

With reference to the First American Title Insurance Company Fast File No.: 5011612-1062-3513472 Rev A with an effective date of February 11, 2016. All easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Survey".

SCHEDULE B - II

1-8. Standard Exceptions. Document not provided. Not a survey matter.

9. Declaration of Easement for Ingress and Egress and Easement for Adjoining Foundation Purposes dated May 5, 1972, recorded on May 17, 1972 in Official Records Book 7711, Page 215; Encumbers Parcel II but is unlocatable. Document refers to a two-foot wide Foundation Easement and a six-foot wide Ingress/Egress Easement shown on Annexed Sketch "A" and Sketch "B" made a part hereof. Said sketches were not attached; therefore the location of said Easements cannot be shown.

and as further described and set forth in Exhibit "A" to that Trustee's Deed recorded in Official Records Book 18253, Page 2403, both of the Public Records of Miami-Dade County, Florida. (As to Parcels II and V)

10. Terms and conditions of that Encroachment Agreement between Sidney A. Wien, Leonard A. Wien, Marjorie F. Wien, and Ellen M. Wien, as Executrix under the Last Will and Testament of Jeremiah Michelson, Deceased, and Bastian Realty Corp., recorded October 10, 1952 in Deed Book 3659, Page 271, of the Public Records of Miami-Dade County, Florida, (As to Parcel I) Encumbers Westerly line of Parcel I but not subject to location. Blanket in nature.

11. All of the terms and provisions of that Lease by and between John W. Prunty and Daniel Neal Heller, as Curators for Jewell Alvin Dowling and Ina I. Dowling, incompetents, appointed as such Curators by an order of the Circuit Court of the Eleventh Judicial Circuit of Florida, in and for Miami-Dade County, in Chancery Cause No. 167361-A, and Kanbros Corp., a Florida corporation, dated March 1, 1955, recorded March 3, 1955 in Deed Book 4052, Page 380, and amended in the Amendment to Ground Lease by and between The Salvation Army, a Georgia corporation and Dabby Properties, a Florida partnership and Sheila Hallio, and Albert Moseroff and Gladys Moseroff, his wife, recorded June 5, 1986 in Official Records Book 12911, Page 2218, and further amended in the Second Amendment to Lease by and between The Salvation Army, a Georgia corporation and South Beach TriStar Capital, L.L.C., a Delaware limited liability company recorded December 20, 2000 in Official Records Book 13417, Page 3089, as assigned to Miami Beach Lincoln, LLC, a Florida limited liability company by that Assignment of Ground Lease recorded on December 19, 2012 in Official Records Book 28407, Page 3746, all of the Public Records of Miami-Dade County, Florida. (As to Parcel III) Encumbers Parcel III but not subject to location.

12. Dedications and rights-of-way shown on the Plat of AMENDED PLAT OF GOLF COURSE SUBDIVISION, as recorded in Plat Book 6, Page(s) 26, of the Public Records of Miami-Dade County, Florida. (As to Parcel V)

Encumbers Parcels I and II but not subject to location. Blanket in nature. No easements per plat that encumber Parcels I or II to plot. Rights-of-Way per plat that adjoin Parcels I and II are shown on survey. Does not encumber Parcel III.

13. Terms and conditions of that Underdeed Lease by and between Spris, Inc. and Miami Beach Lincoln, LLC, as affected by that Subordination, Non-Disturbance and Attornment Agreement recorded June 17, 2013 in Official Records Book 28881, Page 3794, of the Public Records of Miami-Dade County, Florida. (As to Parcel I)

Encumbers Parcels I, II and III but not subject to location. Blanket in nature.

14. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Board of Adjustment Orders, granting variances, recorded in Official Records Book 21471, Page 494, Official Records Book 26862, Page 252, and in Official Records Book 28245, Page 2640, all of the Public Records of Miami-Dade County, Florida. (As to Parcel I)

Encumbers Parcel I but not subject to location.

15. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Historic Preservation Board Order, recorded on November 1, 2013 in Official Records Book 28893, Page 3880, of the Public Records of Miami-Dade County, Florida. (As to Parcel II)

Encumbers Parcel II but not subject to location. Blanket in nature.

16. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Historic Preservation Board Order, recorded on July 8, 2014 in Official Records Book 29220, Page 250, of the Public Records of Miami-Dade County, Florida. (As to Parcel II)

Encumbers Parcel II but not subject to location. Blanket in nature. Same document as O.R.B. 28893, Page 3880.

17. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Historic Preservation Board Order, recorded in Official Records Book 29524, Page 810, and Official Records Book 29661, Page 651, of the Public Records of Miami-Dade County, Florida. (As to Parcel III)

Encumbers Parcel III but not subject to location. Blanket in nature.

18. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Historic Preservation Board Order, recorded in Official Records Book 21961, Page 4752, of the Public Records of Miami-Dade County, Florida. (As to Parcels IV and V)

Encumbers Parcels IV and V but not subject to location. Blanket in nature. Not a part of our survey.

19. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Board of Adjustment Order, recorded in Official Records Book 15754, Page 1764, of the Public Records of Miami-Dade County, Florida. (As to Parcel IV)

Encumbers Parcel IV but not subject to location. Blanket in nature. Not a part of our survey.

- LEGEND**
- |  |                     |        |                                |
|--|---------------------|--------|--------------------------------|
|  | = CATCH BASIN       |        | = OVERHEAD UTILITY LINES       |
|  | = MANHOLE           |        | = 0.5' CURB                    |
|  | = LIGHT POLE        |        | = 2.00' CURB & GUTTER          |
|  | = WATER METER       |        | = CHAIN LINK FENCE             |
|  | = WATER VALVE       | I.D.   | = IDENTIFICATION               |
|  | = CATCH BASIN INLET | EL.    | = ELEVATION                    |
|  | = UTILITY POLE      | INV.   | = INVERT                       |
|  | = RISER             | SAN.   | = SANITARY                     |
|  | = FIRE HYDRANT      | P.R.M. | = PERMANENT REFERENCE MONUMENT |
|  | = HANDHOLE          |        | = CONCRETE                     |
|  | = SIGN              |        | = ASPHALT PAVEMENT             |

20. NOTE FOR INFORMATIONAL PURPOSES ONLY: City of Miami Beach Board of Adjustment Orders recorded in Official Records Book 29524, Page 707, and in Official Records Book 29708, Page 2375, all of the Public Records of Miami-Dade County, Florida. (As to Parcel I)

Encumbers Parcel I but not subject to location. Blanket in nature.

21. NOTE FOR INFORMATIONAL PURPOSES ONLY: Lessor's Notices of Non-Responsibility pursuant to Section 713.10, Florida Statutes, by PPF MBL Portfolio, LLC, a Florida limited liability company, recorded on August 20, 2014 in Official Records Book 29278, Page 184, of the Public Records of Miami-Dade County, Florida. (As to Parcels I-III)

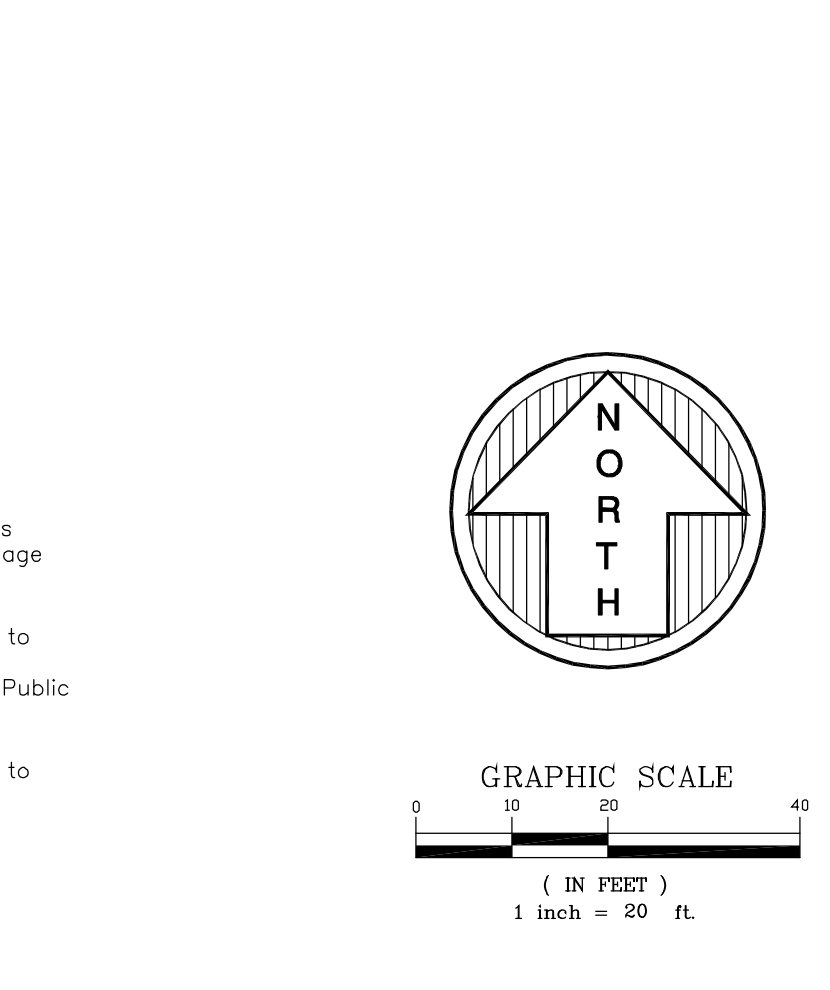
Encumbers Parcels I, II & III but not subject to location. Blanket in nature.

22. NOTE FOR INFORMATIONAL PURPOSES ONLY: Lessor's Notices of Non-Responsibility pursuant to Section 713.10, Florida Statutes, by PPF LRLI Portfolio, LLC, a Florida limited liability company, recorded on August 20, 2014 in Official Records Book 29278, Page 214, of the Public Records of Miami-Dade County, Florida. (As to Parcels IV and V)

Parcels IV and V are not a part of this survey.

23. Rights of tenants, as tenants only, under unrecorded leases described on the rent roll attached, with no options to purchase or rights of first refusal. (To be shown on Schedule B Part II of the Loan Policy)

Standard Exception. Document not provided. Not a survey matter.



**LOCATION SKETCH**  
NOT TO SCALE

**LEGAL DESCRIPTION: PARCEL I**

The East 1/2 of Lot 1, Block 36, AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 26, of the Public Records of Miami-Dade County, Florida.

Also known as:

The East 1/2 of Lot 1, Block 36, AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 26, in the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence S 00°00'00" W along the East line of said Lot 1 for 134.95 feet to a point of curvature; thence Southwesterly along a 15.00 foot radius curve leading to the right through a central angle of 90°00'00" for an arc distance of 23.56 feet to a point of tangency, also being a point on the South line of said Lot 1; thence N 90°00'00" W along said South line of Lot 1 for 134.94 feet; thence N 00°00'00" E along the West line of the East 1/2 of said Lot 1 for 149.97 feet to a point on the North line of said Lot 1; thence S 89°59'33" E along said North line of Lot 1 for 149.94 feet to the Point of Beginning.

**SURVEYOR'S NOTES:**

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Bearings hereon are referred to an assumed value of N 90°00'00" W for the North right of way line of Lincoln Road, and evidence by found nail and found foundation disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-371, Elevation +5.38, located on September 4, 2015 at the intersection of 17th Street and Washington Avenue. (field book 636, page 9 & 10)
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation AE (E 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. A-371, Elevation +5.38, located on September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 22,437 square feet, or 0.515 acres, more or less.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Zoning: CD-3 = Commercial, High Intensity District (Sec. 142-331)
- Zoning letter provided by the client.
- Minimum Building Setbacks: Contact the City of Miami Beach at (305) 673-7550 for parking, setbacks, minimum requirements and density information.
- There are no observed evidence of current earth moving work, building construction or building additions, as shown on survey.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there are no visible evidence of recent road construction work.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
- The square feet of building is 11,041± square feet at ground level.
- Subject property has direct access to a dedicated public right of way via Lincoln Road (pedestrian access only) & Lincoln Lane South as recorded in said Plat Book 6, Page 69
- Existing parking spaces: NONE.
- Legal description shown hereon based on information furnished by client and per title commitment.
- Folio No.: 02-3234-007-0540, per Miami-Dade County Property Appraiser's Website.

**SURVEYOR'S CERTIFICATION:**

The certification for the property description and the map or plat shall be addressed to PPF MBL Portfolio, LLC, as Borrower, JPMorgan Chase Bank, N.A., as Administrative Agent for itself and various other lending institutions, its and/or their successors and/or assigns, as Lender, Terranova Corporation, as Independent Property Manager, Zena M. Dickstein, P.A., as Borrower's Counsel and Agent for the Title Company, and First American Title Insurance Company, as Title Company, signed by the surveyor (a registered professional land surveyor or registered professional engineer), bearing current date, registration number, and seal, and shall be in the following form or its substantial equivalent:

1. This is to certify that this map and plat and the survey on which it is based were made on February 15, 2006 and last updated March 27, 2017, 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, (in square feet or acres), 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11 (observed evidence collected pursuant to Section 5.E(6)), 13, 14, 16, 17, 19 and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that, in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The fieldwork was completed on March 27, 2017.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, FSM  
Surveyor and Mapper, LS2853  
State of Florida

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

BLS	MAP	GEN	DWF	BLS
13	170280	UPDATE SURVEY (3/27/17) RLL		
12	160232	UPDATE SURVEY (3/14/16) RLL		
11	151190	SHOW ADD'L ELEVATION & NEW DADE CO. B.M.		
10	150620	UPDATE SURVEY (4/22/15) TMC		
9	140879	ADD CERTIFICATION TO:		
No.	O.N.	Revision Description		

**FORTIN, LEAVY, SKILES, INC.**  
CONSULTING ENGINEERS, SURVEYORS & MAPPERS  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653  
180 Northeast 168th Street / North Miami Beach, Florida 33162  
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

**ALTANSPPS LAND TITLE SURVEY**  
**LINCOLN ROAD & MERIDIAN AVENUE - PHASE I**  
**CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA**

Original Date	2/15/06
Scale	1"=20'
Drawn By	MAP
CAD No.	060172
Plotted	4/3/17 5:57p
Ref. Dwg.	-
Field Book	581/23-28 RLL
Job No.	-
Dwg. No.	060172
Sheet	2006-023-1
	1 of 1