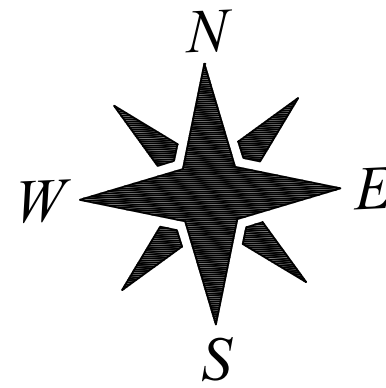


ACCURATE CONSTRUCTION SURVEY CORP.  
P.O. BOX 332181  
MIAMI, FLORIDA 33233-2181  
(305) 447-6906  
EMAIL: INFO@SURVEYFL.COM  
13580 S.W. 67th AVE., SUITE 1  
MIAMI, FLORIDA 33156

REPORT OF ALTA/NSPS AS-BUILT BOUNDARY SURVEY

LANDS DESCRIBED HEREIN  
PLAT BOOK 2, AT PAGE 77  
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.  
ORIGINAL DATE: MAY 23, 2008  
CURRENT DATE: SEPTEMBER 20, 2021



SURVEY No.: 21-09-200-R.3  
SHEET 1 OF 1

MAP OF BOUNDARY SURVEY FOR 350 LINCOLN ROAD:

SEE THE MAP OF BOUNDARY SURVEY. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. ON SHEET 1, THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THIS REPORT. THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE OTHER. THIS SURVEY, IF PROVIDED ON ELECTRONIC MEDIA IS NOT COMPLETE WITHOUT THIS ORIGINAL, SIGNED AND SEALED HARD COPY OF THIS MAP OF SURVEY.

LEGAL DESCRIPTION:

LOT 16 AND THE WEST 1/2 OF LOT 15, IN BLOCK 54, OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 77, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

CERTIFIED TO & FOR:

SML 350 LINCOLN, INC.  
350 LINCOLN ROAD  
MIAMI BEACH, FLORIDA 33139

CERTIFIED TO:

SML 350 LINCOLN, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ADAMS GALLINAR, P.A.

SURVEY DATE: MAY 23, 2008 (FIELD WORK COMPLETED).

RECERTIFIED: JULY 14, 2008 (ADDITIONAL DATA: FLOOR ELEVATIONS & 1601 WASH. AVE. GARAGE, 4th DECK DETAIL).

RECERTIFIED: SEPTEMBER 20, 2021.

ALTA/NSPS STANDARDS OF PRACTICE:

THIS SURVEY MEETS ALL OF THE REQUIREMENTS OF THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS." FOR AN URBAN SURVEY AND THESE STANDARDS ARE DEFINED HEREON IN THE SURVEY NOTES AFORESAID.

ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN AND COMPLYING WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES; THIS IS A "HIGH RISK URBAN SURVEY". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT WITH A SOKKIA THEODOLITE AND A SOKKIA 200 FOOT STEEL TAPE AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

DATA SOURCES:

THE LEGAL DESCRIPTION WAS FURNISHED BY OLD REPUBLIC NATIONAL INSURANCE COMPANY AND FROM THE OWNER'S COUNSEL. RECORD INFORMATION HAS BEEN PROVIDED BY: OLD REPUBLIC NATIONAL INSURANCE CORPORATION - COMMITMENT NO. 10-1979-010-0307, COMMITMENT DATE: AUGUST 25, 2021; REVISED DATE: SEPTEMBER 16, 2021; FILE NO.: 20024968

EASEMENTS:

THE RECORD PLAT SHOWS NO UTILITY EASEMENTS. UTILITY SERVICES ARE PROVIDED ALONG AND ACROSS THE TWO ADJACENT RIGHTS-OF-WAY TO THE PROPERTY LINES, AND THE PRIVATE WALK ALONG THE SOUTH FIVE (5') FEET OF THIS SITE, WHICH ACCESSES THE THIS STRUCTURE EXCLUSIVELY.

BOUNDARY INCONSISTENCIES:

DIFFERENCES GREATER THAN 0.03 FEET WERE NOTED BY MEASUREMENTS AS COMPARED TO CALCULATIONS FROM THE RECORD PLAT DATA RECEIVED AND ARE SHOWN AS RECORD AND MEASURED.

SPECIAL SURVEY NOTES:

1. THE STRUCTURE IS IN A SPECIAL FLOOD HAZARD ZONE AND THE GROUND FLOOR IS BELOW BASE FLOOD ELEVATION (B.F.E.) REQUIREMENTS. FLOOD PROOFING PANELS MAY BE INSTALLED AT THE ONE FOOT ABOVE B.F.E. TO MEET THE FEMA AND NFIP REQUIREMENTS.

SURVEY NOTES:

1. THE SURVEY HEREON REPRESENTS A PERIMETER BOUNDARY SURVEY WITH EXISTING IMPROVEMENTS LOCATED. UNDERGROUND FOOTERS WERE NOT LOCATED ON THIS SURVEY. THE SCOPE OF THIS SURVEY IS TO DEFINE THE BOUNDARY LINES AS PROVIDED AND REFERENCED BY AN UNKNOWN TITLE INSURANCE COMMITMENT WITHIN THE PLAT OF FISHER'S FIRST SUBDIVISION OF ALTON BEACH, PLAT BOOK 2, PAGE 77.

2. ANY ENCROACHMENTS WERE NOTED BY THIS SURVEY AND SHOWN HERON.

3. EVIDENCE OF NOTORIOUS OCCUPATION AND/OR USE OF THE DESCRIBED PARCEL FOR RIGHTS-OF-WAY, INGRESS OR EGRESS WAS NOT FOUND BY THIS SURVEY. THIS SURVEY DOES NOT PURPORT TO REFLECT ANY RECORDED INSTRUMENTS OR RIGHTS-OF-WAY OTHER THAN DEFINED BY THE AFORESAID PLAT AND TITLE POLICY AND SHOWN HERON AND STATED IN THE LEGAL DESCRIPTION AS IT APPEARS ON THIS DRAWING.

4. THIS SURVEYOR DID NOT RESEARCH THE PARTICULAR SETBACKS AS REQUIRED BY THE ZONING OF THE DESCRIBED PARCEL. THIS SURVEY DOES NOT CERTIFY THAT THE IMPROVEMENTS SHOWN, AND CONSTRUCTED, ARE IN COMPLIANCE WITH THE ZONING REGULATIONS OF THE CITY OF MIAMI BEACH, FLORIDA ON THE DATE OF THIS SURVEY, WHICH IS COMMERCIAL MULTI-USE AND ZERO SET-BACK FROM THE BOUNDARY LINES.

5. THE NORTH ARROW AND BEARINGS ARE DERIVED FROM THE ASSUMED MERIDIAN ON THE RECORDED PLAT. THE LEGAL DESCRIPTION THEREON IF SAID DESCRIPTION IS A METES AND BOUNDS AND/OR A FRACTIONAL DESCRIPTION, THE BEARINGS WERE BASED ON THE RECORD PLAT AND THE BASE LINES ARE SHOWN ON THE MAP OF SURVEY.

6. THE FLORIDA INSURANCE RATE MAP PANEL Q317 L DATED 09-11-09, INDEX DATE 09-11-09, CITY OF MIAMI BEACH (120651) COMMUNITY - 12086C0317L NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE "AE", ELEVATION ±8.0 FEET. THIS IS A SPECIAL FLOOD HAZARD ZONE.

7. ELEVATIONS ARE BASED UPON CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM AND BENCH MARKS ARE CITY OF MIAMI BEACH BASED REFERENCE MONUMENTS.

8. THIS IS A LAND SURVEY AND WAS PREPARED IN ACCORDANCE WITH FLORIDA STATUTE 472 AND THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND MEETS THE REQUIREMENTS OF THE FLORIDA LAND TITLE ASSOCIATION.

9. ELEVATIONS (IF APPLICABLE) APPEAR AS: EL ±5.00

10. THE BENCH MARK USED (IF APPLICABLE) WAS: CITY OF MIAMI BEACH REFERENCE BENCH MARK, ADJUSTED TO N.G.V.D.

11. MIA BCH #51-01-R ±9.24 (NGVD ±8.46 1929)  
USCE (MLW) TO NGVD (-0.78) OCEAN DR & 15 ST.

12. THE RECORD PLAT DOES NOT SHOW ANY RECORD EASEMENTS. THE UTILITY SERVICES ARE PROVIDED TO THE SITE ALONG AND ACROSS THE RIGHTS OF WAY THAT BOUND THE PROPERTY LINES ON TWO SIDES, NORTH & WEST. ACCESS TO THIS SITE IS FROM WASHINGTON AVENUE & LINCOLN ROAD.

COMPUTER AIDED DESIGN (CAD) DISKETTE:

THE HARD COPY DRAWINGS (MAP OF SURVEY) AND THE DISKETTE(S) ARE THE COMPLETE SURVEY. THE DISKETTE(S) ARE NOT COMPLETE WITHOUT THE SIGNED AND RAISED SEAL IN THE REPORT OF SURVEY ON SHEET 1 OF THE MAP OF SURVEY.

14. THIS SURVEY IS INTENDED FOR THE USE OF THE PARTIES TO WHOM THIS SURVEY IS CERTIFIED TO AND FOR ANY REPRODUCTION IS NOT AN ORIGINAL. THIS SURVEYOR RETAINS AN ORIGINAL TO VERIFY THESE DATED CONTENTS FOR VALIDITY.

15. PRIOR TO DESIGN AND/OR CONSTRUCTION THE APPROPRIATE MUNICIPAL AGENCIES MUST BE CONTACTED FOR REVIEW, APPROVALS AND PERMITS. PRIOR TO ANY EXCAVATION 72 HOUR NOTICE SHOULD BE GIVEN TO ALL SERVICE PROVIDERS.

SCHEDULE B-2:

COMMITMENT DATE: AUGUST 25, 2021 REVISED DATE: SEPTEMBER 16, 2021  
FILE NO.: 20024968  
TAX ID NUMBER 02-3234-019-0820

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
- FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
- CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
- EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
- GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID FOR INSTALLMENTS #3 AND #4 FOR THE YEAR 2021 AND INSTALLMENTS FOR SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.

NOTE: TAXES FOR THE YEAR 2021 BECAME A LIEN ON THE LAND JANUARY 1ST ALTHOUGH NOT DUE OR PAYABLE UNTIL NOVEMBER 1ST OF SAID YEAR. TAXES FOR THE YEAR 2021 ARE PAID THROUGH INSTALLMENT #1. TAX ID NUMBER 02-3234-019-0820.

7. MOVED TO SECTION 1 OF SCHEDULE B HEREOF.

8. RIGHTS OF ADJOINING OWNER(S) ARISING OUT OF THE EXISTENCE OF THE PARTY WALL LOCATED TO THE EASTERLY SIDE OF THE BUILDING LOCATED ON THE INSURED PROPERTY.

9. TERMS AND CONDITIONS CONTAINED IN THAT UNRECORDED LEASE BY AND BETWEEN SML 350 LINCOLN, INC., A FLORIDA CORPORATION, AS LANDLORD, AND 7-ELEVEN, INC., A TEXAS CORPORATION, AS TENANT, DATED MAY 10, 2011, AS AMENDED, AS REVEALED IN THAT SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED JULY 6, 2015 OFFICIAL RECORDS BOOK 29684, PAGE 943, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

10. MOVED TO SECTION 1 OF SCHEDULE B HEREOF.

11. TERMS AND CONDITIONS CONTAINED IN THAT UNRECORDED LEASE BY AND BETWEEN SML 350 LINCOLN, INC., A FLORIDA CORPORATION, AS LANDLORD, AND TD BANK, N.A., AS TENANT, DATED OCTOBER 29, 2010, AS AMENDED BY FIRST AMENDMENT TO LEASE DATED MAY 22, 2012, AND ANY FURTHER AMENDMENTS, AS REVEALED IN THAT SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT RECORDED JULY 6, 2015 OFFICIAL RECORDS BOOK 29684, PAGE 967, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

THIS SURVEY IS FOR THE BENEFIT OF:  
SML 350 LINCOLN, INC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
ADAMS GALLINAR, P.A.

1. THE INFORMATION PROVIDED IN THIS SURVEY IS BASED ON A FIELD TRANSIT SURVEY AND IS IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR LAND TITLE SURVEYS AS SET FORTH IN CHAPTER 472 OF THE FLORIDA STATUTES AND THE STANDARDS OF PRACTICE ACCORDING TO CHAPTER 5J-117, FLORIDA ADMINISTRATION CODE.

2. THIS SURVEY (I) WAS MADE ON THE GROUND AS PER ATTACHED LEGAL DESCRIPTION, (II) SHOWS THE LOCATION OF ALL EASEMENTS AND ALL OTHER MATTERS OF RECORDS AND (III) SHOWS THE LOCATION AND DIMENSION OF ALL ABOVE GROUND IMPROVEMENTS, BUILDINGS AND OTHER MATTERS ON THE PROPERTY, AND SHOWS THE LOCATION OF ALL ADJUTING PUBLICLY DEDICATED STREETS PROVIDING ACCESS TO THE PROPERTY.

3. THERE ARE NO ABOVE GROUND ENCROACHMENTS OR EASEMENTS EITHER WAY ACROSS THE BOUNDARY LINES OF THE SUBJECT PROPERTY, EXCEPT AS SHOWN.

4. THE SKETCH OF SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH "CLOSE" BY SURVEYING CALCULATIONS.

5. THERE IS NO PHYSICAL EVIDENCE ON THE GROUND OF USE OF THE PROPERTY THAT MAY SUGGEST A POSSIBLE CLAIM OF EASEMENT OTHER THAN THOSE SHOWN HERON.

6. THERE ARE NO VISIBLE ENCROACHMENTS FROM THE PROPERTY ONTO ADJOINING PROPERTY, STREETS OR ROADWAYS OR ONTO THE PROPERTY FROM ADJOINING PROPERTY, STREETS OR ROADWAYS OTHER THAN AS SHOWN.

7. THE PROPERTY LIES IN A FLOOD PLAIN, FLOOD WAY OR IN AN AREA THAT HAS BEEN IDENTIFIED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT. THE PROPERTY DOES LIE WITHIN A CURRENTLY DESIGNATED FLOOD PLAIN OR FLOOD HAZARD AREA, ACCORDING TO THE FLORIDA INSURANCE RATE MAP PANEL Q317 L DATED 09-11-09, INDEX DATE 09-11-09, CITY OF MIAMI BEACH (120651) COMMUNITY - 12086C0317L NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE "AE", ELEVATION ±8.0 FEET. THIS IS A SPECIAL FLOOD HAZARD ZONE.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA, AND NSPS IN 2016, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 13, 14 AND 16 - 19 OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

1. THE SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE ACTUAL FIELD SURVEY OF THE PROPERTY AS OF APRIL 29, 2015 AND RECERTIFIED SEPTEMBER 20, 2021, MADE BY ME OR UNDER MY DIRECTION.

2. THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, AS SPECIFIED IN THE TITLE POLICY & COMMITMENT, RIGHTS-OF-WAY AND EASEMENTS ON, OVER AND ACROSS THE PROPERTY ARE SHOWN ON THE SURVEY, TOGETHER WITH THE RECORDING INFORMATION WITH RESPECT TO ALL RECORDED RIGHTS-OF-WAY AND EASEMENTS.

3. THERE ARE NO ENCROACHMENTS EITHER ONTO THE PROPERTY FROM ADJACENT LANDS OR ONTO ADJACENT LANDS FROM THE PROPERTY. ALL CROSS ACCESS EASEMENTS ARE RECORDED COVENANTS.

4. INGRESS AND EGRESS TO THE PROPERTY IS PROVIDED BY WASHINGTON AVE. WHICH THE PROPERTY HAS ON THE WEST SIDE AND LINCOLN ROAD ON THE NORTH SIDE. THE SAME BEING PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY MIAMI BEACH, AS SHOWN ON THE SURVEY.

5. THE PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR DRAINAGE OR INGRESS OR EGRESS OR ANY OTHER PURPOSES.

6. THE FLORIDA INSURANCE RATE MAP PANEL Q317 L DATED 09-11-09, INDEX DATE 09-11-09, CITY OF MIAMI BEACH (120651) COMMUNITY - 12086C0317L NATIONAL FLOOD INSURANCE PROGRAM DELINEATES THE HEREIN DESCRIBED LAND TO BE WITHIN ZONE "AE", ELEVATION ±8.0 FEET. THIS IS A SPECIAL FLOOD HAZARD ZONE.

7. THE BENCH MARK USED WAS: CITY OF MIAMI BEACH REFERENCE BENCH MARK, ADJUSTED TO N.G.V.D.

MIA BCH #51-01-R ±9.24 (NGVD ±8.46 1929); LOCATED: USCE (MLW) TO NGVD (-0.78) OCEAN DR & 15 ST.

8. THE PROPERTY'S CURRENT USE IS GRANDFATHERED BASED ON CONSTRUCTION DATE.

9. THE BUILDING AND IMPROVEMENTS LOCATED ON THE PROPERTY COMPLY WITH APPROVED CITY OF MIAMI BEACH PERMIT SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

10. THE SURVEY REPRESENTED HEREON MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, UNDER CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATUTES.

THIS CERTIFICATE IS BEING GIVEN TO THE PERSONS AND/OR ENTITIES NOTED HERON AND, SAID PERSONS MAY RELY UPON THE CONTENTS AND ACCURACY OF THIS CERTIFICATE AND THE SURVEY.

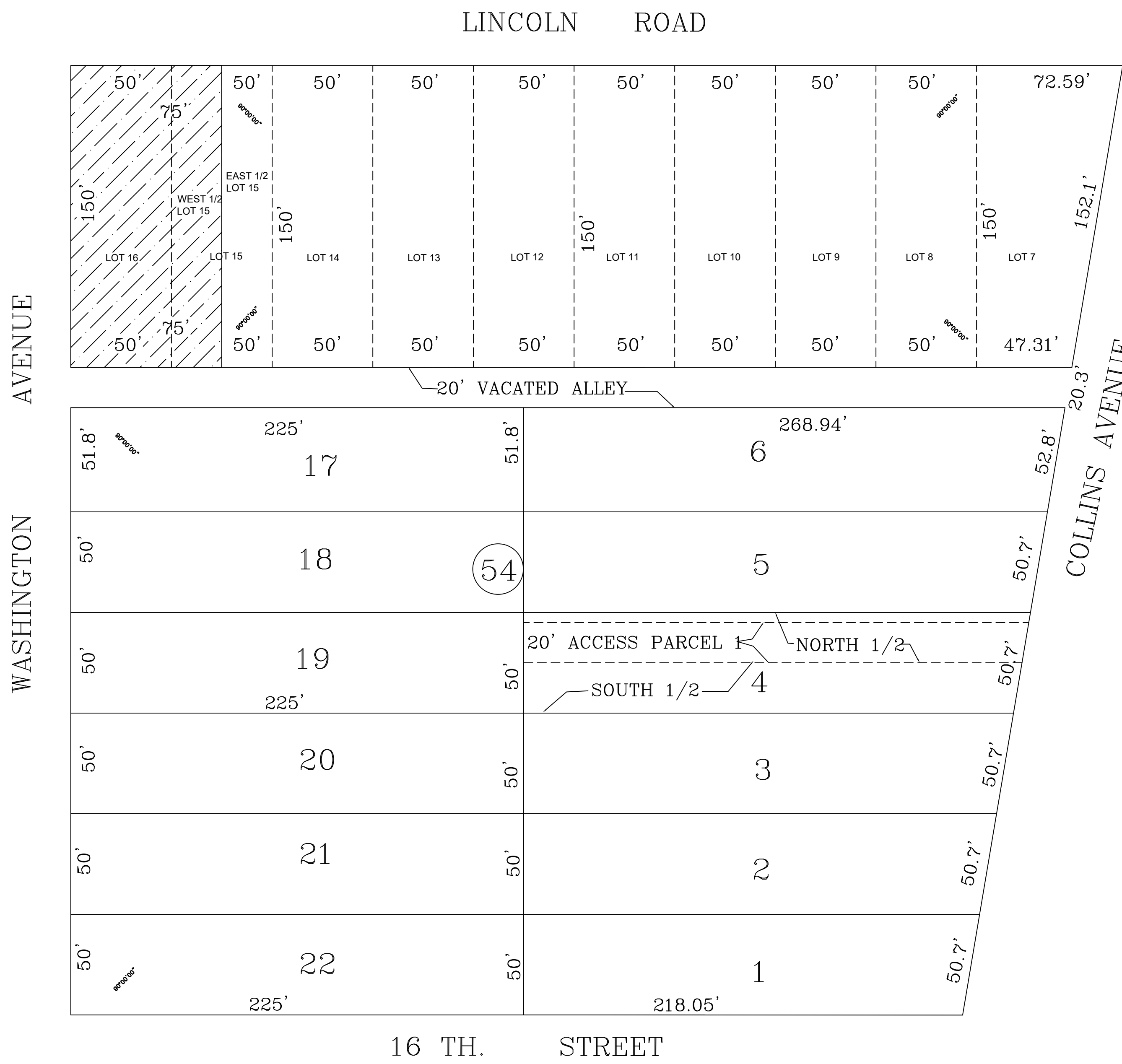
PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

DEAN S. WARHAFT, LICENSE NUMBER LS 6751  
(STATE OF FLORIDA) LB 7265

e.SIGNED:

*Dean S. Warhaft*

e.SEAL



MIAMI-DADE COUNTY  
TAX FOLIO No.  
02-3234-019-0820

LAND AREA:  
SQUARE FOOTAGE -- 11,250 +/-  
ACRES -- 0.2583 +/-  
STRUCTURE SQUARE FOOTAGE:  
SQUARE FEET (EXISTING)  
(AT GROUND LEVEL) -- 11,239.42 +/-  
FIVE STORY CBS OFFICE STRUCTURE  
PARKING:  
OFF SITE ONLY  
SETBACKS & ZONING:  
BUILDING OVER 50 YEARS OLD  
(ALL REQUIREMENTS ARE GRANDFATHERED)

LEGEND & SYMBOLS

A --- ARCH LENGTH	BM --- BENCH MARK
R --- RADIUS	WV --- WATER VALVE
T --- TANGENT	WM --- WATER METER
C --- CHORD	P & T --- POWER & TELE. LINES
M --- DELTA (CENTRAL ANGLE)	MB --- MANHOLE LID
MEAS --- MEASURED	CB --- CATCH BASIN
CALC --- CALCULATED	CO --- CLEAN-OUT COVER
PCP --- PERMANENT CONTROL POINT	CBS --- CONCRETE BLOCK STRUCTURE
PRM --- PERMANENT REFERENCE MONUMENT	CLP --- CONCRETE LIGHT POLE
PC --- POINT OF CURVE	CONC. --- CONCRETE
R/W --- RIGHT OF WAY	FFL --- FLORIDA POWER & LIGHT
BM --- BENCH MARK	PWR TRAN --- POWER TRANSFORMER
FND IP --- FOUND IRON PIPE	EL --- ELEVATION BASED ON 1929 NGVD
CLR --- CLEAR	FND IR --- FOUND IRON ROD
CLF --- CHAIN LINK FENCE	ENC --- ENCROACHMENT
TYPE --- TYPICAL (FOR SEVERAL)	TOW --- TOP OF WALL
N/T --- NAIL & TAB	DH --- DRILL HOLE
P.O.B. --- POINT OF BEGINNING	N/D --- NAIL & DISK
P.O.C. --- POINT OF COMMENCEMENT	CTY MON --- COUNTY MONUMENT
CM --- CONCRETE MONUMENT	PKG SP --- PARKING SPACE
S/S --- SANITARY SEWER	HYD --- FIRE HYDRANT
WM --- WATER MAIN	HC --- HANDICAP PARKING
GT --- GREASE TRAP	UE --- UTILITY EASEMENT (UTIL ESM'T)
MW --- MONITORING WELL	HC --- SEWER VALVE
TOB --- TOP OF BANK	NGVD --- NATIONAL GEODETIC VERTICAL DATUM

LOCATED IN:  
THE CITY OF MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA.

SITE DETAILS  
SCALE: 1 : 15 FEET  
LOCATION SKETCH  
SCALE: 1 : 40 FEET



ACCURATE CONSTRUCTION SURVEY CORP.  
 P.O. BOX 332181  
 MIAMI, FLORIDA 33233-2181  
 (305) 447-6906  
 EMAIL: INFO@SURVEYFL.COM  
 2841 DAY AVENUE  
 MIAMI, FLORIDA 33183

MAP OF BOUNDARY SURVEY FOR 350 LINCOLN ROAD:

SEE THE MAP OF BOUNDARY SURVEY. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER, ON SHEET 1. THE SIGNATURE AND SEAL CAN BE FOUND AT THE END OF THIS REPORT. THE MAP AND REPORT ARE NOT COMPLETE WITHOUT THE OTHER. THIS SURVEY, IF PROVIDED ON ELECTRONIC MEDIA IS NOT COMPLETE WITHOUT THIS ORIGINAL, SIGNED AND SEALED HARD COPY OF THIS MAP OF SURVEY.

SURVEY No.: 21-09-200-R.3  
 SHEET 2 OF 2

LOCATED IN:

THE CITY OF MIAMI BEACH,  
 MIAMI-DADE COUNTY, FLORIDA.

SITE DETAILS

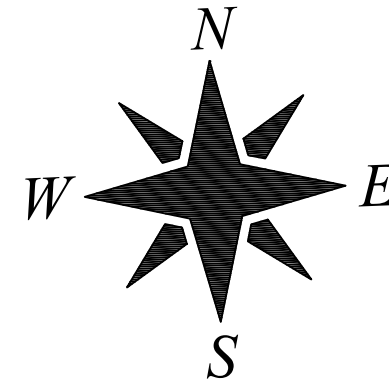
SCALE: 1 : 15 FEET

LOCATION SKETCH

SCALE: 1 : 40 FEET

MIAMI-DADE COUNTY  
 TAX FOLIO No.

02-3234-019-0820



LAND AREA:

SQUARE FOOTAGE -- 11,250 +/-

ACRES --- 0.2583 +/-

STRUCTURE SQUARE FOOTAGE:

SQUARE FEET (EXISTING)  
 (AT GROUND LEVEL) -- 11,239.42 +/-

FIVE STORY CBS OFFICE STRUCTURE

PARKING:

OFF SITE ONLY

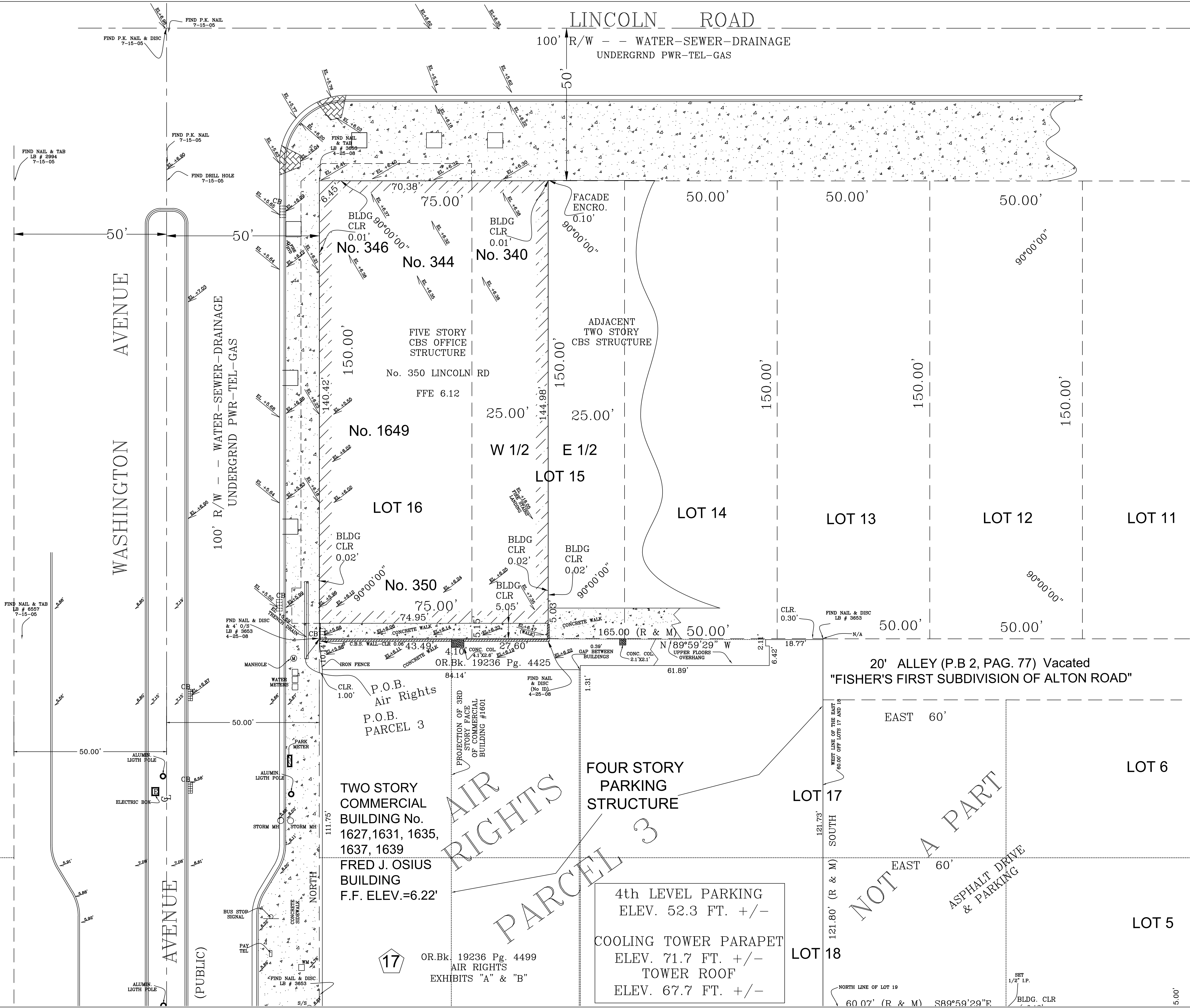
SETBACKS & ZONING:

BUILDING OVER 50 YEARS OLD  
 (ALL REQUIREMENTS ARE GRANDFATHERED)

LEGEND & SYMBOLS

- A --- ARCH LENGTH
- R --- RADIUS
- T --- TANGENT
- C --- CHORD
- D --- DELTA (CENTRAL ANGLE)
- MEAS --- MEASURED
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- BM --- BENCH MARK
- FND IP --- FOUND IRON PIPE
- CLR --- CLEAR
- CLF --- CHAIN LINK FENCE
- TYPE --- TYPICAL (FOR SEVERAL)
- N/T --- NAIL & TAB
- P.O.B. --- POINT OF BEGINNING
- P.O.C. --- POINT OF COMMENCEMENT
- CM --- CONCRETE MONUMENT
- S/S --- SANITARY SEWER
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- GT --- GREASE TRAP
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- WM --- WATER METER
- P & T --- POWER & TELE. LINES
- MH --- MANHOLE LID
- CB --- CATCH BASIN
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- CBS --- CONCRETE BLOCK STRUCTURE
- CLP --- CONCRETE LIGHT POLE
- CONC --- CONCRETE
- FPL --- FLORIDA POWER & LIGHT
- PWR TRAN --- POWER TRANSFORMER
- EL --- ELEVATION BASED ON 1929 NGVD
- FND IR --- FOUND IRON ROD
- ENCR --- ENCROACHMENT
- TOP --- TOP OF WALL
- DH --- DRILL HOLE
- N/D --- NAIL & DISK
- CITY MON --- COUNTY MONUMENT
- PKG SP --- PARKING SPACE
- FHT --- FIRE HYDRANT
- HC --- HANDICAP PARKING
- UE --- UTILITY REASEMENT (UTIL ESM'T)
- SV --- SEWER VALVE
- NGVD --- NATIONAL GEODETIC VERTICAL DATUM

**811** KNOW WHAT'S BELOW  
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 BEFORE YOU DIG  
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 IT'S THE LAW.  
 www.callsunshine.com



OR.Bk. 19236 Pg. 4499  
 AIR RIGHTS  
 EXHIBITS "A" & "B"

4th LEVEL PARKING  
 ELEV. 52.3 FT. +/-  
 COOLING TOWER PARAPET  
 ELEV. 71.7 FT. +/-  
 TOWER ROOF  
 ELEV. 67.7 FT. +/-

NOT A PART  
 ASPHALT DRIVE  
 & PARKING

20' ALLEY (P.B 2, PAG. 77) Vacated  
 "FISHER'S FIRST SUBDIVISION OF ALTON ROAD"

P.O.B.  
 Air Rights  
 P.O.B.  
 PARCEL 3

TWO STORY  
 COMMERCIAL  
 BUILDING No.  
 1627, 1631, 1635,  
 1637, 1639  
 FRED J. OSIUS  
 BUILDING  
 F.F. ELEV.=6.22'

FOUR STORY  
 PARKING  
 STRUCTURE  
 3

5.00'