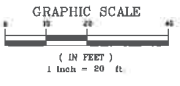
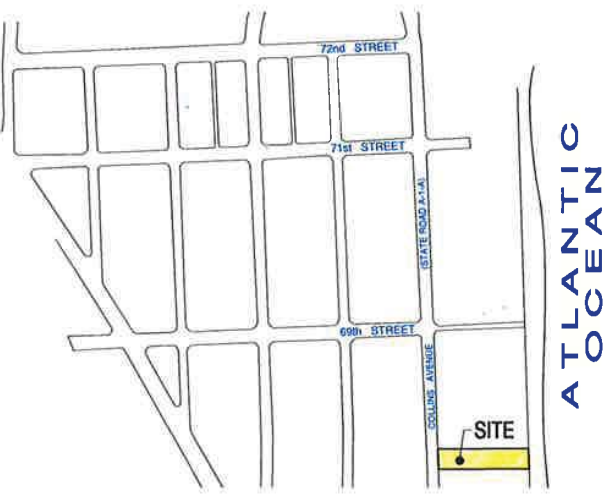


(PUBLIC RIGHT OF WAY)
69TH STREET
(ATLANTIC DRIVE PER PLAT)

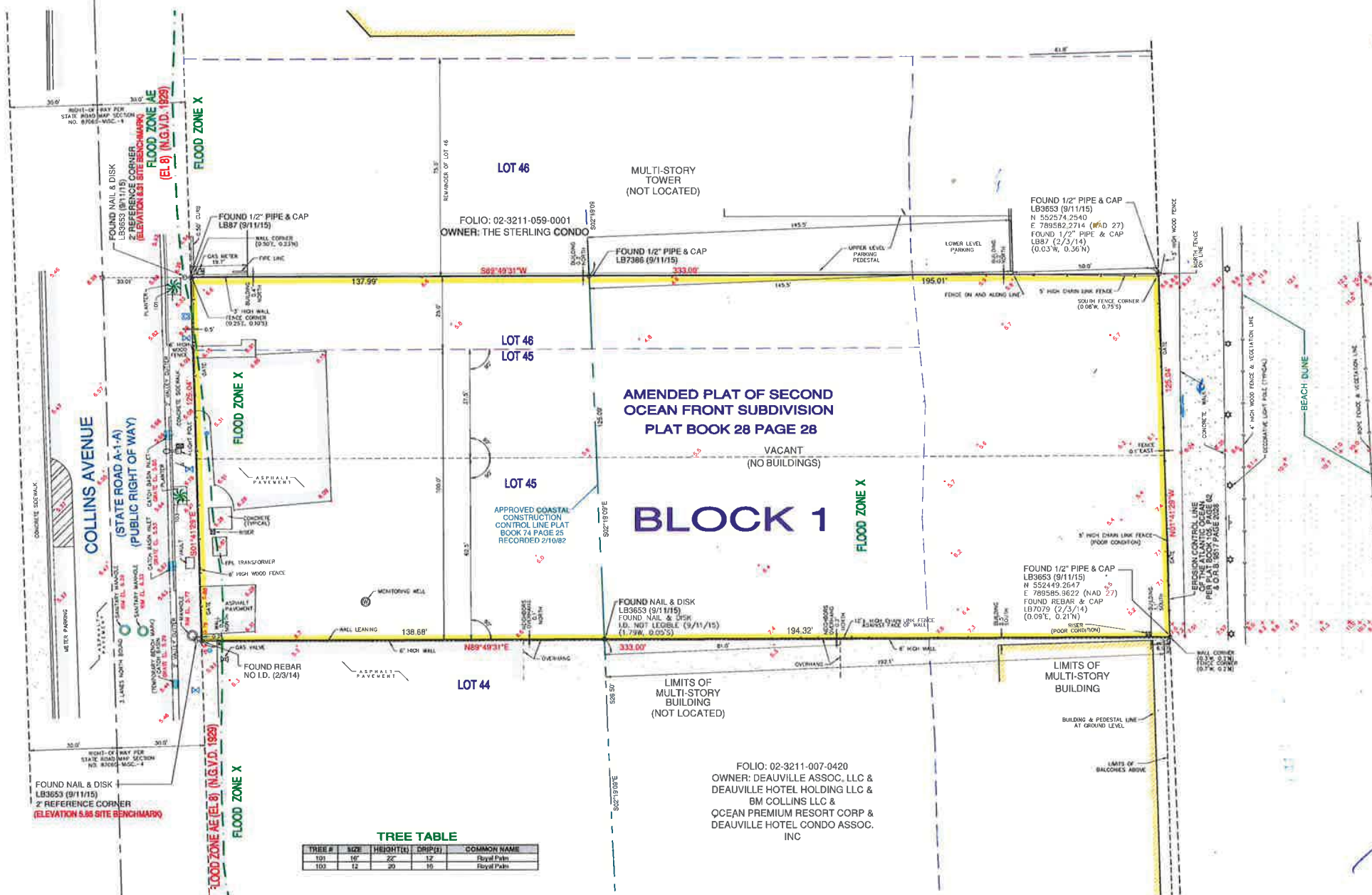


LEGEND

■	CATCH BASIN	☆	DECORATIVE LIGHT POLE
○	MANHOLE	☐	PUBLIC PHONE
○	LIGHT POLE	—	0.5' CURB
○	ALUMINUM LIGHT POLE	—	2.00' CURB & CUTTER
○	WATER METER	—	CHAIN LINK FENCE
○	WATER VALVE	—	GRADE ELEVATION
□	CATCH BASIN INLET	LD	IDENTIFICATION
□	UTILITY POLE	EL	ELEVATION
□	RISER	INV.	INVERT
□	FIRE HYDRANT	SAN.	SANITARY
□	HANDHOLE	P.R.M.	PERMANENT REFERENCE MONUMENT
—	SIGN	—	CONCRETE
—		—	ASPHALT PAVEMENT



LOCATION SKETCH
NOT TO SCALE



TREE TABLE

TREE #	SIZE	HEIGHT (ft)	DBH (in)	COMMON NAME
101	16"	22'	12"	Royal Palm
102	12"	20'	10"	Royal Palm

FOLIO: 02-3211-007-0420
OWNER: DEAUVILLE ASSOC. LLC & DEAUVILLE HOTEL HOLDING LLC & BM COLLINS LLC & OCEAN PREMIUM RESORT CORP & DEAUVILLE HOTEL CONDO ASSOC. INC

LEGAL DESCRIPTION:

PARCEL 1:
The South 82.5 Feet of Lot 45, Block 1, of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida.

AND

PARCEL 2:
The North 37.5 Feet of Lot 45, and the South 25 Feet of Lot 46, Block 1, of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 28, at Page 28, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, 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.
 - Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per the First American Title Insurance Company File No. NCS-748547-CH12 with an effective date of August 14, 2015. All easements and/or rights of way of record per title commitment that are platable are shown on this "ALTA/ACSM Land Title Survey".
- SCHEDULE B II - PART II
- 1 - 8 Standard Exceptions not addressed.
 - 9 INTENTIONALLY DELETED.
 - 10 INTENTIONALLY DELETED.
 - 11 INTENTIONALLY DELETED.
 - 12 INTENTIONALLY DELETED.
 - 13 Terms, covenants, conditions and restrictions contained in that Declaration of Covenants and Restrictions, recorded in O.R.B. 16104, Page 744. Affects parcel but not subject to location. Blanket in nature. Not a survey matter.
 - 14 This Policy does not insure any lands seaward of the Erosion Control Lines as shown on the EROSION CONTROL LINE Plat recorded in Plat Book 100, Page 82. In addition, this Policy should not be construed as insuring the title to any land between the mean high water line on date 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, Standard Exception. Erosion Control Line is the Easterly boundary of Parcel and shown on survey.
 - 15 Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged). Standard Exception. Document not provided. Not a survey matter.
 - 16 The policy does not insure title to any part of the Land lying seaward of the most inland of the (a) the Mean High Water Line of the abutting body of water; or, (b) the Erosion Control Line as set forth on the Erosion Control Line Plat, if any, recorded relative to said Land pursuant to Chapter 161 of the Florida Statutes, Standard Exception. Document not provided. Not a survey matter.
 - 17 The right, title or interest, if any, of the public to use as a public beach or recreation area any part of the Land lying between the water abutting the Land and the most inland of any of the following: (a) the natural line of vegetation; (b) the most extreme high water mark; (c) the bulkhead line, or (d) any other line which has been or which hereafter may be legally established as relating to such public use, Standard Exception. Document not provided. Not a survey matter.
 - 18 Riparian Rights and/or Littoral Rights are not insured. Standard Exception. Document not provided. Not a survey matter.
 - 19 Rights of tenants in possession, if any, under leases unrecorded in the Public Records. Standard Exception. Document not provided. Not a survey matter.
 - 20 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, as recorded in Plat Book 28, Page 28, as affected by that Resolution No. 4406 recorded in O.R.B. 1884, Page 501. No easements per plot to plot. Right-of-Way per plot that affects parcel is shown on survey.
 - 21 The terms, provisions and conditions contained in Certification of Appropriateness recorded in O.R.B. 28842, Page 1318, modified by O.R.B. 29186, Page 4272.
 - 22 INTENTIONALLY DELETED.
 - 23 INTENTIONALLY DELETED.

Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary. Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.

- The property is directly adjacent to a public right of way, Collins Avenue.
- The boundary lines of the property are contiguous and contain no gaps, gores or overlaps.
- Bearings hereon are referred to an assumed value of S 01°41'29" E for the East right of way line of Collins Avenue, and evidenced by found rebar and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-25, Elevation +5.53 Located on May 22, 2012 at 65 Street and Collins Avenue.
- Elevations shown hereon have not been updated to reflect possible settlement and/or environmental changes after the date of the original survey.
- Lands shown hereon are located within an area having a Zone Designations X and AE (E1, B) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C03261 for Community No. 120851, dated September 11, 2009, and last 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 41,625 square feet, or 0.956 acres, more or less.
- Roof overhangs not located unless otherwise shown.
- All control measurements are within a precision of 1:10,000 by redundant measurements.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- 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 County Forester or a professional in that field.
- There is no observed evidence of current earth moving work, 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 observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- 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.
- 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.
- The current zoning classification and building setback requirements, height and floor space area restrictions as set forth in that classification were provided by the insurer.
- Legal description shown hereon per Warranty Deed O.R.B. 27439 at Page 2450 furnished by client and no claims as to ownership are made or implied.
- No visible site address posted.

SURVEYOR'S CERTIFICATION TO:

CCCC Miami Beach LLC, a Delaware limited liability company, and its successors and/or assigns
First American Title Insurance Company
Greenberg Traurig, P.A.
The Peoples Corporation

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 22, 2012 and last updated September 11, 2015, in accordance with the 2011 Minimum Standard Data Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 8, 11(a), 13, 16, 17, 20, and 21 of Table A thereof, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The field work completed September 11, 2015.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper
FORTIN, LEAVY, SKILES, INC. LB3653
Daniel C. Fortin Jr., P.S.M.
Surveyor and Mapper, 156435
State of Florida

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Written Permission of Source.

REV.	DATE	DESCRIPTION
1	05/22/12	ISSUE
2	09/11/15	UPDATE SURVEY (07/11/15) - RLL
3	09/11/15	AMEND PER NEW TITLE COMMITMENT
4	09/11/15	AMEND CERTIFICATION TO: DANLR
5	09/11/15	ADD PROPOSED FENCE
6	09/11/15	ADD PROPOSED FENCE

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00063653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: info@fortinlevy.com

ALTA/ACSM LAND TITLE SURVEY
6747 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	5/22/12
Scale	1"=20'
Drawn By	DWF
CAD No.	041185
Plotted	1/4/16 11:09a
Ref. Dwg.	2005-062
Field Book	619/17 RLL
Job No.	120554
Dwg. No.	2012-070-NGVD
Sheet	1 of 1



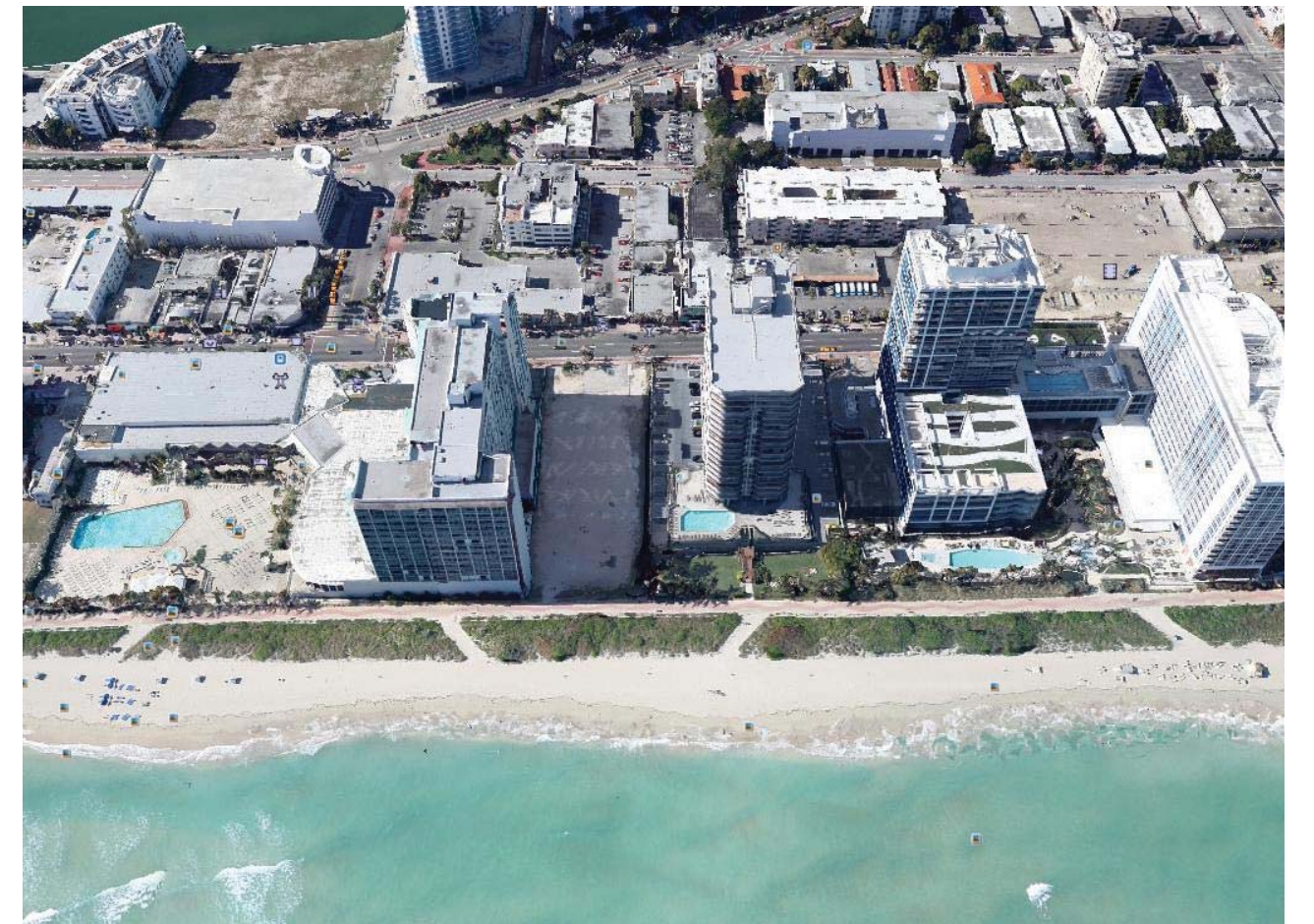
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6747 COLLINS AVENUE
MIAMI BEACH, FL

CONTEXT PHOTOS

2016.01.25
A0. 21



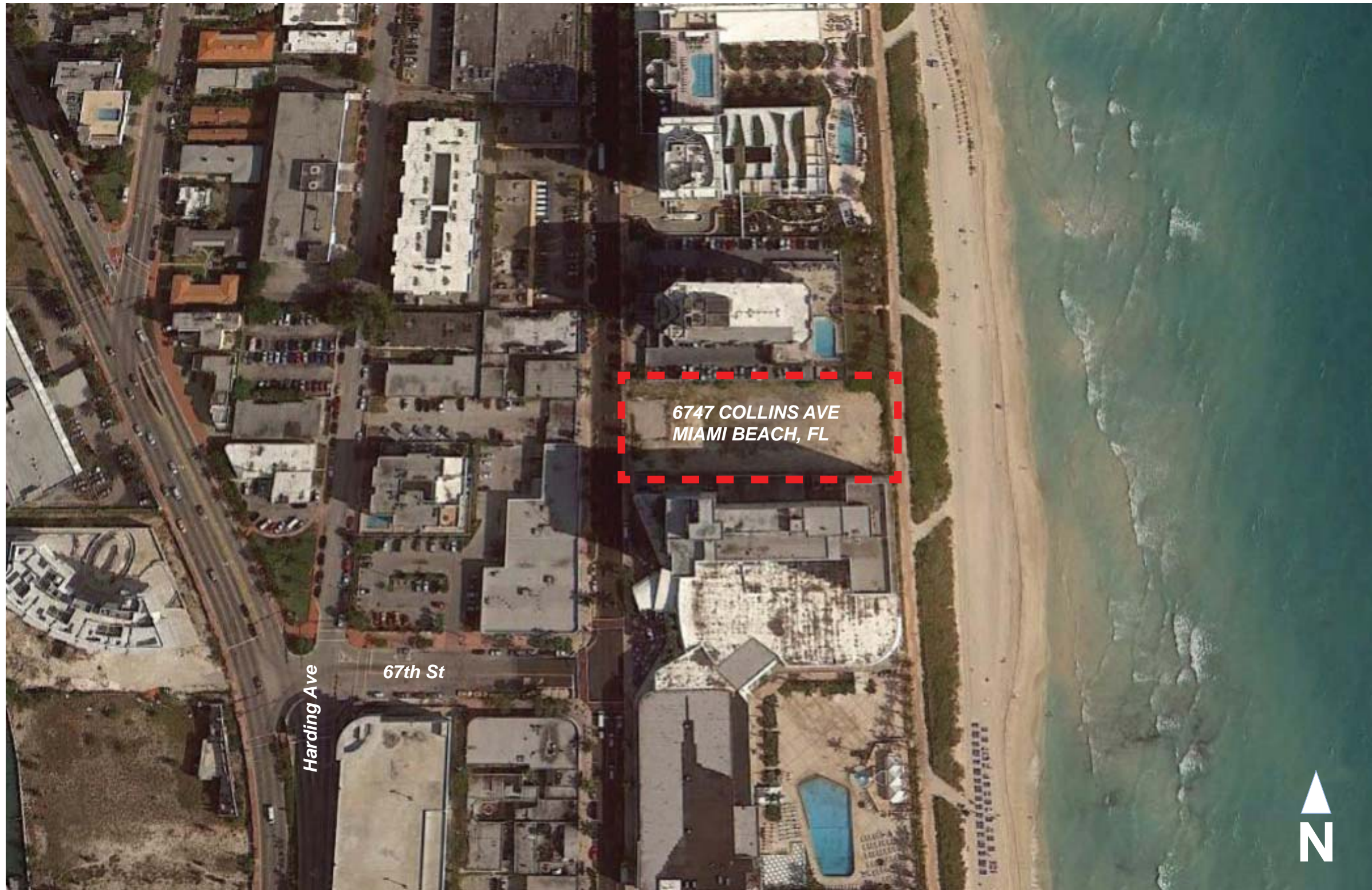
CCCC

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ARQUITECTONICA*GEO*

6747 COLLINS AVENUE
MIAMI BEACH, FL

CONTEXT PHOTOS

2016.01.25
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6747 COLLINS AVE
MIAMI BEACH, FL

Harding Ave

67th St



ARQUITECTONICA
ARQUITECTONICA*GEO*

6747 COLLINS AVENUE
MIAMI BEACH, FL

LOCATION PLAN

2016.01.25
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