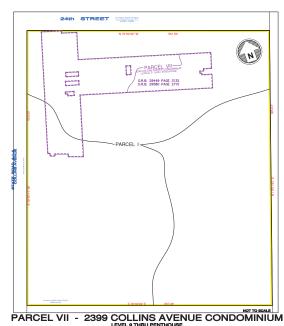
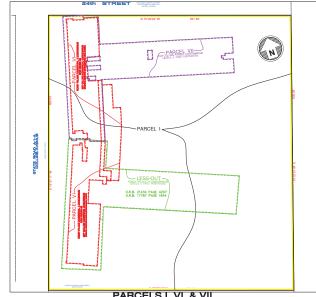


PARCEL VI - 2377 COLLINS COMMERCIAL CONDOMINIUM GROUND AND MEZZANINE LEVELS





PARCELS I, VI & VII

Affects Parcels, not a survey matter.

Zoning Information: (Data provided is per City of Miami Beach Code Section 114–1; 130–32; 142–248; 142–247; 142–1104). Some of the minimum and maximum amounts are variable depending on development criteria. No information is provided hereon where determination of actual use, interior measurements and/or interior calculations are required to determine the minimum and maximum requirements.

 destoi:
 20 Feet

 b. Street/Interior Side
 50 Feet

 c. Rear: Oceanfront Lots:
 110.83' (Per Variance File∯3692 O.R.B. 29085 PC. 599).

...

Density John Permula:

Minimum Redistribet Unit Size: 400 Square Feet

Existing No Determined. St. of Hotel Booms >3:00 <335 Square Feet

Minimum No Description of Hotel Booms >3:00 <335 Square Feet

Existing Percentage within agreement of Hotel Booms <3:30 Square Feet

Existing Percentage within agreement of Hotel Booms <3:30 Square Feet

Existing Percentage within agreement of Hotel Booms <3:30 Square Feet

Existing Percentage within agreement of Hotel Booms <3:30 Square Feet

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Existing Percentage within agreement of Hotel Booms <3:30 Square Feet

Existing Percentage within agreement of Hotel Booms <3:30 Square Feet

Existing Percentage within agreement within agreement of Hotel Booms <3:30 Square Feet

Existing Percentage within agreement within agr

b. Maximum Floor Area Ratio: 3.0 Existing Floor Area Ratio: Not Determined. Approximate Existing Gross Floor Area: Not Determined. Area of Site: 346,701 Square Feet

22 City of Miorni Beach Board of Adjustment Order, File #3692 filed March 27, 2014, in Official Records Book 29085, at Page 599. (As to All Parcels).

Book 2000, it ruge 355, les to in ruces).

Affects Procets, Vivorinces for Building Schooks. Minimum Setbook Lines per zoning report shown hereon. Dimensions for set-book variances, and elevations for building and parte-cochere heights, are noted hereon. Note: Variance Order Calls for a minimum setbook variance from the projectly like lading the ocean however the Zoning Report refers the Marc Setbooks to be measured from the Buildings Lines.

Affects Parcels, Variance for Building Wall Setback and Sign relocation to a non-street facing side. Building Setback Line Variance shown hereon in multiple locations, as there are multiple locating areas; sign location is not specific and cannot be plotted.

26 City of Miami Beach Historic Preservation Board Order, File #7547 filed July 23, 2015, in Official Records Book 29709, at Page 4385. (As to all Parcels)

Zoned RM-3, RESIDENTIAL MULTIFAMILY HIGH INTENSITY WITHIN COLLINS WATERFRONT HISTORIC DISTRICT.

Crade Parking Lot on the Same Lot and or Subterraneon Building a. Front: 20 Feet b. Street/Interior Side: 31.3 Feet c. Rear: Oceanfront Lots: 50 Feet

Tower:

a. Front:

b. Street Side:/Interior Side

c. Reor: Oceanfront Lots:

139.5 Feet

1. Building Set-Back Lines

The page NOT TO SCALE

The page NOT TO SCALE the some as the property described in First American Title insurance Company.

Commitment No. Prop. Title Insurance Company.

Commitment No. Prop. Title Insurance Company.

Testrictions and/or rights of way of record referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted or otherwise noted as to their offset on the subject property.

9 Dedications and other matters shown on the plot of AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MAMI BEACH IMPROVEMENT COMPANY, as recorded in Plot Book 5, at Pages 7 and 8, as affected by Ordinance recorded in Dead Book 27, ct Page 318, but defelling any covernont, condition or restriction indicating a preference, limitation or discrimination based on rose, color, religion, sex, handops, namilial status or national origin to the extent such covernatis, conditions or restrictions violate 42 USS 504(c), (4 to tall Parcets)

10 Agreement recorded in Official Records Book 5886, at Page 681. (As to Parcels I)

All treats Proteins form arown on survey.

All Declaration of Protective Covenants for The Roney Palace and any Exhibits annexed thereto, including all amendments and modifications thereto, including, but not limited to, provisions for a private charge or protein the protein of the protein

Affects Parcel I and shown on survey.

Affects Parcel I and shown on survey.

3 Terms, provisions, restrictive covenents, conditions, reservations, rights, duties and essements contained in Declaration of Condominium of RONEY PALACE COMMERCIAL CONDOMINUM, AC DIVERSITY of Condominium of RONEY PALACE COMMERCIAL CONDOMINUM, AC DIVERSITY of CONTROL OF CONTROL

Affects Parcel by Declaration of Condominium and amendments. The Limits of Parcel VI is shown hereon per the revised boundary in Third Amendment to Declaration of Condominium of Roney Palace Commercial Condominium, at April 18, 2013, in Official Records Book 28589, at Page 150.

14 Telecommunications Easement granted to Hotwire Communications, LLC, filed March 27, 2007, in Official Records Book 25483, at Page 4534. (As to Parcel VII) Blanket type easement affects Parcel VII but not subject to location.

5 Application and Acceptance of Conditional Building Permit and Estoppel Notices, filed October 16, 2007, in Official Records Book 25990, at Page 53, and filed February 25, 2008, in Official Records Book 26231, at Page 1935. (As to all Parcels).

16 City of Mami Beach Planning Board Conditional Use Permit, filed October 17, 2007, in Official Records Book 25944, of Poge 5311, as modified by Modified Conditional Use Permit, filed February 4, 2009, in Official Records Book 25940, of Poge 24512, as modified by Records Book 25940, of Poge 24512, as modified by Poge 847, as modified by Modified Conditional Use Permit, filed April 1, 2011, in Official Records Book 27538, at poge 3476 as modified by Cly of Micro Beach Modified Conditional Use Permits, filed April 1, 2011, in Official Records Book 25159, at Poge 4699 and filed July 17, 2014, in Official Records Book 29159, at Poge 4699 and filed July 17, 2014, in Official Records Book 29159, at Poge 4699 and filed July 17, 2014, in Official Records Book 29159, at Poge 4699 and filed July 17, 2014, in Official Records Book 2923, at Poge 4949, (as to all Porcels)

Affects Parcels but not subject to location. 17 INTENTIONALLY DELETED

18 City of Miami Beach Board of Adjustment Order, filed June 22, 2011, in Official Records Book 27766, at Page 257. (As to Parcel I)

19 City of Miami Beach Historic Preservation Board Order, filed June 4, 2012, in Official Records Book 28134, at Page 4575. (As to All Parcels) Affects Parcels, not a survey matter.

20 City of Miami Beach Historic Preservation Board Orders, filed April 29, 2013, in Official Records Book 28603, at Page 4705, and in Official Records Book 28603, at Page 4761. (As to All Parcels)

21 City of Miami Beach Planning Board Conditional Use Permit, filed December 20, 2013, in Official Records Book 28961, at Page 1243. (As to All Parcels) Affects Parcels, not a survey matter. The property is Zoned RM-3, RESIDENTIAL MULTIFAMILY HIGH INTENSITY WITHIN COLLINS WATERFRONT HISTORIC DISTRICT.

22 City of Miami Beach Board of Adjustment Order, File #3692 filed March 27, 2014, in Official Records Book 29085, at Page 599. (As to All Parcels). Affects Parcels, Verlances for Building Selbouls, Minimum Setbook Lines per zoning report shown hereon. Dimensions for set-book viralizations, and elevations for building and poder-cookene heights, are noted hereon. Note: Variance Order Calls for a minimum setbook variance from the property line facing the acom however the Zoning Report refers the Rev Setbooks to be measured from the Buildhead Line.

23 City of Miami Beach Board of Adjustment Order, filed October 8, 2014, in Official Records Book 29341, at Page 4582. (As to All Parcels) Affects Parcels, not able to be plotted, Blanket Type Document affecting size and location of signs but not the specific location thereof.

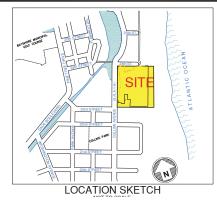
24 Declaration of Covenants, Restrictions and Easement, filed December 31, 2014, in Official Records Book 29449, at Page 1802 as modified by Amendment to Declaration of Covenants, Restrictions and Easements, filed April 16, 2015, in Official Records Book 29580, at Page 1249. (As to Parcel I) Affects Parcels. The Limits of the elements are plotted hereon.

25 Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and essements contained in Declaration of Condominum of 2399 COLLINS AFENUE CONDOMINUM, essements by the contained of the Condominum of 2399 COLLINS AFENUE CONDOMINUM, essements confidence to the contained of the Condominum of the C

Affects Parcels, Variance for Building Setback and Sign relocation to a non-street facing side. Building Setback Line Variance shown hereon; sign location is not specific and cannot be plotted.

27 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. (As to all Parcels) Not to our knowledge.

28 Rights of tenants, guests, hotel guests, residents, seasonal residents, employees and/or invitees for reciprocal occess over and across property insured herein, for use of ingress, egress, parking and/or other amenities. Not a survey matter



LEGAL DESCRIPTION: Parcel I:

Force I: POINT OF BEGINNING, start at the Southeast corner of the Intersection of Collins Avenue and Hotel Place (now known as Twenty Fourth Street); thence South along the East boundary line of Collins Avenue, and Collins Avenue produced pacross formerly Altonic Avenue (and also formerly known as Twenty). Third Street); a distance of six hundred twenty-five feet; thence East parallel to the South boundary of formerly Altonic Avenue and the South South Collins Avenue, and was the contract of the Alberto Cook no a point where I intersects the South boundary line of Hotel Flace (now known as Twenty Fourth Street) extended Eastwardly, thence West along the South boundary line and projection of Hotel Flace (now known as Twenty Fourth Street) and the South South Soundary line and projection of Hotel Flace (now known as Twenty Fourth Street) to the PORT OF EDRINNING, all as shown by an amended map or Plat of OCDAN FRONT PROPERTY OF THE MAMM EBLOS IMPROVEMENT COMPANY, recorded in Plat Book 5, Pages 7 and 6, of the Public Records of Mamin-Dade County, Flanks. AND TOGETHER WITH

Essements and other rights, to the extent such rights constitute real property rights under Florida loss, as granted and reserved by that cartain Seclaridan of Protective Covenants recorded in Official Records Book 1783, Page 1592, and as amended by the First Amendment recorded in Official Records Book 20545, Page 3005, both of the Public Records of Miomi-Dook County, Florida. LESS AND EXCEPT THEREFROM:

All of the RONEY PALACE, A CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 17787, at Page 1644 of the Public Records of Miami-Dade County, Florida, as amended. FURTHER LESS AND EXCEPT THEREFROM:

All of RONEY PALACE COMMERCIAL CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 21816, at Page 4877 of the Public Records of Miami-Dade County, Florida, as amended. FURTHER LESS AND EXCEPT THEREFROM:

All of 2399 COLLINS AVENUE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 29449, Page 3132, in the Public Records of Miami-Dade County, Florida, as amended.

All of RONEY PALACE COMMERCIAL CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 21816, Page 4877 of the Public Records of Miami-Dode County, Florida, as amended. AND TOGETHER WITH

Parcel VII:

Condominum Units 901, 903, 905, 909, 917, 923, 924, 925, 933, 934, 935, 936, 937, 939, 941, 943, 1001, 1003, 1005, 1017, 1023, 1024, 1025, 1033, 1034, 1035, 1037, 1039, 1041, 1043, 1101, 1103, 1105, 1117, 1123, 1124, 1125, 1133, 1134, 1135, 1137, 1139, 1141, 1143, 1201, 1203, 1205, 1217, 1223, 1224,

AND TOSETHER WITH
Essements and other rights to the extent such rights constitute real property rights under Florida law, as
graded and reasoned by the certain because in Protective Covernoiss recorded in Official Records Book
provided and reasoned by the certain because in the control of the control of the certain the control of the certain the certain the certain the certain the certain the certain the public Records of Minmi-Dade County, Florida.

— Sold described property is located within an orac having a zone designation of X and AE (EL 8) by the Secretory of Housing and Urban Development, on Federal Emergency Management Agency (FEMA), on Flood revised September 11, 2009, for Community No. 120551, in City of Manin Beach, Mismr-Dade County, Findra, which is the current Flood Insurance Rate Map for the community in which said property is situated, said flood zone lines are platfold revision and the elevation(a) are relative to the Matchina Geodetic Vertical Datum of 1929.

- This site lies in Section 34, 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.

Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.

- Roof overhang not located unless otherwise shown.

Underground improvements and/or underground encroachments not shown unless otherwise indicated.

ornerwse indicated.

The underground utilities shown have been located from field survey information and existing drawings. The surveyor modes no guarantee that the underground utilities surveyor further does not warrant that the underground utilities surveyor further does not warrant that the underground utilities shown are in the exact location indicated oithough he does certify that they are located as occurred you possible from the information available. The surveyor has not physically located the underground utilities.

- The property has direct physical access to Collins Avenue (State Road A-1-A) and 24th Street, both being, a dedicated public street or highway.

- Total EXISTING striped parking spaces within legal description: 0 spaces and 0 Handicap spaces. - Zoning: RM-3 (Residential multi-family)

There is no visible changes in street right of way lines, if information is available from the controlling jurisdiction. Observed evidence of recent street or sidewalk construction or repairs.

- This map is intended to be displayed at the graphic scale shown hereon or smaller

- To the best of our knowledge there is no wetland areas as delineated by appropriate authorities on site.

Legal description shown hereon furnished by client and no claims as to ownership are made or implied.

SURVEYOR'S CERTIFICATION:

Certified To: Deutsche Bonk AG, New York Branch, a branch of Deutsche Bonk, AG, a German Bonk, and its successors and assigns; The Planning and Zoning Resource Corporation; First American Title Insurance Company; and Biblin Sumberg Boson Price & Aveled Ut. P. Si Abella Owner, L.P., a Delaware limited partnership; 2377 Collins Resort, L.P.; and Stewart Title Guaranty Company, as well.

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 19, 2011, and last updated June 23, 2016, in occardance with the 2016 Minimum Israndard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and dosphet by ALTA and NSPS, and meet the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fledenor's was completed on June 23, 2016.

FORTIN, LEAVY, SKILES, INC., LB3653

S LAND TITLE SURVEY 77 COLLINS AVENUE SACH, MIAMI-DADE COUNTY, FLORIE ALTA/NSPS 1 2377 (2) CIT

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

COMMITMENT
COMMITMENT
OF PORTE-O
Descripti

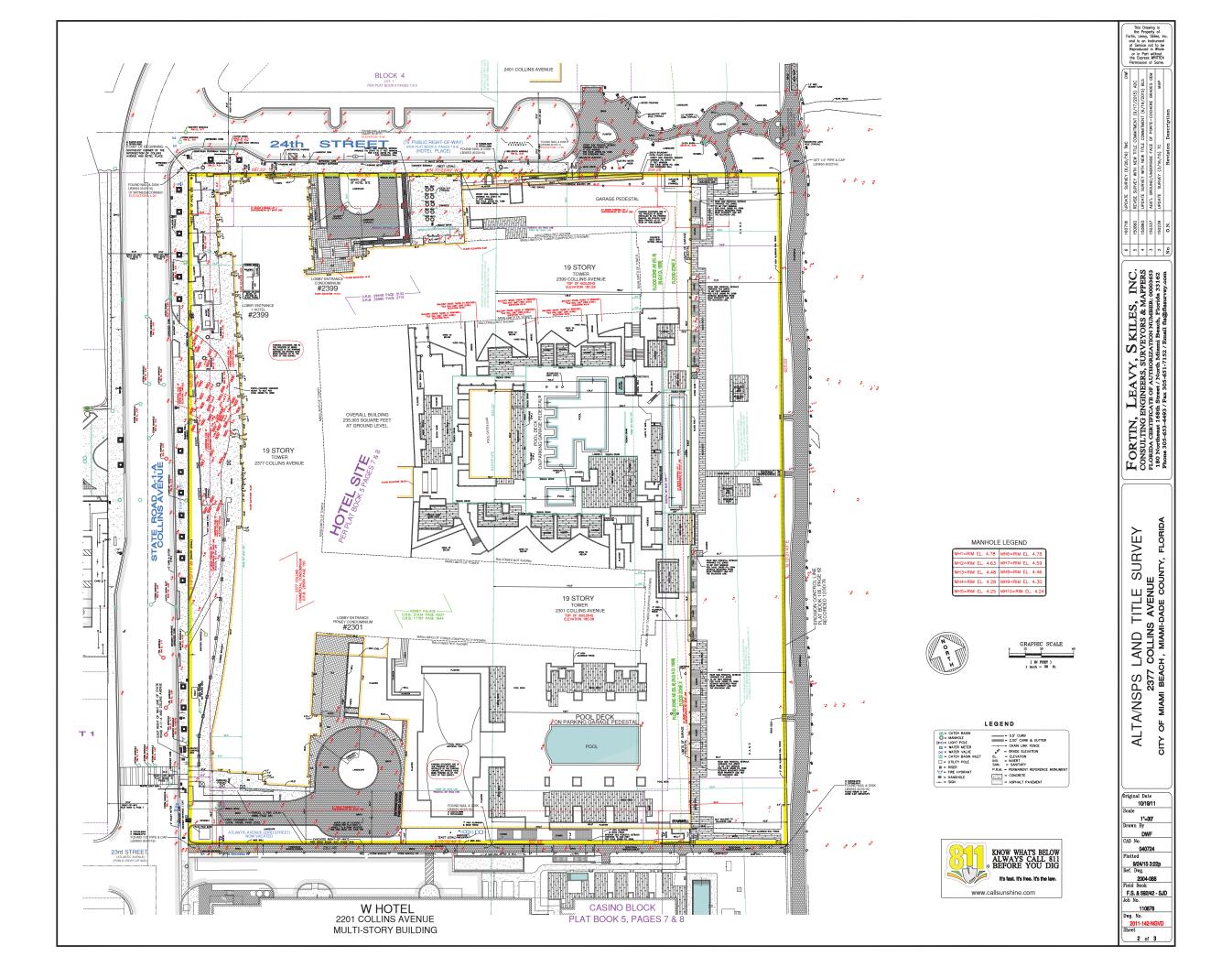
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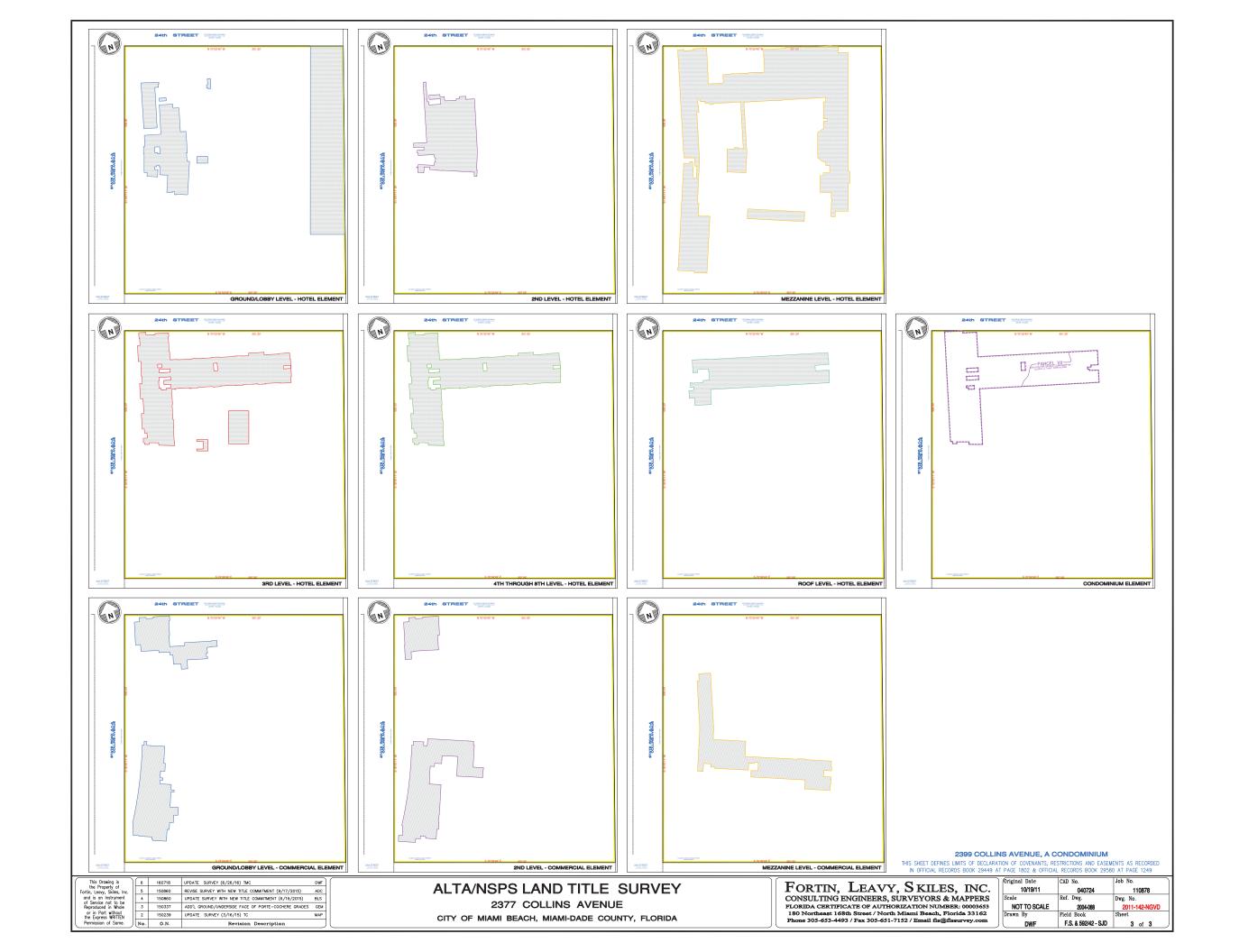
INC. APPERS : 00003653 da 33162

FORTIN, LEAVY, SKILES, CONSULTING ENGINEERS, SURVEYORS & MA FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER. (1800 Nothers (1804 Stears (18

riginal Date 10/19/11 1"=30' "rawn By DWF CAD No. 040724 9/24/15 3:22p Ref. Dwg. 2004-088 Field Book F.S. & 592/42 - SJD 110878 Dwg. No. 2011-142-NGVD Sheet







VARIANCES REQUIRED:

- PROPOSED LANDING/DECK AT 14.5 NGVD TO MATCH P2 LEVEL / TO ALLOW ACCESS TO BEACH CLUB RESTROOMS & STORAGE AREAS (0'-6" ABOVE THE ALLOWED 2.5' FROM11.49 NGVD/ HIGHEST ELEVATION OF THE DUNES)
- WALKWAY WITH PAVERS INSTEAD OF WOOD DECKING
- STRUCTURES/DECKS WITHIN THE 10' OCEANFRONT SETBACK FROM BULKHEAD LINE
- STRUCTURES/DECKS SEPARATED LESS THAN 10' (1'-3" TO 9'-2")
- BAR DECK 600SF (LARGER THAN 400 SF)

1 Hotel Parking Chart

Use	Permit No.	Units	Applicabl e Code	Requirement	Parking Spaces
Residential Roney Palace 1 Homes	B1300348 / B1301576	715 condos 564 151	1989	1 space per efficiency; 1 space per 1 BR x 648; 1.5 spaces per 2+ BR x 67 = [Units sizes from building card]	749
Pre-Existing Accessory Main Ballroom/Meeting Rooms	B1305742	11,100 SF	1989	1 space per 5 seats*	148
Retail (Big Drop ARI SoHo SoulCycle)	B1503927	6703 SF	1989	1 space per 600 SF	12
Restaurant (STK)		CUP 299 seats	1989	1 space per 10 seats	30
Accessory Restaurant (Beachcraft)	B1403599	CUP 325 seats	Current	1 space per 4 seats minus 1 seat for every 2 hotel units	28
Hotel	B1305503	342 rocms	Current	1 space per room	342
Suite-Hotel	B1300348	84 rooms	Current	1.5 spaces per room up to 999 SF	126
Rooftop*	B1400036	Per Plans 214	Current	1 space per 4 seats	54
Lobby bar	B1305742	9 seats	Current	1 per 4 seats	3
Cabana	B1306529	2 cabaras	Current	1 space per 2 cabanas	1
New Accessory Ballroom/Meeting Room (no pre-function included)	B1305742	5749 SF	Current	1 space per 60 SF minus 15 SF per hotel room;	0
Accessory spa	Pending Permit	5885 SF	Current	1 space per 400 SF minus 7.5 SF per hotel room	7
Future retail** Vacant space	Pending Permit	4050 SF	Current	1 space per 300	0
Hotel gym	Pending Permit	14,026 SF	Current	1 space per 300	47
Total					1,547
Net after Variance					992
Spaces Required by Variance					1,188
Surplus					196
Spaces removed for Beach club restrooms and storage					23
New Surplus					173

^{*} Note: The use of the Rootop to serve the public is currently restricted to the areas west of the pool Once approved to serve at the area's capacity per the CUF of 425, parking needs will increase to 107. The surplus above will decrease to 143 spaces.

The image cannot be displayed. Yo

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information 7/05/16				
1	Address:	2341 COLLING AVENUE, MIAMI BEACH, FL. 33139			
2	Board and File numbers:				
3	Folio number(s):	02-3226-001-0341			
4	Year constructed:		Zoning District:	RM-3 RESIDENTIAL MULTIFAMILY HIGH INTENSITY	
5	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:		
6	Adjusted grade (Flood+Grade/2)	N/A	Lot Area:	346, 701 SQ, FT. / 7.959 AC.	
7	Lot Width	50' MIN	Lot Depth:	N/A	
8	Minimum Unit Size	RES: 400 sf HOT:335 sf	Average Unit Size:	N/A	
9	Existing User	HOTEL / CONDO / RESTAURANT / RETAIL ON LOWER LEVELS	Proposed Use:	BEACH CLUB	

Ţ		Maximum	Existing	Proposed BEACH CLUB	Deficiencies
10	Height	200'-0"	172'-0"	N/A	
rt.	Number of Stories	22	19	N/A	-
12	FAR 3.0	1,040,103 SF	1,475,323 SF	N/A	
13	Gross Square Footage	N/A	N/A	N/A	1
14	Square Footage by use	N/A	N/A	N/A	
15	Number of Units Residential	828	828	N/A	i) The
16	Number of Units Hotel	333	333	N/A	-
17	Number of Seats	515	419	80	(*)
18	Occupancy Load	N/A	N/A	N/A	4 4

	Setbacks	Required	Existing	Proposed BEACH CLUB	Deficiencies
	Dune preservation overlay				
	Side Setback:	15	N/A	15	-
	Rear Setback from ECL (all structures)	10"	10"	10'	
	Oceanfront overlay				
	Side Sefback:	15	N/A	15'	
	Rear Setback from BL (all structures)	10'	10'	0' (VARIANCE REQ.)	10'
	Rear Setback from BL (dwelling structures)	50'	N/A	N/A	
	At Grade Parking Lot:				+
	Front Setback:	N/A	N/A	N/A	
19	Side Setback:	N/A	N/A	N/A	0-6
20	Dune Overlay	N/A	N/A.	N/A	
22	Rear Setback:	N/A	N/A	N/A	
23	Pedestal				
	Front Setback:	N/A	20'	N/A	
24	Side Setback:	N/A	1'-6"	N/A	
25	Side Setback Street Interior:	N/A	3.83'	N/A	15-0
26	Rear Setback:	N/A	79.4	N/A	19-1
27	Tower				-
	Front Setback:	N/A	50'	N/A	
28	Side Setback:	N/A	0'	N/A	-
29	Side Setback Street Interior:	N/A	53.4'	N/A	i i i i i
30	Rear Setback:	N/A	139,5'	N/A	
31					
	Parking	Required	Existing	Proposed	Deficiencies
	Parking District				
	Total # of parking spaces	(*)	+)±	9<
32	# of parking spaces per use (Provide a	1,188 BY VARIANCE	N/A		-
33	separate chart for a breakdown	SEE ATTACHED CHART	SEE ATTACHED CHART	SEE ATTACHED CHART	SEE ATTACHED CHAR
34	Valet Drop off and pick up	- W. C. C. C. C.	1		11 57 0 0 5 5 W.L.
	Loading zones and Trash collection areas	2	2	N/A	
35	Bike Racks	2	2	N/A	9
36		R	56	150	190
37	Is this a contributing building?				
_	Located within a Local Historic District?	d within a Local Historic District?			
38 39	Notes: If not applicable write N/A	<u> </u>			

All other data information may be required and presented like the above format.

* SEE PARKING REQUIREMENTS (A)

HOTEL & HOMES SOUTH BEACH

1303

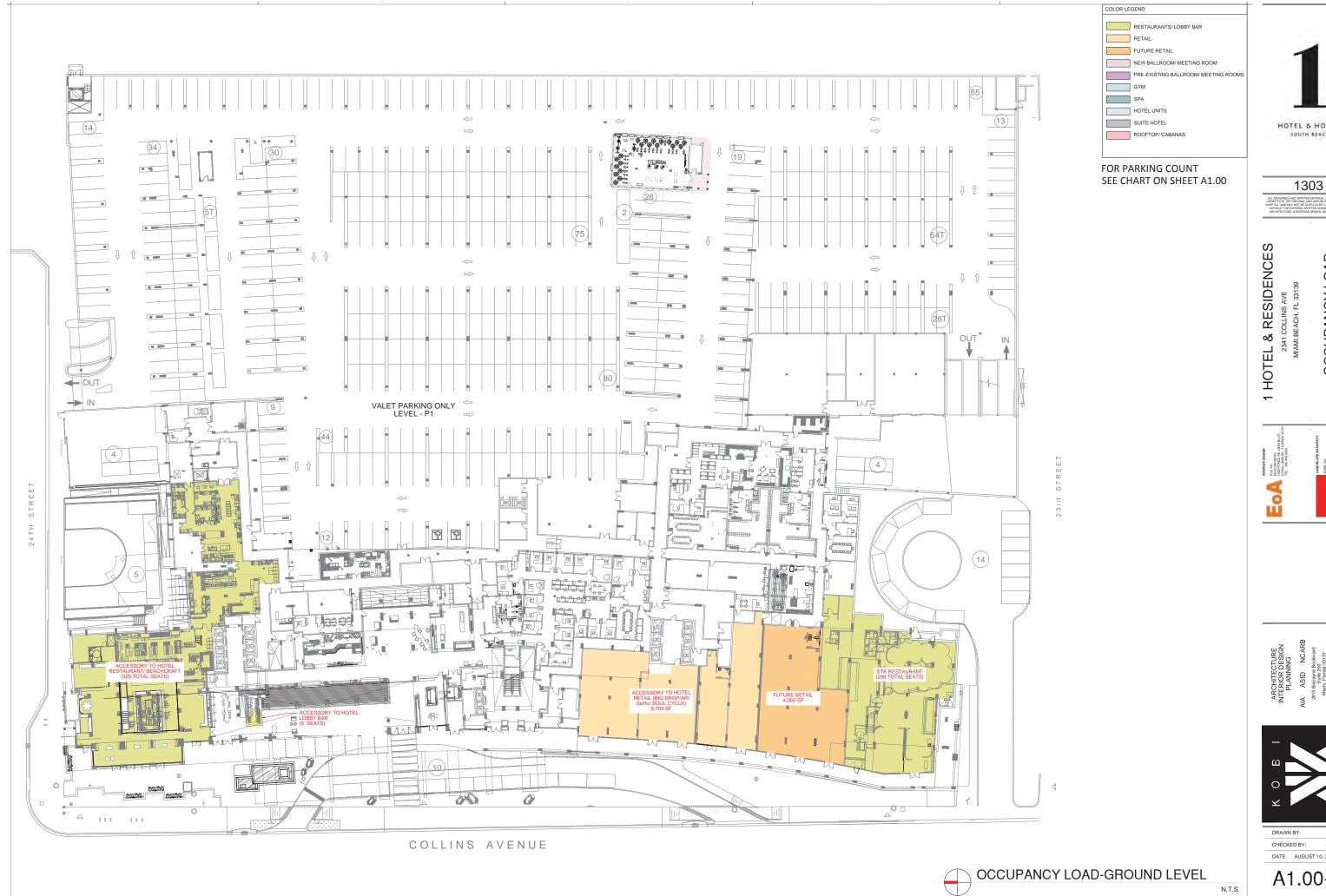
1 HOTEL & RESIDENCES



DRAWN BY: CHECKED BY: DATE: AUGUST 10, 2016

A1.00

^{**}Note: This area was deadivated by the new owners but will eventually be reactivated, requiring the provision of approximately 14 parking spaces. The surplus above will decrease to 129 spaces.



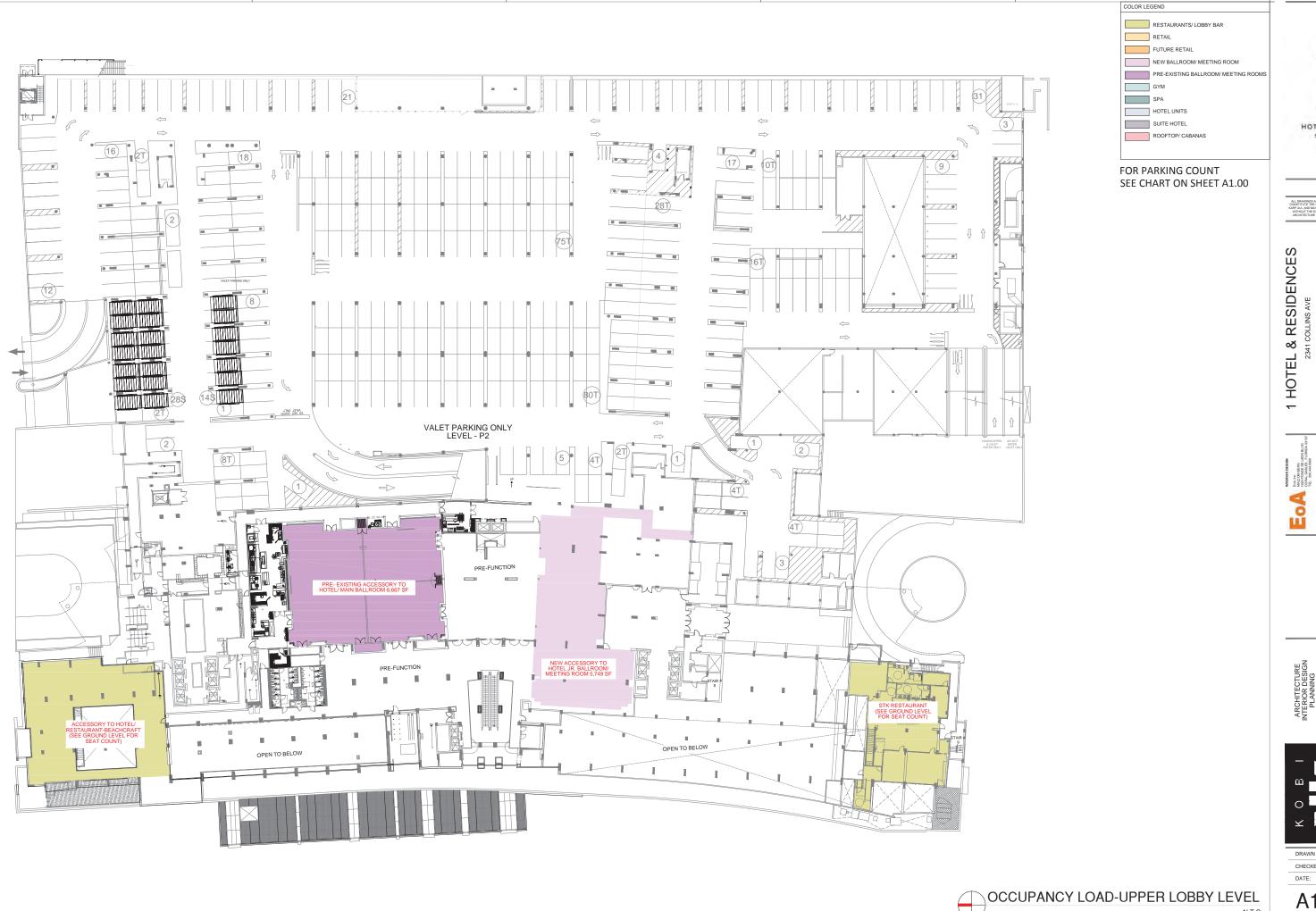
HOTEL & HOMES SOUTH BEACH

OCCUPANCY LOAD



CHECKED BY: DATE: AUGUST 10, 2016

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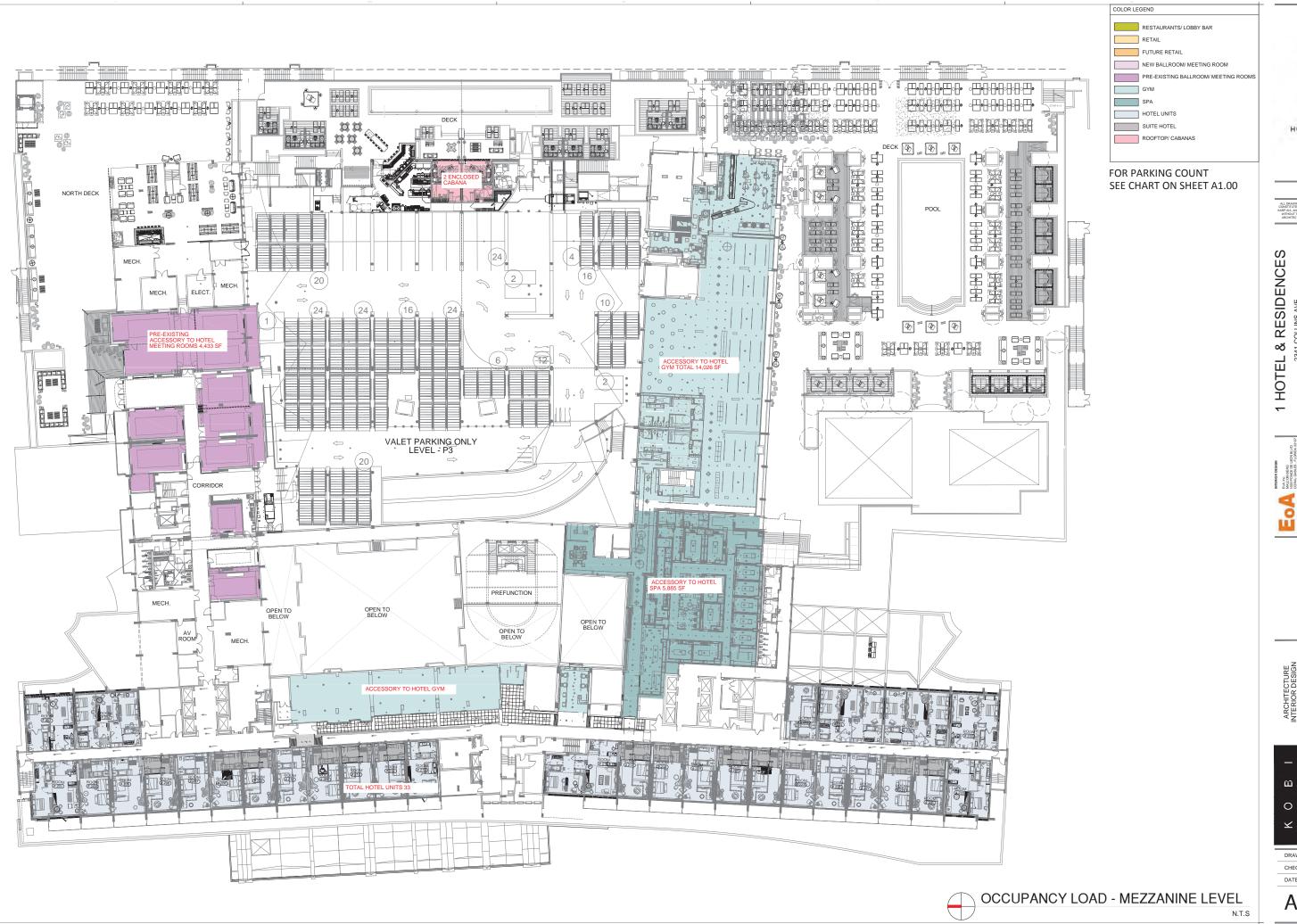


1303

OCCUPANCY LOAD

DRAWN BY: CHECKED BY: DATE: AUGUST 10, 2016

A1.00-B





1303

OCCUPANCY LOAD
MEZZANINE LEVEL

ASID NCARB
Suite 200
Suite 200
Suite 3137
O: 305.573.1818
F: 305.573.3766

CHECKED BY: DATE: AUGUST 10, 2016

A1.00-C