



LEGAL DESCRIPTION
Beginning at the Northeast corner of Lot 12, in Block 3, of the amended Plat 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; Thence Southerly along the Western line of Collins Avenue a Distance of 45 feet to a point; Thence Westerly, Parallel to the North line of Atlantic Avenue (now known as 23rd St.) for a distance of 285 feet to a point on the Eastern line of Palm Avenue (now known as Liberty Avenue); Thence Northerly along the said Eastern line of said Palm Avenue (now known as Liberty Avenue) a distance of 145 feet to a point; Thence run Easterly, parallel to said 23rd Street a distance of 285 feet; Thence Southerly along the Western line of Collins Avenue a Distance of 100 feet to the POINT OF BEGINNING.

AND
Begin at the Northeast corner of Lot 1, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB, OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, Public Records of Dade County, Florida.
The South 14 feet of Lot 12, Block 3, MIAMI BEACH IMPROVEMENT COMPANY SUB, OCEAN FRONT PROPERTY, according to the Plat thereof, recorded in Plat Book 5, pages 7 and 8, Public Records of Dade County, Florida.

SURVEYOR'S NOTES:
- This site lies in Section 27, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per the First American Title Insurance Company File No. 2080-4062049 with a commitment date of July 16, 2018. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

SCHEDULE B II
1-8 Standard Exceptions not addressed.
9 Any lien as provided for by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas systems supplying the lands described herein.
10 Standard Exception. Document not provided.
11 With reference to the First American Title Insurance Company File No. 5011612-1062-3923227 with an effective date of July 6, 2018. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

SCHEDULE B II
1-7 Standard Exceptions not addressed.
8 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, Page(s) 7 and 8, as affected by Ordinance recorded in Deed Book 227, at Page 318, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Right-of-Way per plat that adjoins parcel is shown on survey. No easements per plat to plat.
Deed Book 227, Page 318 vacates that portion of Atlantic Avenue as shown on said plat lying East of the East line of Collins Avenue and is shown on the survey.
9 City of Miami Beach Historic Preservation Board Order, filed April 28, 2011, in Official Records Book 27670, at Page 4628.
Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
10 City of Miami Beach Planning Board Conditional Use Permit, recorded December 20, 2013, in Official Records Book 28961, at Page 1243.
Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
11 City of Miami Beach Board of Adjustment Order, recorded March 27, 2014, in Official Records Book 29085, at Page 599.
Does not encumber this parcel.
12 City of Miami Beach Board of Adjustment Order, recorded October 8, 2014, in Official Records Book 29341, at Page 4582.
Does not encumber this parcel.
13 Rights of the United States Government to that part of the Land, if any, being artificially filled in land in what was formerly navigable waters arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.
Standard Exception. Document not provided.
14 Terms and provisions of certain unrecorded Parking License by and between West Collins Land Investors, L.P., a Delaware limited partnership and LAZ Florida Parking LLC.
Document not recorded or provided for review.
15 Survey prepared by Fortin, Leavy, Skiles, Inc., LB3653, dated March 22, 2018, under Job No. 180314, shows the following: c. Water manholes, catch basins and riser all without benefit of easement.
Above items are shown on the survey.

- Bearings hereon are referred to an assumed value of S 0°00'00" W for the West right of way line of Collins Avenue, and evidenced by two found nail & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark D-160, Elevation +5.35. Located at 22nd Street East of Collins Avenue, located on March, 2018.
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120851, dated September 11, 2003 and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 52,725 square feet, or 1.210 acres, more or less.
- Precision of closure 1:10,000 - Commercial Class Survey.
- Roof overhang not located unless otherwise shown.
- Trees shown are surveyed for their horizontal location on March 22, 2018.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- The underground utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No.: 02-3226-001-0560, 02-3226-001-0580 & 02-3226-001-0590.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision	Description
1	181004	O.N.
2	181156	UPDATE SURVEY (9/28/18) TMC
		ADD TITLE & CERT. TO: (9/12/18)

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
2218, 2232 & 2340 COLLINS AVENUE - STARWOOD HQ
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date
3/22/2018

Scale
1"=20'

Drawn By
DWF / DJR

CAD No.
051038

Plotted
10/11/18 9:40a

Ref. Dwg.
2005-105-1

Field Book
575/1A - SJD

Job No.
180314

Dwg. No.
2018-035

Sheet
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