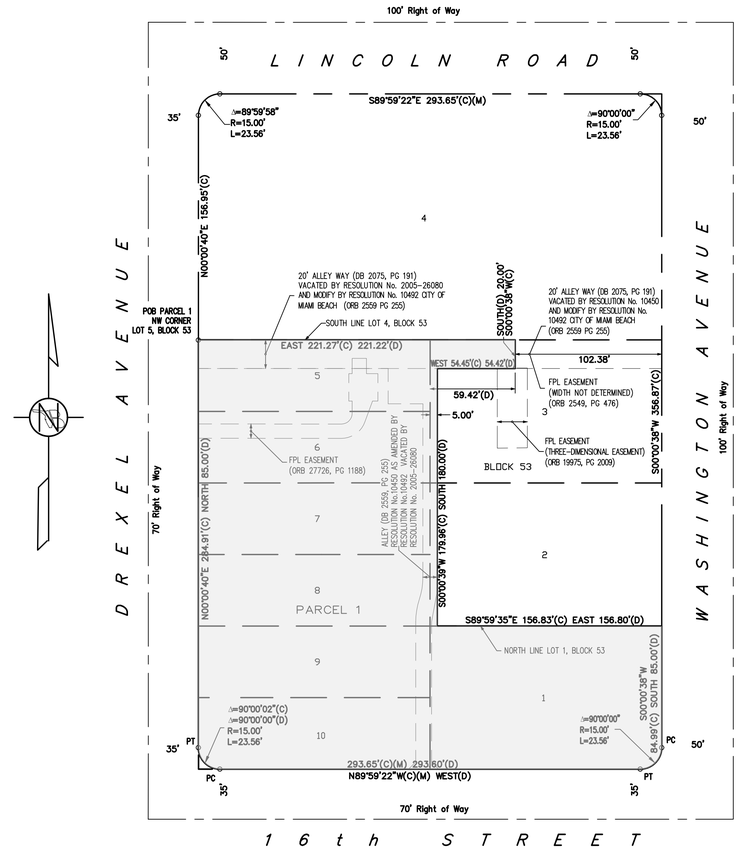
SKETCH OF BOUNDARY SURVEY

ABBREVIATIONS:	
(1)	As-Built info. by others
A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
CBS	Concrete Block Structure
DDCV	Double Detector Check Valve
FDC	Fire Department Connection
FND.	Found
D/H	Drill Hole
N & D	Nail & Disc
IP	Iron Pipe
(0.2'W, 0.2'N)	Recovered monument from calculated location based on Plat (or CMA)
BFE	Base Flood Elevation
ELEV.	Elevation
F.F.ELEV.	Finish Floor Elevation
INV.	Invert Elevation
NGVD 29	National Geodetic Vertical Datum, of 1929
NAVD 88	North American Vertical Datum, of 1988
(C)	Calculated Dimension
(D)	Deed Dimension
(M)	Measured Dimension
(P)	Platted Dimension
(R)	Record Dimension
(CMA)	City of Miami Atlas Sheet
Δ	Delta
L	Arc Length
R	Radius
SEC.	Section
PB	Plat Book
PG	Page
ORB	Official Records Book
POC	Point of Commencement
POB	Point of Beginning
PC	Point of Curvature
PT	Point of Tangent
PI	Point of Intersection
R/W	Right of Way
PLNTR.	Planter
SYMBOL LEGEND:	
	Fire Hydrant
	Water Valve
	Gas Valve
	Sanitary Valve
	Irrigation Valve
	Unknown Valve
	Post Indicator Valve
	Check Valve
	Double Detector Check Valve
	Cleanout
	Monitoring Well
	Catch Basin
	Drain Round
	Drain Square
	Curb Inlet
	Drainage Manhole
	Sanitary Manhole
	Electric Manhole
	Grease Trap Manhole
	Communications Manhole
	Light Pole
	Concrete Light Pole
	Metal Light Pole
	Signal Mast Arm
	Pedestrian Walk Signal
	Wood Pole
	Concrete Pole
	Metal Pole
	Flag Pole
	Guy Wire
	Single Support Sign
	Parking Meter
	Guard Post
	Bollards
	A/C Compressor Unit
WATER	Water Meter
ELEC	Electric Meter
GAS	Gas Meter
UNK	Unknown Meter
HH	Handhole
	Wire Pull Box
EB	Box Electric
COM	Box Communications
TF	Electrical Transformer
	Electrical Panel
	Iron Pipe
	Section Corner
	Handicap Space
	Mailbox
FDC	Fire Department Connection
	Fire Department Connection Wall
	Monument Line
	Center Line
	Section Line
	Property Line
	Spot Elevation
	Ground Elevation
	Tree
	Palm Tree
	Flow of Traffic
	Asphalt
	Concrete
	Building Outline
	Concrete
	Gravel
	Pavers
	Tile
	Wood
	Wall
	Water



LOCATION SKETCH

SCALE 1" = 50'

ADDRESSES:
1601 Drexel Avenue, Miami Beach, Florida 33139
Folio No. 02-3234-006-0040

1600 Washington Avenue, Miami Beach, Florida 33139
Folio No. 02-3234-006-0010

LEGAL DESCRIPTION:

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.

SURVEYOR'S NOTES:

The legal description is based on the Miami-Dade County Property Appraiser's Property Search Summary Report for Tax Folio No. 02-3234-006-0040 and the QUIT CLAIM DEED recorded in Official Records Book 30009 at Page 4775; and the east adjacent Tax Folio No. 02-3234-006-0010 and the QUIT CLAIM DEED recorded in Official Records Book 26225 at Page 3774, as evidenced thereon. No title search has been conducted by nor was a title report provided to the surveyor. The dedications and easements noted on the said plat of PINE RIDGE SUBDIVISION, recorded in Plat Book 6 at Page 34 are Platted here on. There are no setbacks restrictions on the recorded plat, neither noted nor are there any other plottable restriction noted thereon. There may exist easements, rights of way and/or other encumbrances affecting the subject property not disclosed hereon that a title report would evidence.

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).

Benchmark references:

-BM Name: D-149
BM Elevation (NAVD 88): 2.62 feet
Location 1: NE 15 ST --- 37' SOUTH OF C/L
Location 2: MERIDIAN AVE --- 32' WEST OF C/L
Description 1: PK NAIL AND BRASS WASHER IN CONC GUTTER AT SW CORNER OF INTERSECTION

-BM Name: W-310
BM Elevation (NAVD 88): 3.91 feet
Location 1: 11 ST --- 74' SOUTH OF SOUTH CURB LINE
Location 2: JEFFERSON AVE --- 150' EAST OF C/L
Description 1: US C & G BRASS DISC AT SEWER PUMPING STATION, DIRECTLY OVER WET TANK, AT BASE OF EXHAUST STACK.

The accuracy obtained for all horizontal control measurements, based on a 95% confidence level and office calculations of closed geometric figures, meets or exceeds the standard of 1 foot in 10,000 feet for Commercial Areas. Elevation controls, for the survey was based on a closed level loop to the benchmark(s) noted above and meet or exceed a closure in feet of plus or minus 0.05 feet times the square root of the distance in miles.

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.

This SKETCH OF BOUNDARY 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 (M), deed (D), plat (P), and calculated (C) dimensions are delineated hereon. Dimensions indicated as (M) are based on direct and indirect measurement of recovered monumentation. Deed dimensions (D) are based on the legal description as provided. Platted dimensions (P) are based on the said PINE RIDGE SUBDIVISION, as recorded in Plat Book 6 at Page 34, of the Public Records of Miami-Dade County, Florida. Calculated dimensions (C) are a protraction based on the record plat mentioned above; the direct and indirect measurement of the recovered monumentation; the recorded legal description; the deed dimensions; and the field measurements.

In some instances graphic representations have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. In all cases dimensions shall control the location of the improvements over scaled positions.

The dimensions and directions shown hereon are in substantial agreement with record and calculated values unless otherwise noted.

Obstructed corners are witnessed by improvements.

There is no observable evidence of the site being used as a solid waste dump, sump or sanitary landfill.

There is no observable evidence of recent street or sidewalk construction and or repairs within the Public Right of Way.

There are no additional changes in street right of way lines completed or proposed which have been made known to the Surveyor and are disclosed on the survey drawing.

There is no observable evidence that any portion of site lies within a wetland area, nor was there are any evidence provided to the surveyor that the site was delineated as a wetland area by the proper authorities.

Boundary Survey done by occupation, physical evidence, the recovery of existing property corners, field measurements, calculations, adjacent plats and legal description provided to the surveyor and also from the Miami-Dade County Public Records/ Property Appraiser Office and no claims as to ownership are made or implied.

Adjacent properties were not investigated at the time of this Survey.

Distances from property lines to fences or walls may slightly varies due to their irregularity, width and composition. Fences or walls not always travel on a straight line and in most cases meander through trees, hedges, vines and heavy landscaping usually located along boundary lines, therefore the resultant of said dimensions as shown hereon may vary slightly within 0.30' to 0.50' of a foot more or less.

Any fencing, walls, entrance features and landscaping could be subject to a "Safe Sight Distance Triangle" rule.

Not all property corners were recovered at the time of the updated survey work.

Building walls as shown hereon located near the property line were constructed with the intent to construct the building wall either on or very close to the lot boundary line. In many cases the construction of the wall is not always perfect and is subject to construction tolerances. Such walls can be either right on the lot line, clear of the lot line or crossing the lot line into the adjacent lot, therefore the resultant of said dimensions may vary slightly within 0.2 of a foot, more or less. The underground footings of walls along boundary lines were not located.

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 stated in the legal description or as shown on the underlying record plat. Right of Way should be verified by the owner and/or agent with the appropriate agency prior to design or construction. Right of Way as shown is based on the PINE RIDGE SUBDIVISION plat and has not been Verified.

No encroachments were noted by this survey, except as shown and noted hereon. The ownership of the fences and/or walls as shown hereon was not determined. Fence locations as shown are based on the recovered monumentation and calculations.

The location of utilities on or adjacent to the property was not secured. Only the above ground visible surface indications of the underground utilities have been located. There may be other underground utilities in addition to those evidenced by visible appurtenances as shown on this sketch. Underground utility references based on limited information provided by the utility company. Owner of his agent should verify all utility locations with the appropriate utility provider before using. The Surveyor has performed no subsurface investigation or determined the location of underground footers.

Call 811 or visit www.sunshine811.com before digging.

This survey was conducted for the purpose of a "Boundary Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity. This survey does not reflect or determine ownership.

The total area of the Surveyed Parcel 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).

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).

This "SKETCH OF BOUNDARY SURVEY" shown hereon in its graphic form, is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1" = 30' or smaller. ***Caution, the scale of this drawing may have been altered by duplication, verify with the Graphic Scale and/or dimensional calls to determine if a scale factor applies.***

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 and is a "BOUNDARY SURVEY" as defined therein.

Dated: 03/17/2025
E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization LB 761

Digitally signed by
Thomas Brownell
Date: 2025.04.10
14:05:18 -04'00'

The survey map and notes and/or report consisting of 2 Sheets. Each page shall not be considered full, valid, and complete unless attached to the others and has been electronically signed and sealed by Thomas Brownell, Professional Land Surveyor #2691, State of Florida using a Digital Signature and Date, pursuant to Chapter 5J-17, Florida Administrative Code, under Section 5J-17.062, on Sheet 1 of 2. ***The "Digital Date" may not reflect the date of survey or the latest revision date.*** Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

No.	Date	Apvd.	Job No.	Description

Certification No.	LB761
PLS/PSM No.	2891
Field Book No.	25477
Drawn by:	JC
Checked by:	TB
Scale:	1" : 30'
Date:	03/17/25
Job No.	58753

SEE SHEET 1
FOR CERTIFICATIONS.

Sheet No.
1 OF 2

Sketch No.
LS-3579

Plot Date: 4/10/2025
Q:\Proj\58753-P100 1601 DREXEL & 1600 WASHINGTON AVE\CAD DWG\58753-P100 1601 DREXEL & 1601 WASHINGTON AVENUE BOUNDARY SURVEY 10-12-23.dwg
Saved by: JCeballo

SKETCH OF BOUNDARY SURVEY

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A/C	Air Conditioner Unit
BLDG	Building
CONC.	Concrete
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- Gas Valve
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- Monument Line
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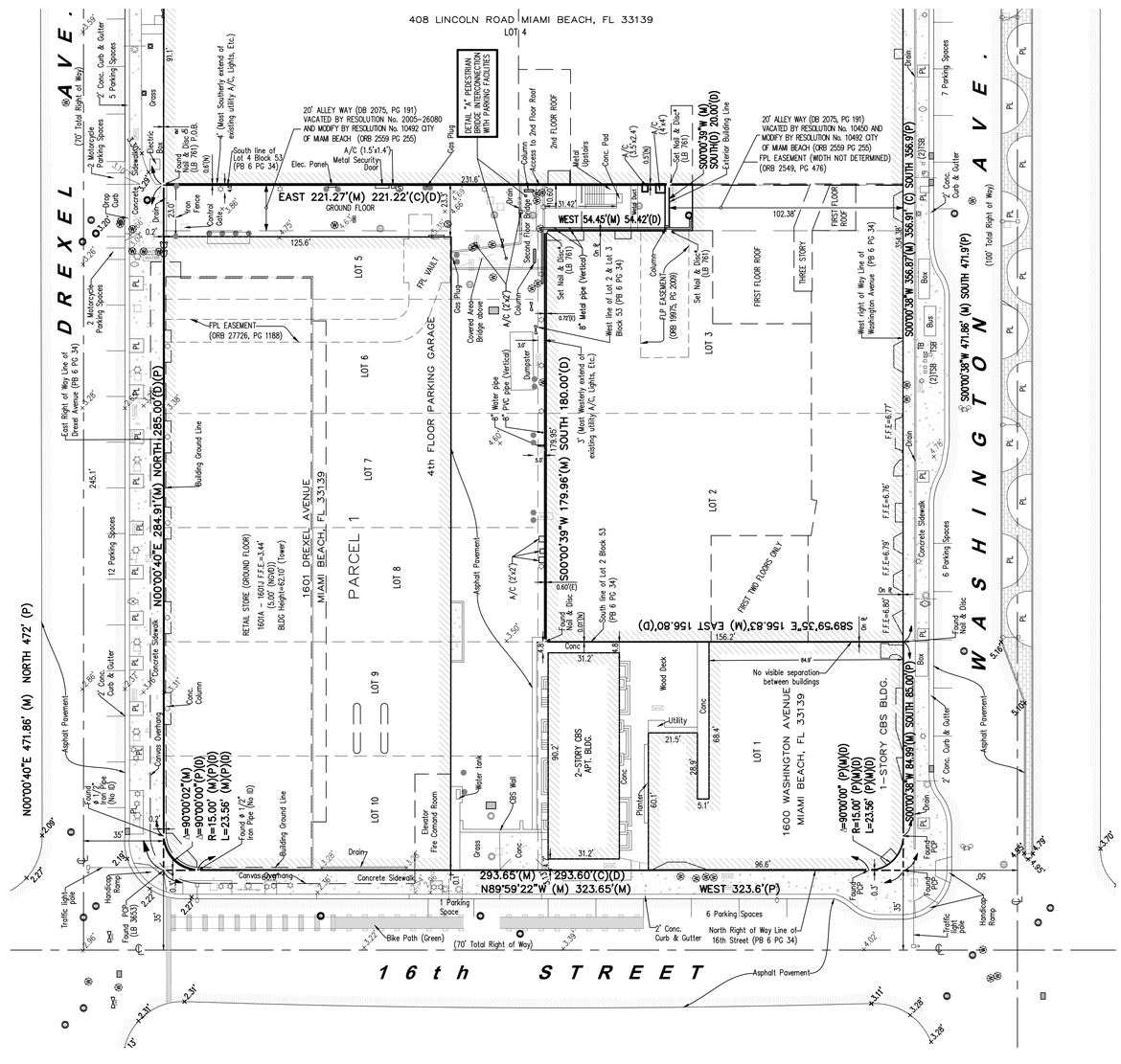
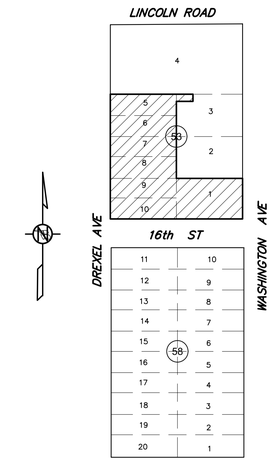
- Section Line
- Property Line
- Spot Elevation
- Ground Elevation
- Tree
- Palm Tree
- Flow of Traffic
- Asphalt
- Concrete
- Building Outline
- Concrete
- Gravel
- Pavers
- Tile
- Wood
- Wall
- Water



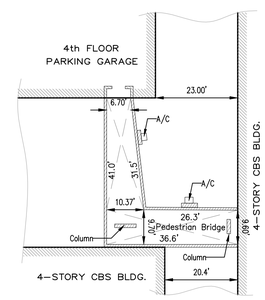
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

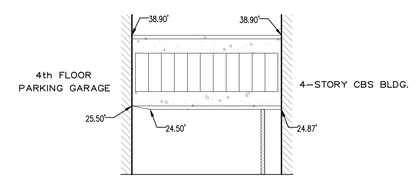


VICINITY MAP
Not to Scale

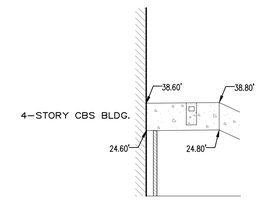
A Portion of Section 34, Township 53 South, Range 42 East
Miami-Dade County, Florida



DETAIL "A"
TOP VIEW
Scale: 1"=20'



DETAIL "A"
LEFT SIDE VIEW
Scale: 1"=20'



DETAIL "A"
FRONT VIEW
Scale: 1"=20'

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Sheet No.
2 OF 2

Sketch No.
LS-3579

Plot Date: 4/10/2025
Saved by: JCeballo
Q:\Proj\58753-P100 1601 DREXEL & 1600 WASHINGTON AVE\CAD DWG\58753-P100 1601 DREXEL & 1601 WASHINGTON AVENUE BOUNDARY SURVEY 10-12-23.dwg