

ADJACENT USES

**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: SUNTRUST BANK
IN CARE OF: PATRICK POWERS
ADDRESS: 13404 NW 5TH CT
PLANTATION, FL 33325

RECEIPT NUMBER: RL-10002102
Beginning: 10/01/2013
Expires: 09/30/2014
Parcel No: 0232340170140

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

A Certificate of Use / Business Tax Receipt issued under this article does not waive or supersede other City laws, does not constitute City approval of a particular business activity and does not excuse the licensee from all other laws applicable to the licensee's business.

This Receipt may be transferred:

A. Within 30 days of a bona fide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

TRADE ADDRESS: 1666 ALTON RD
Code: 020000 Certificate of Use/Occupation: BUILDING & LOAN, FINANCIAL INSTITUTIONS

CERTIFICATE OF USE: 400
SQUARE FOOTAGE: 14000
OF UNITS: Y
C.U.# OF UNITS: Y
Building_Loan_FF: Y

FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
FIRST CLASS
U.S. POSTAGE
PAID
MIAMI BEACH, FL
PERMIT No. 1525

**CITY OF MIAMI BEACH
CERTIFICATE OF USE, ANNUAL FIRE FEE, AND BUSINESS TAX RECEIPT**

1700 Convention Center Drive
Miami Beach, Florida 33139-1819

TRADE NAME: 11 11 RESIDENCES CONDOMINIUM ASSOCIATION, INC.
IN CARE OF: MARIO CASARICH
ADDRESS: 1111 LINCOLN RD, STE 700
MIAMI BEACH, FL 33139-2402

RECEIPT NUMBER: RL-10005700
Beginning: 10/01/2015
Expires: 09/30/2016
Parcel No: 0232340170140

A penalty is imposed for failure to keep this Business Tax Receipt exhibited conspicuously at your place of business.

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This Receipt may be transferred:

A. Within 30 days of a bona fide sale, otherwise a complete annual payment is due.

B. To another location within the City if proper approvals and the Receipt are obtained prior to the opening of the new location.

TRADE ADDRESS: 1666 ALTON RD
Code: 800000 Certificate of Use/Occupation: CONDOMINIUM

CERTIFICATE OF USE: 300
SQUARE FOOTAGE: 4
OF UNITS: 4
C.U.# OF UNITS: 4
Condominium_FF: Y

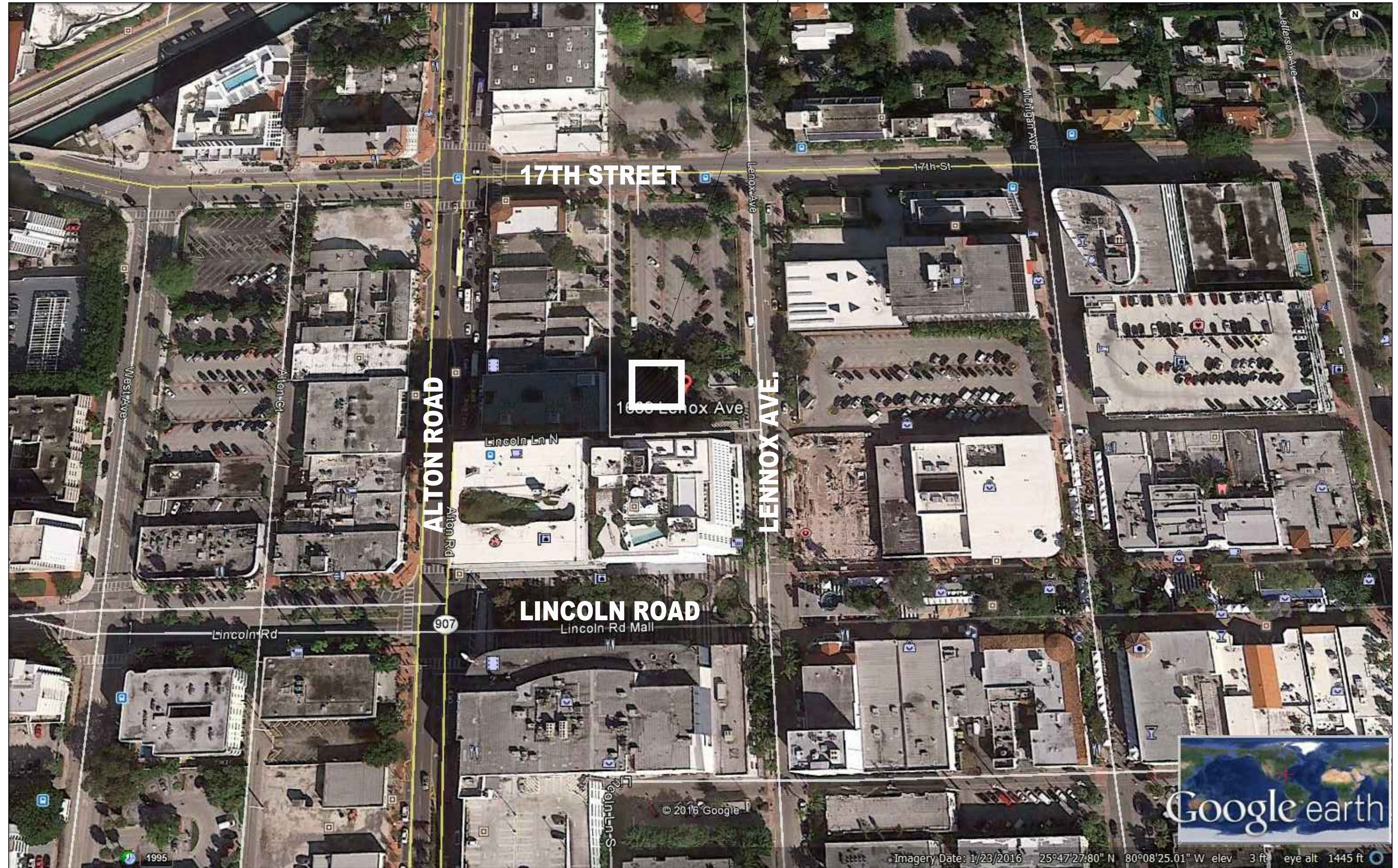
FROM: CITY OF MIAMI BEACH
1700 CONVENTION CENTER DRIVE
MIAMI BEACH, FL 33139-1819

PRESORTED
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MIAMI BEACH, FL
PERMIT No. 1525

11 11 RESIDENCES CONDO ASSOC
1111 LINCOLN RD, STE 700
MIAMI BEACH, FL 33139-2402

|||||

CHOTTO MATTE
RESTAURANT



LOCATION MAP
N.T.S.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ISSUED FOR PERMIT _____ 2-1-2017
ISSUED FOR BIDDING _____
ISSUED FOR CONSTRUCTION _____

These drawings and copies thereof furnished by the architect are his property they are not to be used on other work and are to be returned upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full completion.

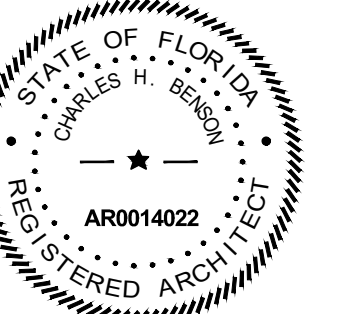
NEW RESTAURANT FOR:
CHOTTO MATTE LTD.
1666 LENOX AVE. MIAMI BEACH, FL 33139

CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
architect planner interiors
1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

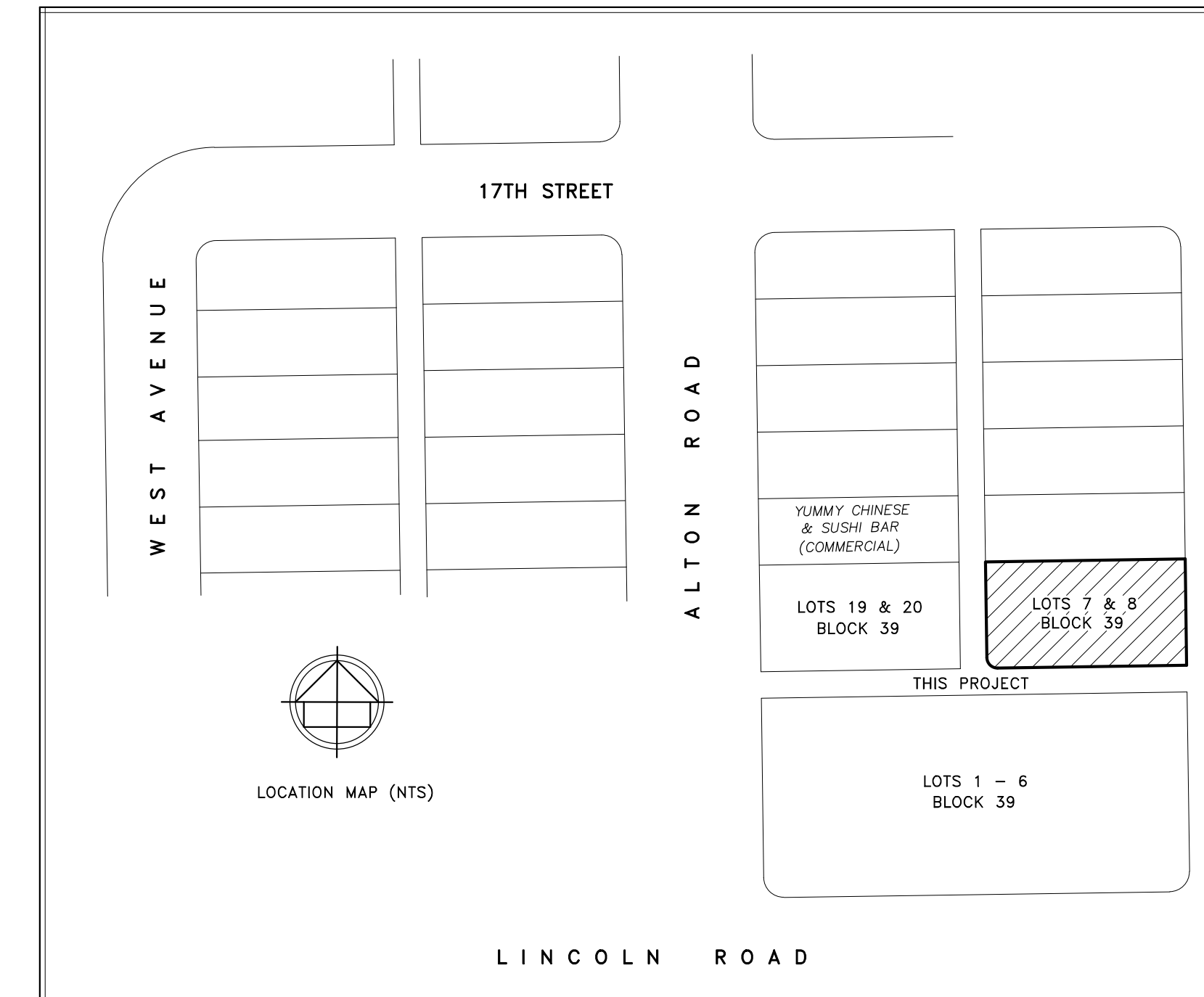
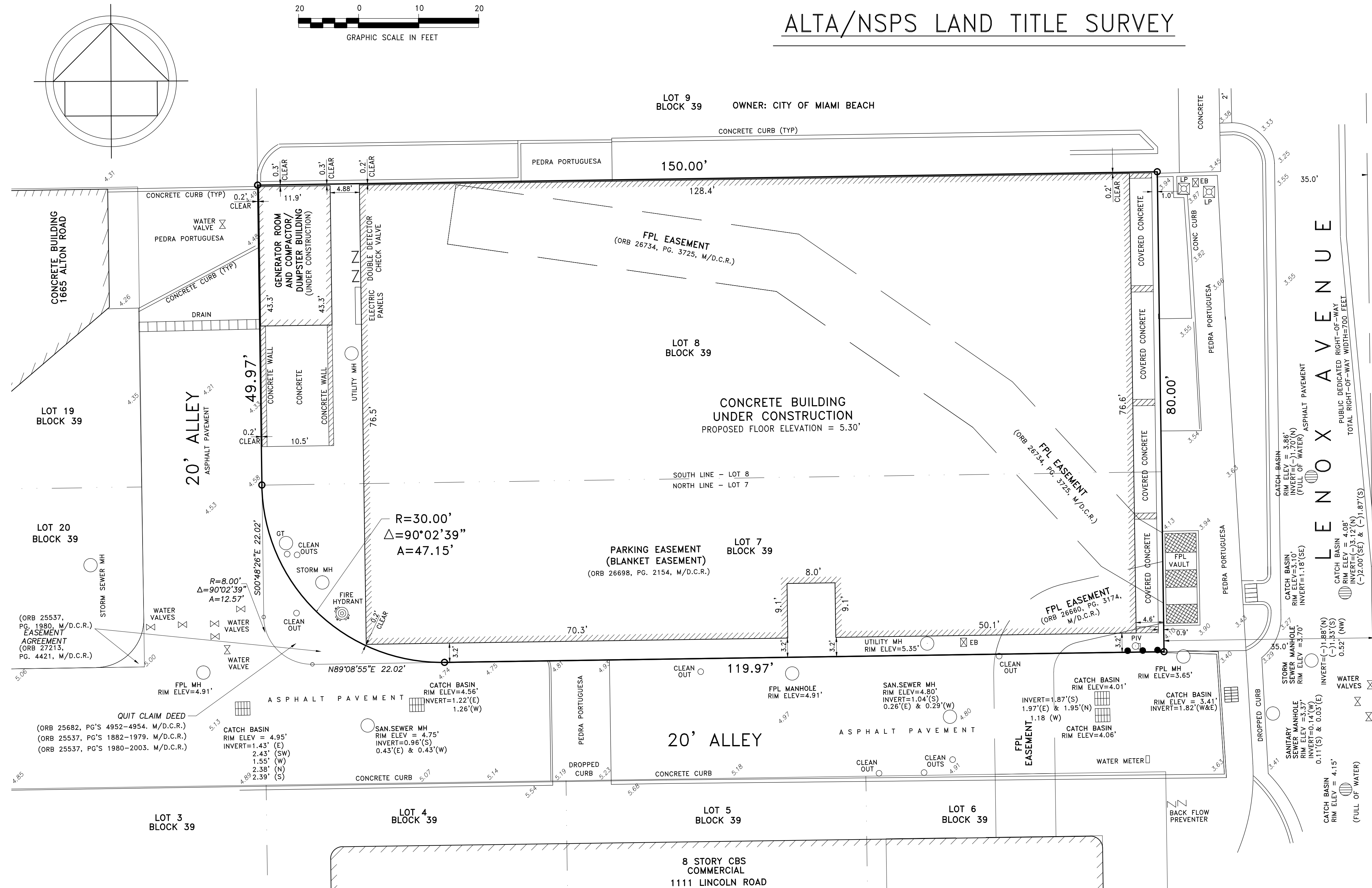
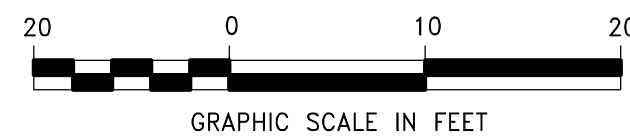
DRAWN BY
Lillian R. Paez C.
SCALE AS SHOWN DATE 2-1-2017

PROJECT NUMBER
21602

GN-2
OF 2



ALTA/NSPS LAND TITLE SURVEY



- TITLE COMMITMENT REVIEW (SCHEDULE B-II)
- TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE PER ORB. 16826, PG. 1861, TOGETHER WITH EXHIBIT "B" TO SECOND AMENDMENT TO LEASE, ORB 17459, PG. 3690. (AFFECTS/NOT PLOTTABLE)
 - ORDER OF THE BOARD OF ADJUSTMENT OF THE CITY OF MIAMI BEACH, PER ORB 16987, PG. 3902. (AFFECTS/NOT PLOTTABLE)
 - TERMS, PROVISIONS AND CONDITIONS OF THAT CERTAIN UNRECORDED LEASE PER ORB 18984, PG. 125. (AFFECTS/NOT PLOTTABLE)
 - DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE PER ORB 23203, PG. 4868, AS AFFECTED BY DECLARATION OF RESTRICTIVE COVENANTS, ORB 27092, PG. 4524. (AFFECTS/NOT PLOTTABLE)
 - CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER (FILE NO. 3178), PER ORB 24331, PG. 4824. (AFFECTS/NOT PLOTTABLE)
 - DEVELOPMENT AGREEMENT PER ORB 25537, PG. 1882, AS AMENDED BY FIRST AMENDMENT PER ORB 26911, PG. 3252. (AFFECTS/PLOTTED)
 - EASEMENT AGREEMENT PER ORB 25537, PG. 1980, AS AMENDED BY FIRST AMENDMENT PER ORB 27213, PG. 4421. (AFFECTS/PLOTTED)
 - PARKING COVENANT IN LIEU OF UNITY OF TITLE, PER ORB 25878, PG. 3433. (DOES NOT AFFECT/NOT PLOTTED)
 - EASEMENT PER ORB 26660, PG. 3174. (AFFECTS/PLOTTED)
 - PARKING EASEMENT PER ORB 26698, PG. 2154, AS AMENDED BY MEMORANDUM OF COMMENCEMENT OF PARKING EASEMENT AGREEMENT, PER ORB 26880, PG. 2164, AS AMENDED BY FIRST AMENDMENT TO PARKING EASEMENT AGREEMENT, ORB 27208, PG. 1932. (AFFECTS/PLOTTED)
 - BANKING EXCLUSIVE AND ATM EASEMENT AGREEMENT PER ORB 26698, PG. 2180. (AFFECTS/NOT PLOTTABLE)
 - EASEMENT AGREEMENT PER ORB 26698, PG. 2200. (AFFECTS/NOT PLOTTABLE)
 - PARKING AND TRASH EASEMENT AGREEMENT PER ORB 26698, PG. 2228. (AFFECTS/NOT PLOTTABLE)
 - EASEMENT PER ORB 26734, PG. 3725. (AFFECTS/PLOTTED)
 - COVENANT RUNNING WITH THE LAND, PER ORB 26911, PG. 3276. (DOES NOT AFFECT/NOT PLOTTED)
 - CITY OF MIAMI BEACH BOARD OF ADJUSTMENT ORDER (FILE NO. 3435), PER ORB 27061, PG. 3259. (AFFECTS/NOT PLOTTABLE)
 - COVENANT RUNNING WITH THE LAND REGARDING CRANE PAD REMOVAL, PER ORB 27429, PG. 275. (AFFECTS/NOT PLOTTABLE)
 - DECLARATION OF COVENANTS AND EASEMENTS PER ORB 27545, PG. 2165, AS AMENDED BY FIRST AMENDMENT TO DECLARATION OF COVENANTS AND EASEMENTS PER ORB 26384, PG. 2820. (AFFECTS/NOT PLOTTABLE)
 - CITY OF MIAMI BEACH DESIGN REVIEW BOARD ORDER (FILE NO. 23103), PER ORB 29618, PG. 4104, AS MODIFIED BY MODIFIED ORDER, PER ORB 29810, PG. 1502, AS MODIFIED BY SUPPLEMENTAL ORDER, PER ORB 29885, PG. 2243, AS MODIFIED BY SUPPLEMENTAL ORDER, PER ORB 30028, PG. 4157. (AFFECTS/NOT PLOTTABLE)

LAND DESCRIPTION :

LOTS 7 AND 8, BLOCK 39, "PALM VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 29 OF THE PUBLIC RECORDS OF MIAMI/DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOT 7, BLOCK 39, "PALM VIEW SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT 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; CONTAINING 180 SQUARE FEET, MORE OR LESS.

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - 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 FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE JULY 8, 2016. AGENT FILE NUMBER: 22013
 - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
 - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
 - UNDERGROUND IMPROVEMENTS NOT SHOWN.
 - ELEVATIONS SHOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 - BENCHMARK REFERENCE : MIAMI/DADE COUNTY BENCHMARK # A-36 ELEVATION = 7.31'
 - ZONING: CD-3 COMMERCIAL HIGH INTENSITY DISTRICT
- BUILDING SETBACK: FRONT SIDE/INTERIOR REAR
 AT-GRADE PARKING 5 FEET 5 FEET 5 FEET 5 FEET/0 FEET ABUTTING ALLEY
 SUBTERRANEAN 0 FEET 0 FEET 0 FEET 0 FEET
 PEDESTAL & TOWER 0 FEET 0 FEET 0 FEET 5 FEET
- NO STIPED PARKING SPACES ON SITE

- 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
 - PIP 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
 - Y- CHAIN LINK / WOOD FENCE
 - ELEV ELEVATION
 - CBS CONCRETE BLOCK STRUCTURE
 - E- OVERHEAD UTILITY WIRES
 - 6.06 ELEVATION
 - (P) PLAT
 - FPL FLORIDA POWER & LIGHT
 - BLDG BUILDING
 - ORB OFFICIAL RECORDS BOOK
 - PIV POST INDICATOR VALVE
 - R RADIUS
 - Δ ARC DISTANCE
 - ∠ CENTRAL ANGLE
 - ALTA AMERICAN LAND TITLE ASSOCIATION
 - NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	120651
PANEL NUMBER	0317 L
ZONE	AE
BASE FLOOD ELEVATION	8
EFFECTIVE DATE	09/11/09

CERTIFIED TO:

FIRST AMERICAN TITLE INSURANCE COMPANY
 BILZIN SUMBERG BAENA PRICE & AXELROD LLP
 SUNTRUST BANK, A GEORGIA BANKING CORPORATION,
 ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR
 1664 LENOX, LLC, A DELAWARE LIMITED LIABILITY COMPANY

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2016 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, 6(A), 6(B) (NONE SUPPLIED), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, 16, 17, 18, 19 (NONE DISCLOSED) AND 20 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN. THE FIELD WORK WAS COMPLETED ON MAY 04, 2017.

FOR THE FIRM BY: *Richard E. Cousins*
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.
 3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :
 MBEACH 1 LLLP C/O
 UIA MANAGEMENT

1664-1666 LENOX AVENUE
 MIAMI BEACH, FLORIDA 33139

ALTA/NSPS LAND TITLE SURVEY

REVISIONS				
DATE	FB/PG	DWN	CKD	
07/28/16	----	AM	REC	
10/04/16	----	JD	REC	
05/04/17	----	JD	REC	

PROJECT NUMBER : 5085-04

SCALE : 1" = 10'

SHEET 1 OF 1 SHEET