BeachPlace Towers
MARRIOTT FEE SIMPLE PARCEL

A parcel of land being all of Lot 9, Block 2, and a portion of Lots 10, 11, 12, 13, 14, and 15, Block 2 and a portion of Lots 14 and 15, Block 3 together with a portion of Avenue Valencia (now upnamed) as shown on Lot 3, Block 3, being recorded as Plat Book 7, Page 30 of the Public Records of Broward County, Florida being more particularly described as follows:

CONVERGE at the Southwest corner of Lot 16 of said Block 2:

THENCE N 085°04'01" W a distance of 103.9 feet;

THENCE N 010°00'40" W a distance of 19.9 feet to the POINT OF BEGINNING;

THENCE continue N 010°00'40" W a distance of 10.0 feet;

THENCE S 85°36'20" W a distance of 8.33 feet;

THENCE N 010°00'40" W a distance of 40.68 feet;

THENCE S 85°36'20" W a distance of 2.00 feet;

THENCE N 010°00'40" W a distance of 4.17 feet;

THENCE S 85°36'20" W a distance of 19.17 feet;

THENCE N 010°00'40" W a distance of 5.90 feet;

THENCE S 85°36'20" W a distance of 27.00 feet;

THENCE N 010°00'40" W a distance of 82.67 feet;

THENCE S 18°33'35" W a distance of 18.75 feet to a point on the arc of a non-tangential curve having a radius of 000301.5' and a center at 85°36'20" W and 5.90 feet to the right of the center point (arc length 13.6 feet);

THENCE NORTHERLY and WYSEASTERNLY along the arc of said curve to the left, having a center angle of 000301.5' and a radius of 000301.5' for an arc distance of 13.6 feet to a point at reverse curvature compare to the Southeast:

THENCE NORTHERLY and WYSEASTERNLY along the arc of said curve to the right, having a center angle of 000301.5' and a radius of 000301.5' for an arc distance of 13.6 feet to a point on a non-radial line:

THENCE N 010°00'40" W a distance of 7.33 feet;

THENCE N 15°04'55" E a distance of 1.21 feet;

THENCE S 30°45'20" E a distance of 44.54 feet;

THENCE N 02°56'55" E a distance of 53.03 feet;

THENCE N 02°56'55" E a distance of 41.73 feet;

THENCE N 02°56'55" E a distance of 5.00 feet;

THENCE N 010°00'40" W a distance of 41.66 feet;

THENCE S 15°17'20" E a distance of 24.17 feet;

THENCE N 010°00'40" W a distance of 9.46 feet;

THENCE N 08°56'20" E a distance of 38.72 feet;

THENCE S 01°00'40" E a distance of 9.46 feet;

THENCE N 08°56'20" E a distance of 12.12 feet;

THENCE S 01°00'40" E a distance of 6.88 feet;

THENCE N 08°56'20" E a distance of 2.05 feet;

THENCE S 01°00'40" E a distance of 41.25 feet;

THENCE N 08°56'20" E a distance of 5.29 feet to a point on Grid Line "W" as shown on the plans for "Main Place" as prepared by Ferbo Smith and Associates dated May 6, 1985;

THENCE S 01°00'40" E along said Grid Line "W" a distance of 54.84 feet;

THENCE S 01°00'40" W a distance of 5.29 feet;

THENCE N 01°00'40" E a distance of 41.75 feet;

THENCE S 01°00'40" W a distance of 2.00 feet;

THENCE S 01°00'40" E a distance of 40.59 feet;

THENCE S 01°00'40" W a distance of 33.54 feet;

THENCE S 01°00'40" E a distance of 10.06 feet;

THENCE N 08°56'20" E a distance of 45.72 feet to the POINT OF BEGINNING;

Sold long susine within the City of Fort Lauderdale, Broward County, Florida, containing 28,332 square feet, more or less.
BEACH PLACE AIR RIGHTS PARCEL

A portion of airspace lying between elevation 6.00 feet and elevation 49.0 feet (Elevations based on the National Geodetic Vertical Datum of 1929) and being a portion of Lots 8, 9, 10, 11, 12, 13, 14, and 15 Block 2 together with a portion of Value Valley (hereinafter, as shown on Survey Plat No. 17, Sheet 2, of the Public Records of Broward County, Florida, being more particularly described as follows):

COMMENCE at the Southwest corner of Lot 19 and Block 2;

THEN N 88°54'05" E along the South line of said Block 2 a distance of 102.74 feet;

THEN N 010°04'02" W a distance of 24.02 feet to the POINT OF BEGINNING;

THENCE continue N 010°04'02" W a distance of 10.00 feet;

THENCE N 88°54'05" W a distance of 8.33 feet;

THENCE N 010°04'02" W a distance of 49.89 feet;

THENCE N 88°54'05" W a distance of 20.00 feet;

THENCE N 010°04'02" W a distance of 10.17 feet;

THENCE N 88°54'05" W a distance of 27.00 feet;

THENCE N 010°04'02" W a distance of 82.67 feet;

THENCE N 28°36'53" W a distance of 16.75 feet to a point on the arc of a non-circular curve[1] tangent to the Northeast, its radial line of said curve through said point having a radial bearing of N 44°17'17" W;

THENCE Southwesterly and laterally along the arc of said curve to the left, having a central angle of 09°52'13" and a radius of 386.84 feet for an arc distance of 13.11 feet to a point on reverse curve tangent to the Southeast;

THENCE southeasterly and Northwesterly along the arc of said curve in the right, having a central angle of 30°12'23" and a radius of 20.00 feet for an arc distance of 12.11 feet to a point on a non-radial line:

THENCE N 010°04'02" W a distance of 7.33 feet;

THENCE N 10°45'58" W a distance of 12.41 feet;

THENCE N 28°36'53" W a distance of 44.91 feet;

THENCE N 88°54'05" W a distance of 33.03 feet;

THENCE N 010°04'02" W a distance of 41.72 feet;

THENCE N 88°54'05" W a distance of 20.00 feet;

THENCE N 010°04'02" W a distance of 41.00 feet;

THENCE N 10°45'58" W a distance of 12.10 feet;

THENCE N 010°04'02" W a distance of 9.00 feet;

THENCE N 88°54'05" W a distance of 34.72 feet;

THENCE S 010°04'02" E a distance of 9.66 feet;

THENCE N 88°54'05" W a distance of 38.72 feet;

THENCE S 010°04'02" E a distance of 12.12 feet;

THENCE N 88°54'05" W a distance of 41.89 feet;

THENCE N 88°54'05" W a distance of 2.00 feet;

THENCE S 010°04'02" E a distance of 41.75 feet;

THENCE N 88°54'05" W a distance of 5.29 feet to a point on Grid Line "H" as shown on the plans for "Beach Place" as prepared by Roy E. Smith and Associates dated May 5, 1995;

THENCE S 010°04'02" E along Grid Line "H" a distance of 94.84 feet;

THENCE N 88°54'05" W a distance of 5.29 feet;

THENCE S 010°04'02" E a distance of 5.75 feet;

THENCE N 88°54'05" W a distance of 2.00 feet;

THENCE S 010°04'02" E a distance of 40.26 feet;

THENCE N 88°54'05" W a distance of 33.94 feet;

THENCE S 010°04'02" E a distance of 10.60 feet;

THENCE S 88°54'05" W a distance of 45.72 feet to the POINT OF BEGINNING,

LESS THE FOLLOWING DESCRIBED PARCEL.

SHEET 2 OF 3
ELEVATOR PARCEL

CONVEX of the Southwest corner of Lot 1B of said Block 2;

THENCE N 89°29'00" E along the South line of said Block 2 a distance of 150.41 feet to a point on a line 1.25 feet East of and parallel with Grid Line "F" of said Beach Place;

THENCE N 0°00'40" W along said parallel line a distance of 150.41 feet to a point on a line 0.83 feet South of said parallel with Grid Line "B" of said Beach Place, said point being the POINT OF BEGINNING;

THENCE S 87°38'20" W along said parallel line a distance of 18.67 feet to a point on a line 17.42 feet West of and parallel with Grid Line "F";

THENCE S 01°00'40" W along said parallel line a distance of 29.17 feet to a point on a line 0.83 feet North of and parallel with Grid Line "F" of said Beach Place;

THENCE S 05°28'20" W along said parallel line a distance of 18.67 feet to a point on a line 1.25 feet East of and parallel with Grid Line "F";

THENCE S 01°00'40" E along said parallel line a distance of 28.17 feet to the POINT OF BEGINNING;

Sold premises situate within the City of Fort Lauderdale, Broward County, Florida covering a horizontal surface area of 25,783 square feet or more of land.
SKETCH AND DESCRIPTION

EXHIBIT "A-2"

BEECH PLACE AIR RIGHTS PARCEL
RAMP FROM P4 TO P5

A portion of the space 10.12 feet in height being a portion of Lots 9, 10, 17, and 18, Block 2 together with a portion of Avenue Valurana (hereinafter referred to as "the cnr") as recorded in Plat Book 7, Page 30 of the Public Records of Broward County, Florida, said parcel being more particularly described as follows:

Clemsons are based on the National Geodetic Vertical Datum of 1929.

COMMENCE at the southwest corner of Lot 3B of and Block 2;

THENCE N 68° 35' 20" E along the South line of said Block 3 a distance of 188.07 feet;

THENCE N 0° 10' 40" W a distance of 212.07 feet;

THENCE S 88° 36' 20" W a distance of 5.29 feet;

THENCE N 0° 10' 40" W a distance of 41.25 feet;

THENCE S 88° 36' 20" W a distance of 2.00 feet;

THENCE N 0° 10' 40" W a distance of 41.86 feet;

THENCE S 88° 36' 20" W a distance of 12.12 feet;

THENCE E 0° 10' 40" W a distance of 8.88 feet;

THENCE S 88° 36' 20" E a distance of 26.72 feet;

THENCE S 0° 10' 40" E a distance of 9.88 feet;

THENCE S 88° 36' 20" E a distance of 3.00 feet to the POINT OF BEGINNING, said point having a lower elevation of 40.2 feet and an upper elevation of 56.6 feet;

THENCE continue along a horizontal plane S 88° 36' 20" E for a horizontal distance of 33.16 feet, said point having a lower elevation of 40.3 feet and an upper elevation of 56.6 feet;

THENCE ascending S 0° 10' 40" W for an incline distance of 41.84 feet (horizontal distance of 41.88 feet), said point having a lower elevation of 42.4 feet and an upper elevation of 52.7 feet;

THENCE S 88° 36' 20" W on a horizontal plane a horizontal distance of 2.00 feet said point having a lower elevation of 42.4 feet and an upper elevation of 52.7 feet;

THENCE descending S 0° 10' 40" W for an incline distance of 41.80 feet (horizontal distance of 41.72 feet), said point having a lower elevation of 44.0 feet and an upper elevation of 54.8 feet;

THENCE S 88° 36' 20" W on a horizontal plane a horizontal distance of 23.03 feet said point having a lower elevation of 44.0 feet and an upper elevation of 54.8 feet;

THENCE descending N 88° 36' 20" W for an incline distance of 10.85 feet (horizontal distance of 10.87 feet), said point having a lower elevation of 44.0 feet and an upper elevation of 54.3 feet;

THENCE ascending S 0° 10' 40" W for an incline distance of 69.01 feet (horizontal distance of 59.53 feet), said point having a lower elevation of 49.0 feet and an upper elevation of 59.3 feet;

THENCE N 88° 36' 20" E along a horizontal plane a horizontal distance of 81.17 feet, said point having a lower elevation of 49.0 feet and an upper elevation of 59.3 feet;

THENCE descending N 0° 10' 40" W on an incline distance of 173.20 feet (horizontal distance of 172.62 feet) to the POINT OF BEGINNING.

Sold premises situate within the City of Fort Lauderdale, Broward County, Florida covering a horizontal surface area of 57.17 acres, more or less.
MARRIOTT AIR RIGHTS PARCEL

A portion of airspace lying between an elevation of 60.00 feet and 247.50 feet (Elevations based on the National Geodetic Vertical Datum of 1929) and being a portion of Lots 5, 7, 8, 14, 15, and 16, Block 2. Together with a portion of Avenue Valencia (now vacated) as shown on Laudie Del Mar as recorded in Plat Book 7, Page 30 of the Public Records of Broward County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of Lot 19 of said Block 2;

THENCE N 88°59'01" E along the South line of said Block 2 a distance of 159.07 feet to the point on Grid Line "H" as shown on the plans for "Beach Place" as prepared by Roy H. Smith and Associates, AIA dated May 5, 1995;

THENCE N 01°00'40" W along said Grid Line "H" a distance of 9.29 feet to the POINT OF BEGINNING;

THENCE continue N 01°00'40" W along said Grid Line "H" a distance of 259.00 feet;

THENCE N 88°59'20" E a distance of 23.49 feet;

THENCE S 01°00'40" E a distance of 17.66 feet;

THENCE N 88°59'20" E a distance of 41.22 feet to a point on Grid Line L.5 as shown on the said plans for "Beach Place";

THENCE S 01°00'40" E along said Line L.5 a distance of 241.34 feet;

THENCE S 88°59'20" W a distance of 64.50 feet to the POINT OF BEGINNING;

Said airspace situate within the City of Fort Lauderdale, Broward County, Florida, containing horizontal surface area of 15,880 square feet, more or less.
A portion of airspace lying between elevation 43.0 feet and elevation 50.3 feet (elevations based on the National Geodetic Vertical Datum of 1929) and being a portion of Lots 6, 11, 15, 17, 19 and 20, Block 2 and Lots 14, 25, 15 and 19, Block 3 together with a portion of Avenue Yucca (now called) as shown on a Survey Plan as recorded in Plat Book 7, Page 30 of the Public Records of Broward County, Florida, being more particularly described as follows:

CONFORMANCE of the Southwest corner of Lot 15 of said Block 2:

THENCE N 35°25’30” W a distance of 16.62 feet.

THENCE N 01°00’40” W a distance of 2.05 feet to the POINT OF BEGINNING:

THENCE continue N 01°00’40” W a distance of 113.33 feet:

THENCE N 88°59’20” E a distance of 16.00 feet;

THENCE N 01°00’40” W a distance of 26.60 feet;

THENCE N 88°59’20” E a distance of 11.98 feet;

THENCE S 01°00’40” E a distance of 20.70 feet;

THENCE N 88°59’20” E a distance of 27.00 feet;

THENCE S 01°00’40” E a distance of 3.59 feet;

THENCE N 88°59’20” E a distance of 9.47 feet;

THENCE S 01°00’40” E a distance of 41.77 feet;

THENCE N 88°59’20” E a distance of 2.60 feet;

THENCE S 01°00’40” E a distance of 40.56 feet;

THENCE N 88°59’20” E a distance of 6.33 feet;

THENCE S 01°00’40” E a distance of 10.00 feet;

THENCE N 88°59’20” E a distance of 45.72 feet;

THENCE N 01°00’40” W a distance of 10.00 feet;

THENCE N 88°59’20” E a distance of 33.94 feet;

THENCE N 01°00’40” W a distance of 40.85 feet;

THENCE N 88°59’20” E a distance of 2.00 feet;

THENCE N 01°00’40” W a distance of 41.75 feet;

THENCE N 88°59’20” E a distance of 5.29 feet;

THENCE S 01°00’40” E a distance of 115.16 feet;

THENCE S 88°59’20” W a distance of 189.45 feet to the POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

CONFORMANCE of the Southwest corner of Lot 15 of said Block 2:

THENCE N 88°59’20” E along the South line of said Block 2 a distance of 189.45 feet;

THENCE N 01°00’40” W a distance of 212.00 feet to the POINT OF BEGINNING;

THENCE S 88°59’20” W a distance of 5.29 feet;

THENCE N 01°00’40” W a distance of 41.25 feet;

THENCE S 88°59’20” W a distance of 2.00 feet;

THENCE N 01°00’40” W a distance of 41.88 feet;

THENCE S 88°59’20” W a distance of 32.72 feet;

THENCE N 01°00’40” W a distance of 9.85 feet;

THENCE S 88°59’20” W a distance of 29.72 feet;
WILLIAMS HATFIELD AND STONER, INC.
2101 NORTH ANDREWS AVENUE, SUITE 300 ENGINEERS PLANNERS LAND SURVEYORS FT. LAUDERDALE, FLORIDA

SKETCH AND DESCRIPTION
EXHIBIT "B-2"
MARRIOTT AIR SPACE LEVEL P5

WENCE S 01°00'40" E a distance of 94.08 feet;

THEN 8 88°59'70" W a distance of 2.90 feet;

THENCE N 01°00'40" W a distance of 33.51 feet;

THENCE 5 88°59'70" W a distance of 43.83 feet;

THENCE N 01°00'40" W a distance of 71.74 feet;

THENCE N 29°01'38" E a distance of 76.03 feet;

THENCE 5 88°59'70" E a distance of 78.65 feet;

THENCE S 01°00'40" E a distance of 208.50 feet to the POINT OF BEGINNING.

Said airspace existe within the City of Fort Lauderdale, Florida, covering a horizontal surface area of 22,200 square feet, more or less.
SKETCH AND DESCRIPTION
EXHIBIT "B-2"
MARRIOTT AIR RIGHTS PARCEL
PARKING LEVEL PB

A portion of airspace lying between elevation 50.3 feet and elevation 73.3 feet (elevations based on the National Geodetic Vertical Datum of 1929) and being a portion of Lots 9, 10, 11, 16, 17, 18 and 19, Block 2 and Lots 14, 15 and 16, Block 3 together with a portion of Avenue Varano (not vacated) as shown on Latco Plat No. 7 recorded in Plat Book 7, Page 20 of the Public Records of Broward County, Florida being more particularly described as follows:

COMMENCE at the Southwest corner of Lot 18 of said Block 2.

THENCE N 88°59'00" E along the South line of said Block 2 a distance of 19.62 feet.

THENCE N 01°00'40" W a distance of 2.09 feet to the POINT OF BEGINNING.

THENCE continue N 01°00'40" W a distance of 113.33 feet.

THENCE N 88°59'20" E a distance of 98.80 feet.

THENCE N 01°00'40" W a distance of 29.80 feet.

THENCE N 88°59'20" E a distance of 11.99 feet.

THENCE S 01°00'40" E a distance of 20.76 feet.

THENCE N 88°59'20" E a distance of 27.00 feet.

THENCE S 01°00'40" E a distance of 5.90 feet.

THENCE N 88°59'20" E a distance of 10.17 feet.

THENCE S 01°00'40" E a distance of 41.77 feet.

THENCE N 88°59'20" E a distance of 5.00 feet.

THENCE S 01°00'40" E a distance of 40.56 feet.

THENCE N 88°59'10" E a distance of 8.33 feet.

THENCE S 01°00'40" E a distance of 40.00 feet.

THENCE N 88°59'20" E a distance of 45.72 feet.

THENCE N 01°00'40" W a distance of 10.00 feet.

THENCE N 88°59'20" E a distance of 35.94 feet.

THENCE N 01°00'40" W a distance of 40.56 feet.

THENCE N 88°59'20" E a distance of 2.00 feet.

THENCE N 01°00'40" W a distance of 41.75 feet.

THENCE N 88°59'20" E a distance of 5.20 feet.

THENCE S 01°00'40" E a distance of 115.15 feet.

THENCE S 88°59'20" W a distance of 199.45 feet to the POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE at the Southwest corner of Lot 15 of said Block 2.

THENCE N 88°59'20" E along the South line of said Block 2 a distance of 109.07 feet.

THENCE N 01°00'40" W a distance of 212.07 feet.

THENCE S 88°59'20" W a distance of 0.87 feet to the POINT OF BEGINNING.

THENCE continue S 88°59'20" W a distance of 4.42 feet.

THENCE N 01°00'40" W a distance of 41.25 feet.

THENCE S 88°59'20" W a distance of 2.00 feet.

THENCE N 01°00'40" W a distance of 41.86 feet.

THENCE S 88°59'20" W a distance of 12.12 feet.

THENCE N 01°00'40" W a distance of 8.88 feet.

THENCE S 88°59'20" W a distance of 39.72 feet.
SKETCH AND DESCRIPTION

EXHIBIT "B-2"

MARRIOTT AIR RIGHTS PARCEL

PARKING LEVEL P6

THENCE S 010°40' E a distance of 9.86 feet;
THENCE S 86°52'20" W a distance of 26.17 feet;
THENCE S 010°40' E a distance of 41.09 feet;
THENCE S 86°52'20" W a distance of 2.00 feet.
THENCE S 010°40' E a distance of 41.73 feet;
THENCE S 86°52'20" W a distance of 23.03 feet;
THENCE N 28°54'58" W a distance of 12.85 feet;
THENCE N 010°40' E a distance of 88.94 feet;
THENCE N 86°52'20" W a distance of 3.99 feet;
THENCE N 010°40' E a distance of 10.58 feet;
THENCE N 86°52'20" W a distance of 13.77 feet;
THENCE N 010°40' E a distance of 45.89 feet;
THENCE N 20°51'35" W a distance of 37.14 feet;
THENCE N 86°52'20" W a distance of 80.60 feet;
THENCE S 010°40' E a distance of 113.74 feet;
THENCE S 86°52'20" W a distance of 6.67 feet;
THENCE S 010°40' E a distance of 87.47 feet to the POINT OF BEGINNING.

 Said parcel is situated within the City of Fort Lauderdale, Florida, covering a horizontal area of 57,665 square feet, more or less.