

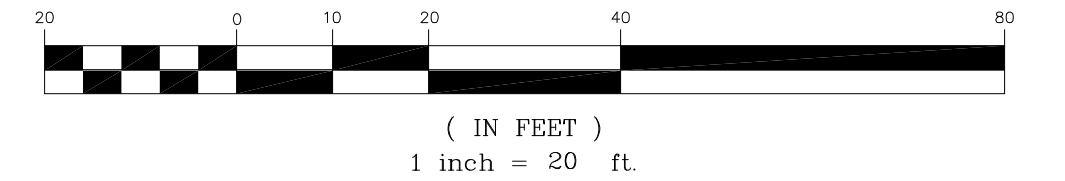
VICINITY MAP

SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
LYING AND BEING IN MIAMI-DADE COUNTY FLORIDA
(NOT TO SCALE)



ALTA/NSPS SURVEY

GRAPHIC SCALE



TITLE REVIEWS:

ALL THE FOLLOWING DOCUMENTS, LISTED IN SCHEDULE B-II OF THE TITLE COMMITMENT FILE NUMBER: 1292027, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATE EFFECTIVE AS OF JUNE 10, 2022 AT 11:00 PM, FURNISHED BY THE CLIENT TO THE UNDERSIGNED WERE REVIEWED TO SHOW ANY MATTER AFFECTING THE SUBJECT PROPERTY.

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY.

- 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 SURVEY-MATTER)
- A. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS. (NOT SURVEY-MATTER)
 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS. (NOT SURVEY-MATTER)
 - 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. (VISIBLE ABOVE GROUND ENCROACHMENT CONSISTS OF: TILES, CONCRETE PAD AND A PORTION OF WALL FALLING INSIDE THE EASEMENT. TOGETHER WITH A PORTION OF WALLS ALONG THE WEST, SOUTH AND EAST BOUNDARY LINES AND FENCE, TILE AND STEPS ALONG THE EAST BOUNDARY LINE FALLING OUTSIDE THE SUBJECT PROPERTY, ALL THOSE AS SHOWN ON THE SKETCH OF SURVEY)
 - EASEMENTS OR CLAIMS OF EASEMENTS NOT RECORDED IN THE PUBLIC RECORDS.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS. (NOT SURVEY-MATTER)
- 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. (NOT SURVEY-MATTER)
- 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 SURVEY-MATTER)
- 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. (AFFECTS THE PROPERTY)
- TERMS AND CONDITIONS OF VARIANCE BEFORE THE ZONING BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH RECORDED IN BOOK 12296, PAGE 284, AND IN O.R. BOOK 12296, PAGE 290, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
- HISTORIC PRESERVATION BOARD ORDER RECORDED IN O. R. BOOK 20143, PAGE 4468, IN O.R. BOOK 20943, PAGE 3977, AND BOOK 32041, PAGE 1844, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS THE PROPERTY, NOT PLOTTABLE)
- 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. (AFFECTS THE PROPERTY AS SHOWN ON THE SKETCH OF SURVEY).
- RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES INCLUDING PARTIES IN POSSESSION, HOTEL GUESTS AND INVITEES. (NOT SURVEY-MATTER)

FOLIO: 02-3234-042-0001 (REFERENCE)
LOTS 6 THRU. 8, BLOCK 26
ALTON BEACH 1ST SUB.
P.B. 2; PG-77

FOLIO: 02-3234-019-0220
OWNER: ANDREW MIRMELLI
N 1/2 LOT 4 & LOT 5 BLOCK 26
ALTON BEACH 1ST SUB.
P.B. 2; PG-77

FOLIO: 02-3234-019-0210
OWNER: M B JEWISH COMM CTR & L ROMANOFF
% PERLMUTTER
LOTS 2 & 3 & S1/2 4 BLOCK 26
ALTON BEACH 1ST SUB.
P.B. 2; PG-77

FOLIO: 02-3234-167-0001 (REFERENCE)
"ATLANTIS CONDO"
ALTON BEACH 1ST SUB.
LOT 14, BLOCK 27
P.B. 2; PG-77

FOLIO: 02-3234-019-0350
OWNER: CATALINA HARSET LLC
CATALINA HOTEL LLC
LOTS 3 THRU 8, BLOCK 27
ALTON BEACH 1ST SUB.
P.B. 2; PG-77

FOLIO: 02-3234-029-0001 (REFERENCE)
"LEE MANOR CONDO"
ALTON BEACH 1ST SUB.
LOT 17 & 18; BLOCK 27
P.B. 2; PG-77

STRUCTURE CHART			
STRUCTURE No. & NAME	RIM ELV.	INVERT ELEVATIONS	BOTTOM
(1) SEW. MANHOLE	5.18	N. 10" PIPE, IN.EL.=(-)0.52 S. 10" PIPE, IN.EL.=(-)0.57 E. 6" PIPE, IN.EL.=(-)0.47 W. 6" PIPE, IN.EL.=(-)0.47	DIRTY
(2) DRAINAGE MANHOLE	4.86	N.&S. PIPE, IN.EL.=(-)1.64	DIRTY
(3) DRAINAGE MANHOLE	4.98	N.&S. PIPE, IN.EL.=(-)1.52 E. PIPE, IN.EL.=(-)0.98 W. PIPE, IN.EL.=0.18	DIRTY
(4) CATCH BASIN	4.74	E. PIPE, IN.EL.=0.64	DIRTY

PROPERTY ADDRESS:

SUBJECT PROPERTY (THE PROPERTY) MEANS THE REAL PROPERTY

SUBJECT PROPERTY (THE PROPERTY) AS FOLLOWS:

FOLIO No.: 02-3234-019-0400

1745 JAMES AVE
MIAMI BEACH, FL 33139

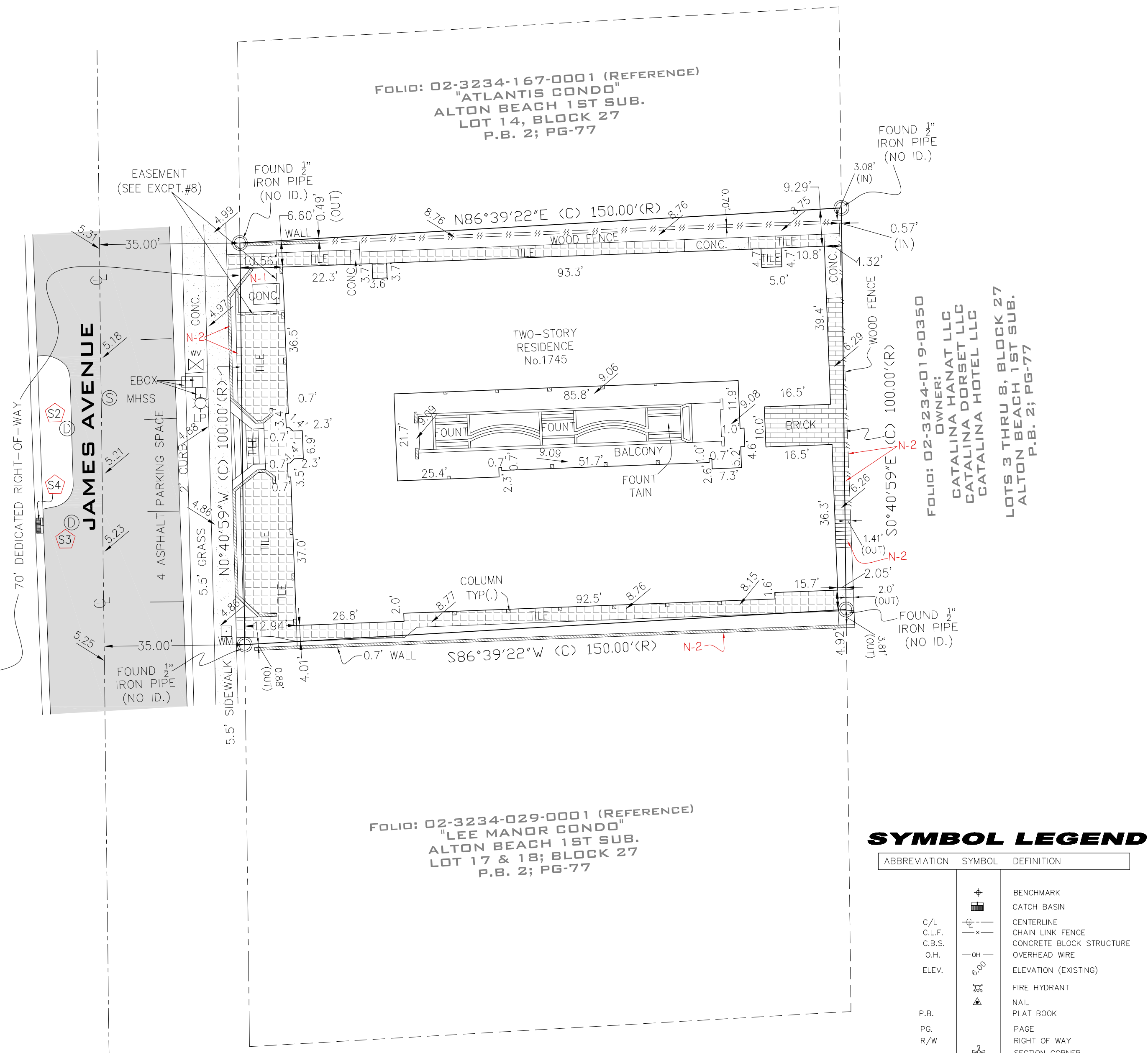
AREA OF PROPERTY:
15,000 SQUARE FEET AND/OR
0.344 ACRES MORE OR LESS.

NOTES:

N-1 = A PORTION OF THE CBS WALL, CONCRETE AND THE BRICK ALONG

THE WEST & NORTH BOUNDARY LINE, FALLS INSIDE THE EASEMENT.

N-2 = A PORTION OF THE CBS WALL ALONG THE SOUTH, WEST & EAST BOUNDARY LINES AND THE WOOD FENCE AND STEPS ALONG THE EAST BOUNDARY LINE, FALLS OUTSIDE THE PROPERTY.



SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
	+	BENCHMARK
	⊕	CATCH BASIN
C/L	—+—	CENTERLINE
C.L.F.	—+—+—	CHAIN LINK FENCE
C.B.S.	—+—+—	CONCRETE BLOCK STRUCTURE
O.H.	—+—+—	OVERHEAD WIRE
ELEV.	①	ELEVATION (EXISTING)
	⊕	FIRE HYDRANT
	⊕	NAIL
P.B.	⊕	PLAT BOOK
PG.	⊕	PAGE
R/W	⊕	RIGHT OF WAY
	⊕	SECTION CORNER
	⊕	SEWER MANHOLE
	⊕	SIGN
(C)	⊕	DENOTES CALCULATE
	⊕	WATER VALVE
	⊕	WOOD POWER POLE
	⊕	ASPHALT
	⊕	CONCRETE
(R)	⊕	DENOTES RECORD
X.XX	⊕	DENOTES SPOT ELEVATION
(SX)	⊕	STRUCTURE NUMBER

SURVEYOR'S CERTIFICATES:

- TO:
 - 1745 JAMES LLC
 - BAY TITLE COMPANY
 - LV LENDING LLC
 - 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10 (ONLY WHERE PARTY WALLS ARE PRESENT, 11, 12, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 04, 2022

DATE OF PLAT OR MAP: AUGUST 04, 2022

THE UNDERSIGNED FURTHER CERTIFIES THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS ALTA SURVEY MAP IS TRUE AND CORRECT, THAT IT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 475, F.S. THROUGH 51-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 475, F.S. FLORIDA STATUTE. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SIGNED: FOR THE FIRM
ARTURO MENDIGUTIA, P.S., P.E., 1745 JAMES AVE., MIAMI BEACH, FL 33139
THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IN A DIGITAL FORMAT NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

PROJECT NAME: **2207-0196**

TYPE OF PROJECT: **ALTA/NSPS SURVEY**

SHEET NAME: **LOCATION MAP, LEGAL DESCRIPTION, SURVEYOR'S NOTES, TITLE REVIEW COMMENTS & SKETCH**

CLIENT: **N/A**

CLIENT ADDRESS: **N/A**

PROJECT LOCATION: SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA



PROFESSIONAL SURVEYORS
AND MAPPERS
P.O. BOX 127601
HIALEAH, FLORIDA 33012
PHONE: (305) 556-4002
FAX: (305) 556-4003
WWW.LMSURVEYING.COM
EMAIL: RECORD@LMSURVEYING.COM
LB No. 7633

RECORD OF REVISION					
No.	DATE	DESCRIPTION	BY	APP.	

Drawn by: **M. GUZMAN**

Check by: **AMENDIGUTIA**

Date: **08-04-2022**

Scale: **1" = 20'**

Project No.: **2207-0196**

SHEET **1** OF 1 SHEETS