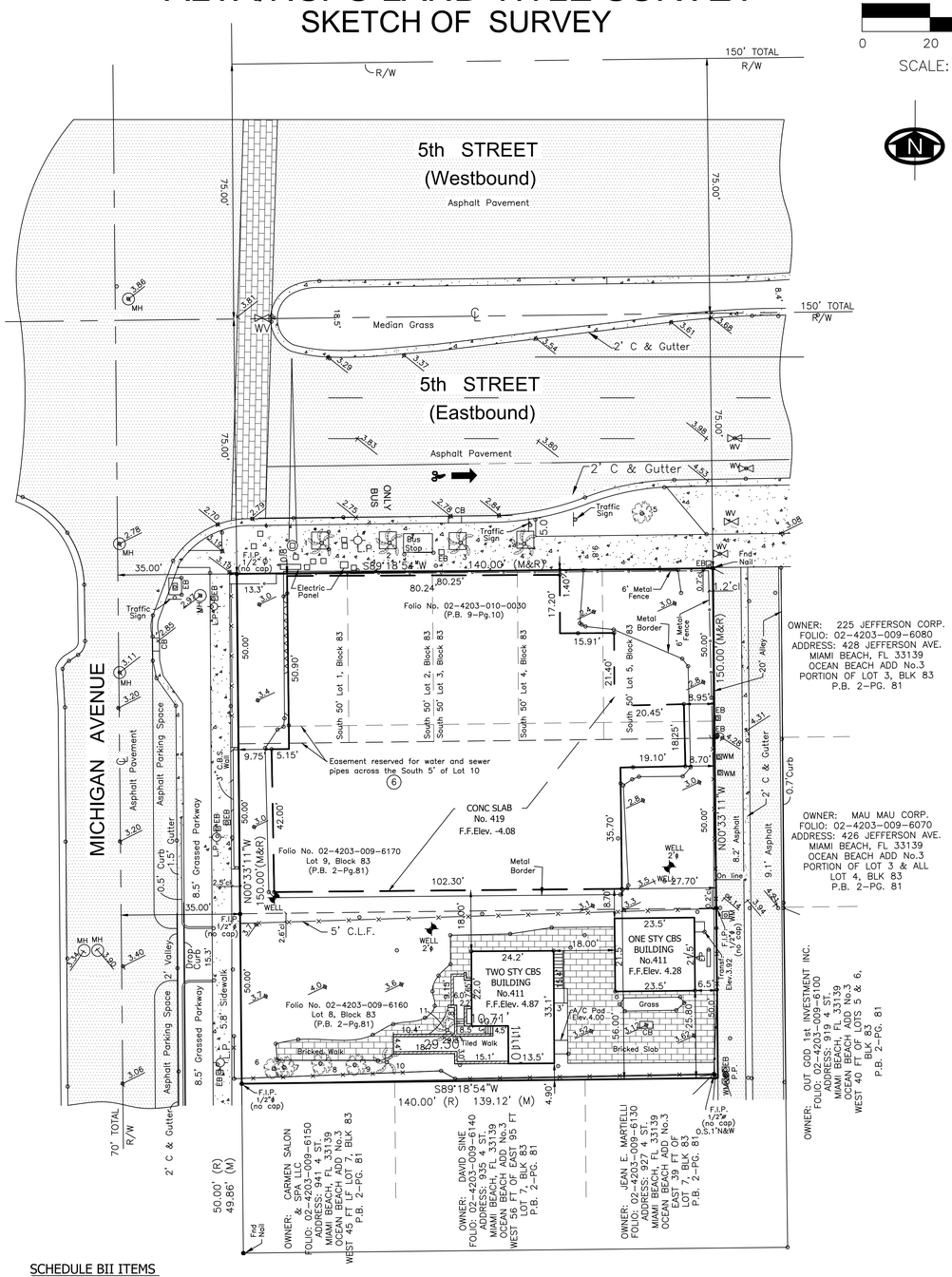
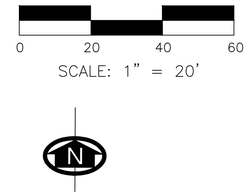
ALTA/NSPS LAND TITLE SURVEY

SKETCH OF SURVEY

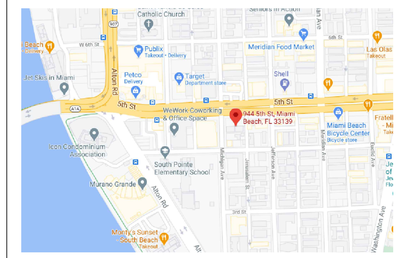




OWNER: 225 JEFFERSON CORP.
FOLIO: 02-4203-009-6080
ADDRESS: 428 JEFFERSON AVE.
MIAMI BEACH, FL 33139
OCEAN BEACH ADD No.3
PORTION OF LOT 3, BLK 83
P.B. 2-PG. 81

OWNER: MAU MAU CORP.
FOLIO: 02-4203-009-6070
ADDRESS: 426 JEFFERSON AVE.
MIAMI BEACH, FL 33139
OCEAN BEACH ADD No.3
PORTION OF LOT 3 & ALL LOT 4, BLK 83
P.B. 2-PG. 81

LOCATION MAP



SITE PHOTO

No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1-4	ROYAL PALM	ROYSTONIA ELATA	1.5'	50'	40'
5	LIVE OAK	QUERCUS VIRGINIANA	4.0'	25'	40'
6	LIVE OAK	QUERCUS VIRGINIANA	1.2'	35'	15'
7	LIVE OAK	QUERCUS VIRGINIANA	0.9'	35'	12'
8	LIVE OAK	QUERCUS VIRGINIANA	1.1'	15'	–
9	LIVE OAK	QUERCUS VIRGINIANA	1.2'	40'	15'
10	LIVE OAK	QUERCUS VIRGINIANA	1.3'	45'	12'
11	QUEEN PALM	ARECASTRUM ROMANZOFFIANUM	0.7'	20'	20'

TYPE OF PARKING SPACES	
PARKING LOT	HANDICAP(ADA)
0	0

THIS DRAWING IS THE PROPERTY OF AMERICAN SERVICES OF MIAMI, CORP. AND SHALL NOT BE USED OR REPRODUCED, IN WHOLE, OR IN PART, WITHOUT PERMISSION OF AMERICAN SERVICES OF MIAMI, CORP.

NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED.

LEGEND:

- BOUNDARY LINE
- STRUCTURE (BLDG.)
- CONCRETE BLOCK WALL
- METAL FENCE
- WOODEN FENCE
- CHAIN LINK FENCE
- WOOD DECK/DOCK
- ASPHALTED AREAS
- CONCRETE
- BRICKS OR PAVERS
- ROOFED AREAS
- WATER (EDGE OF WATER)
- ELECTRIC BOX
- CATCH BASIN
- MANHOLE
- O.E. OVERHEAD ELECT.
- POWER POLE
- LIGHT POLE
- HANDICAP SPACE
- FIRE HYDRANT
- EASEMENT LINE
- WV WATER VALVE
- TV TV-CABLE BOX
- WM WATER METER
- CONC. LIGHT POLE

ABBREVIATIONS:

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
BB/CBlk= BLOCK CORNER
CALC(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.&E. = DRAINAGE &/OR UTIL. EASEMENT
D = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
E.O.W. = EDGE OF WATER
F.&D.H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N&D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
M(C) = MEASURED(CALC)
PK = PARKER
M = MONUMENT
L = MONUMENT LINE
N = NTS = NOT TO SCALE
P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.R. = POWER POLE
P.R.M.= PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D.H = SET DRILL HOLE
S.N&D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY. = STORY
SWK. = SIDEWALK
T.O.B. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
§ = SECTION LINE

SURVEY CERTIFICATION:

1. The Survey reflected by this plat was actually made upon the ground, that the attached plat of survey is made at least in accordance with the minimum standards established by the State of Florida for surveyors and with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2016 and meets the Accuracy Standards (as adopted by ALTA and NSPS and in effect on the date of this certification) of an Urban Survey, with accuracy and precision requirements modified to meet the current minimum angular and linear tolerance requirements of the state in which the subject property is located, and contains Items 1,2,3,4,5,6,7,8,9,10,11,13,14,15,16,17,18,19 and 20 of Table A thereto.

2. The survey correctly shows the location of all building, structures and other improvements situated on the Premises.

3. All utilities serving the Premises enter through adjoining public streets and/or easements of record; that except as shown, there are no visible easement or rights of way across said premises; that the property described hereon is the same as the property described in Fidelity National Title Insurance Company Commitment Files No. 9314329 with an effective date of February 19, 2021 @ 11:00 P.M. and that all easements,covenants and restrictions referenced in said title commitment, or easements which the undersigned has been advised or has knowledge, have been plotted hereon or otherwise noted as to their effect on the subject property;

4. There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said Premises by buildings, structures or other improvements situated on adjoining Premises.

5. Said described properties are located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12086C319L, with a date of Identification of Sept. 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 Premises is situated.

6. The property has direct physical access to Michigan Ave. a corridor that runs North South and being a public Street or Highway.

7. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.

THIS SURVEY IS MADE FOR THE BENEFIT OF :
411 MICHIGAN PROPERTY OWNER LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ALVAREZ & DIAZ-SILVEIRA LLP
BPSK DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY

I, Ed Pino, a Registered Land Surveyor in the State of Florida, do hereby certify to the aforesaid parties, their successors and assigns, as of the date set forth above, that I have made a careful survey of a tract of land (the "Premises") described as follows:

LEGAL DESCRIPTION:

PARCEL 1:
LOT 8 BLOCK 83, OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 2:
LOT 9 BLOCK 83, OF OCEAN BEACH, FLA ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK, 2 AT PAGE 81, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PARCEL 3:
THE SOUTH 50 FEET OF LOTS 1,2,3,4 AND 5, OF WITHAM'S RESUBDIVISION OF LOTS 10, 11 AND 12, IN BLOCK 83, OF OCEAN BEACH FLA. ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

WE HEREBY CERTIFY THAT THIS "ALTA SURVEY" RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "ALTA 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 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

SITE ADDRESS:	944 5th ST., 419 & 411 MICHIGAN AVE. MIAMI BEACH, FLORIDA, 33139
JOB NUMBER:	14-334
DATE OF SURVEY	MARCH 11, 2021 / APRIL 26, 2021 UPDATE
FOLIO #	02-4203-010-0030, 02-4203-009-6170 & 02-4203-009-6160

Ed Pino
PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6771
STATE OF FLORIDA

DATE: MAY 10, 2021

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Utility Companies:
WASAD Water and Sewer (786) 268-5200
Florida Power and Light Co. (305) 442-8770
Bell South telephone Company 1-800-753-0710
City Gas Company (305) 691-0313

SCHEDULE BII ITEMS

(5) Historic Preservation Board Order recorded October 18, 2018 in Official Records Book 28318, Page 4973. (non plottable)

(6) Easement reserved for water and sewer pipes across the South 5' of Lot 10, Block 83 by Warranty Deed recorded in Deed Book 2628, Page 109, of the Public Records of Miami-Dade County, Florida.

(7) Terms, conditions, restrictions and other provisions contained in Order of the Historic Preservation Board City of Miami Beach, Florida, recorded November 18, 2014 in Official Records Book 29394, Page 1805, of the Public Records of Miami - Dade County, Florida. (non plottable)

(8) Terms, conditions, restrictions and other provisions contained in Conditional Use Permit by the City of Miami Beach, Florida, recorded January 7, 2015 in Official Records Book 29454, Page 4630, of the Public Records of Miami - Dade County, Florida. (non plottable)

(9) Covenants, conditions and restrictions contained in Unity of Title recorded January 5, 2016 in Official Records Book 29914, Page 485, of the Public Records of Miami - Dade County, Florida. (non plottable)

TABLE A ITEMS:

6a Primary Zone
CP-2 COMMERCIAL PERFORMANCES STANDARD, GENERAL MIXED USE

7b BUILDING AREA: 1,187 SF

7c BUILDING HEIGHT OF THE BUILDING ABOVE GRADE WAS NOT MEASSURED.

16 NO EVIDENCE OF EARTH MOVING WAS OBSERVED

17 NO PROPOSED CHANGES IN STREET R/W IS EXPECTED

18 NO EVIDENCE OF SOLID WASTE DUMPING WAS OBSERVED

19 NO WETLAND AREAS ARE WITHIN THE SUBJECT PROPERTY

JOB SPECIFIC SURVEYOR NOTES:

(1) THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE **"AE"** OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. **120651-319L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)

(2) LAND AREA OF SUBJECT PROPERTY: 2**1,000 SF (+/-)**

(3) ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI -DADE COUNTY **BENCH MARK No. D-151**, WITH AN ELEVATION OF **3.63 FEET**

(4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.0°33'11"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF MICHIGAN AVENUE, AS SHOWN ON PLAT BOOK 2 AT PAGE 81 OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA.

(5) THE PROPERTY SURVEYED HEREIN IS ONE IN THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY UNDER TITLE No.NCS-667552.

(6) THE ARE NO GAPS OR GORES

REVISED

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors
3195 Ponce de Leon Blvd. Suite 200
Coral Gables, FLORIDA, 33134
PHONE: (305) 444-0200
WEB: ASOMIAMI.COM

FOR: DCT Industrial Operating Partnership LP.		DRAWN BY: D.A.	CHECKED BY: EP
SCALE: 1"=20'	DESIGNED BY: EP	FIELD BOOK No.	PAGE No.
DATE: 5/10/21	APPROVED BY: EP		

ORDER No. 14-334

SHEET No. 1