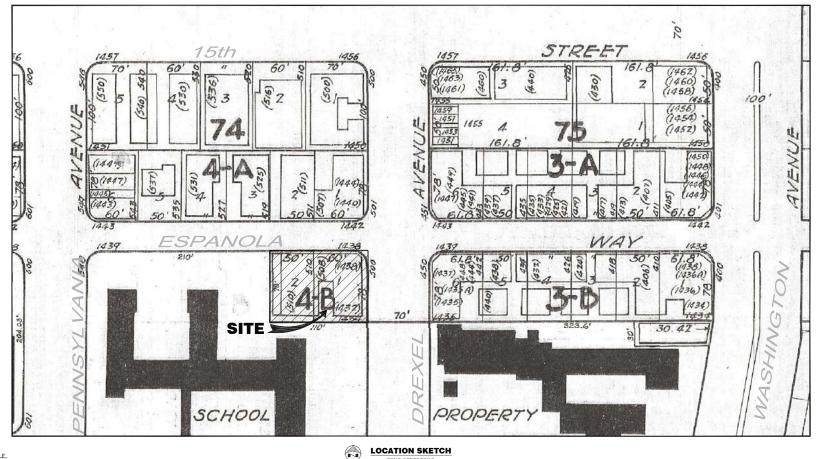
"BOUNDARY SURVEY"



SURVEYOR'S NOTES:

LEGAL DESCRIPTION PROVIDED BY CLIENT. OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF ESPANOLA WAY, WHICH IS N89'59'50"W.

FLOOD ZONE(S): AE
COMMUNITY: CITY OF MIAMI BEACH
DATE OF FIRM: SEPTEMBER 11th, 2009

ELEVATION: 8
NUMBER: 120651
SUFFIX: L PANEL: 12086C0317

ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED: LOCATOR: 4230 NE BENCHMARK NUMBER: D-149

ELEVATION: 4.18 (N.G.V.D.)

AREA OF PROPERTY: GROSS AREA: 14,150.31 sq. ft. and/or 0.32 ACRES MORE OR LESS. NET AREA: 8,580.02 sq. ft. and/or 0.20 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS COMMERCIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES, SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, ORBLES AND HEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWARER, SEWAGE, ELECTRICITY, GAS, TILEPHONE SERVICE, CABLE AND TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY DEVIS WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT OR DETERMINATED IF ARE ENCROACHED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

FIELD SURVEY DATE: JUNE, 12th - 15th, 18th, 21st, 22nd, 2012 & SEPTEMBER 20th - 25th, 2016.

SURVEY PREPARED FOR

1434 WASHINGTON AVENUE MIAMI BEACH, FLORIDA, 33139

LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 1 AND 2 OF BLOCK 4-B, OF "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY,

SURVEYOR'S REPORT:

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

THE PROPERTY LINE AS SHOWN IN THIS BOUNDARY SURVEY HAS BEEN DETERMINED BY OCCUPATION AFTER HAVING CONSULTED THE SURVEY DEPARTMENT IN PUBLIC WORKS OF CITY OF MIAMI BEACH. THE DETERMINATION OF THE PROPERTY LINES HAVE BEEN DETERMINED BY OCCUPATION SAYING THAT THE EXTERNOR WALLS OF THE EXISTING BUILDINGS FACING THE MAIN STREETS OF DREXEL AVENUE AND ESPANOLA WAY BECOMES THE PROPERTY LINE.

PROPERTY POINTS HAVE NOT BEEN FOUND BECAUSE OF A PHYSICAL INCONVENIENCE; EXISTING BUILDINGS ARE ON TOP THE PROPERTY LINE. NEITHER WITNESS POINTS HAVE BEEN FOUND.

ENCROACHMENT'S REPORT:

1. BALCONIES AND PARTS OF THE BUILDING STRUCTURE HAVE BEEN FOUND ALONG THE RIGHT-OF-WAY WHICH ARE ENCROACHING ON DREXEL AVENUE AND ESPANOLA WAY, FURTHERMORE: EXISTING CANVAS NOT REFLECTED IN BOUNDARY SURVEY ARE ENCROACHING WITH THE RIGHT-OF-WAY ON DREXEL AVENUE AND ESPANOLA ON THE PROPERTY OF THE PROP

DETAILED DRAWINGS OF ENCROACHMENTS FOUND IN RIGHT-OF-WAY ARE SHOWN AS DETAILS ON SHEET 2 OF 2

PROPERTY ADDRESS BY RECORD:

516 ESPANOLA WAY MIAMI BEACH, FLORIDA, 33139

PROPERTY ADDRESS BY OCCUPATION:

516 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. A LA FOLIE RESTAURANT 512 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. FONTANA CANDIDA 506 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. CLAY VILLAS/ESPANOLA VILLAS (CLAY HOTEL) 500 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 (UNDER RENOVATION)

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE: THIS SURVEY IS NOT COVERED WITH PROFESSIONAL LIABILITY INSURANCE.

+ X | = 1 | X STTTTE WAR SERVE • • P.S.M.

SURVEY "	EL AMI BEACH, FLORIDA, 33139	Certified & Supervised By :	GUILLERMO GUERRERO PROFESSIONAL SURVEYOR & MAPPERN		682 E. 21st Street, Hialeah, FL. 33013
"BOUNDARY SURVEY "	CLAY HOTEL DDRESS: 516 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139	way Flatd Work & Strop Drawing Prepar od By:	SETOFPLANS.COM ENGINEERING SURVEYING	Providing Precision with Excellence Serving South Florida Since 2004	Contact: Diego Herrera - Call Us:786.657.9224

Drawn: IEG

Job: 160909

1

ESPAÑOLA HOTEL - MATANZAS BUILDING

OWNER

NEW YORK, NEW YORK 10018

DESIGN ARCHITECT WILKINSON ARCHITECTS PLLC 265 CANAL STREET / SUITE 507

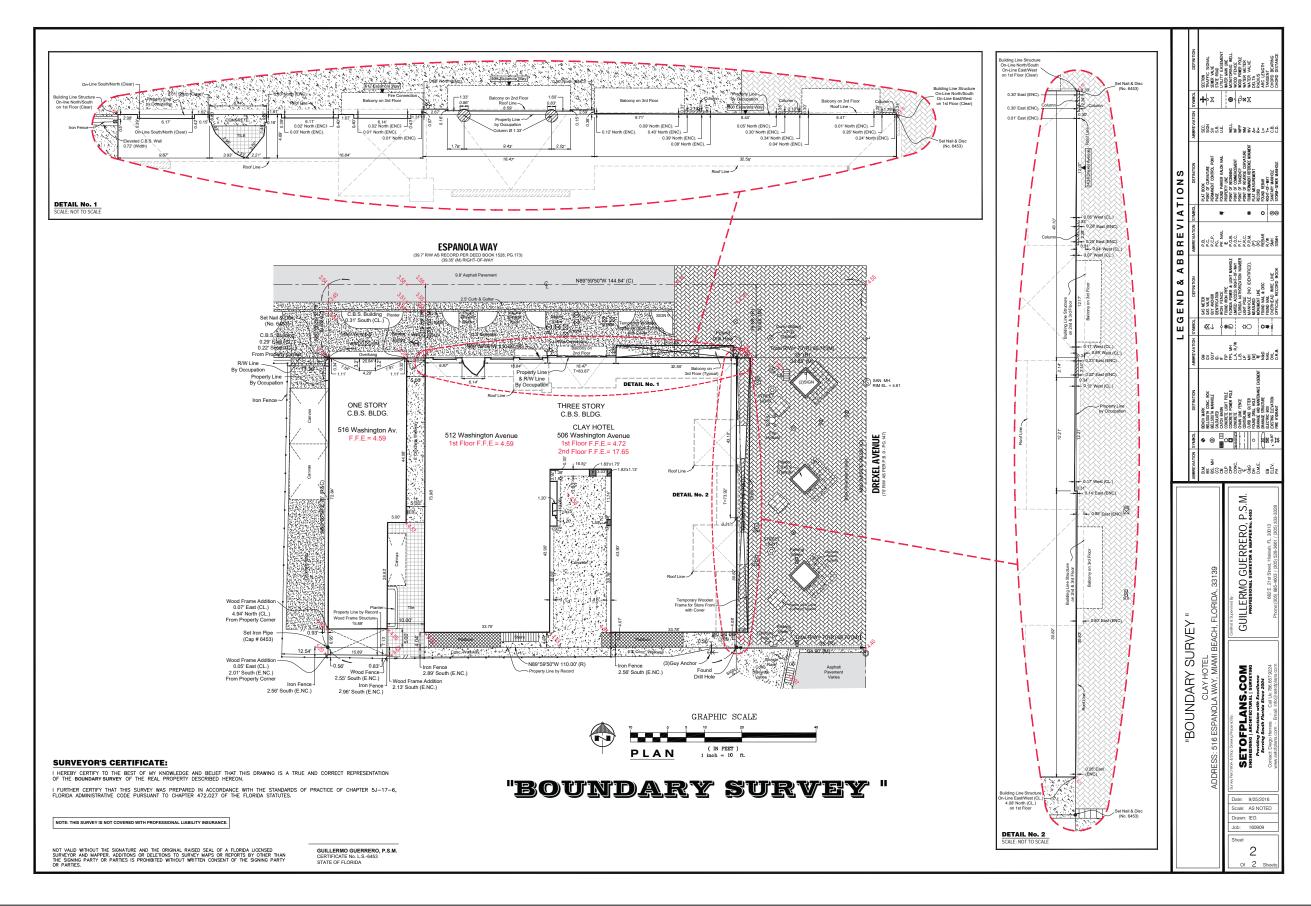
NEW YORK, NEW YORK 10013

SITE SURVEY



516 ESPANOLA WAY MIAMI BEACH, FLORIDA 33139

INFINITY ESPANOLA HOTEL VENTURE, LLC 1407 BROADWAY, 30TH FLOOR



ESPAÑOLA HOTEL - MATANZAS BUILDING

SITE SURVEY



BUILDING RENOVATIONS
PROJECT CRITERIA - ZONING / SETBACKS / OVERVIEW
ADDRESS
1434 WASHINGTON AVE MIAMI BEACH, FL
ZONING CLASSIFICATION
COMMERCIAL, MEDIUM INTENSITY DISTRICT (CD-2)

BUILDING CLASSIFICATION			
OCCUPANCY GROUP	GROUP "R-1" HOTEL TRANSIENT(FBC)		
TYPE OF CONSTRUCTION: TYPE IIIB			
ALTERATION LEVEL 2 (FBC - SEC 404.1)			

LOT SIZE: 8,600 SQFT

FLORIDA BUILDING CODE EXISTING 2014 USE FOR DESIGN STANDARDS

FLORIDA FIRE PREVENTION CODE 2014 NFPA101 USE FOR DESIGN STANDARDS

AE
8'
4.70'
4.37'
5.62'
5.37'
12086C0317

ALL ELEVATIONS REFERRED TO NGVD 1929

Classification of Structure for Flo	n CATEGORY II	

ALLOWED	EXISTING	
5'-0"	0'-0"	
5'-0"	0'-0"	
5'-0"	0'-0"	
5'-0"	0'-0"	
ALLOWED	EXISTING	
5-STORIES - 50'-0"	3-STORIES - 43'-5"	
	5'-0" 5'-0" 5'-0" 5'-0" ALLOWED	

	DING #5 (MATANZA NDER 200 S.F. <u>)</u>	<u>\S)</u>
UNIT #	S.F.	
UNIT #501	189 S.F.	
UNIT #502	191 S.F.	
UNIT #503	185 S,F,	
UNIT #504	173 S.F.	
UNIT #505	170 S.F.	
UNIT #506	191 S.F.	
UNIT #507	178 S.F.	
UNIT #513	182 S.F.	
UNIT #515	169 S.F.	
UNIT #516	176 S.F.	
UNIT #517	166 S.F.	
UNIT #519	170 S.F.	
UNIT #520	186 S.F.	
UNIT #521	192 S.F.	
UNIT #522	189 S.F.	
UNIT #523	183 S.F.	
UNIT #524	191 S.F.	
UNIT #525	192 S,F,	
UNIT #526	172 S.F.	
UNIT #527	175 S.F.	
UNIT #528	197 S.F.	
UNIT #529	172 S.F.	
UNIT #531	187 S.F.	
UNIT #537	166 S.F.	
UNIT #538	176 S.F.	
UNIT #539	163 S.F.	
UNIT #540	165 S.F.	
UNIT #541	175 S.F.	
UNIT #542	179 S.F.	
UNIT #543	191 S.F.	
UNIT #544	185 S.F.	

NG #5 (MATANZAS)		UNIT S.F. BUILDING #5 (MATANZAS)			
ER 200 S.F. <u>)</u>		UNIT #	S.F.		
S.F.		UNIT #508	244 S.F.		
189 S.F. 191 S.F. 185 S.F. 173 S.F. 170 S.F. 191 S.F. 182 S.F. 169 S.F. 176 S.F. 176 S.F.		UNIT #509 UNIT #510 UNIT #511 UNIT #514 UNIT #518 UNIT #530 UNIT #530 UNIT #533 UNIT #534 UNIT #535 UNIT #535	288 S.F. 226 S.F. 212 S.F. 245 S.F. 262 S.F. 271 S.F. 244 S.F. 208 S.F. 237 S.F. 213 S.F. 238 S.F.		
186 S.F. 192 S.F.		TOTAL: 13	3,129 S.F	AVE 241 S.F	
189 S.F. 183 S.F. 191 S.F.					

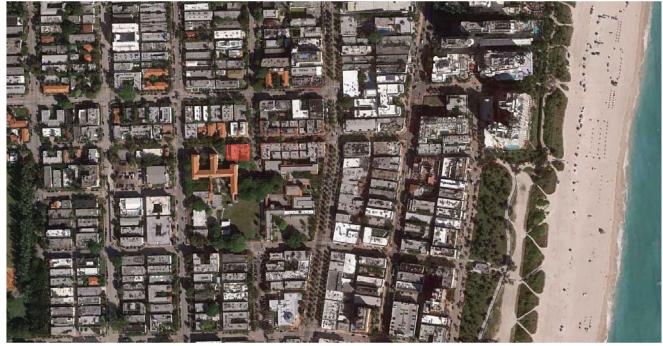
TOTAL NUMBER OF UNITS: 44 UNITS

TOTAL: 31 5,576 S.F AVE 180 S.F

* TOTAL NUMBER OF HOTEL UNITS WITH AREA LESS THAN 200 S.F.: 31 UNITS







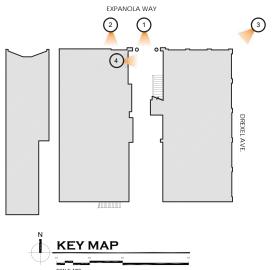






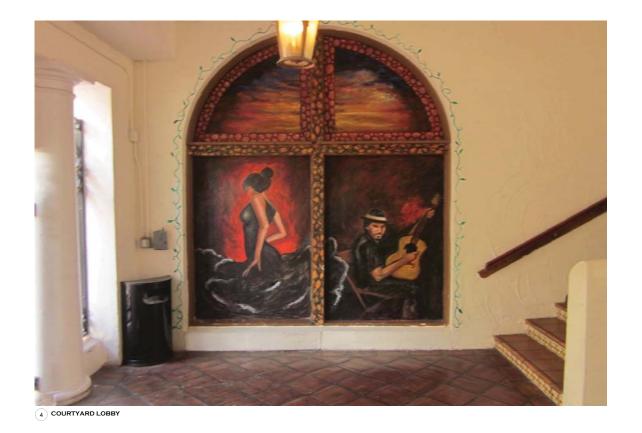








3 ESPAÑOLA WAY & DREXLER AVENUE



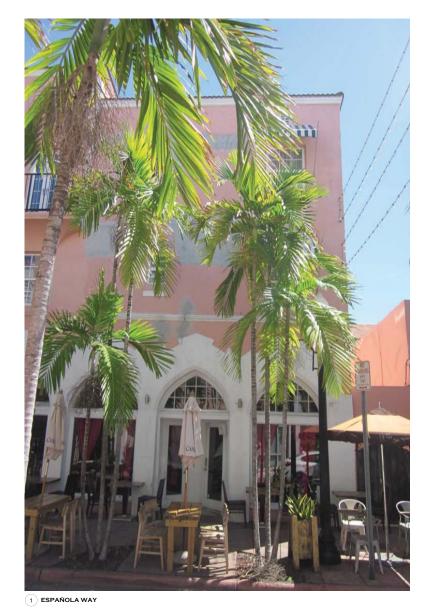
ESPAÑOLA HOTEL - MATANZAS BUILDING

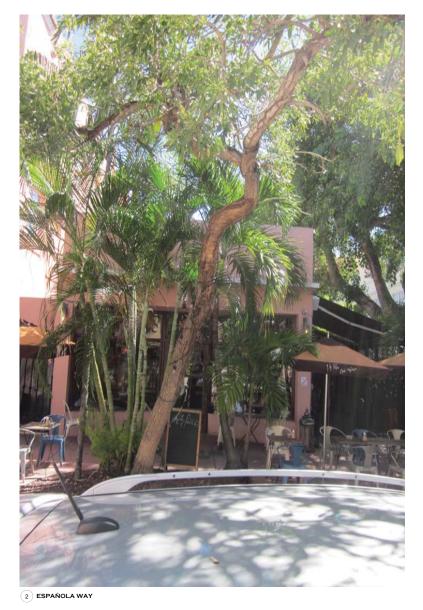
EXISTING CONDITIONS C-2

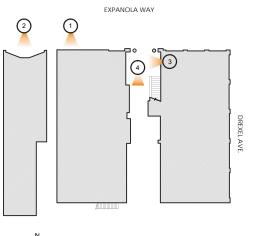
OWNER
INFINITY ESPANOLA HOTEL VENTURE, LLC
1407 BROADWAY, 30TH FLOOR
NEW YORK, NEW YORK 10018

DESIGN ARCHITECT WILKINSON ARCHITECTS PLLC 265 CANAL STREET / SUITE 507 NEW YORK, NEW YORK 10013









KEY MAP





ESPAÑOLA HOTEL - MATANZAS BUILDING

OWNER INFINITY ESPANOLA HOTEL VENTURE, LLC 1407 BROADWAY, 30TH FLOOR

NEW YORK, NEW YORK 10018

DESIGN ARCHITECT WILKINSON ARCHITECTS PLLC 265 CANAL STREET / SUITE 507 NEW YORK, NEW YORK 10013

EXISTING CONDITIONS C-3

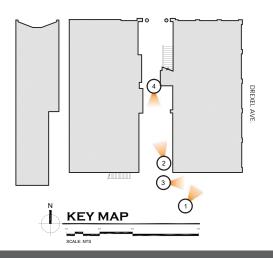


516 ESPANOLA WAY MIAMI BEACH, FLORIDA 33139



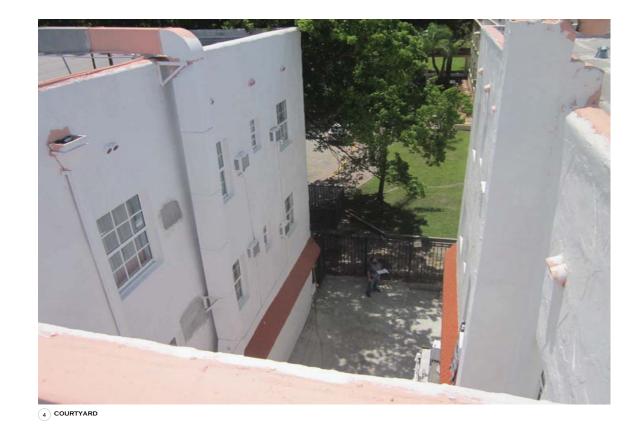


EXPANOLA WAY





3 COURTYARD



ESPAÑOLA HOTEL - MATANZAS BUILDING

OWNER INFINITY ESPANOLA HOTEL VENTURE, LLC

DESIGN ARCHITECT WILKINSON ARCHITECTS PLLC 265 CANAL STREET / SUITE 507 NEW YORK, NEW YORK 10013

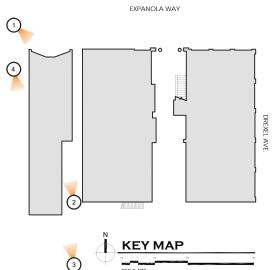
EXISTING CONDITIONS C-4













ESPAÑOLA HOTEL - MATANZAS BUILDING

EXISTING CONDITIONS C-5





MATAZAS BUILDING - CIRCA 1926 VIEW FROM ESPAÑOLA WAY & DREXLER AVENUE



ESPAÑOLA WAY-CIRCA 1975



MATAZAS BUILDING - CIRCA 2011 VIEW FROM ESPAÑOLA WAY & DREXLER AVENUE



LOBBY ENTRANCE - CIRCA 1980'S

ESPAÑOLA HOTEL - MATANZAS BUILDING

OWNER INFINITY ESPANOLA HOTEL VENTURE, LLC 1407 BROADWAY, 30TH FLOOR NEW YORK, NEW YORK 10018

HISTORIC PHOTOS C-6

DESIGN ARCHITECT WILKINSON ARCHITECTS PLLC 265 CANAL STREET / SUITE 507 NEW YORK, NEW YORK 10013

