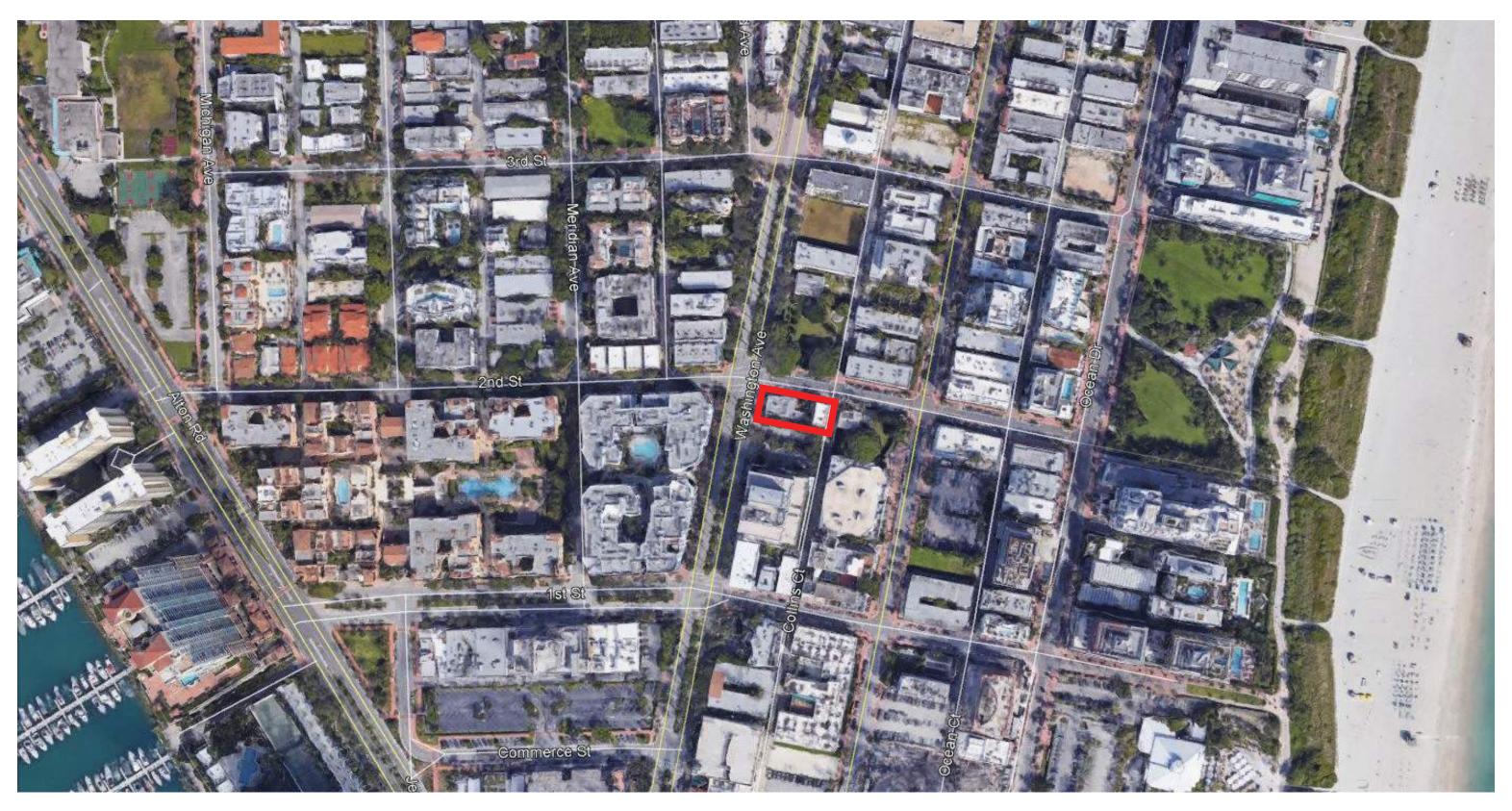
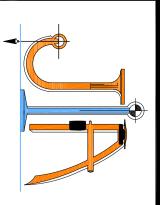
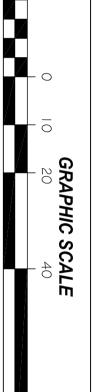
G-1.02 LOCATION MAP



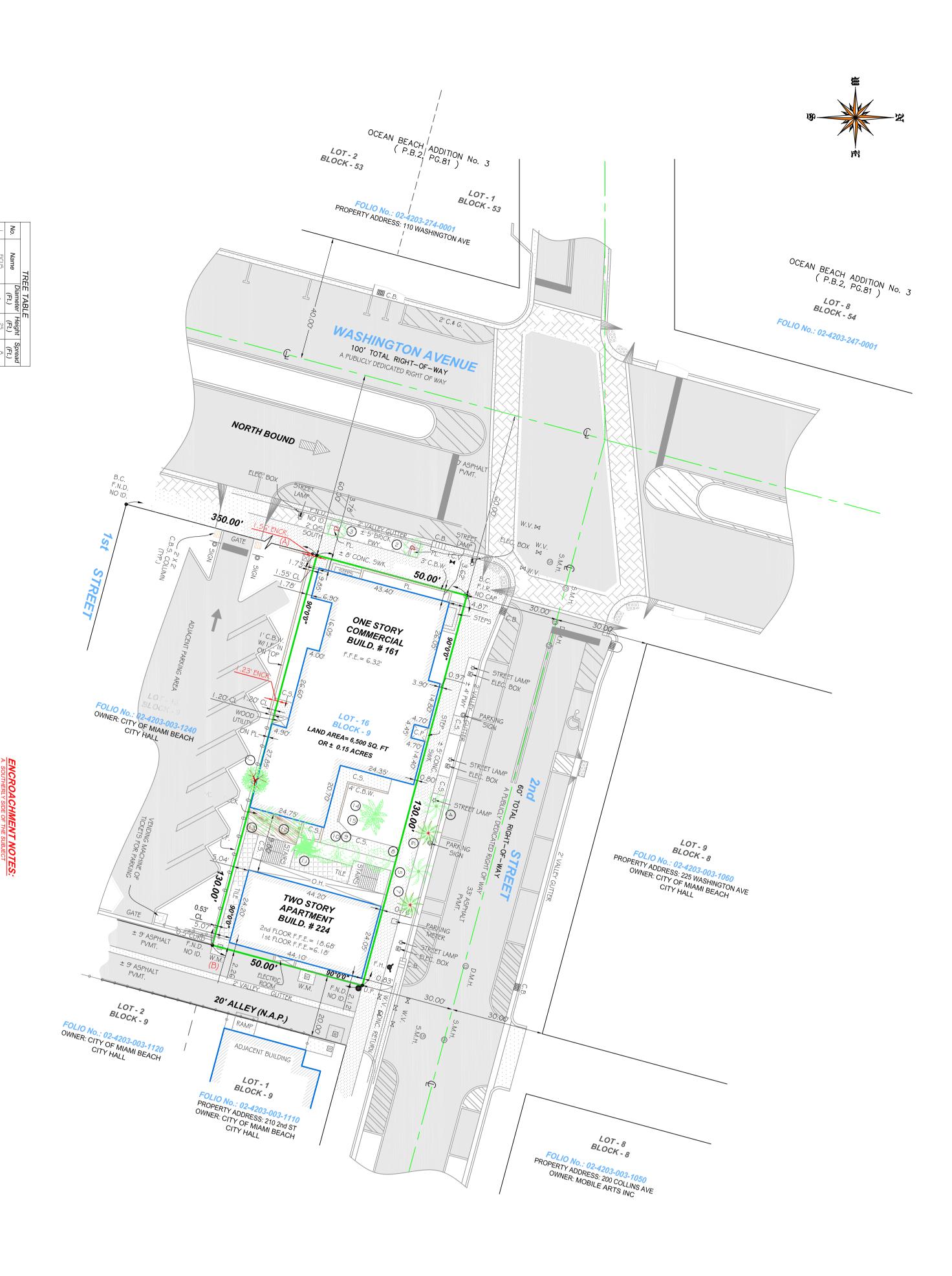


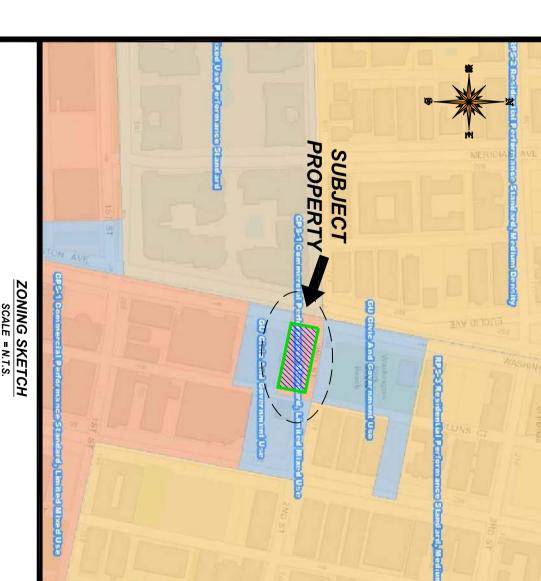
Professional Mappers

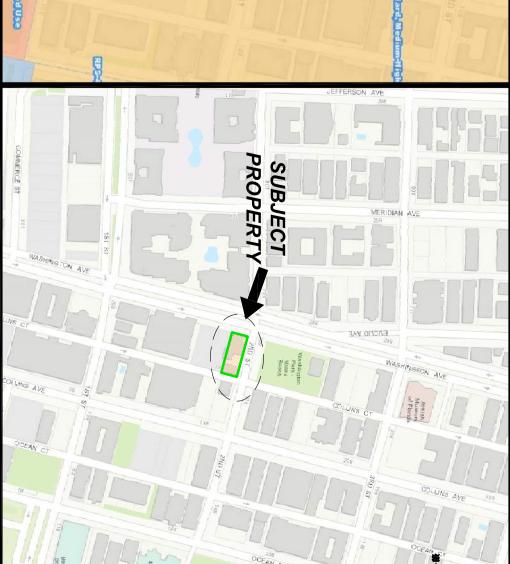




(IN FEET) I INCH = 20 FEET







A = ARC.

AC = AIR CONDITIONER PAD
AR. = ALMINING BASEMENT
AR. = ALMINING BASEMENT
AR. = ALMINING BASEMENT
AR. = ALMINING BASEMENT
AR. = ALMINING SERRING
AR. = BEDILDING
BROCK CORNER
BL.B. = BULLDING
BROWNED COUNTY RECOR
BL.B. = CALCHAMAD
COUNTY BECOR
BL.B. = BULLDING
BROWNED COUNTY BECOR
BL.B. = BULLDING
BROWNED COUNTY BECOR
BL.B. = CONCRETE BLOCK STRUCT
C.B. = CONCRETE BLOCK WALL
C.B. = CONCRETE BLOCK WALL
C.B. = CONCRETE BLOCK WALL
C.B. = CONCRETE BLOCK
C.C. = CLEAN
C.C. = CONCRETE BLOCK
C.C. = CONCRETE BL

SURVEYOR'S CERTIFICATE:

1A. THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE;

1B. THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEYS MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTANISPS LAND TITLE SURVEYS;" OR 1C. PROPER FIELD PROCEDURES, INSTRUMENTATION AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE,DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTAMSPS LAND TITLE

ZONED SETBACKS MUST BE CHECKED WITH THE CITY OF PRIOR TO ANY CONSTRUCTION OR DESIGN WORK. THE LOCATION OF THE SUBJECT PROPERTY IS IN ZONE CPS-1, COMMERCIAL PERF STANDARD, LIMITED MIXED USE SETBACKS ARE AS PER CITY OF MIAMI BEACH:

Pedestal and tower (oceanfront)	Pedestal and tower (non- oceanfront)	Subterranean	
Pedestal—15 feet Tower—20 feet plus one foot for every one foot increase in height above 50 feet, to a maximum of 50 feet, then shall remain constant	O feet; for residential, 5 feet; 20 feet from adjacent streets above the first 40 feet in height for the Block 1 Properties, Block 51 Properties (except lots 11 and 12), Block 51 Swap Property and Block 52 Properties	0 feet	11011
Commercial uses— 10 feet Residential uses shall follow the R-PS1, 2, 3, 4 setbacks (See section 142-697)	7.5 feet when abutting a residential district, otherwise none. Residential uses shall follow the R-P51, 2, 3, 4 setbacks (See section section 142-697)	0 feet	Interior
Commercial uses—10 feet Residential uses shall follow the R-PS1, 2, 3, 4 setbacks (See section 142-697)	O feet Residential uses shall follow the R-PS1, 2, 3, 4 setbacks (See section 142-697)	0 feet	a Street
25% of lot depth, 75 feet minimum	10 feet when abutting a residential district, otherwise—5 feet; 3.5 feet for the Block 1 Properties, Block 51 Properties (except lots 11 and 12), Block 51 Swap Property and Block 52 Properties; unless separated by a waterway—None	0 feet	ixedi

4. MUNICIPAL WATER, MUNICIPAL STORM SEWER AND MUNICIPAL SANITARY FACILITIES, TELEPHONE, AND ELECTRIC SERVICES OF PUBLIC UTILITIES ARE AVAILABLE AT THE BOU OF THE PROPERTY IN THE LOCATIONS AS SHOWN ON THE SURVEY. 3. THE PROPERTY HAS DIRECT PEDESTRIAN ACCESS TO AND FROM PUBLICLY USED AND MAINTAINED STREETS OR HIGHWAYS KNOWN AS 2nd STREET AND WASHINGTON AVENUE.

THE SUBJECT PROPERTY DOES SERVE ADJOINING PROPERTY FOR VISIBLE SUBSURFACE RAINAGE STRUCTURES, VISIBLE WATER COURSES, UTILITIES, STRUCTURAL SUPPORT OR GRESS & EGRESS.

THE LAND AREA OF THE SUBJECT PROPERTY IS IN TOTAL ±6,500 SQUARE FEET OR ±0.1492 CRES AS DESCRIBED IN THE LEGAL DESCRIPTION. THERE ARE NO REGULAR PARKING SPACES AND NO MARKED HANDICA PACES ON THE SUBJECT PROPERTY. THE TOTAL BUILDING AREA (BASED UPON EXTERIOR FOOTPRINT OF BUILDING ON GROUND RFACE, NOT INTERIOR USABLE FLOOR SPACE) ARE BLDG 161 3,033 SQUARE FEET AND BLDG 4 1,065 SQUARE FEET.

14. THERE IS NO VISIBLE OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. 12. FLOOR ELEVATION OF EXISTING BUILDING ARE BLDG. 161 = 6.32 FEET AND BLDG. 224 = 6.18 FEET. 11. THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE. ELEVATIONS ARE REFERRED TO CITY OF MIAMI BEACH BENCHMARK No. CMB W-01, EVATION 5.388 FEET OF N.G.V.D. OF 1929. LOCATED AT WASHINGTON AVE AND 1st STREET. THERE IS NO VISIBLE OBSERVED EVIDENCE OF CUI NSTRUCTION OR BUILDING ADDITIONS.

LOT 16, BLOCK 9 OF OCEAN BEACH, FLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 38, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
OF MIAMI-DADE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS.

LOCATION SKETCH
SCALE = 1" - 300'

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:

THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.

ZONING REPORT HAS NOT BEEN PROVIDED FOR REFERENCE TO SURVEYOR BY THE PLANNING & ZONING RESOURCE COMPANY.

UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.

BOUNDARY SURVEY MEANS A DRAWING AND/ OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.

TITLE COMMITMENT NOTES:

ITEM No. 12 ORDER BY THE HISTORIC PRESERVATION BOARD, CITY OF MIAMI BEACH, FLORIDA RECORDED JULY 19, 2017 IN BOOK 30618, PAGE 4759, DOES AFFECT THE PROPERTY, ITEM IS BLANKET IN NATURE AND IS NOT PLOTTABLE. ITEM No. 10 ORDER BY THE HISTORIC PRESERVATION BOARD, CITY OF MIAMI BEACH, FLOF RECORDED FEBRUARY 27, 2014 IN BOOK 29046 PAGE 1899, AS CORRECTED IN BOOK 29424 PAGE 4632. DOES AFFECT THE PROPERTY. ITEM IS BLANKET IN NATURE AND IS NOT PLOTTABLE. ITEM No. 9 DEDICATIONS AND RESERVATIONS AS SHOWN ON PLAT OF OCEAN BEACH, FLA. RECORDED IN PLAT BOOK 2 PAGE 38. DOES AFFECT THE PROPERTY. LOT LINES AND ROAD LINES AS SHOWN ON PLAT. EM No. 11 ORDER BY THE ZONING BOARD, CITY OF MIAMI BEACH, FLORIDA RECORDED EPTEMBER 18, 1985 IN BOOK 12640 PAGE 3054. DOES AFFECT THE PROPERTY. ITEM IS LANKET IN NATURE AND IS NOT PLOTTABLE. TI HAVE REVIEWED THE COMMITMENT AND ALL ITEMS ARE SHOWN ON THE SURVEY ITEMS SHOWN HERE FORTH ARE PER SCHEDULE B-II OF FIRST AMERICAN TITLE IRANCE COMPANY COMMITMENT FILE NUMBER 1062-4214290, ISSUING OFFICE FILE IBER: 3148.002, DATED DECEMBER 14, 2018, AT 8:00 A.M.;

= OVERHEAD UTILITY LINES = CONCRETE BLOCK WALL

	1			#		*
	-		ı	=	+	*
× 0.00	-		İ	*		*
= EXISTING ELEVATIONS	= NON-VEHICULAR ACCESS	= UTILITY EASEMENT	= BUILDING SETBACK LINE	= WOOD FENCE	= IRON FENCE	= CHAIN LINK FENCE

Project Address:

224 2nd STREET., MIAMI BEACH FL, 33139

Proiect Location: MIAMI-DADE COUNTY SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST Folio No.: 02-4203-003-1250 DRAWN BY:

777 N.W. 72nd AVENUE SUITE3025 MIAMI, FLORIDA 33126 TELEPHONE: (305) 262-0400 FAX (305) 262-0401 www.ibarralandsurveyors.com Job Number: 13-002489-3

Inhah And LAND SURVEYORS Assoc., Inc. Tharra



224 2nd STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY 224 2nd STREET., MIAMI BEACH, FL 33139 SURVEYOR'S CERTIFICATION

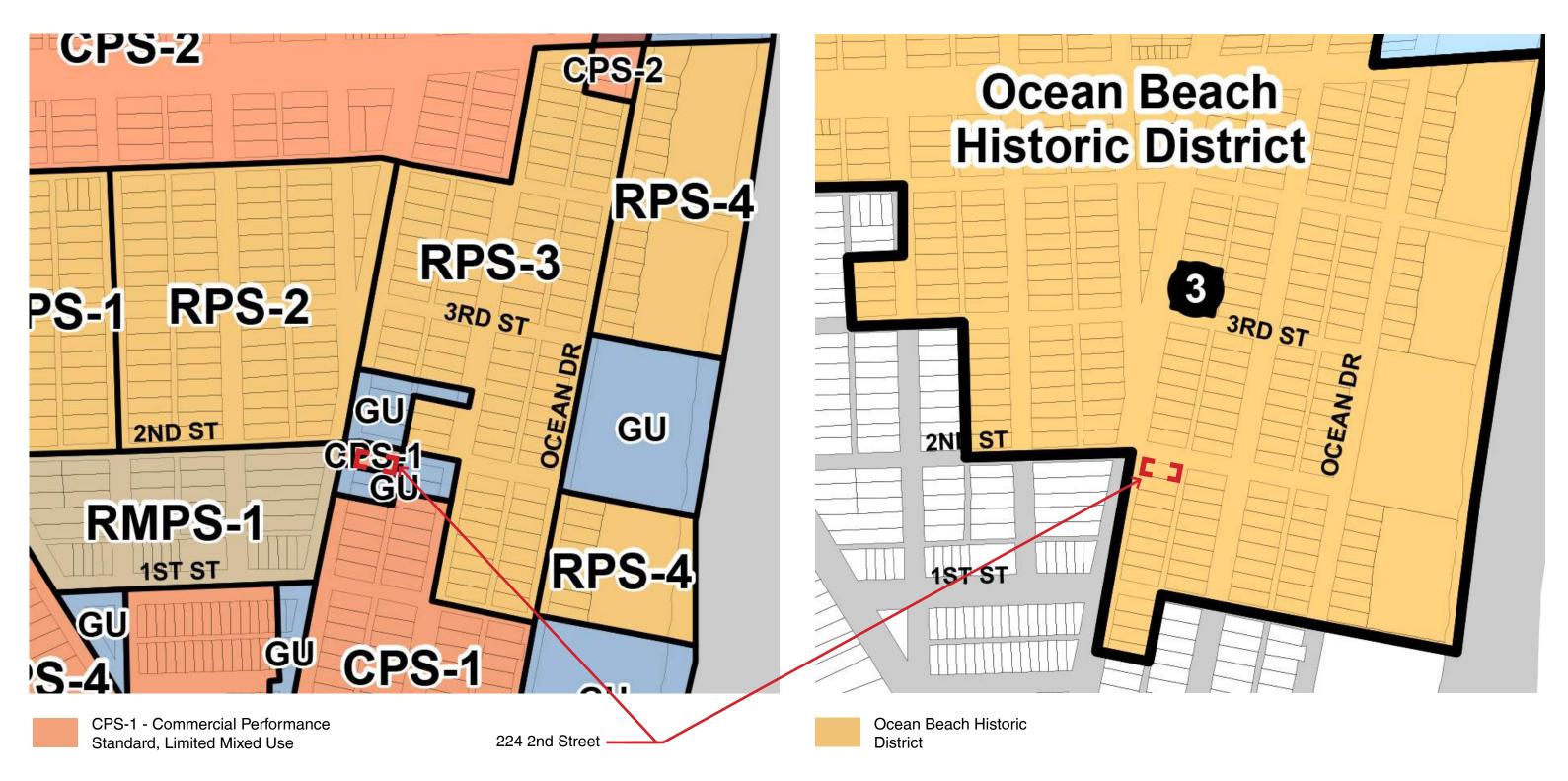
I THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINII ANNSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 16,19, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 10, 2019:

(DATE OF SURVEY)
SIONAL LAND SURVEYOR NO.: 5204 STATE OF FLOR
LICENSED SURVEYOR AND MAPPER).
SURVEY:

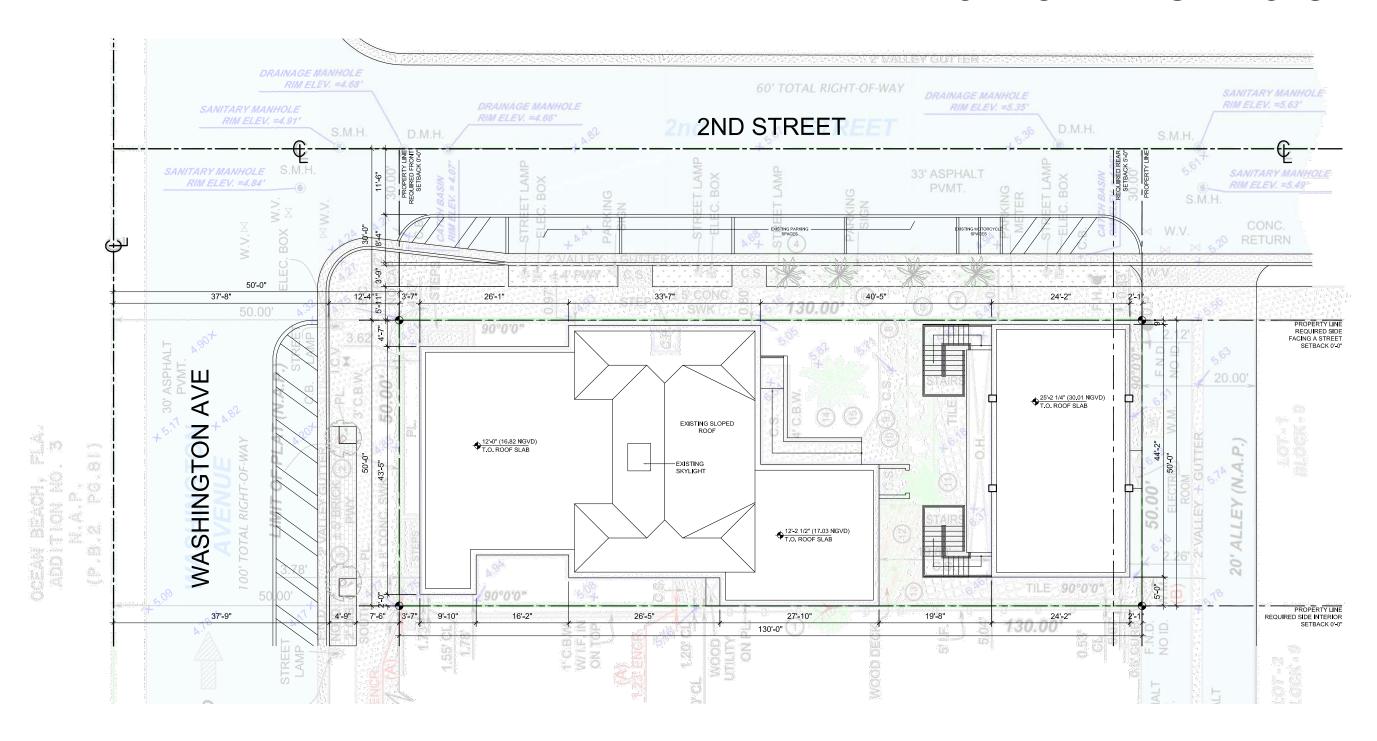
EBY CERTIFY: THIS "ALTAINSPS SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, PLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA INISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.



G-1.03 ZONING AND HISTORIC DISTRICT MAP

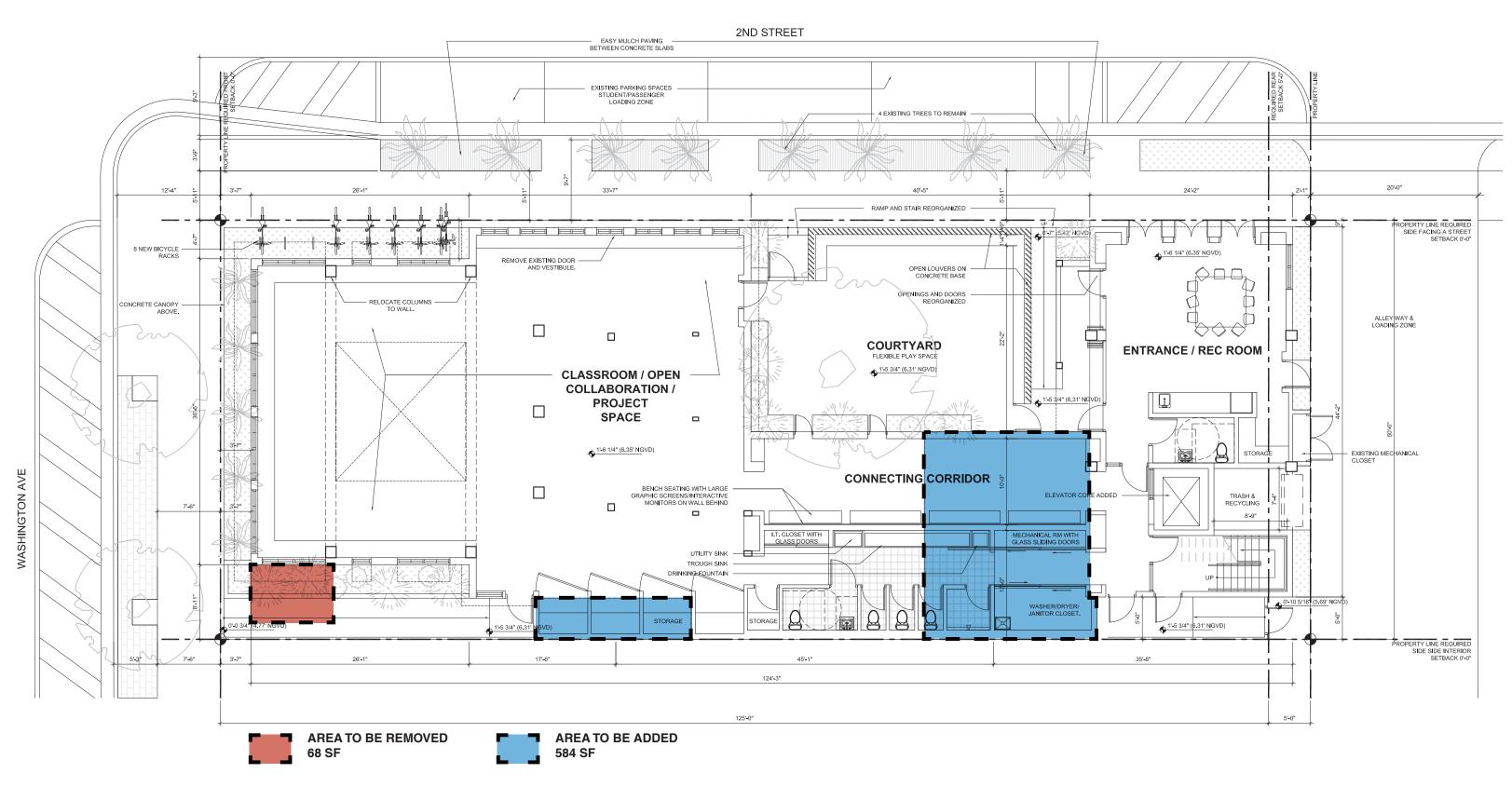


G-1.04 EXISTING SITE PLAN

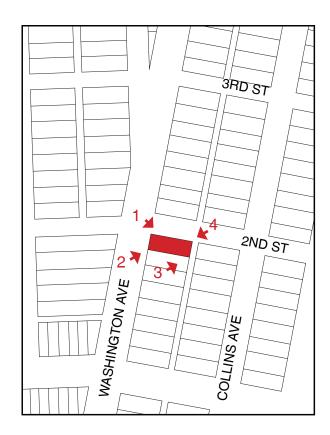




G-1.07 ADDITIONAL AREAS DIAGRAM



G-1.08 EXISTING SITE IMAGES



PHOTOS TAKEN FEBRUARY 5, 2019



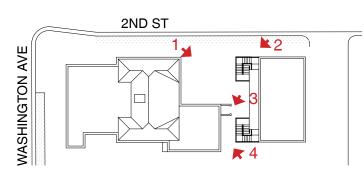






 $\begin{array}{c} \textbf{Shulman} + \\ \textbf{Associates} \end{array}$

G-1.09 EXISTING SITE IMAGES



PHOTOS TAKEN FEBRUARY 5, 2019









 $\begin{array}{c} \textbf{Shulman} + \\ \textbf{Associates} \end{array}$

G-1.10 EXISTING INTERIOR IMAGES



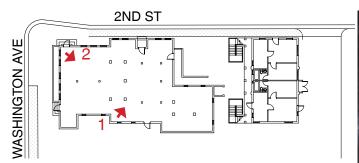
PHOTOS TAKEN FEBRUARY 5, 2019





224 2nd St Planning Board Final Submittal

G-1.11 EXISTING INTERIOR IMAGES



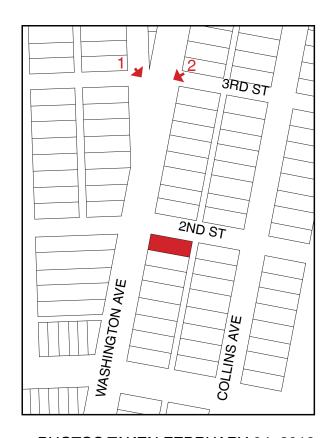
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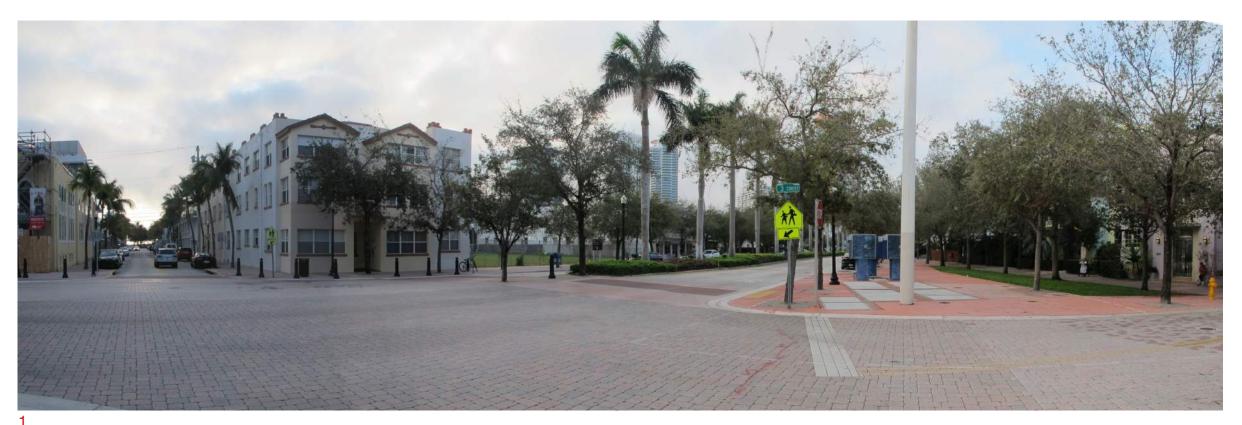


2

G-1.12 EXISTING CONTEXT IMAGES

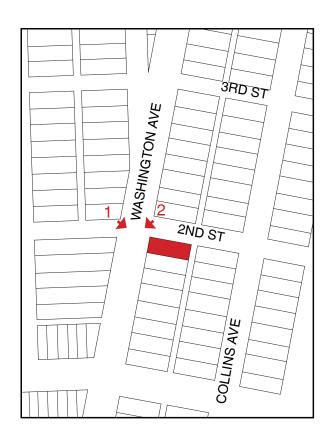


PHOTOS TAKEN FEBRUARY 04, 2019





G-1.13 EXISTING CONTEXT IMAGES



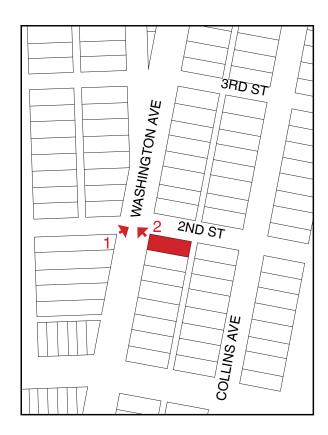
PHOTOS TAKEN FEBRUARY 04, 2019





224 2nd St Planning Board Final Submittal

G-1.14 EXISTING CONTEXT IMAGES

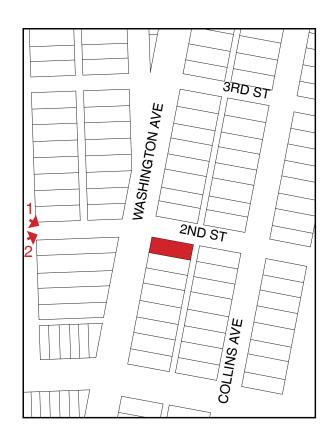


PHOTOS TAKEN FEBRUARY 04, 2019





G-1.15 EXISTING CONTEXT IMAGES



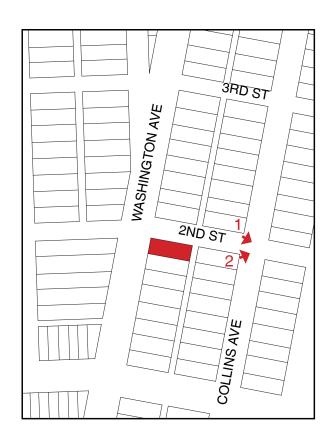
PHOTOS TAKEN FEBRUARY 04, 2019





224 2nd St Planning Board Final Submittal

G-1.16 EXISTING CONTEXT IMAGES

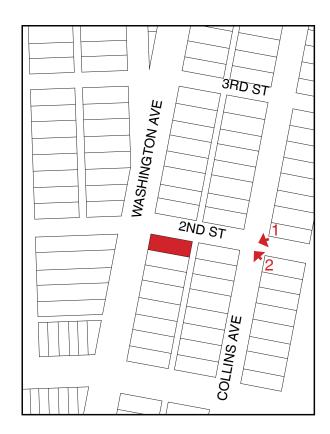


PHOTOS TAKEN FEBRUARY 04, 2019





G-1.17 EXISTING CONTEXT IMAGES



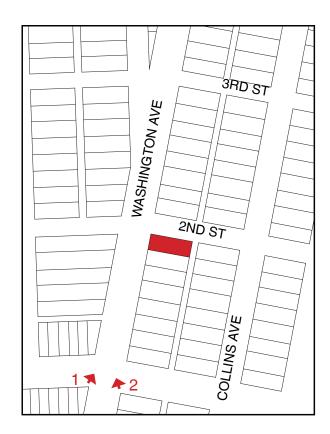
PHOTOS TAKEN FEBRUARY 04, 2019





224 2nd St Planning Board Final Submittal

G-1.18 EXISTING CONTEXT IMAGES



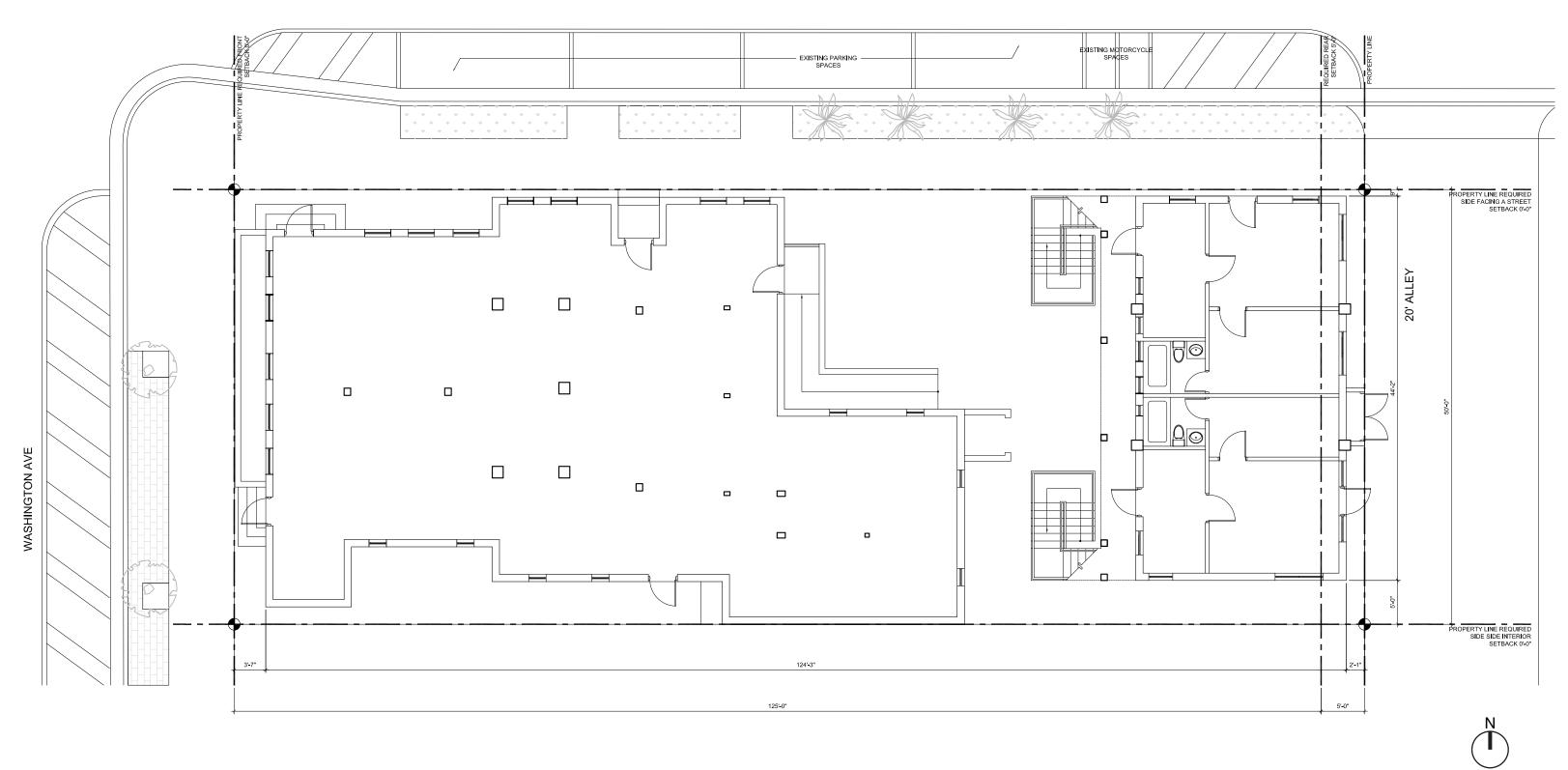
PHOTOS TAKEN FEBRUARY 04, 2019





AB-1.00 EXISTING GROUND FLOOR PLAN

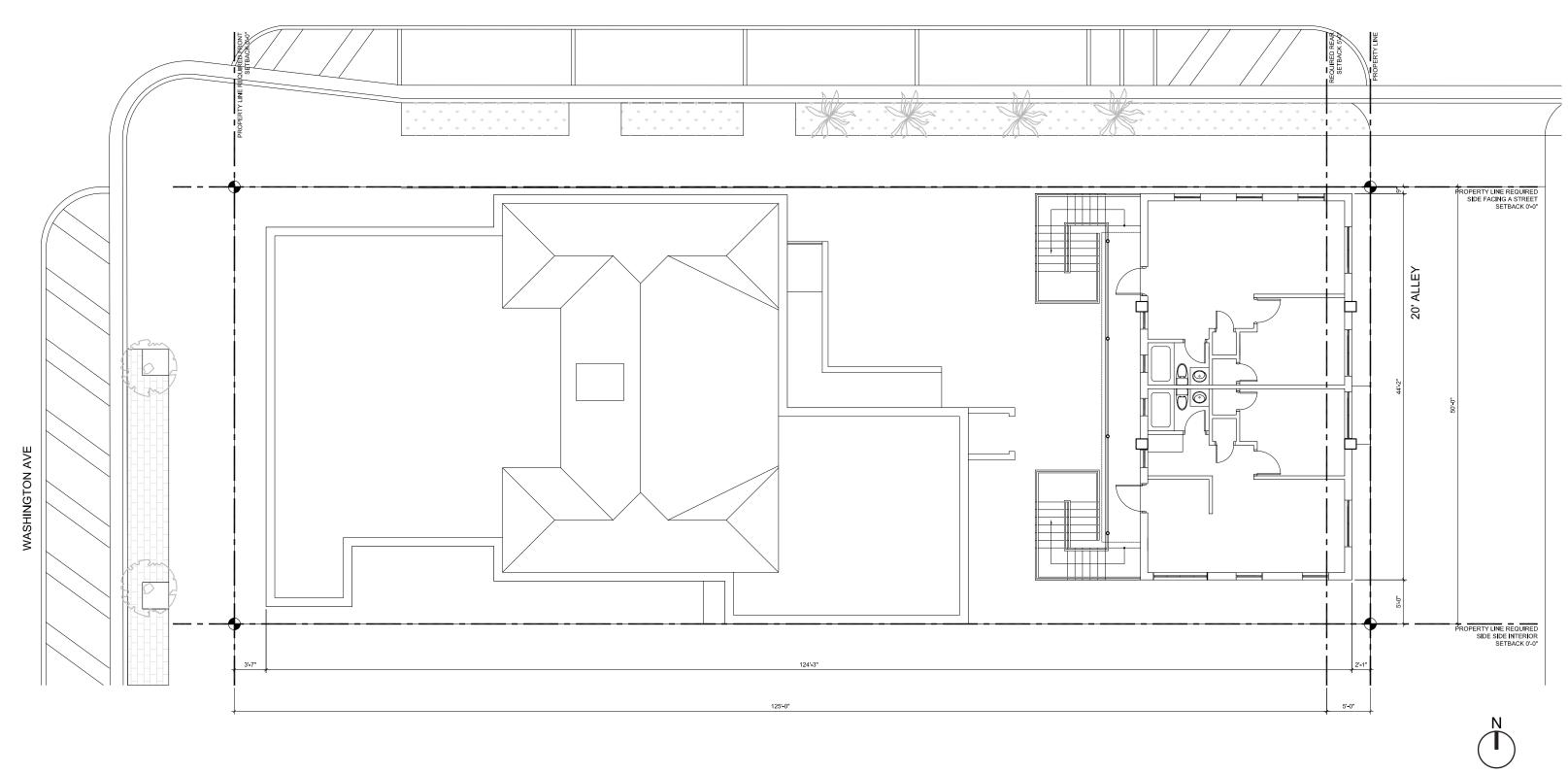
2ND STREET



Shulman + Associates

AB-1.01 EXISTING SECOND FLOOR PLAN

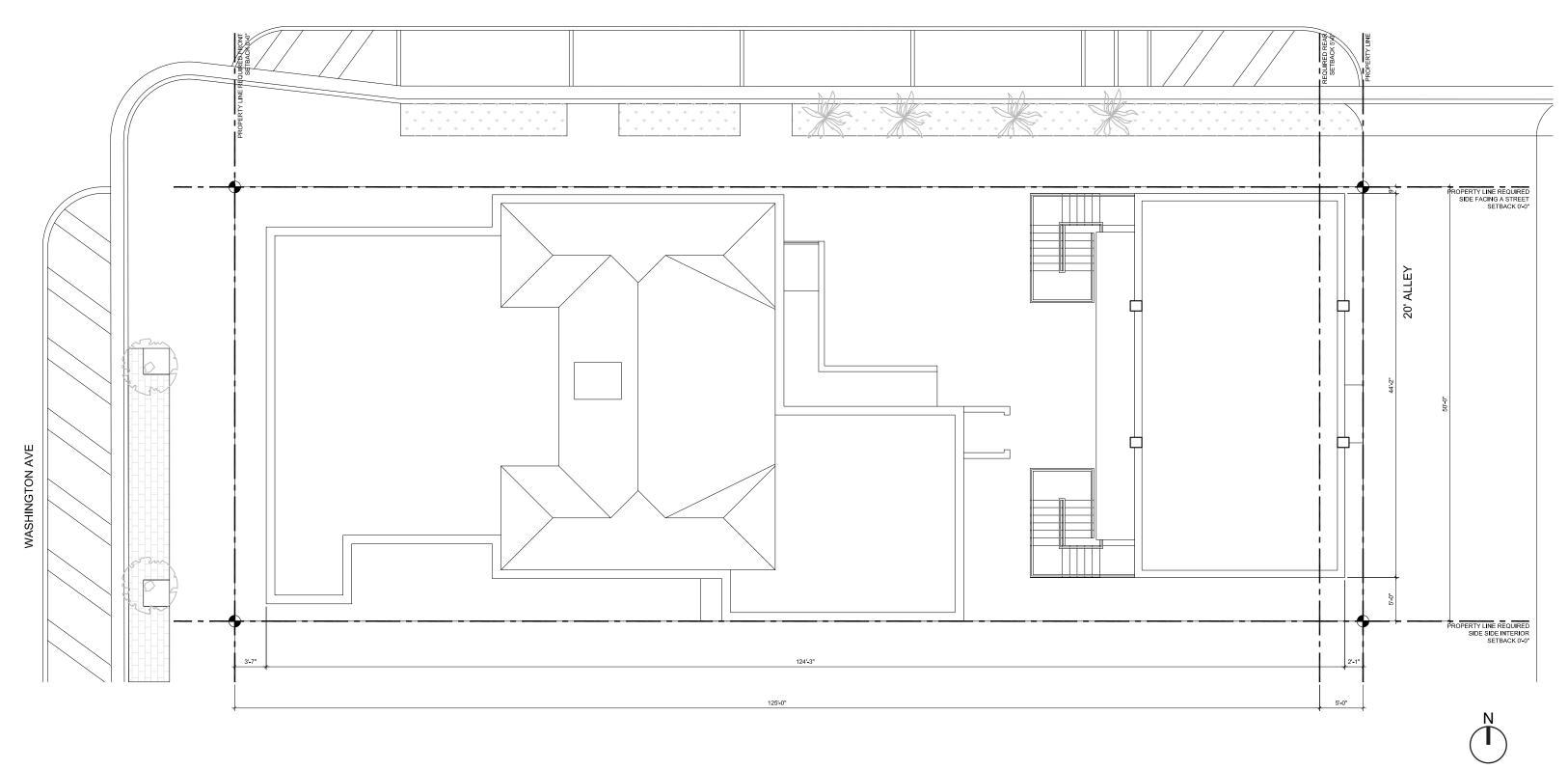
2ND STREET



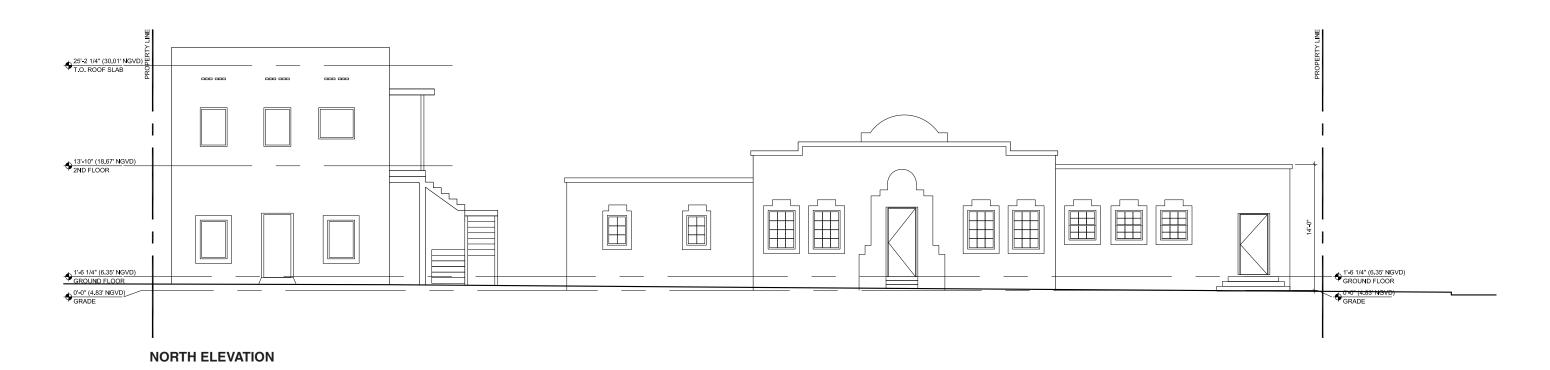
Shulman + Associates

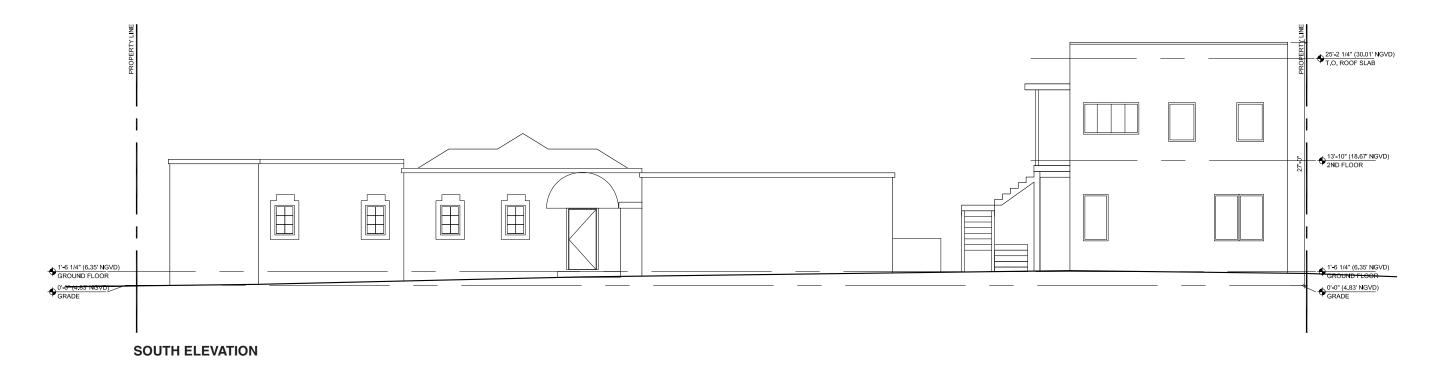
AB-1.02 EXISTING ROOF PLAN

2ND STREET



AB-2.00 EXISTING NORTH AND SOUTH ELEVATIONS







SCALE: 3/32" = 1'-0"

p23

AB-2.01 EXISTING WEST & EAST ELEVATIONS



Shulman + Associates