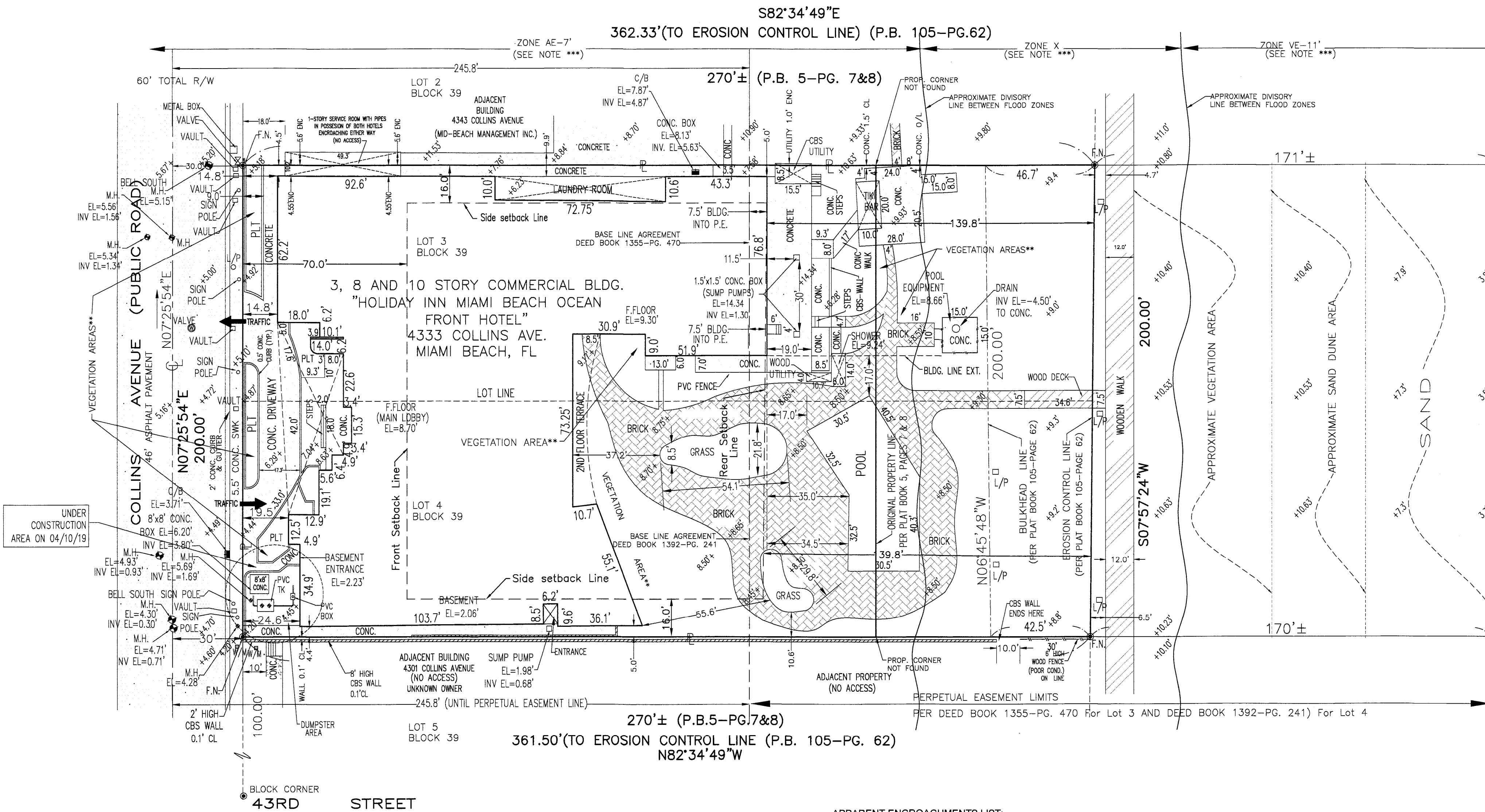
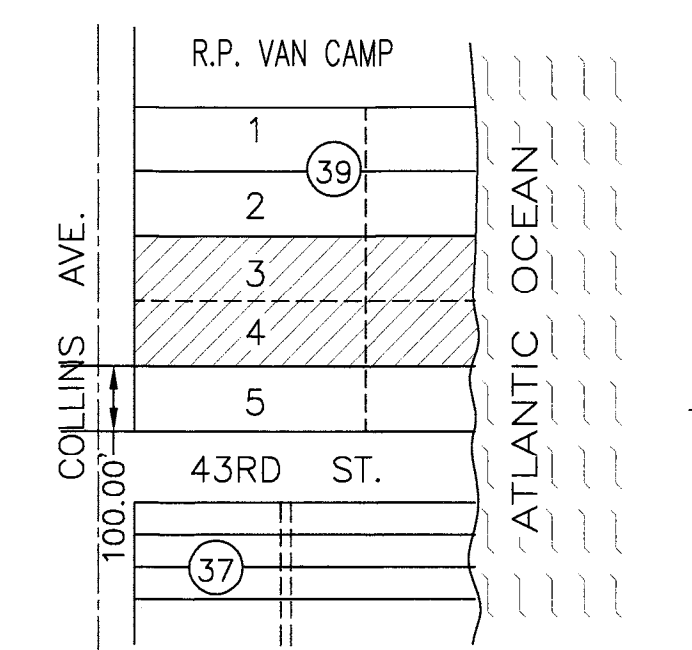


# "ALTA/NSPS" LAND TITLE SURVEY

**GUILLERMO A. GUERRERO**  
 Professional Surveyor & Mapper No. 6453  
 682 East 21st Street, Hialeah, FL 33013  
 (786)468-0090 Office  
 (305)408-6276 Fax  
 (305)333-3328 Cell  
 quickcadservicesllc@yahoo.com



LOCATION SKETCH (N.T.S.)



NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NOT AVAILABLE INFORMATION ABOUT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NO EVIDENCE OF FIELD DELINEATION OF WETLANDS CONDUCTED BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT, NO DELINEATION MARKERS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

NO ADDITIONAL PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS OR SERVICITUDES DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR AS A PART OF THE SURVEY PURSUANT TO SECTION 5 AND 6.

- APPARENT ENCROACHMENTS LIST:**
- 1-STORY CBS SERVICE ROOM IN SERVICE FOR BOTH HOTELS IS ENCROACHING EITHER WAY 4.55 FEET INTO OUR PROPERTY AND 5.6 FEET INTO THE ADJACENT PROPERTY (NORTH PROPERTY LINE)
  - THERE IS A CONCRETE WALK THAT APPARENTLY ENCROACHES INTO THE ADJACENT PROPERTY (NORTH PROPERTY LINE)
  - CBS UTILITY ROOM (18.5'x28.5') ENCROACHES 1.0 FOOT INTO THE ADJACENT PROPERTY (NORTH PROPERTY LINE)
  - THERE IS A CONCRETE SLAB THAT IS OF COMMON USE FOR BOTH HOTELS (ALONG NORTH PROPERTY LINE)

**EASEMENT VIOLATIONS:**  
 MAIN HOTEL BUILDING IS 7.5 FEET INTO THE PERPETUAL EASEMENT (REAR SIDE OF BUILDING)

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION AE-7, X, VE-11 BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 22088C-100000, WITH A DATE OF IDENTIFICATION OF 09/11/2008. FOR COMMUNITY NUMBER 120881, PANEL NO. 0328, SUFFIX 1, IN FLORIDA COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN SCHEDULE A COMMENT NO. MTAFL-118972 WITH AN EFFECTIVE DATE OF DEC. 12, 2018 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

CELEBRATED TO:  
 FRU MANAGEMENT LLC  
 DEUTSCHE BANK AG, NEW YORK BRANCH, A BRANCH OF DEUTSCHE BANK AG, A GERMAN BANK AUTHORIZED BY THE NEW YORK DEPARTMENT OF FINANCIAL SERVICES AND ITS SUCCESSORS AND ASSIGNS AND STEWART TITLE GUARANTY COMPANY AND MADISON TITLE AGENCY, LLC AND ZONING-INFO, INC.

**NOTES:**  
 \*\*VEGETATION AREAS INCLUDING ORNAMENTAL BUSHES & DIFFERENT KIND OF PALM TREES (NOT LOCATED IN THIS SURVEY)  
 \*DENOTES ELEVATIONS TAKEN

SURVEY FOR CONSTRUCTION OR IMPROVEMENT AND FOR MORTGAGE OR TITLE INSURANCE  
 THE ACCURACY OBTAINED BY THIS SURVEY WAS 1 FOOT IN 10,000 OR BETTER, WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED POSITIONAL ACCURACY OF 0.1 FEET. THIS DRAWING SHALL NOT BE ALTERED OR REPRODUCED WITHOUT OUR WRITTEN CONSENT. THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.  
 ALL DISTANCES AND DIRECTIONS SHOWN ARE MEASURED UNLESS OTHERWISE NOTED, AND UNLESS INDICATED  
 LEGAL DESCRIPTION PROVIDED BY CLIENT.

PARCEL CONTAINS 72,483 SQUARE FEET NET  
 BUILDING CONTAINS 27,827 SQUARE FEET  
 BUILDING IS 3, 8 AND 10 STORIES:  
 3 STORY: 33± FT HIGH  
 8 STORY: 88± FT HIGH  
 10 STORY: 110± FT HIGH

NO PARKING SPACES FOUND

\*\*LOCATION OF DIVISORY LINES BETWEEN FLOOD ZONES AE-7, X AND VE-11, ARE OF APPROXIMATE NATURE

THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY STREETS, ALLEYS OR BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY

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

THE SUBJECT PROPERTY HAS ACCESS TO AND FROM COLLINS AVENUE, A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.

EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, OR INGRESS OR EGRESS.

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

**NOTES:**

- The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.
- Elevations shown hereon are with references to the National Geodetic Vertical Datum (NGVD) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.
- All clearances and/or encroachments shown hereon are of the apparent nature, fence legal ownership not determined.
- The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.
- Underground utilities and encroachments, if any not located.
- Lands depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.
- All roads shown hereon are public unless otherwise noted.
- No identification cap found on property corners unless otherwise noted.
- Distance along boundary are recorded and measured unless otherwise noted.
- The graphic portions of this document are intended to be displayed at the graphic name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

\*This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.  
 The intended use of this survey is for Mortgage purposes only, any other use is not valid without the write consent of the signing Professional Surveyor and Mapper.

**LEGAL DESCRIPTION:**  
 ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON ERRECTED, SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, COUNTY OF MIAMI-DADE, STATE OF FLORIDA, LOTS 3 AND 4, BLOCK 39, AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 7 AND 8, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
 (RECORDING DATE OF JULY 10, 1918)

**ADDRESS:**  
 4333 COLLINS AVENUE, MIAMI BEACH, FL 33140

**EXCEPTIONS FROM STEWART TITLE GUARANTY COMPANY COMMITMENT**  
 FILE NO.: MTAFL-118974  
 DATED: DECEMBER 12, 2016 AT 12:00 AM  
 SCHEDULE B II

- 1-5 Affect property but not Survey matters (not plotted on survey)
- 16-Rights of the United States Government and/or the State of Florida arising under the United States Government control over navigable waters and the inalienable rights of the State of Florida in the land or waters of similar character as to any part of the premises herein described in Schedule A which may be artificially filled in lands in what was formerly navigable waters, and any accretions thereto. Affect Property (not plotted on survey)
- 17- This policy does not insure any lands waterward of the Erosion Control Line Plat Recorded in Plat Book 105, page 62. In addition, this Policy should not be construed as insuring the title to any land between the mean high water line on the date of the recording of the Erosion Control Line Plat and the Erosion Control Line as shown herein, which may have vested in the insured or its predecessors in title as a result of the implementation of Chapter 161 of the Florida Statutes. Affect Property. (Plotted on Survey)
- 18- Base line agreement with City of Miami Beach recorded on Jan. 30, 1930 in Deed Book 1355, page 470 (plotted on Survey)
- 19- Base line agreement with City of Miami Beach recorded on July 12, 1936 in Deed Book 1392, page 241 (plotted on Survey)
- 20-22-Sign matters OR Book 13615, page 167. Dated March 21, 1988. Affect property (not plotted on Survey)  
 OR Book 17374, page 2748. Dated October 2, 1996. Affect property (not plotted on Survey)  
 OR Book 26668, page 4381. Dated December 2, 2008. Modified on February 16, 2010. Affect property (not plotted on Survey)  
 OR Book 27184, page 1469. Affect property (not plotted on Survey)
- 24-All conditions, matters, easements and Setback lines as set forth on Plat recorded in plat book 5, page 7. (plotted on Survey)

I HEREBY CERTIFY THAT THE ATTACHED ALTA/NSPS SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT AS RECENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENCROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027(F.S.) AND CHAPTER 54-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

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, 5(a), 6(a), 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE THEREOF.

THE FIELD WORK WAS COMPLETED ON 12/12/2017 (SURVEY UPDATED: 04/15/2017)  
 DATE OF PLAT OR MAP: 12/19/2017

GUILLERMO A. GUERRERO  
 PROFESSIONAL SURVEYOR & MAPPER  
 STATE OF FLORIDA, LIC. NO. 6453  
 GUILLERMO A. GUERRERO P.S.M. LIC. NO. 6453, HAS DECIDED NOT TO CARRY ANY LIABILITY INSURANCE. THE ONLY LIABILITY COVERAGE IS THE COST OF THE SURVEY.

**LEGEND: (ABBREVIATIONS & SYMBOLS)**

U.E.=Utility Easement	M.H.=Man Hole	P.L.S.=Professional Land Surveyor
W.F.=Wood Fence	R=Radius	Res.=Residence
F.R.=Found Rebar	A/C=Air Conditioner	CLF=Chain Link Fence
C/B=Catch Basin	P=Property Line	PL=Plat
CONC=Concrete	g=Center Line	PKW=Parkway
EN=Encroaching	A=Arc Length	N.T.S.=Not to Scale
C=Center Line	Ch=Chord	LB=Licensed Business
M=Measured	BM=Bench Mark	L.S.=Licensed Surveyor
D=Dead	B.C.=Block Corner	Sec.=Section
P=Plat	W/M=Water Meter	RW=Range
Ch=Chord	F.P.=Found Iron Pipe	F.H.=Fire Hydrant
Asph.=Asphalt	F.N.=Found Nail & Disc	M=Measured
SI.P.=Set Iron Pipe & cap	O.U.L.=Overhead Utility Line	D=Dead
P.O.B.=Point of Beginning	CBS=Concrete Block Stucco	No.=Number
M=Monument Line	O=Roof Overhang	P.O.B.=Point of Beginning
N/A=Non applicable	Ch=Chattahoochee	N/A=Non applicable
O/S=Off Set	F.D.I.=Found Drill Hole	O/S=Off Set
P.S.=Power Pole	F.P.=Found Iron Pipe	P.S.=Power Pole
R/W=Railroad	F.N.=Found Nail & Disc	R/W=Railroad
SW=Sidewalk	C.C.=Point of Commencement	F.N.=Found Nail & Disc
P.C.=Point of Curvature	C.C.=Point of Curvature	C.C.=Point of Curvature
P.T.=Point of Tangency	Com.=Community	P.T.=Point of Tangency
P.C.M.=Permanent Control Point	P.C.M.=Permanent Reference Monument	Com.=Community
D.E.=Drainage Easement	P.P.L.=Florida Power & Light	P.C.M.=Permanent Reference Monument
	P.P.L.=Perpetual Easement	P.P.L.=Florida Power & Light
		P.P.L.=Perpetual Easement

