

ABBREVIATIONS

A	ACOUS. A/C A.D. ADJ. AGGR. AL. APPROX. ARCH. ASB. ASPH.	ACOUSTICAL AIR CONDITIONING AREA DRAIN ADJUSTABLE AGGREGATE ALUMINUM APPROXIMATE ARCHITECTURAL ASBESTOS ASPHALT
B	BD. BITUM. BLDG. BLK. BLKG. BLKHD. BM. BOT.	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BULKHEAD BEAM BOTTOM
C	CAB. CARP. C.B. CEM. CER. C.I. C.G. CLG. CLKG. CLO. CLR. C.M.U. C.O. COL. CONC. CONN. CONSTR. CONT. CORR. CTSK. CNTR. C.T. CTR.	CABINET CARPET CATCH BASIN CEMENT CERAMIC CAST IRON CORNER GUARD CEILING CAULKING CLOSET CLEAR CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR COUNTERSUNK COUNTER CERAMIC TILE CENTER
D	DBL. DEPT. D.F. DET. DIA. DIM. DISP. DN. D.O. DR. DWR. DS. D.S.P. DWG.	DOUBLE DEPARTMENT DRINKING FOUNTAIN DETAIL DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DRAWER DOWN SPOUT DRY STANDPIPE DRAWING
E	E. EA. E.J. EL. ELEC. ELEV. EMER. ENCL. E.P. EQ. EQPT. E.S.	EAST EACH EXPANSION JOINT ELEVATION ELECTRICAL ELEVATOR EMERGENCY ENCLOSURE ELECTRICAL PANEL BOARD EQUAL EQUIPMENT EMERGENCY OVERFLOW SCUPPER
F	E.W.C. EXST. EXP. EXP. EXT.	ELECTRIC WATER COOLER EXISTING EXPOSED EXPANSION EXTERIOR
F	F.A. F.B. F.D. FDN. F.E. F.E.C. F.H.C. FIN. FL. FLASH. FLUOR. F.O.C. F.O.F. F.O.S. FFRF. F.S. FT. FTG. FURR. FUT. F.V. F.V.C.	FIRE ALARM FLAT BAR FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CAB. FIRE HOSE CABINET FINISH FLOOR FLASHING FLUORESCENT FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FIREPROOF FULL SIZE FOOT OR FEET FOOTING FURRING FUTURE FIELD VERIFY FIRE VALVE CABINET
G	GA. GALV. G.B. G.C. GL. GND. GR. GYP. G.W.B.	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GLASS GROUND GRADE GYPSUM GYPSUM WALLBOARD
H	H.B. H.C. HDWD. HDWE. H.M. HORIZ. HR. HGT.	HOSE BIB HOLLOW CORE HARD WOOD HARDWARE HOLLOW METAL HORIZONTAL HOUR HEIGHT
I	I.D. IN. INSUL. INT. INV.	INSIDE DIAMETER (DIM.) INCH INSULATION INTERIOR INVERT
J	JAN. JST. JT.	JANITOR JOIST JOINT
K	KIT.	KITCHEN
L	LAB. LAM. LAV. L.F. LKR. LT. LTG. LTWT.	LABORATORY LAMINATE LAVATORY LINEAR FEET LOCKER LIGHT LIGHTING LIGHT WEIGHT
M	MAX. M.C. MACH. MECH. MEMB. MET. MFR. MH. MIN. MIR. MISC. M.L. M.O. MTD. MUL.	MAXIMUM MEDICINE CABINET MACHINE MECHANICAL MEMBRANE METAL MANUFACTURER MANHOLE MINIMUM MIRROR MISCELLANEOUS MATCH LINE MASONRY OPENING MOUNTED MULLION
N	N. N.I.C. NO. OR # NOM. N.T.S.	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
O	O.A. OBS. O.C. O.D. OFF. OPNG. OP. HD. OPP.	OVERALL OBSOLETE ON CENTER OUTSIDE DIMENSION OFFICE OPENING OPPOSITE HAND OPPOSITE
P	PRCST. P.L. P.T. PL. P.LAM. PLAS. PLYWD. POL. PR. PT. P.T.D. PTN. PTR.	PRE-CAST PROPERTY LINE PRESSURE TREATED PLATE PLASTIC LAMINATE PLASTER PLYWOOD POLISHED PAIR POINT PAPER TOWEL DISPENSER PARTITION PAPER TOWEL RECEPTACLE
Q	Q.T.	QUARRY TILE
R	R. RAD. R.D. REF. REFL. REFR. RF. RGTR. REINF. REQ. RESIL. RM. R.O. RWD. R.W.L.	RISER RADIUS ROOF DRAIN REFERENCE REFLECTED REFRIGERATOR ROOF REGISTER REINFORCED REQUIRED RESILIENT ROOM ROUGH OPENING REDWOOD RAIN WATER LEADER
S	S. SABF S.C. S.C.D. SCHED. S.D. SECT. SH. SHR. SHT. SIM. S.N.D. S.N.R. SPEC. SQ. S.S.T. S.S.K. STA. STD. STL. STOR. STRLL SUSP. SYM.	SOUTH SOUND ATTENUATION FIRE BLANKETS SOLID CORE SEAT COVER DISPENSER SCHEDULE SOAP DISPENSER SECTION SHELF SHOWER SHEET SIMILAR SANITARY NAPKIN DISPENSER SANITARY NAPKIN RECEPTACLE SPECIFICATION SQUARE STAINLESS STEEL SERVICE SINK STATION STANDARD STEEL STORAGE STRUCTURAL SUSPEND SYMMETRICAL
T	TRD. T.B. T.C. TEL. TEMP. T. & G. THK. TOIL. T.P. T.P.D. T.V. T.W. TYP. T.O.B. T.O.C. T.O.S.	TREAD TOWEL BAR TOP OF CURB TELEPHONE TEMPERED TONGUE AND GROOVE THICK TOILET TOP OF PAVEMENT TOILET PAPER DISPENSER TELEVISION TOP OF WALL TYPICAL TOP OF BEAM TOP OF CONCRETE TOP OF SLAB
U	UNF. U.O.N. UR.	UNFINISHED UNLESS OTHERWISE NOTED URINAL UNDERWRITERS LAB
V	V.I.F. VERT. V.T. VEST. V.B.	VERIFY IN FIELD VERTICAL VINYL TILE VESTIBULE VAPOR BARRIER
W	W. WT. W/ W.C. WD. W/O WP. WSC.	WEST WEIGHT WITH WATER CLOSET WOOD WITHOUT WATERPROOF WAINSCOT

ZONING SUMMARY

ITEM	ZONING INFORMATION			
1	ADDRESS:	420 LINCOLN RD, MIAMI BEACH, FL, 33139		
2	FOLIO NUMBER (S):	02-3234-006-0020		
3	YEAR BUILT:	1940	ZONING DISTRICT:	CD-3 COMMERCIAL, HIGH INTENSITY
4	BASED FLOOD ELEVATION:	8.00' N.G.V.D.	PRIMARY LAND USE:	1813 OFFICE BUILDING - MULTISTORY : OFFICE BUILDING
5	LOT AREA (SQ. FT.):	81, 419 SQ. FT.		
6	LOT WIDTH:	161.80 FT.	LOT DEPTH:	299.94 FT.
		REQUIRED / ALLOW	EXISTING	
7	GROSS AREA:		256,729 SQ. FT.	
8	MIN. LOT AREA (SQ. FT.):		---	
9	MAX. LOT AREA (SQ. FT.):		---	
10	MAX. NUMBER OF STORIES:	UNLIMITED	5	
11	MAX. BLD HEIGHT:	UNLIMITED	107'-6"	
12	LOCATED WITHIN A LOCAL HISTORIC DISTRICT?	YES		
13	DESIGNATED AS AN INDIVIDUAL HISTORIC SINGLE FAMILY RESIDENCE SITE?	NO		
14	DETERMINED TO BE ARCHITECTURALLY SIGNIFICANT?	YES		

DRAWING INDEX

ARCHITECTURAL

A-001	PROJECT INFORMATION AND INDEX
A-002	EXISTING AND PROPOSED ELEVATION RENDERING
EXIST-101	EXISTING INTERIOR PICTURES
EXIST-102	EXISTING SECOND FLOOR PLAN
EXIST-201	EXISTING FLOORING PATTERN
EXIST-202	EXISTING ELEVATION PARTIAL A & B
EXIST-203	EXISTING ELEVATION C & D
A-101	EXISTING ELEVATION E & F
A-201	PROPOSED SECOND FLOOR PLAN
A-202	PROPOSED INTERIOR ELEVATION A & B
	PROPOSED INTERIOR ELEVATION C

PROJECT TEAM

OWNER:	420 LINCOLN ROAD ASSOCIATES, LTD. C/O PLC REAL ESTATE HOLDINGS INC. 420 LINCOLN ROAD SUITE 330 MIAMI BEACH, FL 33139 TEL. (305) 531-6220 FAX (305) 531-9869
DESIGN/PROJECT ARCHITECT:	BEILINSON GOMEZ ARCHITECTS PA JOSE L. GOMEZ AR0015416 8101 BISCAYNE BLVD., SUITE 309-310 MIAMI, FL 33138-4664 TEL. (305) 559-1250 FAX. (305) 551-1740

PROJECT INFORMATION

ZONING SUMMARY

PROJECT ADDRESS:	420 LINCOLN ROAD MIAMI BEACH, FL 33139
ZONING DISTRICT:	CD-3 COMMERCIAL, HIGH INTENSITY
PRESENT / PROPOSED OCCUPANCY:	OCCUPANCY CLASSIFICATION BUSINESS B
NO CHANGE IN OCCUPANCY	
BUILDING IS PROTECTED WITH A FIRE SPRINKLER SYSTEM	
BUILDING IS PROTECTED WITH A FIRE ALARM SYSTEM	

LEGAL DESCRIPTION

LOTS 5 THROUGH 10, BLOCK 53, OF PINE RIDGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 34 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SCOPE OF WORK

- CERTIFICATE OF APPROPRIATENESS FOR PARTIAL DEMOLITION AND DESIGN

APPLICABLE CODES

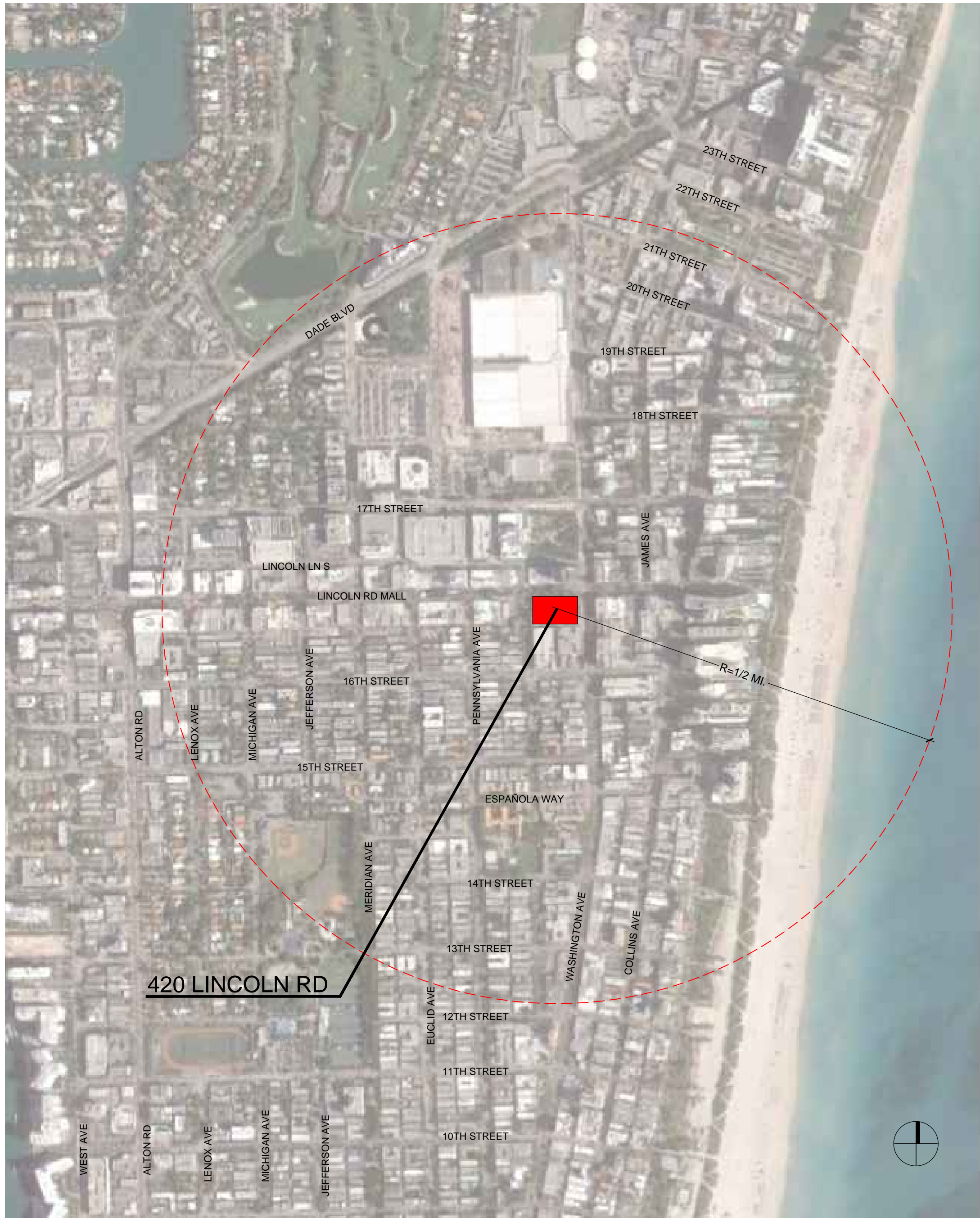
GOVERNING ZONING CODE:	MIAMI BEACH, FLORIDA CODE OF ORDINANCE
BUILDING CODE:	FLORIDA BUILDING CODE 2017
EXISTING BUILDING:	FLORIDA BUILDING CODE: EXISTING BUILDING CODE 2017
STRUCTURAL:	FLORIDA BUILDING CODE 2017
PLUMBING:	FLORIDA BUILDING CODE 2017 - PLUMBING
MECHANICAL:	FLORIDA BUILDING CODE 2017 - MECHANICAL
ELECTRICAL:	FLORIDA BUILDING CODE - 2017 EDITION
ACCESSIBILITY:	FLORIDA BUILDING CODE 2017 - CHAPTER 11 FACBC
FIRE PROTECTION:	FLORIDA FIRE PREVENTION CODE - 2017 6TH EDITION

SYMBOL LEGEND

DOOR SYMBOL	DOOR number
room name / finish schedule bathroom	room number / room name
bdg. / partial & detail section symbol	detail number / sheet number
notes	legend letter/ number
notes	legend letter/ number
wall construction	wall type
exterior / interior elevation symbol	detail number
construction detail symbol/ detailed area	detail number / sheet number
COLUMN REFERENCE	NUMBER OR LETTER
ELEVATION	EL. 0'-0" FINISH FLOOR
DRAWING REVISION	REVISION NUMBER

MATERIAL LEGEND

insulation blanket	concrete pre cast	gravel or crushed stone	cement mortar plaster	concrete
glass: large scale	insulation rigid	earth	tile	solid conc. mas. unit
marble	steel small scale	steel large scale	plywood	sheet metal
wood blocking continuous	wood blocking intermittent	brick large scale	wood finished	concrete mas. unit



BEILINSON
GOMEZ

ARCHITECTS

ARCHITECTURE AAC001052
JOSE L. GOMEZ AR0015416
8101 BISCAYNE BLVD. SUITE 309
MIAMI FL 33138-4664
TEL (305) 559-1250
FAX (305) 551-1740
beilinsonarchitectspa.com

420 LINCOLN
ROAD
MIAMI BEACH, FL 33139

DATE REVISION

DWG. TITLE

PROJECT INFORMATION INDEX

SCALE

N.T.S.

PROJECT NO.

2017-33

DATE

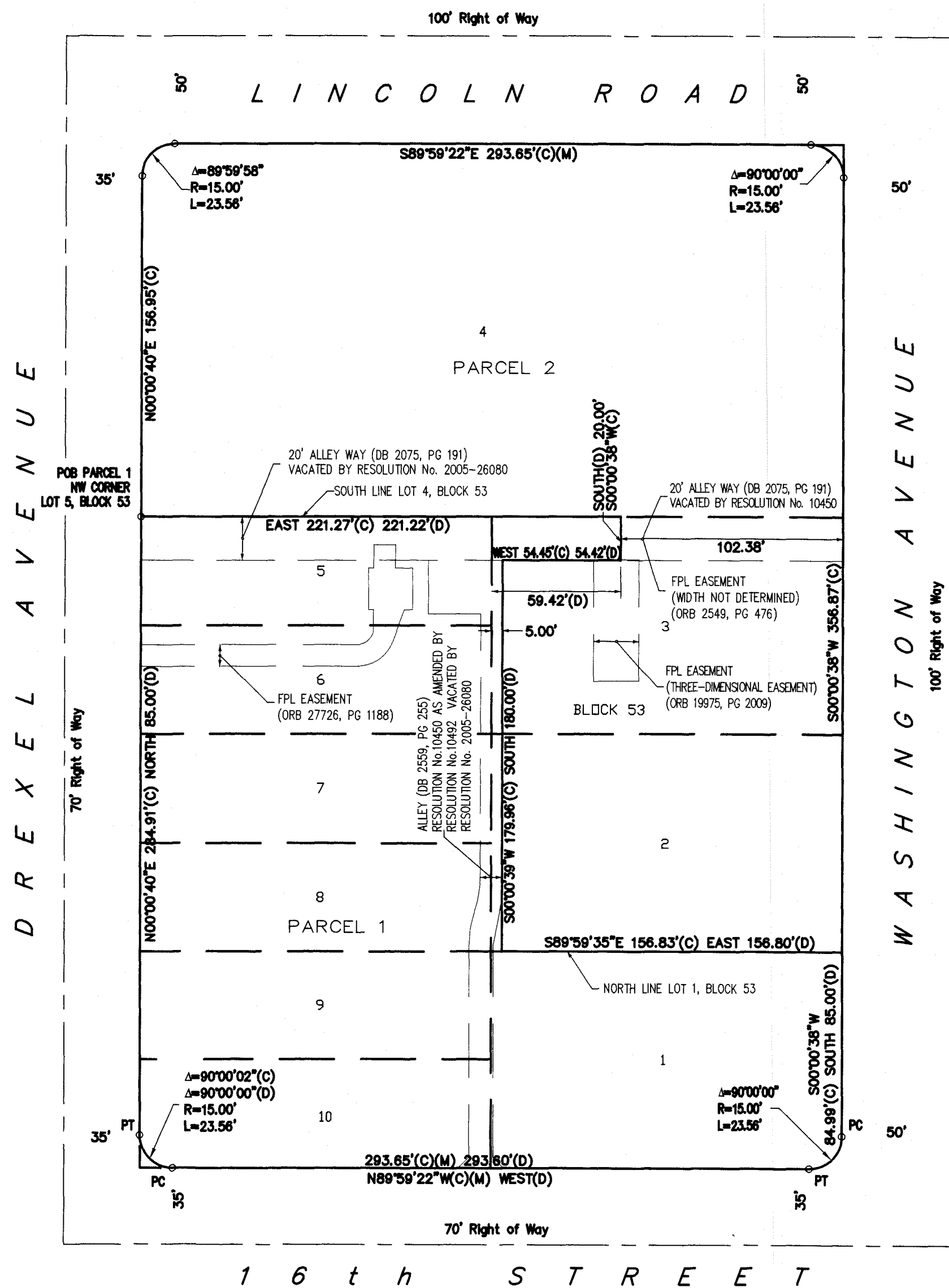
09-20-17

SHEET NUMBER

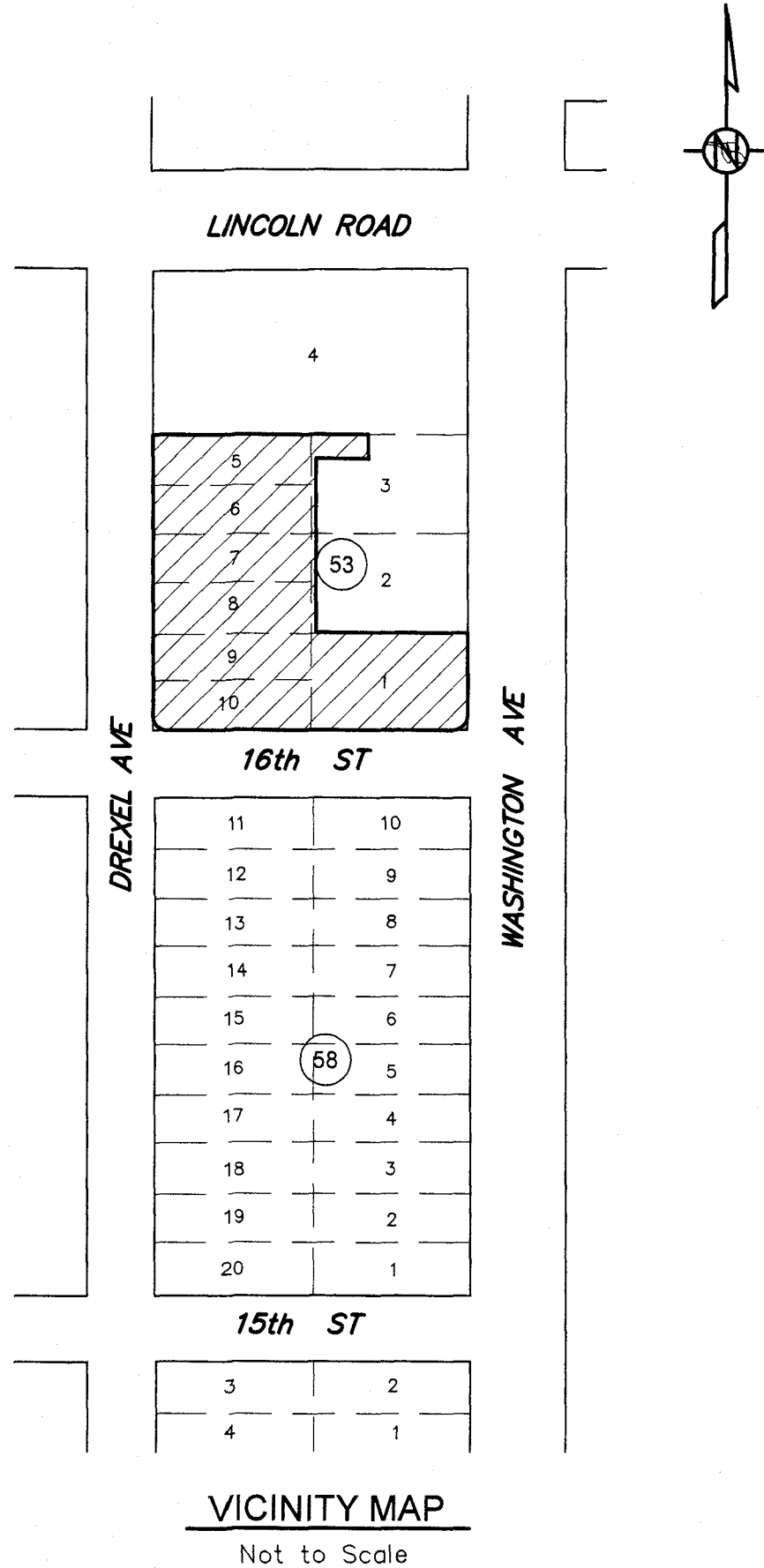
A-001

02-02-18 HPB FINAL SUBMITTAL

SKETCH OF BOUNDARY SURVEY



LOCATION SKETCH
SCALE 1" = 50'



VICINITY MAP
Not to Scale

LEGAL DESCRIPTION:

Parcel 1,

Lots 1, 5, 6, 7, 8, 9 and 10, together with the West 50 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

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 the portion of the North 20 feet of Lot 3, which lies West of a line 102.38 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-140, the same being a PK nail and brass washer set in a concrete gutter at Southwest corner of intersection, located at 37 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 b & FAC 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 & FAC, 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 Official Records Book 30009, 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 TITLE SURVEY prepared by this office under sketch Number 1991, last revised 7/15/15

Any notorious evidence of occupation and/or use of the surveyed 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. 120851, 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 66,708 square feet more or less (1.53 Acres more or less). The area of Parcel 2, as described herein, contains 85,817 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 (3.50 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, 2015 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 footers. It should be noted that there may be other underground utilities in addition to those evidenced by visible appearances 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 lot numbers are based on the web based the 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 1082-3334506, 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 plottable matters 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 21009, 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 102.38 feet of the said East-West alleyway and the dedication of the North-South alleyway as modified by Resolution No. 10492 is plotted 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 plotted 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 2549, Page 476 lie within the East 102.38 feet of the North 20 feet of Lot 3, Block 53 of said PINE RIDGE SUBDIVISION, the said area is plotted 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 19975, Page 2009 lie within Parcel 2 and is plotted 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 27726, 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 835, lie wholly within the Surveyed Parcel as described herein.

Item 17) The lands subject to the lease, described in Exhibit 'A' to the Memorandum of Lease, recorded in Official Records Book 13728, Page 2475, being a portion of Lot 4 of approximately 4,600 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 12361, Page 673, 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 619, Official Records Book 25230, Page 107, Official Records Book 25254, Page 1877, Official Records Book 25275, Page 3143, Official Records Book 27717, Page 3854, Official Records Book 27015, Page 2674 and Official Records Book 27763, Page 2546 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 Official Records Book 13720, Page 2585; Official Records Book 14646, Page 3653; Official Records Book 20093, Page 603; Official Records Book 20651, Page 1310; Official Records Book 24340, Page 1336; Official Records Book 25802, Page 959 and Official Records Book 27927, Page 1556 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 3105; Official Records Book 23473, Page 2991; Official Records Book 25327, Page 4458; Official Records Book 26191, Page 3243 and Official Records Book 26998, Page 801 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 provides 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 deemed to be the underlying property owners, pursuant to that certain QUIT CLAIM DEED, dated March 15, 2016 and recorded March 23, 2016 in Official Records Book 30009, Page 4775.

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

DEED, dated March 15, 2016 and recorded March 23, 2016 in Official Records Book 30009, 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:

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.

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(2).

Dated: 12/10/17 (Rev. as noted)

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.

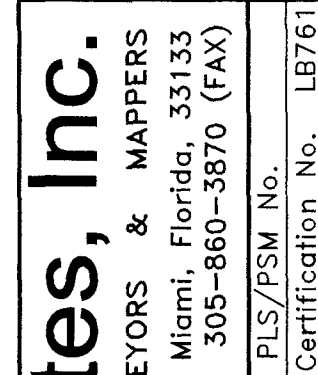
Reference Sketch: LS-1991 & LS-3187

No.	Date	Description	Apvd.	Job No.
1	5/29/15	Revised Legal Description	57885-A	57885-A
2	7/15/15	Revised per Comments	57885-A	57885-A
3	06/09/17	Rev. legal description and Update Boundary Survey	DA	57885-F
4	12/10/17	UPDATE SURVEY		57885-H
Sheet: 1 OF 2				
J.N. 57885				
Sk. No.				

LS-3212

420 LINCOLN ROAD
MIAMI BEACH

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PLS/PSM No. LB761

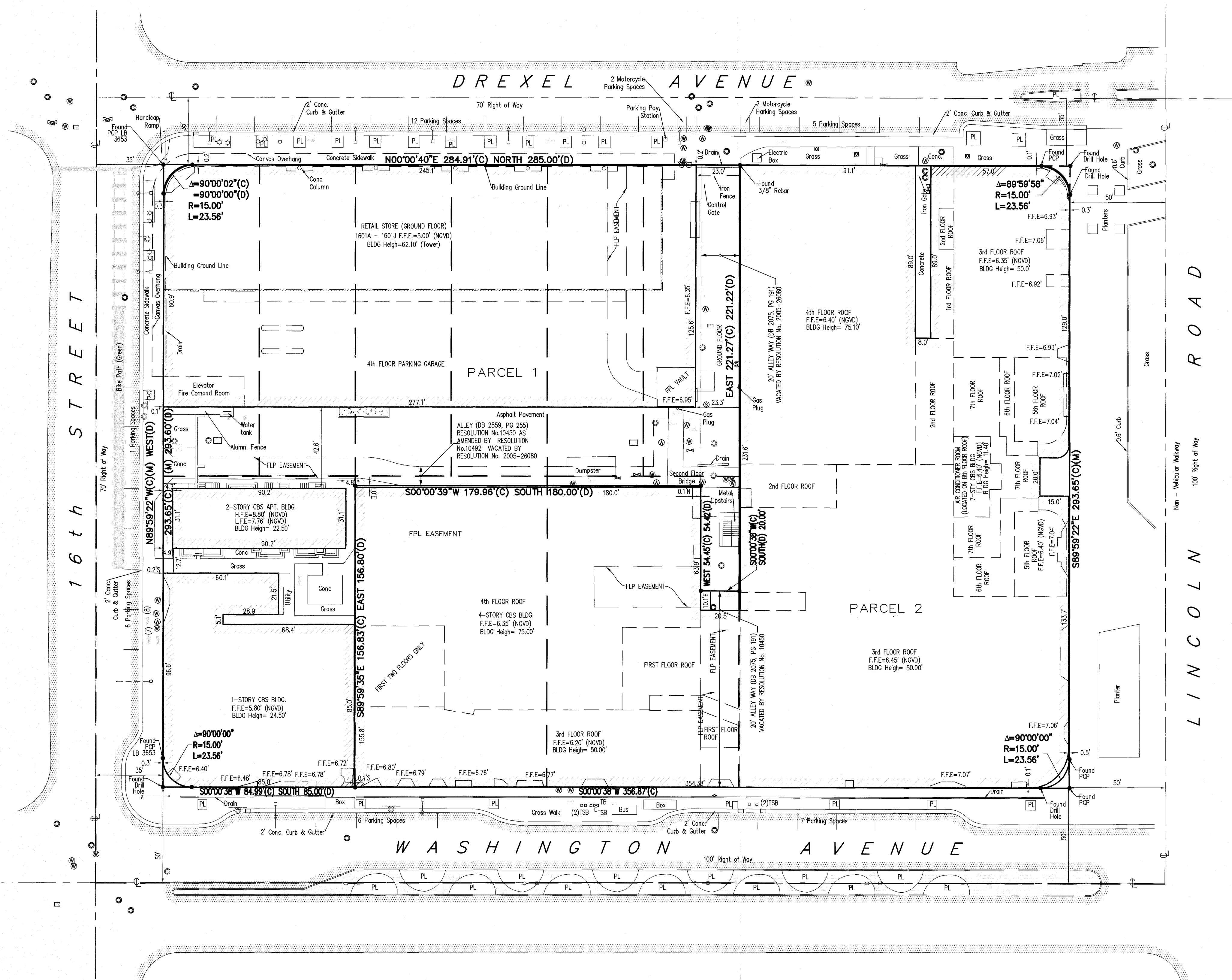
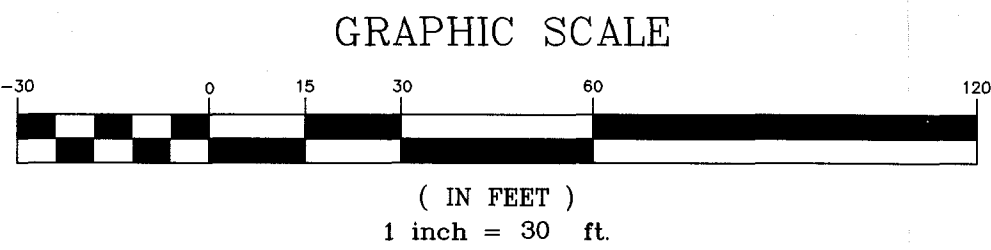
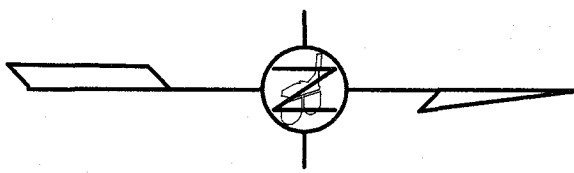
F.B. Ref. Date: 05-18-2015

Scale: 1"=30'

Chk. by: KAB

T.B.

SKETCH OF BOUNDARY SURVEY



ABBREVIATIONS:

PCP - Permanent Control Point
(P) - Plat Dimension
(M) - Measure Dimension
(C) - Calculated Dimension
R/W - Right of Way
Δ - Delta Angle
R - Radius
L - Length
TB - Traffic Box
TBS - Traffic Signal Box

SYMBOL LEGEND

☆ Light Pole
□ Catch Basin
□ Wire Pullbox
○ Manhole Unmarked
○ Electric Manhole
○ Manhole Sanitary
* Guard Post
□ Curb Inlet
▨ Double Detector Check Valve
○ Property Corner
— Light Pole w/ Arm
○ Wood Pole
○ Centerline
○ Valve Water
○ Valve Gas
○ Meter Water
○ Single Support Sign

Reference Sketch LS-1991 & LS-3187

No.	Date	Apv'd.	Job No.	Description
1	6/29/15		57885-A	Revised Legal Description
2	7/15/15		57885-A	Revised per Comments
3	05/06/17		57885-F	Rev. Legal Description and Update Boundary Survey
4	12/13/17		57885-H	UPDATE SURVEY
Sheet: 2 OF 2				
J.N. 57885				
Sk. No.				

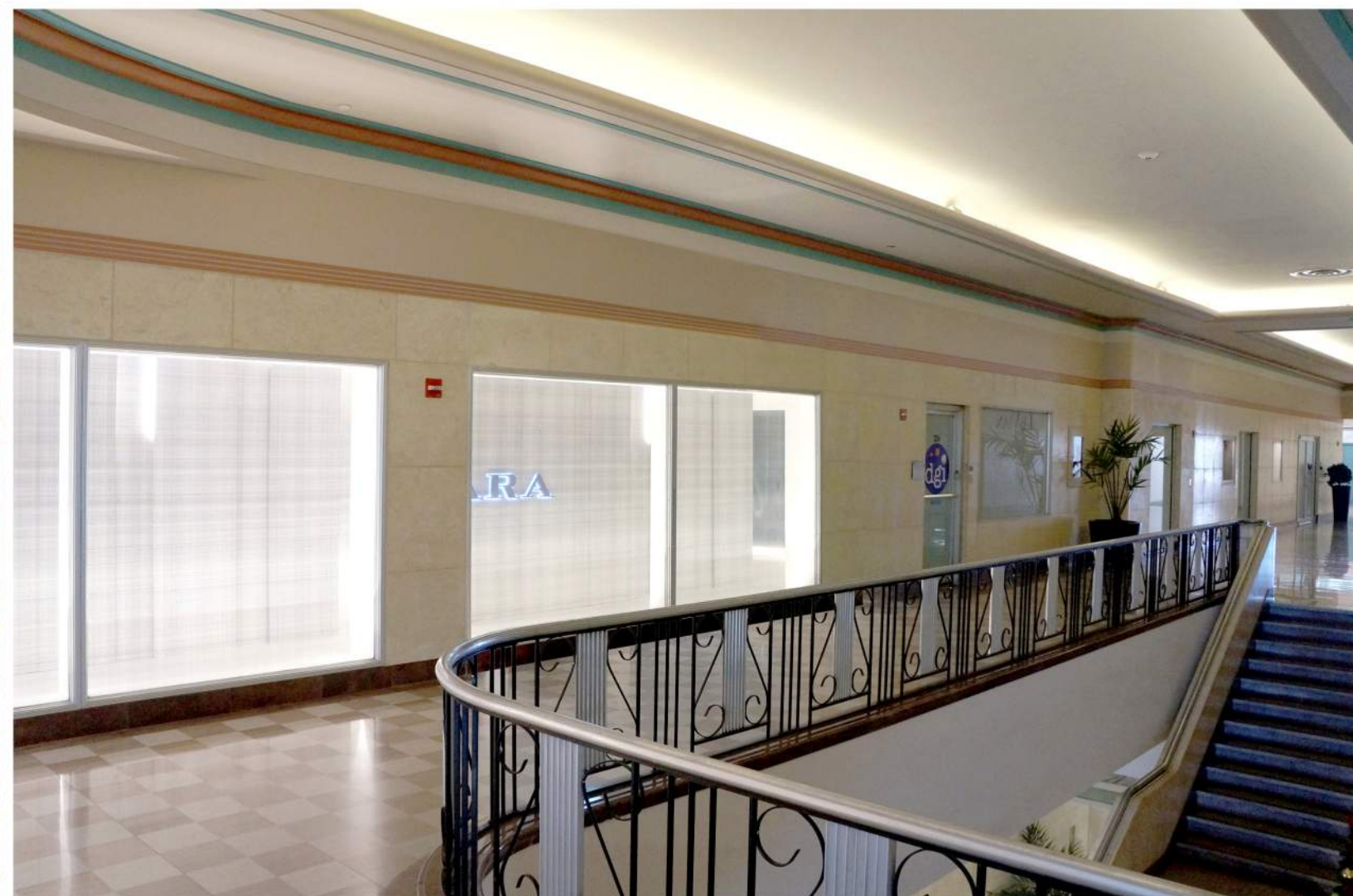
420 LINCOLN ROAD
MIAMI BEACH

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS
2525 S.W. 27th Avenue Suite 100
305-860-3866
WWW.ERBROWNELL.COM
Drawn by: KAB
Chk. by: T.B.
Ref. F.B.
Date: 05-18-2015
Scale: 1"=30'
Certification No. LB761





EXISTING



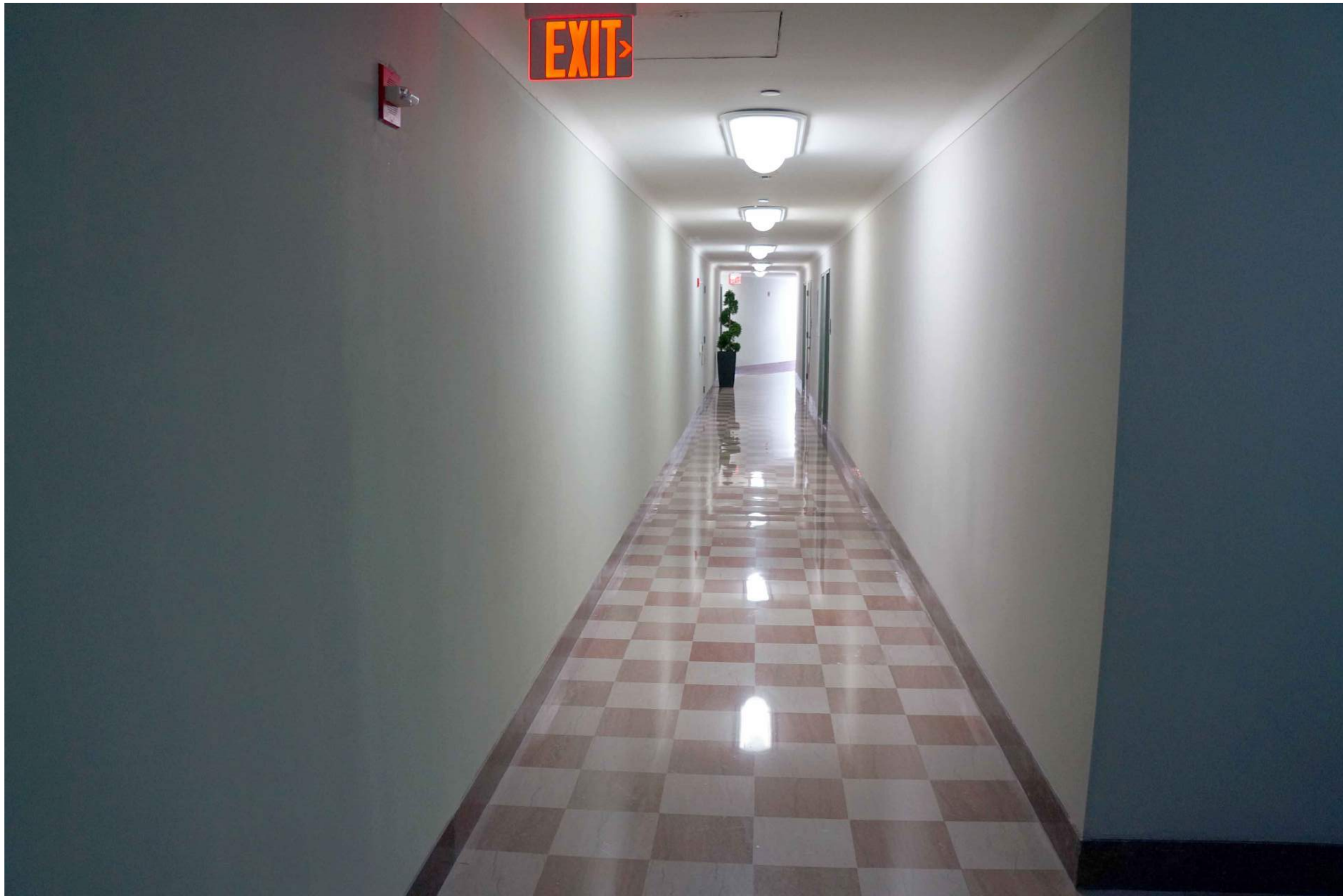
PROPOSED

420 LINCOLN
420 LINCOLN ROAD
MIAMI BEACH, FL 33139

DATE	REVISION
DWG. TITLE	
EXISTING INTERIOR PICTURES 12-13-17	
SCALE	
N.T.S.	
PROJECT NO.	
2017-33	
DATE	
09-20-17	
SHEET NUMBER	
A-002	



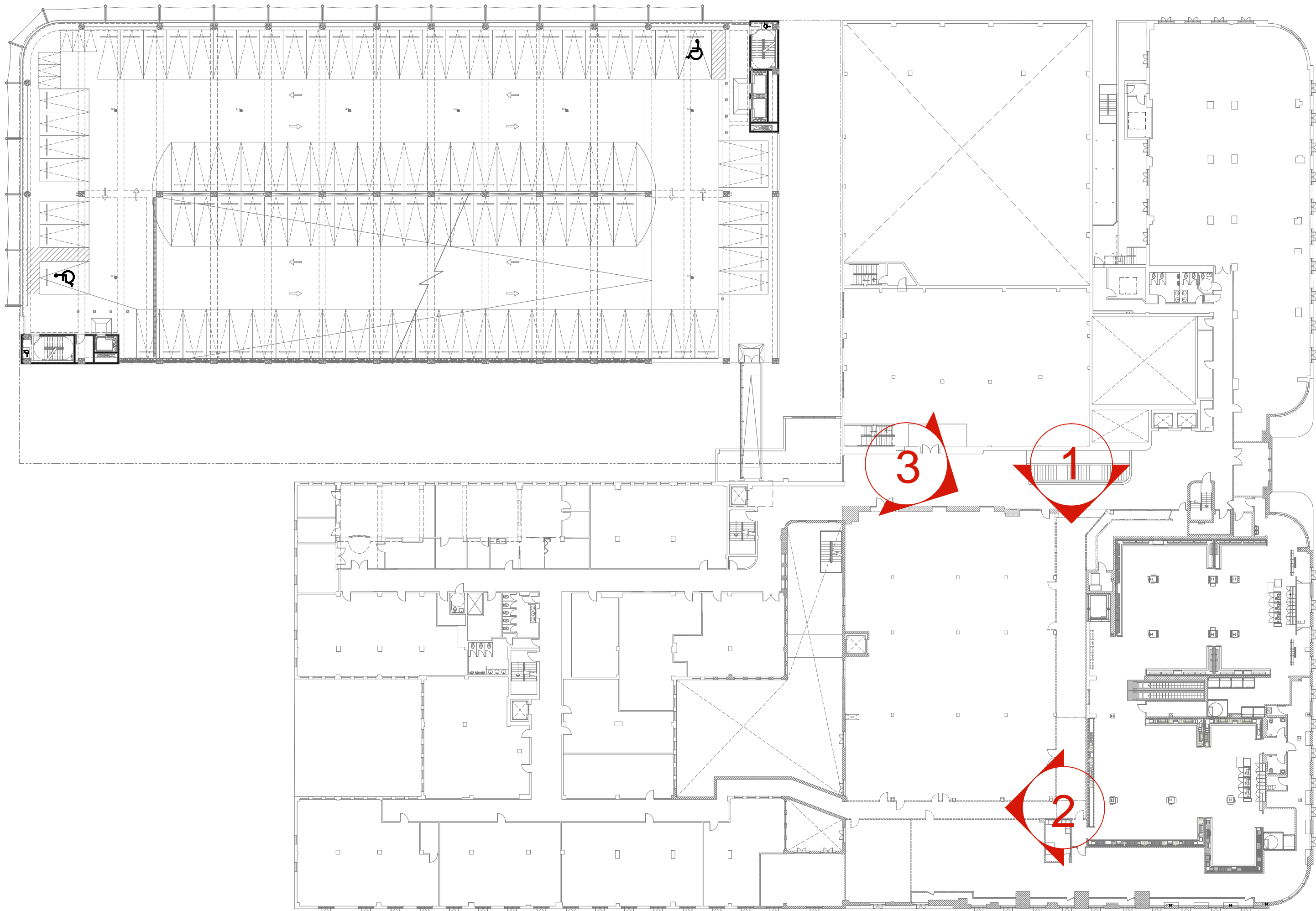
EXISTING HALLWAY ①



EXISTING EAST / WEST HALLWAY ②



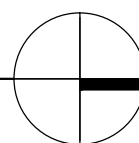
EXISTING SECOND FLOOR COMMON AREA ③



SECOND FLOOR KEY PLAN
SCALE: N.T.S.

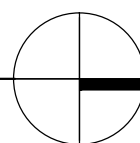


SCALE: 1/8"=1'-0"



SCOPE OF WORK

SCALE: N.T.S.



DATE _____
REVISION _____

DWG. TITLE

(EXISTING SECOND FLOOR PLAN)

SCALE _____

AS SHOWN _____

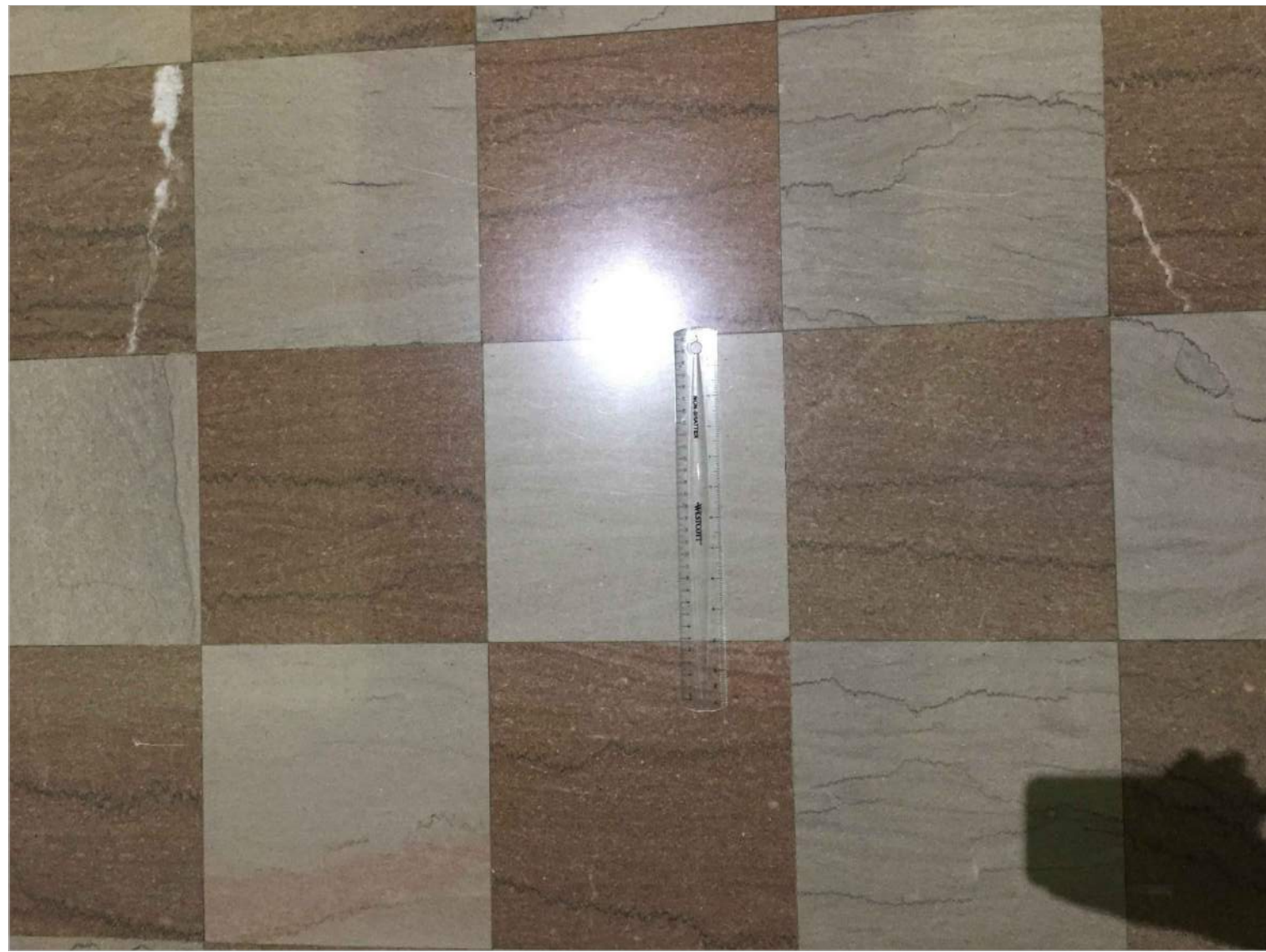
PROJECT NO. _____

09-20-73

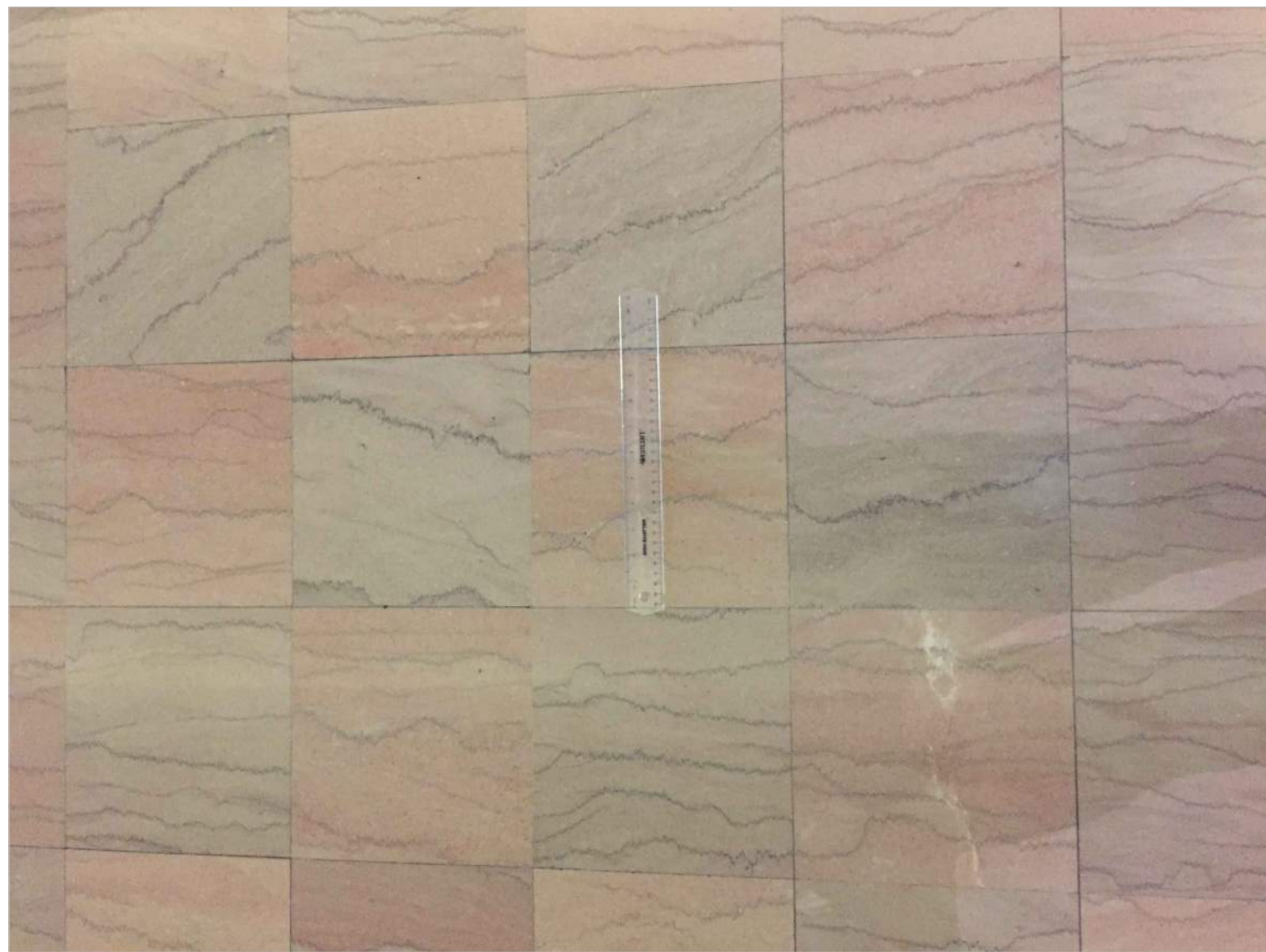
DATE _____

09-20-77

SHEET NUMBER
EXIST-101



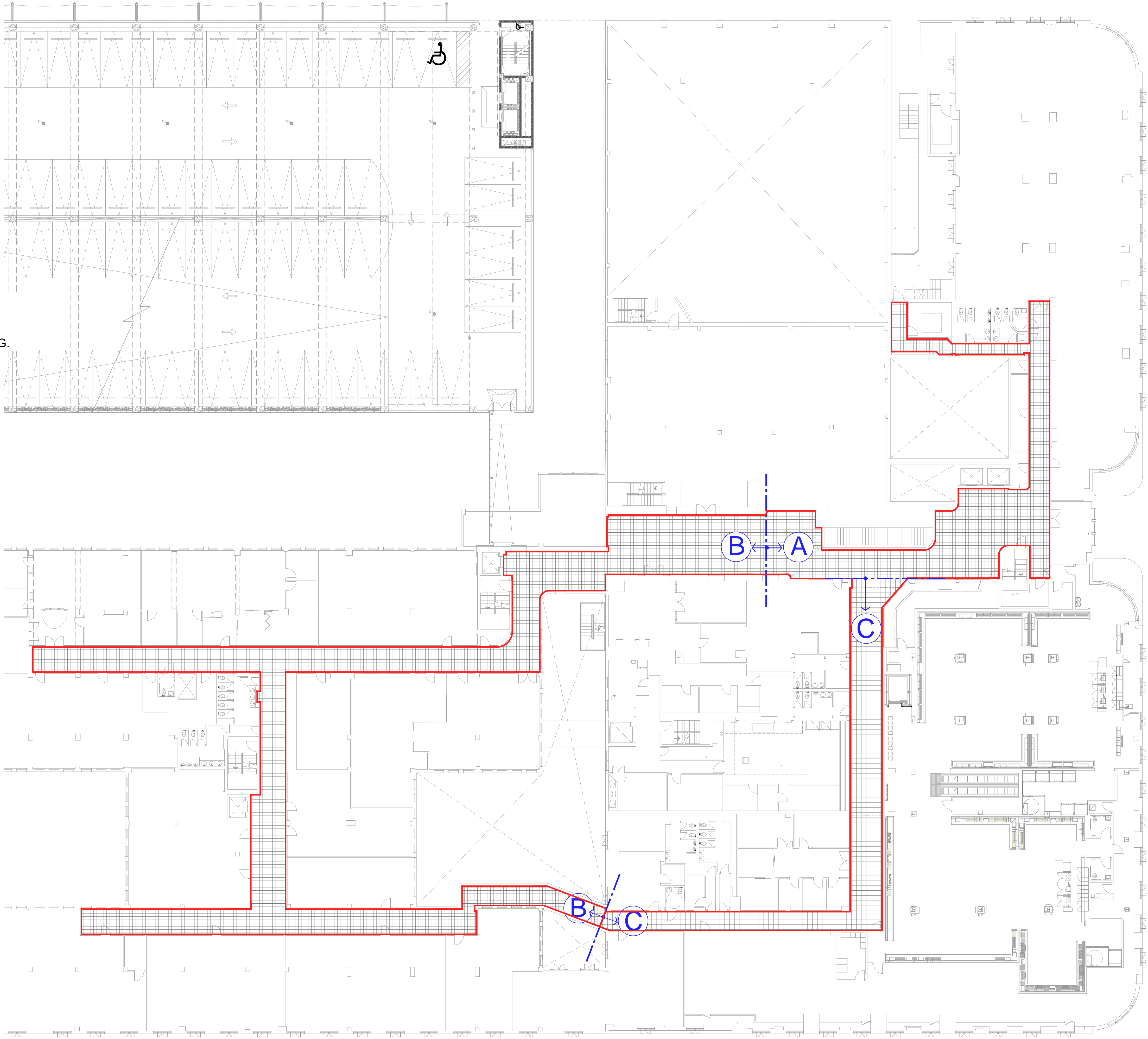
- A**
- INSTALLED IN 1940
 - 10" X 10" ORIGINAL 2ND FLOOR COMMON AREAS TENNESSEE MARBLE TILE.
 - MATCHES ALL COMMON AREA FLOORING IN ORIGINAL BUILDING.



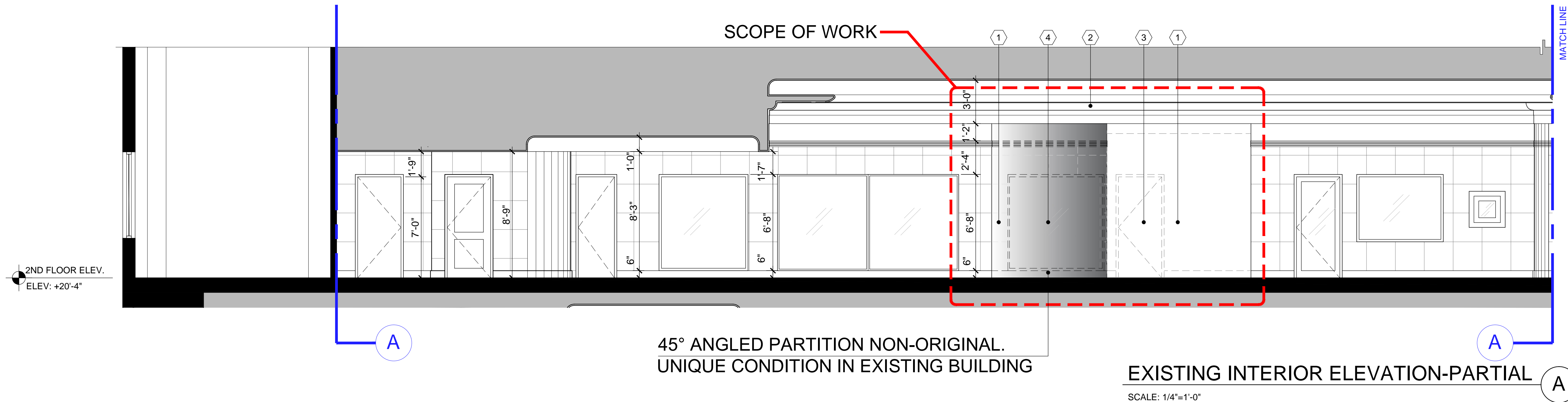
- B**
- INSTALLED IN 1947
 - 10" X 10" TENNESSEE MARBLE TILE .
 - COLORATION DIFFERENT FROM A & C.
 - MATCHES ALL FLOORING FROM 1947 EXPANSION.



- C**
- INSTALLED AFTER 1947
 - DOES NOT MATCH FLOORING FROM 1940 ORIGINAL BUILDING OR 1947 EXPANSION.



DATE	REVISION
DWG. TITLE	
EXISTING SECOND FLOOR INTERIOR ELEVATION PARTIAL A & B	
SCALE	
AS SHOWN	
PROJECT NO.	
2017-33	
DATE	
09-20-17	
SHEET NUMBER	
EXIST-201	

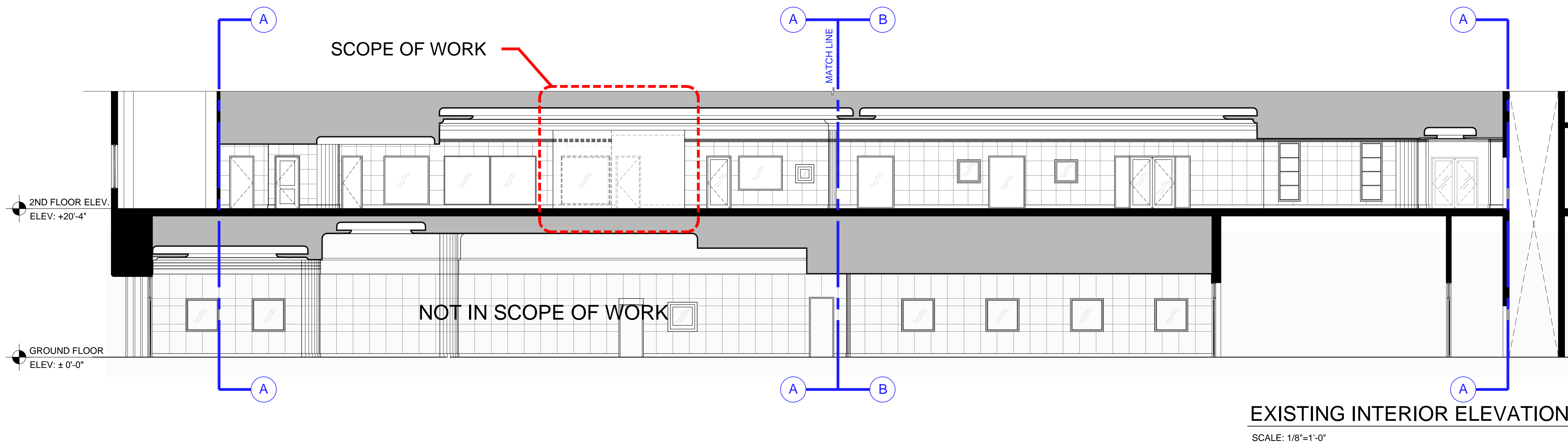
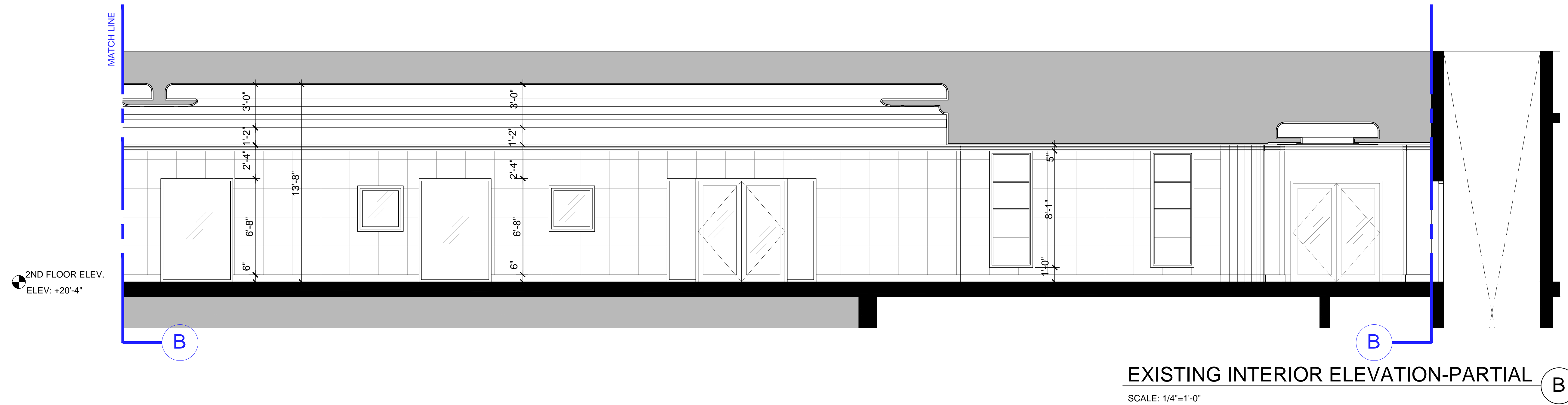


LEGEND

- EXISTING STONE TILE
- EXISTING STOREFRONT, WALL, BASEBOARD AND MOLDINGS TO BE REMOVED

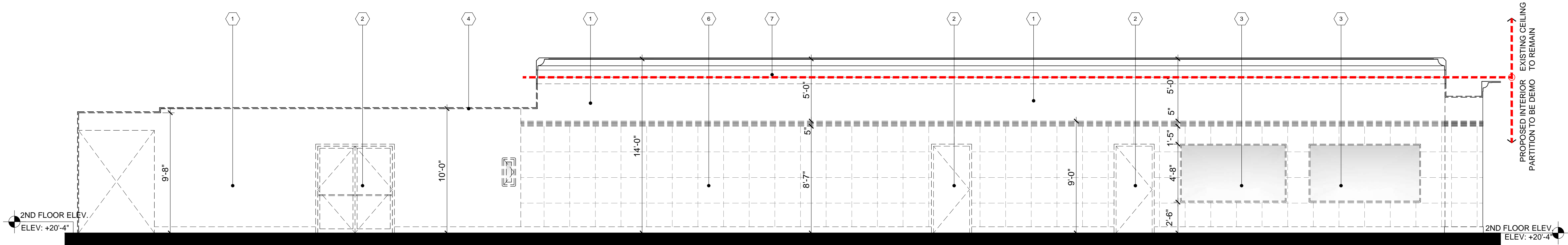
KEY NOTES

- REMOVE EXISTING INTERIOR PARTITION
- EXISTING MOLDING AND CEILING TO REMAIN
- REMOVE EXISTING DOORS / FRAMES
- REMOVE EXISTING INTERIOR STOREFRONT



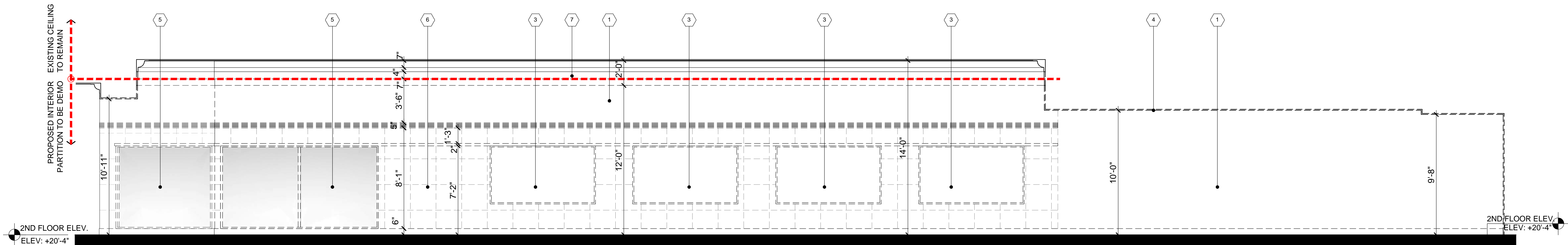
KEY PLAN

SCALE: N.T.S.



EXISTING INTERIOR ELEVATION C

SCALE: 1/4"=1'-0"



420 LINCOLN
420 LINCOLN ROAD
MIAMI BEACH, FL 33139

LEGEND

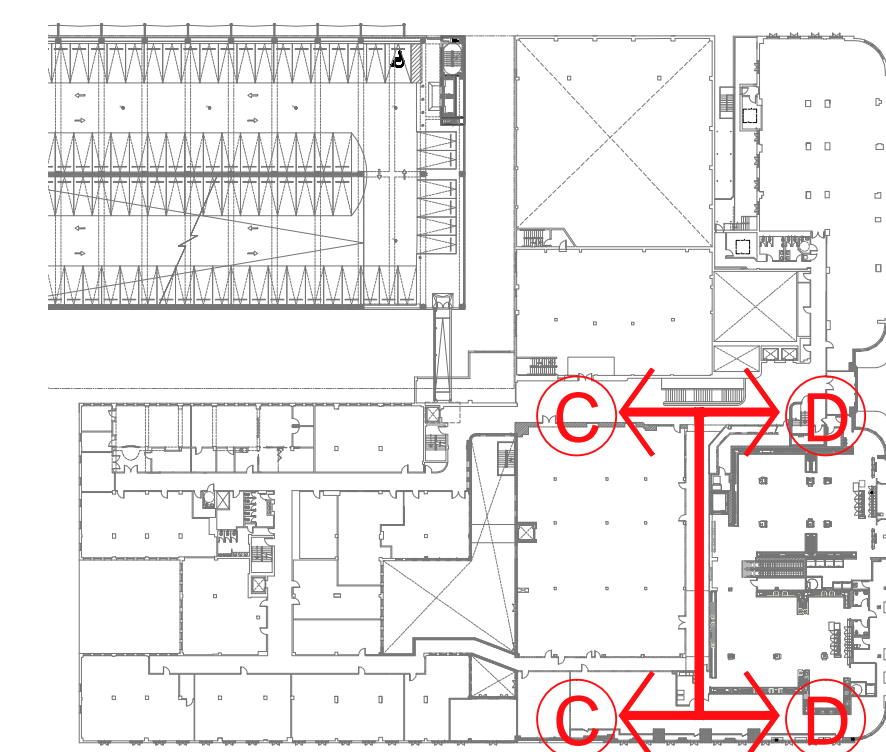
- EXISTING STONE TILE
- EXISTING STOREFRONT, WALL, BASEBOARD AND MOLDINGS TO BE REMOVED

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING INTERIOR PARTITION
- 2 REMOVE EXISTING DOORS / FRAMES
- 3 REMOVE EXISTING INTERIOR WINDOWS
- 4 EXISTING CEILING TO BE DEMOLISHED
- 5 REMOVE EXISTING STOREFRONT
- 6 REMOVE EXISTING STONE TILE
- 7 EXISTING CEILING AND CROWN MOLDING TO REMAIN

EXISTING INTERIOR ELEVATION D

SCALE: 1/4"=1'-0"



KEY PLAN

SCALE: N.T.S.

DATE REVISION

DWG. TITLE

EXISTING SECOND FLOOR INTERIOR ELEVATION PARTIAL C & D

SCALE AS SHOWN

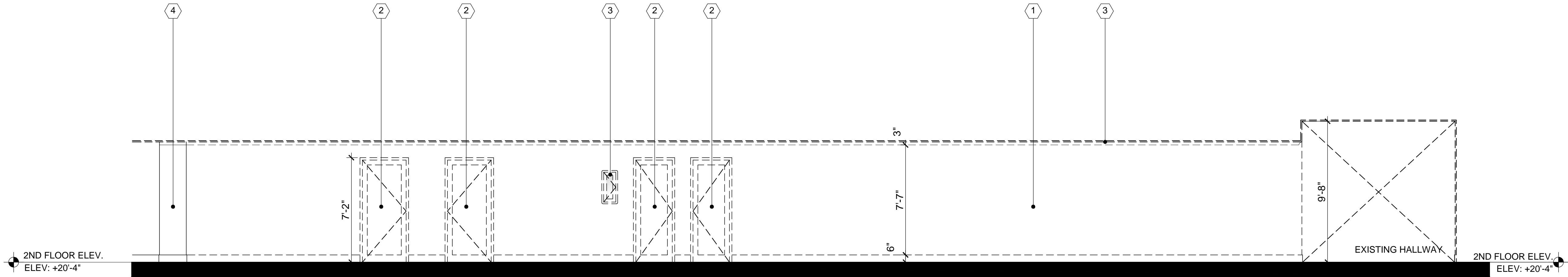
PROJECT NO.

DATE 2017-33

DATE 09-20-17

SHEET NUMBER

EXIST-202



EXISTING INTERIOR ELEVATION E

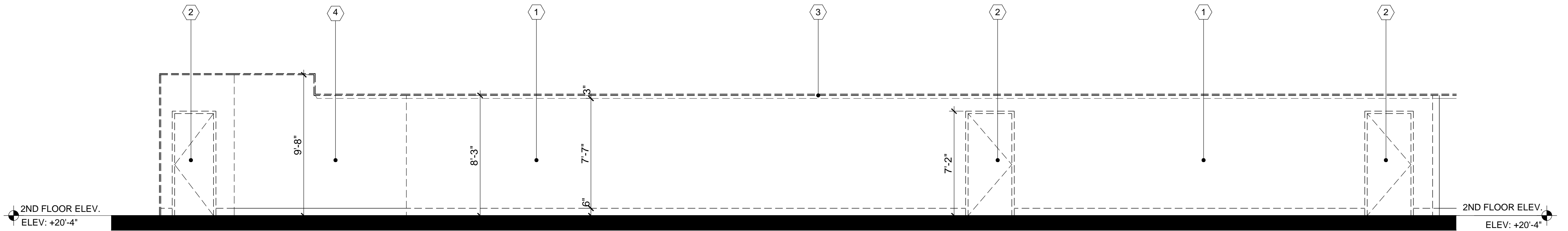
SCALE: 1/4"=1'-0"

LEGEND

--- EXISTING STOREFRONT, WALL,
BASEBOARD AND MOLDINGS TO BE
REMOVED

DEMOLITION KEY NOTES

- 1 REMOVE EXISTING INTERIOR PARTITION
- 2 REMOVE EXISTING DOORS / FRAMES
- 3 EXISTING CEILING TO BE DEMOLISHED
- 4 EXISTING WALL PARTITION TO REMAIN

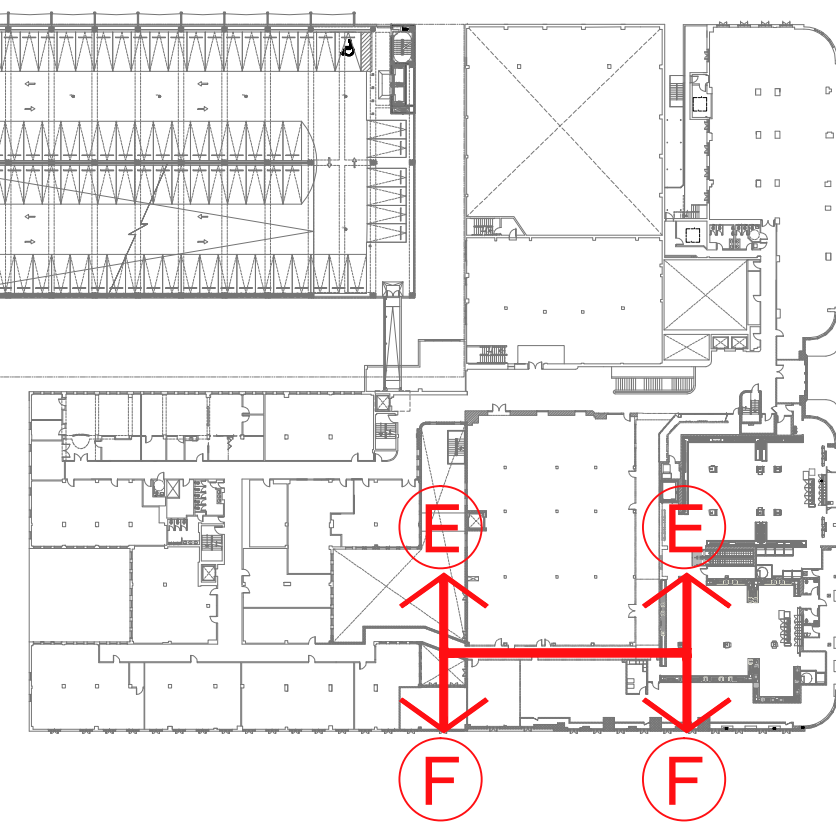


EXISTING INTERIOR ELEVATION F

SCALE: 1/4"=1'-0"

KEY PLAN

SCALE: N.T.S.



420 LINCOLN
420 LINCOLN ROAD
MIAMI BEACH, FL 33139

DATE	REVISION

DWG. TITLE	EXISTING SECOND FLOOR INTERIOR ELEVATION PARTIAL E & F
SCALE	AS SHOWN
PROJECT NO.	2017-33
DATE	09-20-17
SHEET NUMBER	EXIST-203