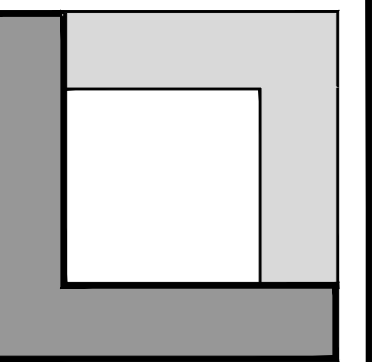


MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY



LONGITUDE SURVEYORS

7700 N. Kendall Drive,
Suite 705
Miami, FL 33156
PH: (305) 463-0912
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

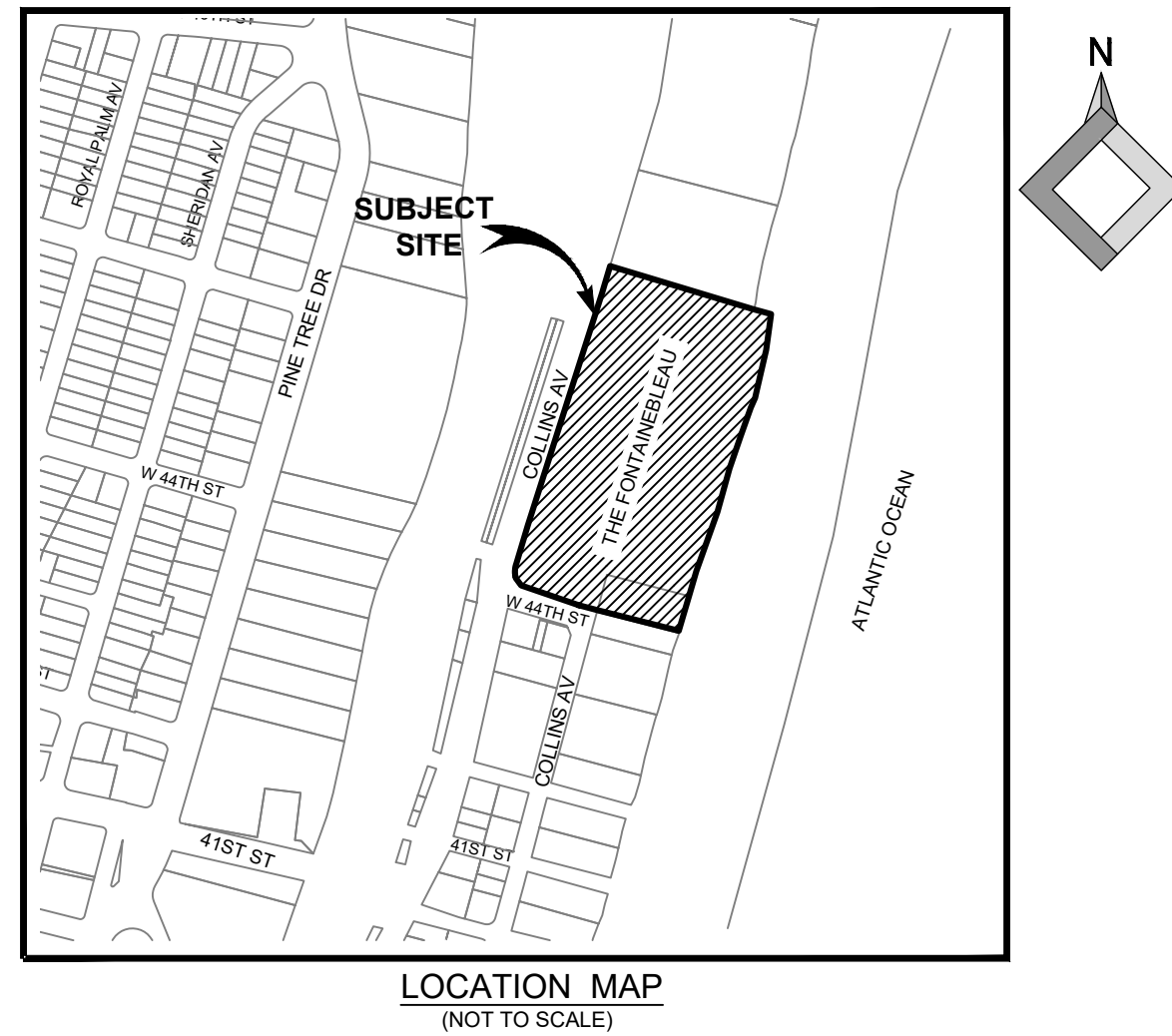
WWW.LONGITUDESURVEYORS.COM

No.	Date:	Description

Project Name: **THE FONTAINEBLEAU**
4441 COLLINS AVENUE, MIAMI BEACH, FL 33140
Type of Project: **BOUNDARY SURVEY**

Scale:	AS SHOWN
Drawn By:	JM
Checked By:	DH
Managed By:	ES
Drawing Date:	June 26, 2025
Project No.:	25027.1.01
Sheet	1 of 3

SECTION 23 - TOWNSHIP 53 SOUTH - RANGE 42 EAST LYING AND BEING IN CITY OF MIAMI BEACH, FLORIDA



LEGAL DESCRIPTION

A parcel of land encompassing the following: The South One-Half (S. 1/2) of Lot 3, and all of Lots A, 1 and 2 of "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVT. LOTS 1-2-3-4-5-6 AND 7 OF SEC. 23 - TWP. 53 S. - RGE. 42 E.", according to the Plat thereof, as recorded in Plat Book 8, Page 61 of the Public Records of Miami-Dade County, Florida; Together with portions of The R.P. Van Camp Tract, The J.H. Snowden Tract and abandoned portions of State Road A-1-A/Collins Avenue (a portion of which known as 44th Street) of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY", according to the Plat thereof, as recorded in Plat Book 5, Pages 7 and 8 of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

BEGINNING at the point of intersection of the North Line of the aforesaid South One-Half (S. 1/2) of Lot 3, with the Existing East Right of Way Line of said Collins Avenue; Thence S 82°30'49" E, along the last described line and its Easterly Extension, a distance of 637.94 feet; Thence S 08°20'03" W, a distance of 250.03 feet; Thence S 08°40'55" W, a distance of 699.70 feet; Thence S 07°56'42" W, a distance of 125.01 feet, to the point of intersection with the Easterly Extension of the North Line of the South 75.00 feet of the aforesaid R.P. Van Camp Tract; Thence N 82°34'49" W, along the last described line and its Easterly and Westerly Extensions, a distance of 424.82 feet, said Westerly Extension is also a portion of the Existing Right of Way Line of said Collins Avenue, part of which is known as 44th Street; the next five (5) courses are along said Existing Right of Way Line of Collins Avenue; Thence S 08°21'16" W, a distance of 2.34 feet; Thence S 47°19'56" W, a distance of 10.58 feet; Thence N 82°34'49" W, a distance of 148.91 feet, to the point of curvature of a circular curve concave to the Northeast, and having a radius of 75.00 feet; Thence Westerly, Northwesterly and Northerly along said curve to the right, through a central angle of 92°14'27", for an arc distance of 120.74 feet, to a point of tangency; Thence N 09°39'38" W, a distance of 758.37 feet Thence N 09°21'18" W, a distance of 250.14 feet; to the POINT OF BEGINNING.

Containing 696,988.44 acres, more or less, by computations.

SURVEY LIMITS

See Location Map

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on April 26, 2025

PROPERTY INFORMATION:

Folio:02-3223-002-0010
Property Address:4441 COLLINS AVE
MIAMI BEACH, FL 33140

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet)

The elevations as shown are based on a closed level between the two benchmarks noted on this survey, and meets or exceeds the Standards of Practice.

The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles - a commonly value accepted in the construction and surveying industry.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Forty feet or smaller.

DATA SOURCES USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

North arrow and bearings as shown hereon are based upon the Centerline of Collins Avenue with an assumed bearing of N09°39'38"W, said line to be considered a well established and monumented line.

This project area appears to be located in Flood Zone "AE and X", with a Base Flood Elevation being 7.0' and not determined, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (City of Miami Beach), Map No. 12086C328, Suffix L, Map Revised Date: September 11, 2009.

For Vertical Control:

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29) or North American Vertical Datum of 1988, and Benchmarks supplied by the Public Works and Waste Management Department of XXXXXXXX County, Florida.

Benchmark: D-184
Located
Elevation: + 3.36' (N.A.V.D. '88)
W 41 ST --- 20' SOUTH OF C/L
PRAIRIE AVE --- 42' EAST OF C/L

Benchmark: D-313
Located
Elevation: + 4.62' (N.A.V.D. '88)
46 ST --- 41.2' SOUTH OF SOUTH CURB LINE OF ENTRANCE TO
PARKING LOT
INDIAN CREEK DRIVE --- 19' EAST OF EAST CURB

Plat of "AMENDED PLAT OF THE INDIAN BEACH CORPORATION'S SUBDIVISION OF LANDS IN GOVT. LOTS 1-2-3-4-5-6 AND 7 OF SEC. 23-TWP. 53 S. RGE. 42E." according to the Plat thereof as recorded in Plat Book 8 at Page 61 of the Public Records of Miami-Dade County or Broward County, Florida.

Warranty Deed recorded on Nov 04, 2005, in Official Records Book or Deed Book 23931 at Pages 1094-1101 of the Public Records of Miami-Dade County, Florida.

LIMITATIONS:

Since no other information were furnished other than that is cited under data sources, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

CLIENT INFORMATION:

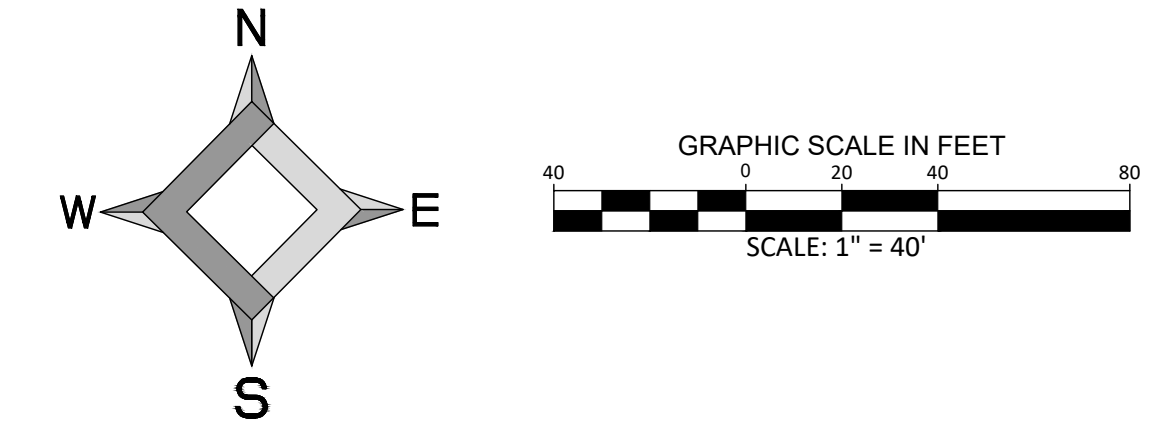
This Boundary Survey was prepared at the insistence of and certified to:
Fontainebleau Development

LEGEND AND ABBREVIATIONS

	= PALM TREE
	= TREE
	= ORNAMENTAL TREE
	= TEMPORARY SITE BENCHMARK
	= OFFICIAL RECORDS BOOK
	= PAGE
	= ELEVATION
	= TYPICAL
	= IRRIGATION
	= EXISTING
	= EXISTING OVERHEAD
	= ELECTRIC LINE
	= ELECTRIC
	= SPOT ELEVATION
	= CONCRETE
	= CONCRETE BLOCK STUCCO
	= CHAIN LINK FENCE
	= WOOD FENCE
	= METAL FENCE
	= FINISH FLOOR
	= RECORD
	= CALCULATED
	= MEASURE
	= LICENSE BUSINESS
	= LENGTH
	= CENTRAL ANGLE
	= RADIUS
	= TANGENT
	= POINT OF TANGENCY
	= POINT OF CURVATURE
	= IDENTIFICATION
	= RIGHT-OF-WAY
	= PLAT BOOK
	= SECTION LINE
	= CENTERLINE
	= TRAFFIC SIGNAL BOX
	= TRAFFIC SIGNAL CABINET
	= BOLLARD
	= PEDESTRIAN SIGNAL
	= TRAFFIC MANHOLE
	= TRAFFIC CAMERA
	= TRAFFIC SIGNAL MAST ARM
	= SIGN
	= CABLE TELEVISION MANHOLE
	= CABLE TELEVISION VAULT
	= CABLE TELEVISION BOX
	= CONCRETE LIGHT POLE
	= FLOODLIGHT
	= ELECTRIC BOX
	= WOODEN UTILITY POLE
	= CONCRETE UTILITY POLE
	= ELECTRIC TRANSFORMER
	= GUY ANCHOR
	= ELECTRIC MANHOLE
	= ELECTRIC METER
	= ELECTRIC PANEL
	= GAS VALVE
	= GAS MANHOLE
	= GAS TANK
	= GAS METER
	= COMMUNICATION BOX
	= COMMUNICATION MARKER
	= COMMUNICATION MARKER
	= GARBAGE RECEPTACLE
	= PATHSTONE
	= HANDICAP PARKING SPACE
	= WATER METER
	= IRRIGATION VALVE
	= WATER VALVE
	= FIRE HYDRANT
	= WATER CONNECTION
	= STORM MANHOLE
	= CATCH BASIN
	= TELEPHONE MANHOLE
	= TELEPHONE BOX
	= MAILBOX
	= SANITARY MANHOLE
	= SANITARY VALVE
	= SANITARY METER
	= SANITARY TANK
	= SANITARY LIFT STATION
	= SANITARY VAULT
	= GREASE TRAP MANHOLE
	= CLEANOUT
	= PARKING METER
	= FIBER OPTIC MANHOLE
	= FIBER OPTIC VAULT
	= FIBER OPTIC BOX
	= MONITORING WELL
	= UNKNOWN UTILITY MANHOLE
	= FLAGPOLE
	= PROPERTY LINE
	= ELECTRICAL OUTLET
	ASPHALT
	BRICK
	PAVER
	CONCRETE
	UNIMPROVED
	TILE
	GRAVEL
	STAMPED CONCRETE

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17.062, F.A.C.

MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY

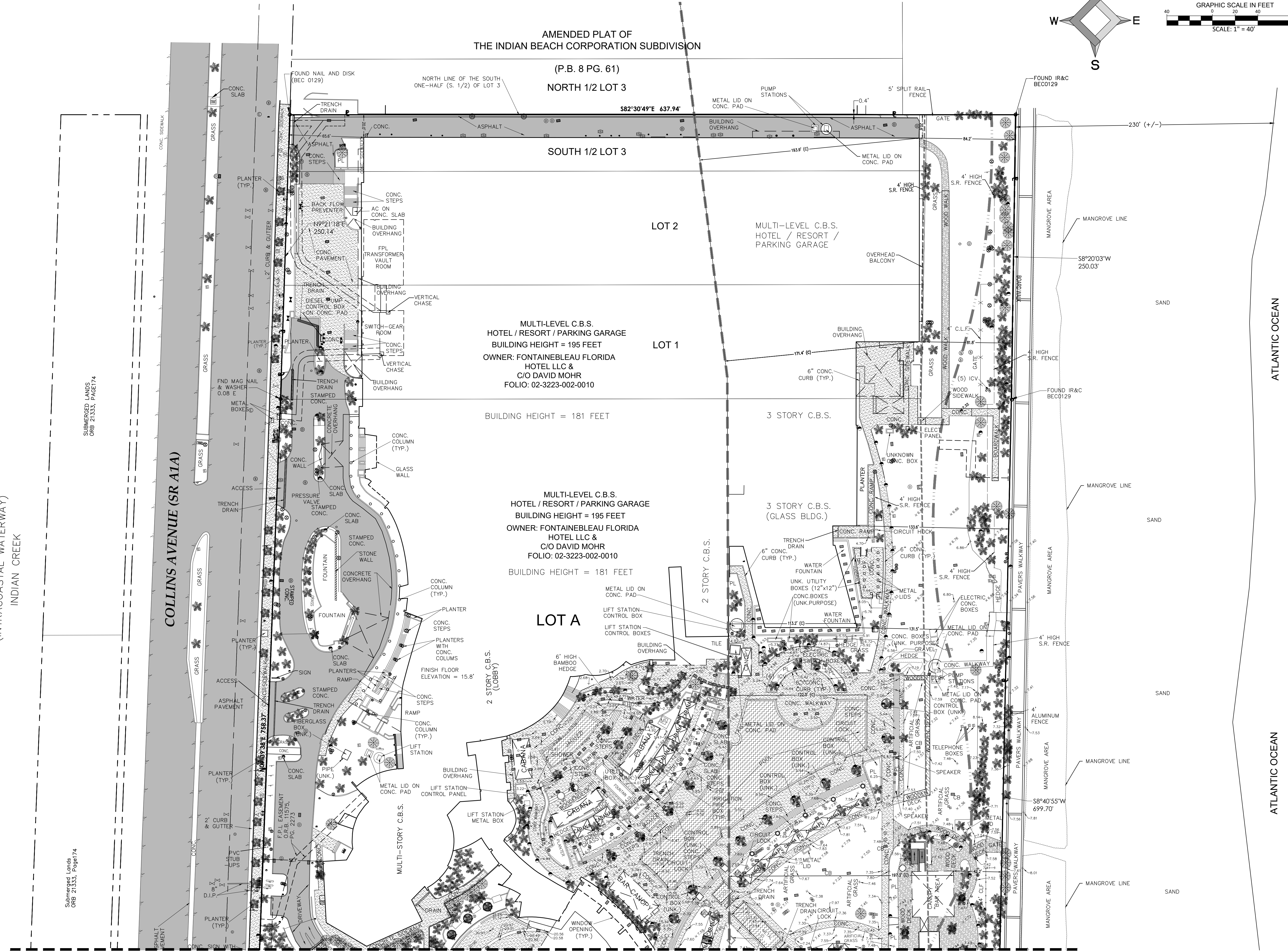


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	CONCRETE
	UNIMPROVED
	TILE
	GRAVEL
	STAMPED CONCRETE

(INTRACOASTAL WATERWAY)
INDIAN CREEK

COLLINS AVENUE (SR 17A)



MATCH LINE (SEE SHEET 3 OF 3)

LONGITUDE SURVEYORS

7700 N. Kendall Drive,
Suite 705
Miami, FL 33156
PH: (305) 463-0912
FLORIDA CERTIFICATE
OF AUTHORIZATION
LB 7335

WWW.LONGITUDESURVEYORS.COM

No.:	Date:	RECORD OF REVISION	Description

THE FONTAINEBLEAU
4441 COLLINS AVENUE, MIAMI BEACH, FL 33140

BOUNDARY SURVEY

Project Name:
Scale: AS SHOWN
Drawn By: JM
Checked By: DH
Managed By: ES
Drawing Date: June 26, 2025
Project No.:

25027.1.01

Sheet 2 of 3

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