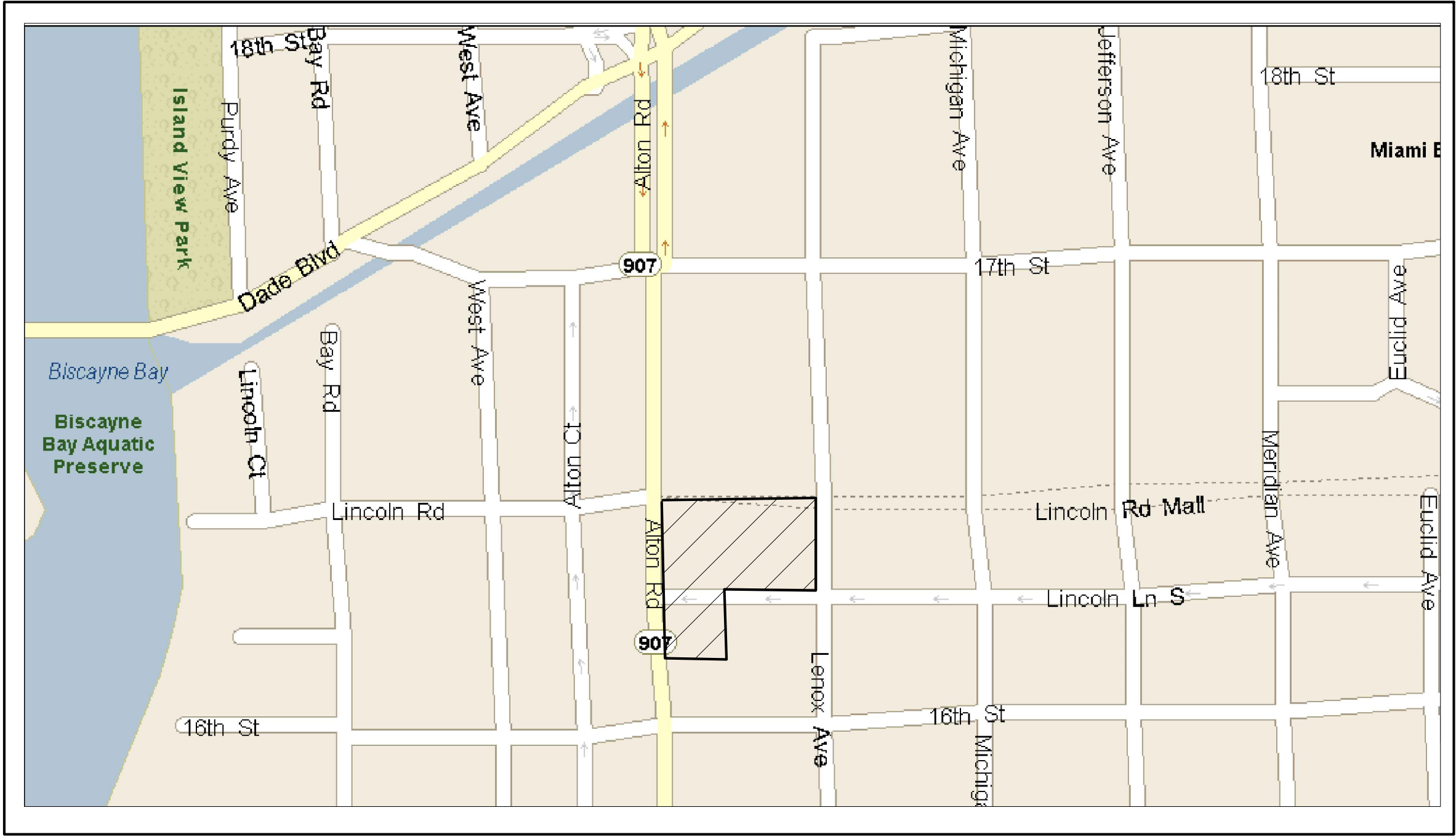


ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)

NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12125578 WITH A COMMITMENT DATE: 11/15/2024 AT: 11:00 PM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION = 7.31'
- BEARINGS SHOWN HEREON ARE BASED ON THE LAND DESCRIPTION SHOWN ABOVE.
- ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
- THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AE/8" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0317 L, WITH A DATE OF IDENTIFICATION OF 09/11/09, FOR COMMUNITY NO. 120651, IN MIAMI/DADE COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
- THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
- THE PROPERTY HAS DIRECT ACCESS TO ALTON ROAD AND LENOX AVENUE A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 6, PAGE 5, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO MIAMI/DADE COUNTY, FLORIDA.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ZONING:

LOTS 7 THROUGH 12, INCLUSIVE, BLOCK 46

CD-3 - COMMERCIAL, HIGH INTENSITY

SETBACK : FRONT 0 FEET  
SIDE 0 FEET  
REAR 0 FEET

ZONING:

LOTS 13 THROUGH 15, INCLUSIVE, BLOCK 46

CD-2 - COMMERCIAL, MEDIUM INTENSITY

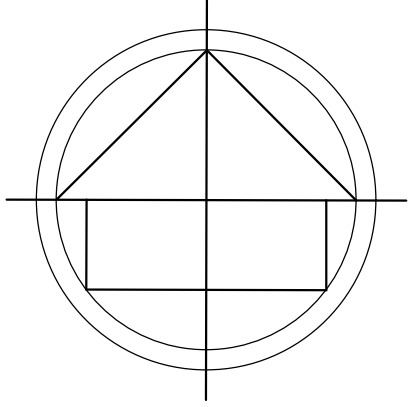
SETBACK : FRONT 0 FEET  
SIDE 0 FEET  
REAR 5 FEET

EXISTING PARKING (IN GARAGE BUILDING)

HANDICAP 8  
REGULAR 283  
TOTAL 291

REVIEW OF SCHEDULE B-II OF TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 12125578 WITH A COMMITMENT DATE: 11/15/2024 AT: 11:00 PM

- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF COMMERCIAL SUBDIVISION OF ALTON BEACH REALTY, RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AFFECTED BY RIGHT OF WAY DEED (NORTHERLY 4' OF LOT 6) TO CITY OF MIAMI BEACH, (FOR HIGHWAY PURPOSES), RECORDED IN OFFICIAL RECORDS BOOK 18131, PAGE 3800 (AFFECTS/PLOTTED)
- RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN SPECIAL WARRANTY DEED RECORDED APRIL 5, 1994 IN OFFICIAL RECORDS BOOK 16308, PAGE 1272, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA (PARCEL 1), AFFECTED BY RELEASE OF ACCESS RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 17528, PAGE 3372. (AFFECTS/NOT PLOTTABLE)
- TERMS AND CONDITIONS SET FORTH IN UNRECORDED LEASE DATED MAY 16, 1997 BETWEEN L.R.I. OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND COBB THEATRES II, INC., AN ALABAMA CORPORATION, TENANT, MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED JUNE 30, 1997 IN OFFICIAL RECORDS BOOK 17695, PAGE 807, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)
- RESTRICTIONS, COVENANTS, AND CONDITIONS AS SET FORTH IN COVENANT RUNNING WITH THE LAND IN LIEU OF UNITY OF TITLE AND TENANT RESTRICTIONS RECORDED JUNE 4, 1998 IN OFFICIAL RECORDS BOOK 18131, PAGE 3794, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)
- UTILITY EASEMENT BETWEEN L.R.I. OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, GRANTOR, AND FLORIDA POWER & LIGHT COMPANY, RECORDED DECEMBER 24, 1998 IN OFFICIAL RECORDS BOOK 18406, PAGE 3715, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. AFFECTED BY NON-DISTURBANCE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 29845, PAGE 1244. (AFFECTS/AREA PLOTTED)
- NOTICE PURSUANT TO SECTION 713.10, FLORIDA STATUTES, BY LRI OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, BY ITS SOLE GENERAL PARTNER FINESTRA REAL ESTATE DEVELOPMENT CORP., A FLORIDA CORPORATION, RECORDED DECEMBER 1, 1998 IN OFFICIAL RECORDS BOOK 18365, PAGE 699, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)
- TERMS AND CONDITIONS SET FORTH IN UNRECORDED LEASE DATED SEPTEMBER 15, 2000 BETWEEN LRI OF SOUTH FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, LANDLORD, AND LINCOLN CENTER PARKING, INC., A FLORIDA CORPORATION, TENANT, AS EVIDENCED BY SUBORDINATION AND ATTORNMENT AGREEMENT RECORDED JANUARY 22, 2002 IN OFFICIAL RECORDS BOOK 20155, PAGE 1366, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)
- EASEMENT AGREEMENT BETWEEN THE CITY OF MIAMI BEACH, FLORIDA AND 1100 LINCOLN ROAD L.P., A DELAWARE LIMITED PARTNERSHIP, RECORDED AUGUST 3, 2010 IN OFFICIAL RECORDS BOOK 27374, PAGE 2382, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (PARCEL 1) (AFFECTS/NOT PLOTTABLE)
- TERMS AND CONDITIONS SET FORTH IN UNRECORDED LEASE DATED MARCH 1, 1999 BETWEEN VCP LINCOLN ROAD LLC, A DELAWARE LIMITED LIABILITY COMPANY, LANDLORD, AND BANANA REPUBLIC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TENANT, AS MEMORIALIZED BY MEMORANDUM OF LEASE RECORDED MARCH 18, 1999 IN OFFICIAL RECORDS BOOK 18523, PAGE 4357, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)



FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

LEGAL DESCRIPTION:

LOTS 7, 8, 9, 10, 11, 12, 13, 14, & 15, BLOCK 46 AND INCLUDING A PORTION OF A 20 FOOT ALLEY, ALL AS SHOWN ON "ALTON BEACH REALTY COMPANY'S PLAT OF COMMERCIAL SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE N88°00'30"E ALONG THE SOUTH LINE OF SAID LOT 15 FOR 150.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE N01°15'30"W (N01°59'30"W (CALCULATED))ALONG THE EAST LINE OF SAID LOTS 13, 14, 15 AND ITS NORTHERLY EXTENSION THEREOF FOR 171.70 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE N88°00'30"E ALONG THE SOUTH LINE OF SAID LOTS 7, 8, 9, AND 10 FOR 170.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE N01°59'30"W ALONG THE EAST LINE OF LOT 7 ALSO BEING THE WEST RIGHT-OF-WAY LINE OF LENOX AVENUE FOR 150.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE S88°00'30"W ALONG THE NORTH LINE OF SAID LOTS 7 THRU 12, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE LINCOLN ROAD FOR 305.00 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG A 15.00 FOOT RADIUS CURVE LEADING TO THE LEFT, ALSO BEING ALONG THE NORTHWEST LINE OF SAID LOT 12 THROUGH A CENTRAL ANGLE OF 90°00'00" FOR ARC OF 23.56 FEET TO A POINT OF TANGENCY; THENCE S01°59'30"E ALONG THE EAST RIGHT-OF-WAY LINE OF ALTON ROAD, ALSO BEING THE WEST LINE OF SAID LOTS 12, 13, 14, 15, & 20 FOOT ALLEY FOR 306.70 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI/DADE COUNTY, FLORIDA; CONTAINING 73,707 SQUARE FEET OR 1.6921 ACRES MORE OR LESS.

CERTIFIED TO:

HANKEY CAPITAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
CHICAGO TITLE INSURANCE COMPANY  
B.H. 1100 LINCOLN ROAD, LLC,  
BH PROPERTIES

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6 (A), (B), (NON SUPPLIED), 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON JANUARY 25, 2025.

Richard E. Cousins

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

UPDATE PER LATEST TITLE, CERTIFICATION

02/03/25 ---- AM REC

COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 EMAIL: OFFICE@CSASURVEY.NET

CLIENT :

BH PROPERTIES

1100 LINCOLN ROAD  
MIAMI BEACH, FLORIDA 33139

R E V I S I O N S				DATE	FB/PG	DWN	CKD
BOUNDARY & IMPROVEMENTS SURVEY				03/06/12	SKETCH	AV	REC
ALTA/ASPM LAND TITLE SURVEY				04/26/12	----	AV	REC
REVISED CERTIFICATIONS				12/11/13	----	JD	REC
UPDATE SURVEY				04/07/15	----	JD	REC
ADDITIONAL LOCATION				06/22/15	----	AM	REC
ADDITIONAL ELEVATIONS ALONG NORTH FACE OF BUILDING				02/11/16	----	JD	REC

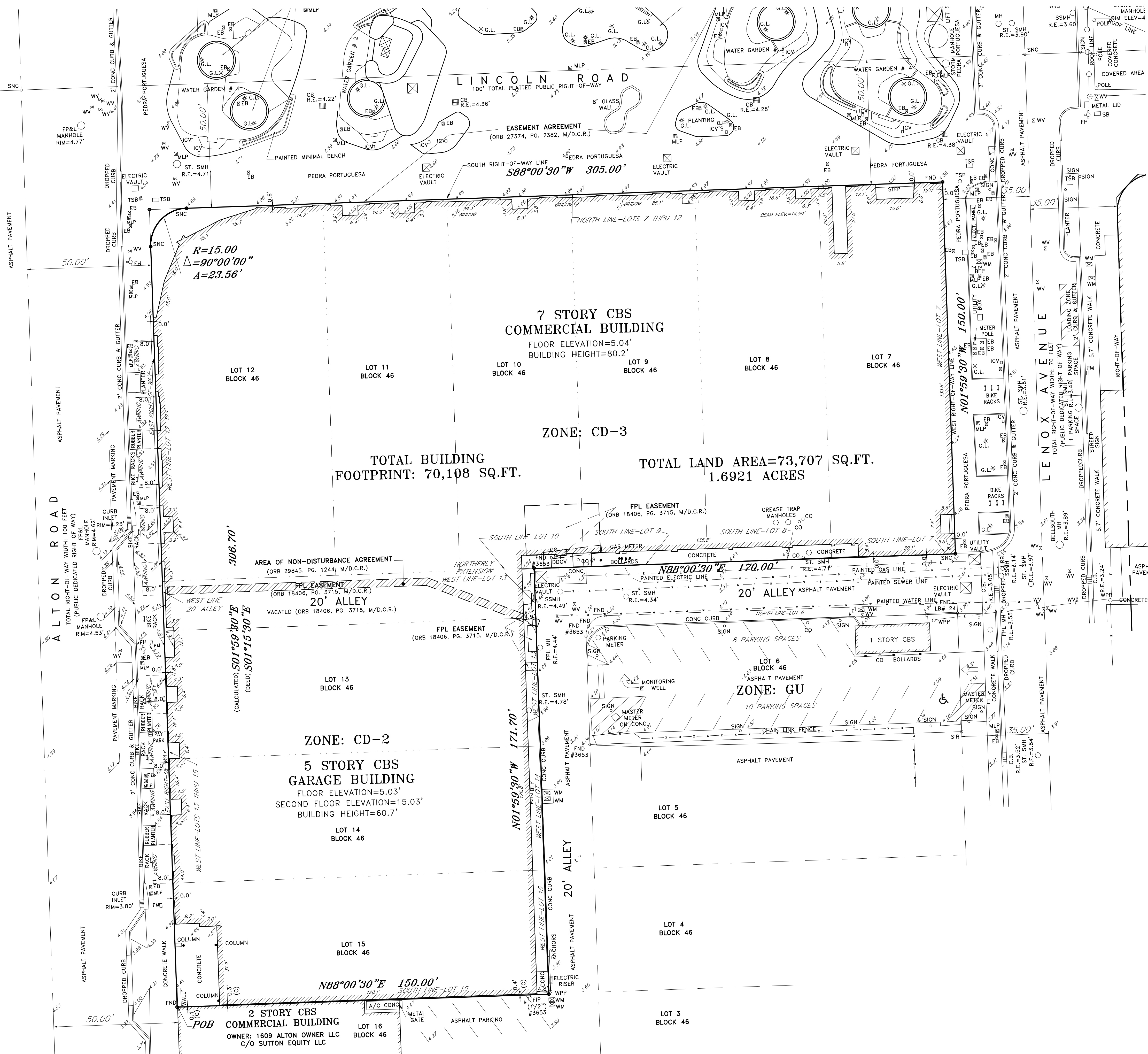
R E V I S I O N S				DATE	FB/PG	DWN	CKD
ADDED AWNINGS ALONG ALTON ROAD & LINCOLN ROAD				04/29/16	SKETCH	CS	REC
UPDATE ALTA/NSPS LAND TITLE SURVEY				06/16/17	SKETCH	AM	REC
ADDED CERTIFICATIONS/ MINOR REVISIONS PER ATTORNEY'S COMMENTS				07/11/17	SKETCH	JD	REC
ADDITIONAL COMMENTS ADDRESSED PER ZONING REPORT				07/13/17	SKETCH	JD	REC
REVISED CERTIFICATIONS				04/13/23	----	AC	REC
UPDATE SURVEY				01/25/25	SKETCH	JD	REC

PROJECT NUMBER : 6751-12

SCALE : N/A

SHEET  
1  
OF  
2  
SHEETS





ALTA/NSPS LAND TITLE SURVEY

- A) ELECTRIC RISER AND ANCHORS EXTEND OVER THE WEST LINE OF LOT 15 INTO THE 20' ALLEY LYING WEST OF SAID LOT
- B) WATER MAINS EXTEND OVER THE WEST LINE OF LOT 14 INTO THE 20' ALLEY LYING WEST OF SAID LOT
- C) GREASE TRAP MANHOLES LOCATED ALONG THE SOUTHERN LINE OF LOT 8

- LEGEND:
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/Pg 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
  - E- OVERHEAD UTILITY WIRES
  - A/C AIR CONDITIONER
  - 6.06 ELEVATION
  - CLP CONCRETE LIGHT POLE
  - CPP CONCRETE POWER POLE
  - MLP METAL LIGHT POLE
  - EB ELECTRIC BOX
  - TSB TRAFFIC SIGNAL BOX
  - (P) PLAT
  - CR CABLE RISER
  - Handicap Parking
  - FPL FLORIDA POWER & LIGHT
  - BLDG BUILDING
  - BFP BACK FLOW PREVENTER
  - ORB OFFICIAL RECORDS BOOK
  - ALTA AMERICAN LAND TITLE ASSOCIATION
  - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
  - FDH FOUND DRILL HOLE
  - HT HEIGHT
  - TOB TOP OF BUILDING
  - PM PARKING 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
  - CB CATCH BASIN
  - R.E. RIM ELEVATION
  - FH FIRE HYDRANT
  - R RADIUS
  - A ARC DISTANCE
  - Δ CENTRAL ANGLE

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UPDATE SURVEY				01/25/25	SKETCH	JD	REC

PROJECT NUMBER : 6751-12

SCALE : 1" = 20'

SHEET  
2  
OF  
2  
SHEETS