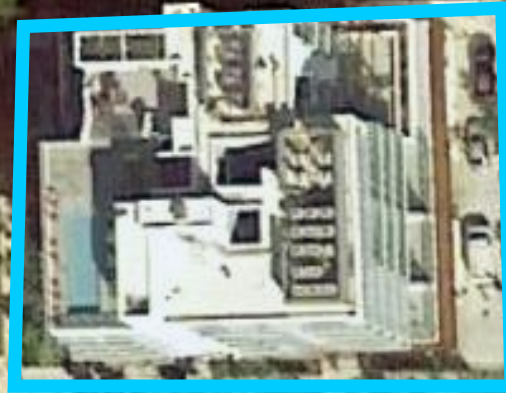


Subject Property – 1215 West Avenue

West Avenue



12th Street

Alton Road

Directional Photo Plan

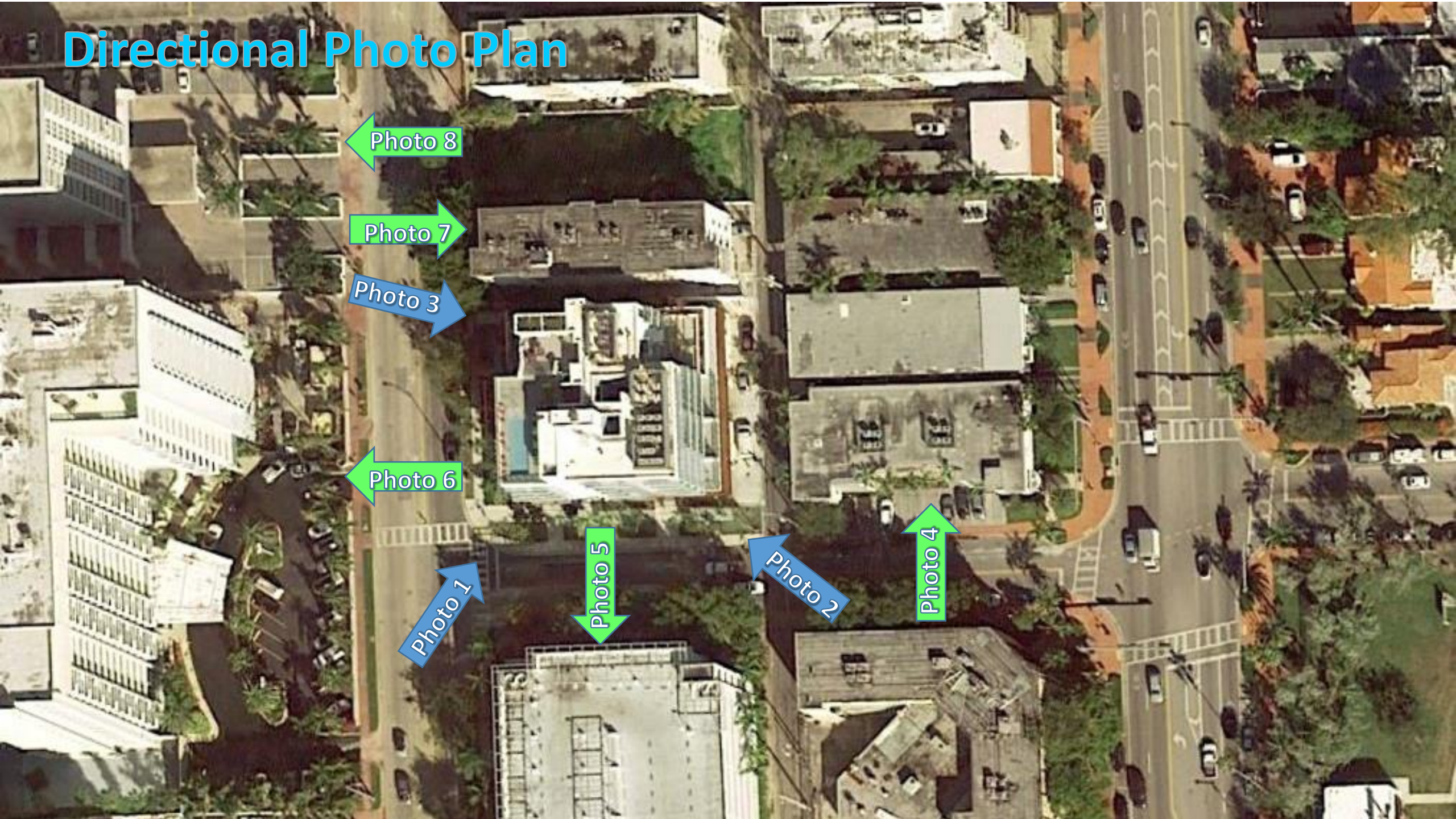


Photo 8

Photo 7

Photo 3

Photo 6

Photo 1

Photo 5

Photo 2

Photo 4

Photo 1 – Subject Property from 12th Street and West Avenue

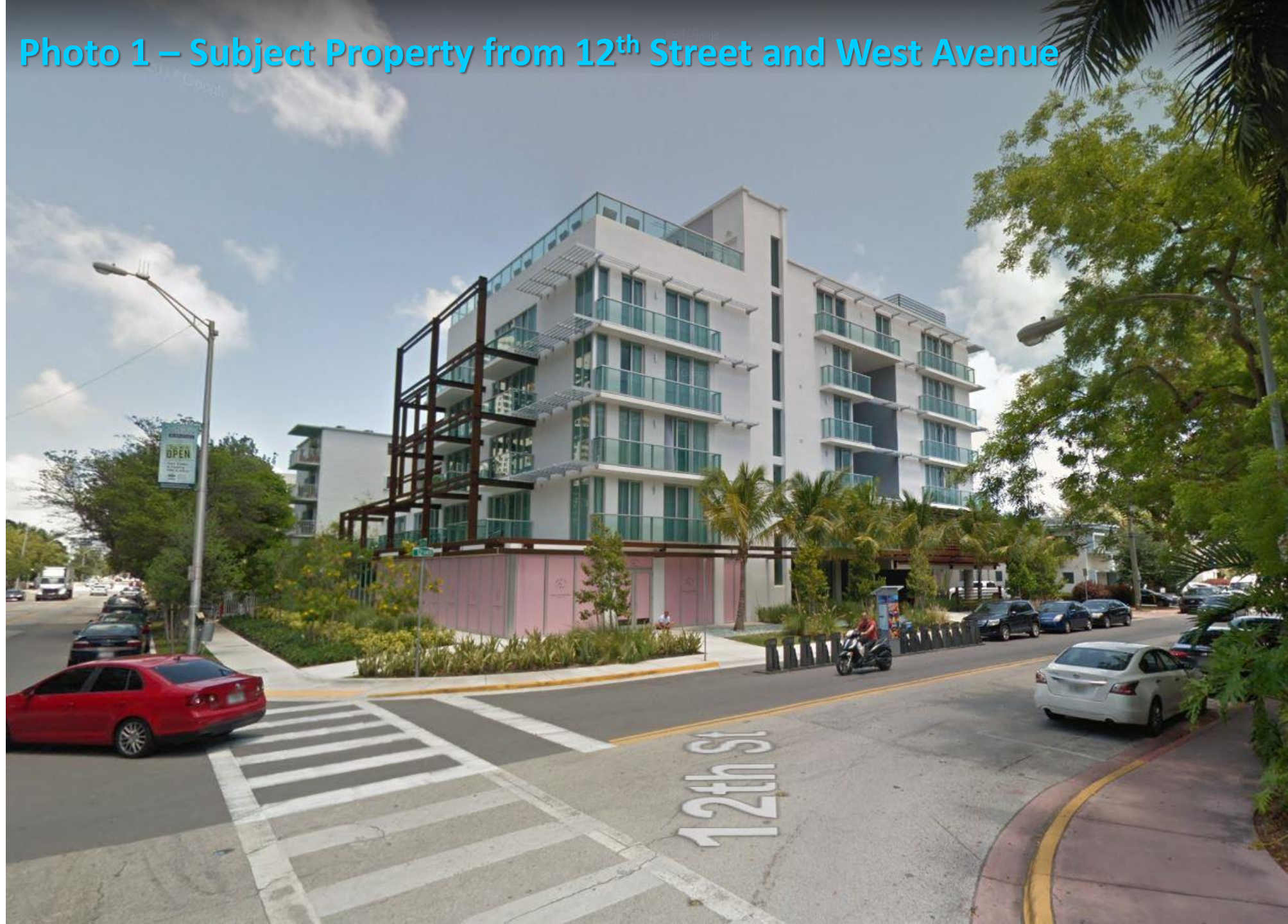


Photo 2 – Subject Property from 12th Street and Alton Court

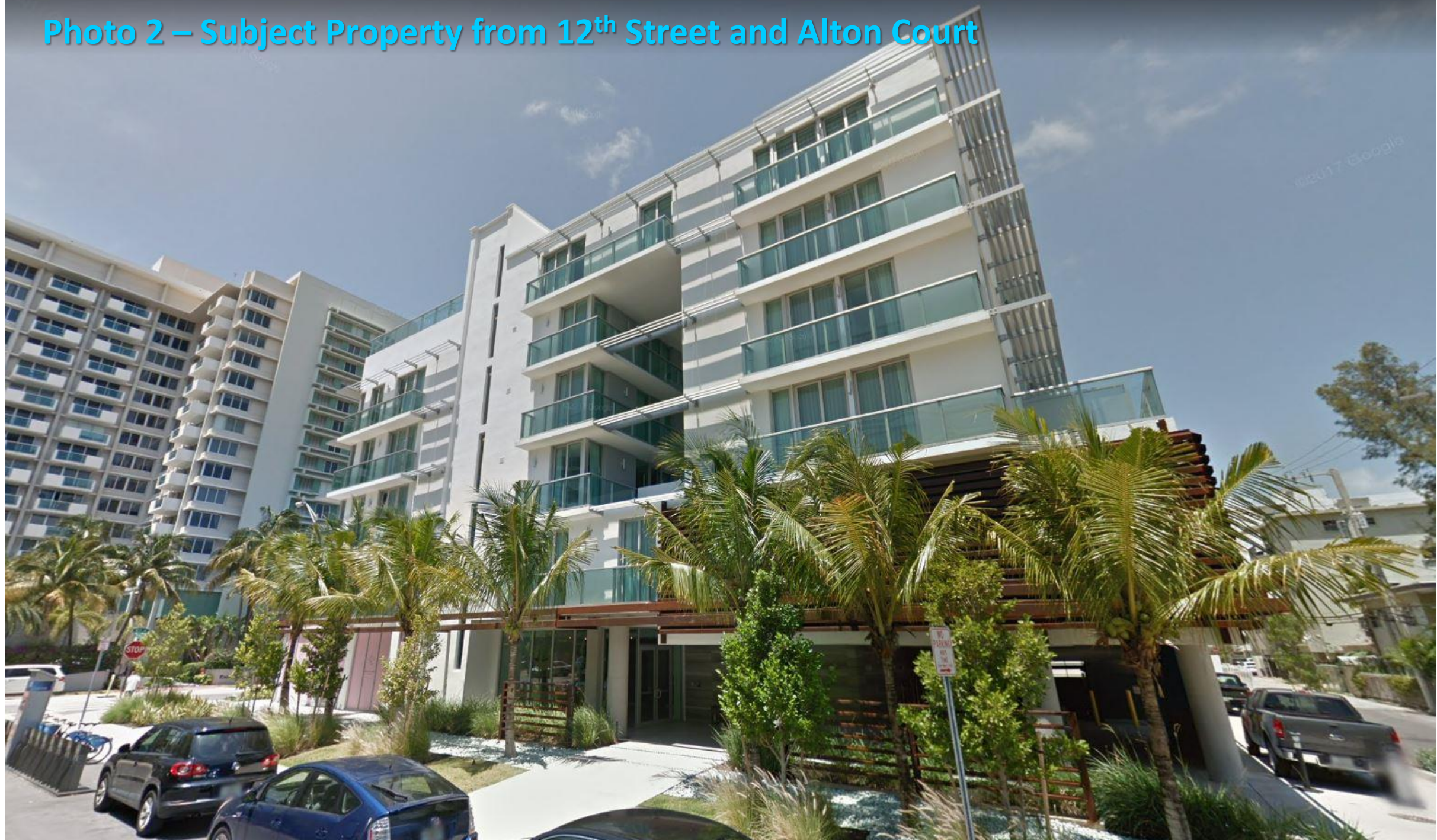


Photo 3 – Subject Property from West Avenue, Along North Property Line

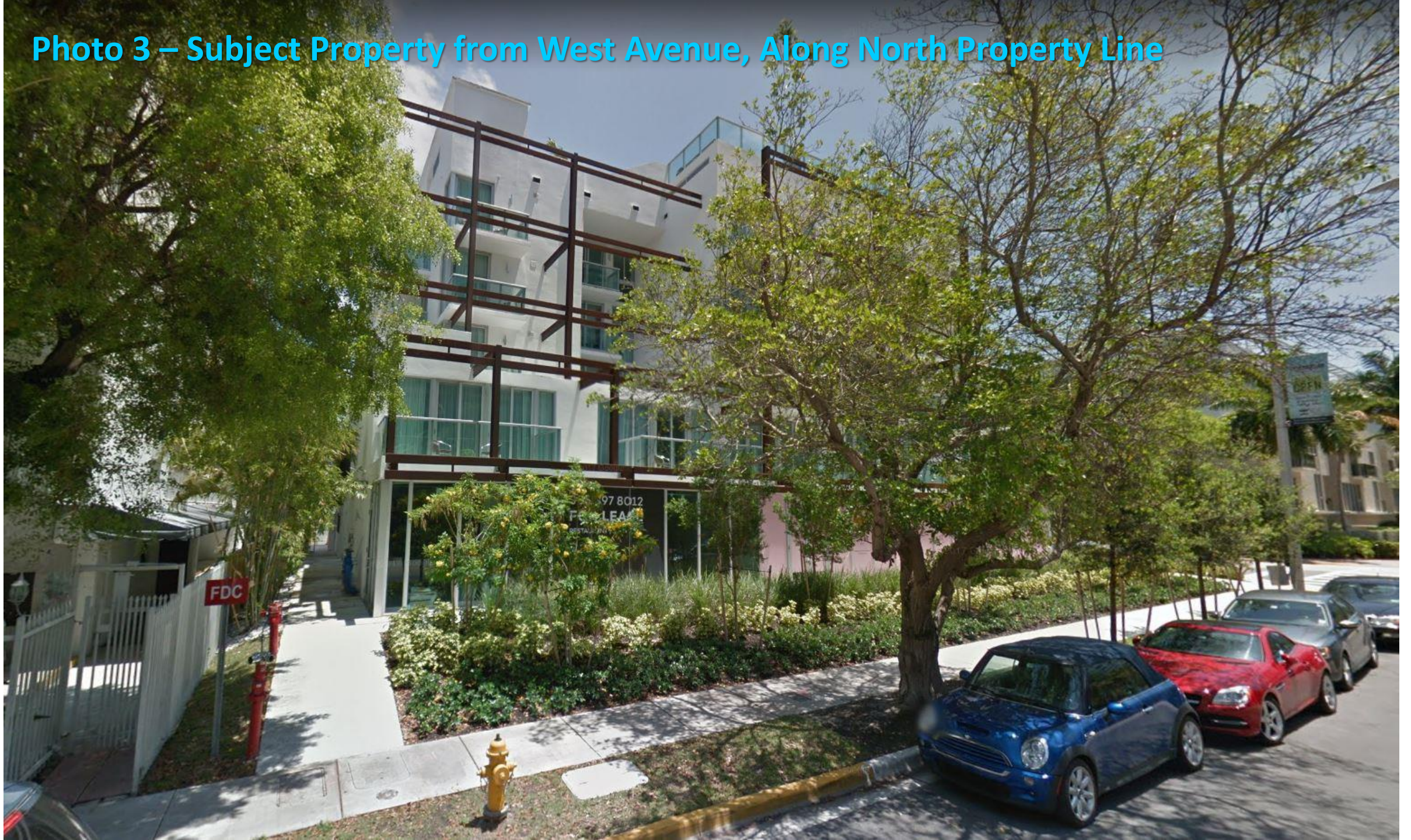


Photo 4 – Neighboring Property on 12th Avenue (Miami Beach Medical Group)

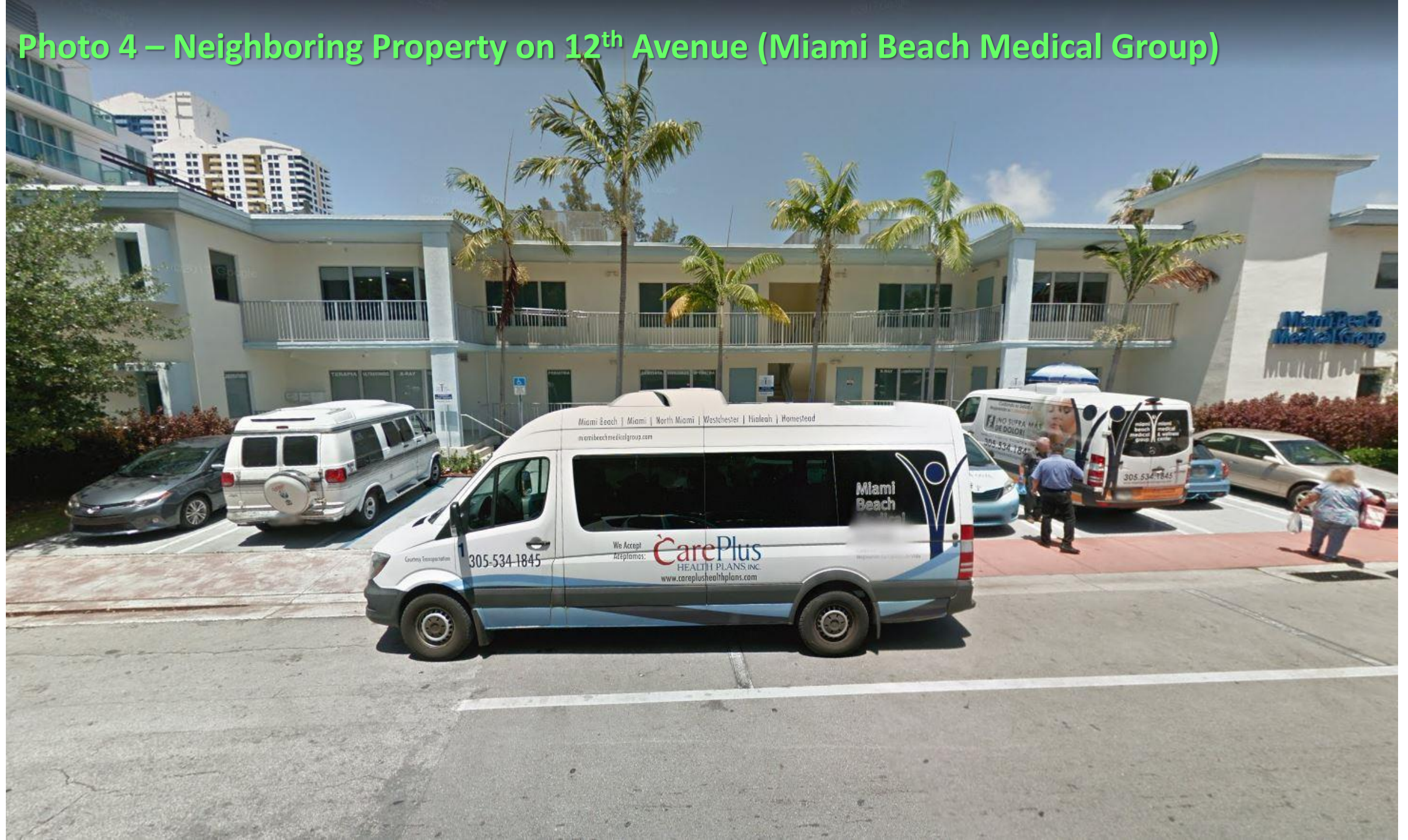


Photo 5 – Neighboring Property Across 12th Avenue (1125 Mirador Condo)



Photo 6 – Neighboring Property Across West Avenue (Mondrian)



Photo 7 – Neighboring on West Avenue (Royal West Condo)



Photo 8 – Neighboring across West Avenue (Bay View Terrace)

