

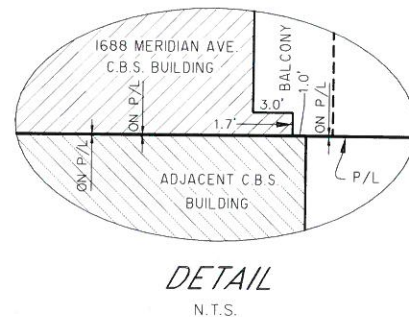
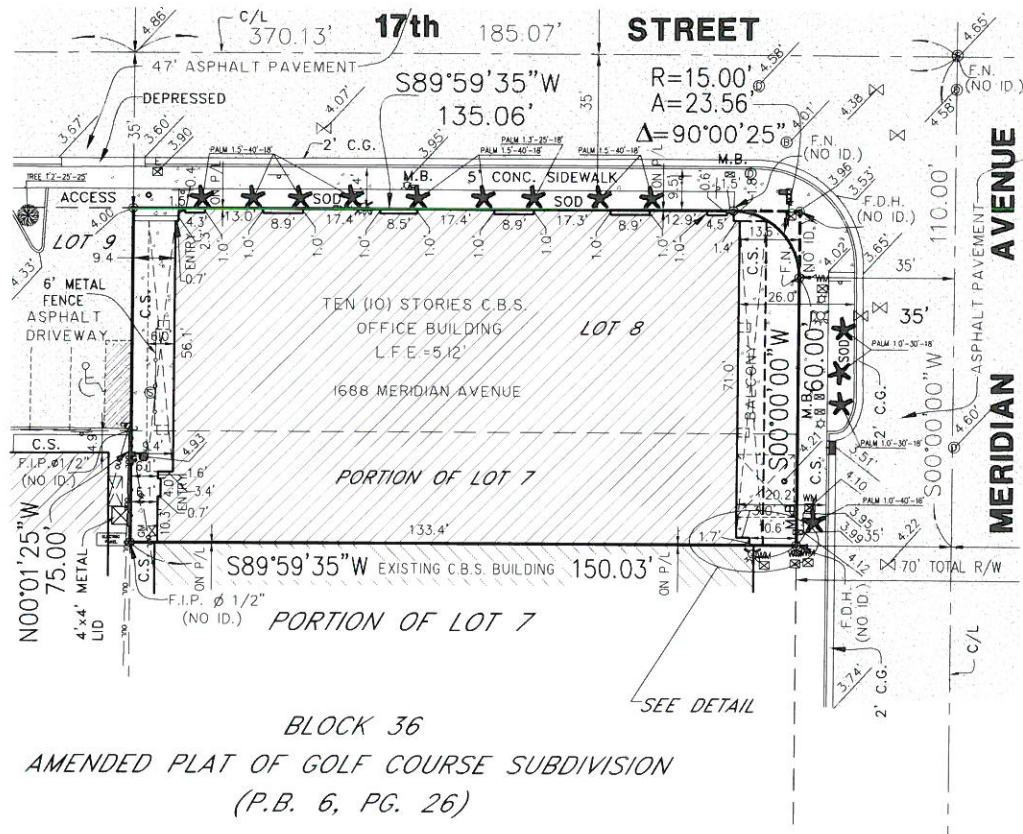
ABBREVIATIONS

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  
D.W.Y. 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  
PG. Page  
PL. Planter  
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/W 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  
R Recorded

LEGEND

CLP Concrete Light Pole  
Cable Television  
MLP Metal Light Pole  
Guy Wire  
Utility Power Pole  
Fire Hydrant  
Water Meter  
Electric Box  
Telephone Box  
Sewer Manhole  
Overhead Utility Lines  
Light Pole  
Gas Valve  
Water Valve  
Control Valve  
Water Manhole  
Telephone Manhole  
Monitoring Well  
Parking Meter  
Chain Link Fence  
Unknown Manhole  
Sewer Valve  
Mail Box  
Spot Elevation  
Temporary Benchmark  
Diameter-Height-Spread  
Right-of-Way Lines  
Property Corner  
Traffic Sign  
Catch Basin  
Drainage Manhole  
Wood Fence  
Metal Fence  
C.B.S. Wall  
Clean Out  
Guard Pole  
Back Flow Preventer  
Irrigation Control Valve  
Telephone Booth  
Air Conditioner  
Gas Meter  
Grease Manhole  
Drain

BOUNDARY SURVEY  
of  
1688 MERIDIAN AVENUE, MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA 33139  
for  
IVY REALTY SERVICES & SHULMAN & ASSOCIATES



SYMBOL COMMON NAME

Tree (Species unknown)  
Palm Tree

\* Tree types are determined to the best of our ability and should be confirmed by botanist or a trained specialist.



SURVEYOR'S NOTES:

1. MAP OF BOUNDARY SURVEY:

Field Survey was completed on: May 12th, 2016.

2. LEGAL DESCRIPTION:

Lots 8 and the North 1/2 of Lot 7, Block 36, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTO BEACH REALTY COMPANY, according to the Plat thereof, recorded in Plat Book 6 at Page 26 of Public Records of Miami-Dade County, Florida.

Containing 11,205 Square Feet or 0.26 Acres more or less by calculations.

The above captioned property was surveyed based on the above Legal Description furnished by the client.

3. SOURCES OF DATA:

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. 12086C0317, Suffix L, Revised 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 1929 (N.G.V.D.1929).

Benchmark used:

#1703 Elevation: 4.51 feet (3.73 feet N.G.V.D.29)

AS TO HORIZONTAL CONTROL:

North arrow and bearings refer to an assumed value of North for the Center Line of Meridian Avenue, Miami-Dade County. Said line is considered well-established and monumented.

4. ACCURACY:

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

5. LIMITATIONS:

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.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

-Voya Insurance and Annuity Company, an Iowa corporation, its successors and/or assigns as their respective interests may appear from time to time  
-Ivy MBT Property, LLC  
-Reed Smith LLP  
-First American Title Insurance Company  
-Becker & Poliakoff, P.A.

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.

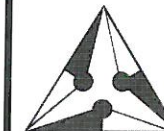
Florida Certificate of Authorization Number LB 3398

By:

Oria Jannet Suarez, P.S.M.

Professional Surveyor and Mapper Number No. LS 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  
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1688 MERIDIAN AVENUE, MIAMI BEACH,  
MIAMI-DADE COUNTY, FLORIDA 33139  
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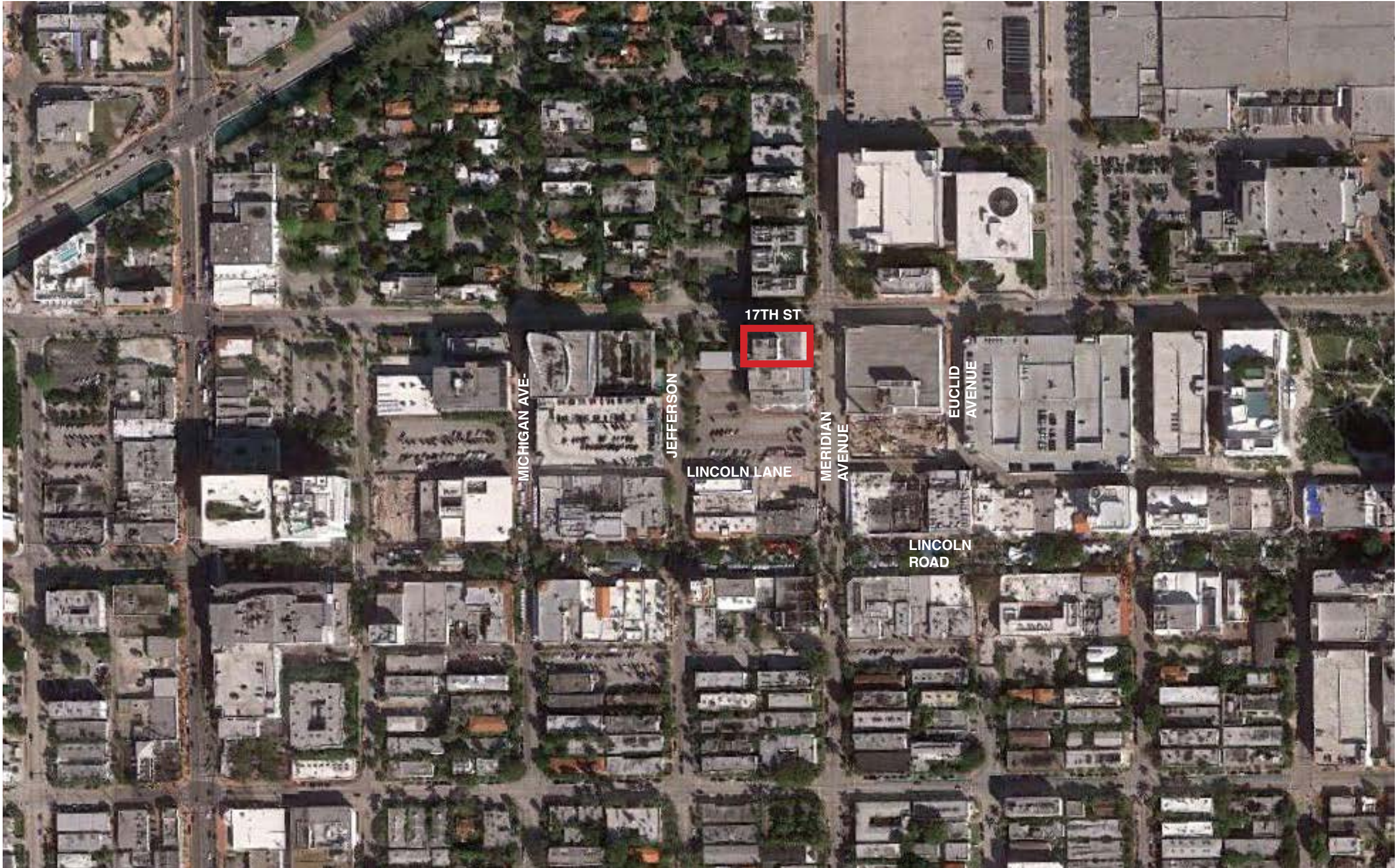
REVISIONS	BY
ADDITIONAL TREES ONLY (08-29-2016)	J.S., C.B.

Proj:	04-0634
Job:	16-0255
Date:	05-12-2016
Drawn:	G.F.J.S. A.A., C.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	ON FILE



# LOCATION PLAN

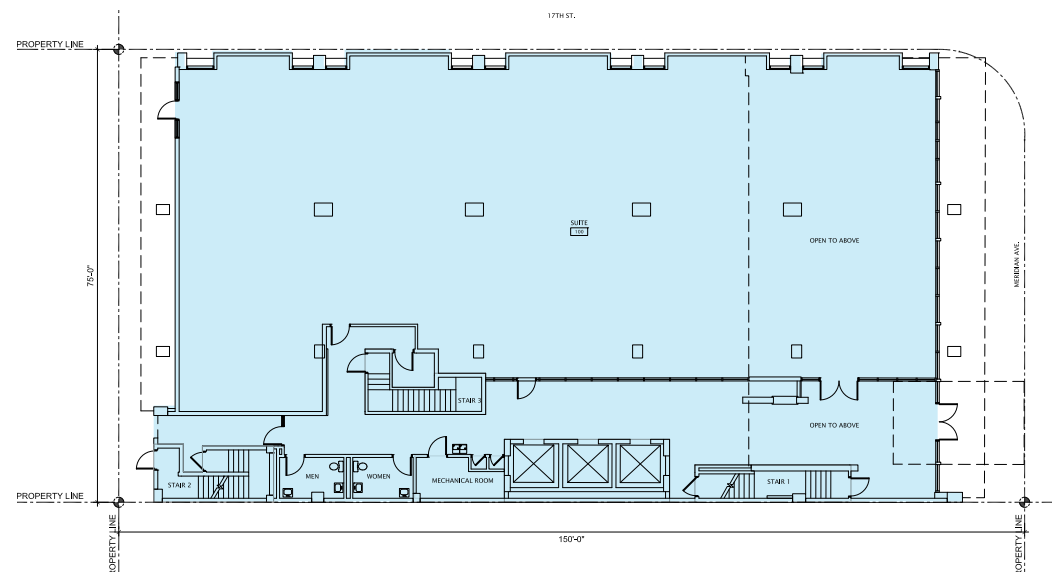
G-1.02



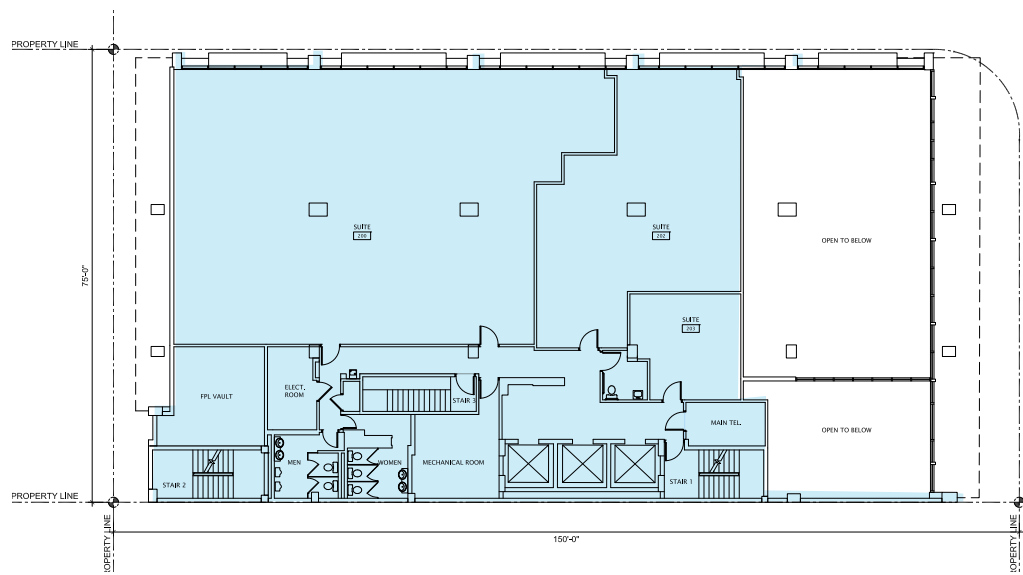


EXISTING FAR DIAGRAMS

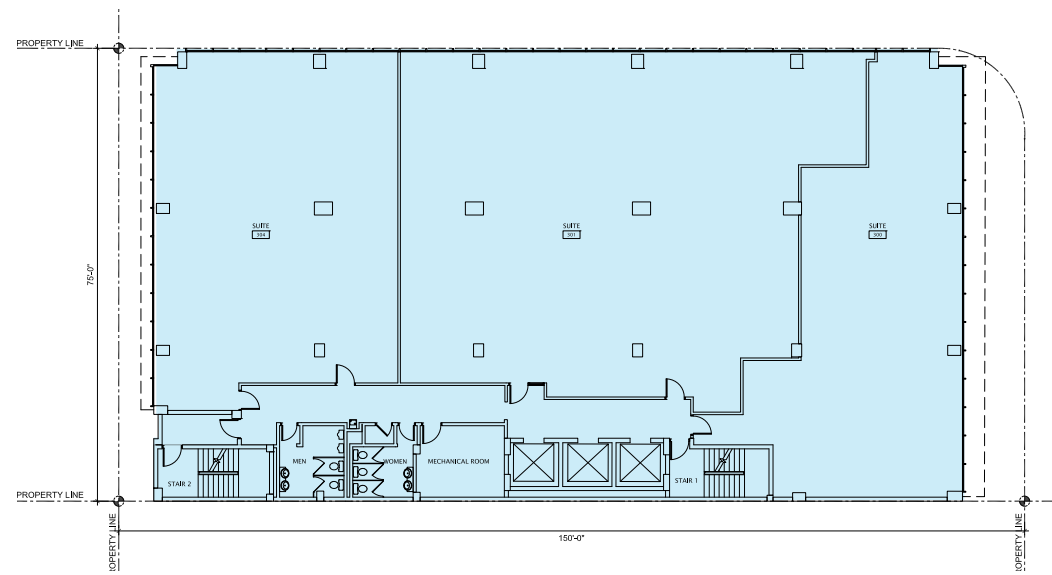
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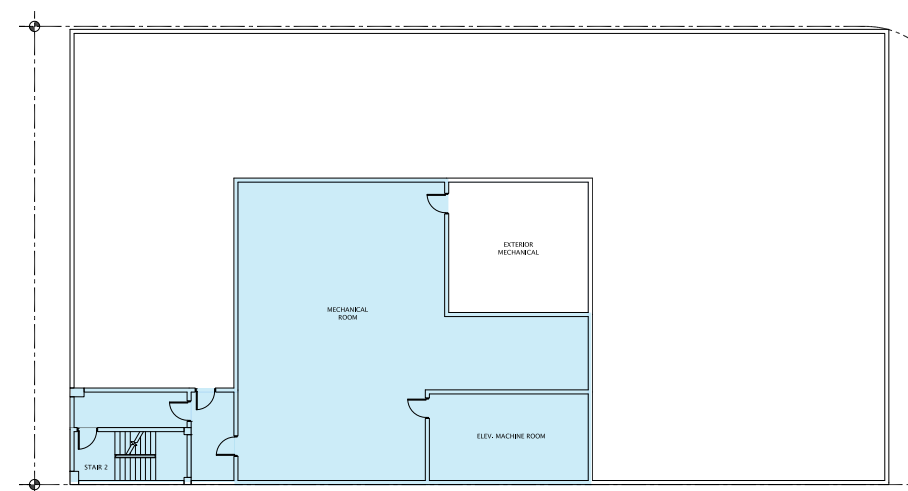
GROUND FLOOR PLAN  
9,273 SF



SECOND FLOOR PLAN  
6,994 SF



3RD-10TH FLOOR PLANS  
10,086 SF



ROOF  
2,850 SF

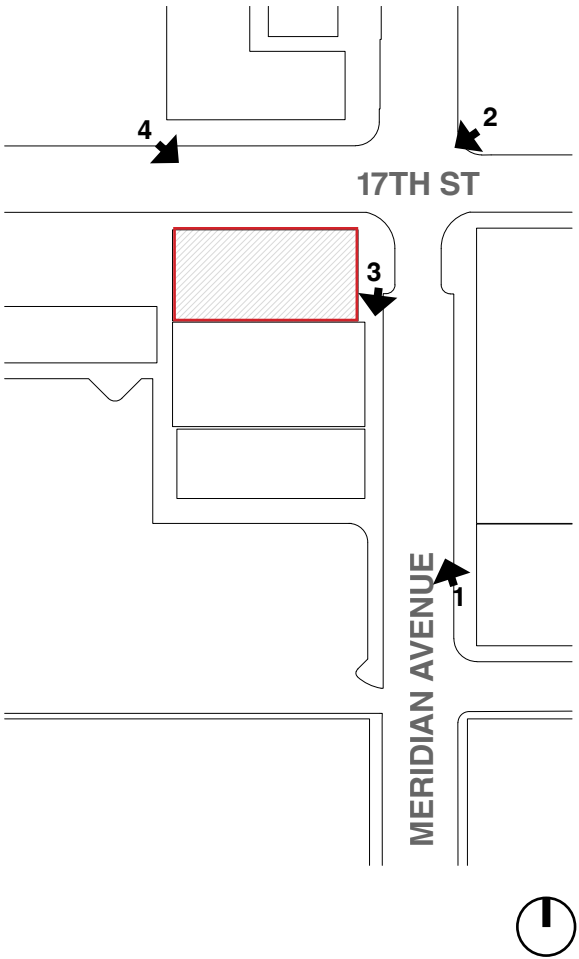
FAR SUMMARY

GROUND FLOOR	9,273 SF
SECOND FLOOR	6,994 SF
THIRD FLOOR	10,086 SF
FOURTH FLOOR	10,086 SF
FIFTH FLOOR	10,086 SF
SIXTH FLOOR	10,086 SF
SEVENTH FLOOR	10,086 SF
EIGHTH FLOOR	10,086 SF
NINTH FLOOR	10,086 SF
TENTH FLOOR	10,086 SF
ROOF	2,850 SF
TOTAL	99,805 SF

# EXISTING SITE PHOTOS

G-1.09

Photographs taken August 25th, 2016

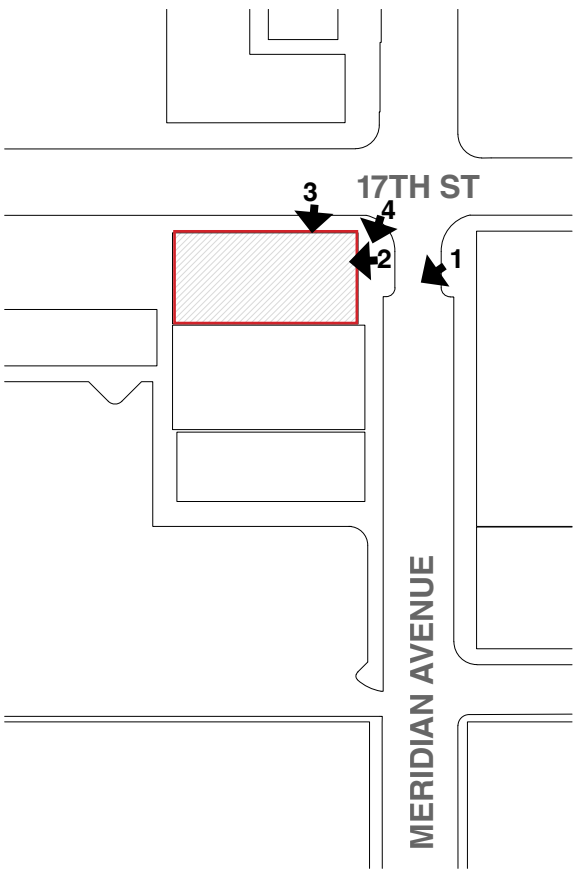




# EXISTING SITE PHOTOS

G-1.10

Photographs taken July 25th, 2016

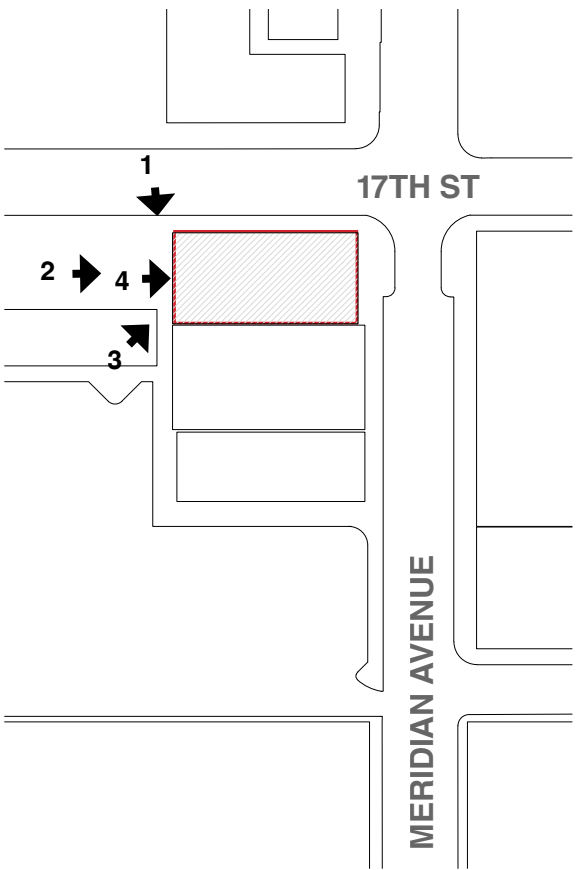




# EXISTING SITE PHOTOS

G-1.11

Photographs taken July 25th, 2016

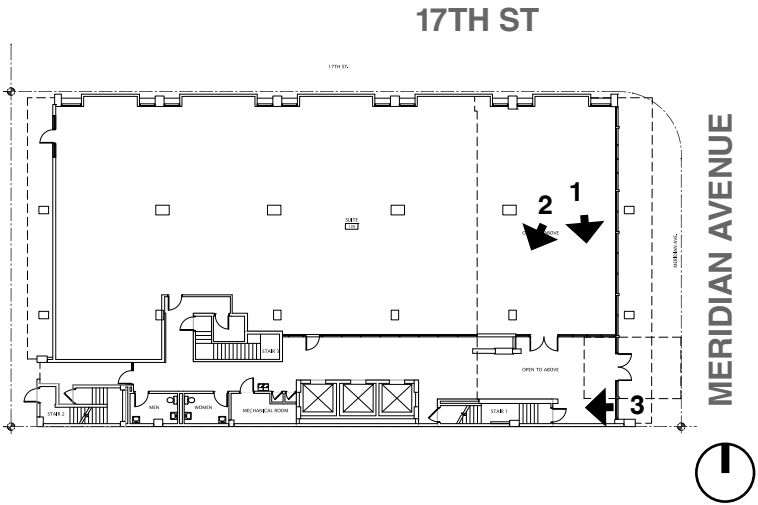




# EXISTING LOBBY PHOTOS

G-1.12

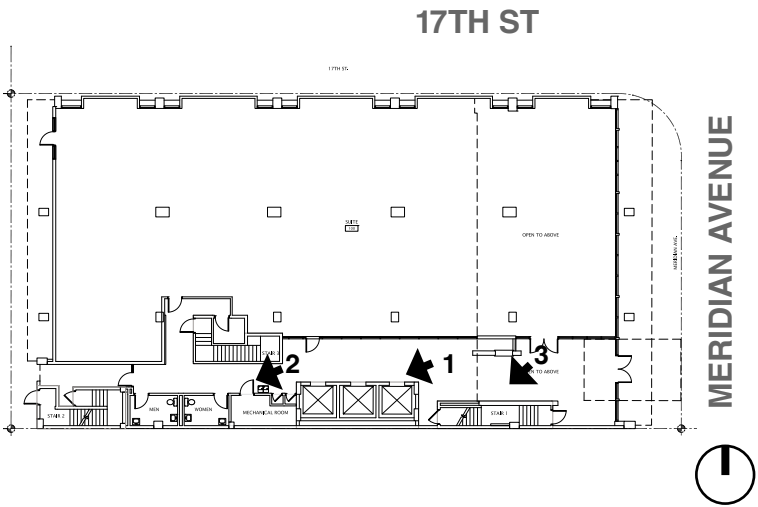
Photographs taken July 25th, 2016



# EXISTING LOBBY PHOTOS

G-1.13

Photographs taken July 25th, 2016

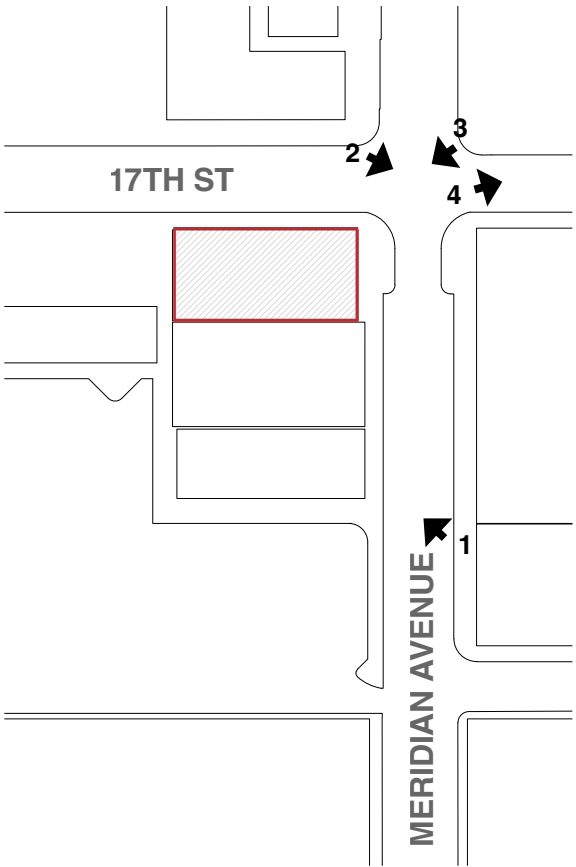




# CONTEXT PHOTOS

G-1.14

Photographs taken July 25th, 2016

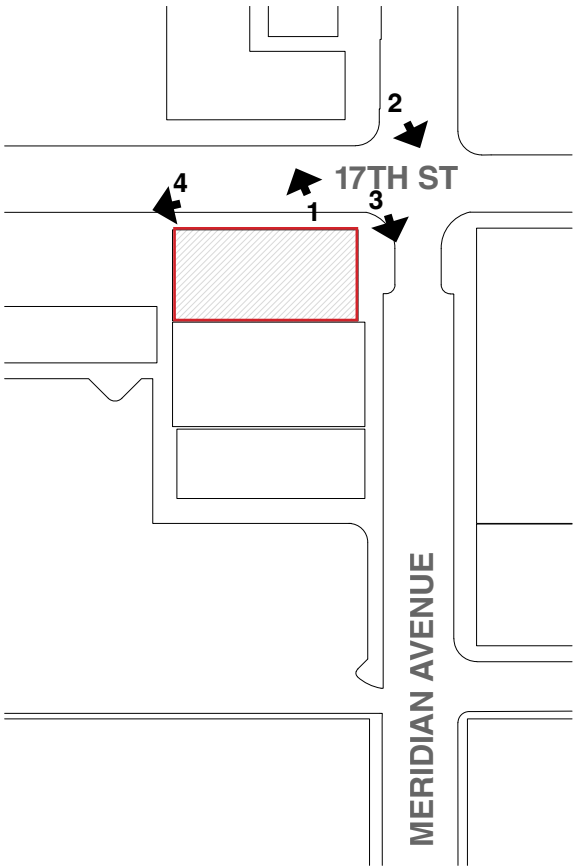




# CONTEXT PHOTOS

G-1.15

Photographs taken August 25th, 2016

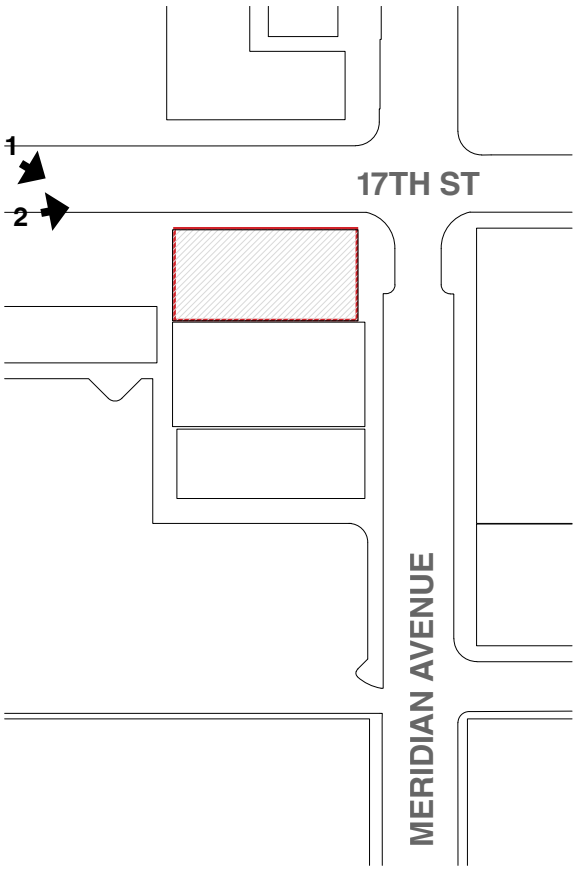




# CONTEXT PHOTOS

G-1.16

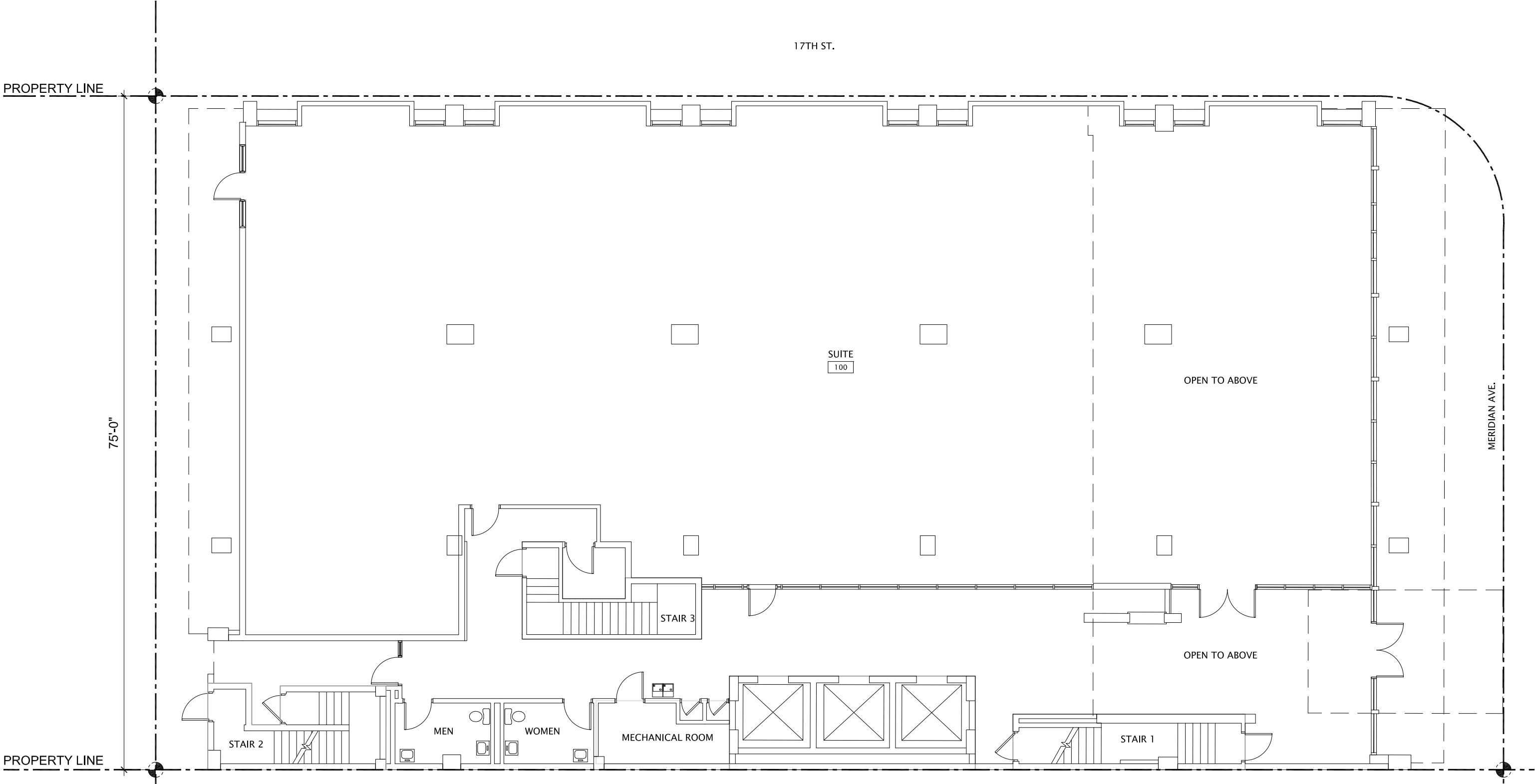
Photographs taken August 25th, 2016





EXISTING GROUND FLOOR PLAN

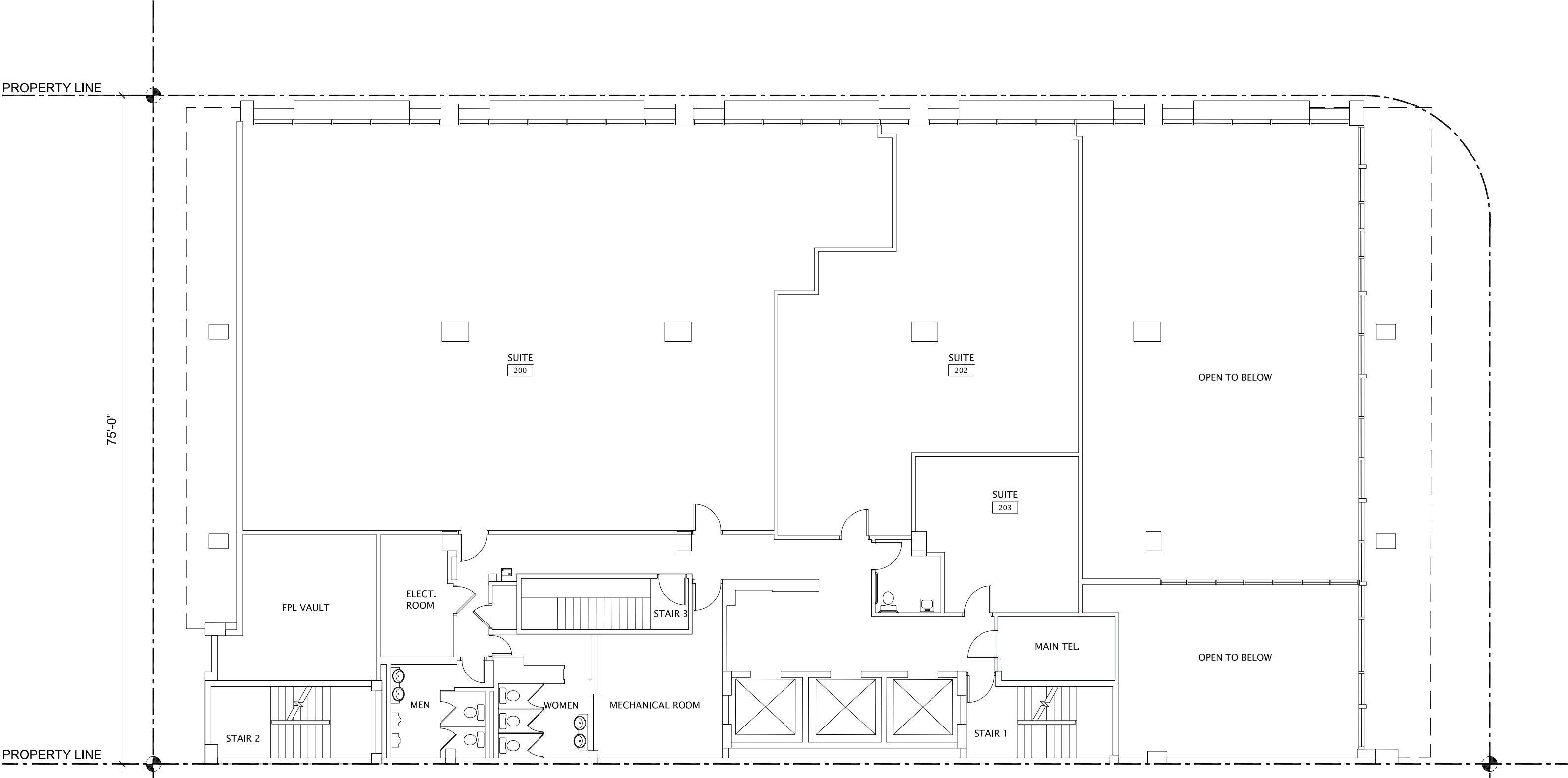
AB-1.01





EXISTING SECOND FLOOR PLAN

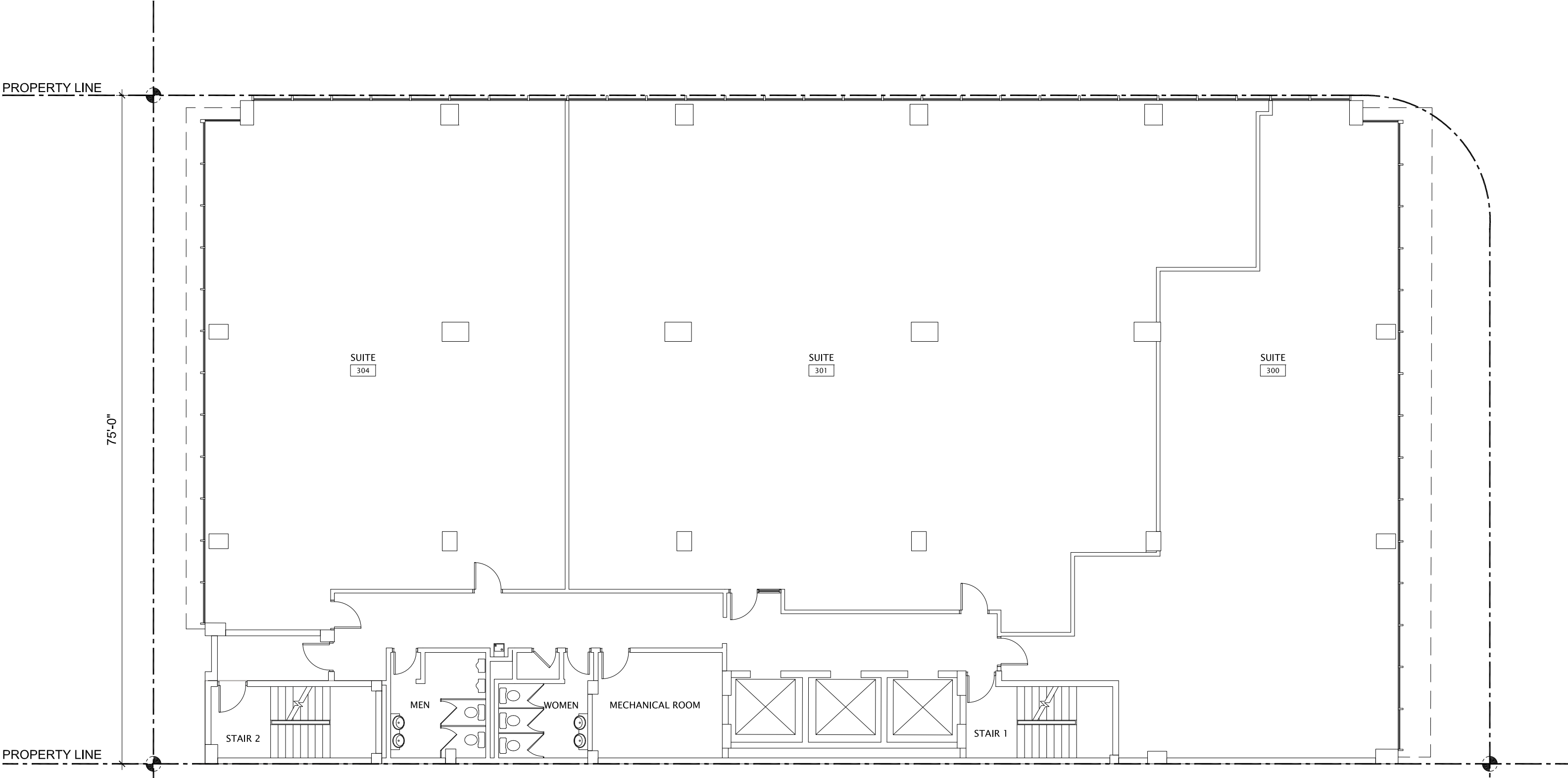
AB-1.02





EXISTING 3RD-10TH FLOOR PLANS

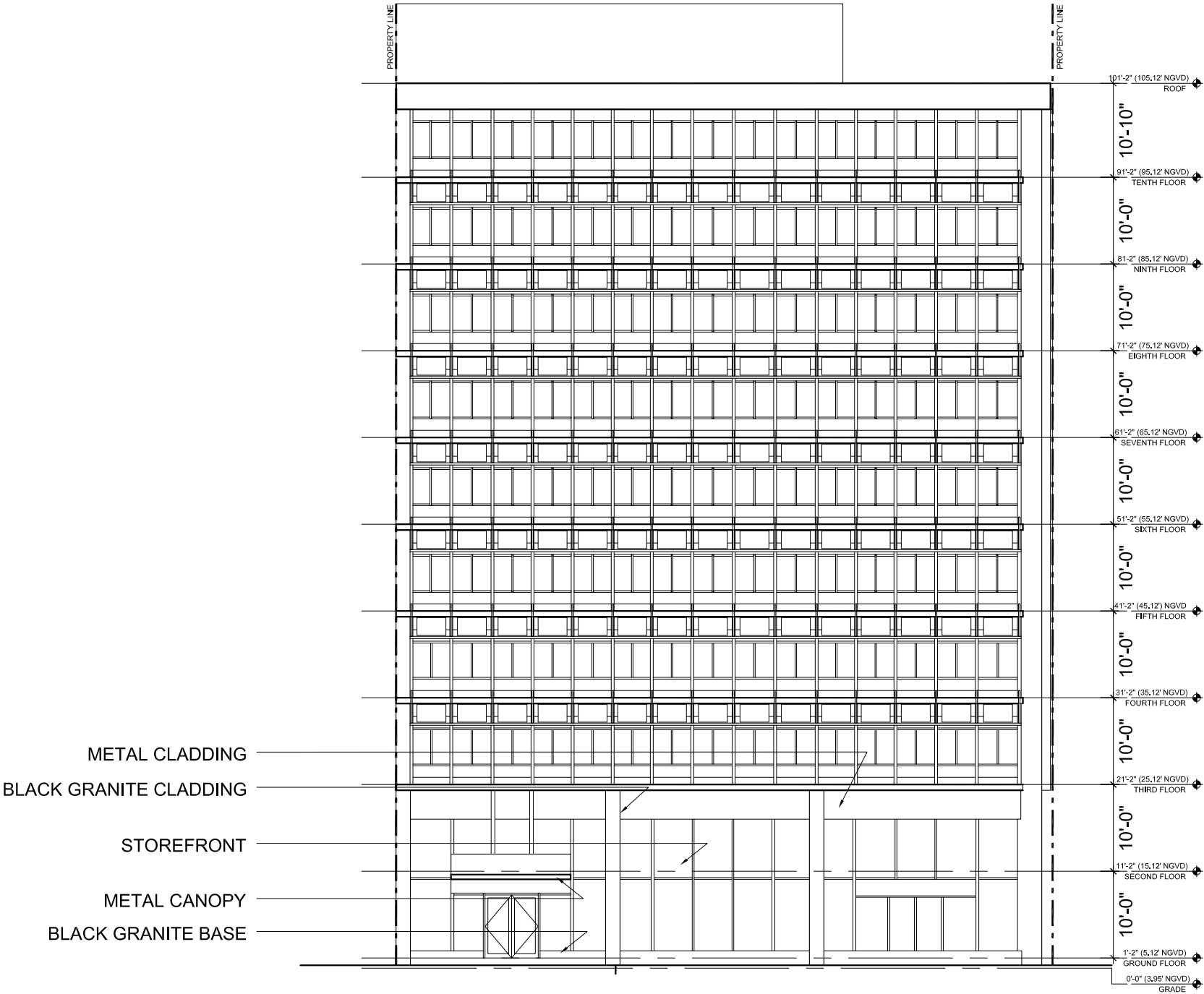
AB-1.03





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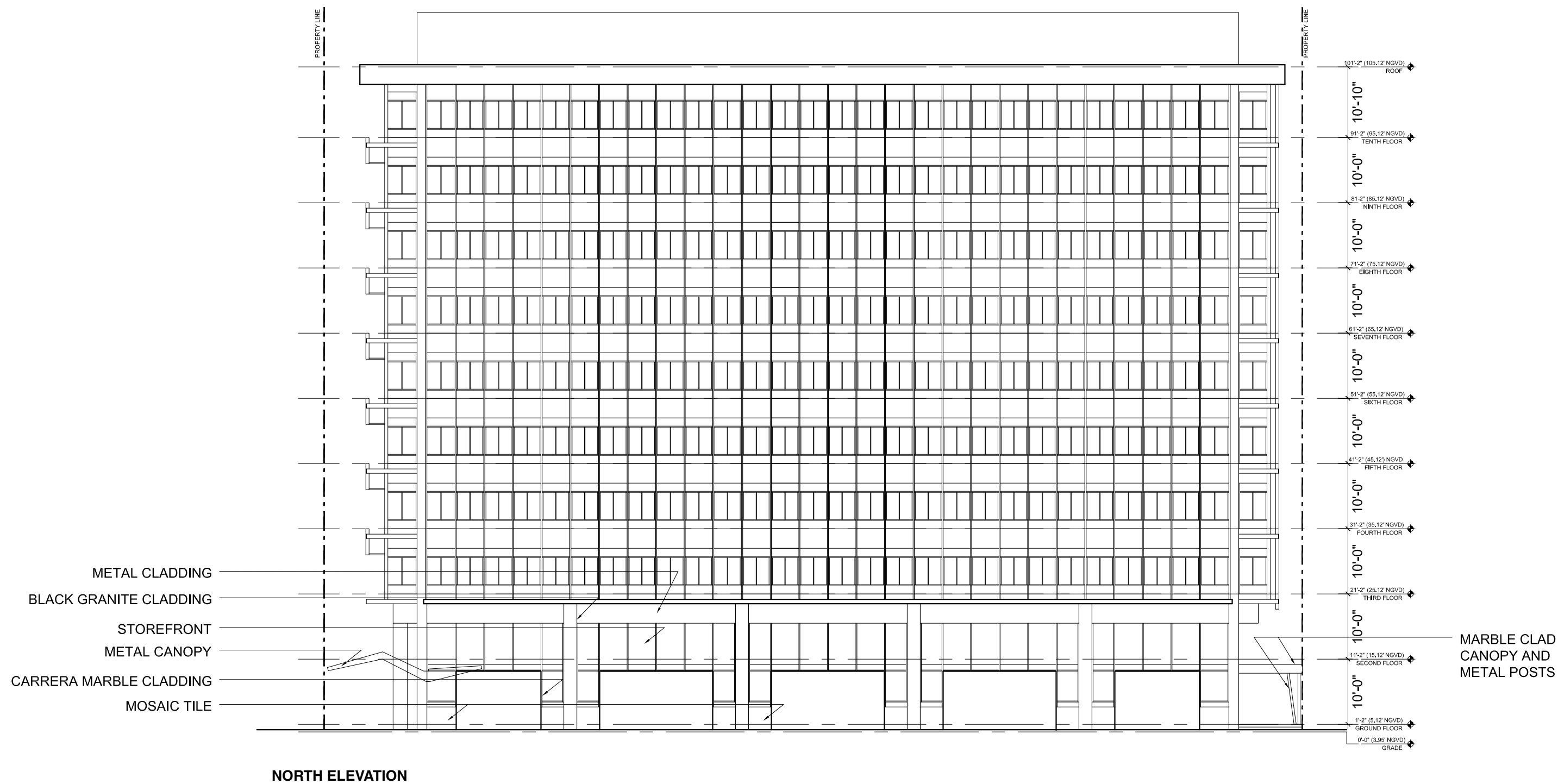
AB-2.01





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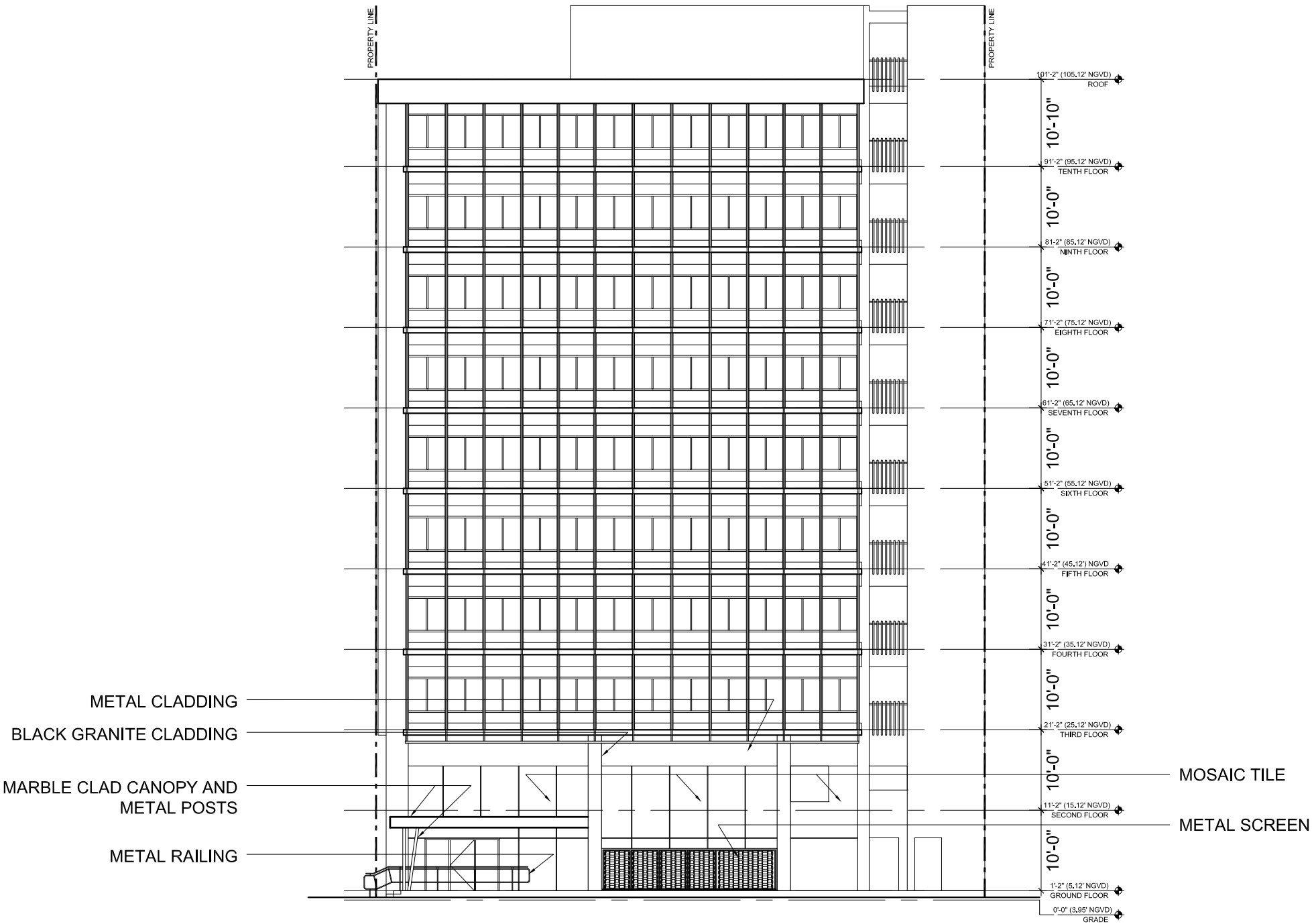
AB-2.02





# EXISTING WEST ELEVATION

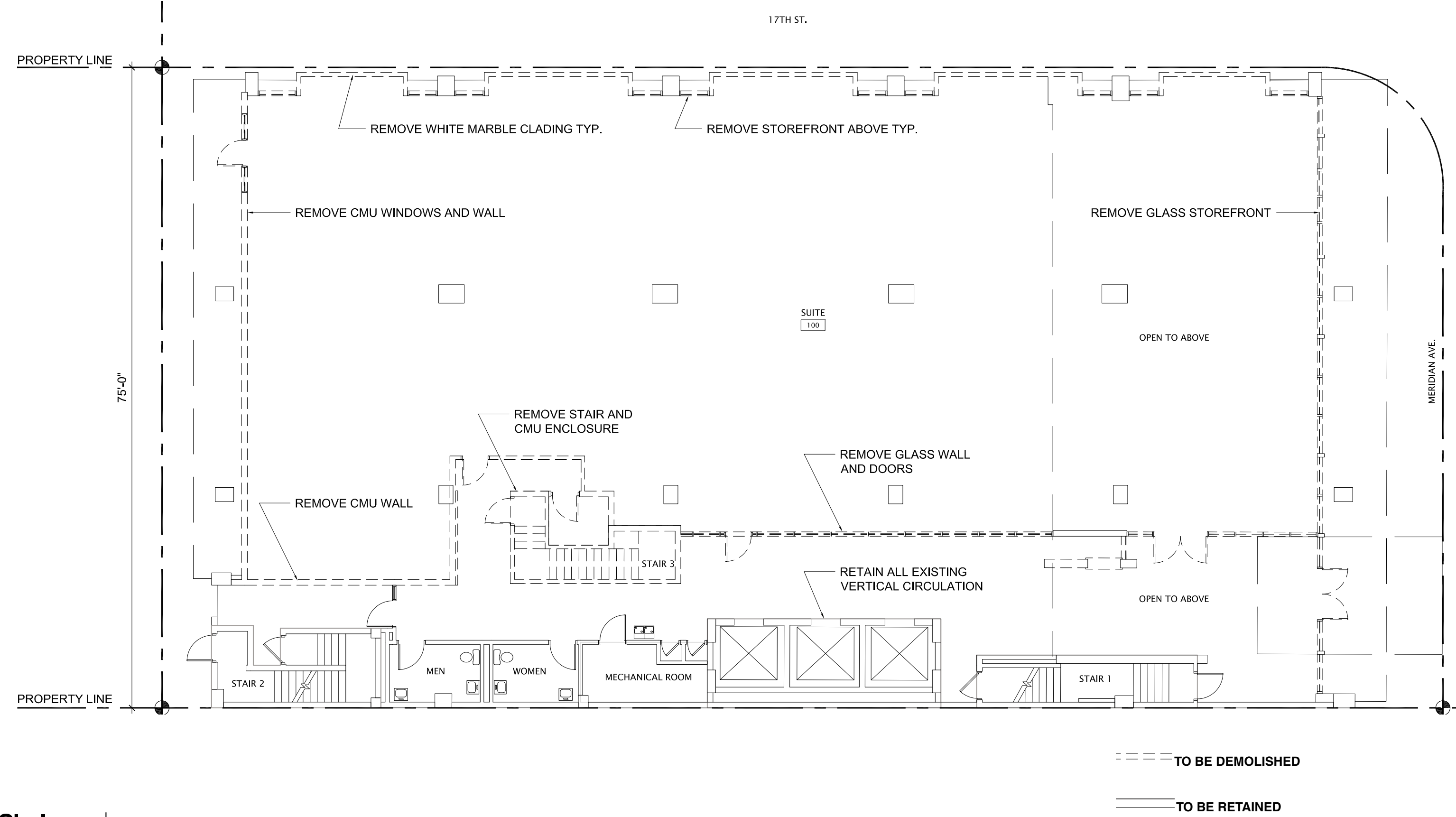
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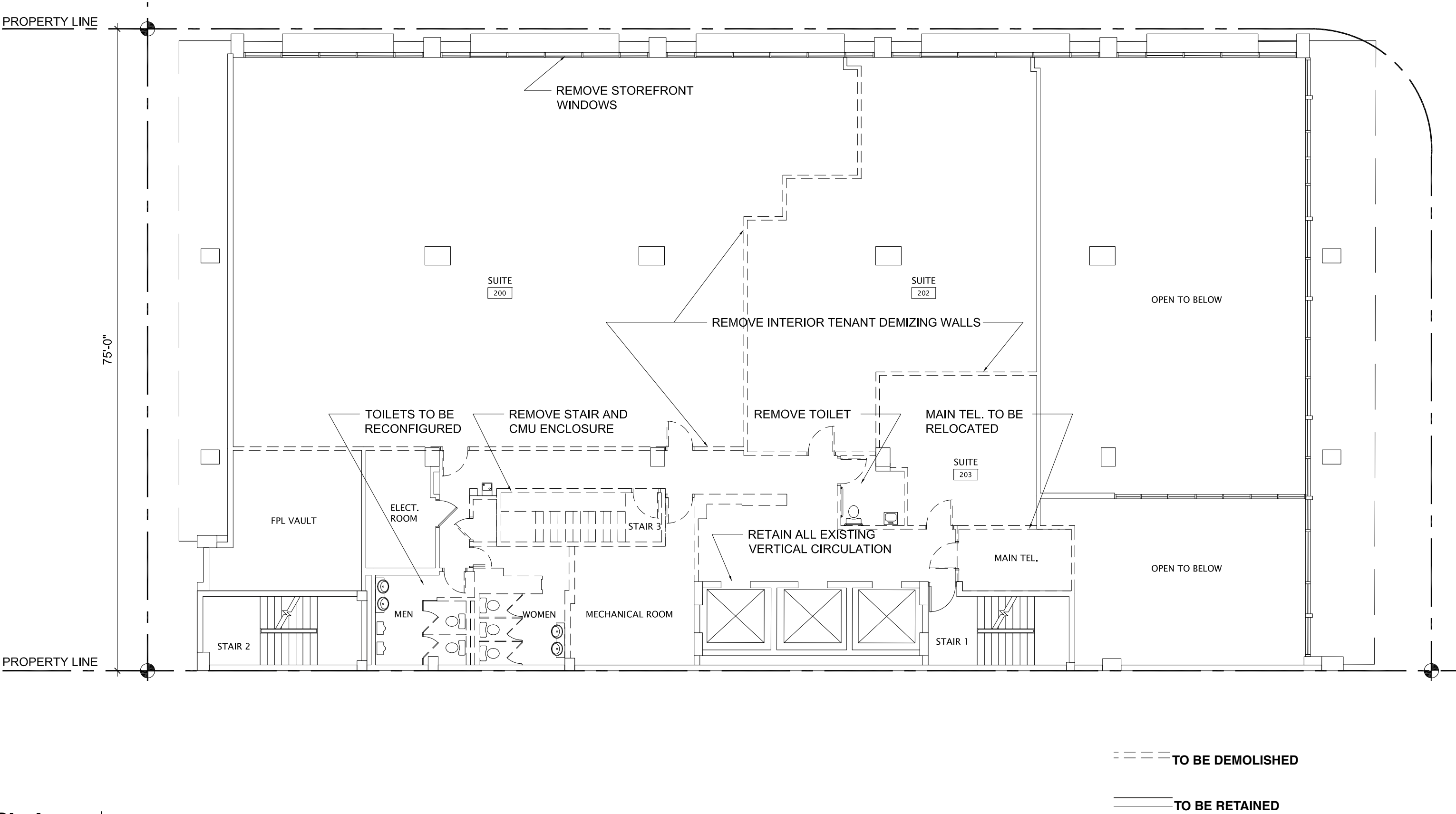
GROUND FLOOR DEMOLITION PLAN

D-1.01



SECOND FLOOR DEMOLITION PLAN

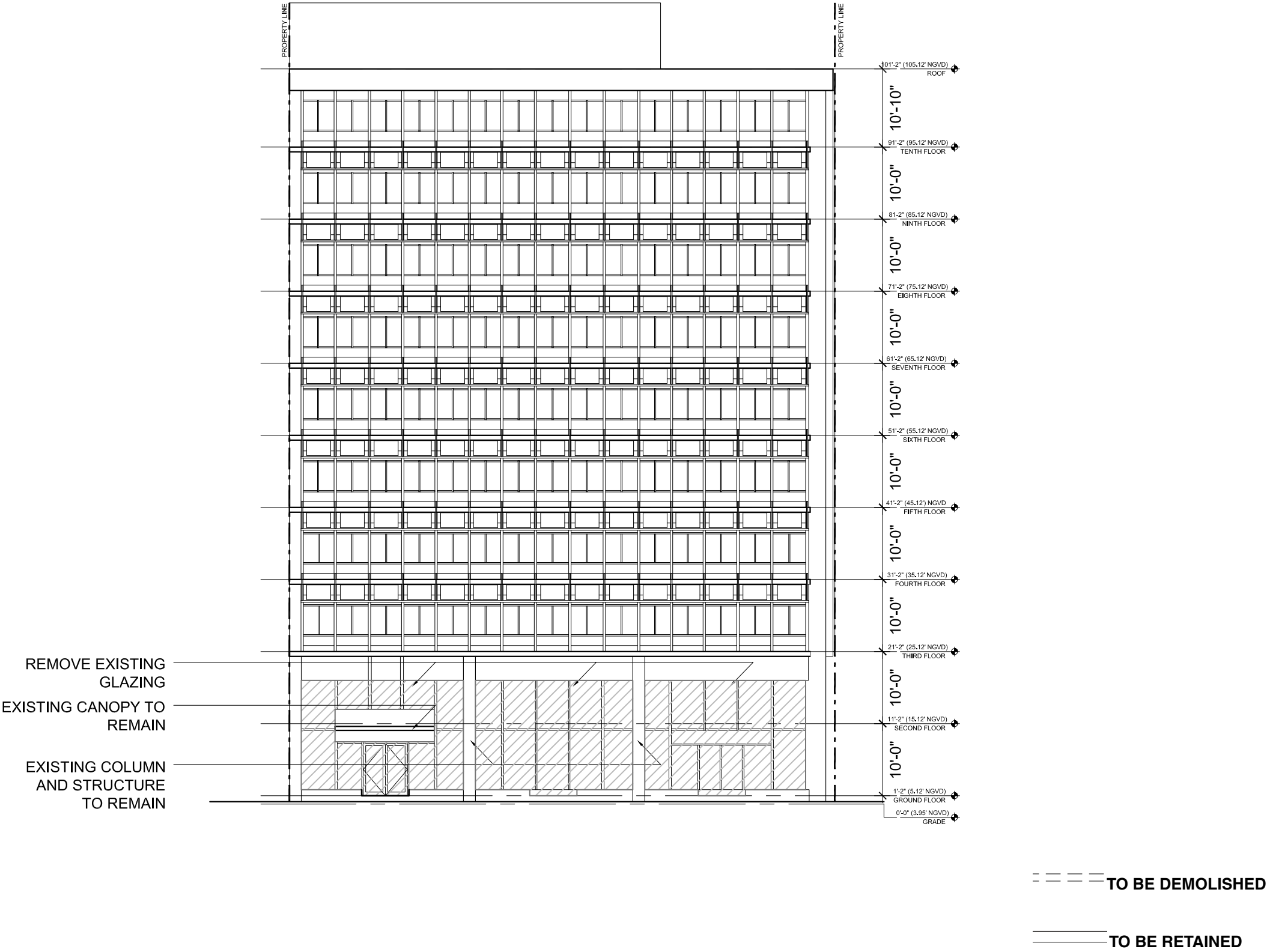
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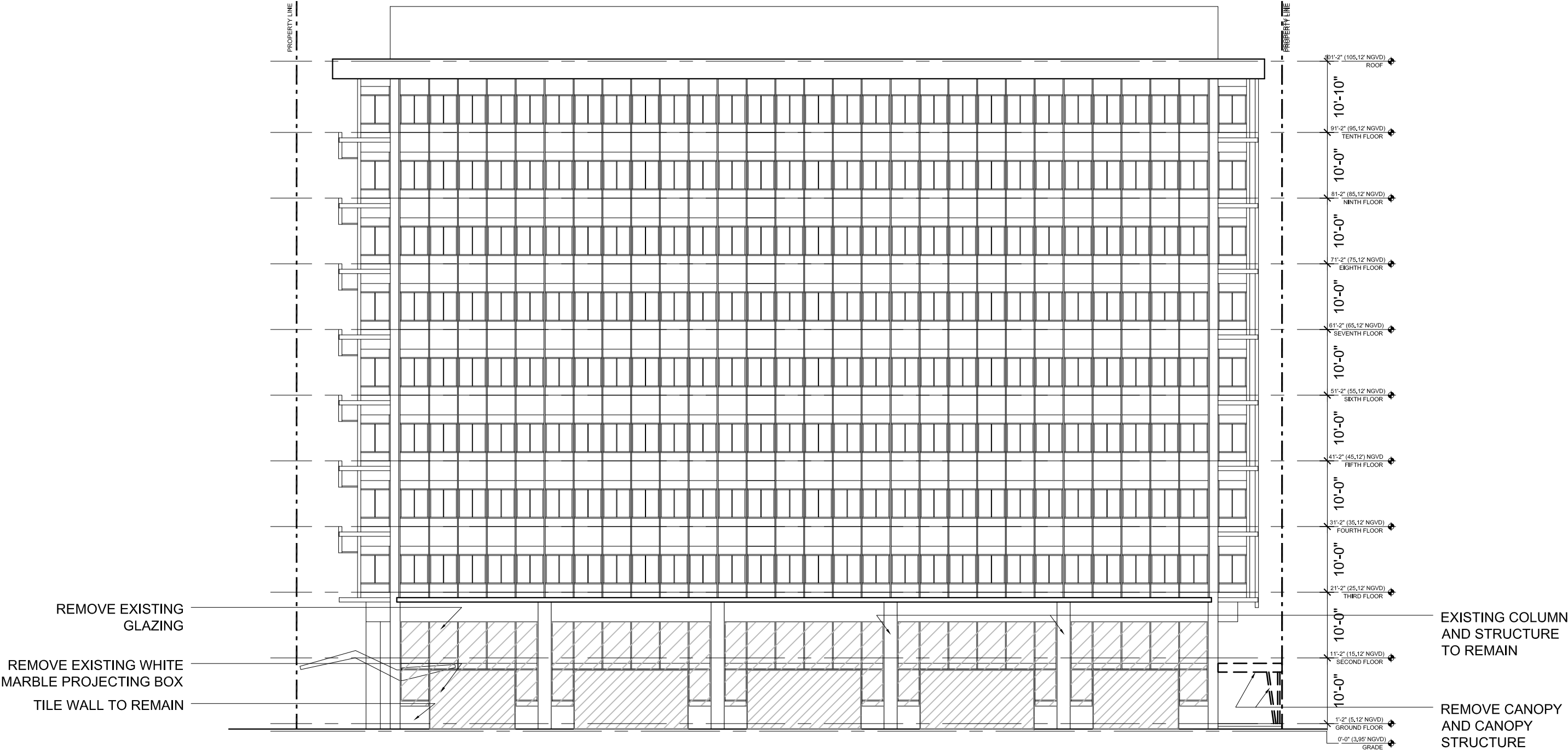
DEMOLITION EAST ELEVATION

D-2.01



# DEMOLITION NORTH ELEVATION

D-2.02



--- TO BE DEMOLISHED

===== TO BE RETAINED



# DEMOLITION WEST ELEVATION

D-2.03

