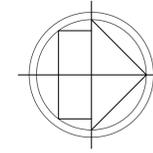
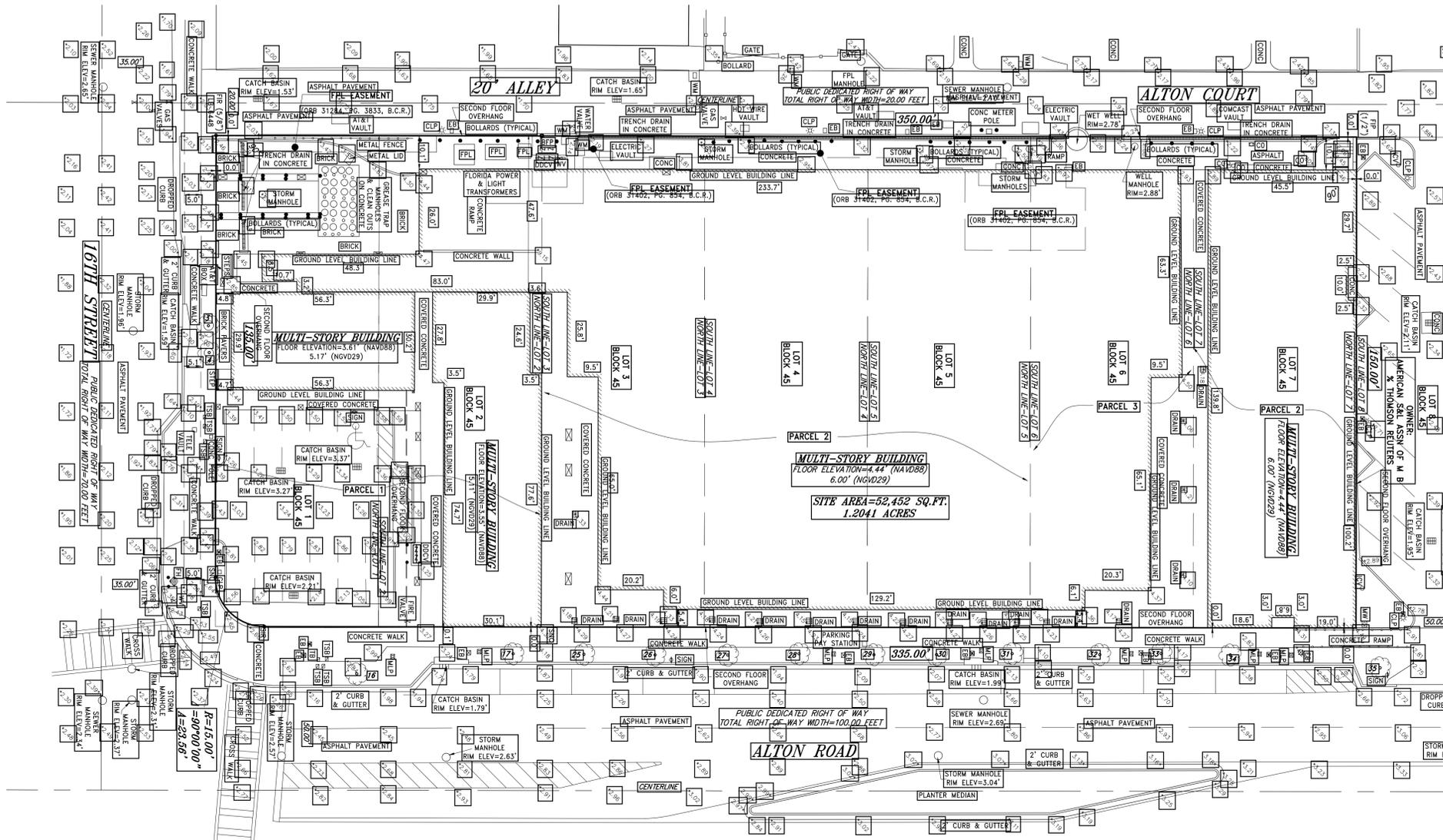


# ALTA/NSPS LAND TITLE SURVEY



1600 ALTON ROAD  
MIAMI BEACH, FL 33139  
1614 ALTON ROAD  
MIAMI BEACH, FL 33139  
1616 ALTON ROAD  
MIAMI BEACH, FL 33139  
1620 ALTON ROAD  
MIAMI BEACH, FL 33139  
1624 ALTON ROAD  
MIAMI BEACH, FL 33139

- LEGEND:**
- CKD CHECKED BY
  - CONC CONCRETE
  - DWN DRAWN BY
  - FB/PG FIELD BOOK AND PAGE
  - SIR SET IRON ROD & CAP #6448
  - SNC SET NAIL AND CAP #6448
  - FIR FOUND IRON ROD
  - FIP FOUND IRON PIPE
  - FNC FOUND NAIL AND CAP
  - FND FOUND NAIL & DISC
  - P.B. PLAT BOOK
  - M/D.C.R. MIAMI/DADE COUNTY RECORDS
  - CBS CONCRETE BLOCK STRUCTURE
  - A/C AIR CONDITIONER
  - WM WATER METER
  - WV WATER VALVE
  - CO CLEAN OUT
  - TSB TRAFFIC SIGNAL BOX
  - SQ.FT SQUARE FEET
  - TSP TRAFFIC SIGNAL POLE
  - PM PARKING METER
  - MLP METAL LIGHT POLE
  - EB ELECTRIC BOX
  - ELEVATIONS ELEVATIONS
  - ALTA AMERICAN LAND TITLE ASSOCIATION
  - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
  - TC TRASH CAN
  - FDC FIRE DEPARTMENT CONNECTION
  - MW MONITORING WELL
  - CPI CONCRETE POLE
  - FPL FLORIDA POWER & LIGHT
  - CPP CONCRETE POWER POLE
  - CLP CONCRETE LIGHT POLE
  - BR BIKE RACK
  - ICV IRRIGATION CONTROL VALVE
  - R RADIUS
  - A ARC DISTANCE
  - △ CENTRAL ANGLE
  - ♿ HANDICAP PARKING SPACE

TREE NO. ON SURVEY	SPECIES	TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	INCHES		FEET	FEET		
	SCIENTIFIC NAME						
1	REMOVED						
2	REMOVED						
3	PALM	6.6	1	25	12		
4	PALM						
5	REMOVED						
6	REMOVED						
7	REMOVED						
8	REMOVED						
9	REMOVED						
10	REMOVED						
11	REMOVED						
12	REMOVED						
13	REMOVED						
14	REMOVED						
15	REMOVED						
16	PALM	6.6	1	24	12		
17	OAK						
18	REMOVED						
19	REMOVED						
20	REMOVED						
21	REMOVED						
22	REMOVED						
23	REMOVED						
24	REMOVED						
25	OAK						
26	OAK						
27	OAK			18	7		
28	OAK			18	7		
29	OAK			18	7		
30	OAK			18	7		
31	OAK			18	7		
32	OAK			18	7		
33	OAK			18	7		
34	OAK			18	7		
35	OAK			18	7		
36	BLACK OLIVE	1.4	1	27	50		
37	PALM			20	20		
38	PALM			20	20		
39	PALM			17	18		
40	PALM	1.7	1	20	15		
41	PALM	2.2	1	34	18		
42	PALM	1.0	1	22	12		

TREE NO. ON SURVEY	SPECIES	TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	INCHES		FEET	FEET		
	SCIENTIFIC NAME						
43	PALM	6	1	18	12		
44	PALM	1.7	1				
45	PALM	2.1	1				
46	PALM	2.2	1				
47	PALM	2.0	1				
48	PALM	2.0	1				
49	PALM	1.8	1				
50							
51							

**LAND DESCRIPTION:**

**PARCEL 1:**  
LOTS 1 AND 2, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARCEL 2:**  
LOTS 3, 4, 5, AND 7, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

**PARCEL 3:**  
LOT 6, BLOCK 45, OF COMMERCIAL SUBDIVISION, ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	10/18/18	SKETCH	AM	REC
REVISED PER COMMENTS	12/17/18		AM	REC
ADDED UNDERGROUND UTILITY EASEMENT	12/18/18		AM	REC
REVISED PER NEW TITLE COMMITMENT	01/10/19		AM	REC
REVISED PER NEW TITLE COMMITMENT	01/29/19		AM	REC
ADDITIONAL TOPO ON SOUTH AND WEST SIDE OF SITE	02/07/19		JD	REC

**COUSINS SURVEYORS & ASSOCIATES, INC.**  
3921 SW 47TH AVENUE, SUITE 101J  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
CRESCENT HEIGHTS

MIAMI/BEACH FLORIDA

ALTA/NSPS LAND TITLE SURVEY

REVISIONS	DATE	FB/PG	DWN	CKD
ADJUSTED ELEVATIONS	02/19/19	SKETCH	AM	REC
CONVERTED ELEVATIONS FROM NAVD83 TO NGVD83	02/27/19		AM	REC
REVISED CERTIFICATION	05/28/19		REC	REC
REVISED PER NEW TITLE COMMITMENT	05/28/19		AM	REC
FINAL SURVEY	05/20/20	SKETCH	AM	REC
VERIFIED AND REVISED FINISHED FLOOR ELEVATION	06/29/20	SKETCH	JD	REC

PROJECT NUMBER : 8101-16

SCALE : 1" = 20'

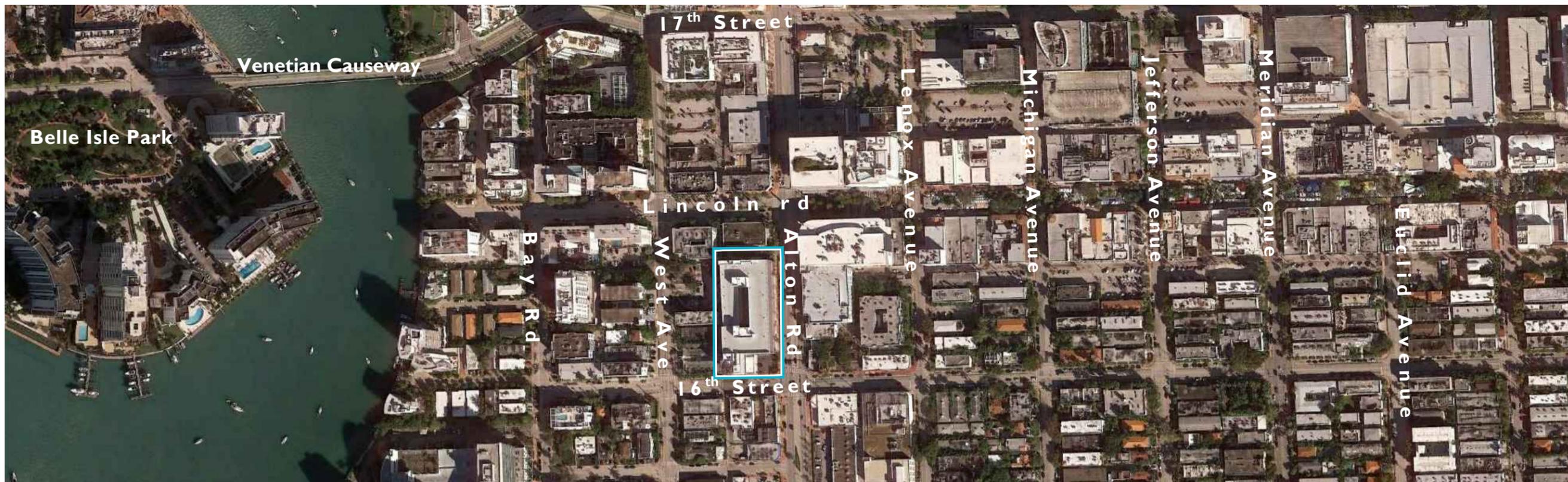
SHEET 2 OF 2 SHEETS



STATE AERIAL 



AERIAL OF 1/2 MILE RADIUS 



AERIAL PLAN 





**ROOFTOP  
CINEMA**

**AXONOMETRIC  
VIEWS OF SITE**

JENNIFER McCONNAY FLORIDA LIC# AR93044  
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SCALE: Not to Scale

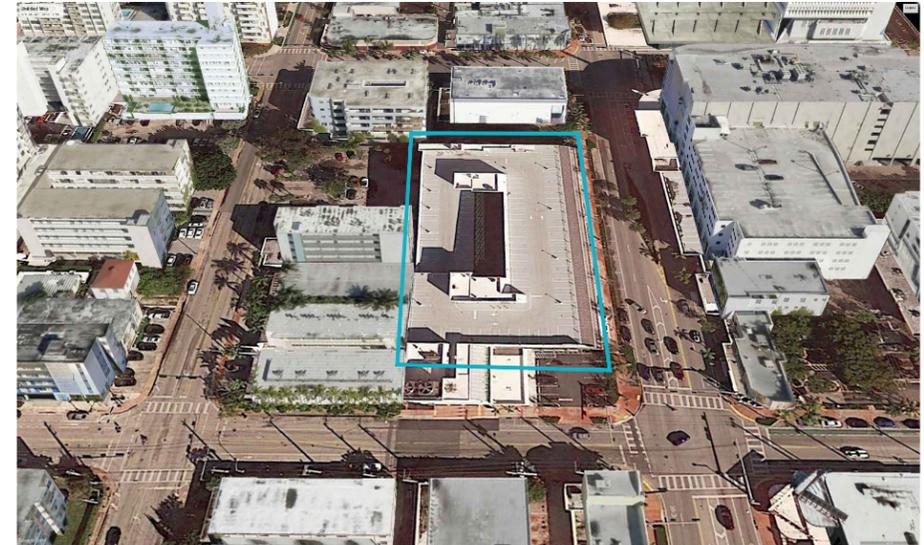
CHECK: JMcG

DATE: 11/09/2020

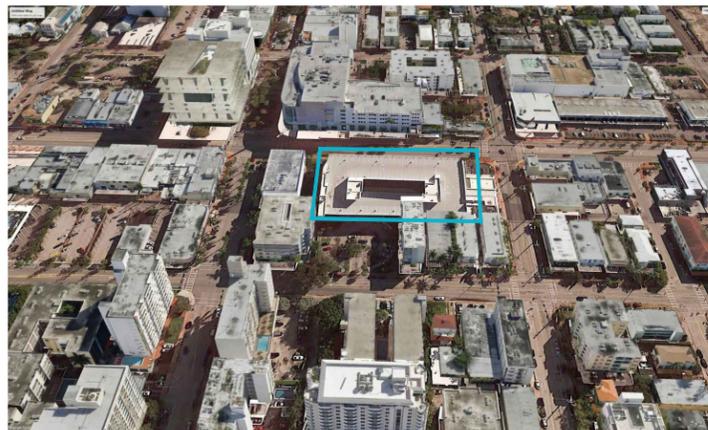
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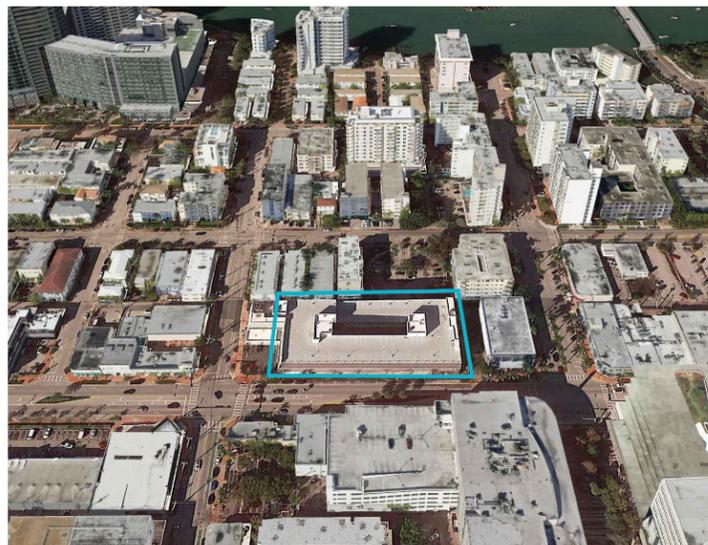
SITE AERIAL - NORTH



SITE AERIAL - SOUTH



SITE AERIAL - WEST



SITE AERIAL - EAST



SITE AERIAL



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

**LOCATION  
PLAN**

JENNIFER McCONNAY FLORIDA LIC# AR93044

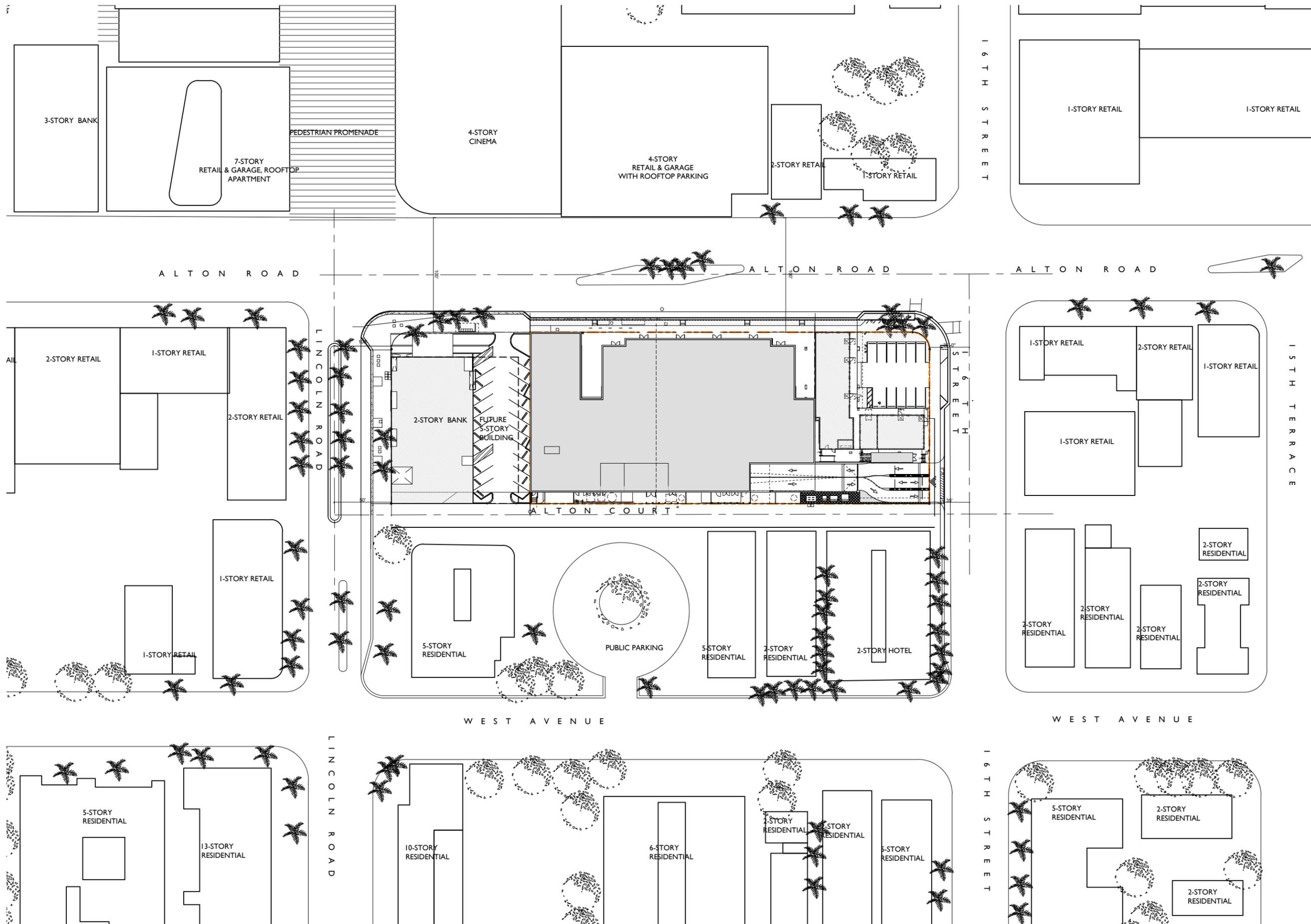
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SCALE: 1/32"=1'-0"

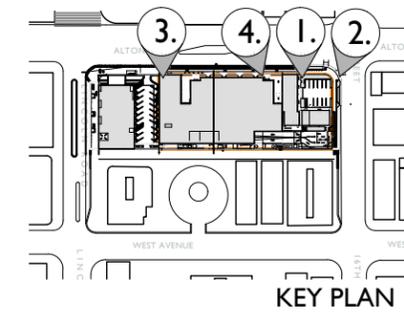
CHECK: JMcG

DATE: 11/09/2020

SHEET NUMBER



LOCATION PLAN 1"=80'



STUDIO  
**McG**  
ARCHITECTURE

7500 NE 4th Court  
Studio 103  
Miami, FL 33138

2012  
PROJECT NUMBER

PROJECT:  
**ROOFTOP  
CINEMA CLUB**

**ROOFTOP  
CINEMA**

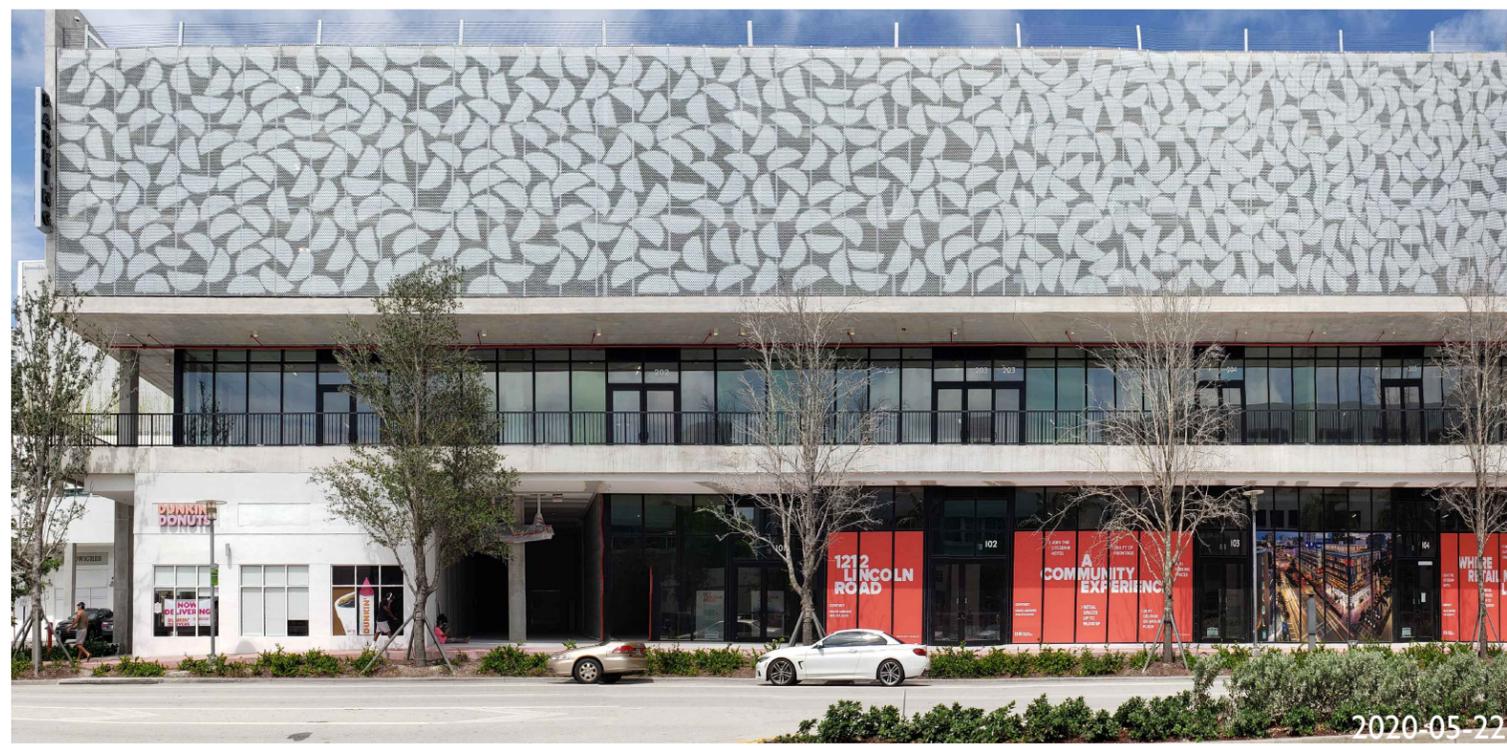
1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

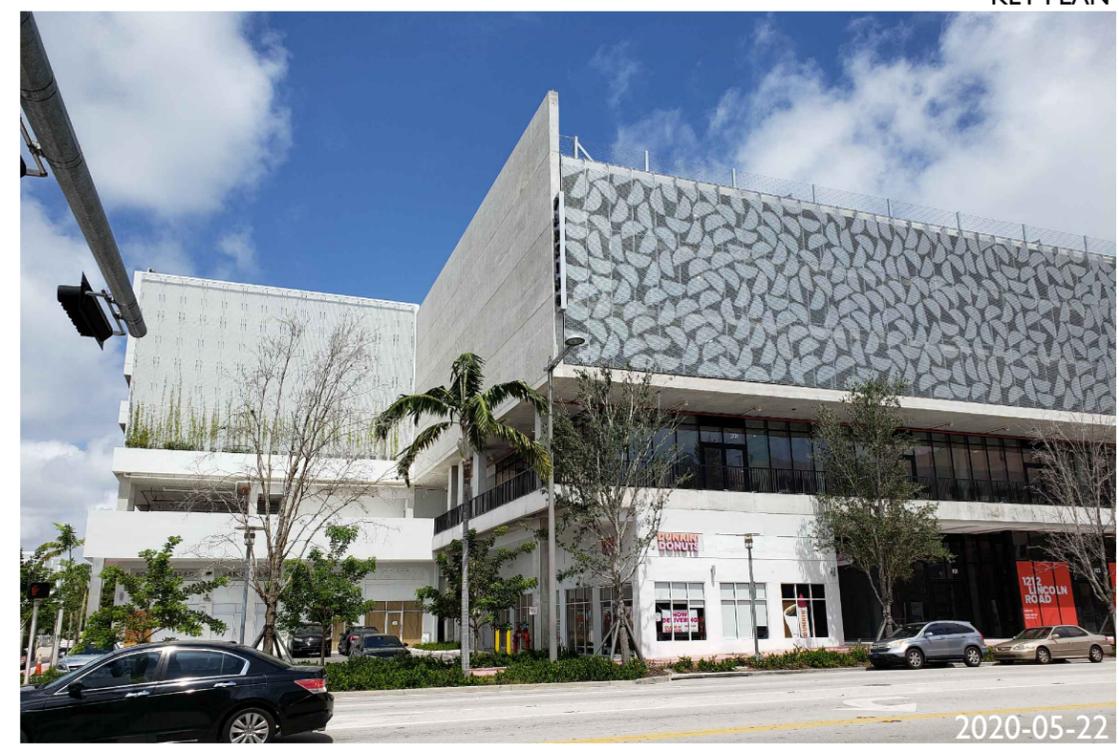
SITE PHOTOS

JENNIFER McCONNERY FLORIDA LIC# AR93044  
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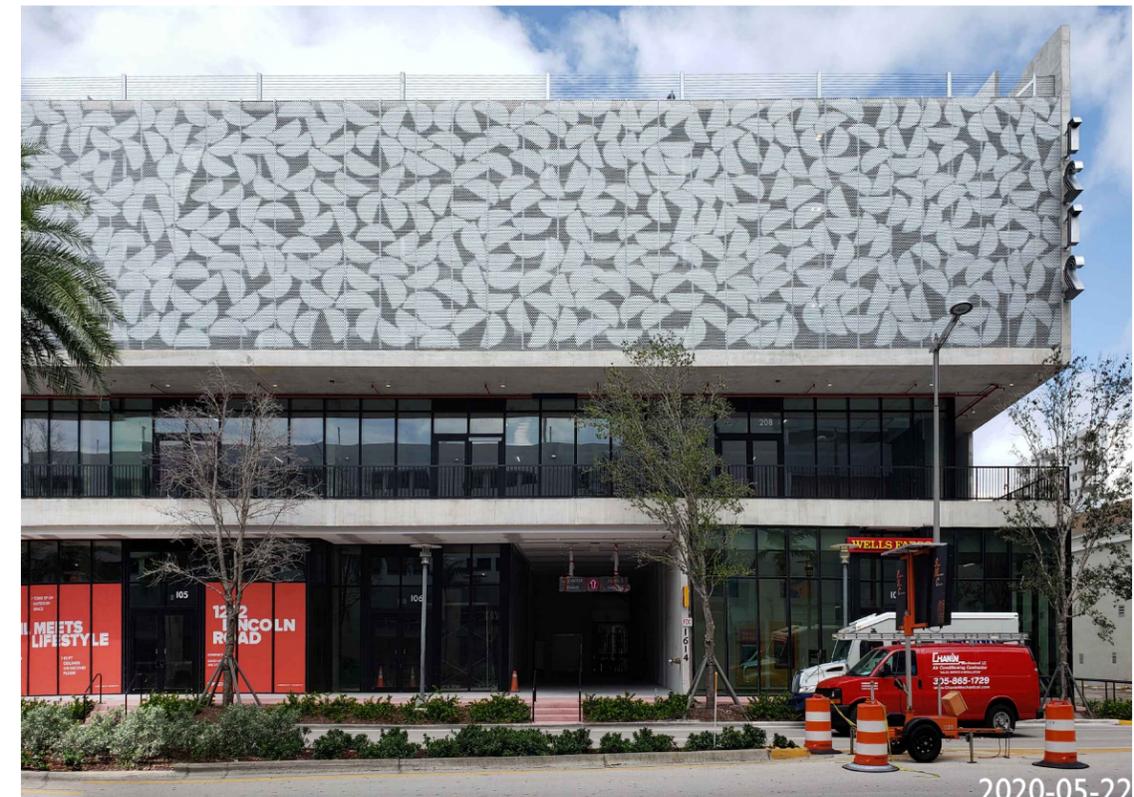
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CHECK: JMcG  
DATE: 11/09/2020  
SHEET NUMBER



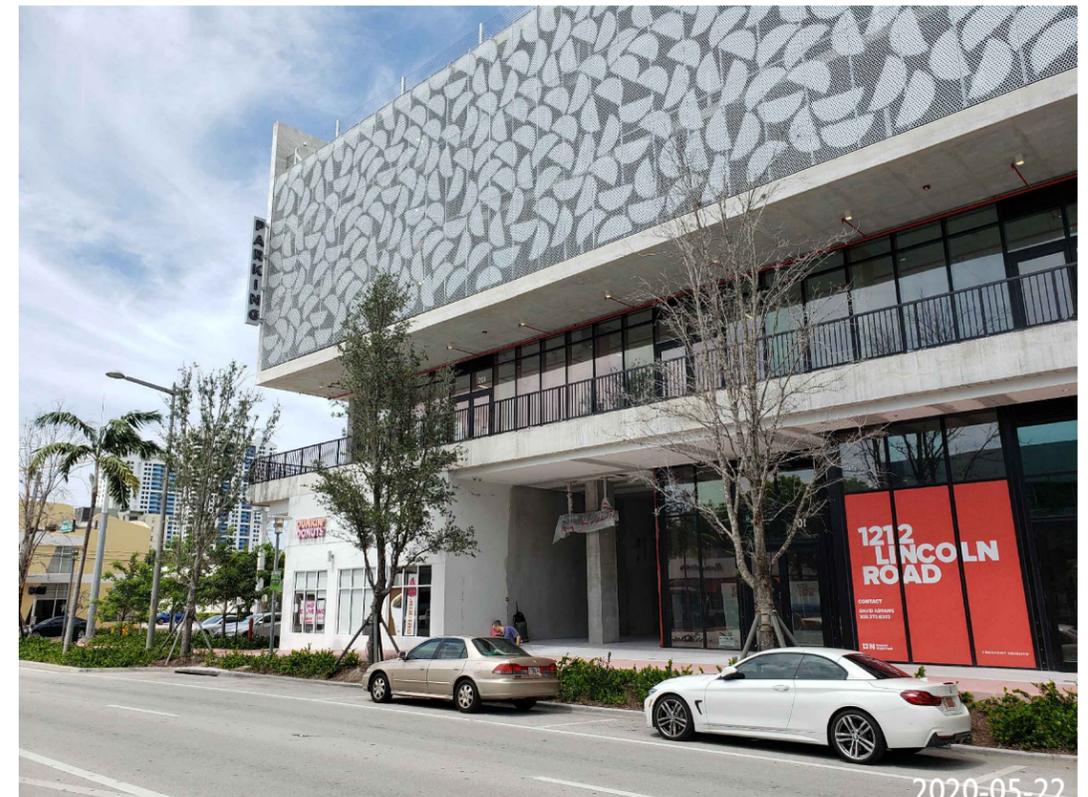
1. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION



2. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION

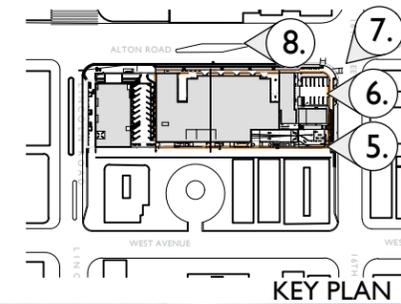


3. 1212 LINCOLN ROAD BUILDING - NORTHEAST PORTION



4. 1212 LINCOLN ROAD BUILDING - SOUTHEAST PORTION

**A0.05**



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139



2020-05-22  
5. 1212 LINCOLN ROAD BUILDING - SOUTH PORTION



2020-05-22  
6. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE



2020-05-22  
7. 1212 LINCOLN ROAD BUILDING - SOUTHEAST



2020-05-22  
8. 1212 LINCOLN ROAD BUILDING - EAST FACADE

JENNIFER McCONNERY FLORIDA LIC# AR93044

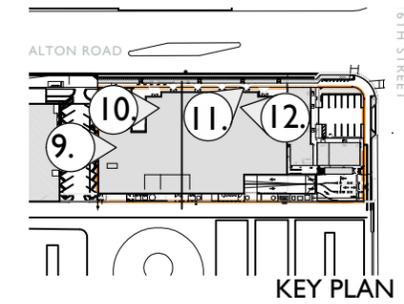
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SCALE: 3/32" = 1'-0"

CHECK: JMcG

DATE: 11/09/2020

SHEET NUMBER



2020-08-17  
9. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTH



2020-08-17  
10. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTH



2020-08-17  
11. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



2020-08-17  
12. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST

SITE PHOTOS

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SCALE: 3/32"=1'-0"  
CHECK: JMcG  
DATE: 11/09/2020  
SHEET NUMBER



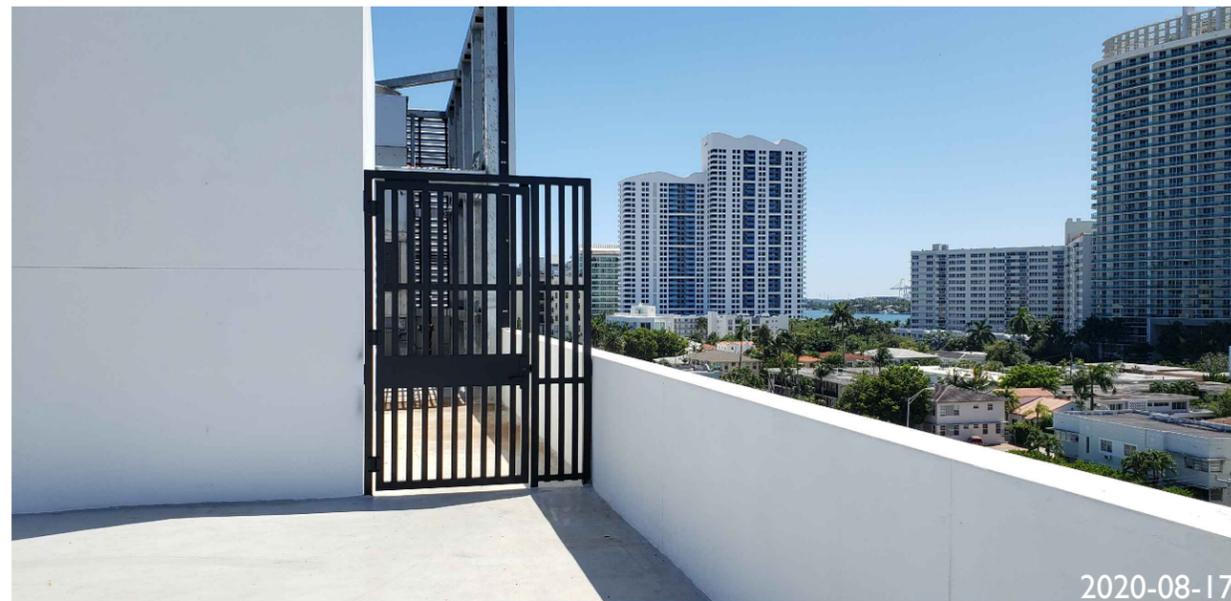
2020-08-17

13. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



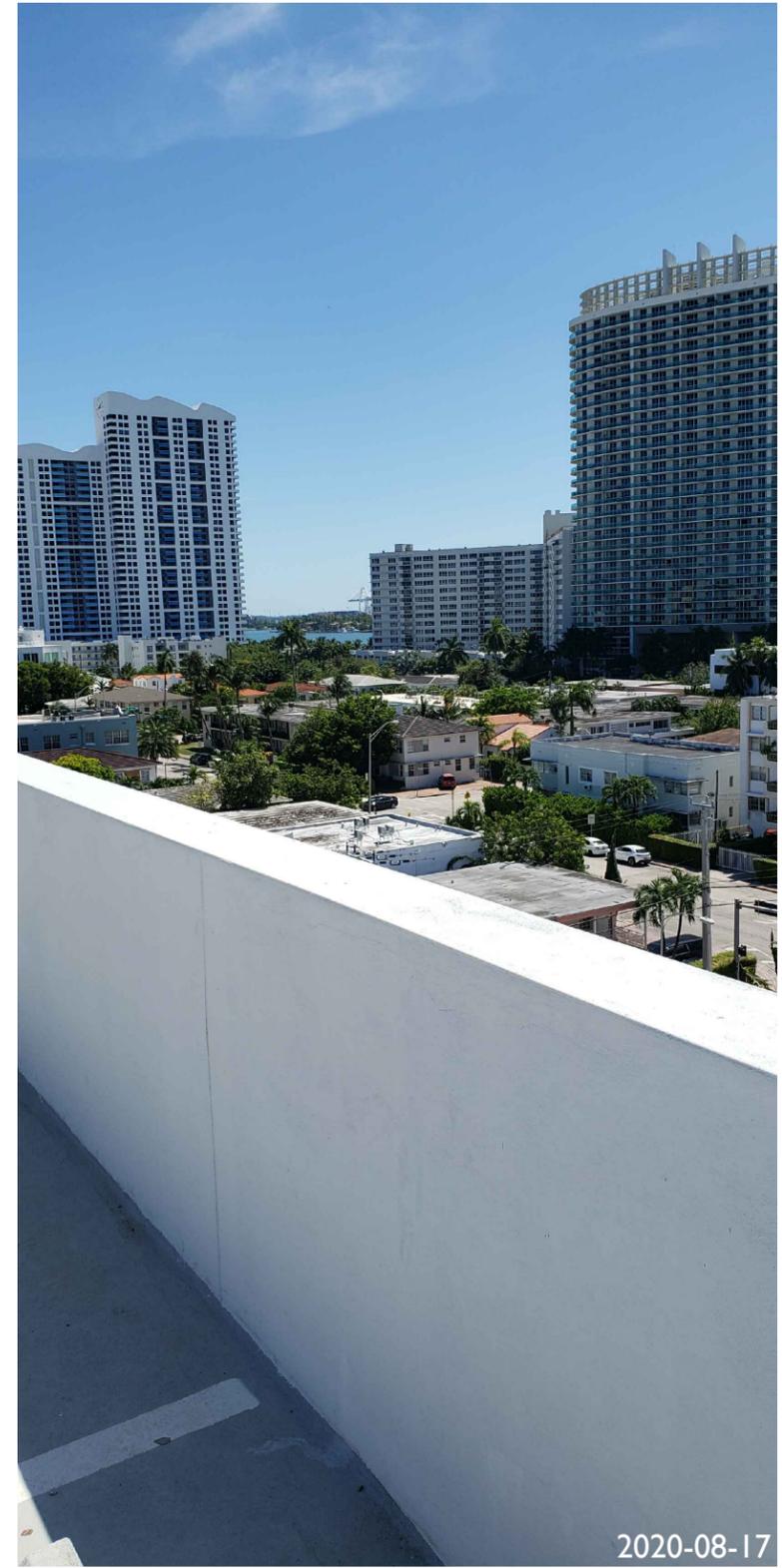
2020-08-17

14. 1212 LINCOLN ROAD BUILDING - ENTRANCE TO GARAGE ROOF DECK FACING SOUTHWEST



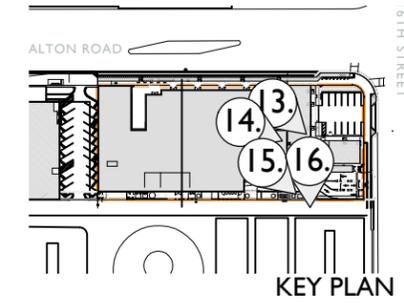
2020-08-17

15. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



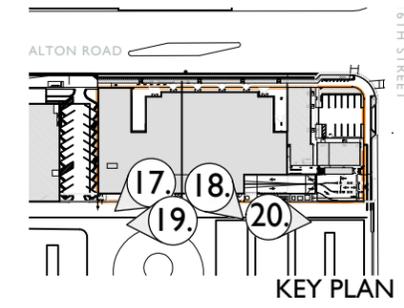
2020-08-17

16. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



KEY PLAN





PROJECT:



**ROOFTOP  
CINEMA**

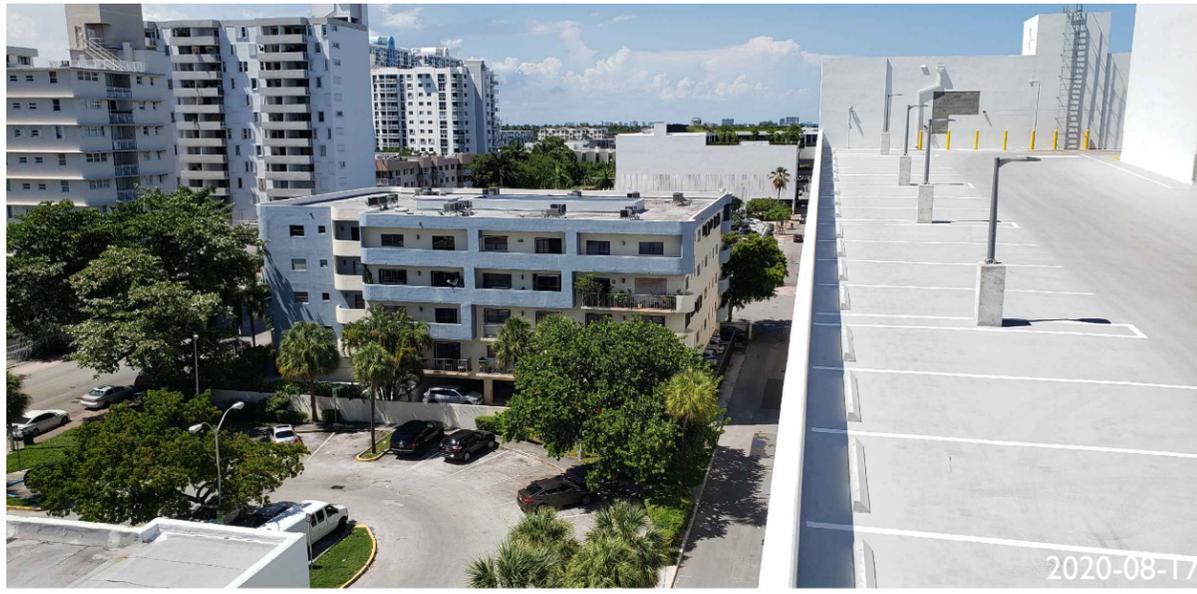
1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS

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SCALE: 3/32"=1'-0"  
CHECK: JMcG  
DATE: 11/09/2020  
SHEET NUMBER



17. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHWEST



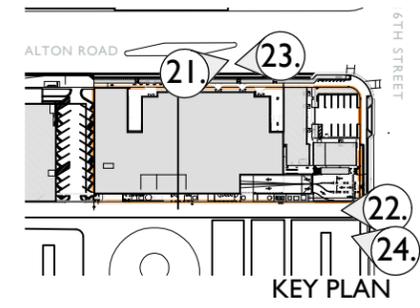
18. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHWEST



19. ALTON CT FACING SOUTH



20. ALTON CT FACING NORTH



PROJECT:



**ROOFTOP  
CINEMA**

1212 Lincoln Rd  
Miami Beach, FL 33139

DRAWING:

SITE PHOTOS



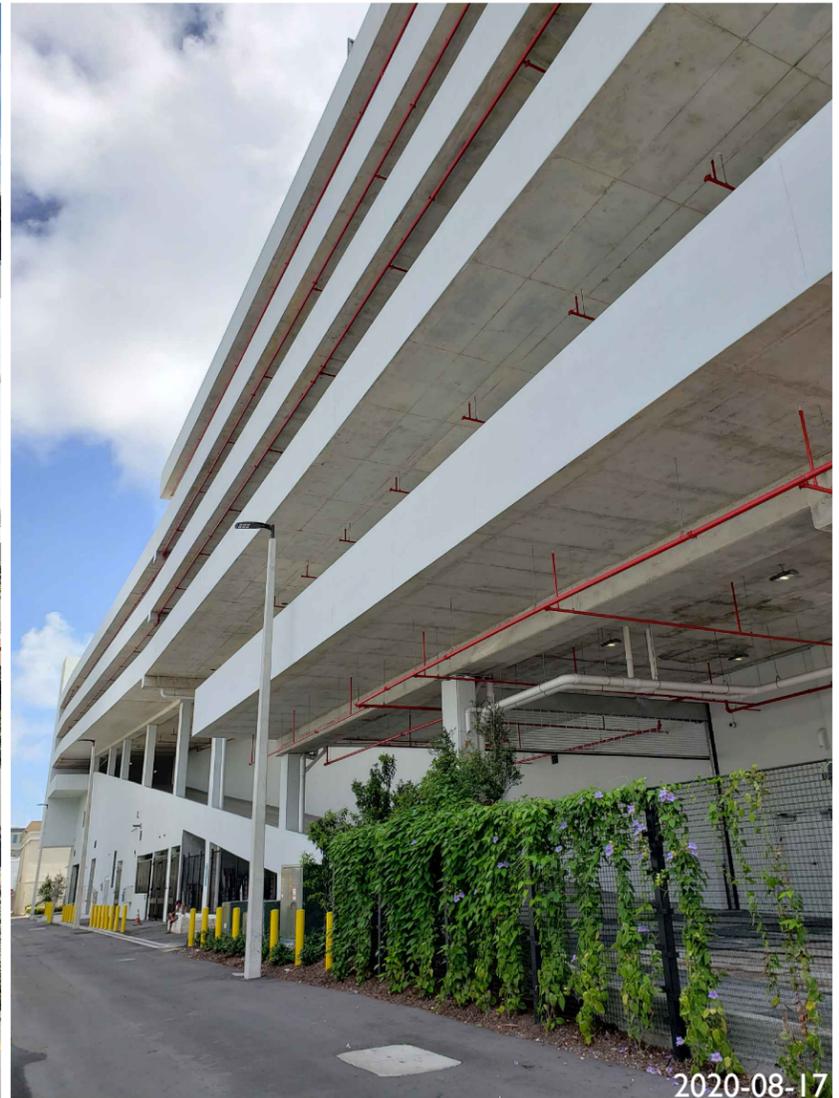
2020-08-17  
21. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING SOUTHEAST



2020-08-17  
22. 16TH STREET ALTON CT FACING NORTH



2020-08-17  
23. 1212 LINCOLN ROAD BUILDING - GARAGE ROOF DECK FACING NORTHEAST



2020-08-17  
24. ALTON CT FACING NORTH

JENNIFER McCONNERY FLORIDA LIC# AR93044  
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SCALE: 3/32" = 1'-0"  
CHECK: JMcG  
DATE: 11/09/2020  
SHEET NUMBER