NOTES REGARDING TITLE COMMITMENT

THIS ALTA/NSPS LAND TITLE SURVEY REFLECTS PLOTTABLE EASEMENTS AND RIGHTS-OF-WAYS SHOWN IN SCHEDULE B-II OF TITLE COMMITMENT FILE NO.: FL2520912ZJC, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF SEPTEMBER 30, 2020 AT 8:00 A.M.

NOTES REGARDING SCHEDULE B-II

8. COASTAL CONSTRUCTION CONTROL LINE FOR MIAMI-DADE COUNTY, RECORDED IN PLAT BOOK 74, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

9. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENTS RECORDED IN OFFICIAL RECORDS BOOK 13504, PAGE 2050, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

10. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENT RECORDED IN OFFICIAL RECORDS BOOK 13799, PAGE 2756, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

11. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENT RECORDED IN OFFICIAL RECORDS BOOK 16560, PAGE 4579, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

12. RESTRICTIONS, COVENANTS, EASEMENTS AND CONDITIONS AS SET FORTH IN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 16703, PAGE 1171, AS MAY BE SUBSEQUENTLY AMENDED, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

13. MODIFIED ORDER OF THE BOARD OF ADJUSTMENTS OF THE CITY OF MIAMI BEACH, RECORDED IN OFFICIAL RECORDS BOOK 17084, PAGE 355, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

14. TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN TRI-PARTY AGREEMENT AND RELEASE OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 17103, PAGE 959, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY.

15. ORDER FROM MIAMI BEACH FLOOD PLAN MANAGEMENT BOARD RECORDED IN OFFICIAL RECORDS BOOK 17191, PAGE 2566, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

16. ORDER FROM THE CITY OF MIAMI BEACH ZONING BOARD OF ADJUSTMENT RECORDED IN OFFICIAL RECORDS BOOK 17957, PAGE 1674, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

17. TERMS, CONDITIONS AND EASEMENTS AS SET FORTH IN RECIPROCAL ACCESS, USE, DEVELOPMENT AND EASEMENT AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 18170, PAGE 1156, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

18. RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN COVENANT RECORDED IN OFFICIAL RECORDS BOOK 18426, PAGE 1528, AS MAY BE SUBSEQUENTLY AMENDED, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOATTBLE.

19. AGREEMENT BETWEEN JEFFERSON PLAZA, LTD., AND CITY OF MIAMI BEACH, RECORDED IN OFFICIAL RECORDS BOOK 18753, PAGE 1890, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE

20. ORDER FROM THE HISTORIC PRESERVATION BOARD OF THE CITY OF MIAMI BEACH RECORDED IN OFFICIAL RECORDS BOOK 21237, PAGE 2458, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; FLORIDA - NOT PLOTTABLE

21. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR (I) AN EASEMENT ON THE LAND; (II) A LIEN FOR LIQUIDATED DAMAGES; (III) A PRIVATE CHARGE OR ASSESSMENTS; AND (IV) AN OPTION TO PURCHASE, A RIGHT OF FIRST REFUSAL OR THE PRIOR APPROVAL OF A FUTURE PURCHASER OR OCCUPANT, AS CONTAINED IN THAT CERTAIN DECLARATION OF CONDOMINIUM OF 1501 OCEAN STEPS CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 22895, PAGE 2861, AS AMENDED IN OFFICIAL RECORDS BOOK 23063, PAGE 1958, OFFICIAL RECORDS BOOK 23313, PAGE 1192, OFFICIAL RECORDS BOOK 23313, PAGE 1194, OFFICIAL RECORDS BOOK 24323, PAGE 4261, OFFICIAL RECORDS BOOK 24323, PAGE 4269, AND OFFICIAL RECORDS BOOK 29346, PAGE 81, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

22. CONDITIONAL USE PERMIT FROM THE PLANNING BOARD OF THE CITY OF MIAMI BEACH RECORDED IN OFFICIAL RECORDS BOOK 23784, PAGE 1822, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; FLORIDA - NOT PLOTTABLE.

23. PROVISIONS CONTAINED IN CONDITIONAL USE PERMIT FILED DECEMBER 11, 2006 IN OFFICIAL RECORDS BOOK 25178, PAGE 2002, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

24. PROVISIONS AS CONTAINED IN ORDER BY THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH FILED FEBRUARY 17, 2012 IN OFFICIAL RECORDS BOOK 28001, PAGE 2939, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - DEPICTED ON SURVEY

25. PROVISIONS AS CONTAINED IN THE CONDITIONAL USE PERMIT BY THE PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 29506, PAGE 1574, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

26. PROVISIONS AS CONTAINED IN THE CONDITIONAL USE PERMIT BY THE PLANNING BOARD CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 29510, PAGE 3188, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA - NOT PLOTTABLE.

POSSIBLE ENCROACHMENTS

- *THERE ARE NO, OBSERVED, POSSIBLE CROSSES ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.*

FLOOD ZONE INFORMATION

- *SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", AE (EL 8), VE (EL 10), VE (EL 11) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0317L, DATED SEPTEMBER 11, 2009.*

DATUM AND BENCHMARKS

- *ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM AND ARE EXPRESSED IN FEET.*
  BENCHMARK, MIAMI-DADE X-310-R, ELEVATION 8.12
  LOC1 11 ST --- 55' NORTH OF NORTH EDGE OF PAVEMENT
  LOC2 WASHINGTON AVE --- 105' WEST OF WEST EDGE OF PAVEMENT
  LOC4 NOTE: CHANGE IN ORIGINAL DESCRIPTION

  BM DESCRIPTION US C & G BRASS DISC IN CORAL ROCK BASE OF AMERICAN LEGION WAR MEMORIAL DISK IS IN THE NE CORNER OF MEMORIAL MONUMENT. " 05/8

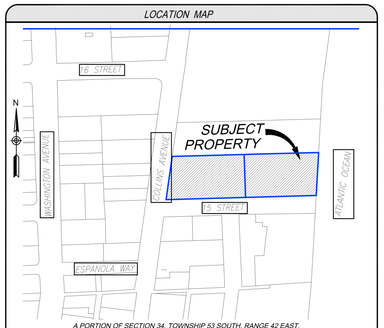
REVISIONS

DATE	JOB No.	REV.	BY:

SURVEYOR'S NOTES

1. *FIELD SURVEY WAS COMPLETED ON: FEBRUARY 3, 2021.*
2. *BEARINGS BASED ON AN ASSUMED BEARING OF N07°35'50" E ALONG THE WEST LINE OF SUBJECT PROPERTY.*
3. *LEGAL DESCRIPTION WAS PROVIDED BY CLIENT.*
4. *DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.*
5. *INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.*
6. *UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.*
7. *ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.*
8. *SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM COLLINS AVENUE AND 15 STREET, BOTH PUBLIC DEDICATED RIGHT OF WAY.*
9. *THERE ARE NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.*
10. *PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AND RECENT STREET OR SIDEWALK CONSTRUCTION SHOWN ON SURVEY.*
11. *THERE ARE NOT OBSERVED WETLANDS WITHIN SUBJECT PROPERTY*
12. *THERE ARE NO PLOTTABLE OFFSITE EASEMENTS SERVICING THE PROPERTY*
13. *THE ATTESTING LAND SURVEYOR CARRIES PROFESSIONAL LIABILITY INSURANCE IN THE AMOUNT OF $1,000,000.*
14. *THE ACCURACY OBTAINED BY FIELD MEASUREMENTS AND OFFICE CALCULATIONS OF CLOSED GEOMETRY FIGURES MEETS AND EXCEEDS THE MINIMAL TECHNICAL STANDARDS OF PRACTICE REQUIREMENTS FOR COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET AS DEFINED IN RULE 5J-17.051 OF THE FLORIDA ADMINISTRATIVE CODE.*

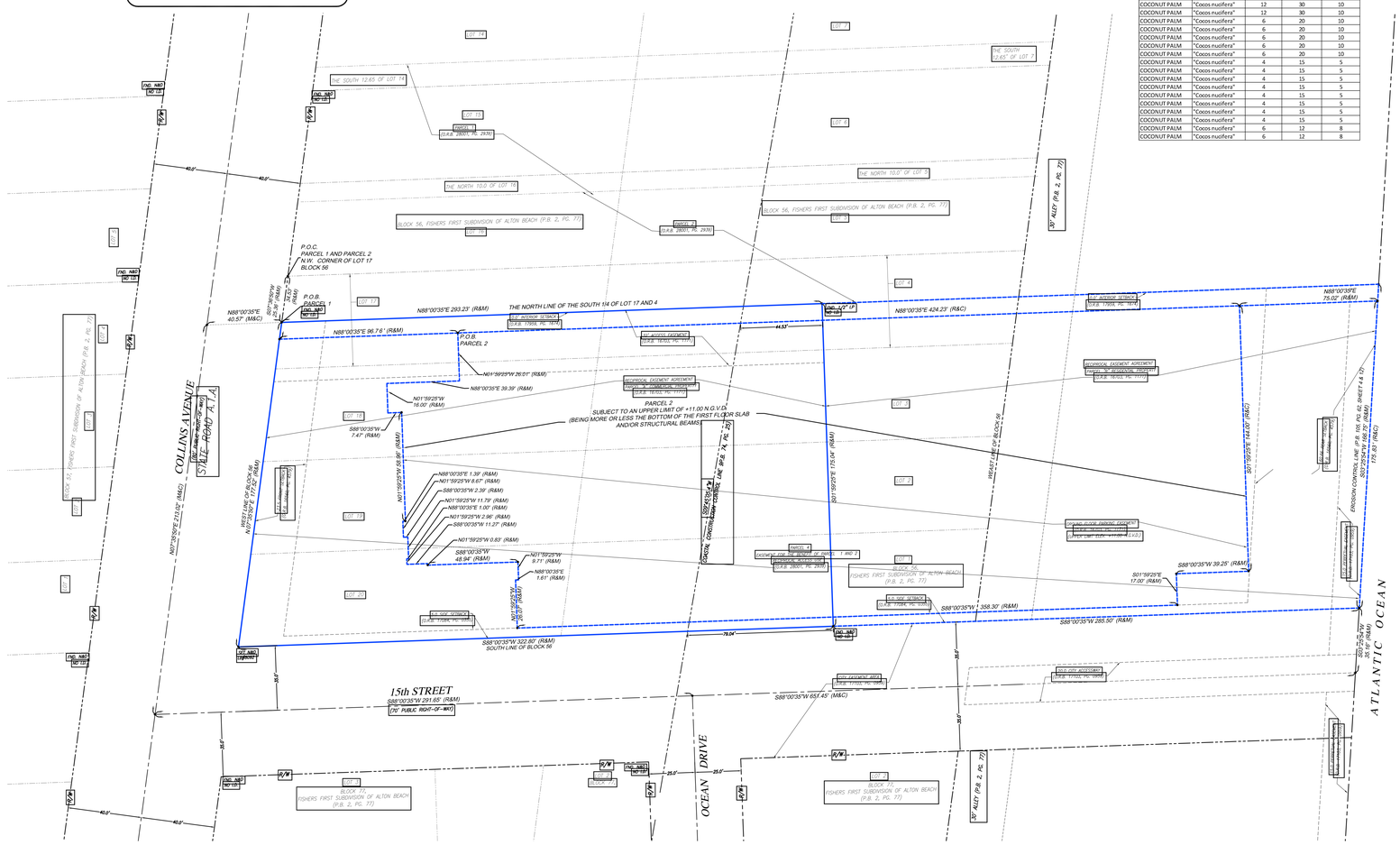
LOCATION MAP



A PORTION OF SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

TREE IDENTIFICATION MUST BE VERIFY BY A CERTIFIED SPECIALIST

Common Name	Scientific Name	Height	Canopy	Trunk
COCONUT PALM	"Cocos nucifera"	10	20	8
COCONUT PALM	"Cocos nucifera"	10	20	8
COCONUT PALM	"Cocos nucifera"	10	20	8
COCONUT PALM	"Cocos nucifera"	18	15	8
COCONUT PALM	"Cocos nucifera"	18	15	8
COCONUT PALM	"Cocos nucifera"	18	15	8
COCONUT PALM	"Cocos nucifera"	18	15	8
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
COCONUT PALM	"Cocos nucifera"	12	25	10
ALMOND TREE	"Prunus dulcis"	10	15	5
ALMOND TREE	"Prunus dulcis"	10	15	5
ALMOND TREE	"Prunus dulcis"	8	10	5
ALMOND TREE	"Prunus dulcis"	8	12	8
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	5
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
COCONUT PALM	"Cocos nucifera"	10	25	8
BLACK OLIVE	"Bucida buceras"	25	35	25
BLACK OLIVE	"Bucida buceras"	25	35	25
BLACK OLIVE	"Bucida buceras"	6	10	5
COCONUT PALM	"Cocos nucifera"	12	30	10
COCONUT PALM	"Cocos nucifera"	12	30	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	6	20	10
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	4	15	5
COCONUT PALM	"Cocos nucifera"	6	12	8
COCONUT PALM	"Cocos nucifera"	6	12	8



SKETCH OF LEGAL DESCRIPTION

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

BOUNDARY SURVEY

PREPARED FOR:
1501 COLLINS LLC
LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY , FLORIDA.

J.Hernandez & Associates Inc
LAND SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION No. LB8092
3300 NW 112th AVE. SUITE #10, MIAMI, FL 33172
(P) 305-526-0606 (E) info@jhasurveys.com

DRAWN BY: R.J.G.	CHECKED BY: J.G.H.	JOB NUM.: 152210
DATE: 02/03/21	DATE: 02/05/2021	F.B. MD-21 , PG. 65

LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20 BLOCK 56, OF "FISHERS 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 IN SAID BLOCK 56; THENCE S 07° 35' 50" W; ALONG THE WEST LINE OF SAID BLOCK 56, FOR 25.36 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N 88° 00' 35" E, ALONG THE NORTH LINE OF THE SOUTH 1/2 LOTS 17 AND 4, IN SAID BLOCK 56, FOR 293.23 FEET; THENCE S 01° 59' 25" E FOR 175.04 FEET; THENCE S 88° 00' 35" W, ALONG THE SOUTH LINE OF SAID BLOCK 56, FOR 322.80 FEET; THENCE N 07° 35' 50" E, ALONG THE WEST LINE OF SAID BLOCK 56, FOR 177.52 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

A PORTION OF LOTS 1, 2, 3, 4, 17, 18, 19 AND 20 IN BLOCK 56 OF "FISHERS FIRST SUBDIVISION OF ALTON BEACH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:

THE ADJACENT LANDS LYING BETWEEN THE EAST LINE OF BLOCK 56 AND THE EROSION CONTROL LINE, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 17 IN SAID BLOCK 56; THENCE S.07°35'50"W., ALONG THE WEST LINE OF SAID BLOCK 56, FOR 34.53 FEET; THENCE N.88°00'35"E FOR 96.76 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE N.88°00'35"E FOR 424.24 FEET; THENCE S.01°59'25"E FOR 144.00 FEET; THENCE S.88°00'35"W FOR 39.25 FEET; THENCE S.01°59'25"E FOR 17.00. FEET; THENCE S.88°00'35"W FOR 358.30 FEET; THENCE N.01°59'25"W. FOR 26.07 FEET; THENCE S.88°00'35"W. FOR 1.61 FEET; THENCE N.01°59'25"W. FOR 9.71 FEET; THENCE S.88°00'35"W. FOR 48.94 FEET; THENCE N.01°59'25"W. FOR 0.83 FEET; THENCE S.88°00'35"W. FOR 11.27 FEET; THENCE N.01°59'25"W. FOR 2.96 FEET; THENCE N.88°00'35"E. FOR 1.00 FEET; THENCE N.01°59'25"W. FOR 11.79 FEET; THENCE S.88°00'35"W. FOR 2.39 FEET; THENCE N.01°59'25"W. FOR 8.67 feet; thence N.88°00'35"E. FOR 1.39 FEET; THENCE N.01°59'25"W. FOR 58.96 FEET; THENCE S.88°00'35"W FOR 7.47 FEET; THENCE N.01°59'25"W. FOR 16.00 FEET; THENCE N.88°00'35"E FOR 39.39 FEET; THENCE N.01°59'25"W FOR 26.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN UPPER LIMIT OF +11.00 N.G.V.D. (BEING MORE OR LESS THE BOTTOM OF THE FIRST FLOOR SLAB AND/OR STRUCTURAL BEAMS).

PARCEL 3:

TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH IN THE RECIPROCAL ACCESS, USE, DEVELOPMENT AND EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18170, PAGE 1156, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY; FLORIDA.

LYING IN BEING IN SECTION 34, TOWNSHIP 53 SOUTH RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.

PROPERTY INFORMATION

- *PROPERTY ADDRESS: 1501 COLLINS AVENUE, MIAMI BEACH*
- *FOLIO NUMBER: 02-3234-163-0001*

SETBACK REQUIREMENTS

- *BUILDING SETBACK:*

FRONT (COLIINS AVENUE)	*23.5'*
SIDE STREET (15TH STREET)	*5.0'*
INTERIOR	*0.0'*
REAR	*60.66'*

CERTIFY TO:

- *1501 COLLINS LLC*

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.

BY: _____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR No. 6952
STATE OF FLORIDA.

THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-317
SHEET NUMBER: 1 OF 2

SV.001

AREA 1501 COLLINS AVENUE: 53915 SQ.FT. (1.238 ACRES)

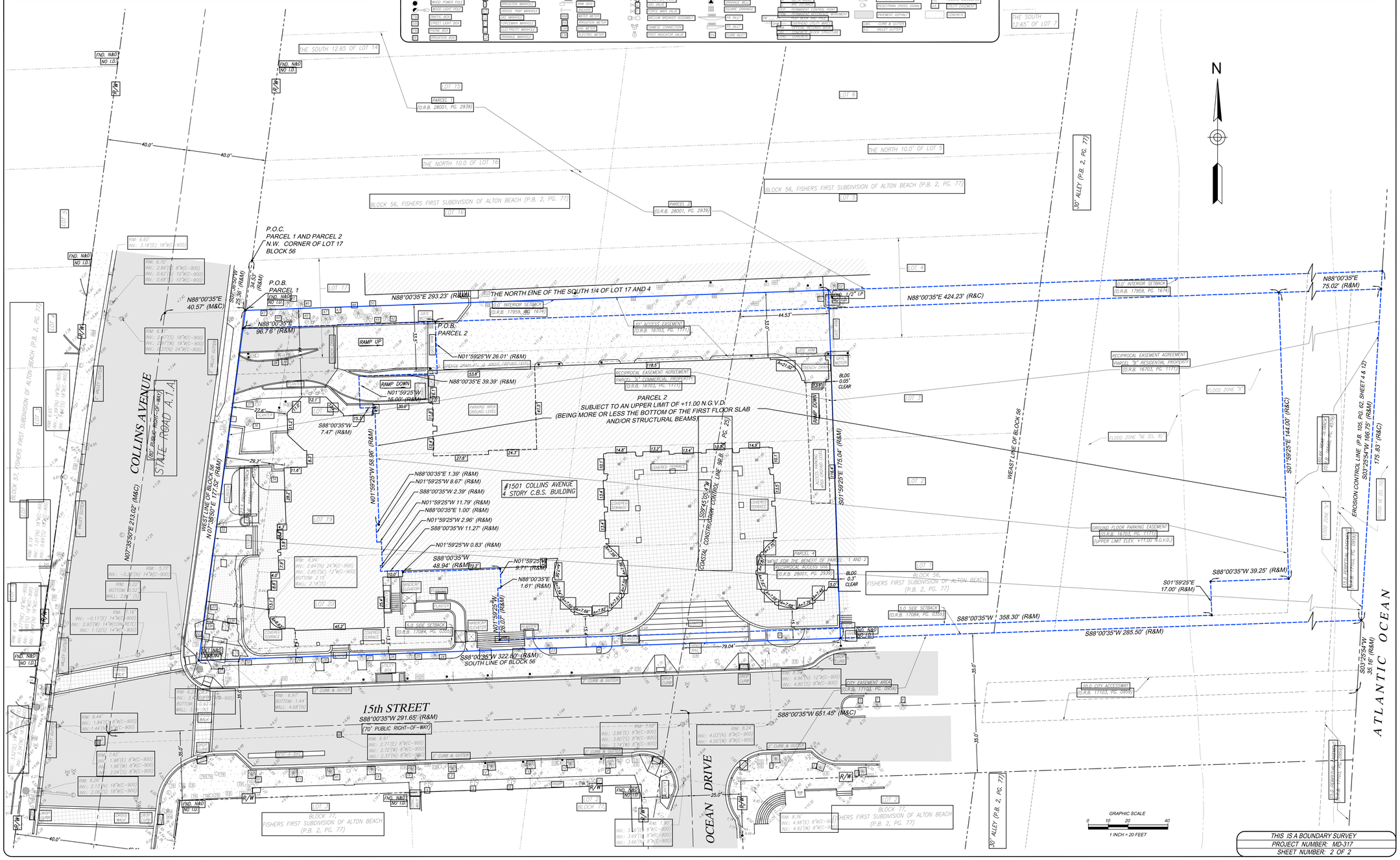
AREA 1500 COLLINS AVENUE : 51428 sq.ft. 1.181 Acres

LEGEND AND ABBREVIATIONS

AREA PARCEL 1 (COMMERCIAL PARCEL) 53,915 SQ.FT. (1.238 ACRES)

AREA PARCEL 2 (RESIDENTIAL PARCEL - GROUND FLOOR PARKING EASEMENT 69,941 SQ.FT. (1.606 ACRES)

TOTAL GROSS AREA TO EROSION CONTROL LINE: 105,342 SQ.FT. (2.418 ACRES)



THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-317
SHEET NUMBER: 2 OF 2

SV.002