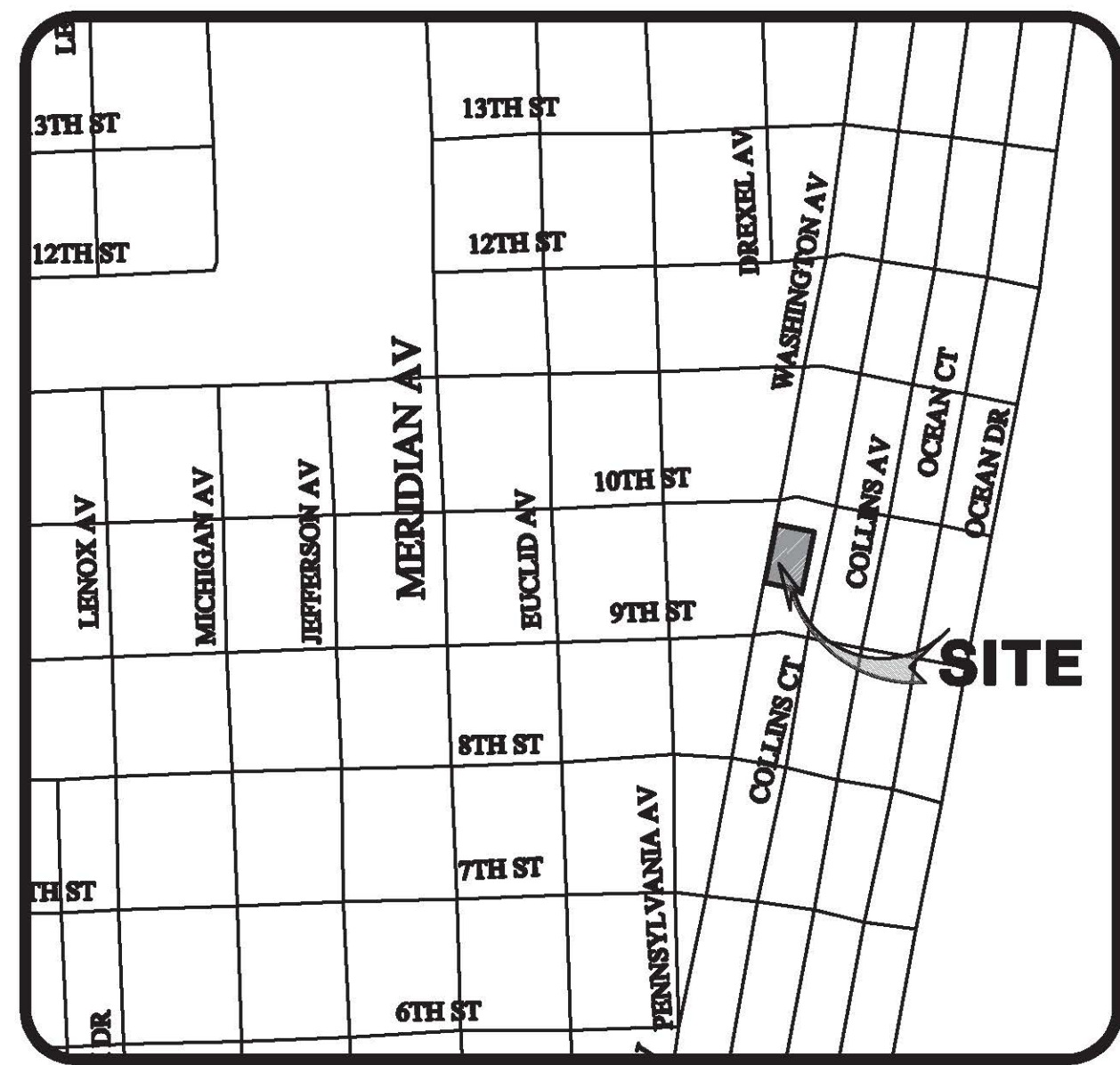
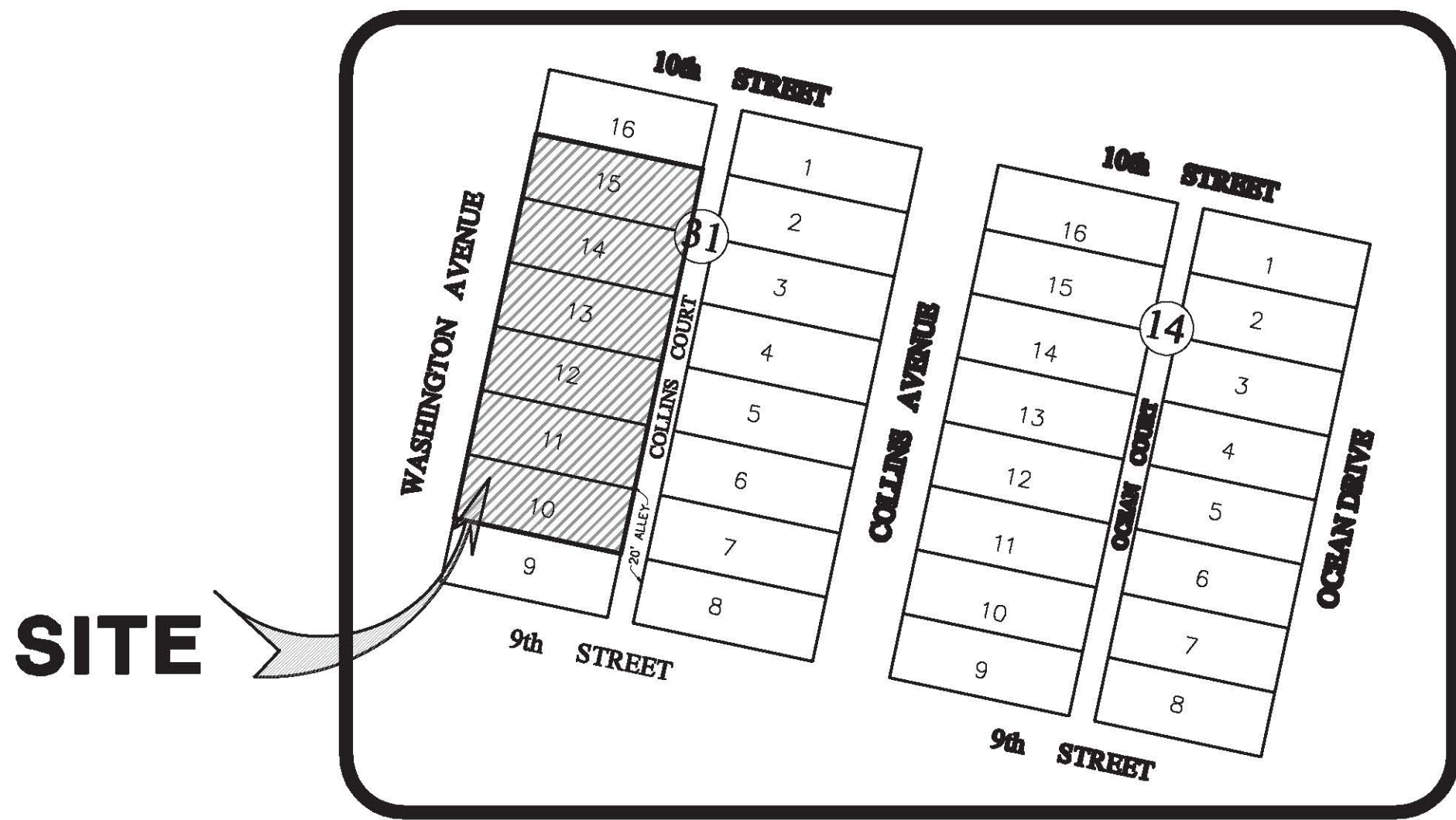


BOUNDARY SURVEY
of
915-943 WASHINGTON AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
LIGHTSTONE



VICINITY MAP
NOT TO SCALE



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

1. Field Survey was completed on: June 7th, 2016.

2. LEGAL DESCRIPTION:

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Miami Beach, County of Miami-Dade, State of Florida.

Lots 10 to 15 inclusive, Block 31, of OCEAN BEACH ADDITION NO. 2, according to the Plat thereof, as recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.

Containing 39,000 Square Feet or 0.90 Acres more or less by calculations.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and bearings refer to an assumed value of S78°00'00"E along the Southerly line of the Subject property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev. 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 Map No. 12086C0319, Suffix L, Firm Index Date: 09-11-2009. An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum of 1929.

Benchmark used:

Miami-Dade County Benchmark: X-310-R
Elevation: 8.12 feet (National Geodetic Vertical Datum)
Location:
11 ST --- 55' North of north edge of pavement
Washington AVE --- 105' West of west edge of pavement

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report 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 Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

CERTIFY TO:

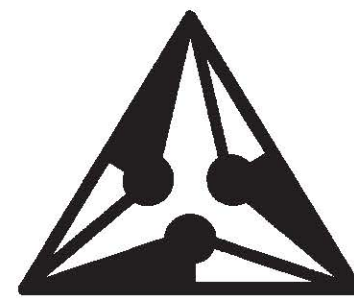
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization Number LB 3398

By: ORLA JANNET SUAREZ
Professional Surveyor and Mapper No. 6781
State of Florida

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



J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue, Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
915-943 WASHINGTON AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
LIGHTSTONE

REVISIONS	BY

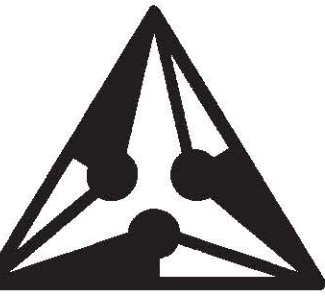
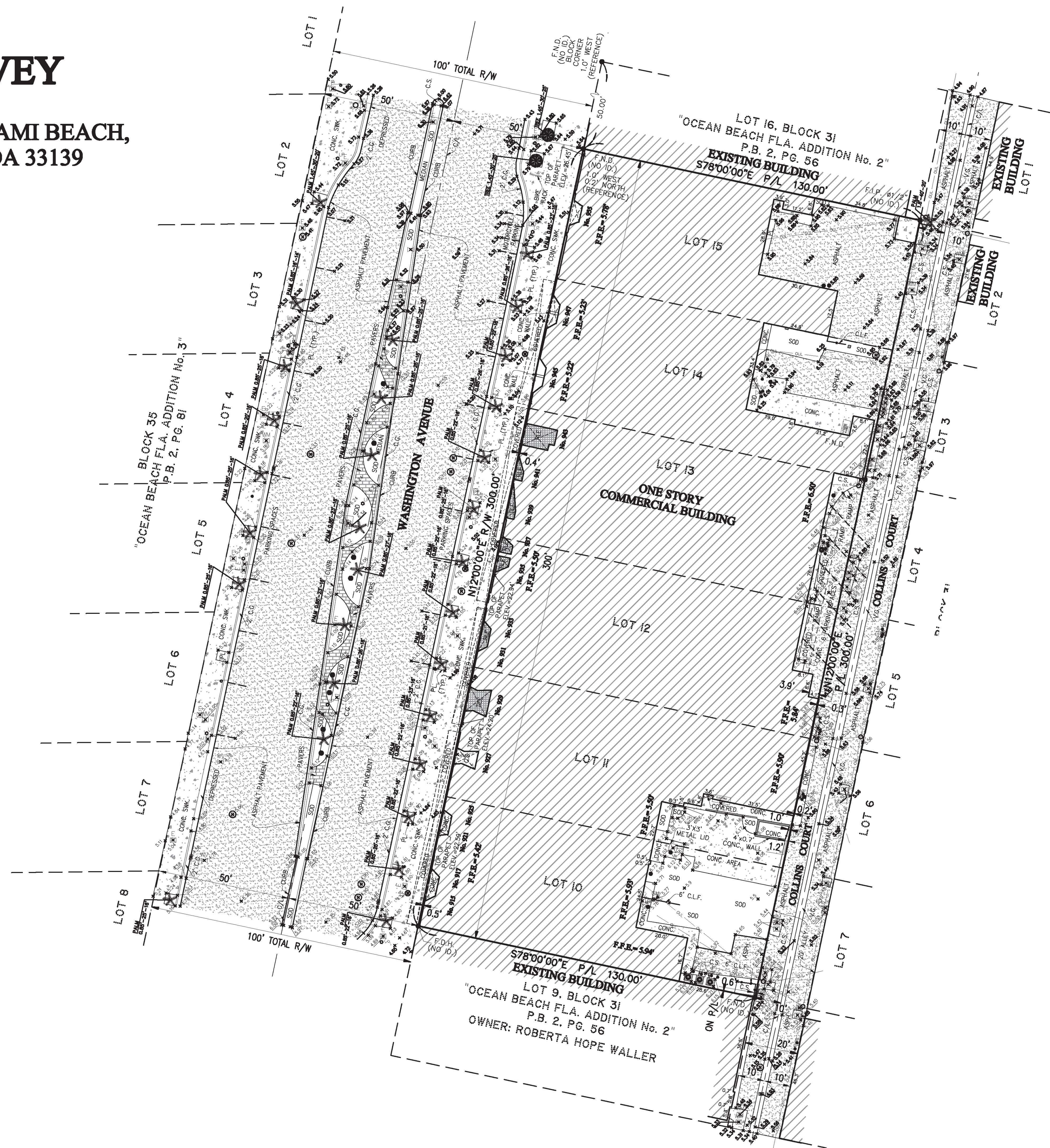
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Job:	16-0070
Date:	06-07-2016
Drawn:	G.P., J.S., C.B., A.A.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 1 OF 2	

of
915-943 WASHINGTON AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
LIGTHSTONE



- ## ABBREVIATIONS

- | | |
|--------|------------------------------|
| A | Arc Length |
| A/C | Air Conditioner Pad |
| ASPH. | Asphalt |
| B.M. | Benchmark |
| C.B.S. | Concrete Block Structure |
| C.G. | Curb & Gutter |
| C/L | Center Line |
| C.L.F. | Chain Link Fence |
| CONC. | Concrete |
| C.S. | Concrete Slab |
| DWY. | Driveway |
| E.T.P. | Electric Transformer Pad |
| F.F.E. | Finished Floor Elevation |
| F.I.P. | Found Iron Pipe |
| F.N.D. | Found Nail & Disc |
| F.R. | Found Rebar |
| ID. | Identification |
| INV. | Inverts |
| L.F.E. | Lowest Floor Elevation |
| M/L | Monument Line |
| P.B. | Plat Book |
| P.C.P. | Permanent Control Point |
| P.G. | Page |
| PL | Plaster |
| P/L | Property Line |
| P.O.B. | Point of Beginning |
| P.O.C. | Point of Commencement |
| P/S | Parking Spaces |
| P.R.M. | Permanent Reference Monument |
| R.H. | Right-of-Way Line |
| SWK. | Sidewalk |
| T.B.M. | Temporary Benchmark |
| T.O.B. | Top of Bank |
| U.E. | Utility Easement |
| V.G. | Valley Gutter |
| W.F. | Wood Fence |
| (TYP.) | Typical |
| E.O.W. | Edge of Water |
| P.B. | Plat Book |
| R | Recorded |

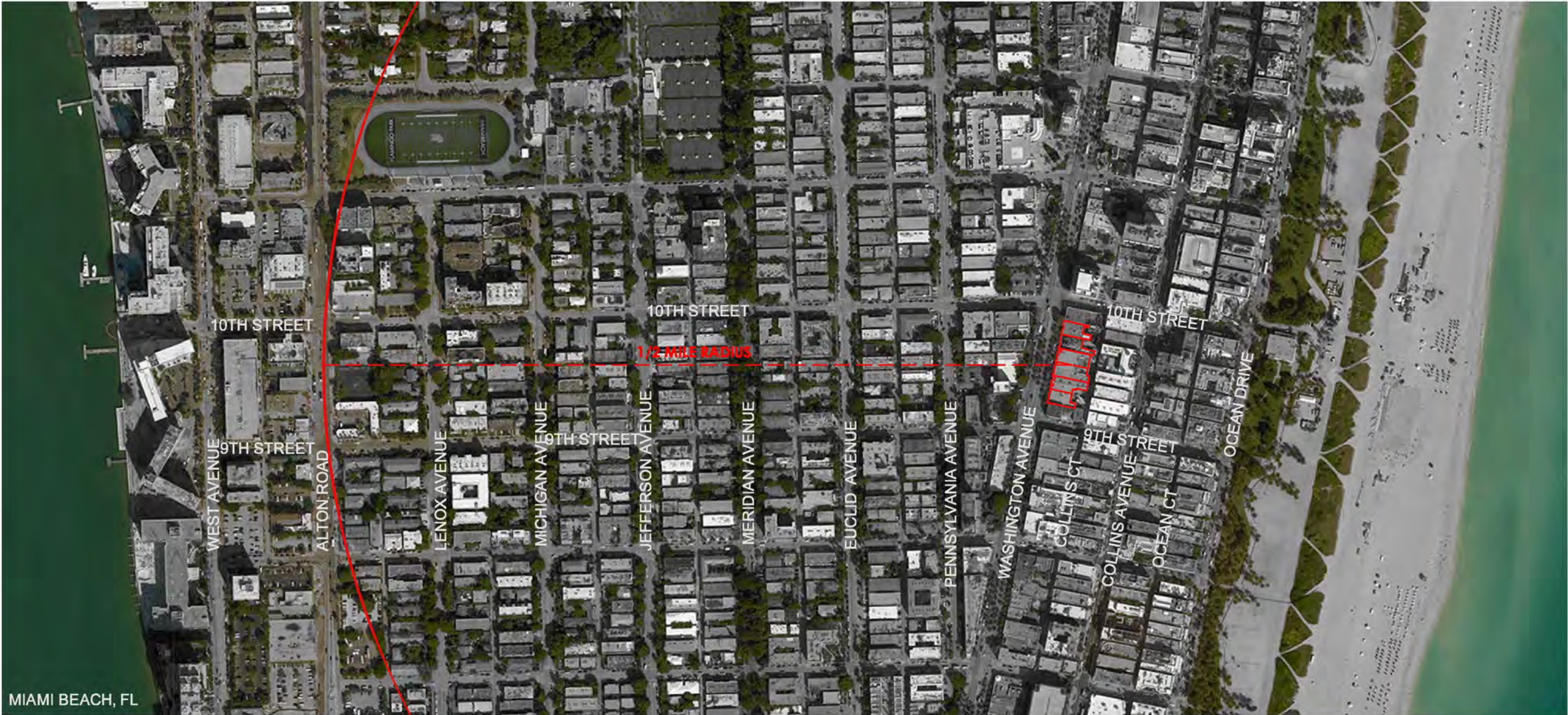


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 Miami, Florida 33173 (305) 598-8383

**BOUNDARY SURVEY
of
915-943 WASHINGTON AVENUE, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
LIGHTSTONE**

REVISIONS	BY
Proj:	16-0065
Job:	16-0170
Date:	06-07-2016
Drawn:	G.P., J.S., C.B., A.A.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE

2022



1611



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Miami Beach, FL 33139

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ROCKWELLGROUP

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F: 305.573.3786

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Historic Preservation and Planning Board Submission

AERIAL VIEW

not to scale
08-29-2016



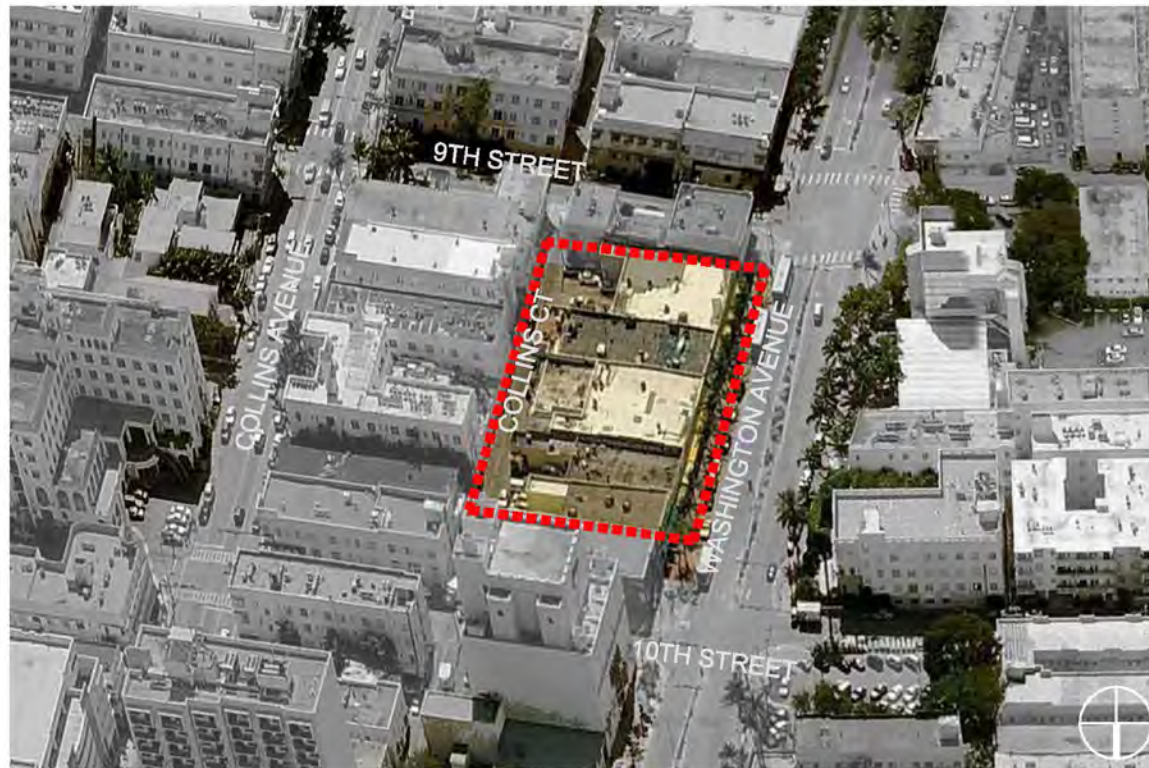
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EAST SIDE



WEST SIDE



NORTH SIDE



SOUTH SIDE



1611
mazy
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AERIAL AXONOMETRIC VIEW
not to scale
08-29-2016

A 1.01

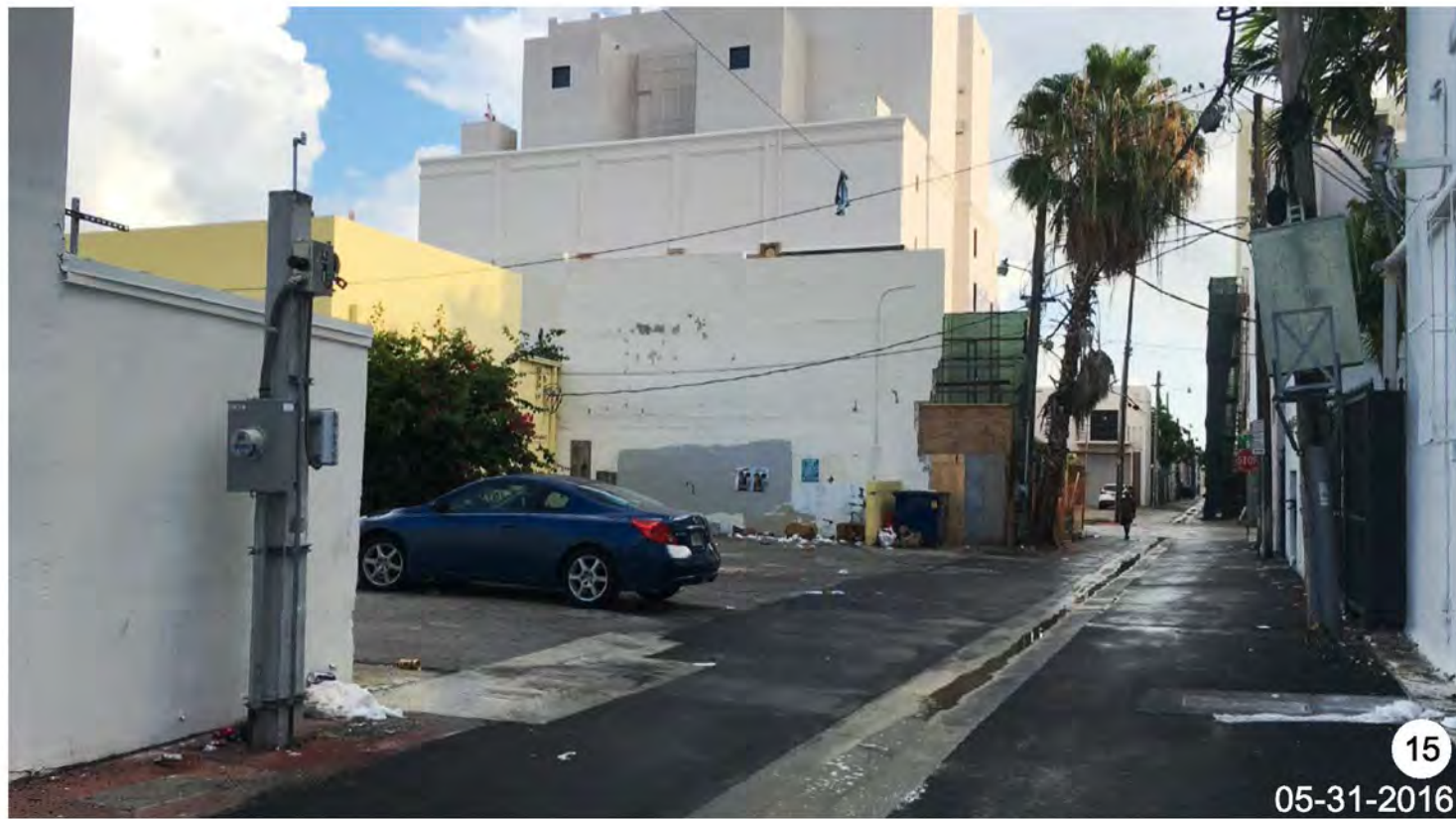












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SITE PHOTOS

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08-29-2016

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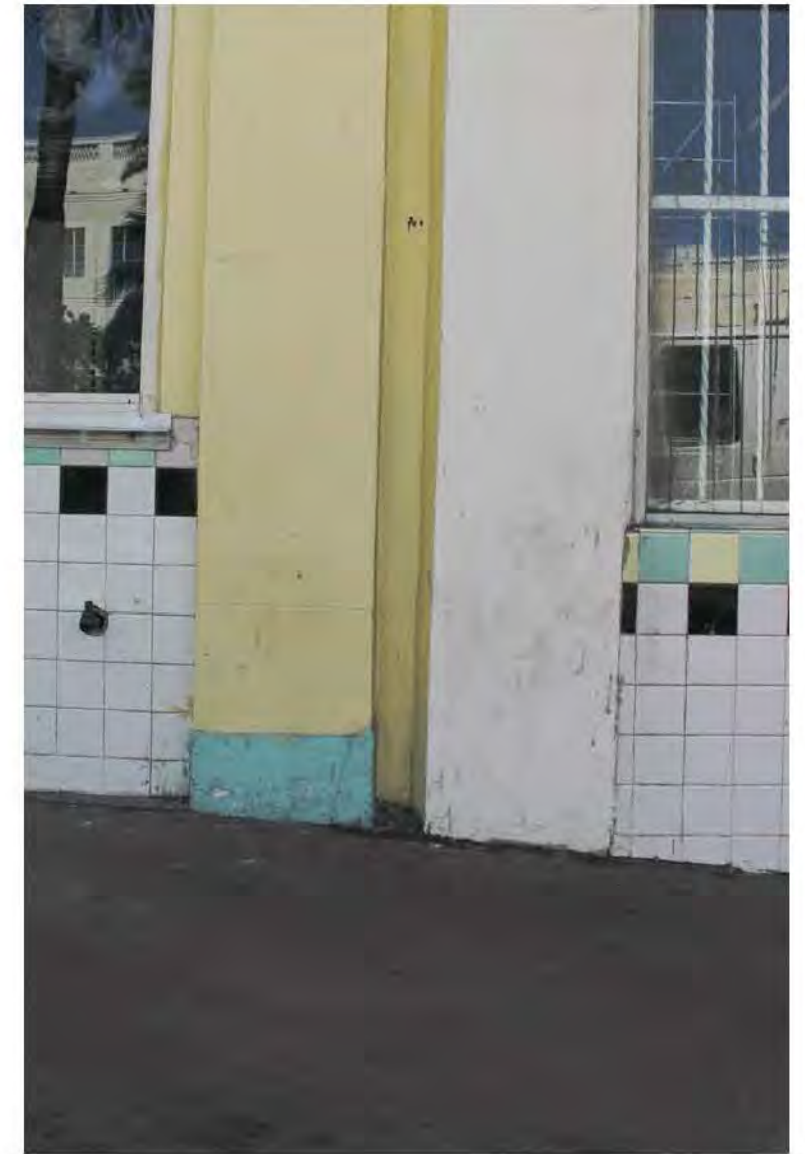




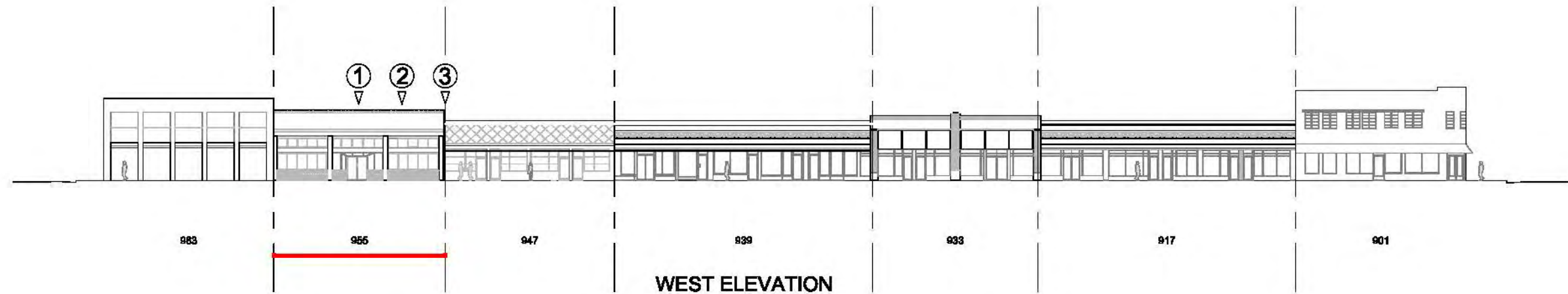
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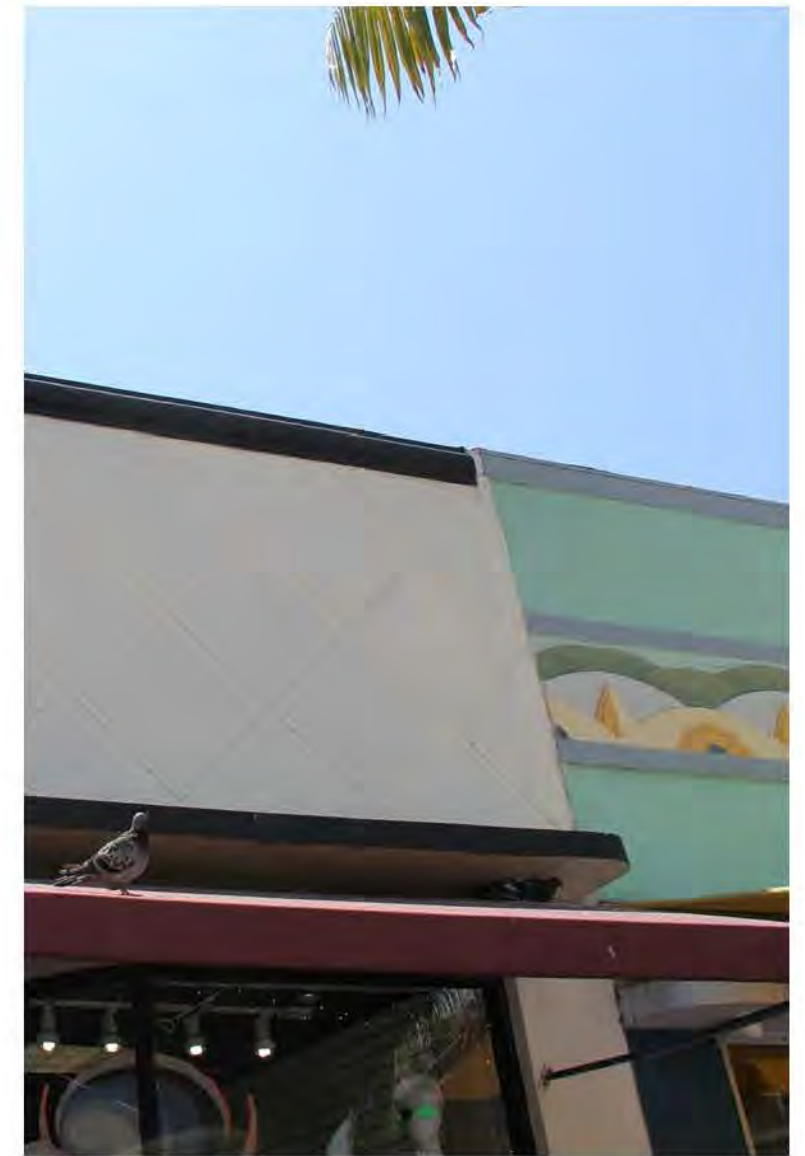
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08-29-2016
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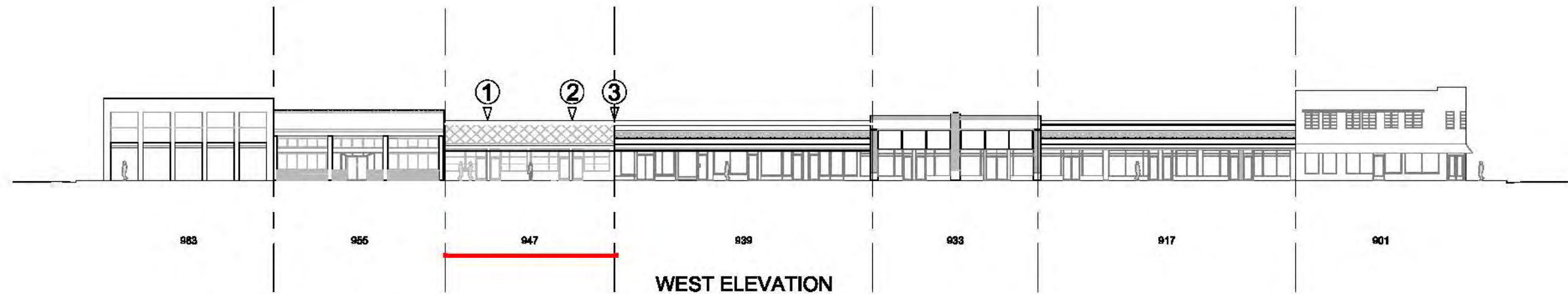
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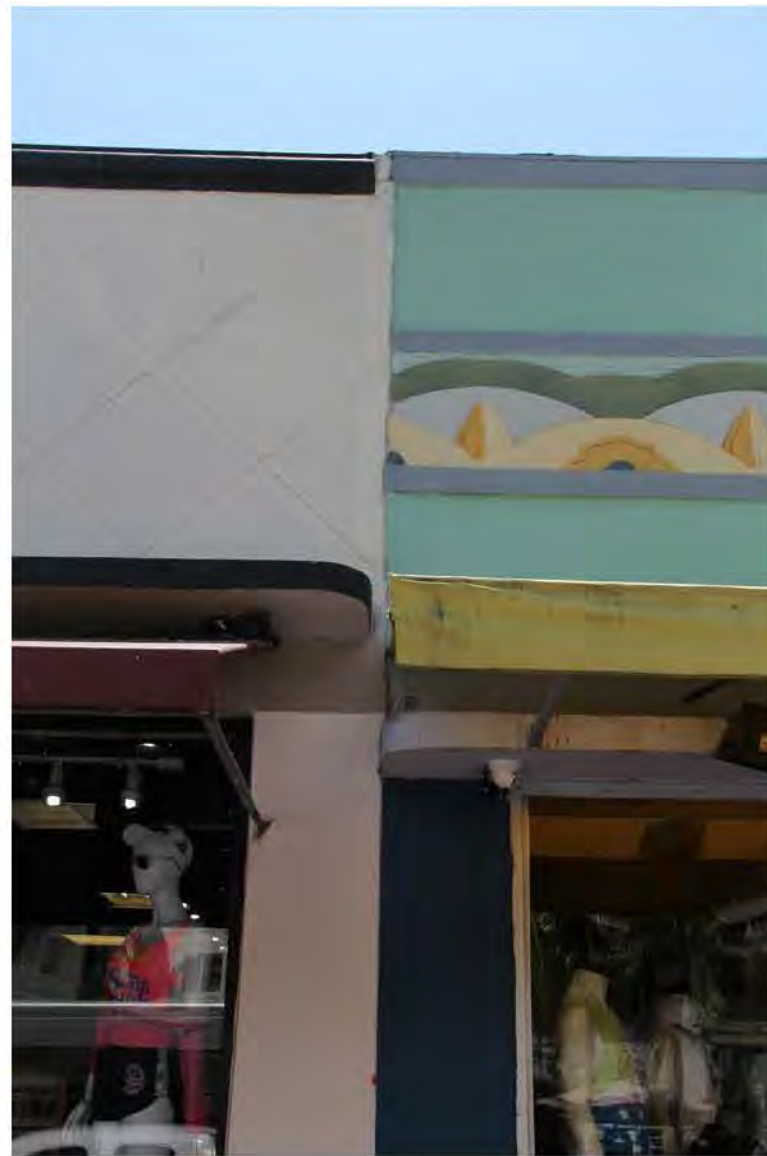
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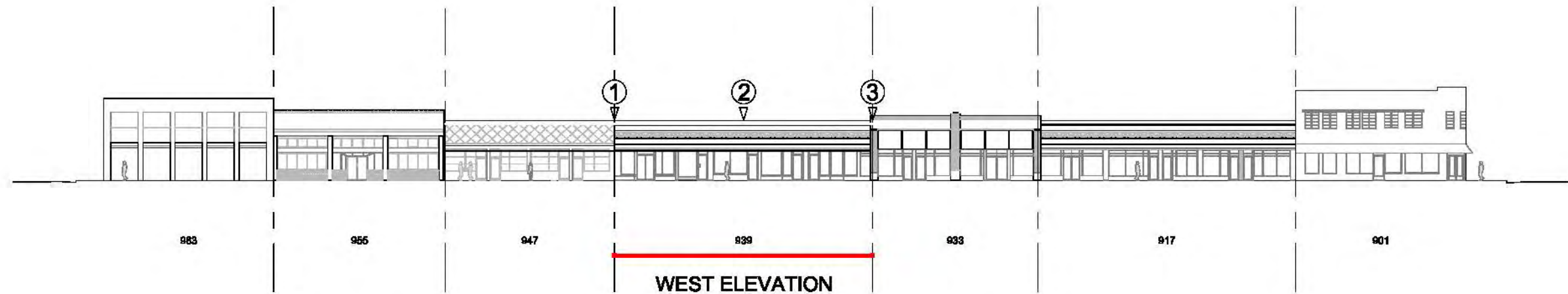
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08-29-2016

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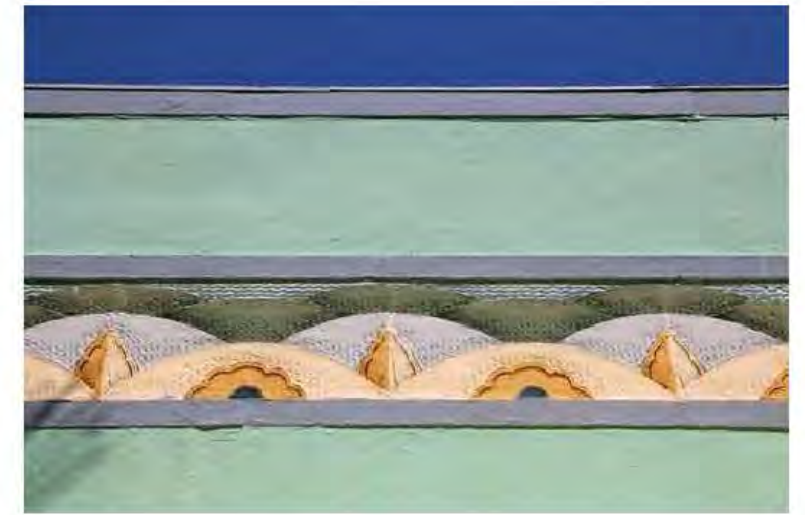
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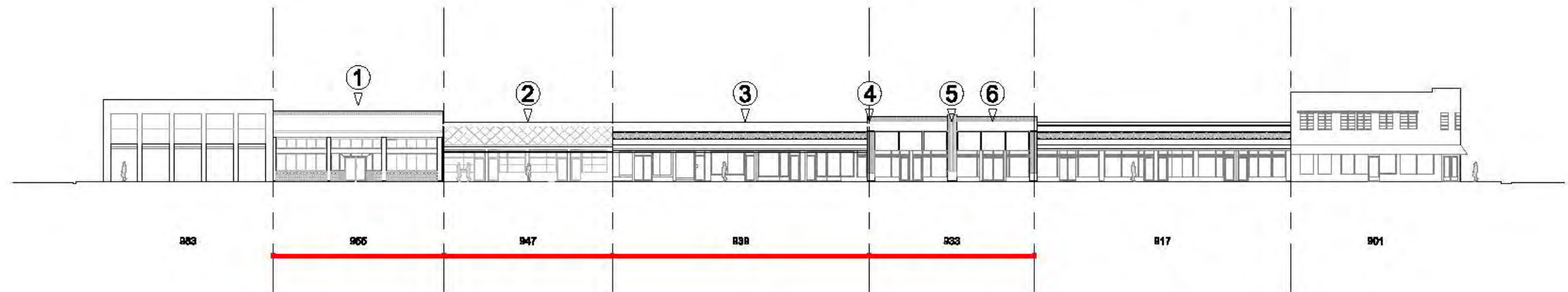
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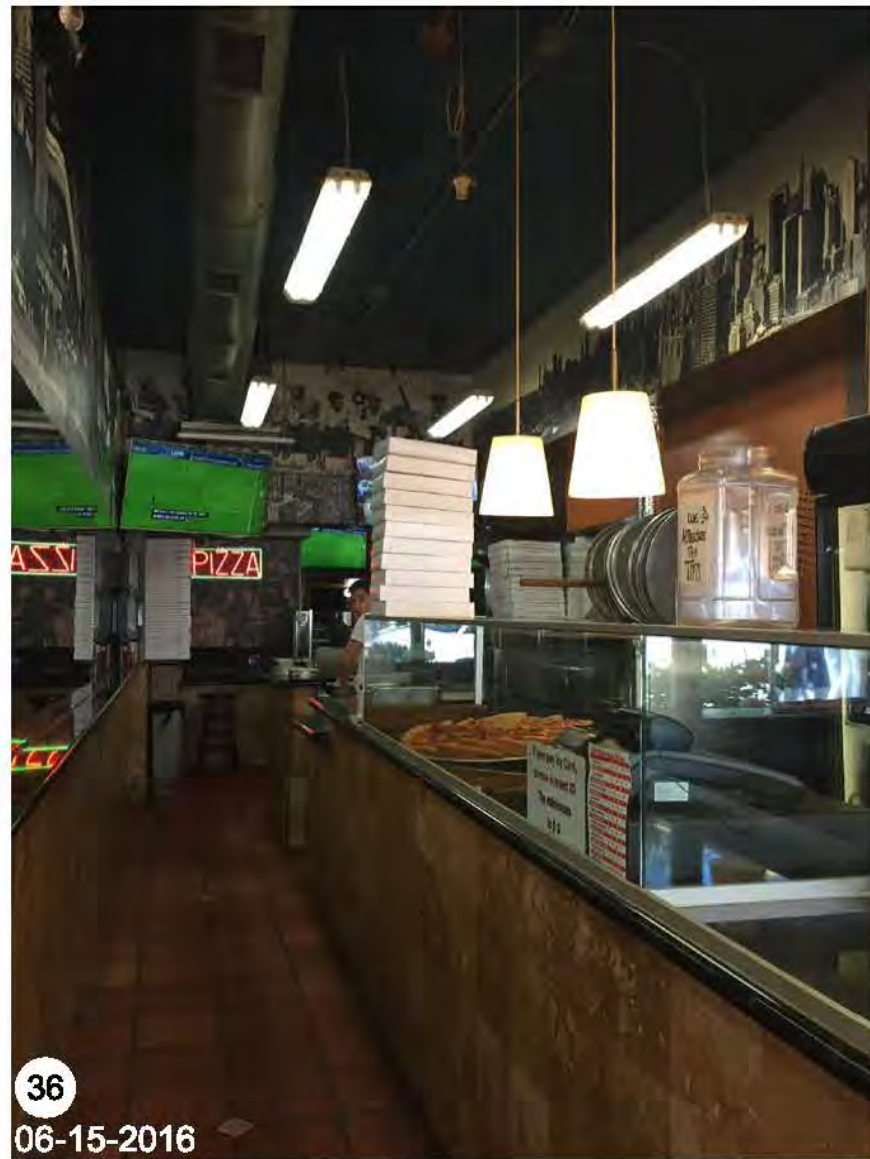
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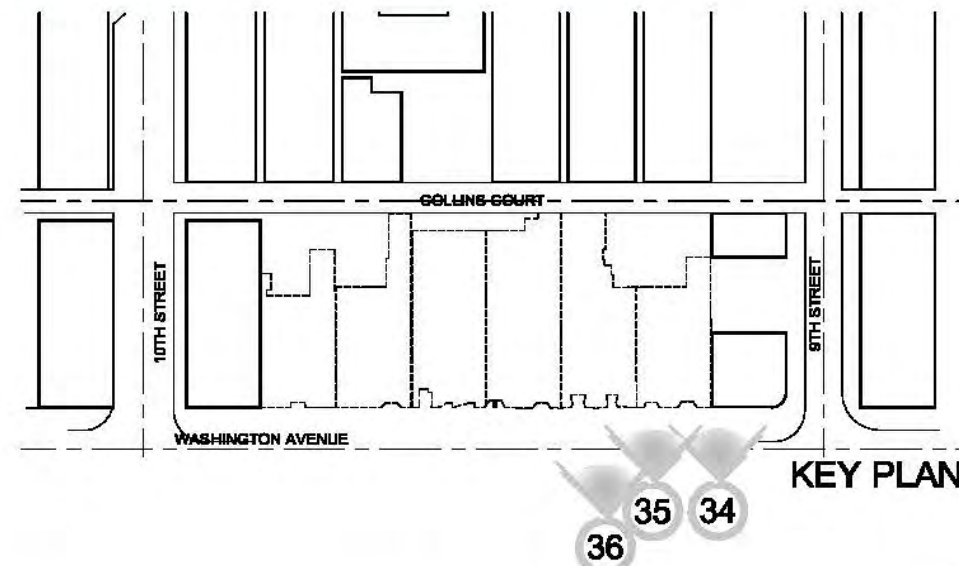
36
06-15-2016
Pizza 921 Washington Avenue



35
06-15-2016
Taylor Shop 917 Washington Avenue



34
06-15-2016
Liquors 917 Washington Avenue



1811
moxy
HOTELS
915 Washington Avenue
Miami Beach, FL 33139

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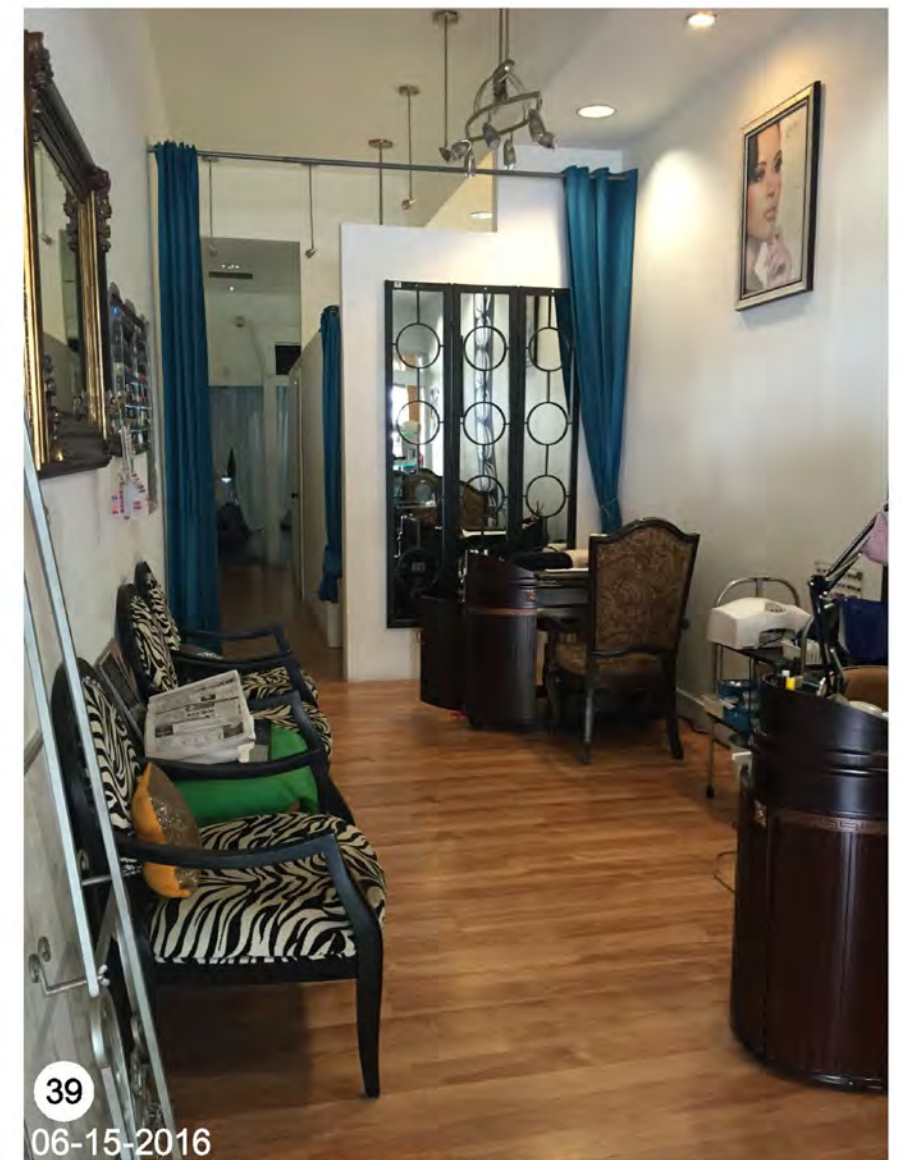
Historic Preservation and Planning Board Submission
INTERIOR PHOTOS
not to scale
08-29-2016
A 1.15



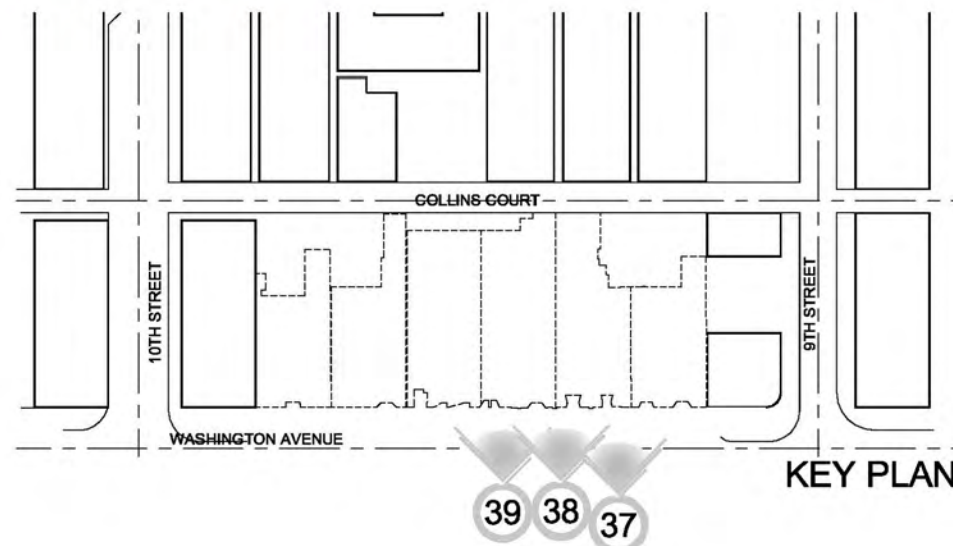
Boutique 925 Washington Avenue



Clothing Store 933 Washington Avenue



Nail Salon 933 Washington Avenue



1611

moxey
HOTELS

915 Washington Avenue
Miami Beach, FL 33139

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Historic Preservation and Planning Board Submission

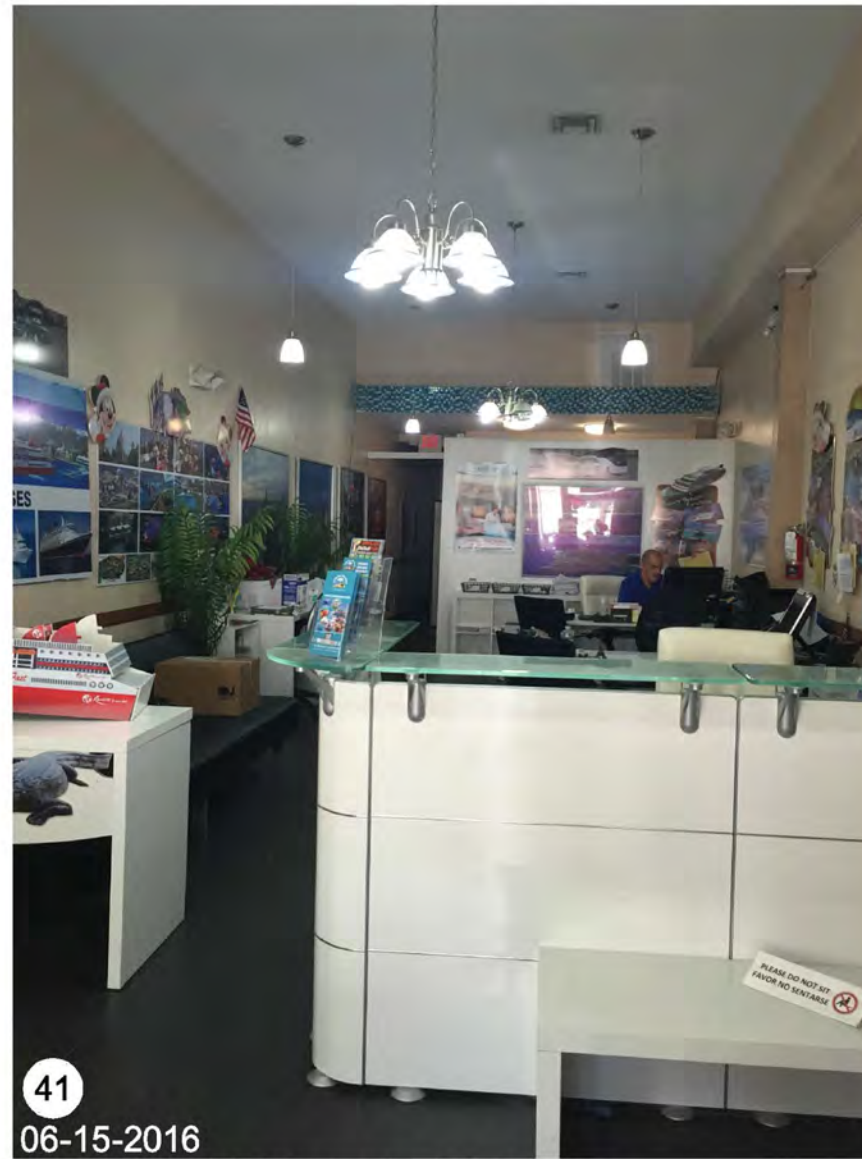
INTERIOR PHOTOS

not to scale
08-29-2016

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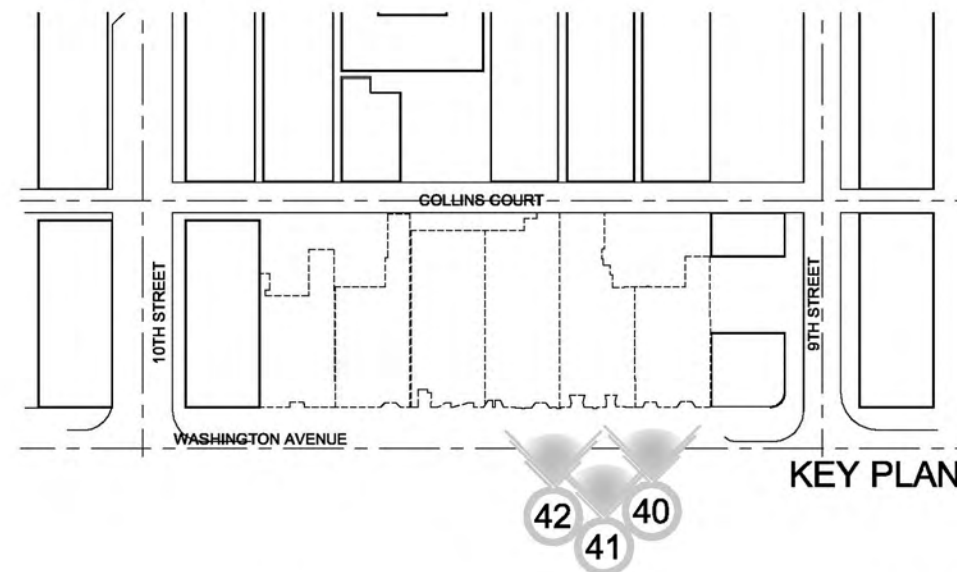
40
06-15-2016
Smoke Shop 935 Washington Avenue



41
06-15-2016
Travel Agent 937 Washington Avenue



42
06-15-2016
Clothing Store 939 Washington Avenue



KEY PLAN

1611



915 Washington Avenue
Miami Beach, FL 33139

OWNER

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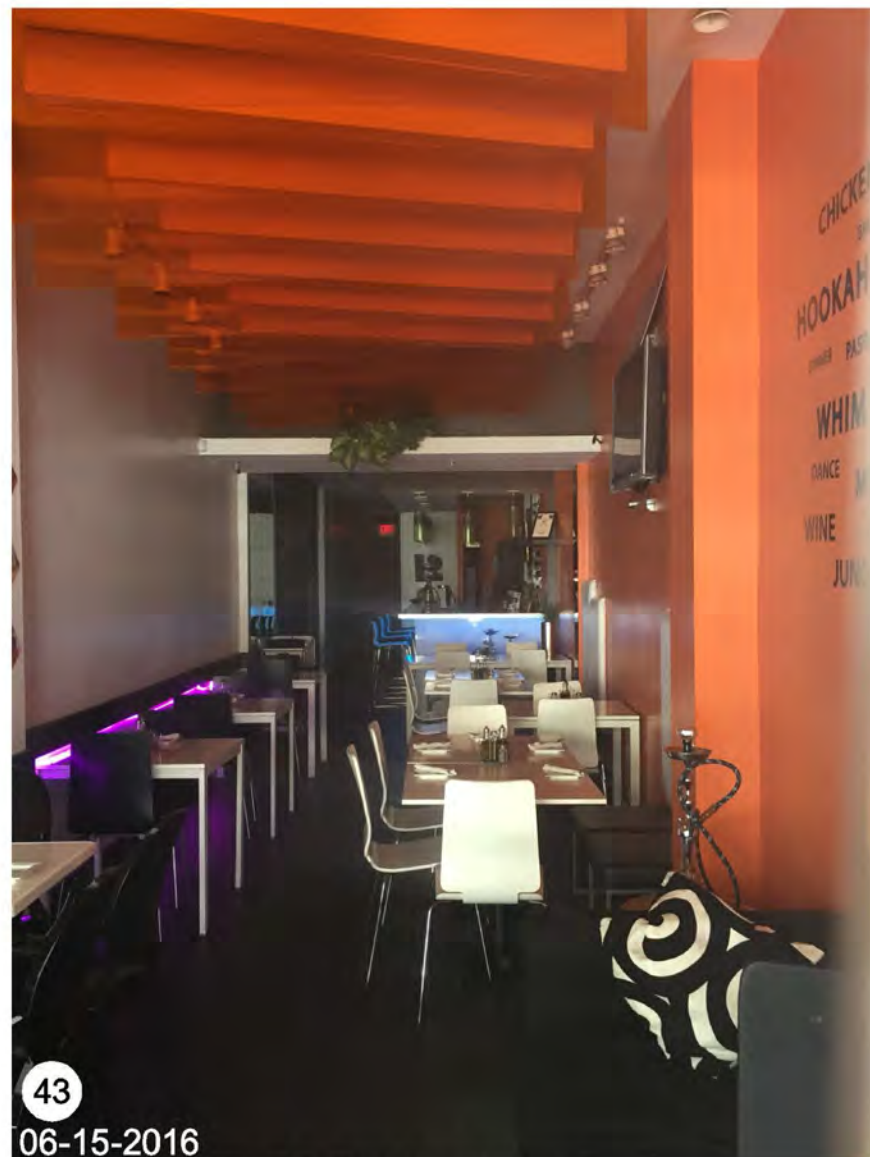
Historic Preservation and Planning Board Submission

INTERIOR PHOTOS

not to scale
08-29-2016



A 1.17



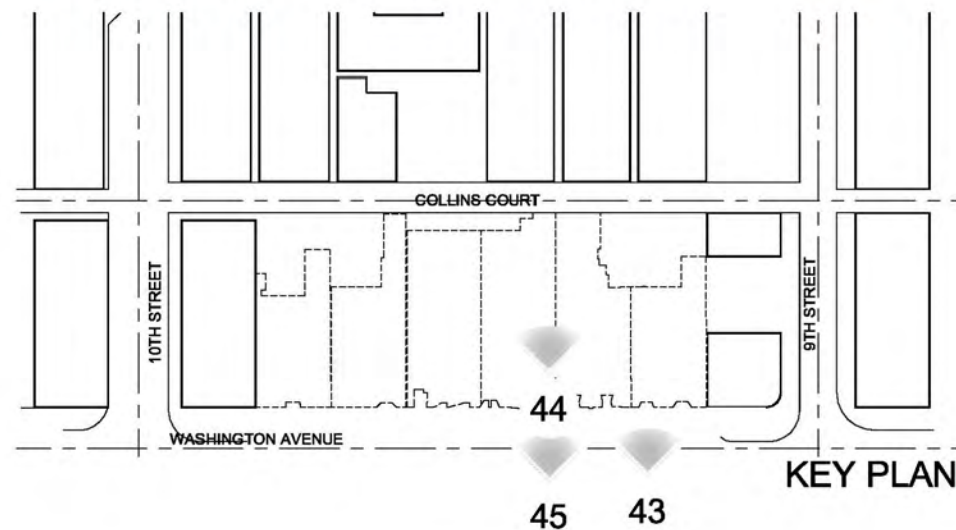
06-15-2016
Restaurant 941 Washington Avenue



06-15-2016
Clothing Store 941 Washington Avenue



06-15-2016
Clothing Store 941 Washington Avenue



1611
moxey
HOTELS
915 Washington Avenue
Miami Beach, FL 33139

OWNER
LIGHTSTONE
460 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER
ROCKWELLGROUP
5 Union Square West
New York, NY 10003
O: 212.463.0334

LANDSCAPE DESIGNER
NATURALFICIAL
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Coconut Grove, FL 33233
O: 305.321.2341

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BOLD
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New York, NY 10001
O: 212.674.6500

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F: 305.573.3786
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Historic Preservation and Planning Board Submission
INTERIOR PHOTOS
not to scale
08-29-2016
A 1.18



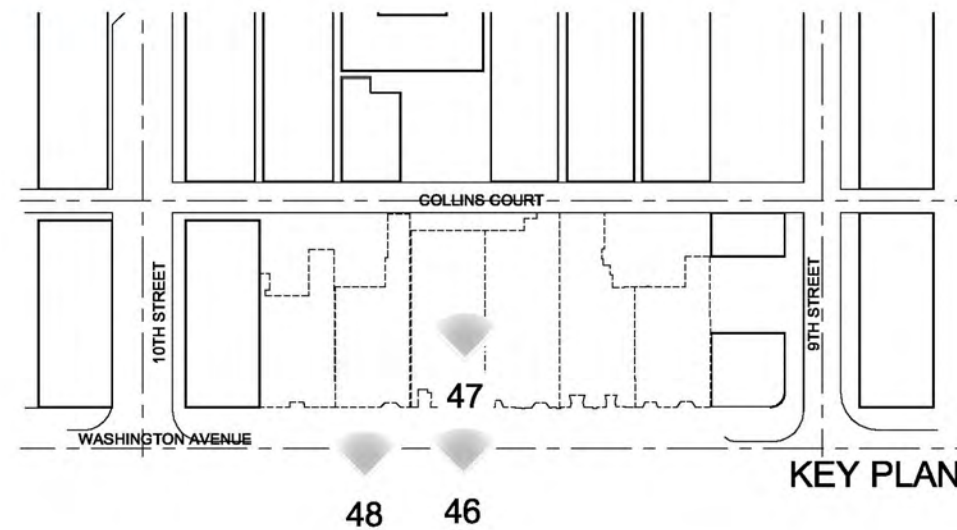
Clothing Store 943 Washington Avenue



Clothing Store 943 Washington Avenue



Vacant 947 Washington Avenue



KEY PLAN

1611
moxy
HOTELS
915 Washington Avenue
Miami Beach, FL 33139

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Historic Preservation and Planning Board Submission
INTERIOR PHOTOS
not to scale
08-29-2016
 A 1.19



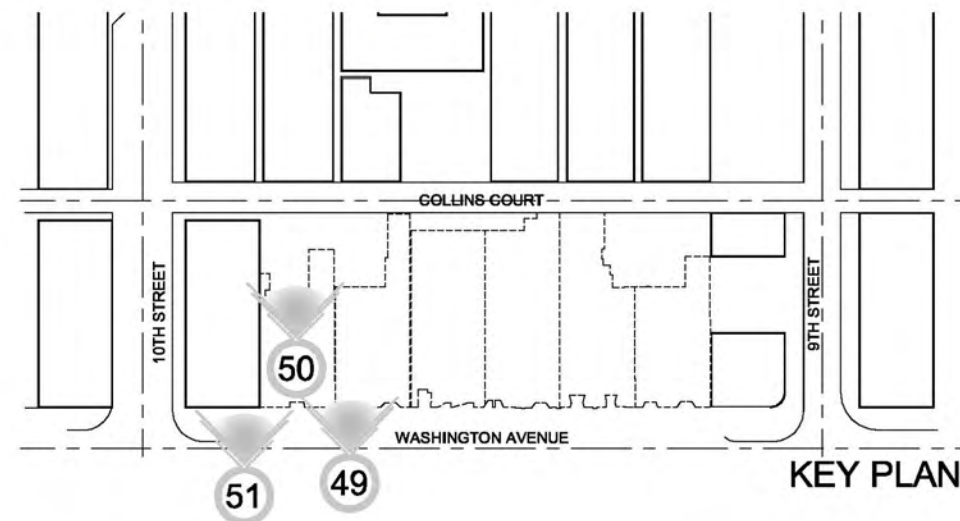
06-15-2016
Lee Ann 955 Washington Avenue



06-15-2016
Lee Ann 955 Washington Avenue



06-15-2016
Vacant 953 Washington Avenue



1611
moxy
HOTELS
915 Washington Avenue
Miami Beach, FL 33139

OWNER
LIGHTSTONE
460 Park Avenue
New York, NY 10022
O: 212.616.9969

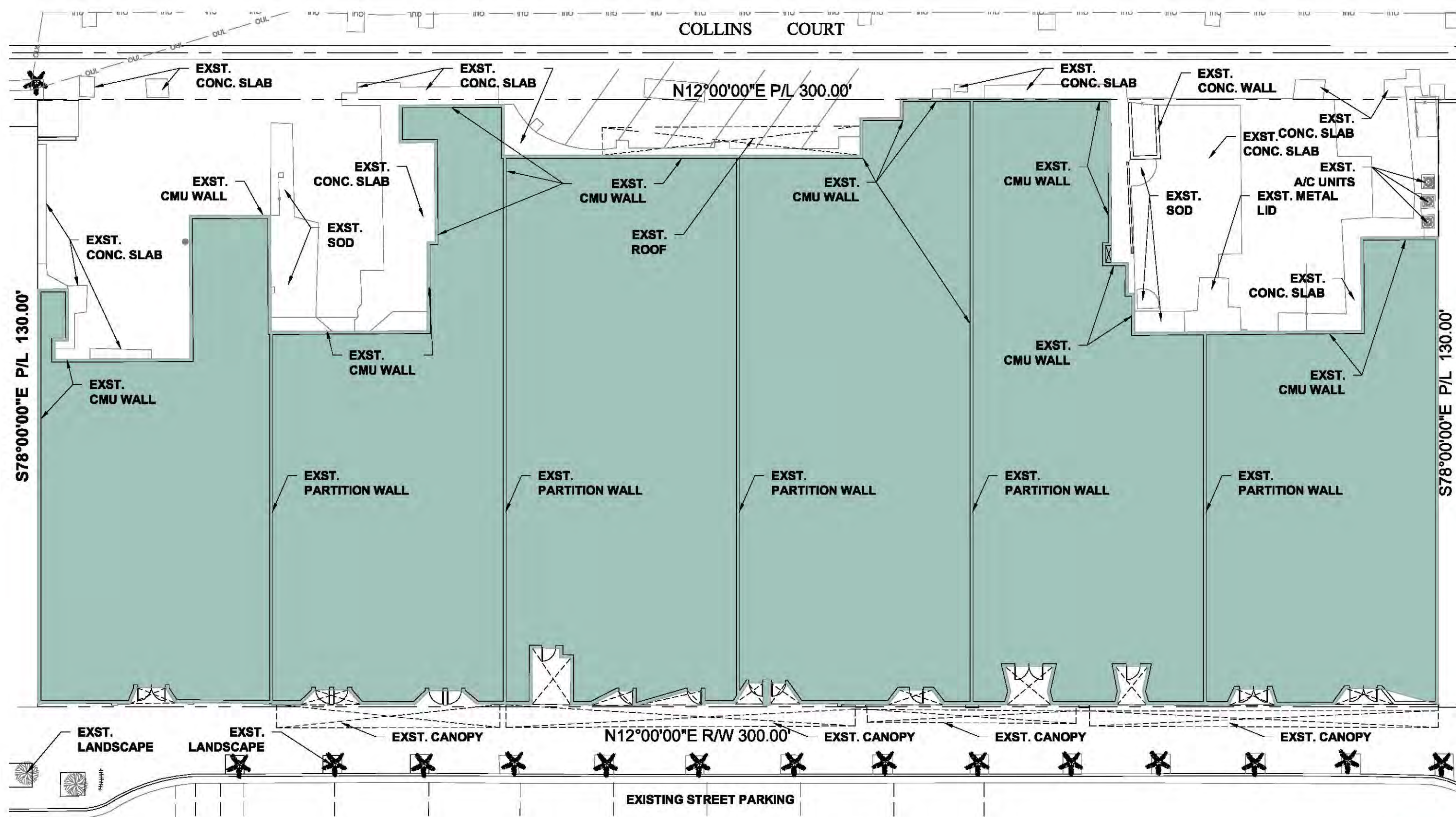
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ROCKWELLGROUP
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New York, NY 10003
O: 212.463.0334

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Historic Preservation and Planning Board Submission
INTERIOR PHOTOS
not to scale
08-29-2016
A 1.20



EXISTING FAR AREA
30,532 SF

Historic Preservation and Planning Board Submission

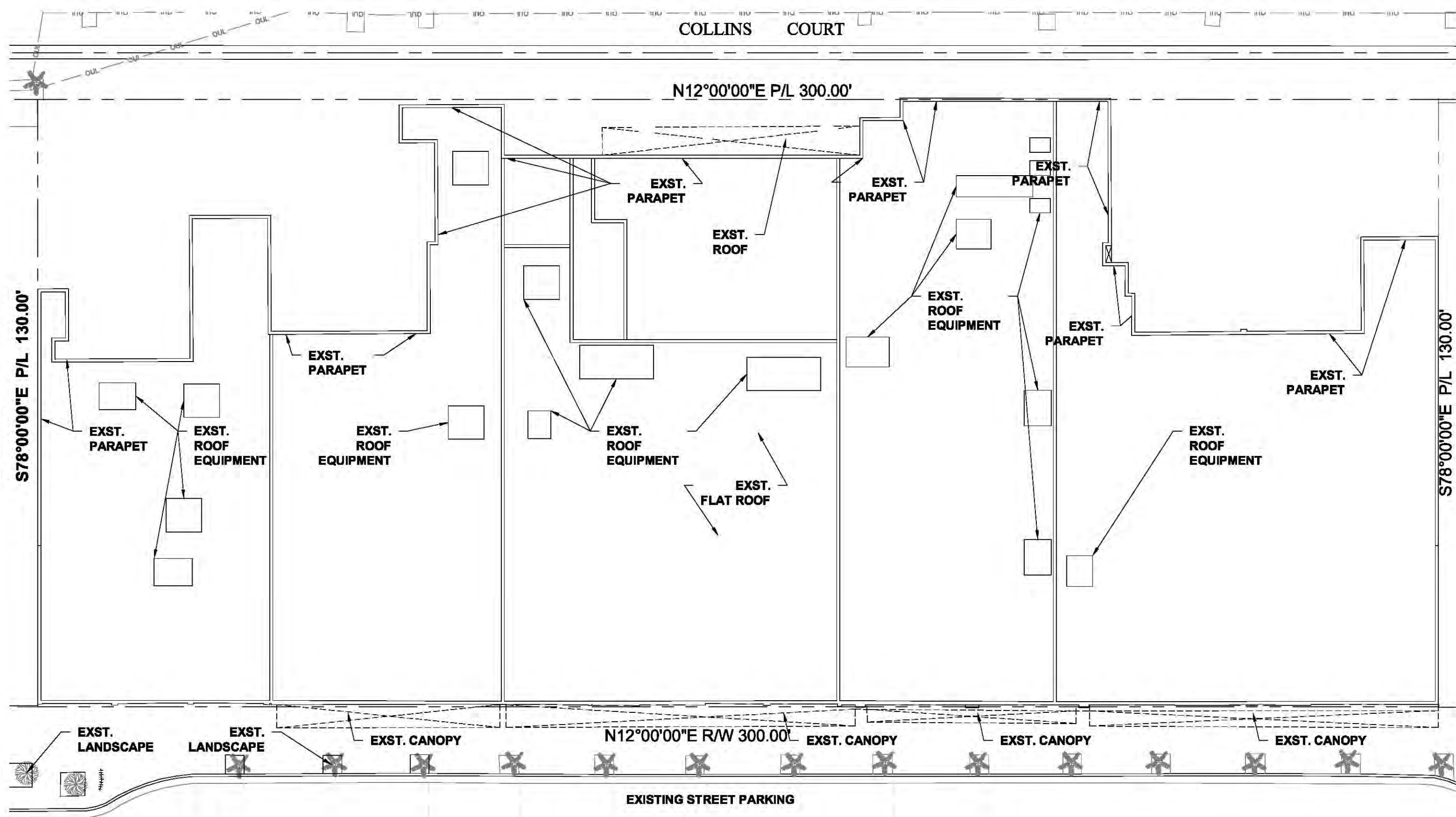
EXISTING GROUND FLOOR PLAN
& EXISTING FAR AREA

SCALE: 1" = 20'-0"
08-29-2016

A 2.01

1611	OWNER	INTERIOR DESIGNER	LANDSCAPE DESIGNER	LIGHTING DESIGNER	KOBI KARP	2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1616 F: 305.573.3788
	LIGHTSTONE	ROCKWELLGROUP	NATURALFICIAL	BOLD		AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM
915 Washington Avenue Miami Beach, FL 33139	480 Park Avenue New York, NY 10022 O: 212.616.9989	5 Union Square West New York, NY 10003 O: 212.463.0334	P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341	227 West 29th Street New York, NY 10001 O: 212.674.6500	ARCHITECTURE INTERIOR DESIGN PLANNING	

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New York, NY 10003
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LANDSCAPE DESIGNER

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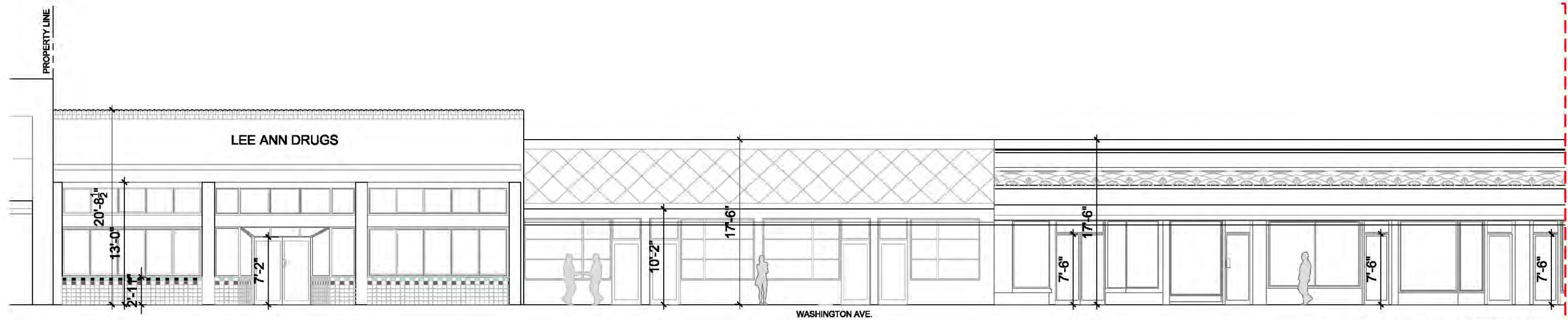
EXISTING ROOF PLAN

SCALE: 1" = 20'-0"

08-29-2016

A 2.02

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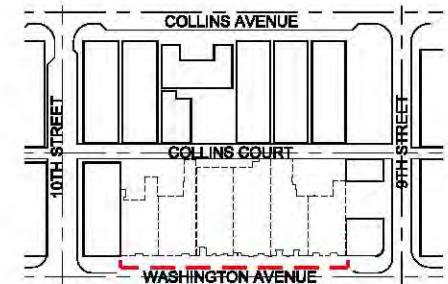
ENLARGED WEST ELEVATION PART A



ENLARGED WEST ELEVATION PART B



WEST ELEVATION



KEY PLAN

1811
macy
HOTELS
915 Washington Avenue
Miami Beach, FL 33139

OWNER
LIGHTSTONE
460 Park Avenue
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O: 212.616.9969

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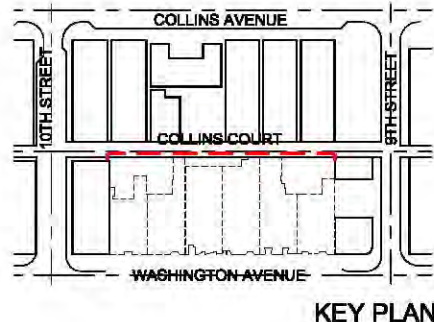
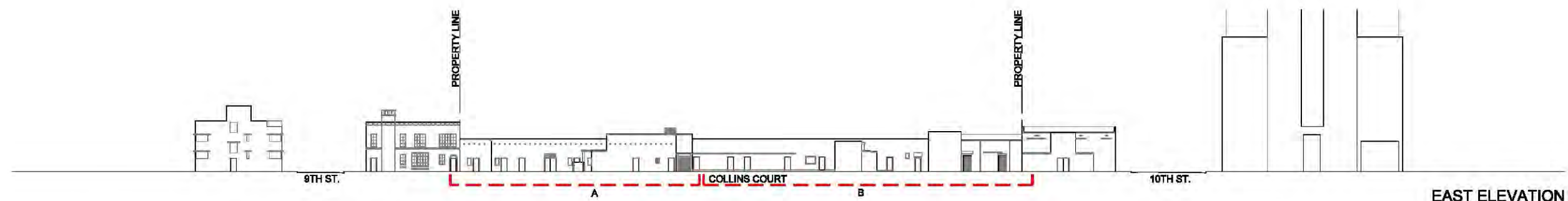
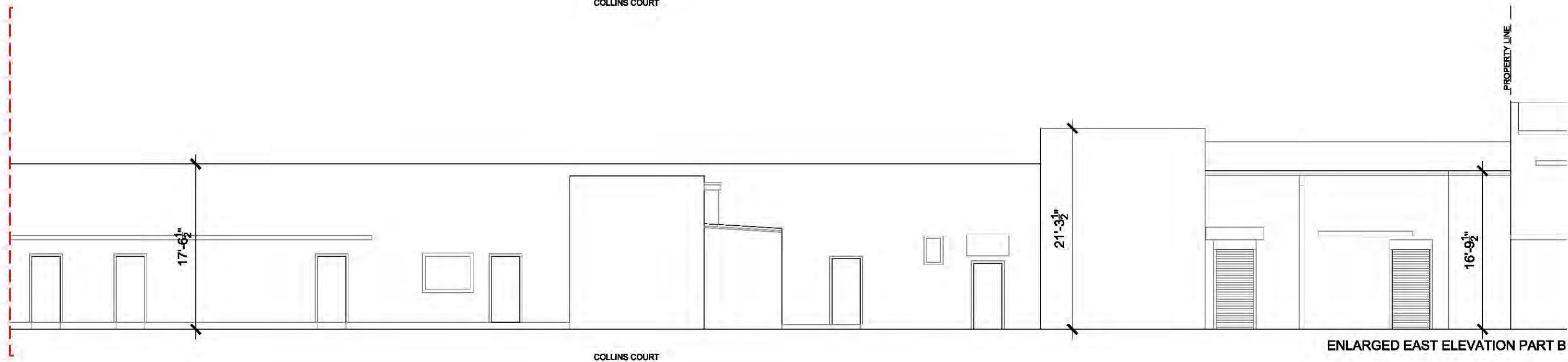
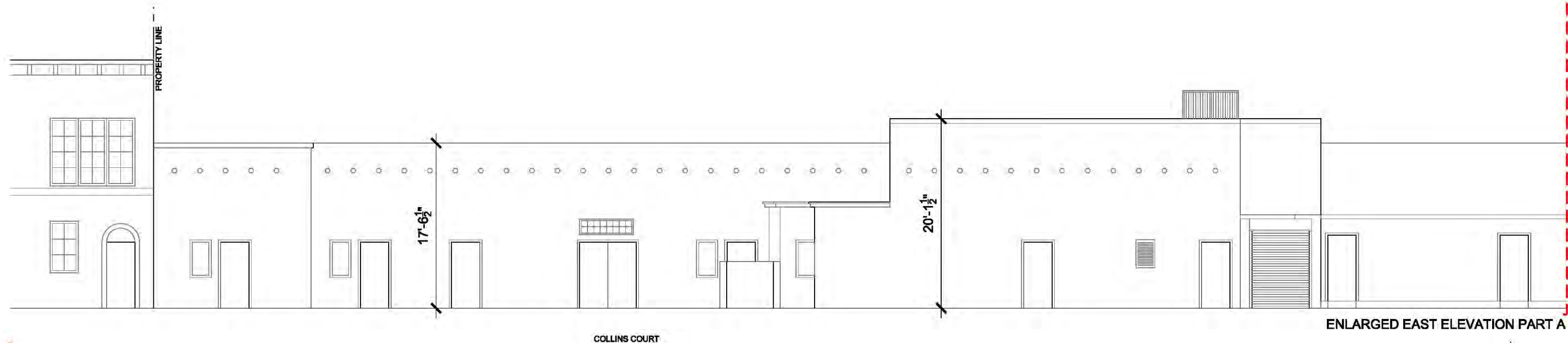
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Miami, Florida 33137
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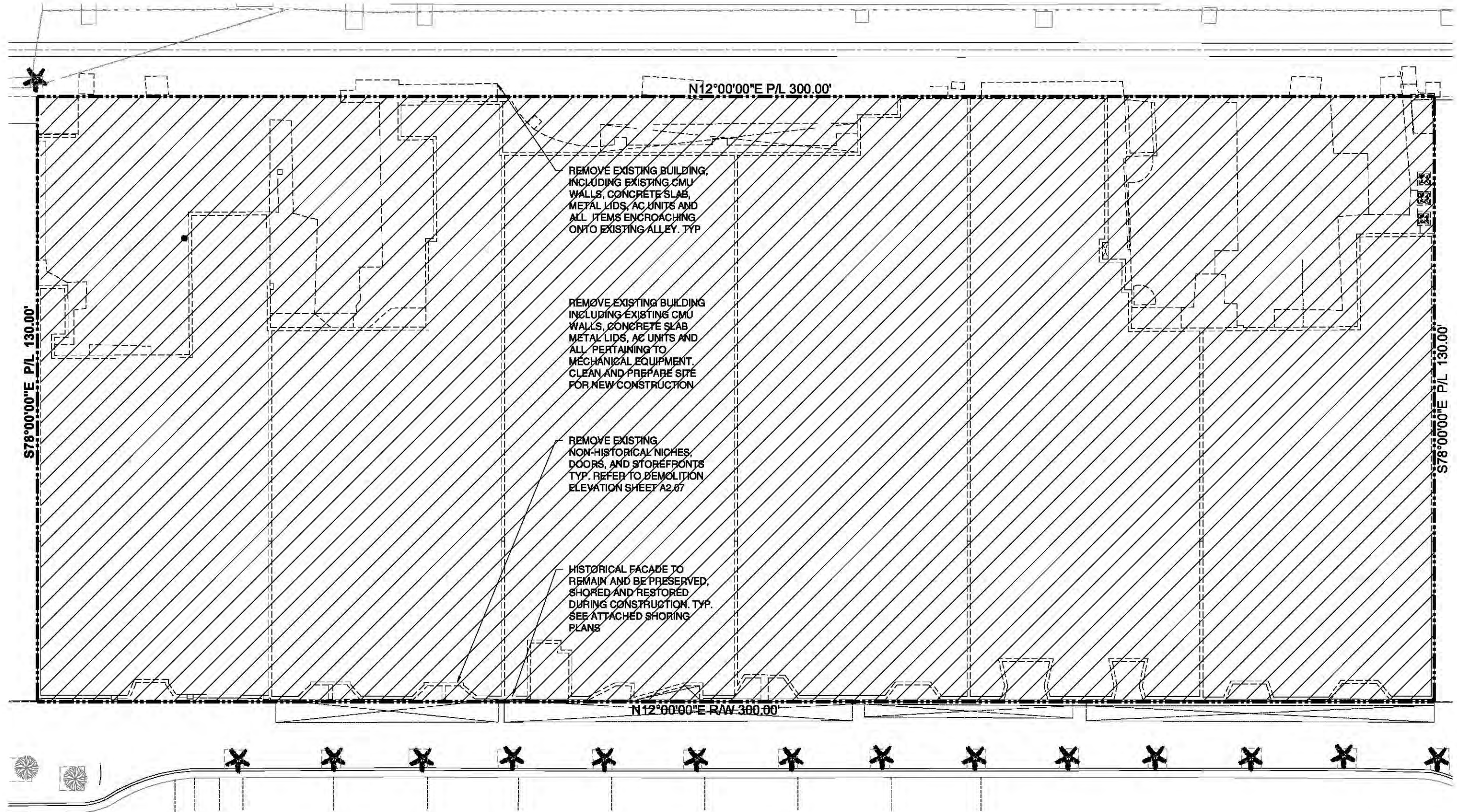
Historic Preservation and Planning Board Submission
EXISTING WEST ELEVATION
WASHINGTON AVENUE
3/32"=1'-0"
08-29-2016

A 2.03

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TO BE DEMOLISHED

1611
moxy
HOTELS
915 Washington Avenue
Miami Beach, FL 33139

OWNER
LIGHTSTONE
480 Park Avenue
New York, NY 10022
O: 212.616.9969

INTERIOR DESIGNER
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LANDSCAPE DESIGNER
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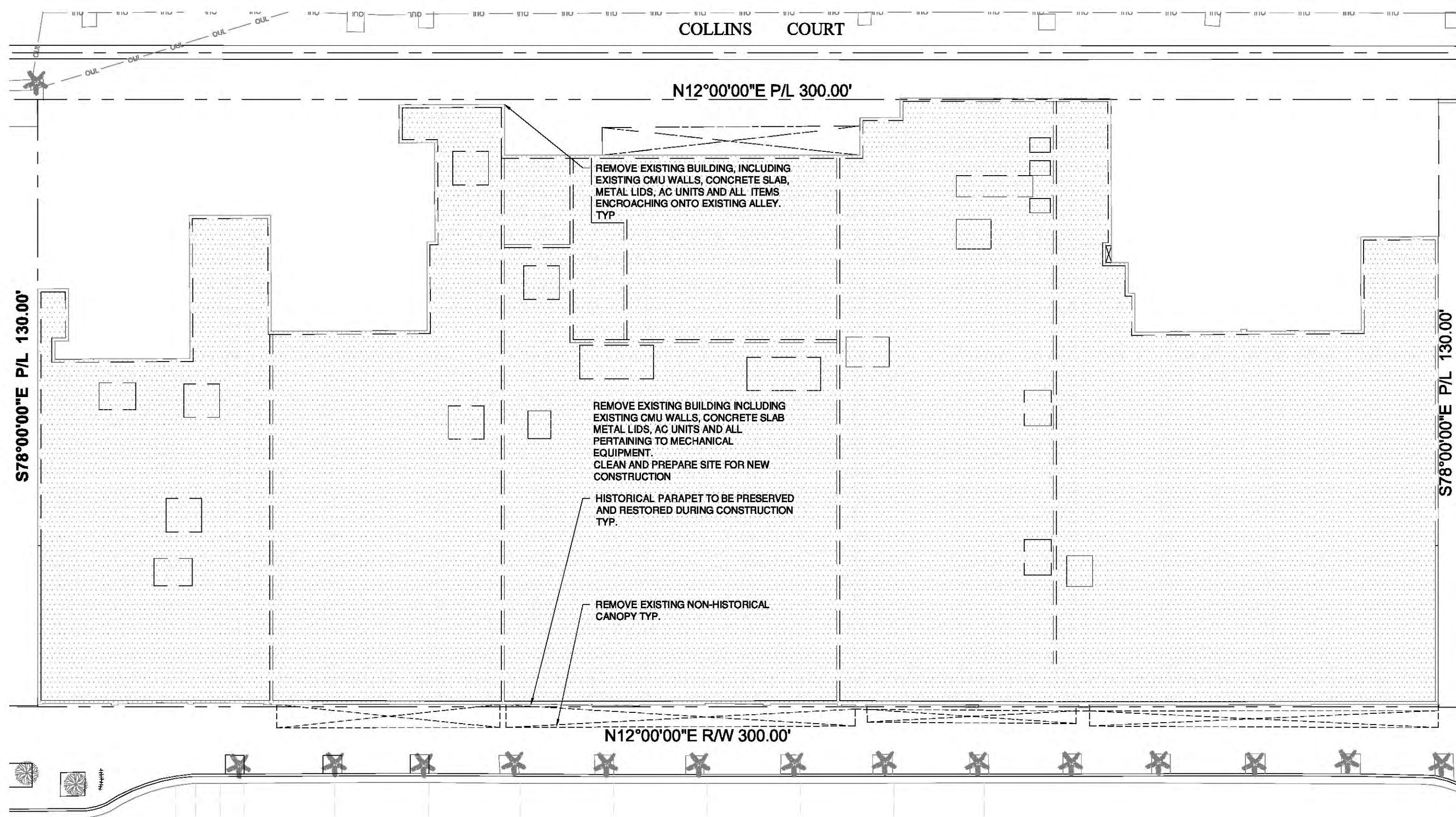
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Historic Preservation and Planning Board Submission

DEMOLITION GROUND FLOOR PLAN

SCALE: 1" = 20'-0"
08-29-2016

A 2.05



TO BE DEMOLISHED

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Historic Preservation and Planning Board Submission

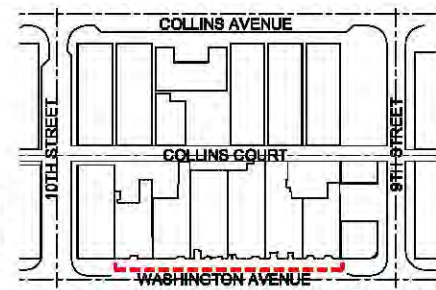
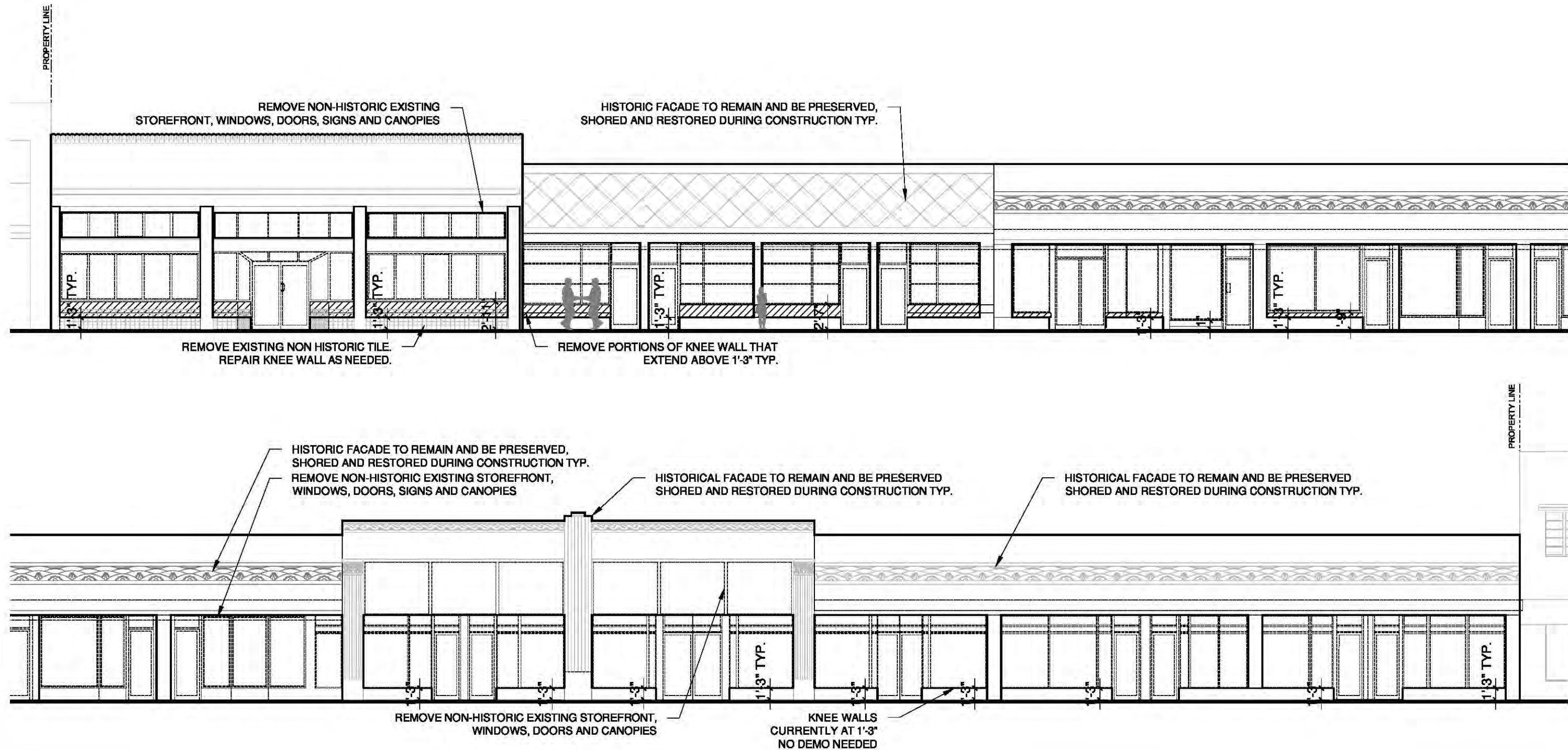
DEMOLITION ROOF PLAN

SCALE : 1" = 20'-0"

08-29-2016

A 2.06

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KEY PLAN

REMOVE PORTIONS OF WALL

1611



915 Washington Avenue
Miami Beach, FL 33139

OWNER

LIGHTSTONE

480 Park Avenue
New York, NY 10022
O: 212.616.9989

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Historic Preservation and Planning Board Submission

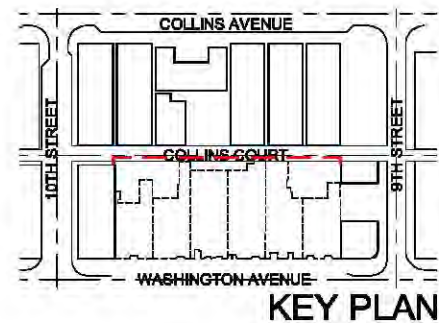
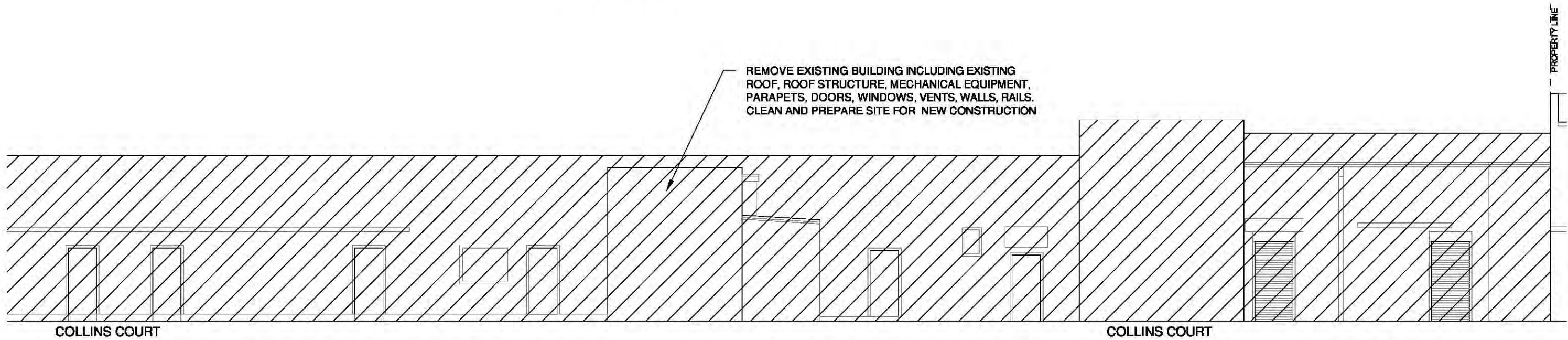
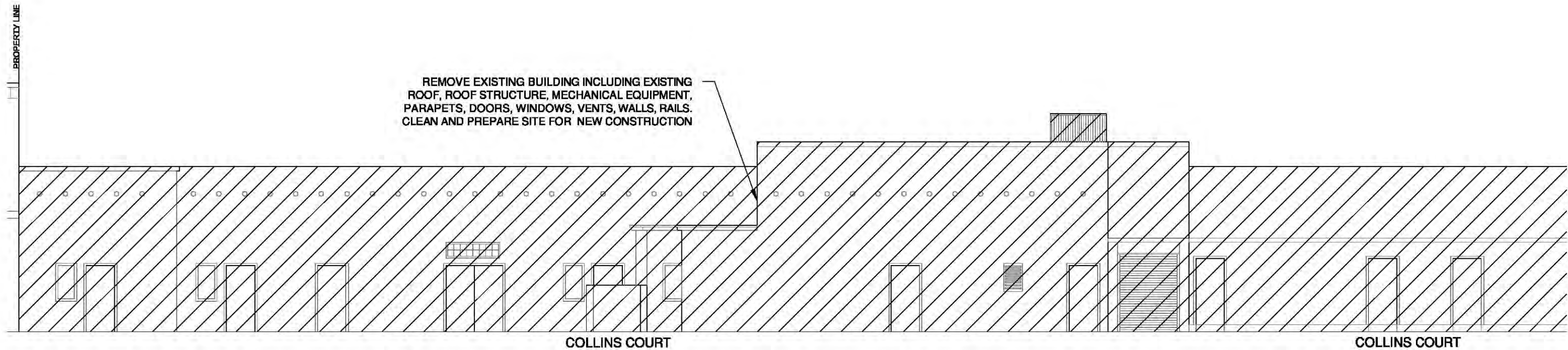
DEMOLITION WEST ELEVATION

SCALE : 1/16" = 1'-0"

08-29-2016

A 2.07

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1611



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Miami Beach, FL 33139

OWNER

LIGHTSTONE

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O: 212.616.9969

INTERIOR DESIGNER

ROCKWELLGROUP

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LANDSCAPE DESIGNER

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Historic Preservation and Planning Board Submission

DEMOLITION EAST ELEVATION

SCALE : 1" = 20'-0"

08-29-2016

A 2.08