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353 NE 24TH STREET, SUITE 408
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STRUCTURAL ENGINEERS
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Miami Lakes, FL 33016
T 305 512 5860 / F 305 512 5861

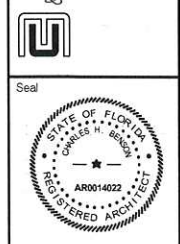
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LANDSCAPE ARCHITECT
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Project
1664 & 1666
TRASH ROOM

1664 & 1666 LENOX AVENUE, MIAMI BEACH, FL 33139

ARCHITECT OF RECORD
**CHARLES H. BENSON
& ASSOCIATES ARCHITECTS, P.A.**
architect planner interiors
1995 WASHINGTON AVE., 2nd FLOOR
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ARCHITECTURAL LICENSE No. AR 14022
NCARB CERTIFICATE No. 42,136



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Revised
1-18-16 CITY DEPARTMENT

**GENERATOR
& DUMPSTER
ENCLOSURE
PLANS**

21420 01/26/2016

A-101.2

ISSUED FOR PERMIT
ISSUED FOR BIDDING
ISSUED FOR CONSTRUCTION

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

LAND DESCRIPTION :

PARCEL 1:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 39, COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND LOTS 7 AND 8, BLOCK 39, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,

LESS AND EXCEPT: (SEE DETAIL "A" FOR SKETCH)

A PORTION OF LOT 7, BLOCK 39, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH 00°48'26" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90°02'39" AND AN ARC DISTANCE OF 12.57 FEET;

THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 90°02'39" AND AN ARC DISTANCE OF 47.15 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT (PENTHOUSE DESCRIPTION) (SEE DETAIL "G" FOR SKETCH)

A PORTION OF LOT 1, LOT 2 AND LOT 3, BLOCK 39, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, FOR 8.78 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST, AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, FOR 10.34 FEET TO THE POINT OF BEGINNING OF THE PERIMETRIC LIMIT OF A VOLUME CIRCUMSCRIBING THE EXTERIOR FACE OF THE CONSTRUCTED PENTHOUSE DESCRIBED AS FOLLOWS; THENCE NORTH 89 DEGREES 07 MINUTES 27 SECONDS EAST FOR 152.88 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 58 MINUTES 32 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 53 MINUTES 01 SECONDS EAST FOR 54.27 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL); THENCE SOUTH 88 DEGREES 18 MINUTES 48 SECONDS WEST FOR 3.78 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 30 SECONDS EAST FOR 30.16 FEET; THENCE NORTH 89 DEGREES 57 SECONDS EAST FOR 2.79 FEET (LAST MENTIONED THREE COURSES BEING ALONG THE EDGE OF THE CONCRETE STEPS); THENCE SOUTH 00 DEGREES 51 MINUTES 48 SECONDS EAST FOR 3.89 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 14 SECONDS WEST FOR 142.98 FEET (THE LAST MENTIONED TWO COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL) TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 12.56 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 44 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 54 MINUTES 02 SECONDS WEST FOR 22.02 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 12.55 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 43 MINUTES 10 SECONDS TO A POINT OF TANGENCY (THE LAST MENTIONED THREE COURSES BEING ALONG THE EDGE OF THE CONCRETE RAMP); THENCE NORTH 01 DEGREES 10 MINUTES 52 SECONDS WEST FOR 0.88 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 08 SECONDS WEST FOR 9.09 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 3.18 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 28 MINUTES 57 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 41 MINUTES 55 SECONDS WEST FOR 47.48 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 49 MINUTES 22 SECONDS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING BETWEEN THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE SEVENTH LEVEL MEZZANINE STRUCTURAL FLOOR SLAB AND THE LOWER SURFACE OF THE SEVENTH LEVEL MEZZANINE STRUCTURAL FLOOR SLAB BEING APPROXIMATELY BETWEEN ELEVATION 119.57 FEET AND ELEVATION 130.91 FEET, RESPECTIVELY, NATIONAL VERTICAL DATUM OF 1929 AND CONTAINING 13,586 SQUARE FEET (0.31 ACRES) MORE OR LESS.

LESS AND EXCEPT THEREFROM:

THAT PORTION OF THE AIRSPACE LYING BELOW THE UPPER UNFINISHED SURFACE OF THE IRREGULAR INCLINED RAMP SLAB, AS CONSTRUCTED, THRU THE SEVENTH LEVEL MEZZANINE SPACE (SEE SECTION "A-A", SHEET 3 OF 4 AND PLAN VIEW SHEET 2 OF 4 OF SURVEY PREPARED BY SCHWEKE-SHESKIN & ASSOCIATES, INC. UNDER ORDER NO. 198169, AND REFLECTED ON SHEET 4 OF 4, SURVEY PREPARED BY COUSINS SURVEYORS AND ASSOCIATES, UNDER PROJECT NUMBER 5085-04)

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

SCHEDULE B - SECTION 2

9. EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY, FILED JULY 16, 1970, IN OFFICIAL RECORDS BOOK 6917, AT PAGE 289. (PARCEL 1) (DOES NOT AFFECT/ NOT PLOTTED)

12. DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE, FILED MARCH 25, 2005, IN OFFICIAL RECORDS BOOK 23203, AT PAGE 4868. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

15. EASEMENT AGREEMENT, FILED APRIL 16, 2007, IN OFFICIAL RECORDS BOOK 25537, AT PAGE 1980, AS MODIFIED BY FIRST AMENDMENT TO AGREEMENT, FILED MARCH 15, 2010, IN OFFICIAL RECORDS BOOK 27213, AT PAGE 4421. (PARCELS 1 AND 2) (AFFECTS/PLOTTED)

16. PARKING COVENANT IN LIEU OF UNITY OF TITLE, FILED AUGUST 23, 2007, IN OFFICIAL RECORDS BOOK 25878, AT PAGE 3453. (PARCELS 1 AND 2) (AFFECTS/PLOTTED)

17. EASEMENT AGREEMENT FOR FLASHING, FILED OCTOBER 28, 2008, IN OFFICIAL RECORDS BOOK 26527, AT PAGE 4745. (PARCEL 2) (AFFECTS/NOT PLOTTABLE)

18. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, FILED NOVEMBER 21, 2008, IN OFFICIAL RECORDS BOOK 26660, AT PAGE 3174. (PARCEL 1) (AFFECTS/PLOTTED)

19. DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE, FILED DECEMBER 24, 2008, IN OFFICIAL RECORDS BOOK 26698, AT PAGE 2082. (PARCEL 2) (AFFECTS/NOT PLOTTABLE)

20. OPERATING AGREEMENT BETWEEN WBEACHS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION, FILED DECEMBER 24, 2008, IN OFFICIAL RECORDS BOOK 26698, AT PAGE 2098. (PARCEL 2) (AFFECTS/NOT PLOTTABLE)

21. PARKING EASEMENT AGREEMENT BETWEEN WBEACH 1, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION, FILED DECEMBER 24, 2008, IN OFFICIAL RECORDS BOOK 26698, AT PAGE 2154, AS AFFECTED BY MEMORANDUM OF COMMENCEMENT OF PARKING EASEMENT AGREEMENT, FILED MAY 27, 2009, IN OFFICIAL RECORDS BOOK 26860, AT PAGE 2184, AS MODIFIED BY FIRST AMENDMENT TO PARKING EASEMENT AGREEMENT, FILED MARCH 10, 2010, IN OFFICIAL RECORDS BOOK 27208, AT PAGE 1932. (PARCEL 1) (AFFECTS/PLOTTED)

22. BANKING EXCLUSIVE AND ATM EASEMENT AGREEMENT BETWEEN WBEACH 1, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION, FILED DECEMBER 24, 2008, IN OFFICIAL RECORDS BOOK 26698, AT PAGE 2180. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

23. EASEMENT AGREEMENT FOR DRAINAGE, ELECTRICAL TRANSFORMER AND DUMPSTER BY AND AMONG WBEACH 1, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, WBEACHS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SUNTRUST BANK, A GEORGIA BANKING CORPORATION, FILED DECEMBER 24, 2008, IN OFFICIAL RECORDS BOOK 26698, AT PAGE 2200. (PARCELS 1 AND 2) (AFFECTS/NOT PLOTTABLE)

24. PARKING AND TRASH EASEMENT AGREEMENT BETWEEN WBEACH 1, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AND WBEACHS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FILED DECEMBER 24, 2008, IN OFFICIAL RECORDS BOOK 26698, AT PAGE 2228. (PARCELS 1 AND 2) (AFFECTS/NOT PLOTTABLE)

25. EASEMENT GRANTED TO FLORIDA POWER AND LIGHT COMPANY, FILED JANUARY 29, 2009, IN OFFICIAL RECORDS BOOK 26734, AT PAGE 3725. (PARCEL 1) (AFFECTS/PLOTTED)

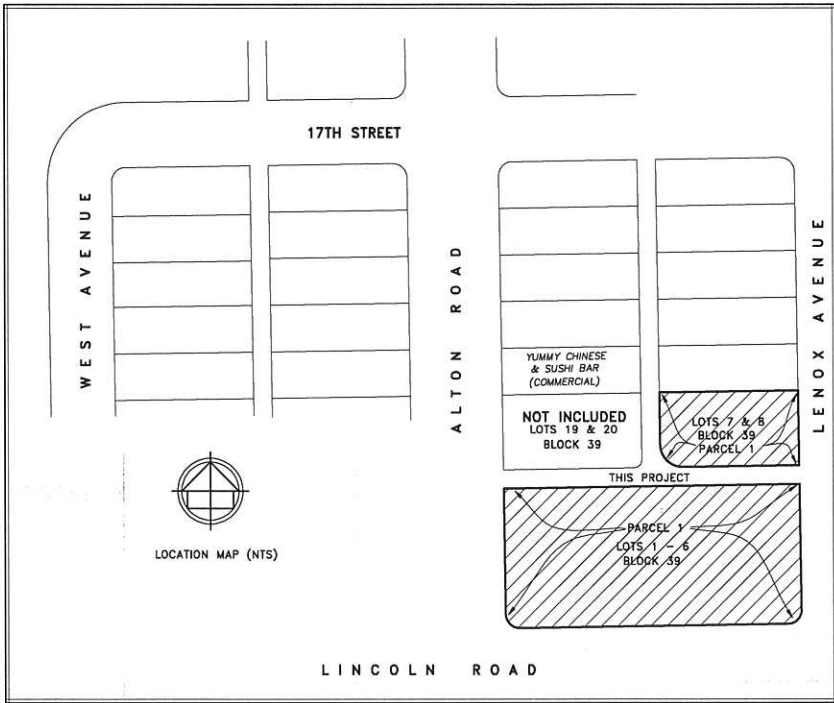
26. COVENANT RUNNING WITH THE LAND, FILED JUNE 22, 2009, IN OFFICIAL RECORDS BOOK 26911, AT PAGE 3276. (PARCEL 1) (AFFECTS/PLOTTED)

28. DECLARATION OF RESTRICTIVE COVENANTS, FILED NOVEMBER 24, 2009, IN OFFICIAL RECORDS BOOK 27092, AT PAGE 4524. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

30. COVENANT RUNNING WITH THE LAND REGARDING CRANE PAD REMOVAL, FILED SEPTEMBER 2, 2010, IN OFFICIAL RECORDS BOOK 27429, AT PAGE 275. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

31. DECLARATION OF COVENANTS AND EASEMENTS FOR 1111 LINCOLN ROAD BETWEEN WBEACH 1, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP, AND THE ROBERT S. WENNETT REVOCABLE TRUST U/A/D MAY 2, 2008, AND THE MARIO CHAZER-FRICH REVOCABLE TRUST U/A/D MAY 2, 2008, EACH AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS-IN-COMMON, FILED JANUARY 2011, IN OFFICIAL RECORDS BOOK 27503, AT PAGE 1223. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)

ALTA/ACSM LAND TITLE SURVEY



NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY EFFECTIVE DATE DECEMBER 20, 2010. (AGENT'S FILE NO.: 34248)
3. THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON BASED ON THE ABOVE REFERENCED TITLE COMMITMENT (AGENT'S FILE NO.: 34248)
5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION = 7.31
8. SET BACKS AS SHOWN ON THE APPROVED SITE PLAN (PERMIT # 82608) (APPROVED SITE PLAN) (FIELD MEASURED)
EAST - 10' 5" (APPROVED SITE PLAN) (FIELD MEASURED)
SOUTH - 10' 5" (APPROVED SITE PLAN) (FIELD MEASURED)
NORTH - 10' 5" (APPROVED SITE PLAN) (FIELD MEASURED)
WEST - 10' 5" (APPROVED SITE PLAN) (FIELD MEASURED)
9. PROPERTY IS ZONED : CD-3 COMMERCIAL HIGH INTENSITY DISTRICT
10. PARKING COUNT INCLUDING PARKING GARAGE: 273 REGULAR SPACES
10 HANDICAP SPACES
283 TOTAL SPACES

SURVEYOR'S CERTIFICATE :

THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF FLORIDA, HEREBY CERTIFIES TO : WBEACH, LLLP, A DELAWARE LIMITED LIABILITY LIMITED PARTNERSHIP (AS TO PARCEL 1); WBEACHS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (AS TO PARCEL 2); HSCB BANK USA, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; PNC BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; BILZIN SUMBERG BAENA PRICE & AXELROD LLP; AND FIRST AMERICAN TITLE INSURANCE COMPANY.

1. THE SURVEY WAS MADE BY INSTRUMENT ON THE GROUND ON SEPTEMBER 23, 2014 AND CORRECTLY SHOWS THE AREA OF THE SUBJECT PROPERTY, THE LOCATION, SIZE AND TYPE OF ALL BUILDINGS, STRUCTURES, PARKING SPACES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER VISIBLE SURFACE MATTERS SITUATED ON THE SUBJECT PROPERTY. THE IMPROVEMENTS SHOWN ON THE SURVEY CONSTITUTE ALL OF THE IMPROVEMENTS ON THE PROPERTY AND THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREIN, INCLUDING, WITHOUT LIMITATION, ALL SET-BACK AND YARD LINES, ARE CORRECT.

2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED.

3. THERE ARE NO : (A) OBSERVABLE, ABOVE GROUND ENCROACHMENTS (I) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (II) BY THE IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY; (B) PARTY WALLS; (C) ENCROACHMENTS OF ANY BUILDING OR IMPROVEMENTS ON ANY EASEMENT AREA (EXCEPT FOR BUILDING WHICH LIES ON FFL EASEMENT); (D) STREAMS, RIVERS, PONDS, LAKES, DITCHES OR DRAINS LOCATED OR BORDERING ON OR RUNNING THROUGH THE SUBJECT PROPERTY; OR (E) GAPS, GORES OR OVERLAPS BETWEEN THE BOUNDARIES OF THE SUBJECT PROPERTY AND THE SUBJECT PROPERTY AND THE BOUNDARIES OF ANY ADJOINING PARCELS OR ROADS, HIGHWAYS, STREETS OR ALLEYS, EXCEPT AS SHOWN ON THE SURVEY.

4. THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTERS AFFECTING THE SUBJECT PROPERTY AND LISTED IN THE TITLE INSURANCE ISSUING AGENT FILE NO. : 34248 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE PROPERTY DESCRIBED IN THE AFORESAID TITLE COMMITMENT.

5. THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY IS IN ACCORD WITH MINIMUM SETBACK AND OTHER BUILDING LINE RESTRICTIONS OF RECORD REFERENCED IN SUCH TITLE COMMITMENT OR OTHERWISE ESTABLISHED BY LAW. NONE OF THE BUILDINGS OR IMPROVEMENTS SHOWN ON THE SURVEY VIOLATES ANY SETBACK, HEIGHT, BULK OR DENSITY REQUIREMENTS THAT ARE APPLICABLE TO THE SUBJECT PROPERTY OR ANY OTHER ZONING ORDINANCES, RESTRICTIONS, RULES OR REGULATIONS APPLICABLE THERE TO.

6. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A DULY DEDICATED AND ACCEPTED ALL-WEATHER PUBLIC STREET OR HIGHWAY.

7. EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE UTILITIES OR INGRESS OR EGRESS. ALL UTILITY SERVICES REQUIRED FOR THE OPERATIONS OF THE PROPERTY ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS, OR THE SURVEY SHOWS VISIBLE EVIDENCE OF THE POINT OF ENTRY AND LOCATION OF ANY UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PUBLIC STREETS OR ALLEYS.

8. THE SURVEY SHOWS VISIBLE EVIDENCE OF THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE COLLECTION AND DISPOSAL OF ALL ROOF AND SURFACE DRAINAGE, AND ANY DISCHARGE INTO STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS IS SHOWN ON THE SURVEY.

9. THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.

10. THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL HAZARD AREA (ZONE AE), BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP PANEL NO. 0317, EFFECTIVE DATE 09/11/2009 FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED. THE SURVEY CORRECTLY INDICATES THE ZONE DESIGNATION OF ANY AREA SHOWN AS BEING WITHIN THE SPECIAL HAZARD AREA. NO PORTION OF THE PROPERTY HAS BEEN DESIGNATED AS A "WETLANDS" AREA BY ANY GOVERNMENTAL ENTITY.

11. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11 (A), 13, 14 AND 15 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

--- THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE IN ALL RESPECTS.

FOR THE FIRM, BY: *Richard E. Cousins*

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

SURVEY DATE : 09/23/14
UPDATE SURVEY 09/23/14 ---- REC REC
UPDATE SURVEY 01/04/11 ---- AV REC

REVISIONS		DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY		12/10/04	DATA/COLL	AV	REC
REVISED TO SHOW ALLEY AS PUBLIC RIGHT OF WAY		02/04/05	----	AV	REC
REVISED CERTIFICATION		03/10/05	----	AV	REC
REMOVED LOTS 12, 13 & 14, BLOCK 40		03/11/05	----	AV	REC
ADDED INDIVIDUAL ADDRESSES		03/22/05	----	AV	REC
UPDATE SURVEY		12/05/05	----	AV	REC

REVISIONS		DATE	FB/PG	DWN	CKD
SHOW DETAIL OF BUILDING 1ST FLOOR		12/27/05	SKETCH	AV	REC
LOCATED BUS STOP		01/11/06	SKETCH	AV	REC
REVISED ADDRESS		02/08/06	----	AV	REC
ADDED TREES AND ELEVATIONS		09/20/06	SKETCH	AV	REC
LOCATE TRAFFIC SIGNAL BOX (S.W. CORNER)		10/31/06	SKETCH	AV	REC
ADDITIONAL RIGHT-OF-WAY LOCATION		01/31/07	DATA/COLL	AV	REC

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MBEACH1, LLLP

1111 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

ALL OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

REVISIONS		DATE	FB/PG	DWN	CKD
UPDATE SURVEY		08/25/07	SKETCH	AV	REC
REVISED PER NEW TITLE COMMITMENT		07/10/07	----	AV	REC
UPDATE SURVEY		03/12/08	SKETCH	AV	REC
ADDED FLOOD WARNER SCREWS		03/19/08	130/71	AV	REC
ADDED TEST PILES		04/25/08	136/3	AV	REC
UPDATE SURVEY / REVISED PER NEW TITLE COMMITMENT		06/23/08	SKETCH	AV	REC

REVISIONS		DATE	FB/PG	DWN	CKD
REVISED PER COMMENTS		08/24/08	----	AV	REC
ADDED NO TABLE ZONE		04/17/09	----	AV	REC
UPDATE SURVEY		08/11/09	----	AV	REC
PROGRESS SURVEY		11/06/09	SKETCH	AV	REC
FINAL SURVEY		12/14/09	SKETCH	AV	REC
REVISE PER NEW TITLE COMMITMENT		12/30/10	----	AV	REC

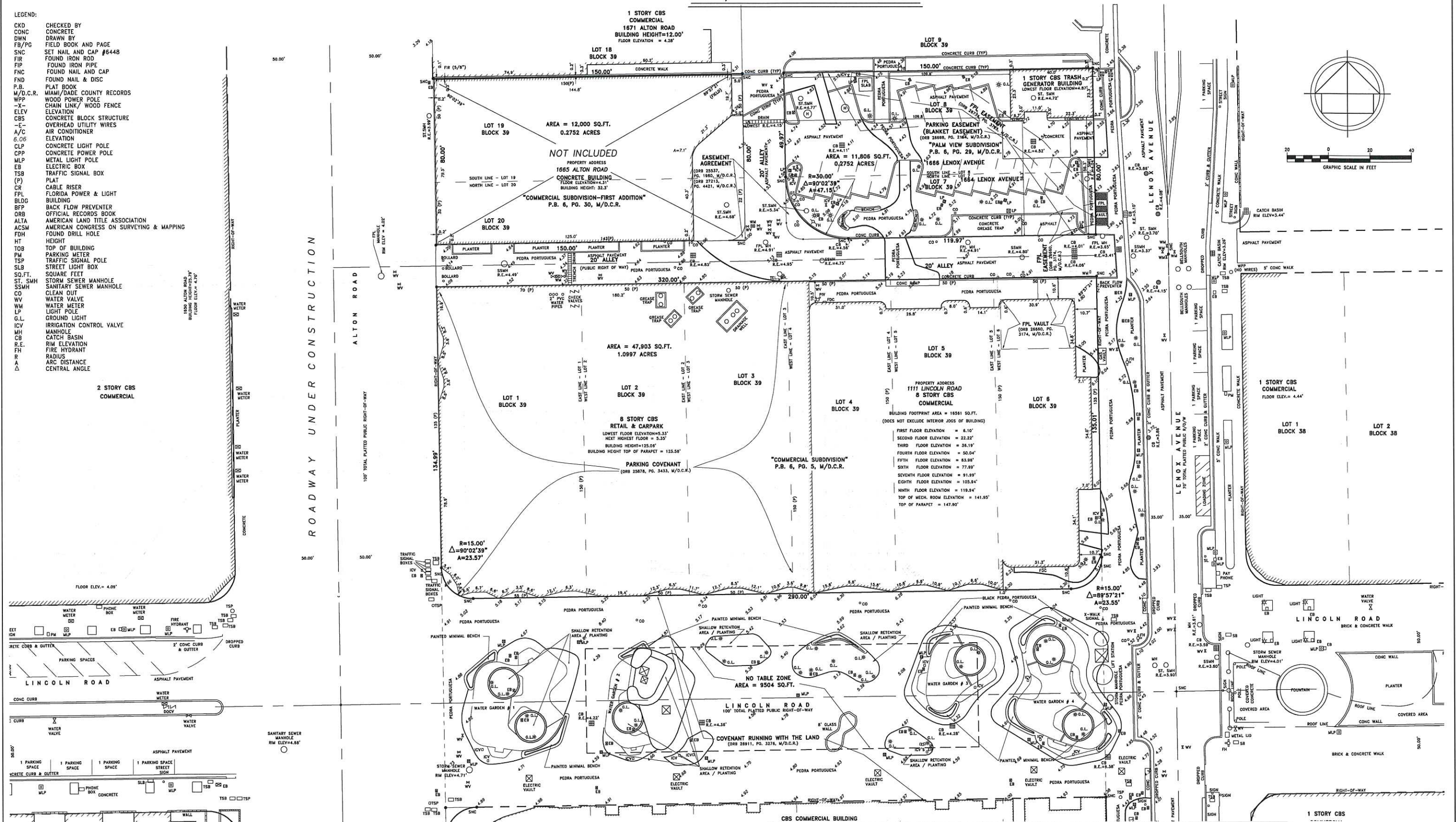
PROJECT NUMBER : 5085-04

SCALE : 1" = 20'

SHEET
1
OF
4
SHEETS

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PB	FIELD BOOK AND PAGE
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
M/D,C.R.	MIAMI/DADE COUNTY RECORDS
WPP	WOOD POWER POLE
-X-	CHAIN LINK/ WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
-G-	OVERHEAD UTILITY WIRES
A/C	AIR CONDITIONER
6.06	ELEVATION
CLP	CONCRETE LIGHT POLE
CPP	CONCRETE POWER POLE
ML	METAL LIGHT POLE
EB	ELECTRIC BOX
TSB	TRAFFIC SIGNAL BOX
(P)	PLAT
CR	CABLE RISER
FPL	FLUORIDE POWER & LIGHT
BLDG	BUILDING
BFP	BACK FLOW PREVENTER
ORB	OFFICIAL RECORDS BOOK
ALTA	AMERICAN NAIL TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
FDH	FOUND HOLE
HT	HEIGHT
TGB	TOP OF BUILDING
PM	PAVED METER
TSP	TRAFFIC SIGNAL POLE
SLB	STREET LIGHT BOX
SQ.FT.	SQUARE FEET
ST. SMH	STORM SEWER MANHOLE
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
WV	WATER VALVE
WM	WATER METER
LP	LIGHT POLE
G.L.	GROUND LIGHT
ICV	IRRIGATION CONTROL VALVE
MH	MANHOLE
GB	CATCH BASIN
R.E.	RIM ELEVATION
FH	FIRE HYDRANT
R	RADIUS
A	ARC DISTANCE
Δ	CENTRAL ANGLE




CBS COMMERCIAL BUILDING					
R E V I S I O N S		DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY		12/10/04	DATA/COLL	AV	REC
REMOVED TO SHOW ALLEY AS PUBLIC RIGHT OF WAY		02/04/05	----	AV	REC
REVISED CERTIFICATION		03/18/05	----	AV	REC
REMOVED LOTS 12, 13 & 14, BLOCK 40		03/11/05	----	AV	REC
ADDED INDIVIDUAL ADDRESSES		03/22/05	----	AV	REC
UPDATE SURVEY		12/05/05	----	AV	REC

REVISONS		DATE	FB/PG	DWN	CKD
UPDATE SURVEY		06/25/07	SKETCH	AV	REC
REVISED PER NEW TITLE COMMITMENT		07/10/07	-----	AV	REC
UPDATE SURVEY		02/12/08	SKETCH	AV	REC
ADDED FLOOR BARRIER SCREWS		03/19/08	130/71	AV	REC
ADDED TEST PILES		04/28/08	135/3	AV	REC
UPDATE SURVEY / REVISED PER NEW TITLE COMMITMENT		06/23/08	SKETCH	AV	REC

R E V I S I O N S		DATE	FB/PG	DWN	CKD
SHOW DETAIL OF BUILDING 1ST FLOOR		12/27/05	SKETCH	AV	REC
LOCATED BUS STOP		01/11/06	SKETCH	AV	REC
REVISED ADDRESS		02/08/06	-----	AV	REC
ADDED TREES AND ELEVATIONS		09/20/06	SKETCH	AV	REC
LOCATE TRAFFIC SIGNAL BOX (S.W. CORNER)		10/31/06	SKETCH	AV	REC
ADDITIONAL RIGHT-OF-WAY LOCATION		01/31/07	DATA/COLL	AV	REC

R E V I S I O N S				DATE	FB/PG	DWN	CKD
ADDED NO TABLE ZONE				04/17/09	SKETCH	AV	REC
UPDATE SURVEY				05/11/09	SKETCH	AV	REC
PROGRESS SURVEY				11/06/09	SKETCH	AV	REC
FINAL SURVEY				12/14/09	SKETCH	AV	REC
REVISE PER NEW TITLE COMMITMENT				12/30/10	----	AV	REC
UPDATE SURVEY				01/04/11	----	AV	REC

COUSINS SURVEYORS & ASSOCIATES, INC.

 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

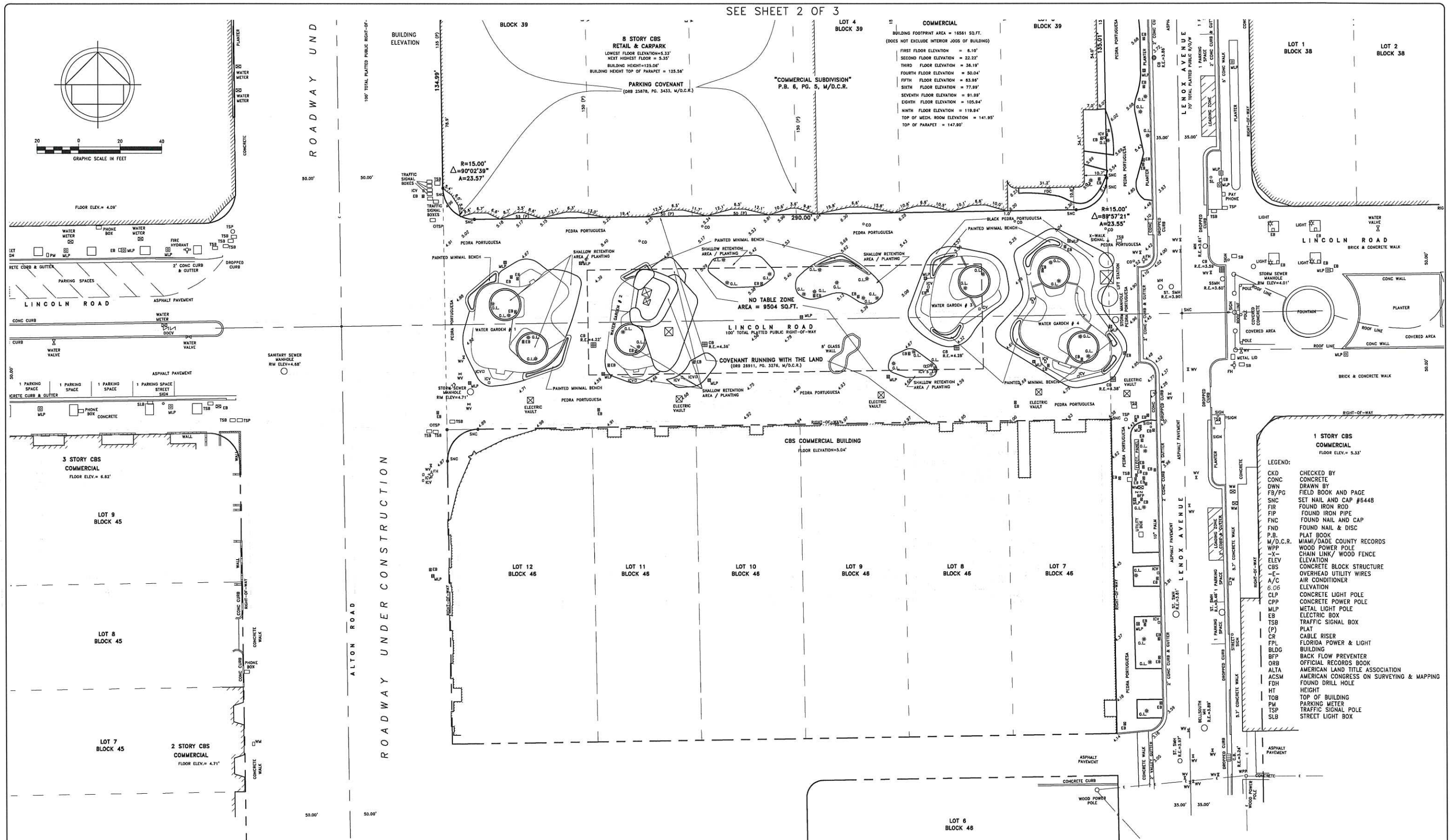
CLIENT : MBEACH1, LLLP

1111 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

PROJECT NUMBER : 5085-04

SCALE : 1" = 20'

2 OF 4 SHEETS



ALTA/ACSM LAND TITLE SURVEY

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
MBEACH1, LLLP

1111 LINCOLN ROAD
MIAMI BEACH, FLORIDA 33139

REVISIONS				
ALTA/ACSM LAND TITLE SURVEY	12/10/04	DATA/COLL	AV	REC
REVISED TO SHOW ALLEY AS PUBLIC RIGHT OF WAY	02/04/05	----	AV	REC
REVISED CERTIFICATION	03/10/05	----	AV	REC
REMOVED LOTS 12, 13 & 14, BLOCK 40	03/11/05	----	AV	REC
ADDED INDIVIDUAL ADDRESSES	03/22/05	----	AV	REC
UPDATE SURVEY	12/05/05	----	AV	REC

REVISIONS				
UPDATE SURVEY	08/23/07	SKETCH	AV	REC
REVISED PER NEW TITLE COMMITMENT	07/10/07	----	AV	REC
UPDATE SURVEY	02/12/08	SKETCH	AV	REC
ADDED FLOOD BARRIER SCREWS	03/19/08	130/71	AV	REC
ADDED TEST PILES	04/25/08	136/3	AV	REC
UPDATE SURVEY / REVISED PER NEW TITLE COMMITMENT	06/23/08	SKETCH	AV	REC

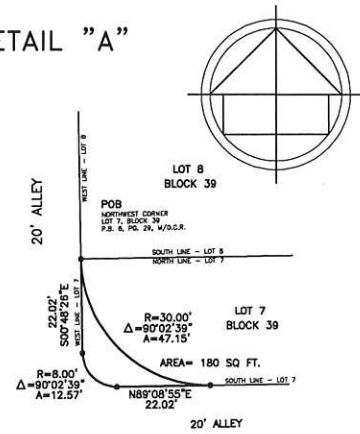
REVISIONS				
SHOW DETAIL OF BUILDING 1ST FLOOR	12/27/05	SKETCH	AV	REC
LOCATED BUS STOP	01/11/06	SKETCH	AV	REC
REVISED ADDRESS	02/08/06	----	AV	REC
ADDED TREES AND ELEVATIONS	09/20/06	SKETCH	AV	REC
LOCATE TRAFFIC SIGNAL BOX (S.W. CORNER)	10/31/06	SKETCH	AV	REC
ADDITIONAL RIGHT-OF-WAY LOCATION	01/31/07	DATA/COLL	AV	REC

REVISIONS				
REVISED PER COMMENTS	06/24/08	----	AV	REC
ADDED NO TABLE ZONE	04/17/09	----	AV	REC
PROGRESS SURVEY	11/06/09	SKETCH	AV	REC
FINAL SURVEY	12/14/09	SKETCH	AV	REC
REVISE PER NEW TITLE COMMITMENT	12/30/10	----	AV	REC
UPDATE SURVEY	01/04/11	----	AV	REC

PROJECT NUMBER : 5085-04
SCALE : 1" = 20'

SHEET
3
OF
4
SHEETS

DETAIL "A"



SECTION "A-A"
1111 LINCOLN ROAD - PENTHOUSE

