

NEW EXTERIOR STAIR AND ELEVATORS ADDITION

AT THE FONTAINEBLEAU RESORT (TRESOR TOWER PARKING GARAGE)

HPB - Final Submittal

APRIL, 6 2020



PROPOSED NEW
STAIR AND
ELEVATORS

AERIAL SITE VIEW
1" = 100'-0"

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FAR1.00	F.A.R. AREAS	•
GA1.00	GROSS AREAS	•

ZONING DATA					"AE" (ELEV. +7'-0" NGVD 29; ELEV.+ 5.45' NAVD 88)
1	ADDRESS:	4441 COLLINS AVE. MIAMI BEACH, FL 33140			
2	BOARD AND FILE NUMBER:				
3	FOLIO NUMBER:	02-3223-002-0015			
4	YEAR CONSTRUCTED:	1956 (Varies)	ZONING DISTRICT:	RM-3 Residential Multifamily, High Intensity	
5	BASE FLOOD ELEVATION:	+7'-0" NGVD	GRADE VALUE IN NGVD:	N/A	
6	ADJUSTED GRADE (Flood+Grade/2)	N/A	LOT AREA:	696,892 Sq.Ft	
7	LOT WIDTH:	1060' - 4"	LOT DEPTH:		
8	MINIMUM UNIT SIZE:	N/A	AVERAGE UNIT SIZE:	N/A	
9	EXISTING USE:	HOTEL	PROPOSED USE:	N/A	
		MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
10	HEIGHT:	N/A	N/A	29'-0"	N/A
11	NUMBER OF STORIES:	N/A	N/A	3	N/A
12	F.A.R.:	3.00	+143,821 (Available)	6,396	N/A
13	GROSS SQUARE FOOTAGE:	N/A	N/A	1,406	N/A
14	SQUARE FOOTAGE BY USE:	N/A	N/A	N/A	N/A
15	NUMBER OF UNITS RESIDENTIAL:	N/A	N/A	N/A	N/A
16	NUMBER OF HOTEL UNITS:	N/A	N/A	N/A	N/A
17	NUMBER OF SEATS:	N/A	N/A	N/A	N/A
18	OCCUPANCY LOAD:	N/A	N/A	N/A	N/A
SETBACKS		REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
19	FRONT SETBACK:	N/A	N/A	N/A	N/A
20	SIDE SETBACK:	N/A	N/A	N/A	N/A
21	SIDE SETBACK:	N/A	N/A	N/A	N/A
22	SIDE SETBACKS FACING STREET:	N/A	N/A	N/A	N/A
23	REAR SETBACK:	N/A	N/A	N/A	N/A
At Grade Parking:					
24	FRONT SETBACK:	N/A	N/A	N/A	N/A
25	SIDE SETBACK:	N/A	N/A	N/A	N/A
26	SIDE SETBACK:	N/A	N/A	N/A	N/A
27	SIDE SETBACK FACING STREET:	N/A	N/A	N/A	N/A
28	REAR SETBACK:	N/A	N/A	N/A	N/A
Pedestal:					
29	FRONT SETBACK:	20'-0"	21'-1"	N/A	N/A
30	SIDE SETBACK:	N/A	20'-1"	N/A	N/A
31	SIDE SETBACK:	N/A	N/A	N/A	N/A
32	SIDE SETBACK FACING STREET:	150'-3"	17'-11"	0'-0"	N/A
33	REAR SETBACK:	N/A	N/A	N/A	N/A
Tower:					
34	FRONT SETBACK:	N/A	N/A	N/A	N/A
35	SIDE SETBACK:	N/A	N/A	N/A	N/A
36	SIDE SETBACK:	N/A	N/A	N/A	N/A
37	SIDE SETBACK FACING STREET:	N/A	N/A	N/A	N/A
38	REAR SETBACK:	N/A	N/A	N/A	N/A

REQUIRED SUM OF SIDE SETBACKS (16% OF LOT WIDTH) = 170'-3"

PROVIDED SUM OF SIDE SETBACKS = 20' - 1"

** REFER TO PARKING ANALYSIS (TRESOR TOWER) TABLE BELOW

PARKING	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
39	PARKING DISTRICT:	N/A	N/A	N/A
40	TOTAL # OF PARKING SPACES:	N/A	840**	802**
41	# OF PARKING SPACES PER USE (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A
42	# OF PARKING SPACES PER LEVEL (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A
43	PARKING SPACE DIMENSIONS:	N/A	N/A	N/A
44	PARKING SPACE CONFIGURATION: (45d, 60d, 90d, parallel)	N/A	N/A	N/A
45	ADA SPACES:	N/A	N/A	N/A
46	TANDEM SPACES:	N/A	N/A	N/A
47	DRIVE AISLE WIDTH:	N/A	N/A	N/A
48	VALET DROP OFF AND PICK UP:	N/A	N/A	N/A
49	LOADING ZONES AND TRASH COLLECTION AREAS	N/A	N/A	N/A
50	RACKS	N/A	N/A	N/A

RESTAURANT, CAFES, BARS, LOUNGES, NIGHTCLUBS	MAXIMUM	EXISTING	PROPOSED	DEFICIENCIES
51	TYPE OF USE:	N/A		
52	NUMBER OF SEATS LOCATED OUTSIDE ON PRIVATE PROPERTY:	N/A	N/A	N/A
53	NUMBER OF SEATS INSIDE:	N/A	N/A	N/A
54	TOTAL # OF SEATS:	N/A	N/A	N/A
55	TOTAL # OF SEATS PER VENUE (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A
56	TOTAL OCCUPANT CONTENT:	N/A	N/A	N/A
57	OCCUPANT CONTENT PER VENUE (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A
58	PROPOSED HOURS OF OPERATION:	N/A		
59	IS THIS NIE? (Neighbor impact establishment, see CMB 141-1361)	N/A		
60	IS DANCING AND/OR ENTERTAINMENT PROPOSED? (See CMB 141-1361)	N/A		
61	IS THIS A CONTRIBUTING BUILDING?	N/A		
62	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	N/A		

DEVELOPMENT REGULATIONS		
ALLOWED F.A.R.	3.00 X LOT SIZE (2,056,421 SF AS OF DEC. 01, 1999)	
AVAILABLE F.A.R.	143,821 SF (AS PER LETTER ON SHEET 000)	
ADDED F.A.R.	6,396 SF	
TOTAL F.A.R. REMAINING	137,425 SF	
PARKING ANALYSIS (TRESOR TOWER)		
	ALLOWED/REQUIRED	PROVIDED
PARKING ON TRESOR TOWER (EXISTING)	578	840
PARKING REDUCTION BY NEW CORRIDOR (4TH LEVEL)		-29
PARKING REDUCTION BY ELEVATOR (LOBBY - BASEMENT)		-9
NEW TOTAL		802



MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

PLANNING DEPARTMENT
Tel: 305-673-7550, Fax: 305-673-7559

Carter N McDowell
Bilzin Sumberg
200 S Biscayne Boulevard
Suite 2500
Miami, Florida 33131

March 13, 2008

Re: Fontainebleau Resort - Miami Beach
F.A.R. Determination

Dear Mr. McDowell:

This correspondence is in response to your e-mail of March 12, 2008, concerning the above noted development project. I have reviewed the floor area ratio (FAR) calculation as outlined in the letter from Walter Wilson of HKS Architects, Inc, dated January 23, 2008. I am in agreement, and this shall serve as confirmation, that the remaining FAR for the subject site after the construction of the project covered by building permits B0700784 and B0704601 is 143, 821 square feet.

Please note that this letter is strictly limited to the conclusions set forth above, based upon the facts and information available as of the date hereof. Failure to respond to or address any of the facts, statement or conditions, contained in your correspondence of March 12, 2008 or the letter addressed to Mr. Armando Valdes dated January 23, 2008 should not be construed as an acknowledgment, confirmation, agreement or approval, of any kind or manner of such information.

If you have any questions regarding this matter, or require additional information, please do not hesitate to contact me.

Sincerely,

Digitally signed by Jorge G. Gomez
DN: cn=Jorge G. Gomez, o=City of Miami Beach, ou=Planning Department, email=jgomez@miamibeachfl.gov, c=US
Date: 2008.03.13 10:38:34 -0400

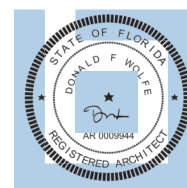
Jorge G. Gomez, AICP
Planning Director

C. DRB File

F:\PLAN\341\Jorge\Seville Zoning Confirmation HPB 2723.doc

We are committed to providing excellent public service and safety to all who live, work, and play in our vibrant, tropical, historic community.

SCOPE OF WORK
1. ADDITION OF TWO NEW PASSENGER ELEVATORS WITH EXTERIOR OPEN STAIR CONNECTING LOBBY LEVEL TO 4TH LEVEL GARAGE.
2. PARTIAL NORTH WALL DEMOLITION OF EXISTING PARKING GARAGE TO ACCOMMODATE ELEVATOR AND STAIR DOORS.
3. DEMOLITION OF EXISTING EXTERIOR PLANTER AT NEW ELEVATOR AND STAIR TOWER LOCATION.
4. CONSTRUCTION OF A NEW PUBLIC CORRIDOR ALONG EXISTING 4TH LEVEL PARKING GARAGE. CORRIDOR CONNECTS NEW ELEVATOR/STAIR TOWER WITH NEW PEDESTRIAN BRIDGE ON THE SOUTH SIDE OF THE PROPERTY. (PEDESTRIAN BRIDGE PART OF A SEPARATE APPLICATION)
5. REMOVAL OF EXISTING LOUVERS ON EAST % SOUTH FACADE ALONG 4TH LEVEL. LOUVERS TO BE REPLACED WITH IMPACT GLASS WINDOWS.



SURVEYOR'S NOTES:

PURSUANT TO TABLE OF REQUIREMENTS FROM THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" WERE FOLLOWED AND ARE INCLUDED AS A PART OF THIS SURVEY: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a) (as to utilities, surface matters only), 13, 16, 17, and 18.

ITEM 2:
THE ADDRESS OF THIS PROPERTY IS:

4441 COLLINS AVENUE
MIAMI BEACH, FL 33140

ITEM 3:
THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION, (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, (NFIP), INFORMATION FOR THIS SITE IS:

FLOOD INSURANCE RATE MAP, (FIRM), INDEX NUMBER: 12086CIND1A
FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L
FLOOD INSURANCE RATE MAP REVISED DATE, (MAP INDEX): SEPTEMBER 11, 2009

FLOOD INSURANCE RATE MAP NUMBER: 12086C0328L
MAP REVISED DATE: SEPTEMBER 11, 2009
FLOOD INSURANCE RATE MAP PANEL: 328 OF 1031
COMMUNITY NAME: CITY OF MIAMI BEACH
SUFFIX: L
ZONES: AE and X, (CLEAR)
BASE FLOOD ELEVATION:
AE - ELEVATION 7
X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

THE FLOOD ZONE DELINEATION LINES AS DEPICTED ON SHEETS 5 THROUGH 7 ARE APPROXIMATE AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.

ITEM 4:
THE GROSS LAND AREA FOR THIS PROPERTY IS:

EAST OF COLLINS AVENUE:
16.00 ACRES, (696,982 SQUARE FEET), MORE OR LESS.

WEST OF COLLINS AVENUE:
0.131 ACRES, (5,707 SQUARE FEET), MORE OR LESS.

ITEM 6:
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY:
(a) THE ZONING CLASSIFICATION FOR THIS PROPERTY IS:
RM-3, (RESIDENTIAL MULTIFAMILY, HIGH DENSITY);
(b) THE SETBACK REQUIREMENTS FOR THIS PROPERTY ARE:
VARY BY THE TYPE OF STRUCTURE.
PLEASE SEE CITY OF MIAMI BEACH MUNICIPAL CODE CHAPTER 142, SECTION 247 FOR A DETAILED DESCRIPTION OR CONTACT THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT.

THIS INFORMATION WAS OBTAINED FROM THE CITY OF MIAMI BEACH PLANNING & ZONING DEPARTMENT ON MARCH 08, 2012 VIA TELEPHONE CONVERSATION WITH A PLANNING & ZONING SPECIALIST.

ITEM 7:
(a) SEE SURVEY GRAPHICS FOR EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL;
(b), (1) SEE SURVEY GRAPHICS FOR SQUARE FOOTAGE AND FOOTPRINT OF ALL BUILDINGS AT GROUND LEVEL.
(c) NOT-APPLICABLE

ITEM 8:
SEE SURVEY GRAPHICS FOR SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THIS SURVEY.

ITEM 9:
NOT-APPLICABLE

ITEM 11:
(a) SEE SURVEY GRAPHICS FOR OBSERVED EVIDENCE OF UTILITIES.

ITEM 13:
SEE SURVEY GRAPHICS FOR THE NAMES OF THE ADJOINING OWNERS.

ITEM 16:
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ITEM 17:
THERE IS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

ITEM 18:
AS OF THE DATE OF THIS ALTA/ACSM LAND TITLE SURVEY, THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THE FOLLOWING **SURVEYOR'S NOTES** ARE REQUIRED AS A PART OF THE "STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING" IN THE STATE OF FLORIDA, (SEE SURVEYOR'S CERTIFICATION):

- A) DATE OF LAST FIELD WORK: MARCH 01, 2012
- B) THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE BASED ON EITHER LEGAL DESCRIPTIONS FROM PRIOR SURVEYS OF THESE PROPERTIES AS PERFORMED BY CONSUL TECH SURVEYING & MAPPING, INC. UNDER PROJECT NUMBERS 97-0716, 97-0716.A, 01-0104, 01-0104.10, 01-0104.20, 01-0104.20.1, 01-0104.20.2, 01-0104.20.3, 01-0104.20.4, 01-0104.20.5, 01-0104.20.6, 01-0104.20.7, 01-0104.20.8, 01-0104.20.9, 01-0104.20.10, 01-0104.20.11, 01030120.D, 01-030140.A, 03-091020, 04-091920 AND 05-070920; LEGAL DESCRIPTIONS AS CREATED BY THIS COMPANY IN CONNECTION WITH PROJECTS ON THESE PROPERTIES, OR; VARIOUS TITLE COMMITMENTS REVIEWED BY THIS COMPANY DURING THE COURSE OF PERFORMING SURVEYS ON THESE PROPERTIES.
- C) BEARINGS AS SHOWN HEREON ARE BASED ON A PORTION OF THE COASTAL CONSTRUCTION CONTROL LINE AS RECORDED IN PLAT BOOK 74 AT PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND BEARS NORTH 07°16'18" EAST AS SHOWN HEREON AND ALL OTHER BEARINGS BEING RELATIVE THERETO. A PORTION OF THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE, (STATE ROAD A1A), BEARS NORTH 09°39'38" EAST RELATIVE TO THE COASTAL CONSTRUCTION CONTROL LINE AND IS A WELL IDENTIFIED AND MONUMENTED LINE.
- D) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING CONVENTIONAL SURVEYING METHODS AND PROCEDURES ARE BASED ON A CLOSED AND ADJUSTED TRAVERSE.
- E) ALL IMPROVEMENTS AS SHOWN HEREON THAT WERE LOCATED USING GPS METHODS AND PROCEDURES ARE BASED ON REDUNDANT MEASUREMENTS.
- F) THE SCALE OF SOME IMPROVEMENTS MAY HAVE BEEN EXAGGERATED FOR CLARITY AND REPRESENTATION.

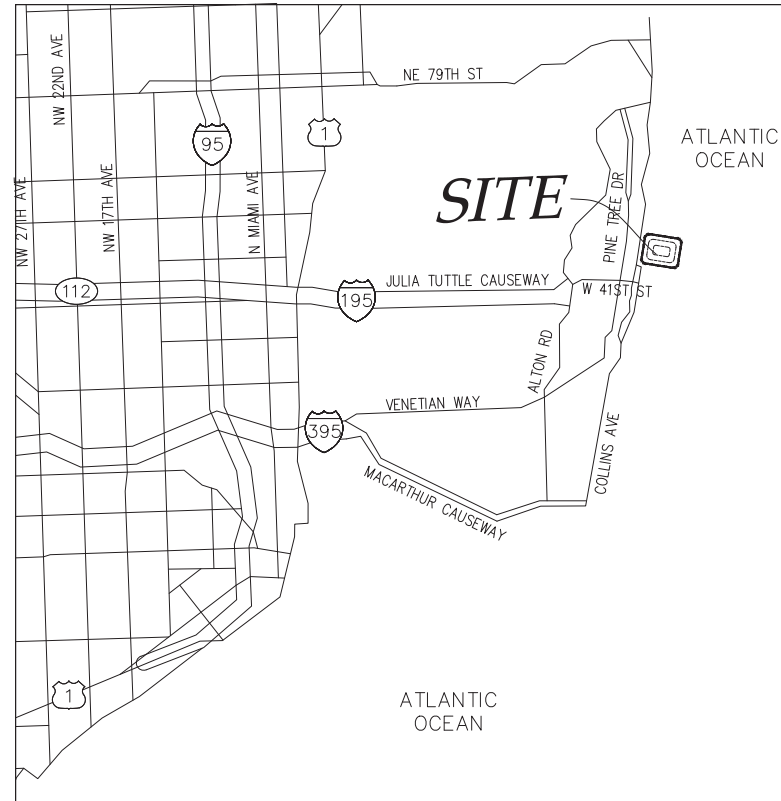
NO UNDERGROUND EASEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES HAVE BEEN LOCATED AS THIS WAS NOT A PART OF THE SCOPE OF SERVICES.

IMPROVEMENTS WITHIN THE INTERIOR OF THE BUILDINGS WERE NOT LOCATED ARE ARE NOT SHOWN.

ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4441 COLLINS AVENUE, MIAMI BEACH FL



LOCATION MAP
IN SEC. 23 - TWP 53 SOUTH -42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
(NOT TO SCALE)

SHEET INDEX

COVER SHEET / SURVEYOR'S NOTES	1
LEGAL DESCRIPTIONS	2-3
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THE FOLLOWING TITLE COMMITMENTS PREVIOUSLY REVIEWED WERE BASED ON:

COMMITMENT FOR TITLE INSURANCE
AGENT FILE NUMBER: TOWER 3 & GARAGE N12-026
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)
COMMITMENT NUMBER: 1200995-2801
FILE NUMBER: 1200994-2801
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED APRIL 4, 2012

AND

COMMITMENT FOR TITLE INSURANCE
AGENT FILE NUMBER: TOWER 3 & GARAGE N12-026
ISSUED BY: STEWART TITLE AND GUARANTY CO. (HOUSTON)
COMMITMENT NUMBER: 1200994-2801
FILE NUMBER: 1200994-2801
EFFECTIVE DATE: MARCH 2, 2012 AT 8:00 A.M.; REVISED MARCH 19, 2012
REVIEWED BY C.S.A. GROUP.

G) PLAT NAMES AS SHOWN HEREON, (EITHER IN THE LEGAL DESCRIPTIONS AND / OR ON THE FACE OF THE DRAWINGS), MAY HAVE BEEN PARTIALLY ABBREVIATED. THERE ARE TWO PLATS THAT MAKE UP THE MAIN PARCELS AS SHOWN ON THE EAST SIDE OF INDIAN CREEK DRIVE AND COLLINS AVENUE. THE COMPLETE NAMES OF THE PLATS ARE AS FOLLOWS:

AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVT. LOTS 1-2-3-4-5-6 AND 7 OF SEC.23-TWP.53S-RGE.42E, (PLAT BOOK 8 AT PAGE 61 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

AND

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, (PLAT BOOK 5 AT PAGES 7-8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA)

H) PARCEL "A", AS SHOWN HEREON, CONSTITUTES THE "HOTEL SITE" AND CONSISTS OF PARCELS 1, 2, 3, 4 AND 5 AS DESCRIBED ON SHEET 2 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

PARCEL "C", AS SHOWN HEREON, CONSTITUTES THE TOWER FOOTPRINT OF FONTAINEBLEAU IV, THE PROPOSED FUTURE "NORTH TOWER - TOWER IV", AND CONSISTS OF A PORTION OF PARCEL 2, AS DESCRIBED ON SHEET 3 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

PARCEL "D", AS SHOWN HEREON CONSTITUTES THE "MARINA PARCEL", AS DESCRIBED ON SHEET 3 AND GRAPHICALLY DEPICTED ON SHEET(S) 5.

I) THE PORTIONS OF PARCELS 1 THROUGH 5 LOCATED EAST OF COLLINS AVENUE AND NORTH OF 44th STREET, (NEW), ARE ALL CONTIGUOUS TO EACH OTHER, WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

PARCELS 1, 2, 4 AND 5 ARE CONTIGUOUS TO COLLINS AVENUE AND 44th STREET, (NEW), WITHOUT GAPS, GORES OR HIATUSES ALONG THEIR COMMON BOUNDARIES.

J) BEARINGS AND DISTANCES ARE CALCULATED UNLESS OTHERWISE NOTED.

K) THERE MAY BE EASEMENT, RESTRICTIONS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

L) THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, AT PAGE 62, AND OFFICIAL RECORDS BOOK 9517 AT PAGES 2028-2031, BOTH RECORDED IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ARE ONE AND THE SAME AND A PORTION OF WHICH COMPRISES THE EASTERLY BOUNDARY OF PARCEL "A", ("HOTEL SITE").

M) THE COASTAL CONSTRUCTION CONTROL LINE AS SHOWN HEREON IS BASED ON INFORMATION AS SHOWN IN PLAT BOOK 74 AT PAGE 25, RECORDED ON FEBRUARY 10, 1982 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS WELL AS INFORMATION PROVIDED TO THIS SURVEYOR BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT, SURVEY SECTION.

N) BUILDING AND IMPROVEMENT TIES TO THE COASTAL CONSTRUCTION CONTROL LINE, (CCCL), AS SHOWN HEREON ARE PER THE REQUEST OF THE CLIENT.

O) WE HEREBY CERTIFY THAT THE LEGAL DESCRIPTION IS THE SAME AS SET FORTH IN THE VESTING DEED AS REFERENCE IN THE TITLE COMMITMENT.

P) BOUNDARY AND TOPOGRAPHIC INFORMATION SHOW HERE ON WAS FIELD VERIFIED BY BISCAYNE ENGINEERING COMPANY.(09/18/2019)

(R) ORIGINAL SURVEY INFORMATION WAS PREPARED BY C.S.A. GROUP.

SURVEYOR'S CERTIFICATION:

I hereby certify that the attached "SURVEY" complies with the Standards of Practice for Surveying and Mapping set forth by the State of Florida Board of Professional Surveyors and Mappers in chapter 53-17, Florida Administrative Code, pursuant to chapter 472.027, Florida Statutes.

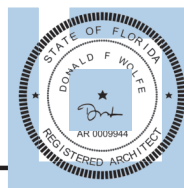
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Biscayne Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
305-324-7671
State of Florida Department of Agriculture
LB-0000129

SURVEY DATE: 09-18-2019

DRAFT

SELVIN BRUCE, PSM for the Firm
Professional Surveyor and Mapper No. 5290
State of Florida

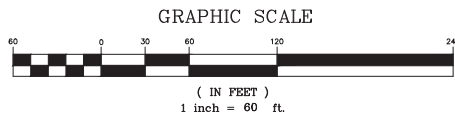


ORDER #	DATE	F.B.#	COMMENTS
03-86658	3-11-20	N/A	REVISE SURVEY FILED TO SHOW ALTA PARCEL LESS PARCEL "Y"

MIAMI-DADE
529 W. FLAGLER ST., MIAMI, FL 33130
TEL: (305) 324-7671, FAX: (305) 324-0809
PALM BEACH
449 NW 35th St, BOCA RATON, FL 33431
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM



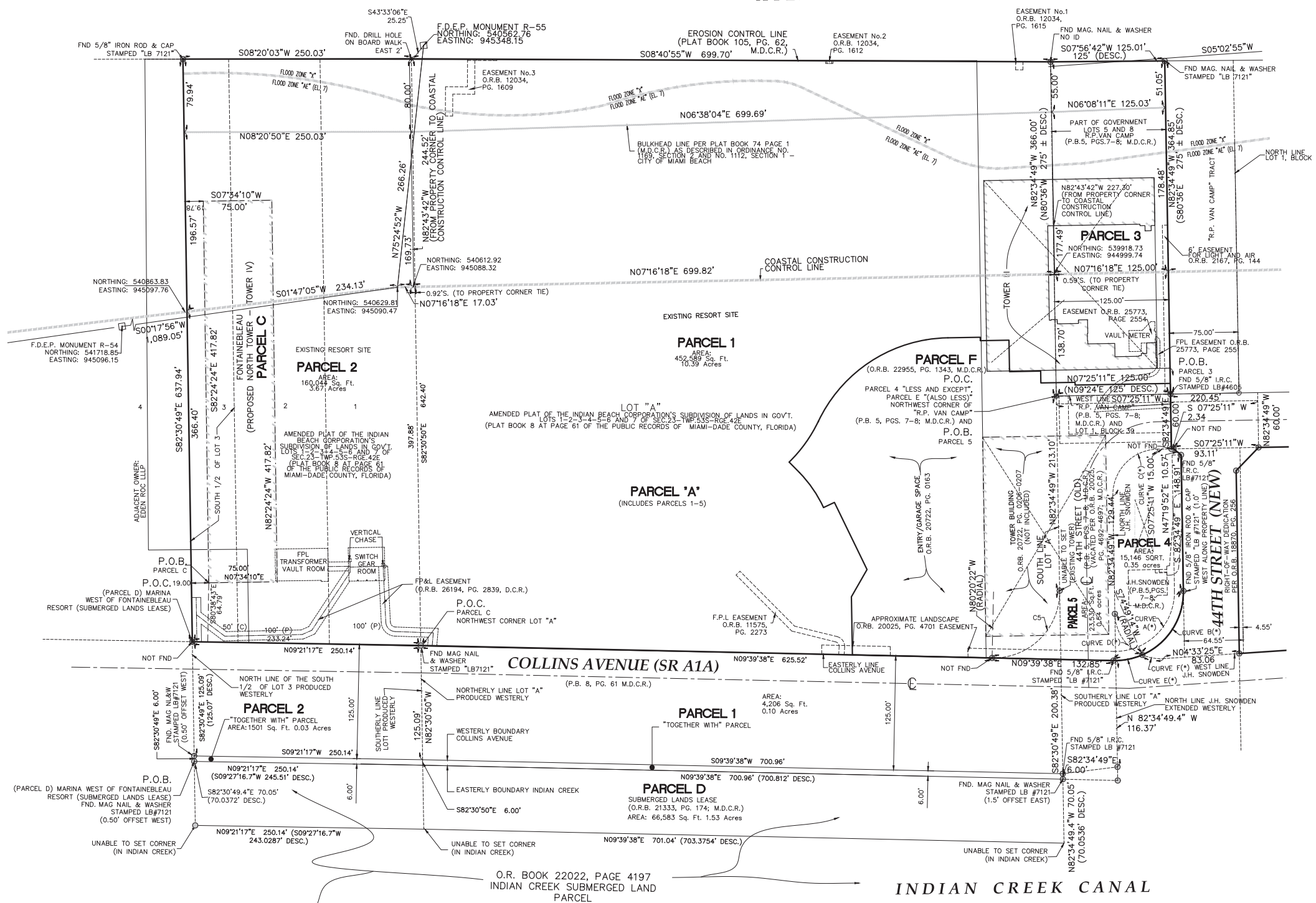
4441 Collins Avenue, Miami Beach FL
FOR: FONTAINEBLEAU DEVELOPMENT
DESIGNED BY: S.B.
DRAWN BY: J.H.
CHECKED BY: S.B.
DATE: 09/18/19
APPROVED BY: S.B.
F.B./P.C.: 3018/13
ORDER No. 03-86658
SHEET No. 1 of 5



BOUNDARY SURVEY THE FONTAINEBLEAU RESORT

4441 COLLINS AVENUE, MIAMI BEACH FL

ATLANTIC OCEAN



PARCEL OWNERSHIP

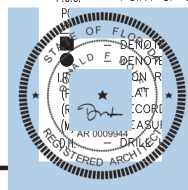
PARCEL	OWNER
1.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
2.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
3.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
4.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
5.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
C.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
D.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
E.	FONTAINEBLEAU FLORIDA HOTEL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
F.	FONTAINEBLEAU FLORIDA TOWER 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY
	TOWER III FONTAINEBLEAU FLORIDA TOWER 3, LLC, A FLORIDA LIMITED LIABILITY COMPANY
	TOWER III FONTAINEBLEAU TOWER 3 GARAGE
	GARAGE AND RESTAURANT, LLC, A FLORIDA LIMITED LIABILITY COMPANY

PARCEL DESIGNATION

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

LEGEND

DESC.	PER LEGAL DESCRIPTION	(C)	CALCULATED
EL.	ELEVATION	(CL)	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	IP.	IRON PIPE
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		



CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
A	92°14'27"	120.74'	75.00'
B	67°24'03"	88.23'	75.00'
	RADIAL BEARING		S74°49'14"W
C	90°00'00"	78.54'	50.00'
D	65°30'23"	57.17'	50.00'
E	24°50'24"	32.52'	75.00'
F	27°21'21"	23.87'	50.00'
G	92°14'27"	116.56'	72.40'

DATE: Mar 13, 2020 - 12:15pm EST FILE: F:\SAFETY\PROJECTS\BROOKS\86688 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2. CAD\2. DIM\4. PART 2\1-86556 boundary survey pg 1 to 4.dwg

ORDER #	DATE	F.B.#	COMMENTS
03-86658	3-11-20	N/A	REVERSE SURVEY FILED TO SHOW ALL PARCEL LESS PARCEL "F"

MIAMI-DADE
529 W. FLAGLER ST., MIAMI, FL 33130
TEL: (305) 324-7671, FAX: (305) 324-0809
PALM BEACH
449 NW 35th ST., BOCA RATON, FL 33431
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM



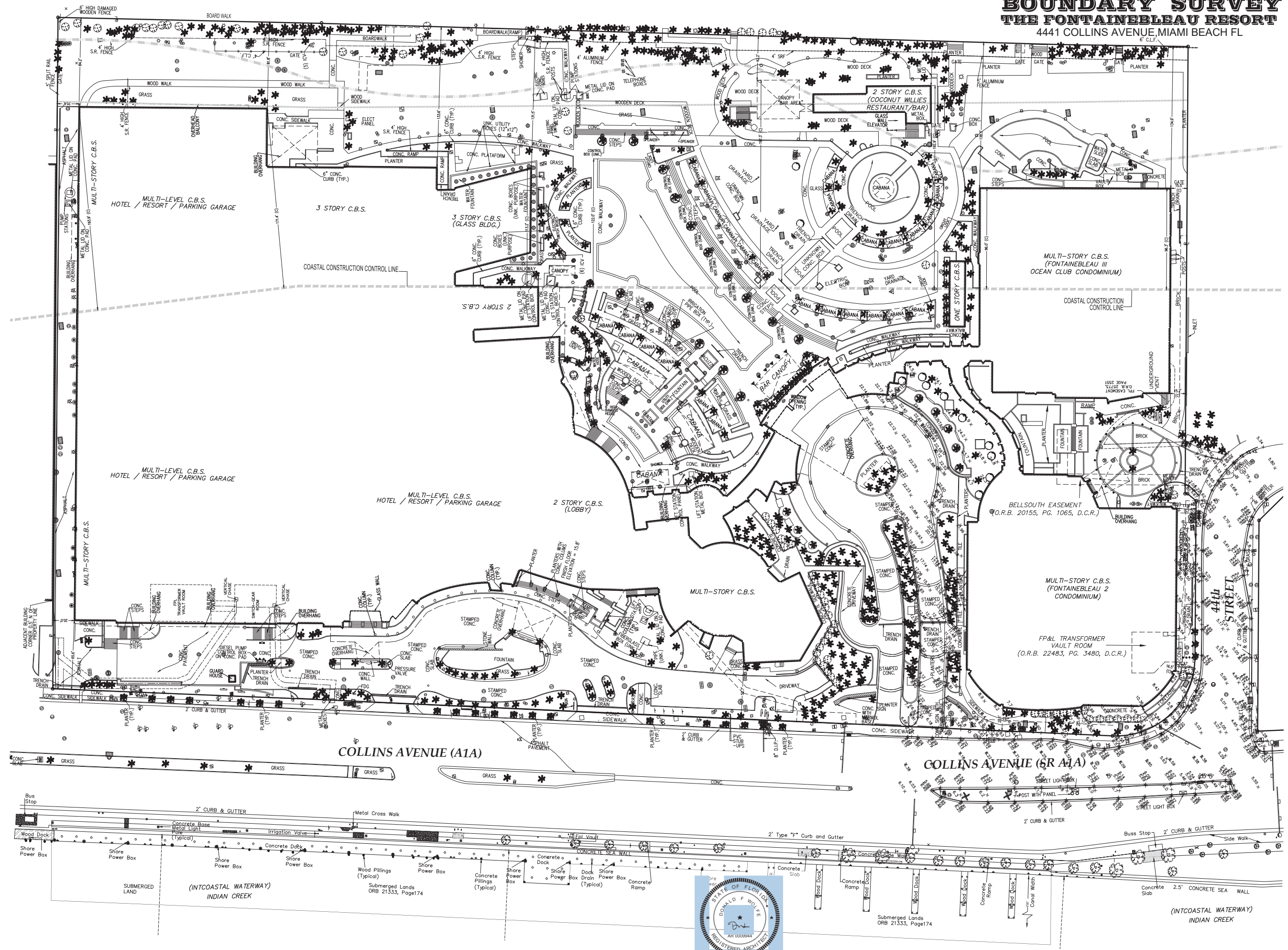
4441 Collins Avenue, Miami Beach FL
FOR: FONTAINEBLEAU DEVELOPMENT
SCALE: 1"=60'
DESIGNED BY: S.B.
DRAWN BY: J.H.
CHECKED BY: S.B.
DATE: 09/18/19
APPROVED BY: S.B.
F.B./P.C.: 3018/13

ORDER No.
03-86658
SHEET No.
4 of 5

BOUNDARY SURVEY

THE FONTAINEBLEAU RESORT

4441 COLLINS AVENUE, MIAMI BEACH FL



DATE: Mar 13, 2020 - 12:46pm EST FILE: F:\SAVES\PROJECTS\BROOKS\86658 FONTAINEBLEAU DEVELOPMENT BOUNDARY & PURPOSE SURVEY\2 CAD\2 DIM\4 PART 2\2- 86658 boundary survey pg 4 of 6.dwg

<p>ORDER # 03-86658</p> <p>DATE 3-11-20</p> <p>F.B. # N/A</p>	<p>COMMENTS</p> <p>REVERSE SURVEY FILED TO SHOW ALL PARCEL LESS PARCEL "X"</p>
<p>BISCAYNE ENGINEERS & ENGINEERS PLANNERS</p> <p>• SINCE 1898 •</p>	
<p>4441 Collins Avenue, Miami Beach FL</p> <p>FOR: FONTAINEBLEAU DEVELOPMENT</p> <p>SCALE: 1"=60'</p> <p>DESIGNED BY: S.B.</p> <p>DRAWN BY: J.H.</p> <p>CHECKED BY: S.B.</p> <p>DATE: 09/18/19</p> <p>APPROVED BY: S.B.</p> <p>F.B./P.C.: 3018/13</p>	
<p>ORDER No. 03-86658</p> <p>SHEET No. 5 OF 5</p>	

