

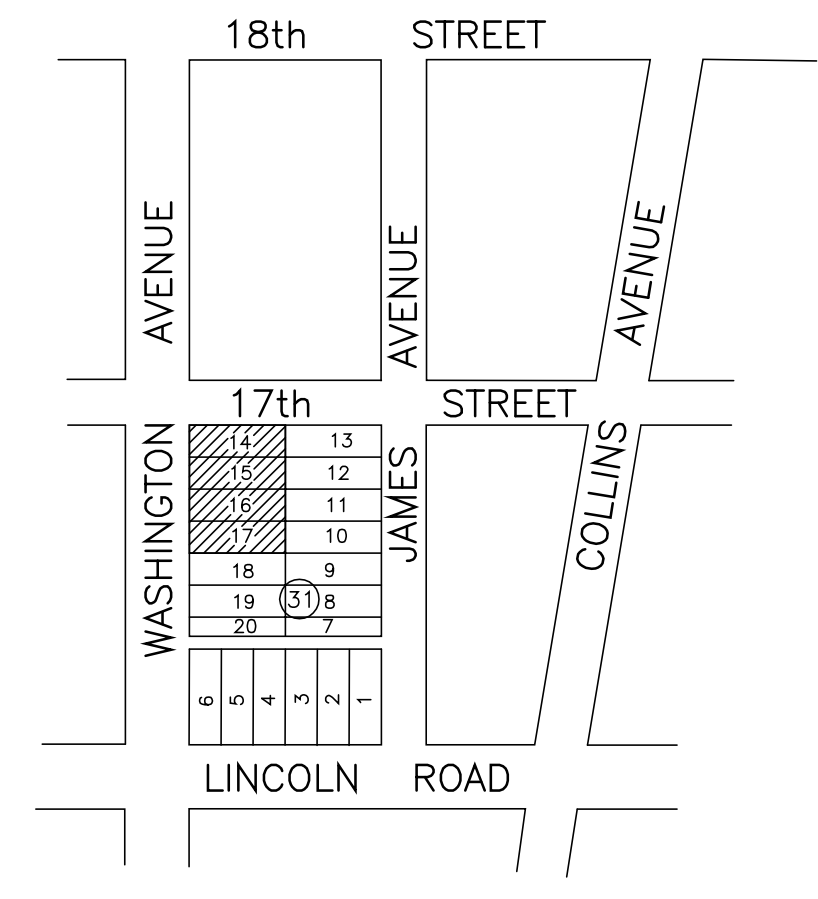
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No.	1	ADD	CERTIFICATION TO:	O.N.
No.	2	UPDATE	SURVEY (10/31/17)C	BLS
No.				BLS

**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@flsurvey.com

**ALTANSPS LAND TITLE SURVEY**  
 CITIBANK - 1685 WASHINGTON AVENUE  
 CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	2/13/17
Scale	1"=20'
Drawn By	MAP
CAD No.	170074
Plotted	11/2/17 3:07p
Ref. Dwg.	295-214-1
Field Book	486/218FLD.SHT. TC
Job No.	170074
Dwg. No.	2017-015
Sheet	1 of 1



**LOCATION SKETCH**  
NOT TO SCALE

**LEGEND**

[Symbol]	CATCH BASIN	[Symbol]	0.5' CURB
[Symbol]	MANHOLE	[Symbol]	2.0' CURB & GUTTER
[Symbol]	LIGHT POLE	[Symbol]	CHAIN LINK FENCE
[Symbol]	WATER METER	[Symbol]	I.D.
[Symbol]	WATER VALVE	[Symbol]	EL.
[Symbol]	CATCH BASIN INLET	[Symbol]	INV.
[Symbol]	UTILITY POLE	[Symbol]	SAN.
[Symbol]	RISER	[Symbol]	P.R.M.
[Symbol]	FIRE HYDRANT	[Symbol]	CONCRETE
[Symbol]	HANDHOLE	[Symbol]	ASPHALT PAVEMENT
[Symbol]	SIGN		

**LEGAL DESCRIPTION:**

Lots 14, 15, 16 and 17, Block 31, FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the plat thereof as recorded in Plat Book 2 at Page 77 of the Public Records of Miami-Dade County, Florida.

**SURVEYOR'S NOTES:**

- This site lies in Section 34, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company, File No. 3020-831539 with an effective date of January 12, 2017. All restrictions, easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".
- SCHEDULE B 11 - B Standard Exceptions not addressed.
- Provisions of the Plat of Fishers First Subdivision of Alton Beach, recorded in Plat Book 2, Page 77.
- No easements per plat that encumber parcel to plot. Right-of-Way per plat that adjoins parcel is shown on survey.
- Any additional tax year taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board. Standard Exception not addressed. Not a survey matter.
- Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).
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- Note: All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated. Any reference herein to a Book and Page is a reference to the Official Record Books of said county, unless indicated to the contrary.
- Bearings hereon are referred to an assumed value of N 00°23'39" W for the East right of way line of Washington Avenue, and evidenced by found 1/2" pipe & found nail & disk.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-371, Elevation +5.38 and located by PK nail & aluminum washer in concrete catch basin at 17th Street (36' West of centerline) and Washington Avenue (69' South of centerline).
- Lands shown hereon are located within an area having a Zone Designation AE (EL B) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12086C0317L, for Community No. 120851, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 29,978 square feet, or 0.688 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Total striped parking spaces within legal description: 26 Regular and 2 Handicap. Parking spaces were not verified for any applicable requirements.
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**CERTIFICATION TO:**

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 First American Title Insurance Company File No.: 3020-831539  
 Sobel Center, LLC

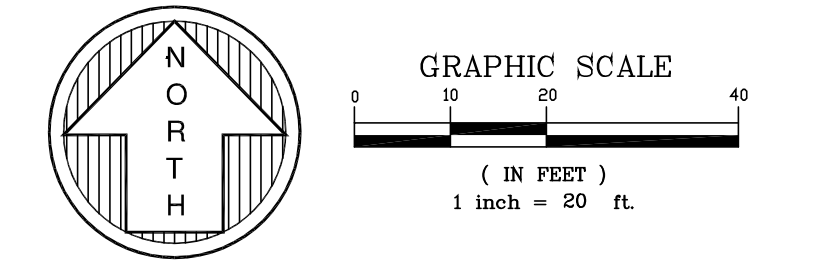
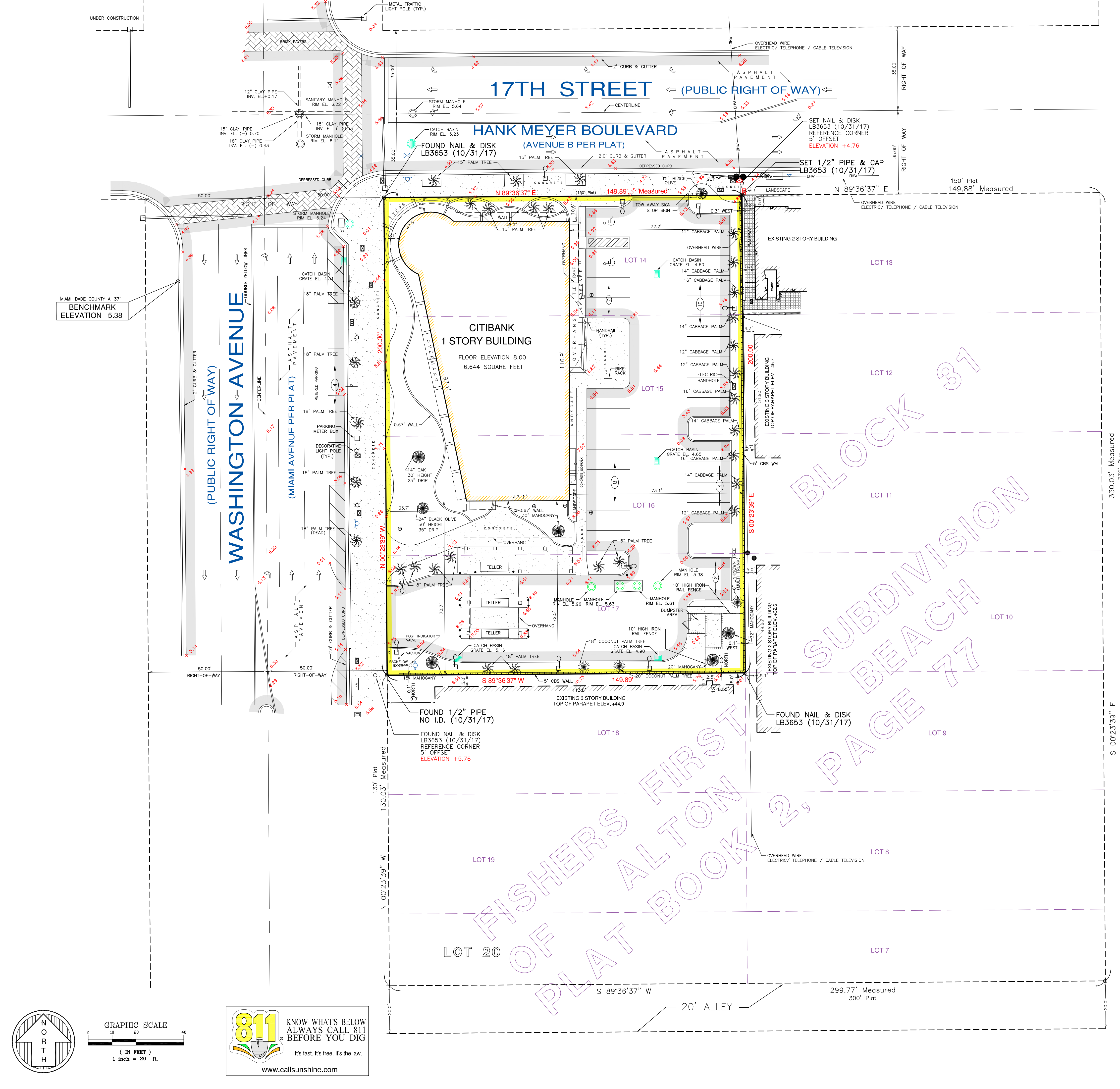
**SURVEYOR'S CERTIFICATION:**

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 13, 2017, and updated October 31, 2017, in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on October 31, 2017.

\*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.



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FISHERS FIRST SUBDIVISION OF ALTON BEACH  
 PLAT BOOK 2, PAGE 77  
 BLOCK 31



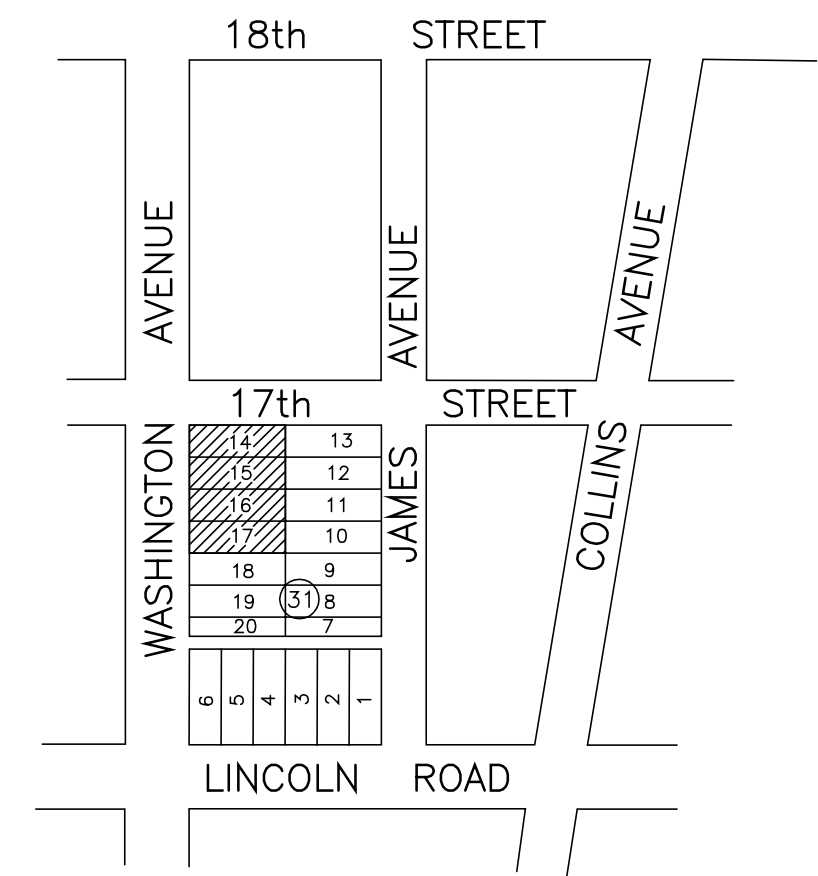
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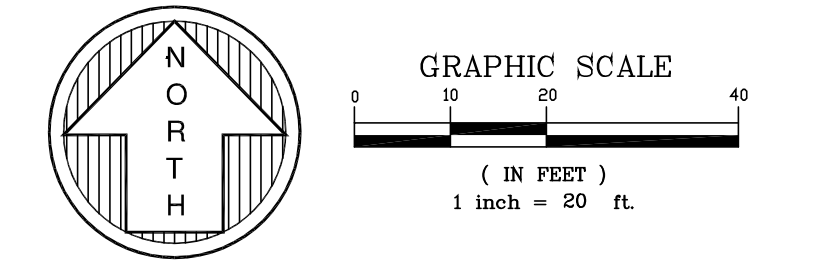
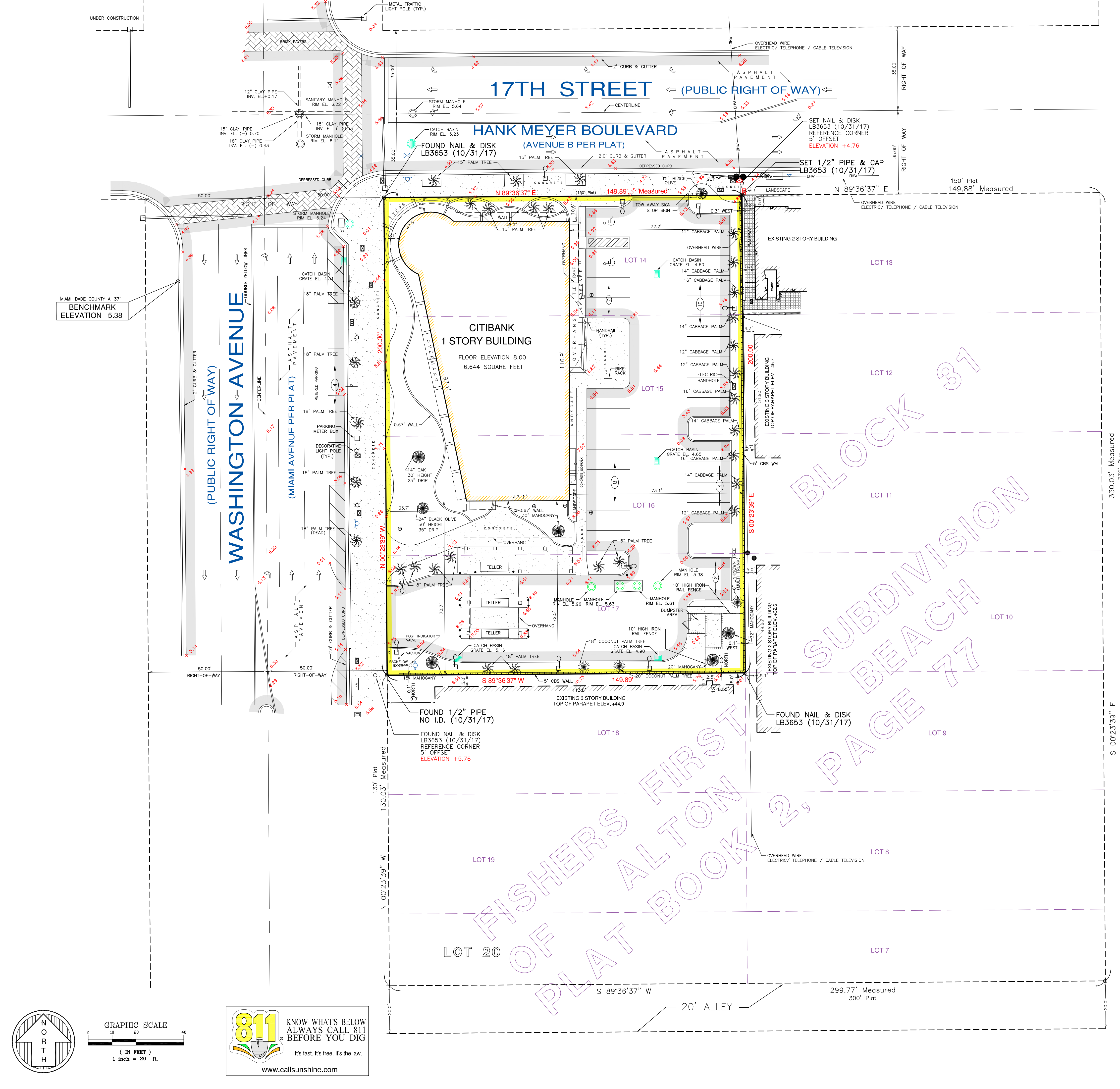
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FORTIN, LEAVY, SKILES, INC., LB3653

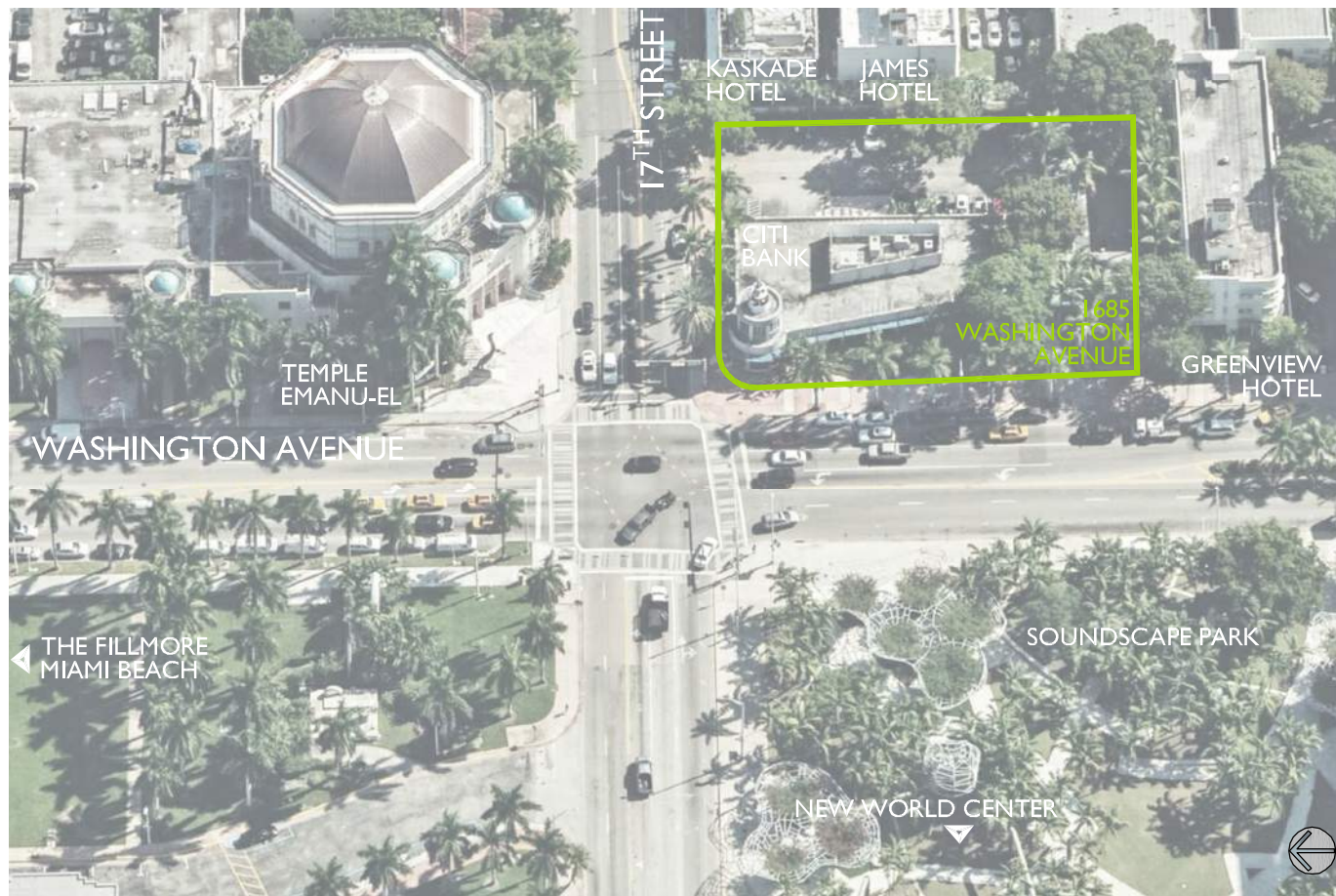
By: Daniel C. Fortin, For The Firm  
 Surveyor and Mapper, LS2853  
 State of Florida.



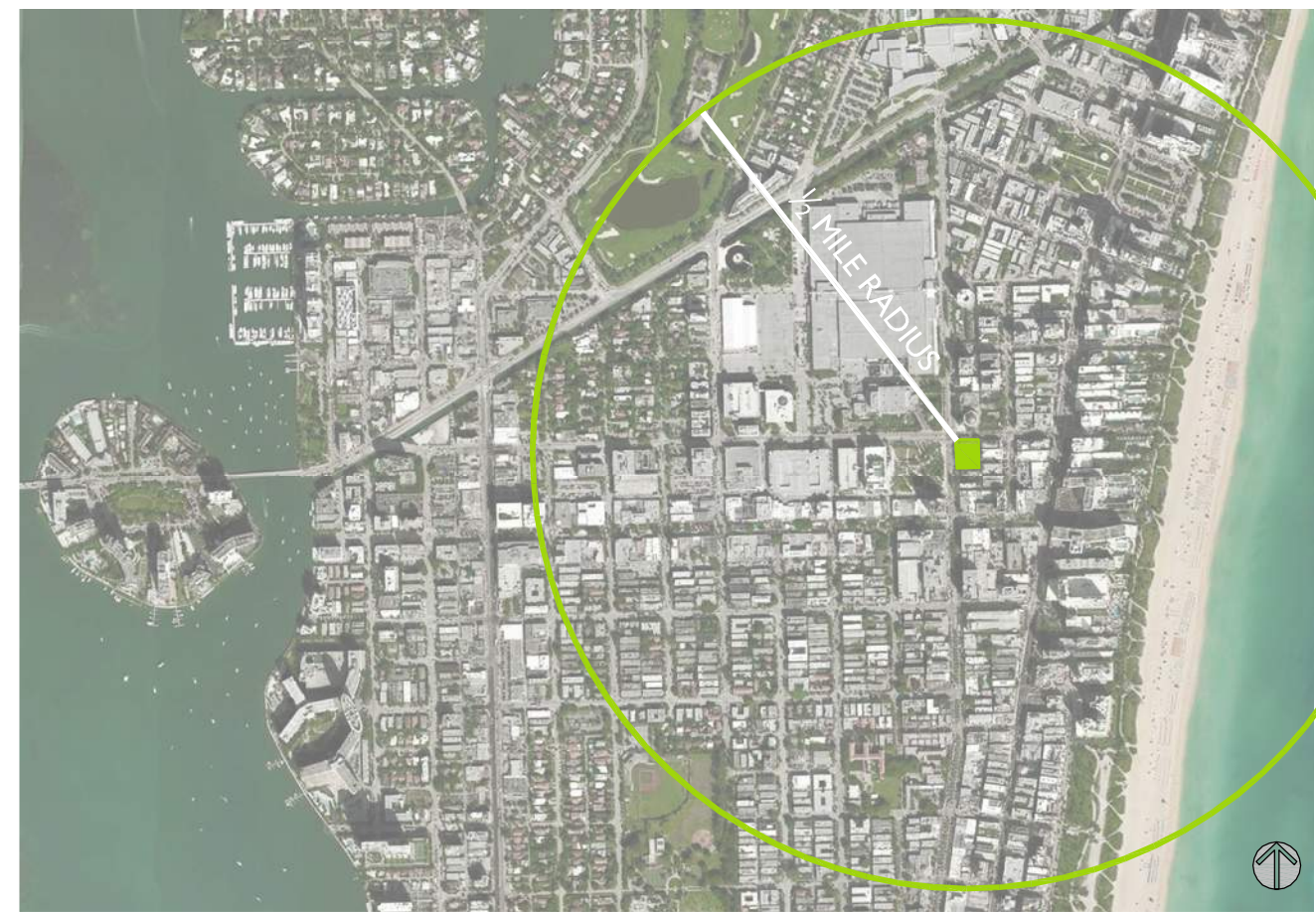
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BLOCK 31  
 SUBDIVISION  
 FISHERS FIRST  
 OF ALTON BEACH  
 PLAT BOOK 2, PAGE 77





AXONOMETRIC VIEW



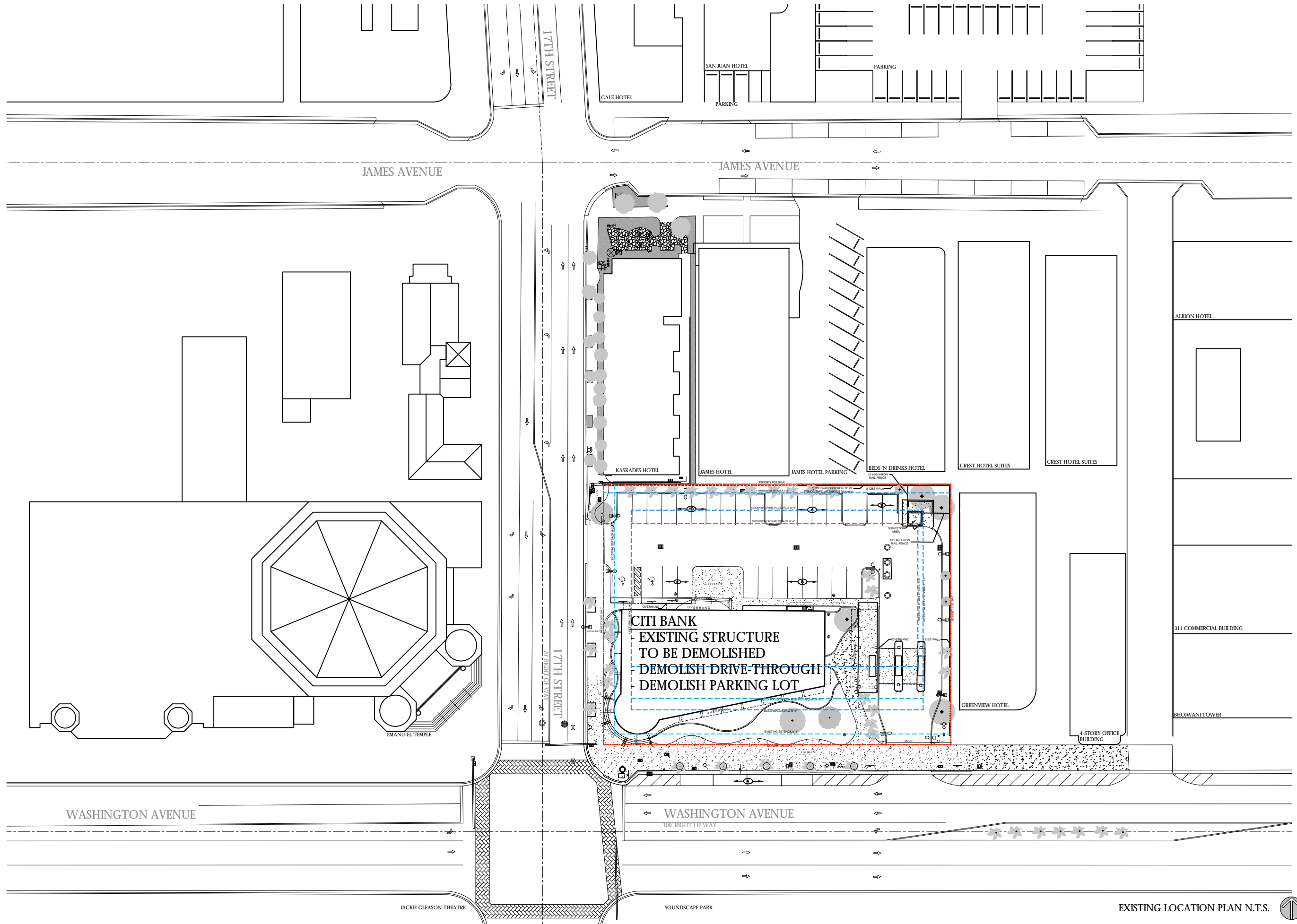
AERIAL MAP



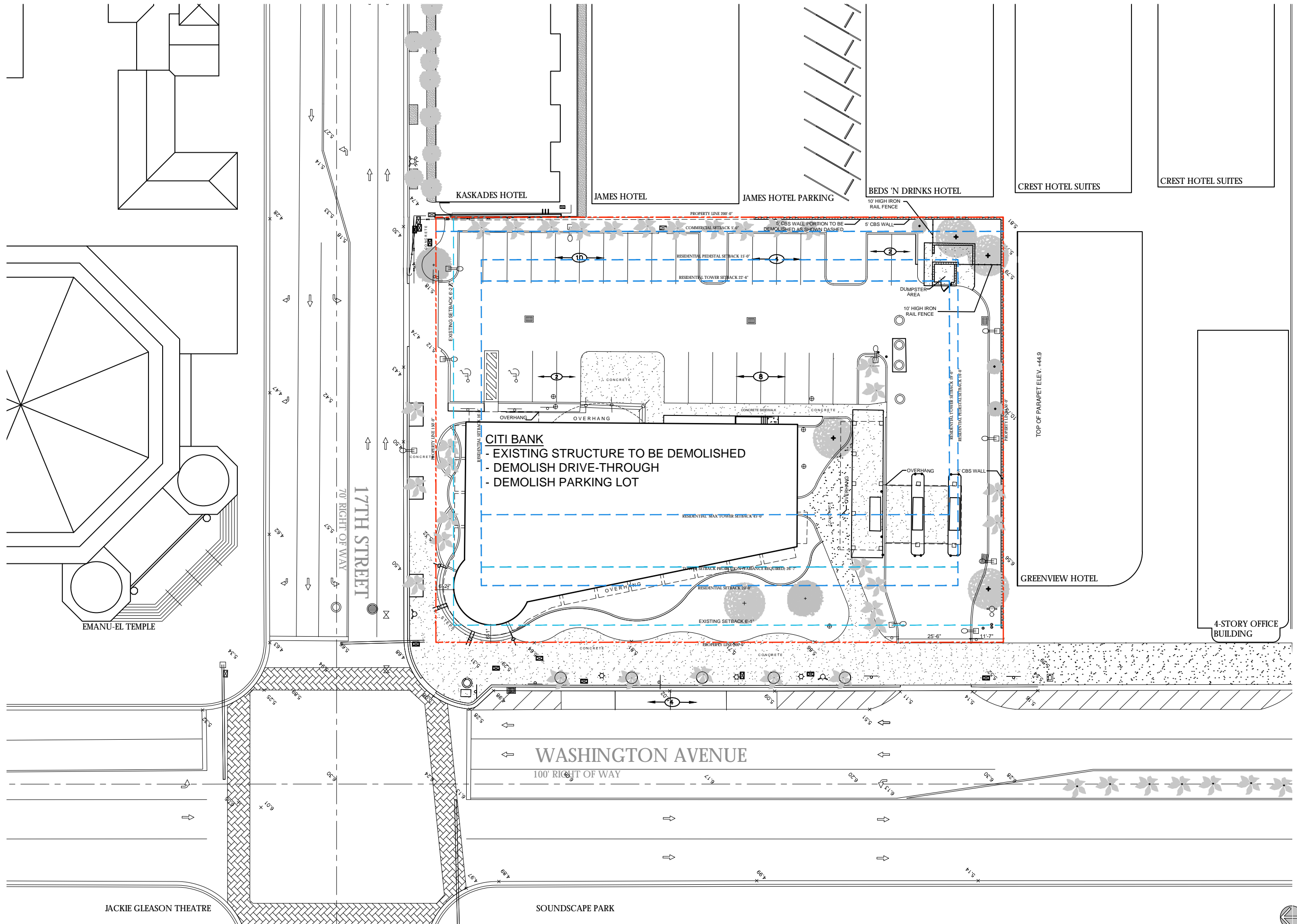
AERIAL MAP ENLARGED













**Symphony Park Hotel**

1685 Washington Ave  
Miami Beach, FL 33139



FINVARB  
GROUP  
CLIENT

RUDY RICCIOTTI  
architecte  
DESIGNER

CHRISTOPHER CAWLEY | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**EXISTING STREET ELEVATIONS**

JENNIFER McCONNAY FLORIDA LIC# AR93044

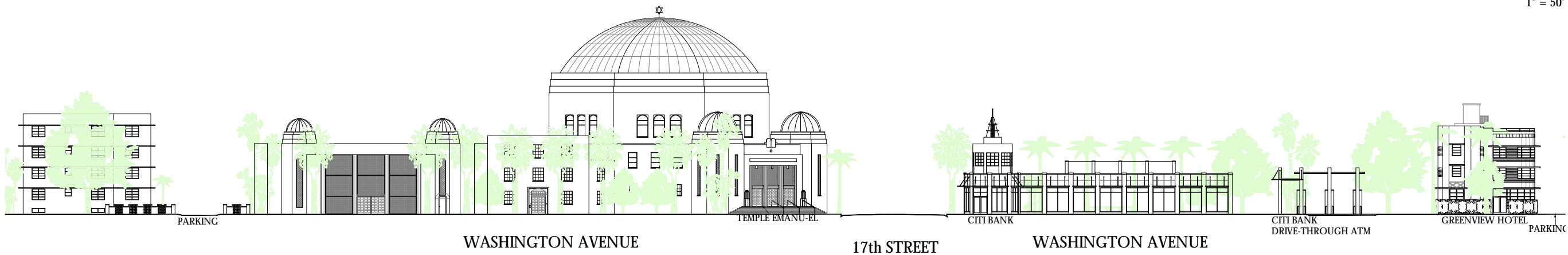
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SCALE:

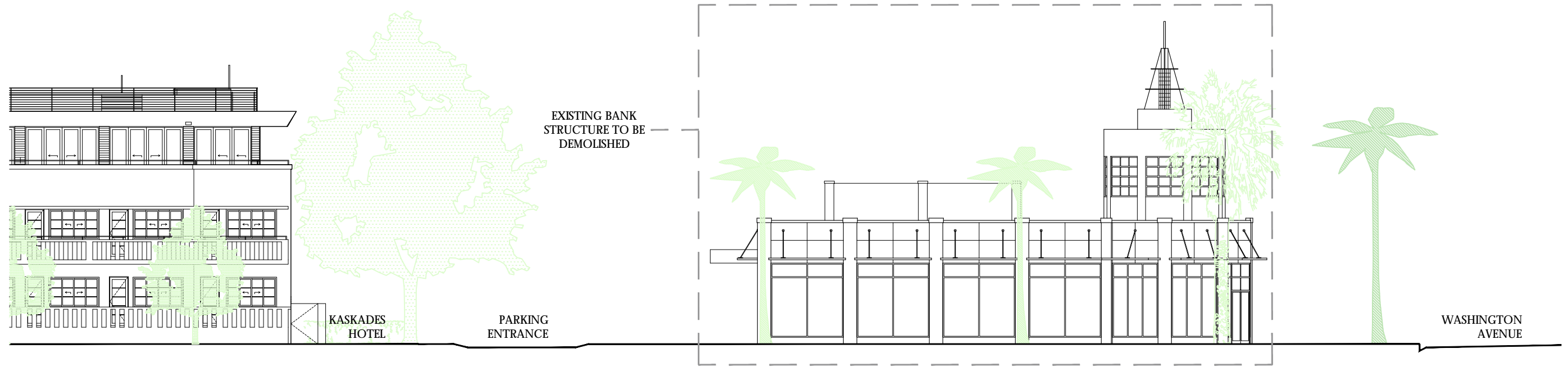
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DATE: 04/27/2018

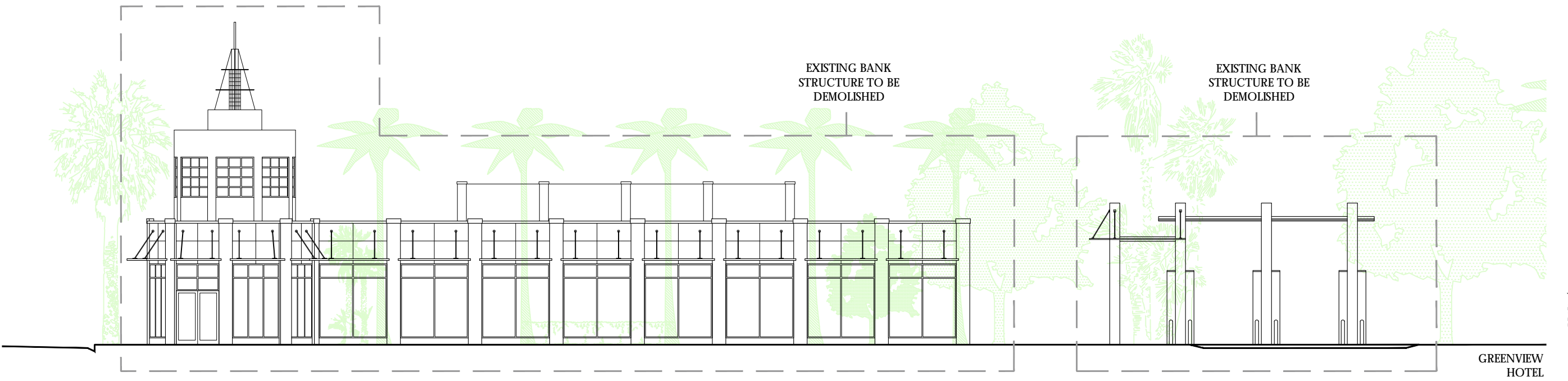
SHEET NUMBER







EXISTING NORTH ELEVATIONS SHOWING DEMOLITION  
1/16" = 1'-0"



EXISTING WEST ELEVATIONS SHOWING DEMOLITION  
1/16" = 1'-0"





2018-03-07  
3. SITE FACING 17TH STREET



2018-03-07  
2. SITE FACING WASHINGTON AVENUE



2018-03-07

1. CITI BANK PARKING VIEW FROM KASKADES HOTEL





2018-03-07  
8. CITI BANK DRIVE-THROUGH



2018-03-07

7. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE



2018-03-07

5. CITI BANK ENTRANCE



2018-03-07

6. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE



2018-03-07

4. CITI BANK DRIVE-THROUGH FACING WASHINGTON AVENUE







12. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING



11. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING



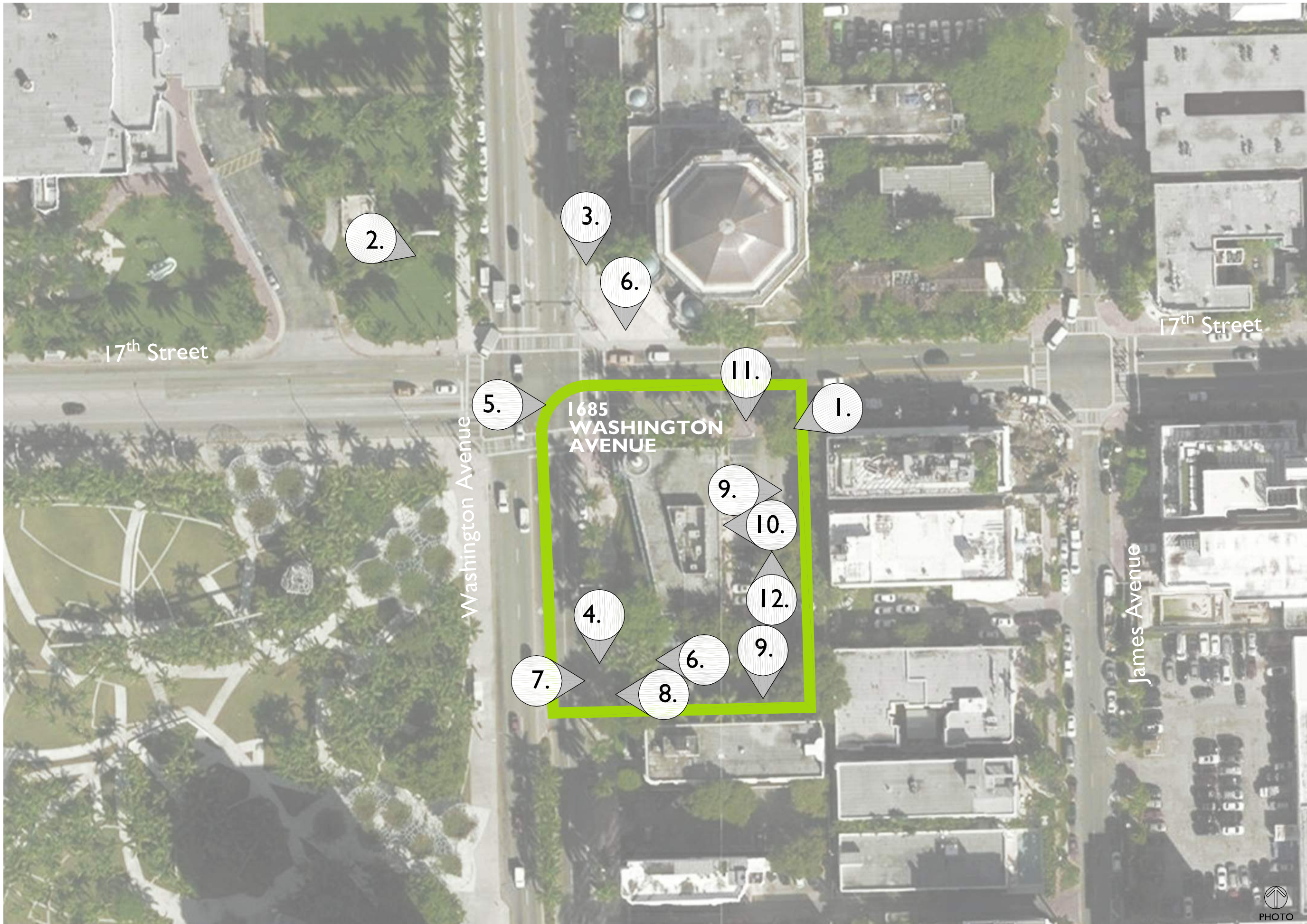
10. VIEW TOWARDS CITIBANK



9. VIEW TOWARDS NEIGHBORING STRUCTURES FROM THE CITIBANK PARKING











2018-03-07  
3. TEMPLE EMANU-EL



2018-03-07

Urban Robot Associates (2014). Photo of the Kaskades Hotel. [image] Available at: <http://www.urbanrobot.net/gipfel/ln61k411wi053iv5rqi9de8djsiye> [Accessed 7 March 2018].

2. PHOTO OF THE EXISTING KASKADES HOTEL



2018-03-07

1. KASKADES HOTEL OUTDOOR AREA





8. APPROACHING THE SITE FROM TEMPLE EMANUEL



7. JAMES HOTEL FACING JAMES AVENUE



6. BEDS 'N DRINKS/CHATAM APARTMENTS HOSTEL FACING JAMES AVENUE



5. CREST HOTEL SUITES FACING JAMES AVENUE



4. INTERSECTION OF WASHINGTON AVENUE AND 17H STREET, VIEW OF PROPERTY







2018-03-07  
13. APPROACHING THE SITE FROM 17TH STREET



2018-03-07  
12. INTERSECTION OF WASHINGTON AVENUE AND 17H STREET, VIEW OF PROPERTY



2018-03-07  
11. VIEW OF THE ALBION HOTEL AND LINCOLN ROAD FACING WEST



2018-03-07  
10. VIEW TOWARDS NEIGHBORING STRUCTURES



2018-03-07  
9. VIEW OF CREST HOTEL AND SUITES FACING WEST





**Symphony Park Hotel**

1685 Washington Ave  
Miami Beach, FL 33139



**FINVARB**  
GROUP  
CLIENT

**RUDY RICCIOTTI**  
architecte  
DESIGNER

**CHRISTOPHER CAWLEY** | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**SITE  
PHOTOGRAPHY**

JENNIFER MCCONNEY FLORIDA LIC# AR93044

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DATE: 04/27/2018

SHEET NUMBER



19.VIEW TOWARDS EAST FROM CORNER OF LINCOLN ROAD AND WASHINGTON AVENUE



18.VIEW TOWARDS NORTH FROM CORNER OF LINCOLN ROAD AND JAMES AVENUE



17.VIEW TOWARDS THE FILMORE CENTER



16.VIEW TOWARDS EAST OF GREENVIEW HOTEL

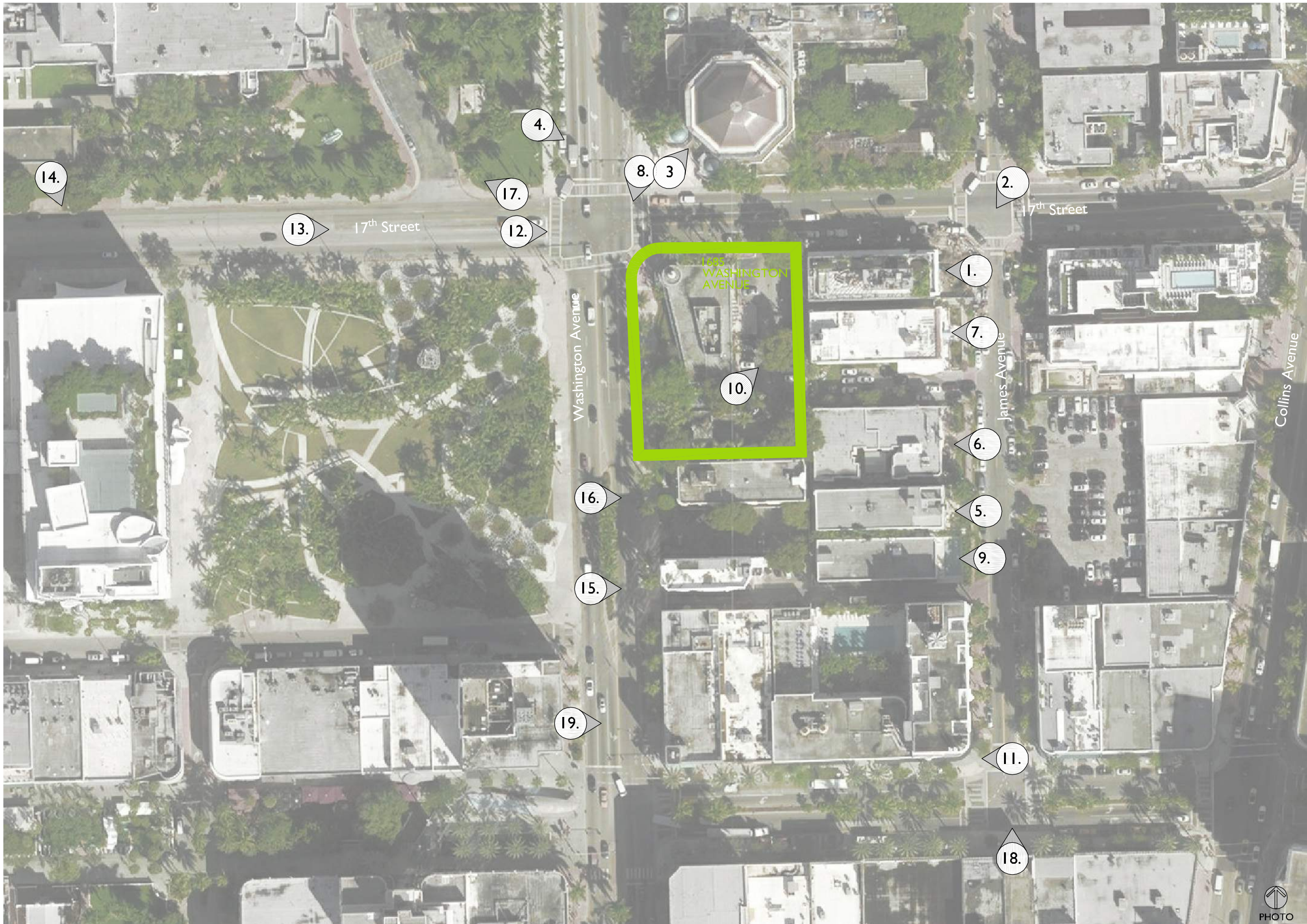


15.VIEW TOWARDS EAST OF OFFICE BUILDING



14.VIEW TOWARDS SOUTH EAST OF SOUNDSCAPE PARK AND NEW WORLD CENTER BUILDING

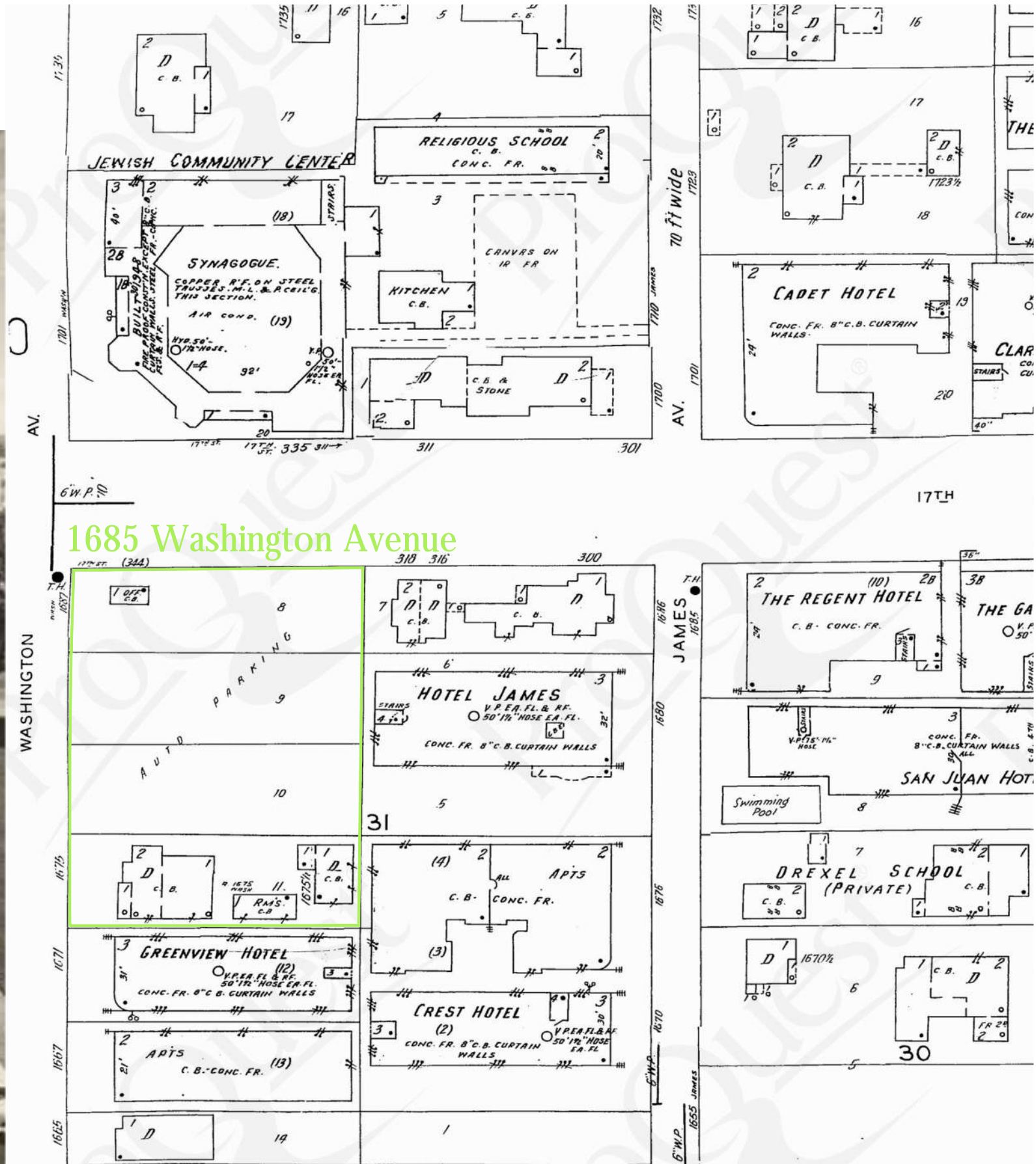








Miami Archives (2015). Washington Avenue looking south from 17th Street. (1957). [image]  
 Available at:  
<http://miamiarchives.blogspot.com/2015/04/1950s-and-60s-miami-beach-street-scenes.html>  
 [Accessed 7 Mar. 2018].



Sanborn Fire Insurance Map Company (1951). Miami Beach 1921-Nov. 1951. [image] Available at:  
<http://sanborn1.proquest.com/map.php?m=91417> [Accessed 7 Mar. 2018].





1705

PROJECT NUMBER

PROJECT:

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architecte  
DESIGNER

CHRISTOPHER CAWLEY | CC  
Landscape Architecture LLC | LA  
LANDSCAPE ARCHITECT

DRAWING:

**HISTORIC SITE  
PHOTOGRAPHY**



Temple Emanu-el on Washington Avenue. March 1949. [image]  
Available at:  
<https://www.floridamemory.com/items/show/135834>  
[Accessed 7 Mar. 2018].



View showing Temple Emanu-el on Washington Avenue. June 1966. [image] Available at:  
<https://www.floridamemory.com/items/show/17994> [Accessed 7 Mar. 2018].



Construction of the Miami Beach Jewish Community. 1943-1944.  
[image] Available at:  
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