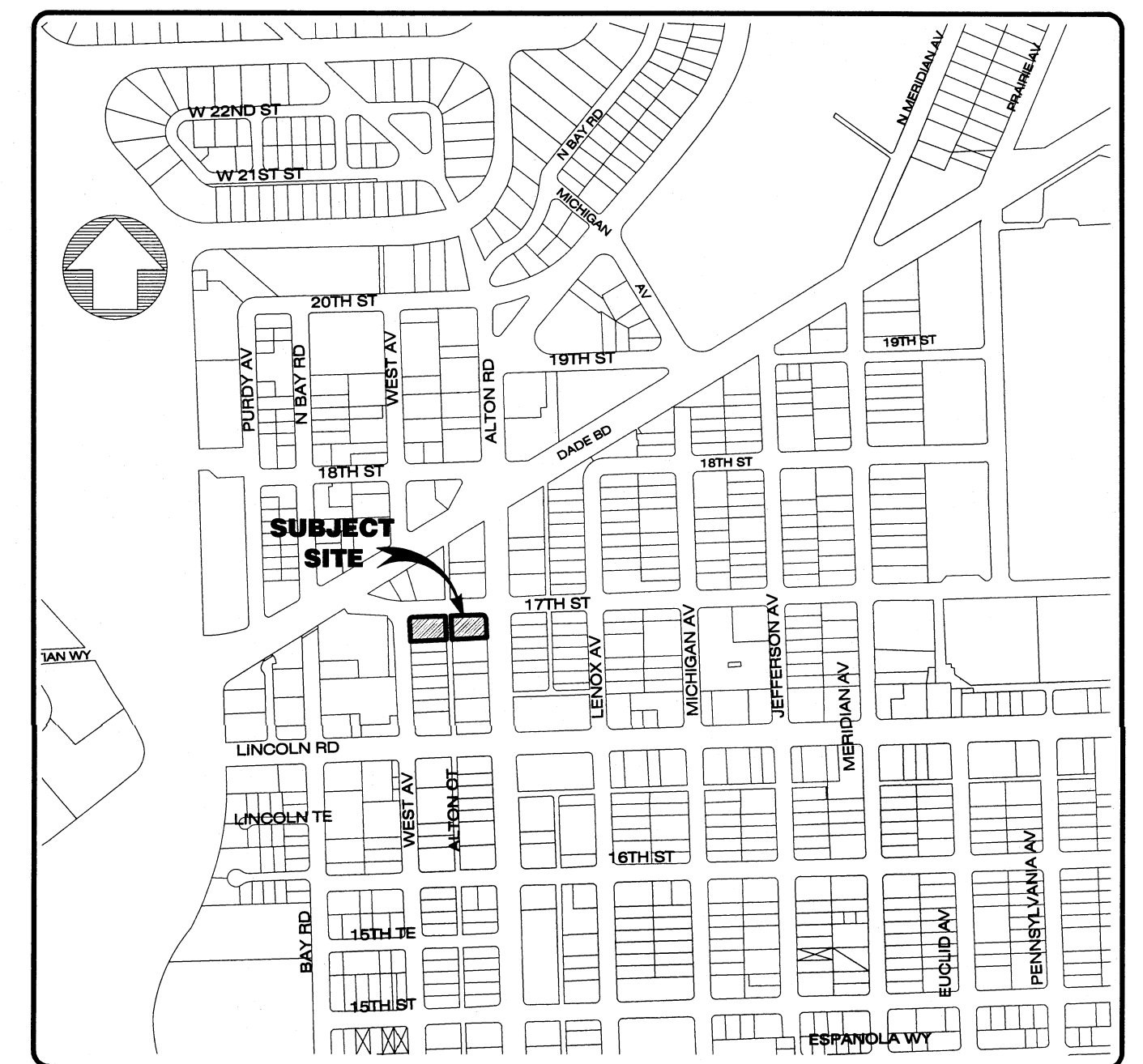


MAP OF BOUNDARY SURVEY

SECTION 33 - TOWNSHIP 53 SOUTH - RANGE 42 EAST
LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

ALLEY PARCEL:

That portion of a 20 foot wide alley, commonly known as Alton Court, lying between the West Boundary of Block 40 of said Plat of "FIRST ADDITION TO COMMERCIAL SUBDIVISION", according to the Plat thereof as recorded in Plat Book 6, of Page 30 of the Public Records of Miami-Dade County, Florida and the East Boundary Line of said Plat of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45", according to the Plat thereof as recorded in Plat Book 6, of Page 165 of the Public Records of Miami-Dade County, Florida, and bounded on the North by the South Right of Way Line of 17th Street, and bounded on the South by the Westerly prolongation of the South Boundary Line of Lot 9, Block 40 of said Plat of "FIRST ADDITION TO COMMERCIAL SUBDIVISION" and up to the East Boundary Line of said Plat of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45".

Containing 2,000 Square Feet or 0.05 Acres, more or less, by calculations.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051 of the Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED IN THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of 17th Street with an assumed bearing of N88°03'45"E, said line to be considered a well established and monumented line.

This property is located in Flood Zone "AE", with the Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 0317, Suffix L, Map Revised Date: September 11, 2009.

Legal Description was furnished by client.

Plat of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45", according to the Plat thereof as recorded in Plat Book 6 at Page 165 of the Public Records of Miami-Dade County, Florida.

Elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark= C-100
Elevation= 11.06 Feet (NGVD 29)
Description: Brass Disc in North corner of bridge over Collins canal 65' East from the intersection of Dade Boulevard and Bay Road.

RESTRICTIONS:

Since no other information was furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The survey was ordered for design purposes.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

TURNBERRY & ASSOCIATES

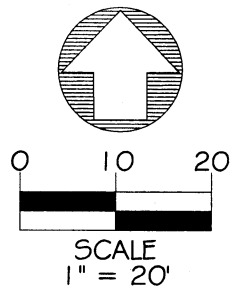
SURVEYORS CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS, L.L.C., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: *Jose Senas* 10/25/16
Jose Senas, PSM
Registered Surveyor and Mapper LS5938
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



WEST AVENUE

17th STREET

ALLEY PARCEL

(CONTAINING 2,000 SQUARE FEET
OR 0.05 ACRES ±)

LOT 10 OF BLOCK 40
(P.B. 6 - PG. 30)

PARCEL 1
(CONTAINING 14,952 SQUARE FEET
OR 0.34 ACRES ±)

VACANT

LOT 9 OF BLOCK 40
(P.B. 6 - PG. 30)

LOT 8 OF BLOCK 40
(P.B. 6 - PG. 30)

ONE STORY C.B.S. BUILDING
No. 1680

TWO STORY C.B.S. BUILDING

ALTON ROAD

AREA CALCULATIONS:

1. Alton Court alley, between Parcels 1 and 2 = 2,000 square feet or 0.05 Acres ±
2. Parcel 1 = 14,952 square feet or 0.34 Acres ±
3. Parcel 2 = 22,452 square feet or 0.52 Acres ±

TOTAL AREA = 39,404 square feet or 0.91 Acres ±

LEGEND

CONC. = CONCRETE	— = MONUMENT LINE	— = CHAIN LINK FENCE	— = STREET LIGHT SIGNAL
R = RECORDED VALUE	— = OVERHEAD WIRE	— = BRICK	
M = MEASURED VALUE	— = WATER VALVE	— = WOOD FENCE	
(C) = CALCULATED	— = WATER METER	— = METAL FENCE	
C.B.S. = CONCRETE BLOCK STUCCO	— = FIRE HYDRANT	— = COLUMN	
— = CENTERLINE	— = TEMPORARY SITE BENCHMARK	— = GAS VALVE	
P.B. = PLAT BOOK	— = HEDGE OR LANDSCAPED AREA	— = CATCH BASIN	
M.F. = METAL FENCE	— = CLEAN OUT	— = ORNAMENTAL LIGHT	
— = WOOD POWER POLE	— = SANITARY SEWER MANHOLE	— = ORNAMENTAL LIGHT POLE	
— = GUY ANCHOR	— = STORM DRAINAGE MANHOLE	— = LIGHT POLE	
— = CONCRETE POWER POLE	— = UNKNOWN MANHOLE	— = FLAG POLE	
— = ORNAMENTAL PLANT	— = BOLLARD	— = RADIUS	
— = SIGN	— = CHAIN LINK FENCE	— = IDENTIFICATION	
	— = METAL FENCE	— = LIGHT POLE	
		— = WOOD FENCE	
		— = MAILBOX	

LONGITUDE
SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305) 463-0912 FAX: (305) 513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14699-0-06
FIELD BOOK: 878

DRAWN BY: ME
SHEET 1 OF 1

SURVEYOR'S REPORT:

DATE OF FIELD SURVEY:

The date of completion of original field Survey was on August 19, 2015.
The date of completion of CAD was on August 21, 2015.
Revision 1: This Map of Survey was revised on February 16, 2016 to add the area of the adjoining portion of Alton Court alley.
Revision 2: This Map of Survey was revised on February 24, 2016 to add the parcel areas.
Revision 3: An updated field survey was performed on October 24, 2016 as per Client's request.

LEGAL DESCRIPTION:

Parcel 1:

Lots 9 and 10, Block 40, of FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida.

Containing 14,952 Square Feet or 0.34 Acres (Net Area), more or less, by calculations.

Property Address and Tax Folio Number:

1698 Alton Road, Miami Beach, Florida 33139
Folio No. 02-3234-017-0200

Parcel 2:

Lots 12, 13 and 14, inclusive, Block 40, ALTON BEACH REALTY COMPANY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 165, of the Public Records of Miami-Dade County, Florida.

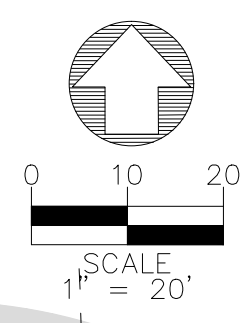
Containing 22,452 Square Feet or 0.52 Acres (Net Area), more or less, by calculations.

Property Addresses and Tax Folio Numbers:

1683 West Avenue, Miami Beach, Florida 33139
Folio No. 02-3233-017-0030

1681 West Avenue, Miami Beach, Florida 33139
Folio No. 02-3233-017-0040

MAP OF TOPOGRAPHIC SURVEY



LONGITUDE
SURVEYORS

7715 NW 48TH STREET, SUITE 310
DORAL, FLORIDA 33166
PHONE: (305)463-0912 FAX: (305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14650.1.03
FIELD BOOK: EFB

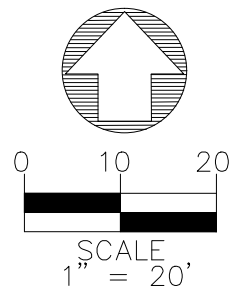
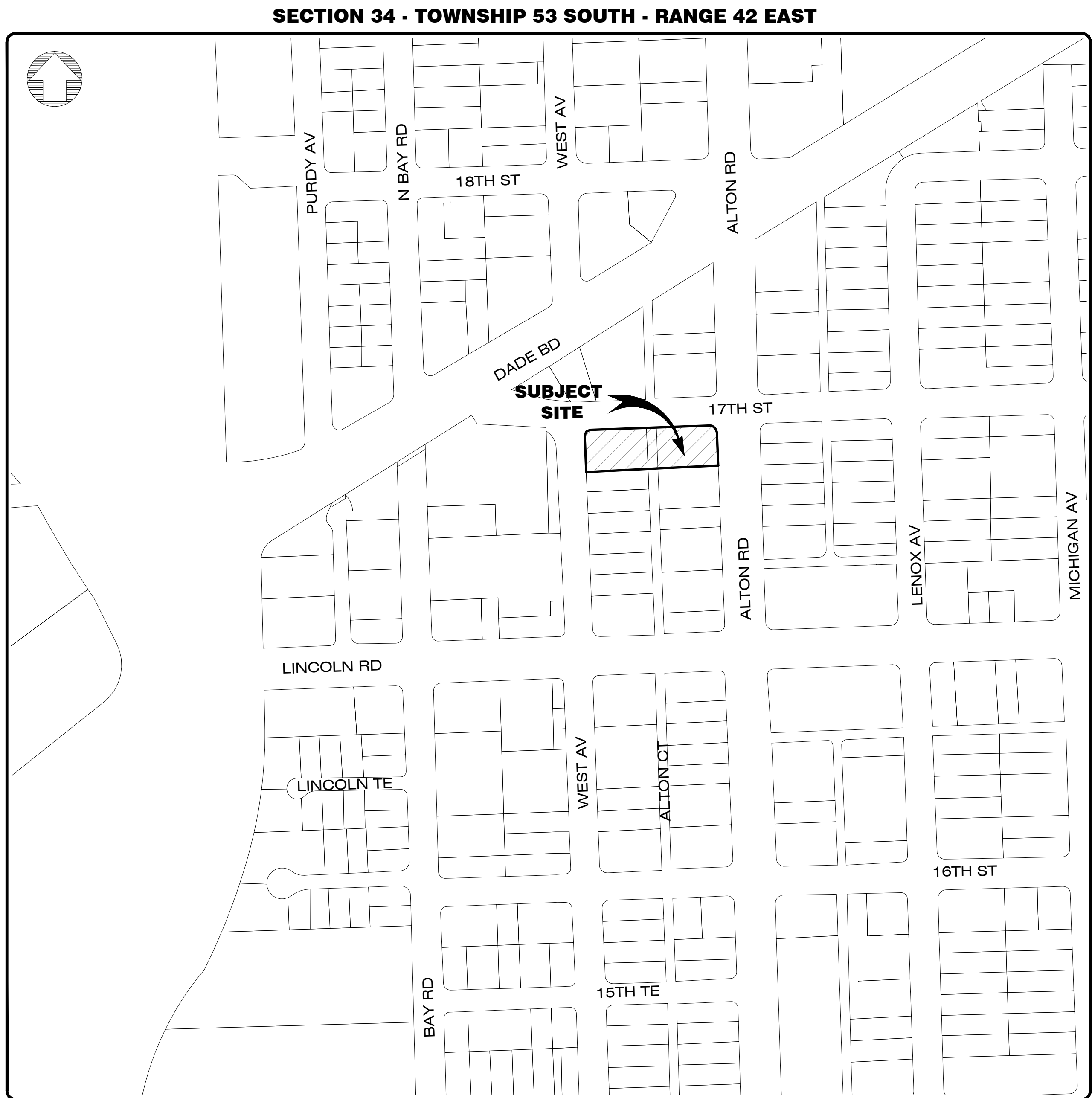
DRAWN BY: GS
SHEET 2 OF 2

NOTE: Not full and complete without all two (2) sheets.

LEGEND

CONC.	= CONCRETE	⊙	= STORM DRAINAGE MANHOLE	▨	= BRICK
R	= RECORDED VALUE	⊕	= UNKNOWN MANHOLE	▩	= CONCRETE
M	= MEASURED VALUE	⊗	= FPL MANHOLE	▩	= PAVER
(C)	= CALCULATED	⊖	= CONCRETE BLOCK STUCCO	▩	= TILE
C.B.S.	= CONCRETE BLOCK STUCCO	⊕	= CHAIN LINK FENCE	▩	= PROPOSED CANOPY AREA
CL.F.	= CENTERLINE	⊖	= METAL FENCE	▩	= ASPHALT
P.B.	= PLAT BOOK	⊕	= TREE	▩	= ARC
PG.	= PAGE	⊖	= CHAIN LINK FENCE	▩	= LENGTH
M.F.	= METAL FENCE	⊕	= WOOD FENCE	▩	= ANGLE OF THE CURVE
W.F.	= WOOD FENCE	⊖	= METAL FENCE	▩	= ORNAMENTAL LIGHT POLE
⊕	= GUY ANCHOR	⊕	= CATCH BASIN	▩	= SIGNAL MAST ARM
⊖	= CONCRETE POWER POLE	⊕	= ORNAMENTAL PLANT	▩	= PALM TREE
⊕	= ORNAMENTAL LIGHT	⊕	= ORNAMENTAL LIGHT POLE	▩	= UNDERGROUND ELECTRIC LINE
⊖	= LIGHT POLE	⊕	= FLAG POLE	▩	
⊕	= WATER VALVE	⊕	= IDENTIFICATION	▩	
⊖	= WATER METER	⊕	= LIGHT POLE	▩	
⊕	= FIRE HYDRANT	⊕	= WOOD FENCE	▩	
⊖	= TEMPORARY SITE BENCHMARK	⊕	= MAILBOX	▩	
⊕	= HEDGE OR LANDSCAPED AREA	⊕	= STREET LIGHT SIGNAL	▩	
⊖	= CLEAN OUT	⊕		▩	
⊕	= SANITARY SEWER MANHOLE	⊕		▩	

MAP OF TOPOGRAPHIC SURVEY



SURVEYOR'S NOTES (CONTINUED):

LEGAL DESCRIPTION:

PARCEL 1:

Lots 9 and 10, Block 40, of FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

Lots 12, 13 and 14, inclusive, Block 40, ALTON BEACH REALTY COMPANY SUBDIVISION, according to the Plat thereof, as recorded Plat Book 6, Page 165, of the Public Records of Miami-Dade County, Florida.

(Exhibit "A" of Commitment for Title Insurance, prepared by First American Title Insurance Company, File No. NCS-832156-MIA, with an effective date of January 12, 2017)

Containing 37,404 Square Feet or 0.86 Acres (Net Area), more or less, and 60,688 Square Feet or 1.39 Acres (Gross Area), more or less, by calculations.

AND THE FOLLOWING VACATION ALLEY PARCEL:

That portion of a a 20 foot wide alley, commonly known as Alton Court, lying between the West Boundary of Block 40 of said Plat of "FIRST ADDITION TO COMMERCIAL SUBDIVISION", according to the Plat thereof as recorded in Plat Book 6, at Page 30 of the Public Records of Miami-Dade County, Florida and the East Boundary Line of said Plat of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45", according to the Plat thereof as recorded in Plat Book 6, at Page 165 of the Public Records of Miami-Dade County, Florida, and bounded on the North by the South Right of Way Line of 17th Street, and bounded on the South by the Westerly prolongation of the South Boundary Line of Lot 9, Block 40 of said Plat of "FIRST ADDITION TO COMMERCIAL SUBDIVISION" and up to the East Boundary Line of said Plat of "THE ALTON BEACH REALTY COMPANY'S PLAT OF SUBDIVISION OF WEST HALF OF BLOCKS 17, 40 AND 45".

1698 Alton Road, Miami Beach, Florida 33139
Containing 2,994 Square Feet or 0.05 Acres, more or less, by calculations.

1683 West Avenue, Miami Beach, Florida 33139
Folio No. 02-3233-017-0030

1681 West Avenue, Miami Beach, Florida 33139
Folio No.: 02-3233-017-0040

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Commercial/High Risk Area (Linear: 1 foot in 10,000 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE MAP OF SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the Centerline of 17th Street with an assumed bearing of N88°03'45"E, said line to be considered a well established and monumented line.

This property appears to be located in Flood Zone "AE", with a Base Flood Elevation of 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 0317, Suffix L, Map Revised Date: September 11, 2009.

Plat of "FIRST ADDITION TO COMMERCIAL SUBDIVISION", recorded in Plat Book 6, at Page 30, Miami-Dade County, Florida.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Benchmark: C-100
Elevation: 11.06 Feet
Description: Brass disc in north corner of bridge located at Dade Boulevard, West Avenue and Bay Road, City of Miami Beach, Miami-Dade County, Florida.

LIMITATIONS:

As to the determination of tree, palm and planting species falls outside the purview of the land surveying practice, all information with respect to the same is hereby presented for informational purposes only.

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning Information.

Improvements shown within the Property line are proposed improvements provided by client and has not been verified by Longitude Surveyors.

PURPOSE OF SURVEY:

The survey was ordered for the purpose of a Permit.

CLIENT INFORMATION:

This Topographic Survey was prepared at the insistence of and certified to:

TURNBERRY & ASSOCIATES

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS, LLC, a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: **Eduardo M. Suarez, PSM** 05/12/17
Registered Surveyor and Mapper LS5938
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE
SURVEYORS

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JOB NO.: 14650.1.04
FIELD BOOK: EFB

DRAWN BY: GS
SHEET 1 OF 2

NOTE: Not full and complete without all two (2) sheets.

LEGEND

CONC. = CONCRETE	⊗ = STORM DRAINAGE MANHOLE	▨ = BRICK
R = RECORDED VALUE	⊙ = UNKNOWN MANHOLE	▩ = CONCRETE
M = MEASURED VALUE	⊕ = FPL MANHOLE	▧ = PAVER
(C) = CALCULATED	C.L.F. = CHAIN LINK FENCE	▦ = TILE
C.B.S. = CONCRETE BLOCK STUCCO	M.F. = METAL FENCE	▤ = PROPOSED CANOPY AREA
ℓ = CENTERLINE	○ = TREE	▣ = ASPHALT
P.B. = PLAT BOOK	— = CHAIN LINK FENCE	A = ARC
P.G. = PAGE	--- = WOOD FENCE	L = LENGTH
M.F. = METAL FENCE	--- = METAL FENCE	Δ = ANGLE OF THE CURVE
—○— = WOOD POWER POLE	—●— = COLUMN	⊙ = ORNAMENTAL LIGHT POLE
—→ = GUY ANCHOR	—●— = GAS VALVE	⊙ = SIGNAL MAST ARM
—○— = CONCRETE POWER POLE	—●— = CATCH BASIN	⊙ = PALM TREE
—○— = SIGN	—●— = ORNAMENTAL LIGHT	⊙ = UNDERGROUND ELECTRIC LINE
—○— = ORNAMENTAL PLANT	—●— = ORNAMENTAL LIGHT POLE	
—○— = BOLLARD	—●— = FLAG POLE	
—○— = MONUMENT LINE	—●— = RADIUS	
—○— = OVERHEAD WIRE	ID. = IDENTIFICATION	
—○— = WATER VALVE	LP = LIGHT POLE	
—○— = FIRE HYDRANT	W.F. = WOOD FENCE	
—○— = TEMPORARY SITE BENCHMARK	—○— = MAILBOX	
—○— = HEDGE OR LANDSCAPED AREA	—○— = STREET LIGHT SIGNAL	
—○— = CLEAN OUT		
—○— = SANITARY SEWER MANHOLE		

SURVEYOR'S NOTES:

DATE'S OF FIELD SURVEY:

The date of completion of original field Work Survey for parcel with Folio No. 02-3234-017-0200 was on December 21, 2014.
The date of completion of original field Survey for parcels with Folio No. 02-3233-017-0030 and 02-3233-017-0040 was on August 19, 2015.
Revision 1: This Map of Survey was revised on February 16, 2016 to add the area of the adjoining portion of Alton Court alley.
Revision 2: This Map of Survey was revised on February 24, 2016 to add the parcel areas.
Revision 3: An updated field survey was performed on October 24, 2016 as per Client's request.
Revision 4: An updated field survey and a Tree Survey was performed on January 27, 2017 as per Client's request.
Revision 5: This Map of Survey was revised on March 7, 2017 to add trees along 17 Street Right of Way.
Revision 6: This Map of Survey was revised on March 15, 2017 to update the strip runing along the North Boundary Line of Parcel 2.
Revision 7: This Map of Survey was revised on March 24, 2017 to add the location of 23 existing piles and a drainage well in Parcel 1 Site.
Revision 8: Add new FP&L Vault as per Client's request on May 5, 2017.
Revision 9: Add underground electric lines as per Client's request on May 22, 2017.
Revision 10: Added proposed canopy and building information on November 10, 2017.