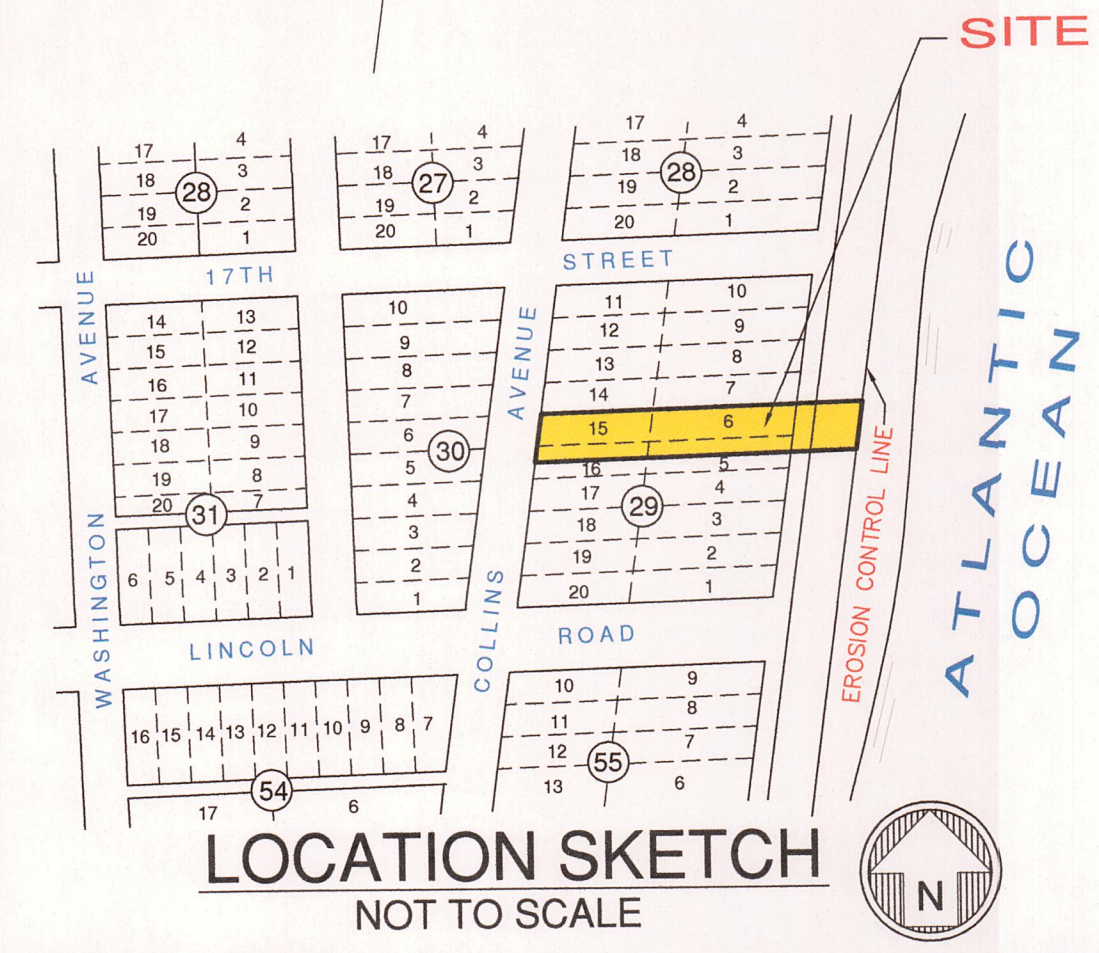
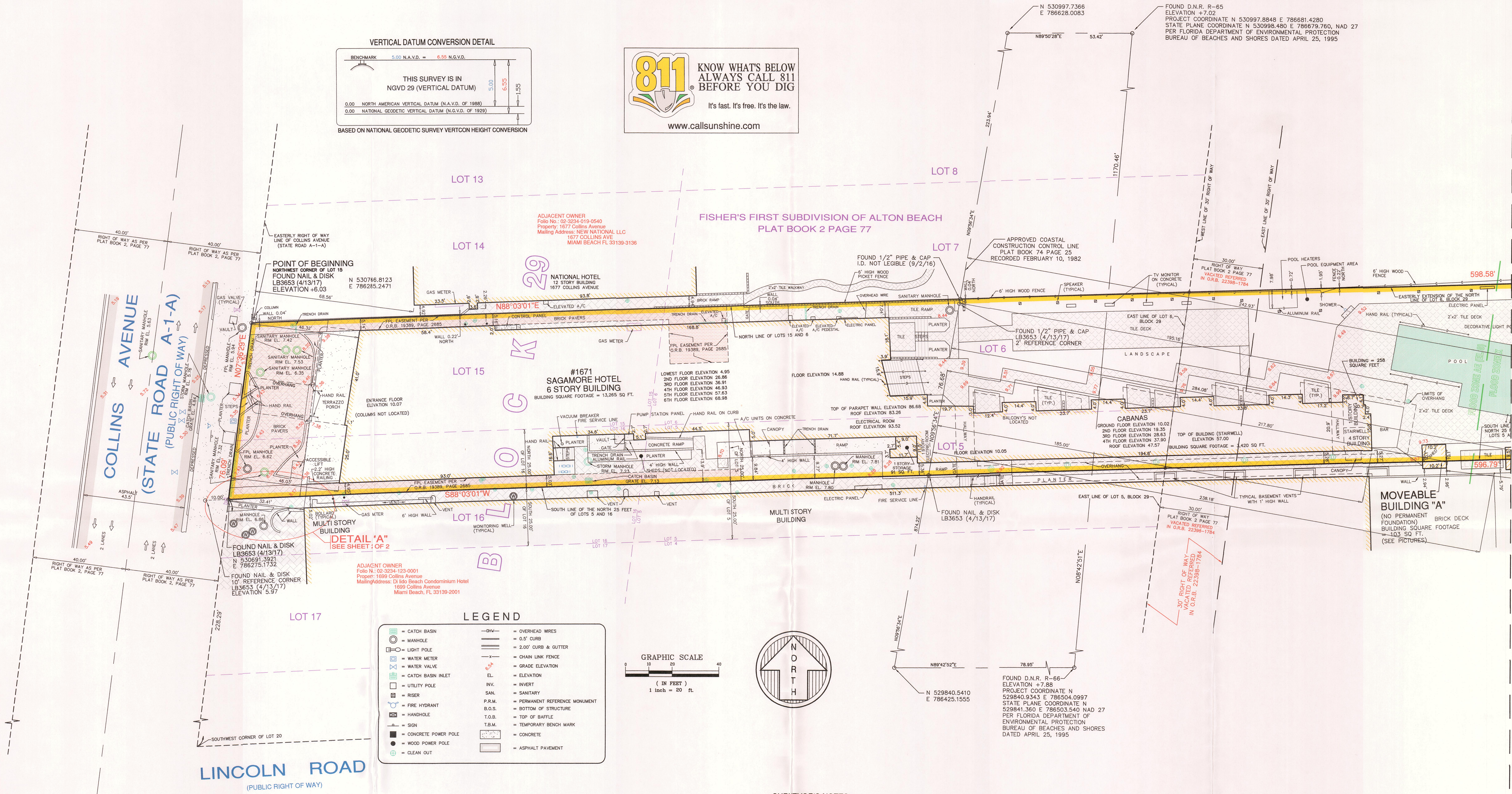
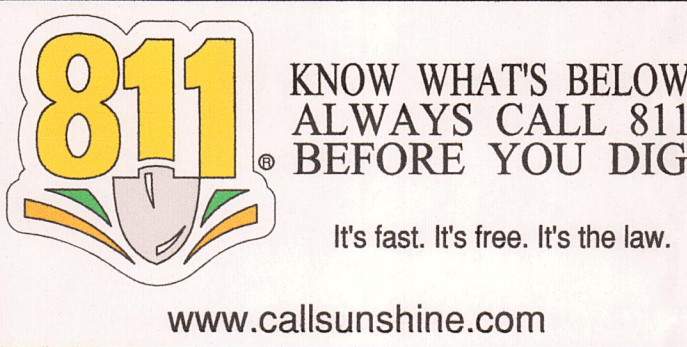
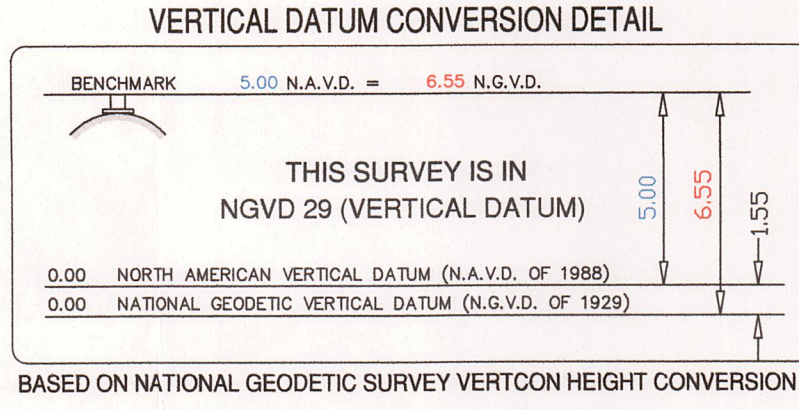


| BS | 170369 | 161280 | 161085 | 160970 | 160323 | No. | O.N. | Revision | Description |
|-----|-------------------------|--------------------------------|------------------------|----------------------|-------------------------|-----|------|----------|-------------|
| TMC | UPDATE SURVEY (4/13/17) | AMEND PER NEW TITLE COMMITMENT | UPDATE SURVEY (9/2/16) | ADD TO CERTIFICATION | UPDATE SURVEY (3/17/16) | | | | |
| BLS | | | | | | | | | |
| BLS | | | | | | | | | |
| DWF | | | | | | | | | |

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

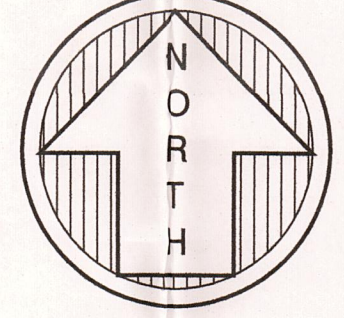
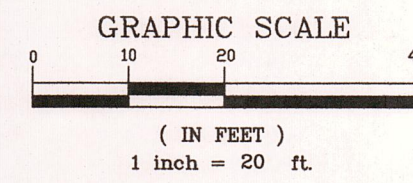
ALTANSPS LAND TITLE SURVEY
SAGAMORE HOTEL
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

| | |
|---------------|---------------|
| Original Date | 5/3/01 |
| Scale | 1"=20' |
| Drawn By | MAP |
| CAD No. | 010575S |
| Plotted | 4/14/17 8:39a |
| Ref. Dwg. | |
| Field Book | 524/78-79 JWL |
| Job No. | 010575 |
| Dwg. No. | 2001D-090 |
| Sheet | 1 of 2 |



LEGEND

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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.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per With reference to the First American Title Insurance Company No. 50116129-1-NCS-78043 with an effective date of August 12, 2016, Update and Revision: 08/24/2016. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey". (SEE SHEET 2 OF 2 FOR SCHEDULE B - SECTION II)
- Bearings hereon are referred to an assumed meridian of N 07°36'29" E for the East right of way line of Collins Avenue (State Road A1A), and evidenced by (2) found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Department of Natural Resources Monument R-66, Elevation +7.88, located in 2001, and was used as the basis for tidal information shown hereon.
- 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 Designation AE (EL 8) and X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 1208600317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Improvements shown beyond the (scope/limits) of this Boundary & Topographic survey may not be current or located.
- Lands shown hereon containing 44,848 square feet, or 1.030 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- The following information has been taken from the Municode.com website for the City of Miami Beach on March 29, 2004.
 - Zoning: RM-3 = Residential Multi-Family High Intensity District.
 - See also O.R.B. 17639, PAGE 2156 & O.R.B. 19034, PAGE 2940 for variance in historic preservation district.
 - No visible parking spaces on site. Off site parking provided by viulet service.
 - Road overhang not located unless otherwise shown.
 - 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.
 - Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
 - Adjacent property owners information taken from Miami-Dade County Property Appraiser's Website.
 - Folio No.: 02-3234-019-0530.

SURVEYOR'S CERTIFICATION TO:

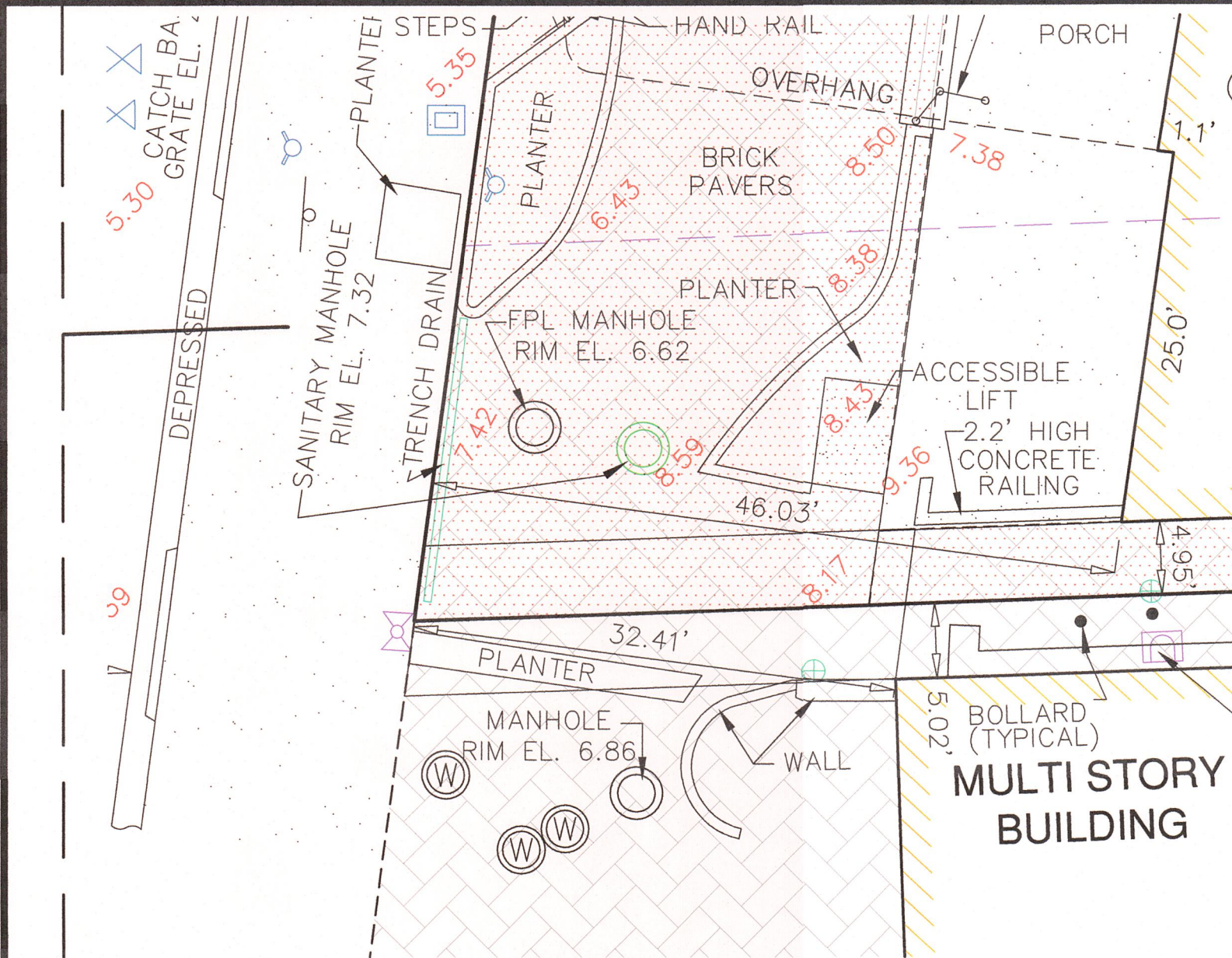
First American Title Insurance Company
EBI/InSite Sagamore, LLC.
Bank Hapoalim BM

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on May 3, 2001 and last updated April 13, 2017, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, 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 April 13, 2017.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC. LB3653
By:
Daniel C. Fortin, PSM
Surveyor and Mapper, LS2853
State of Florida

1671 COLLINS AVENUE

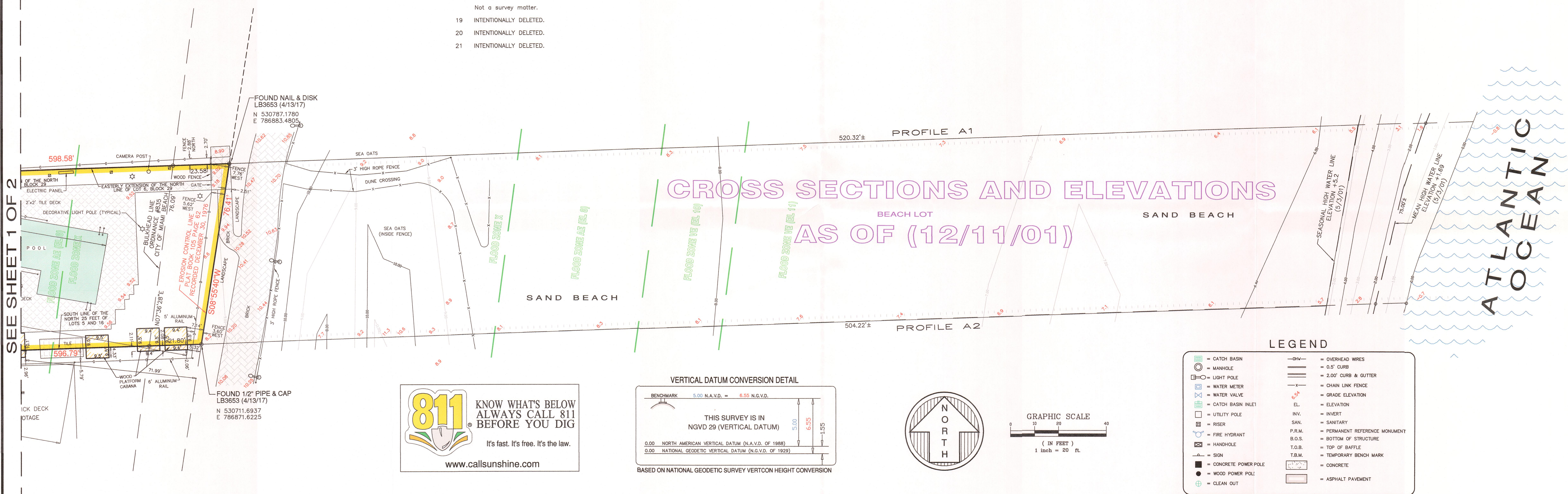


DETAIL "A" SEE SHEET 1 OF 2
SCALE: 1" = 10'

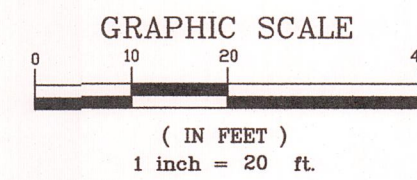
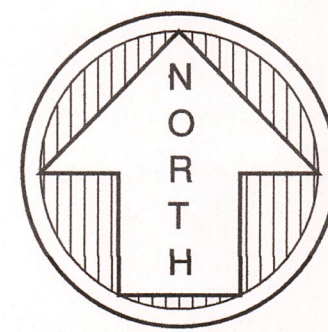
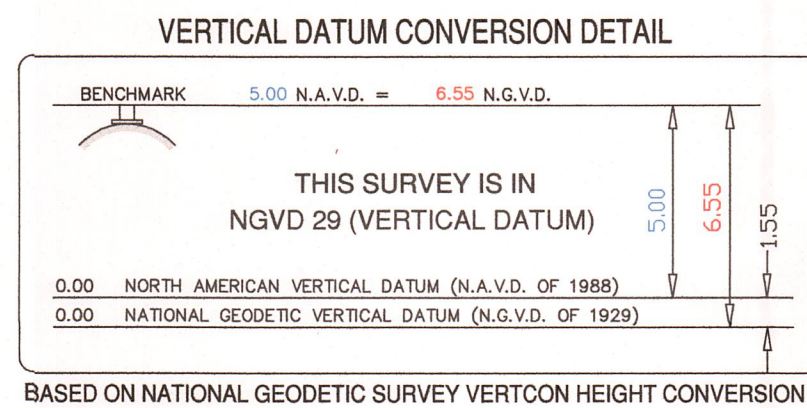
With reference to the First American Title Insurance Company No. 50116129-1-NCS-78043 with an effective date of August 12, 2016, Update and Revision: 08/24/2016. Easements and/or rights of way of record per title commitment that are plottable are shown on this "ALTA/NSPS Land Title Survey".

SCHEDULE B SECTION II

- 1 - 8 Standard Exceptions not addressed.
- 9 INTENTIONALLY DELETED.
- 10 The terms, provisions and conditions contained in that certain Order recorded in Book 17639, Page 2156. Encumbers parcel but not subject to location.
- 11 The terms, provisions and conditions contained in that certain Order recorded in Book 18504, Page 736 Book 26733, Page 624. Encumbers parcel but not subject to location.
- 12 The terms, provisions and conditions contained in that certain Order recorded in Book 19034, Page 2940. Encumbers parcel but not subject to location.
- 13 Easement granted to Florida Power & Light Company by instrument recorded in Book 19389, Page 2685. Encumbers parcel and shown on survey.
- 14 The Company does not insure title to any land lying east of the Erosion Control Line Plat, as set forth in Plat Book 105, Page 62, which may have vested in the insured or its predecessors in title pursuant to Chapter 161, Florida Statutes. Erosion Control Line shown on survey.
- 15 INTENTIONALLY DELETED.
- 16 Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, this policy is subject to the rights of the United States Government and the State of Florida arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce and the inalienable rights of the State of Florida in the lands and waters of such character.
- Not a survey matter.
- 17 INTENTIONALLY DELETED.
- 18 Riparian and/or littoral rights are not insured.
- Not a survey matter.
- 19 INTENTIONALLY DELETED.
- 20 INTENTIONALLY DELETED.
- 21 INTENTIONALLY DELETED.



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LEGEND

| | | | |
|--|---------------------|--|------------------------------|
| | CATCH BASIN | | OVERHEAD WIRES |
| | MANHOLE | | 0.5' CURB |
| | LIGHT POLE | | 2.00' CURB & GUTTER |
| | WATER METER | | CHAIN LINK FENCE |
| | WATER VALVE | | GRADE ELEVATION |
| | CATCH BASIN INLET | | ELEVATION |
| | UTILITY POLE | | INVERT |
| | RISER | | SANITARY |
| | FIRE HYDRANT | | PERMANENT REFERENCE MONUMENT |
| | HANDHOLE | | BOTTOM OF STRUCTURE |
| | SIGN | | TOP OF BAFFLE |
| | CONCRETE POWER POLE | | TEMPORARY BENCH MARK |
| | WOOD POWER POLE | | CONCRETE |
| | CLEAN OUT | | ASPHALT PAVEMENT |

(AS OF 12/11/01)



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 Express WRITTEN Permission of Same.

| No. | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. |
|-----|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| 17 | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 |
| 16 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 |
| 15 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 |
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| 13 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 |
| 12 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. |
| 11 | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 |
| 10 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 |
| 9 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 |
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| 7 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 |
| 6 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. |
| 5 | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 |
| 4 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 | 161085 | 160970 | 160323 | o.n. | 170369 | 161280 |
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Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

ALTANS/NSPS LAND TITLE SURVEY
SAGAMORE HOTEL
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date 5/3/01
Scale 1"=20'
Drawn By MAP
CAD No. 010575S
Plotted 4/14/17 8:39a
Ref. Dwg.
Field Book 52478-79 JWL
Job No. 010575
Dwg. No. 2001D-090
Sheet 2 of 2