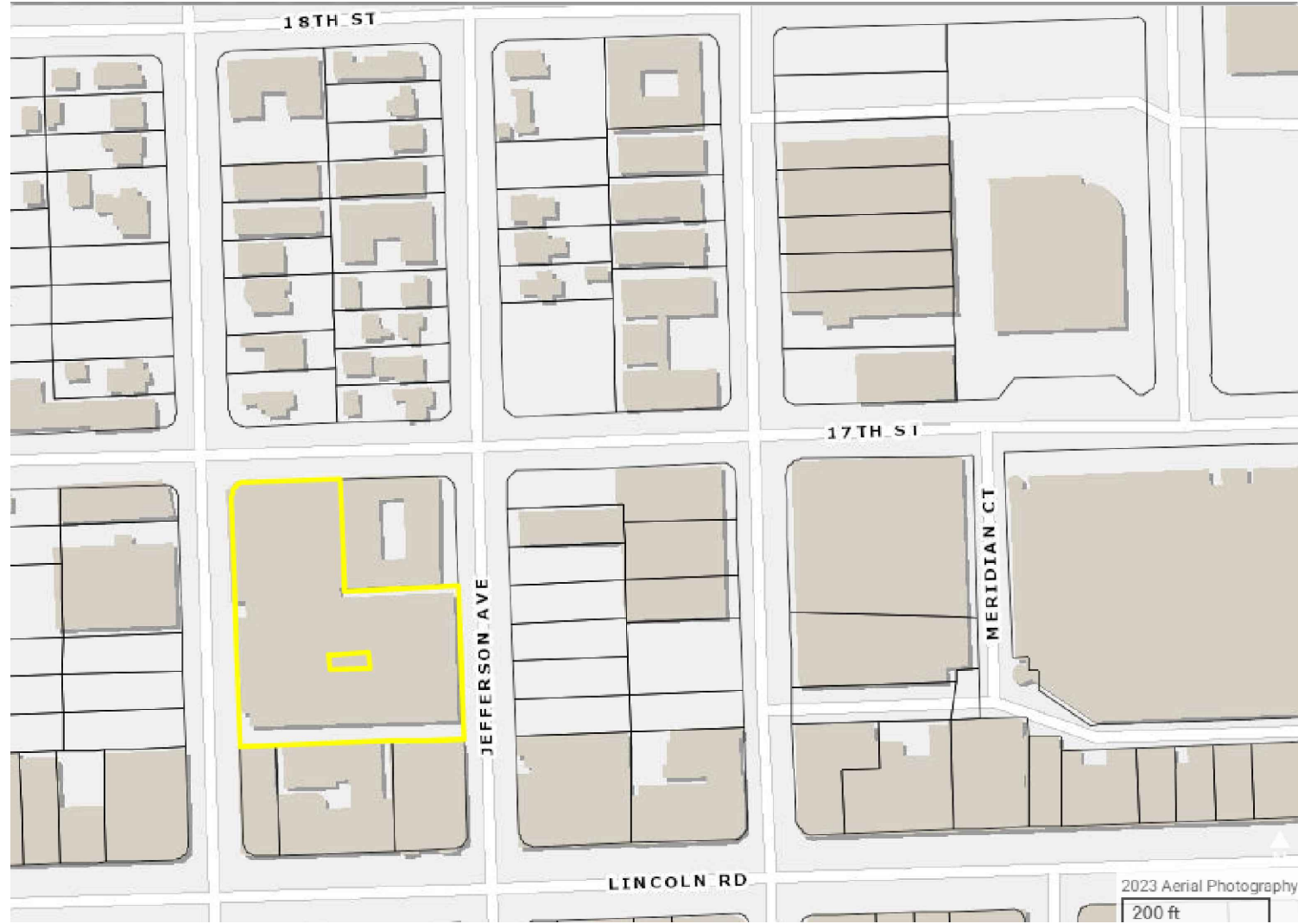
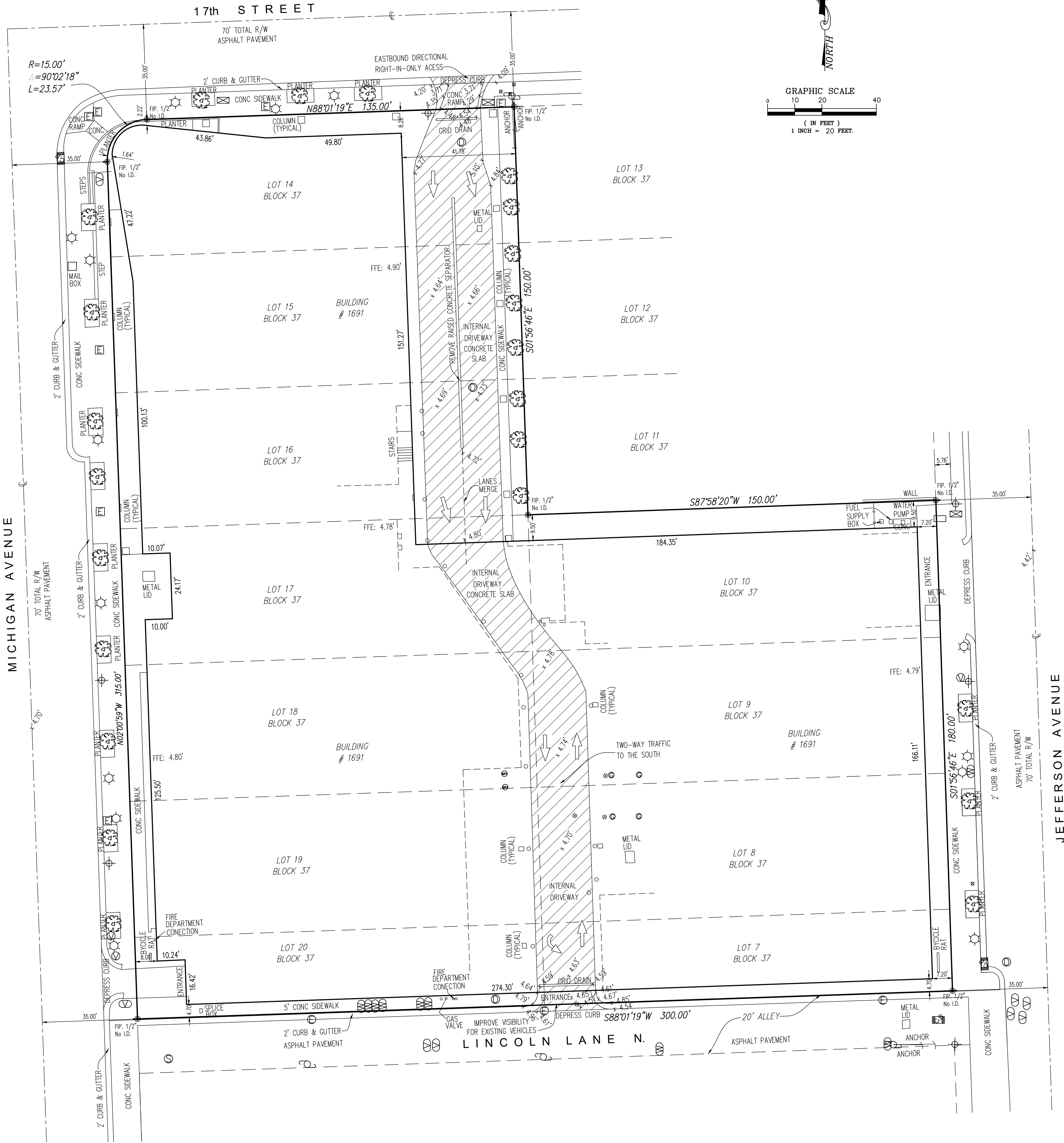


Symbol Legend

- TREE
- CATCH BASIN
- FIRE HYDRANT
- WOOD POWER POLE
- LIGHT POLE
- COMCAST BOX
- SPLICE BOX
- CABLE TV BOX
- STREET LIGHT METER
- BOLLARD
- METAL LID 0.8' DIAMETER
- PHONE BOX
- CABLE BOX
- ELECTRIC MANHOLE
- INTERCEPTOR MANHOLE
- GREASE TRAP MANHOLE
- DRAINAGE MANHOLE
- SEWER MANHOLE
- WATER METER
- WATER VALVE
- IRRIGATION VALVE
- PARKING SIGN
- TRAFFIC SIGN
- ELECTRIC METER
- HANDICAP
- ALUMINUM FENCE
- OVERHEAD WIRE
- CHAIN LINK FENCE
- WOOD FENCE
- Underground Gas Line

Abbreviations

- FIR. 1/2" = FOUND IRON REBAR 1/2"
- FIP. 1/2" = FOUND IRON PIPE 1/2"
- F.N. = FOUND NAIL
- CONC. = CONCRETE
- (M) = MEASURE
- (REC) = RECORD
- O.R.BOOK = OFFICIAL RECORDS BOOK
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM 1929
- U.E. = UTILITY EASEMENT
- D = DIAMETER
- C/L = CENTER LINE
- R/W = RIGHT-OF-WAY
- L = LENGTH
- R = RADIUS
- Δ = DELTA



LOCATION MAP
NOT TO SCALE

Address:

1691 MICHIGAN AVENUE, MIAMI BEACH, FLORIDA, 33139

Legal Description:

LESSEE'S 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 1, 1999, AND MEMORIALIZED BY THAT CERTAIN AGREEMENT OF LEASE DATED SEPTEMBER 1, 1999, AND RECORDED SEPTEMBER 3, 1999, IN OFFICIAL RECORDS BOOK 18770, PAGE 447; AS ASSIGNED PURSUANT TO ASSIGNMENT OF TENANT'S INTEREST TO LN JEFFERSON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, IN THAT CERTAIN ASSIGNMENT AND ASSUMPTION AGREEMENT, RECORDED JUNE 5, 2001, IN OFFICIAL RECORDS BOOK 19700, PAGE 3095; CONSENT TO ASSIGNMENT AND ASSUMPTION BY THE CITY OF MIAMI BEACH FLORIDA, RECORDED MAY 17, 2001, IN OFFICIAL RECORDS BOOK 19669, PAGE 1035, AND ASSIGNMENT AND ASSUMPTION OF GROUND LEASE TO LINCOLN MIAMI BEACH INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, NOW KNOWN AS 1691 RECORDS BOOK 24736, PAGE 4573, OF DE PARE RECORD OR MIAMI DADE COUNTY, FOODA, DEMISING THE FOLLOWING DESCRIBED LAND:

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, LESS AND EXCEPT THE IMPROVEMENTS LOCATED THEREON.

TOGETHER WITH

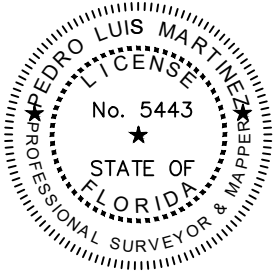
FREE SIMPLE ESTATE:

THE IMPROVEMENTS LOCATED 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.

Surveyor's Notes:

- NO IMPROVEMENTS LOCATED EXCEPT AS SHOWN.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY, AND OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
- UNLESS OTHERWISE NOTED RECORD AND MEASURED DATA ARE IN SUBSTANTIAL AGREEMENT.
- THE STREET RIGHT-OF-WAY ABUTTING THIS PROPERTY ARE PHYSICALLY OPEN UNLESS OTHERWISE NOTED.
- ALL FENCE LOCATION SHOWN IS THE THE CENTER OF THE EXISTING FENCE.
- ELEVATIONS IF SHOWN RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- ADDITIONS OR DELETIONS TO SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED.
- THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- BENCH MARK USED: C-100 ELEVATION: 11.05'
- THIS PROPERTY LIES IN ZONE AE, ELEVATION: 8.0' PER FEMA MAP 0317, COMMUNITY 120651, SUFFIX L, MAP DATED 9-11-2009.

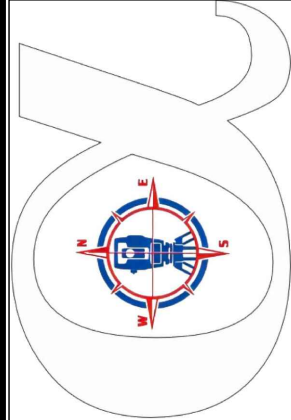
PEDRO L. MARTINEZ P.S.M. (FOR THE FIRM)
PROFESSIONAL SURVEYOR AND MAPPER
5443 STATE OF FLORIDA



THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:
CLPF LINCOLN LLC LEASEE
C/O CLARION PARTNERS LLC
CITY MIAMI BCH ECON DEV LESSOR

BOUNDARY SURVEY



ALPHA C&N LAND SERVICES, LLC
5801 N.W. 2nd STREET, MIAMI, FLORIDA, 33126
PHONE: 305-588-6779 305-336-1123
APHACNLANDSERVICES@GMAIL.COM
WEBSITE: ALPHACNLANDSERVICES.COM
BUSINESS LICENSE # 8426

JOB NUMBER: 240338
DRAWN BY: I.C.
CHECKED BY: P.L.M.
DATE: 03-27-2024
SHEET:
1 of 1