



LEGAL DESCRIPTION:

- PARCEL 1:**
The East 1/2 of Lot 7 and the West 1/2 of Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.
- PARCEL 2:**
The West 1/2 of Lot 6, Block 16, of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the public records of Miami-Dade County, Florida.
- PARCEL 3:**
The East 1/2 of Lot 6, Block 16, of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the public records of Miami-Dade County, Florida.
- PARCEL 4:**
The West 1/2 of Lot 5, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.
- PARCEL 5:**
The East 1/2 of Lot 5, Block 16, of ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 115, of the public records of Miami-Dade County, Florida.
- PARCEL 6:**
The West 1/2 of Lot 4, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.
- PARCEL 7:**
The East 1/2 of Lot 4, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.
- PARCEL 8:**
The West 1/2 of Lot 3, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 115, of the Public Records of Miami-Dade County, Florida.

Also Known As:

The West 1/2 of Lot 3, Lot 4, Lot 5, Lot 6 and Lot 7, Block 16, ISLAND VIEW SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6 at Page 115 of the Public Records of Miami-Dade County, Florida.

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 the First American Title Insurance Company File Number: 1062-5748298, with a commitment date of December 08, 2021. 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. INTENTIONALLY DELETED.
- 10. Rights of licensee, as licensee only (without option to purchase or right of first refusal), under that certain unrecorded License Agreement dated January 23, 2018 by and between SH Owner LLC and James Duggan. Document not provided for review.
- 11. Restrictions contained in Deed recorded in O.R.B. 21412, Page 1665, as evidenced in O.R.B. 31138, Page 1436; and O.R.B. 31611, Page 3208. Restrictions encumber Parcels 2, 3 and 4 but not subject to location. Blanket in nature. Not a survey matter.
- 12. Declaration of Restrictive Covenants in Lieu of Unity of Title as recorded April 23, 2021 in Book 32466, Page 1625, (all Parcels).
- 13. Terms and provisions of orders from the Design Review Board, City of Miami Beach, Florida; File No.: DRB17-0198, as recorded in O.R.B. 31256, Page 1958; in O.R.B. 31256, Page 2269; in O.R.B. 31256, Page 2500; in O.R.B. 31256, Page 2548; in O.R.B. 31256, Page 2598; in O.R.B. 31256, Page 2607; in O.R.B. 31256, Page 2725; in O.R.B. 31257, Page 335; (Parcels 2, 4, 6, 8). Benefits and encumbers all of the Parcels but not subject to location. Blanket in nature. Not a survey matter.
- 14. Terms and provisions of orders from the Design Review Board, City of Miami Beach, Florida; File No.: DRB20-0549, as recorded in O.R.B. 32573, Page 4889; O.R.B. 32573, Page 4989; in O.R.B. 32573, Page 4976; O.R.B. 32574, Page 5; in O.R.B. 32574, Page 45; in O.R.B. 32574, Page 59; in O.R.B. 32574, Page 88; in O.R.B. 32574, Page 113; (Parcels 2, 4, 6, 8). Benefit and encumber all of the Parcels but not subject to location. Blanket in nature. Not a survey matter.
- 15. Terms and provisions of Conditional Use Permit, Planning Board, City of Miami Beach, Florida; File No. PB 17-0168 a.k.a. PB18-0168 a.k.a. PB20-0344; as recorded in O.R.B. 31260, Page 1243; in O.R.B. 31260, Page 1251; in O.R.B. 31260, Page 1262; in O.R.B. 31260, Page 1270; in O.R.B. 31260, Page 4255; in O.R.B. 31260, Page 4266; in O.R.B. 31260, Page 4360; in O.R.B. 31260, Page 4368; and as recorded in O.R.B. 32453, Page 2018; in O.R.B. 32453, Page 2352; in O.R.B. 32453, Page 2620; in O.R.B. 32453, Page 3547; in O.R.B. 32453, Page 3645; in O.R.B. 32453, Page 3655; in O.R.B. 32453, Page 3693; and as recorded in O.R.B. 32497, Page 2297; (Parcels 2, 4, 6, 8). Benefit and encumber all of the Parcels but not subject to location. Blanket in nature. Not a survey matter.
- 16. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s). Standard exception. Document not provided for review.
- 17. Pending disbursement of the full proceeds of the loan secured by the Insured Mortgage, this policy only insures the amount actually disbursed, but, as proceeds of such loan are disbursed in good faith, and without actual knowledge of any adverse matters in title, increases in accordance with the Florida Construction Loan Update Endorsement(s) issued in connection with this policy, up to the Amount of Insurance. Standard exception. Not a survey matter.
- 18. The maximum liability under this policy is presently limited to the value of the land but will increase to include the actual cost of improvements erected thereon, in good faith and fully paid for, not to exceed the Amount of Insurance. (as to Owner's Policy only) Standard exception. Not a survey matter.
- 19. Survey prepared by Fortin, Leavy, Skiles, Inc., dated November 17, 2021, under Job No. 171148, shows the following:
 - a. Concrete slab encroaches over East property line onto adjacent alley.
 - b. Entrance steps encroach over property line on East and West sides of subject property.
 - c. Survey matters exception not deleted until survey is signed by surveyor and certified to First American Title Insurance Company.
 - d. Banyon, Buttonwood and Palm Trees as shown on survey
 - e. Survey matters exception not deleted until survey is signed and sealed by surveyor As shown on the survey.

SURVEYOR'S NOTES (Continuation):

- Bearings hereon are referred to an assumed value of S 90°00'00" W for the South line of Lot 3, and evidenced by two (2) found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark C-100, Elevation +11.05 and located by brass disk in the North corner of the bridge at Dade Boulevard (25' South of centerline of Eastbound lane) and West Avenue (Bridge over Collins Canal).
- 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. 12086C0317L, dated September 11, 2009, and index map revised 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 33,750 square feet, or 0.775 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.
- 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 locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Improvements shown beyond the limits of this "Boundary Survey" may not be current.
- Legal description shown hereon based on information furnished by client and no claims as to ownership are made or implied.
- Note that the Parcels 1 through 8 shown hereon are contiguous to each other, without gap, gores or overlaps between them.
- Tax Folio Numbers are shown per Miami-Dade County Property Appraiser's Website.

SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 5, 2017, and last updated on September 26, 2023, in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, 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 September 26, 2023.

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

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

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 Same.	
MAP	UPDATE SURVEY (9/26/23) TC
GEM	LOCATE PIPE CAPS (5/5/22) SJD
DWF	ADD TREES & FENCE ON LOT 3 (1/18/22)
GEM	AMEND PER TITLE COMMITMENT (12/2/21)
DWF	ADD TREE INFORMATION (11/19/21)
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
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: fls@flsurvey.com

ALTANSPS LAND TITLE SURVEY
EIGHTEEN SUNSET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/5/17
Scale	1" = 30'
Drawn By	MAP
CAD No.	151403
Plotted	10/3/23 9:48a
Ref. Dwg.	2009-065
Field Book	SJD
Job No.	636/59 & FLD. SHTS.
Dwg. No.	171148
Sheet	2015-144-2
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