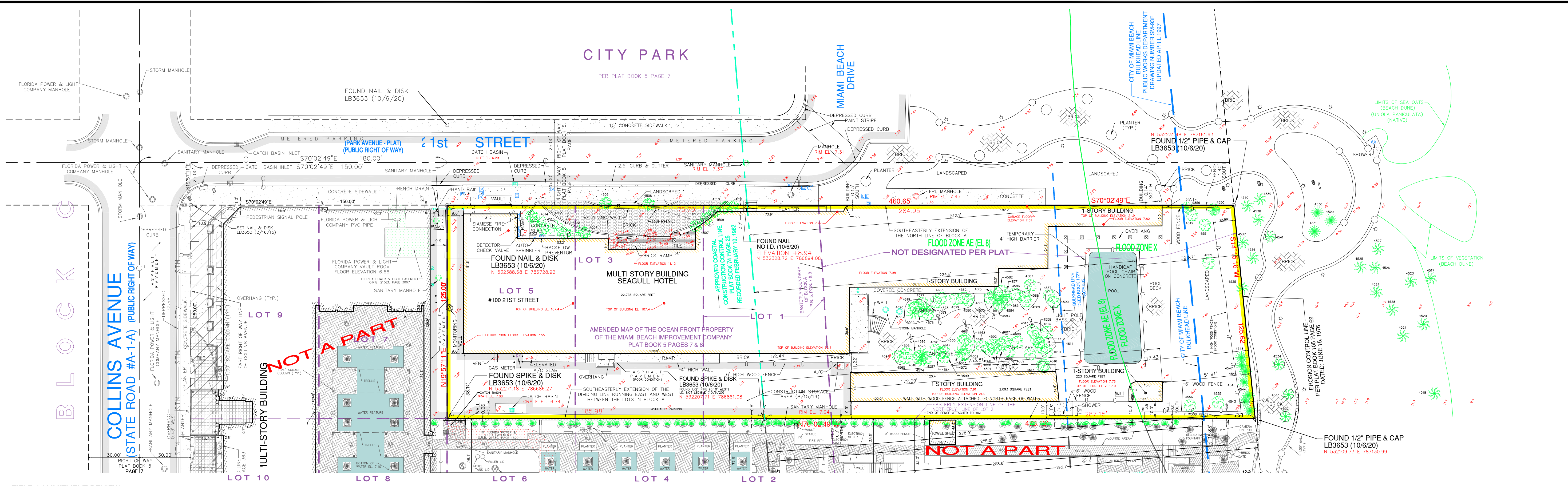


9	20125	ADD CERTIFICATION TO 12/18/20							
8	20109	UPDATE SURVEY (10/6/20) TC							
7	20073	REMOVE DB 1727-535 PER TITLE POLICY	DANIR						
6	20073	SHOW TOP OF BUILDING E.L.S (2/11/20)-TMC	DWF						
5	19018	UPDATE SURVEY (8/5/19) RLL	CEM						
No.	O.N.	Revision Description							

**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

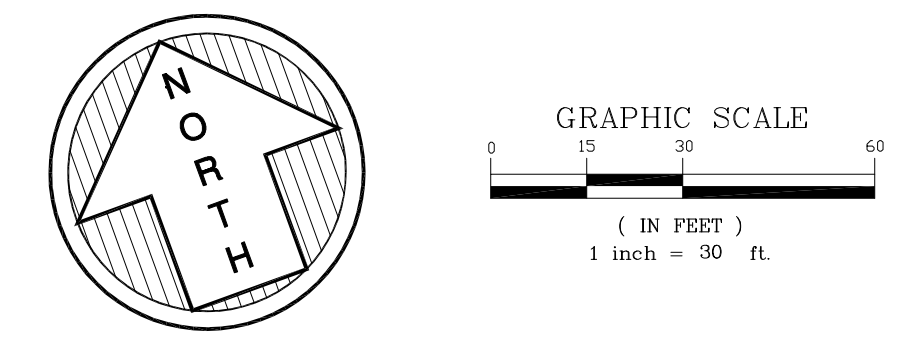
**BOUNDARY & TOPOGRAPHIC SURVEY**  
**PLUM HOTEL - 100 21ST STREET**  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	6/25/07
Scale	1"=30'
Drawn By	MAP
CAD No.	021172
Plotted	12/18/20 11:40a
Ref. Dwg.	297D-158-S
Field Book	54356-JWL
Job No.	201099
Dwg. No.	2007-084-NGVD
Sheet	1 of 1



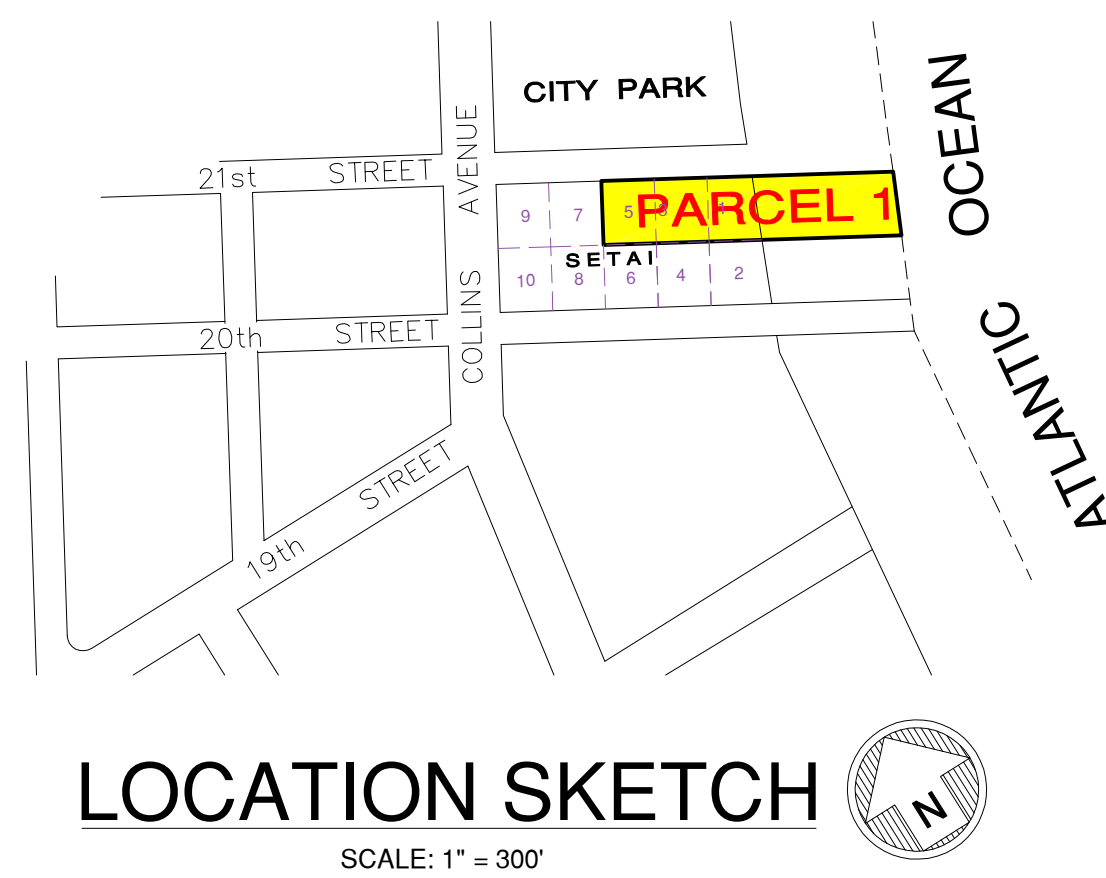
**TITLE COMMITMENT REVIEW:**  
Lands shown herein were abstracted for easements and/or rights-of-way of records per Fidelity National Title Insurance Company Order No. 7811715 with a commitment date of July 15, 2019. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

- SCHEDULE B SECTION II**  
1-5 Standard Exceptions not addressed.
- Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.  
Standard Exception. Document not provided. Not a survey matter.
  - Rights, if any, of the public to use as a public beach and recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.  
Standard Exception. Document not provided. Not a survey matter.
  - Any land described in Schedule A which is artificially filled land in what was formerly navigable waters, is subject to the rights of the United States government, arising by said government's control over navigable waters involving navigation and commerce.  
Standard Exception. Document not provided. Not a survey matter.
  - Terms and conditions of the easement provisions only in the Agreement Creating Easements and Providing for Restrictions of the property described between Phillip Liberman, et al. and Rebecca Shappell and Clayton E. Shappell, her husband recorded in Deed Book 1727, page 535, as affected by Agreement recorded in Deed Book 1974, page 1.  
Encumbers parcel and is shown on the survey.
  - Hotel/Motel Bulk Rate Agreement for Cable Television Service between Rifkin/Narrogansett South Florida CATV Limited Partnership d/b/a Gold Coast Cablevision and Charles Bernard, Ltd., a Florida limited partnership recorded in Official Records Book 15990, page 1123.  
Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - All of the terms and provisions set forth and contained in that certain Sublease Ninety Nine (99) Year Lease between Beach 21st Corporation, a Florida corporation and 100-21st Street Realty Corporation, a Florida corporation recorded in Deed Book 3258, page 281, as amended by that Modification of Sublease of Ninety Nine (99) Year Lease recorded in Official Records Book 53, page 331, and as assigned by these instruments to Charles Bernard, Ltd., a Florida limited partnership by and Assumption of Ninety Nine (99) Year Sublease recorded in Official Records Book 15817, page 72, as modified by that Second Modification to Sub-Lease of Ninety Nine (99) Year Lease recorded January 30, 2018 in Official Records Book 30846, Page 2364, and as encumbered by Mortgage in favor of Mellon United National Bank, recorded in Official Records Book 23420, Page 2093, as modified by instrument recorded in Official Records Book 29027, Page 1806, and in Official Records Book 30088, Page 3651, and in Official Records Book 30708, Page 1324, Assignment of Leases, Rents and Profits in favor of Mellon United National Bank, recorded in Official Records Book 23420, Page 2108 and UCC-1 in favor of Mellon United National Bank, recorded in Official Records Book 30088, Page 3656.  
Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Terms and provisions set forth and contained in that certain unrecorded Sub-Sublease, by Charles Bernard, Ltd., a Florida limited partnership and JHM, LLC, a Delaware limited liability company, a Memorandum of Sub-Sublease of which was recorded in Official Records Book 25612, page 2337 and in Official Records Book 25707, page 3335.  
Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Notice Pursuant to Florida Statute 713.10 recorded in Official Records Book 24046, Page 2135.  
Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Order Before the Board of Adjustment City of Miami Beach, File No. 4714, recorded July 3, 2007, in Official Records Book 25750, Page 4191.  
Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Order Before the Board of Adjustment City of Miami Beach, File No. 3464, recorded August 17, 2010, in Official Records Book 27390, Page 2240.  
Benefits and encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Order Before the Board of Adjustment City of Miami Beach, File No. 7247, recorded September 27, 2011, in Official Records Book 27839, Page 3400, and re-recorded January 25, 2012, in Official Records Book 27973, Page 4040.  
Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Terms, conditions of that Memorandum of Option in favor of 100 21st Street Manager, LLC, recorded December 8, 2015 in Official Records Book 29880, Page 3839.  
Encumbers parcel but not subject to location. Blanket in nature. Not a survey matter.
  - Restrictions, if any, on the Insured's ability to construct new improvements on the land or to reconstruct existing improvements after destruction or demolition as a result of the Coastal Construction Control Line recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida.  
Encumbers parcel and is shown on the survey.



**TREE LEGEND**

	BLACK OLIVE TREE
	CABBAGE PALM TREE
	COCONUT PALM TREE
	ROYAL PALM TREE
	ROBELLINI PALM TREE
	WASHINGTON PALM TREE



**LEGAL DESCRIPTION:**  
Parcel 1:  
Lots 1, 3 and 5 in Block A, 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.

Together with:  
That certain strip of land lying between the Easterly boundary of said Block A and the Atlantic Ocean and bounded on the North by the Southeastly extension of the North line of said Block A and bounded on the South by the Southeastly extension of the dividing line running East and West between the lots in said Block A, as the same appears of record in Plat Book 5, Page 7, of the Public Records of Miami-Dade County, Florida.

**LEGEND**

	CATCH BASIN		0.5' CURB
	MANHOLE		2.0' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		I.D. = IDENTIFICATION
	WATER VALVE		E.L. = ELEVATION
	CATCH BASIN INLET		INV. = INVERT
	UTILITY POLE		SAN. = SANITARY
	RISER		DESC. = DESCRIPTION
	FIRE HYDRANT		P.R.M. = PERMANENT REFERENCE MONUMENT
	HANDHOLE		CONCRETE
	SIGN		ASPHALT PAVEMENT

**SURVEYOR'S NOTES:**

- 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.
- Bearings hereon are referred to an assumed value of S 70°02'49" E for the South right of way line of 21st Street and evidenced by found nail & disk and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on D.N.R. Monument R-63, Elevation +7.43, located before September 2008 at 22nd Street, East of Collins Avenue.
- Lands shown hereon are located within an area having a Zone Designation AE (EL B) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 58,361 square feet, or 1.340 acres, more or less.
- Roof overhang not located unless otherwise shown.
- No existing parking spaces on site.
- 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.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.4V, PER ALTA/NSPS.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry, a certified Arborist or a professional in that field.
- There is observed evidence of current building construction or building additions, as shown on survey.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
- There is no visible evidence or knowledge of any location of wetlands, as delineated by the proper authorities.

**CERTIFICATION TO:**

City of Miami Beach

**SURVEYOR'S CERTIFICATION:**

I hereby further certify that this "Boundary and Topographic Survey" was made under my responsible charge on June 25, 2007, and last updated on October 6, 2020, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 6, 2020.

*\*Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below\**

**FORTIN, LEAVY, SKILES, INC., LB3653**  
Digitally signed by Daniel C Fortin  
dn: cn=US, o=Unaffiliated,  
ou=A01410D0000017402A28F4200042958,  
c=Daniel C Fortin  
Date: 2021.03.08 10:16:18 -0500

By: Daniel C. Fortin Jr., For The Firm  
Surveyor and Mapper, LS6435  
State of Florida.