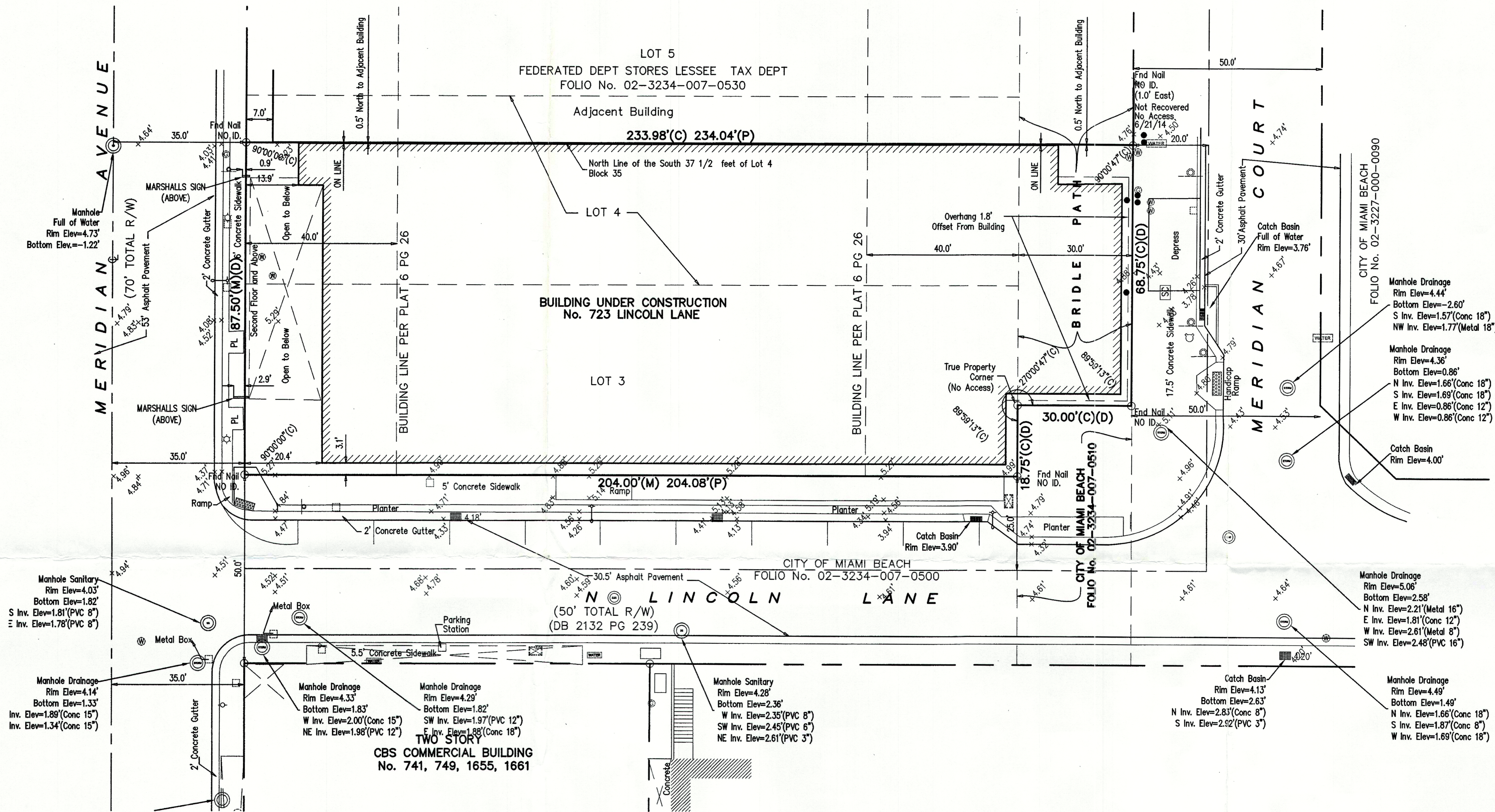
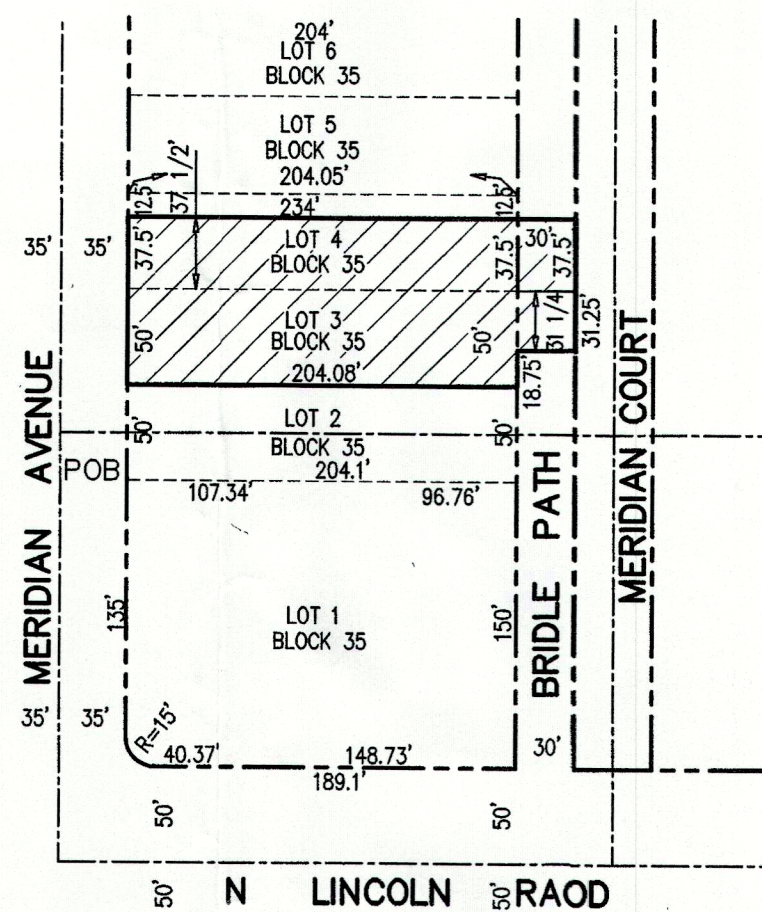
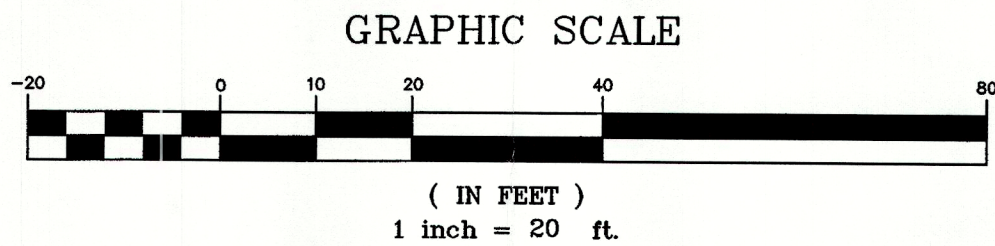


SKETCH OF BOUNDARY SURVEY ALTA/ACSM LAND TITLE SURVEY



LEGAL DESCRIPTION:

Parcel C:

The South 37 1/2 feet of Lot 4 and all of Lot 3, in Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida;

And

A strip of land thirty (30) feet wide and marked "BRIDLE PATH", adjacent to and lying East of North thirty-one and one quarter (31-1/4) feet of Lot 3 and the South thirty-seven and one-half (37-1/2) feet of Lot 4, Block 35, of AMENDED PLAT OF GOLF COURSE SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, at Page 26, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

All distances as shown are based on the US Survey foot.

Elevations are referred to the National Geodetic Vertical Datum, 1929 (NGVD). Elevations are based on a City of Miami Beach Benchmark No. 1602, located at the intersection of Drexel Avenue and 10th Street. Elevation 4.65 feet USCE (MLW) or 3.87 feet NGVD 1929, based on the conversion factor for USCE (MLW) to NGVD 1929 of -0.78 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-17.05(1)(b)15.b.i FAC of 1 foot for 10,000 feet for Commercial Areas. The elevations 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-17.05(1)(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.

This SKETCH OF BOUNDARY SURVEY is based on: (i) recovered monumentation; (ii) the record description and (iii) the plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION (Plat Book 6 at Page 26).

A comparison between measured, plat, record and calculated dimensions is delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Platted dimensions (P) are based on the said plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION. Record dimensions (R) are based on the record description. Calculated dimensions (C) are a protraction based on the record description; the aforementioned AMENDED PLAT OF GOLF COURSE SUBDIVISION and field measurements.

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 9 feet.

The total area of the Surveyed Parcel as described herein contains 19,912 square feet more or less (0.457 Acres more or less).

The Subject Property lies within the CD-3 Commercial, High Intensity Zoning District based on the Official Zoning Map of the City of Miami Beach, adopted September 21, 1989; effective October 1, 1989, last revised December 12, 2012 as prepared by the City's Planning Department (and depicted on the City of Miami Beach Official Website - www.miamibeachfl.gov). The setback for the CD-3 commercial, high intensity zoning district, pursuant to the Miami Beach Code of Ordinances, codified through Ordinance No. 2014-3841, enacted February 12, 2014 (Supp. No. 56), under Subpart B, Chapter 142, Article II, Division 6, Sec. 142-338(a) are as follows:

Front	0 feet
Side Interior	Residential uses shall follow the RM-1, 2, 3 setbacks 10 feet when abutting a residential district, otherwise none
Side, Facing a Street	Residential uses shall follow the RM-1, 2, 3 setbacks 10 feet when abutting a residential district, unless separated by a street or waterway otherwise none
Rear	Residential uses shall follow the RM-1, 2, 3 setbacks 5 feet, 10 feet when abutting a residential district unless separated by a street or waterway in which case it shall be 0 feet. Residential uses shall follow the RM-1, 2, 3 setbacks

Under Section 142-337(c), of the Land Development Regulations of the Code of the City of Miami Beach the current maximum building height for Non-oceanfront lots is 75 feet (7 stories); 80 feet (7 stories) for lots fronting on 17th Street; for lots within the architectural district 50 feet (5 stories) and 100 feet (11 stories) in City Center Area (bounded by Drexel Ave., 16th St., Collins Ave., the south property line of lots fronting on the south side of Lincoln Rd., Washington Rd., and Lincoln Rd.), except the height for lots fronting on Lincoln Rd. and 16th St. between Drexel and Washington are limited to 50 feet for the first 50 feet of lot depth; and except the height for lots fronting on Drexel Avenue are limited to 50 feet for the first 25 feet of lot depth.

The zoning requirements stated herein are based on the sources as noted. It should also be noted that the setback requirements at the time of construction of the existing structure may have varied from the current requirements. Apparent setback encroachment may not indicate non-compliance with the herein stated requirements; contact the City of Miami Beach Planning Department for an Official Zoning Determination. The determination of "Zoning Compliance" lies outside the scope of this survey.

The gross floor area at ground level is 19,973 square feet more or less (excludes porches and corridors) and is not the gross building area.

The height of the parapet wall of subject building is 18.0 feet above the adjacent grade. The highest point on the South face ornamental wall is 24.3 feet above the adjacent grade.

There is no on site parking within the Subject Property.

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. There were no utility plans provided by the utility companies or by the client nor were there any utility markings noted in the field. 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 appurtenances 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 folio number are based on the web based the Miami-Dade County Property Appraiser's Property Search Summary Report.

There is no visible evidence of any kind of any earth moving or building construction within recent months.

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 property described hereon is the same as the property described as Parcel C in Exhibit "A" to Schedule A, of the First American Title Insurance Company, Commitment, File Number 1062-3195802 (PARCEL C), with an effective date of July 15, 2014, and all the easements, covenants and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the Surveyor as noted in Schedule BII of the 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 below:

Item 9) There is no roadway dedication statement or easements shown on the face of the AMENDED PLAT OF GOLF COURSE SUBDIVISION, recorded in Plat Book 6, at Page 26, the Building Line as shown is plotted hereon. Noting however, as evidenced by a note placed on the plat by the Clerk, the Board of County Commissioners of Dade County, Florida under Resolution No. 4406, recorded in Official Records Book 1894 at Page 501, accepted dedications or offers to dedicate roadways shown on plats. The roadways shown on the said AMENDED PLAT OF GOLF COURSE SUBDIVISION are an indication of the intent to dedicate roadways. The "Building Line(s)" as shown on said plat are plotted hereon. The said plat of the AMENDED PLAT OF GOLF COURSE SUBDIVISION does not disclose any other plottable matters affecting the subject property.

Item 10) The Subject Property as described hereon lies wholly within the lands described in Easement granted to Florida Power and Light Company, recorded in Deed Book 4135, at Page 93. The easement is blanket in nature and can not be plotted.

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

Although no formal dedications for the roadways located adjacent to the Subject Property was indicated, the roadways shown on the aforementioned plat and as constructed are an indication of the intent to dedicate roadways, as noted above. Pursuant to Chapter 95.361(2), of the Florida Statutes, a roadway constructed by a non-governmental entity or were it cannot be determined who constructed the road, and when such road has been regularly maintained or repaired for a immediate past 7 years by a county, a municipality, or the Department of Transportation, whether jointly or severally, such road shall be deemed to be dedicated to the public to the extent of the width that actually has been maintained or repaired for the prescribed period, whether or not the road has been formally established as a public highway.

Access to/from the property is from Meridian Avenue, N Lincoln Lane and Meridian Court. Meridian Court lies East of and adjacent to the East limit of the said AMENDED PLAT OF GOLF COURSE SUBDIVISION (the same being the East line of the 30 foot "Bridle Path" as shown on the said plat). Pursuant to the aforementioned Chapter 95.361(2) noted above, N Lincoln Lane (City of Miami Beach fee parcel), Meridian Avenue (shown on the said AMENDED PLAT OF GOLF COURSE SUBDIVISION) and Meridian Court, all which are maintained by the City of Miami Beach, are public rights of way, for vehicular and pedestrian use.

This Survey, as revised on February 25, 2016, represents the location of both completed and un-completed improvements. Property corners were not recovered at time of the Spot Survey and do not represent a BOUNDARY SURVEY as defined under 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. The building noted hereon as "under construction" is based on the First Floor Plan, Sheet A 3.01 (through revision 7) and the Layout Plan, Sheet C 2 (through revision 8), for 723 LINCOLN LANE NORTH, prepared by Wolberg Alvarez as located from limited field locations.

SURVEYOR'S CERTIFICATION:

To PPF 723 Lincoln Lane, LLC; PPF LRH Portfolio, LLC; PPF RTL Lincoln Road, LLC; Lincoln Lane MM, LLC; Lincoln Road III, LLC; Terranova Corporation; Terranova Capital Corporation; Title Insurance Company, Blinn Sumberg Baena Price & Axelrod, LLP; Wachovia Bank, N.A. Bank of America, N.A., a national banking association and successor by merger to LaSalle Bank National Association, as Trustee for the Registered Holders of LB-UBS Commercial Mortgage Trust 2004-C6, Commercial Mortgage Pass-Through Certificates, Series 2004-C6; LNR Property, LLC; Wells Fargo Bank, N.A.; Zena M. Dickinson, P.A. and LR Meridian, LLC.

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, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 11(b), 13, 14, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on June 21, 2014 and updated on January 19, 2017. The undersigned further certifies that this map or plat 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(10)(b).

E.R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida
Email address: tbrownell@erbrownell.com

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. Professional Liability Insurance Policy obtained by the surveyor is in the minimum amount of \$1,000,000.00 per occurrence to be in effect throughout the contract term. Certificate of Insurance to be furnished upon request.

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Drawn by: A.A.P.
F.B. FILE
Date: 12/21/10
Scale: 1"=20'

Chk. by: TB
MIAMI, FL
Certification No. LB761

PPF 723 LINCOLN LANE, LLC

723 LINCOLN LANE

Prepared for:

No.	Date	Avd	Job No.	Description
1	02/01/11	TB	57316	Revised Certification
2	08/29/14	TB	57316	Update Survey
3	08/06/14	TB	57316C	Revised per comments
4	08/11/14	TB	57316C	Revised per comments
5	08/12/14	TB	57316C	Revised per comments
6	08/19/14	TB	57316C	Revised for additional deviations
7	07/29/15	TB	57316F	Revised for additional deviations
8	02/26/16	TB	57316F	Update Survey
9	02/26/16	TB	57316F	Update Survey
10	12/21/16	TB	57316F	Update Survey
11	07/09/17	TB	57316F	Update Survey

Sheet: 1 OF 1
J.N. 57316-F
Sk. No.
LS-2864A