

CHICAGO TITLE INSURANCE COMPANY, SCHEDULE B-II REVISED: JULY 24, 2017 - REVISION N ORDER NO.: 6336043. CUSTOMER REFERENCE: 4711011835 / 4017004075J. 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**

7. TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE NOW BETWEEN MBEACH1, LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, AS LANDLORD, AND MTV NETWORKS LATIN AMERICA, INC. F/K/A MY LATV INC., A DELAWARE CORPORATION, AS TENANT, AS REFERRED TO IN NOTICE OF LEASE PROHIBITION OF CONSTRUCTION LENS, FILED JUNE 23, 1995, IN OFFICIAL RECORDS BOOK 18626, 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 16897, 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**

11. INTENTIONALLY DELETED.

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 1960, 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 CANNOT NOT BE DETERMINED BY THE RECORDED DOCUMENTS. APPROXIMATE LOCATION PLOTTED.**

13. TERMS, PROVISIONS AND EASEMENT RIGHTS SET FORTH IN THE PARKING EASEMENT IN LIEU OF UNITY OF TITLE, FILED AUGUST 23, 2007, IN OFFICIAL RECORDS BOOK 29878, PAGE 4433, (PARCEL 1 AND PARCEL 2) **AFFECTS/PLOTTED**

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

15. INTENTIONALLY DELETED.

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

17. TERMS, PROVISIONS AND OBLIGATIONS, INDEMNIFICATIONS AND EASEMENTS SET FORTH IN THE PARKING EASEMENT AGREEMENT BETWEEN MBEACH1, LLP AND SUNTRUST BANK RECORDED IN OFFICIAL RECORDS BOOK 26698, PAGE 2164, AS AMENDED 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, PAGE 1932, (PARCEL 1 AND PARCEL 2) **AFFECTS/PLOTTED**

18. TERMS, PROVISIONS, CONDITIONS, OBLIGATIONS, INDEMNIFICATIONS AND EASEMENT RIGHTS SET FORTH IN THE BANKING EXCLUSIVE AND AT EASEMENT AGREEMENT BETWEEN MBEACH1, LLP AND SUNTRUST BANK, RECORDED IN OFFICIAL RECORDS BOOK 26698, PAGE 2160, (PARCEL 1 AND PARCEL 2) **AFFECTS/NOT PLOTTABLE**

19. TERMS, PROVISIONS AND OBLIGATIONS OF THE COVENANT RUNNING WITH THE LAND BY MBEACH1, LLP 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, PAGE 3259, (PARCEL 1 AND PARCEL 2) **AFFECTS/NOT PLOTTABLE**

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

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 PARCEL 2) **AFFECTS/NOT PLOTTABLE**

CRANE PAD LOCATION WAS NOT OBSERVED

23. INTENTIONALLY DELETED.

24. 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, (PARCEL 1 AND PARCEL 2) **AFFECTS/NOT PLOTTABLE**

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 4157, (PARCEL 1 AND PARCEL 2) **AFFECTS/NOT PLOTTABLE**

27. DECLARATION OF EASEMENT AND OPERATING AGREEMENT BETWEEN MBEACH1, LLP 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**

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

29. PARKING AND TRASH EASEMENT AGREEMENT BETWEEN MBEACH1, LLP AND MBEACH3, LLC, RECORDED IN OFFICIAL RECORDS BOOK 26668, PAGE 2228, (PARCEL 1) **AFFECTS/NOT PLOTTABLE**

30. EASEMENT TO FLORIDA POWER & LIGHT COMPANY, ITS LICENSEES, 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**

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 ONLY)

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 ONLY)

38. THIS POLICY EXCEPTS FROM COVERAGE ANY LOSS OR DAMAGE RESULTING FROM THE FAILURE OF THE INSURED EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 30395, PAGE 1633, TO INCLUDE A SPECIFIC LEGAL DESCRIPTION FOR THE EASEMENT PARCELS, (PARCEL 6) (AS TO OWNER'S POLICY ONLY)

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

ZONING AND SITE REQUIREMENTS SUMMARY
PZR REPORT FOR:
MIAMI BEACH SITE
1111 LINCOLN ROAD AND
1664 & 1666 LENOX AVENUE MIAMI BEACH, FLORIDA

PREPARED BY:
THE PLANNING & ZONING RESOURCE COMPANY

1300 S. MERIDIAN AVENUE, SUITE 400 OKLAHOMA CITY, OKLAHOMA 73108
TELEPHONE (405) 840-4344 FAX (405) 840-2608

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

1. PROPERTY LOCATION AND SIZE

SIZE:
1111 LINCOLN: 1.0997 ACRES OR 47,903 SQUARE FEET +/- (PER SURVEY DATED 5/10/2017)
1664 & 1666 LENOX: 0.2752 ACRES OR 11,806 SQUARE FEET +/- (PER SURVEY DATED 9/23/2014)
TOTAL: 1.3749 ACRES OR 59,709 SQUARE FEET +/-

2. BUILDING SETBACK :

REQUIRED EXISTING
0 FEET 0 FEET
CLOSEST MEASUREMENT
LENOX AVE: 4.6 FEET

FRONT:

NONE REQUIRED NORTH: 0.2 FEET
SOUTH: 0 FEET

INTERIOR/STREET SIDE:

0 FEET, PER VARIANCE WEST: 0.2 FEET

REAR:

3. BUILDING SIZE:

A. MAXIMUM BUILDING HEIGHT OR STORIES: PER DESIGN REVIEW FILE NO. 19018 - 132 FEET TO HIGHEST NON-HABITABLE PROJECTION

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

C. BUILDING SITE AREA REQUIREMENTS: NONE REQUIRED

4. DENSITY:

A. BUILDING DENSITY FORMULA: MAX FAR: LOT AREA EQUAL TO OR LESS THAN 45,000 SQUARE FEET--2.25; LOT AREA GREATER THAN 45,000 SQUARE FEET--2.75
EXISTING: 144,941 / 59,709 = 2.45

B. APPROXIMATE GROSS BUILDING AREA: 134,841 SQUARE FEET (LINCOLN)
10,100 SQUARE FEET (LENOX)(PER RENT ROLL)

5. PARKING:

A. PARKING SPACE FORMULA: PER APPROVED SITE PLANS:

EXISTING PARKING ON SURFACE LOT:
STANDARD SPACES: 20 SPACES
LOADING SPACES: 3 SPACES
23 SPACES

REQUIRED PARKING:
RETAIL/RESTAURANT: 0 SPACES
RESIDENTIAL (2 UNITS X 2 SPACES): 4 SPACES
RELOCATION OF STANDARD SURFACE SPACES: 20 SPACES
RELOCATION OF LOADING SURFACE SPACES: 3 SPACES
27 SPACES

PROPOSED PARKING: (EXIST. BUILDING - VALET ONLY)
STANDARD SPACES: 22 SPACES
LOADING SPACES: 1 SPACE
23 SPACES

EXISTING PARKING: (CARPARK):
STANDARD SPACES: 262 SPACES
ADA SPACES: 270 SPACES

TOTAL PARKING (EXCLUDING LOADING): 292 SPACES

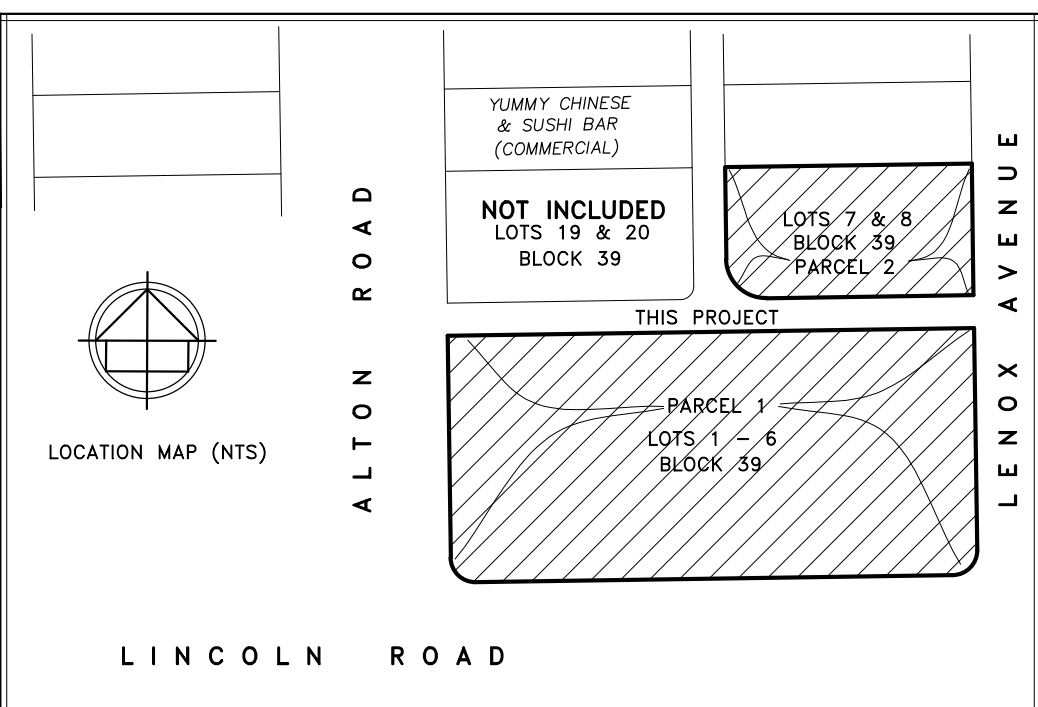
B. PARKING SPACES REQUIRED: 292 TOTAL PARKING SPACES

EXISTING PARKING SPACES PER COUSINS SURVEYORS AND ASSOCIATES, INC. SURVEY. PARKING SPACES FIELD COUNTED ON AUGUST 03, 2017.

1664 & 1666 LENOX AVE:
NO STRIPPED PARKING SPACES ON SITE

1111 LINCOLN RD:

286 REGULAR SPACES
8 HANDICAP SPACES
294 TOTAL PARKING SPACES



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 / 4017004075J. EFFECTIVE DATE: JULY 11, 2017 AT 11:00 PM

PARCEL 1:

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 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 PERMETERIC LIMIT OF A VOLUME CIRCUMSCRIBING THE EXTERIOR FACE OF THE CONSTRUCTED PENTHOUSE DESCRIBED AS FOLLOWS: THENCE SOUTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, FOR 10.34 FEET TO THE POINT OF BEGINNING OF THE PERMETERIC LIMIT OF A VOLUME CIRCUMSCRIBING THE EXTERIOR FACE OF THE CONSTRUCTED PENTHOUSE DESCRIBED AS FOLLOWS: THENCE SOUTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 39, FOR 10.34 FEET TO THE POINT OF BEGINNING OF THE PERMETERIC LIMIT OF A VOLUME CIRCUMSCRIBING THE EXTERIOR FACE OF THE CONSTRUCTED PENTHOUSE DESCRIBED AS FOLLOWS: THENCE SOUTH 89 DEGREES 08 MINUTES 55 SECONDS EAST, ALONG 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ALTA/NSPS LAND TITLE SURVEY

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
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
WPP	WOOD POWER POLE
-X-	CHAIN LINK / WOOD FENCE
ELEV	ELEVATION
CBS	CONCRETE BLOCK STRUCTURE
-E-	OVERHEAD UTILITY WIRES
A/C	AIR CONDITIONER
6.06	ELEVATION
CLP	CONCRETE LIGHT POLE
CPP	CONCRETE POWER POLE
MLP	METAL LIGHT POLE
EB	ELECTRIC BOX
TSB	TRAFFIC SIGNAL BOX
(P)	PLAT
FPL	CABLE RISER
BLDG	FLORIDA POWER & LIGHT
BFP	BUILDING
ORB	BACK FLOW PREVENTER
ALTA	OFFICIAL RECORDS BOOK
ACSM	AMERICAN LAND TITLE ASSOCIATION
FDH	AMERICAN CONGRESS ON SURVEYING & MAPPING
HT	HEIGHT
TOB	TOP OF BUILDING
PM	PARKING METER
TSP	TRAFFIC SIGNAL POLE
SLB	STREET LIGHT BOX
SQ.FT.	SQUARE FEET
SSMH	STORM SEWER MANHOLE
CO	CLEAN OUT
WV	WATER VALVE
WM	WATER METER
LP	LIGHT POLE
G.L.	GROUND LIGHT
ICV	IRRIGATION CONTROL VALVE
MH	MANHOLE
CB	CATCH BASIN
R.E.	RIM ELEVATION
FM	FIRE HYDRANT
R	RADIUS
A	ARC DISTANCE
△	CENTRAL ANGLE
UG-ELEC	UNDERGROUND ELECTRIC LINE

2 STORY CBS
COMMERCIAL

1550 ALTON ROAD
BUILDING HEIGHT=25.79'
FLOOR ELEV.= 4.09'

100' TOTAL PLATTED PUBLIC RIGHT-OF-WAY

CONCRETE

WATER METER

WATER METER

WATER METER

WATER METER

WATER METER

WATER METER

WATER METER

WATER METER

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COUSINS SURVEYORS & ASSOCIATES, INC.
3921 SW 47TH AVENUE, SUITE 1011
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
05/08/17	SKETCH	AM	REC
05/10/17	SKETCH	AM	REC
05/22/17	SKETCH	AM	REC
05/25/17	SKETCH	AM	REC
06/14/17	SKETCH	AM	REC
06/20/17	SKETCH	AM	REC

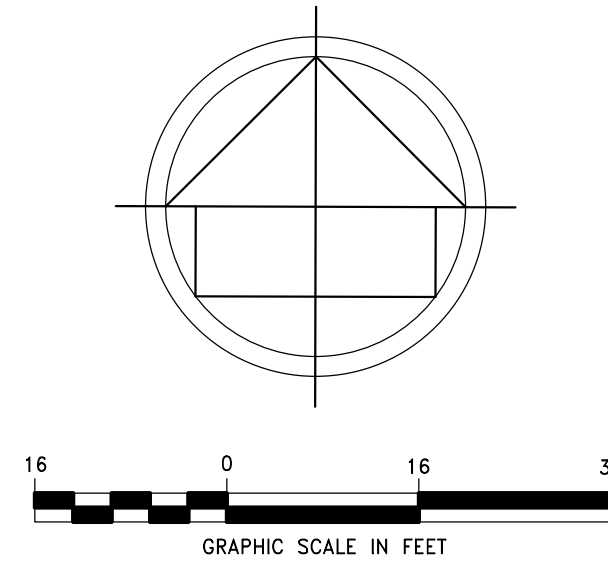
REVISIONS

DATE	FB/PG	DWN	CKD
06/28/17	SKETCH	AM	REC
07/26/17	SKETCH	AM	REC
08/03/17	SKETCH	AM	REC
11/16/17	SKETCH	AM	REC
09/23/22	SKETCH	AM	REC

PROJECT NUMBER : 5085-04

SCALE : 1" = 20'

SHEET
2
OF
3
SHEETS



3 OF 3 SHEETS