

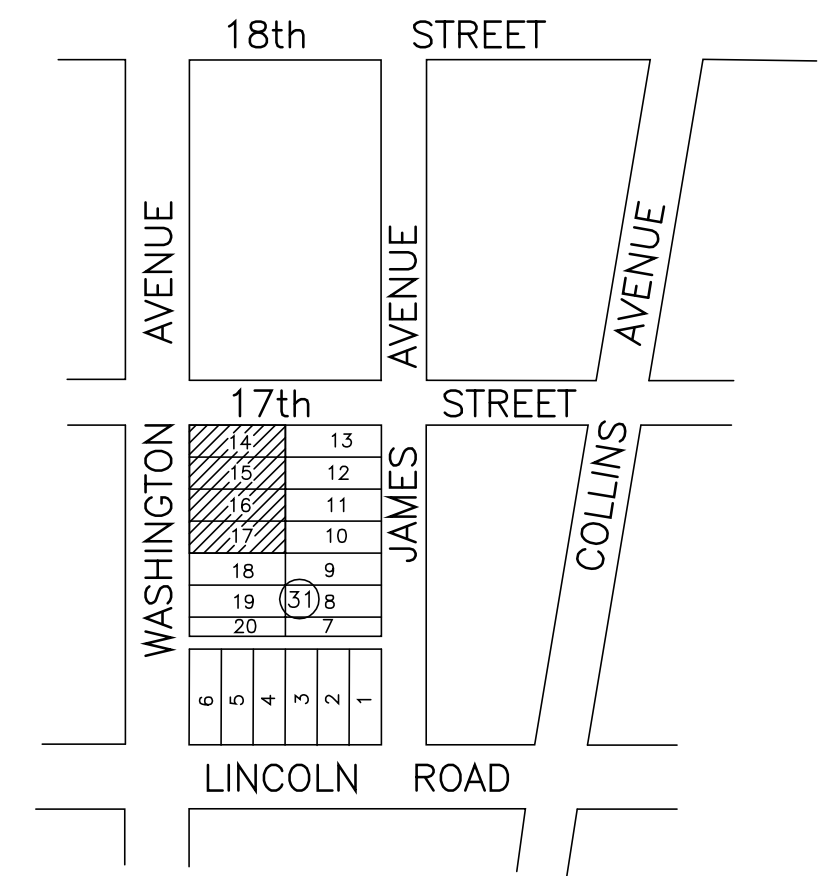
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	1	ADD. CERTIFICATION TO:	O.N.
No.	2	UPDATE SURVEY (10/31/17)C	BLS
No.			BLS

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
CITIBANK - 1685 WASHINGTON AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/13/17
Scale	1"=20'
Drawn By	MAP
CAD No.	170074
Plotted	11/2/17 3:07p
Ref. Dwg.	295-214-1
Field Book	486/218FLD.SHT. TC
Job No.	170074
Dwg. No.	2017-015
Sheet	1 of 1



LOCATION SKETCH
NOT TO SCALE

LEGEND

[Symbol]	CATCH BASIN	[Symbol]	0.5' CURB
[Symbol]	MANHOLE	[Symbol]	2.0' CURB & GUTTER
[Symbol]	LIGHT POLE	[Symbol]	CHAIN LINK FENCE
[Symbol]	WATER METER	[Symbol]	I.D. IDENTIFICATION
[Symbol]	WATER VALVE	[Symbol]	EL. ELEVATION
[Symbol]	CATCH BASIN INLET	[Symbol]	INV. INVERT
[Symbol]	UTILITY POLE	[Symbol]	SAN. SANITARY
[Symbol]	RISER	[Symbol]	P.R.M. PERMANENT REFERENCE MONUMENT
[Symbol]	FIRE HYDRANT	[Symbol]	CONCRETE
[Symbol]	HANDHOLE	[Symbol]	ASPHALT PAVEMENT
[Symbol]	SIGN		

LEGAL DESCRIPTION:

Lots 14, 15, 16 and 17, Block 31, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 34, 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 First American Title Insurance Company, File No. 3020-831539 with an effective date of January 12, 2017. All restrictions, easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- SCHEDULE B 11 - B Standard Exceptions not addressed.
- Provisions of the Plat of Fishers First Subdivision of Alton Beach, recorded in Plat Book 2, Page 77.
- No easements per plat that encumber parcel to plot. Right-of-Way per plat that adjoins parcel is shown on survey.
- Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board. Standard Exception not addressed. Not a survey matter.
- 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 not addressed. Not a survey matter.
- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.
- Bearings hereon are referred to an assumed value of N 00°23'39" W for the East right of way line of Washington Avenue, and evidenced by found 1/2" pipe & found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-371, Elevation +5.38 and located by PK nail & aluminum washer in concrete catch basin at 17th Street (36' West of centerline) and Washington Avenue (69' South of centerline).
- Lands shown hereon are located within an area having a Zone Designation AE (EL B) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120851, 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 29,978 square feet, or 0.688 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.
- Total striped parking spaces within legal description: 26 Regular and 2 Handicap. Parking spaces were not verified for any applicable requirements.
- 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.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.

CERTIFICATION TO:

Citibank, N.A.
First American Title Insurance Company File No.: 3020-831539
Sobe Center, LLC

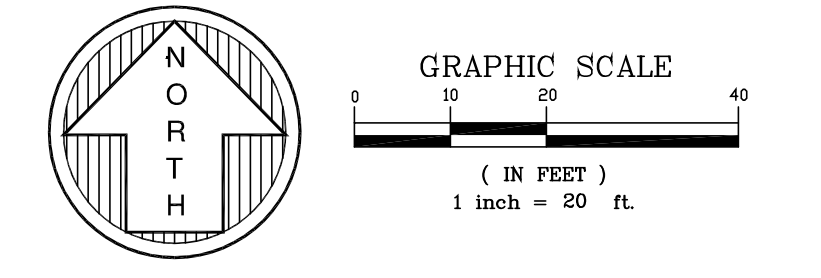
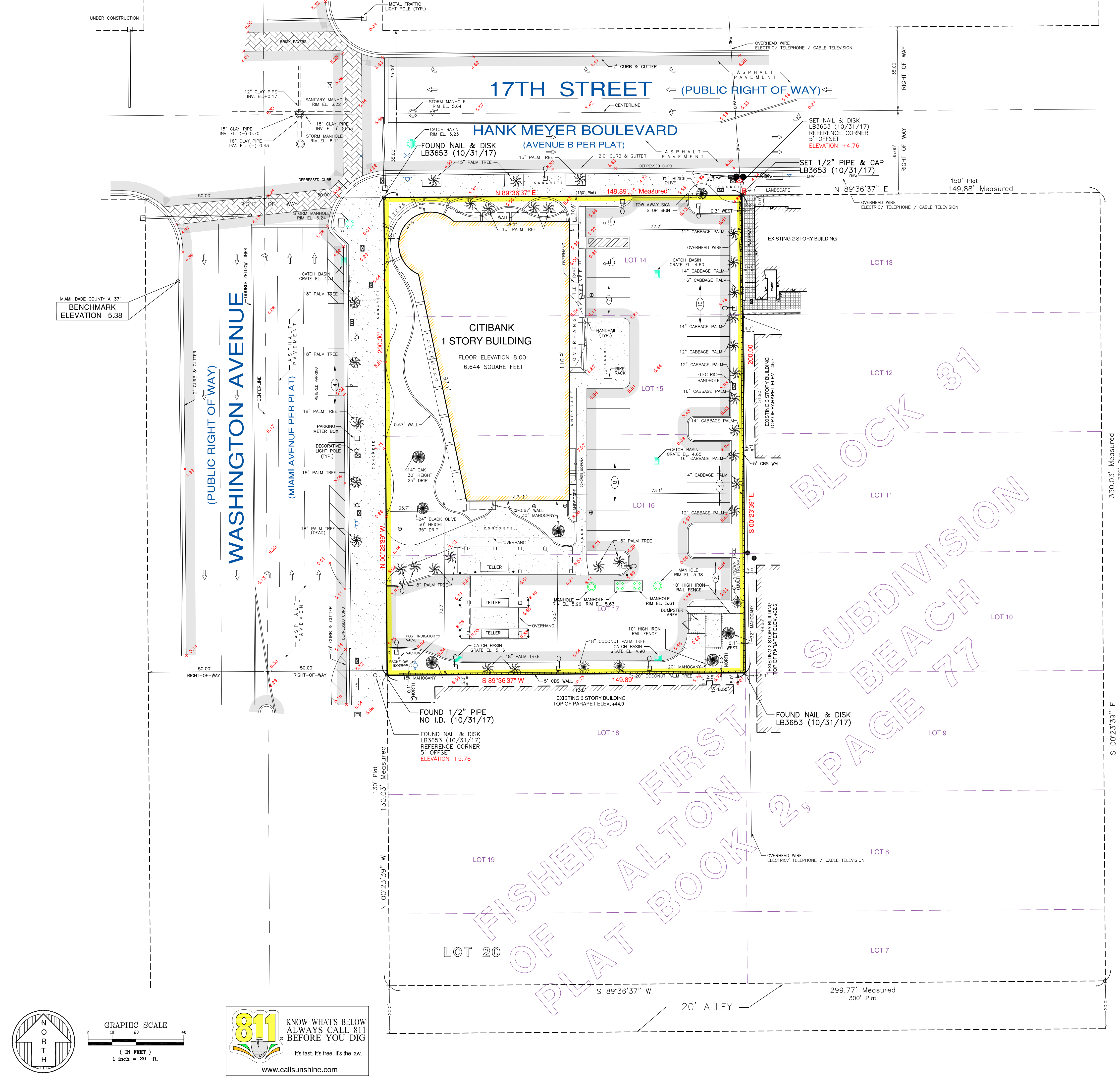
SURVEYOR'S CERTIFICATION:

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 13, 2017, and updated October 31, 2017, in accordance with the 2016 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 October 31, 2017.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.



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BLOCK 31
 SUBDIVISION
 FISHERS FIRST
 OF ALTON BEACH
 PLAT BOOK 2, PAGE 77



AXONOMETRIC VIEW



AERIAL MAP



AERIAL MAP ENLARGED





2018-03-07
3. SITE FACING 17TH STREET



2018-03-07
2. SITE FACING WASHINGTON AVENUE



2018-03-07
1. CITI BANK PARKING VIEW FROM KASKADES HOTEL





8. CITI BANK DRIVE-THROUGH



2018-03-07

7. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE



2018-03-07

5. CITI BANK ENTRANCE



2018-03-07

6. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE



2018-03-07

4. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE





12. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING



11. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING



10. VIEW TOWARDS CITIBANK



9. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING





3. TEMPLE EMANU-EL



2. PHOTO OF THE EXISTING KASKADES HOTEL



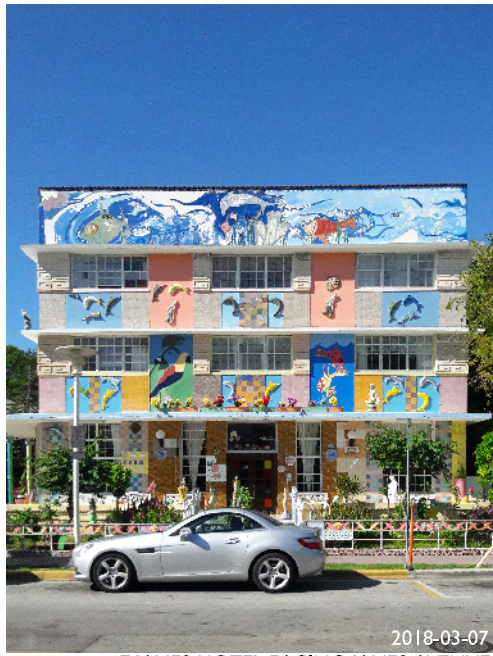
1. KASKADES HOTEL OUTDOOR AREA

Urban Robot Associates (2014). Photo of the Kaskades Hotel. [image] Available at: <http://www.urbanrobot.net/gipfel/ln61k411wi053iv5rq9de8djsiye> [Accessed 7 March 2018].



2018-03-07

8. APPROACHING THE SITE FROM TEMPLE EMANUEL



2018-03-07

7. JAMES HOTEL FACING JAMES AVENUE



2018-03-07

6. BEDS 'N DRINKS/CHATAM APARTMENTS HOSTEL FACING JAMES AVENUE



2018-03-07

5. CREST HOTEL SUITES FACING JAMES AVENUE



2018-03-07

4. INTERSECTION OF WASHINGTON AVENUE AND 17H STREET, VIEW OF PROPERTY

