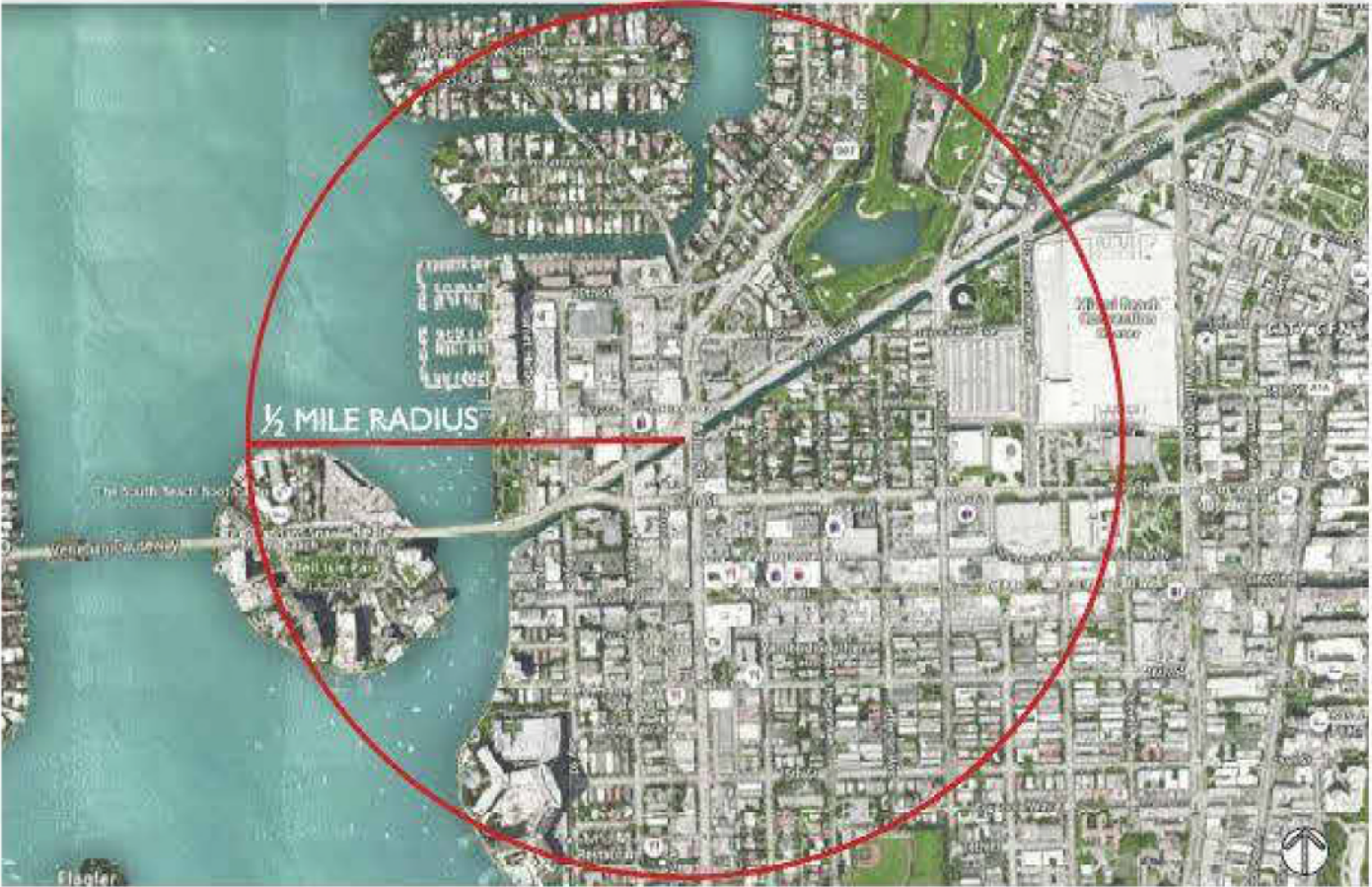


ANGLE AERIAL VIEW



AERIAL MAP



AERIAL MAP ENLARGED

1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

AERIAL VIEWS

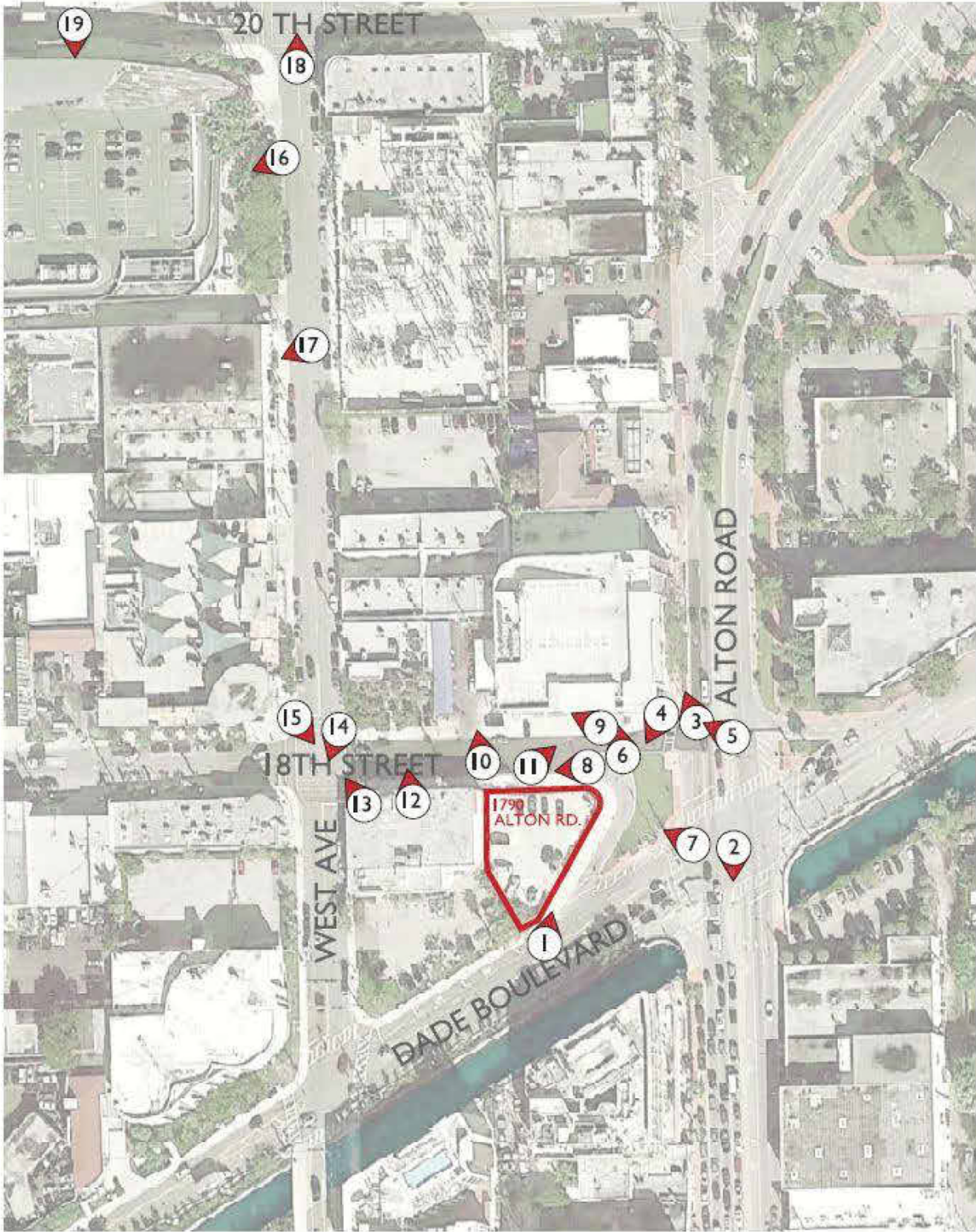


STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY, FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREBY
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG
ARCHITECTURE AND MAY NOT BE REPRODUCED, COPIED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG
ARCHITECTURE & PLANNING, INC. © 2019

SCALE:
DRAWN BY: Author
CHECK: JMcG
DATE: 08/08/2022
SHEET NUMBER

A 0.08



KEY PLAN N.T.S.



1. VIEW OF SITE FACING NORTH



2. VIEW OF SITE FACING KIMPTON HOTEL TO THE SOUTH



3. VIEW OF NEIGHBORING BUILDING AT RETAIL AREA

1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER

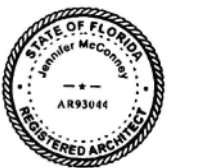


DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

EXISTING
PHOTOGRAPHY



STUDIO MCG ARCHITECTURE
JENNIFER McCONNEY FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG
ARCHITECTURE AND MAY NOT BE REPRODUCED, COPIED OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG
ARCHITECTURE & PLANNING, INC. © 2019

SCALE:

DRAWN BY: Author

CHECK: JMcG

DATE 08/08/2022

SHEET NUMBER

A 0.09



4. VIEW OF SITE FACING SOUTH-WEST



5. VIEW OF NEIGHBORING BUILDING AT RETAIL AREA FACING ALTON ROAD AND 18TH STREET



6. VIEW OF FACADE DETAIL AT NEIGHBORING BUILDING



7. VIEW OF SITE FACING NORTH-WEST



12. VIEW OF SOUL TAVERN RESTAURANT ON THE CORNER OF 18TH STREET AND WEST AVE



13. VIEW OF FRESH MARKET AT 18TH STREET



14. VIEW OF SUSHI GARAGE RESTAURANT ON 18TH STREET



15. VIEW OF OFFICE DEPOT STORE FACING SOUTH-EAST

EXISTING
PHOTOGRAPHY



STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY, FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG
ARCHITECTURE AND MAY NOT BE DUPLICATED, USED OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG
ARCHITECTURE & PLANNING, INC. (c) 2019

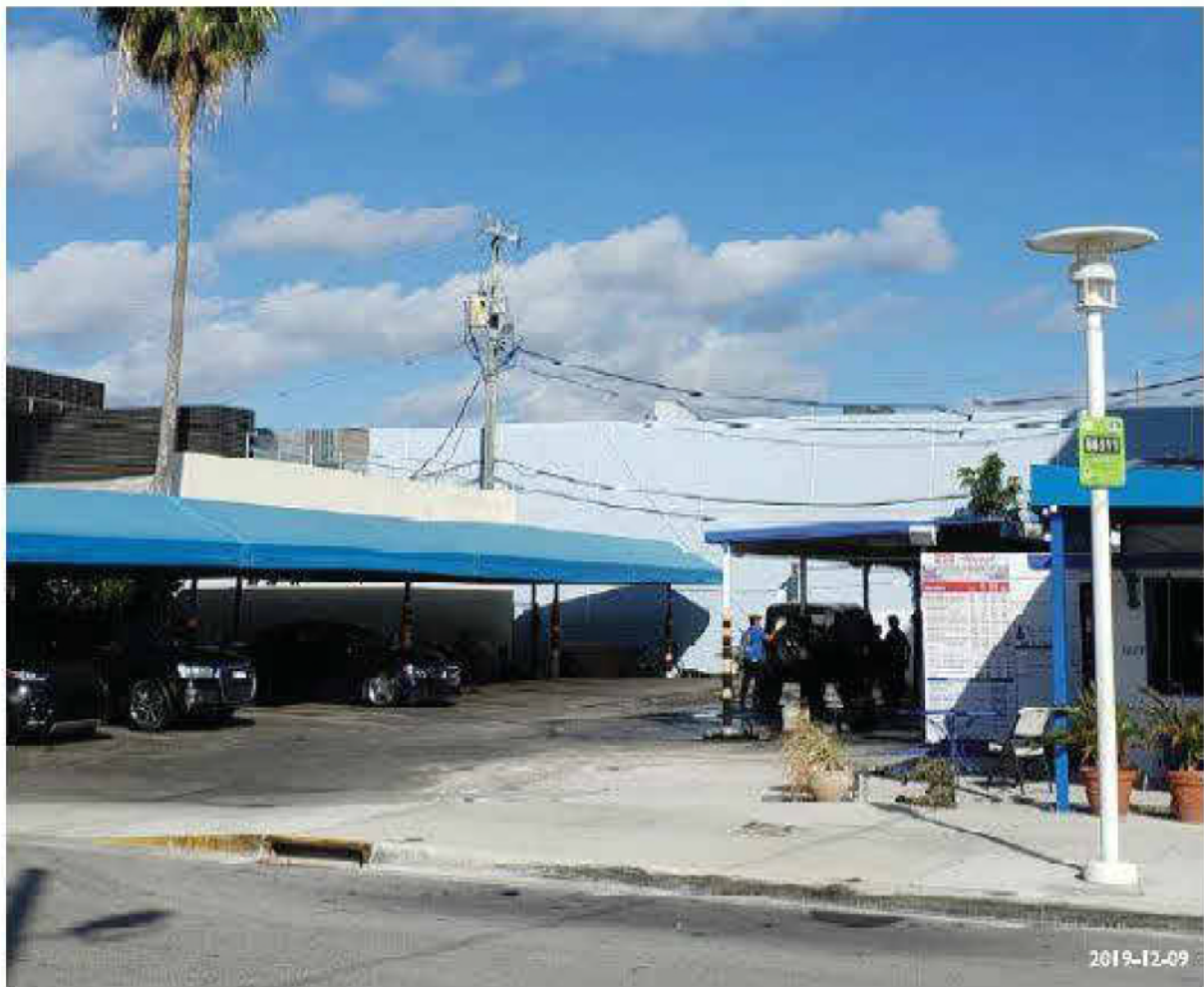
SCALE:
DRAWN BY: Author
CHECK: JMcG
DATE: 08/08/2022
SHEET NUMBER



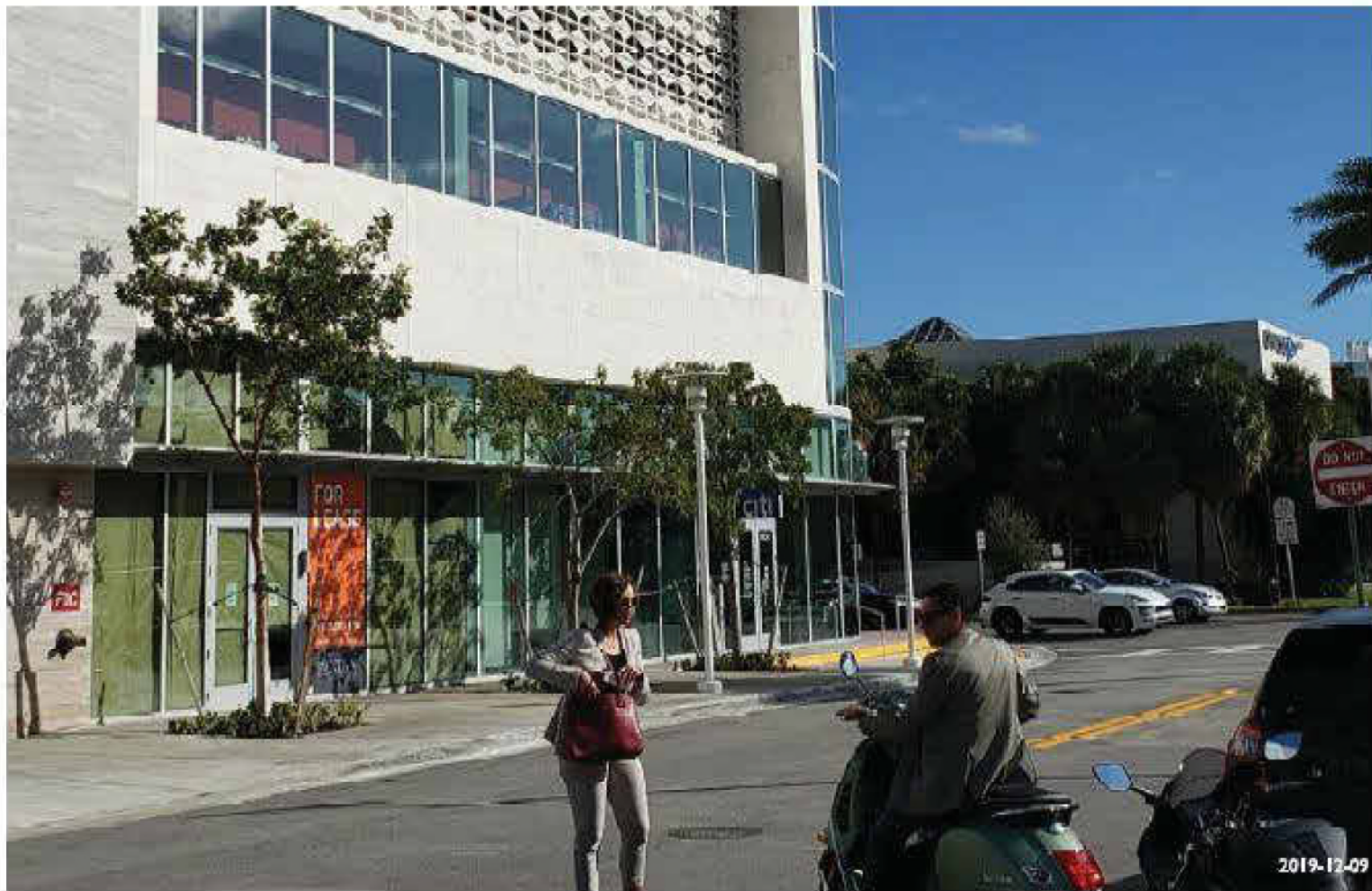
8. VIEW FACING WEST ON 18TH STREET FROM NORTH SIDE OF THE SITE



9. VIEW OF NEIGHBORING BUILDING AT RETAIL AREA AT 18TH STREET



10. VIEW OF CAR WASH ON 18TH STREET



11. VIEW OF MICHAEL'S BUILDING NORTH OF THE SITE FACING NORTH-EAST

1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

EXISTING PHOTOGRAPHY



STUDIO MCG ARCHITECTURE
JENNIFER McCONNEY, FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG
ARCHITECTURE AND MAY NOT BE REPRODUCED, COPIED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG
ARCHITECTURE & PLANNING, INC. © 2019

SCALE:

DRAWN BY: Author

CHECK: JMcG

DATE 08/08/2022

SHEET NUMBER

A 0.12

1790 ALTON RD.

1790 ALTON ROAD
MIAMI BEACH, FL 33141
OWNER



DESIGNER

GEK ARCHITECTURE

CONCEPT DESIGN

EXISTING PHOTOGRAPHY



STUDIO MCG ARCHITECTURE
JENNIFER MCCONNEY, FLORIDA LIC# AR93044

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF MCG
ARCHITECTURE AND MAY NOT BE REPRODUCED, COPIED, OR
DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF MCG
ARCHITECTURE & PLANNING, INC. © 2019

SCALE:
DRAWN BY: Author
CHECK: JMcG
DATE: 08/08/2022
SHEET NUMBER

A 0.13



16. VIEW OF PUBLIX GARAGE ON WEST AVENUE AND 20TH STREET



17. VIEW OF PUBLIC STORAGE ON WEST AVENUE AND DADE BLVD



18. VIEW OF OFFICE BUILDING ON WEST AVENUE AND 20TH STREET



19. VIEW OF PUBLIX ON WEST AVENUE AND 20TH STREET

BOUNDARY SURVEY
SCALE: 1" =20'

PAGE 1 OF 1
JOB No. CH-017122

PROPERTY ADDRESS:
1790 ALTON ROAD, MIAMI BEACH, FL. 33139, FOLIO# 02-3233-012-0700

LEGAL DESCRIPTION:

Lot 1, Block 17-A of "ISLAND VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 6, at Page 115, of the public Records of Miami-Dade County, Florida, less beginning at the northwesterly corner of Lot 1; thence south along the westerly line of Lot 1 for 169.41 feet to a point where the westerly line of Lot 1 intersects the northerly line of Dade Boulevard; thence northeasterly along the northerly line of Dade Boulevard for 65.7 feet to a point; thence northwesterly along a line defelcting 90 degrees to the left for 65.95 feet to a point; thence northerly along a line deflecting to the right 29 degrees 22'37" for 79.65 feet to a point being on the southerly line of 18th Street for 24.9 feet to the point of beginning, together with all the appurtenances thereunto belonging in anywise appertaining. (Special Warranty Deed, dated October 15th, 1993, recorded in Official Records Book 16367, Page 4229, Miami-Dade County Records).
Containing 10,331 Square Feet, 0.24 Acres, more or less, by calculations.
Pr1 . 2
operty Address: 1790 Alton Road Miami Beach, Florida, 33139. Folio No.: 02-3233-012-0700

ELEVATION INFORMATION:

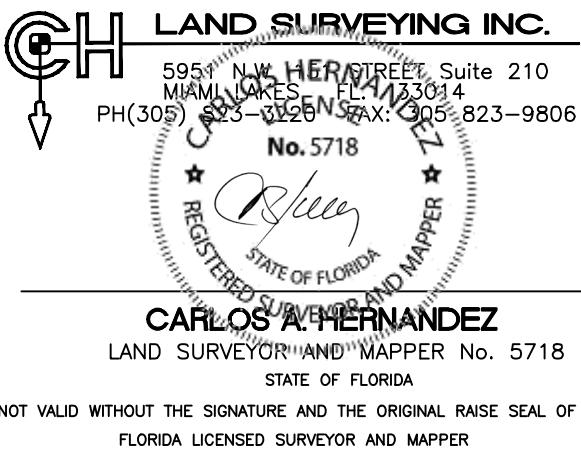
BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 9/11/09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 8 COMMUNITY 120651 PANEL NUMBER 12086C0317 SUFFIX L
ELEVATIONS REFER TO N.A.V.D.88 BENCHMARK USED: MDC C-100 ELEVATION= 9.50'

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. FENCE OWNERSHIP NOT DETERMINED

CERTIFIED TO:

SOBE 18, LLC, a Florida limited liability company
First American Bank
Kahn and Kahn P.L.
Old Republic National Title Insurance Company



| | |
|---------------------------|----------------|
| REVISIONS: | DATE: |
| UP-DATED SURVEY | AUGUST 8, 2022 |
| THIS SURVEY WAS PERFORMED | DATE: |
| | FEB. 25, 2021 |

