



FINAL SUBMITTAL
DRB24-1009

THE LINCOLN BL
1891 MICHELAN
MIAMI BEACH, FL 33139



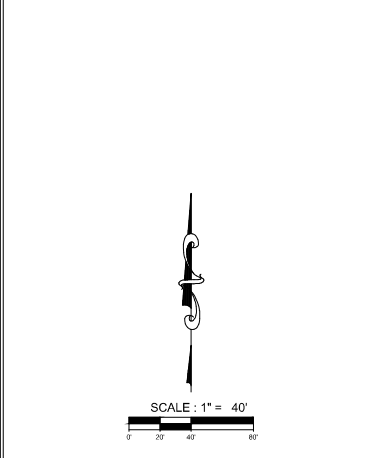
	DWG. TITLE	COVER
	SCALE	N.T.S.
	PROJECT NO.	
	DATE	2023-33
	SHEET NUMBER	06-07-24
DATE	REVISION	A-000

CONSULTANT

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ITEMS CORRESPONDING TO SCHEDULE B-II

5. Rescissions, covenants, conditions, assessments, dedications and all other matters as contained on the Plan of PALM VIEW SUBDIVISION, recorded in Plat Book 29, of the Public Records of Miami-Dade County, Florida.
6. Terms, conditions and provisions of the Agreement of Lease between the City of Miami Beach, Florida, a municipal corporation, Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, as Owner/Leaseholder, recorded in Official Records Book 18770, Page 447, as assigned pursuant to Assignment of Tenant's Interest to LMR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 17070, Page 3086, Consent to Assignment and Assumption by the City of Miami Beach, Florida, recorded May 17, 2001, in Official Records Book 18680, 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, LLC, a Delaware limited liability company, recorded July 20, 2006, in Official Records Book 24738, Page 4073, as further assigned to CLP+Livable, LLC, a Delaware limited liability company, by Assignment and Assumption of Ground Lease dated April 16, 2016, recorded April 16, 2016 in Official Records Book 30039, page 4056, as assigned by first certain ASSIGNMENT and Assumption Agreement recorded _____, 2024, in Official Records Book _____ page _____ of the Public Records of Miami-Dade County, Florida.
7. The lowest contains Reciprocal Rights of First Refusal.
8. The SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THE ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
9. Utility Easement in favor of the Florida Power & Light Company, recorded in Official Records Book 20441, Page 1746, of the Public Records of Miami-Dade County, Florida.
10. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida recorded July 28, 2001, in Official Records Book 21462, Page 348, of the Public Records of Miami-Dade County, Florida.
11. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida recorded March 5, 2003, in Official Records Book 25201, Page 3554, of the Public Records of Miami-Dade County, Florida.
12. Order of the City of Miami Beach Design Review Board recorded April 2, 2013 in Official Records Book 28810, Page 1881, of the Public Records of Miami-Dade County, Florida.
13. Supplemental Order of the Design Review Board - City of Miami Beach, Florida, No. 23201, filed April 17, 2014 in Official Records Book 30020, page 4142, of the Public Records of Miami-Dade County, Florida.
14. Notice pursuant to Section 713.10(2) of the Florida Statutes filed March 2, 2016 in Official Records Book 30105, page 728, of the Public Records of Miami-Dade County, Florida.
15. Notice pursuant to Section 713.10(2) of the Florida Statutes filed March 2, 2016 in Official Records Book 29895, page 2168, of the Public Records of Miami-Dade County, Florida.
16. Notice of Landlord recorded June 4, 2003, in Official Records Book 20434, Page 1620, and recorded August 15, 2002, in Official Records Book 20567, Page 4998, of the Public Records of Miami-Dade County, Florida.



FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (NOV 29) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 22061, MAP NUMBER 120622011, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 11, 2009 AND IS IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://FEMA.DOWNS.COM) BY FEMA'S FLOOD DATA TOOL (FLOOD DATA TOOL) ON DECEMBER 16, 2023. THE 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, (FEMA) AS SET FORTH AND ARE THE Basis for the above noted flood zone. The community does not intend to be determined for the FEMA by detailed methods of analysis, in most instances, BEFs derived from the detailed hydrologic analyses are shown as selected points and are not intended to be used as a basis for design. These areas are areas of inundation by the 100-year annual-chance flood, including areas with the 2-percent wave setup elevation both 3.0 feet above the ground, and areas with wave heights both 3.0 feet. These areas are subdivided into elevation zones with BEFs assigned. The AE zone will generally extend inland to the limit of the 100-year annual-chance Stillwater Flood Level (SWELL)."

ZONING INFORMATION

THE SURVEYED PROPERTY IS ZONED "CD-3 & O/L" - COMMERCIAL, HIGH INTENSITY & GOVERNMENT USE (DISTRICT, CITY OF MIAMI BEACH, FLORIDA).

INTERIOR SIDE SETBACK: CD-3: 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE STREET SIDE SETBACK: CD-3: 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE REAR SETBACK: CD-3: 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 6 FEET, NOT WITHSTANDING THE FOREGOING, ROOFTOP ADDITIONS TO NON-OCEAN FRONT CONTRIBUTING STRUCTURES IN AMBUSTRO DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR HEIGHTS AND SETBACKS. THE DEVELOPMENT REGULATIONS (RETRACTS, FLOOR AREA RATIO, SIGN, PARKING, ETC.) IN THE GOVERNMENT USE DISTRICT SHALL BE THE AVERAGE OF THE REQUIREMENTS CONTAINED IN THE SURROUNDING ZONING DISTRICTS AS DETERMINED BY THE PLANNING AND ZONING DIRECTOR, WHICH SHALL BE APPROVED BY THE CITY COMMISSION.

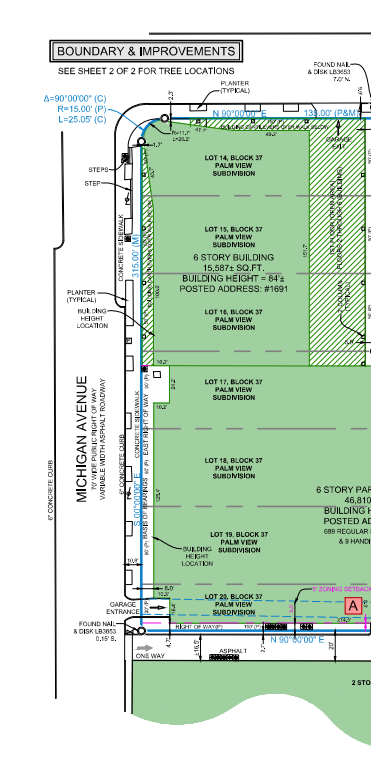
HEIGHT RESTRICTIONS: CD-3: LOTS FRONTING ONLY 17TH STREET: 80' 90' IN CASES INVOLVING THE USE OF 30' PROPERTY BY THE PRIVATE SECTOR FOR DEVELOPMENTS INCORPORATING PUBLIC PARKING SPACES WITHIN THE STRUCTURES, OWNED BY AND/OR OPERATED BY OR FOR THE BENEFIT OF THE CITY, THE PERMITTED BUILDING HEIGHT SHALL BE 100 FEET FOR THOSE SITES LOCATED WITHIN THE AREA BOUNDED BY 17TH STREET ON THE NORTH, NORTH LINCOLN LANE ON THE SOUTH, ALTON ROAD ON THE WEST, AND WASHINGTON AVENUE ON THE EAST.

MAXIMUM LOT COVERAGE: CD-3: NO REQUIREMENT NOTED QU: NO SPECIFIC REQUIREMENT NOTED

PARKING FORMULA: THERE SHALL BE NO OFF-STREET PARKING REQUIREMENT FOR USES IN TIER 3 AREAS A, B AND C EXCEPT FOR THOSE LISTED BELOW. OFFICES: ONE SPACE PER 400 SQUARE FEET OF FLOOR AREA, PROVIDED, HOWEVER, OFFICES LOCATED ON THE GROUND FLOOR SHALL PROVIDE ONE SPACE PER 300 SQUARE FEET OF FLOOR AREA.

PARKING REQUIRED: 297 REQUIRED SPACES BASED UPON 118,658 SQ. FT. OF OFFICE SPACE NO SPECIFIC REQUIREMENT REGARDING RETAIL NOT ASSOCIATED WITH PRIMARY HOTEL USE.

THE ZONING INFORMATION SHOWN ABOVE WAS OBTAINED FROM MVS ZONING REPORT DATED FEBRUARY 26, 2024 (REVISED 2/27/2024), SITE NO. 720230261, PURSUANT TO ITEM #4 & 6 OF TABLE A.



PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
03/05/2024	FINAL DRAFT	03/22/2024	CURRENT
03/11/2024	REVISED TITLE & ZONING	03/05/2024	REVISED TITLE
03/11/2024	CERTIFICATION	03/27/2024	TREE LOCATIONS
FIELD WORK: DS	DRAFTED: ML	CHECKED BY: MGL	FB & PS

VICINITY MAP - NOT TO SCALE



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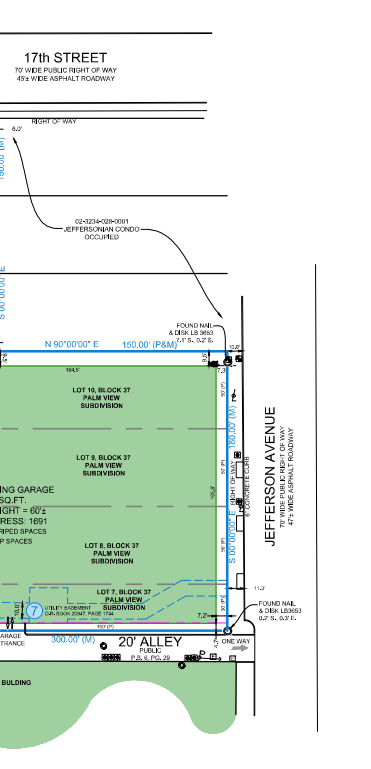
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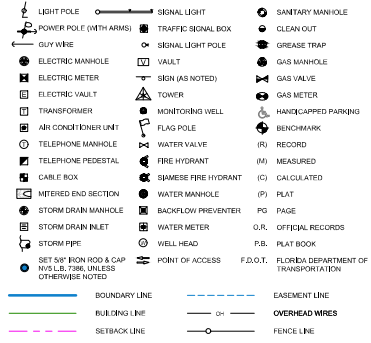
SIGNIFICANT OBSERVATIONS

PARKING GARAGE APPEARS TO BE WITHIN ZONING SETBACK LINE BY 0.3% AS SHOWN HEREON.

MISCELLANEOUS NOTES

1. SURVEY PREPARED BY: THE SURVEY WAS PREPARED BY BOCK AND CLARK CORPORATION, LESTER A. WHOLLY OWNED SUBSIDIARY OF NVS, 12401 TELECOM DRIVE, TAMPA, FL 33637. PHONE: (800) 787-8397 OR EMAIL: MVE@VUCKODRAGINS.COM.
2. AN ADDRESS OF 1691 MICHIGAN AVENUE WAS POSTED ON THE SURVEYED PROPERTY.
3. THE SURVEYED PROPERTY CONTAINS AN AREA OF 1,763 ACRES (76,452 SQUARE FEET), MORE OR LESS.
4. 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.
5. THERE ARE 686 STRIPPED REGULAR PARKING SPACES AND 9 STRIPPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 696 STRIPPED PARKING SPACES ON THE SURVEYED PROPERTY.
6. NO DIVISION OR PARTY WALLS WERE OBSERVED BY THE CLIENT OR LOCATED BY SURVEYOR WITH RESPECT TO ADJOINING PROPERTIES.
7. THE LOCATION OF THE UTILITIES SHOWN HEREON ARE FROM OBSERVED VISIBLE EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHERE YOU ARE PLANNING TO DIG. THE UTILITY SIZES A DAY-1 STARTS THE DAY AFTER YOU CALL LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DETERMINED, WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATOR REQUEST MAY BE NECESSARY. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED BY THE SURVEYOR AND IS NOT LIABLE FOR UTILITIES OBSTRUCTED OR COVERED FROM VIEW.
8. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF FARM MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS.
9. 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.
10. THE SURVEYED PROPERTY HAS DIRECT ACCESS TO MICHIGAN AVENUE, A 10 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY, 17TH STREET, A 10 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND AN UNPAVED 20 FOOT WIDE DEDICATED PUBLIC ALLEYWAY, AS SHOWN HEREON.
11. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THE SURVEY.
12. THERE ARE NO GAPS, GULCHES, OVERLAPS OR STATUS INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
13. RECORDS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE, MIAMI DADE COUNTY, FLORIDA TO BEAR S 09°00'00" E.
14. THIS SURVEY IS NOT INTENDED FOR CONSTRUCTION OR CONSTRUCTION DESIGN PURPOSES.
15. ADDITIONAL INFORMATION SHOWN HEREON WAS OBTAINED FROM THE COUNTY'S PROPERTY APPRAISER WEB SITE.
16. AT THE TIME OF SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITES USE AS A BURIAL GROUND OR CEMETERY.
17. BUILDING HEIGHT IS THE ARCHITECTURAL HEIGHT TAKEN AT THE LOCATION SPECIFIED HEREON.
18. TABLE A, ITEM 18: THERE ARE NO PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES THAT WERE RECORDED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS



DATE	DESCRIPTION	DATE	DESCRIPTION
12/20/2023	BOUNDARY SURVEY	03/22/2024	BOUNDARY SURVEY
03/27/2024	TREE LOCATIONS ONLY		

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE LISTED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

RECORD DESCRIPTION

LEASEHOLD ESTATE:

Leasehold 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 LMR Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 17070, Page 3086, Consent to Assignment and Assumption by the City of Miami Beach, Florida, recorded May 17, 2001, in Official Records Book 18680, 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, LLC, a Delaware limited liability company, recorded July 20, 2006, in Official Records Book 24738, Page 4073, and being assigned to CLP+Livable, LLC, recorded 4/15/2024, in Official Records Book 30039, Page 4056, of the Public Records of Miami-Dade County, Florida, as assigned by first certain ASSIGNMENT and Assumption Agreement recorded _____, 2024, in Official Records Book _____ page _____ of the Public Records of Miami-Dade County, Florida, denoting 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 28, of the Public Records of Miami-Dade County, Florida, less and except the Improvements located thereon.

TOGETHER WITH FEE SIMPLE ESTATE:

The Improvements located on 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 28, of the Public Records of Miami-Dade County, Florida.

THE LAND SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 10232498, DATED JANUARY 30, 2024 (REVISED 2/27/2024).



ALTANSPS LAND TITLE SURVEY

for
1691 Michigan Ave
NVS Project No. 202304571, 001
1691 Michigan Ave, Miami Beach, FL

BASED UPON TITLE COMMITMENT NO. 10232498
OF CHICAGO TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JANUARY 30, 2024 AT 11:00 P.M. (REVISED 2/27/2024)

Surveyor's Certification
To: R/C Ryan, LLC, Amerant Bank, its successors and assigns; Chicago Title Insurance Company; and Bock & Clark Corporation, an NVS Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 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, 10, 13, 14, 15, 17, 18 and 19 of Table A thereof. The field work was completed on December 20, 2023.

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 5-17 OF THE FLORIDA ADMINISTRATIVE CODE.

PRELIMINARY

MARK G. LEIST
REGISTRATION NO. PSM 5936
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: DECEMBER 20, 2023
DATE OF LAST REVISION: MARCH 21, 2024
NETWORK PROJECT NO. 202304571-001 RLS
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



REAL ESTATE TRANSACTION SERVICES

1-800-SURVEYS (787-8397)
SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT

Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, OH, 44718
www.nvs.com/services/real-estate-transaction-services bockmaywehelpyou@nvs.com



C SITE IMAGE*



D SITE IMAGE*

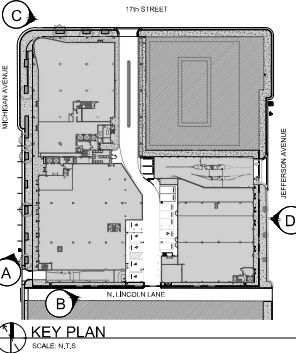


A SITE IMAGE*



B SITE IMAGE*

*PHOTOS WERE TAKEN ON 01/ 16/ 2024



DATE	REVISION	DWG. TITLE	SITE IMAGE'S
		SCALE	N.T.S.
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		DATE	2023-33
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			A-002

THE LINCOLN BL
1801 MICHELAN
MIAMI BEACH, FL 33139



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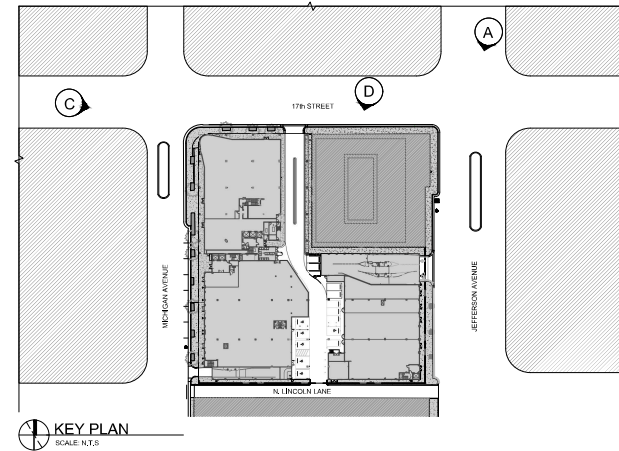


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A CONTEXTUAL IMAGE*

*PHOTOGRAPHS WERE TAKEN ON 04/ 02/ 2024



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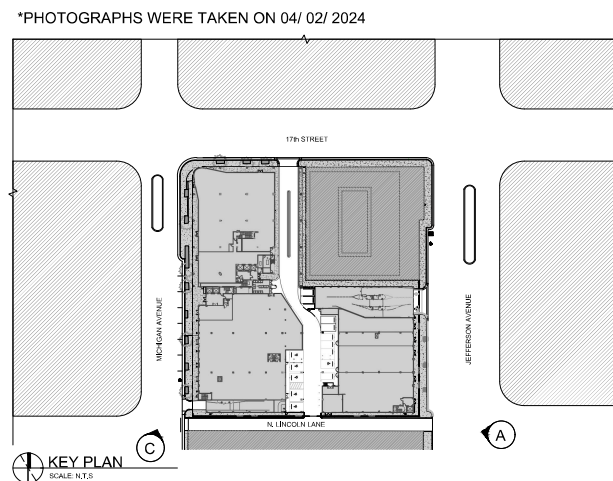
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PROJECT NO.	2023-32
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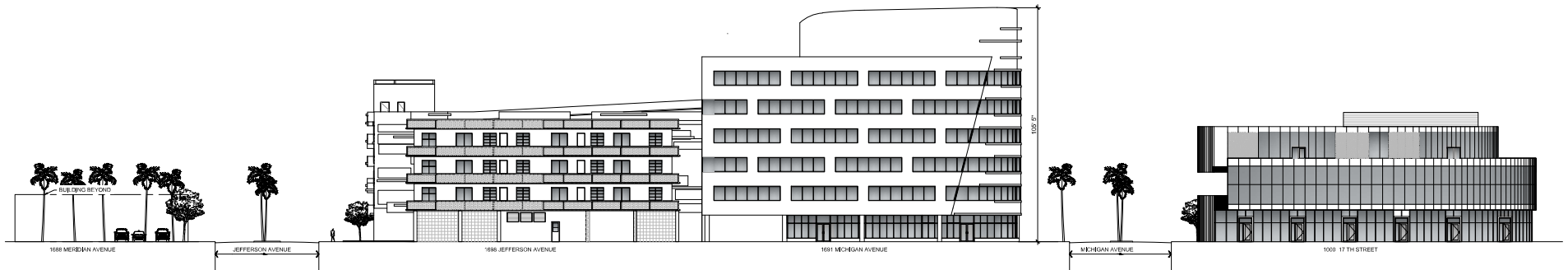
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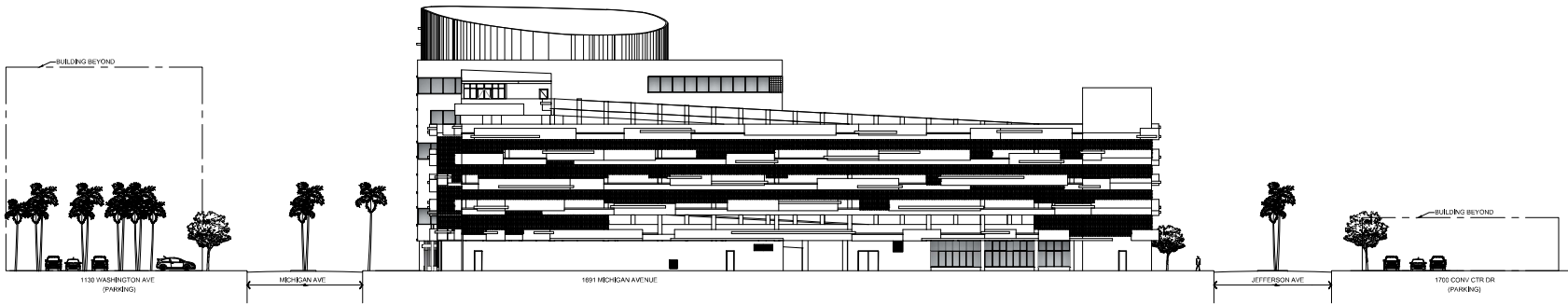
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			VARIATION
			PROJECT NO.
			2023-33
			DATE
			06-07-24
			SHEET NUMBER
			A-004



(A) CROSS SECTION (NORTH ELEVATION)



(A) CROSS SECTION (SOUTH ELEVATION)

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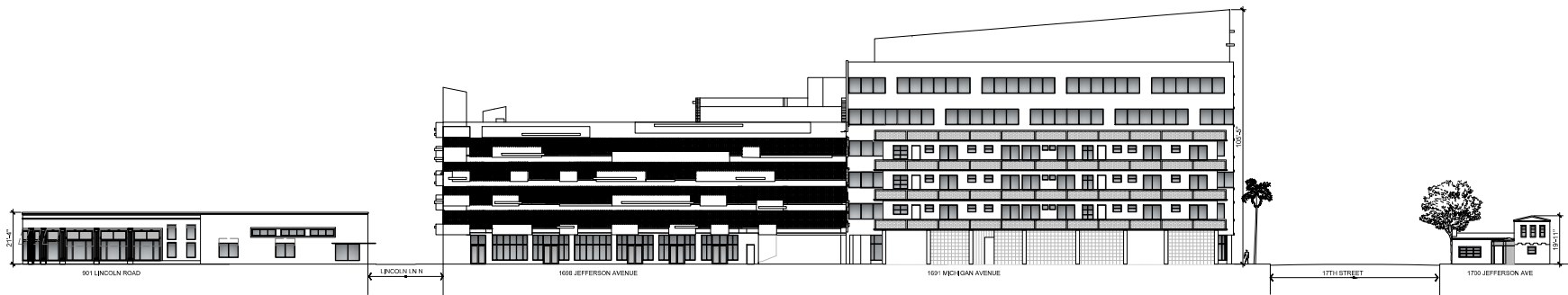


DWG. TITLE	CONTEXTUAL NORTH AND SOUTH ELEVATION LINE
SCALE	N.T.S.
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DATE	06-07-24
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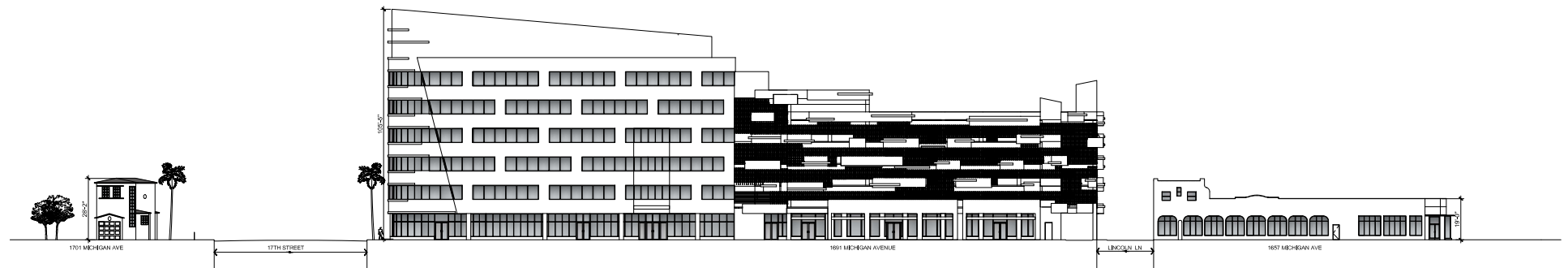
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(A) CROSS SECTION (EAST ELEVATION)



(B) CROSS SECTION (WEST ELEVATION)

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DWG. TITLE	CONTEXTUAL EAST AND WEST ELEVATION LINE
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