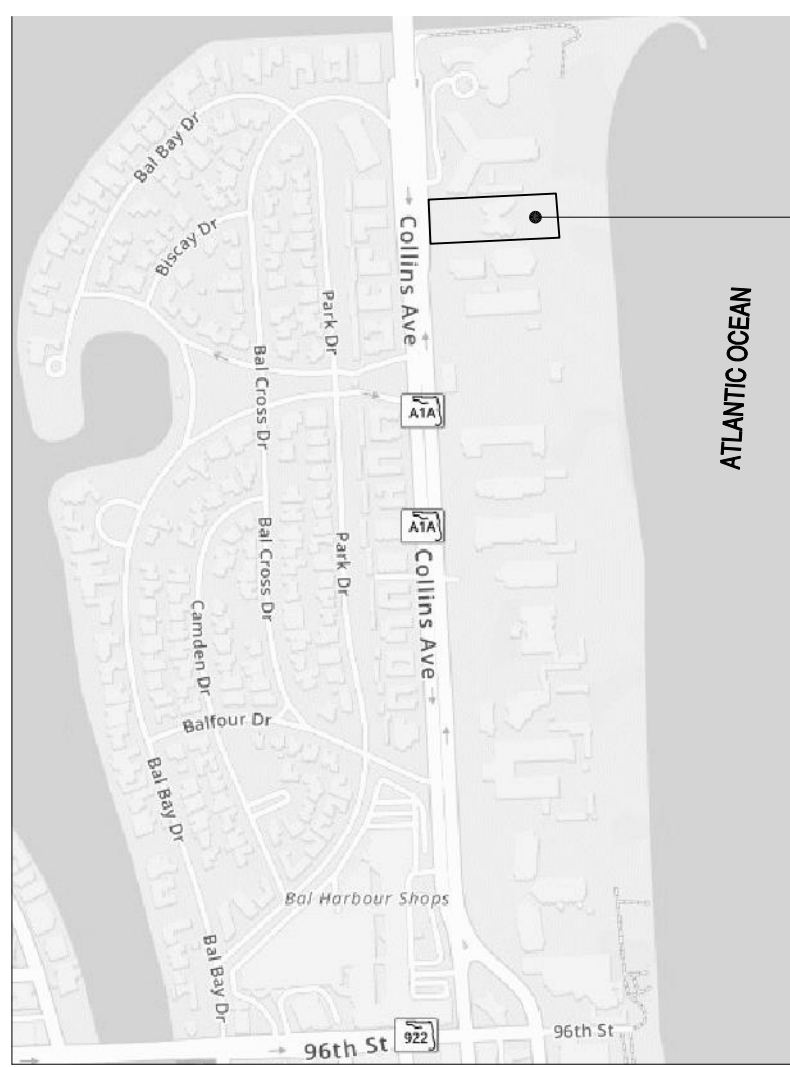


CARLTON TERRACE CONDOMINIUM ALT/NSPS LAND TITLE SURVEY



#10245
SITE

LOCATION SKETCH
BAL HARBOUR VILLAGE, MIAMI-DADE COUNTY, FLORIDA
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL 1:

An undivided interest, as tenant in common, in the following described Parcel of land, which interest is the same as that share of the common elements of the Condominium associated with the units formerly known as Condominium Units 2A, 2B, 2C, 2D, 2E, 2F, 2G, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 6A, 6B, 6C, 6D, 6E, 6F, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 8A, 8B, 8C, 8D, 8E, 8F, 9A, 9B, 9C, 9D, 9E, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 11A, 11B, 11F, 11G, 12C, 12D, 12E, 12F, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 15A, 15B, 15D and 15E, of Carlton Terrace, a condominium, according to the Declaration of Condominium therefor, recorded in Official Records Book 10053, Page 1083, together with and as affected by the Amendments thereto recorded in Official Records Book 13251, Page 3818, Official Records Book 13601, Page 1320, Official Records Book 14428, Page 39, Official Records Book 16155, Page 497, Official Records Book 17245, Page 2186, Official Records Book 17431, Page 1234, Official Records Book 20426, Page 518, Official Records Book 21996, Page 4493, and Official Records Book 29104, Page 3650, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements:

Lot 16, Ocean Front Section Of Bay Harbor, according to plat thereof, as recorded in Plat Book 44, Page 27, of the Public Records of Miami-Dade County, Florida, and that area between the Easterly line of Lot 16 as shown on the aforementioned plat and the Erosion Control Line Easterly thereat; bordered on the North by the Northerly line of said Lot 16 extended Easterly to the Erosion Control Line; bordered on the South by the Southerly line of said Lot 16 extended Easterly to the Erosion Control Line.

PARCEL 2:

An undivided interest, as tenant in common, in the following described Parcel of land, which interest is the same as that share of the common elements of the Condominium associated with the units formerly known as Condominium Units 2G and 9G of Carlton Terrace, a condominium, according to the Declaration of Condominium therefor, recorded in Official Records Book 10053, Page 1083, together with and as affected by the Amendments thereto recorded in Official Records Book 13251, Page 3818, Official Records Book 13601, Page 1320, Official Records Book 14428, Page 39, Official Records Book 16155, Page 497, Official Records Book 17245, Page 2186, Official Records Book 17431, Page 1234, Official Records Book 20426, Page 518, Official Records Book 21996, Page 4493, and Official Records Book 29104, Page 3650, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements:

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PARCEL 3:

An undivided interest, as tenant in common, in the following described Parcel of land, which interest is the same as that share of the common elements of the Condominium associated with the unit formerly known as Condominium Unit 8E, of Carlton Terrace, a condominium, according to the Declaration of Condominium therefor, recorded in Official Records Book 10053, Page 1083, together with and as affected by the Amendments thereto recorded in Official Records Book 13251, Page 3818, Official Records Book 13601, Page 1320, Official Records Book 14428, Page 39, Official Records Book 16155, Page 497, Official Records Book 17245, Page 2186, Official Records Book 17431, Page 1234, Official Records Book 20426, Page 518, Official Records Book 21996, Page 4493, and Official Records Book 29104, Page 3650, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements:

Lot 16, Ocean Front Section Of Bay Harbor, according to plat thereof, as recorded in Plat Book 44, Page 27, of the Public Records of Miami-Dade County, Florida, and that area between the Easterly line of Lot 16 as shown on the aforementioned plat and the Erosion Control Line Easterly thereat; bordered on the North by the Northerly line of said Lot 16 extended Easterly to the Erosion Control Line; bordered on the South by the Southerly line of said Lot 16 extended Easterly to the Erosion Control Line. PARCEL 4:

An undivided interest, as tenant in common, in the following described Parcel of land, which interest is the same as that share of the common elements of the Condominium associated with the unit formerly known as Condominium Unit 11E, of Carlton Terrace, a condominium, according to the Declaration of Condominium therefor, recorded in Official Records Book 10053, Page 1083, together with and as affected by the Amendments thereto recorded in Official Records Book 13251, Page 3818, Official Records Book 13601, Page 1320, Official Records Book 14428, Page 39, Official Records Book 16155, Page 497, Official Records Book 17245, Page 2186, Official Records Book 17431, Page 1234, Official Records Book 20426, Page 518, Official Records Book 21996, Page 4493, and Official Records Book 29104, Page 3650, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements:

Lot 16, Ocean Front Section Of Bay Harbor, according to plat thereof, as recorded in Plat Book 44, Page 27, of the Public Records of Miami-Dade County, Florida, and that area between the Easterly line of Lot 16 as shown on the aforementioned plat and the Erosion Control Line Easterly thereat; bordered on the North by the Northerly line of said Lot 16 extended Easterly to the Erosion Control Line; bordered on the South by the Southerly line of said Lot 16 extended Easterly to the Erosion Control Line. PARCEL 5:

An undivided interest, as tenant in common, in the following described Parcel of land, which interest is the same as that share of the common elements of the Condominium associated with the units formerly known as Condominium Units 2A, 2B, 2C, 2D, 2E, 2F, 2G, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 4A, 4B, 4C, 4D, 4E, 4F, 4G, 5A, 5B, 5C, 5D, 5E, 5F, 5G, 6A, 6B, 6C, 6D, 6E, 6F, 7A, 7B, 7C, 7D, 7E, 7F, 7G, 8A, 8B, 8C, 8D, 8E, 8F, 9A, 9B, 9C, 9D, 9E, 9F, 10A, 10B, 10C, 10D, 10E, 10F, 10G, 11A, 11B, 11F, 11G, 12C, 12D, 12E, 12F, 14A, 14B, 14C, 14D, 14E, 14F, 14G, 14H, 14I, 15A, 15B, 15D and 15E, of Carlton Terrace, a condominium, according to the Declaration of Condominium therefor, recorded in Official Records Book 10053, Page 1083, together with and as affected by the Amendments thereto recorded in Official Records Book 13251, Page 3818, Official Records Book 13601, Page 1320, Official Records Book 14428, Page 39, Official Records Book 16155, Page 497, Official Records Book 17245, Page 2186, Official Records Book 17431, Page 1234, Official Records Book 20426, Page 518, Official Records Book 21996, Page 4493, and Official Records Book 29104, Page 3650, of the Public Records of Miami-Dade County, Florida, and all amendments thereto, together with its undivided share in the common elements:

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TREE TABLE (3/10/22)				TREE TABLE (3/10/22)			
TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)	TREE NUMBER	COMMON NAME	D.B.H. (INCHES)	HEIGHT (FEET)
6404	Coconut Palm	8	20 12	6459	Cabbage Palm	2x10	16 16
6405	Coconut Palm	8	20 12	6460	Cabbage Palm	2x10	16 16
6406	Coconut Palm	10	22 14	6461	Foxtail	6	22 16
6407	Seagrape	12 M/T	8 14	6462	Row of Australian Pines	4-6	20-35 6-8
6408	Seagrape	10	20 22	6463	Cabbage Palm	12	2 8
6409	Seagrape	32 M/T	20 28	6464	Row of Australian Pines	4-6	20-35 6-8
6410	Coconut Palm	10	28 14	6465	Row of Australian Pines	4-6	20-35 6-8
6411	Seagrape	10	16 12	6466	Washington Palm	2x12	5 10
6412	Seagrape	2x5	18 15	6467	Washington Palm	14	6 8
6413	Seagrape	8	20 16	6468	Cabbage Palm	12	6 14
6414	Seagrape	6	23 10	6469	Row of Silver Buttonwood	4-6	12 12
6415	Seagrape	2x6	23 15	6470	Row of Silver Buttonwood	4-6	12 12
6416	Seagrape	6	18 16	6471	Cabbage Palm	10	11 12
6417	Seagrape	4	8 2	6472	Cabbage Palm	10	11 12
6418	Seagrape	36 M/T	20 30	6473	Christmas Palm	3x5	6 10
6419	Seagrape	2x3	14 20	6474	Christmas Palm	3x5	6 10
6420	Seagrape	24 M/T	18 30	6475	Christmas Palm	3x5	6 10
6421	Seagrape	4	6 15	6476	Christmas Palm	3x5	8 10
6422	Coconut Palm	8	32 20	6477	Christmas Palm	3x5	8 10
6423	Coconut Palm	8	20 20	6478	Christmas Palm	3x5	8 10
6424	Coconut Palm	8	22 18	6479	Christmas Palm	3x5	8 10
6425	Coconut Palm	8	22 18	6480	Christmas Palm	3x5	8 10
6426	Coconut Palm	10	24 16	6481	Christmas Palm	3x5	8 12
6427	Coconut Palm	10	14 16	6482	Christmas Palm	3x5	10 14
6428	Coconut Palm	7	12 12	6483	Christmas Palm	3x5	10 12
6429	Coconut Palm	8	20 12	6484	Christmas Palm	3x5	10 12
6430	Coconut Palm	12	45 20	6485	Robellia	2x3	2 4
6431	Seagrape	2x12	18 30	6486	Robellia	2x3	2 5
6432	Seagrape	4B M/T	24 40	6487	Christmas Palm	3x4	7 8
6433	Seagrape	12	20 15	6488	Robellia	3x3	3 4
6434	Seagrape	4	10 6	6489	Christmas Palm	3x4	7 10
6435	Seagrape	10	6 20	6490	Robellia	2x3	2 6
6436	Seagrape	8	18 20	6491	Christmas Palm	3x3	6 8
6437	Seagrape	8	14 20	6492	Robellia	3x3	3 6
6438	Seagrape	6	14 20	6493	Arcaea Palm	24	6 5
6439	Seagrape	14	20 35	6494	Robellia	3x3	4 6
6440	Seagrape	6	18 20	6495	Cabbage Palm	12	70 10
6441	Seagrape	2x3	20 4	6496	Cabbage Palm	12	70 10
6442	Seagrape	3x6	18 20	6497	Robellia	3x3	2 5
6443	Seagrape	5	22 10	6498	Arcaea Palm	36 M/T	8 10
6444	Seagrape	24 M/T	25 30	6499	Robellia	3x3	2 4
6445	Seagrape	4	12 10	6500	Christmas Palm	3x3	7 12
6446	Seagrape	4	12 6	6501	Christmas Palm	3x4	7 8
6447	Seagrape	2x8	20 25	6502	Robellia	3	2 4
6448	Seagrape	6	20 10	6503	Row of Australian Pines	4-6	20-30 6-8
6449	Seagrape	2x6	18 10	6504	Washington Palm	12	3 10
6450	Seagrape	5	14 10	6505	Washington Palm	12	3 10
6451	Seagrape	4	16 10	6506	Washington Palm	12	2 10
6452	Seagrape	4	18 10	6507	Washington Palm	12	2 10
6453	Seagrape	5	20 15	6508	Washington Palm	12	3 10
6454	Seagrape	8	10 15	6509	Palm (Canary Date)	3	1 8
6555	Seagrape	36 M/T	25 30	6510	Stringfig Fig	3	4 8
6456	Coconut Palm	10	14 20	6511	Palm (Canary Date)	3	1 6
				6512	Sea Grape	12	12 12
				6513	Row of Australian Pines	4-6	20-30 6-8
				6514	Alexander Palm	4	10 12
				6517	Washington Palm	12	3 12
				6518	Sea Grape	6	10 20
				6519	Stigmaria Lesae	30	10
				6520	Sea Grape	48 M/T	30 40
				6521	Sea Grape	24 M/T	30 30
				6522	Sea Grape	8 M/T	10 10
				6523	Sea Grape	12 M/T	12 10
				6524	Sea Grape	24 M/T	30 30
				6525	Umbrella Tree	8	25 18
				6526	Sea Grape	8	28 18
				6527	Sea Grape	20 M/T	35 18
				6528	Sea Grape	12 M/T	28 20
				6529	Sea Grape	30 M/T	30 30
				6530	Alexander Palm	3	18 12
				6531	Sea Grape	18 M/T	12 15
				6532	Sea Grape	12 M/T	12 15
				6533	Sea Grape	18 M/T	12 15
				6537	Coconut Palm	8	28 18
				6538	Washington Palm	12	32 12
				6539	Washington Palm	16	32 8
				6540	Coconut Palm	10	32 14
				6541	Coconut Palm	14	32 20
				6542	Coconut Palm	14	32 20
				6543	Schwebe	8	18 12
				6544	Coconut Palm	10	26 16
				6545	Coconut Palm	12	26 16
				6546	Coconut Palm	10	26 16
				6547	Coconut Palm	10	26 16
				6548	Coconut Palm	10	24 14
				6549	Coconut Palm	8	20 16
				6550	Coconut Palm	8	24 12
				6551	Coconut Palm	8	24 14
				6552	Coconut Palm	8	20 16
				6553	Umbrella Tree	4	20 6
				6554	Cabbage Palm	8	28 8

TITLE COMMITMENT REVIEW:

Lands shown hereon were abstracted for easements and/or rights-of-way of records per Lot 16 extended Easterly to the Erosion Control Line; bordered on the South by the Southerly line of said Lot 16 extended Easterly to the Erosion Control Line.

SCHEDULE B SECTION 11

1-6 Standard Exclusions

7. This commitment/ policy does not insure any portion of the insured parcel lying waterward of the Erosion Control Line identified in the Certificate of Approval recorded in O.R.B. 9517, Page 2028, and delineated on Plat Book 105, Page 62. Describes East boundary of site and is shown on the survey.

8. The rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high-water line, or other apparent boundary lines separating the publicly used area from the upland private area. Document not provided.

9. Riparian and littoral rights are not insured. Document not provided.

10. Dedications and Building Restriction Lines contained on the Plat of Ocean Front Section Of Bay Harbor, as recorded in Plat Book 44, Page 27. Encumbers parcel and shown on survey.

11. Utility Easement over the Westerly Ten Feet of the subject property reserved in paragraph 10 of the Warranty Deed from Miami Beach Heights, Inc., a Florida corporation, to Colombia Export Line, Inc., a Florida corporation, recorded June 6, 1945 in Deed Book 2522, Page 40. Encumbers parcel and shown on survey.

12. Easement from Carlton Terrace Condominium Association, Inc. to Bal Harbour Village recorded March 7, 1997 in O.R.B. 17554, Page 7. Encumbers parcel and shown on survey.

13. Easement from Carlton Terrace Condominium Association, Inc. to Bal Harbour Village recorded February 25, 2002 in O.R.B. 20226, Page 374. Encumbers parcel and shown on survey.

14. Rights of the lessees under unrecorded leases. NOTE: This Exception shall be deleted upon compliance with Schedule B-1 Nos. 8 and 19. Not a Survey Matter.

15. The following matters disclosed by that certain Survey dated September 16, 2019, with fieldwork completed on January 26, 2021 and last revised on _____, 2021, prepared by Fortin, Leavy, Skiles, Inc., under Job No. 190872:

- (a) Aluminum Rail lying within and without the Northern Boundary.
- (b) Sewall lying outside of the Southern Boundary.
- (c) Chain Link Fence lying outside of the Southern Boundary Line (Ownership has not been determined).
- (d) Various Power Poles, AT&T Cabinet, Gas Meter, Manholes, Fire Hydrant and Fire Department Connection lying outside of or without the benefit of a recorded easement.

Matters as shown on the survey.

16. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law, whether or not shown by the public records, including but not limited to any lien or claim that relates to that Notice of Commencement recorded January 7, 2021 in O.R.B. 32277, Page 3765. Encumbers parcel and not subject to location, Blanket in Nature.

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 52 South, Range 42 East, Bal Harbour Village, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida, unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 03°35'03" W for the West line of Lot 16, and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. E-320, Elevation +3.40 N.G.V.D., of 1929, located by PK nail & aluminum washer in concrete catch basin in front of Carlton Terrace Condominium (47' North of South Entrance).
- Lands shown hereon are located within an area having a Zone Designation X & AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12066C0163L, for Community No. 120636, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Total Lands shown hereon containing 116,244 square feet, or 2,669 acres, more or less. Lands shown hereon for Lot 16, containing 111,069 square feet, or 2,550 acres, more or less. Lands shown hereon lying between Lot 16 & Erosion Control line, containing 5,175 square feet, or 0.119 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- 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.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- The State Plane Coordinates shown hereon are relative to the North American Datum of 1927 (NAD27).
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.

The following are optional Table A items to meet ALTA/NSPS Land Title Survey standards:

9. Total striped parking spaces within legal description: 88 Regular + 16 Double Space = 104 Total. Total 5 Handicap + 2 Double Space = 7 Total. Parking spaces were not verified for any applicable requirements.

11. Location of utilities existing on or serving the surveyed property as determined by observed evidence collected pursuant to Section 5.E.1. PER ALTA/NSPS. Client has not provided surveyor underground records to plot.

16. There is no evidence of earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

17. To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.

18. Offsite plottable easements were not surveyed, pursuant to Sections 5 and 6, or additional Table A, Item 1, during the process of conducting the fieldwork.

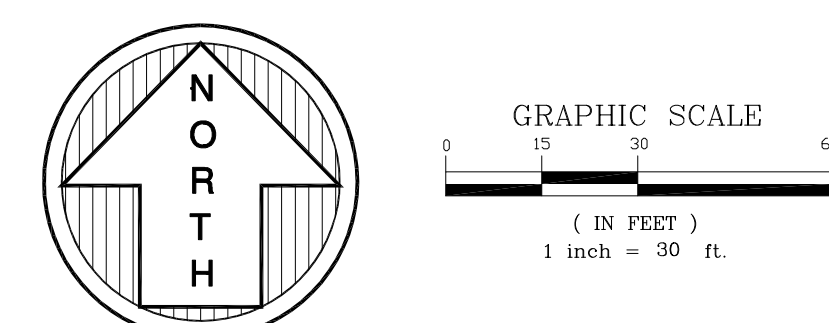
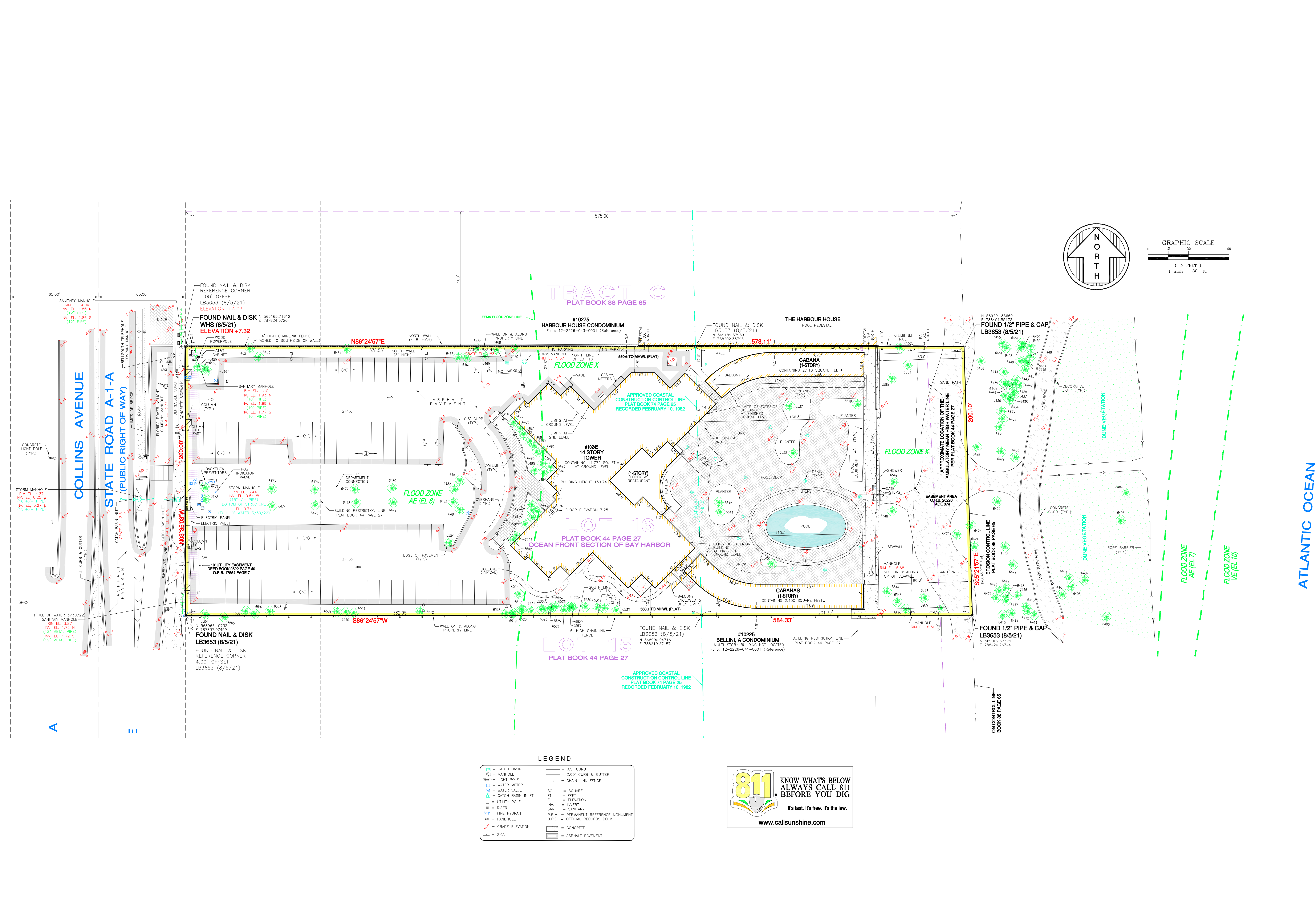
19. Professional Liability insurance policy obtained by the surveyor in the minimum amount of \$2,000,000., to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

CERTIFICATION TO:

Carlton Terrace Owner LLC, a Delaware limited liability company
Old Republic National Title Insurance Company
CRE LENDER SUB V, LLC, a Delaware limited liability company (and its successors and assigns)
Commonwealth Land Title Insurance Company

SURVEYOR'S CERTIFICATION:

This is



LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.00' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		SQUARE
	WATER VALVE		FEET
	CATCH BASIN INLET		ELEVATION
	UTILITY POLE		INVERT
	RISER		SANITARY
	FIRE HYDRANT		PERMANENT REFERENCE MONUMENT
	HANDHOLE		OFFICIAL RECORDS BOOK
	GRADE ELEVATION		CONCRETE
	SIGN		ASPHALT PAVEMENT

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9	220402	AMEND PER VILLAGE COMMENTS	DANJR
8	220155	AMEND TO SHOW INVERTS & PIPE SIZES	MAP
7	220107	AMEND TO SHOW TREE SURVEY	MAP
6	211048	AMEND PER REVISED TITLE COMMITMENT/POLICY-DANJR	MAP
5	211048	AMEND PER REVISED TITLE COMMITMENT	DANJR
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

ALTANSPS LAND TITLE SURVEY
CARLTON TERRACE CONDOMINIUM - 10245 COLLINS AVENUE
BAL HARBOR VILLAGE, MIAMI-DADE COUNTY, FLORIDA

Original Date	9/16/2019
Scale	1"=30'
Drawn By	DANJR/MAP
CAD No.	971410
Plotted	4/4/22 2:01p
Ref. Dwg.	297D-250
Field Book	SJD
563/42 & FLD. SHTS.	
Job No.	190872
Dwg. No.	2019-104-NGVD
Sheet	2 of 2