

# SKETCH OF SURVEY KIMPTON SURFCOMBER HOTEL

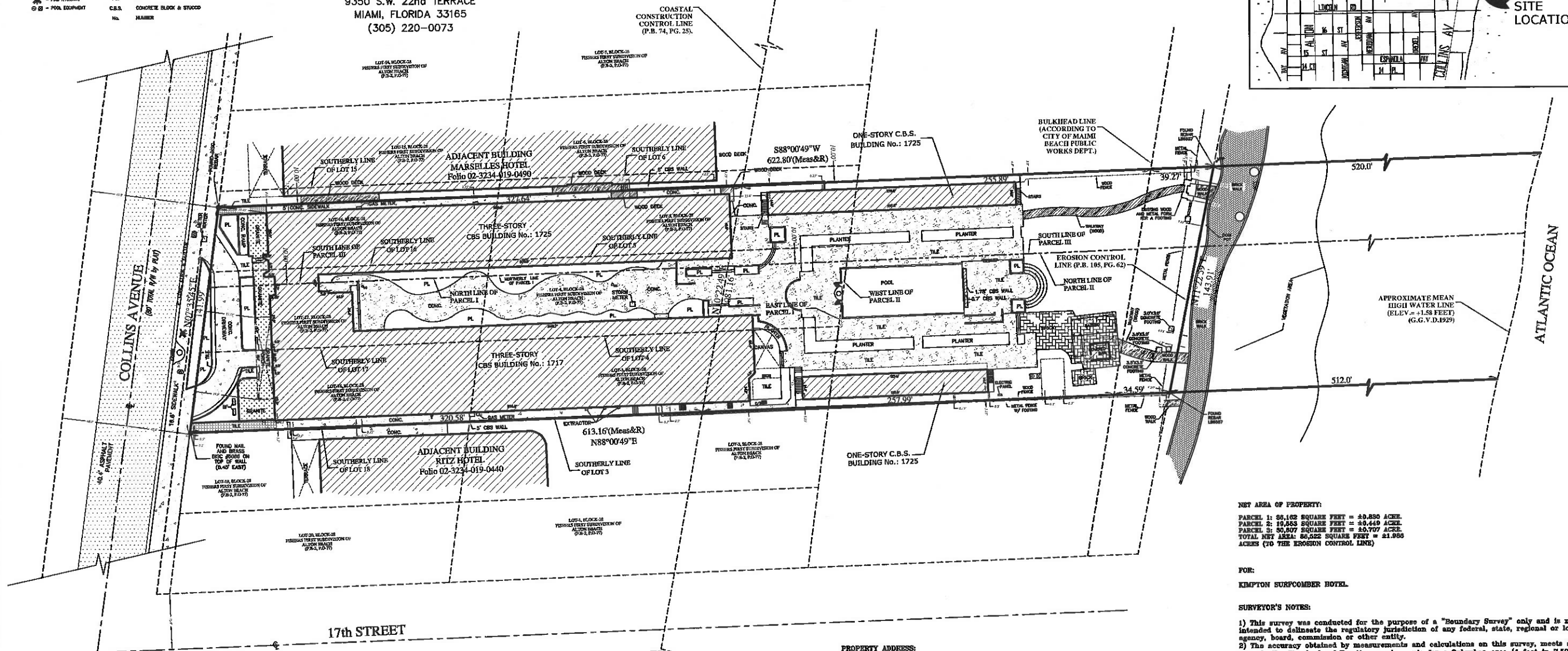
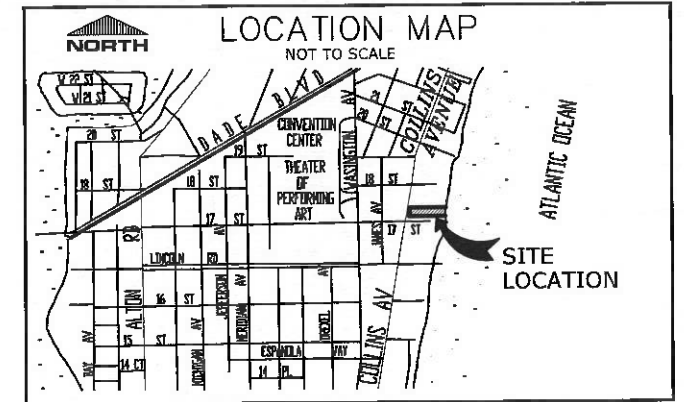
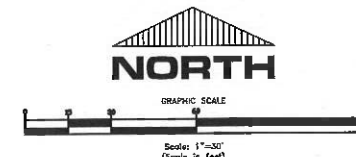
PREPARED BY:

GUNTER GROUP, INC.

LAND SURVEYING - LAND PLANNING  
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507  
9350 S.W. 22nd TERRACE  
MIAMI, FLORIDA 33165  
(305) 220-0073

LEGEND:  
CROWN BUSH  
WATER METER  
ELECTRIC METER  
AIR CONDITIONER  
CLEAN OUT  
FIRE HYDRANT  
POOL EQUIPMENT

ABBREVIATIONS:  
R/W RIGHT OF WAY  
PL PLANTER  
CONC CONCRETE  
P.B. PLAT BOOK  
PAGE PAGE  
C.B.S. CONCRETE BLOCK & STUCCO  
NO. NUMBER



NET AREA OF PROPERTY:  
PARCEL 1: 35,103 SQUARE FEET = ±0.806 ACRES  
PARCEL 2: 19,553 SQUARE FEET = ±0.449 ACRES  
PARCEL 3: 30,807 SQUARE FEET = ±0.707 ACRES  
TOTAL NET AREA: 85,463 SQUARE FEET = ±1.962 ACRES (TO THE EROSION CONTROL LINE)

FOR:

KIMPTON SURFCOMBER HOTEL.

SURVEYOR'S NOTES:

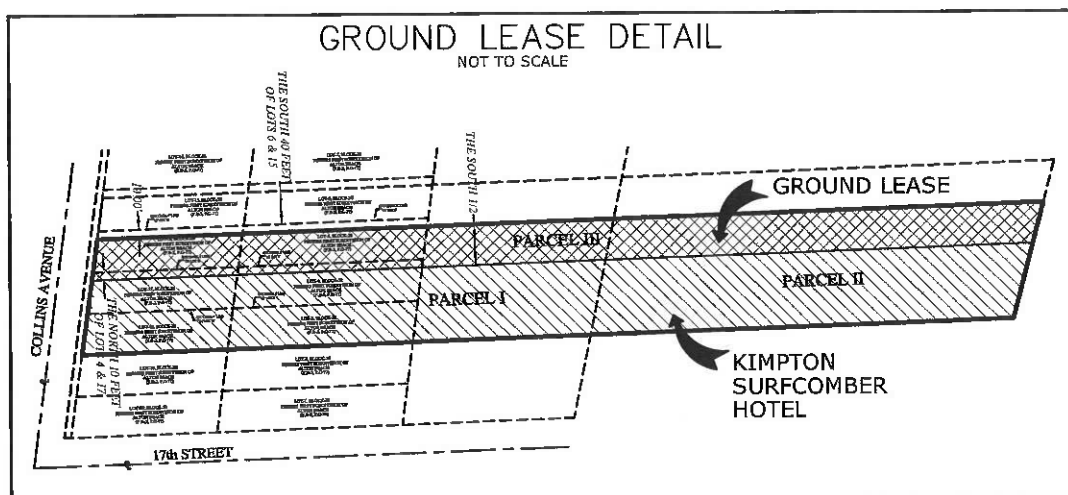
- 1) This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 63-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of S07°35'46"W along the boundary line of the subject property.
- 4) The North arrow direction shown hereon is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) According to the National Flood Insurance Program the subject property falls in Community No. 120651, Panel No. 0317, Suffix: 1, Date of FIRM: 09-11-2009, Flood Zone: AE, Base Flood Elevation: 8 feet; Flood Zone: X; Flood Zone: VE, Base Flood Elevation: 10 and 11 feet; (All of the structures are located within in Flood Zone AE, Based Flood Elevation 8 feet).
- 11) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning Information.
- 12) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 13) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to KIMPTON SURFCOMBER HOTEL; that the Sketch of Boundary Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and plotted under my direction; also that meets the Standards of Practice set in Chapter 63-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Revised to show areas: 09-17-2019  
Date: 06-10-2019  
Job No.: 18-31716  
Sketch No.: 29368

By: Rolando Ortiz LS 4312  
Professional Land Surveyor  
& Mapper, State of Florida.

## GROUND LEASE DETAIL NOT TO SCALE



GROUND LEASE NOTE:  
THE GROUND LEASE WAS PLOTTED USING THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 3302, PAGE 57; OFFICIAL RECORDS BOOK 3035, PAGE 564; OFFICIAL RECORDS BOOK 14852, PAGE 2254; AND OFFICIAL RECORDS BOOK 17599, PAGE 215; ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:

1717 and 1725 Collins Avenue, Miami Beach, Florida 33139.

LEGAL DESCRIPTION:

PARCEL I:

Lots 5 and 16 and the South 40 feet of Lots 4 and 17, in Block 28, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida.

PARCEL II:

Beginning at the Southeast corner of Lot 3, in Block 28, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida, then run in a Northerly direction along the East line of Block 28, a distance of 91.28 feet to a point; thence run in an Easterly direction along a line parallel to and 10 feet South of the North line of Lot 4, Block 28 produced, to High Water Line of the Atlantic Ocean; thence run in a Southerly direction, meandering said High Water Line a distance of 91.28 feet plus or minus to a point; thence run in a Westerly direction along the South line of Lot 3, Block 28 produced, to the Point of Beginning.

PARCEL III:

The South half of: North 10.00 feet of Lots 4 and 17; all of Lots 5 and 16, and the South 40 feet of Lots 6 and 15, in Block 28, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida, together with the land lying to the East thereof, to the high water mark of the Atlantic Ocean.

ALSO KNOWN AS:

LEGAL DESCRIPTION:

Lots 16 and 5, less the North 10.00 feet thereof, and all of Lots 17, 18, 3 and 4, in Block 28, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

That certain parcel of land lying South of the North line lot of above described parcel, extended Easterly, lying North of the South line of the above described parcel, extended Easterly, lying East of the East line of the above described parcel, and lying West of the Mean High Water Line of Atlantic Ocean.