

**KEYAH**  
REAL ESTATE GROUP

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|---------------------------------------|------------------------------------|
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# AN ICONIC HOTEL, MIAMI BEACH

1500 COLLINS + 1509-1515 WASHINGTON AVE. MIAMI BEACH, FL 33139

HPB Final Submittal, File No. HPB23-0591

08 December 2024

**SCOPE OF WORK**  
Certificate of Appropriateness for Demolition and New Construction



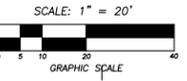
# SKETCH OF BOUNDARY SURVEY OF: 1500 COLLINS AVENUE, MIAMI BEACH, FL.

**BUILDING FOOTPRINT AREA**

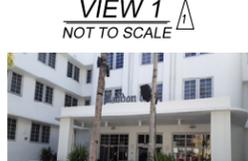
|                 |                   |
|-----------------|-------------------|
| BUILDING 1..... | 841.27 SQ. FT.    |
| BUILDING 2..... | 159.60 SQ. FT.    |
| BUILDING 3..... | 8,592.57 SQ. FT.  |
| BUILDING 4..... | 14,763.44 SQ. FT. |
| TOTAL.....      | 24,356.88 SQ. FT. |

**APPROXIMATE GROSS BUILDING FLOOR AREA**  
\*BUILDING FOOTPRINT AREA X NO. OF STORIES= GROSS FAR

|                            |                   |
|----------------------------|-------------------|
| HADDON HALL POOL PROPERTY  |                   |
| BUILDING 1 (3 STORY).....  | 2,623.81 SQ. FT.  |
| BUILDING 2 (3 STORY).....  | 478.80 SQ. FT.    |
| CAMPION BUILDING PROPERTY  |                   |
| BUILDING 3 (2 STORY).....  | 17,185.14 SQ. FT. |
| HADDON HALL HOTEL PROPERTY |                   |
| BUILDING 4 (3 STORY).....  | 44,290.32 SQ. FT. |
| TOTAL GROSS FAR.....       | 64,478.07 SQ. FT. |



- LEGEND:**
- M.D.C.R. .... MIAMI-DADE COUNTY RECORDS
  - L.B. .... LICENSED BUSINESS
  - P.B. .... PLAT BOOK
  - O.R.B. .... OFFICIAL RECORDS BOOK
  - P.S. .... PAGE
  - P.O.B. .... POINT OF BEGINNING
  - A/C .... AIR CONDITIONING UNIT
  - I.D. .... IDENTIFICATION
  - (C) .... CALCULATED
  - (P) .... DENOTES INFORMATION BASED ON PLATS OF RECORDS
  - (R) .... DENOTES DISTANCE BASED ON RECORD INFORMATION
  - ..... CENTERLINE
  - ..... WIRE PULL BOX
  - ..... CATCH BASIN
  - ..... DRAIN
  - ..... METAL LIGHT POLE
  - ..... CROSSLINK SIGNAL POLE
  - ..... METAL BOLLARD
  - ..... WATER METER
  - ..... SIGN
  - ..... WATER VALVE
  - ..... TRASH BIN
  - ..... SEWER BOX
  - ..... PARKING METER
  - ..... METAL LID
  - ..... TRAFFIC SIGNAL POLE
  - ..... GAS METER
  - ..... AIR CONDITIONING UNIT
  - ..... GAS METER
  - ..... FIRE HYDRANT
  - ..... STORM DRAIN MANHOLE
  - ..... UTILITY MANHOLE
  - ..... FLORIDA POWER & LIGHT MANHOLE
  - ..... BIKE RACK
  - ..... BREAK IN SCALE
  - ..... VIEW 1
  - R=..... RADIUS
  - SO FT..... SQUARE FEET
  - P.O.C..... POINT OF COMMENCEMENT
  - EL..... ELEVATION
  - NAVD 88..... NORTH AMERICAN VERTICAL DATUM OF 1988
  - F.F.E..... FINISHED FLOOR ELEVATION
  - TRAV. PT..... TRAVERSE POINT



**LEGAL DESCRIPTION:**

PARCEL 1:  
LOTS ONE (1) AND TWO (2) OF BLOCK SEVENTY-SIX (76) 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 ALSO THE FOLLOWING DESCRIBED LAND: THAT PART OF VACATED FIFTEENTH STREET FORMERLY KNOWN AS A VENUE D, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF BLOCK 76 OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG WEST LINE OF COLLINS AVENUE A DISTANCE OF 70.98 FEET TO THE SOUTHWEST CORNER OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF LOT 1 OF THE AFORESAID SUBDIVISION A DISTANCE OF 172.01 FEET, MORE OR LESS, TO A POINT WHERE THE WESTERLY LINE OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION EXTENDED NORTHERLY INTERSECTS THE SOUTHERLY LINE OF LOT 1, OF BLOCK 57 OF THE AFORESAID SUBDIVISION; THENCE SOUTHERLY A DISTANCE OF 70 FEET TO THE NORTHEAST CORNER OF LOT 2 OF BLOCK 76 OF THE AFORESAID SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF LOTS 2 AND 1 OF BLOCK 76 OF THE AFORESAID SUBDIVISION, A DISTANCE OF 15 5/21 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2:  
COMMENCING AT THE NORTHWEST CORNER OF LOT 5, BLOCK 76, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS SAME IS SHOWN UPON A RECORDED PLAT OF SAID SUBDIVISION, RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK 76, A DISTANCE OF ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED:

FROM SAID POINT OF BEGINNING RUN NORTH ALONG A LINE DEFLECTING 90 DEGREES TO THE LEFT, SAID LINE BEING PARALLEL TO AND ONE HUNDRED (100) FEET DISTANT EASTERLY FROM THE EASTERLY LINE OF WASHINGTON AVENUE, AS ABOVE RECORDED, A DISTANCE OF ONE HUNDRED FORTY-FIVE (145) FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE NORTH LINE OF THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID BLOCK 57, THENCE RUN SOUTHERLY ALONG A LINE DEFLECTING 90 DEGREES TO THE RIGHT ALONG THE DIVIDING LINE BETWEEN LOTS 1 AND 2, AND THE SOUTH 1/2 OF LOT 19, BLOCK 57, A DISTANCE OF SEVENTY-FIVE (75) FEET TO A POINT, SAID POINT BEING THE SOUTHEASTERLY CORNER OF LOT 20, OR THE SOUTHWESTERLY CORNER OF LOT 1 OF SAID BLOCK 57; THENCE RUN SOUTHEASTERLY ALONG A LINE DEFLECTING TO THE LEFT 04° 05' 08.2", A DISTANCE OF 70.178 FEET TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT 3, OF SAID BLOCK 76, FISHER'S FIRST SUBDIVISION; THENCE RUN WESTERLY ALONG A LINE DEFLECTING TO THE RIGHT 04° 05' 08.2" ALONG THE NORTHERLY LINE OF SAID BLOCK 76, A DISTANCE OF EIGHTY (80) FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED.

TOGETHER WITH THE EASEMENT DESCRIBED ON PAGE 2 OF THAT CERTAIN DEED FROM DANIEL I. TARAGOSH TO HADDON HALL CORP., DATED MAY 12, 1952, FILED JUNE 13, 1952 IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BUT SUBJECT TO THE TERMS OF SUCH EASEMENT.

AND

PARCEL 3:  
LOTS 3, 4, AND 5, IN BLOCK 76 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.

THE ABOVE PARCELS 1, 2 AND 3 ARE ALSO DESCRIBED AS:

METES AND BOUNDS DESCRIPTION:

ALL OF LOT 1, ALL OF LOT 2, ALL OF LOT 3, ALL OF LOT 4 AND ALL OF LOT 5 OF BLOCK 76, A PORTION OF LOT 19 AND A PORTION OF LOT 20 OF BLOCK 57, AND A PORTION OF THE VACATED TRACT RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS A VENUE "D", ALL 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; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 76; THENCE S 90°00' 00" W, ALONG THE SOUTHERLY LINE OF SAID BLOCK 76, FOR 318.36 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE N 00°00' 00" E, ALONG THE WESTERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; SAID WESTERLY LINE OF BLOCK 76 BEING COINCIDENT WITH THE EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, FORMERLY KNOWN AS VENUE D; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF SAID BLOCK 76, FOR 100.00 FEET; THENCE N 00°00' 00" E, ALONG A LINE BEING PARALLEL WITH AND 100.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, SAID EASTERLY RIGHT OF WAY LINE OF WASHINGTON AVENUE, FOR 145.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID LOT 19, BLOCK 76; THENCE N 90°00' 00" E, ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF LOT 19, FOR 75.00 FEET TO A POINT ON THE WEST LINE OF LOT 2 OF SAID BLOCK 57; THENCE S 00°00' 00" W, ALONG THE EASTERLY LINE OF SAID SOUTH 1/2 OF LOT 19 AND THE EASTERLY LINE OF LOT 20, FOR 75.00 FEET TO THE SOUTHWEST CORNER OF LOT 20 AND THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 57; SAID EASTERLY LINE BEING COINCIDENT WITH THE WESTERLY LINE OF LOT 2 AND THE WESTERLY LINE OF LOT 1, OF SAID BLOCK 57; THENCE N 90°00' 00" E, ALONG THE NORTHERLY LINE OF THE VACATED RIGHT OF WAY OF FIFTEENTH STREET, FORMERLY KNOWN AS VENUE "D", FOR 172.01 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COLLINS AVENUE; SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 1, BLOCK 57; THENCE S 09°34' 00" W, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COLLINS AVENUE AND THE EASTERLY LINE OF BLOCK 76, FOR 172.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 OF BLOCK 76 AND THE POINT OF BEGINNING.

**SURVEY NOTES:**

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N 01°58'19"W, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATES SYSTEM, EAST ZONE, 1983 (1990) ADJUSTMENT.
- THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29) OR 6.45' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP DATED SEPTEMBER 11, 2009. THE BASE FLOOD ELEVATION SHOWN HEREON WAS CONVERTED FROM NAVD 29 TO NAVD 88 BY SUBTRACTING A FACTOR OF 1.55' UTILIZING THE U.S. ARMY CORPS OF ENGINEERS SOFTWARE.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS 1.27 ACRES (55,181 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLER HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
- THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "W 16" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS LOCATED AT THE NORTHEAST INTERSECTION OF WASHINGTON AVENUE AND 16TH STREET. ELEVATION=4.00' (NAVD 88).
- THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS 1.55'.
- BUILDING FOOTPRINT GROSS AREA FORMULA AS PROVIDED BY CLIENT.

**THIS SURVEY IS CERTIFIED TO:**  
XX DEVELOPMENT HOLDINGS, LLC.

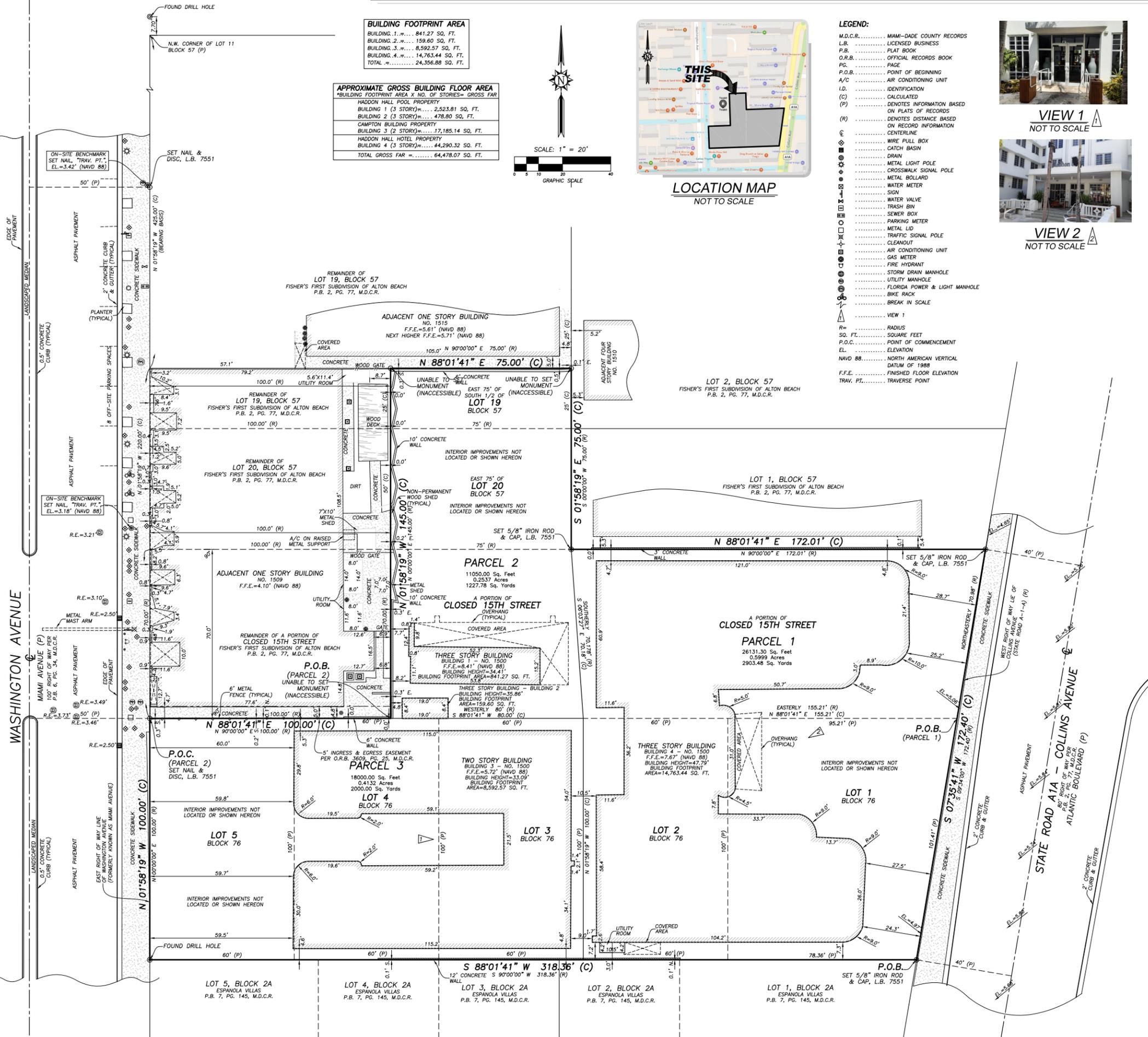
**CERTIFICATE:**  
THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**THIS SURVEY IS CERTIFIED TO:**  
XX DEVELOPMENT HOLDINGS, LLC.

**CERTIFICATE:**  
THIS IS TO CERTIFY THAT THIS BOUNDARY SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**Digitally signed by**  
Javier De La Rocha  
Date: 2023.09.21  
12:01:00 -04'00'

**JAVIER DE LA ROCHA**  
PROFESSIONAL SURVEYOR NO. 6080  
STATE OF FLORIDA  
ECS LAND SURVEYORS, INC. L.B. 7551  
EMAIL: JAVIER@ECSURVEYORS.COM



TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

**ECS LAND SURVEYORS, INC.**  
13460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414  
LB 7551

**SKETCH OF BOUNDARY SURVEY**  
LOTS 1 THRU 5, BLOCK 76  
A PORTION OF LOTS 19 & 20, BLOCK 57  
TOGETHER WITH A PORTION OF  
SUBDIVISION OF ALTON BEACH  
PLAT BOOK 2, PAGE 77, M.D.C.R.

XX DEVELOPMENT HOLDINGS LLC  
DATE: 09/15/23

DRAWN BY J.E.C.  
CHKD BY JDLR  
LAST FIELD DATE: 09/13/23

REVISIONS

JOB NO. **ECS3469**  
SHEET NO. **01** OF **01**

# SKETCH ALTA/NSPS LAND TITLE SURVEY OF: 1509 & 1515 WASHINGTON AVENUE, MIAMI BEACH, FL.

## LEGEND:

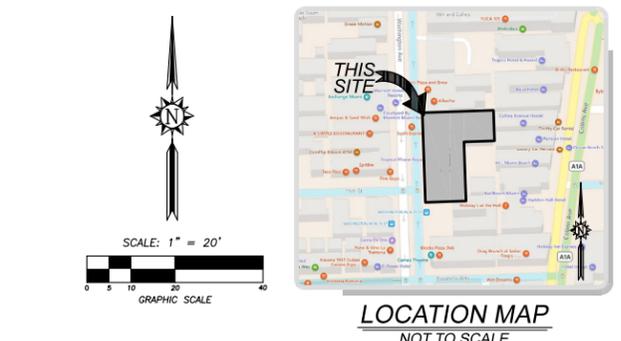
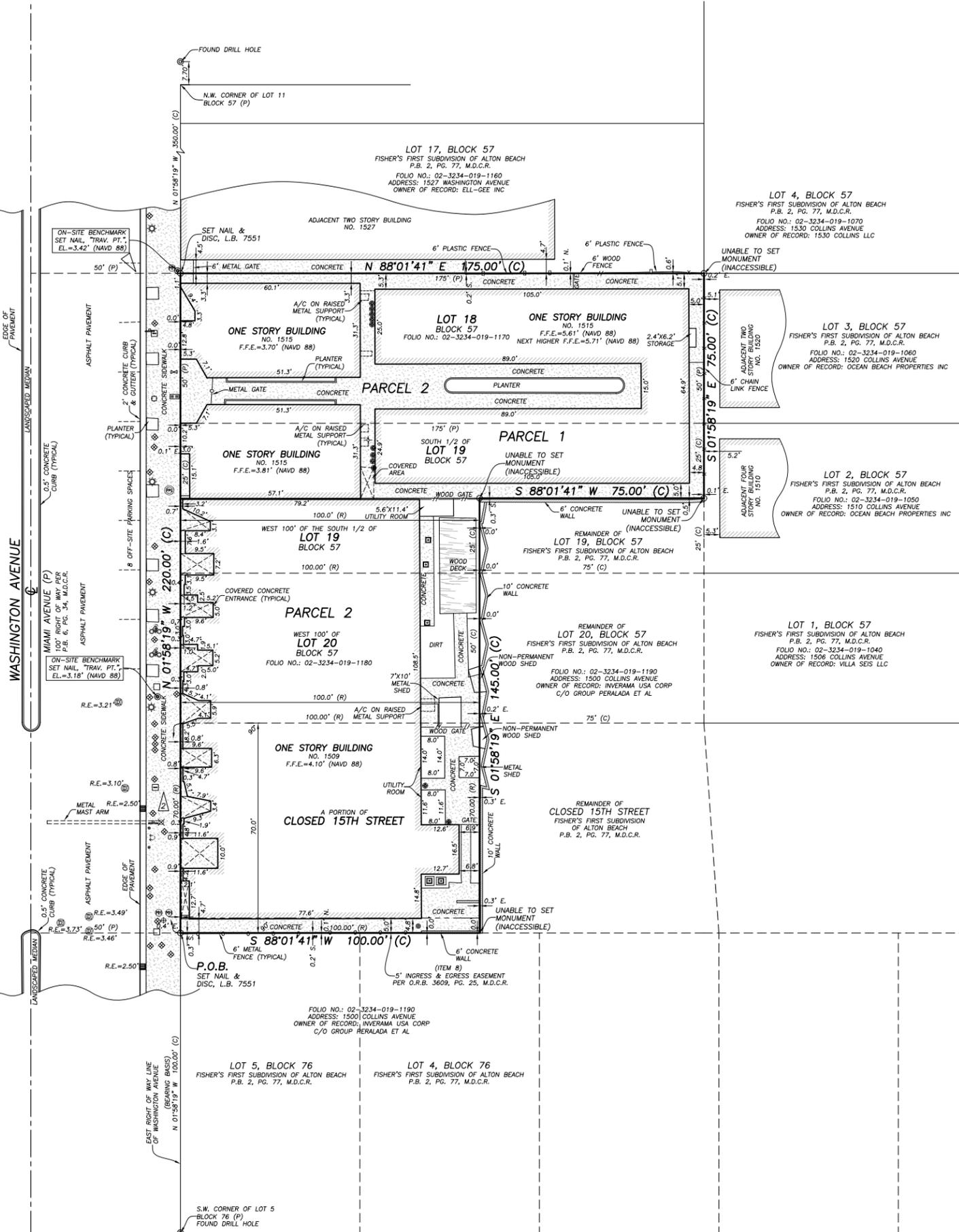
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.O.B. POINT OF BEGINNING
- A/C AIR CONDITIONING UNIT
- I.D. IDENTIFICATION
- (C) CALCULATED
- (P) DENOTES INFORMATION BASED ON PLATS OF RECORDS
- (R) DENOTES DISTANCE BASED ON RECORD INFORMATION
- CENTERLINE
- ⊕ WIRE PULL BOX
- ⊕ CATCH BASIN
- ⊕ DRAIN
- ⊕ METAL LIGHT POLE
- ⊕ CROSSWALK SIGNAL POLE
- ⊕ METAL BOLLARD
- ⊕ WATER METER
- ⊕ SIGN
- ⊕ WATER VALVE
- ⊕ TRASH BIN
- ⊕ SEWER BOX
- ⊕ PARKING METER
- ⊕ METAL LID
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ CLEANOUT
- ⊕ AIR CONDITIONING UNIT
- ⊕ GAS METER
- ⊕ FIRE HYDRANT
- ⊕ STORM DRAIN MANHOLE
- ⊕ UTILITY MANHOLE
- ⊕ FLORIDA POWER & LIGHT MANHOLE
- ⊕ BIKE RACK
- ⊕ BREAK IN SCALE
- ⊕ VIEW 1



VIEW 1  
NOT TO SCALE



VIEW 2  
NOT TO SCALE



**LEGAL DESCRIPTION:**  
PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

**SURVEY NOTES:**  
1. THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE DIGITAL ENCRYPTED SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
2. THE BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF N.01°58'19\"/>

**PARKING SPACES:**  
THE PROPERTY SHOWN HEREON CONTAINS EIGHT (8) OFF-SITE PARKING SPACES.

**STATEMENT OF APPARENT ENCROACHMENTS:**  
NONE.

**SURVEYOR'S REFERENCES:**  
1. PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
2. MIAMI-DADE COUNTY OFFICIAL RECORDS SEARCH WEBSITE.  
3. MIAMI-DADE COUNTY PROPERTY APPRAISER'S NETWORK.  
4. COMMITMENT FOR TITLE INSURANCE ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

**ZONING INFORMATION:**  
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

**TITLE COMMITMENT NOTES:**  
THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, ISSUED BY KENSINGTON VANGUARD NATIONAL LAND SERVICES, LLC AND PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 5134619-0-FL-CP-EVB, EFFECTIVE DATE: NOVEMBER 29, 2022 AT 8:00 A.M.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY.

ITEM 7. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE DEDICATIONS CONTAINED ON THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, AS RECORDED IN PLAT BOOK 2, PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT SET FORTH AND FURTHER DESCRIBED IN THAT CERTAIN DEED RECORDED IN DEED BOOK 3609, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE UNRECORDED LEASE AGREEMENT BY AND BETWEEN FIRST AMERICAN TELECOMMUNICATIONS CORPORATION (LESSEE) AND WASHINGTON GARDENS, INC. (LESSOR) AS EVIDENCED BY THE NOTICE OF FILING LEASE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 18274, PAGE 4145, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE EASEMENT FOR LIGHT AND AIR IN FAVOR OF HADDOX HALL HOTEL OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3898, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. (AS TO PARCEL 2). THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE ASSIGNMENT OF DEVELOPMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3892, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE PROPERTY OWNER AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3933, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SUCH AGREEMENT ESTABLISHES AND PROVIDES FOR COVENANTS, CONDITIONS, TERMS, RESTRICTIONS, FEES AND OBLIGATIONS. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO THE COVENANT IN LIEU OF UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 30519, PAGE 3915, OF THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEMS 14 AND 15. NOT A MATTER OF SURVEY.

3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE AE, ELEVATION=8' (NGVD 29), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12086C 0317 L, COMMUNITY NUMBER 120851, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, MAP EFFECTIVE DATE: SEPTEMBER 11, 2009.

4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.

6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.

7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.

8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.

9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND UTILITIES THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.

10. THE PROPERTY SHOWN HEREON CONTAINS 0.63 ACRES (27,625 SQUARE FEET), MORE OR LESS.

11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

12. TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.

13. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.

14. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

15. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

16. THE ELEVATIONS SHOWN HEREON ARE BASED ON A CITY OF MIAMI BEACH BENCHMARK "W 16" AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE MARK IS LOCATED AT THE NORTHEAST INTERSECTION OF WASHINGTON AVENUE AND 16TH STREET. ELEVATION=4.00' (NAVD 88).

17. THE CONVERSION FACTOR FROM THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29) IS 1.55'.

18. THE SURVEYOR WAS UNABLE TO OBTAIN INVERT AS-BUILT INFORMATION FOR THE DRAINAGE STRUCTURES DUE TO HEAVY TRAFFIC AND PARKED CARS COVERING THE STRUCTURES.

**SURVEYOR'S CERTIFICATE:**  
TO: XK CAPPELLI VENTURES, LLC; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.  
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, 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 14, 16, AND 17, OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON AUGUST 31, 2023.  
DATE OF PLAT OR MAP: AUGUST 31, 2023.

Digitally signed by  
Javier De La Rocha  
Date: 2023.08.31  
09:50:03 -04'00'

JAVIER DE LA ROCHA  
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080  
STATE OF FLORIDA  
ECS LAND SURVEYORS, INC. L.B. 7551  
EMAIL: JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

**ECS LAND SURVEYORS, INC.**  
L.B. 7551  
13460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

**ALTA/NSPS LAND TITLE SURVEY OF  
LOT 18 & A PORTION OF  
LOTS 19 & 20, BLOCK 57  
TOGETHER WITH A PORTION OF  
CLOSED 15TH STREET, FISHER'S  
FIRST SUBDIVISION OF ALTON BEACH,  
PLAT BOOK 2, PAGE 77, M.D.C.R.**

XX DEVELOPMENT HOLDINGS LLC  
DATE: 08/31/23

DRAWN BY: J.E.C.  
CHKD BY: JDLR  
LAST FIELD DATE: 08/31/23

REVISIONS

JOB NO. ECS3455  
SHEET NO. 01 OF 01

**PROPERTY RENDERINGS + CONCEPTS**

RENDERINGS ARE FOR DESIGN INTENT ONLY; REFER TO DETAILS, ELEVATIONS AND PLANS



EAST FACADE OF PROPERTY, VIEW OF HADDON HALL ENTRANCE



**NR**  
architect

**NORBERTO ROSENSTEIN ARCHITECT, INC.**  
ARCHITECTURE - INTERIOR DESIGN - PLANNING  
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WWW.ROSENSTEINARCHITECT.COM

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| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

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**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

RENDERINGS  
R0-01

RENDERINGS ARE FOR DESIGN INTENT ONLY; REFER TO DETAILS, ELEVATIONS AND PLANS



EAST FACADE OF PROPERTY, VIEW OF HADDON HALL ENTRANCE



**NR**  
architect

**NORBERTO ROSENSTEIN ARCHITECT, INC.**

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| DESIGNED | DRAWN | CHECKED |
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I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

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**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

RENDERINGS  
R0-02

RENDERINGS ARE FOR DESIGN INTENT ONLY; REFER TO DETAILS, ELEVATIONS AND PLANS



WEST FACADE OF PROPERTY, VIEW OF WASHINGTON ENTRANCE



**NR**  
architect

**NORBERTO ROSENSTEIN ARCHITECT, INC.**  
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| DESIGNED | DRAWN | CHECKED |
|----------|-------|---------|
|          |       |         |

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES.

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| REVISIONS |      |
|-----------|------|
| COMM.     | DATE |
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**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

RENDERINGS  
R0-03

RENDERINGS ARE FOR DESIGN INTENT ONLY; REFER TO DETAILS, ELEVATIONS AND PLANS



WEST FACADE OF PROPERTY, VIEW OF WASHINGTON ENTRANCE



**NR**  
architect

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**TREEHOUSE HOTEL,  
MIAMI BEACH**  
  
1500 COLLINS +  
1509-1515 WASHINGTON  
AVE, MIAMI BEACH, FL,  
33139

RENDERINGS  
R0-04

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WEST FACADE OF PROPERTY, VIEW OF CURRENT C.O.R.



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RENDERINGS  
R0-07

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NORTHWEST FACADE OF INNER POOL COURTYARD



SOUTHWEST FACADE OF INNER POOL COURTYARD



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RENDERINGS

R0-08

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EAST FACADE OF THE HISTORIC HADDON HALL



VIEW FROM UNDER 7TH LEVEL OUTDOOR TRELLIS FACING EAST TOWARDS BEACH



VIEW OF BUILDING CONNECTION POINTS FROM THE WEST



VIEW OF BUILDING CONNECTION POINTS AT LEVEL 3 & ABOVE



GROUND LEVEL ARCHED BREEZEWAYS



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RENDERINGS

R0-09



## Design Narrative

Haddon Hall design in 1939 by Lawrence Murray Dixon is a premium example of Streamline Moderne highlighted by profiles of clean contours and horizontal planes and colorful terrazzo flooring. This stunning example is nestled inside a city and neighborhood layered with a foundation of Spanish Mediterranean architecture like the charming and historic Espanola Way. This new hotel, built in the frame work of the existing Streamline Moderne, will connect and bridge those two worlds in a modern way. Starting with a site foundation that echoes the Spanish foundations of the region, mosaics and colorful patterns layered with the beautiful Terrazzo floors of the existing lobbies. Growing out of this foundation of color and detail a new modern adaptation of Streamline Moderne will extend and link the individual historic buildings and the new hotel building. This new Streamline Moderne, will reflect the horizontal planes and clean curves of the historic with a nod to the present. Similar but new and distinct. Subtle arches provide depth and anchor the project with similar details to the facades of Espanola Way.



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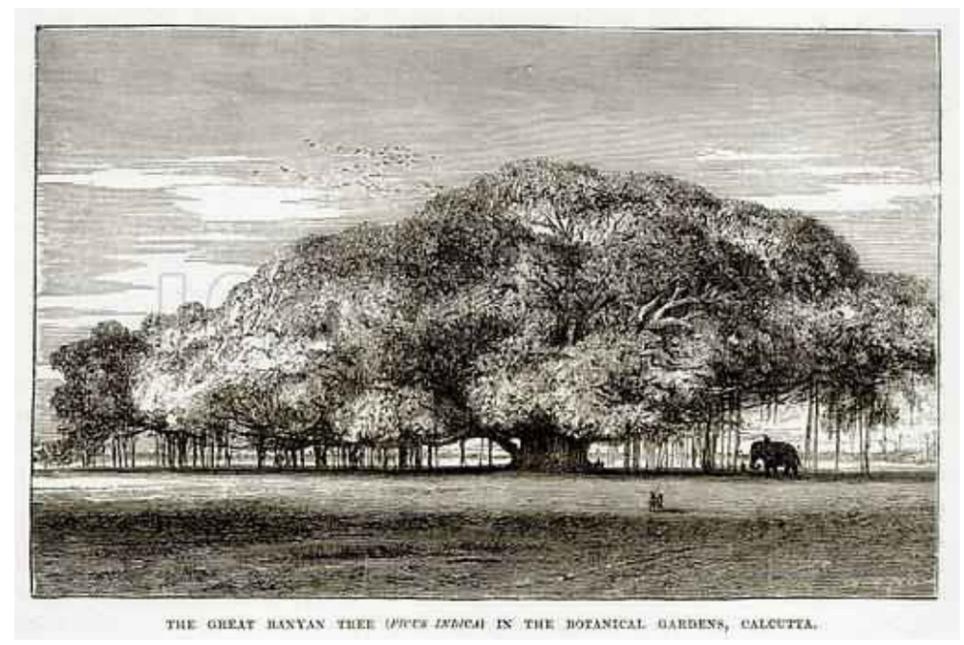
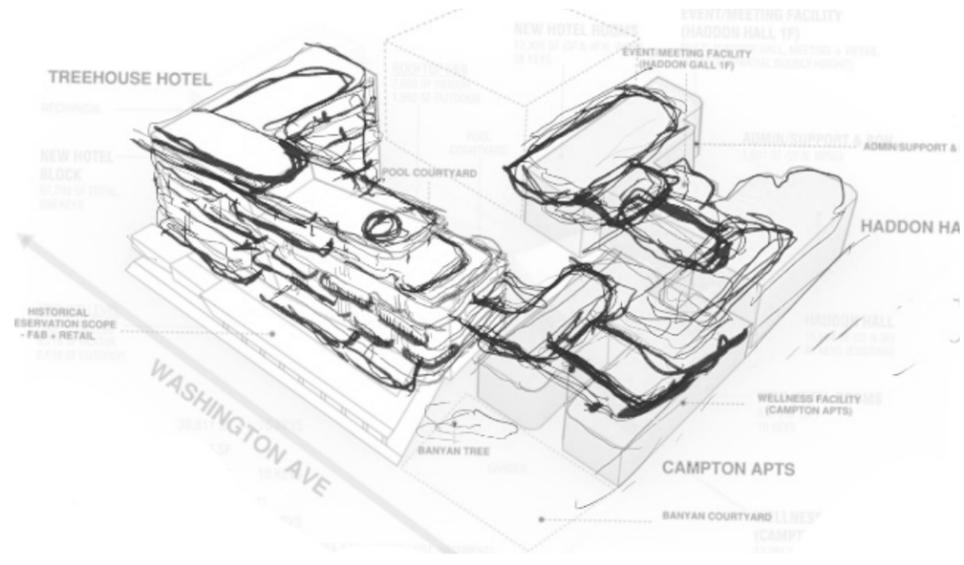
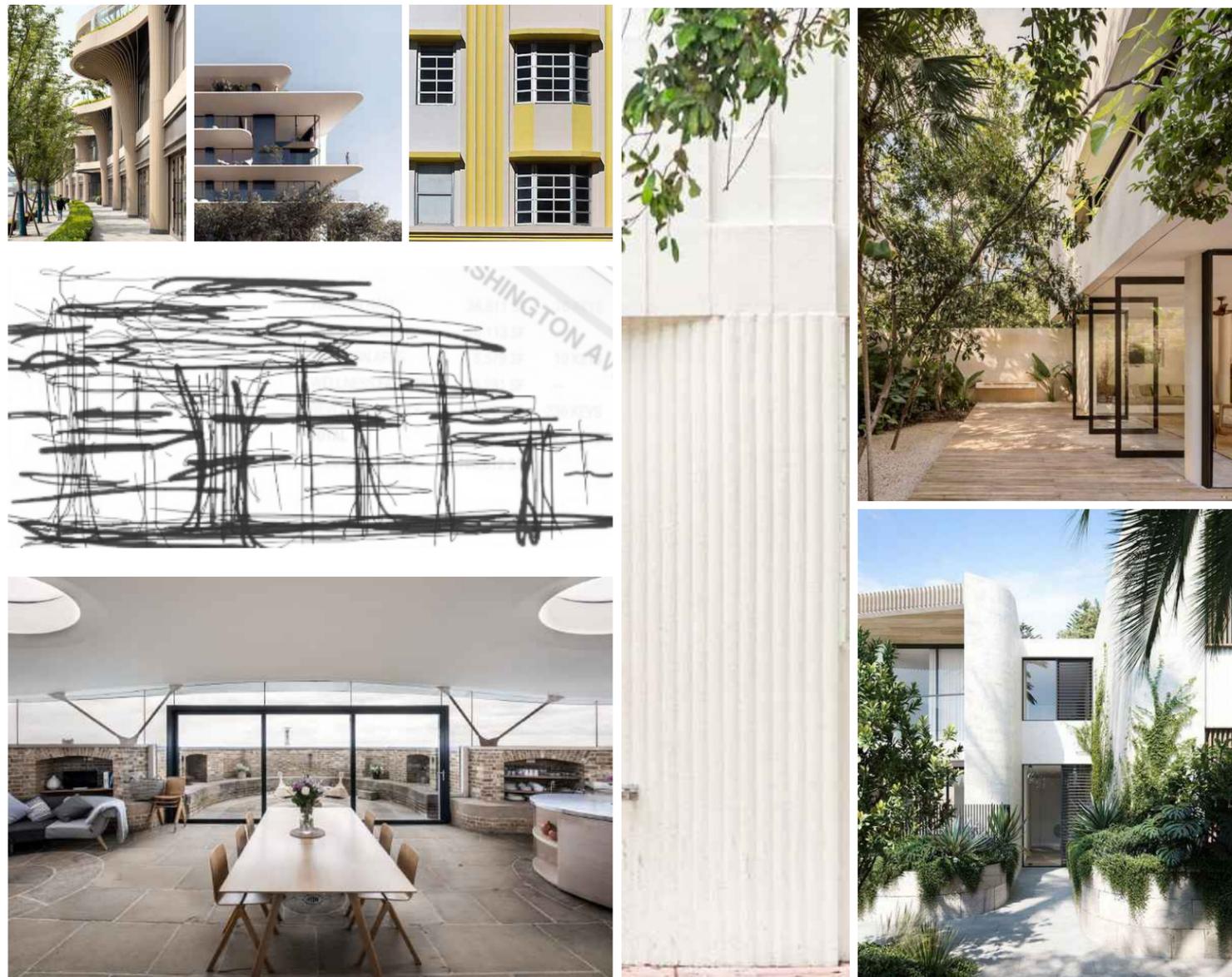
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**DESIGN NARRATIVE**



### The Banyan Tree

The Banyan tree, the ancient symbol for growth, strength, and enlightenment is rooted in religion and mythology. This unique flora, grows and expands as new trunks develop from roots that drop down from the branches above. This connection and expansion creates a dense connecting canopy for ideas and contemplation to flourish. Our courtyard is anchored by a beautiful and mature Banyon along Washington Ave in front of the historic Campton Apartments. This tree has long anchored this site and has inspired the design for the new Hotel that much like the Banyan tree is a connection and expansion of the original Haddon Hall Hotel on Collins Avenue. Vast terraces and roof decks extend amenities and activities up into the canopy for activation and views to the ocean. This architecture bridges, both figuratively and literally, to unify the unique collection of structures into a singular establishment to house new growth for the surrounding community.



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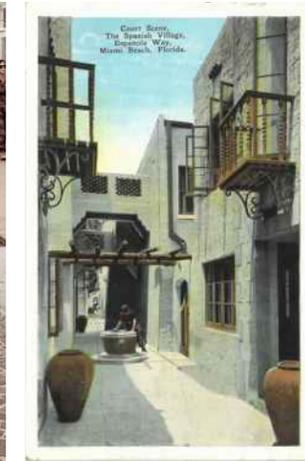
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ARCHITECTURAL INSPIRATION  
R0-11



## The Spanish Foundation

The Spanish influence of Miami is reflected in the area's culture, food, music and architecture. Due to Miami Beach becoming a hub for those who sought refuge from the Cuban Exile in 1933, it is no surprise that over 70% of the area's residents are Hispanic. Tiled roofs, Spanish baroque decoration, wrought iron balconies, stucco finished walls and arched opens lines the streets of Miami Beach serving as an attraction to tourist and drawing in those most appreciative of the culture and architecture.



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**HISTORIC  
INFLUENCES**

R0-12



## Streamline Moderne

Inspired by the Art Deco Movement around the 1930s and 1940s, Streamline Moderne made its way to Miami Beach in such a way as to repeat similar characteristics of the Art Deco style but in a more horizontal fashion. The styles' key features include: rounded corners, curved glass, ribbon windows flat roofs, pastel colors and smooth wall finishes.



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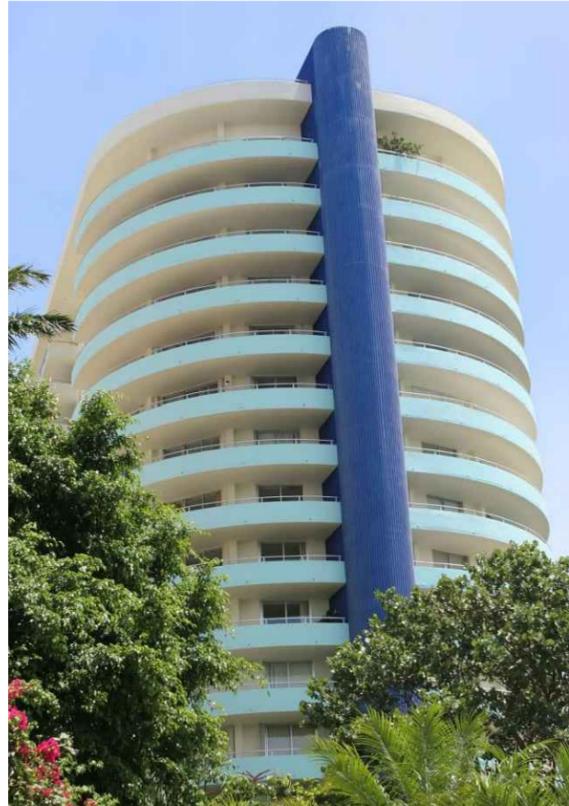
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HISTORIC  
INFLUENCES

RO-13



### MiMo Miami Modern

Originated in Miami in the 1940s and 1950s as a local adaptation of the modern architectural movement that was popular around the world at the time. MiMo buildings were designed to respond to the subtropical climate and the booming resort economy of the time. Known for their playful and whimsical style, which contrasted with the more minimalist styles that were popular after World War II. The style often features: Acute angles, delta wings, sweeping curved walls, metal louvers, sunshades, open balconies, transparent building facades, angled roofs, curved stairways and winding catwalks.



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**HISTORIC INFLUENCES**  
R0-14



**A. CURVED MODERN BANDING**



**B. RIBBED PLASTER**  
**C. DARK BRONZE METAL**  
**D. PAINT AT UNDERSIDE OF HISTORIC EYEBROWS**  
**E. WHITE PLASTER**



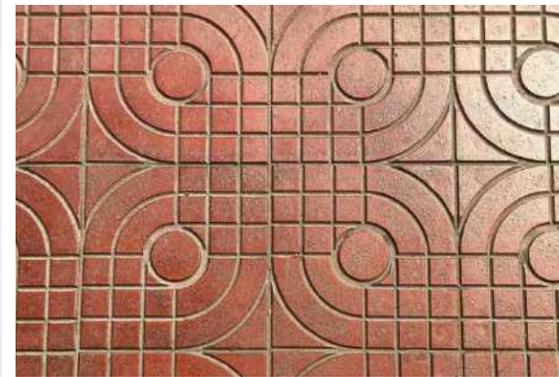
**F. DECORATIVE TILE @ VAULTED CEILINGS OF RESTURANT**



**H. RIBBON GLASS**



**I. CLEAR GLASS WITH DARK BRONZE**



**G. DECORATIVE MOSAIC**



**J. NATURAL STONE**



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**MATERIAL BOARD**