BULGARI HOTEL MIAMI BEACH
ALTA/NSPS LAND TITLE SURVEY

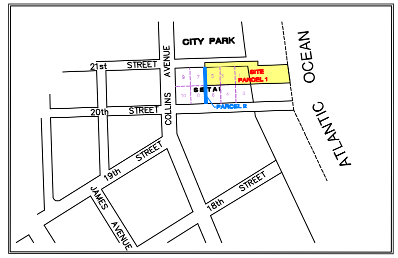
TITLE REVIEW:

Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company, Pro FormaCommitment Number: NCS-1191341-MIA with a commitment date of November 8, 2023. All 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 – Exceptions

1-8 Standard Exception not addressed.
9. Intentionally deleted.
10. Intentionally deleted.
11. Intentionally deleted.
12. Intentionally deleted.
13. Coastal Construction setback lines as set forth in plat recorded in Plat Book 74, Page 25 (As to Both Parcels).
Encumbers parcel 1 & 2 and shown on survey.
14. Intentionally deleted.
15. Intentionally deleted.
16. Intentionally deleted.
17. Easement in favor of Florida Power & Light Company recorded in O.R.B. 21780, Page 1529. (As to Parcel 2)
Encumbers parcel 2 and shown on survey.
18. Intentionally deleted.
19. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in the Declaration of Condominium of Setai Resort & Residences, a Condominium, and any Exhibits annexed thereto, recorded in Book 21981, Page 2159; as affected by Amendment to Declaration of Setai Resort & Residences, A Condominium recorded in O.R.B. 23517, Page 2194; as affected by Second Amendment to Declaration of Setai Resort & Residences, A Condominium recorded in O.R.B. 23822, Page 4758; as affected by Third Amendment to Declaration of Setai Resort & Residences, A Condominium recorded in O.R.B. 24023, Page 4697; as affected by Fourth Amendment and Supplement to Declaration of Setai Resort & Residences, A Condominium recorded in O.R.B. 31707, Page 2715 (As to Parcel 2).
Encumbers parcel 2. Blanket in nature.
20. Intentionally deleted.
21. Intentionally deleted.
22. Intentionally deleted.
23. Intentionally deleted.
24. Intentionally deleted.
25. Intentionally deleted.
26. Intentionally deleted.
27. Intentionally deleted.
28. Historic Preservation Board City of Miami Beach, Florida recorded in O.R.B. 32597, Page 3380. (As to Parcel 1)
Encumbers parcel 2. Blanket in nature.
29. Intentionally deleted.
30. Vacation and Right of Way Improvement Agreement for Seagull Hotel Site at 100 21 Street recorded in O.R.B. 33343, Page 2428. (As to Parcel 1)
Encumbers parcel 1 and shown on survey.
31. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in O.R.B. 33346, Page 709. (As to Parcel 1)
Encumbers parcel 1. Blanket in nature.
32. Roadway of Restrictive Covenants and Maintenance Agreement recorded in O.R.B. 33346, Page 716. (As to Parcel 1)
Encumbers parcel 1 and shown on survey.
33. Declaration of Restrictive Covenants and Maintenance Agreement recorded in O.R.B. 33346, Page 730. (As to Parcel 1)
Encumbers parcel 1 and shown on survey.
34. Intentionally deleted.
35. Intentionally deleted.
36. Intentionally deleted.
37. Intentionally deleted.
38. Intentionally deleted.
39. Intentionally deleted.
40. Intentionally deleted.
41. Intentionally deleted.
42. Intentionally deleted.
43. Intentionally deleted.
44. Intentionally deleted.
45. Intentionally deleted.
46. Intentionally deleted.
47. Intentionally deleted.
48. Intentionally deleted.
49. Intentionally deleted.
50. Reciprocal Easement Agreement by and between Setai Resort & Residences Condominium Association, Inc., Setai Hotel Acquisition LLC, BHI Miami Limited Corp. and consented to by Israel Discount Bank of New York recorded in Official Records Book 33961, Page 522. (As to Parcel 2)
Encumbers Parcel and shown on survey
51. Notice of Commencement recorded in Official Records Book 33776, Page 1305. (As to Parcel 1)
Encumbers Parcel. Blanket in Nature
52. Intentionally deleted.
53. Intentionally deleted.
54. Intentionally deleted.
55. Intentionally deleted.
56. Intentionally deleted.
57. Intentionally deleted.
58. Survey prepared by Daniel C. Fortin, Jr. for Fortin Skiles Leavy, Inc., dated November 16, 2023, last revised November 21, 2023, under Job No. 230393, shows the following:
a. Curb cuts into easement along Northerly boundary of land
b. City Beachwalk Area encroachment into Northerly corner of land adjacent to 21st St
c. Utility access within Parcel 2 easement along Westerly boundary of land
d. Coastal Construction Control line through property on North and South boundaries
e. City of Miami Beach bulkhead line through eastern portion of land.

END OF SCHEDULE B-II



LOCATION SKETCH
SCALE: 1" = 300'

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LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1, 3 AND 5, BLOCK A, AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THAT CERTAIN STRIP OF LAND LYING BETWEEN THE EASTERLY BOUNDARY OF SAID BLOCK A AND THE ATLANTIC OCEAN AND BOUNDED ON THE NORTH BY THE SOUTHEASTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK A, AND BOUNDED ON THE SOUTH BY THE SOUTHEASTERLY EXTENSION OF THE DIVIDING LINE RUNNING EAST AND WEST BETWEEN THE LOTS IN SAID BLOCK A, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF 21ST STREET LYING IN SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST OF AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING ADJACENT TO LOTS 1, 3 AND 5 OF BLOCK A AND THE EASTERLY PROJECTION THEREOF AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 5 OF BLOCK A; THENCE SOUTH 70°02'49" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID 21ST STREET, ALSO BEING THE NORTH LINE OF SAID BLOCK A AND THE EASTERLY PROJECTION THEREOF, FOR 269.46 FEET; THENCE NORTH 19°57'11" EAST FOR 25.00 FEET, A POINT ON THE CENTERLINE OF 21ST STREET, THENCE NORTH 70°02'49" WEST, ALONG SAID CENTER LINE OF SAID 21ST STREET FOR 269.46 FEET; THENCE SOUTH 19°57'11" WEST, ALONG THE NORTHERLY PROJECTION OF THE WEST LINE OF SAID LOT 5 FOR 25.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT RIGHTS CONTAINED IN RECIPROCAL EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 33961, PAGE 522, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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.
- Bearings hereon are referred to an assumed value of S 70°02'49" E for the South right of way line of 21st Street and evidenced by found nail & disk and found 1/2" pipe & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Benchmark D-160, Elevation +5.35. Located on East side of Collins Avenue & South of 22nd Street.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) & X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120651, dated September 11, 2009, and index map 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 65,098 square feet, or 1.494 acres, more or less.
- Roof overhang not located unless otherwise shown.
- No existing parking spaces on site.
- 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.
- Pursuant to Florida State Statutes in Chapter 161.181, it designates that an upland property landward of the established Erosion Control Line shall remain the property of the upland owner.
- The locations of overhead utility lines are graphically shown to indicate the approximate connection points and do not reflect the actual location, number or type of wires.
- Legal description shown hereon based on the title commitment by owner's representative and no claims as to ownership are made or implied.
- Folio No. per Miami-Dade County Property Appraiser's Website: 02-3226-001-0040.

SURVEYOR'S CERTIFICATION TO:
First American Title Insurance Company
BHI Miami Limited Corporation

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on June 6, 2023 and last updated November 3, 2023, 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, 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 November 3, 2023.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

By: ______________________
Daniel C. Fortin Jr, For The Firm
Surveyor and Mapper, LS6435
State of Florida.

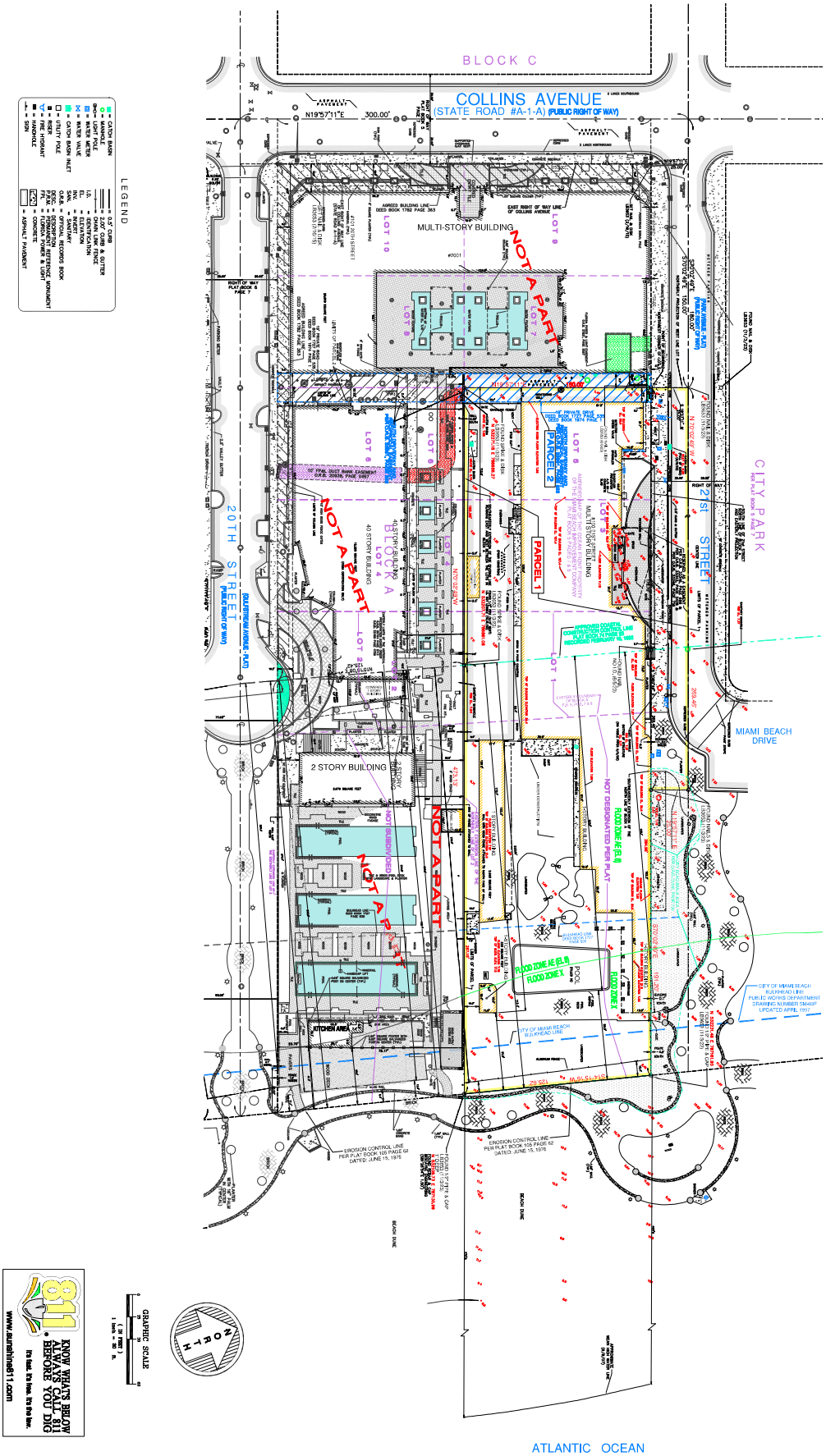
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	O.N.	Revision Description
3	240145	AMEND SURVEY BASED ON UPDATED TITLE COMMITMENT DANJR
2	230809	AMEND PER UPDATED TITLE COMMITMENT(11/21/23) DANJR
1	230809	UPDATE SURVEY (11/3/23) – TMC DWF

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

ALTA/NSPS LAND TITLE SURVEY
BULGARI HOTEL MIAMI BEACH - 100 21ST STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	6/6/23
Scale	AS SHOWN
Drawn By	DANJR
CAD No.	021172
Plotted	11/16/23 5:40p
Ref. Dwg.	297D-158-S
Field Book	543/56 - JWL
Job No.	230393
Dwg. No.	2023-059-NGVD
Sheet	1 of 2



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ALTA/NSPS LAND TITLE SURVEY

BULGARI HOTEL MIAMI BEACH - 100 21ST STREET

CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email flie@flasurvey.com

No.	O.N.	Revision Description
3	24014S	AMEND SURVEY BASED ON UPDATED TITLE COMMITMENT DANJR
2	23080S	AMEND PER UPDATED TITLE COMMITMENT(11/21/23) DANJR
1	23080S	UPDATE SURVEY (11/3/23) – TMC DWF

Original Date 6/8/23
Scale 1" = 30'
Drawn By DANJR
CAD No. 23-0172
Revised 11/16/23 & 1/30/24
Ref. Dwg. 19-184-S
Field Book 540/95 - JWL
Job No. 23080S
Dwg. No. 23PCS23080S01D
Sheet 2 of 2

The Property is Fortin, Leavy, Skiles, Inc. Consulting Engineers, Surveyors & Mappers Florida Certificate of Authorization Number: 00003653