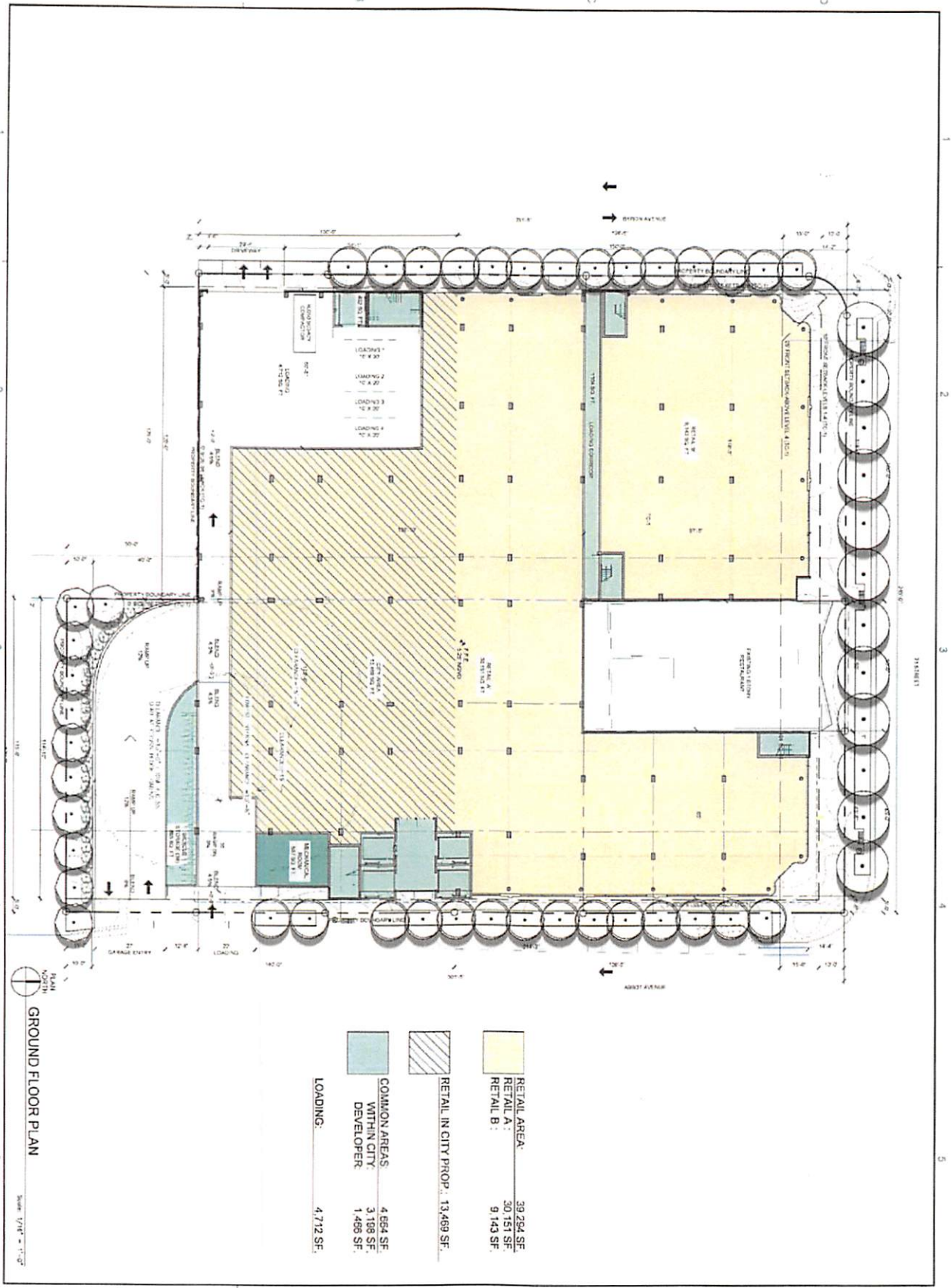


Exhibit F





Concept Plan – 358 Spaces

Concept Plan – 479 Spaces



GROUND FLOOR PLAN

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

	RETAIL AREA	39,294 SF.
	RETAIL A :	30,151 SF.
	RETAIL B :	9,143 SF.
	RETAIL IN CITY PROP. :	13,469 SF.
	COMMON AREAS WITHIN CITY DEVELOPER	4,694 SF. 3,188 SF. 1,496 SF.
	LOADING :	4,712 SF.

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
A3.01

K B I

K A R P

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2815 Bayshore Boulevard
 Suite 100
 Miami, Florida 33133
 Tel: 305.358.1111
 Fax: 305.358.1112
 www.kbi-karp.com

KOB KARP
 LK: # AR001378

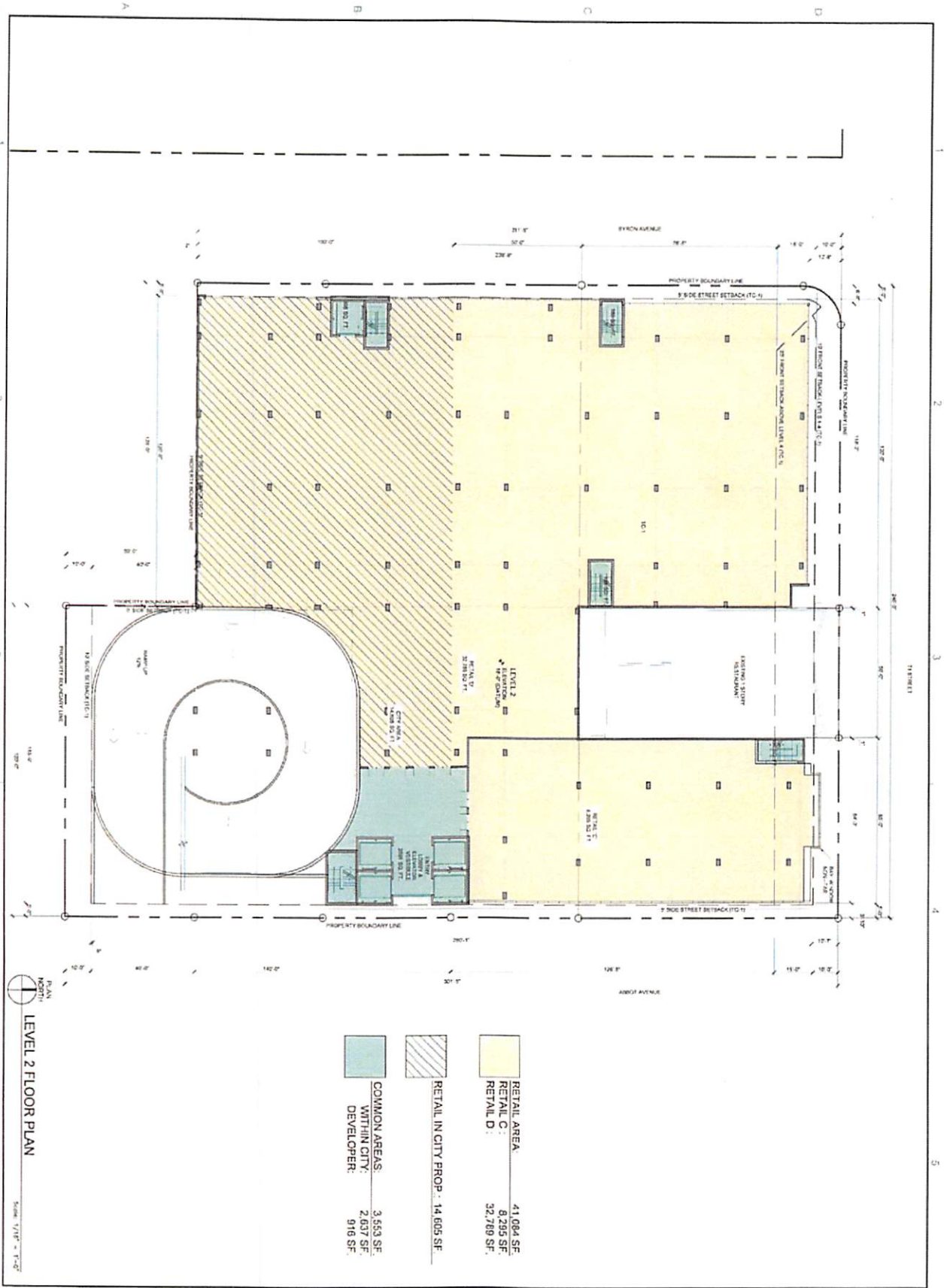


71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
 71ST STREET, MIAMI BEACH, FLORIDA
GROUND FLOOR PLAN




1723

REVISIONS / SUBMISSIONS

NO.	DATE	DESCRIPTION



PLAN
LEVEL 2 FLOOR PLAN
Scale: 1/16" = 1'-0"

	RETAIL AREA	41,084 SF
	RETAIL C :	8,295 SF
	RETAIL D :	32,789 SF
	RETAIL IN CITY PROP.	14,605 SF
	COMMON AREAS	3,653 SF
	WITHIN CITY:	2,837 SF
	DEVELOPER:	918 SF

DATE: 08/20/24
A3.02



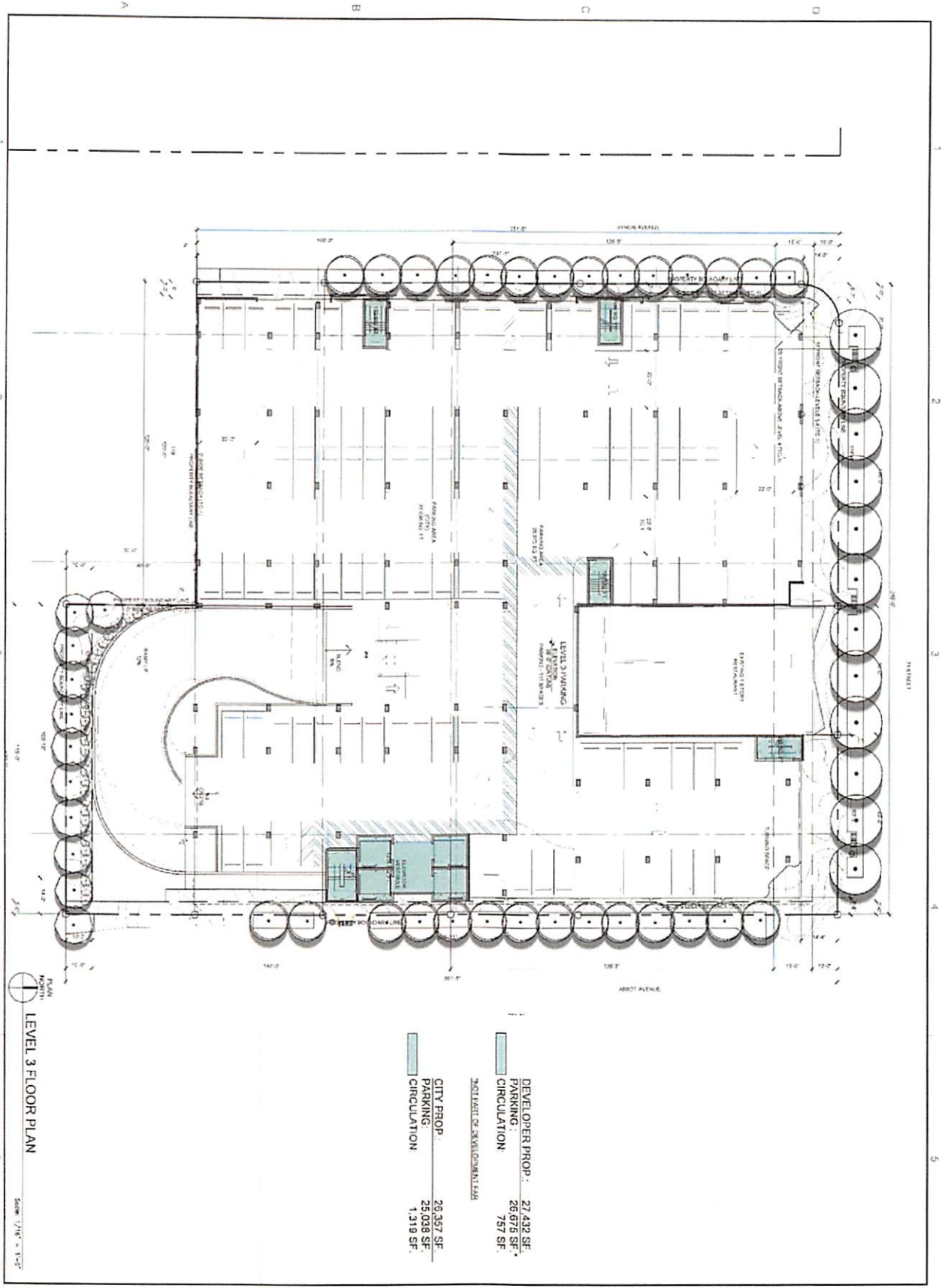
ARCHITECTURE
INTERIOR DESIGN
PLANNING
NA ASID NCARB
2011 Supreme Goldmark
1000
Miami, Florida 33137
P: 305.573.3838
F: 305.573.3788
WWW.KOBKARP.COM

KOB KARP
Lic # AR0012578



71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
71ST STREET, MIAMI BEACH, FLORIDA
LEVEL 2 FLOOR PLAN

REVISIONS / SUBMISSIONS
1723



NORTH
LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NOT PART OF DEVELOPMENT PLAN	
DEVELOPER PROP.	27,432 SF.
PARKING	28,676 SF.
CIRCULATION	757 SF.
CITY PROP.	
PARKING	28,357 SF.
CIRCULATION	25,038 SF.
	1,319 SF.

DRAWN BY: **KARP**
 CHECKED BY: **KARP**
 DATE: 08/20/18
A3.03

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AA ASID NCARB
 2015 Building Specialist
 License No. 100000000
 Miami, Florida 33131
 312.522.2118
 312.522.2119
 WWW.KORIKARP.COM

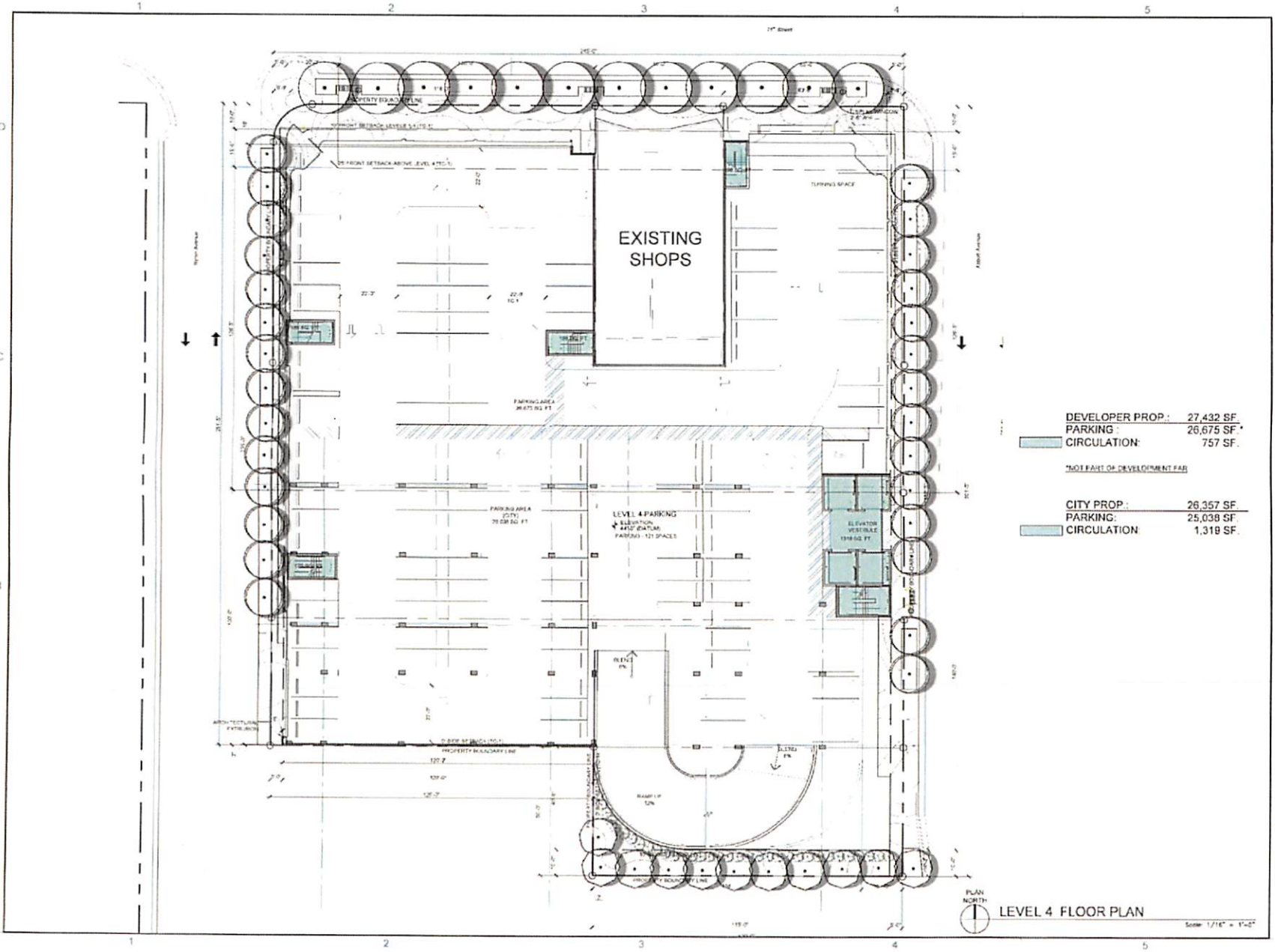
KORIKARP
 Lic. # AKC012518

71 NOBE - WEST PARCEL
 COMMERCIAL USE DEVELOPMENT
 1ST STREET, MIAMI BEACH, FLORIDA

LEVEL 3 FLOOR PLAN

1723

REVISIONS / SUBMISSIONS



REVISIONS / SUBMISSIONS

1723

71 NOBE - WEST PARCEL
 COMMERCIAL USE DEVELOPMENT
 71ST STREET, MIAMI BEACH, FLORIDA

LEVEL 4 FLOOR PLAN



AA. ASID NCARB
 711 North Bay Street
 Miami Beach, FL 33139
 WWW.KARP.COM

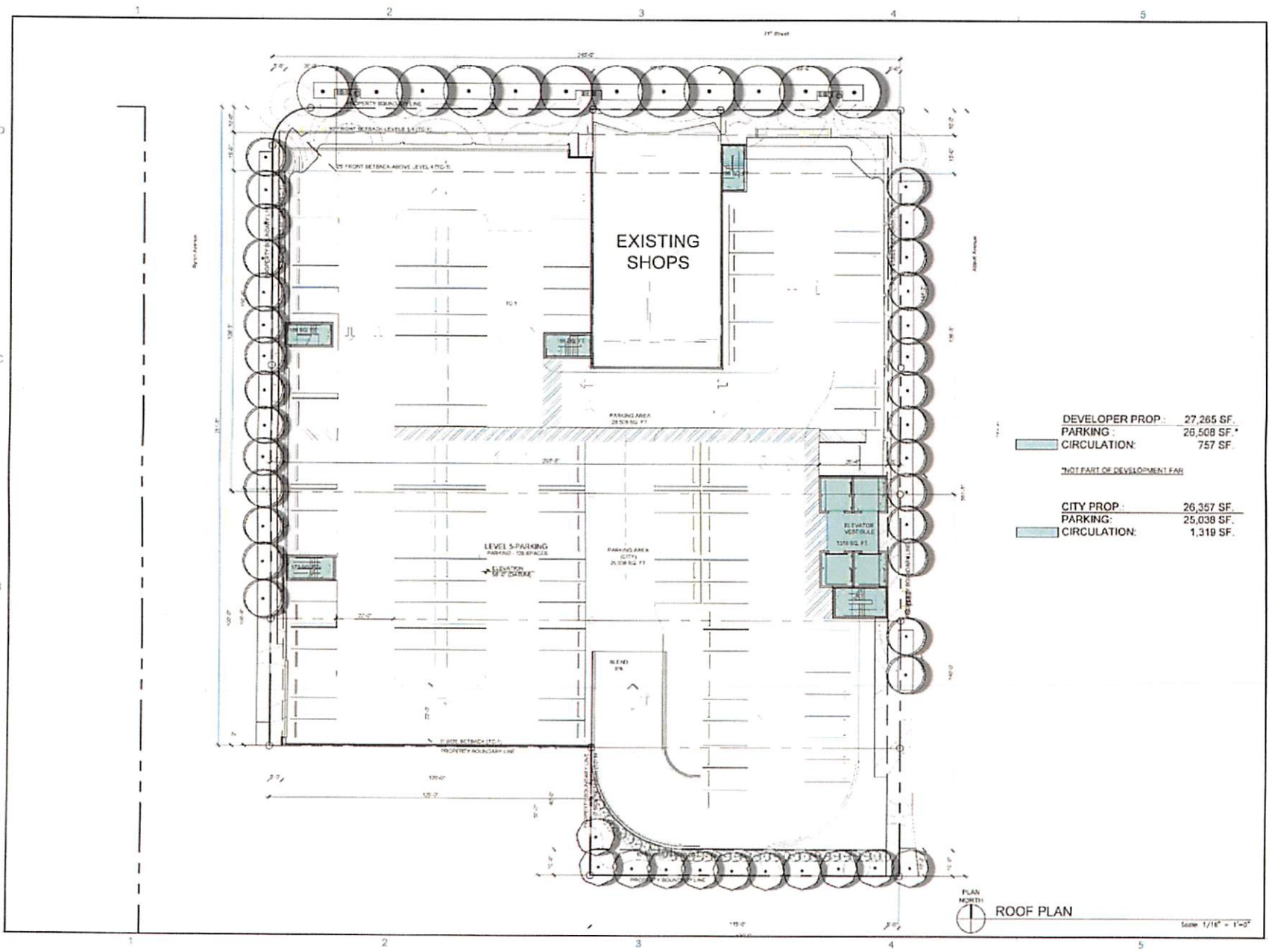
ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AA. ASID NCARB
 711 North Bay Street
 Miami Beach, FL 33139
 WWW.KARP.COM



DRAWN BY:
 CHECKED BY:
 DATE: 08.20.2018

A3.04



REVISIONS / SUBMISSIONS

1723

**71 NOBE - WEST PARCEL
 COMMERCIAL USE DEVELOPMENT**
71ST STREET, MIAMI BEACH, FLORIDA

ROOF PLAN



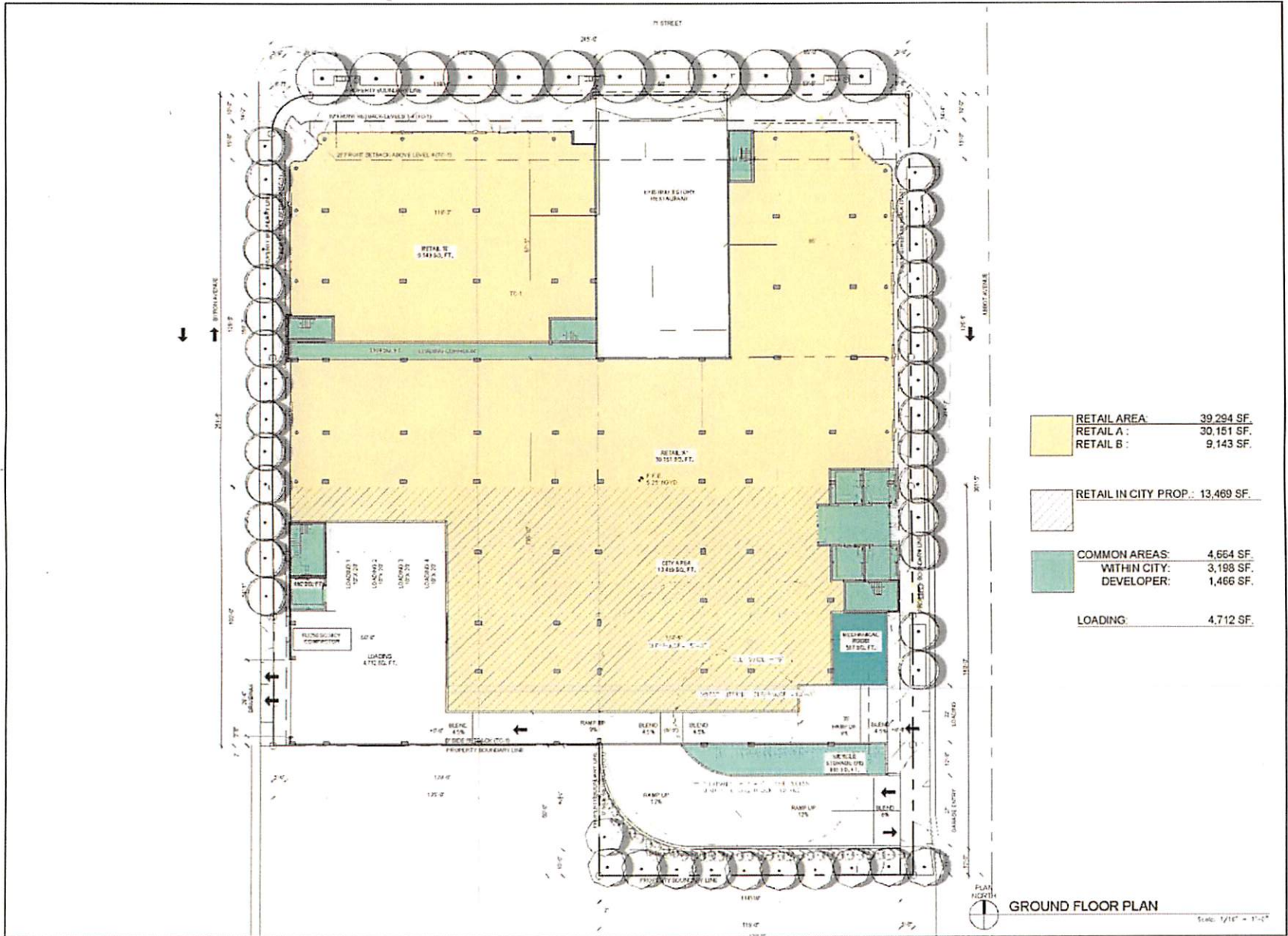
KOB KARP
1000 PINE BLVD
 SUITE 200
 MIAMI BEACH, FL 33139

**ARCHITECTURE
 INTERIOR DESIGN
 PLANNING**
AJA ASAD INCARD
2011 BRICKWOOD BLVD
 MIAMI BEACH, FL 33139
 WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 08.20.2014

A3.05



REVISIONS / SUBMISSIONS

1723

71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
 71ST STREET, MIAMI BEACH, FLORIDA

GROUND FLOOR PLAN

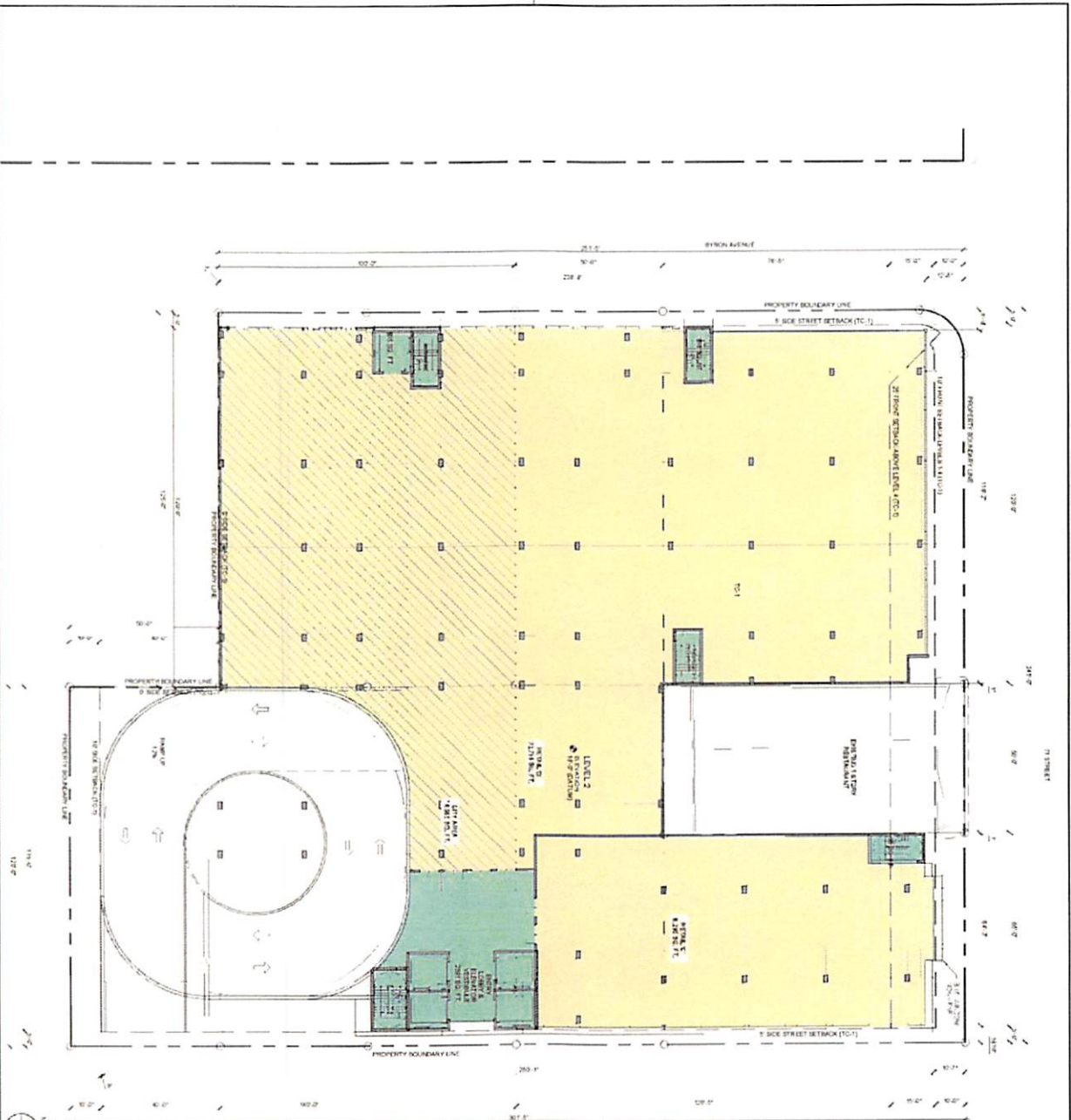


ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AA ACID NCARB
 2015 Registered Architect
 1000 BAYVIEW BLVD
 SUITE 1000
 MIAMI BEACH, FL 33139
 WWW.KOB&P.COM
 KOB&P
 LP # A0020270

DESIGNED BY
 CHECKED BY
 DATE: 12/03/2018

A3.01




 LEVEL 2 FLOOR PLAN
 Scale: 1/8" = 1'-0"

	RETAIL AREA	41,084 SF.
	RETAIL C	8,265 SF.
	RETAIL D	32,789 SF.
	RETAIL IN CITY PROP.	14,605 SF.
	COMMON AREAS WITHIN CITY DEVELOPER	3,533 SF. 2,637 SF. 916 SF.

DRAWN BY
 CHECKED BY
 DATE
A3.02
 1/22/2011



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 AIA ASID NCARB
 2011 Biscayne Boulevard
 Suite 202
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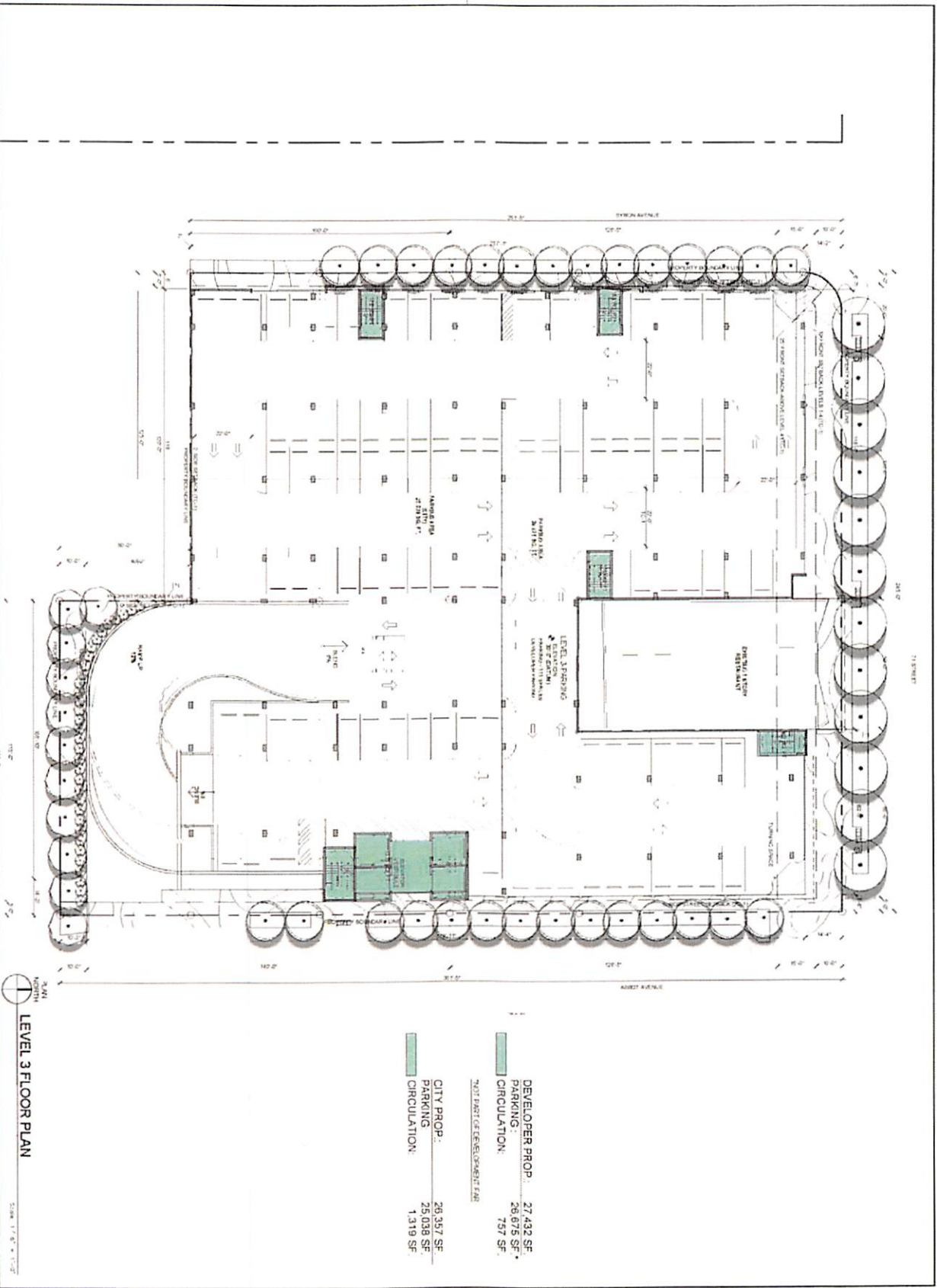
KOB KARP
 Lic. # A170012578



71 NOBE - WEST PARCEL
COMMERCIAL USE DEVELOPMENT
 71ST STREET, MIAMI BEACH, FLORIDA
LEVEL 2 FLOOR PLAN

1723

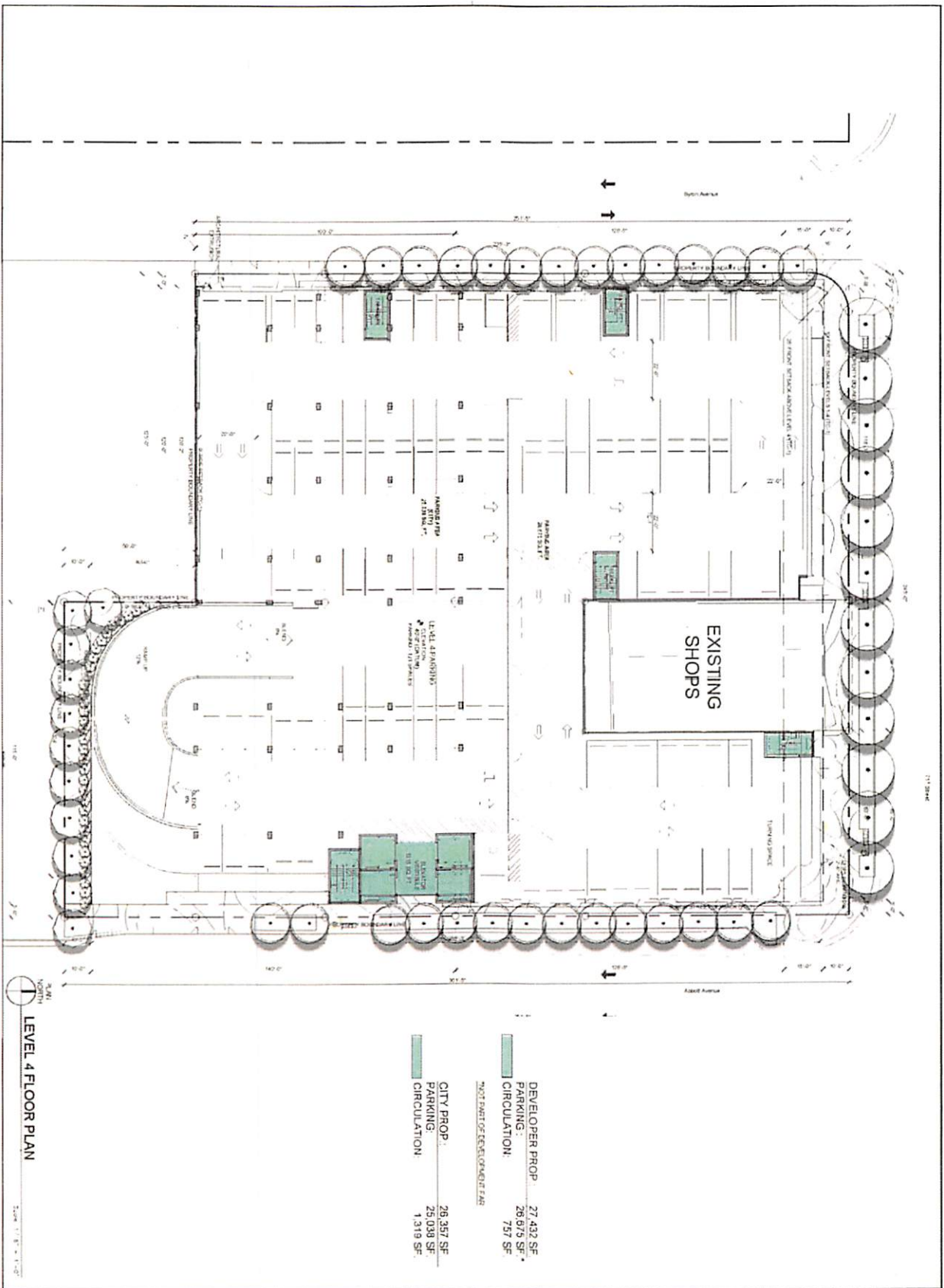
REVISIONS / DIMENSIONS



NORTH
LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

	DEVELOPER PROP.	27,432 SF
	PARKING	26,075 SF*
	CIRCULATION	757 SF
*NOT FACTOR FOR DEVELOPMENT FEE		
	CITY PROP.	20,357 SF
	PARKING	25,038 SF
	CIRCULATION	1,319 SF

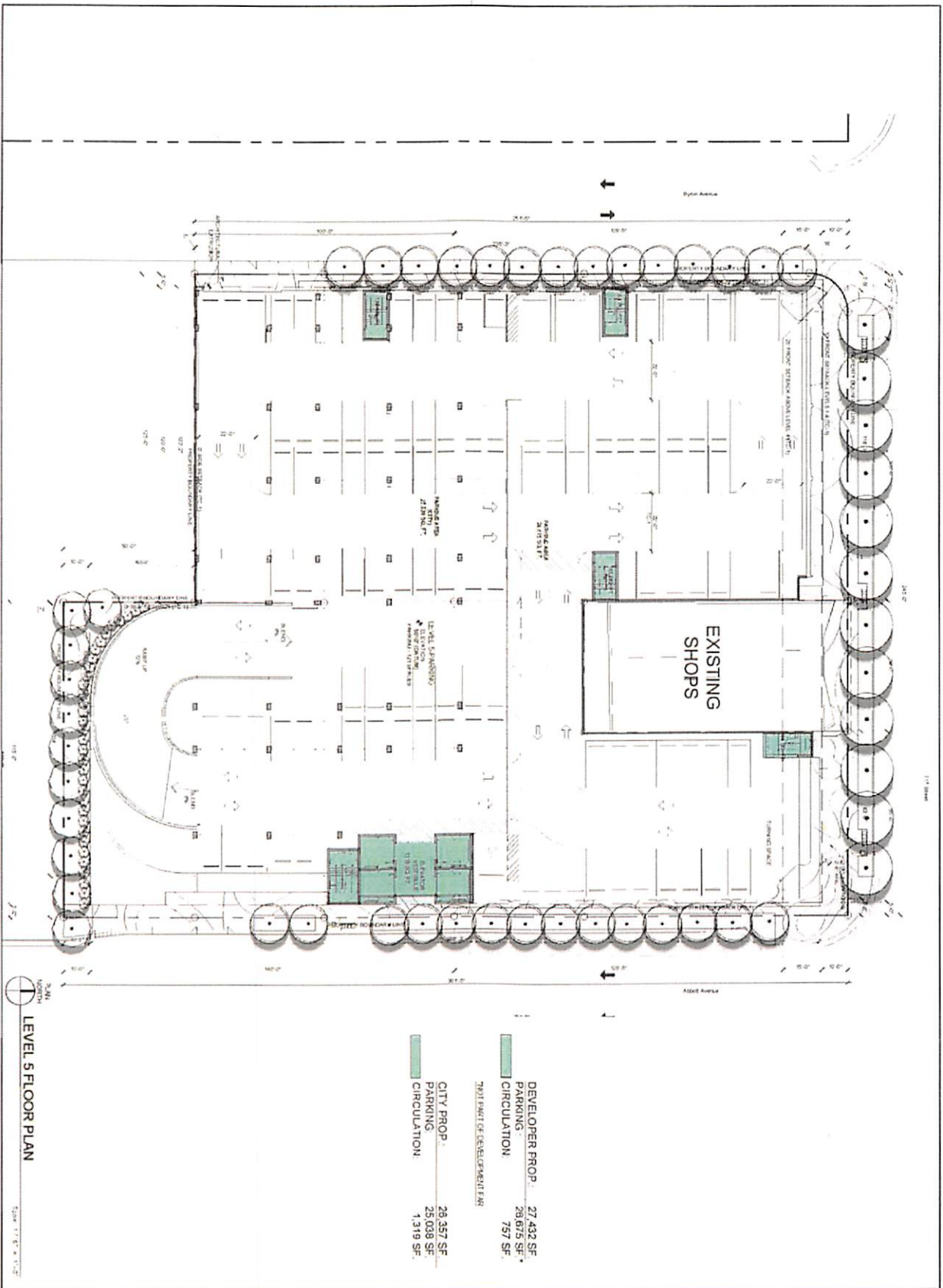
A3.03 <small>DRAWN BY: [blank] CHECKED BY: [blank] DATE: 11/21/19</small>	 K • O • B • I KARP	<small>ARCHITECTURE INTERIOR DESIGN PLANNING</small> AIA ASID NCARB <small>2913 Biscayne Boulevard Suite 200 Miami, Florida 33137 P: 305.573.1233 F: 305.573.1238</small> WWW.KOBKARP.COM	<small>KOBI KARP Lic. # AR0012578</small>	 71 NOBE - WEST PARCEL COMMERCIAL USE DEVELOPMENT <small>71ST STREET, MIAMI BEACH, FLORIDA</small> LEVEL 3 FLOOR PLAN	1723 <small>REVISIONS / SUBMISSIONS</small>
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DEVELOPER PROP:	27,432 SF
PARKING:	26,979 SF
CIRCULATION:	737 SF
NET PART OF DEVELOPER PROP	
CITY PROP:	26,357 SF
PARKING:	25,038 SF
CIRCULATION:	1,319 SF

NORTH
LEVEL 4 FLOOR PLAN
 Scale: 1/8" = 1'-0"

 KARP ARCHITECTURE INTERIOR DESIGN PLANNING AIA ASID NCARB 2911 Biscayne Boulevard Suite 300 Miami, Florida 33137 P. 305.573.1300 F. 305.573.1308 WWW.KOBKARP.COM	KOBKARP Lic. # AR0312578	 PACIFIC STAR CAPITAL	71 NOBE - WEST PARCEL COMMERCIAL USE DEVELOPMENT 71ST STREET, MIAMI BEACH, FLORIDA	1723	REVISIONS / DSCAS-219
			LEVEL 4 FLOOR PLAN		



LEVEL 5 FLOOR PLAN

DEVELOPER PROP. PARKING	27,432 SF
CITY PROP. PARKING	28,038 SF
7911 PART OF DEVELOPMENT PARK CIRCULATION	757 SF
CITY PROP. CIRCULATION	28,357 SF
	25,038 SF
	1,319 SF

DATE: 1/23/2018
 DRAWN BY: [Name]
 CHECKED BY: [Name]
A3.05



ARCHITECTURE
 INTERIOR DESIGN
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 AIA ASID NCARB
 2715 Biscayne Boulevard
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 Miami, Florida 33137
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 WWW.KOBKARP.COM

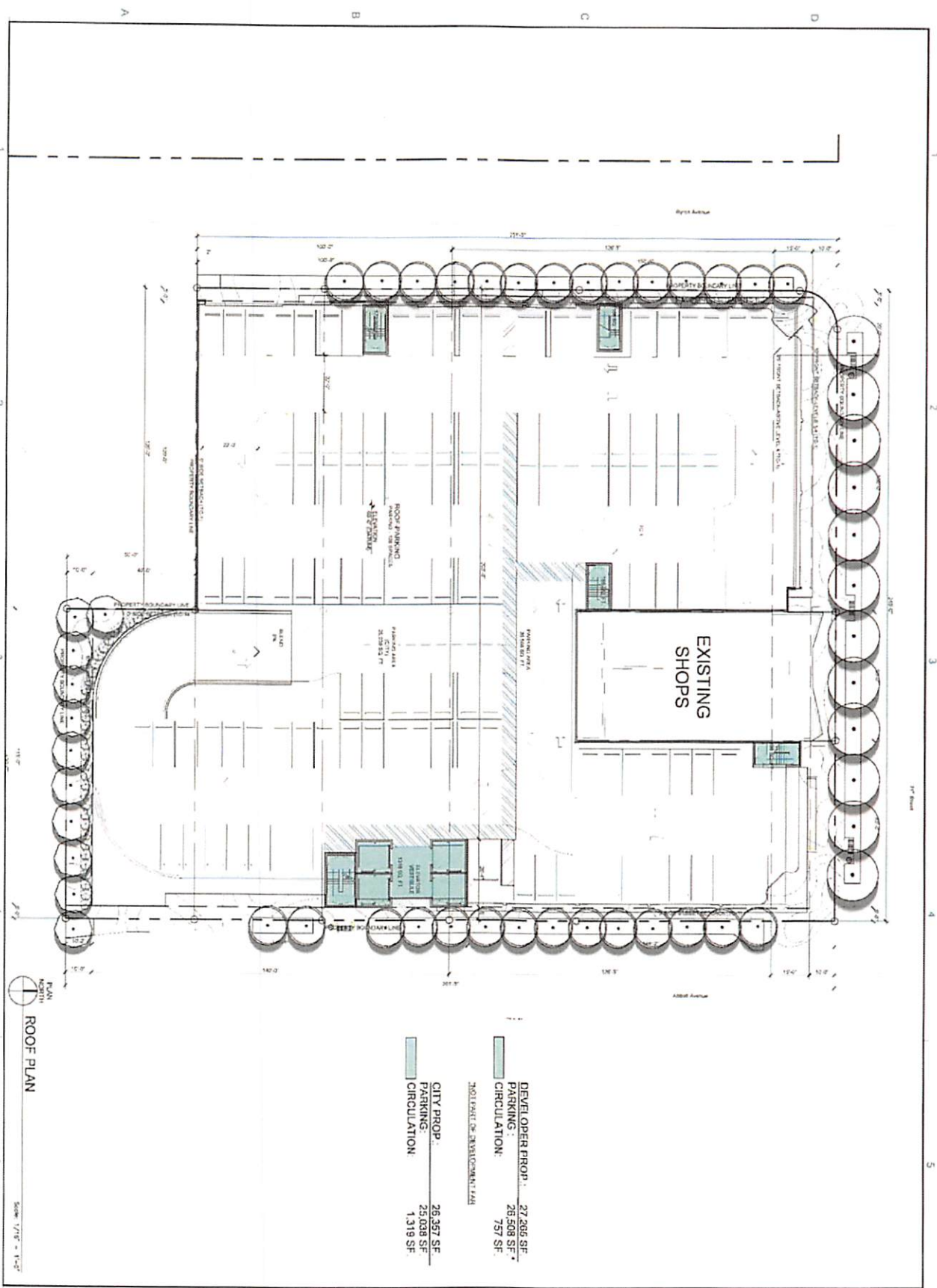
KOB I KARP
 Lic. # AR0012578



711 NOBE - WEST PARCEL
 COMMERCIAL USE DEVELOPMENT
 71ST STREET, MIAMI BEACH, FLORIDA
LEVEL 5 FLOOR PLAN

1723

ENCLOSURE 15 (PARKING)



PLAN
 NORTH
ROOF PLAN
 Scale: 1/8" = 1'-0"

DEVELOPER PROP.	27,266 SF
PARKING	26,508 SF
CIRCULATION	757 SF
TOTAL FLOOR OR DEVELOPMENT AREA	
CITY PROP.	26,357 SF
PARKING	25,038 SF
CIRCULATION	1,319 SF

71 NOBE - WEST PARCEL COMMERCIAL USE DEVELOPMENT 71ST STREET, MIAMI BEACH, FLORIDA	ROOF PLAN	1723	REVISIONS / SUBMISSIONS
K O B I K A R P	KOBI KARP Lic. # ARD012578	PACIFIC STATE CAPITAL	DATE: 12/20/20 CHECKED BY:
A3.06			