

ITEMS CORRESPONDING TO SCHEDULE B-II

7. Terms and provisions as set forth and contained in that certain Lease between Louise Z. Osius, a widow, Lessor, and Lincoln Enterprises, Inc., Lessee recorded December 9, 1943 in Deed Book 2337 Page 239.
THIS ITEM IS PLOTTED HEREON.
8. Easement Right over Private Road, as recorded December 17, 1945 in Deed Book 2600 Page 459.
THIS ITEM IS PLOTTED HEREON.
9. Easements as contained in Warranty Deeds, recorded April 17, 1957 in Book 189 Page 315 and on May 7, 1957 in Book 223 Page 283, as affected by document recorded January 28, 1963 in Book 3507 Page 646.
THIS ITEM IS PLOTTED HEREON. NOTE THE LOCATION OF THE 'G' INGRESS/EGRESS/EASEMENT 'EASEMENT B' WITHIN THE ITEM IS NOT DEFINED, HOWEVER THE PORTION OF LOT 19 SUBJECT TO SAID EASEMENT IS PLOTTED HEREON.
10. Orders by the Board of Adjustment of the City of Miami Beach, Florida recorded October 15, 1991 in Official Records Book 15229 Page 2168, and on January 10, 2000 in Official Records Book 18938 Page 4747.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
11. Notice of Filing Lease Agreement, by and between Washington JAL, Inc., as Lessor, and First American Telecommunications Corp., as Lessee recorded June 5, 1998 in Official Records Book 18134 Page 2958.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
12. Terms and provisions of the Lease by and between City of Miami Beach, Florida and 16th Street Partners LLC as evidenced by Agreement of Lease dated September 1, 1999 recorded on September 3, 1999 in OR Book 18770 Page 46.
First Amendment to Agreement of Lease and Development Agreement dated November 8, 2000 and recorded December 6, 2000 in OR Book 19395 Page 1106 and re-recorded July 23, 2001 in OR Book 19794 Page 1219.
Assignment and Assumption of Lessee's Interest in Lease to TAG Lincoln Place LLC dated May 24, 2006 and recorded June 6, 2006 in OR Book 24598 Page 2984.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
13. Orders of the Historic Preservation Board of the City of Miami Beach, Florida, recorded February 2, 2000 in Official Records Book 18998 Page 3803 and on February 2, 2000 in Official Records Book 18968 Page 3811.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
14. Terms and conditions of Amended and Restated Easement, dated July 28, 2000, by and among Washington JAL, Inc., a Florida corporation, Patricia O. Schutte, individually and as Trustee of that certain Irrevocable Inter vivos Trust Agreement, dated September 13, 1973, made by and between Louise Z. Osius, as Settlor, and L. Jules Arkin and Stanley H. Arkin, as Trustees of the Lincoln Road Trust, recorded August 11, 2000, in Official Records Book 19236 Page 4425.
The above Amended and Restated Easement affects Easements, set forth in Agreements between Louise Z. Osius and Lincoln Enterprises, Inc. recorded December 9, 1943 in Deed Book 2337 Page 231 and on May 5, 1950 in Deed Book 3279 Page 101.
As affected by Private Easement Reformation Agreement recorded February 10, 1987 in Official Records Book 13175 Page 1410, together with Joinder and Agreement of Private Easement Reformation Agreement, recorded February 10, 1987 in Official Records Book 13175 Page 1418.
THIS ITEM IS PLOTTED HEREON.
15. Easement Agreement between Washington JAL, Inc. and 16th Street Partners, LLC, dated August 8, 2000, recorded August 11, 2000 in Official Records Book 19236 Page 4449.
THIS ITEM IS PLOTTED HEREON.
16. Easement Agreement between Washington JAL, Inc. and 16th Street Partners, LLC, dated August 8, 2000, recorded August 11, 2000 in Official Records Book 19236 Page 4442.
THIS ITEM IS PLOTTED HEREON.
17. Air Rights Agreement between Washington JAL, Inc. and 16th Street Partners, LLC, dated August 8, 2000, recorded August 11, 2000 in Official Records Book 19236 Page 4499.
THIS ITEM IS PLOTTED HEREON.
18. Unrecorded Sublease Agreement by and between 16th Street Partners, LLC, a Florida limited liability company, as Sub-landlord, and Merrill Lynch, Pierce, Fenner & Smith Incorporated, a Delaware corporation, as Tenant, as evidenced by Non-Disturbance and Attornment Agreement, recorded October 30, 2001 in Official Records Book 19295 Page 3274.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
19. Easement granted to Florida Power & Light Company by instrument recorded in Book 20325 Page 4476.
THIS ITEM IS PLOTTED HEREON.
20. Unrecorded Lease Agreement dated May 25, 2006, by and between TAG Lincoln Place LLC, a Delaware limited liability company, as Landlord, and 16th Street Partners, LLC, a Florida limited liability company, as Tenant, a Memorandum of which is recorded in Official Records Book 24598 Page 3094.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
21. All of the terms and provisions set forth and contained in that certain Lease between Betty Roney Fitzpatrick and E. J. Fitzpatrick, her husband, Lessor, and 300 Lincoln Road, Inc., a Florida corporation, Lessee, recorded in Deed Book 3495 Page 566.
As modified by documents in Deed Book 3523 Page 56; Deed Book 3618 Page 87; Deed Book 3622 Page 39; Book 3107 Page 437; Book 19570 Page 2178; Book 24305 Page 4761 and Book 27811 Page 1918, and as assigned by documents in Deed Book 3592 Page 330; Deed Book 4380 Page 434; Book 2529 Page 11; Book 15477 Page 283; Book 19295 Page 1882 and Book 28148 Page 2940.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
23. Order recorded February 2, 2000 in Book 18698 Page 3803.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
24. Order recorded February 2, 2000 in Book 18698 Page 3811.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
25. Notice of Landlord recorded April 9, 2002 in Book 20320 Page 3551.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
26. Notice recorded August 19, 2015 in Book 29744 Page 4219.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
27. All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 2 Page 77.
THE SURVEYED PROPERTY LIES WITHIN THIS ITEM; HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "CD-3" - COMMERCIAL, HIGH INTENSITY WITHIN THE FLAMINGO PARK LOCAL HISTORIC DISTRICT, CITY OF MIAMI BEACH, FLORIDA.
FRONT SETBACK: 0'
SIDE SETBACK: 0'
REAR SETBACK: 0' BY VARIANCE
HEIGHT RESTRICTIONS: 11 STORIES / 100'
MAXIMUM FLOOR AREA RATIO: 2.75
PARKING REQUIREMENTS:
OFFICE: 1 SPACE PER 400 SQUARE FEET OF FLOOR AREA. HOWEVER, MEDICAL OFFICES AND CLINICS OR OFFICES LOCATED ON THE GROUND FLOOR SHALL PROVIDE 1 SPACE PER 300 SQUARE FEET OF FLOOR AREA
375 TOTAL PARKING SPACES REQUIRED
PER ZONING REPORT THE SURVEYED PROPERTY IS "LEGAL CONFORMING".
THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM PZR ZONING REPORT DATED OCTOBER 27, 2016, SITE NO. 92595-01, PURSUANT TO ITEM 6a & 6b OF TABLE A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MN1) AN ADDRESS OF 1601 WASHINGTON AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
- (MN2) THE SURVEYED PROPERTY CONTAINS AN AREA OF 1.266 ACRES (55,154 SQUARE FEET), MORE OR LESS.
- (MN3) ONLY OBSERVABLE SURFACE AND ABOVE GROUND STRUCTURES WERE LOCATED. NO UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATION FOOTINGS, WERE LOCATED. SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
- (MN4) THERE ARE 507 STRIPED REGULAR PARKING SPACES AND 11 STRIPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 518 STRIPED PARKING SPACES ON THE SURVEYED PROPERTY.
- (MN5) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, EXCEPT 3RD LEVEL OF 4 STORY GARAGE.
- (MN6) 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.
- (MN7) THE SURVEYED PROPERTY HAS ACCESS TO COLLINS AVENUE. AN 80 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, THROUGH A 20' WIDE PERPETUAL EASEMENT OR RIGHT OF WAY, PER DEED BOOK 2600, PG. 459, AND DIRECT ACCESS TO 16TH STREET. A 70' FOOT DEDICATED PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
- (MN8) OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
- (MN9) THERE ARE NO GAPS, GORES, OVERLAPS OR HIATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
- (MN10) BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE, MIAMI/DADE COUNTY, FLORIDA TO BEAR S 00°00'00" E, PER RECORD DESCRIPTION.
- (MN11) THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
- (MN12) ADJOINER INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
- (MN13) 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.
- (MN14) AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A BURIAL GROUND OR CEMETERY.

ADDITIONAL NOTES - CLIENT

1. The lands surveyed, shown and described herein are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. MTAFL-110136, bearing an effective date of September 15, 2016, amended [_____] 2016, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL 8) (NGVD29), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 120651, MAP NUMBER 12066C0317L WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) BY FIRMETTE CREATED ON APRIL 19, 2016 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
04/20/2016	FIRST DRAFT	11/14/2016	CLIENT & ZONING
04/22/2016	NETWORK COMMENTS		
10/24/2016	REVISED DATE OF FIELD SURVEY		
FIELD WORK: PCDL	DRAFTED: SBMP	CHECKED BY: ML	FB & PG.

SIGNIFICANT OBSERVATIONS

- A** BUILDING LIES WITHIN THE RIGHT OF WAY OF WASHINGTON AVENUE AS SHOWN HEREON.
- B** BUILDING LIES WITHIN THE RIGHT OF WAY OF 16TH STREET AS SHOWN HEREON.

LEGAL

THE USE OF THIS DOCUMENT'S FORMAT IS STRICTLY PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK CORP. © 2016 BOCK AND CLARK CORP.

RECORD DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.
Tract 1 - Leasehold:
Lots 19 and 20; less the Western 94 feet thereof and all of Lots 21 and 22. Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida.
Tract 1A - Easement:
Together with the right of ingress and egress to and from Collins Avenue and the rear lot of Lot 19 herein above described over and across that certain 20 feet alleyway running from the East side of said Lot 19 to Collins Avenue and more particularly described as the South 20 feet of the North 1/2 of Lot 4, Block 54 aforesaid.
Tract 2 - Leasehold:
The Western portions of Lots 19 and 20, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:
Commencing at the point where the North lot line of Lot 19 meets the West lot line of Lot 19, then proceed along the Western lot lines of Lots 19 and 20 for a distance of 100 feet; thence East, paralleling the North lot line of Lot 21, a distance of 94 feet; thence North, paralleling the Western lot lines of Lots 19 and 20, a distance of 100 feet to the North line of Lot 19; thence West along the North lot line of Lot 19 to the Point of Beginning.
Tract 3 - Leasehold:
All of Lots 17 and 18 less the East 60 feet thereof and including the 20 feet of alley now closed lying North of Lot 17 less the East 60 feet thereof, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida.
Less and Except:
A portion of Lots 17, 18 and a vacated 20 feet alley, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southwest corner of Lot 16 of said Block 54; thence South 00° 00' 00" West, along the East right of way line of Washington Avenue for 116.79 feet; thence North 89° 57' 01" East, along the South line of an existing two story building for 85.20 feet to the Southeast corner of said building; thence North 00° 00' 23" West, along the Eastern line of said building and its Northerly extension thereof for 116.70 feet to a point on the North line of said vacated alley; thence North 89° 59' 29" West, along the said North line also being the South line of Lots 15 and 16 of said Block 54 for 85.19 feet to the point of beginning.
Tract 4-Easement-(Air Rights):
A portion of Lots 17, 18 and a vacated 20 feet alley, Block 54 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof, recorded in Plat Book 2 Page 77 and Air Rights Agreement recorded in Book 19236 Page 4499 of the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:
Begin at the Southwest corner of Lot 16 of said Block 54; thence South 00° 00' 00" West, along the East right of way line of Washington Avenue for 116.79 feet; thence North 89° 57' 01" East, along the South line of an existing two story building for 85.20 feet to the Southeast corner of said building; thence North 00° 00' 23" West, along the Eastern line of said building and its Northerly extension thereof for 116.70 feet to a point on the North line of said vacated alley; thence North 89° 59' 29" West, along the said North line also being the South line of Lots 15 and 16 of said Block 54 for 85.19 feet to the point of beginning.
The above-described parametrical boundary at elevation +29.00 feet and above, relative to National Geodetic Vertical Datum of 1929.
THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. MTAFL-110136, DATED MARCH 17, 2016.

ALTA/NSPS LAND TITLE SURVEY

for
1601 Miami Beach Project
B&C Project No. 201601273, 001
1601 Washington Ave., Miami Beach, FL
BASED UPON TITLE COMMITMENT NO. MTAFL-110136
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF MARCH 17, 2016 @ 12:00 A.M.

Surveyor's Certification
To: NG 1601 Washington Ave LLC; TH Commercial Mortgage LLC, its successors, assigns, co-lenders and/or participants; First American Title Insurance Company; Madison Title Agency, LLC; 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 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, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 and 20 of Table A thereof. The field work was completed on March 17, 2016.1

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.

PRELIMINARY
MARK G. LEIST
REGISTRATION NO. PSM 5836
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: OCTOBER 20, 2016
DATE OF LAST REVISION: NOVEMBER 14, 2016
NETWORK PROJECT NO. 201601273-001
SURVEY PERFORMED BY:
BOCK & CLARK CORP. L.B. 7386
8111 BLAINE 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 National Coordinators
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SURVEY - ZONING
ENVIRONMENTAL - ASSESSMENT