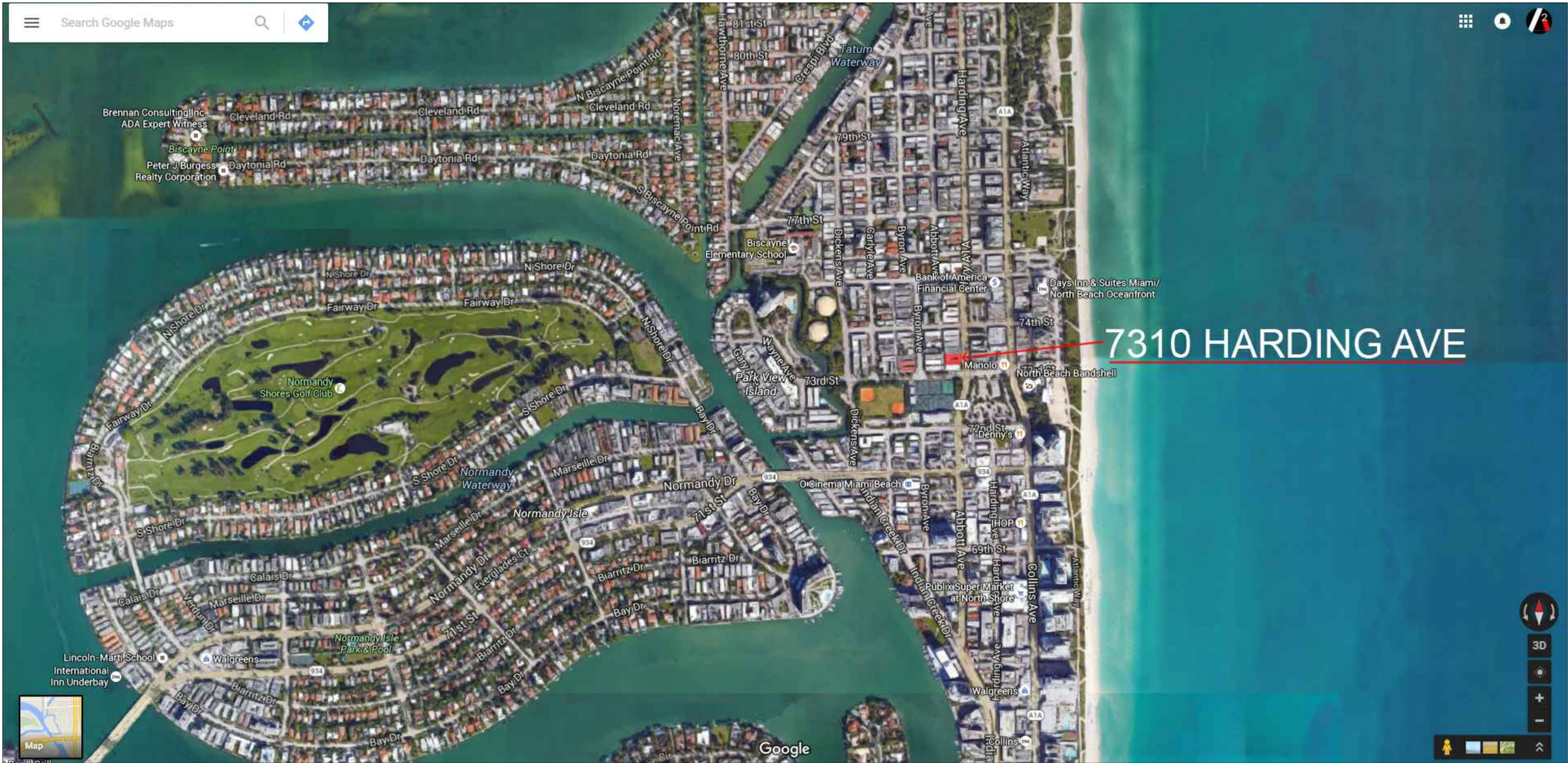
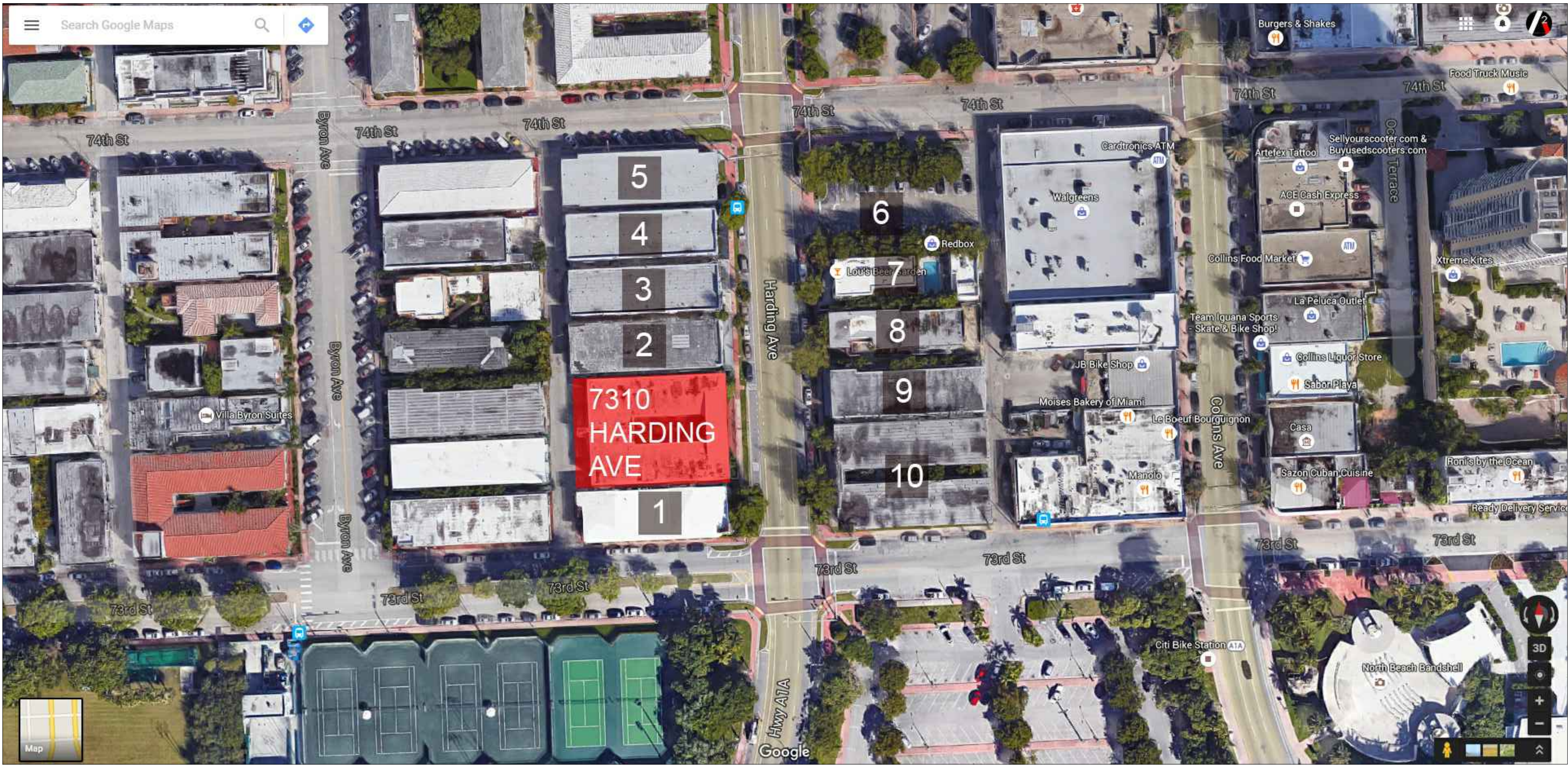




AERIAL



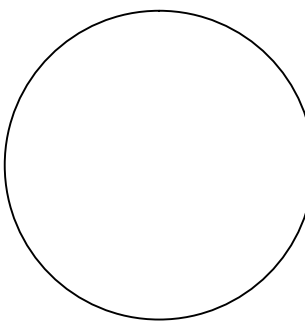
AERIAL

OWNER:
**HARDING
HOTEL LLC**

1680 MERIDIAN AVE
SUITE # 102
MIAMI BEACH, FL 33139

JOB TITLE:
**PROPOSED
SIGN**

7310 HARDING AVE
MIAMI BEACH, FL 33139


JOSE L. GUZMAN
P.E. No. 56138

RICARDO N. LOPEZ
P.E. No. 59400

CARLOS A. FRES
P.E. No. 66042

CONSULTANT:

A12 DESIGN CORP
(305) 520-9242

REVISIONS:

JOB:
1606

SHEET:

NOTE:
SET BACK LINE AND BUILDING
LINE POSITION ARE COINCIDENT

LOT 4 BLOCK 8

NOTE:
THERE ARE NO EASEMENT
RECORDED ON PB 34, Pg 4
MIAMI-DADE COUNTY
(PUBLIC RECORDS)

PROPERTY ADDRESS:

7310 HARDING Avenue,
Miami Beach, Fl. 33141
(FOLIO No. 02 - 3202 - 003 - 0930)

DESCRIPTION

Lots 5 and 6, in Block 8, of "TOWNSITE OF HARDING ", according to the Plat thereof as recorded in Plat Book 34 at Page 4 of the Public Records of Miami-Dade County, Florida.

There may be legal restrictions on the subject property that are not shown on the Map of Survey that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Map of Survey is intended to be displayed at the stated graphic scale in English units of measurement. Attention is brought to the fact that said drawing may be altered in scale by the reproduction process.

This Survey was conducted for the purpose of a BOUNDARY SURVEY only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency board, commission or other entity.

Legal description was furnished by the client.

The elevations of well-identified features as depicted on this survey and map were measured to an estimated vertical positional accuracy of 1/10 foot for natural ground surfaces and 1/100 foot for hardscape surfaces, including pavements, curbs and other man-made features as may exist.

Well-identified features as depicted on this survey and map were measured to an estimated horizontal positional accuracy of 1/10 foot unless otherwise shown.

Legal Description subject to any dedications, limitations, restrictions, reservations or recorded easements.

Sketch of Survey cannot be used for construction purposes. Surveyor not responsible for third party alterations.

LIST OF POSSIBLE ENCROACHMENT:
N/A

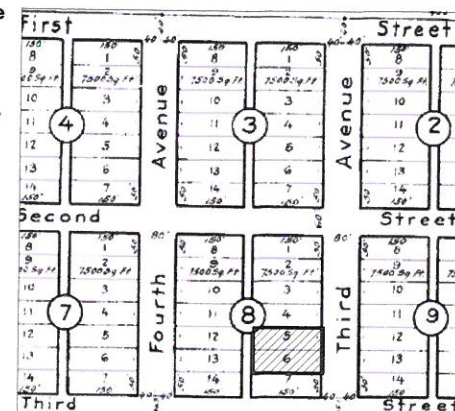


AERIAL MAP (NOT TO SCALE)

FLOOD ZONE INFORMATION:
Community No. 120651
Panel No. 0326
Suffix: L
FIRM Date: 09-11-2009
Flood Zone: AE + 8.00'



BENCH MARK USED
BM # G-313, at 72nd St. & COLLINS Ave.
Elevation = 8.24' converted to NGVD 1929.



LOCATION MAP (NOT TO SCALE)

If shown elevations are referred to N.G.V.D. of 1929

The surveyor makes no representation as to ownership, possession or occupation of the subject property by any entity or individual.

Subsurface improvements and/or encroachments within, upon, across, abutting or adjacent to the subject property were not located and are not shown.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this Map of Survey by other than the signing party are prohibited without the written consent of the signing party.

This Map of Survey has been prepared for the exclusive use of the entities named herein and the certification does not extend to any unnamed party.

CERTIFY TO:
Harding Hotel, LLC, a Florida Limited Liability
Company.
Leopold Korn, P.A.
First American Title Insurance Company.
Suntrust Bank, its successors and/or assigns,
as their interest may appear.

I hereby certify: That this "BOUNDARY SURVEY" and the Map of Survey resulting there from was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY SURVEY" meets the intent of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J17 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes, and the SCHEDULE B II EXCEPTIONS.

03-16-2014

Armando Garcia, P.L.S.
Registered Surveyor and Mapper No. 3109
State of Florida.

Land Surveyors & Mapper
8567 Coral Way, Miami, FLORIDA 33155
Telephone: 786-290-4184

☐ MW - GAS MONITORING WELL
☒ MH - STORM DRAIN MANHOLE
☐ UP - WOOD UTILITY POLE
☐ CUP - CONC. UTILITY POLE
☐ CR - CATCH BASIN

LEGEND OF SURVEY ABBREVIATIONS

A	ARC LENGTH	CLP	= CONC. LIGHT POLE
AA	AIR CONDITIONING PAD	CONC	= CONCRETE
AAV	ALUMINUM FENCE	Δ	= CENTRAL ANGLE
ABC	BUILDING	E	= ELECTRIC SERVICE BOX
B3C	BLOCK CORNER	EM	= ELECTRIC METER (CAN)
B3C	BLOCK	F-D.H.	= FOUND RIGID HOLE
C.B.	CATCH BASIN	F.H.	= FOUND HYDRANT
C.B.	CATCH BASIN	F.P.	= FOUND PIPE
CH	CHORD DISTANCE	F.R.	= FOUND REBAR
CL	CLEAR	G	= GAS METER
CL	CENTER LINE	L	= LIGHT POLE
CL	CHAIN LINK FENCE		

e, Survey is not covered by Professional Liability Insurance.

ORIGINAL 03-14-2014
FIELD DATE _____
REVISIONS:

DRAWN A.V.I.
SHEET No. 1/1

JOB No.:

03-117-14

OWNER:

**HARDING
HOTEL LLC**

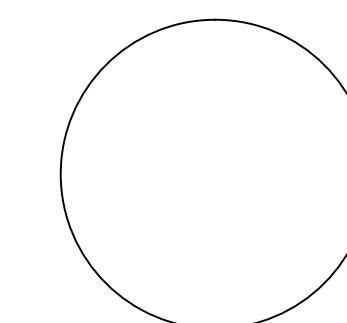
1680 MERIDIAN AVE
SUITE # 102
MIAMI BEACH, FL 33139

JOB TITLE:

**PROPOSED
SIGN**

7310 HARDING AVE
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EXISTING
SECOND FLOOR
PLAN



JOSE L. GUZMAN
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RICARDO N. LOPEZ
P.E. No. 59400

CARLOS A. FRES
P.E. No. 66042

CONSULTANT:



REVISIONS:

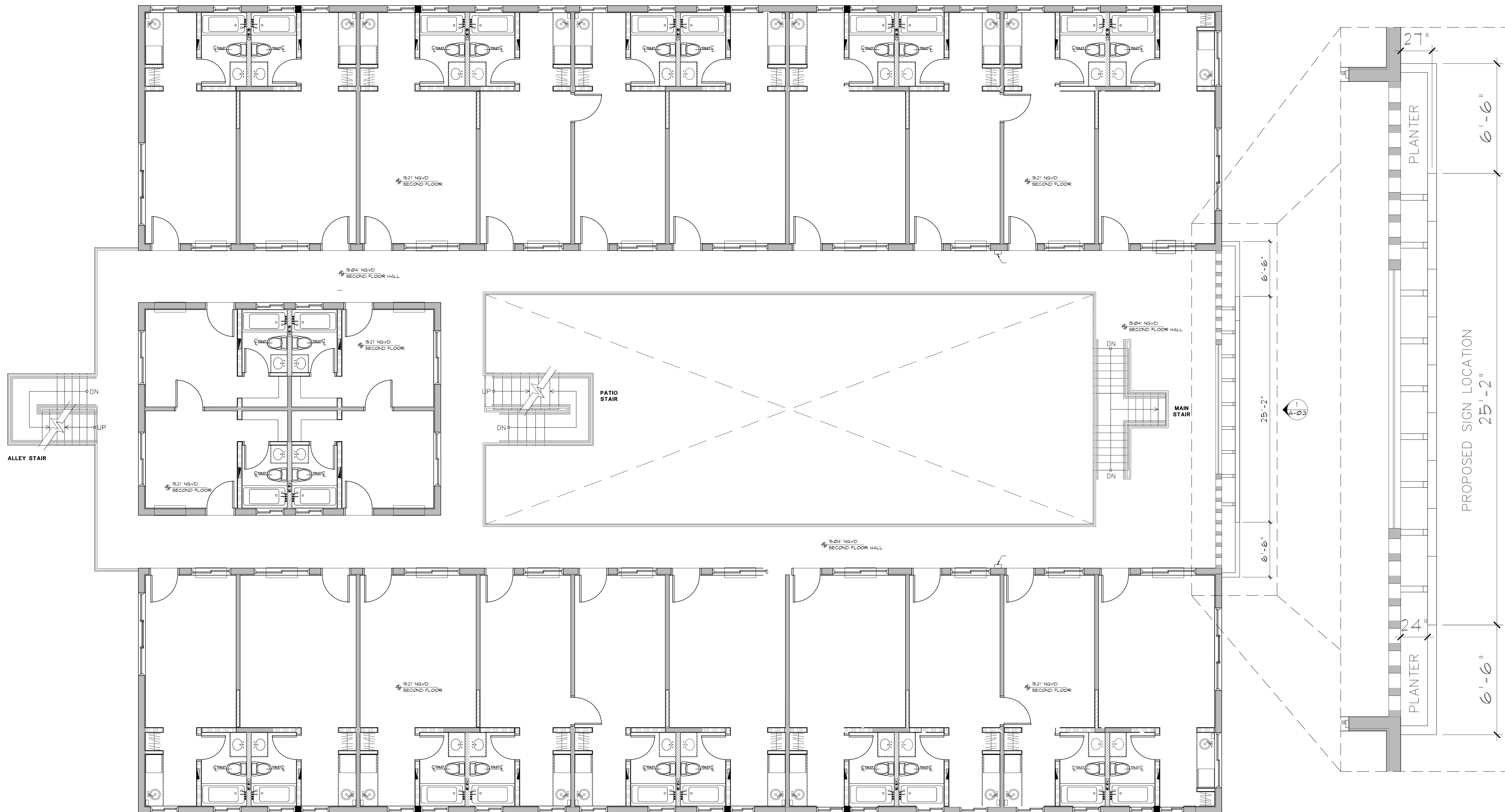
JOB:

1606

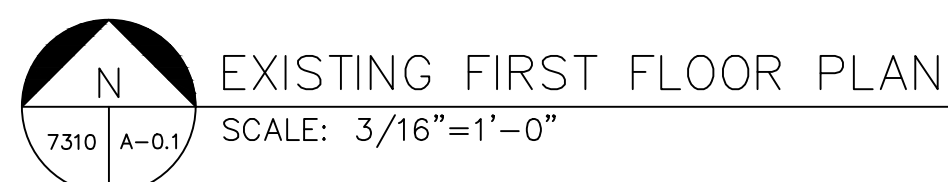
SHEET:

A-0.2

ORIGINAL ISSUE DATE: 2016-07-01
PLOT DATE: 2016-07-14



FINAL ISSUE DATE:	2016-07-01
DATE:	2016-07-14





FRONT VIEW

EXISTING



COURTYARD

EXISTING



COURTYARD

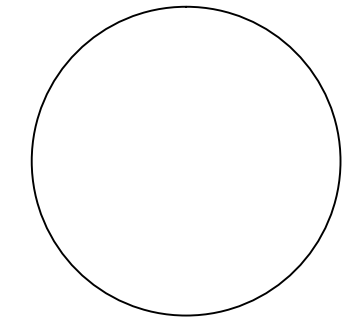
EXISTING

OWNER:
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CONSULTANT:

A2 DESIGN CORP
(305) 520-9242

REVISIONS:

JOB:
1606

SHEET:



FRONT

EXISTING



FRONT

EXISTING



FRONT DETAIL

EXISTING

OWNER:

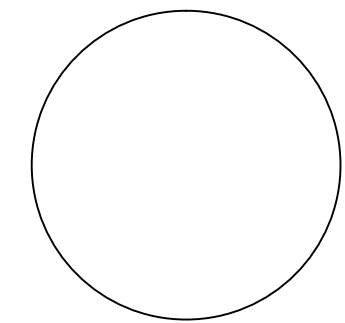
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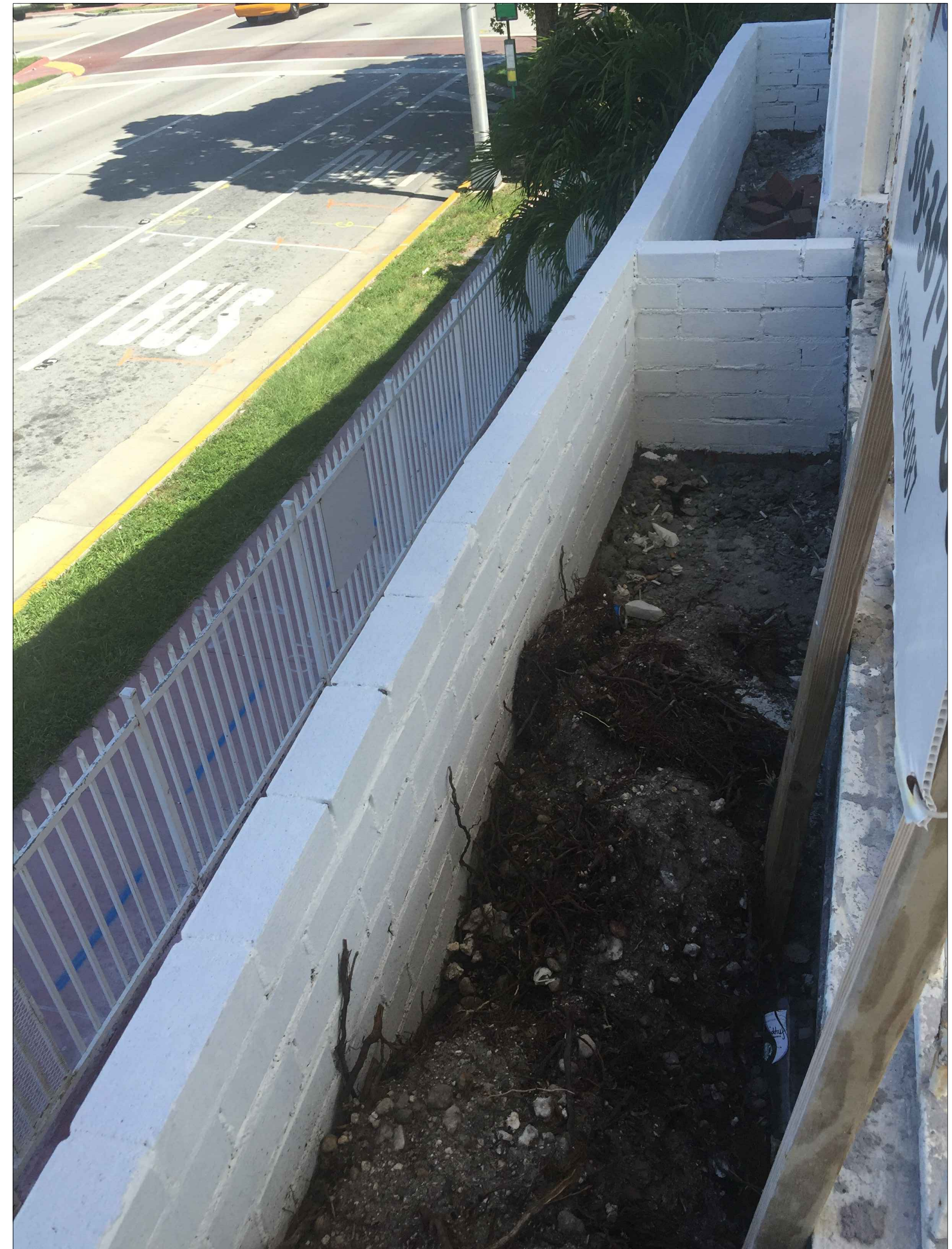


REVISIONS:

JOB:

1606

SHEET:



OWNER:

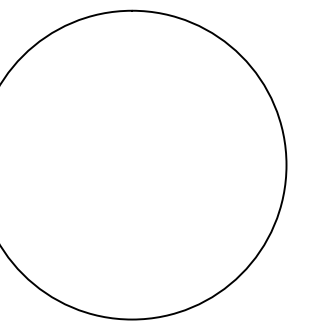
HARDING
HOTEL LLC

680 MERIDIAN AVE
SUITE # 102
MIAMI BEACH, FL 33139

JOB TITLE:

PROPOSED SIGN

310 HARDING AVE
MIAMI BEACH, FL 33139



RICARDO N. LOPEZ
P.E. No. 59400

CARLOS A. FRES
P.E. No. 66042

CONSULTANT:



REVISIONS:

JOB:

606

SHEET:

A-1.7



REAR

EXISTING



NORTH

EXISTING



SOUTH

EXISTING

OWNER:

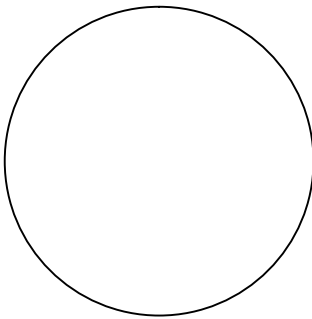
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CONSULTANT:


A12 DESIGN CORP
(305) 520-9242

REVISIONS:

JOB:
1606

SHEET:



BUILDING 01

FRONT



BUILDING 02

FRONT



BUILDING 03

FRONT



BUILDING 04

FRONT

OWNER:

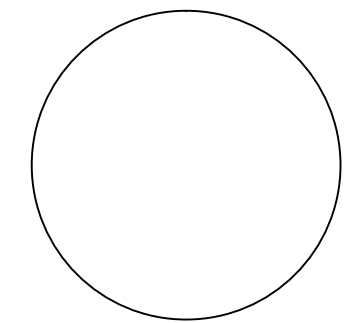
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CONSULTANT:



REVISIONS:

JOB:

1606

SHEET:

A-1.1



BUILDING 05

FRONT



BUILDING 06

FRONT



BUILDING 07

FRONT



BUILDING 08

FRONT

OWNER:

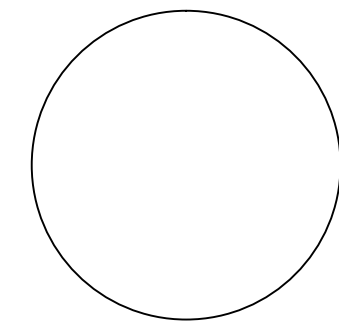
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MIAMI BEACH, FL 33139

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P.E. No. 59400

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P.E. No. 66042

CONSULTANT:



REVISIONS:

JOB:

1606

SHEET:

A-1.2



BUILDING 09

FRONT



BUILDING 10

FRONT

OWNER:

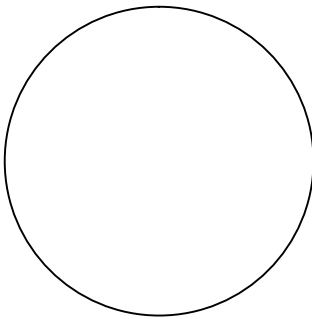
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CONSULTANT:



REVISIONS:

JOB:

1606

SHEET:

A-1.3