



LEGAL DESCRIPTION:
Beginning at the Northeast corner of Lot 12, in Block 3, of the amended Plat of the Ocean Front Property of the Miami Beach Improvement Company, according to the plat thereof recorded in Plat Book 5 at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida; Thence Southerly along the Westerly line of Collins Avenue a Distance of 45 feet to a point; Thence Westerly, Parallel to the North line of Atlantic Avenue (now known as 23rd Street) for a distance of 285 feet to the Eastern line of Palm Avenue (now known as Liberty Avenue); Thence Northerly along the said Eastern line of said Palm Avenue (now known as Liberty Avenue) a distance of 145 feet to a point; Thence run Easterly, parallel to said 23rd Street a distance of 285 feet; Thence Southerly along the Westerly line of Collins Avenue a Distance of 100 feet to the POINT OF BEGINNING.

AND
Begin at the Northeast corner of Lot 1, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB., OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, Dade County Records; thence Westerly along the Northern boundaries of Lots 1, 2, 3, 4, 5 and 6 of said Block 3, to the Northwestern corner of Lot 6; thence Northerly along the Eastern right-of-way line of Liberty Avenue for a distance of 26 feet to a point; thence Easterly and parallel to the Northern boundaries of Lots 1, 2, 3, 4, 5 and 6 of said Block 3, to a point on the Westerly right-of-way line of Collins Avenue, thence Southerly a distance of 26 feet to the Point of Beginning; AND
The South 14 feet of Lot 12, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB., OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, Public Records of Dade County, Florida. AND
Begin at the Southwest corner of Lot 12, in Block 3, of the amended plat of the Ocean Front Property of the Miami Beach Improvement Company, according to the plat thereof recorded in Plat Book 5 at Pages 7 and 8, of the Public Records of Miami-Dade County Florida; Thence Westerly, parallel to the Northern boundaries of Lots 1, 2, 3, 4, 5 and 6 of said Block 3, for a distance of 180 feet to the Eastern Right-of-Way line of Palm Avenue (now known as Liberty Avenue); thence Northerly along the said Eastern Right-of-Way line a distance of 14 feet; Thence Easterly, parallel to the North line of Atlantic Avenue (now known as 23rd Street) for a distance of 180 feet to a point on the Westerly line of said Lot 12, Block 3; thence Southerly along said Westerly line for 14 feet to the Point of Beginning.

SURVEYOR'S NOTES:
- This site lies in Section 27, 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 the First American Title Insurance Company File No. 1062-4550970 with a commitment date of January 2, 2019 and Revision Number: A (01-27-20). All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".
SCHEDULE B II
1-8 Standard Exceptions not addressed.
9- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, Page(s) 7 and 8, as affected by Ordinance recorded in Deed Book 227, at Page 318, but, deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Right-of-Way, per plat that adjoins parcel is shown on survey. No easements per plat to plot. Deed Book 227, Page 318 vacates that portion of Atlantic Avenue as shown on said plat lying East of the East line of Collins Avenue.
10 City of Miami Beach Historic Preservation Board Order, filed April 29, 2011, in Official Records Book 27670, at Page 4626.
Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
11 City of Miami Beach Planning Board Conditional Use Permit, recorded December 20, 2013, in Official Records Book 28961 at Page 243.
Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
12 City of Miami Beach Planning Board Conditional Use Permit, recorded December 17, 2018 in Official Records Book 31257, Page 1497, Official Records Book 31257, Page 1535, Official Records Book 31257, Page 1576 and Official Records Book 31257, Page 1576.
Benefits and encumbers the parcel but not subject to location. Blanket in nature. Not a survey matter.
13 City of Miami Beach Historic Preservation Board Order recorded September 19, 2018 in Official Records Book 31260, Page 1108, Official Records Book 31260, Page 1115, and Official Records Book 31260, Page 1123.
Benefits and encumbers the parcel but not subject to location. Blanket in nature. Not a survey matter.
14 City of Title recorded October 11, 2019 in Official Records Book 31646, Page 3240.
Benefits and encumbers the parcel but not subject to location. Blanket in nature. Not a survey matter.
15 Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
Standard Exception. Document not provided.
16 Terms and provisions of that certain unrecorded Parking License by and between West Collins Land Investors, L.P., a Delaware limited partnership and LAZ Florida Parking L.L.C.
Document not recorded or provided for review.
17 Survey prepared by Fortin, Leavy, Skiles, Inc. LB3653, dated March 22, 2018, updated September 28, 2018, under Job No. 180314, shows the following:
a. Water manholes, catch basins and riser, all without benefit of easement.
Above items are shown on the survey.

- Bearings hereon are referred to an assumed value of S 0°00'00" W for the West right of way line of Collins Avenue, and evidenced by two found nail & disks at 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 observed evidence of current earth moving work, building construction or building additions, as shown on survey.
- 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 visible evidence of recent road construction work adjacent to this site.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark D-160, Elevation +35.35. Located at 22nd Street East of Collins Avenue, located on March, 2018.
- 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.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 52,725 square feet, or 1,210 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- 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.
- The underground utilities shown hereon 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.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Folio No.s: 02-3266-001-0580.

CERTIFICATION TO:
North Bay Owner, LLC, a Delaware limited liability company
Citizens Bank, National Association, as the Authorized Agent for the benefit of the Lenders
First American Title Insurance Company

SURVEYOR'S CERTIFICATION:
I hereby certify that this "ALTA/NSPS Land Title Survey" was made under my responsible charge on March 22, 2018 and last updated January 8, 2020, in accordance with the 2018 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, 5, 7(a), 7(b)(1), 8, 9, 11, 14, 16, 17, 18 and 19 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 January 8, 2020.

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

FORTIN, LEAVY, SKILES, INC., LB3653

Original Date	3/22/2018
Scale	1"=20'
Drawn By	DWF / DJR
CAD No.	051038
Plotted	3/4/21 2:36p
Ref. Dwg.	2005-105-1
Field Book	5751A - SJD
Job No.	180314
Dwg. No.	2018-035
Sheet	1 of 1

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on instrument and is not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

MAP	AMEND TO SHOW ADDITIONAL ELEVATIONS	21/03/19
MAP	AMEND TO SHOW FOUNDATION LOCATIONS	21/03/19
S&L	UPDATE TO ALTA SPECIFICATIONS	20/06/20
S&L	UPDATE SURVEY (1/8/20) RLL	19/13/30
S&L	AMEND TO SHOW U.G. TANK LOCATION	19/16/66
No.	O.N.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
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ALTANSPPS LAND TITLE SURVEY
2318 & 2340 COLLINS AVENUE - STARWOOD HQ
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA