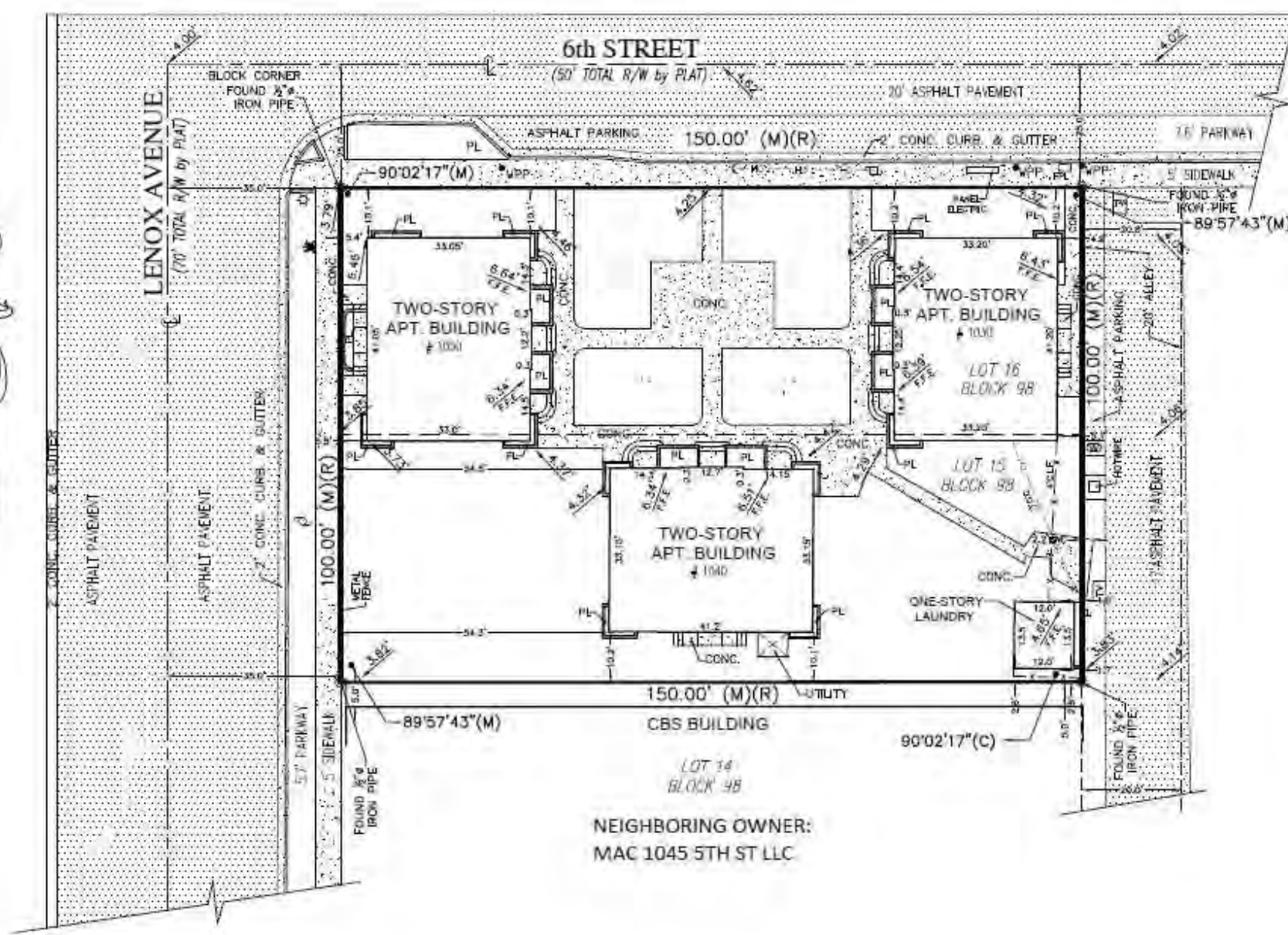


LOCATION MAP
NOT TO SCALE

PROJECT SITE



SCALE: 1" = 30'



PROPERTY ADDRESS: 1030 6TH ST., MIAMI BEACH, FL. 33139.

CERTIFIED TO:
1030 PROPERTY INVESTMENTS, LLC
RONRUSS INVESTMENTS I, LLC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
GALBUT, WALTERS & ASSOCIATES, LLP
REG FINANCIAL, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE 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, 7A, 7B, 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 20TH, 2022. SURVEY DONE ACCORDING TO OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO.: 22081901.
- SCHEDULE B-II TITLE EXCEPTION #8 AFFECTS THE PROPERTY BUT IS NOT PLOTTABLE. (ORB 32369, PAGE 585)
- ALL OTHER SCHEDULE B-II TITLE EXCEPTIONS ARE BLANKET IN NATURE AND NOT PLOTTABLE.
- CONCRETE SLAB ENCROACHES 2.20' BEYOND EAST PROPERTY LINE INTO 20' ALLEY RIGHT OF WAY.
- THERE ARE NO OTHER ENCROACHMENTS ON THE PROPERTY.
- PROPERTY HAS DIRECT VEHICULAR ACCESS TO PUBLICLY DEDICATED RIGHT OF WAYS (LENOX AVENUE AND 6TH STREET)
- LAND AREA = 15,000 SQ. FEET (0.344 ACRES)

LEGAL DESCRIPTION: LOTS 15 AND 16, IN BLOCK 98, OF OCEAN BEACH ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.

- 8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.
- 10) ELEVATIONS BASED OFF OF BM# D-151 LOCATOR: 4203 W ELEV: 3.63' NGVD

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID FB; 2 PG: 81

ALTA/NSPS SURVEY

LEGEND & ABBREVIATIONS:

<p>CONC. = CONCRETE CONC. BLOCK WALL = CONCRETE BLOCK WALL WOOD DECK = WOOD DECK COVERED AREA = COVERED AREA ASPHALT = ASPHALT CHAIN LINK FENCE (CLF) = CHAIN LINK FENCE (CLF) WOOD FENCE (WF) = WOOD FENCE (WF) IRON FENCE (IF) = IRON FENCE (IF) A = ARC DISTANCE L = LENGTH Δ = CENTRAL ANGLE / DELTA R = RADIUS T = TANGENT P.T. = POINT OF TANGENCY P.C. = POINT OF CURVATURE P.O.C. = POINT OF COMPOUND CURVE C.B. = CATCH BASIN CATV = CABLE UTILITY BOX</p>	<p>B.C. = BLOCK CORNER P.L. = PROPERTY LINE C.L. = CENTER LINE M.U. = MONUMENT CALC. = CALCULATED M. = FIELD MEASURED P. = PER PLAT TYP. = TYPICAL P.M. = PERMANENT R.M. = REFERENCE MONUMENT P.C.P. = PERMANENT CONTROL POINT F.D. NAIL = FOUND NAIL F.D. O/H = FOUND OVERHEAD UTILITY F.D. 1/2" IP. = FOUND IRON PIPE 1/2" DIAMETER C.M. = CONCRETE MONUMENT W.M. = WATER METER R/W = RIGHT OF WAY</p>	<p>U.E. = UTILITY EASEMENT A.E. = ANCHOR EASEMENT D.E. = DRAINAGE EASEMENT ENCR. = ENCROACHMENT F.F. ELEV. = FINISHED FLOOR ELEVATION N.T.S. = NOT TO SCALE P.B. = PLAT BOOK O.R.B. = OFFICIAL RECORD BOOK M.H. = MAN HOLE C.B.S. = CONCRETE BLOCK STRUCTURE BLDG. = BUILDING O.H.U. = OVERHEAD UTILITY LINES TEL. = TELEPHONE FACILITIES</p>	<p>P.R.C. = POINT OF REVERSE CURVE CH = CHORD CH. BRG. = CHORD BEARING B.M. = BENCH MARK B.R. = BEARING REFERENCE P.O.C. = POINT OF COMMENCEMENT P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK P.O.B. = POINT OF BEGINNING T.B.M. = TEMPORARY BENCH MARK F.D. IR. = FOUND IRON REBAR F.D. P.K. NAIL = FOUND PARKER-KALON NAIL P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER A/C = AIR CONDITIONER PAD TR = TRANSFORMER P.P. = POWER POLE D.M.E. = DRAINAGE & MAINTENANCE EASEMENT + U.O. = EXISTING ELEVATION</p>
---	--	---	---

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED THEREON MEETS THE MINIMUM TECHNICAL REQUIREMENTS ADOPTED BY THE STATE OF FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES. THERE ARE NO ENCROACHMENTS, OVERLAPS, EASEMENTS APPEARING ON THE PLAT OR VISIBLE EASEMENTS OTHER THAN AS SHOWN HEREON.

[Signature]
ADIS N. NUNEZ
REGISTERED LAND SURVEYOR
STATE OF FLORIDA #6924

SINCE 1987

BLANCO SURVEYORS INC.
Engineers • Land Surveyors • Planners • LB # 0007059
555 NORTH SHORE DRIVE
MIAMI BEACH, FL 33141
(305) 865-1200 Email: blancosurveyorsinc@yahoo.com Fax: (305) 865-7810

FLOOD ZONE: AE	SUFFIX: L	FEMA DATE: 09/11/09	BASE: 8'
PANEL: 0319	COMMUNITY # 120851		
DATE: 6/20/22	SCALE: 1" = 30'	DWN. BY: R.BELLO	JOB No. 22-325


NOT VALID UNLESS EMBOSSED WITH SURVEYOR'S SEAL

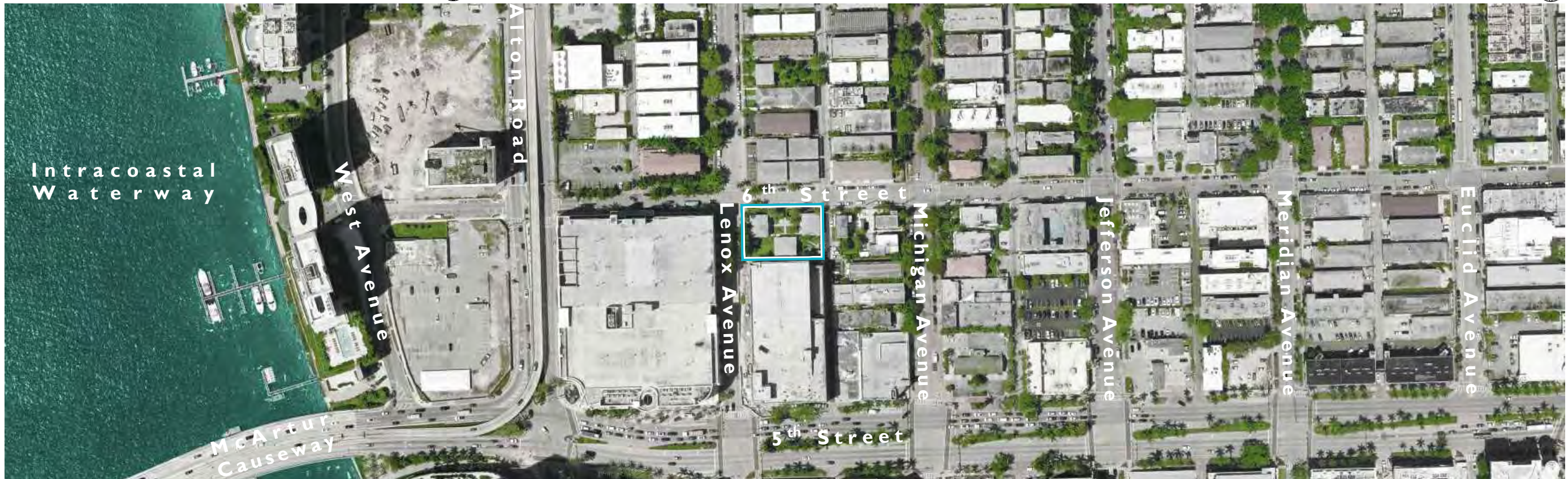
REVISED:



STATE AERIAL 



AERIAL OF 1/2 MILE RADIUS 




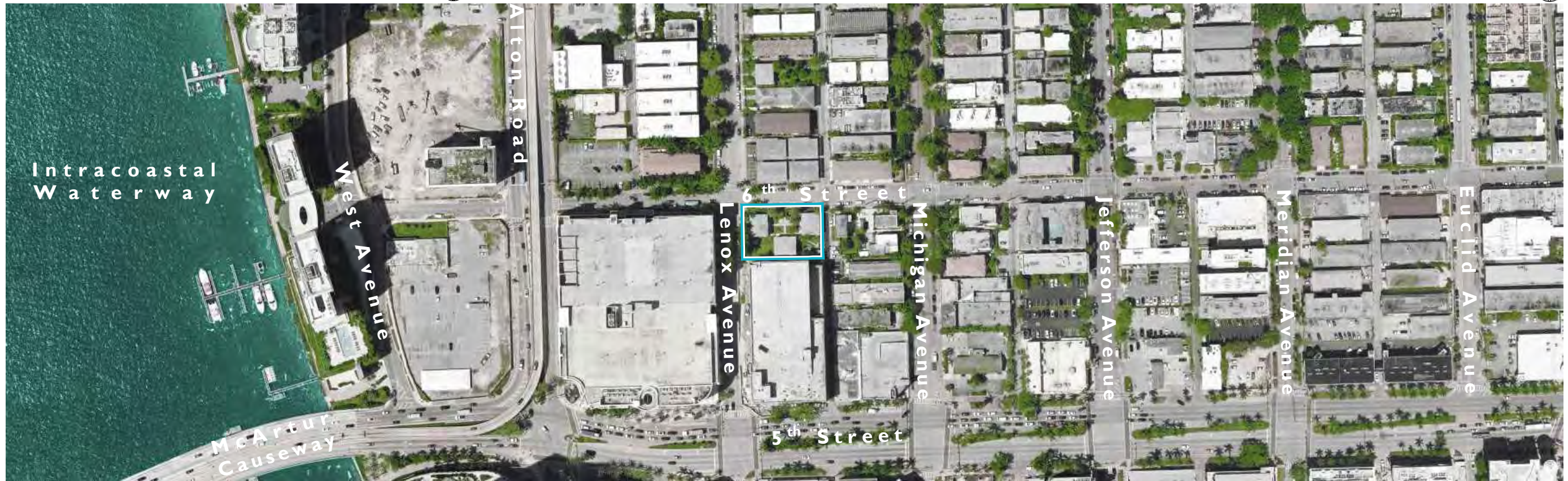
AERIAL PLAN 



STATE AERIAL 



AERIAL OF 1/2 MILE RADIUS 



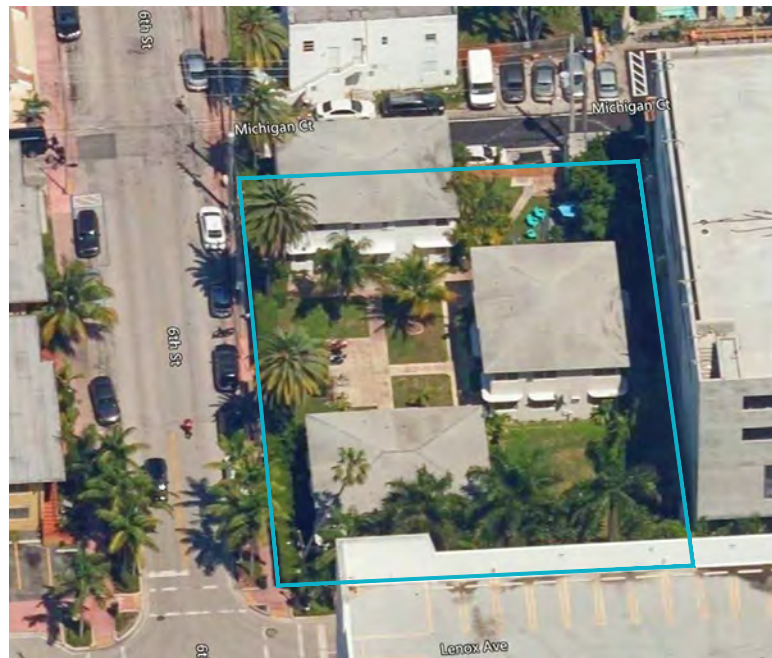
AERIAL PLAN 



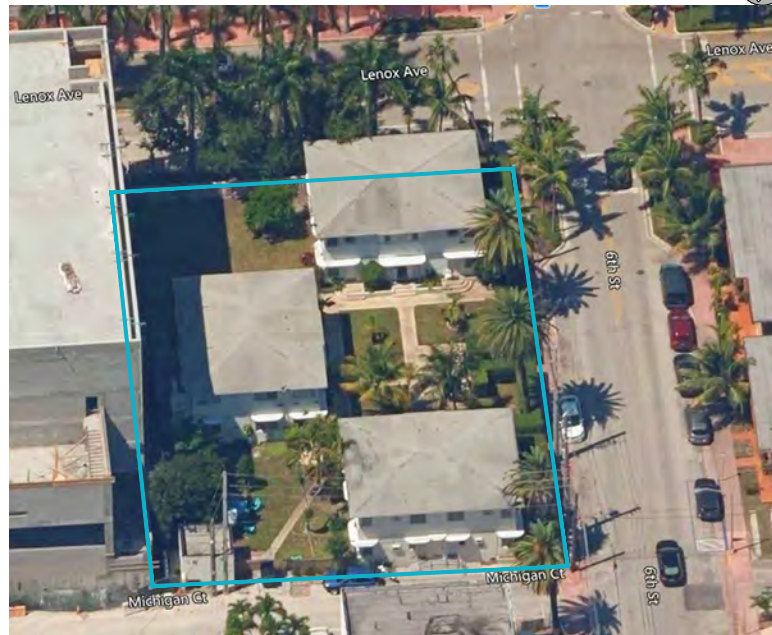
SITE AERIAL - NORTH



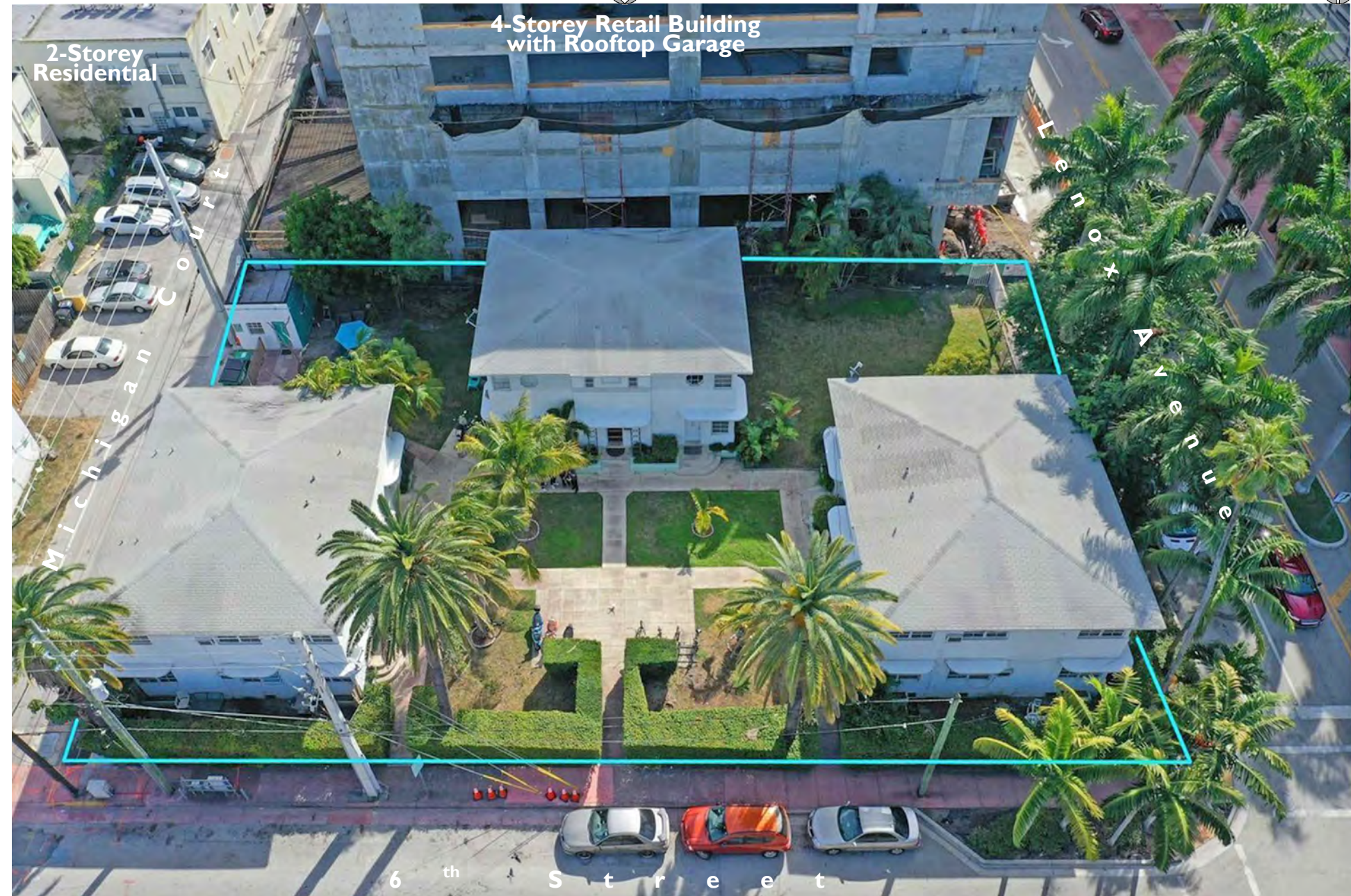
SITE AERIAL - SOUTH



SITE AERIAL - WEST



SITE AERIAL - EAST



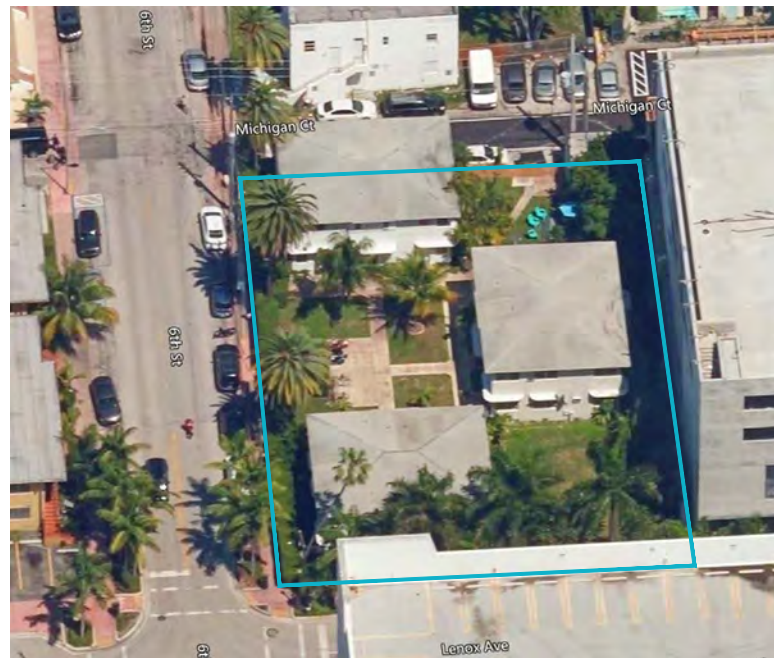
SITE AERIAL - NORTH



SITE AERIAL - NORTH



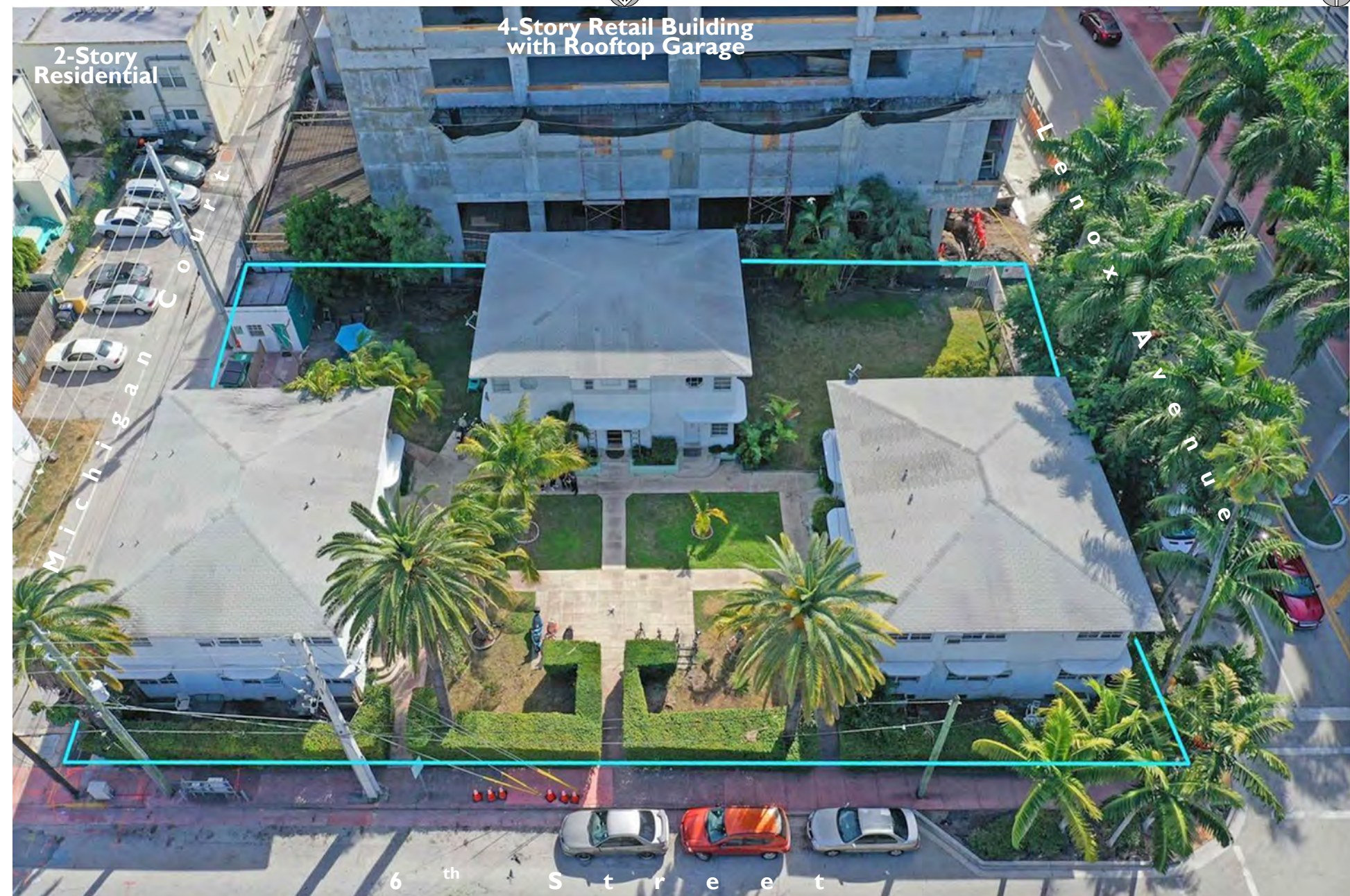
SITE AERIAL - SOUTH



SITE AERIAL - WEST



SITE AERIAL - EAST



SITE AERIAL - NORTH



1. EAST BUILDING



2. SOUTH BUILDING

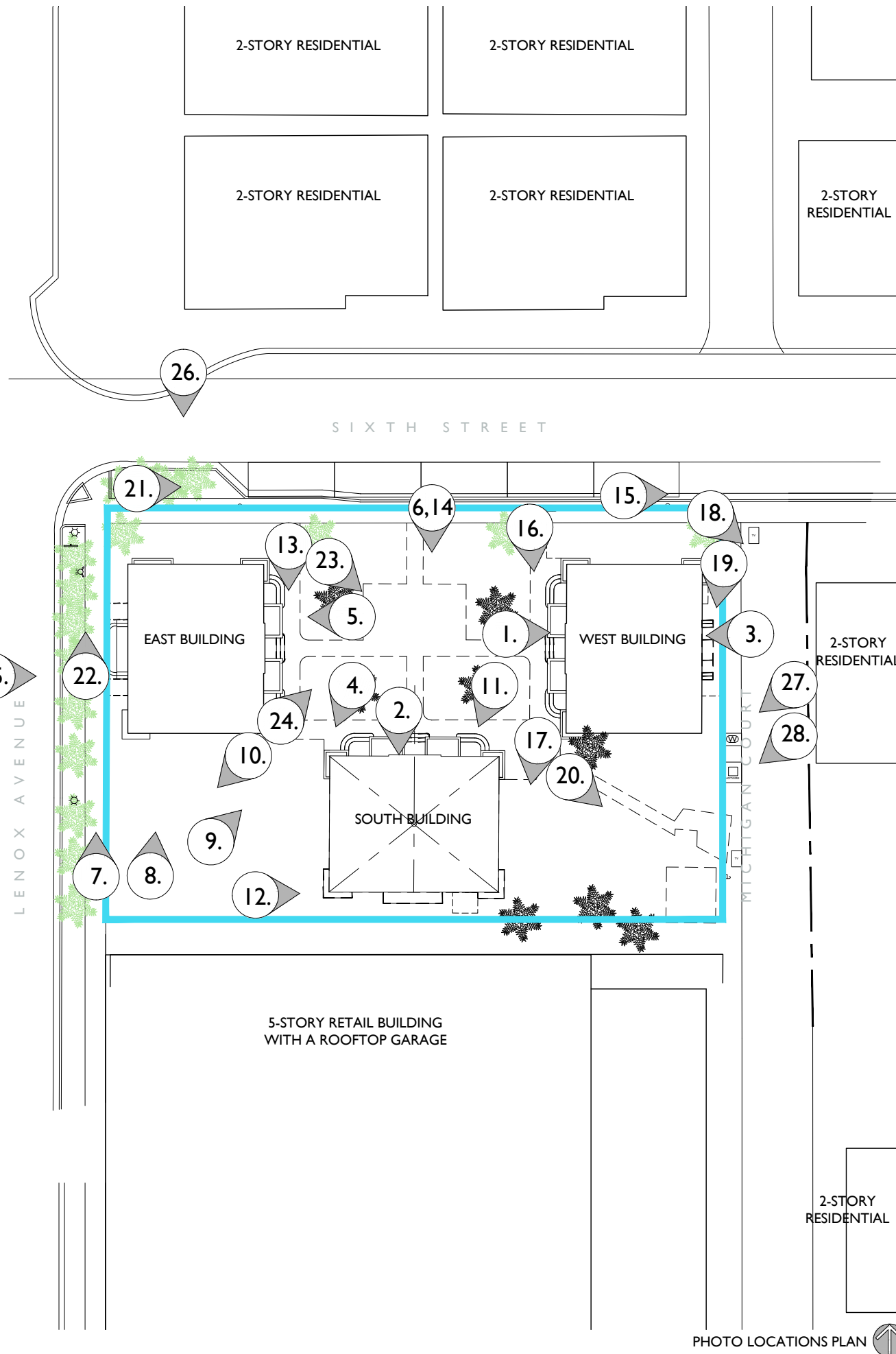


PHOTO LOCATIONS PLAN

THE HOHAUSER

SITE
PHOTO
LOCATIONS

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SCALE:
CHECK: JMcG
DATE: 12/14/2020
SHEET NUMBER



I. EAST BUILDING



2. SOUTH BUILDING

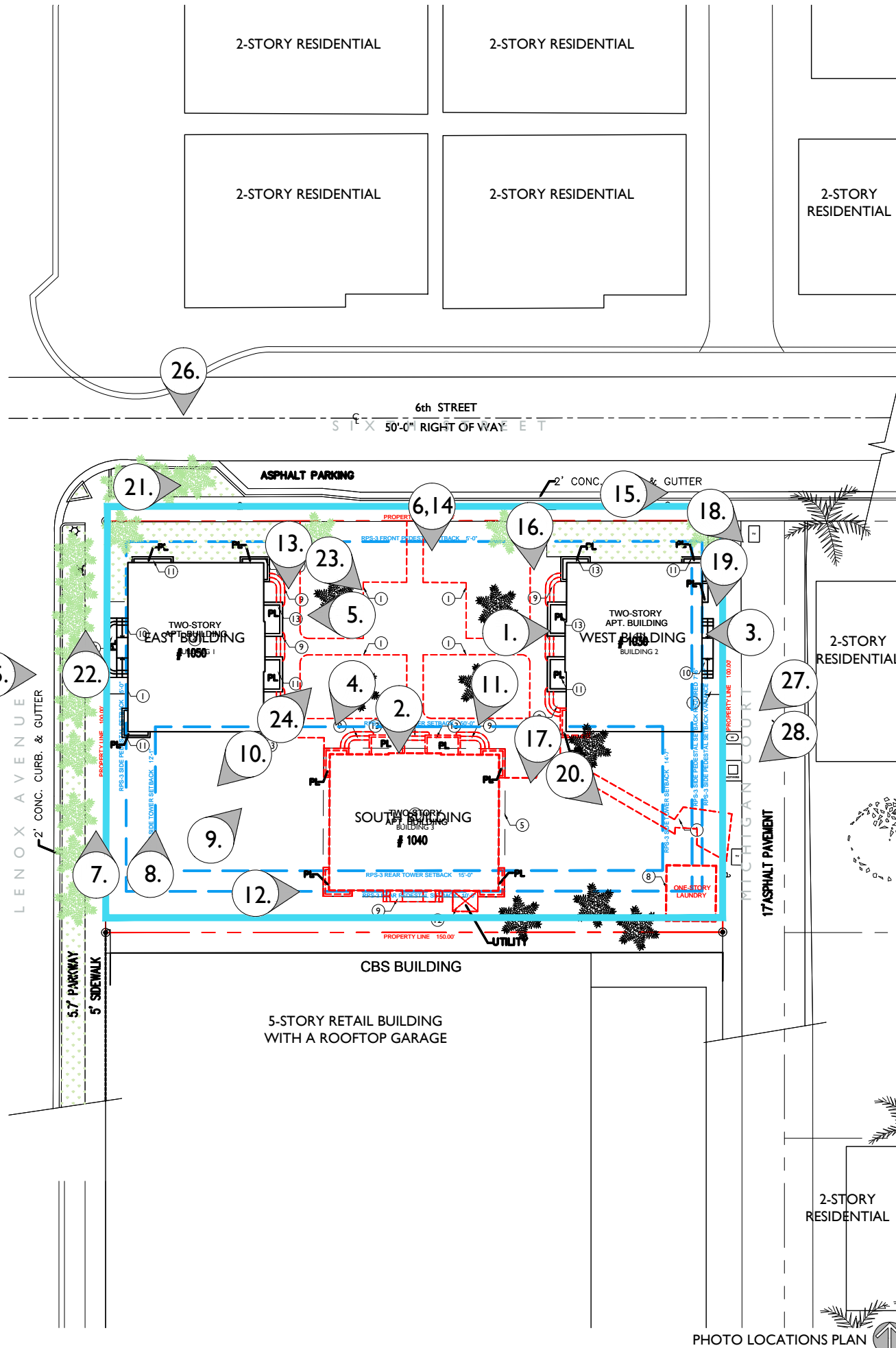


PHOTO LOCATIONS PLAN



3. OVERLAPPING ROUNDED CANOPIES



4. STRIPS OF WINDOWS WITH STREAMLINE SPANDREL



5. CIRCULAR ORNAMENTAL SCREENS



6. SYMMETRICAL SITE PLAN WITH ALIGNED VIEWS



3. OVERLAPPING ROUNDED CANOPIES



4. STRIPS OF WINDOWS WITH STREAMLINE SPANDREL



5. CIRCULAR ORNAMENTAL SCREENS



6. SYMMETRICAL SITE PLAN WITH ALIGNED VIEWS



2020-06-01

7. SIDEWALK ALONG LENOX AVENUE



2020-06-01

8. GREEN SPACE ALONG EAST SIDE OF THE SITE



2020-06-01

9. GREEN SPACE BETWEEN EAST AND SOUTH BUILDINGS



2020-06-01

10. SOUTH SIDE OF THE SITE FACING THE RETAIL BUILDING

SITE
PHOTOS

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DATE: 12/14/2020

SHEET NUMBER

A0.06



7. SIDEWALK ALONG LENOX AVENUE



8. GREEN SPACE ALONG EAST SIDE OF THE SITE



9. GREEN SPACE BETWEEN EAST AND SOUTH BUILDINGS



10. SOUTH SIDE OF THE SITE FACING THE RETAIL BUILDING

SITE
 PHOTOS

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SCALE:
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 DATE: 08/08/2022

SHEET NUMBER



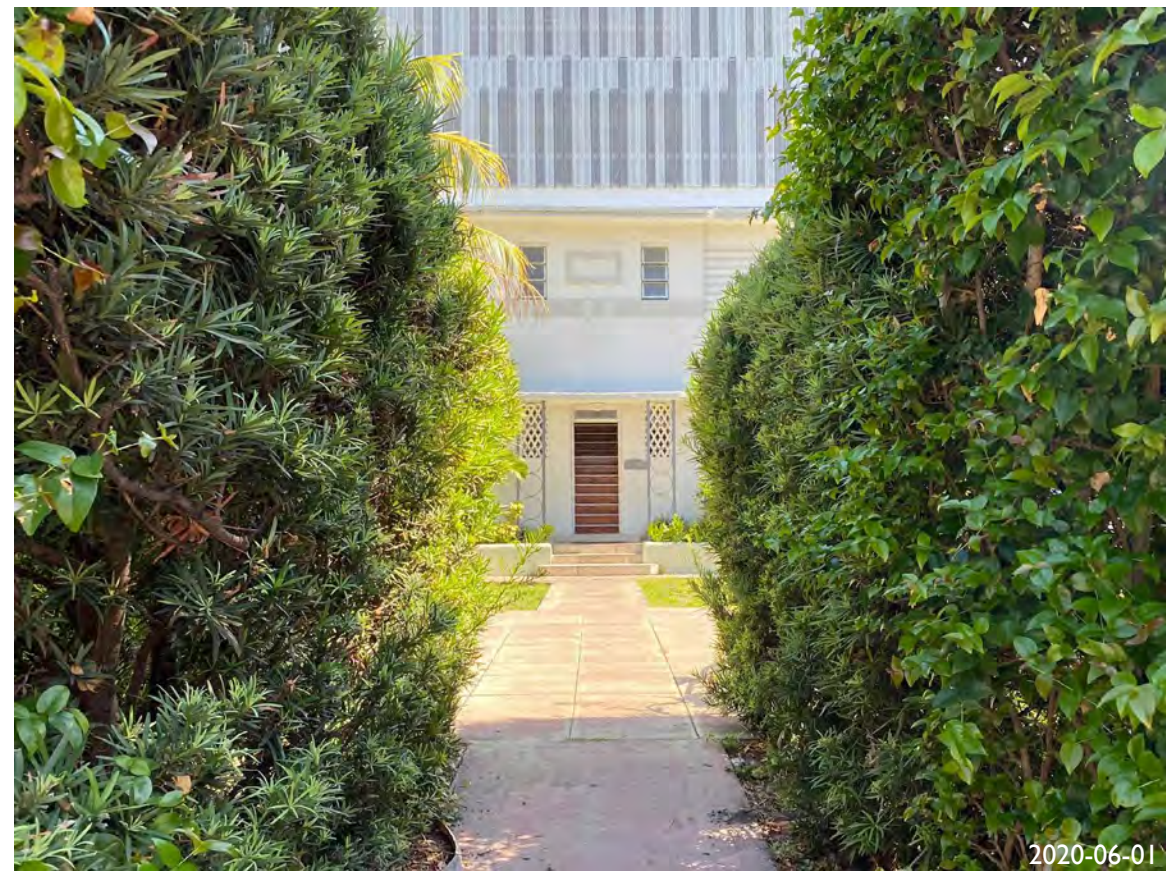
11. EXISTING SOUTH BUILDING



12. BACK OF SOUTH BUILDING AND ADJACENT RETAIL BUILDING



13. ENTRANCE OF EAST BUILDING



14. COURTYARD ENTRANCE

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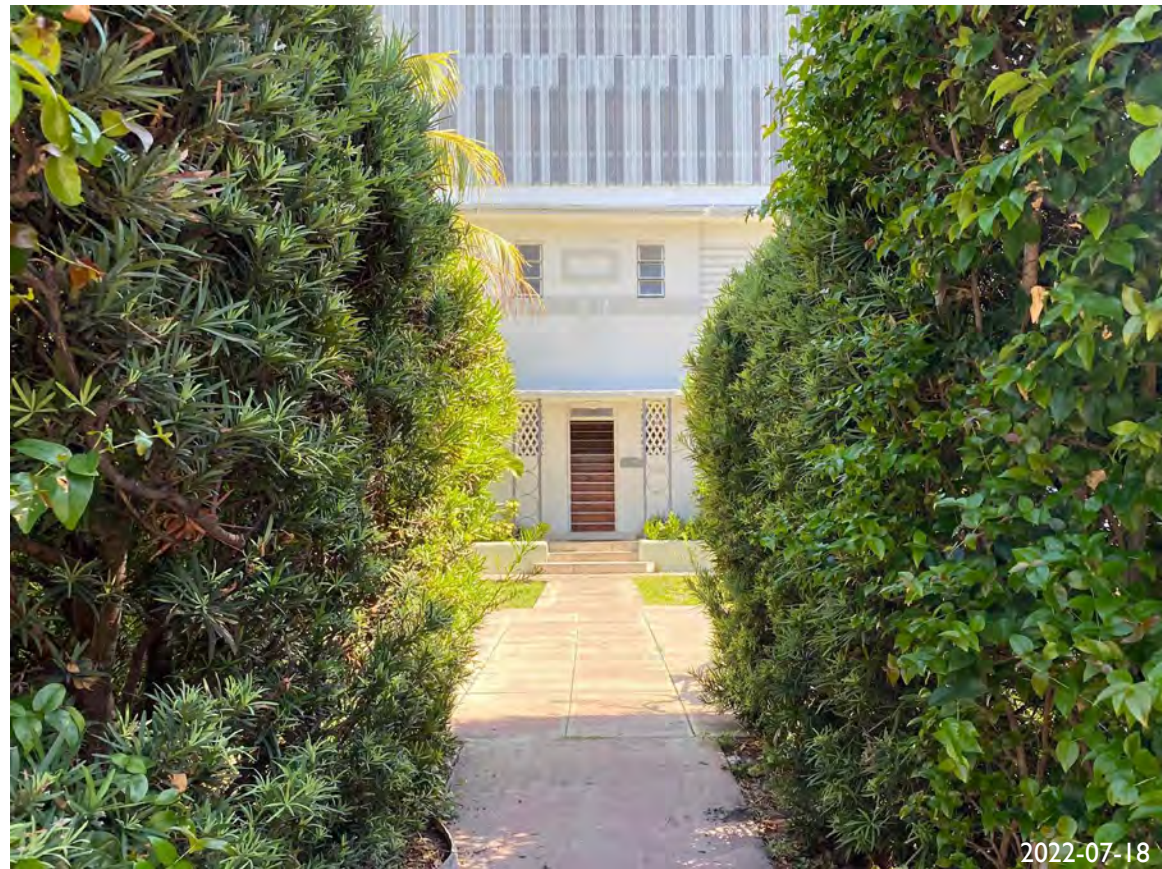
11. EXISTING SOUTH BUILDING



12. BACK OF SOUTH BUILDING AND ADJACENT RETAIL BUILDING



13. ENTRANCE OF EAST BUILDING

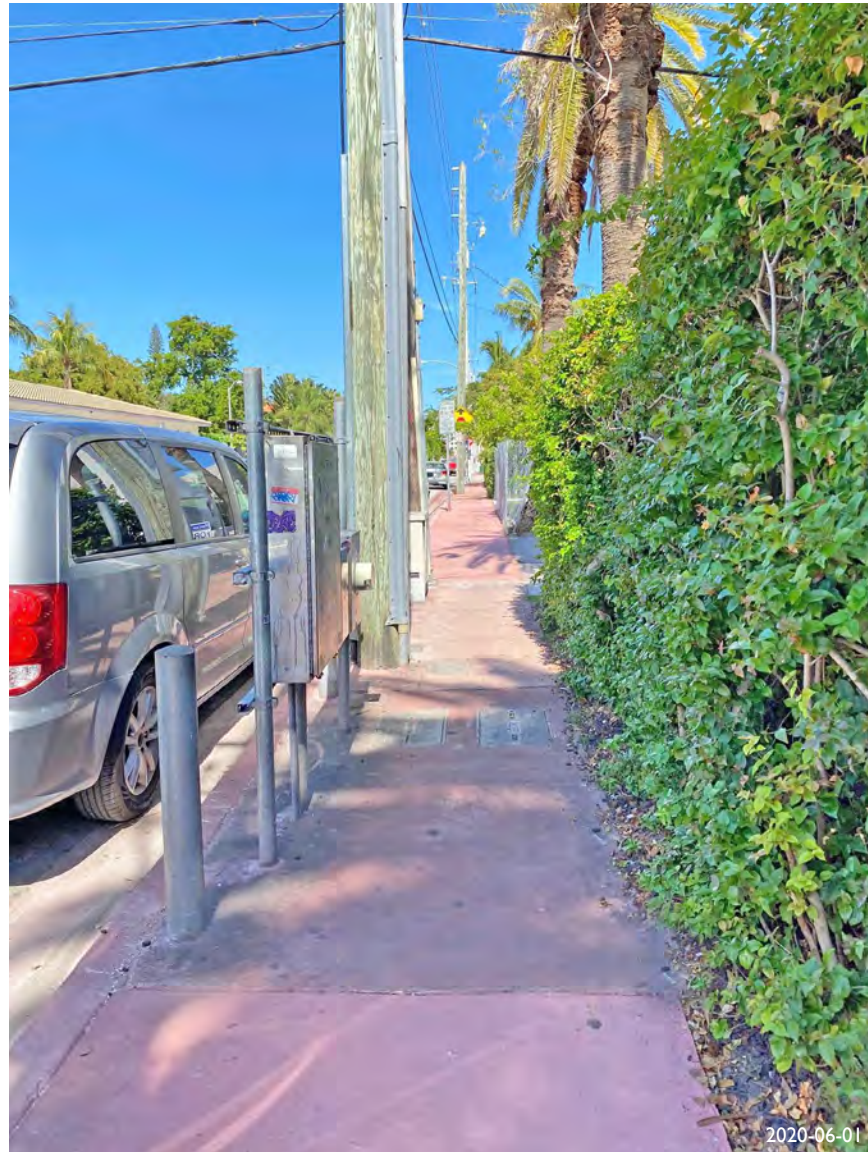


14. COURTYARD ENTRANCE

SITE
 PHOTOS

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15. SIDEWALK ALONG 6TH STREET



16. EAST BUILDING ENTRANCE



17. SIDE OF THE SOUTH BUILDING

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SHEET NUMBER



2022-07-18
 15. SIDEWALK ALONG 6TH STREET



2022-07-18
 16. EAST BUILDING ENTRANCE



2022-07-18
 17. SIDE OF THE SOUTH BUILDING

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SHEET NUMBER



18. VIEW FROM THE SITE TOWARDS MICHIGAN COURT



19. EAST BUILDING'S SIDE FACING MICHIGAN COURT



20. ACCESSORY BUILDING WITH LAUNDRY MACHINES



18. VIEW FROM THE SITE TOWARDS MICHIGAN COURT



19. EAST BUILDING'S SIDE FACING MICHIGAN COURT



20. ACCESSORY BUILDING WITH LAUNDRY MACHINES



21. WEST BUILDING FACING SIDEWALK ALONG 6TH STREET



22. WEST BUILDING FACING LENOX AVENUE



23. BICYCLE RACKS IN THE COURTYARD



24. COURTYARD

SITE
PHOTOS

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SHEET NUMBER



21. WEST BUILDING FACING SIDEWALK ALONG 6TH STREET



22. WEST BUILDING FACING LENOX AVENUE



23. BICYCLE RACKS IN THE COURTYARD



24. COURTYARD

SITE
PHOTOS

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