

Agent File Number: 20130769					
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, (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 Lands Lease Modification
	25455	1211	Affects	Plottable, (Parcel D)	Sovereignty Submerged lands Lease Renewal, (See Survey)
	28049	1916	Affects	Not Plottable	Sovereignty Submerged lands 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)
	9517	2028	Affects	Plottable	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)
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 II 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)
	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
29	19179	1094	Affects	Not Plottable	Order of Miami Beach Board of Adjustment, (Fontainebleau III Ocean Club)
30	20025	4701	Affects	Not Plottable	Landscaping Easement in favor of the City of Miami Beach
31	20155	1065	Affects	Plottable	Easement in favor of BellSouth Telecommunications, (See Survey)
32	21882	4863	Affects	Plottable	Order of the Miami Beach Board of Adjustment, (Fontainebleau 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	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
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	3643	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, (Rights 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

FONTAINEBLEAU RESORT

REVISIONS:

1. 09/24/2010 – Revise Certification per Attorney Request – PSR
2. 02/08/2011 – Revise Title Review. (Page 2 Only)
3. 02/01/2012 – ALTA/ACSM TITLE SURVEY UPDATE – JAW/PSR
4. 04/09/2012 – REVISIONS BASED ON CLIENT / ATTORNEY REVIEW – PSR

FONTAINEBLEAU RESORT

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F.B.	PG.
3340	1-73
334R	12/21-23
334Q	5
334P	32

SCALE: 1"=30'
DRAWN BY: JAM/PSR
CHECKED BY: SPB/DJH
DATE: 09/14/2010
PROJECT NO.: 01010420.11
SHEET 2 OF 7

ALTA/ACSM LAND TITLE SURVEY OF FONTAINEBLEAU RESORT

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 Half 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 8 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; 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 3:

That port 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 West, a distance of 125 feet of 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 Miami-Dade County, Florida, said tract 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 4:

All of that certain tract of land designated as "J.H. 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 Pages 7 and 8, of the Public Records of Miami-Dade County, Florida;

Less and except the portion thereof that is included in the following described parcel:

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 0725'11" 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 or 220.45 feet, thence North 82°34'49" West, 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 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 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 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 at 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 0725'11" 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;

AND

PARCEL 5:

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 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 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 South 0725'11" West, 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 North 82°34'49" West, 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 North 0725'11" East, along the last described line, for a distance of 15.00 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 90°00'00", for a distance of 78.54 feet to the point of tangency, thence North 82°34'49" West, 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 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 24°50'24", for a distance of 32.52 feet to the point of tangency, thence North 09°39'38" East, 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 South 80°20'22" East, 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 South 82°34'49" East, along the South line of Tract "A" as shown on 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," 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;

LESS AND EXCEPTING FROM SAID PARCELS 1 THROUGH 5 THE TOWER III 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 pages 7 and 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 Northwestern 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 0727°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 0727°50' East, a distance of 134.54 feet; thence South 82°32'10" East, a distance

of 218.08 feet; thence South 0727°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 0727°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 0727°50' West, a distance of 20.41 feet; thence North 82°32'10" West, a distance of 56.86 feet; thence North 0727°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 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, 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 (N.G.V.D. 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 0727°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 0725'11" 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 0725'11" East, a distance of 6.83 feet; thence South 82°34'49" East, a distance of 0.67 feet; thence North 0725'11" East, a distance of 1.17 feet; thence North 82°34'49" West, a distance of 5.00 feet; thence North 0725'11" East, a distance of 57.25 feet; thence North 0725'11" East, a distance of 1.83 feet; thence North 0725'11" East, a distance of 16.00 feet; thence South 82°34'49" East, a distance of 1.83 feet; thence North 0725'11" East, a distance of 22.25 feet; thence North 82°34'49" West, a distance of 0.67 feet; thence North 0725'11" East, a distance of 6.83 feet; thence North 0725'11" East, a distance of 4.67 feet; thence North 0725'11" East, a distance of 1.83 feet; thence South 82°34'49" East, a distance of 1.01 feet; thence North 0725'11" East, a distance of 15.67 feet; thence North 82°34'49" West, a distance of 1.00 feet; thence North 0725'11" East, a distance of 14.69 feet; thence South 82°34'49" East, a distance of 0.58 feet; thence North 0725'11" East, a distance of 26.83 feet; thence South 82°34'49" East, a distance of 43.60 feet; thence North 0725'11" East, a distance of 13.67 feet; thence South 82°34'49" East, a distance of 21.06 feet; thence South 0725'11" West, a distance of 7.00 feet; thence South 82°34'49" East, a distance of 58.67 feet; thence North 0725'11" East, a distance of 4.67 feet; thence South 82°34'49" East, a distance of 9.33 feet; thence North 0725'11" East, a distance of 5.33 feet; thence South 82°34'49" East, a distance of 2.33 feet; thence North 0725'11" West, a distance of 185.00 feet; thence North 82°34'49" West, a distance of 52.00 feet; thence North 0725'11" East, a distance of 2.65 feet; thence North 82°34'49" West, a distance of 5.66 feet; thence North 0725'11" East, a distance of 6.66 feet; thence South 82°34'49" East, a distance of 7.31 feet; thence North 0725'11" East, a distance of 106.50 feet; thence North 82°34'49" West, a distance of 102.75 feet; thence South 0725'11" West, a distance of 24.00 feet; thence North 82°34'49" West, a distance of 3.88 feet; thence South 0725'11" West, a distance of 7.83 feet; thence South 82°34'49" East, a distance of 3.05 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 0725'11" East, a distance of 0.50 feet; thence North 82°34'49" West, a distance of 7.67 feet; thence North 0725'11" West, a distance of 2.33 feet; thence North 82°34'49" West, a distance of 3.08 feet; thence North 0725'11" West, a distance of 28.17 feet; thence North 82°34'49" West, a distance of 14.50 feet; thence South 0725'11" West, a distance of 28.50 feet; thence South 82°34'49" East, a distance of 3.25 feet; thence South 0725'11" West, a distance of 5.67 feet; thence South 82°34'49" East, a distance of 10.67 feet; thence South 0725'11" West, a distance of 10.50 feet; thence North 82°34'49" West, a distance of 16.92 feet; thence South 0725'11" West, a distance of 0.33 feet; thence North 82°34'49" West, a distance of 3.08 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 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, and being more particularly described as follows:

The vertically enclosed area beginning 57.92 feet above elevation 0.00 as per the National Geodetic Vertical Datum of 1929 (N.G.V.D. 29) and extending 172.00 feet above said elevation 57.92 feet to elevation 230.00 feet, which said elevations are set on the courses set forth below, comprising the fifth through roof 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 57.92 feet. National Geodetic Vertical Datum of 1929 (N.G.V.D. 29) being a vertical distance of 57.92 feet to the Point of Beginning.

Thence North 0725'11" East, a distance of 6.83 feet; Thence South 82°34'49" East, a distance of 0.67 feet; Thence North 0725'11" East, a distance of 1.17 feet; Thence North 82°34'49" West, a distance of 5.00 feet; Thence North 0725'11" East, a distance of 57.25 feet; Thence North 82°34'49" West, a distance of 1.83 feet; Thence South 82°34'49" East, a distance of 1.83 feet; Thence North 0725'11" East, a distance of 22.25 feet; Thence North 82°34'49" West, a distance of 0.67 feet; Thence North 0725'11" East, a distance of 6.83 feet; Thence South 82°34'49" East, a distance of 4.67 feet; Thence North 0725'11" East, a distance of 1.83 feet; Thence South 82°34'49" East, a distance of 1.01 feet; Thence North 0725'11" East, a distance of 15.67 feet; Thence North 82°34'49" West, a distance of 1.00 feet; Thence North 0725'11" East, a distance of 14.69 feet; Thence South 82°34'49" East, a distance of 0.58 feet; Thence North 0725'11" East, a distance of 26.83 feet; Thence South 82°34'49" East, a distance of 123.33 feet; Thence North 0725'11" East, a distance of 11.66 feet; Thence South 82°34'49" East, a distance of 9.33 feet; Thence North 0725'11" East, a distance of 5.33 feet; Thence South 82°34'49" East, a distance of 69.42 feet; Thence South 0725'11" West, a distance of 185.68 feet; Thence North 82°34'49" West, a distance of 179.51 feet; Thence South 0725'11" West, a distance of 0.33 feet; Thence North 82°34'49" West, a distance of 17.75 feet; Thence South 0725'11" 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.

The less and except portions from Parcel 1 through 5, The Tower III Building (described above) are the same as the property contained in the Declaration of Fontainebleau II Ocean Club Condominium, according to the Declaration of Condominium thereof as recorded on Official Records Book 26167, Page 3643, Public Records of 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 233.24 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" East, 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 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 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 0727°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 0725'11" East, a distance of 13.83 feet to the Point of Beginning; thence continue North 0725'11" East, a distance of 186.50 feet; thence South 82°34'49" East, a distance of 208.83 feet; thence South 0725'11" West, a distance of 186.50 feet; thence North 82°34'49" West, a distance of 52.36 feet; thence North 0725'11" East, a distance of 4.17 feet; thence North 82°34'49" West, a distance of 5.67 feet; thence North 0725'11" East, a distance of 6.67 feet; thence South 82°34'49" East, a distance of 5.67 feet; thence North 0725'11" East, a distance of 5.50 feet; thence South 82°34'49" East, a distance of 1.67 feet; thence North 0725'11" East, a distance of 101.00 feet; thence North 82°34'49" West, a distance of 103.42 feet; thence South 0725'11" West, a distance of 2.00 feet; thence South 82°34'49" East, a distance of 0.67 feet; thence South 0725'11" West, a distance of 6.67 feet; thence North 82°34'49" West, a distance of 4.75 feet; thence South 0725'11" West, a distance of 23.17 feet; thence South 82°34'49" East, a 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 0725'11" East, a distance of 0.50 feet; thence North 82°34'49" West, a distance of 7.67 feet; thence South 0725'11" West, a distance of 0.33 feet; thence North 82°34'49" West, a distance of 3.66 feet; thence South 0725'11" West, a distance of 29.50 feet; thence North 82°34'49" West, a distance of 14.58 feet; thence South 0725'11" West, a distance of 26.17 feet; thence South 82°34'49" East, a distance of 0.67 feet; thence North 0725'11" West, a distance of 2.67 feet; thence South 82°34'49" East, a distance of 2.33 feet; thence South 0725'11" West, a distance of 6.00 feet; thence North 82°34'49" East, a distance of 11.58 feet; thence South 0725'11" West, a distance of 10.00 feet; thence North 82°34'49" West, a distance of 16.83 feet; thence South 0725'11" 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 0727°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 0725'11" East, a distance of 13.83 feet to the Point of Beginning; thence North 0725'11" East, a distance of 186.50 feet; thence South 82°34'49" East, a distance of 208.83 feet; thence South 0725'11" 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 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 0727°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 0725'11" East, a distance of 13.83 feet to the Point of Beginning; thence North 0725'11" East, a distance of 186.50 feet; thence South 82°34'49" East, a distance of 208.83 feet; thence South 0725'11" West, a distance of 186.50 feet; thence North

ALTA/ACSM LAND TITLE SURVEY OF FONTAINEBLEAU RESORT

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 Hotelelrama 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 "THE 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 line 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°34'49.4" 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 703.754 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 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 Boardripple 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.K. 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 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 III Ocean Club Condominium, according to the Declaration of Condominium recorded in Official Records Book 26167, Page 36A3, 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 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.

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 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 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.

REVISIONS:

5.	10/24/2010	-	ALTA/ACSM LAND TITLE SURVEY UPRATE - DATE/REV
6.			
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10.			

REVISIONS:

1.	09/24/2010	-	Revise Certification per Attorney Request - PSR
2.	02/08/2011	-	Revise Title Review (Page 2 Only)
3.	03/07/2012	-	ALTA/ACSM LAND TITLE SURVEY UPRATE - MW/PSR
4.	04/09/2012	-	REVISION BASED ON CLIENT / ATTORNEY REVIEW - PSR

PROJECT:
FONTAINEBLEAU RESORT

SURVEY TYPE:
ALTA/ACSM LAND TITLE SURVEY

NOTE: THE UNDERSIGNED AND CONSULT-TECH SURVEYING & MAPPING, INC. (C/S) HAS REVIEWED THE INSTRUMENT AND 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. THE UNDERSIGNED AND CONSULT-TECH SURVEYING & MAPPING, INC. (C/S) HAS REVIEWED THE INSTRUMENT AND 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. THE UNDERSIGNED AND CONSULT-TECH SURVEYING & MAPPING, INC. (C/S) HAS REVIEWED THE INSTRUMENT AND 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. THE UNDERSIGNED AND CONSULT-TECH SURVEYING & MAPPING, INC. (C/S) HAS REVIEWED THE INSTRUMENT AND 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.

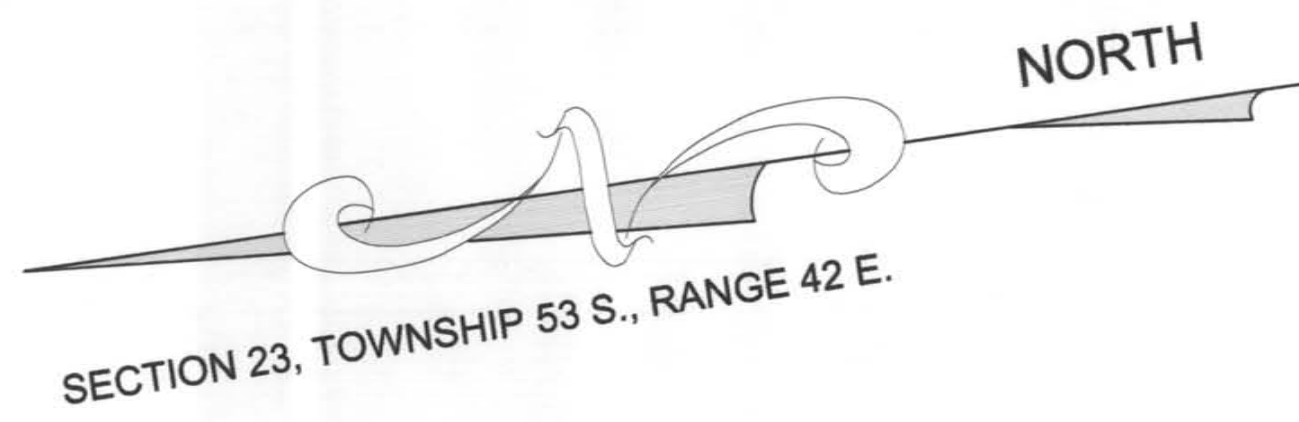
CSA CENTRAL, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION No. LB 783
610 BLUE LAGOON DRIVE, SUITE 301
MIAMI, FLORIDA 33136
Telephone : (305) 461-5844
Fax : (305) 461-5844
Website : www.csaing.com



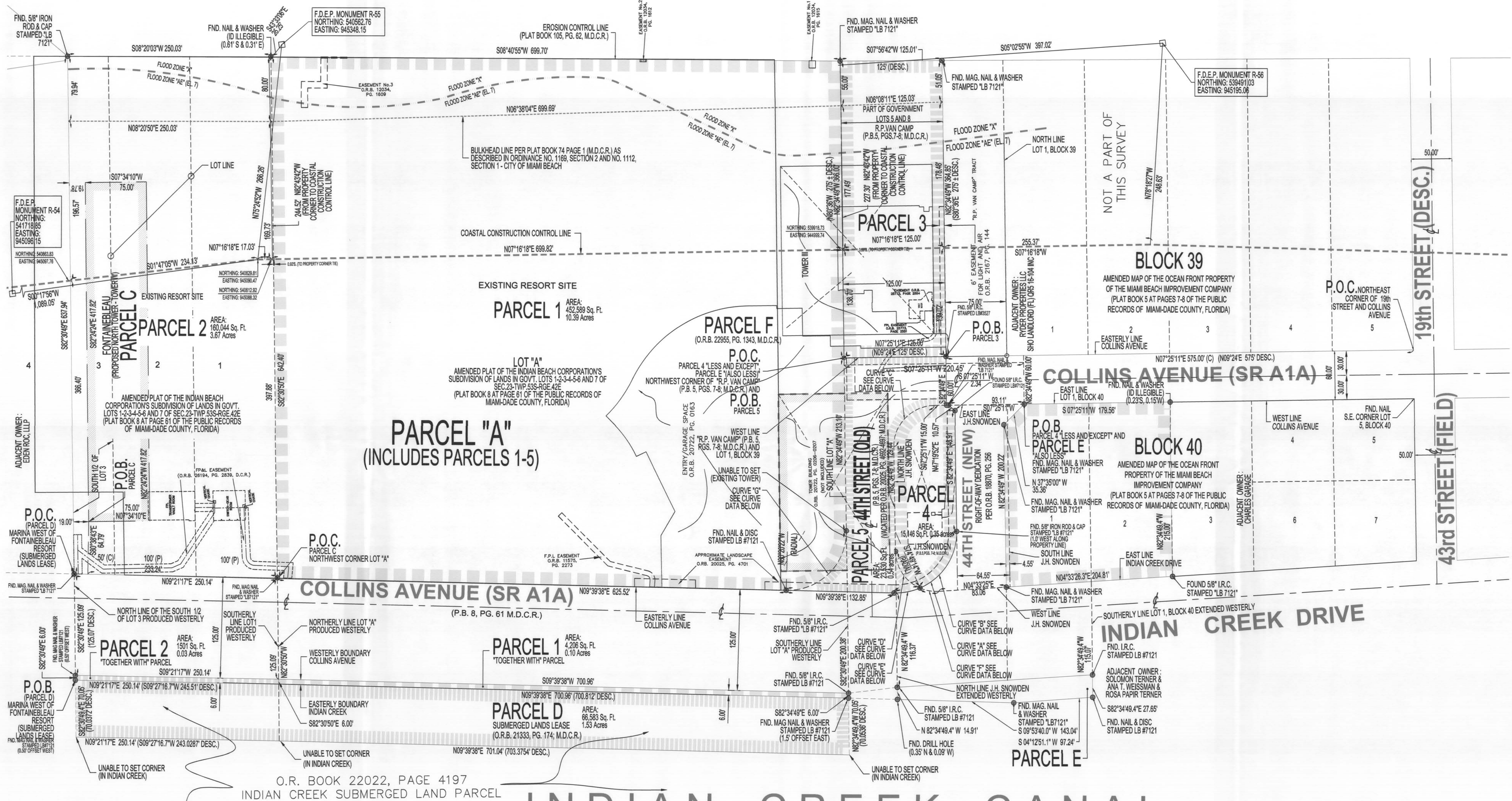
F.B.	P.G.
334Q	1-73
334R	12/21-23
334Q	5
334P	32
FILE NO.	2010-001

SCALE:	1"=30'
DRAWN BY:	JAM/PSR
CHECKED BY:	SPB/DJH
DATE:	09/14/2010
PROJECT NO.:	01010420.11
SHEET	4 OF 7

ATLANTIC OCEAN



SECTION 23, TOWNSHIP 53 S., RANGE 42 E.



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
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100.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PARCEL DESIGNATION

STRUCTURE	PARCELS AFFECTED
FONTAINEBLEAU HOTEL	1
FONTAINEBLEAU 2	3, 4, 5, 6
FONTAINEBLEAU III	1, 4, 5
FONTAINEBLEAU IV (PROPOSED NORTH TOWER)	2, 3
BALLROOM	2, 3
COCONUT WILLES	1
MARINA PARCEL	D
PROPOSED SOUTH PARKING GARAGE	E

LEGEND

DESC.	- PER LEGAL DESCRIPTION	(C)	- CALCULATED
EL.	- ELEVATION	L	- 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	Sq.Ft.	- SQUARE FEET
P.B.	- PLAT BOOK	LP.	- IRON PIPE
P.O.B.	- POINT OF BEGINNING		
P.O.C.	- POINT OF COMMENCEMENT		
P.G.	- 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		
—	- IRON ROD & CAP		
(P)	- PLAT		
(R)	- RECORDED		
(M)	- MEASURED		

CURVE DATA:

(A)	TOTAL CURVE OF CURVES "B" & "C"	
L =	120.74	
R =	75.00	
D =	52° 42' 00"	
(B)	(PARCEL 4)	
L =	88.23	
R =	75.00	
D =	52° 42' 00"	
(C)	TOTAL CURVE	
L =	116.54	
R =	75.00	
D =	52° 42' 00"	
(D)	L =	57.17
R =	50.00 (P)	
D =	89° 30' 00"	
(E)	(PARCEL 5)	
L =	32.52	
R =	75.00	
D =	24° 52' 00"	
(F)	(PARCEL 4)	
L =	23.87	
R =	50.00	
D =	27° 21' 00"	
(G)	(PARCEL 5)	
L =	116.54	
R =	75.00 (P)	
D =	52° 42' 00"	
(H)	Radial Bearing =	S 87° 20' 22" E

SCALE:

1" = 50'

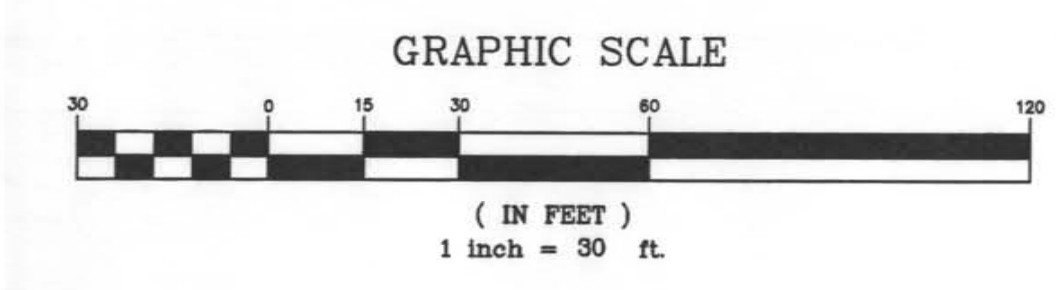
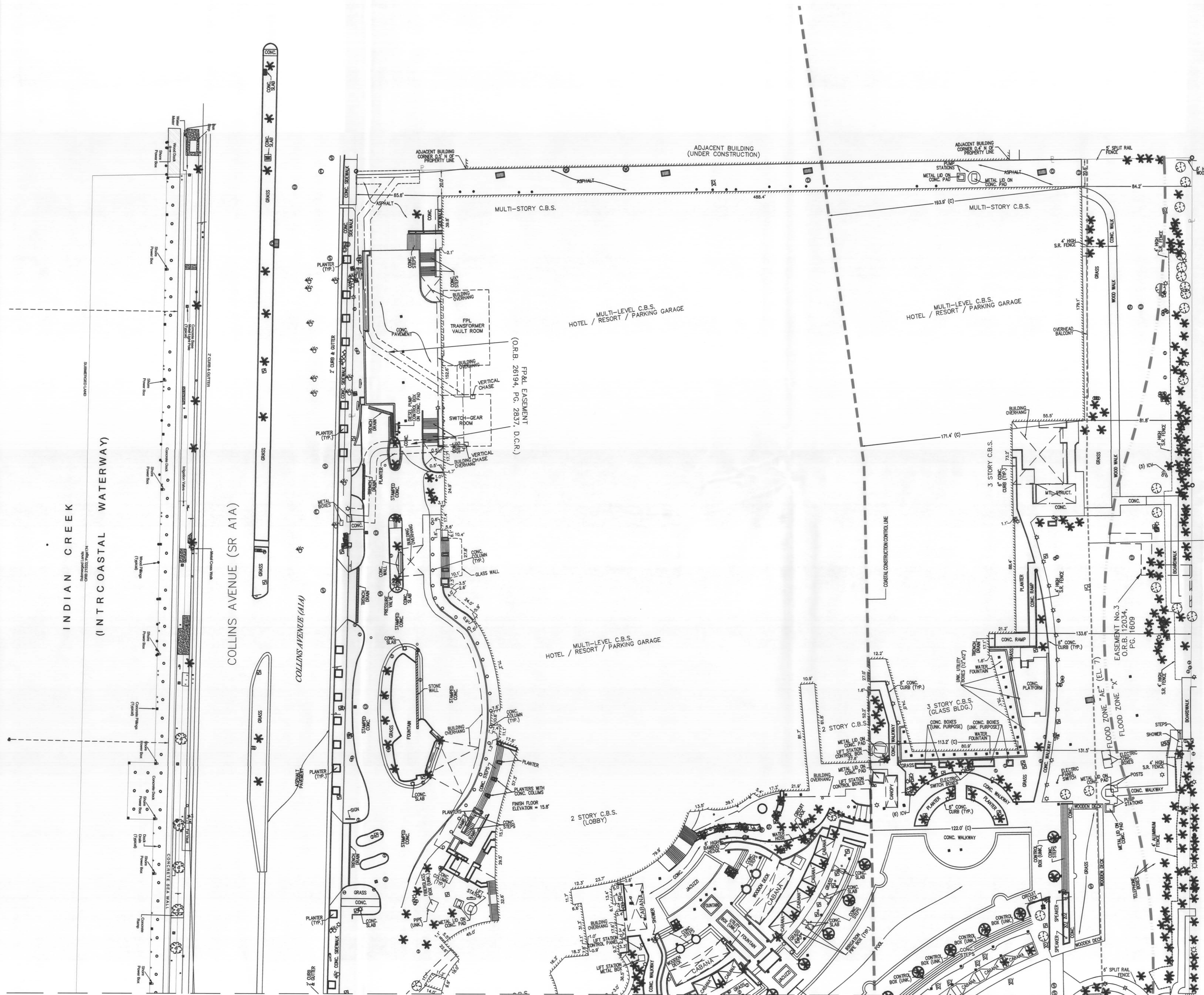
REVISIONS:	1. 09/24/2010 - REVISE CERTIFICATION
2.	02/08/2011 - REVISE TITLE REVIEW
3.	03/07/2012 - REVISE FIELD IN CHARGE / HISTORY REVIEW - PSR
4.	04/09/2012 - REVISE FIELD IN CHARGE / HISTORY REVIEW - PSR

PROJECT:	FONTAINEBLEAU RESORT
SURVEY TYPE:	ALTA/ACSM LAND TITLE SURVEY

NOTE:	THE UNDERSIGNED AND CONSULTING SURVEYING & MAPPING, INC. MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION, DATA, OR MATERIALS FURNISHED BY THE CLIENT, OR AS TO THE RESULTS OF THE SURVEYING AND MAPPING WORK PERFORMED BY THE UNDERSIGNED AND CONSULTING SURVEYING & MAPPING, INC. THE UNDERSIGNED AND CONSULTING SURVEYING & MAPPING, INC. DOES NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE SURVEYING AND MAPPING, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CONSULTING SURVEYING & MAPPING, INC.
-------	---

CSA CENTRAL, INC.	6100 BLUE LAGOON DRIVE, SUITE 200, MIAMI, FLORIDA 33126
Telephone:	(305) 461-5464
Fax:	(305) 461-5464
Website:	www.csa-group.com

FILE NO.	2012-XX
SCALE:	1" = 30'
DRAWN BY:	JAM/PSR
CHECKED BY:	SPB/DJH
DATE:	09/14/2010
PROJECT NO.:	01010420.12
SHEET	3 OF 7



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

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

BULWARK LINE PER PLAT BOOK 74 PAGE 1 (M.D.C.R.) AS DESCRIBED IN ORDINANCE NO. 1189, SECTION 2 AND NO. 1112, SECTION 1 - CITY OF MIAMI BEACH

MATCHLINE - SEE SHEET 7 OF 7

REVISIONS:

5.	10/24/2012	ALTA/CSM AND TITLE SURVEY UPDATE - DM/EL/24
6.		
7.		
8.		
9.		
10.		

REVISIONS:

1.	09/24/2010	Revise Certification per Attorney Request - PSR
2.	02/08/2011	Revise Title Review (Page 2 Only)
3.	03/07/2012	ALTA/CSM AND TITLE SURVEY UPDATE - DM/PSR
4.	04/09/2012	REVISIONS BASED ON CLIENT / ATTORNEY REVIEW - PSR

PROJECT: **FONTAINEBLEAU RESORT**

SURVEY TYPE: **ALTA/CSM LAND TITLE SURVEY**

NOTE: THE UNDERSIGNED AND CONSULTING SURVEYING & MAPPING, INC. MAKE NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE SURVEYING INFORMATION TO EASEMENTS, RIGHTS-OF-WAY, SET-BACK LINES, RESERVATIONS, AGREEMENTS OR OTHER MATTERS OF RECORD. THIS INSTRUMENT IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEYING INFORMATION. THE UNDERSIGNED AND CONSULTING SURVEYING & MAPPING, INC. DID NOT RESEARCH THE PUBLIC RECORDS FOR MATTERS AFFECTING THE SURVEYED PROPERTY. THE UNDERSIGNED AND CONSULTING SURVEYING & MAPPING, INC. IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEYING INFORMATION. THE UNDERSIGNED AND CONSULTING SURVEYING & MAPPING, INC. IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEYING INFORMATION.

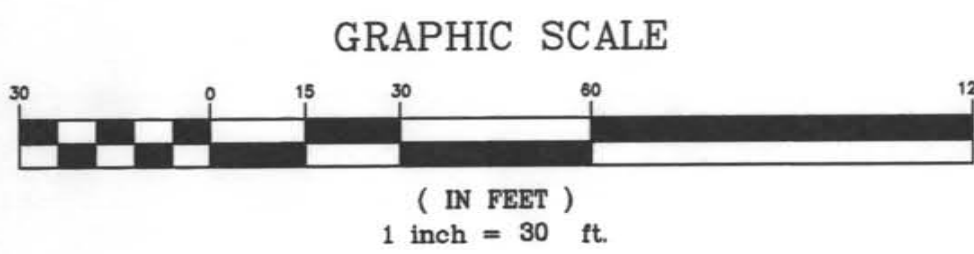
CSA CENTRAL, INC.
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LG 7628
6100 BLUE LAGOON DRIVE, SUITE 300
MIAMI, FLORIDA 33126
Telephone: (305) 461-5684
Fax: (305) 461-5684
Website: www.csa-group.com

F.B.	P.G.
3340	1-73
334R	12/21-23
334Q	5
334P	32

FILE NO. 2012-XX

SCALE: 1"=30'
DRAWN BY: JAM/PSR
CHECKED BY: SPB/DJH
DATE: 09/14/2010
PROJECT NO.: 01010420.12
SHEET 8 OF 7

MATCHLINE - SEE SHEET 6 OF 7














EASEMENT No.2
—O.R.B. 12034,
PG. 1612

EASEMENT No.1
— O.R.B. 12034,
PG. 1615

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

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

REVISIONS:

5. 10/24/2013 - ALTA/ACSM LAND TITLE SURVEY UPDATE- D447524

6. _____

7. _____

8. _____

9. _____

10. _____

REVISIONS:


1. 09/24/2010 – Revise Certification per Attorney Request – PSR
2. 02/08/2011 – Revise Title Review. (Page 2 Only)
3. 03/01/2012 – ALUMACSM LAND SURVEY UPDATE – JAM/PSR
4. 04/09/2012 – REVISIONS BASED ON CLIENT / ATTORNEY REVIEW – PSR

PROJECT: FONTAINEBLEAU RESORT

SURVEY TYPE: ALTA/ACSM LAND TITLE SURVEY

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F.B.	PG.
3340	1-73
334R	12/21-2
334Q	5
334P	32

FILE NO. 2012-XX

SCALE: $1''=30'$

DRAWN BY: JAM/PSR

CHECKED BY: SPB/DJH

DATE: 05/14/2018

SHEET 7 OF 7
