

ALTA/NSPS LAND TITLE SURVEY THE ROYAL PALM SOUTH BEACH

1545 COLLINS AVE; MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139
SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST

TITLE COMMITMENT

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: FL252401036JC
COMMITMENT DATE: 03/31/2025 AT 8:00 AM

SCHEDULE B, PART II, EXCEPTIONS:

NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

EXCEPTIONS AFFECTING THE SUBJECT PROPERTY:

- ① ② ③ (NOT A SURVEY MATTER)
- ④ Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records. (NOT A SURVEY MATTER)
- ⑤ Rights or claims of parties in possession not shown by the public records. (NOT A SURVEY MATTER)
- ⑥ Unpaid charges for public utilities furnished by any county, municipality, or public service corporation, which may be or may become a lien upon the land insured hereby under any provision of the Florida Statutes, including Section 159.17, and/or any county, municipality, or special taxing district assessment, including those levied under the provisions of Chapter 190, Florida Statutes. (NOT A SURVEY MATTER)
- ⑦ This Commitment/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, Page 62. In addition, this Policy should not be construed as insuring the title to any land between the mean high water line on the date of the recorded 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, of the Public Records of Miami-Dade County, Florida. (Parcels 1 and 2) (NOT A SURVEY MATTER)
- ⑧ Matters as shown on the plat of Coastal Construction Control Line as recorded in Plat Book 74, Page 25, of the Public Records of Miami-Dade County, Florida. (Parcels 1 and 2) (AFFECTS PARCELS 1 & 2). (PLOTTED ON SURVEY)
- ⑨ Declaration of Restrictions and Reciprocal Easement Agreement recorded March 6, 1995 in Official Records Book 16703, Page 1171, of the Public Records of Miami-Dade County, Florida. (as to Parcel 4) (AFFECTS PARCEL 4 AND IS BLANKET IN NATURE)
- ⑩ Tri-Party Agreement and Release of Easement by and between WorldInvest Joint Venture, a Florida general partnership, Jefferson Plaza Limited, a Florida limited partnership, and the City of Miami Beach, a municipal corporation, recorded February 21, 1996 in Official Records Book 17103, Page 959, of the Public Records of Miami-Dade County, Florida. (as to Parcel 4) (AFFECTS PARCEL 4 AND IS BLANKET IN NATURE)
- ⑪ Garage Easement Agreement by and between MB Redevelopment, Inc., a Florida corporation, and a Miami Beach Redevelopment Agency, a Florida public body corporate and politic, recorded September 23, 1996 in Official Records Book 17362, Page 130; as affected by that certain First Amendment to Garage Easement Agreement recorded February 25, 1997 in Official Records Book 17540, Page 2204, both of the Public Records of Miami-Dade County, Florida. (as to Parcel 3) (AFFECTS PARCEL 3 AND IS BLANKET IN NATURE)
- ⑫ Terms, conditions, restrictions, covenants, easements and assessments, if any in that certain Declaration of Covenants and Restrictions by Miami Beach Redevelopment Agency recorded July 1, 1998 in Official Records Book 18170, Page 883, as affected by the certain Amendment to Declaration of Covenants and Restrictions recorded February 23, 2005 in Official Records Book 23105, Page 703, both of the Public Records of Miami-Dade County, Florida. (as to Parcels 1 and 2) (AFFECTS PARCEL 1 & 2 AND IS BLANKET IN NATURE)
- ⑬ Garage Easement Agreement by and between RDP Royal Palm Hotel Limited Partnership, a Florida limited partnership, and Miami Beach Redevelopment Agency, a Florida public body corporate and politic, recorded July 1, 1998 in Official Records Book 18170, Page 1082, as affected by that certain Amendment to Garage Easement Agreement recorded February 23, 2005 in Official Records Book 23105, Page 711, both of the Public Records of Miami-Dade County, Florida. (as to Parcels 1, 2 and 3) (AFFECTS PARCEL 1, 2 & 3 AND IS BLANKET IN NATURE) (PLOTTED ON SURVEY)
- ⑭ Reciprocal Access, Use, Development and Easement Agreement by and between RDP Royal Palm Hotel Limited Partnership, a Florida limited partnership, Jefferson Plaza, Ltd., a Florida limited partnership, The City of Miami Beach, Florida, a municipality in the State of Florida, and Miami Beach Redevelopment Agency, a Florida public body corporate, recorded July 1, 1998 in Official Records Book 18170, Page 1156, of the Public Records of Miami-Dade County, Florida. (as to Parcels 1, 2 and 4)
- ⑮ Easement granted to Florida Power & Light Company recorded February 26, 2001 in Official Records Book 19516, Page 3948, of the Public Records of Miami-Dade County, Florida. (as to Parcels 1 and 2) (AFFECTS PARCEL 1 & 2). (PLOTTED ON SURVEY)
- ⑯ Conditional Use Permit recorded January 23, 2007 in Official Records Book 25297, Page 3215, of the Public Records of Miami-Dade County, Florida. (as to Parcels 1 and 2) (AFFECTS PARCEL 1, NOT PLOTTABLE)
- ⑰ Historic Preservation Board Order recorded June 1, 2011 in Official Records Book 27706, Page 2938, of the Public Records of Miami-Dade County, Florida. (as to Parcels 1 and 2) (AFFECTS PARCEL 1 & 2 AND IS BLANKET IN NATURE)
- ⑱ Conditional Use Permit recorded February 6, 2012 in Official Records Book 27987, Page 3002, as affected by that certain Modified Conditional Use Permit recorded June 7, 2017 in Official Records Book 30565, Page 2303, as affected by that certain Modified Conditional Use Permit recorded June 7, 2017 recorded May 23, 2019 in Official Records Book 31454, Page 1033, all of the Public Records of Miami-Dade County, Florida. (AFFECTS PARCEL 1 & 2 AND IS BLANKET IN NATURE)
- ⑲ Order for variance from the Board of Adjustment of the City of Miami Beach recorded February 17, 2012 in Official Records Book 28001, Page 2939, of the Public Records of Miami-Dade County, Florida. (AFFECTS PARCEL 1 & 2 AND IS BLANKET IN NATURE)
- ⑳ Terms, conditions, restrictions, covenants and easements in that certain Declaration of Restrictive Covenants recorded October 9, 2012 in Official Records Book 28304, Page 4416, of the Public Records of Miami-Dade County, Florida. (AFFECTS PARCEL 1 & 2 AND IS BLANKET IN NATURE)
- ㉑ Terms, conditions, provisions, restrictions and any other relevant matters contained in that certain Lease dated April 8, 2011 by and between RP Hotel Holdings, LLC, a Delaware limited liability company, Landlord, and RP Hotel Operating Co., Inc., a Delaware corporation, Tenant, as evidence by that certain Memorandum of Lease recorded June 13, 2013 in Official Records Book 28677, Page 2223, of the Public Records of Miami-Dade County, Florida. (as to Parcels 1 through 4) (NOT A SURVEY MATTER)
- ㉒ Terms, conditions, provisions, restrictions and any other relevant matters contained in those certain Tribute Portfolio Relicensing Franchise Agreement and Owner Agreement dated September 18, 2019 by and between Marriott International, Inc., a Delaware corporation, (Franchisor), RP Hotel Operating Co., Inc., a Delaware corporation, (franchisee), and RP Hotel Holdings, LLC, a Delaware limited liability company, (Owner), as evidence by that certain Memorandum of Rights of First Refusal recorded October 2, 2019 in Official Records Book 31631, Page 2256, of the Public Records of Miami-Dade County, Florida. (NOT A SURVEY MATTER)
- ㉓ The rights, if any, of the public to use the public beach, recreation area, or any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, the bulkhead line, the the most extreme high water line or any other legally established boundary line separating the publicly used area from the upland private area, and any right of access thereto. (NOT A SURVEY MATTER)
- ㉔ Riparian and/or littoral rights are not guaranteed or insured. (NOT A SURVEY MATTER)
- ㉕ Any claim to any portion of the land described in Schedule A which lies below the mean high water line of the Atlantic Ocean. (NOT A SURVEY MATTER)

LEGAL DESCRIPTION

PARCEL 1: THE SOUTH 12.65 FEET OF LOTS 7 AND 14, ALL OF LOTS 6 AND 15, AND THE NORTH 10 FEET OF LOTS 5 AND 16, ALL IN BLOCK 56, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND LYING EAST AND ADJACENT TO THE ABOVE DESCRIBED PARCEL, SAID PARCEL BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL EXTENDED EASTERLY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN; AND BOUNDED ON THE WEST BY THE EAST LINE OF THE ABOVE MENTIONED BLOCK 56.

PARCEL 2: THE SOUTH 40 FEET OF LOTS 5 AND 16 AND THE NORTH ONE HALF OF LOTS 4 AND 17, ALL IN BLOCK 56, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THAT CERTAIN PARCEL OF LAND LYING EAST AND ADJACENT TO THE ABOVE DESCRIBED PARCEL; SAID PARCEL BOUNDED ON THE SOUTH BY THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL EXTENDED EASTERLY; BOUNDED ON THE EAST BY THE EROSION CONTROL LINE OF THE ATLANTIC OCEAN AND BOUNDED ON THE WEST BY THE EAST LINE OF THE ABOVE MENTIONED BLOCK 56.

THE LAND DESCRIBED ABOVE LOCATED, LYING AND BEING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCEL3: TOGETHER WITH: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND CREATED BY THAT GARAGE EASEMENT AGREEMENT BY AND BETWEEN MIAMI BEACH REDEVELOPMENT AGENCY, OWNER, AND RDP ROYAL PALM HOTEL LIMITED PARTNERSHIP, GRANTEE, DATED MAY 28, 1998 AND RECORDED JULY 1, 1998 IN OFFICIAL RECORDS BOOK 18170, PAGE 1082, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

LOTS 8, 9, 10, 11, 12, AND 13, BLOCK 57, FISHERS FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF 16TH STREET (AVENUE "C") LYING WEST OF THE RIGHT OF WAY LINE OF COLLINS AVENUE, AS SHOWN ON SAID PLAT.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 54 OF SAID FISHER'S FIRST SUBDIVISION OF ALTON BEACH PLAT; THENCE NORTH 88 DEGREES 0 MINUTES 53 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK 54, A DISTANCE OF 443.08 FEET, TO THE SOUTHEAST CORNER OF BLOCK 54, THENCE SOUTH 07 DEGREES 35 MINUTES 04 SECONDS WEST, A DISTANCE OF 96.26 FEET TO A POINT OF CUSP WITH A TANGENT CURVE CONCAVE TO THE SOUTHWEST, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 39.27 FEET, TO A POINT OF TANGENCY; THENCE NORTH 82 DEGREES 24 MINUTES 52 SECONDS WEST A DISTANCE OF 24.75 FEET; THENCE SOUTH 88 DEGREES 00 MINUTES 53 SECONDS WEST ALONG A LINE 8.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF BLOCK 57 OF SAID PLAT, A DISTANCE OF 382.18 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, THENCE NORTH 01 DEGREES 59 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 62.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 54 AND THE POINT OF BEGINNING, SAID LANDS LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCEL 4: TOGETHER WITH:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND CREATED BY THAT RECIPROCAL ACCESS, USE AND DEVELOPMENT AND EASEMENT AGREEMENT BY AND BETWEEN RDP ROYAL PALM HOTEL LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, JEFFERSON PLAZA LTD., A FLORIDA LIMITED PARTNERSHIP, THE CITY OF MIAMI BEACH, FLORIDA AND THE MIAMI BEACH REDEVELOPMENT AGENCY, DATED OCTOBER 21, 1997 AND RECORDED JULY 1, 1998 IN OFFICIAL RECORDS BOOK 18170, PAGE 1156, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED LANDS:

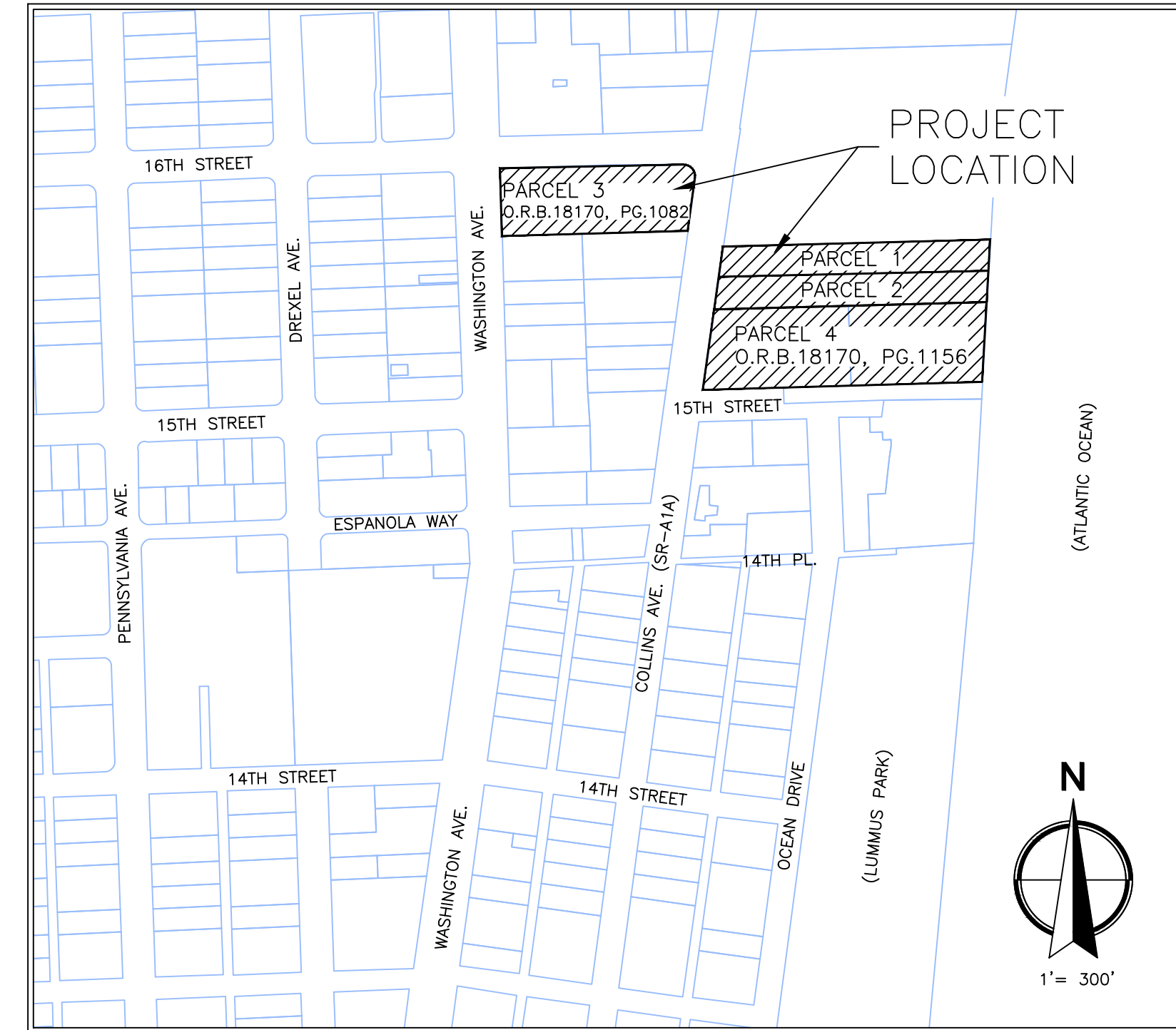
ALL OF LOTS 1, 2, 3, 18, 19, 20; AND THE SOUTH HALF OF LOTS 4 AND 17, ALL IN BLOCK 56 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

A PARCEL OF LAND ADJACENT TO AND IMMEDIATELY EAST OF THE ABOVE DESCRIBED LANDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 56, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH; THENCE NORTH 7 DEGREES 35 MINUTES 20 SECONDS EAST ALONG THE EASTERLY LINE OF SAID BLOCK 56 FOR A DISTANCE OF 177.47 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF SAID LOT 4, BLOCK 56; THENCE NORTH 88 DEGREES 00 MINUTES 23 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID SOUTH HALF OF LOT 4 FOR A DISTANCE 195.26 FEET TO A POINT ON A LINE KNOWN AS THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 105, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 3 DEGREES 26 MINUTES 45 SECONDS WEST ALONG SAID EROSION CONTROL LINE ALSO KNOWN AS THE BULKHEAD LINE AS DESCRIBED IN ORDINANCE NO. 856 SECTION 1 OF THE CITY OF MIAMI BEACH, RECORDED IN PLAT BOOK 74, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR A DISTANCE OF 175.78 FEET THENCE SOUTH 88 DEGREES 00 MINUTES 21 SECONDS WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1, BLOCK 56, FOR 208.14 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

LOCATION MAP



SHEET INDEX

- 1 COVER SHEET
- 2 ALTA/NSPS LAND TITLE SURVEY (BOUNDARY)
- 3-4 ALTA/NSPS LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)
- 5 STORM SEWER AND SANITARY SEWER INVERT DATA

SURVEYOR'S NOTES:

1. THE FIELD SURVEY WAS COMPLETED ON 04/10/2025.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ-17.050 THROUGH SJ-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (ADJUSTMENT 2011). THE BASIS OF BEARING FOR THIS SURVEY IS ESTABLISHED BY THE EASTERLY RIGHT OF WAY LINE OF COLLINS AVENUE, HAVING A BEARING OF N7°35'50"E.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), AS ESTABLISHED BY THE MIAMI BEACH SURVEY BENCHMARKS CMB 15-01-R, HAVING A PUBLISHED ELEVATION OF 6.90', AND BENCHMARK NGS W 310, HAVING A PUBLISHED ELEVATION OF 3.89'.
7. THE COORDINATES SYSTEM SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT, AS ESTABLISHED USING GEODETIC GRADE GPS AND THE FLORIDA'S DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK CORRECTION SERVICE.
8. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
9. THIS SURVEY HAS THE BENEFIT OF A COMMITMENT FL252401036JC BY FIRST TITLE, LLC, A FIDELITY NATIONAL FINANCIAL, INC. COMPANY WITH AN EFFECTIVE DATE OF MARCH 31, 2025, AT 8:00 A.M. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B - PART II OF THE TITLE COMMITMENT FL252401036JC ABOVE. THE APPLICABILITY OF THE TITLE EXCEPTIONS SHOWN ON THIS SURVEY ONLY INDICATE THAT THE LANDS DESCRIBED IN THE TITLE EXCEPTION DOCUMENT DESCRIBE LANDS CONTAINED WITHIN THE BOUNDARY SURVEY DESCRIPTION BUT IS NOT TO BE CONSTRUED AS VALIDATING THE LEGALITY OF THE EXCEPTION ITSELF.
10. BUILDING SETBACK INFORMATION TAKEN FROM PLANNING AND RESOURCE CORPORATION "ZONING AND SITE REQUIREMENTS SUMMARY" AS PROVIDED BY CLIENT.
11. THIS SURVEY DELINEATES THE BOUNDARY LOCATION ACCORDING TO THE LEGAL DESCRIPTION, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
12. TOTAL AREA OF PARCEL 1 AND PARCEL 2 = 1.865 ACRES AND 81,250 SQUARE FEET MORE OR LESS.
13. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISERS OFFICE.
14. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
15. INTERIOR IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
16. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
17. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
18. THERE ARE MARKED 77 REGULAR PARKING SPACES, AND 0 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.
19. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS; TRIGONOMETRIC METHODS; AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
20. THE PROPERTY SURVEYED MAY CONTAIN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS SUBJECT TO THE JURISDICTION BY GOVERNMENTAL AGENCIES. THE LIMITS OF SAID AREAS, IF ANY, HAVE NOT BEEN LOCATED OR SHOWN HEREON.
21. THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "AE". BASE FLOOD ELEVATION 8 FEET AND ZONE X, BASED ON THE FEMA FLOOD INSURANCE RATE MAP FOR CITY OF MIAMI BEACH, FLORIDA, COMMUNITY-PANEL 120651, MAP NUMBER 12086C0317L, WITH AN EFFECTIVE DATE OF 09/11/2009. THERE MAY BE ADDITIONAL INFORMATION (LETTER OF MAP REVISIONS, LETTER OF MAP AMENDMENTS, OR LETTER OF MAP CHANGES) NOT PROVIDED TO, NOR RESEARCHED BY THE UNDERSIGNED SURVEYOR, THAT COULD AFFECT THE SUBJECT PROPERTY.
22. EVIDENCE OF RECENT EARTH MOVING WORK WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. NO BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
23. EVIDENCE OF RECENT STREET RIGHT OF WAY LINE WAS NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK. NO STREET OR SIDEWALK CONSTRUCTION OR REPAIR WERE NOT OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
24. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
25. COPYRIGHT © 2025 BY WGI, INC.

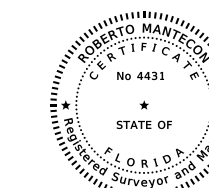
ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:

CERTIFIED TO: RP Hotel Holding, LLC

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, 5, 7, 8, 9, 11, 13, AND 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/10/2025.

DATE OF MAP: 04/11/2025

FOR THE FIRM
WGI, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 7055



Roberto Mantecon
2025.04.11
17:42:02 -04'00'

BY:

ROBERTO MANTECON
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 4431

PREPARED BY:



11410 NW 20TH ST, SUITE 101
MIAMI, FL 33172
PHONE NO. 305.553.0500
CERT NO. 33574 - LB NO. 7055

CONSULTANTS:

PROJECT TITLE:

ALTA/NSPS LAND TITLE SURVEY
THE ROYAL PALM SOUTH BEACH
1545 COLLINS AVE; MIAMI BEACH
MIAMI-DADE COUNTY, FLORIDA 33139

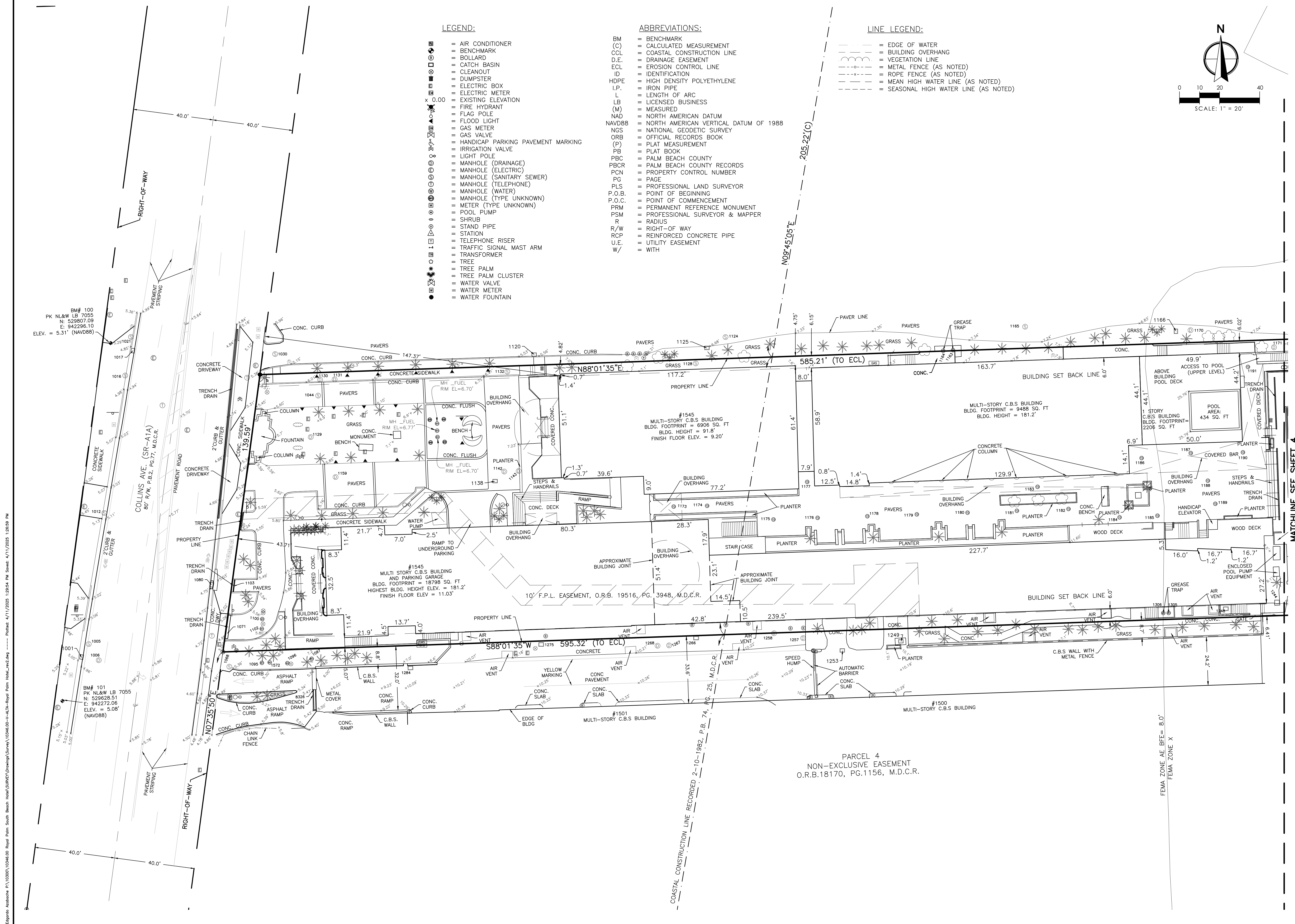
NO:	DATE:	DESCRIPTION:
1	06/11/24	ADD TREE TABLE (NOT A PART OF THIS UPDATE)
2	04/11/25	UPDATED CERTIFICATION

DRAWN DATE:	03/04/24
DRAWN BY:	PD/MO
CHECKED BY:	PD/EA
FIELD	04/10/25
FB/PG	012m/7-17, 23, 25-38
PROJECT #:	10346.00

ALTA/NSPS LAND
TITLE SURVEY

SHEET #:	TOTAL SHEETS
1	5

Eggenro Architects, P.A. 1103001103046.00 Royal Palm South Beach, Florida 33106 (305) 444-1111 - Royal Palm Hotel - m2.dwg - Plotmed: 4/11/2025 12:25:44 PM Saved: 4/11/2025 11:56:59 PM



LEGEND:

- Icons for AIR CONDITIONER, BENCHMARK, BOLLARD, CATCH BASIN, CLEANOUT, DUMPSTER, ELECTRIC BOX, ELECTRIC METER, EXISTING ELEVATION, FIRE HYDRANT, FLAG POLE, FLOOD LIGHT, GAS METER, GAS VALVE, HANDICAP PARKING PAVEMENT MARKING, IRRIGATION VALVE, LIGHT POLE, MANHOLE (DRAINAGE), MANHOLE (ELECTRIC), MANHOLE (SANITARY SEWER), MANHOLE (TELEPHONE), MANHOLE (WATER), MANHOLE (TYPE UNKNOWN), METER (TYPE UNKNOWN), POOL PUMP, SHRUB, STAND PIPE, STATION, TELEPHONE RISER, TRAFFIC SIGNAL MAST ARM, TRANSFORMER, TREE, TREE PALM, TREE PALM CLUSTER, WATER VALVE, WATER METER, WATER FOUNTAIN.

ABBREVIATIONS:

- BM = BENCHMARK, (C) = CALCULATED MEASUREMENT, CCL = COASTAL CONSTRUCTION LINE, D.E. = DRAINAGE EASEMENT, ECL = EROSION CONTROL LINE, ID = IDENTIFICATION, HDPE = HIGH DENSITY POLYETHYLENE, I.P. = IRON PIPE, L. = LENGTH OF ARC, LB = LICENSED BUSINESS, (M) = MEASURED, NAD = NORTH AMERICAN DATUM, NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988, NGS = NATIONAL GEODETIC SURVEY, ORB = OFFICIAL RECORDS BOOK, (P) = PLAT MEASUREMENT, PB = PLAT BOOK, PBC = PALM BEACH COUNTY, PBCR = PALM BEACH COUNTY RECORDS, PCN = PROPERTY CONTROL NUMBER, PG = PAGE, PLS = PROFESSIONAL LAND SURVEYOR, P.O.B. = POINT OF BEGINNING, P.O.C. = POINT OF COMMENCEMENT, PRM = PERMANENT REFERENCE MONUMENT, PSM = PROFESSIONAL SURVEYOR & MAPPER, R = RADIUS, R/W = RIGHT-OF WAY, RCP = REINFORCED CONCRETE PIPE, U.E. = UTILITY EASEMENT, W/ = WITH

LINE LEGEND:

- = EDGE OF WATER, --- = BUILDING OVERHANG, --- = VEGETATION LINE, --- = METAL FENCE (AS NOTED), --- = ROPE FENCE (AS NOTED), --- = MEAN HIGH WATER LINE (AS NOTED), --- = SEASONAL HIGH WATER LINE (AS NOTED)

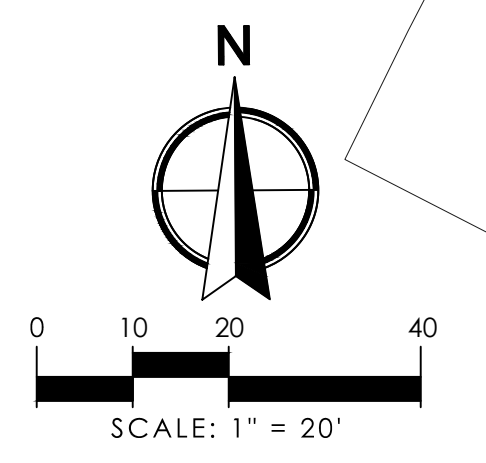
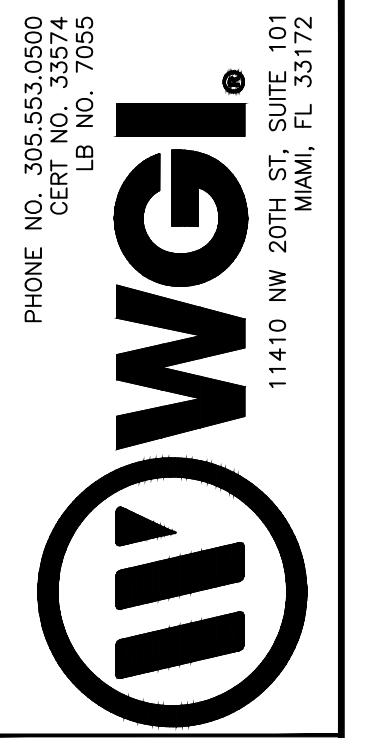


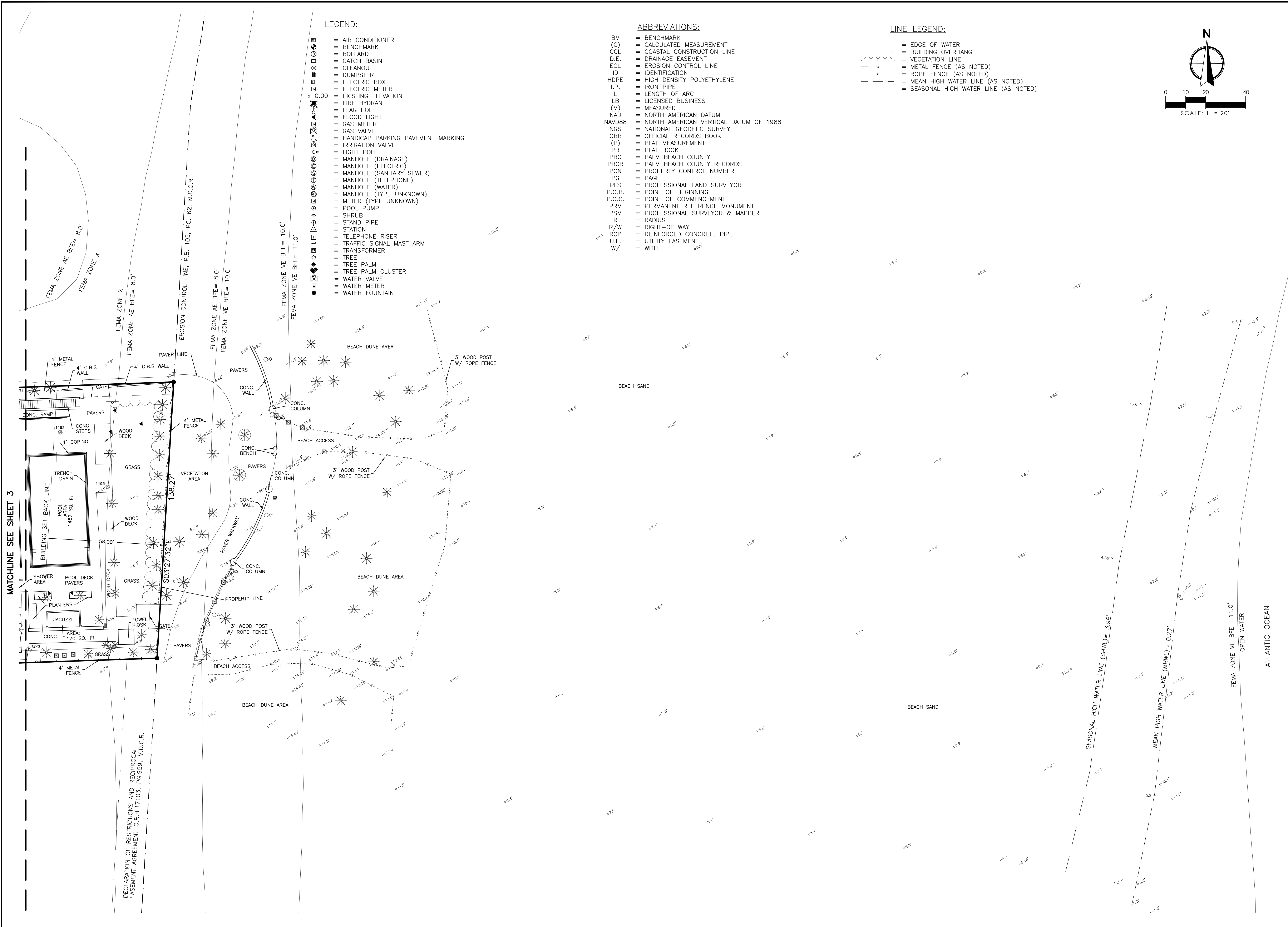
Table with columns: NO., DATE, DESCRIPTION, SURVEYOR OF RECORD, DRAWN BY, CHECK BY, DATE. Includes revision notes and job information.

ALTANSPS LAND TITLE SURVEY THE ROYAL PALM SOUTH BEACH 1545 COLLINS AVE; MIAMI BEACH MIAMI-DADE COUNTY, FLORIDA 33139



Egredo Architects P:\10300\103046.00 Royal Palm South Beach\Notes\DWG\DWG\103046.00-4-A1A-Royal Palm Hotel.mxd.dwg Plotfile: 4/17/2025 1:29:54 PM Saved: 4/17/2025 1:28:59 PM

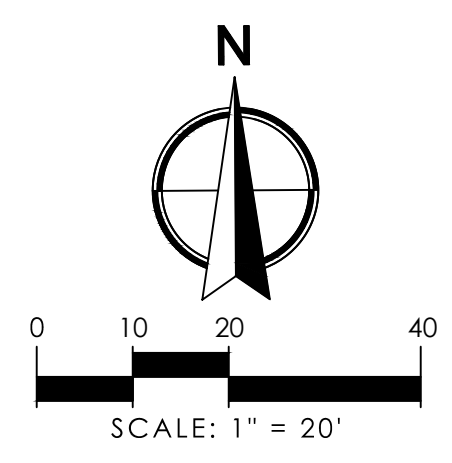
MATCHLINE SEE SHEET 3



- LEGEND:**
- AIR CONDITIONER
 - BENCHMARK
 - BOLLARD
 - CATCH BASIN
 - CLEANOUT
 - DUMPSTER
 - ELECTRIC BOX
 - ELECTRIC METER
 - EXISTING ELEVATION
 - FIRE HYDRANT
 - FLAG POLE
 - FLOOD LIGHT
 - GAS METER
 - GAS VALVE
 - HANDICAP PARKING PAVEMENT MARKING
 - IRRIGATION VALVE
 - LIGHT POLE
 - MANHOLE (DRAINAGE)
 - MANHOLE (ELECTRIC)
 - MANHOLE (SANITARY SEWER)
 - MANHOLE (TELEPHONE)
 - MANHOLE (WATER)
 - MANHOLE (TYPE UNKNOWN)
 - METER (TYPE UNKNOWN)
 - POOL PUMP
 - SHRUB
 - STAND PIPE
 - STATION
 - TELEPHONE RISER
 - TRAFFIC SIGNAL MAST ARM
 - TRANSFORMER
 - TREE
 - TREE PALM
 - TREE PALM CLUSTER
 - WATER VALVE
 - WATER METER
 - WATER FOUNTAIN

- ABBREVIATIONS:**
- BM = BENCHMARK
 - (C) = CALCULATED MEASUREMENT
 - CCL = COASTAL CONSTRUCTION LINE
 - D.E. = DRAINAGE EASEMENT
 - ECL = EROSION CONTROL LINE
 - ID = IDENTIFICATION
 - HDPE = HIGH DENSITY POLYETHYLENE
 - I.P. = IRON PIPE
 - L = LENGTH OF ARC
 - LB = LICENSED BUSINESS
 - (M) = MEASURED
 - NAD = NORTH AMERICAN DATUM
 - NAV88 = NORTH AMERICAN VERTICAL DATUM OF 1988
 - NOS = NATIONAL GEODETIC SURVEY
 - ORB = OFFICIAL RECORDS BOOK
 - (P) = PLAT MEASUREMENT
 - PB = PLAT BOOK
 - PBC = PALM BEACH COUNTY
 - PBCR = PALM BEACH COUNTY RECORDS
 - PCN = PROPERTY CONTROL NUMBER
 - PG = PAGE
 - PLS = PROFESSIONAL LAND SURVEYOR
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - PRM = PERMANENT REFERENCE MONUMENT
 - PSM = PROFESSIONAL SURVEYOR & MAPPER
 - R = RADIUS
 - R/W = RIGHT-OF WAY
 - RCP = REINFORCED CONCRETE PIPE
 - U.E. = UTILITY EASEMENT
 - W/ = WITH

- LINE LEGEND:**
- = EDGE OF WATER
 - = BUILDING OVERHANG
 - = VEGETATION LINE
 - = METAL FENCE (AS NOTED)
 - = ROPE FENCE (AS NOTED)
 - = MEAN HIGH WATER LINE (AS NOTED)
 - = SEASONAL HIGH WATER LINE (AS NOTED)



REVISIONS	
NO.	DESCRIPTION
1	06/17/2024 ADD TREE TABLE (NOT A PART OF THIS UPDATE)
2	04/17/2025 UPDATED CERTIFICATION

CAD	DATE	DESCRIPTION	BY
103046.00-4-A1A-Royal Palm Hotel.mxd.dwg	03/04/2024		PD/EA
JOB NO.	103046.00	PD/MO	
DRAWN BY		PD/EA	
CHECK BY		PD/EA	
DATE	03/04/2024		

ALTAIRSPS LAND TITLE SURVEY
 THE ROYAL PALM SOUTH BEACH
 1545 COLLINS AVE, MIAMI BEACH
 MIAMI-DADE COUNTY, FLORIDA 33139

STORM SEWER INVERT DATA:

POINT NUMBER	STRUCTURE TYPE	RIM ELEV.	BOTTOM ELEVATION	DIRECTION	INVERT	DIAMETER (INCHES)	MATERIAL
1001	GRATE INLET	4.81'	1.37'	E	1.39'	18"	PVC
1006	MH	5.31'	-1.81'	S	0.62'	18"	RCP
				W	1.01'	18"	PVC
				N	-0.27'	18"	RCP
1017	GRATE INLET	4.72'	-1.73'	S	-0.28'	24"	RCP
1071	TRENCH DRAIN	4.94'	---		FULL OF DIRT		
1080	GRATE INLET	4.8'	-5.3'	N	0.6'	12"	RCP
				S	-1.58'	15"	UNKNOWN
1103	TRENCH DRAIN	5.08'	---		COULD NOT OPEN		
1120	GRATE INLET	5.59'	0.79'		FULL OF DIRT		
1125	GRATE INLET	6.67'	-0.55'		COULD NOT OPEN		
1129	MH	6.62'	1.92'	SW	3.17'	12"	PVC
				W	2.85'	4"	PVC
				NW	2.53'	12"	PVC
1130	MH	6.22'	6.22'		2.32'	24"	TOP WELL
1131	MH	6.28'	-2.77'	E	-0.56'	---	UNKNOWN
1138	GRATE INLET	6.62'	1.57'	SE	4.15'	6"	PVC
				N	3.12'	10"	PVC
1142	MH	7.07'	-2.63'	S	1.17'	6"	PVC
				S	0.92'	10"	PVC
				W	0.44'	18"	HDPE
1143	MH	7.43'	7.43'		COULD NOT OPEN		
1159	MH	5.74'	-0.21'	W	2.54'	10"	PVC
				E	0.9'	18"	HDPE
				N	0.74'	18"	HDPE
1166	GRATE INLET	6.36'	-3.24'		COULD NOT OPEN		
1170	MH	6.63'	---		COULD NOT OPEN		
1171	MH	8.60'	---		4.78'	4"	PVC
					0.30'	18"	HDPE
1243	MH	8.37'	-0.73'	W	2.32'	24"	TOP WELL
1244	GRATE INLET	8.41'	-1.26'	SW	1.13'	12"	PVC
				N	0.73'	15"	HDPE
1249	GRATE INLET	10.19'	8.99'		---		
1253	GRATE INLET	10.12'	9.8'		NO PIPES		
1257	MH	10.09'	1.16'	E	3.69'	10"	PVC
				E	3.77'	4"	PVC
				E	3.25'	12"	PVC
				N	2.34'	10"	PVC
1258	MH	10.01'	4.54'		NO PIPES		
1266	GRATE INLET	9.92'	7.67'		NO PIPES		
1267	MH	10.24'	-0.91'	E	1.48'	12'	PVC
				E	1.47'	12"	PVC
1268	MH	10.39'	-0.96'		NO PIPES		
1275	GRATE INLET	9.85'	8.17'		NO PIPES		
1284	GRATE INLET	10.14'	9.59'		NO PIPES		
8326	GRATE INLET	5.47'	5.02' (DIRT)		NO PIPES		

SANITARY SEWER INVERT DATA:

POINT NUMBER	STRUCTURE TYPE	RIM ELEV.	DIRECTION	INVERT	DIAMETER (INCHES)	MATERIAL
1005	MHS	5.06'	E	0.86'	8"	PVC
			S	-1.02'	15"	PVC
			N	-1.04'	15"	PVC
1012	MHS	5.05'	E	-0.75'	8"	PVC
			S	-1.1'	15"	PVC
			N	-1.12'	15"	PVC
1016	MHS	4.93'	E	-0.86'	10"	PVC
			E	1.73'	10"	PVC
			S	-1.22'	15"	PVC
			W	-1.21'	8"	PVC
1021	MHS	5.13'	NE	-0.74'	10"	PVC
			S	-1.29'	15"	PVC
1030	MHS	5.09'	E	1.11'	10"	PVC
			NW	1.09'	10"	PVC
1044	MHS	5.66'	E	3.24'	10"	PVC
			W	3.23'	10"	PVC
1100	MHG	5.64'		GREASE TRAP		
1102	MHG	5.63'		GREASE TRAP		
1132	MHS	7.32'	E	3.47'	10"	PVC
			W	3.42'	10"	PVC
1165	MHS	7.30'	NE	2.88'	10"	PVC
			W	2.85'	10"	PVC
1068	MHS	5.01'	E	2.89'	6"	PVC
			W	2.81'	6"	PVC
1124	MHS	6.89'	E	2.09'	10"	PVC
			NE	2.59'	6"	PVC
			N	2.49'	8"	PVC
			W	1.84'	10"	PVC
1128	MHS	7.76'	E	3.96'	10"	PVC
			W	3.95'	10"	PVC
1305	MHS			GREASE TRAP		
1306	MHS			GREASE TRAP		

Edgemo: azabochk P:\10500\10504.dwg Royal Palm South Beach: H:\GIS\Projects\10504.dwg - 4/11/2025 1:56:59 PM
 Edgemo: azabochk P:\10500\10504.dwg Royal Palm South Beach: H:\GIS\Projects\10504.dwg - 4/11/2025 1:56:59 PM
 Edgemo: azabochk P:\10500\10504.dwg Royal Palm South Beach: H:\GIS\Projects\10504.dwg - 4/11/2025 1:56:59 PM
 Edgemo: azabochk P:\10500\10504.dwg Royal Palm South Beach: H:\GIS\Projects\10504.dwg - 4/11/2025 1:56:59 PM



REVISIONS		NO.	DATE	DESCRIPTION	BY
1	06/17/2024	ADD TREE TABLE (NOT A PART OF THIS UPDATE)	PS		
2	04/17/2025	UPDATED CERTIFICATION	EA		

CAD	10500-14-01-REV. FROM IOWGI	JOB NO.	10346.00	DRAWN BY	PD/MO
SURVEYOR	OF RECORD	CHECK BY	PD/EA	DATE	03/04/2024

ALTANSPS LAND TITLE SURVEY
 THE ROYAL PALM SOUTH BEACH
 1545 COLLINS AVE; MIAMI BEACH
 MIAMI-DADE COUNTY, FLORIDA 33139