

1825 COLLINS AVENUE, MIAMI BEACH, FLORIDA

LEGAL DESCRIPTION

LEGAL DESCRIPTION PER DECLARATION OF CONDOMINIUM

Parcel I:

Lots 3, 4, 11 and 12, Block 1 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 Dade County, Florida, excepting therefrom that part of said Lot 4 described as follows:

Begin at the Northeast corner of Lot 4, Block 1 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida; thence run Southerly along the Easterly line of said Lot 4 a distance of 10.14 feet; thence Westerly parallel to the northerly line of said Lot 4 a distance of 75 feet; thence Northerly parallel to the Easterly line of said Lot 4 a distance of 10.14 feet to a point on the northerly line of said Lot 4, said point being 75 feet Westerly from the Point of Beginning; thence Easterly along the Northerly line of said Lot 4 a distance of 75 feet to the Point of Beginning.

Parcel II:

Begin at a point on the Easterly lot line of Lot 4, Block 1 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Dade County, Florida, 10.14 feet South of the Northeast corner of said Lot 4; thence run in an Easterly direction parallel to the Easterly extension of the North line of said Lot 4, to the high water line of the Atlantic Ocean; thence run in a Southerly direction meandering said high water line of the Atlantic Ocean a distance of 91.26 feet, more or less, to a point where the Southerly lot line of Lot 3, Block 1, of the aforesaid Subdivision produced Easterly intersects the high water line of the Atlantic Ocean; thence run in a Westerly direction to the Southeast corner of said Lot 3; thence run Northerly along the Easterly line of said Lots 3 and 4, to the Point of Beginning.

LEGAL DESCRIPTION AS SURVEYED:

Parcel "A":

Lots 3, 4, 11 and 12, Block 1 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida, excepting therefrom that part of said Lot 4 described as follows:

Begin at the Northeast corner of Lot 4, of Block 1 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County, Florida; thence run Southerly along the Easterly line of said Lot 4 a distance of 10.14 feet; thence Westerly parallel to the Northerly line of said Lot 4 a distance of 75 feet; thence Northerly parallel to the Easterly line of said Lot 4 a distance of 10.14 feet to a point on the Northerly line of said Lot 4, said point being 75 feet Westerly from the Point of Beginning; thence Easterly along the Northerly line of said Lot 4 a distance of 75 feet to the Point of Beginning.

TOGETHER WITH Parcel "B":

A portion of the 30 foot wide right-of-way as shown on said FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, as recorded in Plat Book 2 at Page 77 of said Public Records of Miami-Dade County, Florida, said 30 foot right-of-way vacated referred in O.R.B. 22398, at Page 1784 of said Public Records, said right-of-way adjoins the East line of said Lots 3 and 4 and bounded on the North by the Easterly extension of the Eastern most North line of said Parcel I as described above and produced Easterly and bounded on the South by the Easterly extension of the South line of said Lot 3.

TOGETHER WITH Parcel "C":

A parcel of land which adjoins the East line of said 30 foot wide vacated right-of-way referred in O.R.B. 22398, at Page 1784 of said Public Records and bounded on the north by the Easterly extension of the Eastern most North line of said Parcel I as described above and bounded on the South by the Easterly extension of the South line of said Lot 3 and bounded on the East by the Erosion Control Line as recorded in Plat Book 105 at Page 62 of said Public Records of Miami-Dade County, Florida.

ALL OF THE ABOVE being more particularly described as follows:

Begin at the Northwest corner of said Lot 11, said point lying on the Easterly right-of-way line of Collins Avenue, also known as State Road A-1-A; thence North 88°04'53" East along the North line of said Lots 11 and 4 for 325.00 feet to a point on said North line of Lot 4 being 75.00 feet Westerly from the Northeast corner of said Lot 4, as measured along said North line; thence South 07°34'45" West along a line parallel with the Easterly line of said Lot 4 for 10.14 feet; thence North 88°04'53" East along a line parallel with the northerly line of said Lot 4 and the Easterly extension thereof for 324.48 feet to a point on the Erosion Control Line as recorded in Plat Book 105, Page 62 of said Public Records of Miami-Dade County, Florida; thence South 09°22'27" West along said Erosion Control Line for 91.61 feet; thence South 88°04'53" West along the South line of said lots 3 and 12 and the Easterly extension thereof for 646.57 feet to a point on said Easterly right-of-way line of Collins Avenue, also known as State Road A-1-A; thence North 07°34'45" East along said Easterly right-of-way line for 101.23 feet to the Point of Beginning.

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 restrictions, easements and/or rights-of-way of records per Commonwealth Land Title Insurance Company (Commitment Number 11026004) with a commitment date of February 28, 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.

With reference to the SCHEDULE B - II

- 1-4 Standard Exceptions not addressed.
5. This policy does not insure any lands waterward of the Erosion Coastal Line as same is shown on the Erosion Control Line Plat recorded in Plat Book 105, Page 62, and described in the Certificate recorded in O.R.B. 9517, Page 2208. In addition, this policy shall not be construed as insuring the title to any land between the mean high water line on the date of the recording 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.
6. Coastal Construction Control Line filed in Plat recorded in Plat Book 74, Page 25, and restrictions, conditions and limitations relative thereto imposed by Chapter 161 of the Florida Statutes.
7. Encumbers parcel and shown on survey.
8. The rights, if any, of the public to use as a public beach or recreational area, any part of the land lying between the body of water abutting said land described in Schedule A and the natural line of vegetation, bluff, extreme high water line or other apparent boundary separating the publicly used area from the upland private area, and any right of access thereto.
9. Not a survey matter.
10. This policy does not insure the nature or extent of riparian or littoral rights.
11. As to any portion of the premises herein described which is (a) submerged land or is (b) artificially filled in land, or any land accreted thereto, in which was formerly navigable waters, this Commitment or Policy is subject to the right of the United States government arising by reason of its control over navigable waters in the interest of navigation and commerce.
12. Not a survey matter.
13. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in the Declaration of Condominium of THE NAUTILUS CLUB HOTEL, A CONDOMINIUM, and any Exhibits annexed thereto, recorded September 11, 1981 in Book 11182, Page 2219, as amended by Certificate of Amendment to Declaration of Condominium, filed September 11, 1981, in Book 11212, at Page 113.
14. Not a survey matter.
15. City of Miami Beach Historic Preservation Board Order, recorded April 4, 2008, in Book 26307, at Page 2971.
16. Encumbers parcel but not subject to location. Blanket in nature.
17. Order of the Historic Preservation Board of the City of Miami Beach, Florida recorded in O.R.B. 28140, Page 2699.
18. City of Miami Beach Board of Adjustment Order, recorded July 26, 2012 in Book 28204, Page 4563, as affected by Mandate recorded in P.R.B. 28948, Page 512.
19. Encumbers parcel but not subject to location. Blanket in nature.
20. City of Miami Beach Historic Preservation Board Order, recorded February 5, 2013, in Book 28474, at Page 4015.
21. Encumbers parcel but not subject to location. Blanket in nature.
22. Order of the Historic Preservation Board of the City of Miami Beach, Florida, recorded in O.R.B. 29209, Page 3559.
23. Encumbers parcel but not subject to location. Blanket in nature.
24. Conditional Use Permit, issued by the Planning Board of the City of Miami Beach, Florida, recorded February 23, 2015 in Book 30216, Page 95, and as affected by Modified Conditional Use Permit, recorded September 2, 2016 in Book 30216, Page 2424 and in O.R.B. 31545, Page 844.
25. Encumbers parcel but not subject to location. Blanket in nature.
26. Rights of parties in possession, as transient hotel guests.
27. Not a survey matter.
28. INTENTIONALLY DELETED.

END OF SCHEDULE B-II REVIEW

- Bearings hereon are referred to an assumed value of N07°34'45"E for the Easterly right-of-way line of Collins Avenue and evidence by two (2) found nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County #D-160, Elevation +5.35, Located on the South side of Collins Avenue and the middle of Collins Park.
- Elevations shown hereon have not been updated to reflect possible settlement and/or changes after the date of the original survey.
- Said described property is located within an area having a Zone Designation AE (EL B) and X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 12086C0317L, with a date of identification of September 11, 2009, for Community Number 120651, in Miami-Dade County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said property is situated.
- Lands shown hereon containing 61,468 square feet, or 1.411 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Improvements shown beyond the limits of this Boundary & Topographic survey may not be current or located.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- 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.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Location of utilities existing on or serving the surveyed property as determined by: observed evidence collected pursuant to Section 5.E.iv. PER ALTA/NSPS.
- Parking on site: None, no marked parking spaces.
- The property has access direct to Collins Avenue (State Road A-1-A) a dedicated Public street, on the West boundary line and is shown on the survey.
- There is no observed evidence of current earth moving work, building construction or building additions, as shown on survey.
- To the best of our knowledge there are no proposed changes in street right-of-way lines and there is no visible evidence of recent road construction work.
- Professional Liability Insurance policy obtained by the surveyor in the minimum amount of \$2,000,000 to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.
- The State Plane Coordinates shown hereon are relative to the North American Datum of 1927 (NAD27).
- 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.
- Legal description shown hereon based on title commitment no claims as to ownership are made or implied.
- The Lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by Commonwealth Land Title Insurance Company (Commitment Number 11026004) with a commitment date of February 28, 2023.

ZONING REPORT:

The following information was taken from the Zoning Conformance Report prepared by Nova Group, GBC, Nova Project No. 221-7652, and Report dated 9/9/2021. Said report was prepared for the Nautilus by Ario Hotel located at 1825 Collins Avenue, Miami Beach, Florida.

ZONING INFORMATION:

Existing Zoning Classification: RM-3 Residential Multi-Family District

DEVELOPMENT STANDARDS

Building Set-Back Lines (Required):

Front:

At-Grade Parking on the same lot: 20 Feet
Tower: 20 Feet, plus 1 foot for every 1 foot increase in height above 50 Feet, to a maximum of 50 Feet, then shall remain consistent.
(First 50 Feet in height: 20 Feet + 50 Feet up to 100 Feet in height = 70 Feet Required)

Side:

At-Grade Parking on the same lot: 5 Feet, or 5% lot width, whichever is greater
Tower: Sum of the side yards shall equal 16% of lot width
Minimum - 7.5 feet or 8% of lot width, whichever is greater; plus 10% of the height of the tower portion of the building.
The total required setback shall not exceed 50 feet.
(Aggregate Side Yard: Lot Width: 101.23 Feet X 0.16 = 16 Feet Required)
(Individual Side Yard: Lot Width: 101.23 Feet X 0.08 = 8 Feet,
Plus 10% of the height of the tower 102 X 0.10 = 10 Feet + 8 Feet = 18 Feet Required)

Rear:

At-Grade Parking on the same lot: 5 Feet
Tower: 15% of lot depth (Lot Depth: 649 Feet X 0.15 = 97 Feet Required)

Maximum Building Height: 150 Feet

Building Area Requirements (Required):

Minimum Lot Area: 7,000 Square Feet

Minimum Lot Width: 50 feet

Density Requirements (Required):

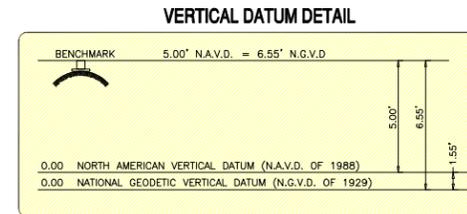
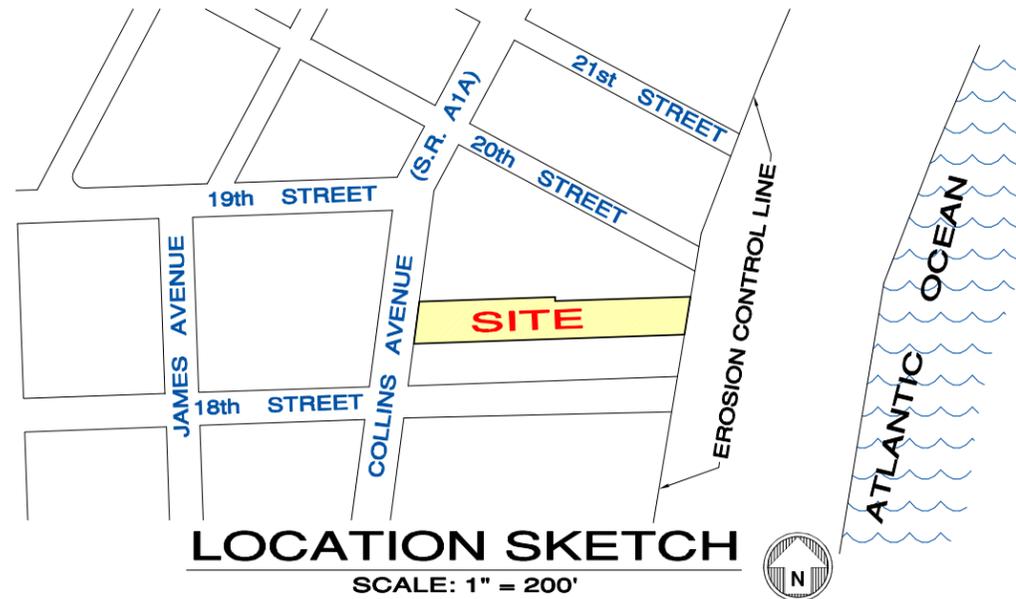
Maximum Floor Area Ratio: Lots greater than 45,000 Square Feet: 2.75

Minimum Unit Size: 15% of Units: 300 - 335 Square Feet
floor area Remaining 85% of Units: Greater than 335 Square Feet

PARKING STANDARDS

Parking Requirements: There shall be no off-street parking requirement for main or accessory uses associated with buildings that existed prior to October 1, 1995.

Required Parking Spaces: 0 Total Parking Spaces as the subject property was constructed in 1950



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

SURVEYOR'S CERTIFICATION:

TO: Quadrum Miami Beach, LLC, a Florida limited liability company
HPT IHG-2 Properties Trust, a Maryland Real Estate Investment Trust
Sonesta International Hotels corporation, a Maryland corporation
Commonwealth Land Title Insurance Company

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on October 16, 2007 and last updated on November 7, 2024, 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, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, and 19 of Table A thereof, 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 7, 2024.

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.

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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.

DATE	REVISION	DESCRIPTION
DF3	UPDATE SURVEY (11/7/24)TC	
27	240716	UPDATE SURVEY (4/19/23)TC
26	230231	DANKIR
25	210703	AMEND PER LENDER COMMENTS (10/8/21)
(No.)	O.N.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00063663
180 N.E. 166th Street, North Miami Beach, Florida 33162
Phone: 305-655-4493 / Email: flt@fltasurvey.com

ALTA/NSPS LAND TITLE SURVEY
NAUTILUS MIAMI BEACH - 1825 COLLINS AVENUE
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	8/12/05
Scale	AS SHOWN
Drawn By	GEM
CAD No.	051450
Plotted	8/6/24 9:37a
Ref. Dwg.	2002-132, F.B. 491/72
Field Book	575/67-68 SJD
Job No.	051450
Dwg. No.	2005-160-NGVD
Sheet	1 of 3

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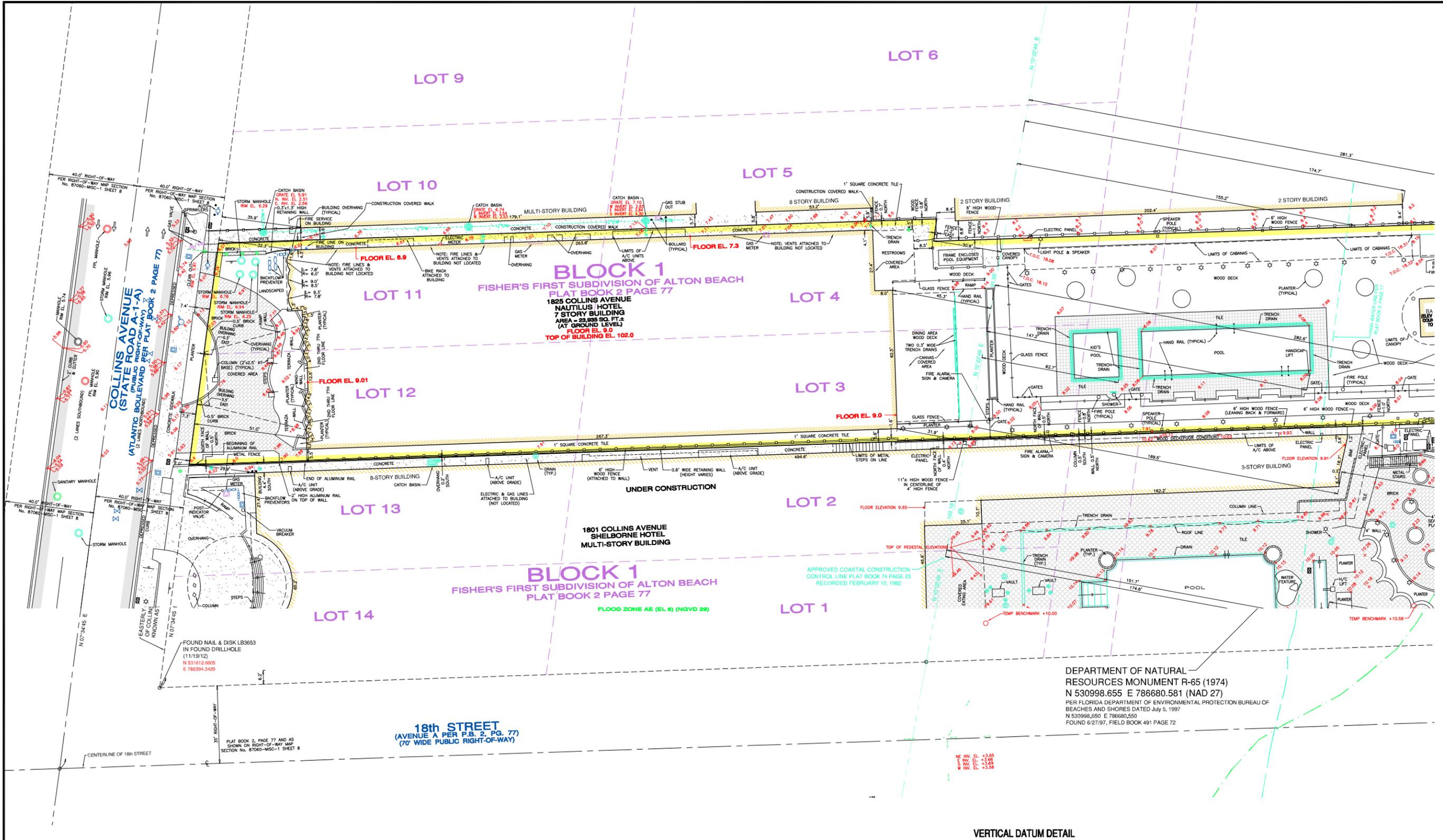
No.	Date	Revision Description
27	2/4/2016	UPDATE SURVEY (1/17/24)TC
26	2/3/2021	UPDATE SURVEY (4/19/23)TC
25	2/17/2023	AMEND PER LENDER COMMENTS (10/8/21)
		O.N.

FORTIN, LEAVY, SKILES, INC.
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FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003663
180 N.E. 168th Street, North Miami Beach, Florida 33162
Phone: 305-655-4493 / Email: fl@fslsurvey.com

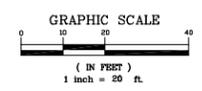
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Sheet	2 of 3

SEE SHEET 3 OF 3



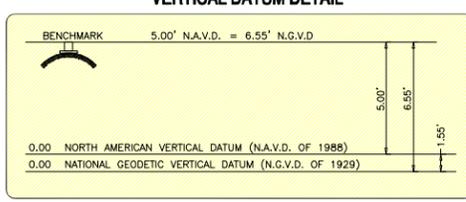
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N 530998.655 E 786680.581 (NAD 27)
PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF BEACHES AND SHORES DATED July 5, 1997
N 530998.650 E 786680.550
FOUND 6/27/97, FIELD BOOK 491 PAGE 72



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LEGEND

	CATCH BASIN		0.5' CURB
	MANHOLE		2.0' CURB & GUTTER
	LIGHT POLE		CHAIN LINK FENCE
	WATER METER		GRADE ELEVATION
	WATER VALVE		ELEVATION
	CATCH BASIN INLET		PAGE
	UTILITY POLE		SANITARY
	RISER		PERMANENT REFERENCE MONUMENT
	FIRE HYDRANT		OFFICIAL RECORDS BOOK
	HANDHOLE		T.O.C. = TOP OF CABANA
	SIGN		CONCRETE
	CENTER LINE		ASPHALT PAVEMENT



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

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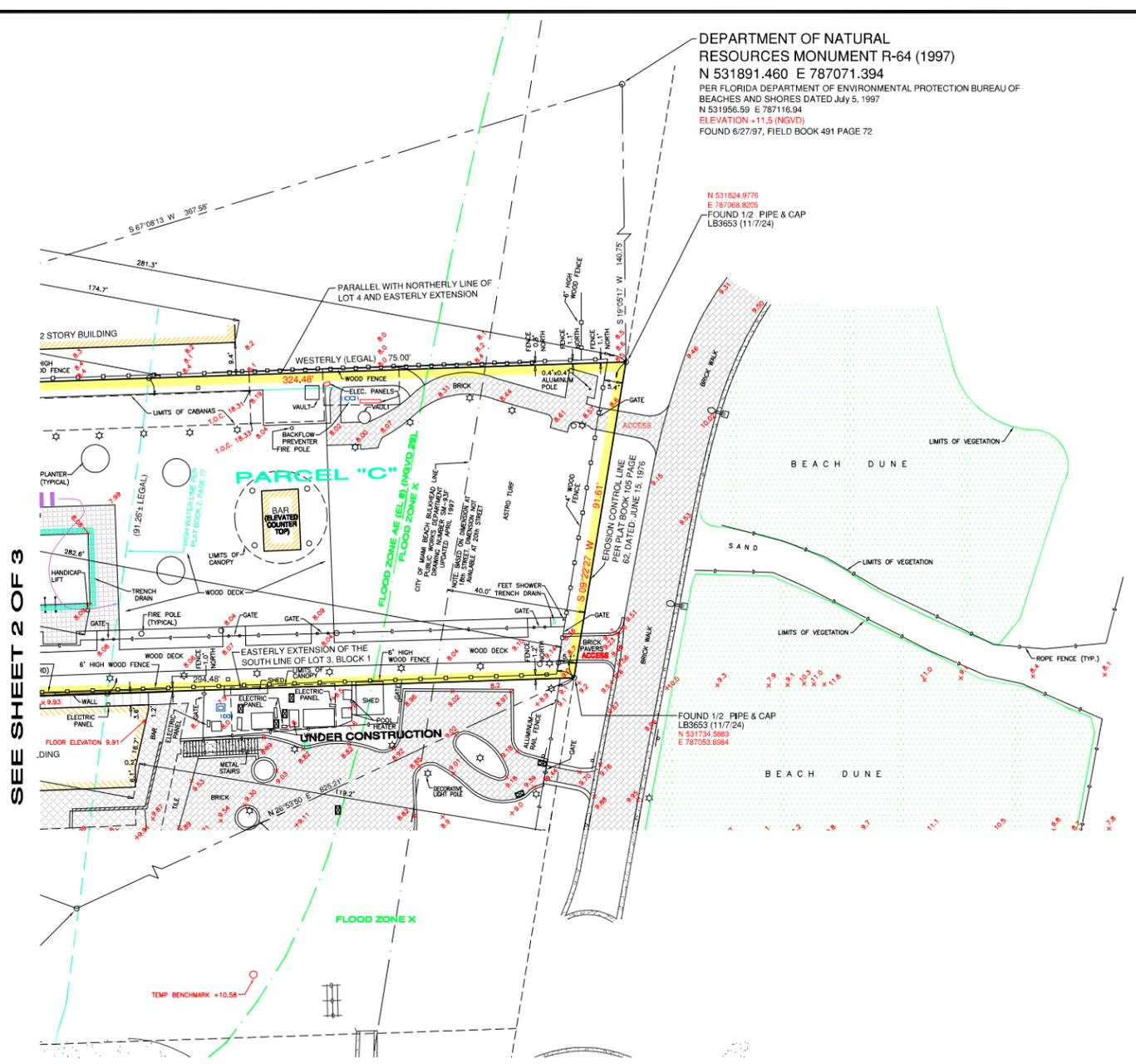
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(No.)	O.N.			Revision Description

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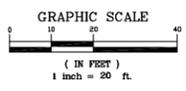
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Dwg. No.	2005-160-NGVD
Sheet	3 of 3

DEPARTMENT OF NATURAL RESOURCES MONUMENT R-64 (1997)
 N 531891.460 E 787071.394
 PER FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF BEACHES AND SHORES DATED July 5, 1997
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 ELEVATION +11.5 (NGVD)
 FOUND 6/27/97, FIELD BOOK 491 PAGE 72



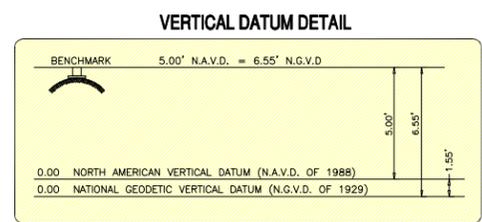
SEE SHEET 2 OF 3



LEGEND

○	MANHOLE	—	0.5' CURB
□	CATCH BASIN	—	2.00' CURB & GUTTER
○	WATER VALVE	—	CHAIN LINK FENCE
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