

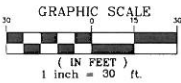
Google earth

© 2016 Google

1/2 mi radius
3000 ft

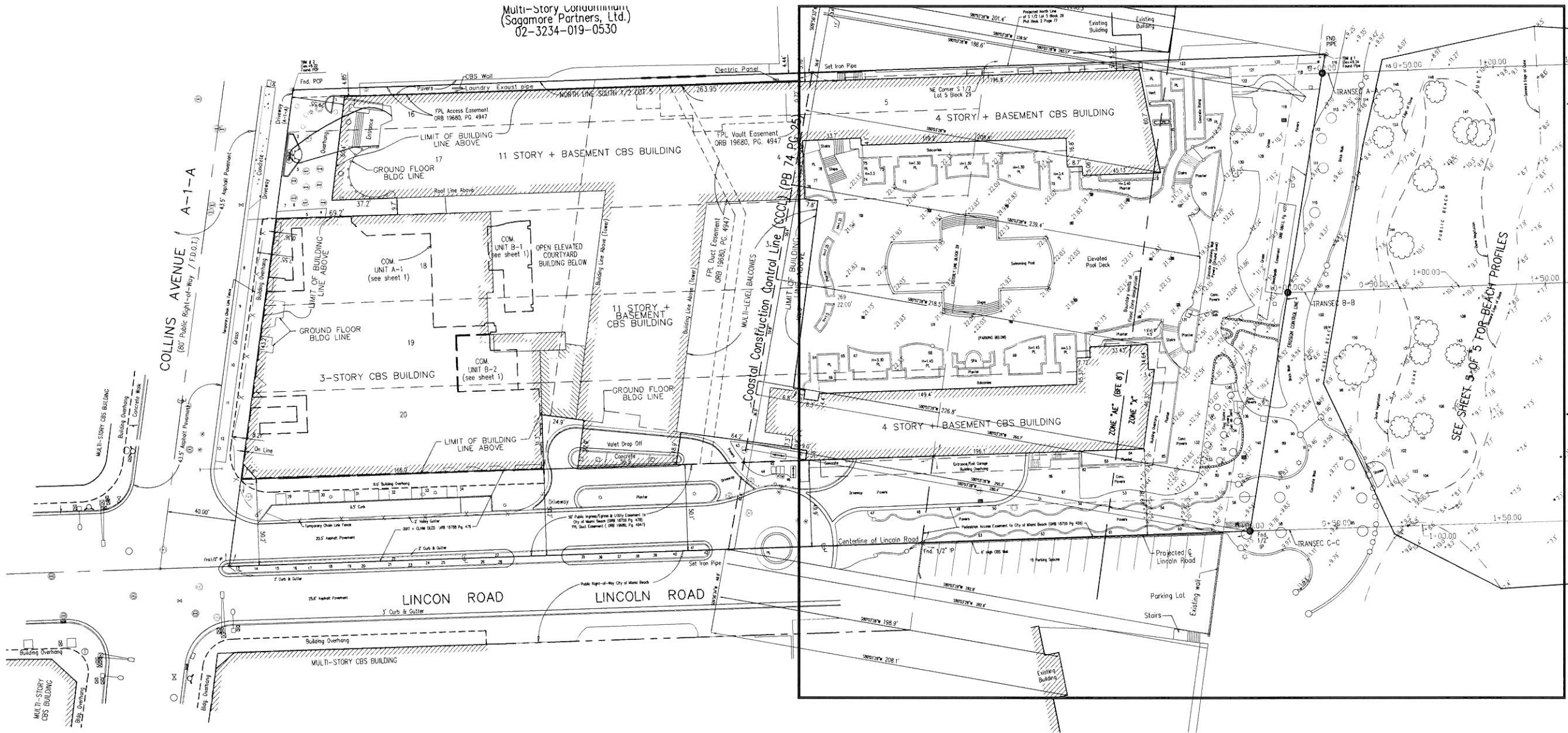


SKETCH OF BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY



SEE SHEET 4 OF 5 FOR DETAIL

Multi-Story Condominium
(Sagamore Partners, Ltd.)
02-3234-019-0530



SEE SHEET 3 OF 5 FOR BEACH PROFILES

NOTE:

ALL BUILDING HEIGHTS ARE REFERENCED TO THE SIDEWALK AT THE SOUTHEAST CORNER OF THE 3 STORY CBS BUILDING ON LINCOLN ROAD.

No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
1	Cocos nucifera	Coconut Palm	0.6	15	20
2	Phoenix Canariensis	Canary Island Palm	1.2	20	22
3	Phoenix Canariensis	Canary Island Palm	1.3	22	22
4-7	Cocos nucifera	Coconut Palm	0.5	12	20
8-11	Cocos nucifera	Coconut Palm	0.7	30	20
12	Cocos nucifera	Coconut Palm	0.7	25	20
13	Cocos nucifera	Coconut Palm	0.7	20	20
14-16	Cocos nucifera	Coconut Palm	0.7	22	20
17	Cocos nucifera	Coconut Palm	0.6	18	20
18-20	Cocos nucifera	Coconut Palm	0.6	20	20
21	Cocos nucifera	Coconut Palm	0.6	18	20
22	Cocos nucifera	Coconut Palm	0.6	20	20
23	Cocos nucifera	Coconut Palm	0.7	22	20
24-28	Cocos nucifera	Coconut Palm	0.7	22	20
29-34	Phoenix Canariensis	Canary Island Palm	1.3	22	20
35	Cocos nucifera	Coconut Palm	0.6	30	20
36-37	Cocos nucifera	Coconut Palm	0.6	25	20
38-39	Cocos nucifera	Coconut Palm	0.6	20	20
40	Cocos nucifera	Coconut Palm	0.6	22	20

No.	Botanical Name	Common Name	Diameter (Inches)	Height (Feet)	Canopy (Feet)
41	Cocos nucifera	Coconut Palm	0.6	18	20
42	Cocos nucifera	Coconut Palm	0.7	20	20
43, 44, 46	Cocos nucifera	Coconut Palm	0.6	25	20
45	Cocos nucifera	Coconut Palm	0.6	18	20
47-49	Phoenix Canariensis	Canary Island Palm	23	22	20
50-63	Phoenix Canariensis	Canary Island Palm	14	25	20
64, 65	Cocos nucifera	Coconut Palm	0.7	25	20
66	Cocos nucifera	Coconut Palm	0.7	20	20
67	Cocos nucifera	Coconut Palm	0.7	20	20
68, 69	Phoenix Canariensis	Canary Island Palm	1.3	25	20
70	Cocos nucifera	Coconut Palm	0.7	22	20
71, 72	Phoenix Canariensis	Canary Island Palm	1.3	25	20
73, 75	Cocos nucifera	Coconut Palm	0.7	30	20
74	Cocos nucifera	Coconut Palm	0.7	22	20
76, 77	Cocos nucifera	Coconut Palm	0.7	22	20
78	Cocos nucifera	Coconut Palm	0.7	25	20
79-82	Cocos nucifera	Coconut Palm	0.7	20	20
83-87	Unknown to Surveyor	Unknown to Surveyor	0.5	15	15

SYMBOL LEGEND

- Drain
- Manhole Drain
- Light pole
- Sign
- Meter Electric
- Meter Water
- Water Valve
- Survey Point
- Street Light Pole
- Fire hydrant
- Manhole Telephone
- Manhole Unmarked
- Catch Basin
- Guard Post
- Water Valve Cover
- Manhole Sewer
- Parking Meter
- Signal Mast Arm
- Manhole Electric
- Valve Gas
- Manitory Well
- Post
- Manhole Gresstrap

ABBREVIATIONS

- PLT. Planter
- CONC. Concrete
- C.L.F. Chain Link Fence
- O.H. Overhang
- N.G.V.D. National Geodetic Vertical Datum
- N.A.D. North American Datum
- P.O.B. Point of Beginning
- U.S.C.E. United States Corp of Engineers
- PRM Permanent Reference Marker
- N.C.S. National Geodetic Survey
- O.R.B. Official Record Book
- C.F. No. Clerk's File Number
- ESMT. Easement
- PG. Page
- D.B. Deed Book
- (D) Deed
- (M) Measure
- (C) Calculate
- B.F.E. Boundary Flood Elevation
- Com. Commercial Unit
- P.B. Plat Book
- P.O.B. Point of Beginning
- F.F.E. Finish Floor Elevation

No.	Date	Description
1	10/1/00	Initial Survey
2	10/1/00	Initial Survey
3	10/1/00	Initial Survey
4	10/1/00	Initial Survey
5	10/1/00	Initial Survey
6	10/1/00	Initial Survey
7	10/1/00	Initial Survey
8	10/1/00	Initial Survey
9	10/1/00	Initial Survey
10	10/1/00	Initial Survey
11	10/1/00	Initial Survey
12	10/1/00	Initial Survey
13	10/1/00	Initial Survey
14	10/1/00	Initial Survey
15	10/1/00	Initial Survey
16	10/1/00	Initial Survey
17	10/1/00	Initial Survey
18	10/1/00	Initial Survey
19	10/1/00	Initial Survey
20	10/1/00	Initial Survey

FIELD SURVEY CONDUCTED SEPTEMBER 23, 2015
AND LATER UPDATED ON MARCH 10, 2016

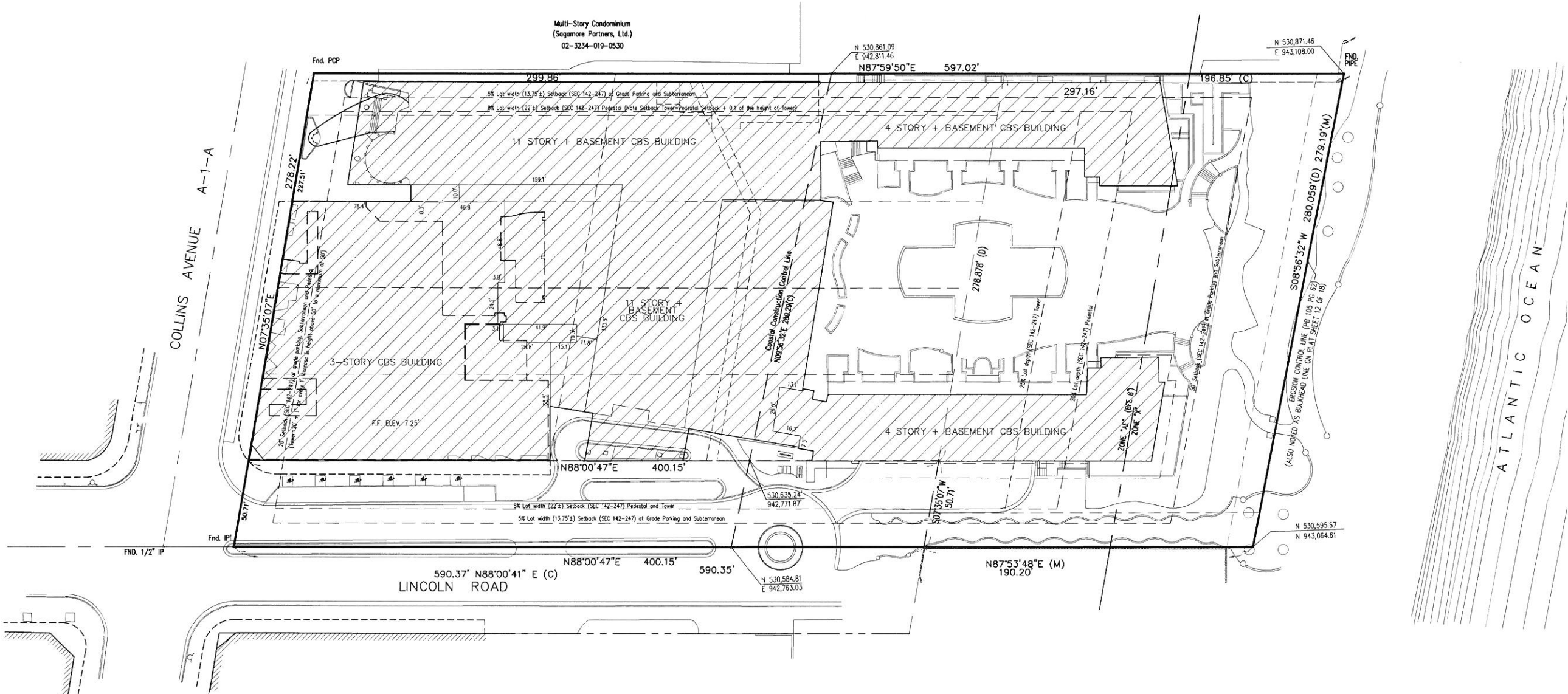
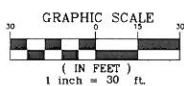
DI LIDO BEACH RESORT LLC
1 Lincoln Road, Miami Beach, Florida 33139
FINAL SURVEY

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Sheet: 2 OF 6
J.N. 55997
SK. No.
LS-2042E

E.R. Brownell & Associates, Inc.
SURVEYORS & MAPPERS
CONSULTING ENGINEERS
LAND PLANNERS
2434 SW 28th Lane
Miami, Florida, 33133
305-860-3870 (FAX)
WWW.ERBROWELL.COM
Drawn by: JET/ALR
CHK. BY: TB
Date: 05/19/05
Scale: 1" = 30'
PLS/PSM No. 28931
Certification No. LB751

SKETCH OF BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY



NOTE:

The Subject Property lies within the Ocean Drive/Collins Avenue Historic District within the Miami Beach Architectural District based on the map of the Historic Districts and Sites of the City of Miami Beach, last revised December 15, 2011 as prepared by the City's Planning Department (and depicted on the City of Miami Beach Official Website - www.miamibeachfl.gov).

The Subject Property lies within the RM-3 residential multifamily, high intensity district based on the Official Zoning Map of the City of Miami Beach, adopted September 21, 1989; effective October 1, 1989, last revised October 17, 2011 as prepared by the City's Planning Department (and depicted on the City of Miami Beach Official Website - www.miamibeachfl.gov). The height requirements for the RM-3 residential multifamily, high intensity district, pursuant to the Miami Beach Code of Ordinances, codified through Ordinance No. 2012-3769, enacted June 6, 2012 (Supp. No. 50), under Subpart B, Chapter 142, Article II, Division 3, Subdivision V, Sec. 142-246(b) are as follows:

Maximum Building Height (Feet): 150 feet; Oceanfront lots 200 feet; Architectural district new construction 120 feet; ground floor additions (whether attached or detached) to existing structures on oceanfront lots 50 feet (except as provided in Section 142-1161); 16 stories; Oceanfront lots 22 stories; Maximum Number of Stories: 16 stories; Architectural district new construction 13 stories; ground floor additions (whether attached or detached) to existing structures on oceanfront lots 5 stories (except as provided in Section 142-1161).

NOTE: The height referenced herein is in "STORIES", where the existing structure is a maximum of 11 stories.

The setback requirements for the RM-3 residential multifamily, high intensity district, under Sec. 142-247, of said Code of Ordinances are as follows:

At-grade parking lot on the same lot: Front - 20 feet; Side, Interior - 5 feet, or 5% of lot width, whichever is greater; Side, Facing a Street - 5 feet, or 5% of lot width, whichever is greater; Rear - Non-oceanfront lots 5 feet; Oceanfront lots 50 feet from bulkhead line.

Subterranean: Front - 20 feet; Side, Interior - 5 feet, or 5% of lot width, whichever is greater; (0 feet if lot width is 50 feet or less); Side, Facing a Street - 5 feet, or 5% of lot width, whichever is greater; Rear - Non-oceanfront lots 0 feet; Oceanfront lots 50 feet from bulkhead line.

Pedestal: Front - 20 feet; Side, Interior - Sum of the side yards shall equal 15% of lot width Minimum 7.5 feet or 8% of lot width, whichever is greater; Side, Facing a Street - Sum of the side yards shall equal 15% of lot width Minimum 7.5 feet or 8% of lot width, whichever is greater; Rear - Non-oceanfront lots 10% of lot depth; Oceanfront lots 25% of lot depth, 50 feet from the bulkhead line whichever is greater.

Tower: Front - 20 feet + 1 foot for every 1 foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant; Side, Interior - The required pedestal setback shall not exceed 50 feet; Side, Facing a Street - Sum of the side yards shall equal 15% of the lot width Minimum 7.5 feet or 8% of lot width, whichever is greater; Rear - Non-oceanfront lots 15% of lot depth; Oceanfront lots 25% of lot depth, 75 feet minimum from the bulkhead line whichever is greater.

The zoning requirements stated herein are based on the sources as noted. It should also be noted that the setback requirements at the time of construction of the existing structure may have varied from the current requirements. Apparent setback encroachment may not indicate non-compliance with the herein stated requirements. There were variances obtained for setback, height, FAR allowances and other restrictions not disclosed herein, contact the City of Miami Beach Planning Department for an Official Zoning Determination. The determination of "Zoning Compliance" lies outside the scope of this survey.

Building Area 81,140 Square feet ±

SYMBOL LEGEND

- Drain
- Manhole Drain
- Light pole
- Sign
- Meter Electric
- Meter Water
- Water Valve
- Survey Point
- Street Light Pole
- Fire hydrant
- Manhole Telephone
- Manhole Unmarked
- Catch Basin
- Guard Post
- Water Valve Cover
- Manhole Sewer
- Parking Meter
- Signal Mast Arm
- Manhole Electric
- Valve Gas
- Manhole Well
- Post
- Manhole Geosetap

ABBREVIATIONS

- PLT. Planter
- CONC. Concrete
- CLF Chain Link Fence
- O.H. Overhang
- N.G.V.D. National Geodetic Vertical Datum
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- P.O.B. Point of Beginning
- U.S.C.E. United States Corp of Engineers
- PRM Permanent Reference Marker
- N.G.S. National Geodetic Survey
- O.R.B. Official Record Book
- C.F. No. Clerk's File Number
- ESMT. Easement
- P.C. Page
- D.B. Deed Book
- (D) Deed
- (M) Measure Distances
- (R) Recorded Distances
- (C) Calculator
- BFE Boundary Flood Elevation
- CEP Commercial Unit
- PB Plot Book
- POB Point of Beginning

No.	Date	Description
20	3-22-16	AMP Update to reflect new title commitment
19	3-10-16	AMP Update survey / no title commitment
18	11-30-15	AMP Update certification
17	11-09-15	AMP Update certification
16	10-02-15	AMP Update Title Commitment (57556)
15	09-23-15	AMP Update survey and certification
14	03-19-15	AMP Update survey and title (202, 142-246)
13	01-28-15	Rev. to show beach profile only
12	10-15-12	General Comments
11	10-15-12	Update Title Commitment
10	09-22-12	Update Survey (57566)
9	12-15-06	Additional Pool Elevations
8	06/15/06	Update Title & Description
7	05/15/05	Update Title & Description
6	02/14/05	Update Legal
5	02/08/05	Updated Alls Survey
4	12/15/04	Updated Alls Survey
3	2/10/03	Updated Survey
2	9/8/99	Revised legal description & notes
1	9/3/99	Remove Unit B-7 & add note

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CONSULTING ENGINEERS
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www.ERBROWNELL.COM
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Chk. by: TB
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Date: 05/19/05
Scale: 1" = 30'

DI LIDO BEACH RESORT LLC
1 Lincoln Road, Miami Beach, Florida 33139
FINAL SURVEY

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LS-2042E

J.N. 55997
Sk. No.

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Scale: 1" = 30'

DI LIDO BEACH RESORT LLC
1 Lincoln Road, Miami Beach, Florida 33139
FINAL SURVEY

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
2434 SW 28th Lane
305-860-3866
www.ERBROWNELL.COM
Drawn by: JET/ALR
Chk. by: TB
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Scale: 1" =

SKETCH OF BOUNDARY SURVEY
ALTA/NSPS LAND TITLE SURVEY



E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
LAND PLANNERS
SURVEYORS & MAPPERS
Miami, Florida, 33145
305-444-2034 (FAX)
WWW.ERBROWNELL.COM
Drawn by: JET/ALR
Scale: 1" = 30'
Date: 05/19/05
Certification No. LB761

DI LIDO BEACH RESORT LLC
1 Lincoln Road, Miami Beach, Florida 33139
FINAL SURVEY

Not valid without the signature and the raised seal of a Florida licensed surveyor and mapper.

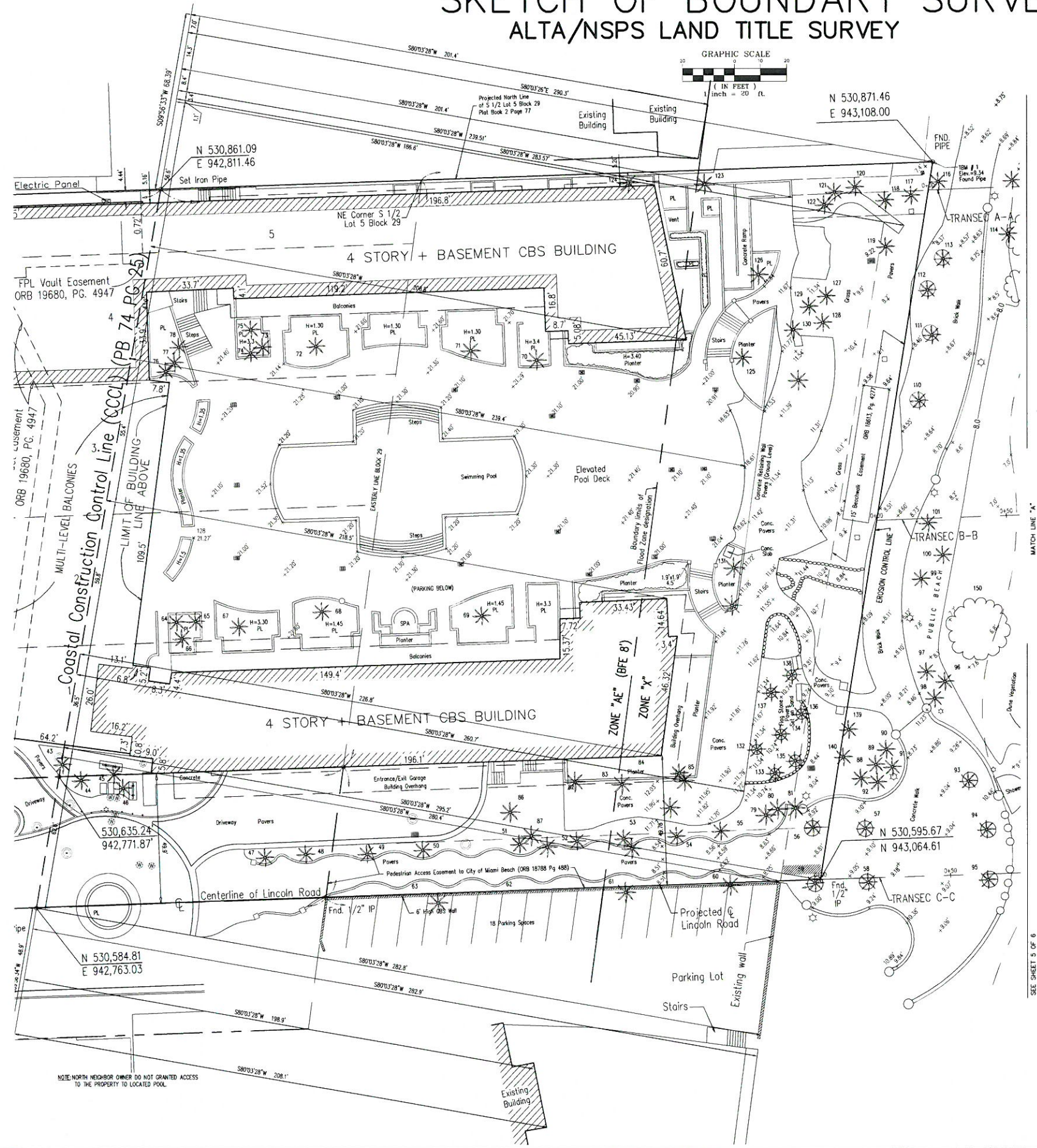
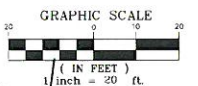
No.	Date	Description
1	9/3/99	MSJ Remove Unit B-2 & add note
2	9/8/99	MSJ Review legal description & notes
3	2/10/00	MSJ Updated Survey
4	12/15/04	AL Updated ALTA Survey
5	02/09/05	AL Updated ALTA Survey
6	02/14/05	AL Update legal
7	05/19/05	JB Update Title & Description

Sheet: 4 OF 6
J.N. 55997
Sk. No.
LS-2042E

20	3-22-16	AAP	Update to reflect new title commitment
19	3-10-16	AAP	Update survey / no title commitment updated
18	11-30-15	AAP	Update verification
17	11-09-15	AAP	Update verification
16	10-02-15	AAP	Revised Title Commitment
15	09-23-15	AAP	Update survey and verification
14	03-19-15	JB	Update survey and title commitment (S256)
13	01-28-15	JB	Rev to show beach profile only Rev to show additional trees/lands only
12	10-19-12	JB	General Comments
11	10-15-12	JB	Revised Title Commitment
10	09-22-12	JB	Update Survey (S256)
9	12-19-06	JB	Additional Pool Elevations
8	06/19/06	JB	Update Title & Description

FIELD SURVEY CONDUCTED SEPTEMBER 23, 2015
AND LATER UPDATED ON MARCH 10, 2016

NOTE:
AFTER SEVERAL ATTEMPTS, FIELD CREW WERE UNABLE TO ACCESS THE NEIGHBORS PROPERTIES IN ORDER TO LOCATED THE POOL BECAUSE ACCESS WAS DENIED BY THE MANAGEMENT OFFICE.

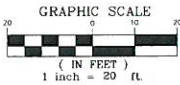


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D:\Proj\57556-E DI LIDO\55997 UPDATE 57556-A SHEET 4, 5 and 6.dwg



SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY



DESCRIPTION	ELEVATION NAVD 88	REMARKS
MIAMI BEACH (Government Cut)	0.25	
HAULOVER PIER (N Miami Beach)	0.36	49.933
SE Corner of Subject Property	0.27	9.300

NOTE: The value of the Mean High Water (MHW) plotted herein as a 0.3 feet (NAVD 88) contour is based on projection of the value of the MHW at MIAMI BEACH, Station ID 8723170 and the value of the MHW at HAULOVER PIER, Station ID 8723080. As noted herein a Mean High Water Line, located seaward of the established Erosion Control Line, has no standing in the delineation between the upland ownership interests and the state sovereign lands. The approximate contour of the mean high water as shown is for informational purposes only and does not represent a boundary line. The "Seasonal high-water line" is defined pursuant to Florida Statutes Title XI, Chapter 161, Part I, Section 161.053(5)(a)2 as "the line formed by the intersection of the rising shore and the elevation of 150 percent of the local mean tidal range (MN) above local mean high water (MHW). The approximate contour of the Seasonal high-water line of 4.0 feet (NAVD 88) is plotted herein.

The elevation of seasonal high-water SHW = 150%(MN) + elevation of MHW; where the local mean tide range MN = elevation of MHW - the elevation of MLW.

NO.	DATE	DESCRIPTION
20	11-22-16	AAP Update to reflect new title commitment
19	11-10-16	AAP Update survey / no title commitment updated
18	11-10-16	AAP Update certification
17	10-02-15	AAP Revised Title Commitment (5/25/15)
16	09-24-15	AAP Update survey and certification
15	05-20-15	Revised Contour Seasonal High Water Line
14	03-19-15	Update survey and title deed line (5/25/15)
13	01-28-15	Rev to show beach profile only
12	10-19-12	General Comments
11	10-15-12	Revised Title Commitment
10	09-22-12	Update Survey (5/25/12)
9	12-19-06	Additional Pool Easements
8	06/19/06	Update title & description
7	05/17/06	Revise title & description
6	05/09/06	Revise legal description & notes
5	02/27/04	Revised Title Commitment
4	11/27/02	Revised Title Survey
3	02/27/02	Revised Title Survey
2	02/27/02	Revised Title Survey
1	02/27/02	Revised Title Survey

FIELD SURVEY CONDUCTED SEPTEMBER 23, 2015
AND LATER UPDATED ON MARCH 10, 2016

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
3152 Coral Way
305-446-3511
WWW.ERBROWNELL.COM

DI LIDO BEACH RESORT LLC
1 Lincoln Road, Miami Beach, Florida 33139

FINAL SURVEY

Not valid without the signature and the raised seal of Florida

Sheet: 5 OF 6
J.N. 55997
Sk. No.
LS-2042E

E.R. Brownell & Associates, Inc.
LAND PLANNERS
SURVEYORS & MAPPERS
Miami, Florida, 33145
305-444-2034 (FAX)

Drawn by: JET/ALR
Chk. by: TB
Ref.: F.B. 1024
Date: 05/19/05
PLS/PSM No. 2891
Certification No. LB761

SKETCH OF BOUNDARY SURVEY ALTA/NSPS LAND TITLE SURVEY

TABLE A (RECORD INFORMATION)

			SPC FL EAST		SPC FL EAST						
DESIGNATION/ STATION		USGS QUAD	PID	(X) Ft (Record)	(Y) Ft (Record)	SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N)	(W)	DATUM	DESCRIPTION
				EASTING	NORTHING			LATITUDE	LONGITUDE		
C-269-X	GPS CONTROL	MIAMI (1994)	AC2164	920,993.150	519,859.190	1.000021600	0° 20' 59.1"	25° 45' 41.82695"	-080° 11' 43.23318"	NAD 83 (2011)	FOUND BENCH MARK DISK (R)
FIFTY AZ MK 1971	GPS CONTROL	N/A	AC3450	944,164.320	538,032.980	1.000036290	0° 22' 52.3"	25° 48' 40.35901"	-080° 07' 28.47995"	NAD 83 (1990)	AZIMUTH MARK DISC (R)
PRM 87-78-A-12	CCCL	N/A	N/A	943,503.639	532,900.315	1.000035853	0° 22' 48.27519"	25° 47' 49.5684"	-080° 07' 36.0817"	NAD 83 (1990)	NO RECOVER (R)
PRM 87-78-A-13	CCCL	N/A	N/A	942,535.563	527,216.661	1.000035217	0° 22' 42.71726"	25° 46' 53.3406"	-080° 07' 47.0839"	NAD 83 (1990)	NO RECOVER (R)

Note: Recorded information was obtained from the NGS Data Sheet for the two GPS Control Monument Points C-269-X, FIFTY AZ MK 1971
Note: Published information from CCCL PRM Control Points 87-78-A-12 & 87-78-A-13 were obtained from Plat Book 74 at Page 25 and were converted from NAD 27 to NAD 83 (90) using the U.S. Army Corps of Engineers program Corpcn v6.0.1 said program used for the horizontal conversion the National Geodetic Survey (NGS) program Nadcon to convert between NAD 27, NAD 83 and HARNs.

TABLE A (FIELD INFORMATION)

DESIGNATION/ STATION		USGS QUAD	PID	SPC FL EAST		SCALE FACTOR	GRAD MIN SEC CONVERGENCE	(N) LATITUD	(W) LONGITUD	DATUM	DESCRIPTION
				(X) Ft (Measure)	(Y) Ft (Measure)						
C-269-X	GPS CONTROL	MIAMI (1994)	AC2164	EASTING 920,993.330	NORTHING 519,859.130	1.000022	0° 20' 59.08"	25° 45' 41.82632"	-080° 11' 43.23121"	NAD 83 (90)	FOUND BENCH MARK DISK (M)
FIFTY AZ MK 1971	GPS CONTROL	N/A	AC3450	944,164.510	538,033.200	1.000036290	0° 22' 52.28"	25° 48' 40.36117"	-080° 07' 28.47784"	NAD 83 (90)	AZIMUTH MARK DISC (M)
PRM 87-78-A-12	CCCL	N/A	N/A	943,503.386	532,900.677	1.00003585	0° 22' 48.43"	25° 47' 49.5720"	-080° 07' 36.0844"	NAD 83 (90)	NO RECOVER (C)
PRM 87-78-A-13	CCCL	N/A	N/A	942,535.337	527,217.048	1.00003522	0° 22' 42.87"	25° 46' 53.3444"	-080° 07' 47.0863"	NAD 83 (90)	NO RECOVER (C)
POINT # 1	CCCL & S Prop. Line	N/A	N/A	942,763.029	530,584.813	1.00003537	0° 22' 44.52"	25° 47' 26.6841"	-080° 07' 44.3519"	NAD 83 (90)	SET IRON PIPE 1/2" (M)
POINT #2	CCCL & N Prop. Line	N/A	N/A	942,811.458	530,861.085	1.00003540	0° 22' 44.80"	25° 47' 29.4172"	-080° 07' 43.8021"	NAD 83 (90)	SET IRON PIPE 1/2" (M)
POINT # 3	NE Property Corner	N/A	N/A	943,108.000	530,871.458	1.00003559	0° 22' 46.21"	25° 47' 29.5004"	-080° 07' 40.5572"	NAD 83 (90)	FOUND IRON PIPE 1/2" (M)
POINT # 4	SE Property Corner	N/A	N/A	943,064.614	530,595.665	1.00003556	0° 22' 45.96"	25° 47' 26.7718"	-080° 07' 41.0518"	NAD 83 (90)	FOUND IRON PIPE 1/2" (M)

