

Roney Plaza

23rd ST

**Bass
Museum**

Park

Proposed "W" Site

The Setai

LOCATION MAP

SCALE: N.T.S.



**NICHOLS
BROSCH
WURFT
WOLFE
& ASSOCIATES, INC.**
Architecture & Planning

100 Monroe Avenue
Fort Lauderdale, Florida 33304
Tel: (954) 463-8888
Fax: (954) 463-8888

BLACK & VEATCH
ARCHITECTS

COSTAS KONOLYS & PARTNERS

20 West 21st Street
Fort Lauderdale, FL 33311
Tel: (954) 555-8833
Fax: (954) 555-3444

YAGUPOLSKY

20 South Avenue
Fort Lauderdale, FL 33304
Tel: (954) 555-8833
Fax: (954) 555-3444

**EDWARD D. STONE,
JR. & ASSOCIATES**

1510 East Flamingo
Fort Lauderdale, FL 33304
Tel: (954) 555-8833
Fax: (954) 555-3444

**DESARONE
CONSULTING
ENGINEERS P.L.L.C.**

15 West 21st Street
Fort Lauderdale, FL 33311
Tel: (954) 555-8833
Fax: (954) 555-3444

**J.G.P.
ENGINEERING GROUP,
P.A.**

3900 NW 24th Street
Suite 207
Fort Lauderdale, FL 33309
Tel: (954) 463-8888
Fax: (954) 463-8888



**W
HOTEL**
HOTEL & RESORTS
2700 Collins Avenue
Boca Raton, FL 33433

EDUCATIONAL USE PERMIT
FEBRUARY 24, 2008

2400

1



**NICHOLS
BROSCH
WOLFE
& ASSOCIATES, INC.**
Architecture & Planning

10000 Baymeadows Road, Suite 100
Jacksonville, FL 32256
Tel: (904) 444-8888
Fax: (904) 444-8889

BRUCE T. BRONCO
ARCHITECT

COSTAS KONOLYS & PARTNERS
P.O. Box 2114 S.W. 8th St.
Fort Lauderdale, FL 33301
Tel: (754) 320-8833
Fax: (754) 713-3447

YABUPUSHELBERG
10000 Baymeadows Road, Suite 100
Jacksonville, FL 32256
Tel: (904) 320-8770
Fax: (904) 318-9947

EDWARD D. STONE, JR. & ASSOCIATES
100 East Broward
Broward County, FL 33401
Tel: (561) 424-1111
Fax: (561) 424-1119

DESIMONE CONSULTING ENGINEERS P.L.L.C.
10000 Baymeadows Road, Suite 100
Jacksonville, FL 32256
Tel: (904) 444-8888
Fax: (904) 444-8889

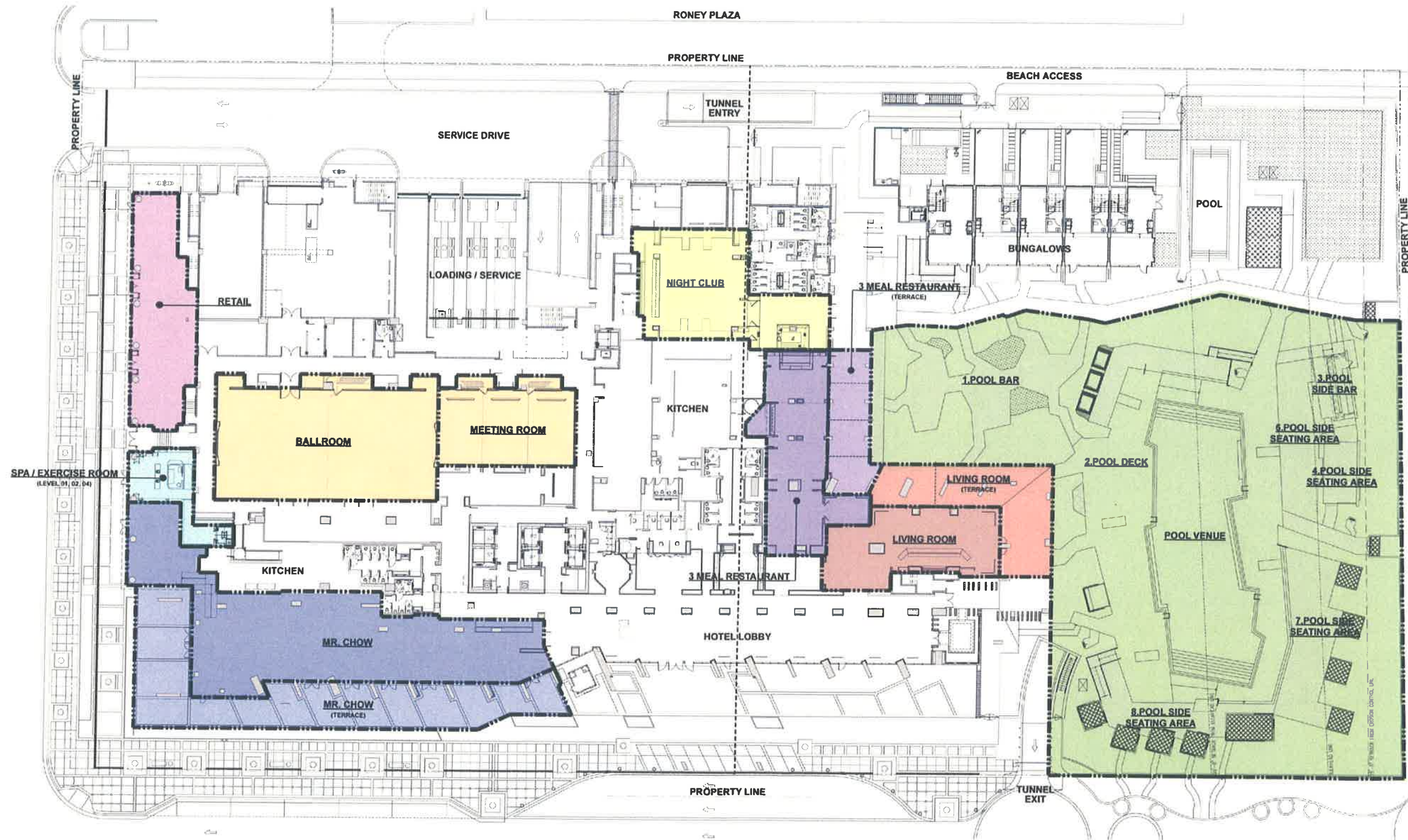
J.C.P. ENGINEERING GROUP, P.A.
10000 Baymeadows Road, Suite 100
Jacksonville, FL 32256
Tel: (904) 444-8888
Fax: (904) 444-8889



CONDITIONAL USE PERMIT
FEBRUARY 14, 2008

2400

3



- LEGEND:**
- RETAIL
 - SPA / EXERCISE ROOM
 - BALLROOM / MEETING ROOM
 - MR. CHOW (INTERIOR)
 - MR. CHOW (TERRACE)
 - NIGHT CLUB
 - 3 MEAL RESTAURANT (INTERIOR)
 - 3 MEAL RESTAURANT (TERRACE)
 - LIVING ROOM (INTERIOR)
 - LIVING ROOM (TERRACE)
 - POOL DECK

**CONDITIONAL USE PERMIT
LEVEL 01 - LOBBY / POOL DECK**
ELEV.: +0'-0" NGVD



SCALE: 1/16"=1'-0"



**NICHOLS
BROSCH
WURFF**
& ASSOCIATES, P.C.
Architecture & Planning

100 Avenue of the Americas
New York, NY 10013
Tel: (212) 778-8400
Fax: (212) 778-8441

BRUCE F. BRONKHORST
ARCHITECT

COSTAS KONDOYLIS & PARTNERS

27th Fl. 27th St. S. 41st
Rt. 9D, York, PA 17402
Tel: (717) 778-8400
Fax: (717) 778-8441

YABLONSKY & ASSOCIATES

100 E. 10th St. 10th Fl.
New York, NY 10003
Tel: (212) 778-8400
Fax: (212) 778-8441

EDWARD D. STONE, JR. & ASSOCIATES

110 Park Avenue
New York, NY 10017
Tel: (212) 778-8400
Fax: (212) 778-8441

DESIMONE CONSULTING ENGINEERS P.L.L.C.

15 West 17th Street
New York, NY 10011
Tel: (212) 461-1100
Fax: (212) 461-1100

J.C.P. ENGINEERING GROUP, P.A.

900 N.W. 25th Street
Suite 207
Miami, FL 33135
Tel: (305) 436-3232
Fax: (305) 436-3232



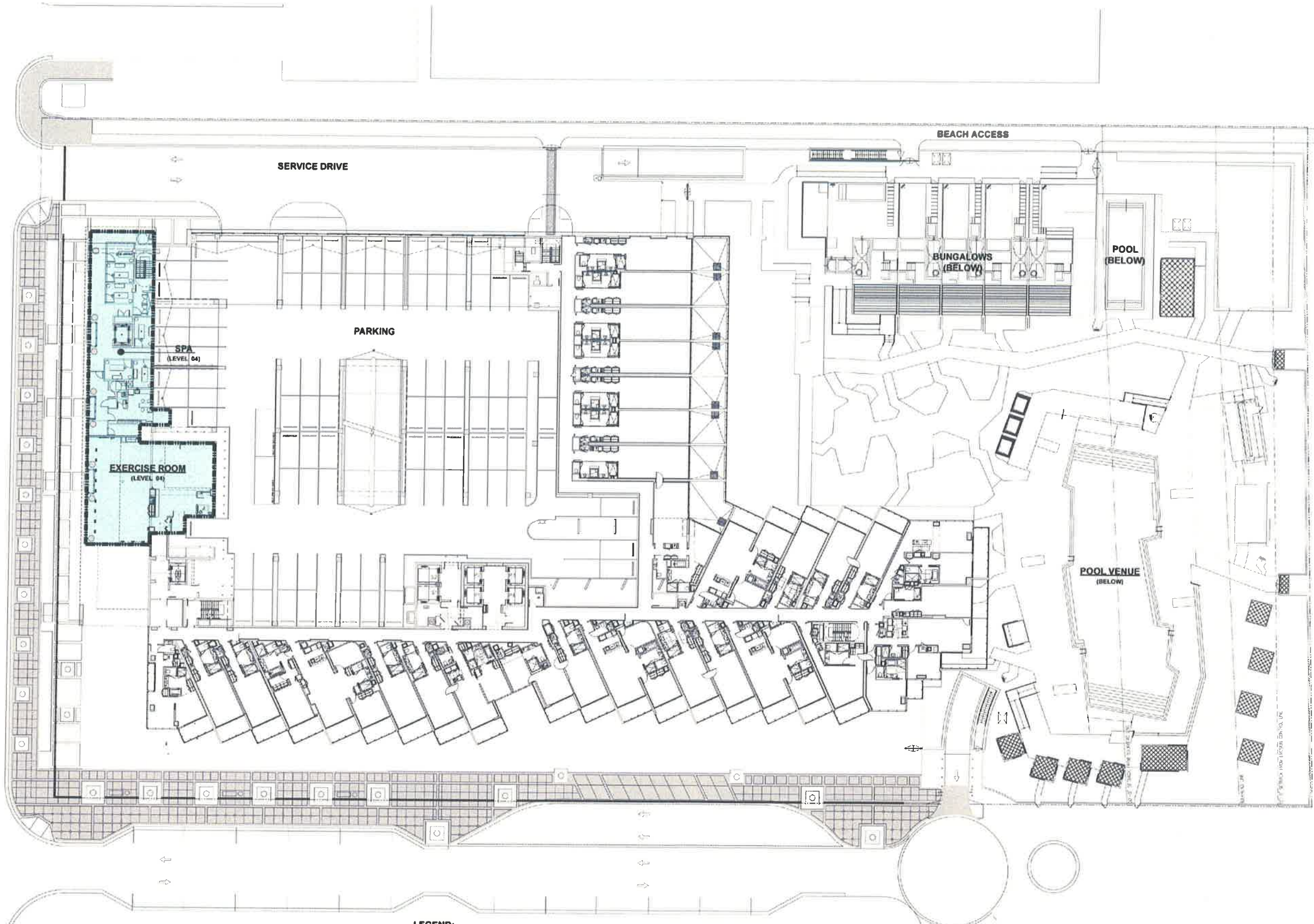
W HOTEL
New York & Baltimore
200 Collins Street
Beverly Beach, CA 92623

CONDITIONAL USE PERMIT

FEBRUARY 4, 2008

2400

5



LEGEND:

- | | | | |
|---|-------------------------|---|------------------------------|
|  | RETAIL |  | 3 MEAL RESTAURANT (INTERIOR) |
|  | SPA / EXERCISE ROOM |  | 3 MEAL RESTAURANT (TERRACE) |
|  | BALLROOM / MEETING ROOM |  | LIVING ROOM (INTERIOR) |
|  | MR. CHOW (INTERIOR) |  | LIVING ROOM (TERRACE) |
|  | MR. CHOW (TERRACE) |  | POOL DECK |
|  | NIGHT CLUB | | |

CONDITIONAL USE PERMIT
LEVEL 04 - SPA & EXERCISE ROOM / HOTEL UNITS / PARKING
E.L.V.: +44'-4" NGVD
SCALE: 1/16"=1'-0"





KM PLAZA
CONSTRUCTION SERVICES
1000 W. 15th Ave.
Miami, FL 33135
Tel: 305-441-1111
Fax: 305-441-1112
www.kmplaza.com

W South Beach Hotel & Residences

Print# 90126372

Date: 01/26/09

 **Aerial Photography, Inc.** 954-568-0484

North East View from 22nd Street



South Elevation



West Elevation



South Elevation



Mr. Chow Interior



Mr. Chow Interior



3-meal Restaurant Interior



Night Club Interior



Ballroom Interior



Pool Venue Looking West



ARTISTS RENDERING © THE7HART

Pool Venue Looking South East



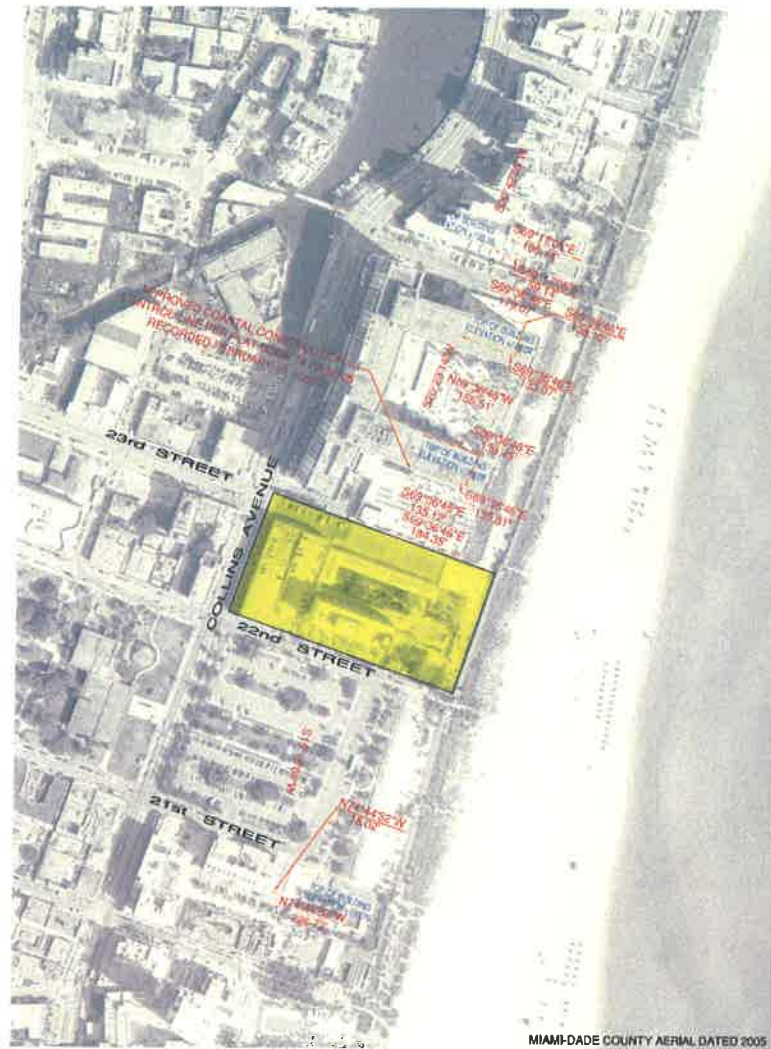
ARTISTS RENDERING © THE7THART

**Pool Venue
Looking North**



ARTISTS RENDERING © THE7THART

Pool Venue Looking East



LOCATION SKETCH
SCALE: 1"=200'

LEGAL DESCRIPTION:
A Tract of land situated in the City of Miami Beach, Florida, bounded as follows: bounded on the North by the South line of Atlantic Avenue (now generally known as 23rd Street); bounded on the West by the East line of Collins Avenue; bounded on the South by the North line of Ocean Avenue (now generally known as 22nd Street) and bounded on the East by the Low Water Line of the Atlantic Ocean, as the same is shown, marked and designated on the AMENDED PLAT OR MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, which map is recorded in Plat Book 5, of Page 7 and 8 of the Public Records of Miami-Dade County, Florida, (said East line now bounded by the Eriason Control Line of the Atlantic Ocean, recorded in Plat Book 105, of Page 62, of the Public Records of Miami-Dade County, Florida.)

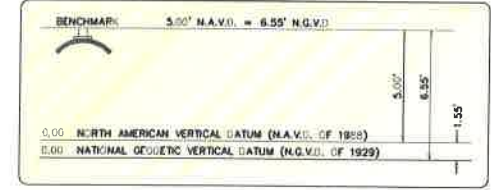
ABOVE DESCRIBED LAND (TRACT) BEING COMMONLY KNOWN AS THE CASINO BLOCK
ALSO
PARCEL "B", OFFICIAL RECORDS BOOK 5888, AT PAGE 688, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A Tract of land situated in the City of Miami Beach, Florida, beginning (P.O.B.) at the Southeast corner of Atlantic Avenue (now generally known as 23rd Street), now vacated and Collins Avenue, thence extending Northerly along the East line of Collins Avenue produced across Atlantic Avenue (now generally known as 23rd Street), now vacated, 50.00 feet; thence Easterly on a line North of, and parallel with, the South boundary line of Atlantic Avenue (now generally known as 23rd Street), now vacated, to the Atlantic Ocean, thence Southerly meandering the Atlantic Ocean, to a point where same intersects the South boundary line of Atlantic Avenue (now generally known as 23rd Street), now vacated, produced Easterly (now bounded on the East by the Eriason Control Line of the Atlantic Ocean, recorded in Plat Book 105, of Page 62, of the Public Records of Miami-Dade County, Florida); thence Westerly along said South boundary line of Atlantic Avenue (now generally known as 23rd Street), now vacated, produced Easterly and continuing the said South boundary line to the Point of Beginning (P.O.B.)

THE EXTERIOR LINES OF ALL THE ABOVE DESCRIBED PROPERTY IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
Begin (P.O.B.) at the Northeastern corner of 22nd Street (formerly known as Ocean Avenue) and Collins Avenue, as said Street and Avenue are shown on the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY'S SUBMISSION, recorded in Plat Book 5, at Pages 7 and 8, of the Public Records of Miami-Dade County, Florida, and run South 70°02'49.4" East along the Northerly right-of-way line of 22nd Street, a distance of 564.715 feet to a point on the Eriason Control Line of the Atlantic Ocean, recorded in Plat Book 105, of Page 62, of the Public Records of Miami-Dade County, Florida, thence North 18°23'10.4" East along the said Eriason Control Line, a distance of 83.003 feet, thence run North 70°02'49.4" West along the Northerly property line, a distance of 557.668 feet to a point on the Easterly right-of-way line of Collins Avenue, thence South 19°57'10.8" West along the Easterly right-of-way line of Collins Avenue, a distance of 300.00 feet to the Point of Beginning (P.O.B.)



VERTICAL DATUM DETAIL



ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929

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 assessments and/or rights-of-way of records per First American Title Insurance Company, Commitment No. 52420046 with an effective date of March 9, 2005. All assessments and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".

SCHEDULE B-II

- 1 thru 7 Standard Exceptions
- 8 INTENTIONALLY DELETED
- 9 Agreement recorded in O.R.B. 3988, Page 681
- 10 Affects parcel and shown on survey
- 11 City of Miami Beach Board of Adjustment Order recorded in O.R.B. 14826, Page 335
- 12 City of Miami Beach Historic Preservation Board Order recorded in O.R.B. 23403, Page 3871
- 13 Coastal Construction Control Line Plat recorded in Plat Book 74 at Page 25
- 14 Eriason Control Line Plat recorded in Plat Book 105, Page 62
- 15 Affects parcel and shown on survey, East boundary line of parcel
- 16 Due to all or a part of the land described herein being artificially filled in land in what was formerly navigable waters, the policy is subject to the right of the United States Government, arising by reason of the United States Government's control over navigable waters in the interest of navigation and commerce. Standard exception. Document not provided.
- 17 The right, title or interest, if any, of the public to use a public beach or recreation area or any part of the land described in schedule A hereof, lying between the water obutting said 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.
- 18 Riparian and/or littoral rights are not insured. Standard exception. Document not provided.

- Bearings hereon are referred to an assumed value of S18°57'11"W for the East right of way line of Collins Avenue, and evidenced by (2) found not & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical datum of 1929, based on Department of Natural Resources Monument R-63, Elevation +7.43, located at 22nd Street East of Collins Avenue.
- Lands shown hereon are located in Federal Flood Zone X and AE (EL 8) per Community Panel No. 120851 0164 J, dated March 2, 1994 and index map revised July 17, 1995.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 165,291 square feet, or 3.863 acres, more or less
- Roof overhang not located unless otherwise shown
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The following information has been taken from the City of Miami Beach:
- Zoning: RM-3 = Residential Multifamily
- Minimum Building Setbacks: As of 2005

Use	Front	Side	Side/Rear	Rear
Single parking lot on the lot	5 feet	5 feet or 2% of lot width, whichever is greater	5 feet or 2% of lot width, whichever is greater	5 feet or 2% of lot width, whichever is greater
Two-car garage	5 feet	5 feet or 2% of lot width, whichever is greater, (3 feet if lot width is 50 feet or more)	5 feet or 2% of lot width, whichever is greater	5 feet or 2% of lot width, whichever is greater
Pool	5 feet	5 feet or 2% of lot width, whichever is greater	5 feet or 2% of lot width, whichever is greater	5 feet or 2% of lot width, whichever is greater
Other	5 feet	5 feet or 2% of lot width, whichever is greater	5 feet or 2% of lot width, whichever is greater	5 feet or 2% of lot width, whichever is greater

SURVEYOR'S CERTIFICATION TO:

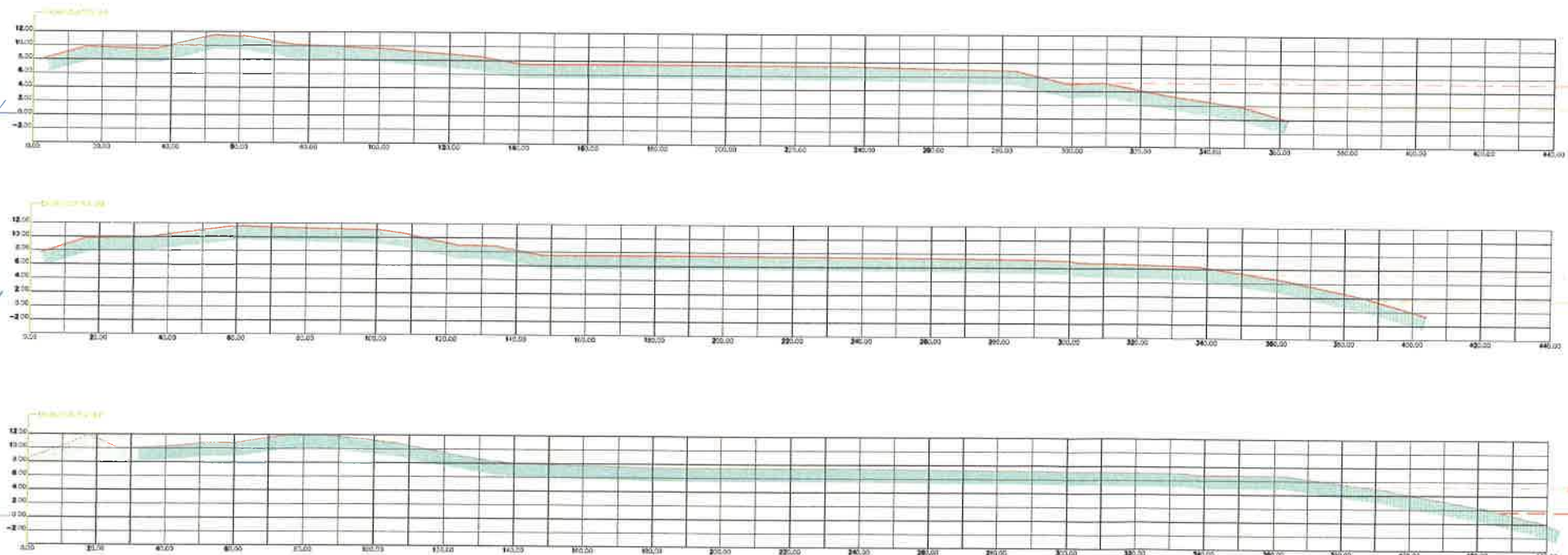
2201 Collins Fee, LLC, a Delaware limited liability company
First American Title Insurance Company
McCarthy, Hill & Emery LLP
Shearman & Sterling LLP
Hypo Real Estate Capital Corporation, individually and as agent for certain other lenders, (its successors and/or assigns)
LBP LAKESIDE REVENUE--PLAZ, as Agent

I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on April 27, 2024, and last updated February 5, 2028, and meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-9, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

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, For The Firm
Surveyor and Mapper, LS2853
State of Florida



BEACH PROFILES
(4/27/06)

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00005653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax 305-651-7152 / Email: fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
2201 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Date	4/27/04
Scale	1"=20'
Drawn By	DWF
Calc. No.	040724
Plotted	2/11/09 1:47p
Ref. Dwg.	N/A
Field Book	063064-57, 56275-76
Job No.	040724
Dwg. No.	3234-069 HRVD
Sheet	1 of 3

