CHICAGO TITLE INSURANCE COMPANY. SCHEDULE B-II REVISED: JULY 24, 2017 - REVISION N ORDER NO.: 6336043. CUSTOMER REFERENCE: 4711011835 / 401700407SJ. EFFECTIVE DATE: JULY 11, 2017 AT 11:00 PM

6. ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, FILED JUNE 12, 1991, IN OFFICIAL RECORDS BOOK 15062, PAGE 2803. (PARCEL 1) AFFECTS/NOT PLOTTABLE

TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE NOW BETWEEN MBEACH1, LLLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, AS LANDLORD, AND MTV NETWORKS LATIN AMERICA, INC. F/K/A MTV LATINO, INC, A DELAWARE CORPORATION, AS TENANT, AS REFERRED TO IN NOTICE OF LEASE PROHIBITION OF CONSTRUCTION LIENS, FILED JUNE 23, 1995, IN OFFICIAL RECORDS BOOK 16826, PAGE 1861, TOGETHER WITH EXHIBIT "B" TO SECOND AMENDMENT TO LEASE. FILED DECEMBER 13, 1996, IN OFFICIAL RECORDS BOOK 17459, PAGE 3690, AS AFFECTED BY THE AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 30215, PAGE 2007. (PARCEL 1) AFFECTS/NOT PLOTTABLE

8. ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, FILED NOVEMBER 13, 1995, IN OFFICIAL RECORDS BOOK 16987, PAGE 3902. (PARCEL 1 AND PARCEL 2) AFFECTS/NOT PLOTTABLE

9. DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE, FILED MARCH 25, 2005 IN OFFICIAL RECORDS BOOK 23203, PAGE 4868. (PARCEL 1 AND PARCEL 2) AFFECTS/NOT PLOTTABLE

10. ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, FILED MARCH

16, 2006, IN OFFICIAL RECORDS BOOK 24331, PAGE 4824, AS MODIFIED BY THE MODIFIED ORDER RECORDED IN OFFICIAL RECORDS BOOK 29559, PAGE 886. (PARCEL 1 AND PARCEL 2) AFFECTS/NOT PLOTTABLE

12. TERMS AND PROVISIONS OF THE EASEMENT AGREEMENT BETWEEN THE CITY OF MIAMI BEACH,

UIA MANAGEMENT, LLC AND MBEACH1 FILED APRIL 16, 2007, IN OFFICIAL RECORDS BOOK 25537, PAGE 1980, AS AMENDED BY FIRST AMENDMENT TO EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 27213, PAGE 4421. (PARCEL 1 AND PARCEL 2 AND PARCEL 3) AFFECTS/PLOTTED WIDTH OF THE EASEMENT COULD NOT BE DETERMINED BY THE RECORDED DOCUMENTS.

13. TERMS, PROVISIONS AND EASEMENT RIGHTS SET FORTH IN THE PARKING COVENANT IN LIEU OF UNITY OF TITLE, FILED AUGUST 23, 2007, IN OFFICIAL RECORDS BOOK 25878, PAGE 3433. (PARCEL

14. RIGHTS OF TENANTS IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES, AS SHOWN ON THE RENT ROLL ATTACHED AS EXHIBIT B.

16. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS AND ASSIGNS, RECORDED IN OFFICIAL RECORDS BOOK 26660, PAGE 3174 AND THE ANCILLARY RIGHTS INCLUDED THEREIN. (PARCEL 1 AND PARCEL 2)

17. TERMS, PROVISIONS AND OBLIGATIONS, INDEMNIFICATIONS AND EASEMENTS SET FORTH IN THE PARKING EASEMENT AGREEMENT BETWEEN MBEACH1, LLLP AND SUNTRUST BANK RECORDED IN OFFICIAL RECORDS BOOK 26698, PAGE 2154, AS AFFECTED BY THE MEMORANDUM OF COMMENCEMENT RECORDED IN OFFICIAL RECORDS BOOK 26880, PAGE 2164, AS AMENDED BY THE FIRST AMENDMENT TO PARKING EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 27208, AFFECTS/PLOTTED

18. TERMS, PROVISIONS, CONDITIONS, OBLIGATIONS, INDEMNIFICATIONS AND EASEMENT RIGHTS SET FORTH IN THE BANKING EXCLUSIVE AND ATM EASEMENT AGREEMENT BETWEEN MBEACH1, LLLP AND SUNTRUST BANK, RECORDED IN OFFICIAL RECORDS BOOK 26698, PAGE 2180. (PARCEL 1 AND AFFECTS/NOT PLOTTABLE

19. TERMS, PROVISIONS AND OBLIGATIONS OF THE COVENANT RUNNING WITH THE LAND BY MBEACH1, LLLP IN FAVOR OF THE CITY OF MIAMI BEACH, FLORIDA, RECORDED IN OFFICIAL RECORDS BOOK 26911, PAGE 3276. (PARCEL 1 AND PARCEL 2) AFFECTS/PLOTTED

20. TERMS, PROVISIONS AND OBLIGATIONS OF THE ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA (FILE NO. 3435) RECORDED IN OFFICIAL RECORDS BOOK 27061, AFFECTS/NOT PLOTTABLE

21. DECLARATION OF RESTRICTIVE COVENANTS BY MBEACH1, LLLP RECORDED IN OFFICIAL RECORDS AFFECTS/NOT PLOTTABLE BOOK 27092, PAGE 4524. (PARCEL 1 AND PARCEL 2)

22. TERMS, PROVISIONS AND OBLIGATIONS OF THE COVENANT RUNNING WITH THE LAND REGARDING CRANE PAD REMOVAL RECORDED IN OFFICIAL RECORDS BOOK 27429, PAGE 275. (PARCEL 1 AND AFFECTS/NOT PLOTTABLE PARCEL 2) CRANE PAD LOCATION WAS NOT OBSERVED 23. INTENTIONALLY DELETED.

24. INTENTIONALLY DELETED

11. INTENTIONALLY DELETED.

15. INTENTIONALLY DELETED.

25. TERMS AND PROVISIONS OF THE ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, FLORIDA, (FILE NO. 3771) RECORDED IN OFFICIAL RECORDS BOOK 29559, PAGE 890. AFFECTS/NOT PLOTTABLE (PARCEL 1 AND PARCEL 2)

26. TERMS AND PROVISIONS OF THE ORDER OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA (FILE NO. 23103) RECORDED IN OFFICIAL RECORDS BOOK 29618, PAGE 4104, AS MODIFIED IN OFFICIAL RECORDS BOOK 29810, PAGE 1502, AND SUPPLEMENTED IN OFFICIAL RECORDS BOOK 29885, PAGE 2243, AND FURTHER SUPPLEMENTED IN OFFICIAL RECORDS BOOK 30028, PAGE

27. DECLARATION OF EASEMENT AND OPERATING AGREEMENT BETWEEN MBEACH1, LLLP AND UIA MANAGEMENT, LLC, RECORDED IN OFFICIAL RECORDS BOOK 30215, PAGE 2013 WHICH INCLUDES
PROVISIONS FOR SHARED COSTS (PARCEL 1 AND PARCEL 2)

AFFECTS NOT PLOTTABLE PROVISIONS FOR SHARED COSTS. (PARCEL 1 AND PARCEL 2)

28. UNDERGROUND EASEMENT (BUSINESS) TO FLORIDA POWER & LIGHT COMPANY, ITS AFFILIATES, LICENSEES, AGENTS, SUCCESSOR'S AND ASSIGNS, RECORDED IN OFFICIAL RECORDS BOOK 30395, PAGE 1444, INCLUDING BUT NOT LIMITED TO ALL ANCILLARY RIGHTS GRANTED THEREIN. (PARCEL 1) AFFECTS/PLOTTED

RECORDED IN OFFICIAL RECORDS BOOK 26698, PAGE 2228. (PARCEL 1) AFFECTS/NOT PLOTTABLE 30. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, ITS LICENSES, AGENTS, SUCCESSORS AND

ASSIGNS RECORDED IN OFFICIAL RECORDS BOOK 26734, PAGE 3725, AS AFFECTED BY PARTIAL RELEASE OF EASEMENT RECORDED MAY 25, 2017, IN OFFICIAL RECORDS BOOK 30548, PAGE 58, INCLUDING BUT NOT LIMITED TO ALL ANCILLARY RIGHTS GRANTED THEREIN. (PARCEL 2)

AFFECTS/PLOTTED

29. PARKING AND TRASH EASEMENT AGREEMENT BETWEEN MBEACH1, LLLP AND MBEACH3, LLC

31. INTENTIONALLY DELETED.

32. SUBJECT TO THE RIGHTS OF THE PUBLIC TO THE USE OF THE ROADS AND OR SIDEWALKS LYING WITHIN THE INSURED EASEMENT AREA. (PARCEL 3)

33. INTENTIONALLY DELETED.

34. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, FEES AND ASSIGNMENTS CONTAINED IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR 1664 LENOX AVENUE RECORDED JUNE 30, 2017 IN OFFICIAL RECORDS BOOK 30595, PAGE 1673, AS AFFECTED BY THE ASSIGNMENT OF DECLARANT'S RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 30595. PAGE 2011, AND RE-RECORDED IN OFFICIAL RECORDS BOOK 30616, PAGE 1354. (PARCEL 2)

35. AMENDED AND RESTATED DECLARATION OF COVENANTS AND EASEMENTS FOR 1111 LINCOLN ROAD RECORDED JUNE 30, 2017 IN OFFICIAL RECORDS BOOK 30595, PAGE 1633. (PARCEL 1)

36. THIS POLICY EXCEPTS FROM COVERAGE ANY LOSS OR DAMAGE RESULTING FROM THE FAILURE OF THE INSURED EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 30215, PAGE 2013, TO INCLUDE A SPECIFIC LEGAL DESCRIPTION FOR THE EASEMENT PARCELS. (PARCEL 4) (AS TO OWNER'S POLICY

37. THIS POLICY EXCEPTS FROM COVERAGE ANY LOSS OR DAMAGE RESULTING FROM THE FAILURE OF THE INSURED EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 30595, PAGE 1673, TO INCLUDE A SPECIFIC LEGAL DESCRIPTION FOR THE EASEMENT PARCELS. (PARCEL 5) (AS TO OWNER'S POLICY

38. THIS POLICY EXCEPTS FROM COVERAGE ANY LOSS OR DAMAGE RESULTING FROM THE FAILURE OF THE INSURED EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 30595, PAGE 1633, TO INCLUDE A SPECIFIC LEGAL DESCRIPTION FOR THE EASEMENT PARCELS. (PARCEL 6) (AS TO OWNER'S POLICY

ALL OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA.

ZONING AND SITE REQUIREMENTS SUMMARY MIAMI BEACH SITE 1111 LINCOLN ROAD AND

1664 & 1666 LENOX AVENUE MIAMI BEACH, FLORIDA

THE PLANNING & ZONING RESOURCE COMPANY

1300 S. MERIDIAN AVENUE, SUITE 400 OKLAHOMA CITY, OKLAHOMA 73108

TELEPHONE (405) 840-4344 FAX (405) 840-2608

1664 & 1666 LENOX: 0.2752 ACRES OR 11,806 SQUARE FEET +/- (PER SURVEY DATED 9/23/2014)

1.3749 ACRES OR 59,709 SQUARE FEET +/-

O FEET, PER VARIANCE

A. MAXIMUM BUILDING HEIGHT OR STORIES: PER DESIGN REVIEW FILE NO. 19018 -

B. EXISTING BUILDING HEIGHT OR STORIES:2 STORY AND 8 STORY (PER SURVEY)

A. BUILDING DENSITY FORMULA: MAX FAR: LOT AREA EQUAL TO OR LESS THAN

B. APPROXIMATE GROSS BUILDING AREA: 134,841 SQUARE FEET (LINCOLN)

45,000 SQUARE FEET--2.25; LOT AREA GREATER THAN 45,000 SQUARE FEET--2.75

PER APPROVED SITE PLANS:

EXISTING PARKING SPACES PER COUSINS SURVEYORS AND ASSOCIATES, INC. SURVEY. PARKING

YUMMY CHINESE

& SUSHI BAR

NOT INCLUDED

BLOCK 39

(COMMERCIAL)

1.0997 ACRES OR 47,903 SQUARE FEET +/- (PER SURVEY DATED 5/10/2017)

CLOSEST MEASUREMENT

LENOX AVE: 4.6 FEET

NORTH: 0.2 FEET

SOUTH: 0 FEET

WEST: 0.2 FEET

10,100 SQUARE FEET (LENOX)(PER RENT ROLL)

20 SPACES

3 SPACES

23 SPACES

0 SPACES

4 SPACES

3 SPACES

20 SPACES

27 SPACES

22 SPACES

23 SPACES

262 SPACES

270 SPACES

292 SPACES

1664 & 1666 LENOX AVE:

286 REGULAR SPACES

1111 LINCOLN RD:

NO STRIPED PARKING SPACES ON SITE

HANDICAP SPACES

/PARCEL/2

THIS PROJECT

=PARCEL

TOTAL PARKING SPACES

8 SPACES

EXISTING ZONING DESIGNATION: "CD-3" COMMERCIAL HIGH INTENSITY

REQUIRED

NONE REQUIRED

PROPERTY LOCATION AND SIZE

1111 LINCOLN:

2. BUILDING SETBACK

INTERIOR/STREET SIDE:

BUILDING SIZE:

132 FEET TO HIGHEST NON-HABITABLE PROJECTION

EXISTING: 144,941 / 59,709 = 2.43

A. PARKING SPACE FORMULA:

STANDARD SPACES:

RETAIL/RESTAURANT

STANDARD SPACES:

LOADING SPACES:

STANDARD SPACES

ADA SPACES:

EXISTING PARKING: (CARPARK)

TOTAL PARKING (EXCLUDING LOADING):

LOADING SPACES:

EXISTING PARKING ON SURFACE LOT:

RESIDENTIAL (2 UNITS X 2 SPACES)

RELOCATION OF STANDARD SURFACE SPACES:

RELOCATION OF LOADING SURFACE SPACES:

PROPOSED PARKING: (EXIST. BUILDING - VALET ONLY)

B. PARKING SPACES REQUIRED: 292 TOTAL PARKING SPACES

SPACES FIELD COUNTED ON AUGUST 03, 2017.

C. BUILDING SITE AREA REQUIREMENTS: NONE REQUIRED

LAND DESCRIPTION AS SHOWN ON TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY SCHEDULE B-II: REVISED: JULY 24, 2017 - REVISION N. ORDER NO.: 6336043. CUSTOMER REFERENCE: 4711011835 / 401700407SJ. EFFECTIVE DATE: JULY 11, 2017 AT 11:00 PM:

LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 39, COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND: (SEE DETAIL "A" FOR SKETCH)

A PORTION OF LOT 1, LOT 2 AND LOT 3, BLOCK 39, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE RUN NORTH 89 DEGREES 08 MINUTES 55

SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, FOR 6.76 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST, AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, FOR 10.34 FEET TO THE POINT OF BEGINNING OF THE PERAMETRIC LIMIT OF A VOLUME CIRCUMSCRIBING THE EXTERIOR FACE OF THE CONSTRUCTED PENTHOUSE DESCRIBED AS FOLLOWS; THENCE NORTH 89 DEGREES 07 MINUTES 27 SECONDS EAST FOR 152.98 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 32 SECONDS TO A POINT OF TANGENCY; THENCE SOUTH OO DEGREES 53 MINUTES 01 SECONDS EAST FOR 54.27 FEET (THE LAST MENTIONED THREE COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL); THENCE SOUTH 88 DEGREES 18 MINUTES 46 SECONDS WEST FOR 3.78 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 30 SECONDS EAST FOR 30.16 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST FOR 2.79 FEET (LAST MENTIONED THREE COURSES BEING ALONG THE EDGE OF THE CONCRETE STEPS); THENCE SOUTH 00 DEGREES 51 MINUTES 46 SECONDS EAST FOR 3.89 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 14 SECONDS WEST FOR 142.96 FEET (THE LAST MENTIONED TWO COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL) TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 12.56 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 44 SECONDS TO A POINT OF TANGENCY; THENCE NORTH OD DEGREES 54 MINUTES 02 SECONDS WEST FOR 22.07 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 12.53 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 43 MINUTES 10 SECONDS TO A POINT OF TANGENCY (THE LAST MENTIONED THREE COURSES BEING ALONG THE EDGE OF THE CONCRETE RAMP): THENCE NORTH 01 DEGREES 10 MINUTES 52 SECONDS WEST FOR 0.88 FEET; THENCE SOUTH 88 DEGREES 49 MINUTES 08 SECONDS WEST FOR 9.09 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2.00 FEET: THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 3.16 FEET THROUGH A CENTRAL ANGLE OF 90 DEGREES 28 MINUTES 57 SECONDS TO A POINT OF TANGENCY; THENCE NORTH OO DEGREES 41 MINUTES 55 SECONDS WEST FOR 47.48 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 49 MINUTES 22 SECONDS TO THE POINT OF

SAID PARCEL OF LAND LYING BETWEEN THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE SEVENTH LEVEL MEZZANINE STRUCTURAL FLOOR SLAB AND THE LOWER SURFACE OF THE SEVENTH LEVEL MEZZANINE CEILING SLAB BEING BETWEEN ELEVATION 119.57 FEET AND ELEVATION 130.91 FEET, RESPECTIVELY, NATIONAL VERTICAL DATUM

LESS AND EXCEPT THEREFROM: (SEE DETAIL "B" FOR SKETCH)

THAT PORTION OF THE AIRSPACE LYING BELOW THE UPPER UNFINISHED SURFACE OF THE IRREGULAR INCLINED RAMP SLAB, AS CONSTRUCTED, THRU THE SEVENTH LEVEL MEZZANINE SPACE (SEE SECTION "A-A", SHEET 3 OF 4 AND PLAN VIEW SHEET 2 OF 4 OF SURVEY PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC., DATED DECEMBER 13, 2010, UNDER ORDER NUMBER 198169).

LOTS 7 AND 8, BLOCK 39, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA. LESS AND EXCEPT: (SEE DETAIL "C" FOR SKETCH)

A PORTION OF LOT 7, BLOCK 39, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI — DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 7;

THENCE SOUTH 00°48'26" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF 90°02'39" AND AN ARC DISTANCE OF 12.57 FEET; THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT

ON A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE

OF 90°02'39" AND AN ARC DISTANCE OF 47.15 FEET TO THE POINT OF BEGINNING. SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THE FOLLOWING FOUR (4) PARCELS: (SEE DETAIL "D" FOR SKETCH)

PARCEL A: ELEVATOR (C.E.) OF PROPOSED 1111 EAST RESIDENCES CONDOMINIUM DESCRIBED AS FOLLOWS: THE SPACE LYING WITHIN THE FIRST FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOT 7, BLOCK 39, "PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO TH PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING BETWEEN ELEVATIONS (-)0.10' AND 36.10' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 89°08'55" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 47.11 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 3.92 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 6.47 FEET; THENCE NORTH 00°51'05" WEST. A DISTANCE OF 8.50 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 6.47 FEET; THENCE SOUTH 00°51'05" EAST. A DISTANCE OF 8.50 FEET TO THE POINT OF BEGINNING.

PARCEL B: VESTIBULE (C.E.) OF PROPOSED 1111 EAST RESIDENCES CONDOMINIUM DESCRIBED AS FOLLOWS:

THE SPACE LYING WITHIN THE FIRST FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOT 7, BLOCK 39, "PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING BETWEEN ELEVATIONS 4.90' AND 20.27' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 89°08'55" WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 54.62 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 3.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 7.99 FEET; THENCE NORTH 00°51'05" WEST. A DISTANCE OF 9.17 FEET: THENCE NORTH 89°08'55" EAST, A DISTANCE OF 7.99 FEET; THENCE SOUTH 00°51'05" FAST. A DISTANCE OF 9.17 FFFT TO THE POINT OF BEGINNING.

ALL LYING AND BEING SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE

PARCEL C: RESIDENTIAL UNIT 1 OF PROPOSED 1111 EAST RESIDENCES CONDOMINIUM DESCRIBED AS FOLLOWS: THE SPACE LYING WITHIN THE SECOND FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOTS 7 AND 8, BLOCK 39, "PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING BETWEEN ELEVATIONS 22.69' AND 34.02' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00*48'26" WEST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 4.04 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 2.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'55" WEST, A DISTANCE OF 44.04 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 9.04 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 7.80 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 9.83 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 4.20 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 43.92 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 11.00 FEET: THENCE SOUTH 00°51'05" EAST. A DISTANCE OF 6.83 FEET: THENCE NORTH 89°08'55" EAST. A DISTANCE OF 5.08 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 18.96 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 39.96 FEET; THENCE SOUTH 00°51'05" EAST, A DISTANCE OF 74.92 FEET TO THE POINT OF

ALL LYING AND BEING SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE

PARCEL D: RESIDENTIAL UNIT 2 OF PROPOSED 1111 EAST RESIDENCE CONDOMINIUM DESCRIBED AS FOLLOWS: (SEE DETAIL "F" FOR SKETCH) THE SPACE LYING WITHIN THE SECOND FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOTS 7 AND 8, BLOCK 39, "PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING BETWEEN ELEVATIONS 22.69' AND 34.02' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°48'26" WEST ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 4.04 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 54.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°08'55" WEST, A DISTANCE OF 77.57 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 18.08 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 33.21 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 38.75 FEET; THENCE SOUTH 89°08'55" WEST. A DISTANCE OF 33.21 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 18.08 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 73.33 FEET; THENCE SOUTH 00°51'05" EAST, A DISTANCE OF 56.71 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 4.24 FEET; THENCE SOUTH 00°51'05" EAST, A DISTANCE OF 18.21 FEET TO THE POINT OF

ALL LYING AND BEING SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE

LAND DESCRIPTION CONTINUED...

ALTA/NSPS LAND TITLE SURVEY

LAND DESCRIPTION CONTINUED..

TOGETHER WITH EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF, WITHOUT LIMITATION, THE ARCHITECTURAL OVERHANGS AND FEATURES AND BELOW GRADE PILE CAP ENCROACHMENTS AND A SUBSURFACE UTILITY EASEMENT FOR THE INSTALLATION, OPERATION, AND CONTINUING MAINTENANCE OF UNDERGROUND UTILITIES TO BE LOCATED IN THE LINCOLN ROAD, ALTON ROAD, LINCOLN LANE, ALTON COURT AND LENOX AVENUE FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2 AS SET FORTH IN THE CERTAIN EASEMENT AGREEMENT MADE APRIL 11 2007, AMONG THE CITY OF MIAMI BEACH, FLORIDA, UIA MANAGEMENT, LLC, MBEACH1 LLLP AND MBEACH3, RECORDED APRIL 16, 2007, IN OFFICIAL RECORDS BOOK 25537, PAGE 1980; AS AMENDED BY FIRST AMENDMEN' TO EASEMENT AGREEMENT MADE MARCH 9, 2010, AMONG THE CITY OF MIAMI BEACH, FLORIDA, UIA MANAGEMENT LC, MBEACH1 LLLP, MBEACH3, LLC AND SUNTRUST BANK, RECORDED MARCH 15, 2010, IN OFFICIAL RECORDS BOOK 27213, PAGE 4421, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 1 CERTIFIED ONE AND THE SAME AS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 1;

TANGENT CURVE, CONCAVE TO THE NORTHWEST;

89°57'21" AND AN ARC DISTANCE OF 23.55 FEET;

90°02'39" AND AN ARC DISTANCE OF 23.57 FEET;

ORDER NUMBER 198169)

PARCEL 2 CERTIFIED ONE AND THE SAME AS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 7;

TANGENT CURVE CONCAVE TO THE NORTHEAST;

TANGENT CURVE CONCAVE TO THE NORTHEAST:

8.50 FEET TO THE POINT OF BEGINNING.

9.17 FEET TO THE POINT OF BEGINNING.

DISTANCE OF 74.92 FEET TO THE POINT OF BEGINNING.

90°02'39" AND AN ARC DISTANCE OF 12.57 FEET;

ALSO LESS AND EXCEPT THE FOLLOWING FOUR (4) PARCELS:

PAGE 29, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA.

90°02'39" AND AN ARC DISTANCE OF 47.15 FEET TO THE POINT OF BEGINNING.

POINT ON A TANGENT CURVE, CONCAVE TO THE NORTHEAST;

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

COUNTY, FLORIDA, BEING MORE PARTICULARLY AS FOLLOWS:

A PORTION OF LOTS 1, 2, 3, 4, 5 AND 6, BLOCK 39, COMMERCIAL SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 5, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE

THENCE SOUTH 00°48'26" EAST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 135.01 FEET TO A POINT ON A

THENCE SOUTH 89°08'55" WEST ALONG THE SOUTH LINE OF SAID LOTS 1 THROUGH 6, A DISTANCE OF 290.00 FEET TO A

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF

THENCE NORTH 00°48'26" WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 134.99 FEET TO THE POINT OF

A PORTION OF LOT 1, LOT 2 AND LOT 3, BLOCK 39, COMMERCIAL SUBDIVISION OF THE ALTON BEACH REALTY COMPANY

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 5 OF THE PUBLIC RECORDS OF MIAMI-DADE

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 1: THENCE RUN NORTH 89 DEGREES 08 MINUTES 55 SECONDS EAST

THE PERIMETRIC LIMIT OF A VOLUME CIRCUMSCRIBING THE EXTERIOR FACE OF THE CONSTRUCTED PENTHOUSE DESCRIBED AS

FOLLOWS; THENCE NORTH 89 DEGREES 07 MINUTES 27 SECONDS EAST FOR 152.98 FEET TO A POINT OF CURVATURE WITH

A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO

THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 32 SECONDS

MENTIONED THREE COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL): THENCE SOUTH 88 DEGREES 18

THENCE NORTH 89 DEGREES 51 MINUTES 57 SECONDS EAST FOR 2.79 FEET (LAST MENTIONED THREE COURSES BEING

MINUTES 46 SECONDS WEST FOR 3.78 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 30 SECONDS EAST FOR 30.16 FEET

ALONG THE EDGE OF THE CONCRETE STEPS); THENCE SOUTH 00 DEGREES 51 MINUTES 46 SECONDS EAST FOR 3.89 FEET;

THE NORTHEAST AND HAVING A RADIUS OF 8.00 FEÉT; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE

OF 12.56 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 57 MINUTES 44 SECONDS TO A POINT OF TANGENCY; THENCE

NORTH 00 DEGREES 54 MINUTES 02 SECONDS WEST FOR 22.07 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE

CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 8.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 12.53 FEET THROUGH A CENTRAL ANGLE OF 89 DEGREES 43 MINUTES 10 SECONDS TO A POINT OF

TANGENCY (THE LAST MENTIONED THREE COURSES BEING ALONG THE EDGE OF THE CONCRETE RAMP): THENCE NORTH 01

FOR 9.09 FFFT TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 2.00 FEET: THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 3.16 FEET THROUGH A CENTRAL

ANGLE OF 90 DEGREES 28 MINUTES 57 SECONDS TO A POINT OF TANGENCY; THENCE NORTH 00 DEGREES 41 MINUTES 55

SECONDS WEST FOR 47.48 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST AND

MEZZANINE STRUCTURAL FLOOR SLAB AND THE LOWER SURFACE OF THE SEVENTH LEVEL MEZZANINE CEILING SLAB BEING

THAT PORTION OF THE AIRSPACE LYING BELOW THE UPPER UNFINISHED SURFACE OF THE IRREGULAR INCLINED RAMP SLAB,

AS CONSTRUCTED, THRU THE SEVENTH LEVEL MEZZANINE SPACE (SEE SECTION "A-A", SHEET 3 OF 4 AND PLAN VIEW

SHEET 2 OF 4 OF SURVEY PREPARED BY SCHWEBKE-SHISKIN & ASSOCIATES, INC., DATED DECEMBER 13, 2010, UNDER

LOTS 7 AND 8, BLOCK 39, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6,

A PORTION OF LOT 7, BLOCK 39, PALM VIEW SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT

BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI - DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED

THENCE SOUTH 00°48'26" EAST ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT ON A

THENCE NORTH 89°08'55" EAST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 22.02 FEET TO A POINT ON A

THE SPACE LYING WITHIN THE FIRST FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOT 7, BLOCK 39,

"PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO TH PLAT THEREOF, AS RECORDED IN

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7: THENCE SOUTH 89°08'55" WEST ALONG THE SOUTH LINE OF

SAID LOT 7, A DISTANCE OF 47.11 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 3.92 FEET TO THE POINT OF

BEGINNING: THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 6.47 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF

8.50 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 6.47 FEET; THENCE SOUTH 00°51'05" EAST, A DISTANCE OF

THE SPACE LYING WITHIN THE FIRST FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOT 7, BLOCK 39.

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 89°08'55" WEST ALONG THE SOUTH LINE OF

SAID LOT 7, A DISTANCE OF 54.62 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 3.25 FEET TO THE POINT OF

BEGINNING; THENCE SOUTH 89*08'55" WEST, A DISTANCE OF 7.99 FEET; THENCE NORTH 00*51'05" WEST, A DISTANCE OF

9.17 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 7.99 FEET; THENCE SOUTH 00°51'05" EAST, A DISTANCE OF

ALL LYING AND BEING SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY,

THE SPACE LYING WITHIN THE SECOND FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOTS 7 AND 8, BLOCK 39. "PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY COMPANY". ACCORDING TO THE PLAT THEREOF. AS

RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING

LOT 7, A DISTANCE OF 4.04 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 2.07 FEET TO THE POINT OF

BEGINNING; THENCE CONTINUE SOUTH 89°08'55" WEST, A DISTANCE OF 44.04 FEET; THENCE NORTH 00°51'05" WEST, A

DISTANCE OF 9.04 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 7.80 FEET; THENCE NORTH 00°51'05" WEST, A

DISTANCE OF 9.83 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 4.20 FEET; THENCE NORTH 00°51'05" WEST, A

DISTANCE OF 43.92 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 11.00 FEET; THENCE SOUTH 00°51'05" EAST, A

DISTANCE OF 18.96 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 39.96 FEET; THENCE SOUTH 00°51'05" EAST, A

DISTANCE OF 6.83 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 5.08 FEET; THENCE NORTH 00°51'05" WEST, A

ALL LYING AND BEING SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY,

THE SPACE LYING WITHIN THE SECOND FLOOR OF THE IMPROVEMENTS CONSTRUCTED ON A PORTION OF LOTS 7 AND 8,

RIOCK 39 "PAIM VIEW SURDIVISION OF THE ALTON REACH REALTY COMPANY" ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING

LOT 7, A DISTANCE OF 4.04 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 54.58 FEET TO THE POINT OF

WEST, A DISTANCE OF 18.08 FEET: THENCE NORTH 89°08'55" EAST, A DISTANCE OF 73.33 FEET: THENCE SOUTH

BEGINNING: THENCE CONTINUE SOUTH 89°08'55" WEST, A DISTANCE OF 77.57 FEET: THENCE NORTH 00°51'05" WEST, A DISTANCE OF 18.08 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 33.21 FEET; THENCE NORTH 00°51'05" WEST, A DISTANCE OF 38.75 FEET; THENCE SOUTH 89°08'55" WEST, A DISTANCE OF 33.21 FEET; THENCE NORTH 00°51'05"

00°51'05" EAST, A DISTANCE OF 56.71 FEET; THENCE NORTH 89°08'55" EAST, A DISTANCE OF 4.24 FEET; THENCE SOUTH

ALL LYING AND BEING SECTION 34, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY,

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°48'26" WEST ALONG THE EAST LINE OF SAID

PARCEL D: RESIDENTIAL UNIT 2 OF PROPOSED 1111 EAST RESIDENCE CONDOMINIUM DESCRIBED AS FOLLOWS:

BETWEEN ELEVATIONS 22.69' AND 34.02' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°48'26" WEST ALONG THE EAST LINE OF SAID

PARCEL C: RESIDENTIAL UNIT 1 OF PROPOSED 1111 EAST RESIDENCES CONDOMINIUM DESCRIBED AS FOLLOWS:

BETWEEN ELEVATIONS 22.69' AND 34.02' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

"PALM VIEW SUBDIVISION OF THE ALTON BEACH REALTY COMPANY", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6. PAGE 29. OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING BETWEEN

PLAT BOOK 6, PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID SPACE LYING BETWEEN

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 8.00 FEET, A CENTRAL ANGLE OF

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF

SAID LAND SITUATE, LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

PARCEL A: ELEVATOR (C.E.) OF PROPOSED 1111 EAST RESIDENCES CONDOMINIUM DESCRIBED AS FOLLOWS:

ELEVATIONS (-)0.10' AND 36.10' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B: VESTIBULE (C.E.) OF PROPOSED 1111 EAST RESIDENCES CONDOMINIUM DESCRIBED AS FOLLOWS:

ELEVATIONS 4.90' AND 20.27' (NGVD29) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BETWEEN ELEVATION 119.57 FEET AND ELEVATION 130.91 FEET, RESPECTIVELY, NATIONAL VERTICAL DATUM OF 1929.

HAVING A RADIUS OF 1.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT FOR AN ARC DISTANCE OF 1.57 FEET

SAID PARCEL OF LAND LYING BETWEEN THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE SEVENTH LEVEL

THROUGH A CENTRAL ANGLE OF 89 DEGREES 49 MINUTES 22 SECONDS TO THE POINT OF BEGINNING.

DEGREES 10 MINUTES 52 SECONDS WEST FOR 0.88 FEFT: THENCE SOUTH 88 DEGREES 49 MINUTES 08 SECONDS WEST

THENCE SOUTH 89 DEGREES 08 MINUTES 14 SECONDS WEST FOR 142.96 FEET (THE LAST MENTIONED TWO COURSES BEING ALONG THE EXTERIOR FACE OF THE WOOD HANDRAIL) TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO

TO A POINT OF TANGENCY: THENCE SOUTH OO DEGREES 53 MINUTES O1 SECONDS FAST FOR 54.27 FFFT (THE LAST

ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, FOR 6.76 FEET; THENCE SOUTH 00 DEGREES 51 MINUTES 05

SECONDS EAST, AT RIGHT ANGLES TO THE LAST MENTIONED COURSE, FOR 10.34 FEET TO THE POINT OF BEGINNING OF

THENCE NORTH 89°08'55" EAST ALONG THE NORTH LINE OF LOT 1 THROUGH 6, A DISTANCE OF 320.00 FEET;

TOGETHER WITH THOSE CERTAIN EASEMENTS AND RESERVATIONS AND THE RIGHT TO USE SAME AS SET FORTH IN PARAGRAPHS 3(A), 3(B), 3(C), 3(D), 3(E), 3(F), 3(G), 3(H), 3(I), 3(J), 3(K), 3(L), 3(M), 3(N) AND 3(O) OF THAT CERTAIN DECLARATION OF EASEMENT AND OPERATING AGREEMENT MADE AUGUST 31. 2016. BY MBEACH1. LLLP RECORDED SEPTEMBER 1, 2016, IN OFFICIAL RECORDS BOOK 30215, PAGE 2013, FOR THE BENEFIT OF PARCEL 1 AND PARCEL 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THOSE CERTAIN FASEMENTS AND THE RIGHT TO LISE SAME AS SET FORTH IN PARAGRAPHS 4 1 1 4.1.2. 4.1.3. 4.1.4. 4.1.5 OF THAT CERTAIN DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS FOR 1664 LENOX AVENUE MADE JUNE 28. 2017. BY 1664 LENOX. LLC. RECORDED JUNE 30. 2017 IN OFFICIAL RECORDS BOOK 30595, PAGE 1673, AS AFFECTED BY THE ASSIGNMENT OF DECLARANT'S RIGHTS MADE JUNE 28, 2017, BY AND BETWEEN 1664 LENOX, LLC, AS ASSIGNOR, AND 1111 LINCOLN, LLC, AS ASSIGNEE, RECORDED JUNE 30, 2017, IN OFFICIAL RECORDS BOOK 30595, PAGE 2011, FOR THE BENEFIT OF PARCEL 2, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH THOSE CERTAIN EASEMENTS AND THE RIGHT TO USE SAME FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN PARAGRAPHS 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.1.5 AND 4.1.6 OF THAT CERTAIN AMENDED AND RESTATED DECLARATION OF COVENANTS AND EASEMENTS FOR 1111 LINCOLN ROAD, MADE JUNE 28, 2017, BETWEEN MBEACH1, LLLP AND THE ROBERT S. WENNETT REVOCABLE TRUST U/A/D MAY 2, 2008 AND THE MARIO CADER-FRECH REVOCABLE TRUST U/A/D MAY 2, 2008, RECORDED JUNE 30, 2017 IN OFFICIAL RECORDS BOOK 30595, PAGE 1633, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- 2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY. REVISED: JULY 24, 2017 - REVISION N ORDER NO.: 6336043. CUSTOMER REFERENCE: 4711011835 / 401700407SJ. EFFECTIVE DATE: JULY 11, 2017 AT 11:00 PM
- 3. THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE,
- FEDERAL OR OTHER ENTITIES. 4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- 5. UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
- 6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7. BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36
- 8. 1664 & 1666 LENOX AVENUE SITE HAS DIRECT ACCESS FROM LENOX
- AND 20 ALLEY LYING PARALLEL WITH AND SOUTH OF SITE. INDIRECT ACCESS THRU SAID ALLEY FROM ALTON ROAD. 1111 LINCOLN ROAD SITE HAS DIRECT ACCESS FROM LENOX AVENUE, ALTON ROAD, NOW VACATED LINCOLN ROAD AND 20' ALLEY NORTH OF AND PARALLEL TO

NOTE:

THE SITE IN ITS ENTIRETY LIES WITHIN THE FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 8.

FLOOD ZONE INFORMATION COMMUNITY NUMBER 12065 PANEL NUMBER 0317 BASE FLOOD ELEVATION 8 FFECTIVE DATE 09/11/09

NO. 4188 STATE OF

1111 LINCOLN, LLC, A DELAWARE LIMITED LIABILITY COMPANY CHICAGO TITLE INSURANCE COMPANY ALLIANZ LIFE INSURANCE COMPANY OF NORTH AMERICA TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR 1111 LINCOLN JV, LLC, DELAWARE LIMITED LIABILITY COMPANY US VGV REIT HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

CERTIFIED TO:

LONIOP.

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, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17

CERTIFIED TO:

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 23, 2022.

PROFESSIONAL SURVEYOR AND MAPPER FLORIDA

REGISTRATION NO. 4188

00°51'05" EAST, A DISTANCE OF 18.21 FEET TO THE POINT OF BEGINNING.

CERTIFICATE OF AUTHORIZATION: LB # 6448 PHONE (954) 689-7766

CLIENT

LOCATION MAP (NTS)

1111 LINCOLN, LLC

LINCOLN ROAD

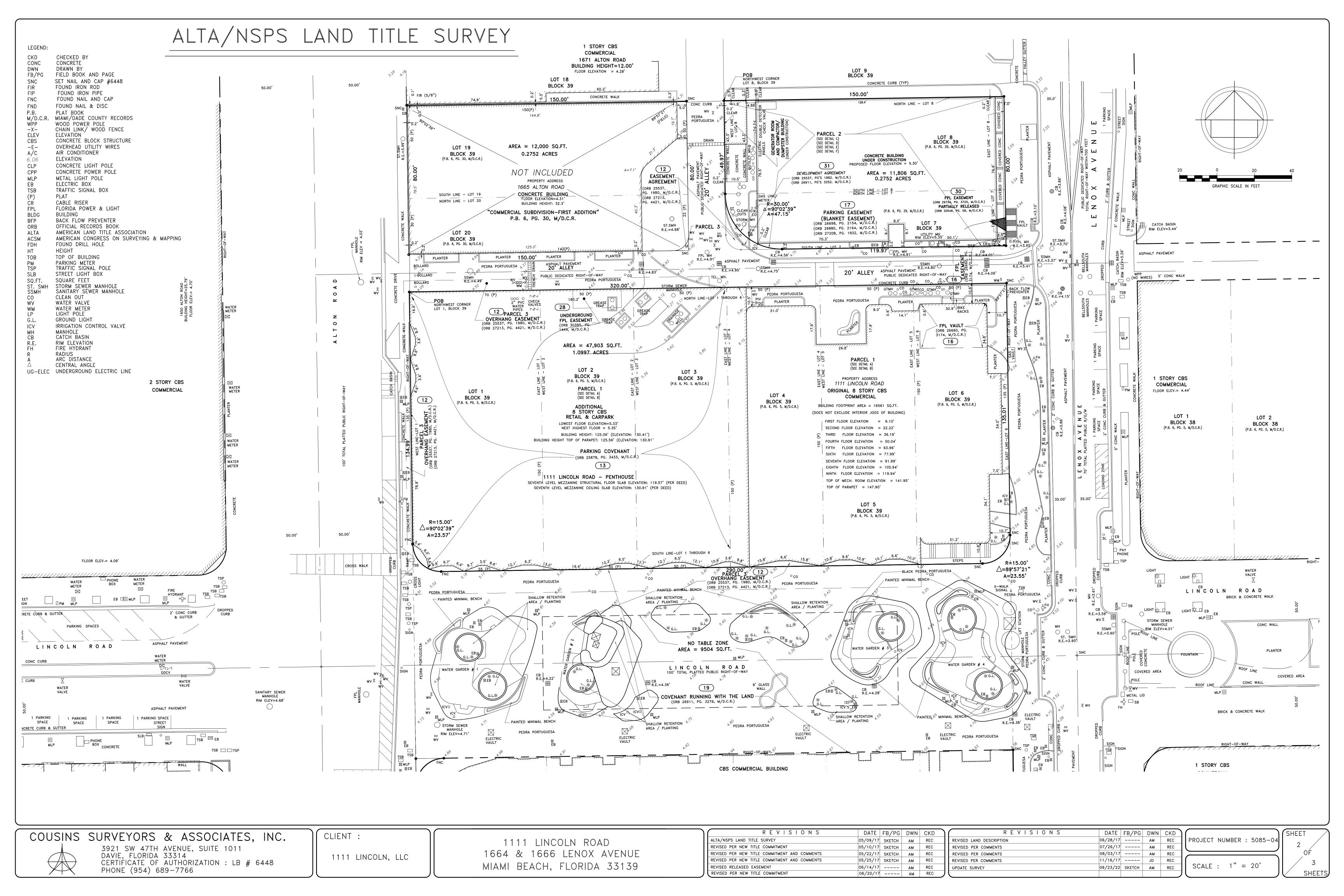
1111 LINCOLN ROAD 1664 & 1666 LENOX AVENUE MIAMI BEACH, FLORIDA 33139

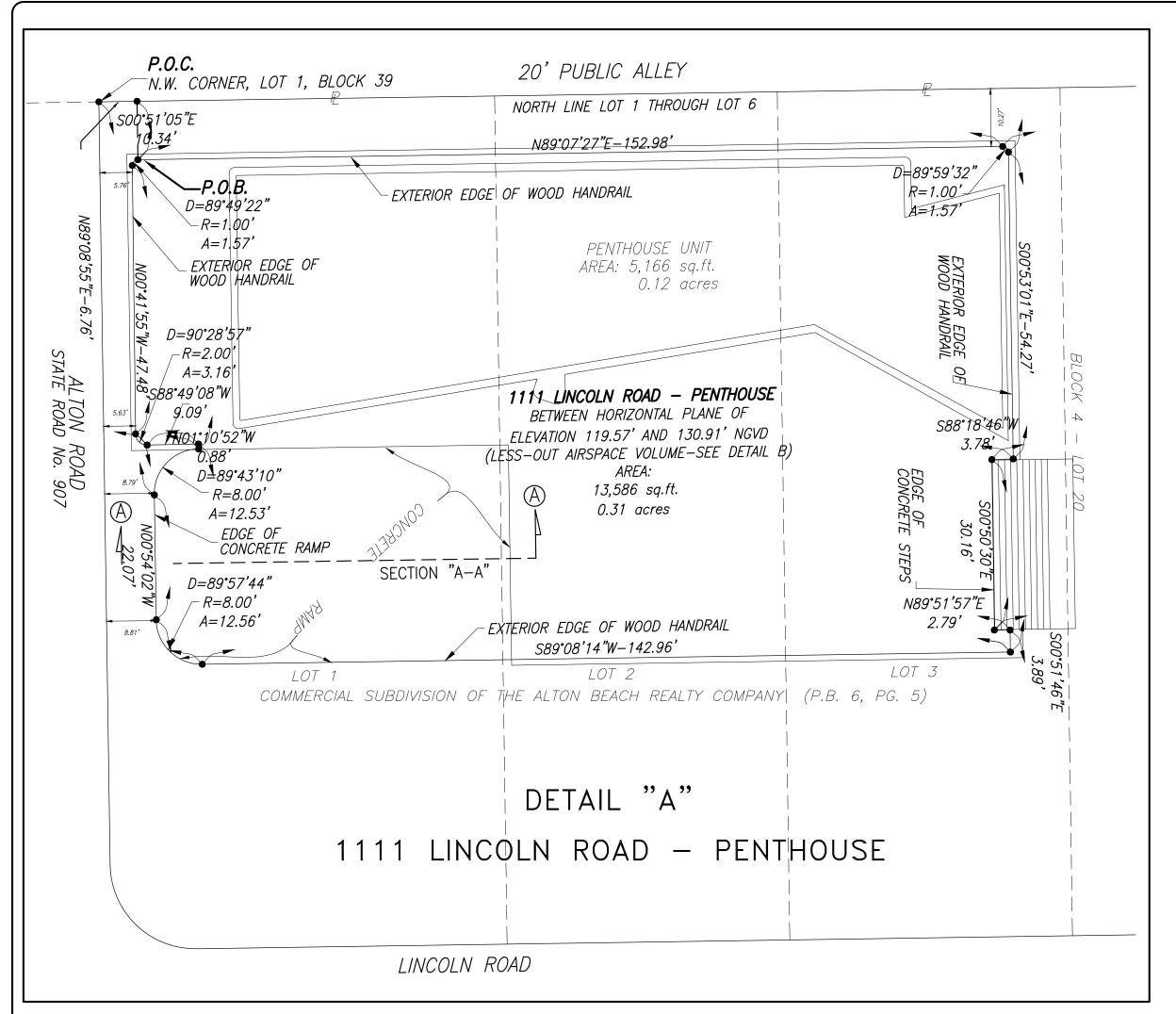
REVISIONS	DATE	FB/PG	DWN	CKD	
TA/NSPS LAND TITLE SURVEY	05/09/17	SKETCH	АМ	REC	
VISED PER NEW TITLE COMMITMENT	05/10/17	SKETCH	АМ	REC	
VISED PER NEW TITLE COMMITMENT AND COMMENTS	05/22/17	SKETCH	АМ	REC	
VISED PER NEW TITLE COMMITMENT AND COMMENTS	05/25/17	SKETCH	АМ	REC	
VISED RELEASED EASEMENT	06/14/17		АМ	REC	
EVISED PER NEW TITLE COMMITMENT	06/20/17		АМ	REC	

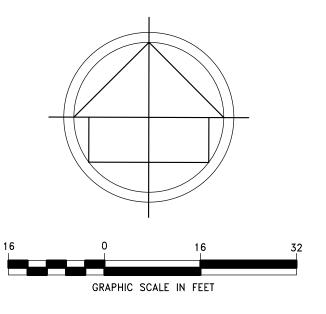
DATE | FB/PG | DWN | CKD REVISED LAND DESCRIPTION 06/28/17 ---- AM REC 07/26/17 ---- AM REC REVISED PER COMMENTS 08/03/17 ---- AM REC REVISED PER COMMENTS 11/16/17 ---- JD REC REVISED PER COMMENTS 09/23/22 SKETCH AM REC UPDATE SURVEY

PROJECT NUMBER : 5085-0 SCALE : 1" = 20'

COUSINS SURVEYORS & ASSOCIATES, INC. 3921 SW 47TH AVENUE, SUITE 1011 DAVIE, FLORIDA 33314

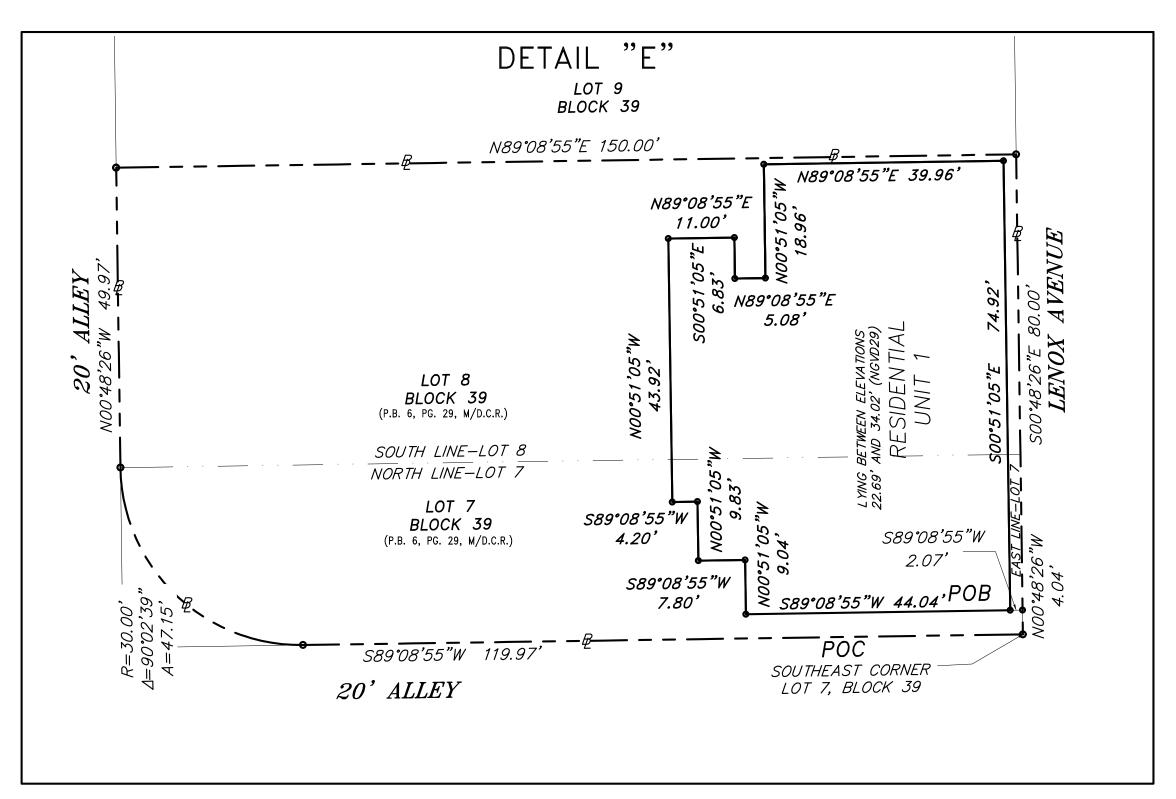


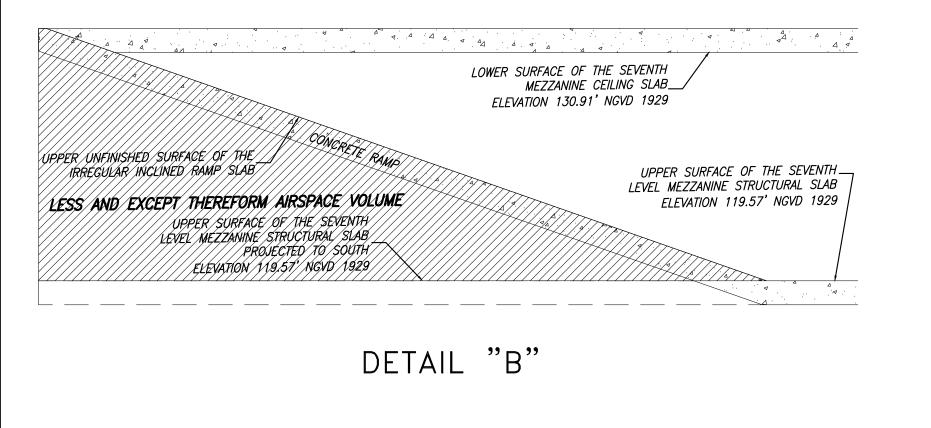


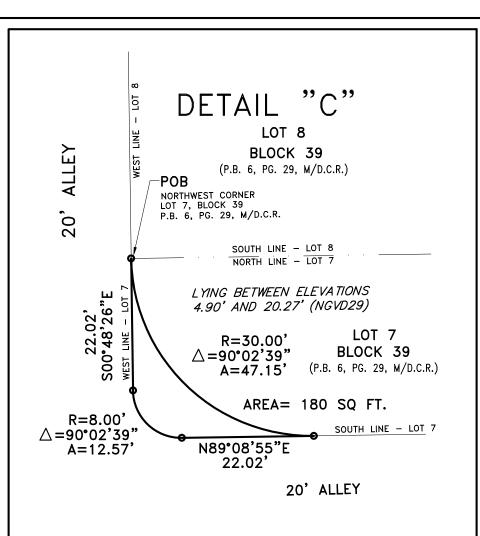


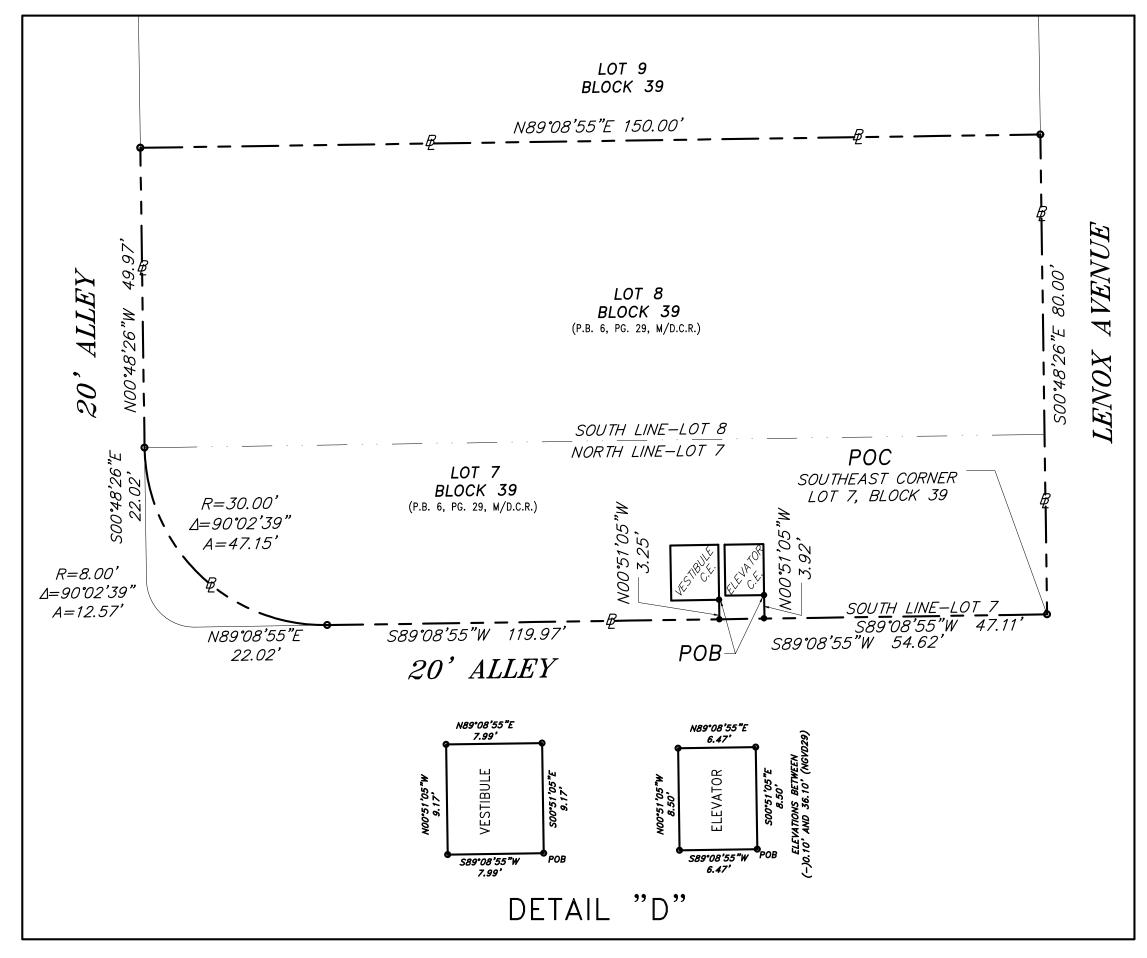
ALTA/NSPS LAND TITLE SURVEY

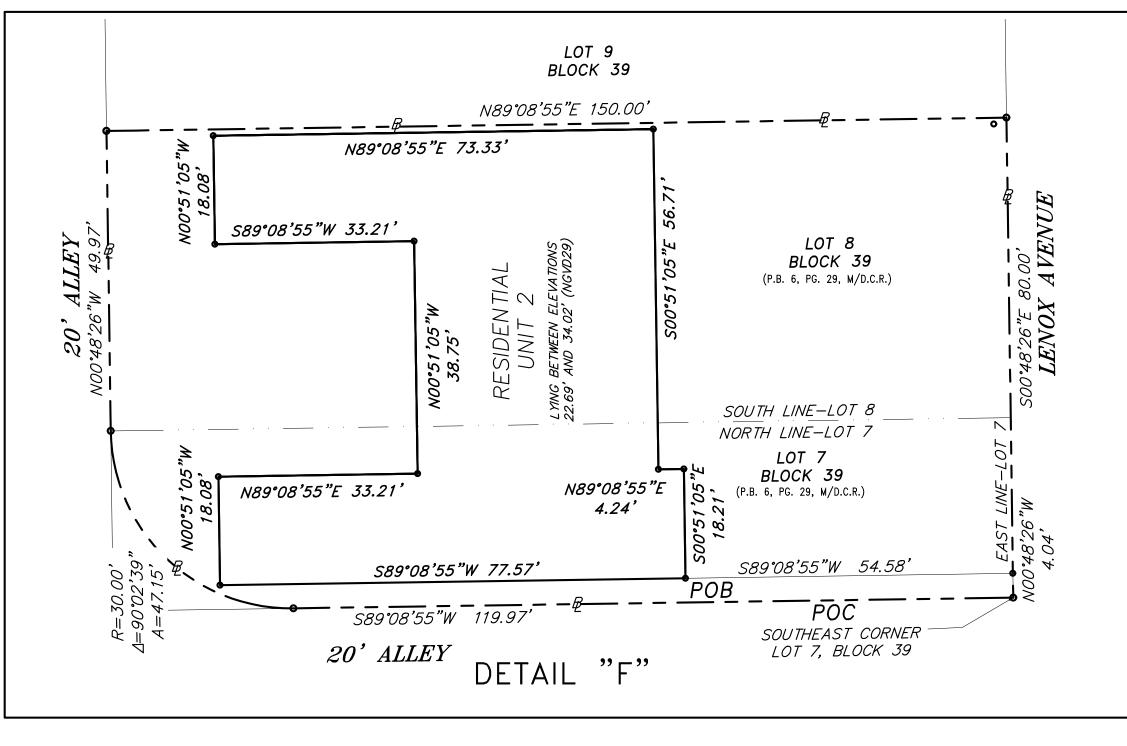
SKETCHES TO ACCOMPANY LEGAL DESCRIPTIONS











COUSINS SURVEYORS & ASSOCIATES, INC. 3921 SW 47TH AVENUE, SUITE 1011

3921 SW 47 DAVIE, FLOR CERTIFICATE PHONE (954

DAVIE, FLORIDA 33314

CERTIFICATE OF AUTHORIZATION: LB # 6448

PHONE (954) 689-7766

CLIENT:
1111 LINCOLN, LLC

1111 LINCOLN ROAD 1664 & 1666 LENOX AVENUE MIAMI BEACH, FLORIDA 33139

)	REVISIONS	DATE	FB/PG	DWN	CKD
	ALTA/NSPS LAND TITLE SURVEY	05/09/17	SKETCH	АМ	REC
	REVISED PER NEW TITLE COMMITMENT	05/10/17	SKETCH	АМ	REC
	REVISED PER NEW TITLE COMMITMENT AND COMMENTS	05/22/17	SKETCH	АМ	REC
	REVISED PER NEW TITLE COMMITMENT AND COMMENTS	05/25/17	SKETCH	АМ	REC
	REVISED RELEASED EASEMENT	06/14/17		АМ	REC
)	REVISED PER NEW TITLE COMMITMENT	06/20/17		АМ	REC

 R E V I S I O N S
 DATE FB/PG DWN CKD

 REVISED LAND DESCRIPTION
 06/28/17 ----- AM REC

 REVISED PER COMMENTS
 07/26/17 ----- AM REC

 REVISED PER COMMENTS
 08/03/17 ---- AM REC

 REVISED PER COMMENTS
 11/16/17 ---- JD REC

 UPDATE SURVEY
 09/23/22 SKETCH AM REC

