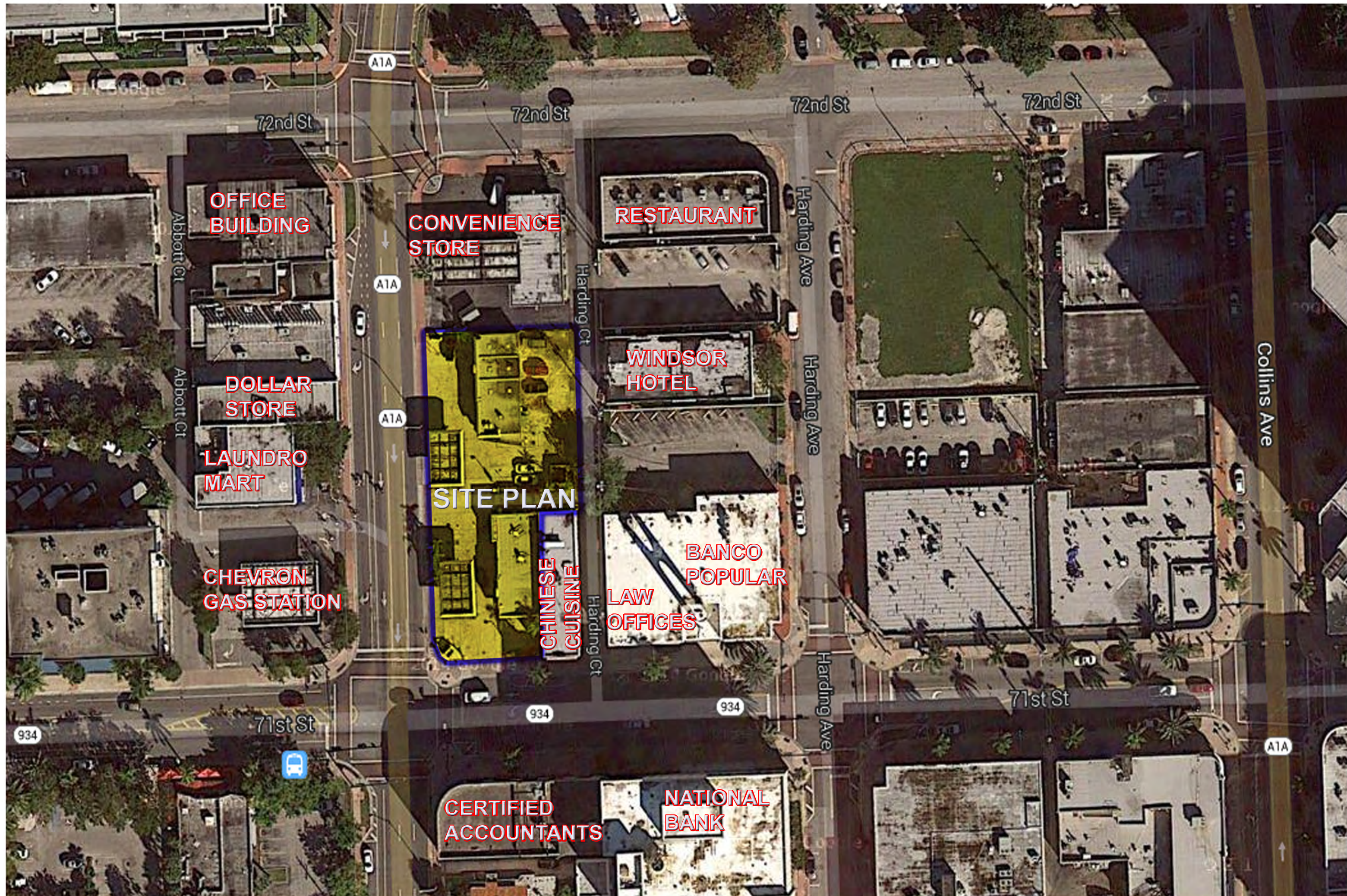




OFFICE  
BUILDING

DOLLAR  
STORE

LAUNDRO  
MART

CHEVRON  
GAS STATION

CONVENIENCE  
STORE

RESTAURANT

WINDSOR  
HOTEL

SITE PLAN

CHINESE  
CUISINE

BANCO  
POPULAR

LAW  
OFFICES

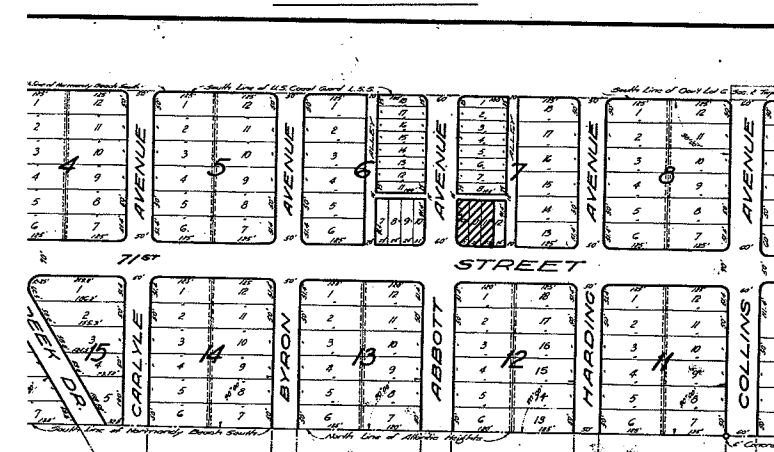
CERTIFIED  
ACCOUNTANTS

NATIONAL  
BANK

60.00' TOTAL R/W

## LOCATION SKETCH

NOT TO SCALE



## CERTIFIED TO:

P.W. GLOBAL SERVICES, INC.,

## LEGAL DESCRIPTION:

LOTS 9 THROUGH 11, BLOCK 7, "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

## SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: NORTHERLY RIGHT OF WAY OF 71st STREET (WEST)

## LEGEND

|        |                           |        |                                  |        |                                  |        |                   |
|--------|---------------------------|--------|----------------------------------|--------|----------------------------------|--------|-------------------|
| A/C    | AIR CONDITIONER           | I.C.V. | IRRIGATION CONTROL VALVE         | PLS    | PROFESSIONAL LAND SURVEYOR       | W.V.   | WATER VALVE       |
| AVE.   | AVENUE                    | I.P.   | IRON PIPE                        | PSM    | PROFESSIONAL SURVEYOR AND MAPPER | W.U.P. | WOOD UTILITY POLE |
| BLVD.  | BOULEVARD                 | FPL    | FLORIDA POWER & LIGHT            | PL     | PROPERTY LINE                    |        |                   |
| BM     | BENCH MARK                | F.I.P. | FOUND IRON PIPE                  | P.O.B. | POINT OF BEGINNING               |        |                   |
| CATV   | CABLE TELEVISION BOX      | F.I.R. | FOUND IRON ROD                   | P.O.C. | POINT OF COMMENCEMENT            |        |                   |
| C.B.   | CATCH BASIN               | FND.   | FOUND                            | P.R.C. | POINT OF REVERSE CURVATURE       |        |                   |
| CBS    | CONCRETE BLOCK STRUCTURE  | L      | ARC LENGTH                       | P.R.M. | PERMANENT REFERENCE MONUMENT     |        |                   |
| CHB    | CHORD BEARING             | (L)    | LEGAL                            | P.T.   | POINT OF TANGENCY                |        |                   |
| CH     | CHORD DISTANCE            | L.P.   | LIGHT POLE                       | R      | RADIUS                           |        |                   |
| COR    | CORNER                    | LB     | LICENSED BUSINESS                | (R)    | RECORD                           |        |                   |
| CT     | COURT                     | LS     | LAND SURVEYOR                    | R.E.   | RIM ELEVATION                    |        |                   |
| CL     | CENTERLINE                | (M)    | MEASURED                         | R/W    | RIGHT-OF-WAY                     |        |                   |
| CL     | CLEAR                     | NGVD   | NATIONAL GEODETIC VERTICAL DATUM | SAN.   | SANITARY                         |        |                   |
| CONC.  | CONCRETE                  | NO ID. | NOT IDENTIFIABLE                 | S.I.P. | SET IRON PIPE                    |        |                   |
| C.O.   | CLEAN OUT                 | NO.    | NUMBER                           | S.I.R. | SET IRON ROD                     |        |                   |
| E.B.   | ELECTRIC BOX              | NTS    | NOT TO SCALE                     | ST.    | STREET                           |        |                   |
| ELEV.  | ELEVATION                 | O.R.B. | OFFICIAL RECORD BOOK             | T      | TANGENT                          |        |                   |
| ENCR.  | ENCROACHMENT              | ON/PL  | ON PROPERTY LINE                 | T.B.M. | TEMPORARY BENCH MARK             |        |                   |
| E.R.P. | ELEVATION REFERENCE POINT | O.U.L. | OVERHEAD UTILITY LINES           | TEL.   | TELEPHONE                        |        |                   |
| F.F.   | FINISH FLOOR              | P.C.   | POINT OF CURVATURE               | TYP.   | TYPICAL                          |        |                   |
| F.H.   | FIRE HYDRANT              | P.C.C. | POINT OF COMPOUND CURVATURE      | U.E.   | UTILITY EASEMENT                 |        |                   |
|        |                           | P.C.P. | PERMANENT CONTROL POINT          | W.M.   | WATER METER                      |        |                   |

## SYMBOLS

|                            |                            |
|----------------------------|----------------------------|
| CONCRETE                   | CONCRETE                   |
| OVERHEAD UTILITY LINES     | OVERHEAD UTILITY LINES     |
| WIRE FENCE                 | WIRE FENCE                 |
| WOOD FENCE                 | WOOD FENCE                 |
| PROPERTY CORNER            | PROPERTY CORNER            |
| WATER FLOW                 | WATER FLOW                 |
| EXISTING GRADE ELEVATION   | EXISTING GRADE ELEVATION   |
| PROPOSED GRADE ELEVATION   | PROPOSED GRADE ELEVATION   |
| WATER VALVE                | WATER VALVE                |
| SIGN                       | SIGN                       |
| DRAINAGE MANHOLE           | DRAINAGE MANHOLE           |
| SANITARY MANHOLE           | SANITARY MANHOLE           |
| FIRE HYDRANT               | FIRE HYDRANT               |
| LIGHTING FIXTURE           | LIGHTING FIXTURE           |
| FIRE DEPARTMENT CONNECTION | FIRE DEPARTMENT CONNECTION |

REVISION DATE:03-18-2014

FLOOD ZONE: AE  
MAP & PANEL= 12086C0326  
COMMUNITY No.: 120651  
SUFFIX: L

DATE OF FIRM: 09-11-2009

BASE ELEV.= +8.00 NGVD 1929

L.F. ELEV. = 5.47 NOTES LOWEST HABITABLE FLOOR ELEVATION.

ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.

LOWEST ADJACENT GRADE = 4.6

B.M. # G-313 ELEV. = 8.26 (MIAMI-DADE COUNTY)

GARAGE ELEV.= N/A

E.R.P.= 4.50

PROPERTY OF: PW GLOBAL SERVICES, INC.,

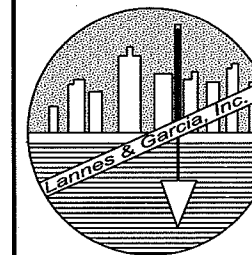
337 71st STREET,  
MIAMI BEACH, FLORIDA 33141

NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER.

## A BOUNDARY SURVEY

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.



PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**

LB # 2098

FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)

385 ALHAMBRA CIRCLE - SUITE C,  
CORAL GABLES, FLORIDA 33134

PH (305) 666-7909

FAX (305) 559-3002

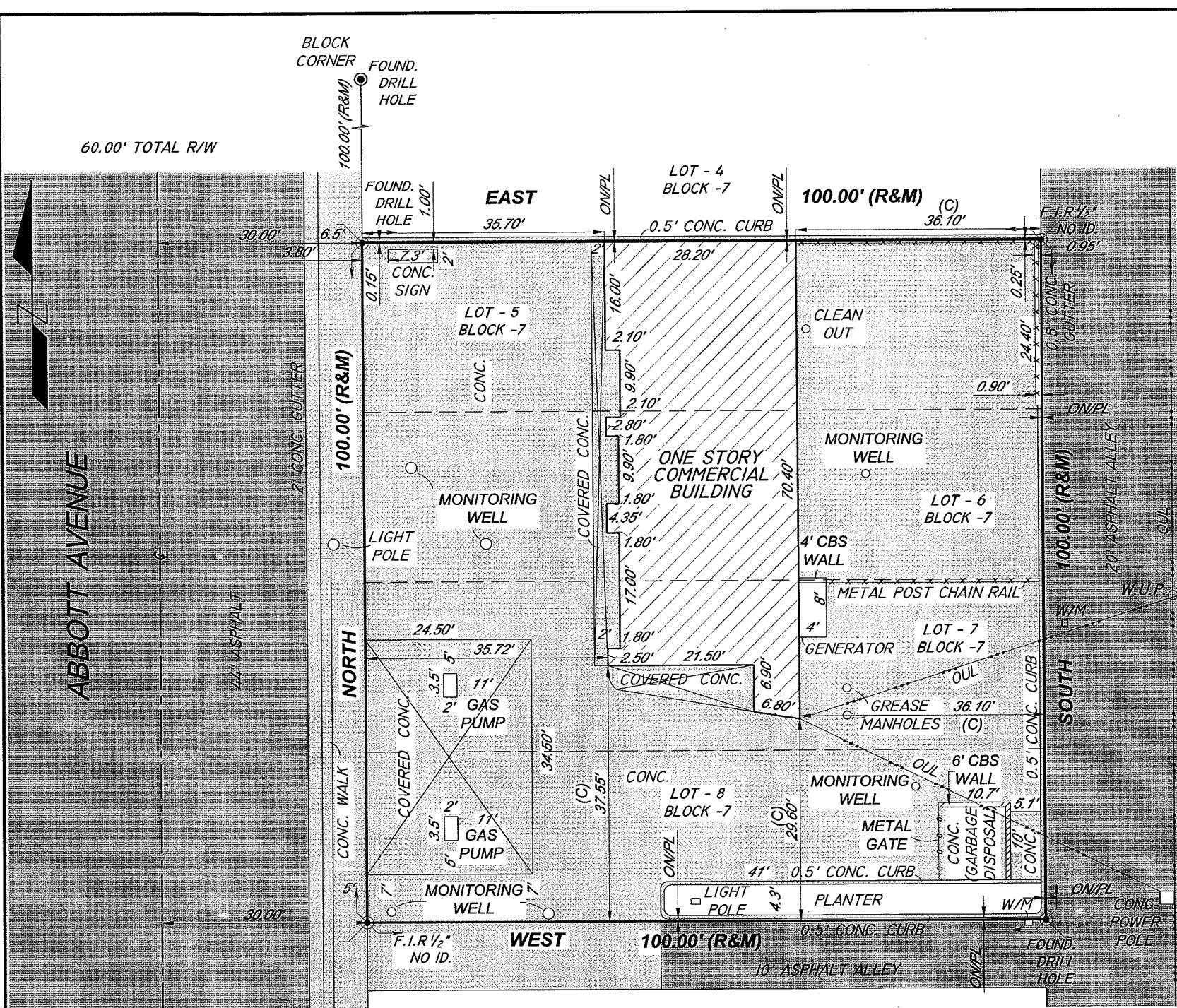
255696

FIELD DATE:03/12/2013

SCALE: 1" = 20'

DRAWN BY: PAUL

DWG. No.: 234964



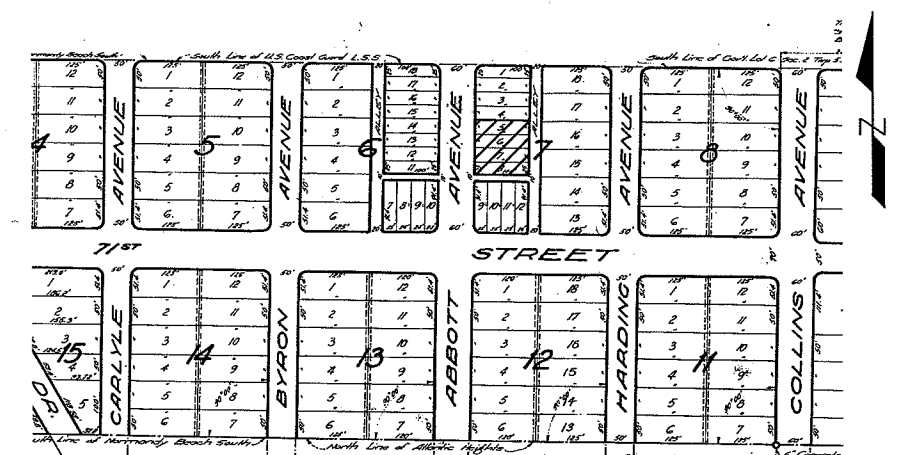
REVISION DATE:03-18-2014

|                                          |                                         |
|------------------------------------------|-----------------------------------------|
| FLOOD ZONE: AE                           | PROPERTY OF: PW GLOBAL SERVICES, INC.,  |
| MAP & PANEL= 12086C0326                  |                                         |
| COMMUNITY No.: 120651                    |                                         |
| SUFFIX: L                                |                                         |
| DATE OF FIRM: 09-11-2009                 | 7125 ABBOTT AVENUE                      |
| BASE ELEV.= +8.00 NGVD 1929              | MIAMI BEACH, FLORIDA 33141              |
| L.F. ELEV. = 5.35                        | NOTES LOWEST HABITABLE FLOOR ELEVATION. |
| ELEVATIONS SHOWN REFER TO N.G.V.D. 1929. |                                         |
| LOWEST ADJACENT GRADE = 4.60             |                                         |
| B.M. # G-313 ELEV. = 8.24                | (MIAMI-DADE COUNTY)                     |
| GARAGE ELEV.= N/A                        |                                         |
| E.R.P.= 4.61                             |                                         |

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**CERTIFIED TO:**  
PW GLOBAL SERVICES, INC.,

**LOCATION SKETCH**  
**NOT TO SCALE**



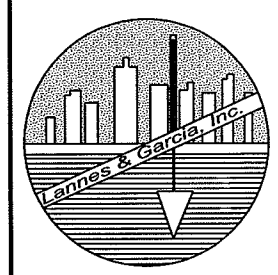
**LEGAL DESCRIPTION:**  
LOTS 5 THROUGH 8, BLOCK 7, "NORMANDY BEACH SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 54, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL.
  - 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
  - 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
  - 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
  - 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
  - 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
  - 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
  - 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
  - 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
  - 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
  - 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
  - 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED PLAT MERIDIAN AT: EASTERLY RIGHT OF WAY OF ABBOT AVENUE (N00°00'00"E)

|                                  |                                       |                                      |                            |
|----------------------------------|---------------------------------------|--------------------------------------|----------------------------|
| <b>LEGEND</b>                    |                                       |                                      |                            |
| A/C AIR CONDITIONER              | I.C.V. IRRIGATION CONTROL VALVE       | PLS PROFESSIONAL LAND SURVEYOR       | W.V. WATER VALVE           |
| AVE. AVENUE                      | I.P. IRON PIPE                        | PSM PROFESSIONAL SURVEYOR AND MAPPER | W.U.P. WOOD UTILITY POLE   |
| BLVD. BOULEVARD                  | FPL FLORIDA POWER & LIGHT             | PL PROPERTY LINE                     |                            |
| BM BENCH MARK                    | F.I.P. FOUND IRON PIPE                | P.O.B. POINT OF BEGINNING            |                            |
| CATV CABLE TELEVISION BOX        | F.I.R. FOUND IRON ROD                 | P.O.C. POINT OF COMMENCEMENT         |                            |
| C.B. CATCH BASIN                 | FND. FOUND                            | P.R.C. POINT OF REVERSE CURVATURE    |                            |
| CBS CONCRETE BLOCK STRUCTURE     | L ARC LENGTH                          | P.R.M. PERMANENT REFERENCE MONUMENT  |                            |
| CHB CHORD BEARING                | (L) LEGAL                             | P.T. POINT OF TANGENCY               |                            |
| CH CHORD DISTANCE                | L.P. LIGHT POLE                       | R RADIUS                             |                            |
| COR CORNER                       | LB LICENSED BUSINESS                  | (R) RECORD                           |                            |
| CT COURT                         | LS LAND SURVEYOR                      | R.E. RIM ELEVATION                   |                            |
| C CENTERLINE                     | (M) MEASURED                          | RW RIGHT-OF-WAY                      |                            |
| CL CLEAR                         | NGVD NATIONAL GEODETIC VERTICAL DATUM | SAN. SANITARY                        |                            |
| CONC. CONCRETE                   | NO ID. NOT IDENTIFIABLE               | S.I.P. SET IRON PIPE                 |                            |
| C.O. CLEAN OUT                   | NO. NUMBER                            | S.I.R. SET IRON ROD                  |                            |
| E.B. ELECTRIC BOX                | NTS NOT TO SCALE                      | ST. STREET                           |                            |
| ELEV. ELEVATION                  | O.R.B. OFFICIAL RECORD BOOK           | T TANGENT                            |                            |
| ENCR. ENCROACHMENT               | ON/PL ON PROPERTY LINE                | T.B.M. TEMPORARY BENCH MARK          |                            |
| E.R.P. ELEVATION REFERENCE POINT | O.U.L. OVERHEAD UTILITY LINES         | TEL. TELEPHONE                       |                            |
| F.F. FINISH FLOOR                | P.C. POINT OF CURVATURE               | TYP. TYPICAL                         |                            |
| F.H. FIRE HYDRANT                | P.C.C. POINT OF COMPOUND CURVATURE    | U.E. UTILITY EASEMENT                |                            |
|                                  | P.C.P. PERMANENT CONTROL POINT        | W.M. WATER METER                     |                            |
|                                  |                                       |                                      | <b>SYMBOLS</b>             |
|                                  |                                       |                                      | CONCRETE                   |
|                                  |                                       |                                      | OVERHEAD UTILITY LINES     |
|                                  |                                       |                                      | WIRE FENCE                 |
|                                  |                                       |                                      | WOOD FENCE                 |
|                                  |                                       |                                      | PROPERTY CORNER            |
|                                  |                                       |                                      | WATER FLOW                 |
|                                  |                                       |                                      | EXISTING GRADE ELEVATION   |
|                                  |                                       |                                      | PROPOSED GRADE ELEVATION   |
|                                  |                                       |                                      | WATER VALVE                |
|                                  |                                       |                                      | SIGN                       |
|                                  |                                       |                                      | DRAINAGE MANHOLE           |
|                                  |                                       |                                      | SANITARY MANHOLE           |
|                                  |                                       |                                      | FIRE HYDRANT               |
|                                  |                                       |                                      | LIGHTING FIXTURE           |
|                                  |                                       |                                      | FIRE DEPARTMENT CONNECTION |

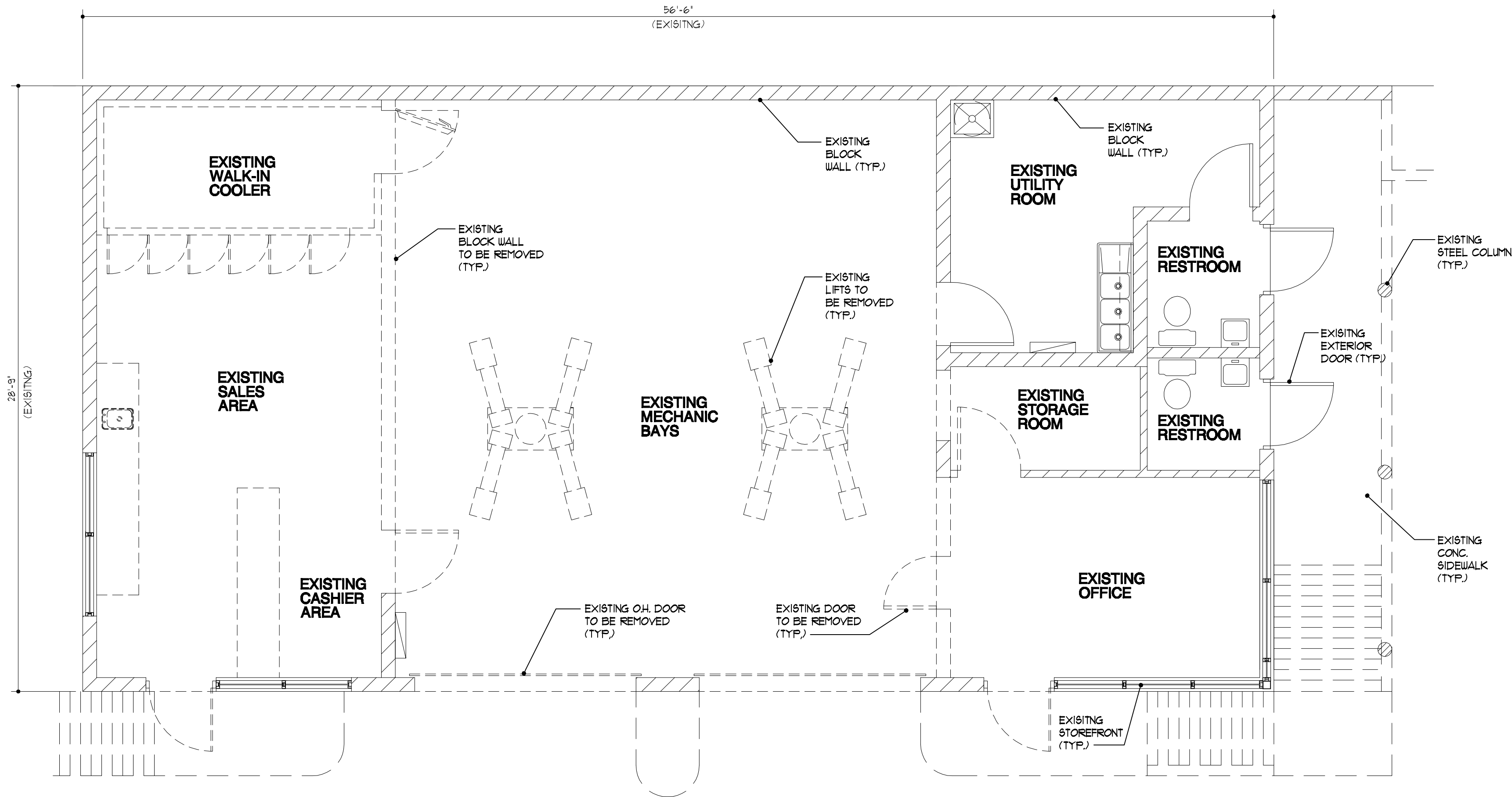
**A BOUNDARY SURVEY**  
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS OF LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 5J-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER, 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4767.



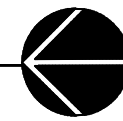
PROFESSIONAL SURVEYING AND MAPPING  
**LANNES & GARCIA, INC.**  
LB # 2098  
FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)  
385 ALHAMBRA CIRCLE - SUITE C,  
CORAL GABLES, FLORIDA 33134  
PH (305) 666-7909 FAX (305) 559-3002

|                       |                 |                |                  |
|-----------------------|-----------------|----------------|------------------|
| FIELD DATE:12-12-2012 | SCALE: 1" = 20' | DRAWN BY: PAUL | DWG. No.: 233591 |
|-----------------------|-----------------|----------------|------------------|



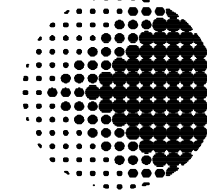
## EXISTING & DEMOLITION FLOOR PLAN

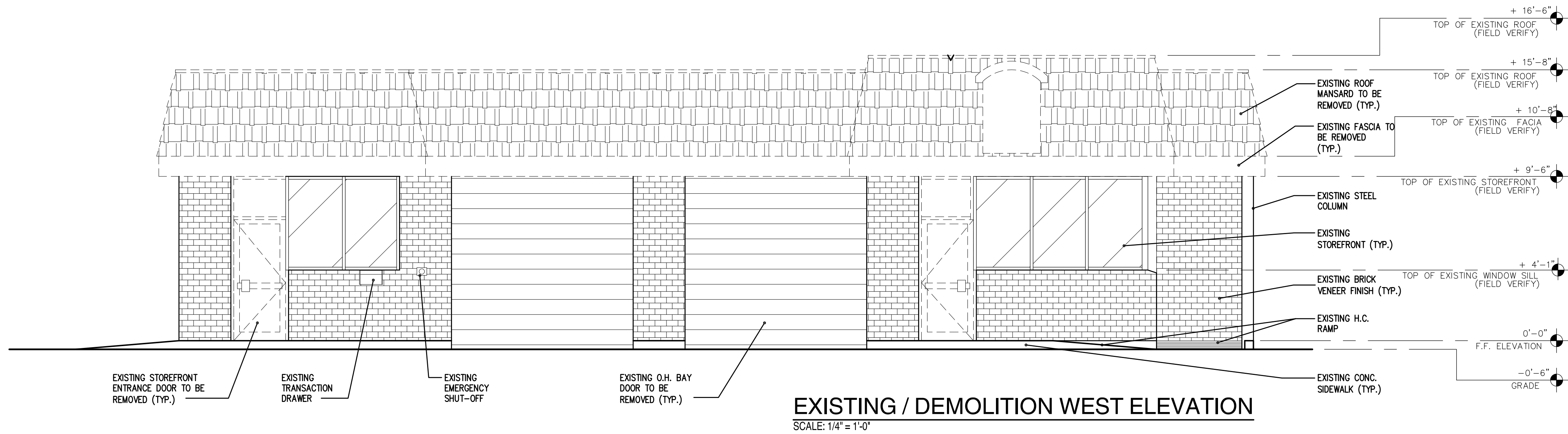
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### WALL TYPE LEGEND

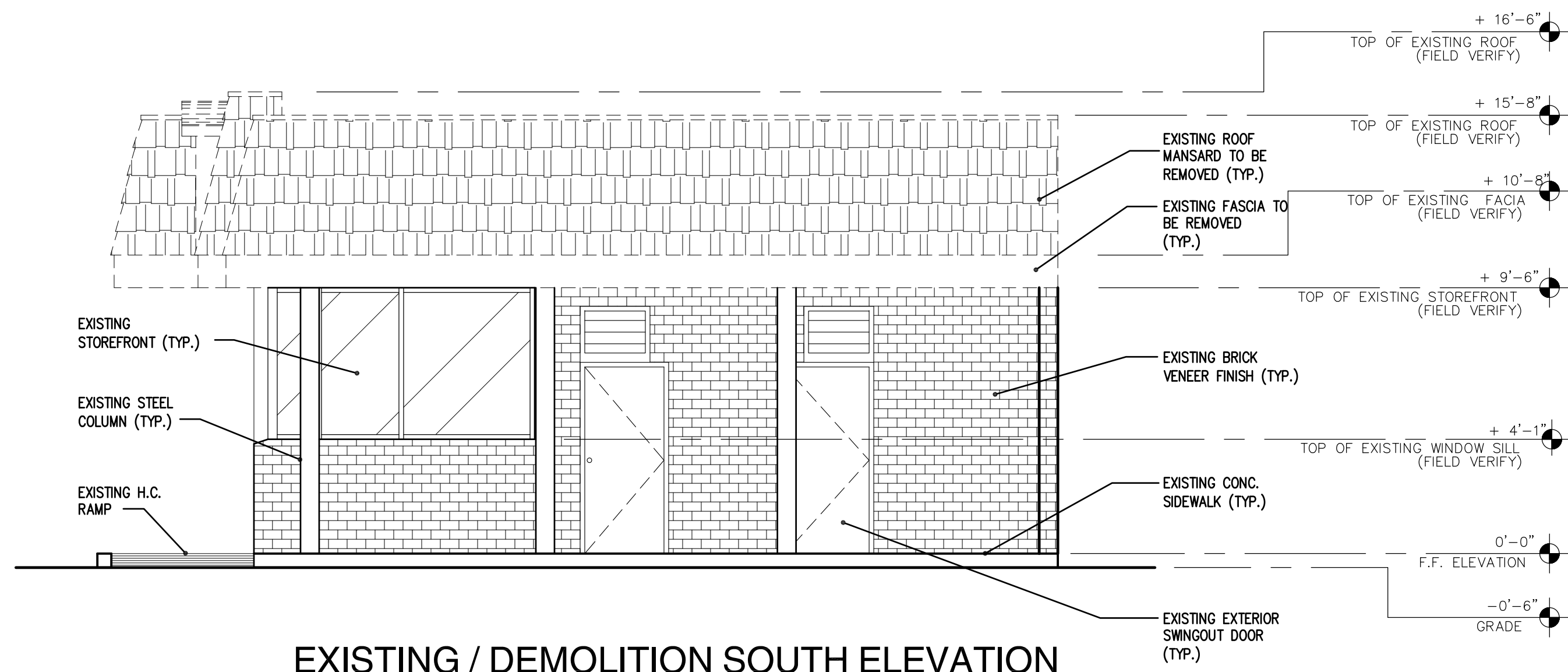
- EXISTING WALL
- TO BE REMOVED





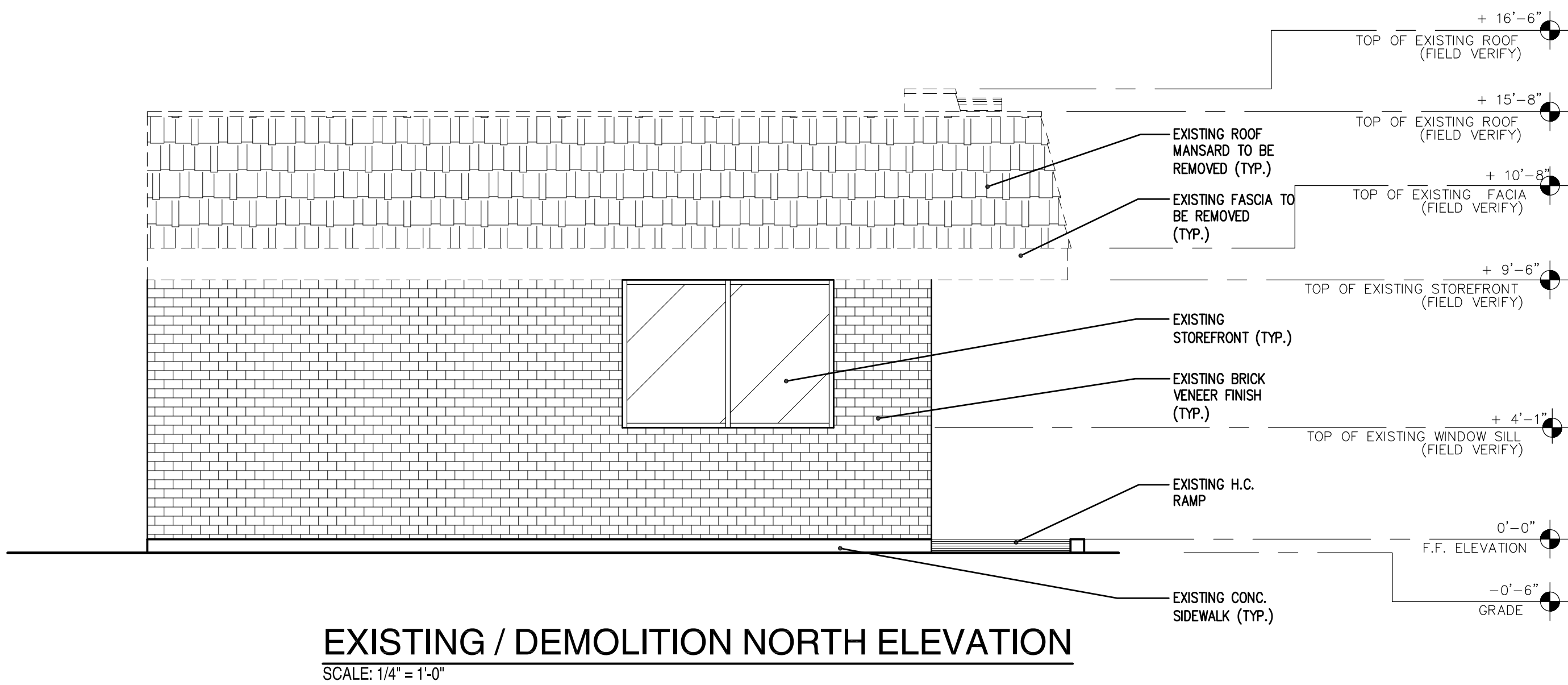
EXISTING / DEMOLITION WEST ELEVATION

SCALE: 1/4" = 1'-0"



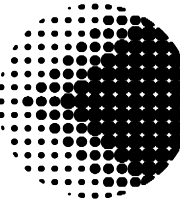
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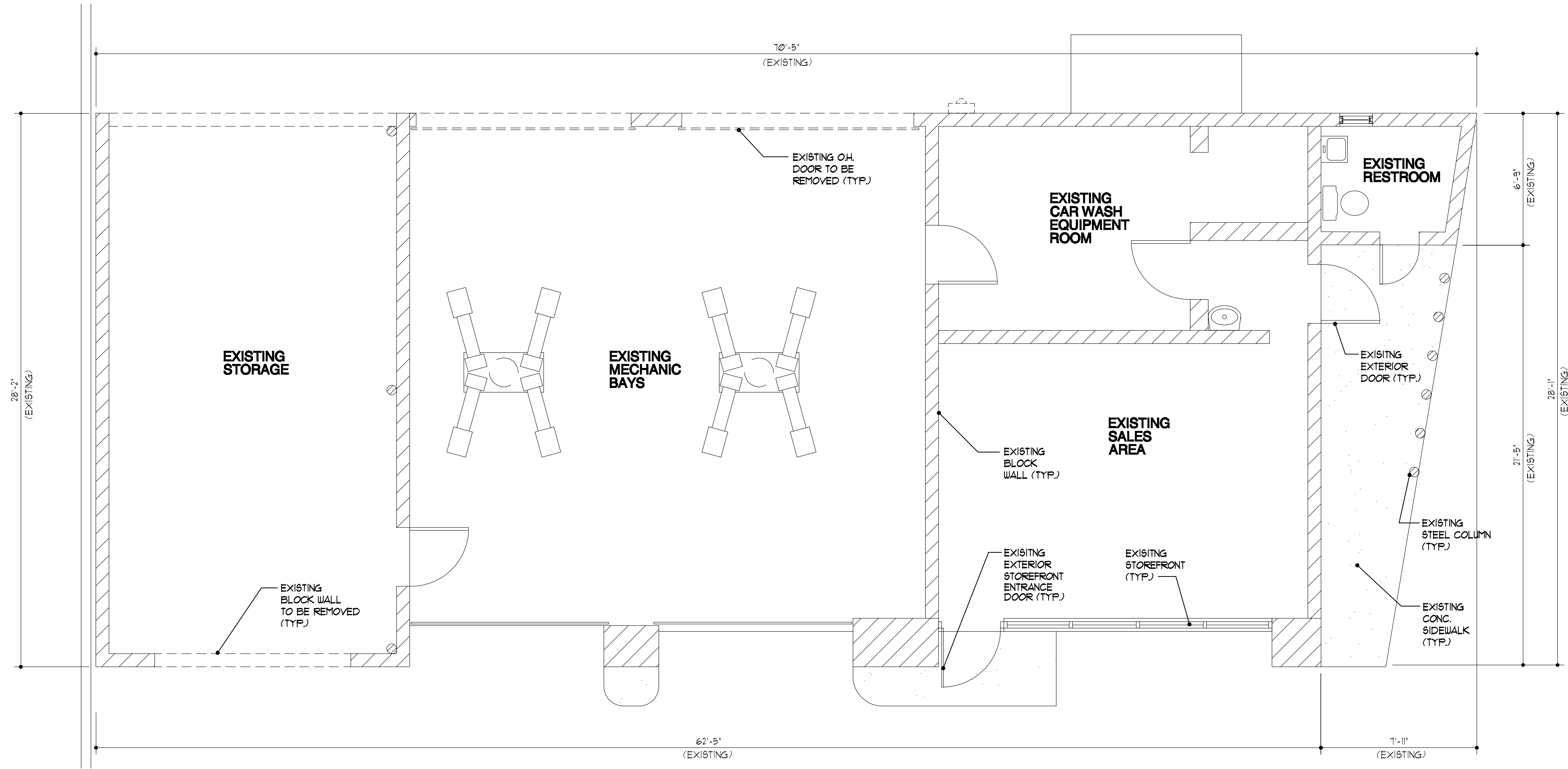
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EXISTING / DEMOLITION NORTH ELEVATION

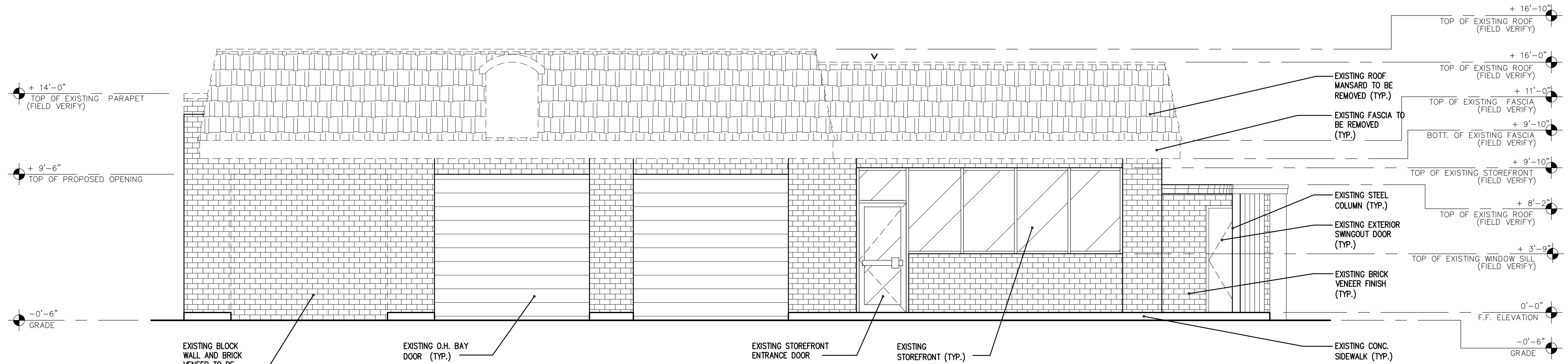
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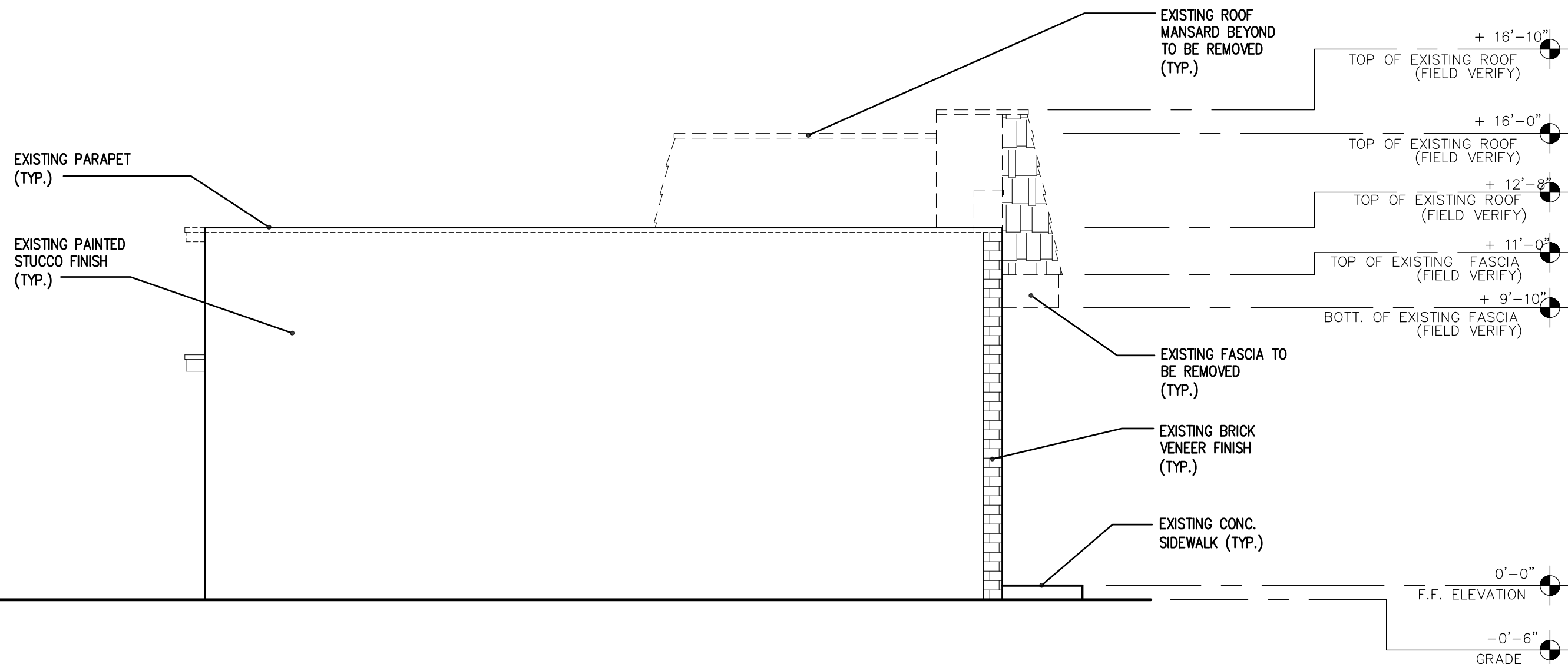
**EXISTING & DEMOLITION FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

- WALL TYPE LEGEND**
- EXISTING WALL
  - TO BE REMOVED



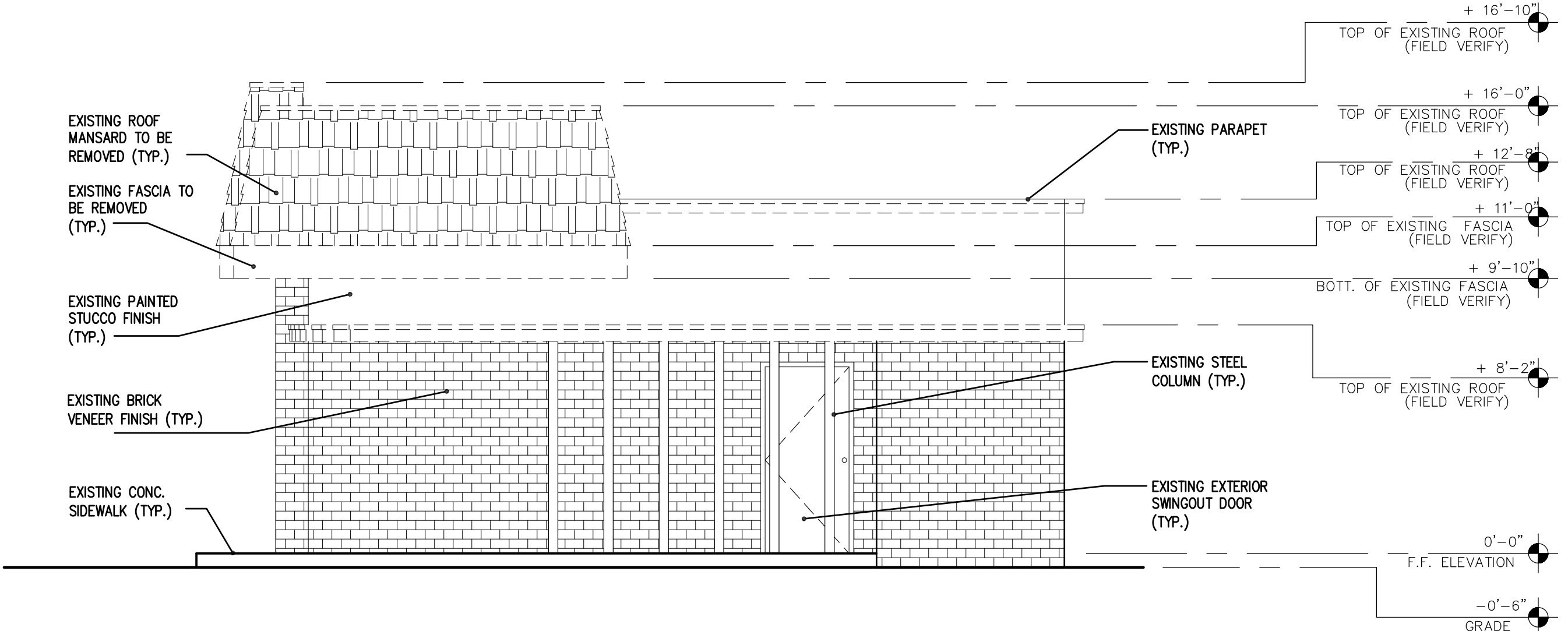
EXISTING / DEMOLITION WEST ELEVATION

SCALE: 1/4" = 1'-0"



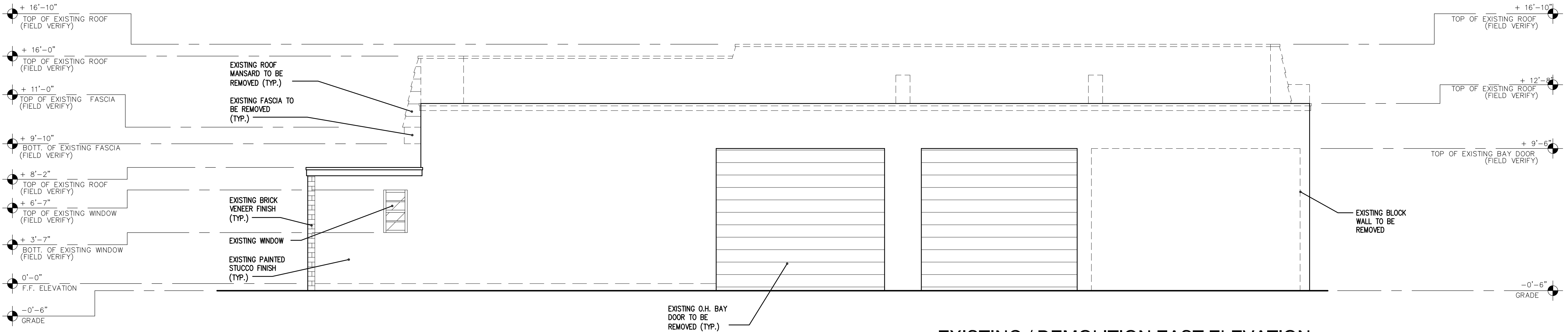
EXISTING / DEMOLITION NORTH ELEVATION

SCALE: 1/4" = 1'-0"



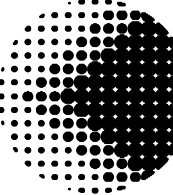
EXISTING / DEMOLITION SOUTH ELEVATION

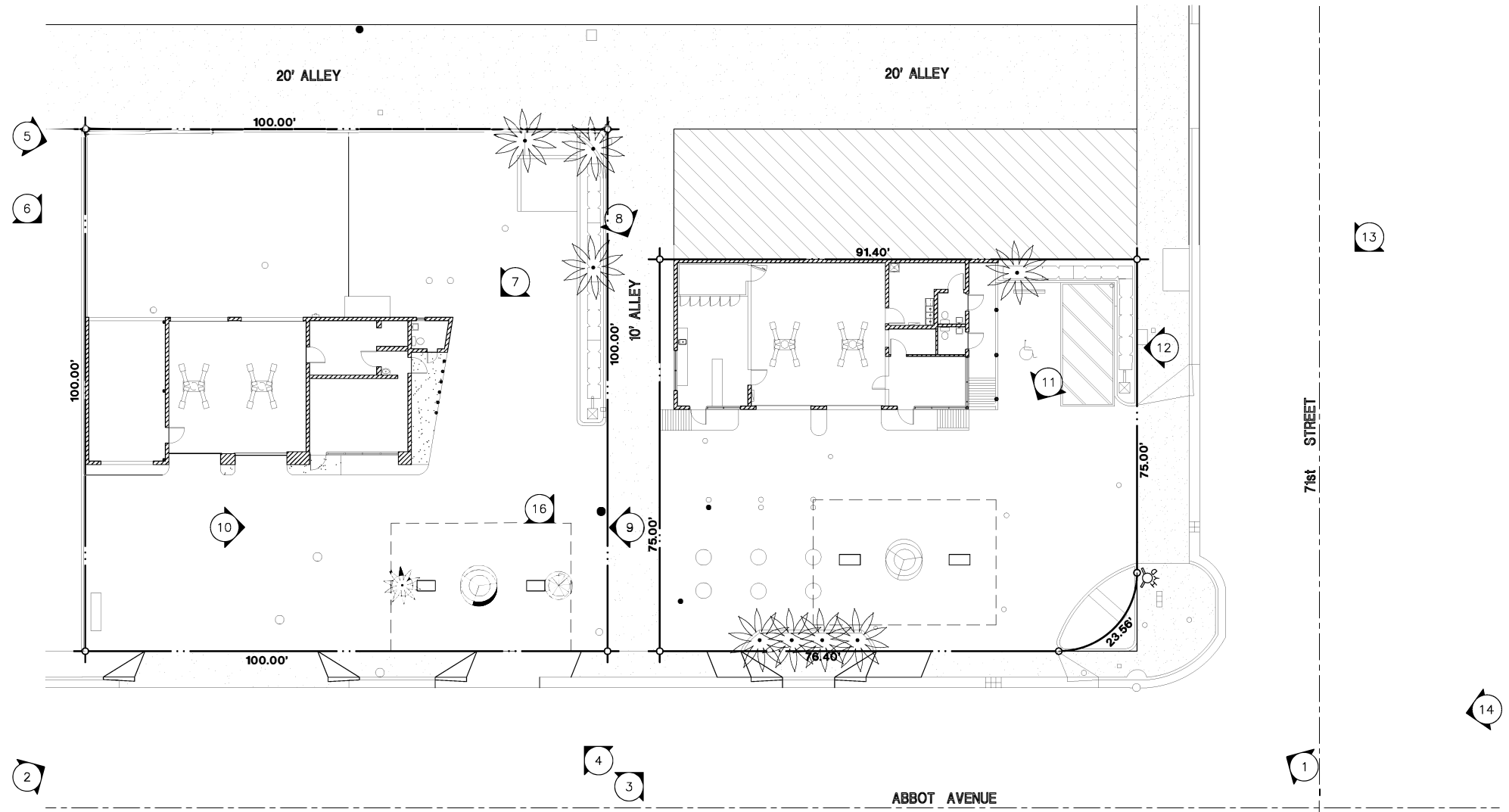
SCALE: 1/4" = 1'-0"



EXISTING / DEMOLITION EAST ELEVATION

SCALE: 1/4" = 1'-0"





## EXISTING SITE PLAN

SCALE: NTSS



Shell Gasoline Station - 337 71st Street, Miami Beach, FL



VIEW-1



VIEW-2



VIEW-3



VIEW-4

**Shell Gasoline Station - 337 71st Street, Miami Beach, FL**



VIEW-5



VIEW-6



VIEW-7



VIEW-8

**Shell Gasoline Station - 337 71st Street, Miami Beach, FL**



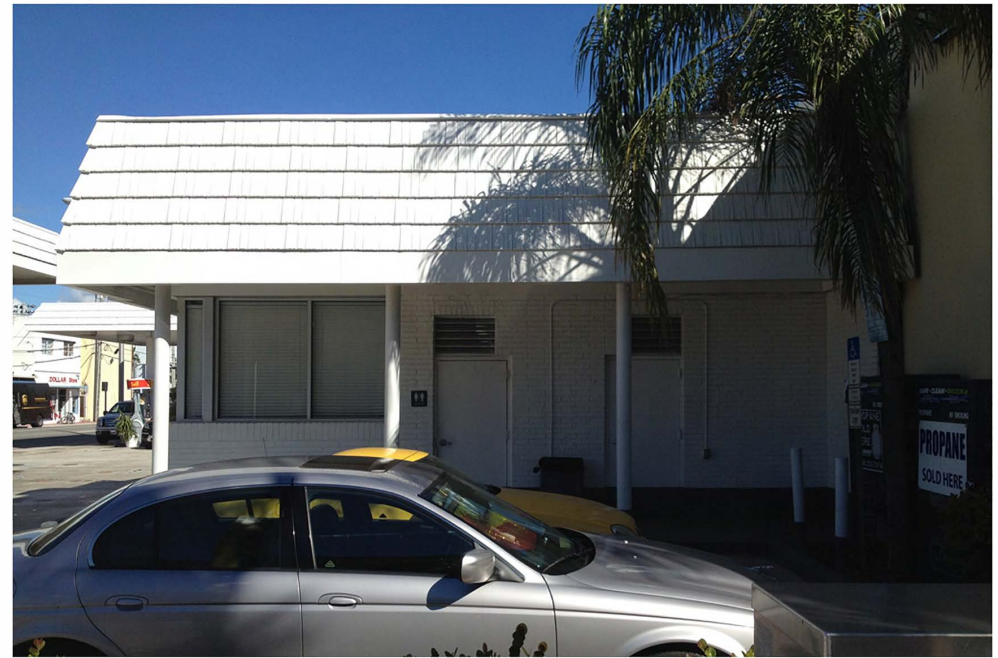
VIEW-9



VIEW-10



VIEW-11



VIEW-12

Shell Gasoline Station - 337 71st Street, Miami Beach, FL



VIEW-13



VIEW-14

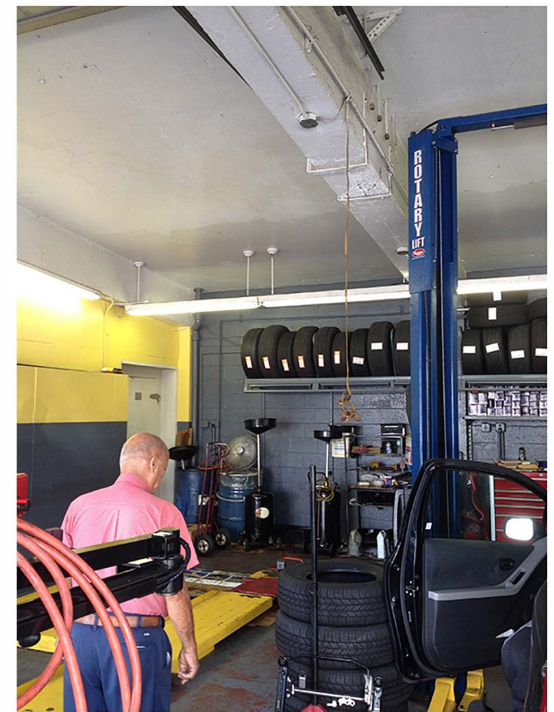
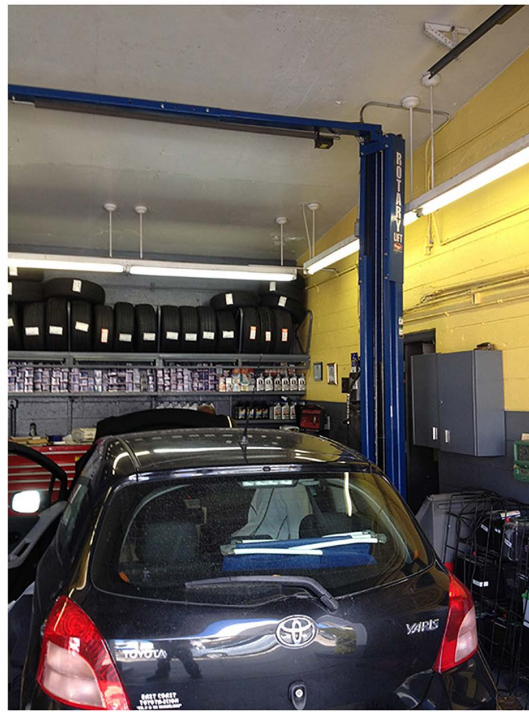
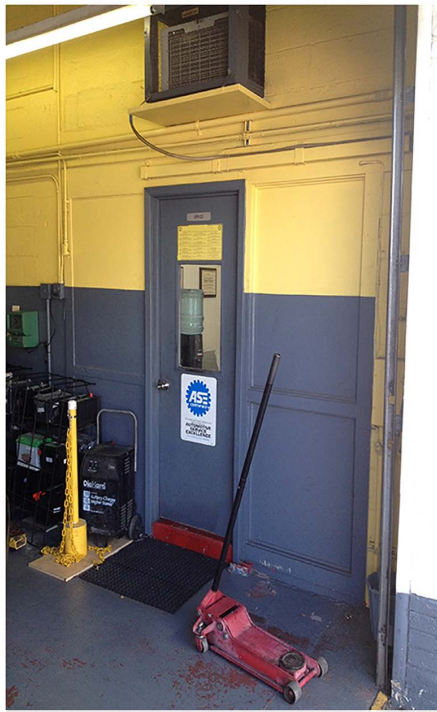


VIEW-15



VIEW-16

**Shell Gasoline Station - 337 71st Street, Miami Beach, FL**



Shell Gasoline Station - 337 71st Street, Miami Beach, FL



Shell Gasoline Station - 7125 Abbott Ave., Miami Beach, FL