

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 4226136 - SCHEDULE A:

PARCEL 1: (FEE ESTATE):

Lots 20, 21 and 22 of the INDIAN BEACH CORPORATION'S SUBDIVISION, according to the Amended Plat thereof recorded in Plat Book 8, page 61, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH a parcel of land lying Easterly of the Easterly lot line of said Lots and Westerly of the Erosion Control Line set forth in Plat Book 105, page 62, of the Public Records of Miami-Dade County, Florida, TOGETHER WITH a parcel of submerged land (now filled) in Indian Creek lying Westerly of the unnumbered "Out-Lots" which lie Westerly of and opposite to Lots 20, 21 and 22, of the INDIAN BEACH CORPORATION'S SUBDIVISION, according to the Amended Plat thereof, recorded in Plat Book 8, page 61, of the Public Records of Miami-Dade County, Florida, bounded as follows:

Bounded on the Easterly side by a line parallel to and 131 feet Westerly of the Easterly line of Collins Avenue, bounded on the Westerly side by a line parallel to and 6 feet Westerly of the above described Easterly boundary, bounded on the Southernly side by the Southernly line of said Lot 20 produced Westerly, bounded on the Northernly side by the Northernly line of said Lot 22 produced Westerly, as said Indian Creek Lots and Collins Avenue are shown in the abovementioned Plat.

PARCEL 2: (EASEMENT ESTATE):

TOGETHER WITH a non-exclusive easement for the benefit of Parcel 1, for parking purposes and temporary easement for ingress and egress to and maintenance of loading docks and garbage bins, pursuant to Easement Agreement from ORR Limited, L.P., a Delaware limited partnership, to IHC/Miami Beach Corporation, recorded in Official Record Book 17367, page 3816, of the Public Records of Miami-Dade County, Florida, over the following described parcel of land:

Beginning at the Southwest corner of Parcel 2, Lot 23, of INDIAN BEACH CORPORATION'S SUBDIVISION, Plat Book 8, page 61, of the Public Records of Miami-Dade County, Florida; thence along Westerly line of said Lot 23, North 82°22'29" East, for a distance of 28.92 feet; thence along Northernly line of said Lot 23, South 82°35'49" East, for a distance of 35.28 feet; thence North 08°40'11" East, for a distance of 48.37 feet; thence along Northernly line of Parcel 3, Lot 1, FIRST OCEAN FRONT SUBDIVISION OF THE MIAMI SHORE COMPANY, according to the Plat thereof recorded in Plat Book 8, page 78, of the Public Records of Miami-Dade County, Florida, South 82°35'49" East, for a distance of 234.89 feet; thence South 08°12'31" West, for a distance of 134.92 feet; thence North 83°49'45" West, for a distance of 39.76 feet; thence South 07°31'51" West, for a distance of 64.18 feet to the intersection with the Southernly line of said Lot 23, thence along Southernly line of said Lot 23, North 82°30'49" West, for a distance of 230.14 feet to the Point of Beginning.

PARCEL 3: (LEASEHOLD ESTATE):

The leasehold estate, created by that certain Sovereignty Submerged Lands Lease between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida and IHC/Miami Beach Corporation, a Delaware corporation, recorded April 29, 1997 in Official Records Book 17816, Page 4576; Amendment to Sovereignty Submerged Lands Lease recorded May 11, 2000 in Official Records Book 19107, Page 4650, all of the Public Records of Miami-Dade County, Florida, on the following described parcel of land:

Commence at the Intersection of the Easterly right-of-way line of Collins Avenue as it exists today and the Northernly line of Lot 1, AMENDED PLAT OF FIRST OCEAN FRONT SUBDIVISION OF THE MIAMI BEACH BAY SHORE COMPANY, according to the Plat thereof, as recorded in Plat Book 8, page 78, of the Public Records of Miami-Dade County, Florida; thence North 82°34'14" West along the Westerly extension of the Northernly line of said Lot 1, for 170.15 feet; thence South 08°55'31" West, for 100.09 feet; thence South 08°13'30" West, for 98.48 feet to the POINT OF BEGINNING; thence continue South 08°15'11" West, for 295.11 feet; thence North 82°29'29" West, for 80.01 feet; thence North 08°31'51" East, for 295.11 feet; thence South 82°29'29" East, for 80.01 feet to the POINT OF BEGINNING; said lands lying in Section 23, Township 33 South, Range 42 East, being in Miami-Dade County, Florida.

COMMITMENT NO. 4226136 - SCHEDULE B, SECT. II:
CHICAGO TITLE INSURANCE COMPANY

Numbers correspond with Schedule B exception items contained in the above referenced Title Commitment.

6. Reservation of an undivided 3/4 interest in all phosphates, mined and metals and an undivided 1/2 interest in all petroleum with the right to mine and develop, by virtue of:
A. Deed No. 2159 from the Trustees of the Internal Improvement Fund of the State of Florida filed December 17, 1958 in Deed Book 4378, page 394.
B. Deed No. 2159 from the Trustees of the Internal Improvement Fund of the State of Florida filed February 8, 1957 in Official Records Book 65, Page 18; and Corrective Deed recorded September 4, 1970 in Official Records Book 6965, page 488; and Corrective Deed recorded March 2, 1971 in Official Records Book 7335, page 69.

NOTE: The rights of entry and exploration arising out of reservations for oil, gas, mineral, metal, phosphate and petroleum contained in said deeds have been automatically released by virtue of F.S.270.11.

(As to all parcels)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

7. Covenant Running with the Land filed September 6, 1998 in Official Records Book 17341, page 4942; as modified by that Amendment to Covenant Running with the Land filed June 2, 1997 in Official Records Book 17660, page 1731. (As to Parcel 1)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

8. The Reserved Development Rights Covenant by and between ORR Limited, L.P., a Delaware limited partnership, and IHC/Miami Beach Corporation, a Delaware corporation, filed October 11, 1998 in Official Records Book 17367, page 3827. (As to Parcel 1 and 2)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

9. Terms, provisions, and conditions in that certain Easement Agreement by and between ORR Limited, L.P., a Delaware limited partnership, and IHC/Miami Beach Corporation, a Delaware corporation, filed October 11, 1998 in Official Records Book 17367, page 3816. (As to Parcel 1 and 2)

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

10. Orders by the Historic Preservation Board, filed as follows:
A. Order by the Historic Preservation Board filed September 8, 2008 in Official Records Book 24898, page 1486, as affected by Consolidated Order filed April 15, 2007 in Official Records Book 25550, page 4015. (As to Parcel 1)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

11. Order by the Historic Preservation Board filed March 29, 2011 in Official Records Book 27632, page 2889. (As to Parcel 1)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

12. Orders by the Board of Adjustment of the City of Miami Beach, filed as follows:
A. Order by the Board of Adjustment filed October 31, 1985 in Official Records Book 12886, page 1300. (As to Parcel 1 and 2)

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

B. Order by the Board of Adjustment filed January 16, 1988 in Official Records Book 12762, page 615. (As to Parcel 1 and 2)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

C. Order by the Board of Adjustment filed February 28, 1995 in Official Records Book 16697, page 412. (As to Parcel 1 and 2)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

D. Order by the Board of Adjustment filed November 5, 2012 in Official Records Book 28343, page 4647. (As to Parcel 1)

(AFFECTS THE SUBJECT PROPERTY - CONTAINS NO PLOTTABLE ITEMS)

13. Terms, provisions and conditions in that certain Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, Sovereignty Submerged Lands Lease No. 130202956, filed April 29, 1997 in Official Records Book 17816, Page 4576; and Amendment to Sovereignty Submerged Lands Lease filed May 11, 2000 in Official Records Book 19107, Page 4650. (As to Parcel 1)

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

18. The Coastal Construction Control Line recorded in Plat Book 74, pages 25(1) through 25(10). (As to Parcel 1)

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

19. This Policy does not insure any lands waterward of the Erosion Control Line as same is shown on the Erosion Control Line Plat recorded in Plat Book 105, pages 62(1) through 62(18). In addition, this Policy should not be construed as insuring the title to any land between the mean high water line on the side of the recording of the Erosion Control Line Plat and the Erosion Control Line as shown therein, which may have vested in the insured or its predecessors in title as a result of the implementation of Chapter 161 of the Florida Statutes. (As to Parcel 1)

(AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON)

20. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Commitment No. 4226136, with an effective date of January 14, 2013.

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Collins Avenue (A1A), being a public right-of-way.
2. The locations of all utilities shown on the survey are from visible surface evidence only.
3. The posted address on site is 4833 Collins Avenue.
4. At the time of this survey there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
5. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, dump or sanitary landfill.
6. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
7. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
8. The Coastal Construction Control Line established from Plat Book 74, Page 25, filed 2/10/82, Dade County Records.
9. The Property surveyed and shown hereon is the same property described in Schedule A of Chicago Title Insurance Company Commitment No. 4226136, with an effective date of January 14, 2013.

BASIS OF BEARING:

The meridian for all bearings shown hereon is the Easterly right-of-way line of Collins Avenue (A1A), known as being N82°32'21"E, on per S.R.D. R/W Map Sec. 87866-2902, dated 9/80, last revised 8/16/83, (Pb 77, PG P.R.D.C.).

COORDINATE SYSTEM:

The coordinates shown hereon are based on the Florida State Plane Coordinate System, East Zone (9901), North American Datum 1988 (NAD 88).

BENCHMARKS:

OFF-SITE BENCHMARK:
N.C.S. Station D 313 1970, Designation: D 313, PD: AC2267, Vertical Order, 2nd, Class 0,
NAVD 88, ELEV = 4.72

ON-SITE BENCHMARK:
Found N-sid (southwest property corner at base of retaining wall), Elev = 4.83' NAVD 88.

1. The elevations shown hereon are relative to the North American Vertical Datum of 1988 (NAVD 88), survey foot.

2. Elevation Conversion Factor: National Geodetic Vertical Datum of 1929 (NGVD 29) + 1.55'

COSTAL RANGE MONUMENTS:

- "R-052"
544030.33 N, 945017.83 E
Florida State Plane Coordinates, NAD 83
- "R-053"
542915.19 N, 945486.13 E
Florida State Plane Coordinates, NAD 83
- "R-054"
541718.85 N, 945096.15 E
Florida State Plane Coordinates, NAD 83

TIDAL DATUMS:

Date 06-24-2003
Tide Station Number: 872-3080
Tide Station Name: HAUOVER PER - NORTH MIAMI BEACH
Tide Epochs: 1983-2001
Elevation Datum: NAVD 88

Mean High Water Elevation (MHW) = 0.36'
Mean Low Water Elevation (MLW) = -0.12'
Seasonal High Water Elevation (SHW) = MHW + 1.5(MHW-MLW) = 4.08'
Total Parking Spaces

ZONING:

Zoning Classification: RM-3 (Residential Multifamily, High Intensity)
Permitted Use: Permitted
Minimum Building Setbacks:
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: 5 feet. The required setback shall equal 0.10 of the height of the tower portion of the building. The total required setback shall not exceed 50 feet.
Street: The side yards shall equal 10% of the lot width minimum--7.5 feet or 8% of lot width, whichever is greater.
Rear: 23% of lot depth, 75 feet minimum from the backlot line whichever is greater.
Minimum Building Height: 150 feet, 16 stories
Parking Ratio: 1 space per unit
SOURCE:
Miami Beach
Planning Department
305.673.7000

This zoning information is based upon current zoning regulations. These conditions may not reflect the zoning regulations at the time of building or site construction.

ENCROACHMENTS:

At the time of survey there were no visible encroachments onto or beyond the subject property.

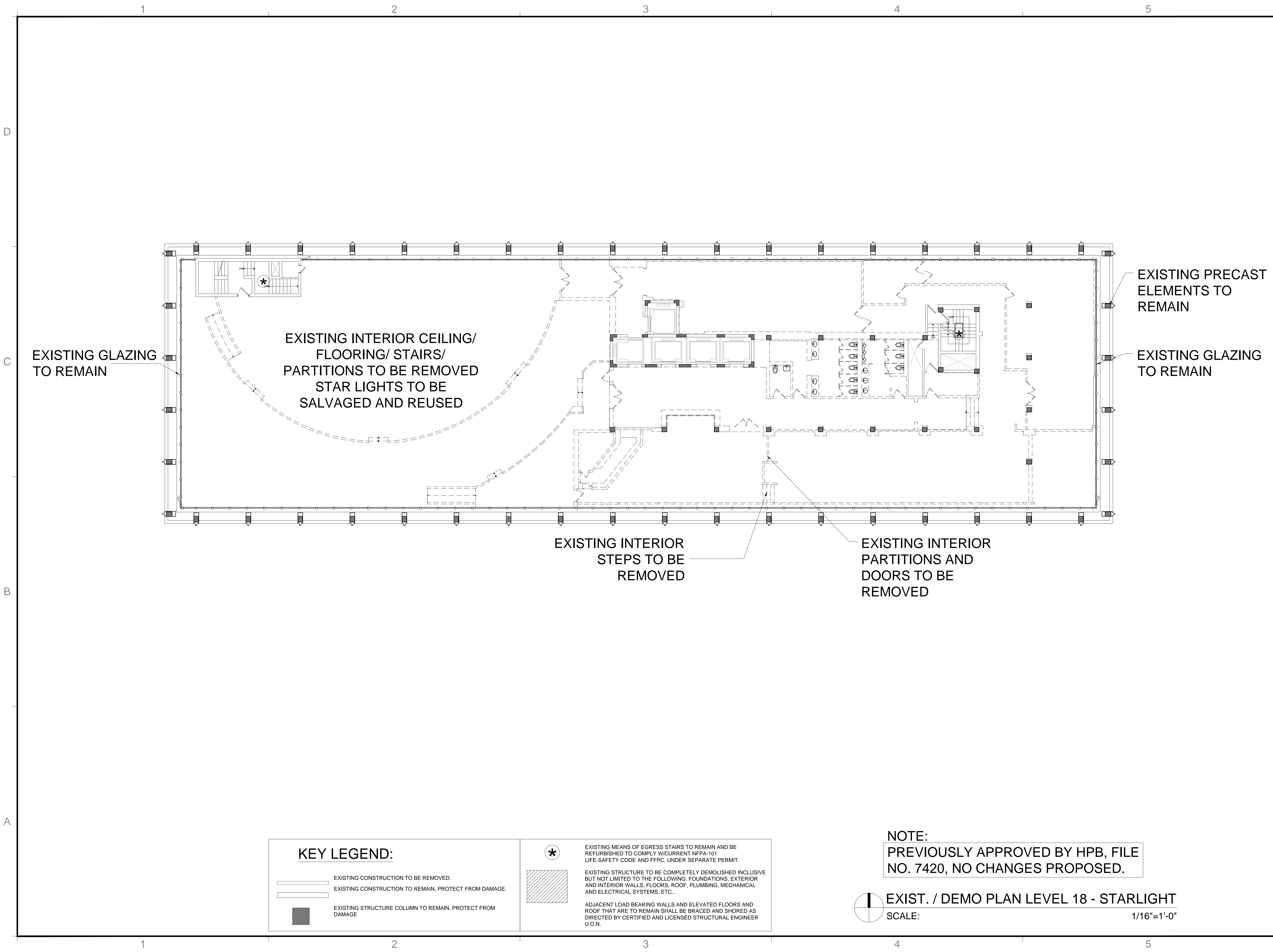
FLOOD ZONE:

By water map location and graphic plotting only, the subject property appears to lie partially in Zone AE (Base Flood Elevations Determined), Zone X (Areas determined to be outside the 0.2% annual chance floodplain), according to the Flood Insurance Rate Map for the County of Dade, Community Panel No. 1208003326, Effective Date: September 11, 2005.

PARKING:

0 Above Ground Parking Spaces
228 Below Ground Parking Spaces
0 Handicapped Spaces
228 Total Parking Spaces





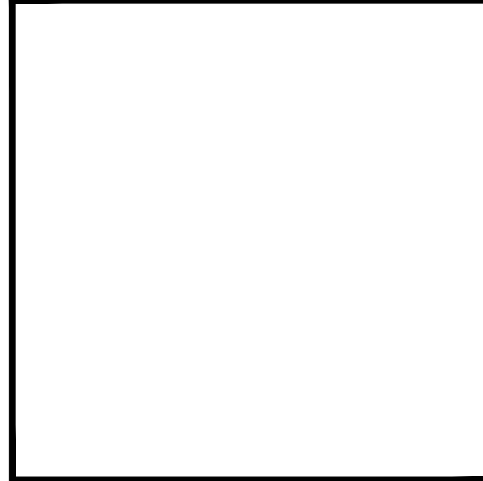
REVISIONS / SUBMISSIONS

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MIAMI BEACH RESORT
4833 COLLINS AVE
MIAMI BEACH, FLORIDA

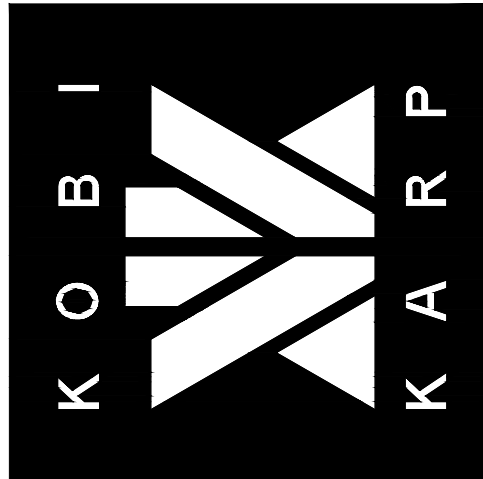
EXISTING / DEMO PLAN
STARLIGHT LEVEL 18



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DATE: 04-28-2017

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