

THE LINCOLN
1691 MICHIGAN AVENUE, SPACE 115
MIAMI BEACH, FLORIDA 33139

[illegible][illegible]

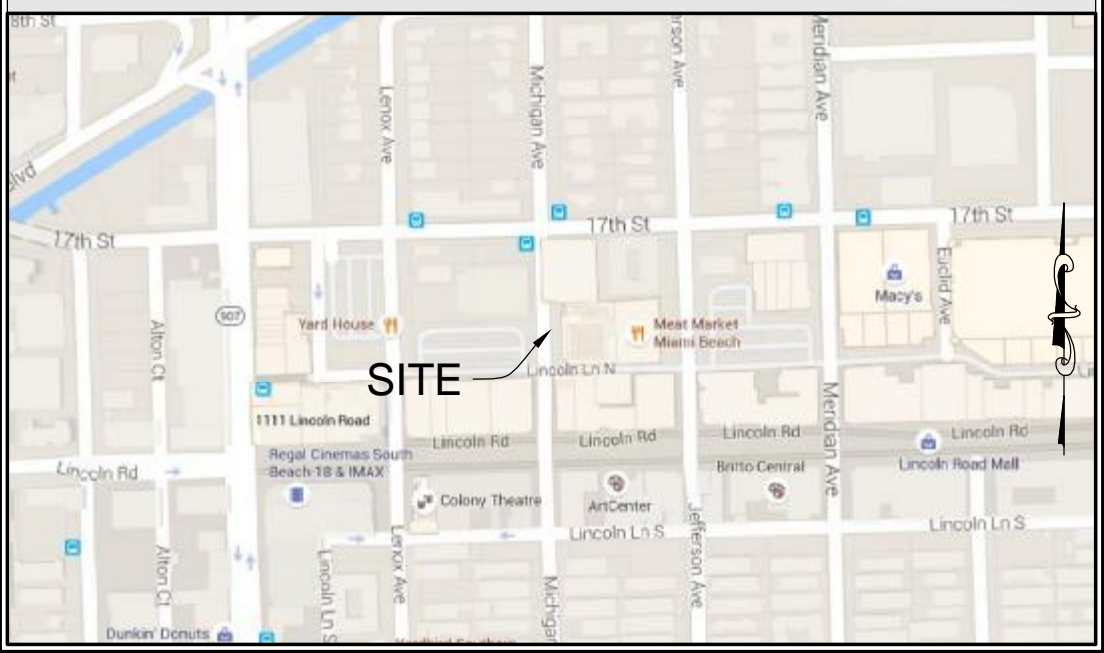
ITEMS CORRESPONDING TO SCHEDULE B-II

5. Restrictions, covenants, conditions, easements, dedications and all other matters as contained on the Plat of PALM VIEW SUBDIVISION, recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.
THIS ITEM AFFECTS THE SURVEYED PROPERTY; HOWEVER, THE PLAT CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS.
6. Terms, conditions and provisions of the Agreement of Lease between City of Miami Beach, Florida, a municipal corporation, Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, Tenant, dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447; as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach Florida, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073.
NOTE: The lease contains Reciprocal Rights of First Refusal.
THIS ITEM AFFECTS THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS.
7. Notice of Landlord recorded June 3, 2003, in Official Records Book 20434, Page 1620, and recorded August 15, 2003, in Official Records Book 20597, Page 4698.
THIS ITEM AFFECTS THE SURVEYED PROPERTY, HOWEVER THERE ARE NO PLOTTABLE SURVEY ITEMS
8. Utility Easement in favor of the Florida Power & Light Company, recorded in Official Records Book 20947, Page 1744.
THIS ITEM AFFECTS THE SURVEYED PROPERTY AND IS PLOTTED AND SHOWN HEREON

ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION FROM THE INSURER PURSUANT TO TABLE A ITEM 6b.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1** THE SURVEYED PROPERTY HAS ACCESS TO MICHIGAN AVENUE, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- MN2** SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- MN3** ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED.
- MN4** OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- MN5** THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- MN6** BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE, MIAMI DADE COUNTY, FLORIDA TO BEAR AN ASSUMED BEARING OF NORTH, PER PLAT BOOK 6, PAGE 29.
- MN7** AN ADDRESS OF 1685 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
- MN8** THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.763 ACRES (76,452 SQUARE FEET), MORE OR LESS.
- MN9** THERE ARE 685 STRIPED REGULAR PARKING SPACES AND 16 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 711 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- MN10** THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- MN11** THE CURRENT RECORD DESCRIPTIONS OF ADJOINERS WERE NOT PROVIDED TO THE SURVEYOR, PER THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS (EFFECTIVE FEBRUARY 23, 2011). ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEBSITE.
- MN12** ONLY OBSERVABLE ABOVE GROUND UTILITIES WERE LOCATED. NO UNDERGROUND UTILITIES WERE LOCATED. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SENDS A LOCATOR TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON THE SURVEYED PROPERTY. THE PROCESS TAKES TWO FULL BUSINESS DAYS - DAY 1 STARTS THE DAY AFTER YOU CALL.
- MN13** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN14** AT THE TIME OF SURVEY, THE SURVEYOR WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVABLE EVIDENCE OF STREET OR SIDEWALK REPAIRS.
- MN15** AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL, BURIAL GROUND OR CEMETERY.
- MN16** PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY BOCK AND CLARK CORPORATION IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

RECORD DESCRIPTION

Lessee's interest in that certain Lease by and between the City of Miami Beach, Florida, a municipal corporation, as Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, as Tenant, dated September 1, 1999, and memorialized by that certain Agreement of Lease dated September 1, 1999, and recorded September 3, 1999, in Official Records Book 18770, Page 447; as assigned pursuant to assignment of Tenant's interest to LNR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 19700, Page 3095; Consent to Assignment and Assumption by the City of Miami Beach Florida, recorded May 17, 2001, in Official Records Book 19669, Page 1035, and Assignment and Assumption of Ground Lease to Lincoln Miami Beach Investments, LLC, a Delaware limited liability company, now known as 1691 MICHIGAN AVE INVESTMENTS LP, a Delaware limited partnership, recorded July 20, 2006, in Official Records Book 24738, Page 4073, of the Public Records of Miami-Dade County, Florida, demising the following described land: Lots 7 through 10, inclusive, and Lots 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 5282505, DATED MAY 3, 2015.

ALTA/ACSM LAND TITLE SURVEY

for
The Lincoln
B&C Project No. 201501467, 001
The Lincoln
1685 Michigan Avenue, Miami Beach, FL

BASED UPON TITLE COMMITMENT NO. 5282505
OF COMMONWEALTH LAND TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MAY 03, 2015 @ 11:00 P.M.

Surveyor's Certification

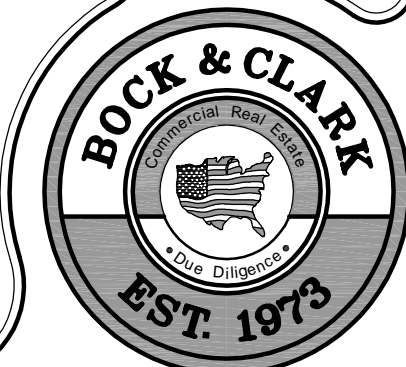
To: Commonwealth Land Title Insurance Company and Bock & Clark Corporation.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 21 of Table A thereof. The field work was completed on May 21, 2015.

ALSO:
I, MARK G. LEIST, HEREBY CERTIFY THAT THIS SKETCH OR THE BOUNDARY SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES AND CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.


MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: MAY 21, 2015
DATE OF LAST REVISION: JUNE 22, 2015
NETWORK PROJECT NO. 201501467-1

SURVEY PERFORMED BY:
BOCK & CLARK CORP. L.B. 7386
8111 BLAIRKIE COURT, SUITE B
SARASOTA, FL 34240
PHONE: (800) 787-8395 FAX: (941) 379-3083
EMAIL: MVUKODER@BOCKANDCLARK.COM
THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
SHEET 1 OF 1



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
3550 W. Market Street, Suite 200, Akron, Ohio 44333
Phone: (800) SURVEYS (787-8397), Fax: (330) 666-3608 www.rockandclark.com

LEGEND OF SYMBOLS & ABBREVIATIONS

- POWER POLE
LIGHT POLE
GUY WIRE
ELECTRIC MANHOLE
ELECTRIC METER
ELECTRIC VAULT
TRANSFORMER
AIR CONDITIONER UNIT
TELEPHONE MANHOLE
TELEPHONE PEDESTAL
CABLE BOX
STORM DRAIN MANHOLE
STORM DRAIN INLET
STORM PIPE
GREASE TRAP
SET 5/8" IRON ROD & CAP L.B. 7386, UNLESS OTHERWISE NOTED
OH OH OVERHEAD WIRES
- TRAFFIC SIGNAL BOX
SIGNAL LIGHT POLE
SIGNAL LIGHT
VAULT
SIGN (AS NOTED)
TOWER
MONITORING WELL
FLAG POLE
WATER VALVE
FIRE HYDRANT
SIAMSE FIRE HYDRANT
WATER MANHOLE
BACKFLOW PREVENTER
WATER METER
WELL HEAD
POINT OF ACCESS
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
N/F NOW OR FORMERLY
- SANITARY MANHOLE
CLEAN OUT
GAS MANHOLE
GAS VALVE
GAS METER
HANDICAPPED PARKING
MITERED END SECTION
BENCHMARK
(R) RECORD
(M) MEASURED
(C) CALCULATED
(P) PLAT
PG PAGE
O.R. OFFICIAL RECORDS
P.B. PLAT BOOK
F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
N/F NOW OR FORMERLY

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 8) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120651, MAP NUMBER 12086C0317L WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSO.FEMA.GOV) BY FIRMETTE CREATED ON JUNE 1, 2015. WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
06/01/2015	FIRST DRAFT		
06/19/2015	NETWORK COMMENTS		
06/22/2015	NETWORK COMMENTS		
FIELD WORK: PC	DRAFTED: ED	CHECKED BY:	FB & PG.

SIGNIFICANT OBSERVATIONS

OBSERVATIONS LISTED HEREON ARE NOT INTENDED TO DEPICT OR IMPLY POSSESSION OR OWNERSHIP

NONE APPARENT.

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THE LINCOLN
1891 MICHIGAN AVENUE, SPACE 115
MIAMI BEACH, FLORIDA 33139

DATE	REVISION

DWG. TITLE

F.A.R. DIAGRAM

SCALE

PROJECT NO.

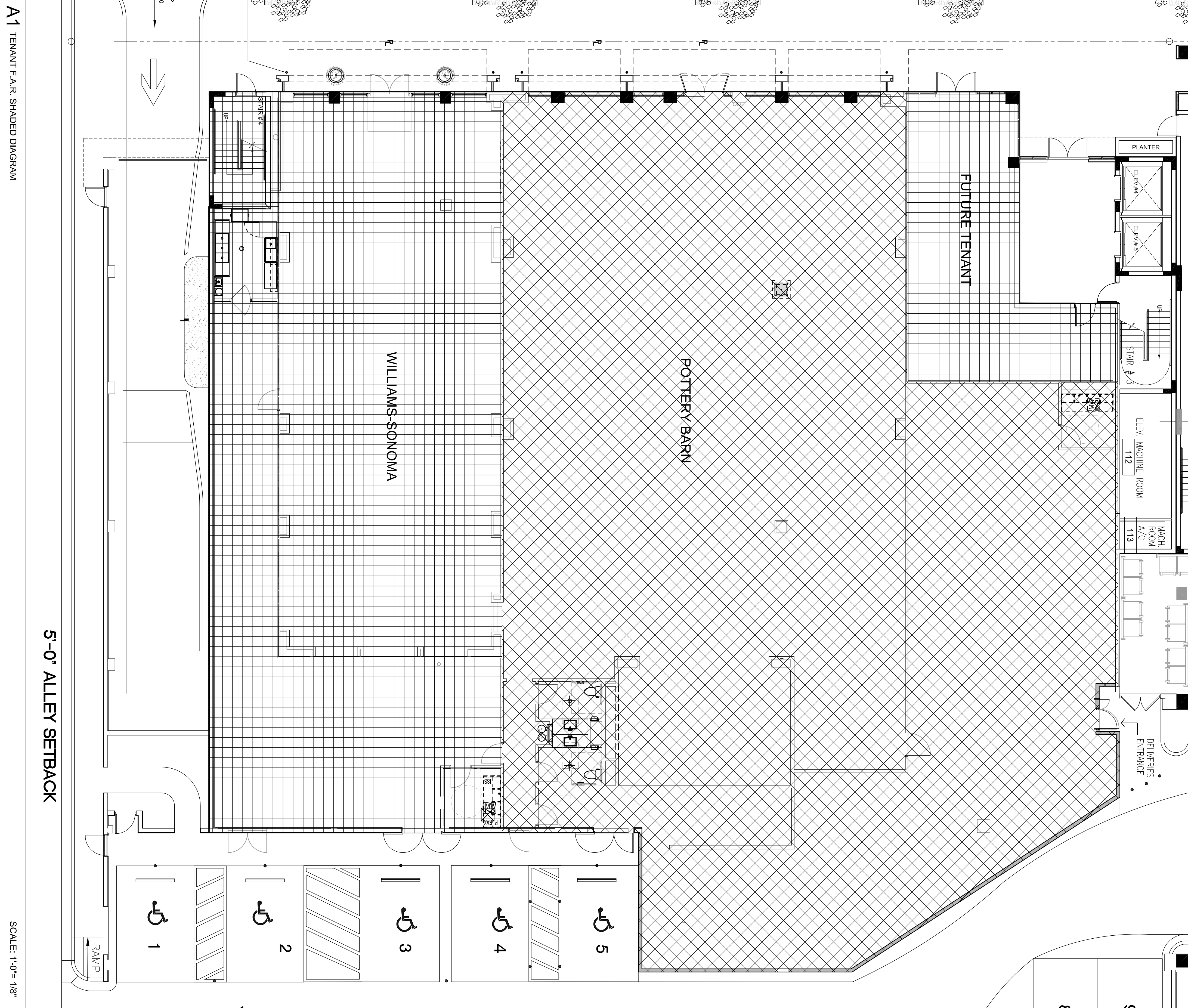
DATE

SHEET NUMBER

A-004

F.A.R. / SITE INFORMATION	
LOT AREA	76,452 SQ.FT.
FAR: 2.75	
MAX. SQ.FT.	210,243 SQ.FT.

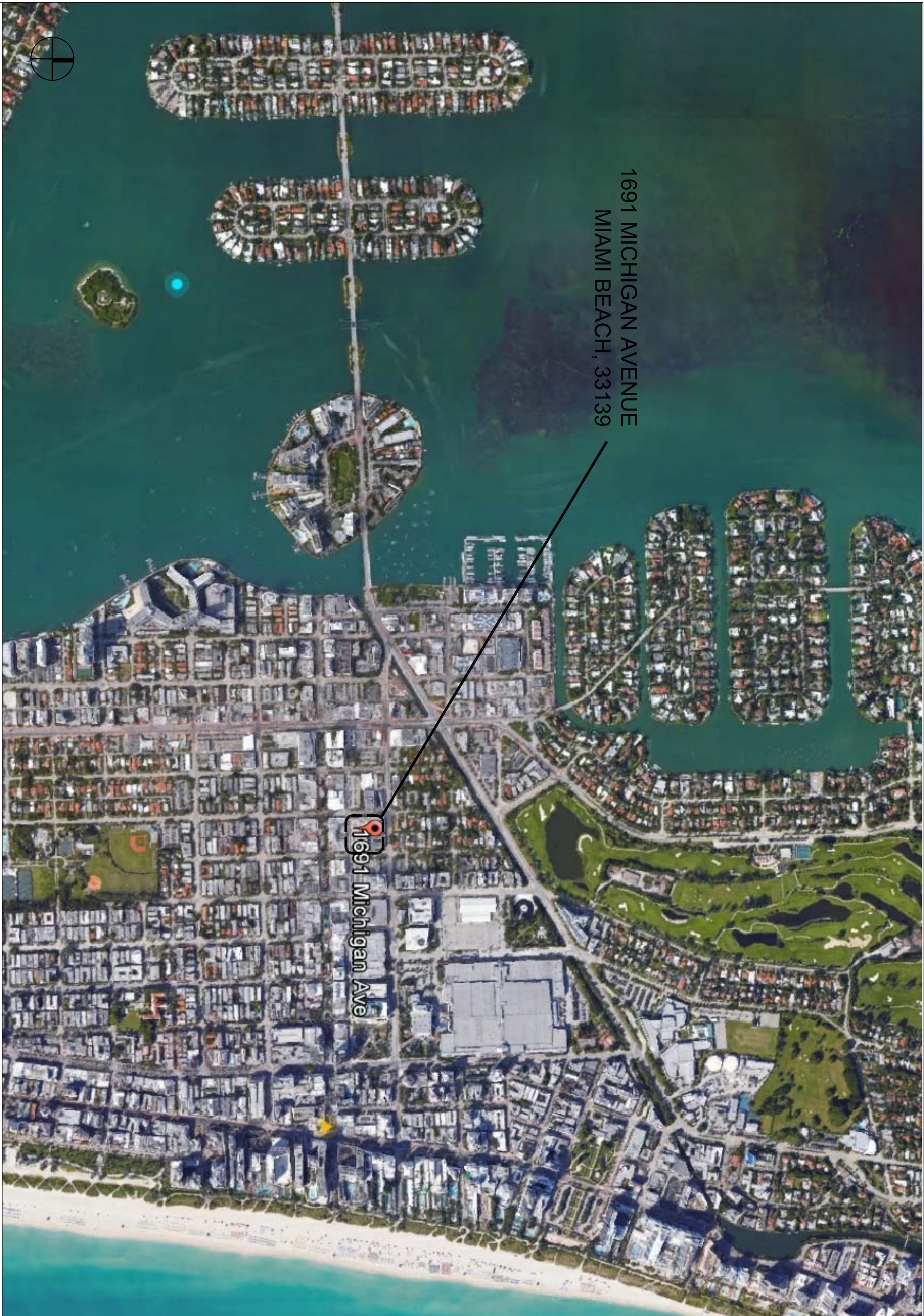
TENANT AREAS	
POTTERY BARN	10,495.90
WILLIAMS- SONOMA AREA	5,198.37
FUTURE TENANT	965.27
TOTAL AREA	16,659.54



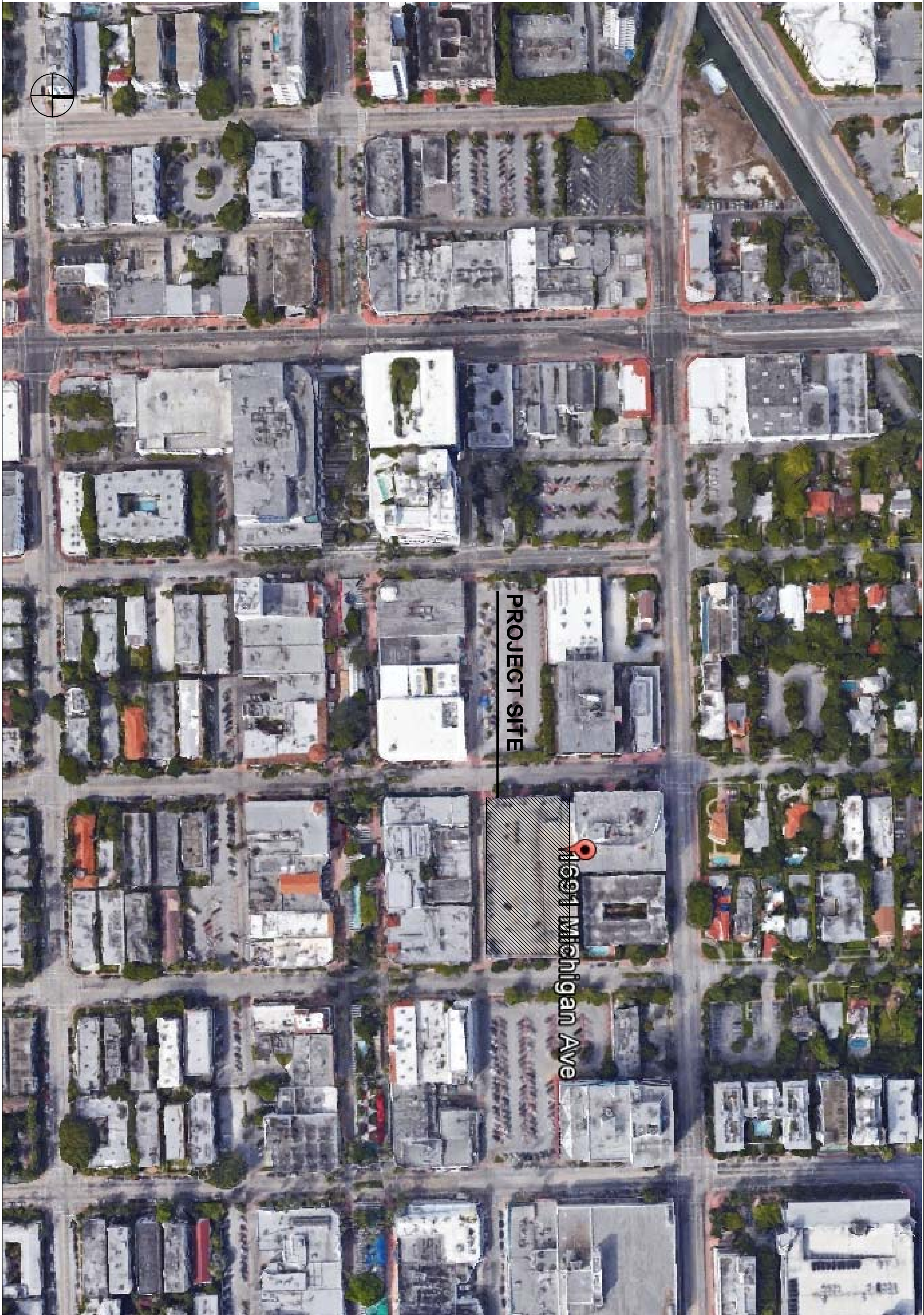
A1 TENANT F.A.R. SHADED DIAGRAM

5'-0" ALLEY SETBACK

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



A3 AERIAL



A4 SITE IMAGE



A2 PHOTO 2



A1 PHOTO 1

DATE	REVISION

DWG. TITLE

AERIAL VIEW
& SITE PHOTO

SCALE

AS SHOWN

PROJECT NO.

DATE

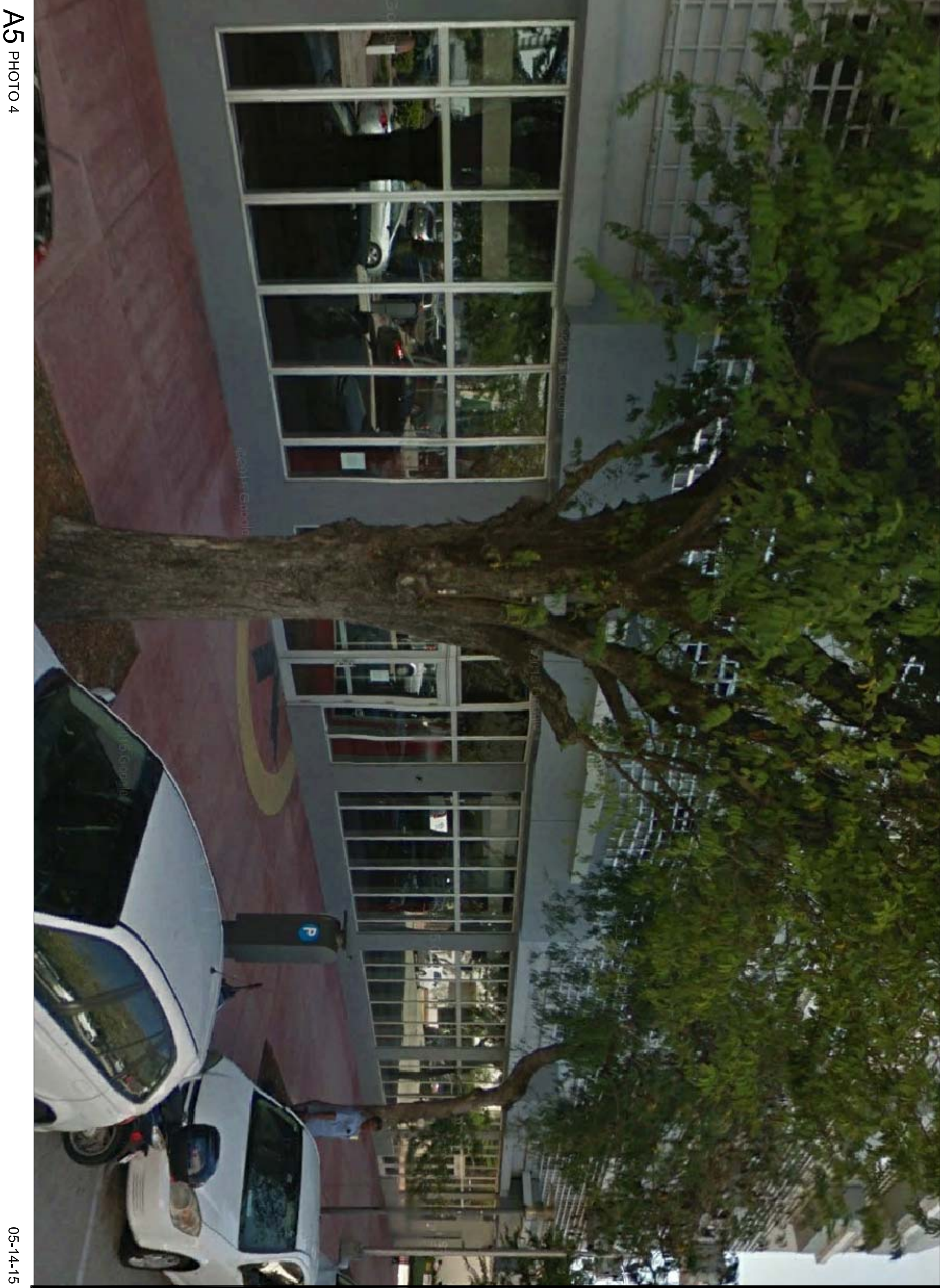
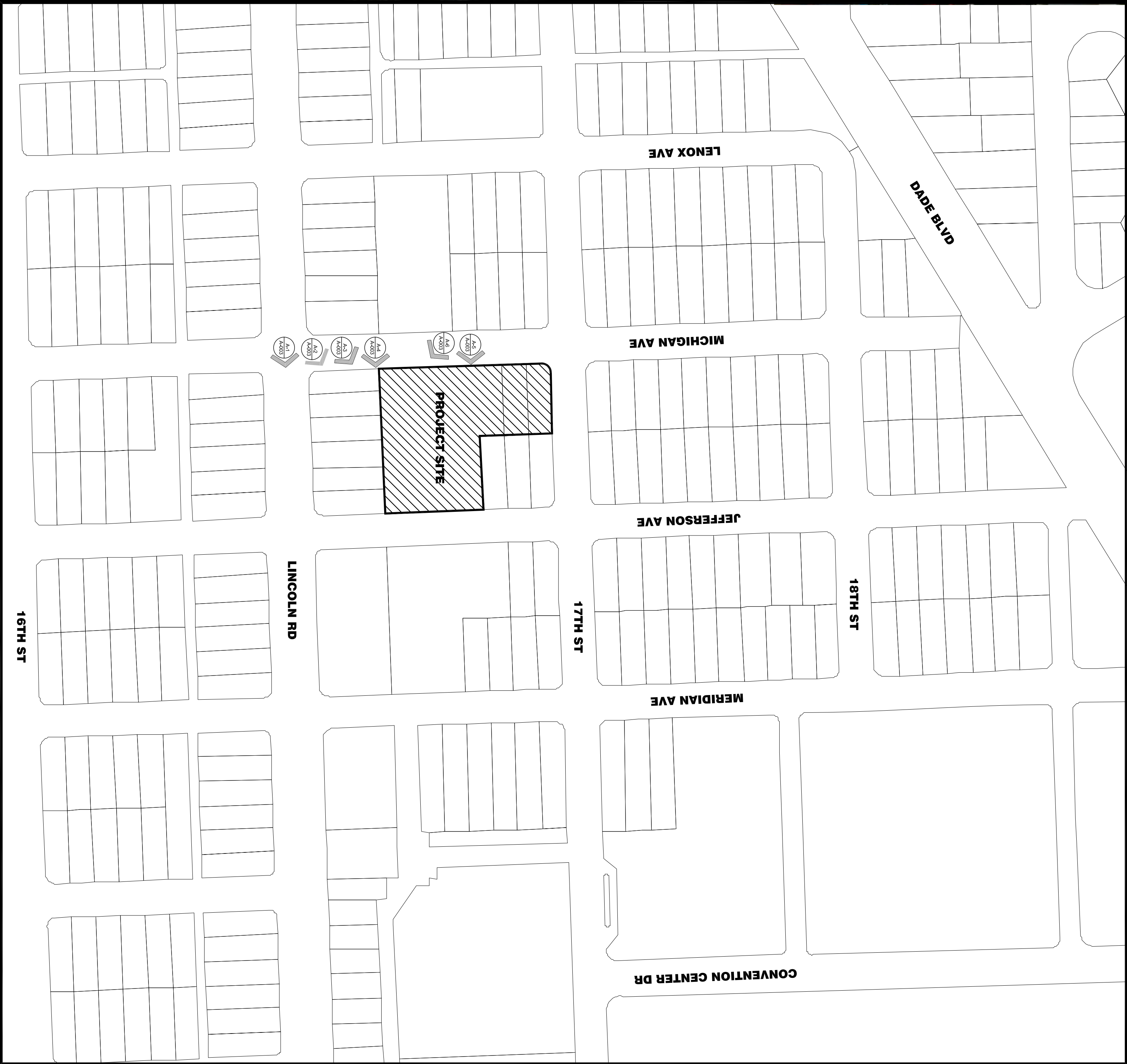
07-29-16

SHEET NUMBER

A-002

THE LINCOLN

1691 MICHIGAN AVENUE, SPACE 115
MIAMI BEACH, FLORIDA 33139



A6 PHOTO 5

A5 PHOTO 4



05-14-15

A1 SITE MAP/IMAGE REFERENCE



05-14-15

A1 SITE MAP/IMAGE REFERENCE

05-14-15

A4 PHOTO 3



05-14-15

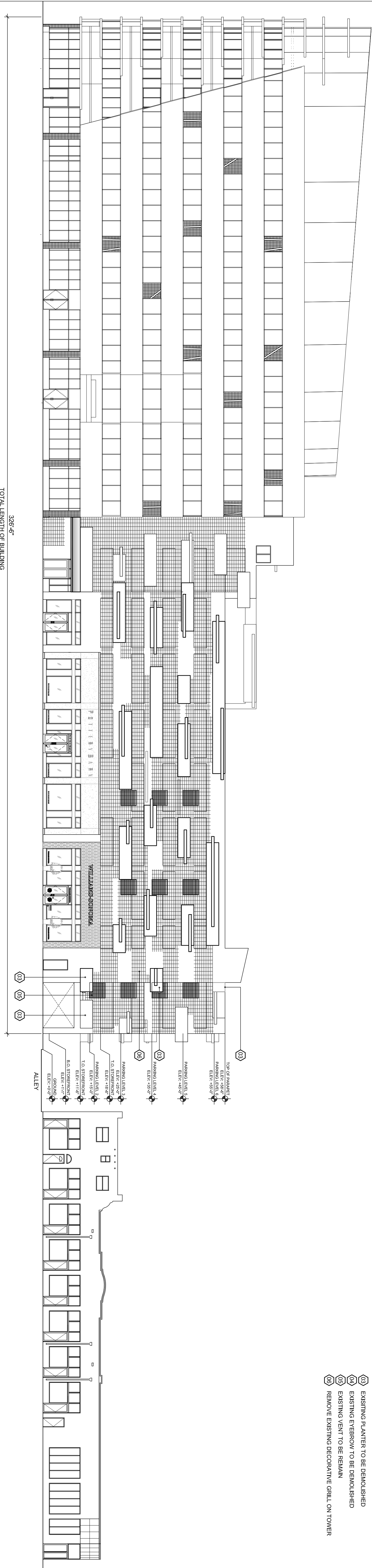
A2 PHOTO 1

A3 PHOTO 2

DATE	REVISION
07-29-16	
2017-4-29	
AS SHOWN	
PROJECT NO.	
SCALE	
EXISTING BUILDINGS	
PHOTO 2, 3, 4 & 5	
DWG. TITLE	
DATE	
SHEET NUMBER	

KEY NOTES

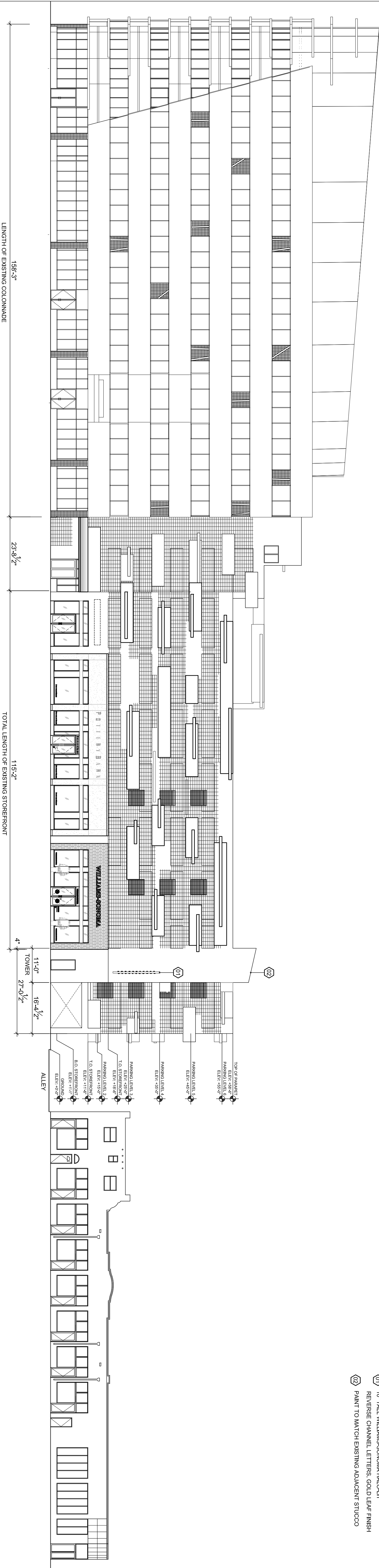
- 03 EXISTING PLANTER TO BE DEMOLISHED
- 04 EXISTING EYEBROW TO BE DEMOLISHED
- 05 EXISTING VENT TO BE REMAIN
- 06 REMOVE EXISTING DECORATIVE GRILL ON TOWER



A1 EXISTING WEST ELEVATION

KEY NOTES

- 01 10" TALL WILLIAMS-SONOMA HIGHLIGHT
- 02 REVERSE CHANNEL LETTERS, GOLD LEAF FINISH
- 03 PAINT TO MATCH EXISTING ADJACENT STUCCO



A2 PROPOSED WEST ELEVATION

DATE	REVISION

DWG. TITLE

EXISTING & PROPOSED
WEST ELEVATION

SCALE

1/16" = 1'-0"

PROJECT NO.

2014-29

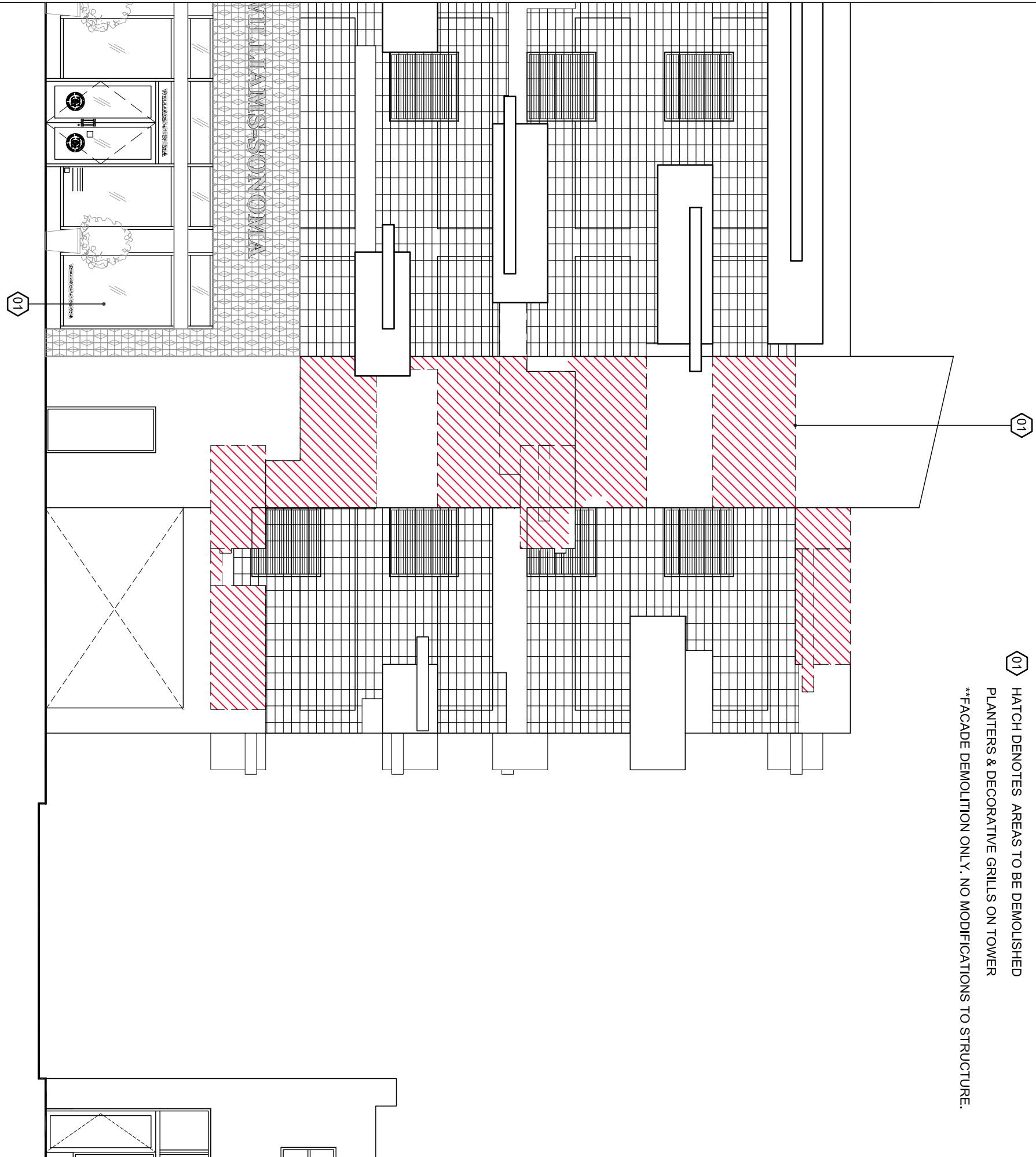
DATE

SHEET NUMBER

A-102

KEY NOTES

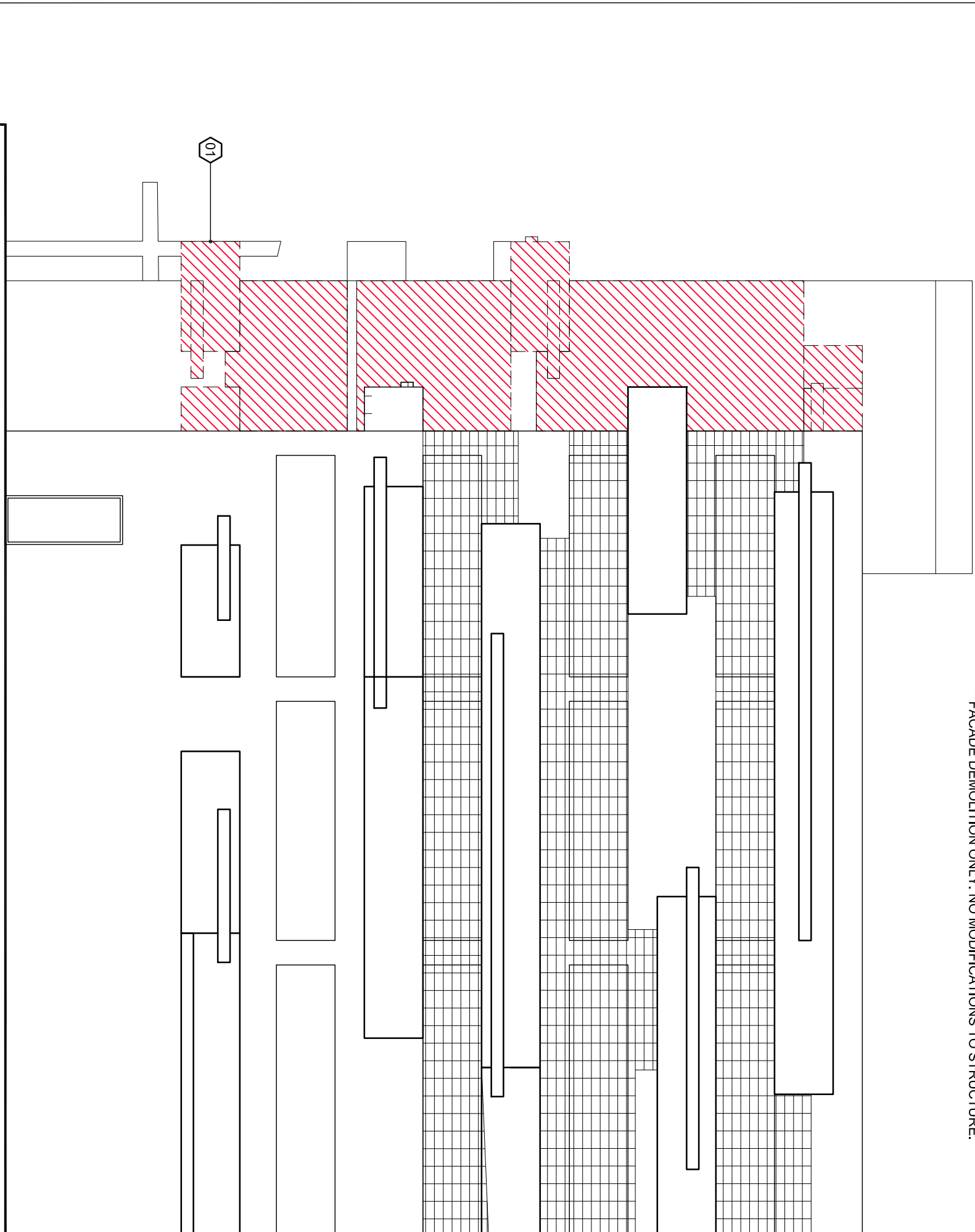
- Ⓢ HATCH DENOTES AREAS TO BE DEMOLISHED
PLANTERS & DECORATIVE GRILLS ON TOWER
**FACADE DEMOLITION ONLY, NO MODIFICATIONS TO STRUCTURE.



A1 DEMOLITION ELEVATION WEST

KEY NOTES

- Ⓢ HATCH DENOTES AREAS TO BE DEMOLISHED
PLANTERS & DECORATIVE GRILLS ON TOWER
**FACADE DEMOLITION ONLY, NO MODIFICATIONS TO STRUCTURE.



A2 DEMOLITION ELEVATION SOUTH

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

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DATE	REVISION

DWG. TITLE

DEMOLITION ELEVATION

SCALE

PROJECT NO. AS SHOWN

DATE 2014-29

SHEET NUMBER 01-29-16

D-101