

ITEMS CORRESPONDING TO SCHEDULE B-II

5. Restrictions, covenants, conditions, easements, dedications and all other matters contained on the Plan of PALM VIEW SUBDIVISION, recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida.
6. Terms, conditions and provisions of the Agreement of Lease between City of Miami Beach, Florida, a municipal corporation, Owner/Landlord, and Lincoln Plaza Partners, LLC, a Florida limited liability company, dated and recorded September 3, 1999, in Official Records Book 18775, Page 447, as assigned pursuant to assignment of Tenant's interest to LMK Jefferson, LLC, a Delaware limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 17700, Page 3096, to assignment of Tenant's interest to LMK Jefferson, LLC, a Delaware limited liability company, in that certain Assignment and Assumption by the City of Miami Beach, Florida, recorded May 17, 2001, in Official Records Book 19069, 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 LP, a Delaware limited partnership, recorded July 20, 2009, in Official Records Book 24738, Page 4073, as further assigned to CLPFL LLC, a Delaware limited liability company, by Assignment and Assumption of Ground Lease dated April 18, 2016, recorded April 19, 2016 in Official Records Book 30009, page 4658, as assigned by first certain ASSIGNMENT AND ASSUMPTION AGREEMENT recorded _____, 2004, in Official Records Book _____ page _____ of the Public Records of Miami-Dade County, Florida.
- NOTE: The lease contains reciprocal rights of first refusal.
7. Utility Easement in favor of the Florida Power & Light Company, recorded in Official Records Book 20447, Page 1746, of the Public Records of Miami-Dade County, Florida.
8. Order granting variance by Board of Adjustment of the City of Miami Beach, Florida, recorded July 28, 2003, in Official Records Book 21482, Page 348, of the Public Records of Miami-Dade County, Florida.
9. Order granting variance by the Board of Adjustment of the City of Miami Beach, Florida, recorded March 9, 2009, in Official Records Book 26290, Page 3554, of the Public Records of Miami-Dade County, Florida.
10. The SURVEYED PROPERTY LIES WITHIN THE ITEM, HOWEVER, THIS ITEM CONTAINS NO PLOTTABLE EASEMENTS OR RESTRICTIONS AND THEREFORE IS NOT PLOTTED HEREON.
11. Order of the City of Miami Beach Design Review Board recorded October 9, 2015 in Official Records Book 28801, Page 1881, of the Public Records of Miami-Dade County, Florida.
12. Order of the City of Miami Beach Design Review Board recorded October 9, 2015 in Official Records Book 28801, Page 1881, of the Public Records of Miami-Dade County, Florida.
13. Supplemental Order of the Design Review Board - City of Miami Beach, Florida, File No. 23011, filed April 7, 2016 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 July 25, 2016 in Official Records Book 30100, 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 29897, page 2168, of the Public Records of Miami-Dade County, Florida.
16. Notice of Landlord recorded June 3, 2003, in Official Records Book 20434, Page 1620, and recorded August 15, 2002, in Official Records Book 20697, Page 4958, of the Public Records of Miami-Dade County, Florida.

ZONING INFORMATION

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

FRONT SETBACK:
CD-3: MINIMUM

INTERIOR SIDE SETBACK:
CD-3: MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE NONE

FRONT SETBACK:
CD-3: 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT, OTHERWISE SEPARATED BY A STREET OR WATERWAY OTHERWISE NONE

REAR SETBACK: CD-3: MINIMUM, 10 MINIMUM WHEN ABUTTING A RESIDENTIAL DISTRICT UNLESS SEPARATED BY A STREET OR WATERWAY IN WHICH CASE IT SHALL BE 20 FT, NOT WITHSTANDING THE FOREGOING. ROOF TOP ADDITIONS TO NONCONFORMING CONTRIBUTING STRUCTURES IN AMBITIOUS DISTRICT AND INDIVIDUALLY DESIGNATED HISTORIC BUILDINGS MAY FOLLOW EXISTING NONCONFORMING REAR HEIGHT RESTRICTIONS

GULF STREAM: THE DEVELOPMENT REGULATIONS SETBACKS, FLOOR AREA RATIO, SIGNS, PARKING, FLOOD BY THE CITY GOVERNMENT USE DISTRICT SHALL BE THE AVERAGE OF THE REQUIREMENTS CONTAINED IN THE SURROUNDING ZONING DISTRICTS AS DETERMINED BY THE PLANNING AND ZONING DEPARTMENT, WHICH SHALL BE APPROVED BY THE CITY COMMISSION

HEIGHT RESTRICTIONS:
CD-3: LOTS FRONTING ON 17TH STREET - 80 FT
CD-3: IN CASES INVOLVING THE USE OF 30' PROPERTY BY THE PRIVATE SECTOR, AND/OR 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
NO SIDE SETBACK 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 HAS OBTAINED FROM HIS ZONING RECORD DATED FEBRUARY 26, 2024 (REVISED 2/27/2024), SITE NO. 702303581, PURSUANT TO ITEM 6A & 6B OF TABLE A.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

1. SURVEY PREPARED BY THE SURVEYOR WAS PREPARED BY BOCK AND CLARK CORPORATION LETTING A WHOLLY OWNED SUBSIDIARY OF NYS 12407 TELECOM DRIVE, TAMPA, FL 33607. PHONE: (800) 787-8509 OR EMAIL: MIKE.VUKOBROD@BACS.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 (0.452 SQUARE MILE), 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 PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
5. THERE ARE 698 STRIPPED REGULAR PARKING SPACES AND 9 STRIPPED HANDICAPPED PARKING SPACES FOR A TOTAL OF 698 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 MAPS TO DETERMINE THE LOCATION OF SUBTERRANEAN USES. ALWAYS CALL SUNSHINE 811 BEFORE YOU DIG. THEY NOTIFY UTILITY COMPANIES WHO ARE PLANNING TO USE THE UTILITY SENSORS LOCATED TO MARK THE APPROXIMATE LOCATION OF UNDERGROUND LINES, PIPES AND CABLES ON 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 FURTHER 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 EARTH 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 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY. 17TH STREET, A 70 FOOT WIDE DEDICATED PUBLIC RIGHT-OF-WAY AND AN UNMAINTAINED 20 FOOT WIDE DEDICATED PUBLIC ALLEYWAY, AS SHOWN HEREON.
11. OWNERSHIP OF FENCES, IF ANY, WAS NOT DETERMINED UNDER THE SCOPE OF THIS SURVEY.
12. THERE ARE NO GAPS, GORES, OVERLAPS OR HATCHES INHERENT TO THE SURVEYED PROPERTY BASED ON THE FIELD SURVEY PERFORMED AND THE TITLE COMMITMENTS PROVIDED.
13. REARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF MICHIGAN AVENUE, MIAMI-DADE COUNTY, FLORIDA TO BEAR S 00°00'00" E, ASSUMED.
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 OFFITE EASEMENTS OR SERVITUDES THAT WERE INCORPORATED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR WERE OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

RECORD DESCRIPTION

LEASEHOLD ESTATE:
Leases 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 3, 1999, and recorded September 3, 1999, in Official Records Book 18775, Page 447, as assigned pursuant to assignment of Tenant's interest to LMK Jefferson, LLC, a Florida limited liability company, in that certain Assignment and Assumption Agreement, recorded June 5, 2001, in Official Records Book 17700, Page 3096, to assignment of Tenant's interest to LMK Jefferson, LLC, a Delaware limited liability company, in that certain Assignment and Assumption by the City of Miami Beach, Florida, recorded May 17, 2001, in Official Records Book 19069, 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 LP, a Delaware limited partnership, recorded July 20, 2009, in Official Records Book 24738, Page 4073, and being assigned to CLPFL LLC, recorded 4/19/2016, in Official Records Book 30009, Page 4658, of the Public Records of Miami-Dade County, Florida, as assigned by that certain ASSIGNMENT AND ASSUMPTION AGREEMENT recorded _____, 2004, in Official Records Book _____ page _____ of the Public Records of Miami-Dade County, Florida, showing the following described:

Lot 7 through 10, inclusive, and Lot 14 through 20, inclusive, in Block 37, PALM VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, Page 29, of the Public Records of Miami-Dade County, Florida, less and except the Improvements Below mentioned, TOGETHER WITH FEES SIMPLE ESTATE:

The Improvements Below 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 29, of the Public Records of Miami-Dade County, Florida.

THE LANDS 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).

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE AE (EL. 10.00) OR THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 22001, MAP NUMBER 10920201I, 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.FLHHS.GOV). THIS INFORMATION IS PROVIDED FOR INFORMATION ONLY. 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 THE DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, (COMM-FEMA-1418) AND THE BOCA METRO AREA FLOOD ZONE FOR THE "OPERATIONAL AND MAINTENANCE PLAN" as determined for the FE by detailed methods of analysis. In most instances, BEFs derived from the detailed hydraulic analyses are shown as indicated in the flood zone. Maximum BEF heights above the ground surface within AE zones are areas of inundation by the 100-year return period flood, including areas with the 2-percent wave surge. Elevations less than 3.0 feet above the ground, and areas with mean heights less than 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 return period storm surge. Flood Level (SFE) 14'

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
03/05/2024	FINAL DRAFT	03/27/2024	CLIENT
03/11/2024	REVISED TITLE & ZONING	03/05/2024	REVISED TITLE
03/19/2024	CERTIFICATION		
FIELD WORK: DS	DRAFTED: ML	CHECKED BY: MGL	FB: PLS

SIGNIFICANT OBSERVATIONS

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

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

LEGEND OF SYMBOLS & ABBREVIATIONS

	LIGHT POLE		SIGNAL LIGHT		SANITARY MANHOLE
	POWER POLE (WITH ARMS)		TRAFFIC SIGNAL BOX		CLEAN OUT
	GUY WIRE		SIGNAL LIGHT POLE		GAS TRAP
	ELECTRIC MANHOLE		VAULT		GAS MANHOLE
	ELECTRIC METER		SIGN (AS NOTED)		GAS VALVE
	ELECTRIC VAULT		TOWER		GAS METER
	TRANSFORMER		MONITORING WELL		HANDICAPPED PARKING
	AIR CONDITIONER UNIT		FLAG POLE		BENCHMARK
	TELEPHONE MANHOLE		WATER VALVE		(R) RECORD
	TELEPHONE PEDESTAL		FIRE HYDRANT		(M) MEASURED
	CABLE BOX		SHAME FIRE HYDRANT		(C) CALCULATED
	METERED END SECTION		WATER MANHOLE		(P) PLAT
	STORM DRAIN MANHOLE		BACKFLOW PREVENTER		(PG) FLAG
	STORM DRAIN INLET		WATER METER		(O.R.) OFFICIAL RECORDS
	STORM PIPE		WELL HEAD		(P.B.) PLAT BOOK
	SET IRON ROD & CAP W/ 1/8" W/ 1/8" UNLESS OTHERWISE NOTED		POINT OF ACCESS		(F.D.O.T.) FLORIDA DEPARTMENT OF TRANSPORTATION
	BOUNDARY LINE		EASEMENT LINE		
	BUILDING LINE		OVERHEAD WIRES		
	SETBACK LINE		FENCE LINE		

ALTA/NSPS 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 @ 11:00 P.M. (REVISED 2/27/2024)

Surveyor's Certification
To: RK 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, 5a, 5b, 6a, 7a, 7b, 7c, 8, 9, 10, 13, 14, 15, 17 and 18 of Table A hereof. The field work was completed on December 26, 2023.

ALSO:
I, MARK G. LESTER, 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 5417 OF THE FLORIDA ADMINISTRATIVE CODE.

PRELIMINARY
MARK G. LESTER
REGISTRATION NO. PSM 9336
IN THE STATE OF FLORIDA
DATE OF FIELD SURVEY: DECEMBER 28, 2023
DATE OF LAST REVISION: MARCH 5, 2024
NETWORK PROJECT NO. 202304571-001 B.L.S.
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

nvs

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 bockmayhelpyou@nvs.com

FLORIDA PROJECT NO. 202306396