records Book 28228, Page 3548 (BENEFITS AND ENCUMBERS LOTS 13 & 14 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Conditional Use Permit recorded October 4, 2013 in Official Records Book 28854, Page 1704 (BENEFITS AND ENCUMBERS LOTS 11, 12, 16, 17, 18, 19, 20 & 21 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER Modified Conditional Use Permit recorded January 7, 2014 in Official Records Book 28979, Page 1935 (BENEFITS AND ENCUMBERS LOTS 13 & 14 IN BLOCK 34. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Conditional Use Permit recorded October 11, 2016 in Official Records Book 30260, Page 2214 (ENCUMBERS 14. Easement in favor of Florida Power & Light Company recorded August 23, 2019 in Official Records PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) Conditional Use Permit recorded February 13, 2017 in Official Records Book 30420, Page 1975 (ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), all of the Public Records of Miami-Dade County, Florida.
- 12. City of Miami Beach, Florida, Historic Preservation Board Orders as follows:

Order recorded May 2016 in Official Records Book 30076, Page 383

(ENCUMBERS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY MATTER)

Corrected Order recorded August 8, 2016 in Official Records Book 30183, Page 1905

(ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1114 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1212 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1244 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1285 (BENEFITS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1571 (BENEFITS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY MATTER)

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 1619 (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY

Supplemental Order recorded December 29, 2017 in Official Records Book 30810, Page 2586, (BENEFITS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER) of the Public Records of Miami-Dade County, Florida.

- 13. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded December 12, 2017 in Official Records Book 30789, Page 4505 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4514 (RESTRICTIONS ENCUMBERS PARCEL, BUT NOT SUBJECT TO LOCATION, BLANKET IN NATURE, NOT A SURVEY MATTER), Official Records Book 30789, Page 4570 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4632 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4632 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4727 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4753 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), Official Records Book 30789, Page 4769 (RESTRICTIONS ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER), of the Public Records of Miami—Dade County, Florida.
- Book 31582, Page 382, of the Public Records of Miami-Dade County, Florida. EASEMENT BENEFITS AND ENCUMBERS THE PARCEL AND IS SHOWN ON THE SURVEY.
- 15. Sidewalk and Landscaping Maintenance Agreement and Declaration of Restrictive Covenants between City of Miami Beach, Florida and Washington Squared Owner, LLC, recorded January 19, 2021 in Official Records Book 32297, Page 1752, of the Public Records of Miami—Dade County, Florida.

LEGEND

_____ = 0.5' CURB

EL. = ELEVATION INV. = INVERT

SAN. = SANITARY

CONCRETE

----x---= CHAIN LINK FENCE

= GRADE ELEVATION

= ASPHALT PAVEMENT

P.R.M. = PERMANENT REFERENCE MONUMENT

m = CATCH BASIN

ı⇒ = LIGHT POLE

= WATER METER

 \square = UTILITY POLE

♥ = FIRE HYDRANT

■ = HANDHOLE

RISER

• = SIGN

m = CATCH BASIN INLET

ENCUMBERS PARCEL. BUT NOT SUBJECT TO LOCATION. BLANKET IN NATURE. NOT A SURVEY MATTER.

LEGAL DESCRIPTION:

Lot 11, less the South five feet thereof, and Lots 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21, Block 34, OCEAN BEACH FLA. ADDITION NO. 1, according to the Plat thereof, as recorded in Plat Book 3, Page 11, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 3, Township 54 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
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. D-116, Elevation +5.03, located at the Southeast corner of 5th Street and Washington Avenue.
- · Bearings hereon are referred to an assumed value of N00°00'00'E for the East right of way line of Washington Avenue, and evidenced by 2 found nail and disks LB3653.
- 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. 12086C0319L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise
- 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.
- 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.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
- There is no visible observed evidence of the site being used as a solid waste dump,
- There is no visible evidence or knowledge of any location of wetlands, as delineated by the proper authorities.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
- Total striped parking spaces within legal description: 258 Regular Spaces and 1 Handicap Spaces. Parking spaces were not verified for any applicable requirements. Parking spaces located in the enclosed garage within the building.
- A. <u>Land Area and Square Footage Tab</u>: 1. The square footage of the improvements on the Property, calculated in accordance with the
- zoning ordinance of _____, is _____ square feet.
- 2. The land area of the Property is 68,770 square feet, or 1.58 acres, more or less.
- 1. The Property contains the following number and type of parking spaces:
- Disabled: 1 (Handicap) Motorcycle: _____
- Regular: 258 Other: _____
- 2. The zoning ordinance of CD-2 (Commercial, Medium Intensity District) requires that the Property with this zoning classification have the following number and type of parking spaces:
- Disabled: _____
- Motorcycle: _____ Regular: 133
- Other: ___

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and the basis for such calculations are as follows: The applicable zoning ordinance requires Hotel properties to have 1 parking space per two Hotel units. The Hotel has 266 units, therefore 133 regular parking spaces are required.

LOCATION SKETCH NOT TO SCALE

WASHINGTON SQUARED OWNER LLC, a Delaware limited liability company CIM Real Estate Credit, LLC, a Delaware limited liability company, in its capacity as Administrative Agent, together with its respective successors and assigns

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 30, 2020 and last updated on May 17, 2021, in accordance with the 2021 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), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 13, 14, 16, and 17 of Table A thereof, 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 May 17, 2021

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

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

FORTIN, LEAVY, SKILES, INC., LB3653

State of Florida.

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> Óriginal Date 10/30/20 Scale

1" = 20' Drawn By

DWF / DJR CAD No. 071035 Plotted

the Property of ortin, Leavy, Skiles, In

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

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6/4/21 10:07a Ref. Dwg. 2007-115

Field Book 648-34 & F.S. - TMC

Dwg. No.

2020-112-NAVD

1 of 2

