

TITLE EXCEPTIONS:

American Land Title Association  
Commitment File No. 1364952 A-1  
dated June 12, 2023  
Schedule B.11:  
1. Any defect, lien, encumbrance, adverse claim, or other matter, that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part 1 Requirements are met. Not a survey matter.  
2. a. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. Not a survey matter.  
b. Rights of claims of parties in possession not recorded in the Public Records. Not a survey matter.  
c. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate land survey of the Land and inspection of the Land. None found.  
d. Easements or claims of easements not recorded in the Public Records. None found.  
e. Any lien, or right to a lien, for services, labor or material furnished, imposed by law and not recorded in the Public Records. Not a survey matter.  
3. Any Owner's Policy issued pursuant hereto will contain under Schedule B the following exception: Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land issued hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands. Not a survey matter.  
4. Any lien provided by County Ordinance or by Chapter 195, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. Not a survey matter.  
5. All matters contained on the Plat of OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, as recorded in Plat Book 5, Page 17, of the Public Records of Miami-Dade County, Florida. Shown.  
6. Order before the Zoning Board of Adjustment of the City of Miami Beach recorded in O.R. Book 13462, Page 2408, O.R. Book 13504, Page 2053, of the Public Records of Miami-Dade County, Florida, which contain terms and conditions. Not a survey matter.  
7. Order before the Board of Adjustment of the City of Miami Beach, Florida recorded in O.R. Book 15153, Page 615, of the Public Records of Miami-Dade County, Florida. Not a survey matter.  
8. Bulk Rate Agreement recorded in Official Records Book 17165, Page 1027, of the Public Records of Miami-Dade County, Florida. Not a survey matter.  
9. Easement Agreement of the City of Miami Beach recorded in Book 30855, Page 4751, of the Public Records of Miami-Dade County, Florida. Shown hereon.  
10. Historic Preservation Board Order recorded in Book 30874, Page 1781, consolidated Order recorded in Book 31186, Page 4658, of the Public Records of Miami-Dade County, Florida. Not a survey matter.  
11. Riparian and littoral are not insured. Not a survey matter.  
12. Rights of the United States of America and/or the State of Florida to any portion of said land which has been created by artificial mean or has accreted to any such portion so created. Not a survey matter.  
13. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. Not a survey matter.  
14. Possible right of the public to use that part of the Land adjacent to the water's edge that is now, or was formerly, regularly used by the public for recreational purposes. Not a survey matter.  
15. This policy does not insure any portion of the insured parcel lying waterward of the mean high water line of Indian Creek. Not a survey matter.  
16. Rights of leases under unrecorded leases. Not a survey matter.  
17. ADDED: Liability under the policy issued is limited to the amount of the proceeds of the insured mortgage dispensed in good faith without knowledge of any objection to the title. Not a survey matter.  
18. ADDED: Encroachments, encumbrances, violations, variations, or adverse circumstances, if any, actually shown on the survey prepared by Deni Land Surveyors, Inc., dated December 2, 2019, last updated on July 21, 2023, bearing Job #1511027: a) sewer manhole encroaches on Easterly side. b) drain encroaches onto property on the West. c) drain and grate encroaches onto the property on the Northerly side. Shown hereon.  
19. ADDED: Liability for possible continuing violation according to Notice of Board Decision Miami-Dade County Unsafe Structures Board Extension of Time recorded in O.R. Book 32220, Page 30007, Public Records of Miami-Dade County, Florida. Not a survey matter.

LEGAL DECEIPTION:

Parcel 1:  
Lot 3 less the North 25.00 feet, and Lot 10 less the North 25 feet, and the North 50 feet of Lot 2 and the North 50 feet of Lot 11, in Block 7, of AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, according to the Plat thereof as recorded in Plat Book 5, Page 7 of the Public Records of Miami Dade County, Florida.

Parcel 2:  
The portions of the outlots opposite and West of Parcel 1 which is bounded on the North line of Parcel 1 extended Westerly to Indian Creek and on the East by Indian Creek Drive and on the South by the South line of Parcel 1 extended Westerly to Indian Creek and the West by Indian Creek.

Property address:  
2618 Collins Avenue  
Miami Beach, FL 33140

NOTES:

- Bearing shown hereon are based on the centerline of Collins Avenue; N 29°49'34" E per DOT R/W map.
- Property lies in Flood Zone AE; Base Flood Elev. 8'. Community #120651. Map #120651-0317L, Date of map 9/11/2009.
- Property Zoned RM-2.
- There is no observable evidence of easements/burial grounds on the subject property.
- Property contains 23,855 square feet, 0.546 acres +/-.
- Visible indicators of utilities are shown hereon.
- There are no wetlands on the property.

I hereby certify to: TA Hotel Management Group, LLC, a Florida limited liability company, Western Alliance Bank, an Arizona corporation, Old Republic National Title Insurance Company and Law Office of M. A. Stone:

This is to certify that this map or plat and survey on which it is based, were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (visible), 13, 14, 16 & 17 of Table A thereof. The field work was completed July 21, 2023.

Mikki H. Ulrich  
Professional Surveyor and Mapper #5853  
State of Florida

FILENAME: 012-7  
SCALE: 1" = 20'

NOTES:

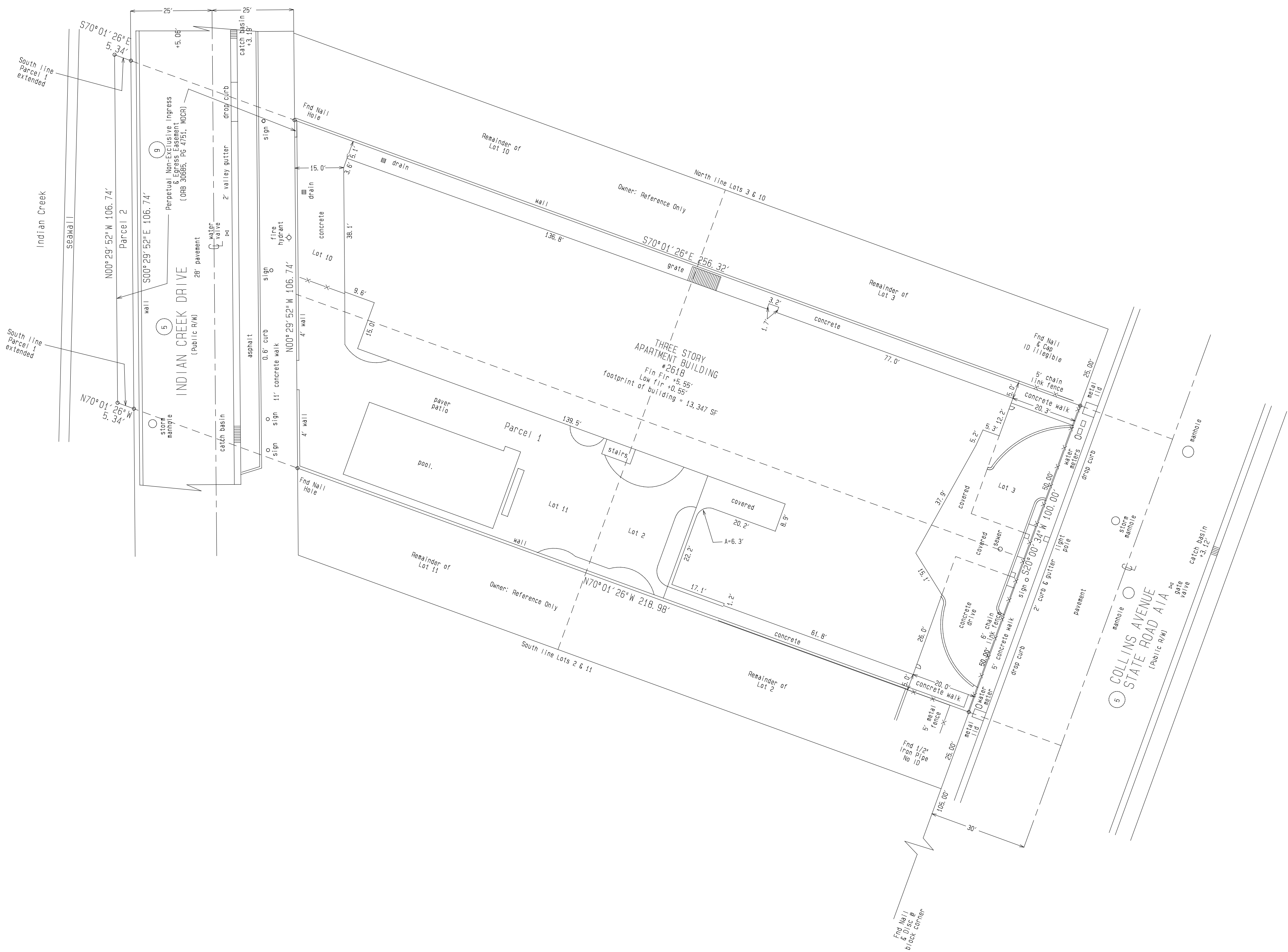
- THIS SURVEY REFLECTS ALL EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ON THE ABOVE RECORDED PLAT. THE SUBJECT PROPERTY HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED FOR OTHER EASEMENTS OR RIGHTS-OF-WAY.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF COLLINS AVENUE; N 29°49'34" E PER DOT R/W MAP.
- ELEVATION SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1989 (NGVD 1989).
- SUBSURFACE FEATURES NOT LOCATED.
- OWNERSHIP OF FENCES/WALLS NOT DETERMINED.

REVISIONS	DATE	FOR: NONCAU REALTY	DATE: 12/2/2019	NO. 1911027	F.B. 127-15
2203014	Additional elev's	3/25/2022			
	convert elev's to NGVD	4/29/2022			
2203014	Update	6/11/2023			
2307010	Update Survey	6/11/2023			
2405032	Update Survey	6/7/2024			



**DENI LAND SURVEYORS, INC.** LB #7281  
1991 N.W. 35TH AVENUE, COCONUT CREEK, FL 33066 (954)973-7966 FAX (954)979-0343  
LAND SURVEYS • SUBDIVISIONS • CONSTRUCTION SURVEYS

Not valid without the signature and the official raised seal of a Florida licensed surveyor and mapper.



- LEGEND:  
Δ = CENTRAL ANGLE (DELTA)  
A = ARC LENGTH  
A/C = AIR CONDITIONER  
BCH = BROWARD COUNTY RECORDS  
BM = BENCHMARK  
C = CENTERLINE  
(C) = CALCULATED  
(D) = DEED  
FNO = FLOOD  
FPL = FLORIDA POWER & LIGHT  
H = HANDICAP PARKING SPACE  
O/S = OFFSET  
(P) = PLAT BOOK  
P.C. = POINT OF CURVATURE  
PB = PAGE  
P.B. = POINT OF BEGINNING  
POC = POINT OF COMMENCEMENT  
R = RADIAL  
R/W = RIGHT-OF-WAY  
SF = SQUARE FEET

Benchmark:  
Miami-Dade County benchmark #D-105-R:  
PK nail & aluminum washer in catch  
basin, 14' South of centerline of  
25th Street, 51' East of centerline  
of Collins Avenue;  
elevation = +4.28' NGVD

