

LEGEND

- ASPH = Asphalt
- BM = Bench Mark
- BRG = Bearing
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- CHAB = Chalk/Chalkboard
- CL = Center Line
- CLF = Chain Link Fence
- CL = Chain
- CONC = Concrete
- D = Data
- Ø = Diameter
- DH = Drill Hole
- DMS = Drainage & Maintenance Easement
- EAC = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- F.P. = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD = Foliage
- L.P. = Light Pole
- M = Manhole
- M.F. = Metal Fence
- M.H. = Manhole
- M = Monument
- MON = Monument
- NA = Not Applicable
- NDS = Nail & Disc
- NTS = Not to Scale
- OS = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- PL = Flag
- PLB = Plat Book
- PC = Point of Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- P.L. = Property Line
- PL = Placer
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- RA = Railroad
- RSM = Registered Professional Surveyor
- RW = Right-of-Way
- SWK = Sidewalk
- Sec = Section
- (TYP) = Typical
- T = Target
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- W.S. = Water Service
- ± = Denotes Spot Elevations Taken

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

This property described as:
 Lots 3 and 4, Block 5,
 41st STREET BUSINESS SUBDIVISION, according to
 the Plat thereof as recorded in Plat Book 34, Page 92, of
 the Public Records of Miami-Dade County, Florida.

Address:
 801 W 41st St, Miami Beach, FL 33140
 Folio: # 02-3222-019-0240

AND

Lot 3, Block 6,
 41st STREET BUSINESS SUBDIVISION, according to
 the Plat thereof as recorded in Plat Book 34, Page 92, of
 the Public Records of Miami-Dade County, Florida.

Address:
 830 W 42nd St, Miami Beach, FL 33140
 Folio: # 02-3222-019-0280

Certified to:
 FG 801 Arthur Godfrey Owner LLC, a Delaware LLC
 801 Arthur Godfrey LTD & Terranova Corp
 Greenspoon Marder LLP
 City National Bank of Florida
 its successors and/or assigns, ATIMA
 First American Title Insurance Company

NOTES:

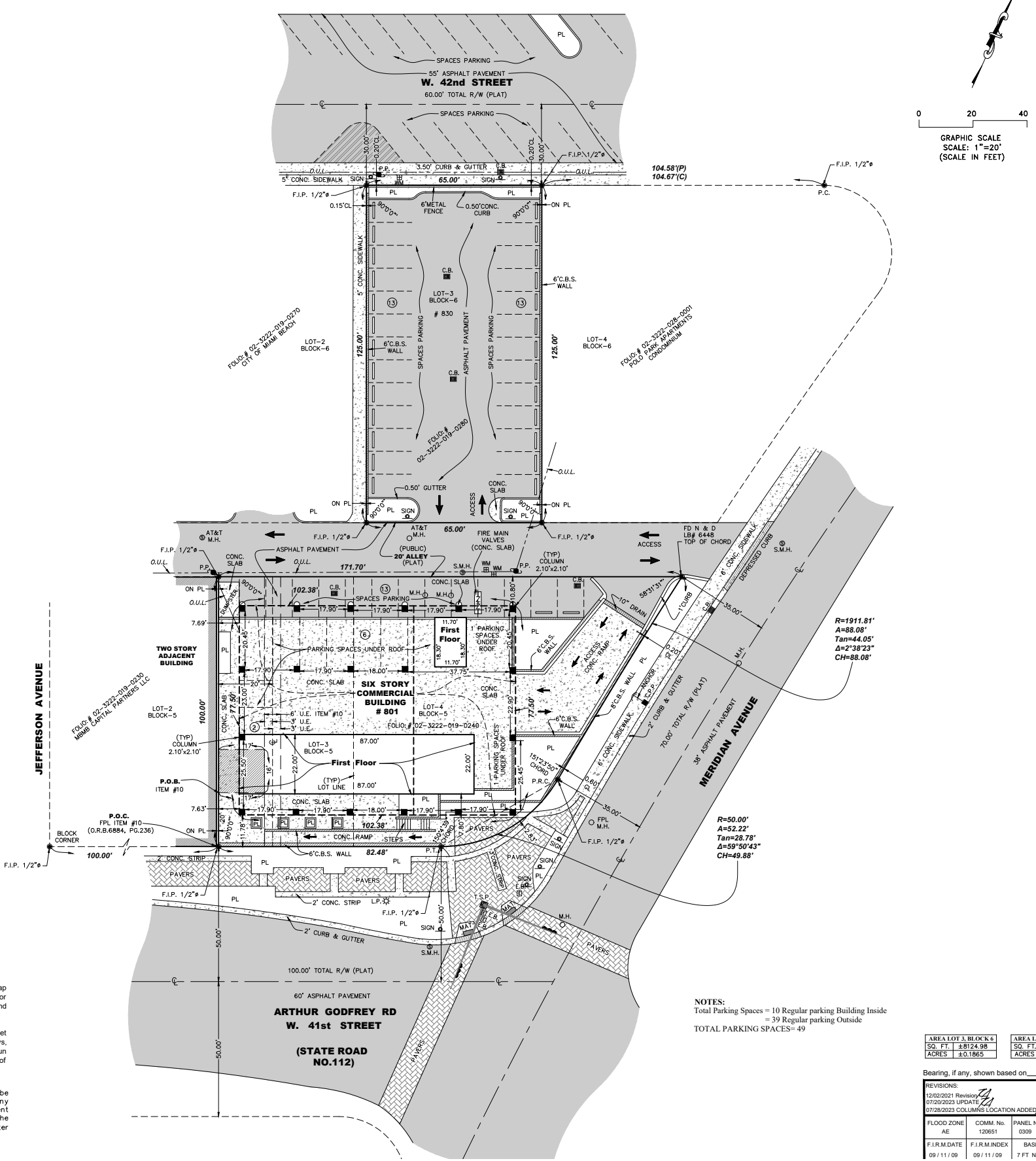
- Utilities shown are by location of surface improvements only.
- No earth moving on site found, no changes in Street Right-of-Way found, no wetlands found within the property.
- No visible solid Waste Dump found on site.
- Legal description based on occupation and other legal documents.
- No visible encroachment in these lots.
- No plotted easement in these lots.
- The Office Parcel is designated CD-3, High Intensity Commercial on the City's Future Land Use Map ("FLUM") and the Parking Parcel is designated RM-1, low Density Multifamily Residential.

As to vertical control: Elevations of well-identified features contained on this survey and map have been measured to an estimate vertical accuracy of 0.1' field-measured control for elevation information shown hereon is based on a level loop or closure to a second benchmark.

As to horizontal control: This survey meets and exceeds the linear closure of 1 in 15,000 feet for survey measurements, for control land boundaries for ALTA/ACSM Land Title Surveys, and is also classified as a Commercial/High Risk as required by the Florida Minimum Technical Standards (5-17 F.A.C.) the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY
 A portion of land in the S 1/2, Section 22, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida



TITLE REVIEW NOTES:

With reference to First American Title Insurance Company Commitment Order No. 1062-5532836, dated November 10, 2021 at 8:00 A.M., I hereby certify as follows:

Schedule B - Section II:

- Item # 1: Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. **NOT A MATTER OF SURVEY.**
- Item # 2: Any rights, interests, or claims of parties in possession of the land not shown by the public records. **NONE VISIBLE.**
- Item # 3: Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **DEPICTED ON SURVEY, IF ANY.**
- Item # 4: Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. **NOT A MATTER OF SURVEY.**
- Item # 5: Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. **NA**
- Item # 6: Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. **NOT A MATTER OF SURVEY.**
- Item # 7: Any minerals or mineral rights leased, granted or retained by current or prior owners. **NOT A MATTER OF SURVEY.**
- Item # 8: Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable. **NOT A MATTER OF SURVEY.**
- Item # 9: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 41st Street Business Subdivision, as recorded in Plat Book 34, Page(s) 92, of the Public Records of Miami-Dade County, Florida, 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). **DEPICTED ON SURVEY**
- Item # 10: Easement in favor of Florida Power and Light Company recorded June 11, 1970 in Official Records Book 6884, Page 236, of the Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**
- Item # 11: Intentionally Deleted
- Item # 12: Order of the Board of Adjustment of the City of Miami Beach, Florida recorded June 2, 2005 in Official Records Book 23435, Page 3996, of the Public Records of Miami-Dade County, Florida. **NOT A MATTER OF SURVEY.**
- Item # 13: 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). **NOT A MATTER OF SURVEY.**

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, 6(a), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on 08/18/21.

Date of Plat or Map: 08/18/21

[Signature]
 Ross Aguiar
 Florida PSM # 4327

NOTES:
 Total Parking Spaces = 10 Regular parking Building Inside
 = 39 Regular parking Outside
 TOTAL PARKING SPACES = 49

AREA LOT 3, BLOCK 6 SQ. FT. ±8124.98 ACRES ±0.1865	AREA LOT 3 & 4, BLOCK 5 SQ. FT. ±13955.62 ACRES ±0.3203
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Bearing, if any, shown based on, Plat Meridian (reference) N/A		ALTA/NSPS SURVEY.		Alvarez, Aguiar and Associates, Inc.	
REVISIONS: 07/20/2021 Revision 07/20/2023 UPDATE 07/28/2023 COLUMNS LOCATION ADDED		I HEREBY CERTIFY that this survey meets the minimum technical standards as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS P. (Chapter 55-11 Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.		Surveyors, Mappers and Land Planners 9789 Sunset Drive, Miami, FL 33173 Phone 305.220.2424 Fax 305.552.8181 L.B. No. 6867 / E-mail: aaasurvey@aol.com	
F.I.R.M. DATE 09/11/09	F.I.R.M. INDEX 09/11/09	BASE ELEV. 7 FT N.G.V.D.	DATE 08/25/21	Field Date 08/18/21	Scale: 1"=20'
PROFESSIONAL SURVEYOR AND MAPPER No. 4327, State of Florida.			Drawn by: R.S.	Drwg. No. 21-23073	



COMMERCIAL - ZONING DATA SHEET

ALL INFORMATION REQUIRED BELOW MUST BE SUBMITTED AS REQUESTED. THE FORMAT OF THIS DOCUMENT MAY NOT BE MODIFIED OR ALTERED IN ANY WAY. SUBMITTALS FOUND INSUFFICIENT OR INCOMPLETE MAY RESULT IN A FAILED REVIEW

ITEM #	Project Information				
1	Address: 801 W 41 ST. Miami Beach, FL 33140	Folio number(s): 02-3222-019-0240	Year built: 1969		
2	Board file number(s), Determination of Architectural Significance:	N/A	Lot Area: 14,010		
3	Located within a Local Historic District (Yes or No): No	Zoning District: CD-3	Lot width: 171.70'		
4	Individual Historic Site (Yes or No): No		Lot Depth: 100.00'		
5	Base Flood Elevation: 7	Grade value in NGVD: 4.92'			
6	Adjusted grade (BFE+Grade / 2): 5.96'	Free board: 5.22'			
7	Proposed Use:	Existing Commercial Business use to remain			
8	Proposed Accessory Use:	No change			
9	Signed and sealed Landscape Plans (Tree/Vegetation Survey, Tree Disposition Plan, and Irrigation Plan):	ATTACHED			
	ZONING INFORMATION / CALCULATION	Required	Existing	Proposed	Deficiencies
13	Floor Area Ratio (FAR)	2.25	N/A	N/A	N/A
14	Building Height	75'	96' - 1"	N/A	N/A
15	At grade parking lot on the same lot				
a	Front setbacks	0	0	N/A	N/A
b	Side interior setback	0	0	N/A	N/A
c	Side facing street setback	0	0	N/A	N/A
d	Rear setback	0	0	N/A	N/A
16	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	0	0	N/A	N/A
b	Side interior setback	0	0	N/A	N/A
c	Side facing street setback	0	0	N/A	N/A
d	Rear setback	5	10' 9"	N/A	N/A
17	Subterranean, Pedestal & Tower (non-Oceanfront)	Required	Existing	Proposed	Deficiencies
a	Front setbacks	N/A	N/A	N/A	N/A
b	Side interior setback	N/A	N/A	N/A	N/A
c	Side facing street setback	N/A	N/A	N/A	N/A
d	Rear setback	N/A	N/A	N/A	N/A
18	Minimum Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
19	Average Apartment Unit Size	Required	Existing	Proposed	Deficiencies
a	New Construction	N/A	N/A	N/A	N/A
b	Rehabilitated Buildings	N/A	N/A	N/A	N/A
c	Hotel Unit	N/A	N/A	N/A	N/A
20	Required Open-space ratio (RPS, CPS)	N/A	N/A	N/A	N/A
21	Parking	N/A	N/A	N/A	N/A
22	Loading	N/A	N/A	N/A	N/A

Notes: Indicate N/A if not applicable.

