JOHN IBARRA & ASSOCIATES, INC.
Professional Land Surveyors & Mappers
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SUITE 3025
MIAMI, FLORIDA 33126
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3725 DEL PRADO BLVD. S.
SUITE B
CAPE CORAL, FL 33904
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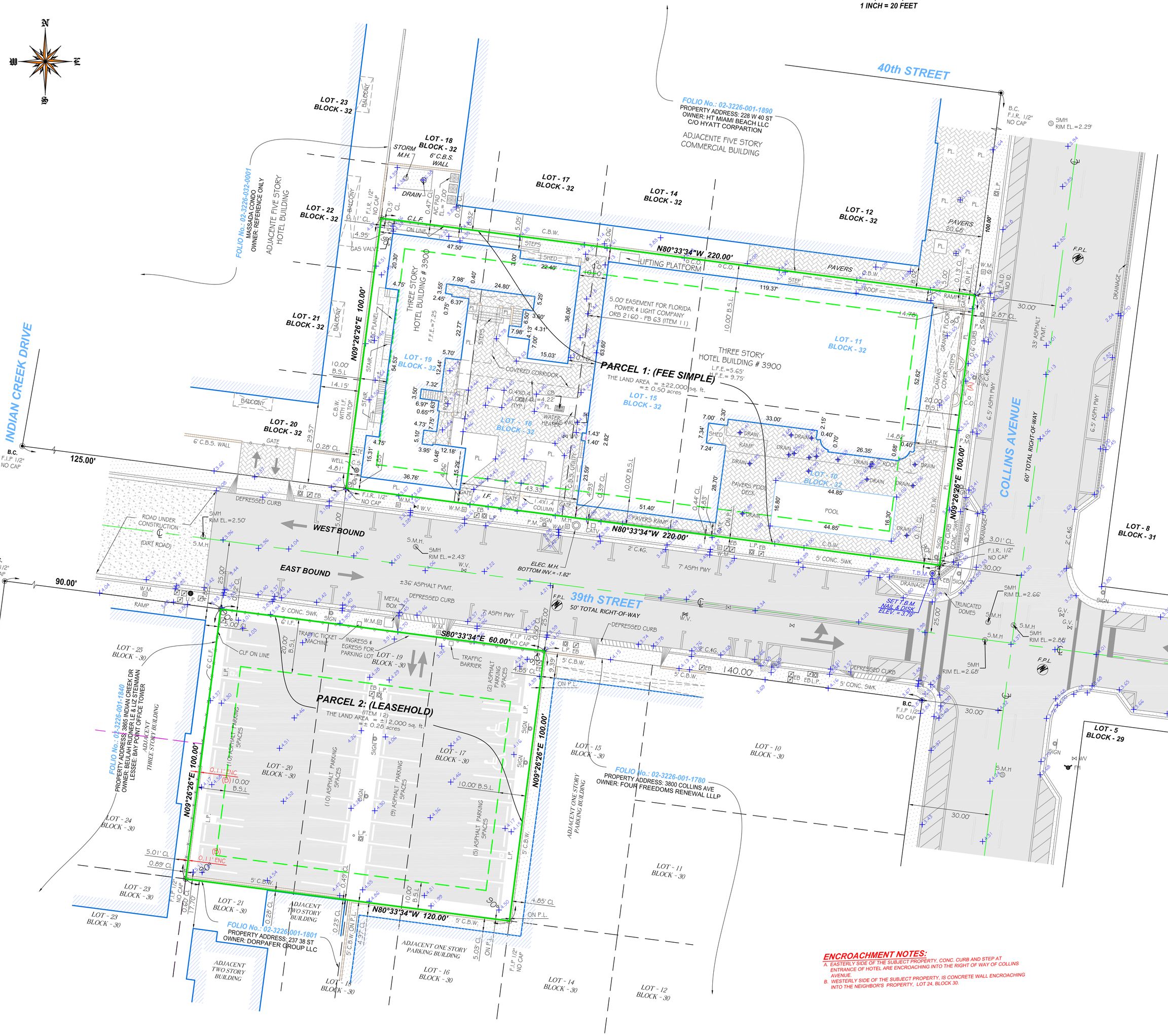
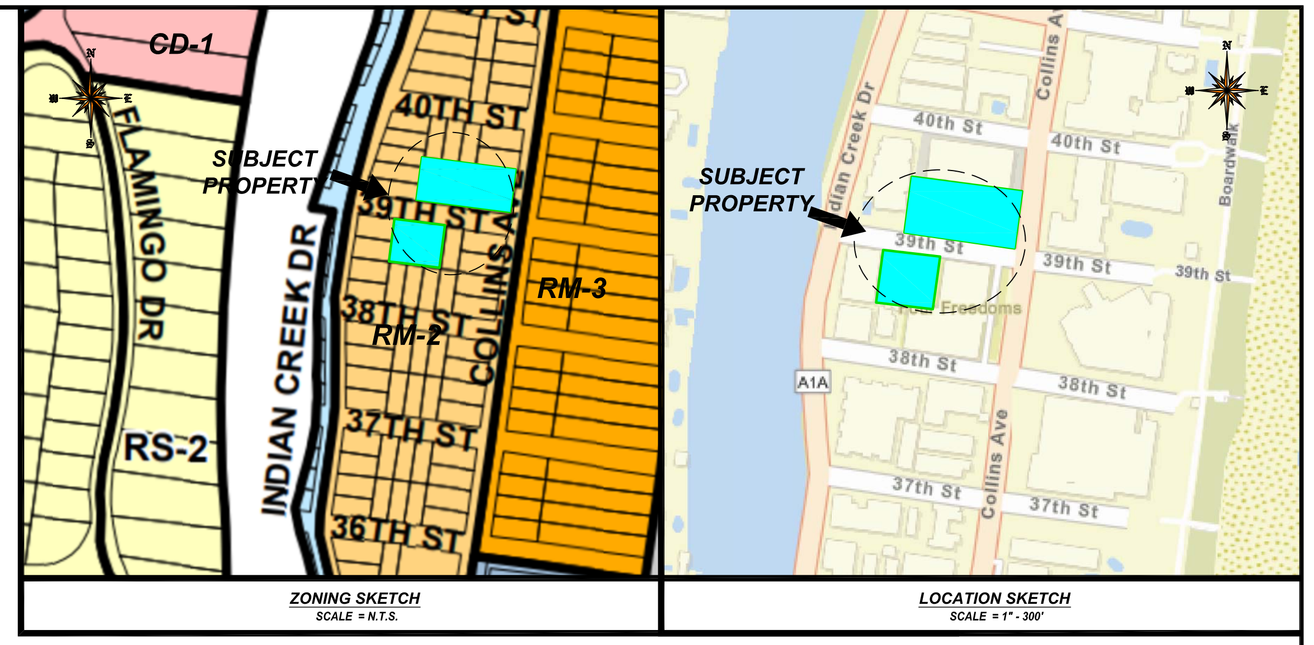
ALTA/NSPS Land Title Survey

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FEET





ZONING SKETCH
SCALE = N.T.S.

LOCATION SKETCH
SCALE = 1" - 300'

ABBREVIATIONS

A	= ARC.
AC.	= AIR CONDITIONER PAD
A.E.	= ANCHOR EASEMENT
A.R.	= ALUMINUM ROOF
A.S.	= ALUMINUM SHED
ASPH.	= ASPHALT
B.C.	= BLOCK CORNER
BLDG.	= BUILDING
B.M.	= BENCH MARK
B.C.R.	= BROWARD COUNTY RECORDS
B.O.B.	= BASIS OF BEARING
B.S.L.	= BUILDING SETBACK LINE
(C)	= CALCULATED
C.B.	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK STRUCTURE
C.B.W.	= CONCRETE BLOCK WALL
CH.	= CHORD
CH.B.	= CHORD BEARING
CH.L.	= CHORD LENGTH
CL.	= CLEAR
C.O.	= CLEAN OUT
C.L.F.	= CHAIN LINK FENCE
C.M.E.	= CANAL MAINTENANCE EASEMENT
CONC.	= CONCRETE
C.U.P.	= CONCRETE UTILITY POLE
C.P.	= CONCRETE PORCH
C.S.	= CONCRETE SLAB
C.W.	= CONCRETE WALK
D.E.	= DRAINAGE EASEMENT
D.M.E.	= DRAINAGE MAINTENANCE EASEMENT
DRIVE	= DRIVEWAY
°	= DEGREES
EB	= ELECTRIC BOX
E.T.P.	= ELECTRIC TRANSFORMER PAD
ELEV.	= ELEVATION
ENCR.	= ENCROACHMENT
F.H.	= FIRE HYDRANT
F.I.P.	= FOUND IRON PIPE
F.I.R.	= FOUND IRON ROD
F.F.E.	= FINISHED FLOOR ELEVATION
F.N.D.	= FOUND NAIL & DISK
FT.	= FEET
FNP	= FEDERAL NATIONAL INSURANCE PROGRAM
F.N.	= FOUND NAIL
H	= HIGH OR (HEIGHT)
IN.E&E	= INGRESS AND EGRESS EASEMENT
I.C.V.	= IRRIGATION CONTROL VALVE
I.F.	= IRON FENCE
L.B.	= LICENSED BUSINESS
L.P.	= LIGHT POLE
L.F.E.	= LOWEST FLOOR ELEVATION
L.M.E.	= LAKE MAINTENANCE EASEMENT
'	= MINUTES
(M)	= MEASURED DISTANCE
M.B.	= MAIL BOX
M.D.C.R.	= MIAMI DADE COUNTY RECORDS
M.E.	= MAINTENANCE EASEMENT
M.H.	= MANHOLE
N.A.P.	= NOT A PART OF
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
N.T.S.	= NOT TO SCALE
# or NO.	= NUMBER
O/S	= OFFSET
O.H.	= OVERHEAD
O.H.L.	= OVERHEAD UTILITY LINES
O.R.B.	= OFFICIAL RECORDS BOOK
O.V.H.	= OVERHANG
PAVMT.	= PAVEMENT
PL.	= PLANTER
P.L.	= PROPERTY LINE
P.C.C.	= POINT OF COMPOUND CURVATURE
P.C.	= POINT OF CURVATURE
P.O.T.	= POINT OF TANGENCY
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.R.C.	= POINT OF REVERSE CURVATURE
PWY.	= PARKWAY
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.L.S.	= PROFESSIONAL LAND SURVEYOR
P.P.	= POWER POLE
P.P.S.	= POOL PUMP SLAB
P.U.E.	= PUBLIC UTILITY EASEMENT
(R)	= RECORD DISTANCE
R.R.	= RAIL ROAD
RES.	= RESIDENCE
R/W	= RIGHT-OF-WAY
RAD.	= RADIUS OR RADIAL
R&E	= RANGE
R.O.E.	= ROOF OVERHANG EASEMENT
SEC.	= SECTION
STY.	= STORY
SWK.	= SIDEWALK
S.I.P.	= SET IRON PIPE
S	= SOUTH
S.P.	= SCREENED PORCH
S.V.	= SEWER VALVE
"	= SECONDS
T	= TANGENT
TB	= TELEPHONE BOOTH
T.B.M.	= TEMPORARY BENCHMARK
T.U.E.	= TECHNOLOGY UTILITY EASEMENT
TSB	= TRAFFIC SIGNAL BOX
T.S.P.	= TRAFFIC SIGNAL POLE
TWP.	= TOWNSHIP
UTIL.	= UTILITY
U.E.	= UTILITY EASEMENT
U.P.	= UTILITY POLE
W.M.	= WATER METER
W.F.	= WOOD FENCE
W.P.	= WOOD PORCH
W.R.	= WOOD ROOF
W.V.	= WATER VALVE
℄	= MONUMENT LINE
℄	= CENTER LINE
Δ	= DELTA

SURVEYOR'S CERTIFICATE:

1A. *THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE:*

1B. *THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS;" OR*

1C. *PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."*

2. *THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE RM-2; SETBACKS ARE AS ZONING REPORT AS PER PZR REPORT, SITE NUMBER 145150-1, DATED DRAFT: 1 04/09/2021, DRAFT: 04/16/2021;*

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF MIAMI BEACH BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION OR DESIGN WORK.

1. Building Set-Back Lines	Required	Existing
a. Front:	*20 Feet*	*Collins Avenue: 14.78 Feet (Per Survey)*
b. Street Side:	*10 Feet or 8% of the Lot Width, whichever is greater (10 Feet required)*	*39th Street: 4.83 Feet (Per Survey)*
c. Interior Side:	*10 Feet or 8% of the Lot Width, whichever is greater (10 Feet required)*	*North Lot Line: 5 Feet (Per Survey)*
	The sum of the Side Yards shall equal 16% of the Lot Width (100 Feet' x 0.16 = 16 Feet)	*Sum of Side Yards: 9.83 Feet (Per Survey)*
d. Rear:	*10% of the Lot Depth for Non-Oceanfront Lots (220 Feet x 0.1 = 22 Feet)*	*West Lot Line: 4.81 Feet (Per Survey)*

3. *THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS COLLINS AVENUE AND 39th STREET.*

4. *MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOUNDARY OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY.*

5. *THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE DRAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR INGRESS & EGRESS.*

6. *THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY NO. 120651 PANEL NO. 0336, SUFFIX "L", AND HAVING A BASE FLOOD OF 7 FEET, BEARING AN EFFECTIVE DATE OF 09/11/09.*

7. *THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±34,000 SQUARE FEET OR ±0.78 ACRES AS DESCRIBED IN THE LEGAL DESCRIPTION.*

8. *THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND SURFACE, NOT INTERIOR USABLE FLOOR SPACE) IS 11,699.18 SQUARE FEET.*

9. *THERE ARE 36 REGULAR PARKING SPACES AND 2 MARKED HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.*

10.*ELEVATIONS ARE REFERRED TO CITY OF MIAMI BENCHMARK ID :CMB 40-01-06, ELEVATED 3.65 FEET OF N.G.V.D. OF 1929. LOCATED*

11. *THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.*

12. *FLOOR ELEVATION OF EXISTING BUILDING ALONG THE NORTHEAST SIDE OF PARCEL 1 IS 9.75 FEET(HIGHEST) AND 5.65 FEET(LOWEST).*

13. *THE HIGHEST PART OF ROOF HAS AN ELEVATION IS 37.55 FEET N.G.V.D. 1929.*

14. *THERE IS NO VISIBLE OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.*

15. *THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.*

16. *THERE IS NO VISIBLE OBSERVED PARTY WALLS. ALL DIVISIONAL WALLS ADJACENT TO THE PROPERTY ARE SHOWN ON SURVEY.*

17. *AS THE DATE THERE IS NO PROPOSED CHANGES TO THE RIGHT OF WAY. THERE MAY BE FUTURE DEDICATIONS WHEN THE BUILDING IS REMODEL.*

18. *PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $2,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST, BUT THIS ITEM SHALL NOT BE ADDRESSED ON THE FACE OF THE PLAT OR MAP.*

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (FEE)
LOTS 10, 11, 15, 16 AND 19, BLOCK 32, 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.

PARCEL 2: (LEASEHOLD)
LOTS 17, 19 AND 20, BLOCK 30, 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.

THE LEASEHOLD ESTATE CONTAINED IN THAT CERTAIN UNRECORDED LEASE BETWEEN MICHAEL SIMON AND PIRHIA SIMON, AS LESSOR, AND COPLEY PLAZA INC., A FLORIDA CORPORATION, AS LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, RECORDED IN OFFICIAL RECORDS BOOK 21079, PAGE 79 AND, RE-RECORDED IN OFFICIAL RECORDS BOOK 21529, PAGE 3335; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE RECORDED IN OFFICIAL RECORDS BOOK 26378, PAGE 3193, OF THE PUBLIC RECORDS OF MIAMI-DADE, COUNTY, FLORIDA, DEMISING ALL OR A PORTION OF THE AFOREDESCRIBED PREMISES.

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY :

- *THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.*
- *A TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.*
- *ZONING REPORT HAS BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.*
- *UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.*
- *BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.*

TITLE COMMITMENT NOTES:

THAT I HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY. THE ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF THE TITLE COMMITMENT. COMMITMENT FILE NUMBER NCS-1056386-ATL, CUSTOMER REFERENCE NUMBER: NCS-1056386-ATL, DATED DECEMBER 14, 2021, AT 7:30 A.M.;

10. *MATTERS SHOWN ON THE PLAT OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, RECORDED IN PLAT BOOK 5, PAGE(S) 7 AND 8. DOES AFFECT THE PROPERTY. LOT LINES AND ROAD LINES AS SHOWN ON PLAT.*

11. *EASEMENT GRANTED TO FLORIDA POWER & LIGHT COMPANY BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2160, PAGE 63. DOES AFFECT THE PROPERTY. ITEM IS SHOWN ON SURVEY.*

12. *THAT CERTAIN UNRECORDED LEASE, BY AND BETWEEN MICHAEL SIMON AND PIRHIA SIMON, LESSOR, AND COPLEY PLAZA INC., A FLORIDA CORPORATION, LESSEE, AS EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE, RECORDED IN OFFICIAL RECORDS BOOK 21079, PAGE 79 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21529, PAGE 3335; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE GIVEN IN FAVOR OF THIRTYNINE COLLINS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 26378, PAGE 3193. DOES AFFECT THE PROPERTY. ITEM IS SHOWN ON SURVEY.*

13. *THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN UNITY OF TITLE, RECORDED IN OFFICIAL RECORDS BOOK 21620, PAGE 196 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 21758, PAGE 3391. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND IS NOT PLOTTABLE.*

14. *THE TERMS, PROVISIONS, AND CONDITIONS CONTAINED IN THAT CERTAIN HISTORIC PRESERVATION BOARD ORDER BY CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 21929, PAGE 485. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND IS NOT PLOTTABLE.*

ENCROACHMENT NOTES:

A. *EASTERLY SIDE OF THE SUBJECT PROPERTY, CONC. CURB AND STEP AT ENTRANCE OF HOTEL ARE ENCROACHING INTO THE RIGHT OF WAY OF COLLINS AVENUE.*
B. *WESTERLY SIDE OF THE SUBJECT PROPERTY, IS CONCRETE WALL ENCROACHING INTO THE NEIGHBORS PROPERTY, LOT 24, BLOCK 30.*

LEGEND

O.H.	= OVERHEAD UTILITY LINES
	= CONCRETE BLOCK WALL
X X X X	= CHAIN LINK FENCE
O O O O	= IRON FENCE
	= WOOD FENCE
	= BUILDING SETBACK LINE
	= UTILITY EASEMENT
/// /// ///	= LIMITED ACCESS R/W
	= NON-VEHICULAR ACCESS R/W
	= EXISTING ELEVATIONS
× 0.00	

THIRTYNINE COLLINS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
CIRCA 39 HOTEL ASSOCIATES, LLC
3900 COLLINS AVENUE, MIAMI BEACH, FL 33140
234 39 ST, MIAMI BEACH FL,33140
222 39 ST, MIAMI BEACH FL, 33140

BASED UPON TITLE COMMITMENT CUSTOMER REFERENCE NO. NCS-1056386-ATL
ISSUING OFFICE FILE NUMBER : NCS-1056386-ATL,
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF DECEMBER 14, 2021 AT 7:30 AM

SURVEYOR'S CERTIFICATION

TO: THIRTYNINE COLLINS, LLC,CIRCA 39 HOTEL ASSOCIATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, CRECFIV HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(A),6(B),7(A),7(B-1),7(C),8,9,10,13,14,16,17,18,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01/12/2022.

01/12/2022
(DATE OF SURVEY)

JOHN IBARRA
PROFESSIONAL LAND SURVEYOR NO.: 5204 ***STATE OF FLORIDA*** *(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).*
REVISED SURVEY:

I HEREBY CERTIFY: THIS "ALTA/NSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

Project Address:
3900 COLLINS AVENUE, MIAMI BEACH FL, 33140
234 39 ST, MIAMI BEACH FL, 33140
222 39 ST, MIAMI BEACH FL, 33140
Project Location: MIAMI-DADE COUNTY
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST
FOLIO NO.: 02-3226-001-1860
FOLIO NO.: 02-3226-001-1810
FOLIO NO.: 02-3226-001-1800
DRAWN BY: RF / LK
Job Number: 16-005474-3

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John Ibarra
And Assoc.,Inc.
LAND SURVEYORS

L.B.# 7806

JOHN IBARRA — CERTIFICATE NO. 5204 STATE OF FLORIDA — PROFESSIONAL LAND SURVEYOR

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