

Tree Fifty-Eight



Ligustrum (*Ligustrum japonicum*), facing south. Note poor structure, deadwood and shaping.

Tree Fifty-Nine



Coconut Palm (*Cocos nucifera*), facing north.



Note nutrient deficiencies and large trunk wounds (red arrow).

Tree Sixty



Coconut Palm (*Cocos nucifera*), facing south.



Note minor trunk wound.



Tree Sixty-One



Ligustrum (*Ligustrum japonicum*), facing east.



Note poor structure, deadwood and shaping.

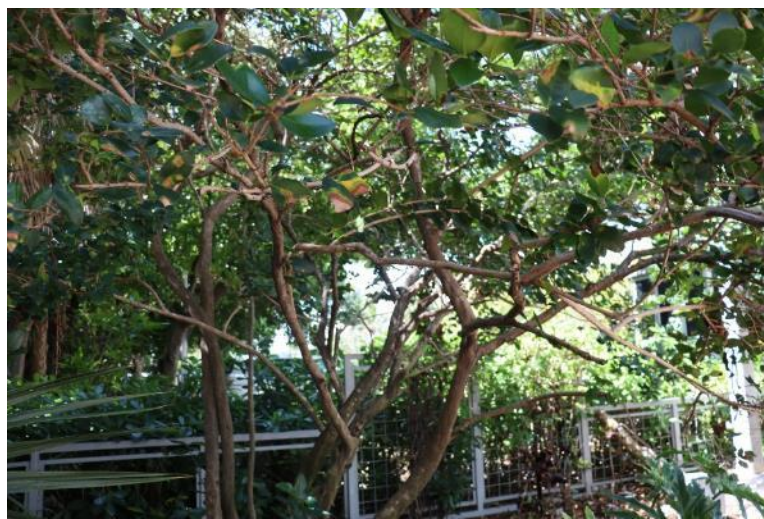
Jeremy T Chancey, Consulting Arborist  
2500 Southwest 21<sup>st</sup> Street  
Fort Lauderdale, Florida 33312  
c 954 612 2500  
jeremytchancey@gmail.com



Tree Sixty-Two A



Ligustrum (*Ligustrum japonicum*), facing west.



Note poor structure, deadwood and shaping.

Tree Sixty-Four



Brazilian Beautyleaf (*Calophyllum brasiliense*), facing south.



Note poor structure, over lifting, flush and stub cuts (red arrows).



### Tree Sixty-Five



Brazilian Beautyleaf (*Calophyllum brasiliense*), facing west.



Note poor structure, over lifting and trunk lean (east).

Tree Sixty-Six



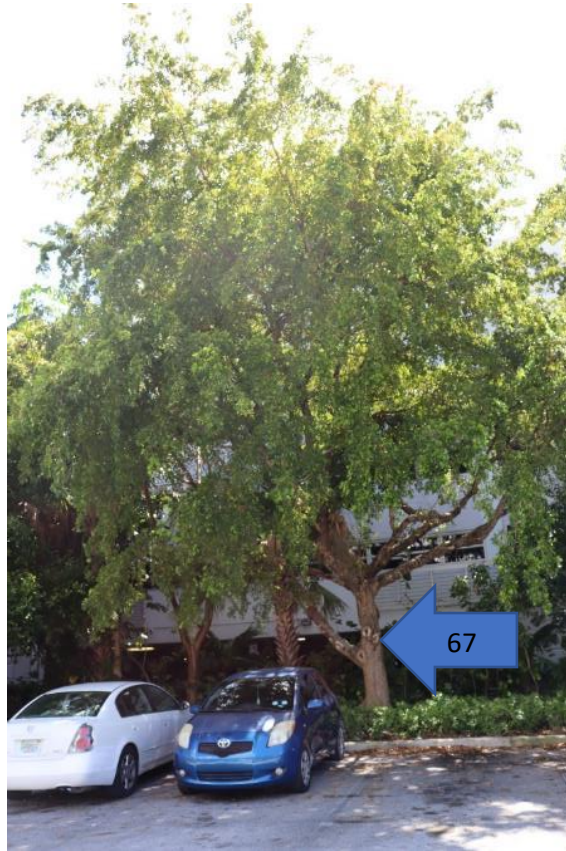
Brazilian Beautyleaf (*Calophyllum brasiliense*), facing south.



Note poor structure, over lifting and trunk girdling (bracing strap) (red arrow).



Tree Sixty-Seven



Black Olive (*Bucida buceras*), facing south.



Note poor structure, large diameter deadwood (red arrow), vertical trunk cracks (blue arrow) and girdling roots.

Tree Sixty-Nine



Black Olive (*Bucida buceras*), facing south.



Note poor structure, deadwood (red arrow) , over lifting and flush cuts.

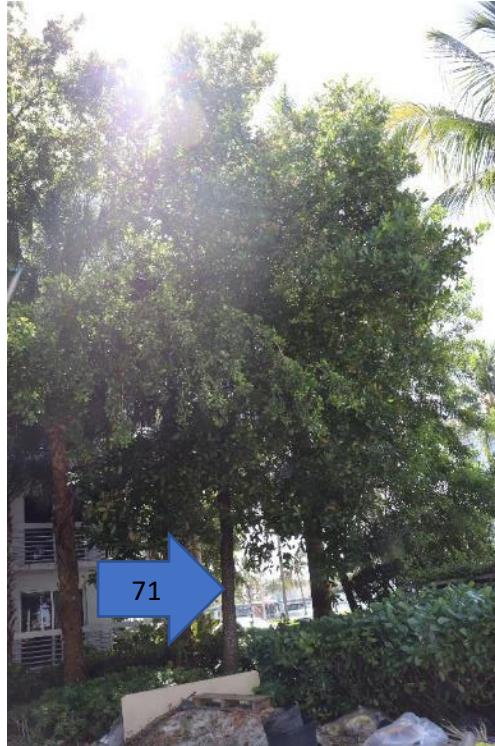


Tree Seventy



Brazilian Beautyleaf (*Calophyllum brasiliense*), facing east. Note poor structure, trunk girdling (bracing tape) (red arrow) and canopy crowding.

Tree Seventy-One



Brazilian Beautyleaf (*Calophyllum brasiliense*), facing west.



Note poor structure and canopy crowding.



### Tree Seventy-Two



Brazilian Pepper (*Schinus terebinthifolia*), facing west.

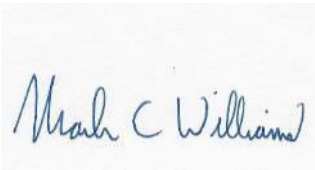


Category 1 Exotic Invasive.

Jeremy T Chancey, Consulting Arborist  
2500 Southwest 21<sup>st</sup> Street  
Fort Lauderdale, Florida 33312  
c 954 612 2500  
jeremytchancey@gmail.com



**End Report**



ASCA Registered Consulting Arborist #580  
ASCA Tree Plant Appraisal Qualified  
ISA Certified Arborist Municipal Specialist FL 5221-AM  
ISA Tree Risk Assessment Qualified  
LIAF Certified Landscape Inspector #2007-0083

Jeremy T Chancey, Consulting Arborist  
2500 Southwest 21<sup>st</sup> Street  
Fort Lauderdale, Florida 33312  
c 954 612 2500  
jeremytchancey@gmail.com





DATE: Mar 20, 2020 - 7:36am EST FILE: F:\SURVEY\PROJECTS\860601\86458 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2 CAD\2 DWG\5 PART 1\1--86568 boundary survey pg 1 to 4.dwg

SURVEYOR'S NOTES:

PURSUANT TO TABLE OF REQUIREMENTS FROM THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" WERE FOLLOWED AND ARE INCLUDED AS A PART OF THIS SURVEY: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (as to utilities, surface matters only), 13, 16, 17, and 18.

ITEM 2:  
THE ADDRESS OF THIS PROPERTY IS:

4360 COLLINS AVENUE  
MIAMI BEACH, FL 33140

4370 COLLINS AVENUE  
MIAMI BEACH, FL 33140

ITEM 3:  
THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION, (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, (NFIP), INFORMATION FOR THIS SITE IS:

FLOOD INSURANCE RATE MAP, (FIRM), INDEX NUMBER: 12086CIND1A  
FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L  
FLOOD INSURANCE RATE MAP REVISED DATE, (MAP INDEX): SEPTEMBER 11, 2009

FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L  
MAP REVISED DATE: SEPTEMBER 11, 2009  
FLOOD INSURANCE RATE MAP PANEL: 328 OF 1031  
COMMUNITY NAME: CITY OF MIAMI BEACH  
SUFFIX: L  
ZONES: AE and X, (CLEAR)  
BASE FLOOD ELEVATION:  
AE - ELEVATION 7  
X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD ZONE DELINEATION LINES AS DEPICTED ON SHEETS 5 THROUGH 7 ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.

ITEM 4:  
THE GROSS LAND AREA FOR THIS PROPERTY IS:

EAST OF COLLINS AVENUE:  
1.026 ACRES, (44,712 SQUARE FEET), MORE OR LESS.

WEST OF COLLINS AVENUE:  
0.133 ACRES, (5,796 SQUARE FEET), MORE OR LESS.

ITEM 6:  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY:  
(a) THE ZONING CLASSIFICATION FOR THIS PROPERTY IS:  
RM-2, (RESIDENTIAL MULTIFAMILY, HIGH DENSITY);  
(b) THE SETBACK REQUIREMENTS FOR THIS PROPERTY ARE:  
VARY BY THE TYPE OF STRUCTURE.  
PLEASE SEE CITY OF MIAMI BEACH MUNICIPAL CODE CHAPTER 142, SECTION 247 FOR A DETAILED DESCRIPTION OR CONTACT THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT ON MARCH 08, 2012 VIA TELEPHONE CONVERSATION WITH A PLANNING & ZONING SPECIALIST.

ITEM 7:  
(a) SEE SURVEY GRAPHICS FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL;  
(b), (1) SEE SURVEY GRAPHICS FOR SQUARE FOOTAGE AND FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.  
(c) NOT-APPLICABLE

ITEM 8:  
SEE SURVEY GRAPHICS FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 9:  
NOT-APPLICABLE

ITEM 11:  
(a) SEE SURVEY GRAPHICS FOR OBSERVED EVIDENCE OF UTILITIES.

ITEM 13:  
SEE SURVEY GRAPHICS FOR THE NAMES OF THE ADJOINING OWNERS.

ITEM 16:  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 17:  
THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18:  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE FOLLOWING SURVEYOR'S NOTES ARE REQUIRED AS A PART OF THE "STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING" IN THE STATE OF FLORIDA, (SEE SURVEYOR'S CERTIFICATION):

- A) DATE OF LAST FIELD WORK: MARCH 01, 2012
- B) THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE BASED ON EITHER LEGAL DESCRIPTIONS FROM PRIOR SURVEYS OF THESE PROPERTIES AS PERFORMED BY CONSUL TECH SURVEYING & MAPPING, INC. UNDER PROJECT NUMBERS 97-0716, 97-0716.A, 01-0104, 01-010410, 01-010420, 01-010420.1, 01-010420.2, 01-010420.3, 01-010420.4, 01-010420.5, 01-010420.6, 01-010420.7, 01-010420.8, 01-010420.9, 01-010420.10, 01-010420.11, 01030120.D, 01-030140.A, 03-091020, 04-091920 AND 05-070920; LEGAL DESCRIPTIONS AS CREATED BY THIS COMPANY IN CONNECTION WITH PROJECTS ON THESE PROPERTIES, OR; VARIOUS TITLE COMMITMENTS REVIEWED BY THIS COMPANY DURING THE COURSE OF PERFORMING SURVEYS ON THESE PROPERTIES.
- C) BEARINGS A SHOWN HEREON ARE BASED ON A PORTION OF THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 74 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEARS NORTH 07°16'18" EAST AS SHOWN HEREON AND ALL OTHER BEARINGS BEING RELATIVE THERETO. A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, (STATE ROAD A1A), BEARS NORTH 09°39'38" EAST RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AND IS A WELL IDENTIFIED AND MONUMENTED LINE.
- D) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING CONVENTIONAL SURVEYING METHODS AND PROCEDURES ARE BASED ON A CLOSED AND ADJUSTED TRAVERSE.
- E) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING GPS METHODS AND PROCEDURES ARE BASED ON REDUNDANT MEASUREMENTS.
- F) THE SCALE OF SOME IMPROVEMENTS MAY HAVE BEEN EXAGGERATED FOR CLARITY AND REPRESENTATION.

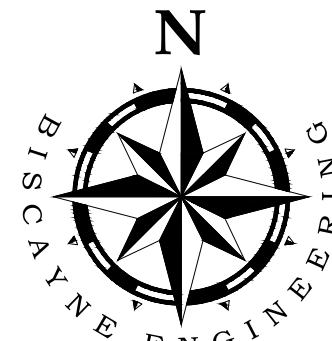
NO UNDERGROUND EASEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED AS THIS WAS NOT A PART OF THE SCOPE OF SERVICES.

IMPROVEMENTS WITHIN THE INTERIOR OF THE BUILDINGS WERE NOT LOCATED ARE ARE NOT SHOWN.

ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BOUNDARY SURVEY  
THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE,MIAMI BEACH FL



LOCATION MAP  
IN SEC. 23 - TWP 53 SOUTH -42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
(NOT TO SCALE)

SHEET	INDEX
COVER SHEET / SURVEYOR'S NOTES	1
LEGAL DESCRIPTIONS	2
BOUNDARY INFORMATION	2
TOPOGRAPHY INFORMATION	3

THE FOLLOWING TITLE COMMITMENTS PREVIOUSLY REVIEWED WERE BASED ON:

COMMITMENT FOR TITLE INSURANCE  
AGENT FILE NUMBER: HOTEL N12-026  
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)  
COMMITMENT NUMBER: 1200995-2801  
FILE NUMBER: 1200995-2801  
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED APRIL 4, 2012

AND

COMMITMENT FOR TITLE INSURANCE  
AGENT FILE NUMBER: TOWER 3 & GARAGE N12-026  
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)  
COMMITMENT NUMBER: 1200994-2801  
FILE NUMBER: 1200994-2801  
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED MARCH 19, 2012  
REVIEWED BY C.S.A. GROUP.

G) PLAT NAMES AS SHOWN HEREON, (EITHER IN THE LEGAL DESCRIPTIONS AND / OR ON THE FACE OF THE DRAWINGS), MAY HAVE BEEN PARTIALLY ABBREVIATED. THERE ARE TWO PLATS THAT MAKE UP THE MAIN PARCELS AS SHOWN ON THE EAST SIDE OF INDIAN CREEK DRIVE AND COLLINS AVENUE. THE COMPLETE NAMES OF THE PLATS ARE AS FOLLOWS:

AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOV'T. LOTS 1-2-3-4-5-6 AND 7 OF SEC.23-TWP.53S-RGE.42E, (PLAT BOOK 8 AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

AND

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, (PLAT BOOK 5 AT PAGES 7-8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

PARCEL "E", AS SHOWN HEREON, CONSTITUTES THE PROPOSED FUTURE "SOUTH PARKING GARAGE", AS DESCRIBED ON SHEET 2 AND GRAPHICALLY DEPICTED ON SHEET(S) 2.

I) THE PORTIONS OF PARCELS 1 THROUGH 5 LOCATED EAST OF COLLINS AVENUE AND NORTH OF 44th STREET, (NEW), ARE ALL CONTIGUOUS TO EACH OTHER, WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

PARCEL "E" ARE CONTIGUOUS TO COLLINS AVENUE AND 44th STREET, (NEW), WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

J) BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

K) THERE MAY BE EASEMENT, RESTRICTIONS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

L) THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, AT PAGE 62, AND OFFICIAL RECORDS BOOK 9517 AT PAGES 2028-2031, BOTH RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE ONE AND THE SAME AND A PORTION OF WHICH COMPRISES THE EASTERLY BOUNDARY OF PARCEL "A", ("HOTEL SITE").

M) THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN HEREON IS BASED ON INFORMATION AS SHOWN IN PLAT BOOK 74 AT PAGE 25, RECORDED ON FEBRUARY 10, 1982 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS WELL AS INFORMATION PROVIDED TO THIS SURVEYOR BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION.

N) BUILDING AND IMPROVEMENT TIES TO THE COASTAL CONSTRUCTION CONTROL LINE, (CCCL), AS SHOWN HEREON ARE PER THE REQUEST OF THE CLIENT.

O) WE HEREBY CERTIFY THAT THE LEGAL DESCRIPTION IS THE SAME AS SET FORTH IN THE VESTING DEED AS REFERENCE IN THE TITLE COMMITMENT.

(P) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOW HERE ON WAS FIELD VERIFIED BY BISCAYNE ENGINEERING COMPANY.(09/18/2019)

(R) ORIGINAL SURVEY INFORMATION WAS PREPARED BY C.S.A. GROUP.

- ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NATIONAL VERTICAL DATUM 1929 (N.G.V.D. 1929), AND REFERENCED TO MIAMI-DADE COUNTY BENCHMARKS:

i) B-313, ELEVATION = 4.33 FEET (NGVD-29) ,36 ST --- 81.7' SOUTH OF SOUTH CURB,HWY A-1-A (COLLINS AVE) --- 57.8' EAST OF EAST CURB,US C & G BRASS DISC ON TOP OF CONC RAMP DIRECTLY OVER A CATCH BASIN.

i) D-313, ELEVATION = 6.17 FEET (NGVD-29) ,46 ST --- 41.2' SOUTH OF SOUTH CURB LINE OF ENTRANCE TO PARKING LOT, INDIAN CREEK DRIVE --- 19' EAST OF EAST CURB. US C & G BRASS DISC IN TOP OF NE CORNER OF A 4' SQUARE CONC WALL

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.  
529 West Flagler Street, Miami, FL 33130  
305-324-7671  
State of Florida Department of Agriculture  
LB-0000129

SURVEY DATE: 09-18-2019

DRAFT

SELVIN BRUCE , PSM for the Firm  
Professional Surveyor and Mapper No. 5290  
State of Florida

ORDER No.  
03-86658

DATE: 09/18/19

DESIGNED BY: S.B.

CHECKED BY: S.B.

DRAWN BY: J.H.

3018/13

FOR: FONTAINEBLEAU DEVELOPMENT

SCALE: N/A

DATE: 09/18/19

4360 & 4370 Collins Avenue,Miami Beach FL

529 W. FLAGLER ST MIAMI, FL 33130  
TEL (305) 324-7671 FAX (305) 324-0809  
449 NW 35TH ST BOCA RATON, FL 33431  
TEL (561) 809-2329  
E-MAIL: INFO@BISCAYNEENGINEERING.COM  
WEB: WWW.BISCAYNEENGINEERING.COM

BISCAYNE  
ENGINEERING

SURVEYORS • ENGINEERS  
PLANNERS

• SINCE 1898 •

MIAMI-DADE

529 W. FLAGLER ST MIAMI, FL 33130  
TEL (305) 324-7671 FAX (305) 324-0809  
449 NW 35TH ST BOCA RATON, FL 33431  
TEL (561) 809-2329  
E-MAIL: INFO@BISCAYNEENGINEERING.COM  
WEB: WWW.BISCAYNEENGINEERING.COM

COMMENTS  
REVISE SURVEY FILED TO SHOW ALL PARCEL LESS PARCEL 1,2,3,4,5,6,7 AND 7

DC-6067



BOUNDARY SURVEY  
THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE,MIAMI BEACH FL

LEGAL DESCRIPTION

PARCEL E:

LOTS 1 AND 2, BLOCK 40, OF AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS FILED FOR RECORD IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

AND

TOGETHER WITH A PORTION OF THAT UNNUMBERED TRACT OF LAND DESIGNATED AS "J.H. SNOWDEN" LYING NORTH OF AND ADJACENT TO LOT 1, BLOCK 40, IN SAID AMENDED PLAT OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 40; THENCE NORTH 64.55 FEET ALONG INDIAN CREEK DRIVE TO A POINT; THENCE EAST 228.23 FEET TO A POINT; THENCE SOUTH 64.55 FEET ALONG COLLINS AVENUE TO THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 40; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 40 TO THE POINT OR PLACE OF BEGINNING;

AND

LESS THAT CERTAIN PROPERTY DESCRIBED IN WARRANTY DEED MADE BY BOARDRLPPL E INDIAN CREEK, INC., A FLORIDA CORPORATION, TO CITY OF MIAMI BEACH, A MUNICIPAL CORPORATION, DATED AUGUST 13, 1953, FILED FOR RECORD JUNE 30, 1954 IN DEED BOOK 3940, PAGE 284 PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS THAT PORTION OF THE ABOVE DESCRIBED PROPERTY DEEDED TO THE CITY OF MIAMI BEACH FOR ROAD RIGHT-OF-WAY PURPOSES BY REASON OF SPECIAL WARRANTY DEED DATED NOVEMBER 16, 2001, AND FILED FOR RECORD NOVEMBER 19, 2001, IN OFFICIAL RECORDS BOOK 20025, PAGE 4698, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "J.H. SNOWDEN" LYING NORTH OF AND ADJOINING LOT 1, BLOCK 40, OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF SAID LOT 1, BLOCK 40, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "R.P. VAN CAMP" AS SHOWN ON SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" PLAT; THENCE SOUTH 07° 25' 11" WEST ALONG THE WEST LINE OF SAID "R.P. VAN CAMP" TRACT, AND THE WEST LINE OF LOT 1, BLOCK 39, OF SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" PLAT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE, FOR A DISTANCE OF 220.45 FEET; THENCE NORTH 82°34'49" WEST, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 1, BLOCK 40, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE, AND SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 37°35'00" WEST FOR A DISTANCE OF 35.36 FEET; THENCE NORTH 82° 34'49" WEST ALONG A LINE PARALLEL WITH AND 4.55 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID "J.H. SNOWDEN" TRACT, FOR A DISTANCE OF 200.22 FEET TO A POINT ON THE WEST LINE OF SAID "J.H. SNOWDEN" TRACT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF INDIAN CREEK DRIVE;

THENCE NORTH 04°33'25" EAST ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 83.06 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 27°21'20" FOR A DISTANCE OF 23.87 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT BEING NON-TANGENT WITH THE LAST DESCRIBED CURVE AND WHOSE RADIUS POINT BEARS NORTH 74°49'14" EAST; THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 67°24'03" FOR A DISTANCE OF 88.23 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 82°34'49" EAST, ALONG A LINE PARALLEL WITH AND 64.55 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID "J.H. SNOWDEN" TRACT, FOR A DISTANCE OF 148.91 FEET; THENCE NORTH 47°19'52" EAST FOR A DISTANCE OF 10.57 FEET; THENCE SOUTH 07°25'11" WEST ALONG THE EAST LINE OF SAID "J.H. SNOWDEN" TRACT AND THE EAST LINE OF SAID LOT 1, BLOCK 40, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE FOR A DISTANCE OF 93.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN STRIP OF LAND LYING BETWEEN INDIAN CREEK DRIVE AND INDIAN CREEK WHICH IS BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF LOT 1, BLOCK 40, AS EXTENDED WESTERLY TO SAID INDIAN CREEK; AND BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF SAID "J.H. SNOWDEN" PARCEL, AS EXTENDED WESTERLY TO SAID INDIAN CREEK AND BEING PARALLEL TO AND APPROXIMATELY 240.30 FEET NORTHERLY OF THE SAID SOUTHERLY BOUNDARY LINE.

PARCEL OWNERSHIP

PARCEL	OWNER
1.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
6.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
C.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
D.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
E.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
F.	FONTAINEBLEAU FLORIDA TOWER 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
G.	TOWER III FONTAINEBLEAU FLORIDA TOWER 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY
	TOWER III FONTAINEBLEAU TOWER 3 GARAGE AND RESTAURANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

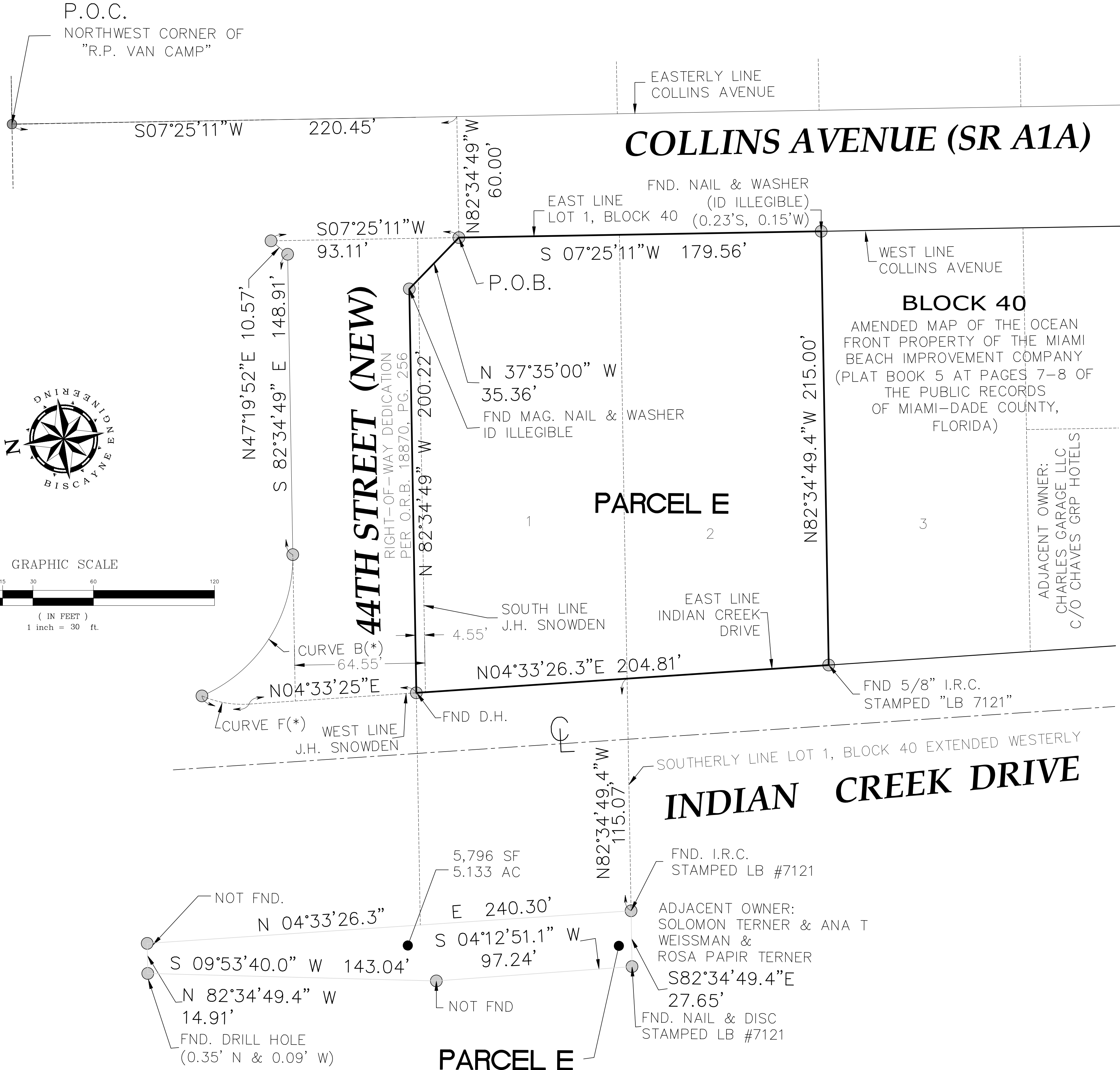
CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
A	92°14'27"	120.74'	75.00'
B	67°24'03"	88.23'	75.00'
	RADIAL BEARING S74°49'14"W		
C	90°00'00"	78.54'	50.00'
D	65°30'23"	57.17'	50.00'
E	24°50'24"	32.52'	75.00'
F	27°21'21"	23.87'	50.00'
G	92°14'27"	116.56'	72.40'

LEGEND

DESC.	- PER LEGAL DESCRIPTION	(C)	- CALCULATED
EL.	- ELEVATION	L	- CENTERLINE
FND.	- FOUND	R	- ARC LENGTH
F.P.L.	- FLORIDA POWER AND LIGHT	R	- RADIUS
M.D.C.R.	- MIAMI-DADE COUNTY RECORDS	D	- CENTRAL ANGLE
O.R.B.	- OFFICIAL RECORDS BOOK	Sq.Ft.	- SQUARE FEET
P.B.	- PLAT BOOK	I.P.	- IRON PIPE
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
PG.	- PAGE		
△	- DENOTES FND. NAIL AND DISC - LB# 3527		
▲	- DENOTES FND. 5/8" IRON ROD AND CAP - LB# 3527		
●	- DENOTES FOUND NAIL AND TIN TAB - LB# 166		
I.R.C.	- IRON ROD & CAP		
(P)	- PLAT		
(R)	- RECORDED		
(M)	- MEASURED		
D.H.	- DRILL HOLE		

PARCEL DESIGNATION

STRUCTURE	PARCELS AFFECTED
FONTAINEBLEAU HOTEL	1
FONTAINEBLEAU 2	3, 4, 5, F
FONTAINEBLEAU III	1, 3
FONTAINEBLEAU IV (PROPOSED NORTH TOWER)	2, C
BALLROOM	2, C
COCONUT WILLIES	1
MARINA PARCEL	D
PROPOSED SOUTH PARKING GARAGE	E



INDIAN CREEK CANAL

DATE: Mar 20, 2020 - 7:43am EST  
FILE: F:\SURVEY\PROJECTS\B0007A\B0458 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2 CAD\2 DWG\5 PART\1\1-86658 boundary survey pg 1 to 4.dwg

FOR: FONTAINEBLEAU DEVELOPMENT  
SCALE: 1"=30'  
DATE: 09/18/19  
DESIGNED BY: S.B.  
APPROVED BY: S.B.

ORDER No.  
03-86658

SHEET No.  
2 of 3

COMMENTS  
REUSE SURVEY FILED TO SHOW ALL PARCEL LESS PARCEL 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356, 1357, 1358, 1359, 1360, 1361, 1362, 1363, 1364, 1365, 1366, 1367, 1368, 1369, 1370, 1371, 1372, 1373, 1374, 1375, 1376, 1377, 1378, 1379, 1380, 1381, 1382, 1383, 1384, 1385, 1386, 1387, 1388, 1389, 1390, 1391, 1392, 1393, 1394, 1395, 1396, 1397, 1398, 1399, 1400, 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1





GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

### SYMBOL LEGEND

•	BOLLARD / POST
↶	BACKFLOW PREVENTER
☎	TELEPHONE SERVICE BOX
▤	CATCH BASIN
🌳	TREE
✱	PALM TREE
○	CLEANOUT
⊕	IRRIGATION VALVE COVER
⊕	WATER VALVE COVER
⊕	ELECTRIC BOX
⊕	GREASE TRAP
☆	LIGHT POLE
⊕	STORM MANHOLE
⊕	ELECTRIC MANHOLE
⊕	SANITARY SEWER MANHOLE
⊕	PARKING METER
⊕	SINGLE SUPPORT SIGN
⊕	TRAFFIC CONTROL BOX
⊕	TRAFFIC LIGHT POLE
⊕	IRRIGATION VALVE
⊕	SEWER VALVE
⊕	WATER METER
⊕	MONITORING WELL
⊕	FIRE HYDRANT
⊕	DRAIN
•	YARD DRAIN
—	PROPERTY LINE
⬅	GROUND LIGHT FIXTURE

### ABBREVIATION LEGEND

ASPH.	ASPHALT
C.B.S.	CONCRETE BLOCK STRUCTURE
C.L.	CHAIN-LINK
CONC.	CONCRETE
D.I.P.	DUCTILE IRON PIPE
ICV	IRRIGATION CONTROL VALVE
P.V.C.	POLYVINYL CHLORIDE
S.R.	SPLIT-RAIL
TYP.	TYPICAL
UNK.	UNKNOWN PURPOSE
(C)	CALCULATED

+ 5.5 = GROUND SURFACE ELEVATION (TYPICAL)  
X 5.5± = HARD SURFACE ELEVATION (TYPICAL)  
5 = TREE TABLE ID NO.  
□ = STRUCTURES ID NO.

## COLLINS AVENUE (SR A1A)

## BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4360 & 4370 COLLINS AVENUE, MIAMI BEACH FL

### TITLE POLICY DATA

NOTE: SOME ITEMS SHOWN ON THIS TABLET MAY NOT AFFECT PROPERTY.

Agent File Number: 201307769

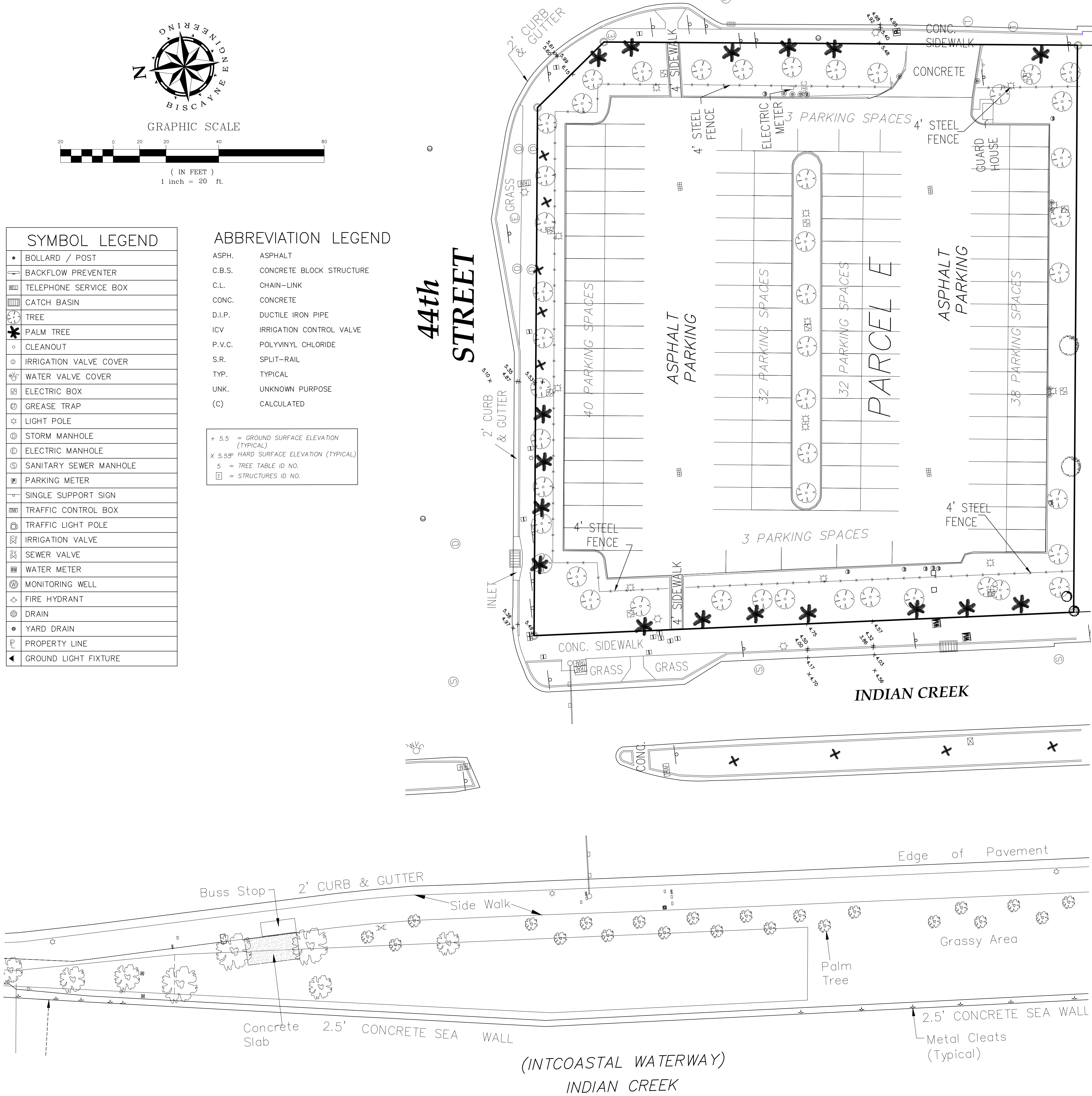
STEWART TITLE AND GUARANTY CO. (HOUSTON)

Commitment Number: 20130769-77

Effective Date: September 24, 2013 at 8:00 A.M.; Revised October 14, 2013.

#### Schedule B-II

Commitment Item No.	Official Records Book, (O.R.B.)	Page, (PG.)	Affects / Does Not Affect	Plottable / Not Plottable	Comment
1	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Defects, liens, encumbrances, adverse claims or other matters, ...)
2	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Standard Exceptions)
3	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Taxes and assessments for the year 2013 and subsequent years, ...)
4	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Unrecorded Lease Agreement)
5	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Unrecorded Concession Agreement)
6	27182	1754	Affects	Not Plottable	This is not a survey related item. (Rooftop and Das Lease Agreement)
7	21333	174	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease, (See Survey)
	23366	449	Affects	Plottable, (Parcel D)	Assignment of Sovereignty Submerged lands Lease, (See Survey)
	24764	4116	Affects	Not Plottable	Sovereignty Submerged Land Lease Modification
	25455	1211	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease Renewal, (See Survey)
	28049	1916	Affects	Not Plottable	Sovereignty Submerged Land Lease Renewal
8	Plat Book 8	61	Affects	Plottable	Plat of Property, (See Survey)
9	Plat Book 5	7	Affects	Plottable	Plat of Property, (See Survey)
10	Plat Book 74	25	Affects	Plottable	Coastal Construction Control Line, (See Survey)
	Plat Book 105	62	Affects	Plottable	Erosion Control Line, (See Survey)
11	9517	2028	Affects	Plottable	Erosion Control Line, (See Survey)
	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Riparian right, rights of accretion, reliction, submerged lands or ...)
12	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any adverse ownership claim by the State of Florida by right of ...)
13	19487	603	Affects	Not Plottable	Declaration of Restrictions, (Sorrento Building)
14	20722	163	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
15	21985	1599	Affects	Not Plottable	Amended and Restated Declaration of Restrictions, (Sorrento Building)
16	22955	1284	Affects	Not Plottable	Amended and Restated Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
17	23366	397	Affects	Not Plottable	Declaration of Restrictive Covenants in Lieu of Unity of Title
	26405	4772	Affects	Not Plottable	First Amendment to the Declaration of Restrictive Covenants in Lieu of Unity of Title
18	23366	408	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement
19	23931	1110	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau III Ocean Club, Fontainebleau 11 and Garage)
20	Deed Book 1363	315	Affects	Plottable	Easement in favor of the City of Miami, (See Survey)
21	Deed Book 2167	144	Affects	Plottable	Easement for light and air, (See Survey)
22	Deed Book 4006	43	Affects	Not Plottable	Reservation in favor of the Trustees of Internal Improvement Fund, (See Survey - Parcel E)
23	Deed Book 4116	592	Affects	Not Plottable	Reservation of mineral and petroleum rights, (See Survey - Parcel 2)
24	11575	2273	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
25	12034	1609	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
26	12034	1612	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
27	12034	1615	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
28	14277	666	Affects	Plottable	Exclusive License and Easement Agreement, (See Survey)
	14484	180	Affects	Plottable	Agreement, (See Survey)
	18870	545	Affects	Not Plottable	Confirmatory Agreement
	20873	256	Affects	Not Plottable	Second Confirmatory Agreement
	19179	1094	Affects	Not Plottable	Order of Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club)
29	20025	4701	Affects	Not Plottable	Landscaping Easement in favor of the City of Miami Beach
30	20155	1065	Affects	Plottable	Easement in favor of BellSouth Telecommunications, (See Survey)
31	21882	4863	Affects	Plottable	Order of the Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club), (See Survey)
32	22483	3480	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
33	23366	382	Affects	Not Plottable	This is not a survey related item. (Memorandum of Agreement)
34	23931	1186	Affects	Not Plottable	This is not a survey related item. (Partial Release of Memorandum of Agreement)
35	23434	4159	Affects	Not Plottable	City of Miami Beach board of Adjustment Modification/Extension of Time Order
36	23921	1681	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
37	23931	1358	Affects	Not Plottable	This is not a survey related item. (Memorandum of Multi-Party Agreement)
38	24223	4935	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
	24245	3386	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
39	25116	1327	Affects	Not Plottable	Modification Order
	25701	3283	Affects	Not Plottable	Modification/Extension of Time Orders from the Board of Adjustment of the City of Miami Beach, (South Parking Lot)
	26110	2437	Affects	Not Plottable	Modification/Extension of Time Orders from the Board of Adjustment of the City of Miami Beach, (South Parking Lot)
	24482	4680	Affects	Not Plottable	Conditional Use Permit
	24559	3330	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
40	24662	1456	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
41	24663	3934	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
42	25701	3135	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
43	25773	2551	Affects	Plottable	Easement granted to Florida Power & Light Company
44	26012	4929	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
45	26194	2837	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
46	26288	590	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
47	26450	979	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
48	26450	1005	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
49	26564	3176	Affects	Not Plottable	Conditional Use Permit, (Coconut Willies)
50	26564	3313	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach, (Coconut Willies)
51	26740	2603	Affects	Not Plottable	Order of the City of Miami Beach Historic Preservation Board
52	27257	4207	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
53	27627	3910	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach, Florida
54	28164	1044	Affects	Not Plottable	Order from The Miami-Dade County Preservation Board
55	22955	1343	Affects	Not Plottable	Declaration of Condominium Fontainebleau II
56	26167	3646	Affects	Not Plottable	Declaration of Condominium
57	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (The navigational servitude in favor of the United States ...)
58	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Right of the Public in, and use of the beach area ...)
59	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Right of the Public to use the waters over the submerged land ...)
60	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any existing unrecorded leases and ...)
61	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any existing unrecorded leases and ...)
62	N/A	N/A	Affects	Not Plottable	This is not a survey related item. (Any existing unrecorded leases and ...)
63	Survey prepared by Consul Tech Surveying & Mapping Inc., dated September 14, 2010, and last revised April 15, 2012 as job# 01010420.11:				
a.	N/A	N/A	Affects	Plottable	See survey
b.	N/A	N/A	Affects	Plottable	See survey
c.	N/A	N/A	Affects	Plottable	See survey
d.	N/A	N/A	Affects	Plottable	See survey
e.	N/A	N/A	Affects	Plottable	See survey
64	Survey prepared by Consul Tech Surveying & Mapping Inc., dated September 14, 2010, and last revised April 9, 2012 as job# 01010420.11 (as to Parcel E):				
a.	N/A	N/A	Affects	Plottable	See survey
b.	N/A	N/A	Affects	Plottable	See survey



ORDER # 03-86658

DATE 3-11-20

F.B. #

COMMENTS

MIAMI-DADE

529 W. FLAGLER ST. MIAMI, FL 33130

TEL (305) 324-7671 FAX (305) 324-0809

449 NW 35TH ST. BOCA RATON, FL 33431

TEL (561) 809-2329

E-MAIL: INFO@BISCAYNEENGINEERING.COM

WEB: WWW.BISCAYNEENGINEERING.COM

BISCAYNE

ENGINEERS

SURVEYORS • ENGINEERS

PLANNERS

• SINCE 1898 •

4360 & 4370 Collins Avenue, Miami Beach FL

FOR: FONTAINEBLEAU DEVELOPMENT

SCALE: 1"=20'

DATE: 09/18/19

DRAWN BY: J.H.

DESIGNED BY: S.B.

CHECKED BY: S.B.

APPROVED BY: S.B.

3018/13

ORDER No.

03-86658

SHEET No.

3 of 3



DATE: Mar 13, 2020 - 12:13pm EST FILE: F:\SURVEY\PROJECTS\86067\86458 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2 CAD\2 DWG\4 PART 2\1-86658 boundary survey pg 1 to 4.dwg

SURVEYOR'S NOTES:

PURSUANT TO TABLE OF REQUIREMENTS FROM THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" WERE FOLLOWED AND ARE INCLUDED AS A PART OF THIS SURVEY: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (as to utilities, surface matters only), 13, 16, 17, and 18.

ITEM 2:  
THE ADDRESS OF THIS PROPERTY IS:

4441 COLLINS AVENUE  
MIAMI BEACH, FL 33140

ITEM 3:  
THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION, (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, (NFIP), INFORMATION FOR THIS SITE IS:

FLOOD INSURANCE RATE MAP, (FIRM), INDEX NUMBER: 12086CIND1A  
FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L  
FLOOD INSURANCE RATE MAP REVISED DATE, (MAP INDEX): SEPTEMBER 11, 2009

FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L  
MAP REVISED DATE: SEPTEMBER 11, 2009  
FLOOD INSURANCE RATE MAP PANEL: 328 OF 1031  
COMMUNITY NAME: CITY OF MIAMI BEACH  
SUFFIX: L  
ZONES: AE and X, (CLEAR)  
BASE FLOOD ELEVATION:  
AE - ELEVATION 7  
X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD ZONE DELINEATION LINES AS DEPICTED ON SHEETS 5 THROUGH 7 ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.

ITEM 4:  
THE GROSS LAND AREA FOR THIS PROPERTY IS:

EAST OF COLLINS AVENUE:  
16.00 ACRES, (696,982 SQUARE FEET), MORE OR LESS.

WEST OF COLLINS AVENUE:  
0.131 ACRES, (5,707 SQUARE FEET), MORE OR LESS.

ITEM 6:  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY:  
(a) THE ZONING CLASSIFICATION FOR THIS PROPERTY IS:  
RM-3, (RESIDENTIAL MULTIFAMILY, HIGH DENSITY);  
(b) THE SETBACK REQUIREMENTS FOR THIS PROPERTY ARE:  
VARY BY THE TYPE OF STRUCTURE.  
PLEASE SEE CITY OF MIAMI BEACH MUNICIPAL CODE CHAPTER 142, SECTION 247 FOR A DETAILED DESCRIPTION OR CONTACT THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT ON MARCH 08, 2012 VIA TELEPHONE CONVERSATION WITH A PLANNING & ZONING SPECIALIST.

ITEM 7:  
(a) SEE SURVEY GRAPHICS FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL;  
(b), (1) SEE SURVEY GRAPHICS FOR SQUARE FOOTAGE AND FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.  
(c) NOT-APPLICABLE

ITEM 8:  
SEE SURVEY GRAPHICS FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 9:  
NOT-APPLICABLE

ITEM 11:  
(a) SEE SURVEY GRAPHICS FOR OBSERVED EVIDENCE OF UTILITIES.

ITEM 13:  
SEE SURVEY GRAPHICS FOR THE NAMES OF THE ADJOINING OWNERS.

ITEM 16:  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 17:  
THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18:  
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE FOLLOWING SURVEYOR'S NOTES ARE REQUIRED AS A PART OF THE "STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING" IN THE STATE OF FLORIDA, (SEE SURVEYOR'S CERTIFICATION):

- A) DATE OF LAST FIELD WORK: MARCH 01, 2012
- B) THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE BASED ON EITHER LEGAL DESCRIPTIONS FROM PRIOR SURVEYS OF THESE PROPERTIES AS PERFORMED BY CONSUL TECH SURVEYING & MAPPING, INC. UNDER PROJECT NUMBERS 97-0716, 97-0716.A, 01-0104, 01-010410, 01-010420, 01-010420.1, 01-010420.2, 01-010420.3, 01-010420.4, 01-010420.5, 01-010420.6, 01-010420.7, 01-010420.8, 01-010420.9, 01-010420.10, 01-010420.11, 01030120.D, 01-030140.A, 03-091020, 04-091920 AND 05-070920; LEGAL DESCRIPTIONS AS CREATED BY THIS COMPANY IN CONNECTION WITH PROJECTS ON THESE PROPERTIES, OR; VARIOUS TITLE COMMITMENTS REVIEWED BY THIS COMPANY DURING THE COURSE OF PERFORMING SURVEYS ON THESE PROPERTIES.
- C) BEARINGS A SHOWN HEREON ARE BASED ON A PORTION OF THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 74 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEARS NORTH 07°16'18" EAST AS SHOWN HEREON AND ALL OTHER BEARINGS BEING RELATIVE THERETO. A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, (STATE ROAD A1A), BEARS NORTH 09°39'38" EAST RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AND IS A WELL IDENTIFIED AND MONUMENTED LINE.
- D) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING CONVENTIONAL SURVEYING METHODS AND PROCEDURES ARE BASED ON A CLOSED AND ADJUSTED TRAVERSE.
- E) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING GPS METHODS AND PROCEDURES ARE BASED ON REDUNDANT MEASUREMENTS.
- F) THE SCALE OF SOME IMPROVEMENTS MAY HAVE BEEN EXAGGERATED FOR CLARITY AND REPRESENTATION.

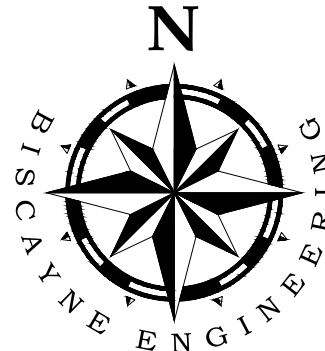
NO UNDERGROUND EASEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED AS THIS WAS NOT A PART OF THE SCOPE OF SERVICES.

IMPROVEMENTS WITHIN THE INTERIOR OF THE BUILDINGS WERE NOT LOCATED ARE ARE NOT SHOWN.

ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BOUNDARY SURVEY  
THE FONTAINEBLEAU RESORT

4441 COLLINS AVENUE,MIAMI BEACH FL



LOCATION MAP  
IN SEC. 23 - TWP 53 SOUTH -42 EAST  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA  
(NOT TO SCALE)

SHEET	INDEX
COVER SHEET / SURVEYOR'S NOTES	1
LEGAL DESCRIPTIONS	2-3
BOUNDARY INFORMATION	4
TOPOGRAPHY INFORMATION	5

THE FOLLOWING TITLE COMMITMENTS PREVIOUSLY REVIEWED WERE BASED ON:

COMMITMENT FOR TITLE INSURANCE  
AGENT FILE NUMBER: HOTEL N12-026  
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)  
COMMITMENT NUMBER: 1200995-2801  
FILE NUMBER: 1200995-2801  
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED APRIL 4, 2012

AND

COMMITMENT FOR TITLE INSURANCE  
AGENT FILE NUMBER: TOWER 3 & GARAGE N12-026  
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)  
COMMITMENT NUMBER: 1200994-2801  
FILE NUMBER: 1200994-2801  
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED MARCH 19, 2012  
REVIEWED BY C.S.A. GROUP.

- G) PLAT NAMES AS SHOWN HEREON, (EITHER IN THE LEGAL DESCRIPTIONS AND / OR ON THE FACE OF THE DRAWINGS), MAY HAVE BEEN PARTIALLY ABBREVIATED. THERE ARE TWO PLATS THAT MAKE UP THE MAIN PARCELS AS SHOWN ON THE EAST SIDE OF INDIAN CREEK DRIVE AND COLLINS AVENUE. THE COMPLETE NAMES OF THE PLATS ARE AS FOLLOWS:

AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOV'T. LOTS 1-2-3-4-5-6 AND 7 OF SEC.23-TWP.53S-RGE.42E, (PLAT BOOK 8 AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

AND

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, (PLAT BOOK 5 AT PAGES 7-8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

- H) PARCEL "A", AS SHOWN HEREON, CONSTITUTES THE "HOTEL SITE" AND CONSISTS OF PARCELS 1, 2, 3, 4 AND 5 AS DESCRIBED ON SHEET 2 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

PARCEL "C", AS SHOWN HEREON, CONSTITUTES THE TOWER FOOTPRINT OF FONTAINEBLEAU IV, THE PROPOSED FUTURE "NORTH TOWER - TOWER IV", AND CONSISTS OF A PORTION OF PARCEL 2, AS DESCRIBED ON SHEET 3 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

PARCEL "D", AS SHOWN HEREON CONSTITUTES THE "MARINA PARCEL", AS DESCRIBED ON SHEET 3 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

- I) THE PORTIONS OF PARCELS 1 THROUGH 5 LOCATED EAST OF COLLINS AVENUE AND NORTH OF 44th STREET, (NEW), ARE ALL CONTIGUOUS TO EACH OTHER, WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

PARCELS 1, 2, 4 AND 5 ARE CONTIGUOUS TO COLLINS AVENUE AND 44th STREET, (NEW), WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

- J) BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

- K) THERE MAY BE EASEMENT, RESTRICTIONS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- L) THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, AT PAGE 62, AND OFFICIAL RECORDS BOOK 9517 AT PAGES 2028-2031, BOTH RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE ONE AND THE SAME AND A PORTION OF WHICH COMPRISES THE EASTERLY BOUNDARY OF PARCEL "A", ("HOTEL SITE").

- M) THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN HEREON IS BASED ON INFORMATION AS SHOWN IN PLAT BOOK 74 AT PAGE 25, RECORDED ON FEBRUARY 10, 1982 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS WELL AS INFORMATION PROVIDED TO THIS SURVEYOR BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION.

- N) BUILDING AND IMPROVEMENT TIES TO THE COASTAL CONSTRUCTION CONTROL LINE, (CCCL), AS SHOWN HEREON ARE PER THE REQUEST OF THE CLIENT.

- O) WE HEREBY CERTIFY THAT THE LEGAL DESCRIPTION IS THE SAME AS SET FORTH IN THE VESTING DEED AS REFERENCE IN THE TITLE COMMITMENT.

- P) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOW HERE ON WAS FIELD VERIFIED BY BISCAYNE ENGINEERING COMPANY.(09/18/2019)

- R) ORIGINAL SURVEY INFORMATION WAS PREPARED BY C.S.A. GROUP.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 5J-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

**NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.**

Biscayne Engineering Company, Inc.  
529 West Flagler Street, Miami, FL 33130  
305-324-7671  
State of Florida Department of Agriculture  
LB-0000129

SURVEY DATE: 09-18-2019

**DRAFT**

SELVIN BRUCE, PSM for the Firm  
Professional Surveyor and Mapper No. 5290  
State of Florida

ORDER No.		03-86658	
SHEET No.		1 of 5	
DATE: 09/18/19		APPROVED BY: S.B.	
SCALE: N/A		DESIGNED BY: S.B.	
DRAWN BY: J.H.		CHECKED BY: S.B.	
FOR: FONTAINEBLEAU DEVELOPMENT		4441 Collins Avenue, Miami Beach FL	
BISCAYNE ENGINEERING		SURVEYORS • ENGINEERS	
PLANNERS		• SINCE 1898 •	
MAMI-DADE		529 W. FLAGLER ST MIAMI, FL 33130	
TEL (305) 324-7671 FAX (305) 324-0809		449 NW 35TH ST BOCA RATON, FL 33431	
TEL (661) 609-2329		E-MAIL: INFO@BISCAYNEENGINEERING.COM	
WEB: WWW.BISCAYNEENGINEERING.COM			
COMMENTS	F.B.#	DATE	REUSE SURVEY FILED TO SHOW ALL PARCEL LESS PARCEL "E"
	N/A	3-11-20	



# BOUNDARY SURVEY

## THE FONTAINEBLEAU RESORT

4441 COLLINS AVENUE,MIAMI BEACH FL

### LEGAL DESCRIPTION

LESS AND EXCEPTING FROM SAID PARCELS 1 THROUGH 5 THE TOWER BUILDING DESCRIBED AS FOLLOWS:

A PORTION OF LOT 'A' OF THE AMENDED PLAT OF "THE INDIAN BEACH CORPORATION'S SUBDIVISION" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF VACATED 44TH STREET AND THE RIGHT-OF-WAY ADJACENT THERETO AND TOGETHER WITH A PORTION OF THE J.H. SNOWDEN PARCEL, ON AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, AT PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED AREA BEGINNING 72.7 FEET ABOVE 0.0 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AND EXTENDING WITHOUT LIMIT ABOVE SAID ELEVATION 72.7 FEET, WHICH SAID 72.7 FOOT ELEVATION IS SET ON THE COURSES SET FORTH AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE WITH THE NORTH RIGHT-OF-WAY LINE OF VACATED 44TH STREET, MIAMI BEACH, BEING ALSO THE NORTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "R.P. VAN CAMP" AS SHOWN ON THE "AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 82°34'49" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF VACATED 44TH STREET, A DISTANCE OF 43.90 FEET TO A POINT; THENCE VERTICALLY TO AN ELEVATION OF 72.7 FEET ABOVE MEAN SEA LEVEL (NATIONAL GEODETIC VERTICAL DATUM OF 1929); TO POINT OF BEGINNING NO.1; THENCE SOUTH 07°27'50" WEST, A DISTANCE OF 53.00 FEET TO REFERENCE POINT 'A'; THENCE NORTH 82°32'10" WEST, A DISTANCE OF 218.08 FEET; THENCE NORTH 07°27'50" EAST, A DISTANCE OF 134.54 FEET; THENCE SOUTH 82°32'10" EAST, A DISTANCE OF 218.08 FEET; THENCE SOUTH 07°27'50" WEST, A DISTANCE OF 81.54 FEET TO POINT OF BEGINNING NO. 1; SAID LAND SITUATED IN MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

AND

LESS AND EXCEPTING FROM SAID PARCELS 1 THROUGH 5:

THE VERTICALLY ENCLOSED AREA LYING 69.2 FEET ABOVE 0.0 (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AND EXTENDING 5.50 FEET ABOVE SAID ELEVATION 69.2 WHICH SAID 69.2 FOOT ELEVATION IS SET ON THE COURSES SET FORTH BELOW COMPRISING THE SWIMMING POOL:

COMMENCE AT REFERENCE POINT 'A'; THENCE SOUTH 07°27'50" WEST, A DISTANCE OF 30.80 FEET; THENCE NORTH 83°42'17" WEST, A DISTANCE OF 72.54 FEET TO A POINT; THENCE VERTICALLY TO AN ELEVATION OF 69.2 FEET, (NATIONAL GEODETIC VERTICAL DATUM OF 1929), TO POINT OF BEGINNING NO. 2; THENCE SOUTH 07°27'50" WEST, A DISTANCE OF 20.41 FEET; THENCE NORTH 82°32'10" WEST, A DISTANCE OF 56.86 FEET; THENCE NORTH 07°27'50" EAST, A DISTANCE OF 20.41 FEET; THENCE SOUTH 82°32'10" EAST, A DISTANCE OF 56.86 FEET TO POINT OF BEGINNING NO. 2; SAID LAND SITUATED IN MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

AND

LESS AND EXCEPTING FROM SAID PARCELS 1 THROUGH 5 THE TOWER III BUILDING DESCRIBED AS FOLLOWS:

FUTURE CONDOMINIUM TOWER III

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVT. LOTS 1-2-3-4-5-6 AND 7 OF SEC. 23-TWP. 53-S- RGE. 42 E"; AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED AREA BEGINNING 38.75 FEET ABOVE ELEVATION 0.00 AS PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND EXTENDING 19.17 FEET ABOVE SAID ELEVATION 38.75 FEET TO ELEVATION 57.92 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING THE THIRD AND FOURTH LEVELS.

COMMENCE AT THE SOUTHWEST CORNER OF THE "R.P. VAN CAMP" TRACT AS PER THE "AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 34.58 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 14.31 FEET TO A POINT; THENCE VERTICALLY FROM AN ELEVATION OF 0.00 FEET TO AN ELEVATION OF 38.75 FEET (N.G.V.D. 29), BEING A VERTICAL DISTANCE OF 38.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 6.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 1.17 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 57.25 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 1.83 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 22.25 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 1.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 4.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 15.67 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 1.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 1.01 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 15.67 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 14.69 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.58 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 26.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 43.60 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 21.06 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 4.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 9.33 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 5.33 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 69.42 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 52.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 82°34'49" WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 6.66 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 7.31 FEET; THENCE NORTH 07°25'11" WEST, A DISTANCE OF 106.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 102.75 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 24.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 3.88 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 7.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 3.05 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 15.08 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 2.33 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 3.08 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 28.17 FEET; THENCE SOUTH 82°34'49" WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 28.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 3.25 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 10.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 16.92 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVT. LOTS 1-2-3-4-5-6 AND 7 OF SEC. 23-TWP. 53-S- RGE. 42 E"; AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED AREA BEGINNING 38.75 FEET ABOVE ELEVATION 0.00 AS PER THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) AND EXTENDING 19.17 FEET ABOVE SAID ELEVATION 38.75 FEET TO ELEVATION 57.92 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING THE THIRD AND FOURTH LEVELS.

COMMENCE AT THE SOUTHWEST CORNER OF THE "R.P. VAN CAMP" TRACT AS PER THE "AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 34.58 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 14.31 FEET TO A POINT; THENCE VERTICALLY FROM AN ELEVATION OF 0.00 FEET TO AN ELEVATION OF 38.75 FEET (N.G.V.D. 29), BEING A VERTICAL DISTANCE OF 38.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 6.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 1.17 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 57.25 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 16.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 1.83 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 22.25 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 1.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 4.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 15.67 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 1.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 1.01 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 15.67 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 14.69 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.58 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 26.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 43.60 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 21.06 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 7.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 58.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 4.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 9.33 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 5.33 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 69.42 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 52.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 2.65 FEET; THENCE SOUTH 82°34'49" WEST, A DISTANCE OF 185.00 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 6.66 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 7.31 FEET; THENCE NORTH 07°25'11" WEST, A DISTANCE OF 106.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 102.75 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 24.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 3.88 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 7.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 3.05 FEET; THENCE SOUTH

07°25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 15.08 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 0.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 7.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 2.33 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 3.08 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 28.17 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 14.50 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 28.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 3.25 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 10.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 16.92 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

AND

LESS AND EXCEPTING FROM SAID PARCELS 1 THROUGH 5 THE TOWER 4 ("NORTH TOWER") BUILDING DESCRIBED AS FOLLOWS:

TOWER 4

A PORTION OF LOTS 2 AND 3 OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST" AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT "A" OF SAID "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF "COLLINS AVENUE" PER THE SAID "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST"; THENCE NORTH 09°21'17" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 233.22 FEET; THENCE SOUTH 80°38'43" EAST, A DISTANCE OF 64.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°24'24" EAST, A DISTANCE OF 417.82 FEET; THENCE SOUTH 07°34'10" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 82°24'24" WEST, A DISTANCE OF 417.82 FEET; THENCE NORTH 07°34'10" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT FROM PARCEL 1 THROUGH 5 THE FOLLOWING:

THOSE LANDS SET FORTH IN THAT QUIT CLAIM DEED FROM FONTAINEBLEAU FLORIDA HOTEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO FONTAINEBLEAU FLORIDA TOWER 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 4, 2005 IN OFFICIAL RECORDS BOOK 23931, PAGE 1094, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED ARE BEGINNING 37.83 FEET ABOVE ELEVATION 0.00 ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, (N.G.V.D. '29), AND EXTENDING 20.67 FEET ABOVE SAID ELEVATION 37.83 FEET TO ELEVATION 58.50 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING RESIDENCES ON THE THIRD AND FOURTH LEVELS.

COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 07°25'11" EAST, A DISTANCE OF 186.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 208.83 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 186.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 52.36 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 4.17 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 5.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 1.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 101.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 103.42 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 6.67 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 4.75 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 23.17 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 3.92 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 15.08 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 0.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 7.67 FEET; THENCE NORTH 07°25'11" WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 3.66 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 29.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 14.58 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 26.17 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 2.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 2.33 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 11.58 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 16.83 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 1.34 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 11.31 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI

BEACH IMPROVEMENT COMPANY"; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED AREA BEGINNING 58.50 FEET ABOVE ELEVATION 0.00 ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29), AND EXTENDING VERTICALLY WITHOUT LIMIT ABOVE SAID ELEVATION 58.50 FEET N.G.V.D. '29, WHICH SAID ELEVATION IS SET ON THE COURSES SET FORTH AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 186.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 208.83 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 186.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 208.83 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT FROM PARCELS 1 THROUGH 5 THE FOLLOWING:

THOSE LANDS SET FORTH IN THAT SPECIAL WARRANTY DEED FROM FONTAINEBLEAU FLORIDA HOTEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO FONTAINEBLEAU TOWER 3 GARAGE RESTAURANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED NOVEMBER 4, 2005 IN OFFICIAL RECORDS BOOK 23931, PAGE 1102, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED AREA BEGINNING AT ELEVATION 0.00 FEET ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29) AND EXTENDING VERTICALLY 37.83 FEET ABOVE SAID ELEVATION 0.00 FEET TO ELEVATION 37.83 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING THE FONTAINEBLEAU III TOWER FOOTPRINT.

COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 186.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 208.83 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 186.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 208.83 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED AREA BEGINNING 37.83 FEET ABOVE ELEVATION 0.00 ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29), AND EXTENDING 20.67 FEET ABOVE SAID ELEVATION 37.83 FEET TO ELEVATION 58.50 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING THE GARAGE AREA ON THE THIRD AND FOURTH LEVELS.

PARCEL A (HOTEL)

PARCEL 1:

LOT "A" OF THE AMENDED PLAT OF "THE INDIAN BEACH CORPORATION'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A PARCEL OF LAND LYING BETWEEN THE WESTERLY BOUNDARY OF COLLINS AVENUE AS IT NOW EXISTS AND THE EASTERLY BOUNDARY OF INDIAN CREEK AND DESCRIBED AS FOLLOWS:

BOUNDED ON THE EASTERLY SIDE BY A LINE PARALLEL TO AND 125 FEET WESTERLY OF THE EASTERLY LINE OF COLLINS AVENUE; BOUNDED ON THE WESTERLY SIDE BY A LINE PARALLEL TO AND 6 FEET WESTERLY OF THE ABOVE DESCRIBED EASTERLY BOUNDARY; BOUNDED ON THE SOUTHERLY SIDE BY THE SOUTHERLY LINE OF SAID LOT "A" PRODUCED WESTERLY; AND BOUNDED ON THE NORTHERLY SIDE BY THE NORTHERLY LINE OF SAID LOT "A" PRODUCED WESTERLY; ALSO TOGETHER WITH THE STRIP OF LAND LYING EAST OF THE SEA WALL BETWEEN THE NORTHERLY AND SOUTHERLY LINES OF SAID LOT "A" EXTENDED EAST TO THE LOW WATER MARK OF THE ATLANTIC OCEAN, AS SHOWN ON THE AMENDED PLAT OF "THE INDIAN BEACH CORPORATION'S SUBDIVISION", RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH ALL ACCRETION AND COMMON LAW AND STATUTORY RIPARIAN AND LITTORAL RIGHTS AND SUBMERGED LANDS ADJACENT AND APPURTENANT TO THE ABOVE DESCRIBED TRACTS; AND

PARCEL 2:

LOTS 1 AND 2, AND THE SOUTH 1/2 OF LOT 3, OF THE AMENDED PLAT OF "THE INDIAN BEACH CORPORATION'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; TOGETHER WITH A STRIP OF LAND LYING WESTERLY OF THE UNNUMBERED OUT-LOTS WHICH LIE WESTERLY OF AND OPPOSITE TO LOTS 1 AND 2, AND THE SOUTHERLY 50 FEET OF LOT 3, OF THE AMENDED PLAT OF "THE INDIAN BEACH CORPORATION'S SUBDIVISION", RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

BOUNDED ON THE EASTERLY SIDE BY A LINE PARALLEL TO AND 125 FEET WESTERLY OF THE EASTERLY LINE OF COLLINS AVENUE; BOUNDED ON THE WESTERLY SIDE BY A LINE PARALLEL TO AND 6 FEET WESTERLY OF THE ABOVE DESCRIBED EASTERLY BOUNDARY; BOUNDED ON THE SOUTHERLY SIDE BY THE SOUTHERLY LINE OF SAID LOT 1, PRODUCED WESTERLY; BOUNDED ON THE NORTHERLY SIDE BY A LINE PARALLEL TO AND 50 FEET NORTHERLY OF THE SOUTHERLY LINE OF SAID LOT 3, PRODUCED WESTERLY



BOUNDARY SURVEY  
THE FONTAINEBLEAU RESORT

4441 COLLINS AVENUE,MIAMI BEACH FL

TITLE POLICY DATA

NOTE: SOME ITEMS SHOWN ON THIS TABLET MAY NOT AFFECT PROPERTY.

Agenc File Number: 201307769  
STEWART TITLE AND GUARANTY CO. (HOUSTON)  
Commitment Number: 20130769-77  
Effective Date: September 24, 2013 at 8:00 A.M.; Revised October 14,2013.

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 11.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 145.17 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 4.17 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 8.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 5.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 1.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 101.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 103.42 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 6.67 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 4.75 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 23.17 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 15.08 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 0.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 7.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 3.66 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 29.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 14.58 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 26.17 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 2.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 2.33 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 11.58 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 16.83 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 1.34 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCEL C: (TOWER 4 – "NORTH TOWER") FUTURE TOWER 4

A PORTION OF LOTS 2 AND 3 OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST" AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT "A" OF SAID "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF "COLLINS AVENUE" PER THE SAID "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST"; THENCE NORTH 09°21'17" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 233.24 FEET; THENCE SOUTH 80°38'43" EAST, A DISTANCE OF 64.79 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°24'24" EAST, A DISTANCE OF 417.82 FEET; THENCE SOUTH 07°34'10" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 82°24'24" WEST, A DISTANCE OF 417.82 FEET; THENCE NORTH 07°34'10" EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL A (HOTEL) AND PERPETUAL NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL C (TOWER 4) CREATED AND GRANTED IN PARAGRAPH 1 OF THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN FONTAINEBLEAU FLORIDA HOTEL, LLC, AND FONTAINEBLEAU TOWER 4, LLC, DATED MAY 10, 2005, RECORDED MAY 12, 2005 IN OFFICIAL RECORDS BOOK 23366, PAGE 408, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL D: ("MARINA PARCEL")

LEASEHOLD ESTATE CREATED BY THAT CERTAIN SOVEREIGNTY SUBMERGED LAND LEASE BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA AND HOTELERAMA ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP RECORDED JUNE 16, 2003 IN OFFICIAL RECORDS BOOK 21333, PAGE 174, AS RENEWED, MODIFIED AND/OR ASSIGNED BY ASSIGNMENT OF SOVEREIGNTY SUBMERGED LANDS LEASE RECORDED MAY 12, 2005 IN OFFICIAL RECORDS BOOK 23366, PAGE 449, AS SUBSEQUENTLY AMENDED BY SOVEREIGNTY SUBMERGED LANDS LEASE MODIFICATION TO REFLECT CHANGE OF OWNERSHIP RECORDED JULY 28, 2006 IN OFFICIAL RECORDS BOOK 24764, PAGE 4116, AND AS FURTHER AFFECTED BY SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL, RECORDED MARCH 16, 2007 IN OFFICIAL RECORDS BOOK 25455, PAGE 1211, AS FURTHER AFFECTED BY SOVEREIGNTY SUBMERGED LAND LEASE RENEWAL RECORDED IN OFFICIAL RECORDS BOOK 28049, PAGE 1916, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, OVER THE LAND DESCRIBED AS FOLLOWS:

(LEGAL DESCRIPTION OF MARINA WEST OF THE FONTAINEBLEAU HILTON HOTEL)

A PARCEL OF SOVEREIGN SUBMERGED LANDS IN SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST, IN INDIAN CREEK, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF COMMENCEMENT AT THE INTERSECTION OF THE SOUTH 50.00 FEET OF LOT 3 OF THE AMENDED PLAT OF INDIAN BEACH CORPORATION'S SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY OF COLLINS AVENUE; THENCE CONTINUE ON A WESTERLY PROJECTION OF THE NORTH LINE OF THE FONTAINEBLEAU PROPERTY (ALSO DESCRIBED AS THE NORTH SIDE OF THE SOUTH 50.00 FEET OF LOT 3 AS DESCRIBED ABOVE) ON A BEARING OF NORTH 82°30'49.4" WEST, A DISTANCE OF 125.07 FEET; THENCE CONTINUE ON THE ABOVE BEARING A DISTANCE OF 6.00 FEET TO THE POINT OF BEGINNING (P.O.B.) LYING ON THE EASTERLY LINE OF INDIAN CREEK (AS RECORDED ON THE ABOVE MENTIONED PLAT BOOK 8, PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA). THE POINT OF BEGINNING DESCRIBED FURTHER BY COORDINATES (NAD 83 NORTH 540,927.7009 AND EAST 944,606.2546); THENCE SOUTH 09°27'16.7" WEST, (SAID BEARING BEING 6.00 FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY OF COLLINS AVENUE ALONG THE EASTERLY LING OF INDIAN CREEK AS SAID CREEK IS SHOWN ON THE ABOVE REFERENCED RECORD PLAT) A DISTANCE OF 245.51 FEET (SAID POINT HAVING COORDINATES NAD 83 NORTH 540,685.53 AND EAST 944,565.93); THENCE CONTINUE 6.00 FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY OF COLLINS AVENUE SOUTH 09°39'38" WEST, A DISTANCE OF 700.812 FEET TO A POINT (SAID POINT HAVING COORDINATES NAD 83 NORTH 539,994.58 AND EAST 944,448.74); THENCE NORTH 82°30'49.4" WEST, INTO INDIAN CREEK, A DISTANCE OF 70.0536 FEET TO A POINT; SAID POINT HAVING COORDINATES (NAD 83 NORTH 540,003.6283 AND EAST 944,379.2774); THENCE NORTH 09°39'38" EAST IN INDIAN CREEK, A DISTANCE OF 703.3754 FEET (SAID POINT HAVING COORDINATES NAD 83 NORTH 540,936.8260 AND EAST 944,536.8144); THENCE NORTH 09°21'16.7" EAST IN INDIAN CREEK, DISTANCE OF 243.0287 FEET TO A POINT (SAID POINT HAVING COORDINATES NAD 83 NORTH 540,697.0293 AND EAST 944,497.3113); THENCE SOUTH 82°30'49.4" EAST, A DISTANCE OF 70.0372 FEET TO THE ORIGINAL POINT OF BEGINNING OF THE ABOVE DESCRIBED MARINA AREA. ALL OF THE ABOVE MARINA LIES WITHIN THE CONFINES OF INDIAN CREEK (AS PREVIOUSLY LEGALLY DESCRIBED ABOVE).

PARCEL F:

THE HOTEL UNIT OF FONTAINEBLEAU II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 22955, PAGE 1343, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 1:

HOTEL UNIT OF FONTAINEBLEAU 111 OCEAN CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 26167, PAGE 3643, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH

IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A", OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 61, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE VERTICALLY ENCLOSED AREA BEGINNING AT ELEVATION 0.00 FEET ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29) AND EXTENDING VERTICALLY 37.83 FEET ABOVE SAID ELEVATION 0.00 FEET TO ELEVATION 37.83 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING THE FONTAINEBLEAU 111 TOWER FOOTPRINT.

COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 186.50 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 208.83 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 186.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 208.83 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH

A PORTION OF THE NORTHERLY 125.00 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE VERTICALLY ENCLOSED AREA BEGINNING 37.83 FEET ABOVE ELEVATION 0.00 ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29), AND EXTENDING 20.67 FEET ABOVE SAID ELEVATION 37.83 FEET TO ELEVATION 58.50 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING THE GARAGE AREA ON THE THIRD AND FOURTH LEVELS.

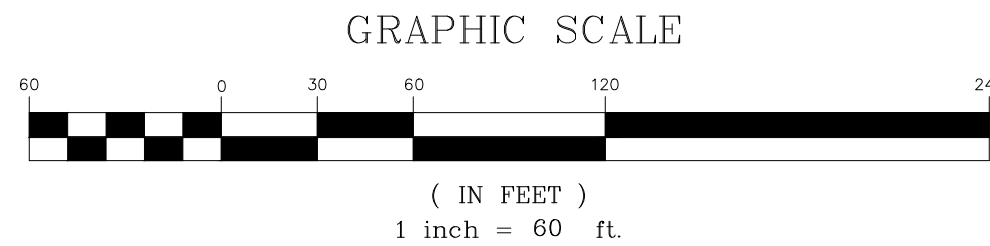
COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTH 07°27'50" EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 82°34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 13.83 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 11.31 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 145.17 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 4.17 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 1.67 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 101.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 103.42 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 6.67 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 4.75 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 23.17 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 3.92 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 15.08 FEET; THENCE NORTH 07°25'11" EAST, A DISTANCE OF 0.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 7.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 0.33 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 3.66 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 29.50 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 14.58 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 26.17 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 0.67 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 2.67 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 2.33 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 11.58 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82°34'49" WEST, A DISTANCE OF 16.83 FEET; THENCE SOUTH 07°25'11" WEST, A DISTANCE OF 1.34 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THAT CERTAIN DECLARATION OF RESTRICTIONS AND RECIPROCAL EASEMENT AGREEMENT, DATED OCTOBER 31, 2005, RECORDED NOVEMBER 4, 2005 IN OFFICIAL RECORDS BOOK 23931, PAGE 1110, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR INGRESS AND EGRESS OVER AND ACROSS THE LANDS DESCRIBED IN SAID INSTRUMENT, SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN SAID INSTRUMENT.

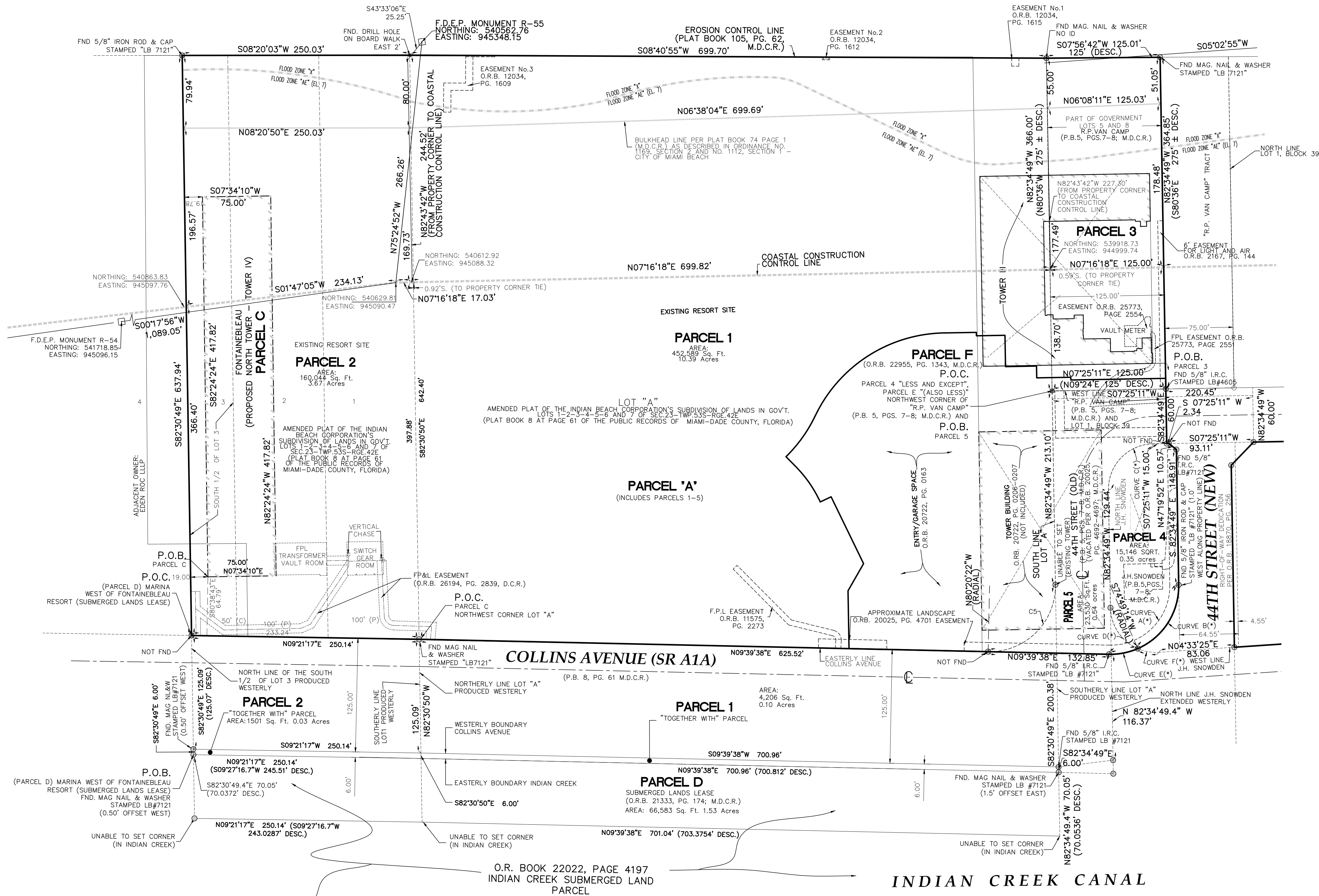
Schedule B-11					
Commitment Item No.	Official Records Book. (O.R.B.)	Page. (PG.)	Affects / Does Not Affect	Plottable / Not Plottable	Comment
1	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Defects, liens, encumbrances, adverse claims or other matters. ...)
2	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Standard Exceptions)
3	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Taxes and assessments for the year 2013 and subsequent years. ...)
4	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Unrecorded Lease Agreement)
5	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Unrecorded Concession Agreement)
6	27182	1754	Affects	Not Plottable	This is not a survey related item, (Rooflop and Das Lease Agreement)
7	21333	174	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease.(See Survey)
	23366	449	Affects	Plottable, (Parcel D)	Assignment of Sovereignty Submerged lands Lease.(See Survey)
	24764	4116	Affects	Not Plottable	Sovereignty Submerged Land Lease Modification
	25455	1211	Affects	Plottable, (Parcel D)	Sovereignty Submerged Land Lease Renewal.(See Survey)
	28049	1916	Affects	Not Plottable	Sovereignty Submerged Land Lease Renewal
8	Plat Book 8	61	Affects	Plottable	Plat of Property, (See Survey)
9	Plat Book 5	7	Affects	Plottable	Plat of Property, (See Survey)
10	Plat Book 74	25	Affects	Plottable	Coastal Construction Control Line, (See Survey)
	Plat Book 105	62	Affects	Plottable	Erosion Control Line, (See Survey)
11	9517	2028	Affects	Plottable	Erosion Control Line, (See Survey)
	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Riparian right, rights of accretion, reliction, submerged lands or ...)
12	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Any adverse ownership claim by the State of Florida by right of ...)
13	19487	603	Affects	Not Plottable	Declaration of Restrictions, (Sorrento Building)
14	20722	163	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
15	21985	1599	Affects	Not Plottable	Amended and Restated Declaration of Restrictions, (Sorrento Building)
16	22955	1284	Affects	Not Plottable	Amended and Restated Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau II and Garage)
17	23366	397	Affects	Not Plottable	Declaration of Restrictive Covenants in Lieu of Unity of Title
	26405	4772	Affects	Not Plottable	First Amendment to the Declaration of Restrictive Covenants in Lieu of Unity of Title
18	23366	408	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement
19	23931	1110	Affects	Not Plottable	Declaration of Restrictions and Reciprocal Easement Agreement, (Fontainebleau III Ocean Club, Fontainebleau 11 and Garage)
20	Deed Book 1363	315	Affects	Plottable	Easement in favor of the City of Miami, (See Survey)
21	Deed Book 2167	144	Affects	Plottable	Easement for light and air, (See Survey)
22	Deed Book 4008	43	Affects	Not Plottable	Reservation in favor of the Trustees of Internal Improvement Fund, (See Survey - Parcel E)
23	Deed Book 4116	592	Affects	Not Plottable	Reservation of mineral and petroleum rights, (See Survey - Parcel 2)
24	11575	2273	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
25	12034	1609	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
26	12034	1612	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
27	12034	1615	Affects	Plottable	Easement in favor of the City of Miami Beach, (See Survey)
28	14277	666	Affects	Plottable	Exclusive License and Easement Agreement, (See Survey)
	14484	180	Affects	Plottable	Agreement, (See Survey)
	18870	545	Affects	Not Plottable	Confirmatory Agreement
	20873	256	Affects	Not Plottable	Second Confirmatory Agreement
	19179	1094	Affects	Not Plottable	Order of Miami Beach Board of Adjustment, (F ontainebleau III Ocean Club)
29	20025	4701	Affects	Not Plottable	Landscaping Easement in favor of the City of Miami Beach
30	20155	1065	Affects	Plottable	Easement in favor of BellSouth Telecommunications, (See Survey)
31	21882	4863	Affects	Plottable	Order of the Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club), (See Survey)
32	22483	3480	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
34	23366	382	Affects	Not Plottable	This is not a survey related item, (Memorandum of Agreement)
	23931	1186	Affects	Not Plottable	This is not a survey related item, (Partial Release of Memorandum of Agreement)
35	23434	4159	Affects	Not Plottable	City of Miami Beach board of Adjustment Modification/Extension of Time Order
36	23921	1681	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
37	23931	1358	Affects	Not Plottable	This is not a survey related item, (Memorandum of Multi-Party Agreement)
38	24223	4935	Affects	Not Plottable	Order fromThe Historic Preservation Board of the City of Miami Beach
39	24245	3386	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
	25116	1327	Affects	Not Plottable	Modification Order
	25701	3283	Affects	Not Plottable	Modification /Extension of Time Orders from the Board of Adjustment of the City of Miami Beach, (South Parking Lot)
	26110	2437	Affects	Not Plottable	Modification /Extension of Time Orders from the Board of Adjustment of the City of Miami Beach, (South Parking Lot)
40	24482	4680	Affects	Not Plottable	Conditional Use Permit
41	24559	3330	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
42	24662	1456	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
43	24663	3934	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
44	25701	3135	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
45	25773	2551	Affects	Plottable	Easement granted to Florida Power & Light Company
46	26012	4929	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
47	26194	2837	Affects	Plottable	Easement in favor of Florida Power & Light Company, (See Survey)
48	26288	590	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
49	26450	979	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
50	26450	1005	Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach
51	26564	3176	Affects	Not Plottable	Conditional Use Permit, (Coconut Willies)
52	26564	3313	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach,(Coconut Willies)
53	26740	2603	Affects	Not Plottable	Order of the City of Miami Beach Historic Preservation Board
54	27257	4207	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach
55	27627	3910	Affects	Not Plottable	Order from The Historic Preservation Board of the City of Miami Beach,Florida
56	28164	1044	Affects	Not Plottable	Order from The Miami-Dade County Preservation Board
57	22955	1343	Affects	Not Plottable	Declaration of Condominium Fontainebleau II
58	26167	3646	Affects	Not Plottable	Declaration of Condominium
59	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (The navigational servitude in favor of the United States ...)
60	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Right of the Public in, and use of the beach area ...)
61	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Right of the Public to use the waters over the submerged land ...)
62	N/A	N/A	Affects	Not Plottable	This is not a survey related item, (Any existing unrecorded leases and ...)
63	Survey prepared by Consul Tech Surveying & Mapping Inc.,dated September 14,2010, and last revised April 15,2012 as job# 01010420.11:				
a	N/A	N/A	Affects	Plottable	See survey
b	N/A	N/A	Affects	Plottable	See survey
c	N/A	N/A	Affects	Plottable	See survey
d	N/A	N/A	Affects	Plottable	See survey
e	N/A	N/A	Affects	Plottable	See survey
64	Survey prepared by Consul Tech Surveying & Mapping Inc.,dated September 14,2010, and last revised April 9,2012 as job# 01010420.11(as to Parcel E)				
a	N/A	N/A	Affects	Plottable	See survey
b	N/A	N/A	Affects	Plottable	See survey





4441 COLLINS AVENUE, MIAMI BEACH FL

ATLANTIC OCEAN




PARCEL OWNERSHIP	
PARCEL	OWNER
1. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
2. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
3. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
4. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
5. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
6. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
7. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
8. FONTAINEBLEAU FLORIDA HOTEL, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
9. FONTAINEBLEAU FLORIDA TOWER 2, LLC,	A DELAWARE LIMITED LIABILITY COMPANY
10. FONTAINEBLEAU FLORIDA TOWER 3, LLC,	A FLORIDA LIMITED LIABILITY COMPANY
11. FONTAINEBLEAU TOWER 3 GARAGE, AND RESTAURANT, LLC,	A FLORIDA LIMITED LIABILITY COMPANY

PARCEL DESIGNATION	
STRUCTURE	
PARCELS AFFECTED	
FONTAINEBLEAU HOTEL	1
FONTAINEBLEAU 2	3, 4, 5, F
FONTAINEBLEAU III	1, 3
FONTAINEBLEAU IV (PROPOSED NORTH TOWER)	2, C
BALLROOM	2, C
COCONUT WILLIES	1
MARINA PARCEL	D
PROPOSED SOUTH PARKING GARAGE	E

LEGEND			
DESC.	- PER LEGAL DESCRIPTION	(C)	- CALCULATED
EL	- ELEVATION	£	- CENTERLINE
FND.	- FOUND	L	- ARC LENGTH
F.P.L.	- FLORIDA POWER AND LIGHT	R	- RADIUS
M.D.C.R.	- MIAMI-DADE COUNTY RECORDS	D	- CENTRAL ANGLE
O.R.B.	- OFFICIAL RECORDS BOOK	SqFt.	- SQUARE FEET
P.B.	- PLAT BOOK	IP.	- IRON PIPE
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
PG.	- PAGE		
△	- DENOTES FND. NAIL AND DISC - LB# 3527		
■	- DENOTES FND. 5/8" IRON ROD AND CAP - LB# 3527		
●	- DENOTES FOUND NAIL AND TIN TAB - LB# 166		
I.R.C.	- IRON ROD & CAP		
(P)	- PLAT		
(R)	- RECORDED		
(M)	- MEASURED		
D.H.	- DRILL HOLE		

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
A	92°14'27"	120.74'	75.00'
B	67°24'03"	88.23'	75.00'
	RADIAL BEARING S74°49'14"W		
C	90°00'00"	78.54'	50.00'
D	65°30'23"	57.17'	50.00'
E	24°50'24"	32.52'	75.00'
F	27°21'21"	23.87'	50.00'
G	92°14'27"	116.56'	72.40'

 **BISCAYNE**  
**ENGINEERING**  
SURVEYORS • ENGINEERS  
PLANNERS  
SINCE 1898 •

4441 Collins Avenue, Miami Beach FL

FOR: FONTAINEBLEAU DEVELOPMENT	DESIGNED BY: S.B.	CHECKED BY: S.B.
SCALE: 1"=60'	DRAWN BY: J.H.	
DATE: 09/18/19	APPROVED BY: S.B.	3018/13
	F.B./P.G.	

MIAMI-DADE  
529 W. FLAGLER ST, MIAMI, FL 33130  
TEL (305) 324-7671, FAX (305) 324-0809  
PALM BEACH  
449 NW 35TH ST. BOCA RATON, FL 33431  
TEL (561) 609-2329  
E-MAIL: [INFO@BISCAYNEENGINEERING.COM](mailto:INFO@BISCAYNEENGINEERING.COM)  
WEB: [WWW.BISCAYNEENGINEERING.COM](http://WWW.BISCAYNEENGINEERING.COM)

[illegible]