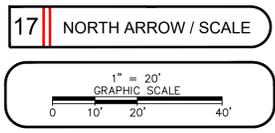
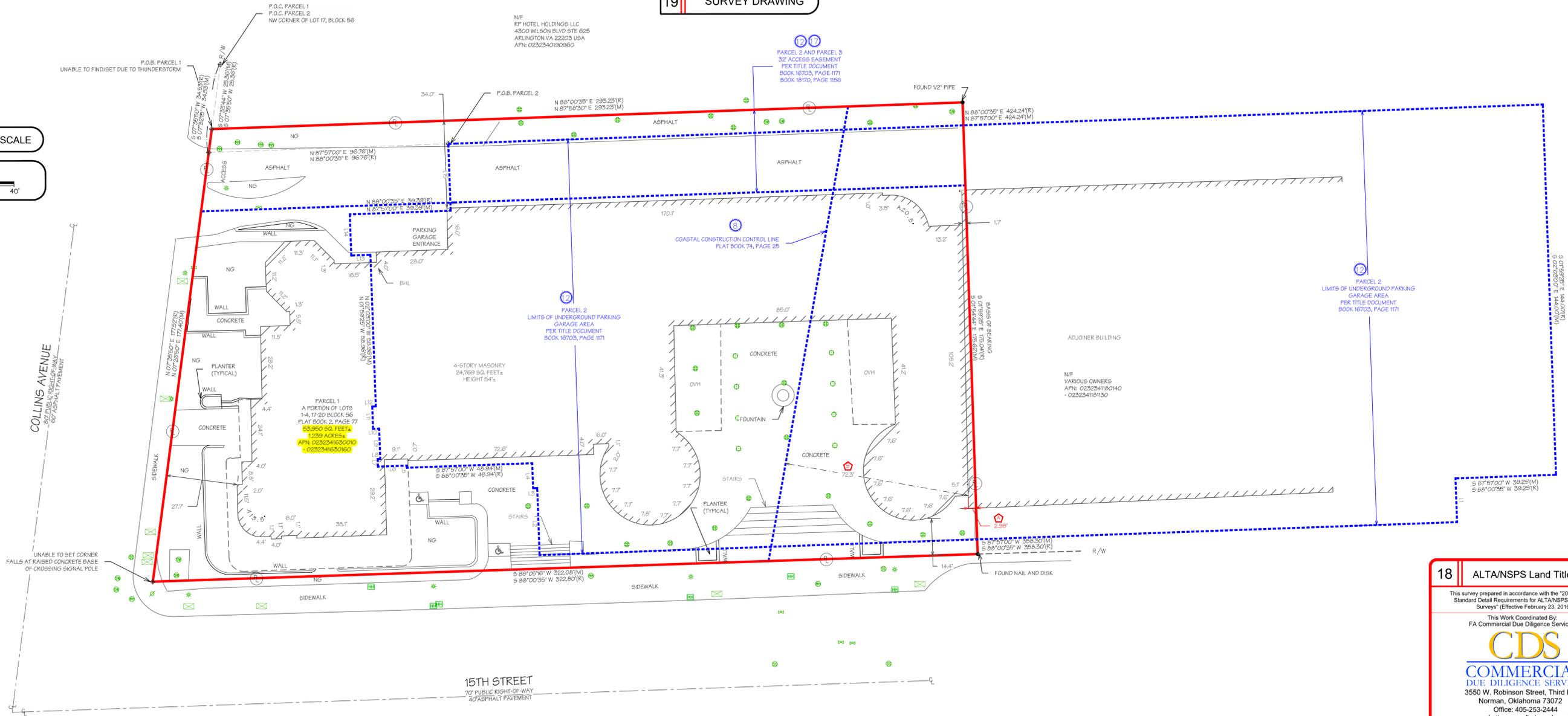


19 SURVEY DRAWING



LINE TABLE

LINE	BEARINGS	DISTANCE
L1(M)	S 02°03'00" E	17.00'
L1(R)	S 01°59'25" E	17.00'
L2(M)	N 02°03'00" W	26.07'
L2(R)	N 01°59'25" W	26.07'
L3(M)	S 87°57'00" W	1.61'
L3(R)	S 88°00'35" W	1.61'
L4(M)	N 02°03'00" W	9.71'
L4(R)	N 01°59'25" W	9.71'
L5(M)	N 02°03'00" W	0.83'
L5(R)	N 01°59'25" W	0.83'
L6(M)	S 87°57'00" W	11.27'
L6(R)	S 88°00'35" W	11.27'
L7(M)	N 02°03'00" W	2.96'
L7(R)	N 01°59'25" W	2.96'
L8(M)	N 87°57'00" E	1.00'
L8(R)	N 88°00'35" E	1.00'
L9(M)	N 02°03'00" W	11.79'
L9(R)	N 01°59'25" W	11.79'
L10(M)	S 87°57'00" W	2.39'
L10(R)	S 88°00'35" W	2.39'
L11(M)	N 02°03'00" W	8.67'
L11(R)	N 01°59'25" W	8.67'
L12(M)	N 87°57'00" E	1.39'
L12(R)	N 88°00'35" E	1.39'
L13(M)	S 87°57'00" W	7.47'
L13(R)	S 88°00'35" W	7.47'
L14(M)	N 02°03'00" W	16.00'
L14(R)	N 01°59'25" W	16.00'
L15(M)	N 02°03'00" W	26.00'
L15(R)	N 01°59'25" W	26.00'

9 LEGEND

<ul style="list-style-type: none"> PROPERTY LINE P.O.B. POINT OF BEGINNING P.O.C. POINT OF COMMENCEMENT CENTERLINE (M) MEASURED/CALCULATED DIMENSION (R) RECORD DIMENSION B.H.L. BUILDING HEIGHT LOCATION SIGN R/W RIGHT OF WAY 	<ul style="list-style-type: none"> CALCULATED POINT FOUND MONUMENT AS NOTED HANDICAP ELEVATOR UTILITY MANHOLE SIGNAL POLE HANDHOLE GAS METER FIBER OPTIC VAULT LIGHT POLE ELECTRIC OUTLET SANITARY SEWER MANHOLE STORM WATER MANHOLE GAS VALVE GRATED INLET OVERHEAD ELECTRIC LINES BUILDING SETBACK LINE EASEMENT LINE FENCE RIGHT-OF-WAY CENTERLINE OF ROAD
--	---

Approved CDS Surveyor
 Surveyors Name: Blew & Associates, P.A.
 Address: 3825 N. Shiloh Drive
 Fayetteville, AR
 Telephone Number: 479-443-4506
 email: survey@blewinc.com

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys* (Effective February 23, 2016)

This Work Coordinated By:
 FA Commercial Due Diligence Services Co.

CDS
 COMMERCIAL
 DUE DILIGENCE SERVICES

3550 W. Robinson Street, Third Floor
 Norman, Oklahoma 73072
 Office: 405-253-2444
 website: www.firstamcads.com
 Toll Free: 888.322.7371

Drwn By: DH	Date:
Surveyor	Revision:
Ref.No: 20-5091	Date:
Aprvd By: DF	Revision:
Field Date: October 20, 2020	Date:
Scale: 1" = 20'	Revision:

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

1501 Collins Avenue,
 Miami Beach, Florida

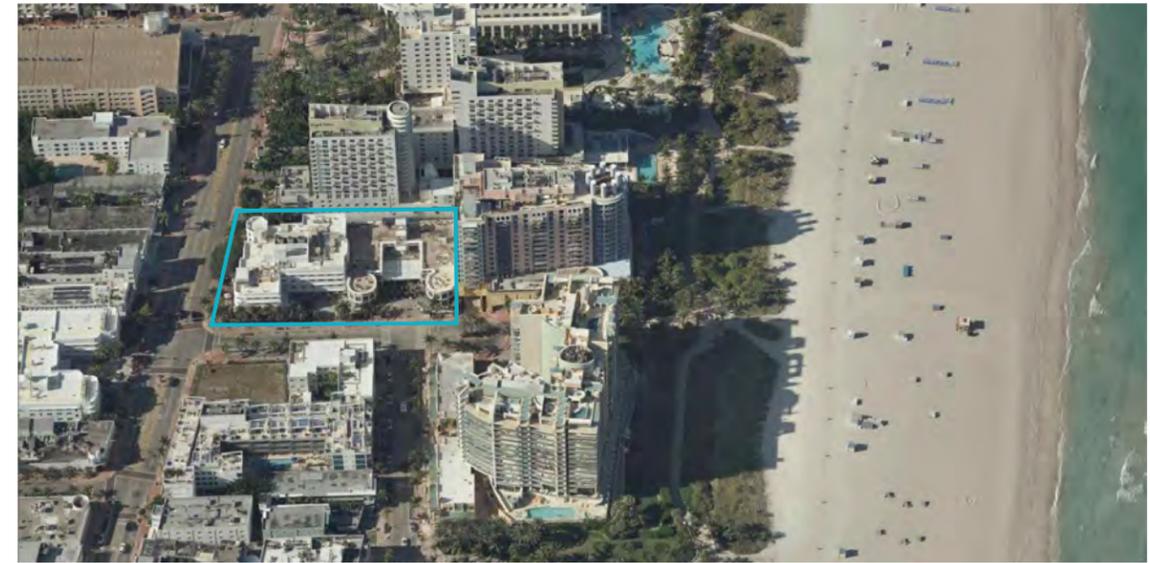
Project Name:
 Collins Avenue, Miami Beach, FL
 CDS Project Number:
 20-09-0742

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.



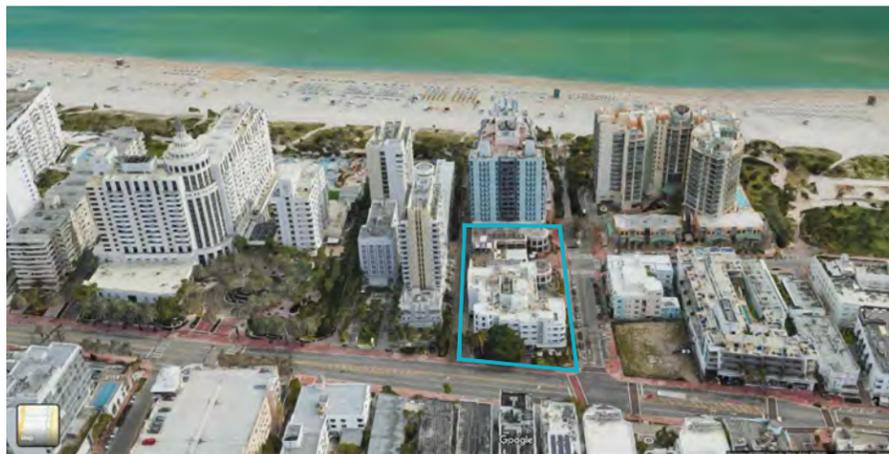
SITE AERIAL - NORTH



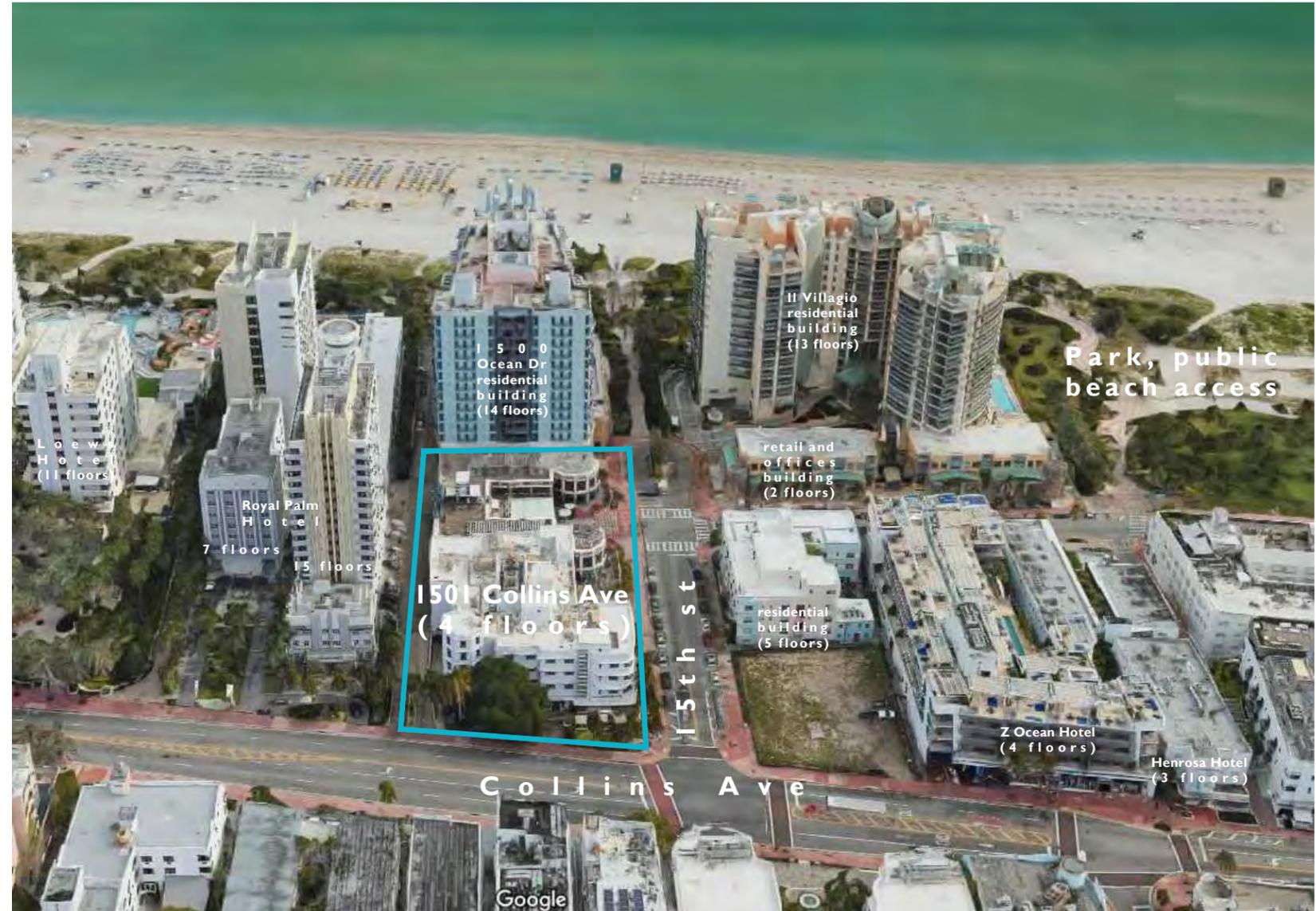
SITE AERIAL - SOUTH



SITE AERIAL - WEST



SITE AERIAL - EAST



SITE AERIAL - NORTH

1501 COLLINS AVE
MIAMI BEACH, FL 33139

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AXONOMETRIC
VIEWS

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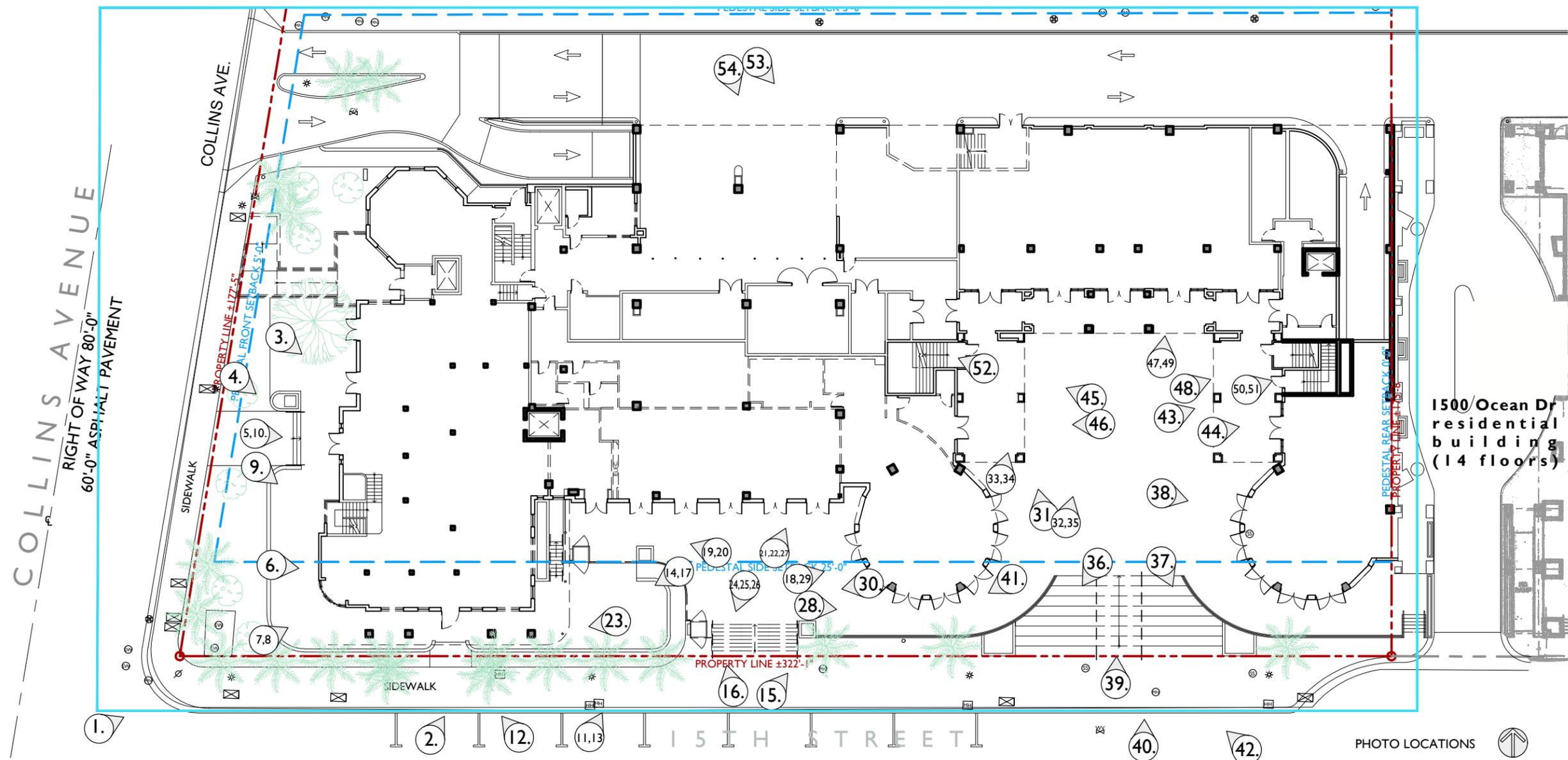
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1. CORNER VIEW FACING NORTHEAST, INTERSECTION OF COLLINS AVE AND 15TH STREET



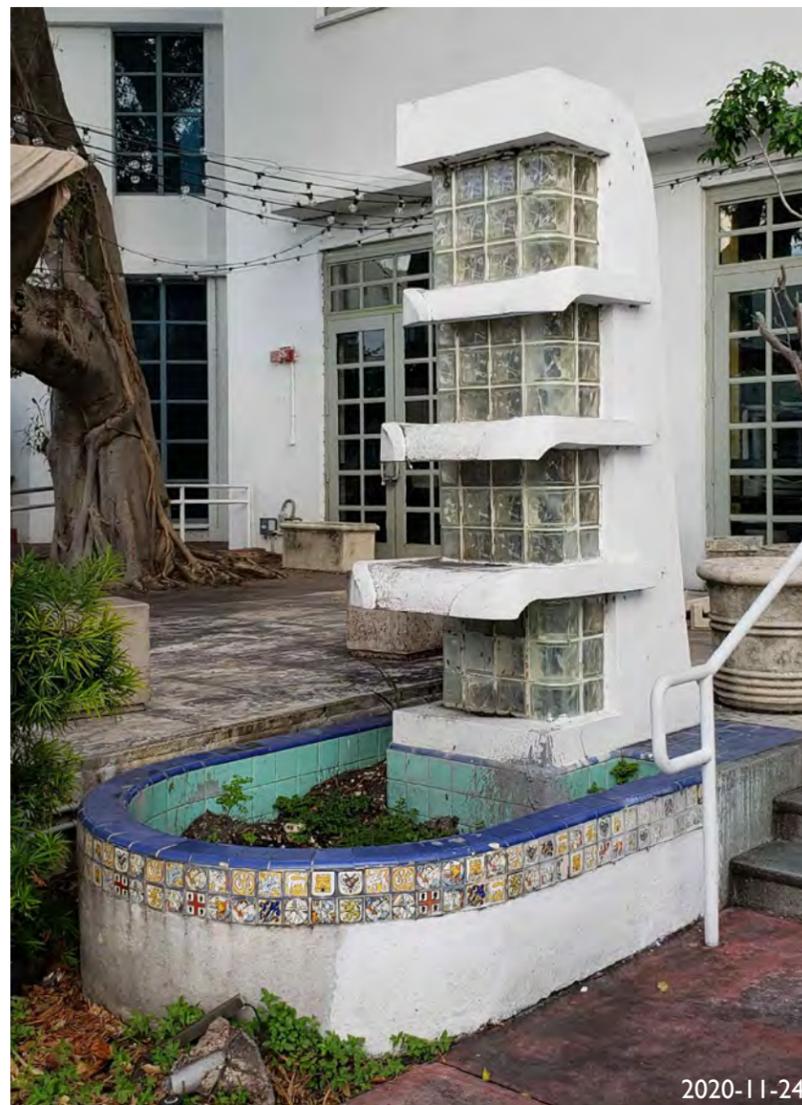
2. VIEW FACING NORTHEAST, OCEAN STEPS





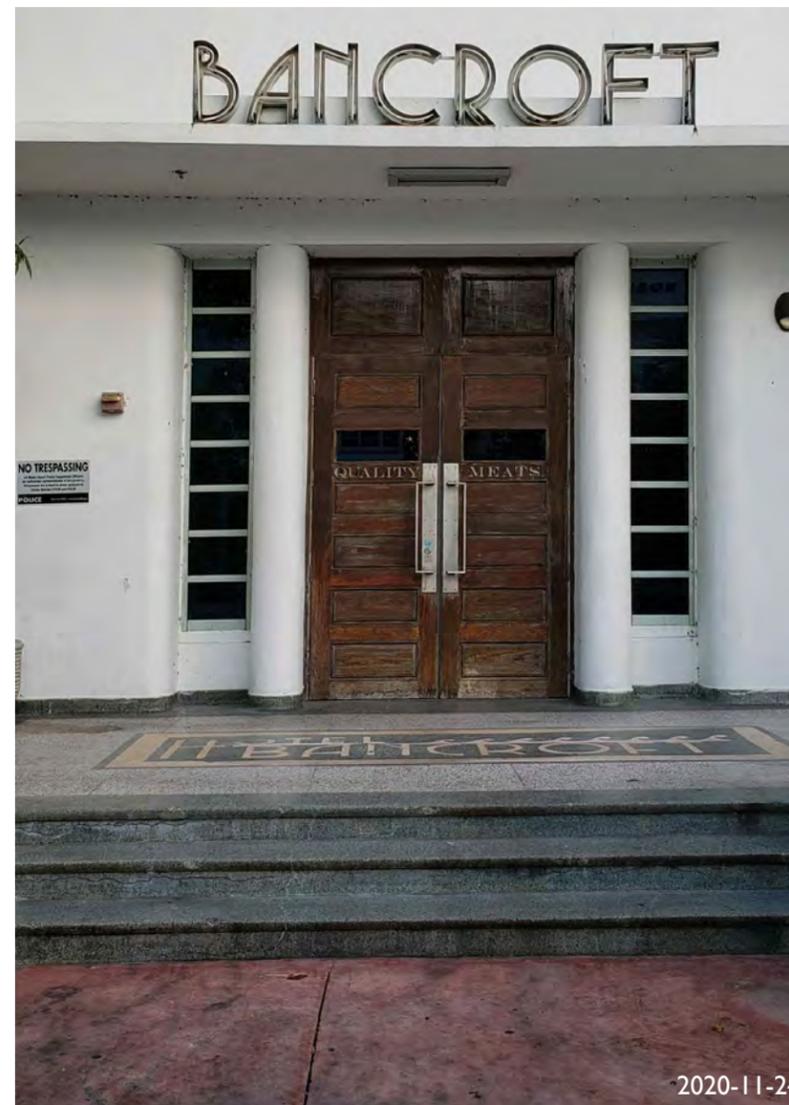
3. GLASS BLOCKS ON WEST FACADE

2020-11-24



4. ENTRY ORNAMENT. GLASS BLOCK AND STUCCO

2020-11-24



5. MAIN DOOR ON WEST FACADE

2020-11-24



6. ORNAMENTAL ENGRAVING ON WEST FACADE

2020-11-24



2020-11-24

7. CURVED FACADE AND BRIS SOLEIL ON SW FACADE



2020-11-24

8. CURVED STOREFRONT



2020-11-24

9. STRAIGHT ANGLE FACADE WITH CHAMFERED BRIS SOLEIL



2020-11-24

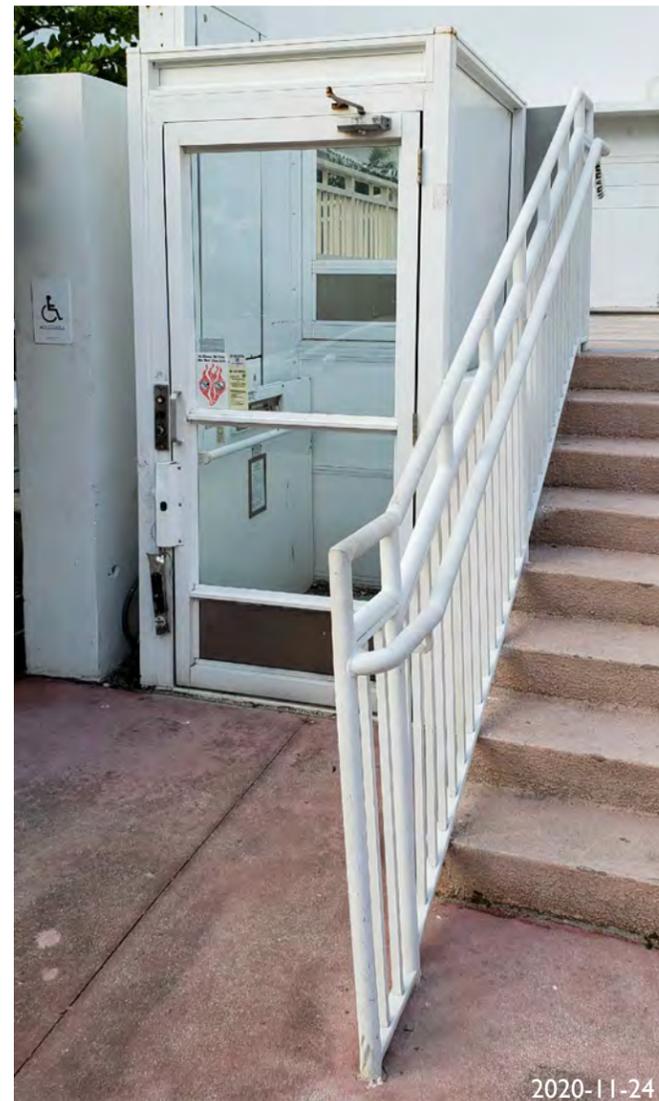
10. VERTICAL TRANSOMS, MAIN DOOR ON WEST FACADE



11. VIEW FACING OCEAN STEPS



12. VIEW OF BANCROFT BUILDING FACING NW



13. VIEW FACING ADA LIFT ON OCEAN STEPS



14. VIEW OF BANCROFT BUILDING FACING NW



2020-11-24

15. VIEW OF OCEAN STEPS FACING NE



2020-11-24

16 VIEW OF OCEAN STEPS FACING NORTH



2020-11-24

17.VIEW OF BANCROFT BUILDING FACING WEST



2020-11-24

18. VIEW OF OCEAN STEPS FACING EAST



19. VIEW OF BANCROFT BUILDING FACING NW



20. VIEW OF BANCROFT BUILDING FACING WEST



21. VIEW OF BANCROFT BUILDING FACING NORTH



22. VIEW OF BANCROFT BUILDING FACING WEST

**BUILDING
 PHOTOS**

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23. VIEW OF BANCROFT BUILDING FACING WEST



24. VIEW OF BANCROFT BUILDING FACING SW



25. VIEW OF BANCROFT BUILDING FACING SE



26. VIEW OF BANCROFT BUILDING

**BUILDING
PHOTOS**

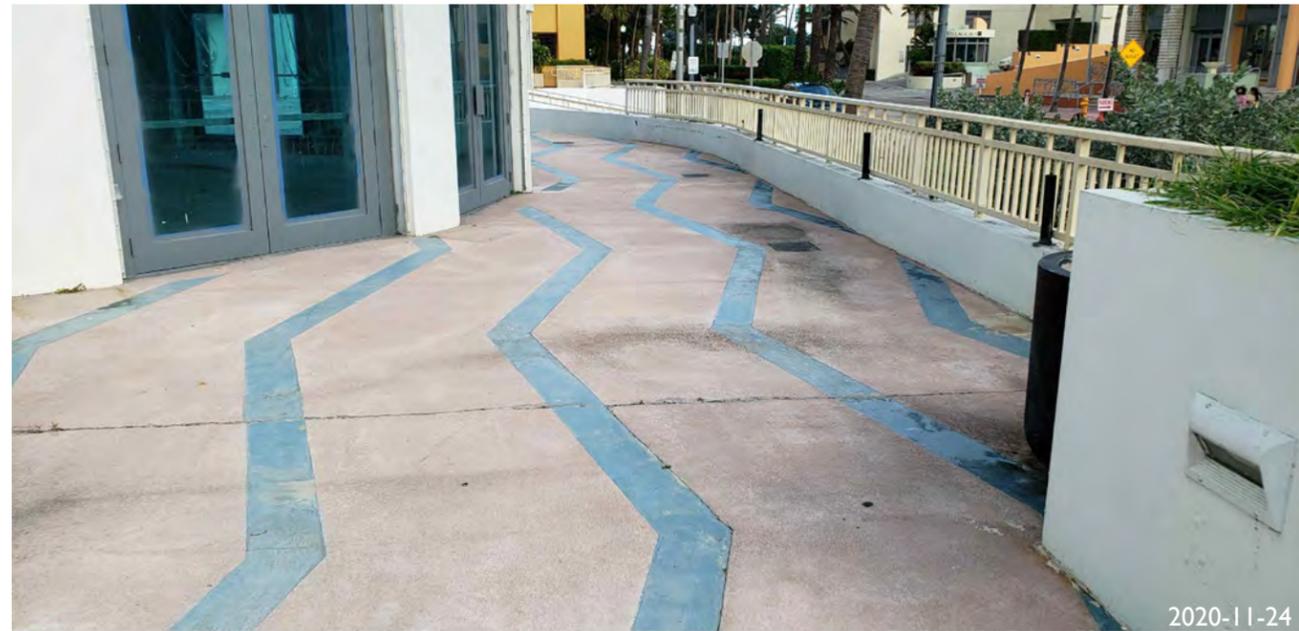
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27. VIEW OF BANCROFT BUILDING



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28. VIEW OF OCEAN STEPS FACING EAST



2020-11-24

29. VIEW OF OCEAN STEPS STOREFRONT



2020-11-24

30. VIEW OF BANCROFT BUILDING FACING WEST

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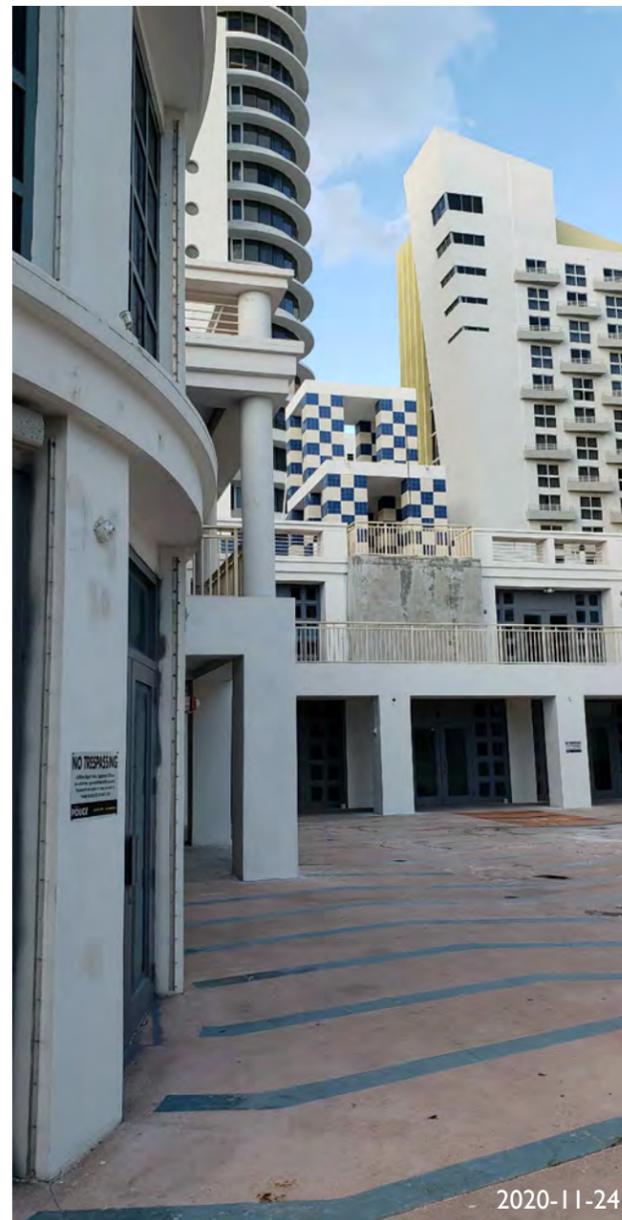
SCALE:
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 DATE: 1/25/2021
 SHEET NUMBER

PROJECT:
**BANCROFT
EXECUTIVE
OFFICE SUITES**

1501 COLLINS AVE
MIAMI BEACH, FL 33139

DRAWING:

**BUILDING
PHOTOS**



2020-11-24
31. VIEW OF OCEAN STEPS FACING NORTH



2020-11-24
32. VIEW OF OCEAN STEPS FACING NORTH



2020-11-24
33. VIEW OF OCEAN STEPS STOREFRONT



2020-11-24
34. VIEW OF OCEAN STEPS FACING WEST

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35. VIEW OF OCEAN STEPS



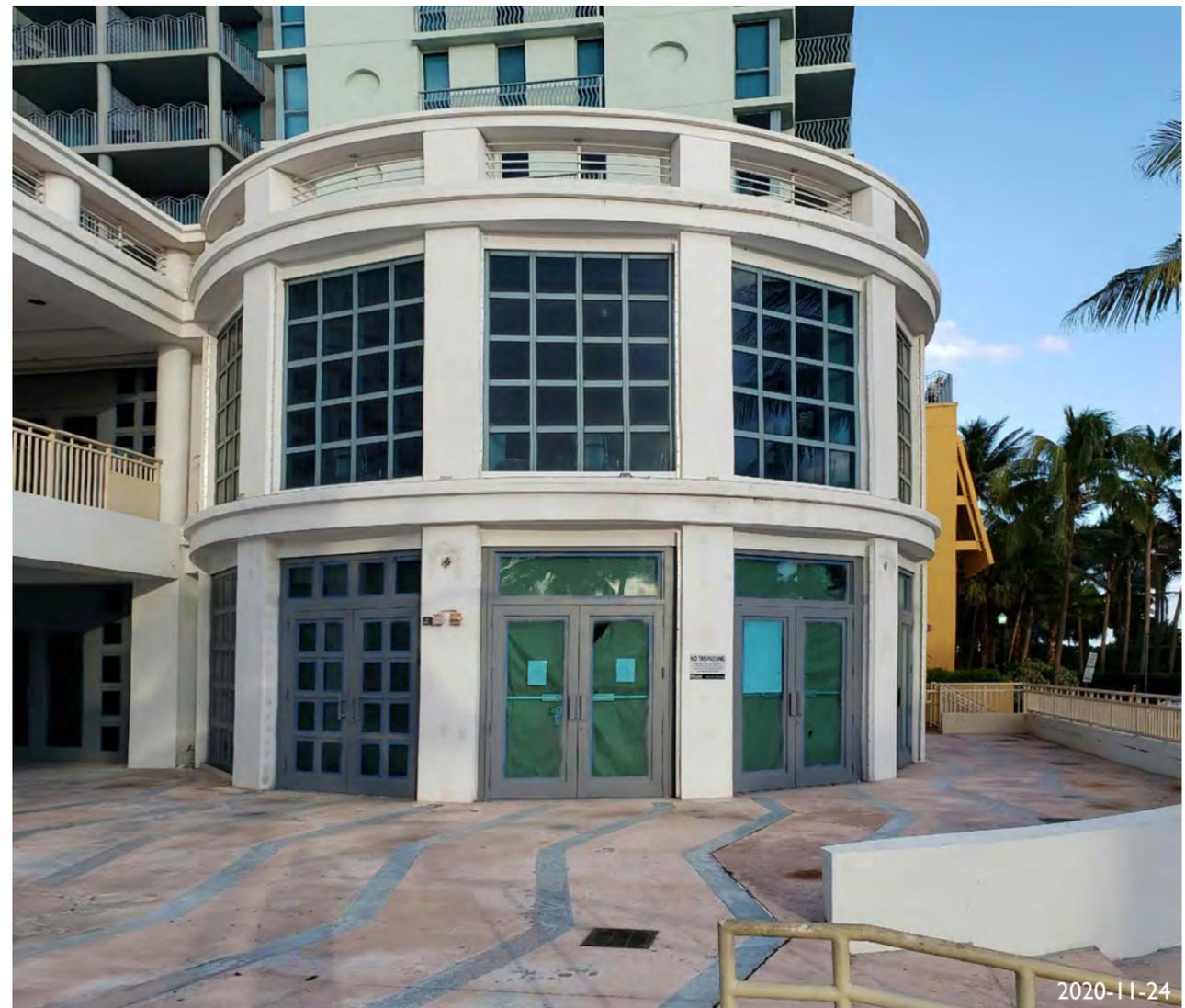
2020-11-24

36. VIEW OF OCEAN STEPS FACING SOUTH



2020-11-24

37. VIEW OF OCEAN STEPS SOUTH



2020-11-24

38. VIEW OF OCEAN STEPS FACING EAST



2020-11-24

39. VIEW OF OCEAN STEPS



2020-11-24

40. VIEW OF OCEAN STEPS FACING SOUTH



2020-11-24

41. VIEW OF OCEAN STEPS SOUTH



2020-11-24

42. VIEW OF OCEAN STEPS FACING EAST



43. VIEW OF OCEAN STEPS COURTYARD



44. VIEW OF OCEAN STEPS COURTYARD



45. VIEW OF OCEAN STEPS COURTYARD



46. VIEW OF OCEAN STEPS COURTYARD

**BUILDING
 PHOTOS**

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51. VIEW OF OCEAN STEPS BASEMENT



2020-11-24

52. VIEW OF OCEAN STEPS COURTYARD



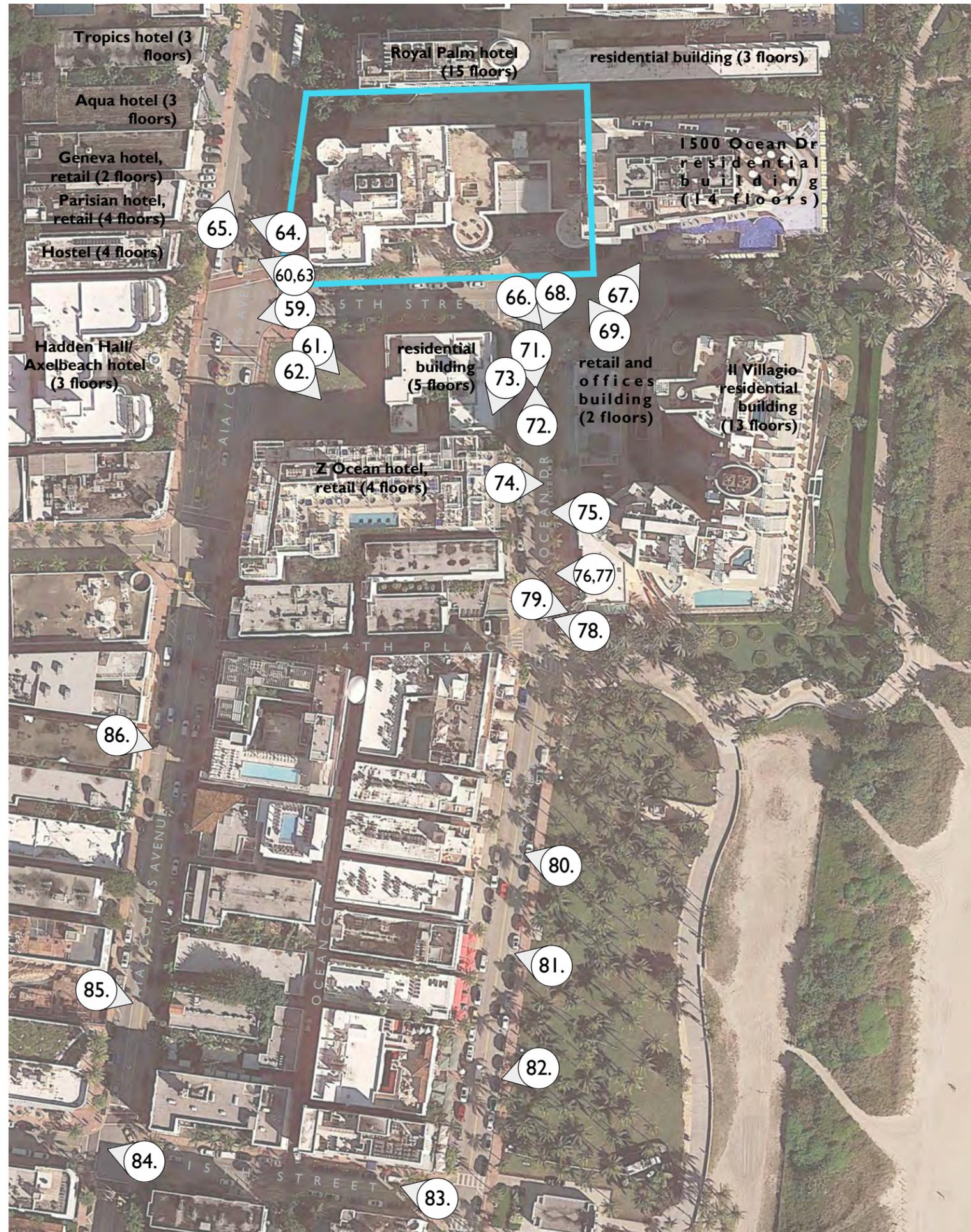
2020-11-24

53. VIEW OF LOADING AREA, ALLEY FACING SE



2020-11-24

54. VIEW OF LOADING AREA, ALLEY FACING SOUTH





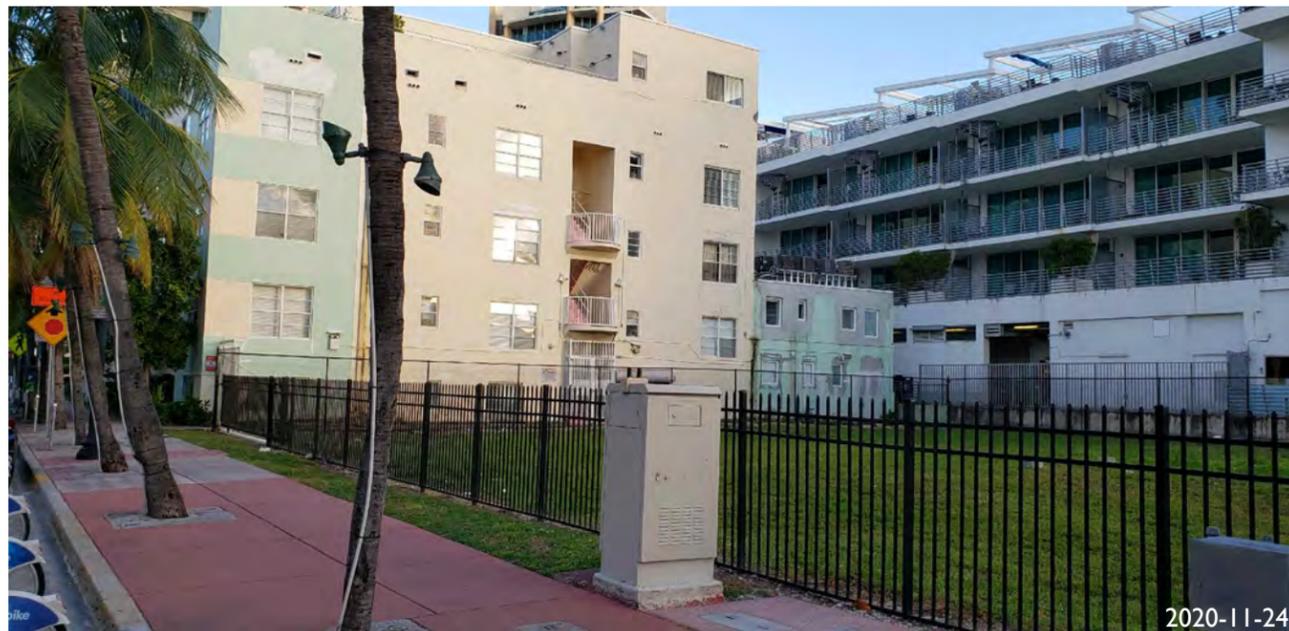
2020-11-24

59. VIEW OF HADDEN HALL/ AXELBEACH HOTEL FACING SW



2020-11-24

60. VIEW OF HOTELS, RETAIL ON COLLINS AVE FACING NW



2020-11-24

61. VIEW OF RESIDENTIAL BUILDING, ZOCEAN HOTEL FACING SE



2020-11-24

62. VIEW OF LOADING AREA, ALLEY FACING SOUTH

SURROUNDING
BUILDING
PHOTOS

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63. HOSTEL AT 1506 LINCOLN



64. PARISIAN HOTEL



65. VIEW COLLINS AVE FACING NORTH



66. VIEW OF COMMERCIAL BUILDING FACING SE



71. VIEW FACING SOUTH ON OCEAN DRIVE



72. VIEW OF ROYAL PALM HOTEL FACING NORTH ON OCEAN DRIVE



73. VIEW OF DRAKE BUILDING'S LOBBY (1460 OCEAN DR)



74. VIEW FACING SE: IL VILLAGGIO CONDOS