

# ALTANSPS LAND TITLE SURVEY

## LEGAL DESCRIPTION:

**PARCEL 1:**  
 Lot 4 less the South 1/4 inch (0.08'), and all of Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:  
 Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.08' feet) to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 83.92 feet to a point; thence run North 59°53'10" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.  
 THE ABOVE DESCRIBED PARCEL 1 CONTAINS: 21,343 Sq. Ft., 0.49 (Lot 4 & 5).

**PARCEL 2:**  
 "PROPOSED AIR RIGHTS EASEMENT" for 1716-1720 ALTON ROAD and 1750 ALTON ROAD

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 17 IN SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, "FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; THENCE 587°49'25"W FOR 14.87 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 3 TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CONTIGUOUS WITH THE FOLLOWING DESCRIBED LINE;  
 THENCE S02°08'57"E FOR 12.54 FEET TO A POINT OF A CIRCULAR CURVE TO THE LEFT; SOUTHWESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 4.82 FEET AND A CENTRAL ANGLE OF 87°25'13" FOR AN ARC DISTANCE OF 7.36 FEET TO A POINT OF TANGENCY; THENCE 587°51'20"W FOR 25.42 FEET TO A POINT OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 2.68 FEET AND A CENTRAL ANGLE OF 87°30'36" FOR AN ARC DISTANCE OF 4.09 FEET TO A POINT OF TANGENCY; THENCE N02°41'55"W FOR 1.93 FEET; THENCE 587°51'10"W FOR 45.75 FEET; THENCE S02°08'05"E FOR 1.93 FEET; THENCE 587°51'10"W FOR 40.70 FEET; THENCE N02°08'05"W FOR 13.93 FEET; THENCE 587°51'10"W FOR 1.62; THENCE N01°54'19"W FOR 0.54 FEET; THENCE N87°49'25"E FOR 120.94 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY LYING ABOVE ELEVATION +29.25 FEET, RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

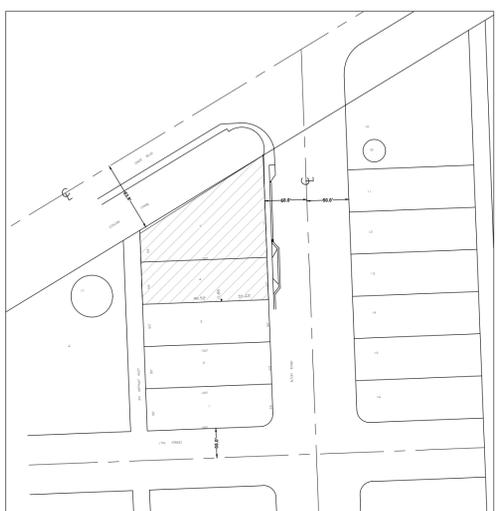
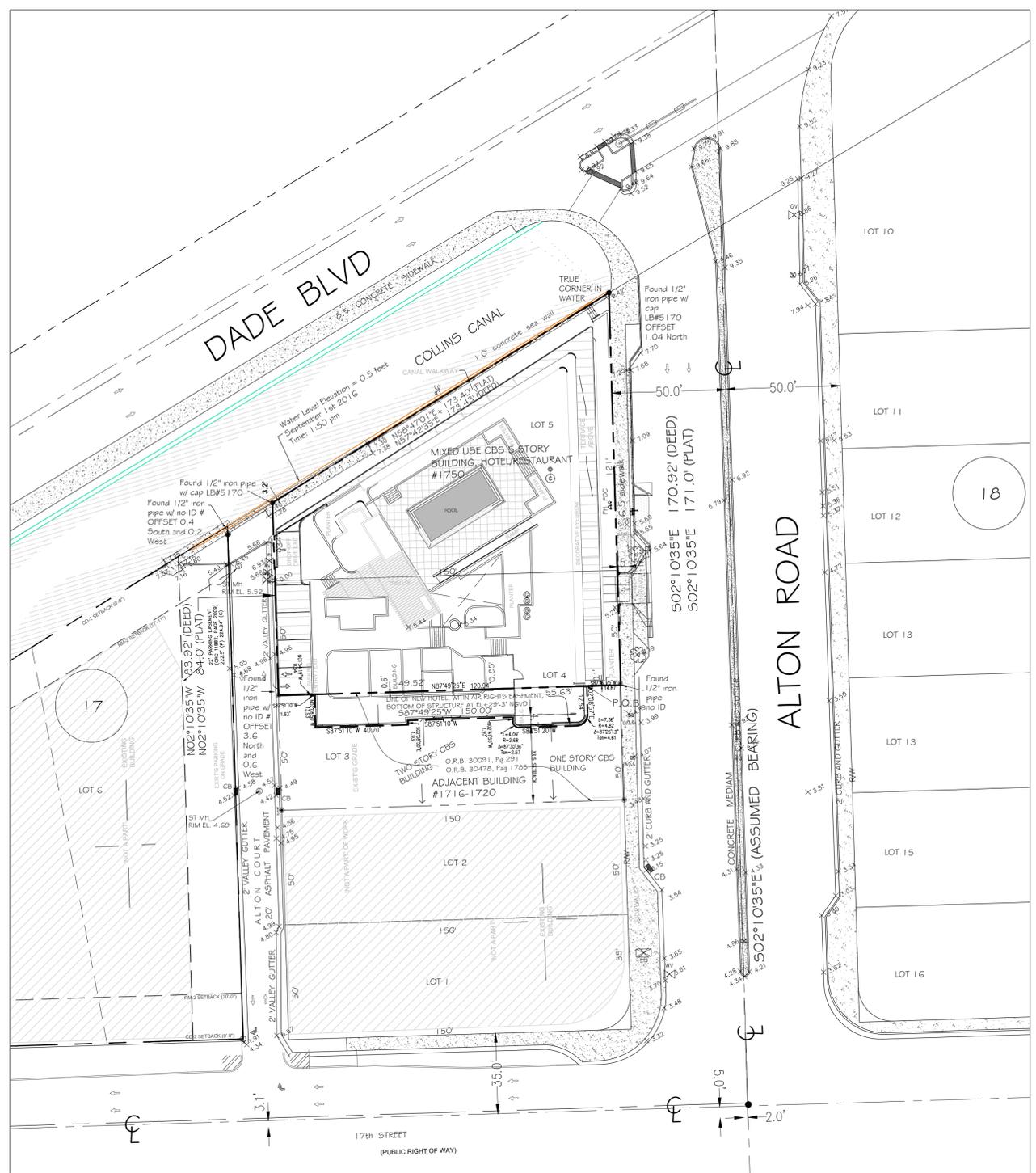
THE ABOVE DESCRIBED PARCEL 2 CONTAINS: 1722.12 SQUARE FEET (0.0395 ACRES), MORE OR LESS.

BOTH PARCELS LIE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

WITH REFERENCE TO Old Republic National Title Insurance Company TITLE COMMITMENT 751778 A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM I HEREBY CERTIFY AS FOLLOWS:

SCHEDULE B- SECTION II:  
 ITEMS 1 THROUGH 4: "STANDARD EXCEPTIONS". \* NOT PLOTTABLE

- ITEM 5. REVISED: Any lien or claim of lien for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 31, 2017, under O.R. Book 30553, Page 4523, as amended in O.R. Book 31369, Page 2439, Public Records of Miami-Dade County, Florida. This exception will be shown as a subordinate matter.  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 6. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of FIRST ADDITION TO COMMERCIAL SUBDIVISION, as recorded in Plat Book 6, Page 30, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)  
 "DOES AFFECT THIS PROPERTY?". "PLOTTED"
- ITEM 7. REVISED: Reservations contained the Special Warranty Deed recorded in O.R. Book 16747, Page 1850, Public Records of Miami-Dade County, Florida, in which grantor reserves a right to access the property. (Parcel 1)  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 8. Underground Business Easement to Florida Power and Light Company of the construction, operation, and maintenance of underground electric utility facilities recorded in O.R. Book 29752, Page 1081, Public Records of Miami-Dade County, Florida. (Parcel 1)  
 "DOES AFFECT THIS PROPERTY?". "NOT PLOTTABLE"
- ITEM 9. Order recorded in O.R. Book 29986, Page 4779, Corrected Order recorded in O.R. Book 30102, Page 538, in Public Records of Miami-Dade County, Florida, regarding the application for Design Review Board approval for the construction of a new five-story hotel including variances to exceed the maximum building height (Parcels 1 and 2)  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 10. Conditional Use Permit recorded in O.R. Book 30192, Page 2210, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 11. Notwithstanding Covered Risk number 4 of the jacket of this policy, access to Parcel 2 is insured only to the extent provided by an easement for ingress and egress for limited use by the provisions of that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30091, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30478, Page 1785, Public Records of Miami-Dade County, Florida and only if Parcel 1 and Parcel 2 remain in common ownership. No coverage is provided for any impediment to access Parcel 2 due to its elevation.  
 "DOES AFFECT THIS PROPERTY?". "PLOTTED"
- ITEM 12. Terms and Conditions as set forth in that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30091, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30478, Page 1785, Public Records of Miami-Dade County, Florida.  
 "DOES AFFECT THIS PROPERTY?". "PLOTTED"
- ITEM 13. Encroachments, encumbrances, violations, variances, or adverse circumstances, if any, actually shown on the survey prepared by Level-Tech Surveyors, LLC, dated April 26, 2017, bearing Job # 16-06-8313: a) encroachment of the concrete wall onto Collins Canal on the North side of the property, b) water valve encroaches onto the property on the West side, as shown in Old Republic National Title Insurance Policy No. MFG-8278240.  
 "DOES NOT AFFECT THIS PROPERTY?". "PLOTTED"
- ITEM 14. The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to The Company as set forth in Title Notes 25.03.06 and 25.03.07.
- ITEM 15. Any and all right, title and interest of the surface owner of Parcel 2: La Bella Carla LLC., a Florida limited liability company.
- ITEM 16. No coverage is provided under this loan policy for lack of support to Parcel 2.
- ITEM 17. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in O.R. Book 30905, Page 3736; O.R. Book 30905, Page 3780, Public Records of Miami-Dade County, Florida. (Parcel 1)  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 18. Declaration of Restrictive Covenants recorded in O.R. Book 30908, Page 2900, Public Records of Miami-Dade County, Florida. (Parcel 1)  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 19. Easement for the construction, operation, and maintenance of overhead and underground electric utility facilities granted to Florida Power & Light Company recorded in O.R. Book 31455, Page 40, Public Records of Miami-Dade County, Florida. (Parcel 1)  
 "DOES AFFECT THIS PROPERTY?". "NOT PLOTTABLE"
- ITEM 20. INTENTIONALLY DELETED.
- ITEM 21. Terms and conditions of unrecorded Operating Agreement referenced in Consent, Subordination, Non-Disturbance and Attornment Agreement recorded in O.R. Book 30553, Page 413, Public Records of Miami-Dade County, Florida.  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 22. UCC Financing Statement between Sobe Alton, LLC, a Florida Limited Liability Company and TOTALBANK as recorded in O.R. Book 30553, Page 409, Public Records of Miami-Dade County, Florida.  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"
- ITEM 23. Riparian and littoral rights are not insured. "DOES AFFECT THIS PROPERTY?". "NOT PLOTTABLE"
- ITEM 24. Subject to transient rights of parties in possession as hotel guests. "DOES AFFECT THIS PROPERTY?". "NOT PLOTTABLE"
- ITEM 25. Rights of the lessees under unrecorded leases. "DOES AFFECT THIS PROPERTY?". "NOT PLOTTABLE"
- ITEM 26. ADDED: The prior policy is an ORNTIC ALTA MFG policy. The sole purpose of this commitment is to endorse Policy No. MFG-8278240. Upon endorsement the following shall be added as an exception if there is any interest rate increase: Loss of priority of the additional indebtedness created by the increased interest rate. "DOES"
- ITEM 27. ADDED: The amount of the policy is hereby changed to \$30,064,040.00, by virtue of a reduction in the original indebtedness to \$27,564,040.00, together with future advance in the amount of \$2,500,000.00, evidence of which is recorded in O.R. Book -, Page -, Public Records of Miami-Dade County, Florida. [Note: This exception shall be deleted if a replacement policy is issued.]
- ITEM 28. ADDED: Storm Water Drainage Covenant recorded in O.R. Book 31488, Page 2481, Public Records of Miami-Dade County, Florida, which creates connection fees or services charges, and use restrictions. (Parcel 1)  
 "DOES AFFECT THIS PROPERTY?". "BLANKET IN NATURE"



LOCATION SKETCH  
 PORTION OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST  
 MIAMI-DADE COUNTY, FLORIDA  
 NOT TO SCALE

## SURVEYOR'S NOTES:

1. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION: PROVIDED BY CLIENT.
2. ALL DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN, ALL MEASUREMENTS IN U.S. SURVEY FOOT.
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929.)  
 BENCHMARK USED: Miami-Dade County Bench Mark No. = A-36 ELEVATION=7.34'  
 LOCATION: DADE BLVD --- 41.9' SOUTH OF C/L; ALTON RD --- 90' WEST OF C/L
4. FENCE TIES ARE TO BE THE CENTER LINE OF THE FENCE.
5. ALL UTILITY INFORMATION DEPICTED ON SURVEY IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE INCLUDING: TELEPHONE LINES, POLES, GUYS, STUDS, ANCHORS AND TRANSMISSION TOWERS; WATER, SEWER AND DRAINAGE LINES. (IF NOT SHOWN UTILITIES ARE UNDERGROUND)
6. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND REFERENCED ON THE Centerline of ALTON ROAD, (S 02°10'35" E)
7. MIAMI-DADE COUNTY FLOOD CRITERIA IS 6 FEET (N.G.V.D.).
8. FEDERAL FLOOD ZONE INFORMATION:  
 Community: 120651; FIRM Panel: 12066C0317L; Flood Zone: "AE"  
 Date of FIRM: 09/11/2009; Suffix: L; Base Flood Elevation: 8.0
10. FOLIO NUMBERS: 02-3234-017-0030
11. OWNER: SOBE ALTON, LLC
12. ZONE: COMMERCIAL
13. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
14. AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
15. NO VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
16. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES.
17. LEGAL DESCRIPTION IN Old Republic National Title Insurance Company TITLE COMMITMENT 751778 A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM IS THE SAME AS THE DEED DESCRIPTION AND MEASURED LEGAL DESCRIPTION.
18. PROPERTY HAS ADEQUATE INGRESS-EGRESS PROVIDED BY PUBLIC DEDICATED STREETS MAINTAINED BY THE MIAMI-DADE COUNTY.
19. THE PROPERTY HAS NOT BEEN DESIGNATED AS A "WETLANDS" AREA BY ANY GOVERNMENTAL ENTITY.
20. THERE DOES NOT APPEAR TO BE ANY ENCROACHMENTS ON THIS PROPERTY.
21. ALL TRACTS DEPICTED IN THIS SURVEY ARE CONTIGUOUS ALONG COMMON BOUNDARIES WITHOUT GAPS, GORES OR HIATUSES AND TAKEN AS A WHOLE, THE PARCELS FORM ONE TRACT OF LAND.
22. The minimum relative distance accuracy for this type of Survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

## SURVEYOR'S CERTIFICATE:

1. Sobe Alton, LLC, a Florida Limited Liability Company
2. Green & Kahn PL
3. City National Bank of Florida f/k/a TOTALBANK, its successors and/or assigns as their interests may appear
4. Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTANSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(b), 8, 13, 16, 17, 18 and 20 of Table A thereof.  
 The field work was completed on 01/16/2016. Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12066C0317L, with a date of identification of 09/11/2009, for Community Number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LEVEL-TECH SURVEYORS, LLC



## ABBREVIATIONS AND LEGEND

- A = ARC DISTANCE
- BLDG. = BUILDING
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.G. = CURB & GUTTER
- CH. = CHORD DISTANCE
- CL. = CLEAR
- CONC. = CONCRETE
- C.S. = CONCRETE SLAB
- C.L. = CENTER LINE
- ENC. = ENCROACHMENT
- F.E. = FLOOR ELEVATION
- F.H. = FIRE HYDRANT
- F.I.P. = FOUND IRON PIPE
- F.N.D. = FOUND NAIL & DISK
- L.P. = LIGHT POLE
- CL.P. = CONC. LIGHT POLE
- N.D. = NO IDENTIFICATION NUMBER
- N.T.S. = NOT TO SCALE
- D.R.S. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.G. = PAGE
- P.I.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MINIMUM
- S.W.K. = SIDEWALK
- U.E. = UTILITY EASEMENT
- V.G. = VALLEY GUTTER
- X = CHAIN LINK FENCE
- - - = C.B.S. WALL



DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

DATE	DESCRIPTION
11-07-23	UPDATE ALTA SURVEY

**ALTA/NSPS Land Title Survey**

PROJECT LOCATION: 1750 Alton Rd, Miami Beach Florida

CLIENT: SOBE ALTON, LLC

CLIENT TELEPHONE: (305) 799-9708/065 KANE CONCOURSE, STE. 201, BAY HARBOR ISLANDS, FL 33154

FILE PATH:

SCALE: AS SHOWN

DATE OF FIELD WORK: 11-01-2023

DRAWN BY: TR

FIELD BOOK: AR-23-11-1869

PROJECT No: **LT 23-11-1869**

SHEET: **1**

OF 1 SHEETS