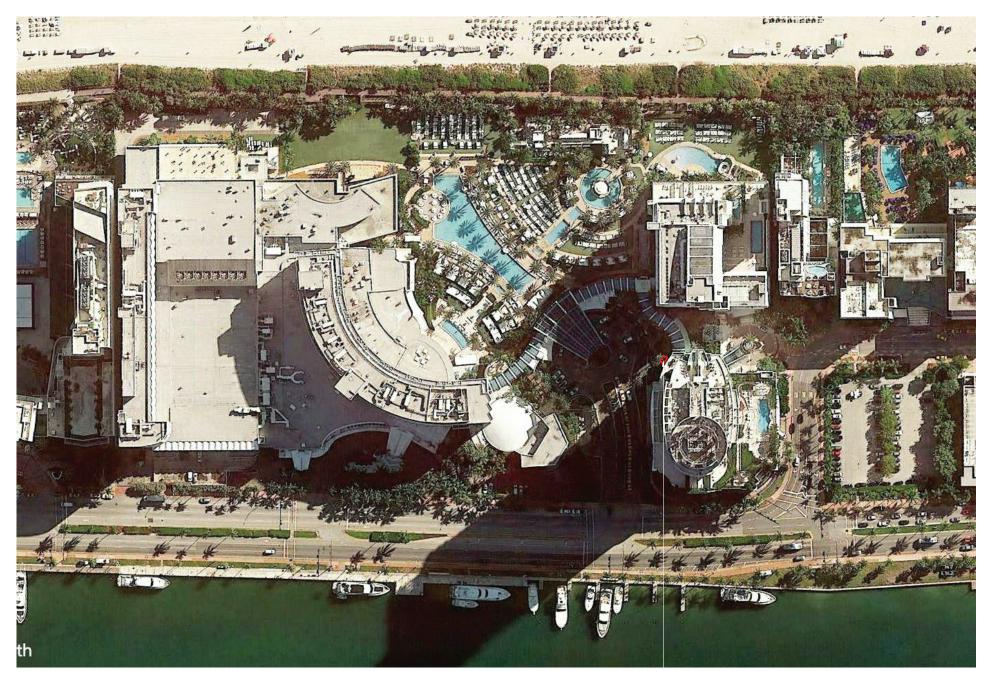
AT THE FONTAINEBLEAU RESORT (TRESOR TOWER PARKING GARAGE)



SHEET INDEX				
SHEET#	SHEET TITLE	04-06-2020		
000	COVER SHEET	•		
000A	ZONING DATA	•		
1-5	SURVEY	•		
A0.01	CONTEXT LOCATION PLAN	•		
A0.02	CONTEXT ELEVATIONS •			
A1.00	SITE PLAN •			
A1.01	EXISTING CONDITIONS - DEMOLITION PLAN			
A1.02	FLOOR PLAN - ARRIVAL LEVEL •			
A1.03	FLOOR PLAN - STAIR ENLARGEMENT •			
A1.04	FLOOR PLAN - 4TH LEVEL •			
A1.05	LEVEL 1 - GROUND - LOBBY			
A1.06	BASEMENT LEVEL •			
A2.00	STAIR ELEVATIONS •			
A2.01	SIDE ELEVATIONS •			
A2.02	PODIUM EAST ELEVATIONS •			
A2.03	PODIUM SOUTH ELEVATION •			
A3.00	BRIDGE SECTION •			
FAR1.00	F.A.R. AREAS •			
GA1.00	GROSS AREAS •			

PROPOSED NEW STAIR AND ELEVATORS

AERIAL SITE VIEW
1" = 100'-0"





	ZONING DATA	"AE" (ELEV. +7'-0" NGVD 29; ELEV. + 5.45' NAVD 88)				
1	ADDRESS:	4441 COLLINS AVE. MIAMI BEACH, FL 33140				
2	BOARD AND FILE NUMBER:					
3	FOLIO NUMBER:	02-3223-002-0015				
4	YEAR CONSTRUCTED:	1956 (Varies)	ZONING DISTRICT: RM-3 Residential Multifamily, High Intensity			
5	BASE FLOOD ELEVATION:	+7'-0" NGVD	GRADE VALUE IN NGVD:	N/A		
6	ADJUSTED GRADE (Flood+Grade/2)	N/A	LOT AREA:	696,892 Sq.Ft		
7	LOT WIDTH:	1060' - 4"	LOT DEPTH:			
8	MINIMUM UNIT SIZE:	N/A	AVERAGE UNIT SIZE:	N/A		
9	EXISTING USE:	HOTEL	PROPOSED USE:	N/A		
		MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES	
10	HEIGHT:	N/A	N/A	29'-0"	N/A	
11	NUMBER OF STORIES:	N/A	N/A	3	N/A	
12	F.A.R.:	3.00	+143,821 (Available)	6,396	N/A	
13	GROSS SQUARE FOOTAGE:	N/A	N/A	1,406	N/A	
14	SQUARE FOOTAGE BY USE:	N/A	N/A	N/A	N/A	
15	NUMBER OF UNITS RESIDENTIAL:	N/A	N/A	N/A	N/A	
16	NUMBER OF HOTEL UNITS:	N/A	N/A	N/A	N/A	
17	NUMBER OF SEATS:	N/A	N/A	N/A	N/A	
18	OCCUPANCY LOAD:	N/A	N/A	N/A	N/A	
	SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
19	FRONT SETBACK:	N/A	N/A	N/A	N/A	
20	SIDE SETBACK:	N/A	N/A	N/A	N/A	
21	SIDE SETBACK:	N/A	N/A	N/A	N/A	
22	SIDE SETBACKS FACING STREET:	N/A	N/A	N/A	N/A	
23	REAR SETBACK:	N/A	N/A	N/A	N/A	
	At Grade Parking:					
24	FRONT SETBACK:	N/A	N/A	N/A	N/A	
25	SIDE SETBACK:	N/A	N/A	N/A	N/A	
26	SIDE SETBACK:	N/A	N/A	N/A	N/A	
27	SIDE SETBACK FACING STREET:	N/A	N/A	N/A	N/A	
28	REAR SETBACK:	N/A	N/A	N/A	N/A	
	Pedestal:					
29	FRONT SETBACK:	20'-0"	21'-1"	N/A	N/A	
30	SIDE SETBACK:	N/A	20'-1"	N/A	N/A	
31	SIDE SETBACK:	N/A	N/A	N/A	N/A	
32	SIDE SETBACK FACING STREET:	150'-3"	17'-11"	0'-0"	N/A	
33	REAR SETBACK:	N/A	N/A	N/A	N/A	
	Tower:	N/A	N/A	N/A	N/A	
34	FRONT SETBACK:	N/A	N/A	N/A	N/A	
35	SIDE SETBACK:	N/A	N/A	N/A	N/A	
36	SIDE SETBACK:	N/A	N/A	N/A	N/A	
37	SIDE SETBACK FACING STREET:	N/A	N/A	N/A	N/A	
	REAR SETBACK:	N/A	N/A	N/A	N/A	

REQUIRED SUM OF SIDE SETBACKS (16% OF LOT

PROVIDED SUM OF SIDE SETBACKS = 20' - 1"

## \*\* REFER TO PARKING ANALYSIS (TRESOR TOWER) TABLE BELOW

	PARKING	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
39	PARKING DISTRICT:	N/A	N/A	N/A	N/A
40	TOTAL # OF PARKING SPACES:	N/A	840**	802**	N/A
41	# OF PARKING SPACES PER USE (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
42	# OF PARKING SPACES PER LEVEL (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
43	PARKING SPACE DIMENSIONS:	N/A	N/A	N/A	N/A
44	PARKING SPACE CONFIGURATION: 45d, 60d, 90d, parallel)	N/A	N/A	N/A	N/A
45	ADA SPACES:	N/A	N/A	N/A	N/A
46	TANDEM SPACES:	N/A	N/A	N/A	N/A
47	DRIVE AISLE WIDTH:	N/A	N/A	N/A	N/A
48	VALET DROP OFF AND PICK UP:	N/A	N/A	N/A	N/A
49	LOADING ZONES AND TRASH COLLECTION AREAS	N/A	N/A	N/A	N/A
50	RACKS	N/A	N/A	N/A	N/A

	RESTAURANT, CAFES, BARS, LOUNGES, NIGHTCLUBS	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
51	TYPE OF USE:	N/A			
52	NUMBER OF SEATS LOCATED OUTSIDE ON PRIVATE PROPERTY:	N/A	N/A	N/A	N/A
53	NUMBER OF SEATS INSIDE:	N/A	N/A	N/A	N/A
54	TOTAL # OF SEATS:	N/A	N/A	N/A	N/A
55	TOTAL # OF SEATS PER VENUE (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
56	TOTAL OCCUPANT CONTENT:	N/A	N/A	N/A	N/A
57	OCCUPANT CONTENT PER VENUE (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	N/A
58	PROPOSED HOURS OF OPERATION:	N/A			
59	IS THIS NIE? (Neighbor impact establishment, see CMB 141-1361)	N/A			
60	IS DANCING AND/OR ENTERTAINMENT PROPOSED? (See CMB 141-1361)	N/A			
61	IS THIS A CONTRIBUTING BUILDING?	N/A			
62	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	N/A			

DEVELOPMENT REGULATIONS				
ALLOWED F.A.R.	3.00 X LOT SIZE (2,056,421 SF AS OF DEC. 01, 1999)			
AVAILABLE F.A.R.	143,821 SF (AS PER LETTER ON SHEET 000)			
ADDED F.A.R.	6,396 SF			
TOTAL F.A.R. REMAINING	137,425 SF			

PARKING ANALYSIS (TRESOR TOWER)				
		ALLOWED/ REQUIRED	PROVIDED	
PARKING ON TRESOR TOWER (EXISTIN	578	840		
PARKING REDUCTION BY NEW CORRIDOR		-29		
PARKING REDUCTION BY ELEVATOR (LOS		-9		
	NEW TOTAL		802	



City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT Tel: 305-673-7550 , Fax: 305-673-7559

Carter N McDowell Bilzin Sumberg 200 S Biscayne Boulevard Suite 2500 Miami, Florida 33131

Re: Fontainebleau Resort - Miami Beach F.A.R. Determination

Dear Mr. McDowell:

This correspondence is in response to your e-mail of March 12, 2008, concerning the above noted development project. I have reviewed the floor area ratio (FAR) calculation as outlined in the letter from Walter Wilson of HKS Architects, Inc, dated January 23, 2008. I am in agreement, and this shall serve as confirmation, that the remaining FAR for the subject site after the construction of the project covered by building permits B0700784 and B0704601 is 143, 821 square feet.

March 13, 2008

Please note that this letter is strictly limited to the conclusions set forth above, based upon the facts and information available as of the date hereof. Failure to respond to or address any of the facts, statement or conditions, contained in your correspondence of March 12, 2008 or the letter addressed to Mr. Armando Valdes dated January 23, 2008 should not be construed as an acknowledgment, confirmation, agreement or approval, of any kind or manner of such

If you have any questions regarding this matter, or require additional information, please do not he sitate to contact me.

Sincerely

Digitally signed by Jorge G. Gomez DN: cn=Jorge G. Gomez, o=City of Miami Beach, ou=Planning Department, email=jgomez@miamibeachfl.gov, c=US Date: 2008.03.13 10:38:34 -04'00'

Jorge G. Gomez, AICP Planning Director

C. DRB File

 $\label{lem:f-lan-section} F\cdot \ALL\G G\Seville\ Zoning\ Confirmation\ HPB\ 2723.doc$ 

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant tropical, history committees

## SCOPE OF WORK

- 1. ADDITION OF TWO NEW PASSENGER ELEVATORS WITH EXTERIOR OPEN STAIR CONNECTING LOBBY LEVEL TO 4TH LEVEL GARAGE.
- PARTIAL NORTH WALL DEMOLITION OF EXISTING PARKING GARAGE TO ACCOMMODATE ELEVATOR AND STAIR DOORS.
   DEMOLITION OF EXISTING EXTERIOR PLANTER AT NEW ELEVATOR AND STAIR TOWER LOCALITY.
- DEWINDLING OF EXISTING EXTERIOR PLANTER AT NEW ELEVATOR AND STAIR TOWER LOCATION.
   CONSTRUCTION OF A NEW PUBLIC CORRIDOR ALONG EXISTING 4TH LEVEL PARKING. GARAGE. CORRIDOR CONNECTS NEW ELEVATOR/STAIR TOWER WITH NEW PEDESTRIAN BRIDGE ON THE SOUTH SIDE OF THE PROPERTY.
- (PEDESTRIAN BRIDGE PART OF A SEPARATE APPLICATION)
  5. REMOVAL OF EXISTING LOUVERS ON EAST % SOUTH FACADE ALONG 4TH LEVEL.

LOUVERS TO BE REPLACED WITH IMPACT GLASS WINDOWS.







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

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

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

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

## 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:

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

 $\underline{\text{ITEM 13:}}$  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

# ITEM 17: THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR

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 <u>SURVEYOR'S NOTES</u> 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 PRODJECT NUMBERS 97-0716, 97-0716A, 01-0104, 01-010410, 01-010420, 01-010
- 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
- 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
- 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

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 THE SIGNING PARTY OR PARTIES





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
TARRADIAN INFORMATION	-

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

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 RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

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

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.
- 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





Avenue, Miami

Collins FONTAINEBLEAU
E: N/A DESIGNED 4441

03-86658 SHEET NO 1 of 5

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 EASTERY BOUNDARY; BOUNDED ON 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 STIPP 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 COCAN, AS SHOWN ON THE AMENDED PLAT OF "THE INDIAN BEACH CORPORATION'S SUBDIVISION", RECORDED IN PLAT BOOK 8, PAGE 81, OF THE PUBLIC RECORDS OF MAMI—DADE COUNTY, FLORIDA: TOGETHER WITH ALL ACCRETION AND COMMON LAW AND STATUTORY RIPARIAN AND LITTORAL RIGHTS AND SUBMERGED LANDS ADJACENTE AND APPURETMENT 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; BOUNDARY, BOUNDARY,

## PARCEL 3:

THAT PART OF GOVERNMENT LOTS 5 AND 8 IN SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 9 DEGREES 24 MINUTES EAST AND 575 FEET FROM A CONCRETE MONUMENT WHICH IS SET AT THE NORTHEAST CORNER OF THE INTERSECTION OF COLLINS AVENUE AND 19TH STREET AND SHOWN ON THE AMENDED MAP OF OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF

RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI—DADE COUNTY, FLORIDA; THENCE SOUTH 80 DEGREES 36 MINUTES EAST A DISTANCE OF 275 FEET MORE OR LESS TO THE LOW WATER LINE OF THE ATLANTIC OCEAN; THENCE NORTHERLY 125 FEET MORE OR LESS ALONG THE LOW WATER LINE OF THE ATLANTIC OCEAN TO A POINT SOUTH 80 DEGREES 36 MINUTES EAST, 275 FEET, MORE OR LESS, FROM A POINT WHICH IS NORTH 9 DEGREES 24 MINUTES EAST AND 125 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 80 DEGREES AND 36 MINUTES WEST, A DISTANCE OF 275 FEET, MORE OR LESS, TO SAID POINT NORTH 9 DEGREES 24 MINUTES EAST AND 125 FEET FROM THE POINT OF BEGINNING; THENCE SOUTH 9 DEGREES 24 MINUTES MEST, A DISTANCE OF 125 FEET FROM THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS ALSO DESCRIBED AS THE NORTHERLY 125 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, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMIN—DADE COUNTY, FLORIDA, SAID TRACTS BEING BOUNDED ON THE EAST BY THE ATLANTIC OCEAN, ON THE WEST BY THE EASTERLY LINE OF COLLINS AVENUE, AND ON THE SOUTH BY A LINE 75 FEET NORTH AND PARALLEL TO THE NORTH LINE OF LOT 1, BLOCK 39, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY AFORESAID, AND ON THE NORTH BY A LINE 200 FEET NORTH OF AND PARALLEL TO THE NORTHERLY LINE OF SAID LOT 1, BLOCK 39; TOGETHER WITH ALL ACCRETION AND COMMON LAW AND STATUTORY RIPARIAN AND LITTORAL RIGHTS AND SUBMERGED LANDS ADJACENT AND APPURTENANT TO THE ABOVE DESCRIBED TRACT; AND

## PARCEL

ALL OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "JH. SNOWDEN", LESS THE SOUTH 64.55 FEET THEREOF, AS SHOWN ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, AT PAGE 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA;

LESS AND EXCEPT THE PORTION THEREOF THAT IS INCLUDED IN THE FOLLOWING DESCRIBED PARCE

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 S 07:25'11" W, 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 RICHT-OF-WAY LINE OF COLLINS AVENUE, FOR A DISTANCE OR 220.45 FEET, THENCE N 82'34'49" W, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OR SAID LOT 1, BLOCK 40, SAID LINE ALSO BEING THE WEST RICHT-OF-WAY LINE OF COLLINS AVENUE, AND SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE N 37'35'00" W, FOR A DISTANCE OF 35.36 FEET, THENCE N 82'34'49" W, ALONG A LINE PARALLEL WITH AND 4.55 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE AT 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 CREK DRIVE, THENCE NO 44'33'25" E, ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 50.00 FEET, A CENTRAL ANGLE OF 272'12'0, FOR A DISTANCE AT 23.01 FEET TO A POINT ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 272'12'0, FOR A DISTANCE AT 23.01 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 FOR THE MEAST NOT-ANGLE OF 88.23 FEET TO THE POINT OF TANGENCY, THENCE S 82'34'49" E, ALONG THE LAST DESCRIBED CURVE AND WHOSE RADIUS FOR THE POINT OF THE POINT OF TANGENCY, THENCE S 82'34'49" E, ALONG THE LAST DESCRIBED CURVE AND WHOSE RADIUS FOR A DISTANCE OF 18.23 FEET TO THE POINT OF TANGENCY, THENCE S 82'34'49" E, ALONG THE LAST DESCRIBED CURVE AND WHOSE RADIUS FOR A POINT BURNER OF A CIRCULAR CURVE TO THE LEFT BEING NON-TANGENT WITH THE LAST DESCRIBED CURVE AND WHOSE RADIUS FOR A POINT OF THE POINT OF TANGENCY, THENCE S 82'34'49" E, ALONG THE PARALLEL WITH AND 64.5

## PARCEL

A PORTION OF COLLINS AVENUE (A PORTION OF WHICH IS OTHERWISE KNOWN AS 44TH STREET), AS SHOWN ON "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, AND ON "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.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN 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 S 07"25"11" W, ALONG THE WEST LINE OF SAID "R.P. VAN CAMP" TRACT, SAID LINE ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE, FOR A DISTANCE
OF 125.00 FEET, THENCE N 82'34'49" W, FOR A DISTANCE OF 60.00 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "J.H. SNOWDEN" LYING NORTH OF AND ADJOINING LOT 1, BLOCK 40, OF SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY" PLAT, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF COLLINS AVENUE. THENCE N 07'25'11" F. ALONG THE LAST DESCRIBED LINE, FOR A DISTANCE OF 15.00 FFFT TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90'00'00", FOR A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY, THENCE N 82"34'49" W, ALONG THE NORTH LINE OF SAID "J.H. SNOWDEN" TRACT, SAID LINE ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF COLLINS AVENUE (OTHERWISE KNOWN AS 44TH STREET), FOR A DISTANCE OF 129.44 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 65:30'26" FOR A DISTANCE OF 57.17 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT REING NON-TANGENT WITH THE LAST DESCRIBED CURVE AND WHOSE RADIUS POINT BEARS N 74'49'14" E, THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 24'50'24", FOR A DISTANCE OF 32.52 FEET TO THE POINT OF TANGENCY, THENCE N 09'39'38" E, FOR A DISTANCE OF 132.85 FEET TO A POINT OF CUSP, SAID POINT ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 80°20'22" E, THENCE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 72.40 FEET, A CENTRAL ANGLE OF 92'14'27", FOR A DISTANCE OF 116.56 FEET TO THE POINT OF TANGENCY, THENCE S 82'34'49" E, ALONG THE SOUTH LINE OF TRACT "A" AS SHOWN ON SAID "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. SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF COLLINS AVENUE (OTHERWISE KNOWN AS 44TH STREET), FOR A DISTANCE OF 213.10 FEET TO THE POINT OF BEGINNING

# 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 NORTHWEISTERLY CONER OF THAT CERTAIN TRACT OF LAND DESIGNATED AS "R.P. VAN CAMP" AS SHOWN ON THE "ABMENDED 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, FLORIDIA; THENCE NORTH 823"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 O7"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 07"27"50" WEST, A DISTANCE OF 134.54 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 SWMMING 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 82'32'10" WEST, A DISTANCE OF 56.86 FEET TO POINT OF BEGINNING NO. 2; SAID LAND SITUATED IN MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

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 GOVI. LOTS 1-2-3-4-5-6 AND 7 OF SEC. 23-TWP. 53 S-PARTICLARLY 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 RECORS OF MIAMI-DADE COUNTY, FLORIDA, THENCE NORTH 07275'0" 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 8234'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE SOUTH 8234'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY. BOTH OF SOUTH OTES THE FORTAINES 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), BBING A VERTICAL DISTANCE OF 38.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH O725'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 0725'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 8234'49" WEST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" WEST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" WEST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" WEST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" WEST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" EAST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" EAST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" EAST, A DISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" EAST, ADISTANCE OF 1.35 FEET; THENCE NORTH 8234'49" EAST, ADISTANCE OF 1.36 FEET

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 IMMIN-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF LOT "A" OF THE "AMENDED PLAT OF THE INDIAN BEACH CORPORATIONS SUBDIVISION OF LANDS IN GOYT, 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, COMPRISION THE THIRD AND FOURTH LEVELS.

COMMENCE AT THE SOUTHWEST CORRIER 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 O72750" EAST ALONG THE WESTERLY LINE OF SOUTH 82'34'49" EAST, 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; THENCE SOUTH 82'34'49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINEBLEAU PROPERTY; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 14.31 FEET TO A POINT; THENCE VERTICALLY FROM AN ELEVATION OF 0.00 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.83 FEET; THENCE SOUTH 82'34'49" WEST, A DISTANCE OF 1.83 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.83 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.63 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 0.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.83 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 1.80 FEET; THENCE NORTH 07

NORTH 82'34'49" WEST, A DISTANCE OF 52.00 FEET; THENCE NORTH 07'25'11" EAS NORTH 82'34'49" WEST, A DISTANCE OF 5.66 FEET; THENCE NORTH 07'25'11" EAS DISTANCE OF 7.31 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 106.50 F OF 102.75 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 24.00 FEET; THE SOUTH 07'25'11" WEST, A DISTANCE OF 24.00 FEET; THE SOUTH 07'25'11" WEST. A DISTANCE OF 24.00 FEET; THE SOUTH 07'25'11" WEST. A DISTANCE OF 7.83 FEET; THENCE SOUTH 82'34'49" EAST

ISTANCE OF 185.00 FEET; THENCE
THENCE SOUTH 82'34'49" EAST, A
WEST, A DISTANCE
DISTANCE OF 3.88 FEET; THENCE
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 2.817 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 28.17 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 16.50 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 28.17 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 10.50 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.

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 MAIM—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 80'36'43" EAST, A DISTANCE OF 64.79 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 80'36'43" EAST, A DISTANCE OF 57.00 FEET; THENCE NORTH 82'24'24" WEST, A DISTANCE OF 47.82 FEET; THENCE NORTH 07'34'10" WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET; THENCE NORTH 07'34'10" EAST, A DISTANCE OF 47.82 FEET; THENCE NORTH 07'34'10" EAST, A DISTANCE OF 47.82 FEET, THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET; THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET; THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET; THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET, THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET, THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET, THENCE NORTH 07'34'10" EAST, A DISTANCE OF 417.82 FEET TO THE POINT OF BEGINNING.

THOSE LANDS SET FORTH IN THAT QUIT CLAIM DEED FROM FONTAINEBLEAU FLORIDA HOTEL, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO FONTAINEBLEAU FLORIDA TOWERS 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, TOCETHER 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

MAMI BEACH IMPROVEMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 7 AND 8, OF THE DUBLIC 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, A DISTANCE OF 28.42 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 18.63 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 28.42 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 52.06 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 18.65 OF FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 52.06 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 52.36 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.07 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.07 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.07 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.07 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.07 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 10.100 FEET; THENCE SOUTH 82'34'49" WEST, A DISTANCE OF 10.34 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 10.100 FEET; THENCE SOUTH 82'34'49" WEST, A DISTANCE OF 10.34 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 10.100 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 10.100 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 10.100 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 6.67 FEET; THENCE NORTH 82'34'49" EAST, A DISTANCE OF 10.34 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82'34'49" EAST, A DISTANCE OF 10.34 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 0.60 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 0.70 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 0.70 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 1.00 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 1.00 FEET; THENCE SOUTH

## 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 SUBDIMISION 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 MAMI 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 O'727'50' EAST ALONG THE WESTERLY LINE OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LINITS OF THE FONTAINEBLEAU PROPERTY. THENCE SOUTH 82'34'49" EAST, ALONG SAID SOUTHERLY LINITS OF THE FONTAINEBLEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NOTH O'725'11" EAST, A DISTANCE OF 18.63 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 18.63 FEET TO THE POINT OF BEGINNING; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 18.65.0 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 208.83 FEET TO THE POINT OF BEGINNING. SAID LAND STUATE, L'NING AND BEING IN THE CITY OF MAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

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

ALSO LESS AND EXCEPT FROM PARCEL 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 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 FONTAINBELEDAL WII TOWER FOOTERINT.

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"3"4"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 18.50 FEET; THENCE SOUTH 82"3"4"4" EAST, A DISTANCE OF 20.8.33 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07"25"11" WEST, A DISTANCE OF 186.50 FEET; THENCE NORTH 82"3"4"49" EAST, A DISTANCE OF 20.8.33 FEET TO THE POINT OF BEGINNING, SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI—DADE COUNTY, FLORIDA.

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 COEAN 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, FLORIDIA, 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 38.50 FEET, WHICH SAID ELEVATIONS ARE SET ON THE COURSES SET FORTH BELOW, COMPRISING THE GARAGE AREA ON THE THIRD AND FOURTH LEVELS.

TE F.E. # RENSE SIGNEY FILED TO SHOW ALL PARCEL LESS P

529 W. FLAGLERS T, MIAMI, FL 33130
TEL (305) 324-761; FR (305) 324-0809
AAM BEACH
449 NW 35TH ST BOCA RATON, FL 33431
AAAL: INFO@BISCAYNEENING.COM

BISCAYNI ENGINEERIN SURVEYORS : ENGINEERS

· SINCE 1898

,Miami Beach FL

Ilins Avenue, Miami Be

4441 Collins Aver

ORDER No. 03-86658 SHEET No.

2 of 5

# 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.

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

N/A Affects
N/A Affects

Affects

N/A

N/A

turvey prepared by N/A

Plottable

Plottable Plottable

Plottable See survey

Consul Tech Surveying & Mapping Inc., dated. September 14,2010, and last revised April 9,2012 as job# 01010420.11 (as to Parcel E)

## Catalan Diff

Schedule B-II						
Commitment Item No.	Official Records Book, (O.R.B.)	Page, (PG.)	Affects / Does Not Affect	Piotrable / Not Plottable	Comment	
ITCIII INO.	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	175-[	Affects	Not Plottable	This is not a survey related from, (Rooflop and Das Lease Agreement)	
	21333 23366	174 449	Affects Affects	Plottable, (Parcel D) Plottable, (Parcel D)	Sovereignty Submerged Land Lease (See Survey) Assignment of Sovereignty Submerged lands Lease (See Survey)	
7	24764	4116	Affects	Not Plottable	Sovereignty Submerged Land Lease Modification	
	25455	1211	Affects	Plottable, (Parcel D)	Sovereignty Submorged Land Lease Renewal (See Survey)	
	28049	1916	Affects	Not Plottable	Sovereignty Submerged Land Lease Renewal	
8	Plat Book S	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 Plottable	Coastal Construction Control Line, (See Survey)	
	Plat Book 105 9517	62 2028	Affects Affects	Plottable	Erosion Control Line, (See Survey)  Erosion Control Line, (See Survey)	
11	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)	
1.4	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, (Formainebleau II and Carage)	
17	23366 26405	397 4772	Affects Affects	Not Plottable Not Plottable	Declaración of Restrictive Coverants in Lieu of Unity of Tale  First Amendment to the Declaration of Restrictive Coverants 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 25	11575 12034	2273 1609	Affects Affects	Plottable Plottable	Essement in flavor of Florida Power & Light Company, (See Survey)  Essement in favor of the City of Miami Beach, (See Survey)	
26	12034	1612	Affects	Plottable	Essement 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)	
	14277	666	Affects	Plottable	Exclusive License and Easement Agreement, (See Survey)	
28	14484	180	Affects	Plottable	Agreement, (See Survey)	
	18870	545	Affects	Not Plottable	Confirmatory Agreement	
	20873	256	Affects	Not Plattable	Second Confirmatory Agreement Order of Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club)	
29 30	19179 20025	1094 4701	Affects Affects	Not Plottable Not Plottable	Landscaping Easement in favor of the City of Miami Beach	
31	20155	1065	Affects	Plottable	Easement in Favor of Bellsouth Telecommications, (See Survey)	
32	21882	4863	Affects	Plottable	Order of the Miami Beach Board of Adjustment, (Fortainebleau III Ocean Club), (See Survey)	
33	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	t186	Affects	Not Plottable	This is not a survey related item, (Partial Release of Memorandum of Agreement)	
35 36	23434 23921	4159 1681	Affects Affects	Not Plottable Not Plottable	City of Miami Beach board of Adjustment Modification/Extension of Time Order  Order from The Historic Preservation Board of the City of Miami Beacl-	
37	23921	1358	Affects	Not Plottable	This is not a survey related item, (Mermorandum 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)	
40	24482 24559	4680	Affects	Not Plottable	Conditional Use Permit  Order From the Roard of Adjustment of the City of Minni Roards	
41	24559	3330 1456	Affects Affects	Not Plottable Not Plottable	Order from the Board of Adjustment of the City of Miami Beach 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 Pluttable	Order from The Historic Preservaton Board of the City of Miami Beach	
47	26194	2837	Affects	Plottable	Easement in Favor of Florida Power & Light Company, (See Survey)	
48	26288 26450	590 979	Affects Affects	Not Plottable Not Plottable	Order from The Historic Preservaton Board of the City of Miami Beach	
50	26450	1005	Affects Affects	Not Plottable	Order from the Board of Adjustment of the City of Miami Beach 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 Preservaton Board of the City of Miami Beach	
55	27627	3910	Affects	Not Plottable	Order from The Historic Preservaton Board of the City of Miami Beach, Florida	
56 57	28164 22955	1044	Affects Affects	Not Plottable Not Plottable	Order from The Miami-Dade County Preservation Board	
58	26167	3646	Affects	Not Plottable	Declaration of Condominium Fontainebleau II  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					r 14,2010, and last revised April 15,2012 as job# 01010420,11;	
а b.	N/A N/A	N/A N/A	Affects Affects	Plottable Plottable	See survey	
υ.	N/A	N/A N/A	Affects Affects	Plottable	Sec survey	

## 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 FLAT 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 41.75 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 5.67 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 5.67 FEET; OF 5.67 FEET; THENCE NORTH 0725/11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 82234/49" EAST, A DISTANCE OF 5.67 FEET; THENCE NORTH 0725/11" EAST, A DISTANCE OF 5.50 FEET; THENCE NORTH 82344/9" EAST, A DISTANCE OF 10.70 FEET; THENCE NORTH 8234/49" WEST, A DISTANCE OF 103.42 FEET; THENCE SOUTH 0725/11" WEST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 0725/11" WEST, A DISTANCE OF 0.67 FEET; THENCE SOUTH 0725/11" WEST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 0725/11" WEST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 0725/11" WEST, A DISTANCE OF 6.75 FEET; THENCE SOUTH 0725/11" WEST, A DISTANCE OF 3.92 FEET; THENCE SOUTH 8234/49" WEST, A DISTANCE OF 5.92 FEET; THENCE SOUTH 0725/11" WEST, A DISTANCE OF 8234/49" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 8234/49" WEST, A DISTANCE DISTANCE OF 3.92 FEET; THENCE SOUTH 0725'11" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 82'34'49" WEST, A DISTANCE OF 15.08 FEET; THENCE NORTH 87'25'11" WEST, 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 7.66 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 16.67 FEET; THENCE SOUTH 07'25'11" WEST, A DISTANCE OF 26.17 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 10.67 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 82'34'49" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 97'25'11" WEST, A DISTANCE OF 10.0

PARCEL C: (TOWER 4 - "NORTH TOWER") FITTURE 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

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

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.

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 RECORDED WINT 12, 2003 IN OFFICIAL RECORDS BOOK 2350, FAME 449, AS SUBSEQUENTLY AMENDED BY SOVEREIGNTY SUBMERGED LANDS LEASE RECORDED BY SOVEREIGNTY SUBMERGED JULY 28, 2006 IN OFFICIAL RECORDS BOOK 24764, PAGE 4116, AND AS FURTHER AFFECTED BY SOVEREIGNTY SUBMERGED LANDS LEASE 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,

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 RICHT-OF-WAY OF COLLINS AVENUE; THENCE CONTINUE ON A WESTERLY PROJECTION OF THE NORTH LINE OF THE FONTAINBELGAU PROPERTY (ALSO DESCRIEDED AS DIVERSINGED AS THE NORTH SIDE OF THE SOUTH 50.00 FEET OF LOT 3 AS DESCRIED ASDOVE) 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.) LYNG ON THE EASTERLY LINE OF INDIAN CREEK (AS RECORDED ON THE ASSTERLY LINE O

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 0939'38" 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.

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.

A PORTION OF THE NORTHERLY 125 OO FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED "R.P. VAN CAMP" ON THE "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH

MPROVEMENT 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 SUBJUISION 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 FONTAINERLEAU 111 TOWER FOOTPRINT

COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE COMMENCE AT THE SOUTHWEST CORNER OF SAID R.P. VAN CAMP "TRACT AS PER SAID "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAM 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, FLORDIA; THENCE NORTH OTZ?"50" EAST ALONG THE WESTERLY LIME OF SAID "R.P. VAN CAMP" TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTHERLY LIMITS OF THE FONTAINBELEAU PROPERTY, THENCE SOUTH 82.34"49" EAST, ALONG SAID SOUTHERLY LIMITS OF THE FONTAINBELEAU PROPERTY, A DISTANCE OF 28.42 FEET; THENCE NORTH 07"25"11" EAST, A DISTANCE OF 13.83 FEET TO THE POINT OF A DISTANCE OF 28.42 FEET, HENCE NORTH 0725/11" EAST, A DISTANCE OF 18.650 FEET, THENCE NORTH 0725/11" EAST, A DISTANCE OF 18.650 FEET, THENCE SOUTH 0725/11" WEST, A DISTANCE OF 18.650 FEET, THENCE SOUTH 0725/11" WEST, A DISTANCE OF 18.650 FEET, THENCE NORTH 82'34'49" WEST, A DISTANCE OF 208.83 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYNG 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 A PORTION OF THE NORTHEREM 123-00 FEED OF THAT CERTAIN TRACE MARKED AND DESIGNATED R.F. VAIN 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 OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVERNMENT LOTS 1, 2, 3, 4, 5, 6, 8, AND 7 OF SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAIT 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 EAVATION .0.0 ACCORDING TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.C.V.D. '29), AND EXTENDING 2.0.67 FEET ABOVE SAID ELEVATION 37.83 FEET TO ELEVATION 55.50 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 0772750" 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 26.42 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 14.17 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07'25'11" EAST, 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 5.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 5.67 FEET; THENCE NORTH 07'25'11" EAST, 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 5.67 FEET; THENCE NORTH 07'25'11" EAST, 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 1.67 FEET; THENCE NORTH 07'25'11" EAST, A DISTANCE OF 2.00 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF 6.67 FEET; THENCE SOUTH 07'25'11" EAST, A DISTANCE OF COMMENCE AT THE SOUTHWEST CORNER OF SAID "R.P. VAN CAMP" TRACT AS PER SAID "AMENDED MAP OF THE 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 3.92 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 NORTH 82'34'49" WEST, A DISTANCE OF 3.66 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 OF 23.30 FEET, THENCE SOUTH 82.34.49" EAST, A DISTANCE OF 14.30 FEET, THENCE SOUTH 07.25"11" WEST, 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 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 0725711" 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.



.DADE T, MIAMI, FL 33130 FAX (305) 324-0809 BEACH CA RATON, FL 33431

MIAMI 529 W. FLAGLER S TEL (305) 324-7671, PALM I 749 NW 35TH ST, 850

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Beach

Avenue, Miami

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DEVELOPMENT

AINEBLEAU 4441

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## BOUNDARY SURVEY GRAPHIC SCALE THE FONTAINEBLEAU RESORT 4441 COLLINS AVENUE.MIAMI BEACH FL ( IN FEET ) 1 inch = 60 ATLANTIC OCEAN S43\*33'06"E 25.25 FND MAG. NAIL & WASHER NO ID FND. DRILL HOLE ON BOARD WALK-EAST 2' EROSION CONTROL LINE (PLAT BOOK 105, PG. 62, 55"W 699.70' M.D.C.R.) EASEMENT No.2 O.R.B. 12034, rPG. 1612 S07\*56'42"W 125.01'\_ 125' (DESC.) S05°02'55"W S08\*20'03"W 250 03' S08°40'55"W 699.70' \_FND MAG. NAIL & WASHER STAMPED "LB 7121" FLOOD ZONF "Y" FLOOD ZONE X N06'08'11"E 125.03' N06'38'04"E 699.69' \_\_\_\_\_LOTS 5 AND 8 \_\_\_\_ R.P.VAN CAMP (P.B.5, PGS.7-8; M.D.C.R.) N08\*20'50"E 250.03 BULKHEAD LINE PER PLAT BOOK 74 PAGE 1 (M.D.C.R.) AS DESCRIBED IN ORDINANCE NO. 1159, SECTION 2 AND NO. 1112, SECTION 1 - CITY OF MIAM BEACH NORTH LINE LOT 1, BLOCK 39 N82'43'42"W 227.30' (FROM PROPERTY CORN TO COASTAL CONSTRUCTION CONTROL LINE) PARCEL 3 NORTHING: 539918.73 FASTING: 944999.74 6' EASEMENT FOR LIGHT AND AIR O.R.B. 2167, PG. 144 COASTAL CONSTRUCTION -CONTROL LINE N07\*16'18"E 125.00 NO716'18"F 699.82' 0.59'S. (TO PROPERTY CORNER TIE) NORTHING: 540863.83 EASTING: 945097.76 S01°47'05"W 234.13' 0.92'S. (TO PROPERTY CORNER TIE) 125.00 NORTHING: 540629.81 EASTING: 945090.47 +N07"16'18"E 17.03' EASEMENT O.R.B. 25773, EXISTING RESORT SITE F.D.E.P. MONUMENT R-54 NORTHING: 541718.85-EASTING: 945096.15 PARCEL 1 FPL EASEMENT O.R. 25773, PAGE 255 EXISTING RESORT SITE AREA: 452,589 Sq. Ft. 10.39 Acres PARCEL F P.O.B. PARCEL 2 N07\*25'11"E 125:00" AREA: 160,044 Sq. Ft. 3.67 Acres (N09°24°E /25° DESC.) WEST UNE S07°25'11"V "R.P. WAN CAMP" PARCEL 4 "LESS AND EXCEPT", PARCEL E "(ALSO LESS)" NORTHWEST CORNER OF "R.P. VAN CAMP" (P.B. 5, PGS. 7–8; M.D.C.R.) AND 220.45 LOT "A" AMENDED PLAT OF THE INDIAN BEACH COPPORATION'S SUBDIVISION OF LANDS IN GOVT. (PLAT BOOK 8 AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA) P.O.B. NOT FND PARCEL 5 PARCEL 'A' (INCLUDES PARCELS 1-5) PARCEL 4 T ALONG P P.0.E FP&L EASEMENT (0.R.B. 26194, PG. 2839, D.C.R.) P 0 C 19 (PARCEL D) MARINA WEST OF FONTAINEBLEAU RESORT (SUBMERGED LANDS LEASE) P.O.C. PARCEL C NORTHWEST CORNER LOT "A" F.P.L EASEMENT O.R.B. 11575, PG. 2273 233.24 NOT FND-& WASHER COLLINS AVENUE (SR A1A) LEASTERLY LINE COLLINS AVENUE NORTH LINE OF THE SOUTH -1/2 OF LOT 3 PRODUCED WESTERLY (P.B. 8, PG. 61 M.D.C.R.) 82'30'49"E 6.00' FND. MAG NL&W \_STAMPED LB#7121 (0.50' OFFSET WES' NORTHERLY LINE LOT "A" \_ PRODUCED WESTERLY SOUTHERLY LINE LOT "A" NORTH LINE J.H. SNOWDEN EXTENDED WESTERLY PARCEL 2 PARCEL 1 N 82'34'49.4" W "TOGETHER WITH" PARCEL AREA:1501 Sq. Ft. 0.03 Acres WESTERLY BOUNDARY COLLINS AVENUE FND 5/8" I.R.C. STAMPED LB #7121 SOUT S09°21'17"W 250.14 S82\*34'49"E S09\*39'38"W 700.96' N09\*21'17"E 250.14' (S09\*27'16.7"W 245.51' DESC.) N09'39'38"E 700.96' (700.812' DESC.) P.O.B. FND. MAG NAIL & WASHER STAMPED LB #7121-(1.5' OFFSET EAST) PARCEL D (PARCEL D) MARINA WEST OF FONTAINEBLEAU S82\*30'49.4"E 70.05' EASTERLY BOUNDARY INDIAN CREEK RESORT (SUBMERGED LANDS LEASE) FND. MAG NAIL & WASHER STAMPED LB#7121 (0.50' OFFSET WEST) SUBMERGED LANDS LEASE (O.R.B. 21333, PG. 174; M.D.C.R.) AREA: 66,583 Sq. Ft. 1.53 Acres - S82\*30'50"E 6.00' N09°21'17"E 250.14' (S09°27'16.7"W 243.0287' DESC.) N09\*39'38"E 701.04' (703.3754' DESC.) UNABLE TO SET CORNER (IN INDIAN CREEK) O.R. BOOK 22022, PAGE 4197 INDIAN CREEK SUBMERGED LAND PARCEL INDIAN CREEK CANAL PARCEL OWNERSHIP PARCEL OWNER LEGEND 1. FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY PARCEL DESIGNATION - CALCULATED - CENTERLINE - ARC LENGTH - RADIUS DESC. - PER LEGAL DESCRIPTION - ELEVATION - FOUND - FLORIDA POWER AND LIGHT 2. FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY STRUCTURE PARCELS AFFECTED 3. FONTAINEBLEAU FLORIDA HOTEL, LLC. A DELAWARE LIMITED LIABILITY COMPANY CURVE DELTA LENGTH M.D.C.R. O.R.B. P.B. P.O.B. - MIAMI-DADE COUNTY RECORDS - OFFICIAL RECORDS BOOK - PLAT BOOK - CENTRAL ANGLE - SQUARE FEET 4. FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY FONTAINEBLEAU HOTEL 5. FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY FONTAINEBLEAU 2 - IRON PIPE - POINT OF BEGINNING - POINT OF COMMENCMENT C. FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY FONTAINEBLEAU III 1, 3 D 65'30'23" 57.17' 50.00' E 24'50'24" 32.52' 75.00' D. FONTAINEBLEAU FLORIDA HOTEL, LLC. A DELAWARE LIMITED LIABILITY COMPANY FONTAINEBLEAU IV (PROPOSED NORTH TOWER) NAIL AND DISC - LB# 3527 E. FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY ID. 5/8" IRON ROD AND CAP - LB# 3527 JUND NAIL AND TIN TAB - LB# 166 F. FONTAINEBLEAU FLORIDA TOWER 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY TOWER III FONTAINEBLEAU FLORIDA TOWER 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY TOWER III FONTAINEBLEAU TOWER 3 GARAGE GARAGE AND RESTAURANT, LLC, A FLORIDA LIMITED RESTAURANT LIABILITY COMPANY PROPOSED SOUTH PARKING GARAGE

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