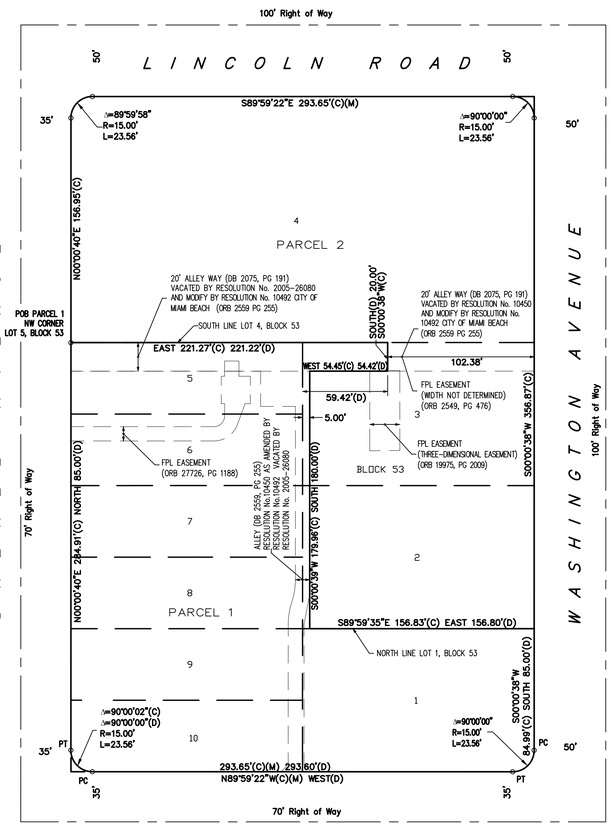
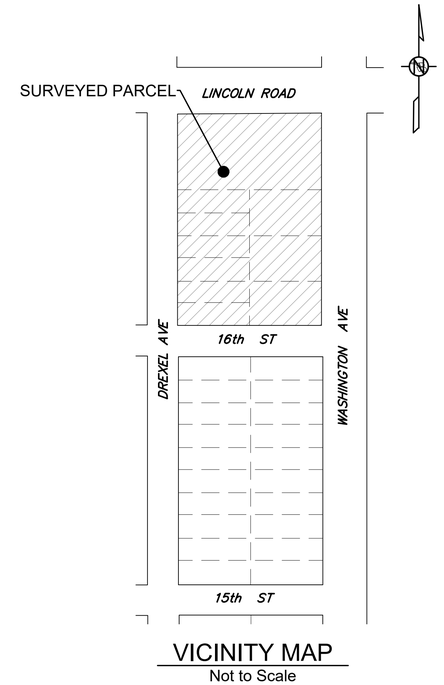
SKETCH OF BOUNDARY SURVEY



LOCATION SKETCH

SCALE 1" = 50'



VICINITY MAP

Not to Scale

A portion of Section 34, Township 53 South, Range 42 East
Miami-Dade County, Florida

LEGAL DESCRIPTION:

PARCEL 1:

Lots 1, 5, 6, 7, 8, 9 and 10, together with the West 5.0 feet of Lots 2 and 3 and the East 54.42 feet of the West 59.42 feet of the North 20.00 feet of Lot 3, all in Block 53, PINE RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida.

Also Known as:

Lots 1, 5, 6, 7, 8, 9 and 10, together with the West 5.0 feet of Lots 2 and 3, together with that portion of the North 20 feet of Lot 3, which lies West of a line 102.38 feet West of and parallel with the East line of Lot 3, all in Block 53, PINE RIDGE SUBDIVISION, according to the Plat thereof, recorded in Plat Book 6 at Page 34 of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

Lots 2, 3 and 4, Block 53, of Pine Ridge Subdivision, a subdivision recorded in Plat Book 6, Page 34, of the Public Records of Miami-Dade County, Florida; LESS the West 5.0 feet of Lots 2 and 3 and ALSO LESS that the portion of the North 20 feet of Lot 3, which lies West of a line 102.38 feet West of and parallel with the East line of Lot 3.

SURVEYOR'S NOTES:

Bearings are based on an assumed meridian, where the South line of Lot 4, Block 53, of said Pine Ridge Subdivision, bears East. All distances as shown are based on the US Survey foot.

Elevations are referred to the North American Vertical Datum, 1988 (NAVD88). Elevations are based on a Miami-Dade County Benchmark D-149, the same being a PK nail and brass washer set in a concrete gutter at Southwest corner of intersection, located at 37 feet South of the centerline of NE 15th Street and 32 feet West of the centerline of Meridian Avenue; elevation 2.62 feet.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, verified by redundant measurements, meets or exceeds an equivalent linear closure standard of 1 foot in 10,000 feet for Commercial Areas The elevations as shown are based on a closed level loop to benchmark noted above and meets or exceeds a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

The Surveyed Parcel represents a survey of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 53, of the said plat of PINE RIDGE SUBDIVISION, the same being Parcel 1 and Parcel 2 when taken together.

This SKETCH OF BOUNDARY SURVEY - ALTA/ACSM LAND TITLE SURVEY of the surveyed parcel is based on; (i) recovered monumentation; (ii) the underlying record plat of PINE RIDGE SUBDIVISION, recorded in Plat Book 6 at Page 34 and (iii) the SKETCH OF BOUNDARY SURVEY - ALTA/ACSM LAND TITLE SURVEY, prepared by this office under Sketch No. LS-1991, dated May 18, 2015 and last revised July 15, 2015.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress are shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than as shown on the underlying record plat or as stated in the legal description or as noted in the recorded documents provided to the Surveyor.

A comparison between measured and platted dimensions is delineated hereon. Measured dimensions (M) are based directly on the recovered monumentation. Platted dimensions (P) are based on the aforementioned plat of PINE RIDGE SUBDIVISION.

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. 120651, 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 8 feet (NGVD29).

The Base Flood Elevations published on the National Flood Insurance Programs, Flood Insurance Rate Map for Miami-Dade County, Florida and Incorporated Areas Map are referred to the National Geodetic Vertical Datum, 1929 (NGVD29) and represents an elevation of the referenced Zone. The elevations as shown hereon are based North American Vertical Datum, 1988 (NAVD88), noting however verification of compliance with National Flood Insurance Program is referenced to NGVD29. The conversion of the orthometric height difference between NAVD88 and NGVD29 is site specific. The local conversion from NAVD88 to NGVD29 utilizing the US Army Corps of Engineers program Corpscon v6.0.1 based on the Vertcon 2.0 model (1994) was determined to be (+)1.56 feet.

The area of Parcel 1, as described herein including the area of the excluded alleys referenced therein, contains 66,708 square feet more or less (1.53 Acres more or less). The area of Parcel 2, as described herein, contains 85,817 square feet more or less (1.97 Acres more or less) The total area of the Surveyed Parcel as described herein contains 152,525 square feet more or less (3.50 Acres more or less).

There are 479 standard parking spaces and 10 handicap parking spaces in the Parking Garage for a total of 489 parking spaces. (Based on May 18, 2015 survey, as last revised July 15, 2015)

Only the surface indications of the underground utilities have been located in the field. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. This Sketch of Boundary Survey does not reflect any existing improvement or utilities of any kind, that maybe hidden and therefore not ascertainable by visual inspection. Also, this Boundary Survey does not extend beyond the elevations and surface locations of the utilities and improvements depicted hereon. The Surveyor has performed no subsurface investigation or determined the location of underground footers. The location of underground utility lines on or adjacent to the property was not secured. Underground utility records from the utility companies were not available to the Surveyor nor were they provided by the client. 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.

There is no evidence of proposed changes in right of way made known to the Surveyor. 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 easements, encumbrances and restrictions evidenced by Recorded Documents and/or other title exceptions provided to the surveyor as noted in Schedule BII, of the First American Title Insurance Company, Commitment for Title Insurance, File Number 1062-3334506, with an effective date of March 24, 2015, as to the extent they can be located are shown hereon or otherwise noted as to their effect on the Property as follows:

Item 9) There is no roadway dedication statement, easements or setback restrictions shown or noted on the face of the plat of PINE RIDGE SUBDIVISION, as recorded in Plat Book 6 at Page 34. The aforementioned plat does not disclose any other plottable matters affecting the subject property.

Item 10) The lands subject to the lease, recorded in Official Records Book 21009, Page 2950, lies within the remnant parcel and does not affect the lands as described herein and is not a survey issue and lies outside of the scope of this survey.

Item 11) The East-West alleyway recorded in Deed Book 2075, Page 191 as evidenced in City of Miami Beach Resolution No. 10450 together with the vacation of the East 102.38 feet of the said East-West alleyway and the dedication of the North-South alleyway as modified by Resolution No. 10492 is plotted hereon. (City of Miami Beach Resolutions are available on the City of Miami Beach Official Website - www.miamibeachfl.gov, via WebLink). Said alleys were vacated pursuant to the aforementioned City of Miami Beach Resolution No. 2005-26080.

Item 12) The North-South alleyway recorded in Official Record Book 2559 at Page 255, is one and the same as the North-South alleyway evidenced in City of Miami Beach Resolution No. 10450 as modified by Resolution No. 10492, said alleyway is plotted hereon and lies wholly the lands as described herein.

Item 13) The easement in favor of Florida Power & Light Company, for an underground duct bank and cables and the right of ingress and egress, described in that certain Document, recorded in Official Records Book 2549, Page 476 lie within the East 102.38 feet of the North 20 feet of Lot 3, Block 53 of said PINE RIDGE SUBDIVISION, within the remnant parcel and does not affect the lands as described herein.

Item 14) The easement, described in that certain Document, recorded in Official Records Book 19975, Page 2009 lies within the remnant parcel and does not affect the lands as described herein.

Item 15) The easement, described in the Underground Easement, recorded in Official Records Book 27726, Page 1188 lie within Parcel 1 between elevation (-) 4.0 feet and elevation 17.0 feet , relative to the National Geodetic Vertical Datum and is plotted hereon.

Item 16) The lands described in Exhibit "A" to the Notice of Landlord, recorded in Official Records Book 24315, Page 835, affects the lands as described herein. The effect of the Notice on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 17) The lands subject to the lease, described in Exhibit "A" to the Memorandum of Lease, recorded in Official Records Book 13728, Page 2475, lies within the remnant parcel and does not affect the lands as described herein.

Item 18) The description of the Exhibit "A" premises, the area subject to the lease, described in the Non-Disturbance and Attornment Agreement, recorded in Official Records Book 13725, Page 898, was not included and/or attached to the recorded document. The lands as described herein lie wholly within the lands subject to the mortgage, described in Exhibit "A" to the Purchase Money Wraparound Mortgage, recorded in Official Records Book 12381, Page 673, as evidenced in the aforementioned Non-Disturbance and Attornment Agreement. The effect of the Non-Disturbance and Attornment Agreement on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 19) The lands subject to the Conditional Use Permits recorded in Official Records Book 22925, Page 619; Official Records Book 25230, Page 107; Official Records Book 25254, Page 1877; Official Records Book 26275, Page 3143; Official Records Book 26717, Page 3864; Official Records Book 27015, Page 2674 and Official Records Book 27763, Page 2546 all lie within Block 53 of the said plat of PINE RIDGE SUBDIVISION. The effect of the Conditional Use Permits on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 20) The lands subject to the Orders of the Board of Adjustment of the City of Miami Beach, Florida recorded in Official Records Book 13720, Page 2585; Official Records Book 14646, Page 3653; Official Records Book 20093, Page 603; Official Records Book 20651, Page 1310; Official Records Book 24340, Page 1336; Official Records Book 25802, Page 969 and Official Records Book 27927, Page 1556 all lie within Block 53 of the said plat of PINE RIDGE SUBDIVISION. The effect of the Orders of the Board of Adjustment on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 21) The lands subject to the Orders of the Historic Preservation Board of the City of Miami Beach, Florida recorded in Official Records Book 20521, Page 3106; Official Records Book 23473, Page 2991; Official Records Book 25327, Page 4458; Official Records Book 26191, Page 3243 and Official Records Book 26998, Page 801 all lie within Block 53 of the said plat of PINE RIDGE SUBDIVISION. The effect of the Orders of the Historic Preservation Board on the subject property is not a survey issue and lies outside of the scope of this survey.

Item 22) The lands described in Exhibit "A" to the Declaration of Restrictive Covenants in Lieu of Unity of Title, recorded in Official Records Book 25018, Page 1153, are one and the same parcel of land as the lands described herein. Said Declaration provides for the nonexclusive use of 175 parking spaces within the parking facility located within Parcel 1 during a specific time frame. The effect of the restrictions on the subject property is not a survey issue and lies outside of the scope of this survey.

NOTE: Pursuant to aforementioned City of Miami Beach, Florida Resolution No. 2005-26080, which authorized the vacation of the two remaining alleys within Block 53 (the East-West alley recorded in Deed Book 2075, Page 191 and the North-South alleyway recorded in Official Record Book 2559 at Page 255 as modified by City of Miami Beach Resolution No. 10450 and further modified by City of Miami Beach Resolution No. 10492 referenced under items 11 and 12 above), the said remaining alleys were deeded to the underlying property owners, pursuant to that certain QUIT CLAIM DEED, dated March 15, 2016 and recorded March 23, 2016 in Official Records Book 30009, Page 4775.

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

SURVEYOR'S CERTIFICATION:

To 420 Lincoln Road Associates, LTD, a Florida limited partnership; 420 Lincoln Road Development, LLC, a Florida limited liability company and Time Out Market Miami, LLC:

This is to certify to the herein named firm and/or persons, that in my professional opinion, this map or plat of the herein described property is true and correct as recently surveyed and platted under my direction. I further certify that this map or plat and the survey on which it is based 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(2).

Dated: 10/17/23 (Revised as noted)

E.R. BROWNELL & ASSOCIATES, INC.

Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

THOMAS BROWNELL LICENSE No. 2891 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

The survey map and notes and/or report or the copies thereof, consisting of 2 sheets where each sheet shall not be considered full, valid and complete unless attached to the others and is not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper on Sheet 1 of 2. Any additions or deletions to the description and accompanying sketch by other than the signing party or parties is prohibited without written consent of the signing party or parties.

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS • SURVEYORS & MAPPERS • LAND PLANNERS
4957 SW 74TH COURT MIAMI, FLORIDA 33155
PHONE: 305-860-3866 FAX: 305-860-3870 workrequest@erbrownell.com

420 LINCOLN ROAD
MIAMI BEACH, FL 33139

No.	Date	Apvd	Job No.	Description
5	10/17/23		57885-400	Update Survey (Title not updated)
4	09/15/18		57885-J	Update Survey
3	12/14/16		57885-E	Revised to update & Revised Legal description.
2	7/15/15		57885-A	Revised per Comments
1	6/29/15		57885-A	Revised Legal Description

Certification No. LB761
PLS/PSM No. 2891
Field Book No. FILE
Drawn by: JB / AA
Checked by: TB
Scale: 1" : 50'
Date: 02/23/16
Job No. 57885-400

SEE SHEET 1 FOR CERTIFICATIONS.

Sheet No. 1 OF 2
Sketch No. LS-3187

Saved by: gmcfarlane
Plot Date: 10/31/2023
O:\Proj\57885-420 LINCOLN ROAD\57885-400 420 LINCOLN ROAD\CAD DWG\57885 420 LINCOLN RD BOUNDARY SURVEY 10-12-23.dwg

SKETCH OF BOUNDARY SURVEY

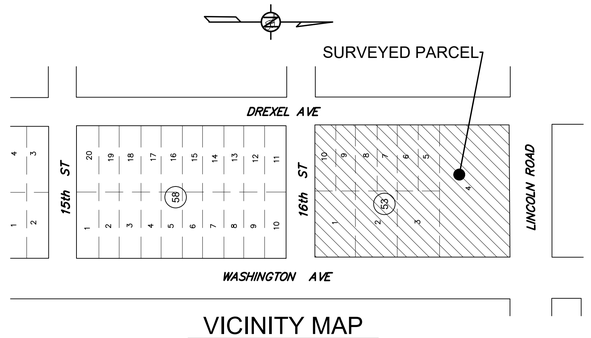
ABBREVIATIONS:

PCP	– Permanent Control Point
(P)	– Plat Dimension
(M)	– Measure Dimension based on recovered monumentation
(C)	– Calculated Dimension based on recorded Plat
R/W	– Right of Way
Δ	– Delta Angle
R	–Radius
L	–Length
TB	–Trafic Box
TBS	–Trafic Signal Box
Set Nail & Disc*	–Reset Nail & Disc based on field measurements of the recovered property corners.
℄	–Property Line
A/C	–Air Condition

GRAPHIC SCALE

−30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

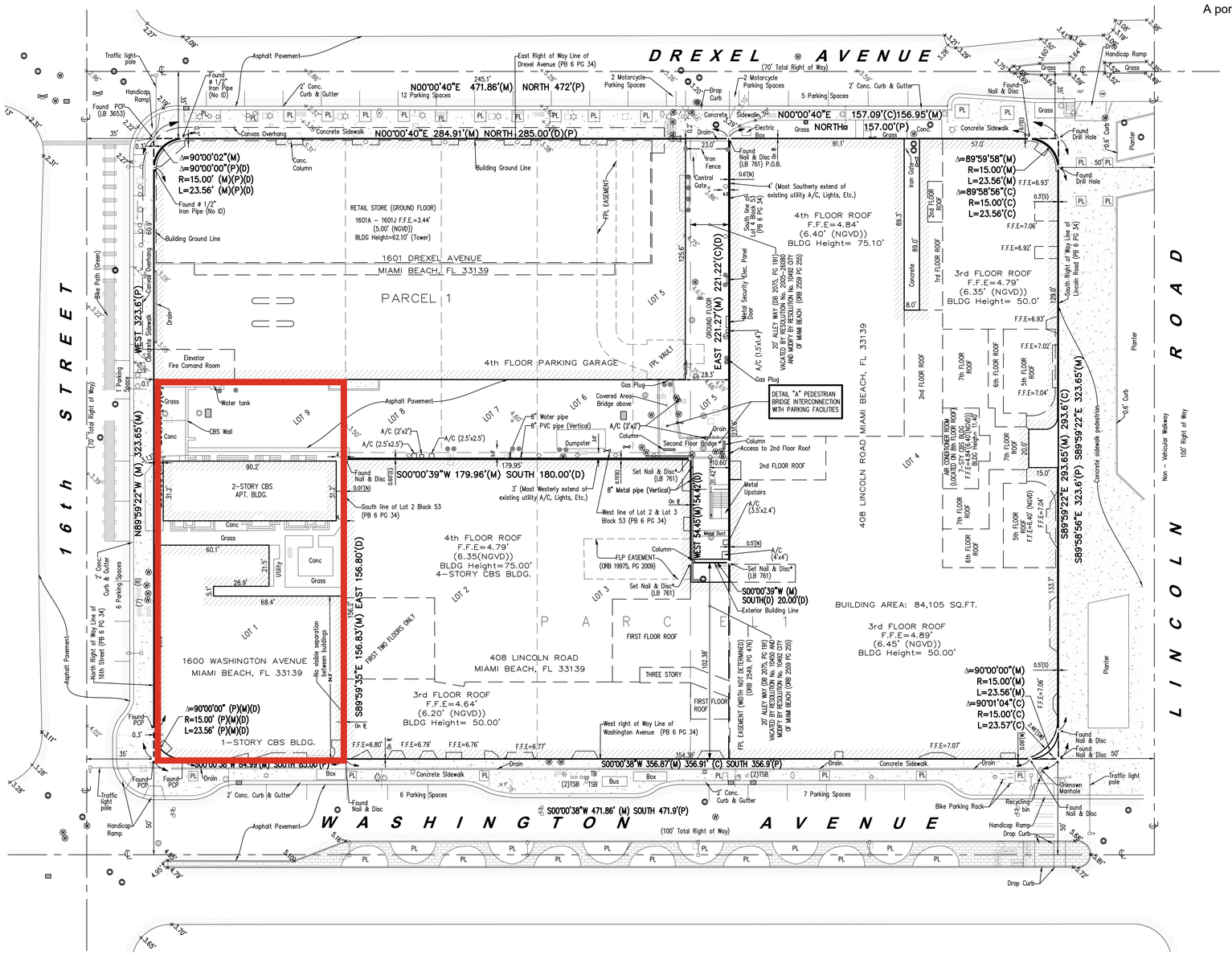


VICINITY MAP
Not to Scale

A portion of Section 34, Township 53 South, Range 42 East
Miami-Dade County, Florida

SYMBOL LEGEND

- Parking Pay Station
- Bike Path
- Light Pole
- Catch Basin
- Wire Pullbox
- Manhole Unmarked
- Electric Manhole
- Manhole Sanitary
- Guard Post
- Curb Inlet
- Double Detector Check Valve
- Property Corner
- Light Pole w/ Arm
- Wood Pole
- Centerline
- Valve Water
- Valve Gas
- Meter Water
- Single Support Sign


DREXEL AVENUE
(70' Total Right of Way)
16th STREET
(70' Total Right of Way)
LINCOLN ROAD
100' Right of Way
Non - Vehicular Walkway
WASHINGTON AVENUE
(100' Total Right of Way)
1601 DREXEL AVENUE
MIAMI BEACH, FL 33139
1600 WASHINGTON AVENUE
MIAMI BEACH, FL 33139
408 LINCOLN ROAD
MIAMI BEACH, FL 33139
PARCEL 1
PARCEL 2
RETAIL STORE (GROUND FLOOR)
1601A – 1601J F.F.E.=3.44'
(5.00' (NGVD))
BLDG Height=62.10' (Tower)
4th FLOOR ROOF
F.F.E.=4.84'
(6.40' (NGVD))
BLDG Height= 75.10'
3rd FLOOR ROOF
F.F.E.=4.79'
(6.35' (NGVD))
BLDG Height= 50.0'
4th FLOOR PARKING GARAGE
2–STORY CBS APT. BLDG.
1–STORY CBS BLDG.
4th FLOOR ROOF
F.F.E.=4.79'
(6.35(NGVD))
BLDG Height=75.00'
4–STORY CBS BLDG.
3rd FLOOR ROOF
F.F.E.=4.64'
(6.20' (NGVD))
BLDG Height= 50.00'
BUILDING AREA: 84,105 SQ.FT.
3rd FLOOR ROOF
F.F.E.=4.89'
(6.45' (NGVD))
BLDG Height= 50.00'
DETAIL "A" PEDESTRIAN BRIDGE INTERCONNECTION WITH PARKING FACILITIES
Elevator
Fire Comand Room
Water tank
CBS Wall
Gas Plug
Covered Area Bridge above
Second Floor Bridge
Access to 2nd Floor Roof
2nd FLOOR ROOF
Metal Upstairs
Metal Door
Trash Room
Air CONDITIONER ROOM
(LOCATED ON 8th FLOOR ROOF)
F.F.E.=11.46'
BLDG Height= 11.46'
Planter
Bike Parking Rack
Recycling bin
Unknown Manhole
Drop Curb
Handicap Ramp
Traffic light pole
Found Nail & Disc
Found PCP
Found Drill Hole
Found ø 1/2" Iron Pipe (No ID)
Found PCP (LB 3653)
Asphalt Pavement
Concrete Sidewalk
Canvas Overhang
Conc. Column
Building Ground Line
Drop Curb
2 Motorcycle Parking Spaces
5 Parking Spaces
6 Parking Spaces
7 Parking Spaces
2' Conc. Curb & Gutter
Grass
Planter
Iron Fence
Control Gate
Iron Gate
Pool
Metal Security Door
Utility
Conc
Concrete
Bike Path (Green)
1 Parking Space
Overhang
Drain
Electric Box
Manhole
Pedestrian Bridge
Column
Set Nail & Disc* (LB 761)
Found Nail & Disc (LB 761) P.O.B.
4' (Most Southerly extend of existing utility A/C, Lights, Etc.)
3' (Most Westerly extend of A/C, Lights, Etc.)
8" Water pipe
8" PVC pipe (Vertical)
8" Metal pipe (Vertical)
Dumpster
A/C (2'x2')
A/C (2.5'x2.5')
A/C (3.5'x2.4')
A/C (4'x4')
A/C (1.5'x1.4')
Found Nail & Disc (LB 761)
Found ø 1/2" Iron Pipe (No ID)
Found PCP
Found Nail & Disc 50'
Found Drill Hole
Traffic light pole
Handicap Ramp
Drop Curb
Concrete sidewalk pedestrian
Non - Vehicular Walkway
Bus
TB
(2)TSB
TSB
Box
Water Valve
Gas Valve
Meter Water
Light Pole
Wood Pole
Single Support Sign
Guard Post
Curb Inlet
Property Corner
Double Detector Check Valve
Wire Pullbox
Manhole Unmarked
Electric Manhole
Manhole Sanitary
Catch Basin
Bike Path
Parking Pay Station
Centerline
Valve Water
Valve Gas
Meter Water
Light Pole w/ Arm
Single Support Sign
N00°00'40"E 245.1' 471.86'(M) NORTH 472'(P)
N00°00'40"E 157.09'(C)156.95'(M)
NORTH 157.00'(P)
N00°00'40"E 284.91'(M) NORTH 285.00'(D)(P)
S00°00'39"W 179.96'(M) SOUTH 180.00'(D)
S00°00'39"W (M) SOUTH(D) 20.00'(D)
S89°59'35"E 156.83'(M) EAST 156.80'(D)
N89°59'22"W (M) 323.65'(M)
WEST 323.6'(P)
EAST 221.27'(M) 221.22'(C)(D)
WEST 54.45'(M) 54.42'(D)
S89°59'22"E 293.65'(M) 293.6'(C)
S89°58'56"E 323.6'(P) S89°59'22"E 323.65'(M)
S00°00'38"W 356.87'(M) 356.91' (C) SOUTH 356.9'(P)
S00°00'38"W 84.99'(M) SOUTH 85.0'(P)
S00°00'38"W 471.86' (M) SOUTH 471.9'(P)
Δ=90°00'02"(M)
Δ=90°00'00"(P)(D)
R=15.00' (M)(P)(D)
L=23.56' (M)(P)(D)
Δ=90°00'00" (P)(M)(D)
R=15.00' (P)(M)(D)
L=23.56' (P)(M)(D)
Δ=89°59'58"(M)
R=15.00'(M)
L=23.56'(M)
Δ=89°58'56"(C)
R=15.00'(C)
L=23.56'(C)
Δ=90°00'00"(M)
R=15.00'(M)
L=23.56'(M)
Δ=90°01'04"(C)
R=15.00'(C)
L=23.57'(C)
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
FPL EASEMENT
FPL VAULT
20' ALLEY WAY (DB 2075, PG 191) VACATED BY RESOLUTION No. 2005-26080 AND MODIFIED BY RESOLUTION No. 2007-26727 OF MIAMI BEACH (ORB 2559 PG 255)
20' ALLEY WAY (DB 2075, PG 191) VACATED BY RESOLUTION No. 19063 AND MODIFIED BY RESOLUTION No. 2007-26727 OF MIAMI BEACH (ORB 2559 PG 255)
FPL EASEMENT (WIDTH NOT DETERMINED) (ORB 2549, PG 476)
FPL EASEMENT (ORB 19975, PG 2009)
Asphalt Pavement
Concrete Slab
Grass
Conc
Conc Curb & Gutter
6 Parking Spaces
Overhang
Drain
Found Nail & Disc
Found PCP
Found ø 1/2" Iron Pipe (No ID)
Found Nail & Disc (LB 761) P.O.B.
Found Nail & Disc* (LB 761)
Found Drill Hole
Found Nail & Disc 50'
Found Nail & Disc
Found PCP
Found Drill Hole
Found Nail & Disc
Found Nail & Disc 50'
Found Nail & Disc
Found Nail & Disc
Found Nail & Disc