

LEGAL DESCRIPTION:

PARCEL 1:
Lot 4 less the Bohn 1 inch (0.08'), and all of Lot 5, both in Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southeast corner of Lot 4, Block 17, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida; thence run North along the West right-of-way line of Alton Road, for a distance of 1 inch (0.08') feet; to the Point of Beginning of the hereinafter described parcel; thence run West for a distance of 150.00 feet to a point; thence run North for a distance of 63.92 feet to a point; thence run North 59°53'18" East for a distance of 173.43 feet to a point; thence run South for a distance of 170.92 feet to the Point of Beginning.
THE ABOVE DESCRIBED PARCEL 1 CONTAINS: 21,348 Sq. Ft., 0.49 (Lot 4 & 5).

PARCEL 2:
PROPOSED AIR RIGHT'S EASEMENT for 1716-1720 ALTON ROAD and 1750 ALTON ROAD

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 17 IN SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, FIRST ADDITION TO COMMERCIAL SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, Page 30, of the Public Records of Miami-Dade County, Florida, thence 56°45'55" W FOR 4.87 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 3 TO A POINT OF BEGINNING OF THE FOLLOWING DESCRIBED EASEMENT CONTIGUOUS WITH THE FOLLOWING DESCRIBED LINE:
THENCE 302°05'75" E FOR 12.54 FEET TO A POINT OF A CIRCULAR CURVE TO THE LEFT; SOUTH-WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 4.65 FEET AND A CENTRAL ANGLE OF 87°55'18" FOR AN ARC DISTANCE OF 12.56 FEET TO A POINT OF TANGENCY; THENCE 56°45'55" W FOR 25.40 FEET TO A POINT OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CIRCULAR CURVE HAVING FOR ITS ELEMENTS A RADIUS OF 2.66 FEET AND A CENTRAL ANGLE OF 87°30'36" FOR AN ARC DISTANCE OF 4.09 FEET TO A POINT OF TANGENCY; THENCE 102°41'55" W FOR 1.83 FEET; THENCE 56°45'55" W FOR 45.75 FEET; THENCE 302°05'75" E FOR 1.83 FEET; THENCE 56°45'55" W FOR 40.70 FEET; THENCE 102°03'05" W FOR 13.85 FEET; THENCE 56°45'55" W FOR 1.62; THENCE N01°54'19" W FOR 0.54 FEET; THENCE N67°49'25" E FOR 120.94 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY LYING ABOVE ELEVATION +29.25 FEET, RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.

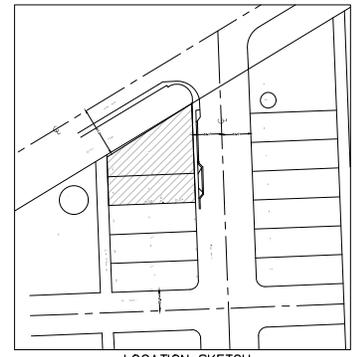
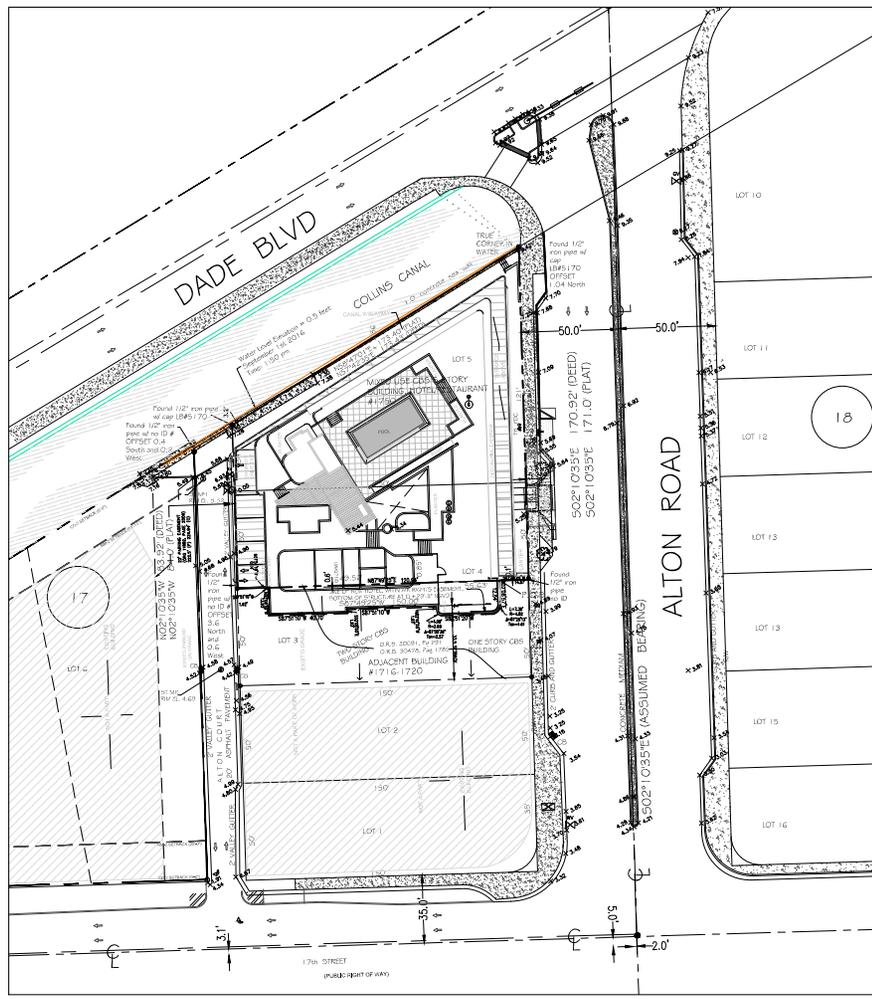
THE ABOVE DESCRIBED PARCEL 2 CONTAINS: 1722.12 SQUARE FEET (0.0395 ACRES), MORE OR LESS.

BOTH PARCELS LIE IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

WITH REFERENCE TO Old Republic National Title Insurance Company TITLE COMMITMENT 751779-A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM I HEREBY CERTIFY AS FOLLOWS:

- SCHEDULE B - SECTION II:
ITEMS 1 THROUGH 4: STANDARD EXCEPTIONS; 1: NOT PLOTTABLE
- ITEM 5. REVISID: Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded May 31, 2017, under O.R. Book 302553, Page 4528, as amended in O.R. Book 313628, Page 2438, Public Records of Miami-Dade County, Florida. This exception will be shown as a subordinate matter.
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 6. Restrictions, conditions, reservations, easements, and other matters contained on the Plat of FIRST ADDITION TO COMMERCIAL SUBDIVISION, as recorded in Plat Book 6, Page 30, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)
DOES AFFECT THIS PROPERTY. "PLOTTED"
 - ITEM 7. REVISID: Reservations contained the Special Warranty Deed recorded in O.R. Book 16747, Page 1850, Public Records of Miami-Dade County, Florida, in which grantor reserves a right to access the property. (Parcel 1)
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 8. Underground Business Easement to Florida Power and Light Company of the construction, operation, and maintenance of underground electric utility facilities recorded in O.R. Book 29925, Page 108, Public Records of Miami-Dade County, Florida. (Parcel 1)
DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
 - ITEM 9. Order recorded in O.R. Book 28986, Page 4779, Corrected Order recorded in O.R. Book 30102, Page 536, in Public Records of Miami-Dade County, Florida, regarding the application for Design Review Board approval for the construction of a new two-story total individual villas to access the maximum building height (Parcels 1 and 2)
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 10. Condominium Fee Lien recorded in O.R. Book 30182, Page 2210, Public Records of Miami-Dade County, Florida. (Parcels 1 and 2)
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 11. Notwithstanding Covered Risk number 4 of the jacket of this policy, access to Parcel 2 is insured only to the extent provided by an easement for ingress and egress for limited use by the provisions of that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30081, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida and only if Parcel 1 and Parcel 2 remain in common ownership. No coverage is provided for any encroachments to access Parcel 2 due to its elevation.
DOES AFFECT THIS PROPERTY. "PLOTTED"
 - ITEM 12. Terms and conditions of set forth in that certain Statutory Warranty Deed - Air and Other Rights, recorded in O.R. Book 30081, Page 291, and Corrective Statutory Warranty Deed - Air and Other Rights recorded March 31, 2017, in O.R. Book 30476, Page 1785, Public Records of Miami-Dade County, Florida.
DOES AFFECT THIS PROPERTY. "PLOTTED"
 - ITEM 13. Encroachments, encroachments, violations, or adverse circumstances, if any, actually shown on the survey prepared by Level-Tech Surveyors, LLC, dated April 26, 2017, bearing Job # 16-06-8313-a) encroachment of the concrete wall onto Collins Canal on the North side of the property; b) water valve encroaches onto the property on the West side, as shown in Old Republic National Title Insurance Policy No. 1766-8278240.
DOES NOT AFFECT THIS PROPERTY. "PLOTTED"
 - ITEM 14. The immediately preceding Exception is in addition to, and not in lieu of, the standard survey exception, neither of which can be deleted without current survey information acceptable to the Company as set forth in Title Notes 25 03 06 and 25 03 07.
 - ITEM 15. Any and all rights, title and interests of the surface owner of Parcel 2: La Sola Carl LLC, a Florida limited liability company.
 - ITEM 16. No coverage is provided under this fee policy for loss of support to Parcel 2.
 - ITEM 17. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in O.R. Book 30305, Page 3736; O.R. Book 30305, Page 3780, Public Records of Miami-Dade County, Florida. (Parcel 1)
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 18. Declaration of Restrictive Covenants recorded in O.R. Book 30305, Page 2900, Public Records of Miami-Dade County, Florida. (Parcel 1)
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 19. Easement for the construction, operation, and maintenance of overhead and underground electric utility facilities granted to Florida Power & Light Company recorded in O.R. Book 31455, Page 40, Public Records of Miami-Dade County, Florida. (Parcel 1)
DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
 - ITEM 20. INTENTIONALLY OMITTED.
 - ITEM 21. Terms and conditions of recorded Operating Agreement referenced in Consent, Subordination, Non-Disturbance and Assignment Agreement recorded in O.R. Book 30265, Page 413, Public Records of Miami-Dade County, Florida.
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 22. UCC Financing Statement between Soble Alton, LLC, a Florida Limited Liability Company and TOTABANK as recorded in O.R. Book 30553, Page 402, Public Records of Miami-Dade County, Florida.
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"
 - ITEM 23. Riparian and littoral rights are not insured. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
 - ITEM 24. Subject to transmission of title as stated in this policy. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
 - ITEM 25. Rights of the lessee under unrecorded leases. DOES AFFECT THIS PROPERTY. "NOT PLOTTABLE"
 - ITEM 26. ADDED: The following policy is an ONTIC ALTA MFLA policy. The sole purpose of the commitment is to endorse Policy No. MFG-827840. Upon endorsement the following shall be added as an exception if there is any increase in rate increase: Loss of priority of the additional indebtedness created by the increased interest rate. DOES
 - ITEM 27. ADDED: The amount of the policy is hereby changed to \$30,064,040.00, by virtue of a reduction in the original indebtedness to \$27,564,040.00, together with future advances in the amount of \$2,500,000.00, evidence of which is recorded in O.R. Book - Page - Public Records of Miami-Dade County, Florida. (Note: This exception will be deleted if a replacement policy is issued).
 - ITEM 28. ADDED: Storm Water Drainage Coverages recorded in O.R. Book 31466, Page 2481, Public Records of Miami-Dade County, Florida, which creates connector lines or services charges, and use restrictions. (Parcel 1)
DOES AFFECT THIS PROPERTY. "BLANKET IN NATURE"

ALTA/NSPS LAND TITLE SURVEY



LOCATION SKETCH
PORTION OF SECTION 21, TOWNSHIP 52 SOUTH, RANGE 42 EAST
MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

SURVEYOR'S NOTES:

1. THE ABOVE CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE ABOVE LEGAL DESCRIPTION. PROVIDED BY CLIENT.
2. ALL DISTANCES SHOWN HEREON ARE RECORDED AND MEASURED UNLESS OTHERWISE SHOWN. ALL MEASUREMENTS IN U.S. SURVEY FOOT.
3. ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) (1929). BENCHMARK USED: Miami-Dade County Bench Mark No. A-83. ELEVATION=7.34 LOCATION: DADE BLVD - 41.8' SOUTH OF OLD ALTON RD - 80' WEST OF OLD
4. PENCE TIES ARE TO BE THE CENTER LINE OF THE PENCE.
5. ALL UTILITY INFORMATION DERIVED ON SURVEY IS BASED ON ABOVE GROUND OBSERVABLE EVIDENCE INCLUDING TELEPHONE LINES, POLES, GOES, STUBS, ANCHORS AND TRANSMISSION TOWERS, WATER, SEWER AND DRAINAGE LINES, IF NOT SHOWN UTILITIES ARE UNDERGROUND.
6. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND REFERENCED ON THE CENTERLINE OF ALTON ROAD, IS 02°10'35" E.
7. MIAMI-DADE COUNTY FLOOD CRITERIA IS 6 FEET (N.G.V.D.).
8. FEDERAL FLOOD ZONE INFORMATION: Community: 120251; FIRM Panel: 12066C0317L; Flood Zone: AE; Date of FIRM: 08/11/2009; Suffix: L; Base Flood Elevation: 8.0
10. POLIO: NUB/255-02-3234-017-0030
11. OWNER: SOBLE ALTON, LLC
12. ZONE: COMMERCIAL
13. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
14. AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT DIRT MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
15. A VISIBLE EVIDENCE WAS OBSERVED THAT THE SITE IS BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF SURVEY.
16. THIS PLAN OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT INCLUDE TO ANY UNNAMED PARTIES.
17. LEGAL DESCRIPTION IN Old Republic National Title Insurance Company TITLE COMMITMENT: 751779-A-1, EFFECTIVE DATE: July 15, 2019 at 11:00 PM IS THE SAME AS THE DEED DESCRIPTION AND MEASURED LEGAL DESCRIPTION.
16. PROPERTY HAS ADEQUATE INGRESS-EGRESS PROVIDED BY PUBLIC DESIGNATED STREETS MAINTAINED BY THE MIAMI-DADE COUNTY.
19. THE PROPERTY HAS NOT BEEN DESIGNATED AS A WETLANDS' AREA BY ANY GOVERNMENTAL ENTITY.
20. THERE DOES NOT APPEAR TO BE ANY ENCROACHMENTS ON THIS PROPERTY.
21. ALL TRACTS DEPICTED IN THIS SURVEY ARE CONTIGUOUS ALONG COMMON BOUNDARIES WITHOUT GAPS, GOBES OR HUNGUS AND TAKEN AS A WHOLE, THE PARCELS FORM ONE TRACT OF LAND.
22. THE MINIMUM relative distance accuracy for this type of survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement. Well-identified features as depicted on the Survey Map were necessary to an estimated horizontal accuracy of 1:10,000.

SURVEYOR'S CERTIFICATE:

1. Soble Alton, LLC, a Florida Limited Liability Company
2. Green Kuhn PL
3. City National Bank of Florida N/A, TOTABANK, its successors and/or assigns as their interests may appear
4. 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 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, 6(b), 7(b), 8, 13, 16, 17, 18 and 20 of that Table A thereto.
The field work was completed on 01/11/2020. Said described property is located within an area having a Zone Designation "AE" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12066C0317L, with a date of identification of 08/11/2009, for Community Number: 120251, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LEVEL-TECH SURVEYORS, LLC



RONALD W. WALLING
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION NO. 4479
STATE OF FLORIDA

Digitally signed by RONALD W. WALLING
Date: 2023.11.10
16:23:59 -05'00'

ABBREVIATIONS AND LEGEND

- A.B. = ARC DISTANCE
- B.M. = BENCH MARK
- C.B. = CONCRETE BLOCK STRUCTURE
- C.C. = CURB & GUTTER
- C.D. = CURED DISTANCE
- C.L. = CENTER LINE
- C.S. = CONCRETE SLAB
- C.L. = CENTER LINE
- F.L. = FLOOR ELEVATION
- F.P. = FOUND IRON PIPE
- F.W. = FIRE WEIR
- F.A.S. = FOUND IRON & STEEL
- L.P. = LIGHT POLE
- L.F.L.P. = LED LIGHT POLE
- N.D. = NO IDENTIFICATION NUMBER
- N.S. = NOT TO SCALE
- D.A.S. = OFFICIAL RECORDS BOOK
- P.S. = PLAT BOOK
- P.B. = PAGE
- P.B.E. = POINT OF BEGINNING
- P.C.E. = POINT OF COMMENCEMENT
- P.A.M. = PERMANENT REFERENCE MONUMENT
- U.E. = UTILITY EASEMENT
- S. = SURVEY
- V.S. = VALLEY GUTTER
- C.L. = CHAIN LINK FENCE
- C.S. = C.S. WALL

LEVEL-TECH SURVEYORS, LLC
777 N.W. 72nd AVENUE
MIAMI, FL 33126
TEL: 305.313.1144
FAX: 305.261.8781
LB # 7194

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC AND MAY NOT BE REPRODUCED BY CLIENT OR OTHER PROJECTS WITHOUT THE WRITING AND WITH THE APPROPRIATE PERMISSION TO LEVEL-TECH SURVEYORS, LLC

DATE	DESCRIPTION	RECORD OF REVISIONS
11-07-23	UPDATE ALTA SURVEY	

ALTA/NSPS Land Title Survey

PROJECT LOCATION: 1750 Alton Rd, Miami Beach Florida
CLIENT: SOBLE ALTON, LLC
CLIENT TELEPHONE: (305) 799-3709/65 KANE CINCINNATI, STE 801, BAY HARBOR ISLANDS, FL 30154
FILE PATH:

SCALE: AS SHOWN
DATE OF FIELD WORK: 11-07-2023
DRAWN BY: TR
FIELD BOOK: AR-23-11-1869
PROJECT NO: LT 23-11-1869
SHEET: 1 OF 1 SHEETS