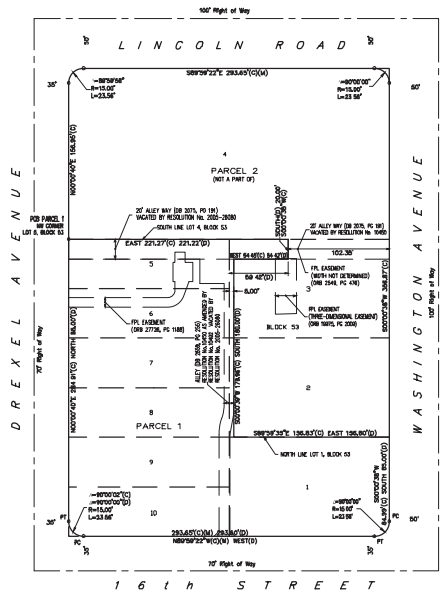
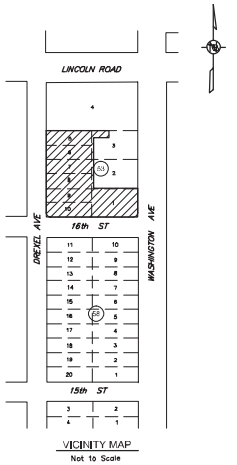
SKETCH OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE 1" = 50'



LEGAL DESCRIPTION:

Parcel 1, Revised (THE SUBJECT PARCEL):

Lots 1, 5, 6, 7, 8, 9 and 10, together with the West 5.0 feet of Lots 2 and 3 and the East 54.42 feet of the West 59.42 feet of the North 20.00 feet of Lot 3, all in Block 53, PINE RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida.

PARCEL 2 (NOT A PART):

Lots 2, 3 and 4, Block 53, of Pine Ridge Subdivision, a subdivision recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida; LESS the West 5.0 feet of Lots 2 and 3 and ALSO LESS that the portion of the North 20 feet of Lot 3, which lies West of a line 102.36 feet West of and parallel with the East line of Lot 3.

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the South line of Lot 4, Block 53, of said Pine Ridge Subdivision, bears East. All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, (NGVD 1929). Elevations are based on Miami-Dade County benchmark D-149: the same being a PK nail and brass washer set in a concrete gutter at Southeast corner of intersection, located at 27 feet South of the centerline of NE 15th Street and 32 feet West of the centerline of Meridian Avenue, elevation 4.18 feet.

The accuracy obtained for all horizontal control measurements and office calculations of closed geometric figures, meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15 a f.A.C. of 1 foot in 10,000 feet for Commercial Areas. The elevations as shown are based on a closed level loop to the benchmark noted above, and meets or exceeds the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers as contained in Chapter 5J-17.051(3)(b)15 a f.A.C. of a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The Surveyed Parcel represents a survey of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 53, of the said plat of PINE RIDGE SUBDIVISION, the same being Parcel 1 and Parcel 2 when taken together, including the alleys dedicated in Deed Book 2075 at Page 191 and Official Record Book 2559 at Page 255, (Pursuant to Miami Beach, Florida Resolution No. 2005-26080 the alleyways were vacated and deed by QUIT CLAIM DEED, recorded in in Official Records Book 30008, Page 4775.)

This SKETCH OF BOUNDARY SURVEY of the surveyed parcel is based on: (i) recovered monumentation and (ii) the underlying record plat of PINE RIDGE SUBDIVISION, recorded in Plat Book 6 at Page 34. And the sketch of Boundary Survey ALTA/ACSM LAND TITTLE SURVEY prepared by this office under sketch Number 1891, last revised 7/15/15

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured and platted dimensions is delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Platted dimensions (P) are based on the aforementioned plat of PINE RIDGE SUBDIVISION.

The Subject Property does lie within a Special flood Hazard Area (SFHA) as shown on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map No. 12086C0317L, Community No. 120651, bearing an effective/revised date of September 11, 2009. Said map delineates the herein described land to be situated within Zone AE, base flood elevation 8 feet.

The area of Parcel 1 Revised, as described herein including the area of the excluded alleys referenced therein, contains 66,706 square feet more or less (1.53 Acres more or less). The area of Parcel 2, as described herein, contains 85,917 square feet more or less (1.97 Acres more or less.) The total area of the Surveyed Parcel as described herein contains 152,525 square feet more or less (3.56 Acres more or less.)

There are 479 standard parking spaces and 10 handicap parking spaces in the Parking Garage for a total of 489 parking spaces. (Based on May 18, 2013 survey, as last revised July 15, 2015).

Only the surface indications of the underground utilities have been located in the field. The location of underground utility lines on or adjacent to the property was not secured. The Surveyor has performed no subsurface investigation or determined the location of underground facilers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appurtenances shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using.

The names of the adjoining owners and the associated tax folio number are based on the web based Re-Miami-Dade County Property Appraiser's Property Search Summary Report.

There is no observable evidence of earth moving work, building construction or building additions within recent months.

There is no evidence of proposed changes in right of way made known to the Surveyor. There is no observable evidence of recent street or sidewalk construction or repairs.

There is no observable evidence that any portion of site lies within a wetland area, nor was there any evidence provided to the surveyor that the site was delineated as a wetland area by the appropriate authorities.

The easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the surveyor as noted in Schedule BII. of the First American Title Insurance Company, Commitment for Title Insurance, File Number 1082-3324008, with an effective date of March 24, 2015, as to the extent they can be located are shown hereon or otherwise noted as to their effect on the Property as follows:

Note Parcel 1, noted as Revised herein, reflects the vacation of the alleyways pursuant to City of Miami Beach, Florida Resolution No. 2005-26080 noted below. Parcel 2 as noted in the aforementioned Commitment is not included within the scope of this survey.

Item 9) There is no roadway dedication statement, easements or setback restrictions shown or noted on the face of the plat of PINE RIDGE SUBDIVISION, as recorded in Plat Book 6 at Page 34. The aforementioned plat does not disclose any other platable conditions affecting the subject property.

Item 10) The lands subject to the lease, described in Exhibit 'B' to the Short Form Lease, recorded in Official Records Book 21005, Page 2950, lies wholly within the Surveyed Parcel as described herein. The depiction of the location of the retail space in Exhibit 'D' to said Lease lies within Parcel 2 as described herein. The effect of the lease on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 11) The East-West alleyway recorded in Deed Book 2075, Page 191 as evidenced in City of Miami Beach Resolution No. 10450 together with the vacation of the East 102.36 feet of the said East-West alleyway and the dedication of the North-South alleyway as modified by Resolution No. 10450 is platted hereon. (City of Miami Beach Resolutions are available on the City of Miami Beach Official Website - www.miamibeachfl.gov via Weblink). Said alleys as modified are the excluded alleyways described in Parcel 1.

Item 12) The North-South alleyway recorded in Official Record Book 2559 at Page 255, is one and the same as the North-South alleyway evidenced in City of Miami Beach Resolution No. 10450 as modified by Resolution No. 10492. said alleyway is platted hereon and lies wholly within Parcel 1.

Item 13) The easement in favor of Florida Power & Light Company, for an underground duct bank and cables and the right of ingress and egress, described in that certain Document, recorded in Official Records Book 2540, Page 479 lie within the East 102.36 feet of the North 20 feet of Lot 3, Block 53, of said PINE RIDGE SUBDIVISION, the said area is platted hereon and lies within Parcel 2. Noting however, the specific easement width and vertical limits are not defined. The underground duct bank and cables run under the entire length of the suspended floor slab of the portion of the building over the aforementioned strip of land with an excavated space above the duct bank to permit access in case of future failures to the duct bank, not visible to the Surveyor.

Item 14) The easement, described in that certain Document, recorded in Official Records Book 19973, Page 2009 lie within Parcel 2 and is platted hereon. Said easement is a "three-dimensional easement" with a height limitation of 12 feet, however the base reference is not noted.

Item 15) The easement, described in the Underground Easement, recorded in Official Records Book 27729, Page 1188 lie within Parcel 1 between elevation (-) 4.0 feet and elevation 17.0 feet , relative to the National Geodetic Vertical Datum and is plotted hereon.

Item 16) The lands described in Exhibit 'A' to the Notice of Landlord, recorded in Official Records Book 24315, Page 826, lie wholly within the Surveyed Parcel as described herein. The effect of the Notice on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 17) The lands subject to the lease, described in Exhibit "A" to the Memorandum of Lease, recorded in Official Records Book 13728, Page 2473, being a portion of Lot 4 of approximately 4,400 square feet of ground floor space, lie wholly within the Surveyed Parcel as described herein. The description of the exclusive easement for the installation and maintenance of a sign on the exterior of the leased premises is vague and cannot be plotted. The effect of the memorialized lease on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 18) The description of the Exhibit "A" premises, the area subject to the lease, described in to the Non-Disturbance and Attornment Agreement, recorded in Official Records Book 13725, Page 898, was not included and/or attached to the recorded document. The lands subject to the mortgage, described in Exhibit 'A' to the Purchase Money Wraparound Mortgage, recorded in Official Records Book 13361, Page 873, as evidenced in the aforementioned Non-Disturbance and Attornment Agreement, lie wholly within the Surveyed Parcel as described herein. The effect of the Non-Disturbance and Attornment Agreement on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 19) The lands subject to the Conditional Use Permits recorded in Official Records Book 22925, Page 516; Official Records Book 25230, Page 167; Official Records Book 25254, Page 3677; Official Records Book 26275, Page 3743; Official Records Book 27717, Page 3864; Official Records Book 27918, Page 2674 and Official Records Book 27763, Page 2548 all lie within the Surveyed Parcel as described herein. The effect of the Conditional Use Permits on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 20) The lands subject to the Orders of the Board of Adjustment of the City of Miami Beach, Florida recorded in Office Records Book 13728, Page 2585; Official Records Book 14546, Page 3652; Official Records Book 20050, Page 653; Official Records Book 20601, Page 1310; Official Records Book 24340, Page 1336; Official Records Book 25852, Page 969 and Official Records Book 27157, Page 1936 all lie within the Surveyed Parcel as described herein. The effect of the Orders of the Board of Adjustment on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 21) The lands subject to the Orders of the Historic Preservation Board of the City of Miami Beach, Florida recorded in Official Records Book 20521, Page 3136; Official Records Book 23472, Page 2981; Official Records Book 26227, Page 4658; Official Records Book 26191, Page 3242 and Official Records Book 26956, Page 821 all lie within the Surveyed Parcel as described herein. The effect of the Orders of the Historic Preservation Board on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 22) The lands described in Exhibit "A" to the Declaration of Restrictive Covenants in Lieu of Unity of Title, recorded in Official Records Book 25018, Page 1153, are one and the same parcel of land as described in Parcel 1 as described herein. Said Declaration promotes for the nonexclusive use of 175 parking spaces within the parking facility located within Parcel 1 during a specific time frame. The effect of the restrictions on the subject property is not a survey issue and lies outside of the scope of this survey.

NOTE: Pursuant to Resolution No. 2005-26080, made known to the Surveyor, the Mayor and the City Commission of the City of Miami Beach, Florida authorized the vacation the two remaining alleys within Block 53 (the East-West alley recorded in Deed Book 2075, Page 191 and the North-South alleyway recorded in Official Record Book 2559 at Page 255 as modified by City of Miami Beach Resolution No. 10450 and further modified by City of Miami Beach Resolution No. 10492 referenced under Items 11 and 12 above). Said remaining alleys were deeded to the underlying property owners, pursuant to that certain QUIT CLAIM DEED, dated March 15, 2016 and recorded March 23, 2016 in Official Records Book 30008, Page 4775.

NOTE: all recording references noted hereon, refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.

SURVEYOR'S CERTIFICATION:

To 420 Lincoln Road Associates, LTD, a Florida limited partnership and 420 Lincoln Road Development, LLC, a Florida limited liability company:

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based meets the **Standards of Practice**, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code, under Sections 5J-17.051 and 5J-17.052 and is a "BOUNDARY SURVEY" as defined in Section 5J-17.050(10)(b).

Dated: _____

E.R. BROWNELL & ASSOCIATES, INC.

_____
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

The survey map and notes and/or report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Any additions or deletions to the survey map and notes and/or report by other than the signing party or parties is prohibited without written consent of the signing party or parties

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS & MAPPERS
2828 S.W. 27th Avenue Suite 100 Miami, Florida 33133
305-448-8882 WWW.ERBROWNELL.COM Fax 305-445-3670 (FAX)

Drawn:	Ref.	F.B.	R.S./PG#	No.	LB761
Chk. by:	T.B.	Scale: 1"=50'	Date: 03-18-2019	Cert/Rectifon	

420 LINCONL ROAD
MIAMI BEACH

No.	Date	Apvd.	Job No.	Description
1	6/26/15		3185-1	Revised Legal Description
2	7/15/15		3185-2	Revised per Lawyers
3	10/19/15	JH	3185	Revised per Comments
4	8/6/17	TB	3383	Revised per Comments

Reference Sketch LS-1185 & LS-3187

Sheet 1 OF 2
J.N. 57885
Sk. No.
LS-3212

Stantec
One Biscayne Tower Suite 1670
Two South Biscayne Blvd. Miami, FL 33131
T: 305.482.8700
www.stantec.com

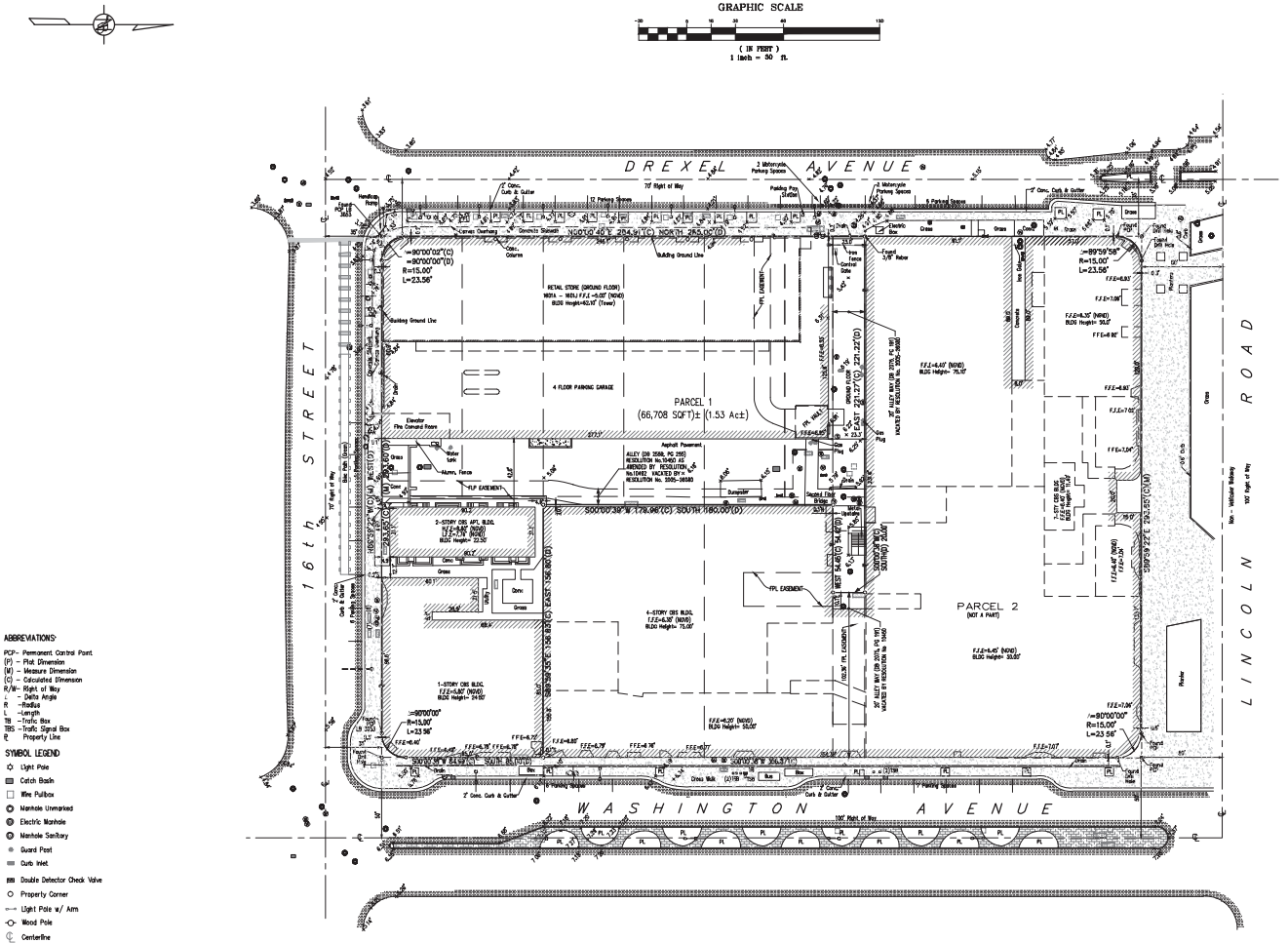
Lic#: AA26000733
Jonathan Cardello
Lic#: AR93391

HPB SUBMITTAL
8.03.2017

NOTE:
SURVEY NOT TO SCALE

PROJECT # 219420505

SKETCH OF BOUNDARY SURVEY


GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
DREXEL AVENUE
16th STREET
LINCOLN ROAD
WASHINGTON AVENUE
PARCEL 1
(66,708 SQFT)± (1.53 Ac±)
PARCEL 2
(NOT A PART)
4 FLOOR PARKING GARAGE
RETAIL STORE (GROUND FLOOR)
N90°00'00"E 254.91'(C) NORTH 255.00'(D)
S00°00'38"W 178.98'(C) SOUTH 180.00'(D)
S89°59'22"E 200.00'(C)(M)
N00°00'38"E 178.98'(C) NORTH 180.00'(D)
N89°59'22"W 200.00'(C)(M)
S00°00'38"W 84.49'(C) SOUTH 85.00'(D)
N00°00'38"E 306.37'(C)
S89°59'22"E 54.49'(C) 54.49'(D)
N89°59'22"W 54.49'(C) 54.49'(D)
S00°00'38"W 306.37'(C)
1-STORY CBS APT. BLDG.
F.F.E.=9.40' (NGVD)
BLDG Height= 22.50'
1-STORY CBS BLDG.
F.F.E.=6.80' (NGVD)
BLDG Height= 24.50'
4-STORY CBS BLDG.
F.F.E.=6.40' (NGVD)
BLDG Height= 75.00'
3-STY CBS BLDG.
F.F.E.=6.40' (NGVD)
BLDG Height= 75.00'
F.F.E.=6.45' (NGVD)
BLDG Height= 33.00'
F.F.E.=6.20' (NGVD)
BLDG Height= 33.00'
F.F.E.=6.30' (NGVD)
BLDG Height= 50.0'
F.F.E.=6.40' (NGVD)
BLDG Height= 75.00'
F.F.E.=7.08'
F.F.E.=6.83'
F.F.E.=7.02'
F.F.E.=7.04'
F.F.E.=7.06'
F.F.E.=6.76'
F.F.E.=6.78'
F.F.E.=6.85'
F.F.E.=6.77'
F.F.E.=6.97'
F.F.E.=7.07'
=90°00'00"(C)
=90°00'00"(D)
R=15.00'
L=23.56'
=89°59'38"
R=15.00'
L=23.56'
=90°00'00"
R=15.00'
L=23.56'
20' ALLEY (OR 3556, PG 1951) RESOLUTION No.10460 AS AMENDED BY RESOLUTION No.10462 VACATED BY RESOLUTION No. 2005-26580
20' ALLEY (OR 3556, PG 1951) VACATED BY RESOLUTION No. 2005-26580
FPL EASEMENT
FLF EASEMENT
Elevator Fire Command Room
Water Tank
Dumpster
Second Floor Bridge
Ground Floor Entrance
Roof Access
Roof Hatch
Roof Overhang
Concrete Stairwell
Building Ground Line
Concrete Column
Handicap Ramp
Bike Rack (Typ.)
Bench
Planter
Trash Can
Fire Hydrant
Water Valve
Water Meter
Gas Valve
Gas Meter
Electric Box
Light Pole
Sign
Traffic Box
Traffic Signal Box
Catch Basin
Manhole Sanitary
Manhole Unmarked
Electric Manhole
Guard Post
Curb Inlet
Wire Pullbox
Double Detector Check Valve
Property Corner
Light Pole w/ Arm
Wood Pole
Centerline
Valve Water
Valve Gas
Meter Water
Single Support Sign
Aluminum Fence
Chain Link Fence
Wood Fence
Concrete Wall
Concrete Curb & Gutter
Asphalt Pavement
Concrete Sidewalk
Crosswalk
Striping
Parking Spaces
Motorcycle Parking Spaces
Parking Pay (Station)
Handicap Parking Space
Bus Parking Space
Loading Zone
Bus Stop
Bus Shelter
Bus Bench
Bus Bay
Bus Pad
Bus Box
Bus Sign