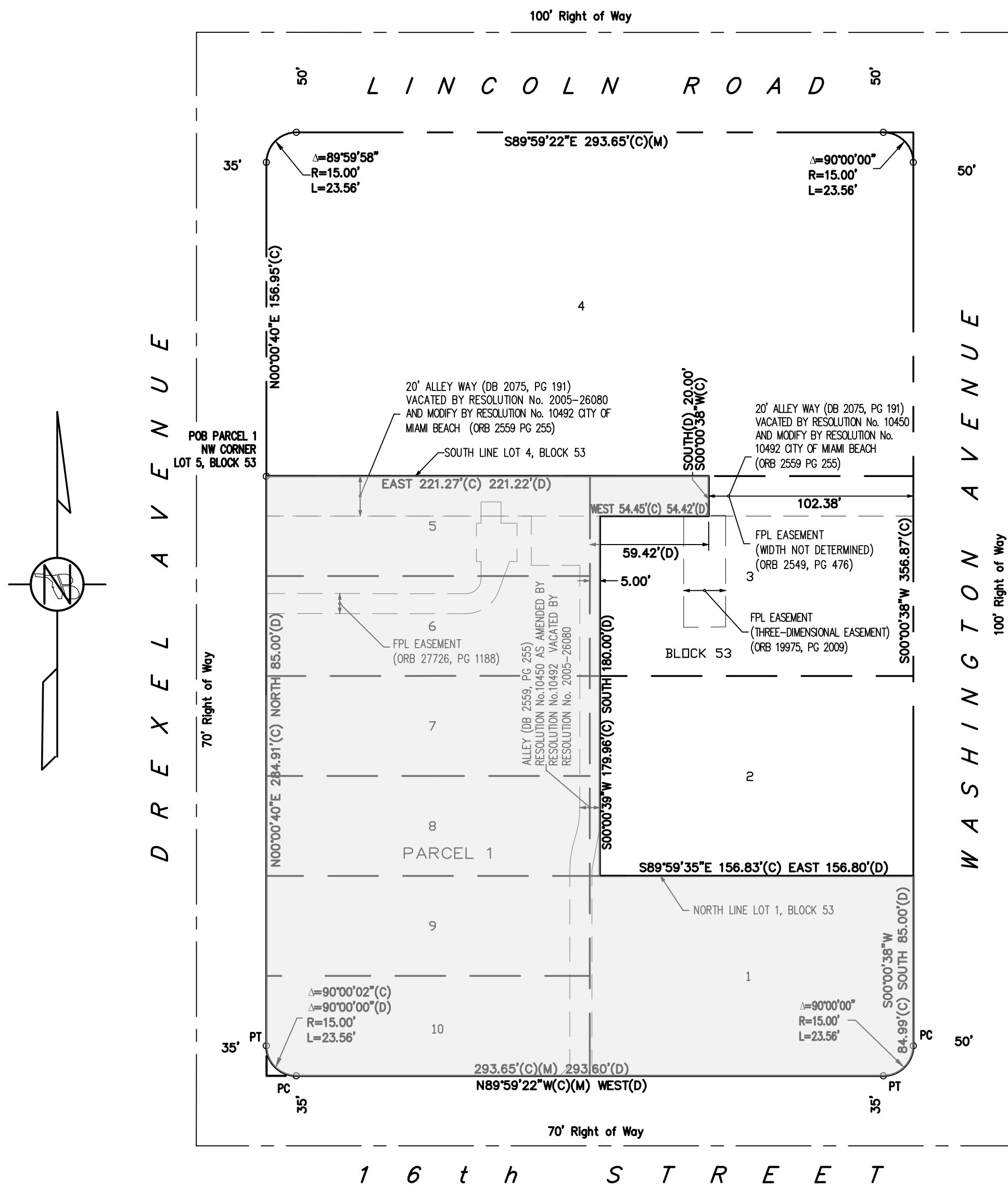


Plot Date: 4/10/2025 Saved by: JCeballo
C:\Program Files\AutoCAD\DWG\58753-P100 1601 DREXEL & 1601 WASHINGTON AVENUE BOUNDARY SURVEY 10-12-23.dwg

SKETCH OF BOUNDARY SURVEY



LOCATION SKETCH

SCALE 1" = 50'

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.

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 ED 701

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 #2891, State of Florida using a Digital Signature and Date, pursuant to Chapter 53-17, Florida Administrative Code, under Section 53-17.062, or 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

MIAMI, FLORIDA 33155

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4957 SW 74TH COURT
 PHONE: 305-860-3866 FAX: 305-860-3870

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

[illegible]

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

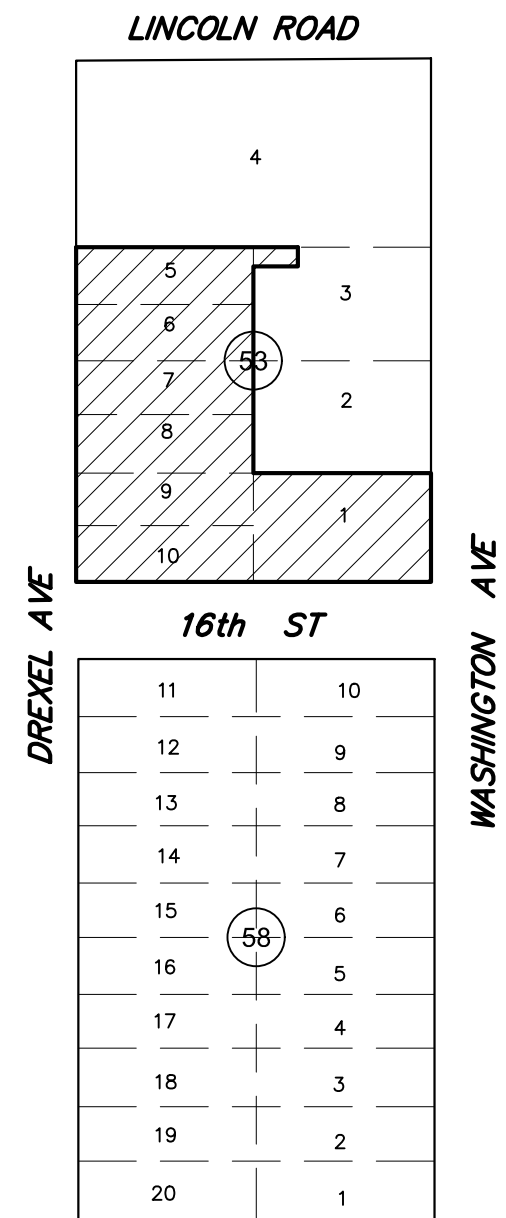
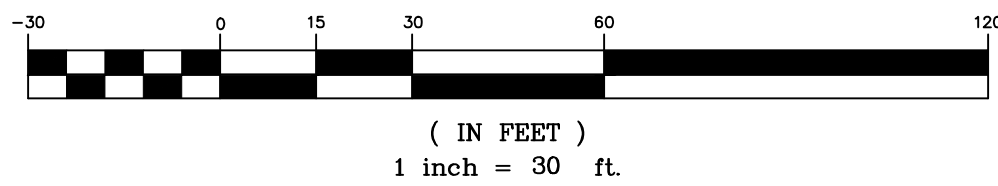
SEE SHEET 1
FOR CERTIFICATIONS.

Sheet No.

Sketch No.

LS-3579

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



Not to Scale

4th FLOOR
PARKING GARAGE

23.00'

6.70'

41.0'

10.37'

26.3'

36.6'

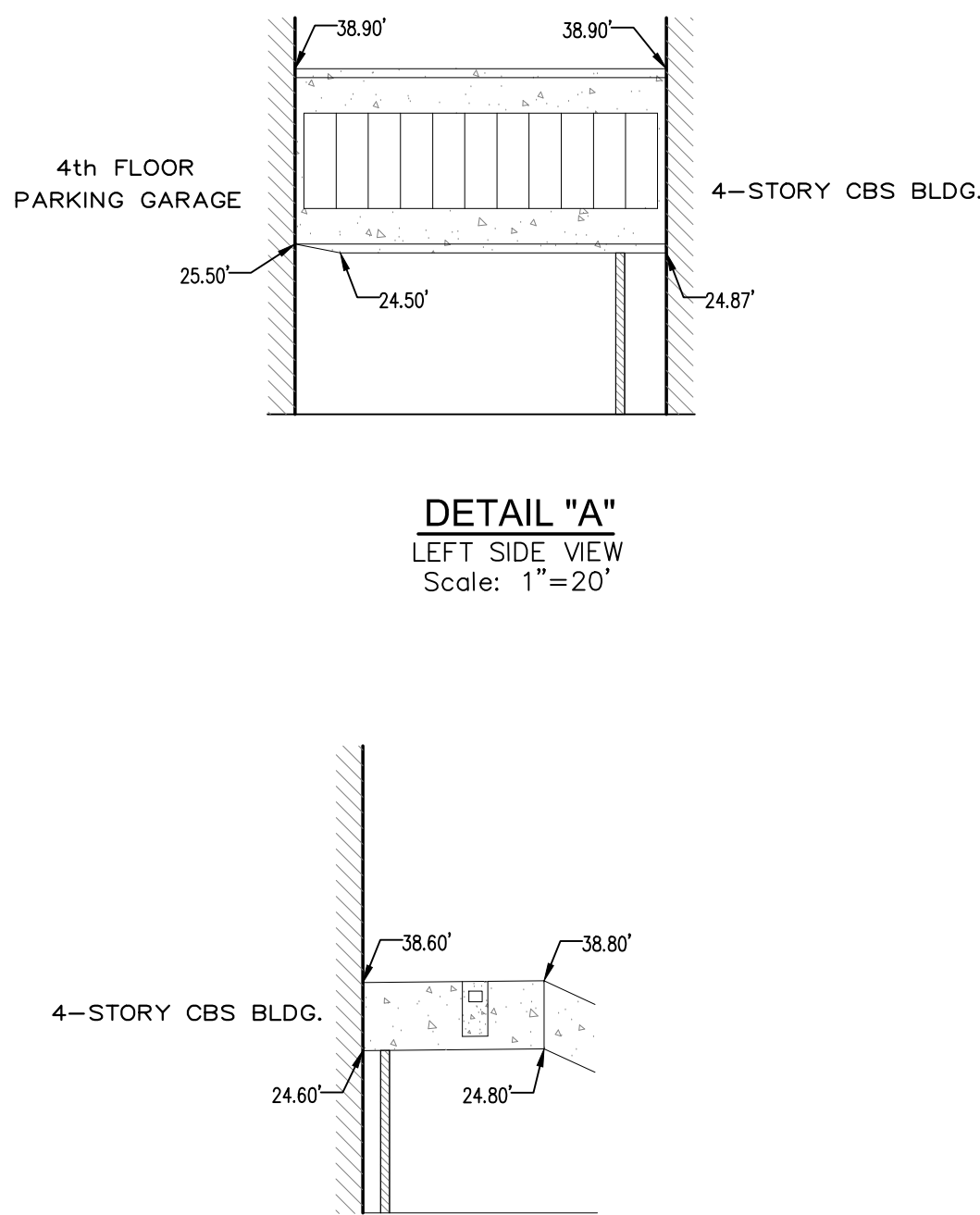
Column

Pedestrian Bridge

4-STORY CBS BLDG.

20.4'

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



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

1601 DREXEL & 1600 WASHINGTON AVENUE
MIAMI BEACH, FLORIDA 33139

									No.	Date	Apvd.	Job No.	Description
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Sheet No.

2 OF 2

Sketch No.

LS-3579