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- LEGEND
- A = Arc  
ASPH = Asphalt  
BM = Bench Mark  
BRG = Bearing  
CB = Catch basin  
CBS = Concrete Block  
Structure  
CH = Chord  
Chatta = Chattahoochee  
CL = Center Line  
CLF = Chain Link Fence  
CL = Clear  
CONC = Concrete  
D = Delta  
Ø = Diameter  
DH = Drill Hole  
DME = Drainage & Maintenance  
Easement  
E.B. = Electric Box  
Enc. = Encroachment  
F.F. = Finish Floor  
F.H. = Fire Hydrant  
F.I.R. = Found Iron Rebar  
FPL = Florida Power & Light  
F.I.P. = Found Iron Pipe  
FD = Fount  
L.P. = Light Pole  
M = Measured  
M.F. = Metal Fence  
M.H. = Manhole  
M = Monument Line  
MON. = Monument  
N/A = Not Applicable  
N/D = Nail & Disc  
O/L = On Line  
O/S = Offset  
O.U.L. = Overhead Utility Lines  
OH = Overhang  
P = Plat  
PB = Plat Book  
PC = Point of Curvature  
PCP = Permanent Control Point  
PG = Page  
P.I. = Point of Intersection  
P.L. = Property Line  
PL = Planter  
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  
R/R = Railroad  
PSM = Professional Surveyor  
Mapper  
R/W = Right-of-Way  
SWK = Sidewalk  
Sec. = Section  
(TYP.) = Typical  
T = Tangent  
U.E. = Utility Easement  
W.F. = Wood Fence  
W.M. = Water Meter  
W.V. = Water Valve  
Denotes Spot  
Elevations Taken

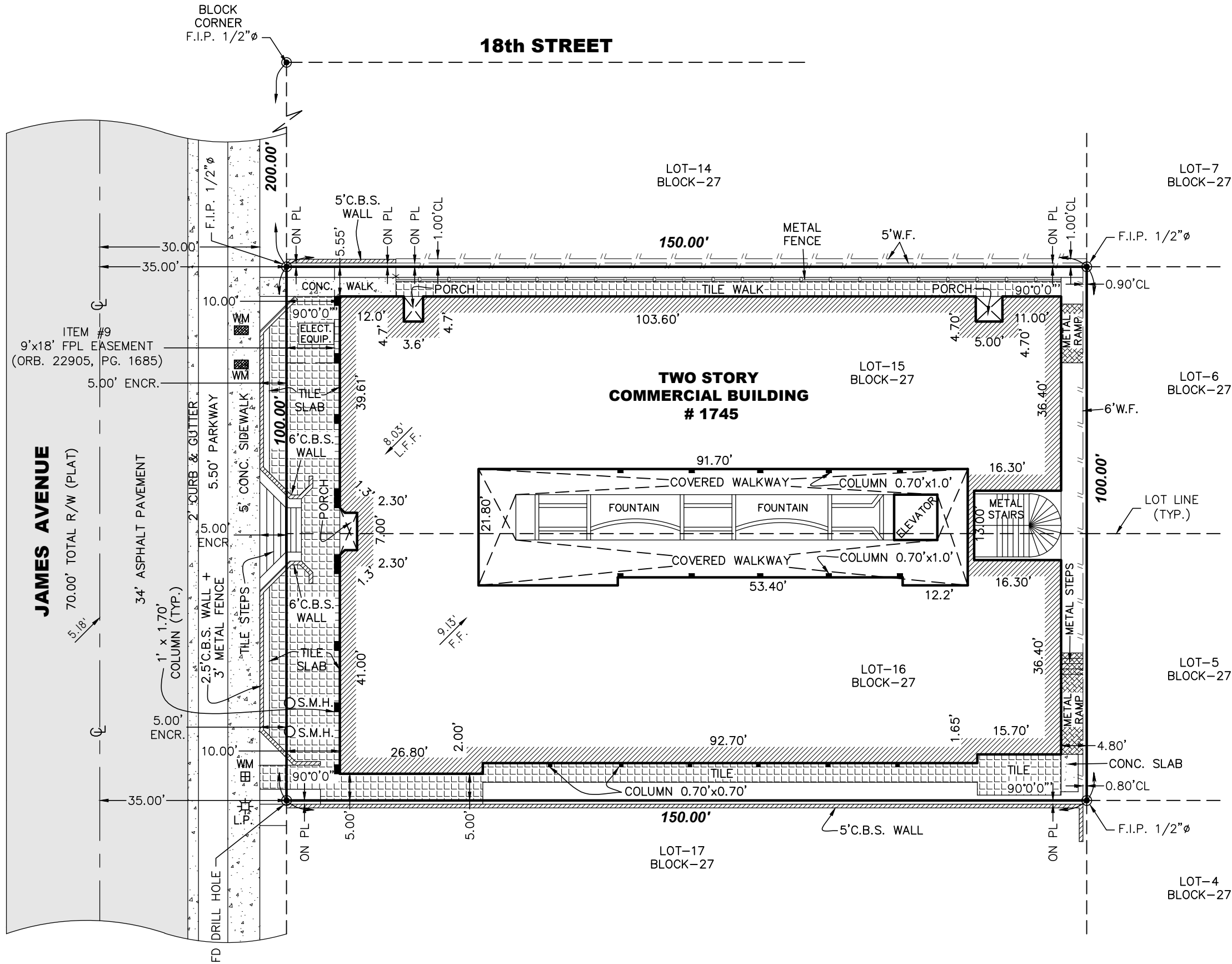
NOTE: All roads shown hereon are public unless otherwise noted.  
a) No identification cap found on property corners unless otherwise noted.  
b) The graphic portions of this document are intended to be displayed as such, should be considered when depicted. Scale may be altered in reproductions and as such, should be considered when depicted.  
c) Accuracy: The expected use of land as classified in the minimum technical standards (S17-FAC), is "Suburban". The minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. The accuracy obtained by measurement and calculation of a closed survey figure was found to be within the minimum standards for the type of survey.  
d) Contact the owner or the surveyor for any additional work or excavation on the hereon described parcel for building, zoning information and utilities location.

NOTE: All easements and/or encroachments shown hereon are of the apparent nature, fence legal ownership and not of the actual ownership.  
a) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.  
b) Code restrictions and title search not reflected in this survey.  
c) The field information shown hereon does not imply that the subject property will or will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.  
d) Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.

"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."

## A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A portion of land in the N.E. 1/4, Section 34, Township 53 South, Range 42 East  
Miami-Dade County, Florida.



This property described as:  
Lots 15 and 16, Block 27, FISHER'S FIRST  
SUBDIVISION OF ALTON BEACH, according  
to the Plat thereof as recorded in Plat Book 2,  
Page 77, of the Public Records of Miami-Dade  
County, Florida.

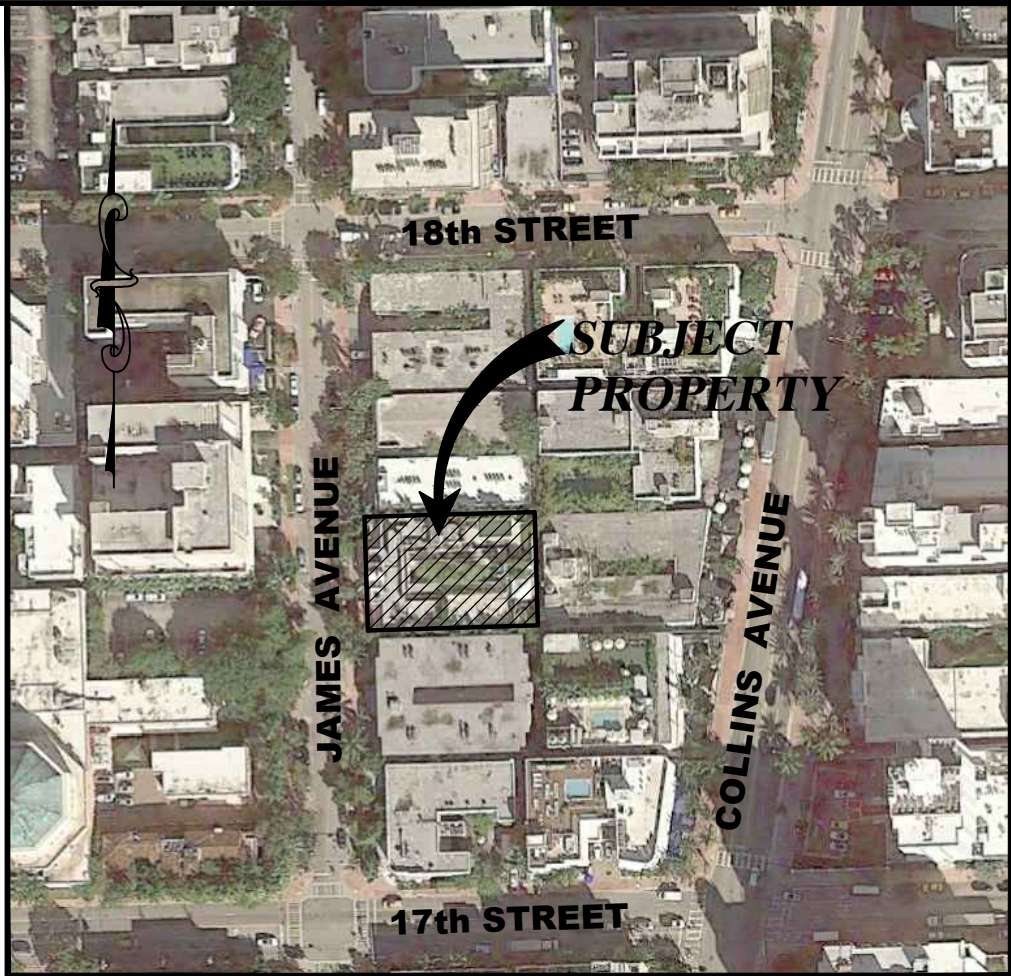
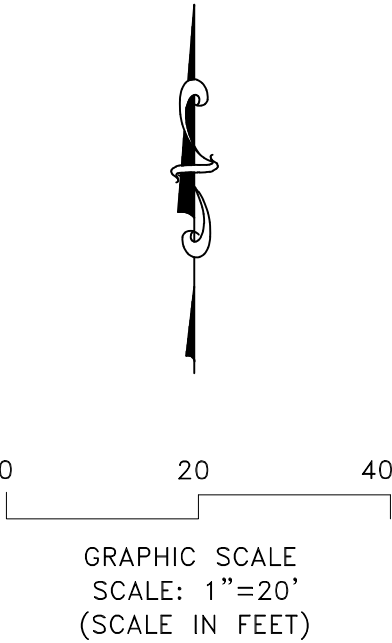
Address:  
1745 James Avenue, Miami Beach, FL 33139

### ALTA/NSPS SURVEY

To 1745 James LLC, a Florida limited liability 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 ALTA/NSPS Land Title Surveys, jointly established  
and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 8,  
11(a), 13 and 14 of Table A thereof. The fieldwork was completed on  
08/29/19.

Date of Plat or Map: 08/29/19

*Rene Aguiar*  
Rene Aguiar  
Florida PSM # 4327



LOCATION MAP  
(N.T.S.)


### TITLE REVIEW NOTES:

With reference to Old Republic National Title Insurance Company Commitment No. 736312 A-2, dated July 19, 2019 at 11:00 P.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 Commitment Date hereof 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.
    - a. General or special taxes and assessments required to be paid in the year 2019 and subsequent years.
    - b. Rights or claims of parties in possession not recorded in the Public Records. **NONE VISIBLE.**
    - c. Any encroachment, encumbrance, violation, variation or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land. **DEPICTED ON SURVEY IF ANY.**
    - d. Easements or claims of easements not recorded in the Public Records. **NONE VISIBLE.**
    - e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. **NOT A MATTER OF SURVEY.**
  - Item # 3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. N/A.*
  - Item # 4. Any lien provided by County Ordinance or by Chapter 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. **NOT A MATTER OF SURVEY.**
  - Item # 5. Declaration of Condominium of SANCTUARY SOUTH BEACH, A CONDOMINIUM, and all exhibits attached thereto and recorded September 27, 2005, in O.R. Book 23815, Page 1529, together with amendments thereto recorded in: O.R. Book 30594, Page 3812, Public Records of Miami-Dade County, Florida (hereinafter "Declaration"). Such Declaration establishes provides without limitation for easements, liens, charges, assessments, and the prior approval of a future purchaser or occupant. **AFFECTS THE PROPERTY, NON PLOTTABLE.**
  - Item # 6. Restrictions, conditions, reservations, easements and other matters contained on the Plat of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, as recorded in Plat Book 2, Page 77, Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**
  - Item # 7. Terms and conditions of Variance before the Zoning Board of Adjustment of the City of Miami Beach recorded in O.R. Book 12296, Page 284, and in O.R. Book 12296, Page 290, Public Records of Miami-Dade County, Florida. **NOT A MATTER OF SURVEY.**
  - Item # 8. Historic Preservation Board Order recorded in O. R. Book 20143, Page 4468, and in O.R. Book 20943, Page 3977, Public Records of Miami-Dade County, Florida. **NOT A MATTER OF SURVEY.**
  - Item # 9. Easement to Florida Power and Light Company for the construction, operation and maintenance of electric utility facilities contained in instrument recorded December 14, 2004, under O.R. Book 22905, Page 1685, Public Records of Miami-Dade County, Florida. **DEPICTED ON SURVEY.**
  - Item # 10. Any loss or damage caused by a lien for assessments pursuant to Sec. 718.116(5)(a), F.S., notwithstanding assurances to the contrary in any attached ALTA Endorsement 4.1-06, 5-06 or 9-06 as to the loan policy. **NOT A MATTER OF SURVEY.**
  - Item # 11. Any loss or damage for unpaid assessments pursuant to Sec. 718.116(1)(a), F.S., notwithstanding any assurances to the contrary in any attached ALTA Endorsement 4.1 -06 or 5.1-06 as to the owner's policy. **NOT A MATTER OF SURVEY.**
  - Item # 12. Rights of the lessees under unrecorded leases. **NOT A MATTER OF SURVEY.**

AREA	
SQ. FT.	±15,000
ACRES	±0.344

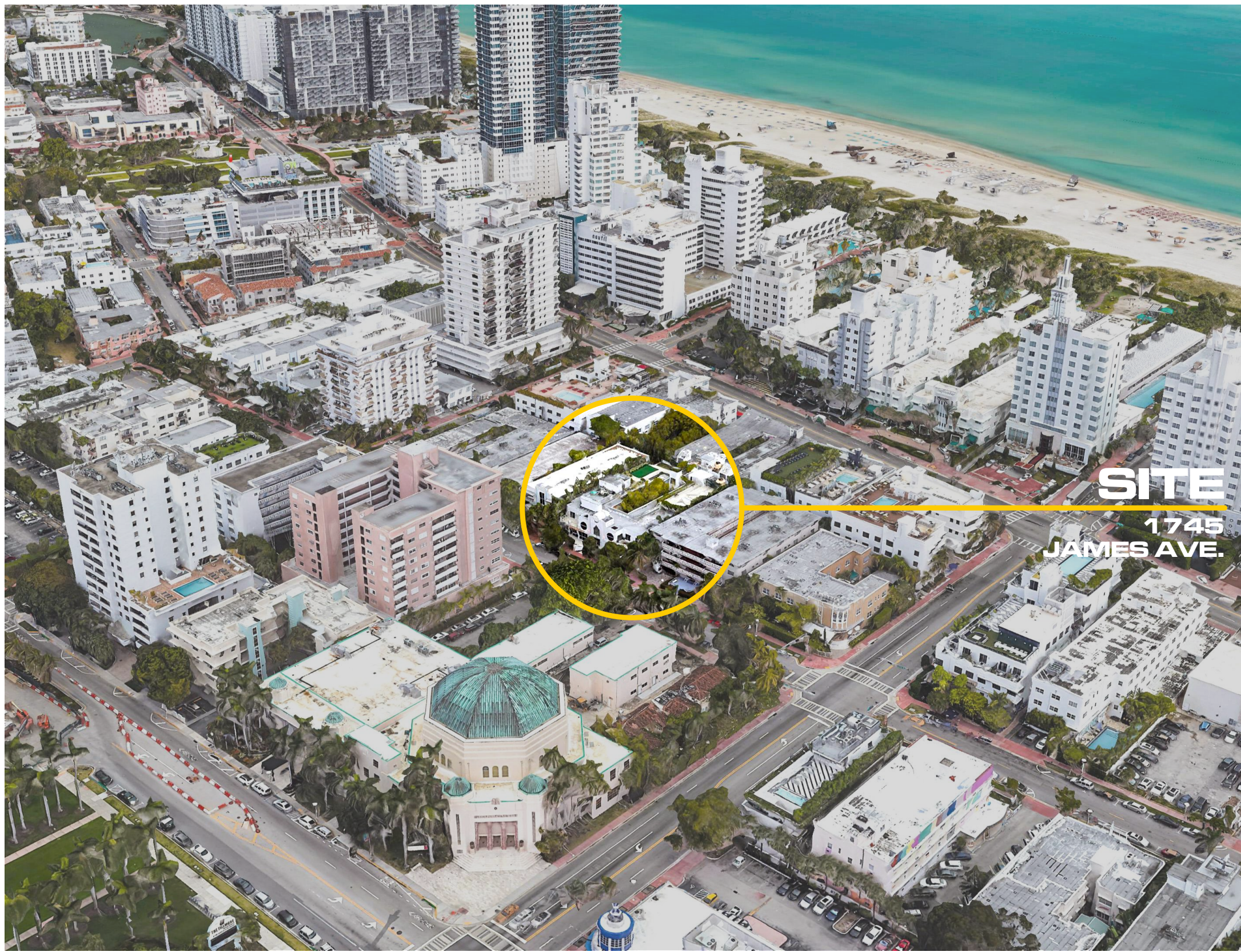
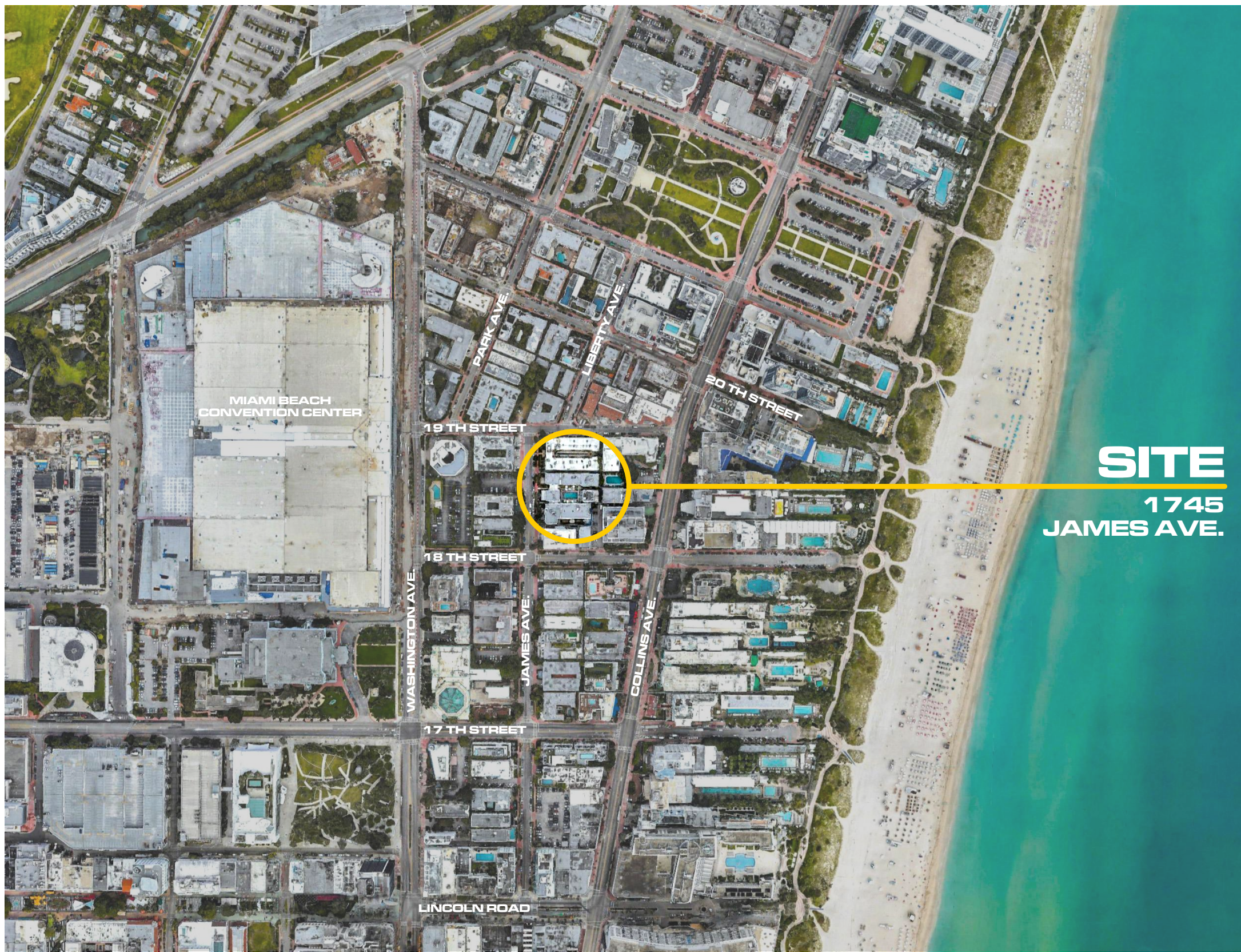
Bearing, if any, shown based on N/A (reference) N/A

REVISIONS:				<div>ALTA/NSPS SURVEY. I HEREBY CERTIFY: that this survey meets the standards of practice as set forth by the FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.</div> <div> RENE AGUIERVES 09/03/19 PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.</div>		Alvarez, Aiguesvives and Associates, Inc.			
FLOOD ZONE AE	COMM. No. 120651	PANEL No. 0317	SUFFIX: L			Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.	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.D. DATE 09 / 11 / 09	F.I.R.M. INDEX 09 / 11 / 09	BASE ELEV. 8 FT N.G.V.D.				Field Date 08/29/19	Scale: 1"=20'	Drawn by: R.S.	Drwg. No. 19-21446

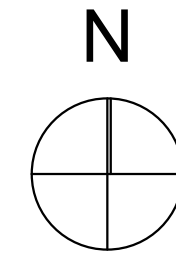


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LOCATION MAP | 1



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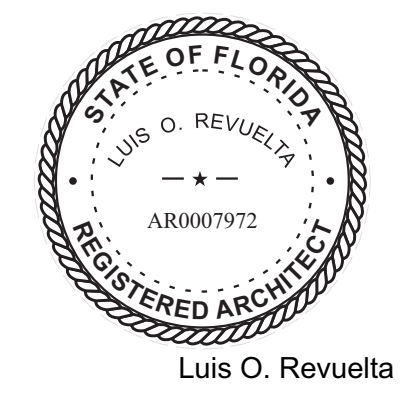
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Project

**SANCTUARY HOTEL**  
1745 JAMES AVENUE  
MIAMI BEACH, FLORIDA 33139

Revisions

**Owner Information**  
**1745 JAMES LLC**  
1111 Kane Concourse  
Bay Harbor Islands, Florida  
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(305) 763-8166  
Consultant



Luis O. Revuelta  
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Date  
03/09/2020  
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LOCATION MAP  
Sheet No.

**A-001**



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**SANCTUARY HOTEL**

1745 JAMES AVENUE

## Revisions

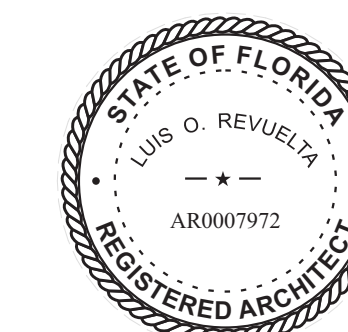
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1922

Sheet Name

## SITE CONTEXT

Sheet No.

**A-002**

# SANCTUARY HOTEL

LEE MANOR  
— CONDOMINIUM  
4 STORIES

THE DORSET  
HOTEL  
3 STORIES

THE CLAREMONT  
HOTEL  
3 STORIES

THE CADET  
HOTEL  
2 STORIES

SAN JUAN  
HOTEL  
3 STORIES

REGENT & GALE  
HOTEL  
4 STORIES

JAMES  
HOTEL  
3 STORIES

300 17TH ST  
HOTEL  
3 STORIES

SITE CONTEXT | 1



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ATLANTIS CONDOMINIUM



SANCTUARY HOTEL



LEE MANOR CONDOMINIUM



CADET HOTEL



RICHMOND ARTS CONDOMINIUM



HOTEL 18



SEA BEACH CONDOMINIUM

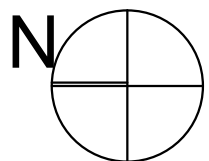


1750 JAMES APT.



MB JEWISH COMMUNITY CENTER

STREET CONTEXT | 1



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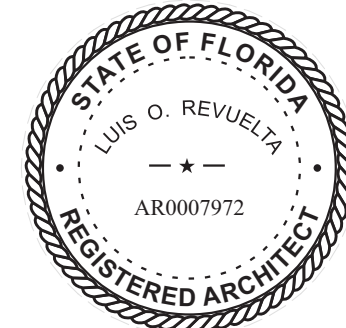
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STREET CONTEXT

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A-003



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EXISTING BUILDING | 1

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Sheet Name

INTERIOR CONDITIONS

Sheet No.

A-004





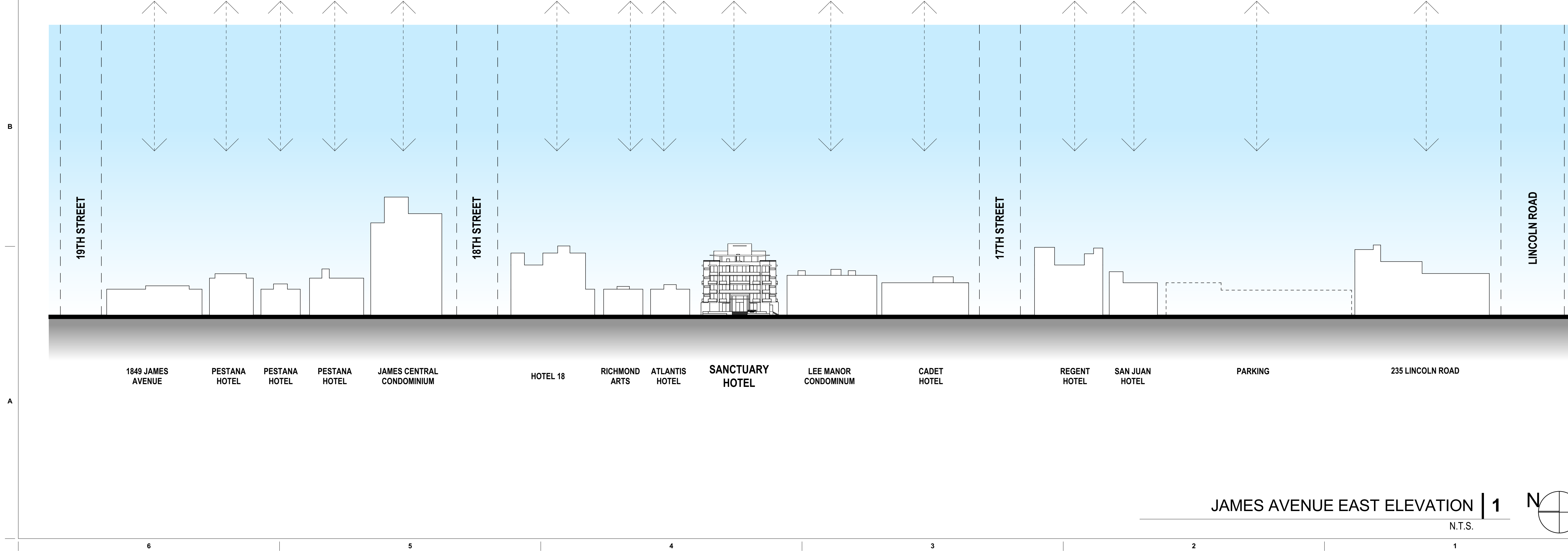
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EXIST. BLDG - INTERIOR CONDITIONS | 1



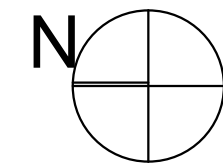
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JAMES AVENUE EAST ELEVATION | 1

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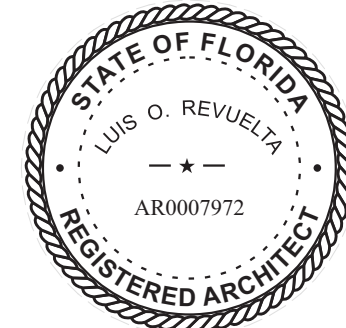
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Sheet Name

JAMES AVE. EAST ELEVATION

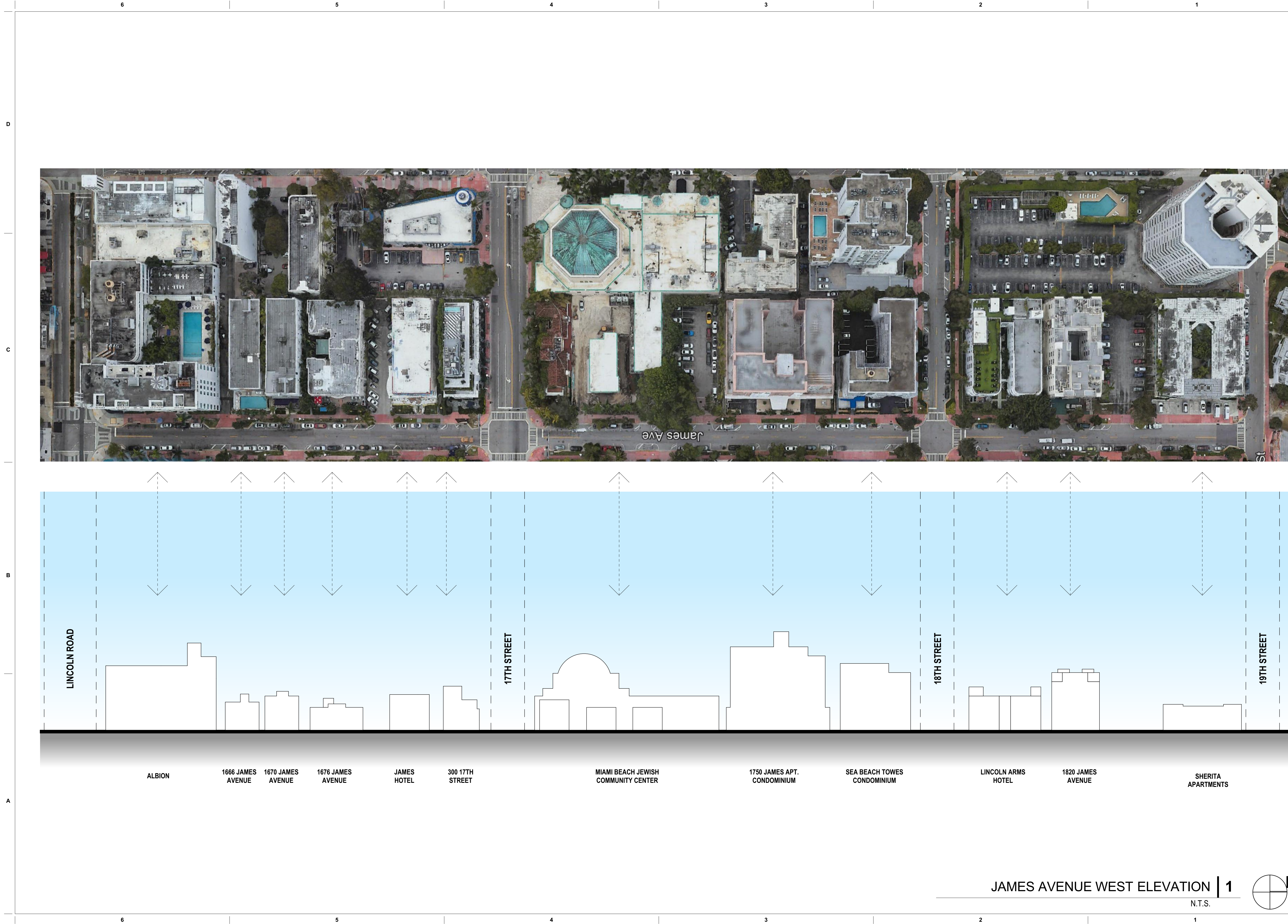
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Project

## SANCTUARY HOTEL

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Sheet Name

JAMES AVE. WEST ELEVATION

Sheet No.

A-007