

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of Lots 7 & 8 in Block 16, OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY, according to the plat thereof, as recorded in Plat Book 5 Pages 7 and 8 of the Dade County, Florida, described as follows:

Commence at the Southeast corner of said Lot 7; thence N00°00'33"E along the East line of said Lot 7 for 11.30 feet to the Point of Beginning of the hereinafter described centerline of a ten (10) foot wide Florida Power & Light Company Easement, being five (5) feet on each side of and contiguous with the following described centerline; thence N89°58'29"W for 61.97 feet to a Point of Termination.

SURVEYOR'S NOTES:

- This site lies in Section 26, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 89°58'29" W for the North right-of-way line of N.E. 31st Street (7th Street).
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on August 1, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

FLORIDA POWER & LIGHT COMPANY EASEMENT

Drawn By	DWF/DANJR
Cad. No.	190775
Ref. Dwg.	2000-210
Plotted:	8/1/19

LEGAL DESCRIPTION, NOTES AND CERTIFICATION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

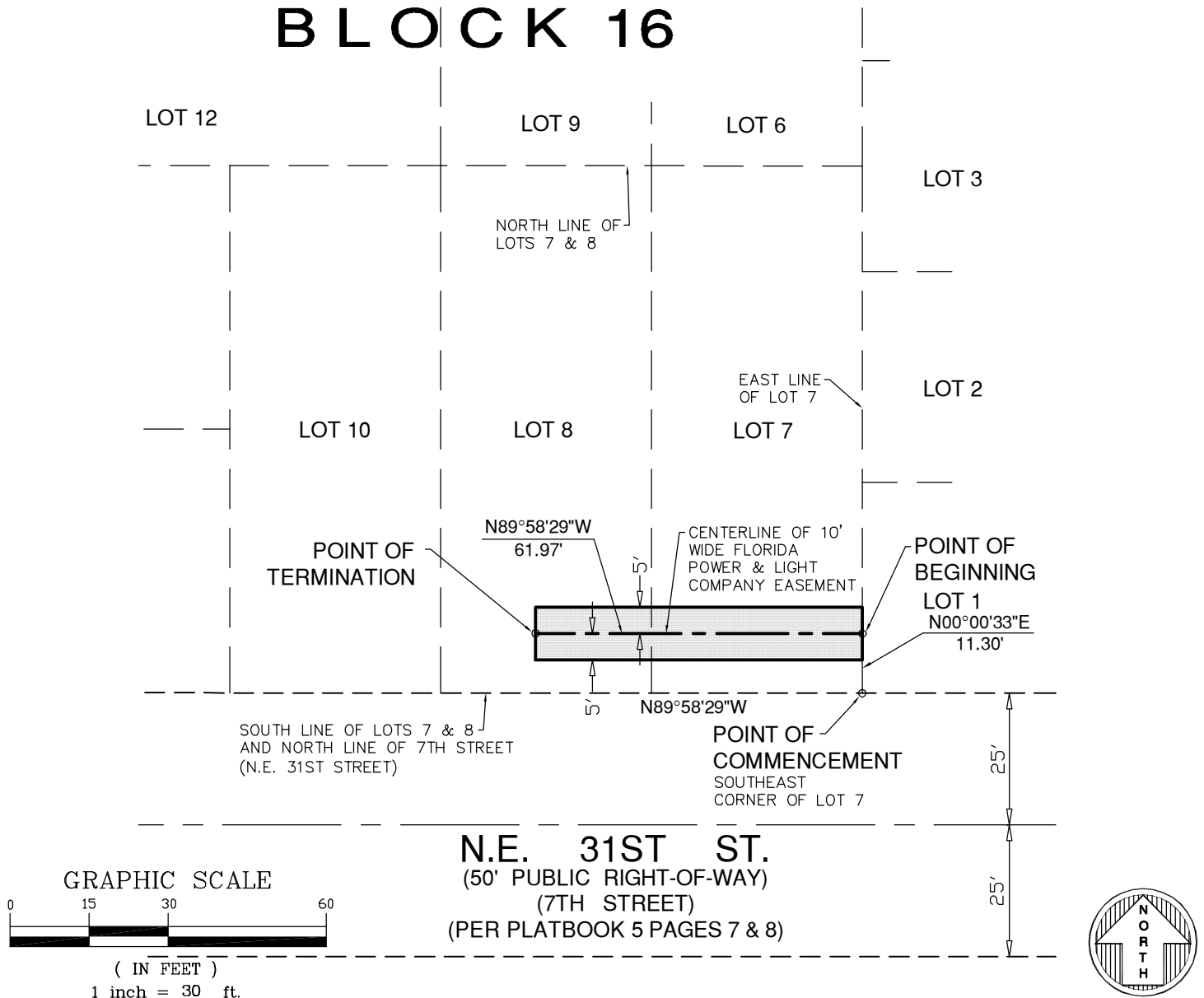
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Scale	N/A
Job. No.	190775
Dwg. No.	1019-038
Sheet	1 of 3

EXHIBIT "A"

OCEAN FRONT PROPERTY OF THE MIAMI IMPROVEMENT COMPANY

PLAT BOOK 5 PAGES 7 & 8

BLOCK 16



Drawn By DWF/DANJR

Cad. No. 190775

Ref. Dwg. 2000-210

Plotted: 8/1/19

SKETCH OF DESCRIPTION

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
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Date 8/1/19

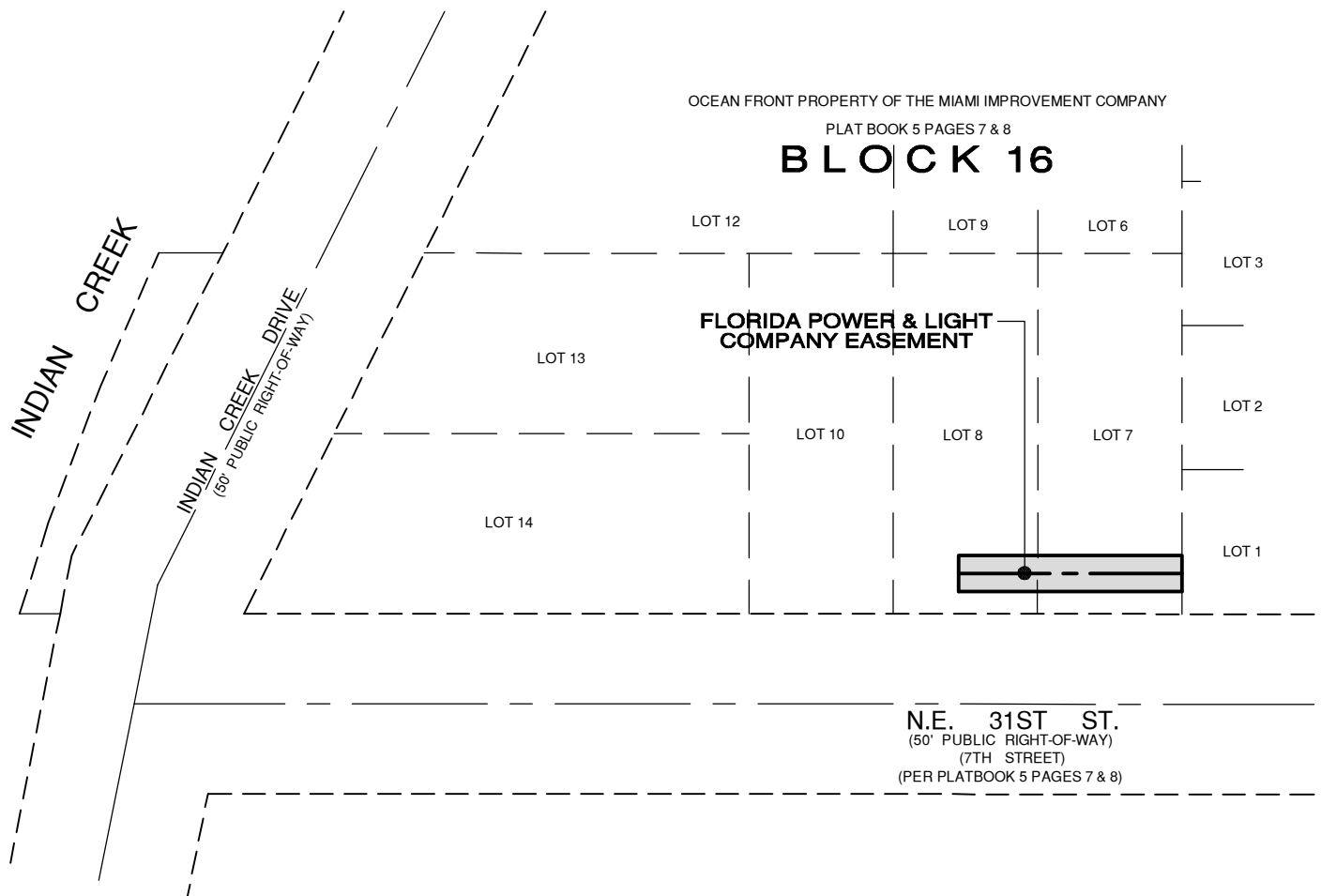
Scale 1"=30'

Job. No. 190775

Dwg. No. 1019-038

Sheet 2 of 3

EXHIBIT "A"



CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Drawn By	DWF/DANJR
Cad. No.	190775
Ref. Dwg.	2000-210
Plotted:	8/1/19

LOCATION SKETCH

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	8/1/19
Scale	1"=50'
Job. No.	190775
Dwg. No.	1019-038
Sheet	3 of 3

Owner THE GOLDBROTH CORP: Mailing Address [redacted] Permit No 14553 Cost \$ 90,000.

Lot 8, 10, Block 16 Subdivision M.B. IMP. CO. O.F. Address 3101 Indian Creek Drive

General Contractor The Masterbilt Corp. 17134 Bond No. 2560

Architect L. Murray Dixon Engineer

Zoning Regulations: Use RE Area 15 Lot Size 100 X 140 190- irregular

Building Size: Front 90' Depth 160' Height 40' Stories Three

Certificate of Occupancy No. Use Apartment-Hotel - 26 units & 7 hotel rms

Type of Construction c-b-s Foundation concrete piling Roof flat Date Sept. 1940

Plumbing Contractor Fixzit # 14076 Sewer Connection 1 Date Sep. 1940

Plumbing Contractor Temporary Closet 1 Date

Water Closets 65 Bath Tubs 58 Floor Drains

Lavatories 65 Showers 4 Grease Traps

Urinals 1 Sinks 29 (3 ss) Drinking Fountains

Gas Stoves 28 Gas Heaters 7 Rough Approved -- BELL-- Date 11-9-40

Gas Radiators Gas Turn On Approved GAS --OK Farrey 12-27-40

Septic Tank Contractor Tank Size Date

Oil Burner Contractor Gibbs Oil Co. # 14785 Tank Size 275 gals Date 12-16-40

Sprinkler System

Electrical Contractor Goddard Electric # 15695 Address Date Sep. 23-1940

Switch 187 Range Motors Fans 1 Temporary Service -- Sep. 5-1940

OUTLETS Light 242 HEATERS Water # 15556 - L.R. Goddard

Receptacles 215 Space Centers of Distribution 18

Refrigerators 26 GODDARD # 16473 - 1 Tem. Ser. - - 12-11-40

Irons 27 Sign Outlets 2

No. FIXTURES 288 Electrical Contractor L.R. Goddard # 16702 Date Jan. 9- 1940

FINAL APPROVED BY J.J. Farrey 4 fans, 2 motors, 1 motor Date of Service January 31, 1941

JANUARY 2, 1968, ZBA DENIED VARIANCE TO PERMIT CONSTRUCTION/STEP 6. REASON: LOTS 7 & 8, OF 4-STORY, 18-UNIT APT. BLDG. WITH 18 PARKING SPACES. FILE # 15-34

SECTION # 15-34
DATE: 11/14/41

Repairs—Over
154: Lyon Electric- 5 light outlets, 3 centers of distribution-Jan. 19, 1943

ALTERATIONS - ADDITIONS

Building Permits: # 21457 Painting - in & out - V. Engel, painter \$ 3,800: Nov. 28, 1945
 # 29708 SWIMMING POOL and Utility Room - 27 x 56' - #3 CBS - concrete foundation-
 L. Murray Dixon, architect: Taylor Constr. Co. \$ 30,000.. 4/14/49
 # 29832 Aluminum awnings - Kool Vent Aluminum Awning Co. \$ 2,000... May 3, 1949
 # 31094 Painting and guniting - Joseph Savo, contr. \$ 2,000... Oct. 17, 1949
 # 34294 Storm damage - Roofing - Palmer Roofing Co. \$ 631..... Nov. 22, 1950
 # 36020 Roof repairs - Palmer Roofing Company \$ 2,845... June 4, 1951
 48043 by owner: Repairs to dock, no additions \$ 200 July 15, 1955
 OK, Plans 9/26/55 48244 Thermo Cool, Inc: Install one - 7 1/2 ton A. C. Unit. \$ 1 500 Aug. 4, 1955
 OK, Plans 9/26/55 #48547 David Lloyd: Install 20 - 3/4 ton A. C. Units \$ 3 000 Sept. 7, 1955
 48624 A. B. Cooper: Painting part of exterior \$ 950.00 Sept. 19, 1955
 #52512 Tropicals Eng.: 10-1 HP window air conditioners - \$2000 - Oct. 6, 1958 OK 11/26/58 Plans

Plumbing Permits: # 20827 Otis Elevator Co: 1 motor. Dec. 20, 1944
 # 27877 Hurst Drilling & Equipment Co: 1 test well-2"- Feb. 14, 1949
 # 28040 Markowitz Brothers,: 2 water closets, 2 lavatories, 8 swimming pool traps, -4/6/49
 # 28112 Markowitz Brothers: 2 water closets, 2 lavatories, 1 shower, 1 sink, 1 drinking
 fountain- April 25, 1949
 # 28199 Hurst Drilling & Equipment Co: 1 discharge well-6inch- May 16, 1949
 # 28200 Hurst Drilling & Equipment Co: 1 water supply well- 4 inch - May 16, 1949
 # 29811 Belcher Oil Co: 1 Oil Burner - 275 gals. - May 24, 1950

#06192-Owner-Painting exterior-\$1000-9-16-74

#57833-S and R Plumbing- gas boiler-11-2-79

#58087-S and R Plumbing- gas line-1-17-80

#58203 - Peoples Gas - 1 met set gas 2/25/80

Electrical Permits: # 21836.....Army-- 2 light outlets-----10-30-48
 # 28714 Hardy Electric: 5 switch outlets, 17 light outlets, 18 receptacles,
 17 fixtures, 1 motor, 2 centers of distribution- May 4, 1949
 # 30686 Astor Electric: 1 meter change - Jan. 25, 1950 Woodmansee 2/1/1950
 45258 Astor Electric: 1 center of distribution, 20 motors August 2, 1955

OK 1/8/57 Fidler -----49188 Astor Electric: 1 Switch Outlets, 4 Light Outlets, 4 Post Lights:

#52777 Lyon Elec: 3 centers of distrib, 1 meter change, 28 motors (1HP) - Oct. 7, 1958 OK 10/29/58; Fidler December 26, 1956

#62549 Astor Elec. Serv. Inc.: 2 motors, 0-1 hp; 1 cent. of dist. - 7/30/65

#64254 Claude Southern: 1 neon transformer - 12/13/66

#69344 - Kling Elect. - repairs 12/27/71

#72580-Leonard Electric-Fire alarm system 11 bells, 11 stations-9-15-75

BUILDING PERMITS: (Continued from top) #59871 A.B.Cooper, exterior painting, \$700.00, 8/26/59

#71951 Johnnie Prescott: 15 1-ton a.c. units - \$3,000. - 7/6/64 OK Plans 9/2/64

#77536 Claude Southern: Pole sign, GREENBRIER HOTEL - \$600 - 12/13/66

#85484 - Owner - Smoke proof partitions at stairs - minimum 1 hour fire rating \$600 12/16/70

#00285 - Gunn & Thompson Const. fire damage repair \$700.00 12/20/71

ALTERATIONS & ADDITIONS

Building Permits:

ON FEBRUARY 2, 1968, ZBA DENIED VARIANCE TO PERMIT CONSTRUCTION ON LOTS 7 & 8, OF 4-STORY, 18-UNIT APT. BLDG. WITH 18 PARKING SPACES. FILE #541

ON MAY 15, 1968 CITY COUNCIL APPROVED VARIANCE THAT WAS GRANTED BY ZBA ON MAY 3, 1968, TO PERMIT CONSTRUCTION OF A 4-STORY, 15 UNIT APARTMENT HOUSE, CONSISTING OF 9 EFFICIENCIES AND 6 ONE BEDROOM APARTMENTS, AND PROVIDE 16 AUTOMOBILE PARKING SPACES IN ACCORDANCE WITH A 3-PAGE PLAN BY ARCHITECT CHARLES H. MARKEL WITH CONDITIONS THAT AFTER CITY COUNCIL APPROVES THE VARIANCE, CONSTRUCTION IS TO COMMENCE WITHIN 6 MONTHS AND NO ADDITIONAL PARKING VARIANCES MAY BE REQUESTED ON THIS PROPERTY FOR AT LEAST 6 MONTHS.

#80437 Gonzales Painting Co. Paint Exterior Only \$1500.00 6/10/68
ON 7/30/68 ZBA GRANTED 6 MONTH'S EXTENSION TO MARCH 6, 1969.

Plumbing Permits:

#46638 Serota Plumbing 6 Laboratories 6 Gas Ranges \$20.00 6/28/68

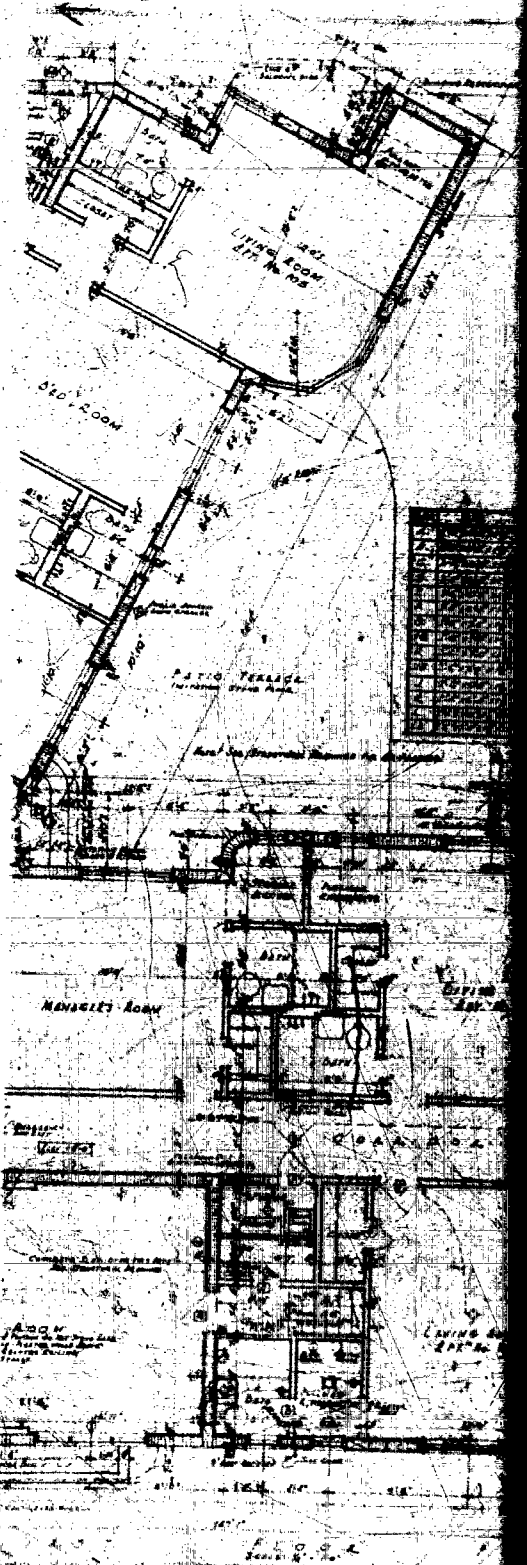
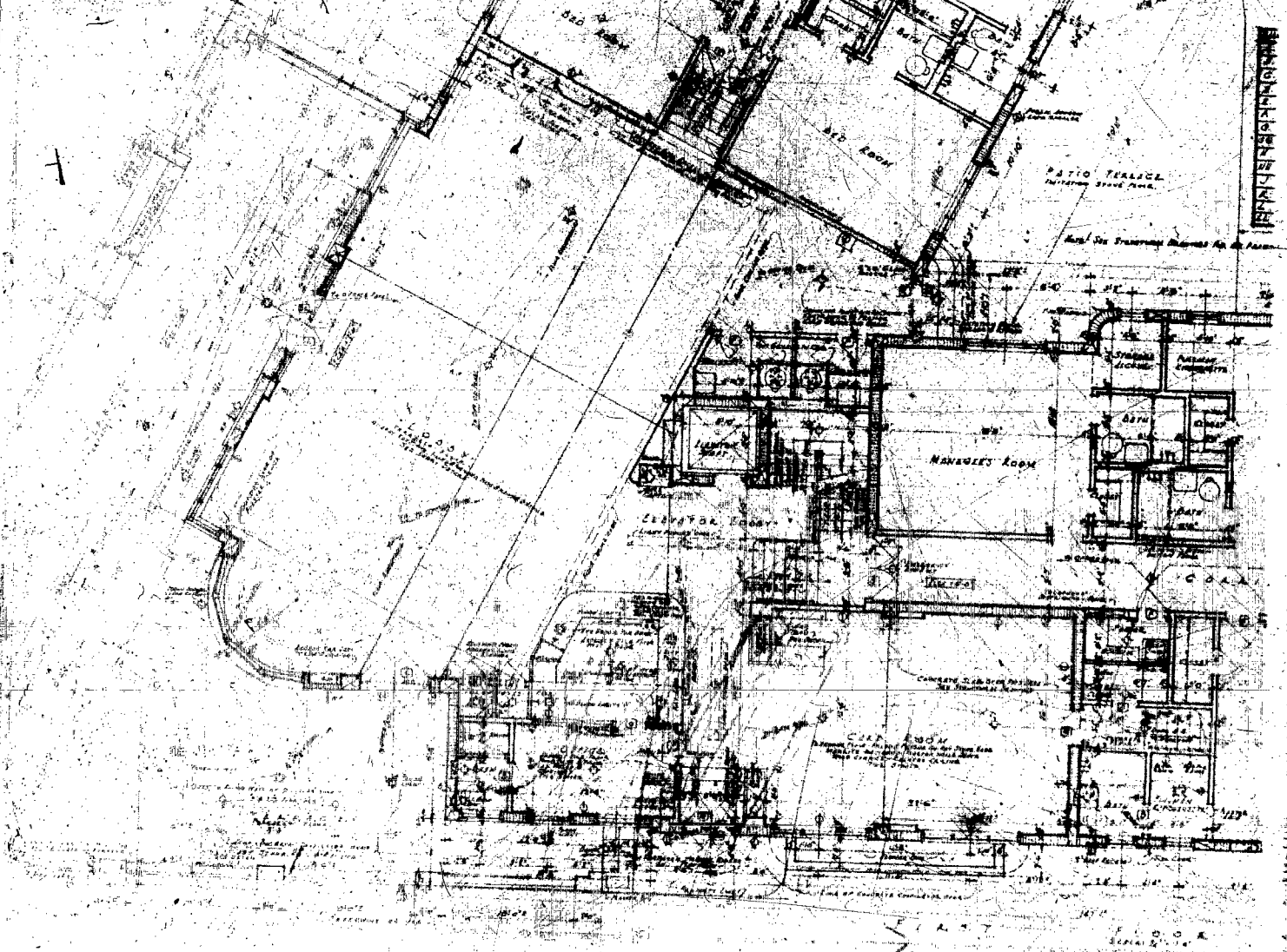
Electrical Permits:

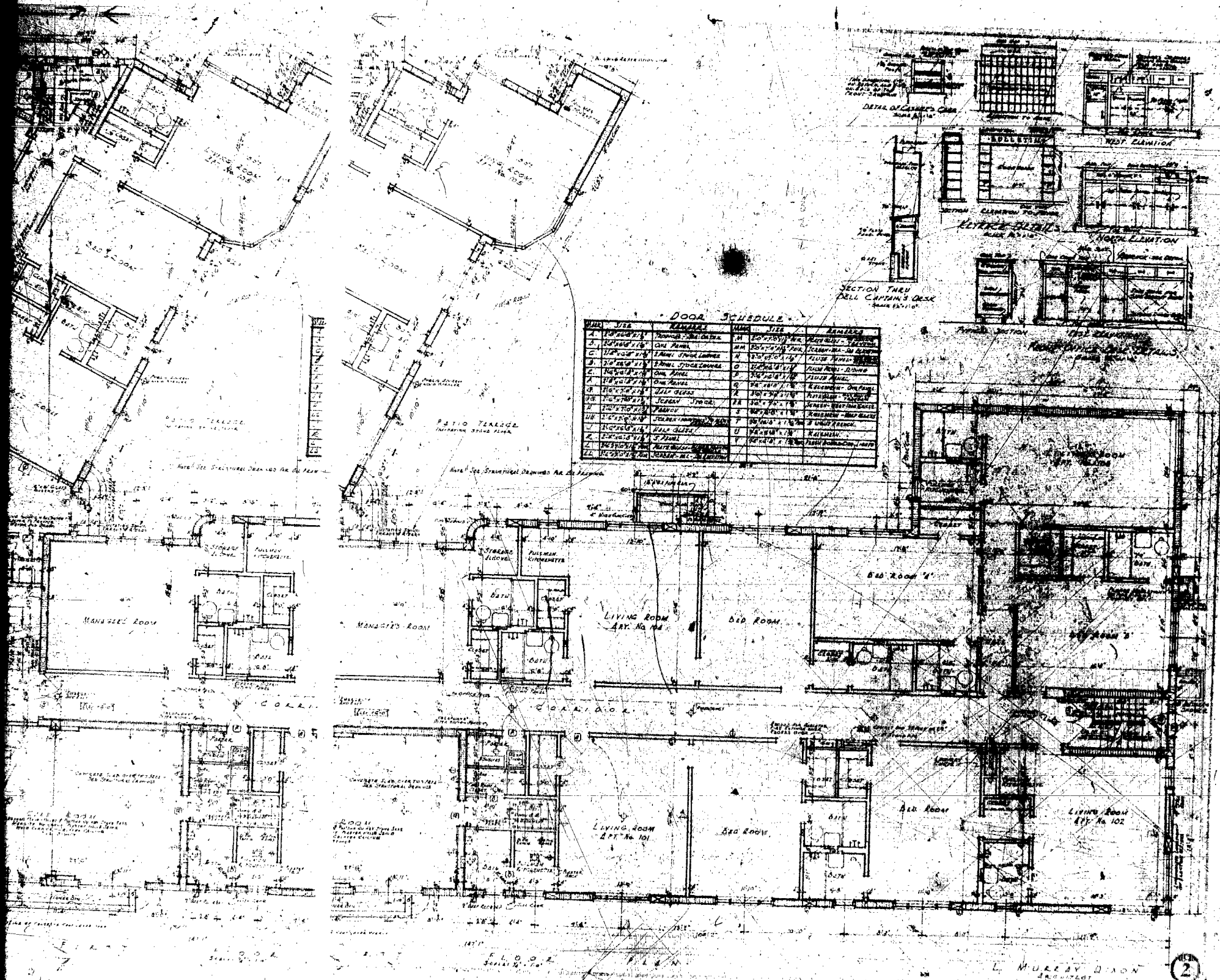
BUILDING PERMITS: #32038 - 3-24-88 - All Dade House Doctors - Exterior Painting - \$5,000.00

CUMULATIVE COST OF CONSTRUCTION OF PERMITS ISSUED

DATE	PROCESS	DESCRIPTION	WORK	CUMULATIVE	APPRAISED BLDG.			BUILDING
ISSUED	NO.	OF WORK	COST	WORK COST	VALUE BEFORE REMODEL	%	COMMENTS	PERMIT NO.
3/24/88		EXTERIOR PAINTING	\$5,000.00					32038

Handwritten notes and specifications, including dimensions and material descriptions, located in the upper left corner of the drawing.

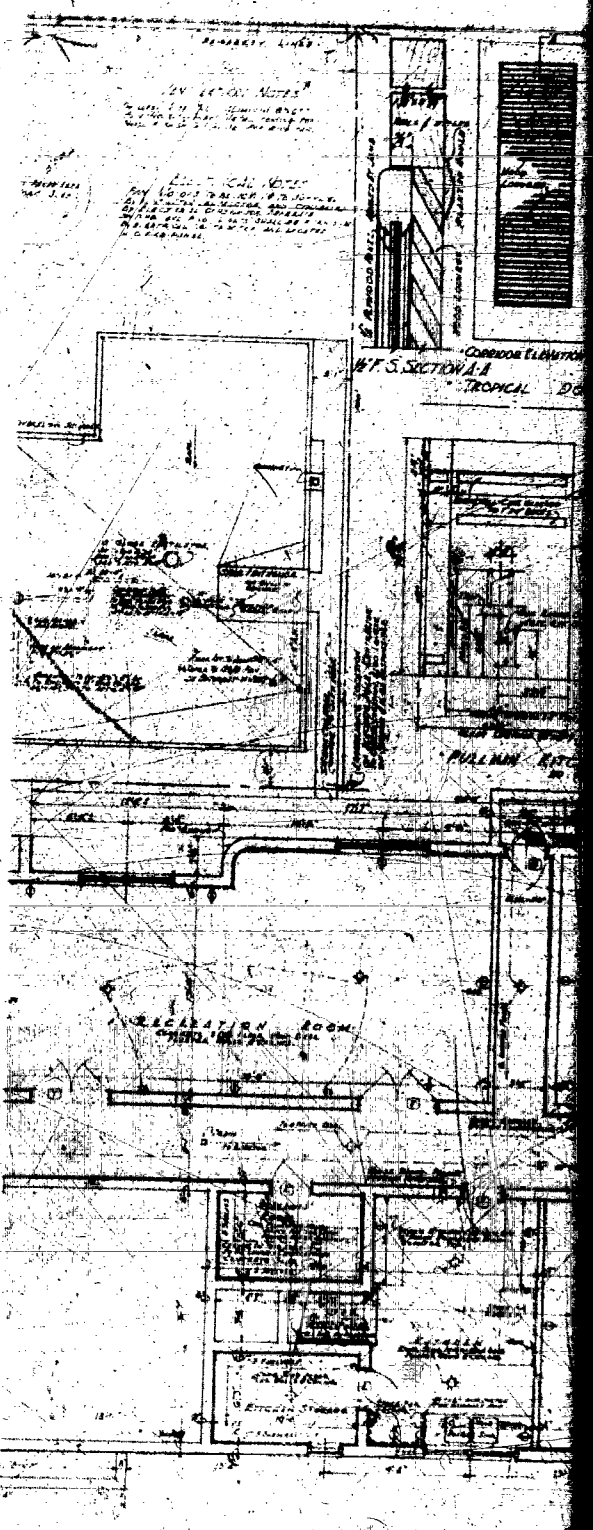
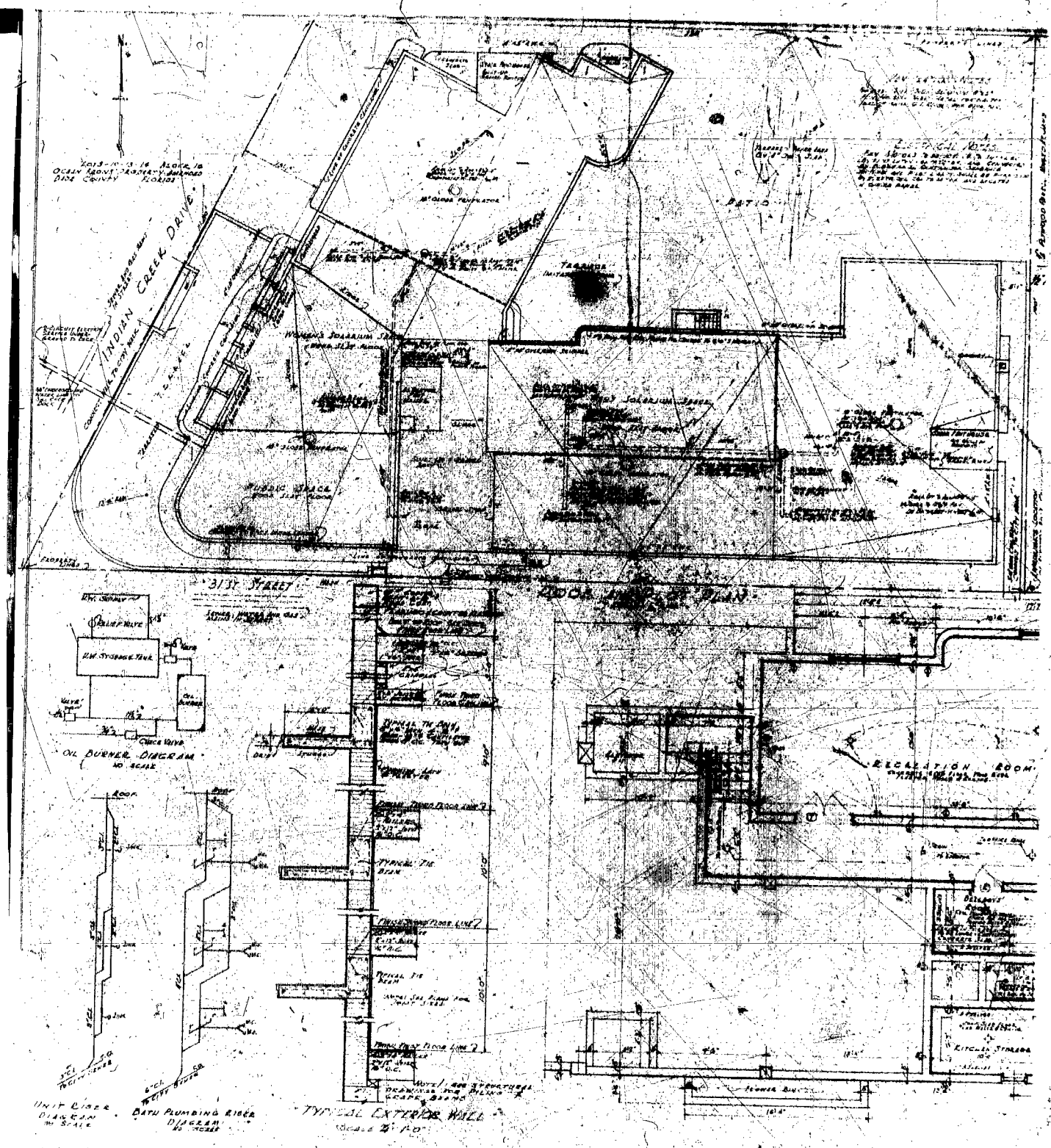
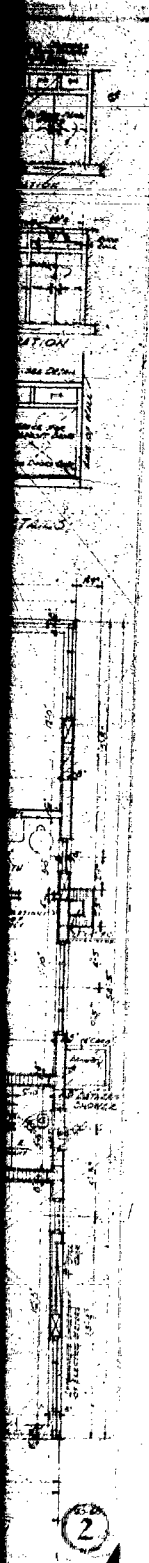


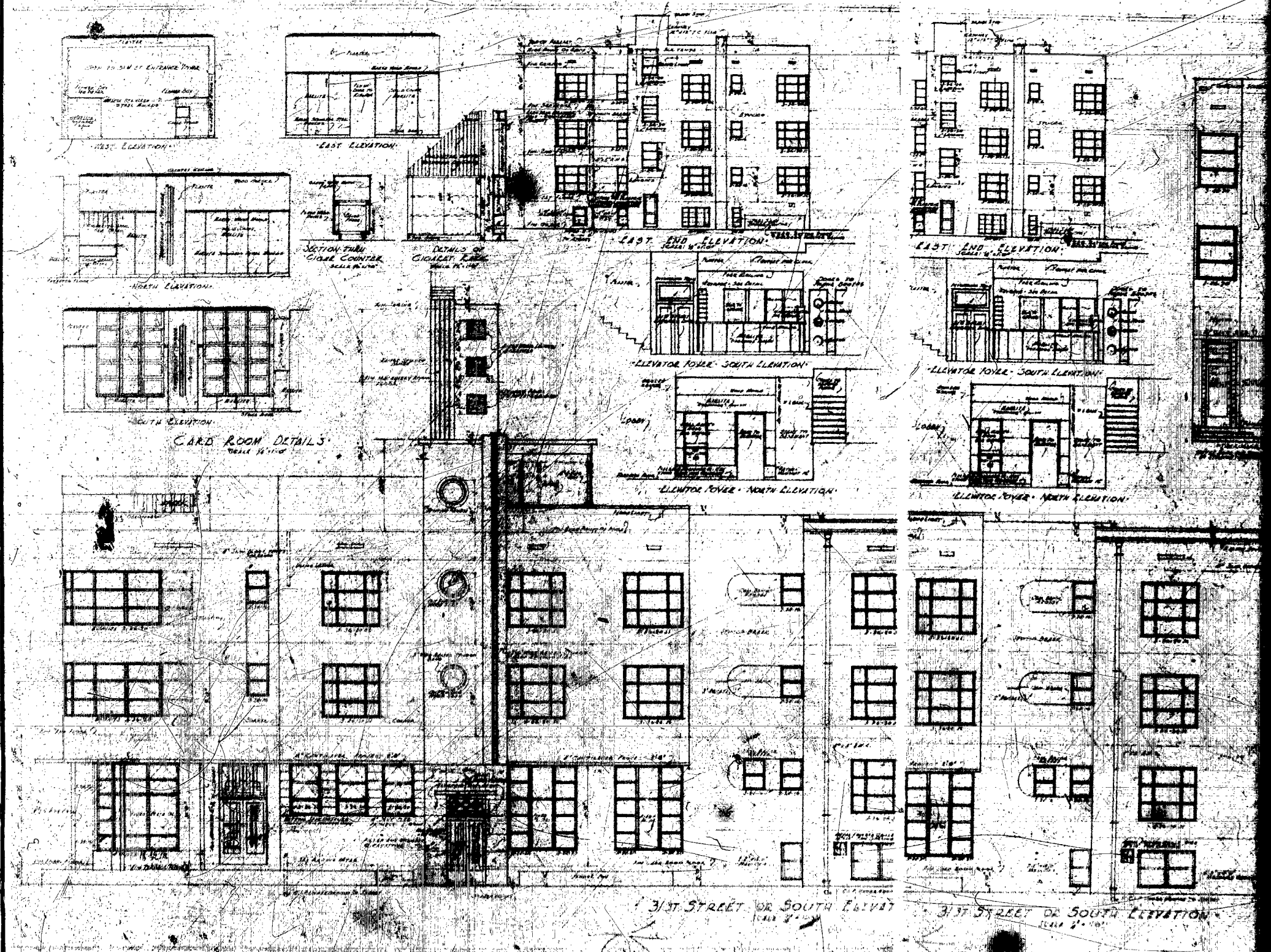


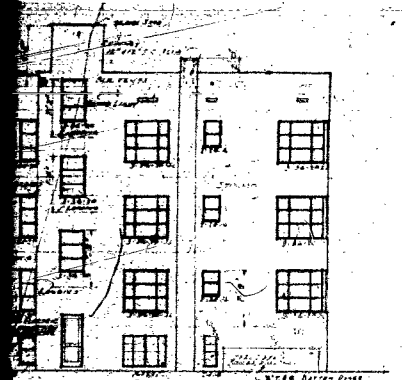
L. MURRAY DIXON
ARCHITECT

2

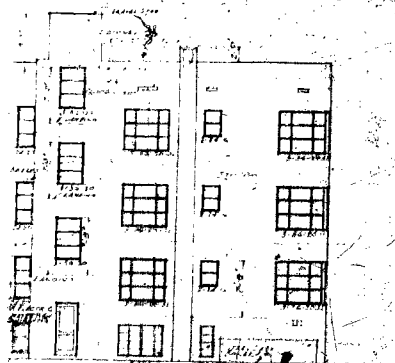
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DIXON



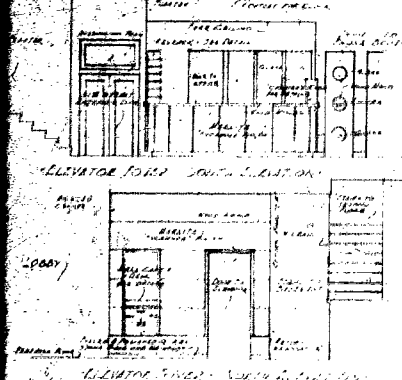




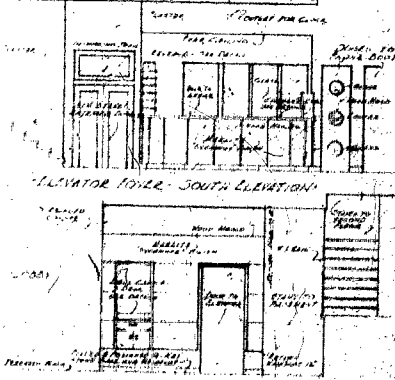
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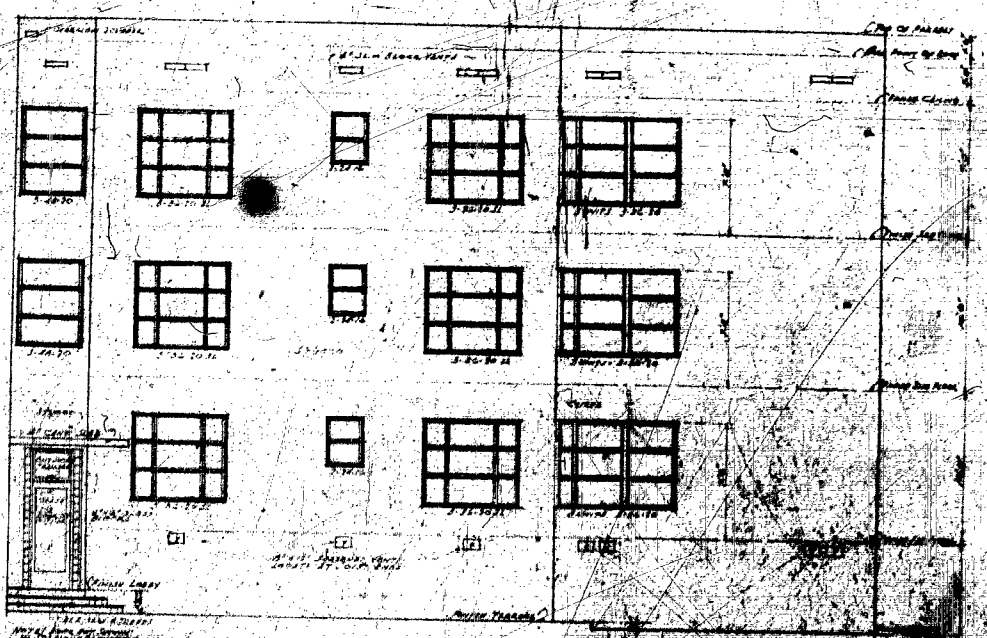
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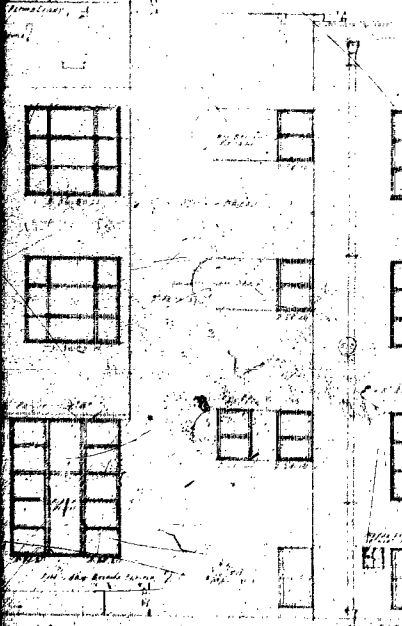
ELEVATOR TOWER SOUTH ELEVATION
Scale 1" = 10'



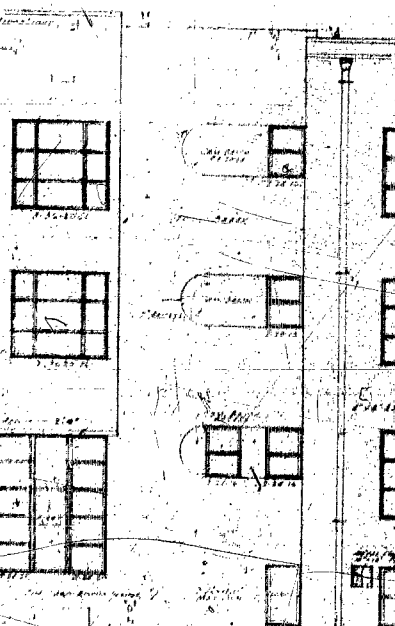
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Scale 1" = 10'



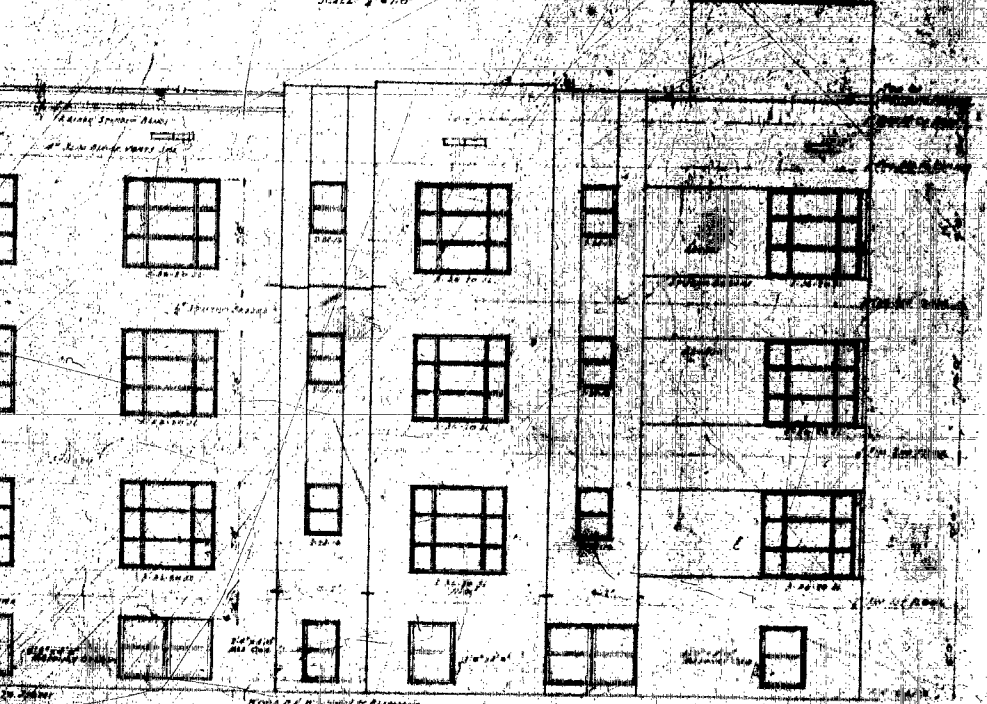
EAST PATIO ELEVATION
Scale 1" = 10'

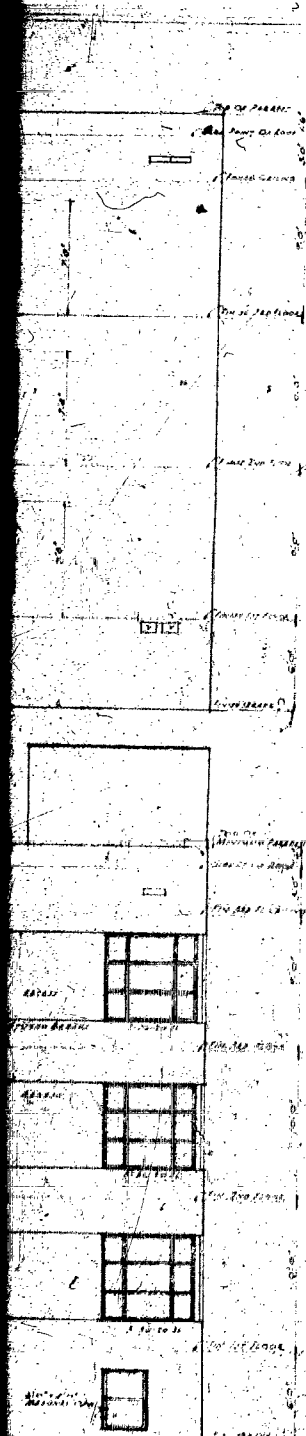


31ST STREET OR SOUTH ELEVATION
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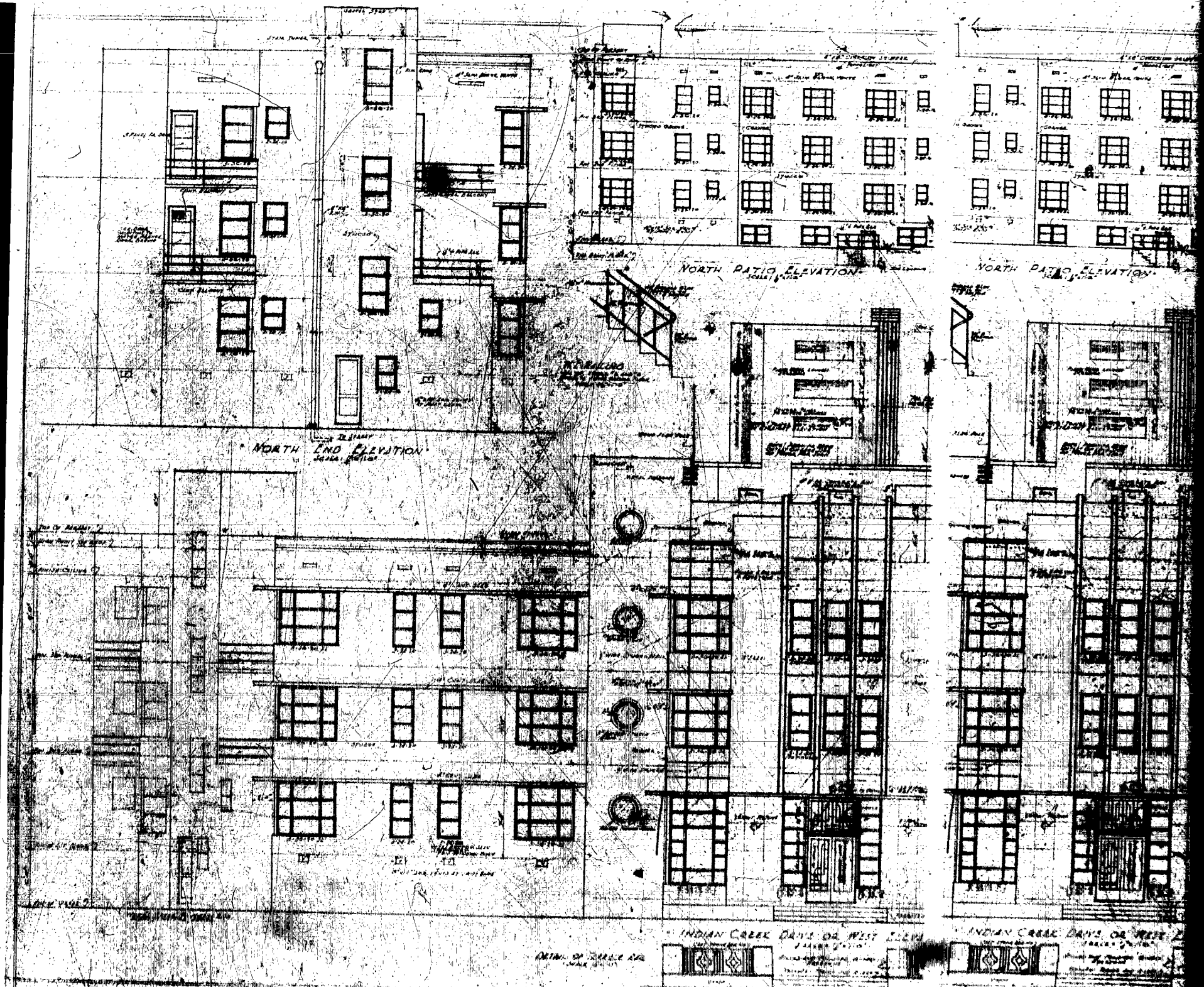


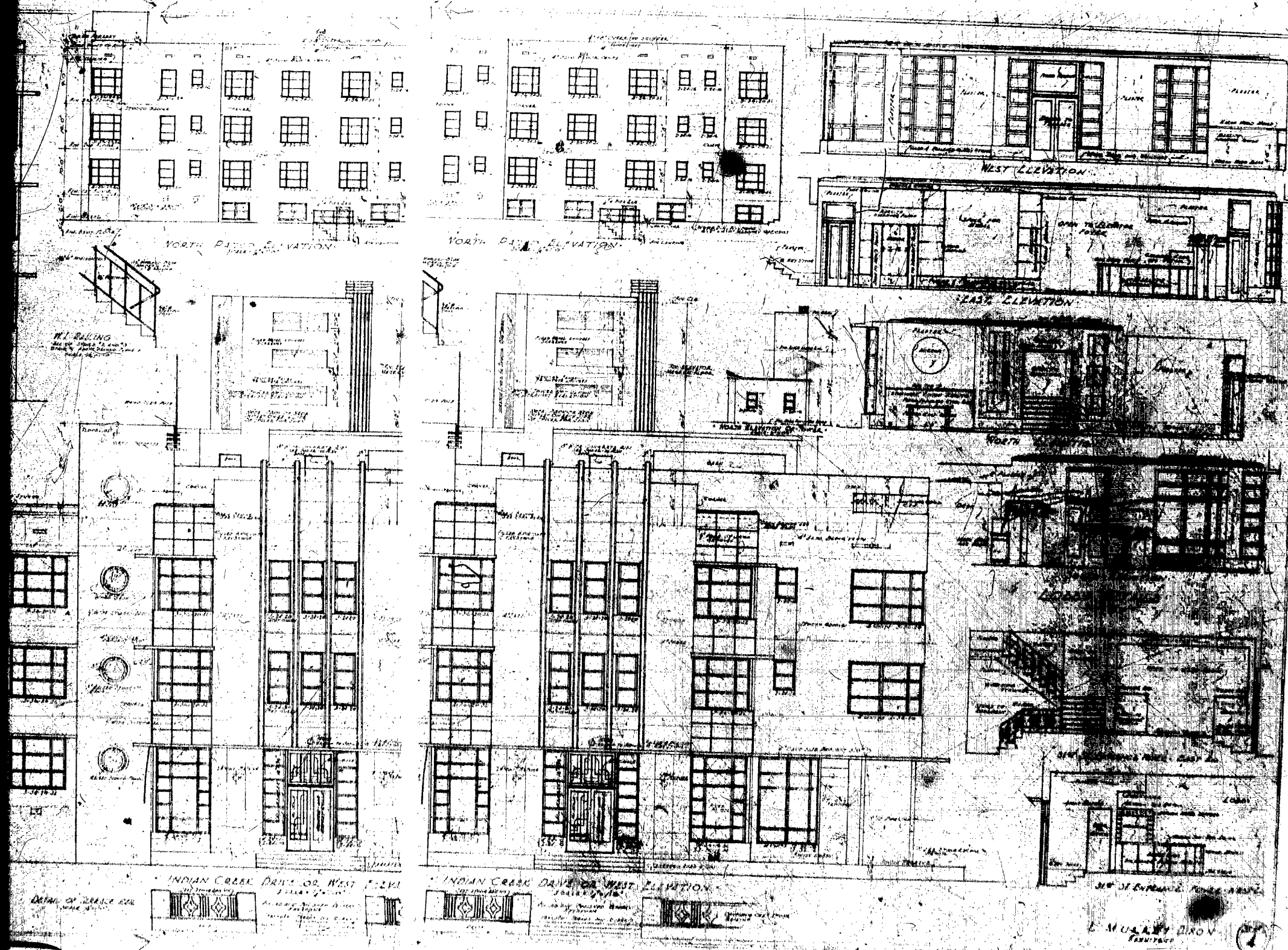
31ST STREET OR SOUTH ELEVATION
Scale 1" = 10'

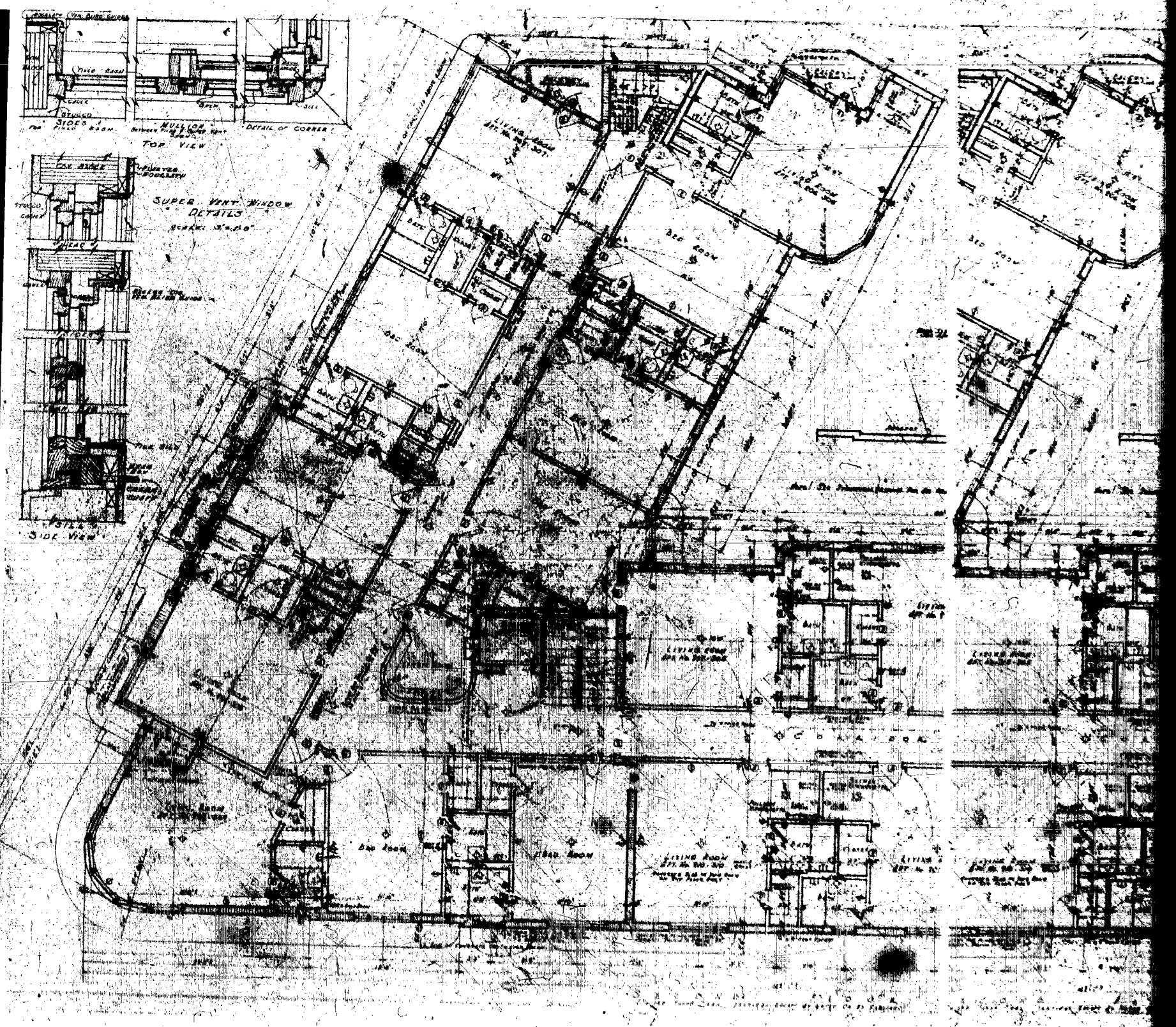
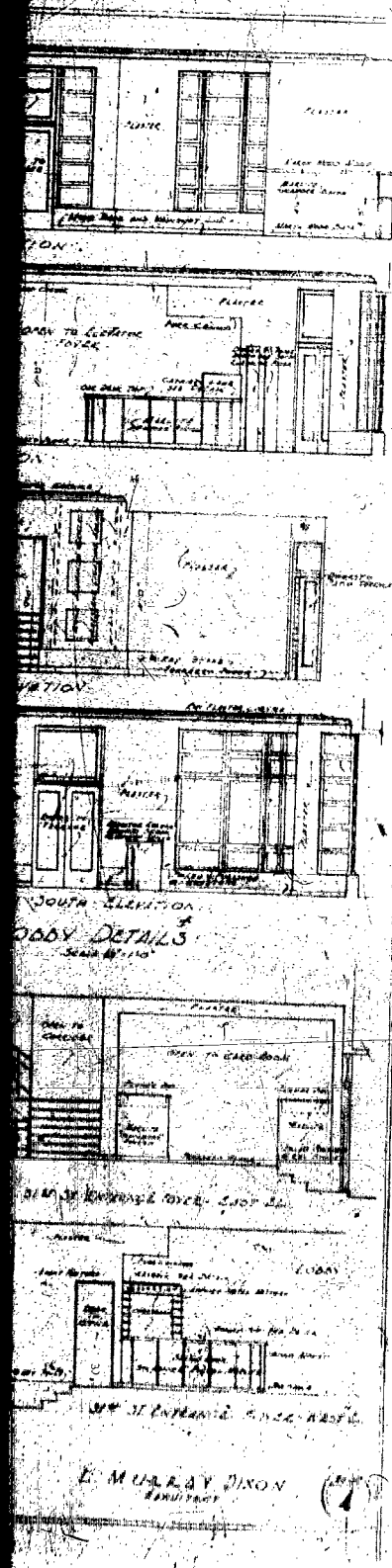


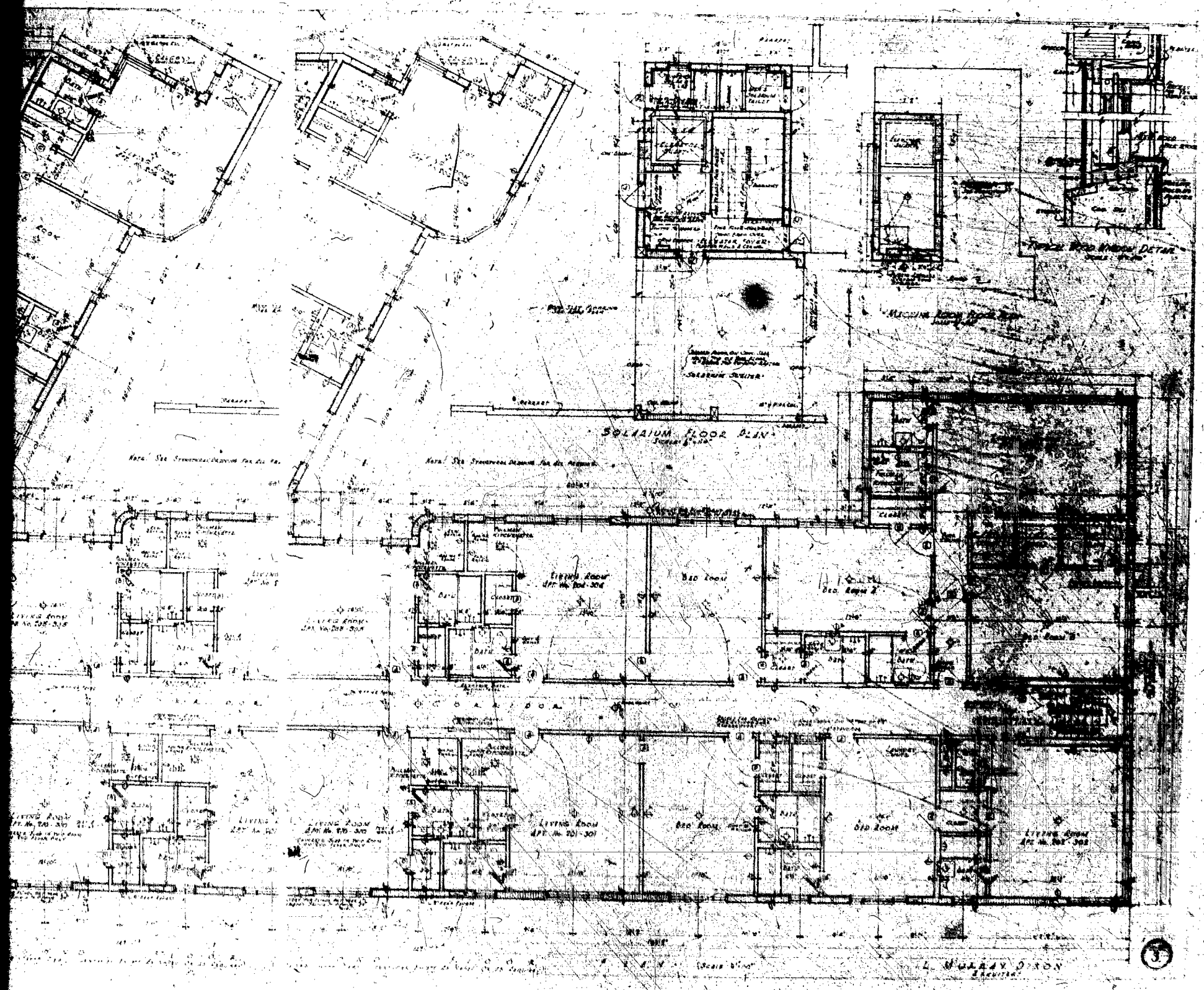


MURRAY DINON









DAK SAFETY FILM