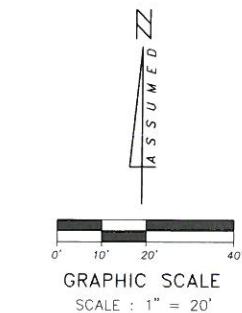


**BOUNDARY SURVEY**  
of  
**1674 MERIDIAN AVENUE, MIAMI BEACH,**  
**MIAMI-DADE COUNTY, FLORIDA 33139**  
for  
**IVY REALTY SERVICES & SHULMAN & ASSOCIATES**



**LEGEND**

	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
	Water Meter
	Electric Box
	Telephone Box
	Sewer Manhole
	Traffic Sign
	Catch Basin
	Drainage Manhole
	Overhead Utility Lines
	Light Pole
	Gas Valve
	Gas Meter
	Water Valve
	Water Manhole
	Telephone Manhole
	Unknown Manhole
	Spot Elevation
	Right of Way Line
	Diameter
	Mail Box

**ABBREVIATIONS**

R/W	Right-of-Way Line
P/L	Property Line
I.D.	Identification
C.S.	Concrete Slab
C.B.S.	Concrete Block Structure
CL	Center Line
SL	Survey Line
P.B.	Plot Book
PG.	Page
ASPH.	Asphalt
CONC.	Concrete
DWY.	Driveway
INV.	Inverts
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
P.M.	Parking Meter

**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:**

Lot 5 and the North 5 feet of Lot 4, Block 36, of AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON 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 8,250 Square Feet or 0.19 Acres more or less by calculations.

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

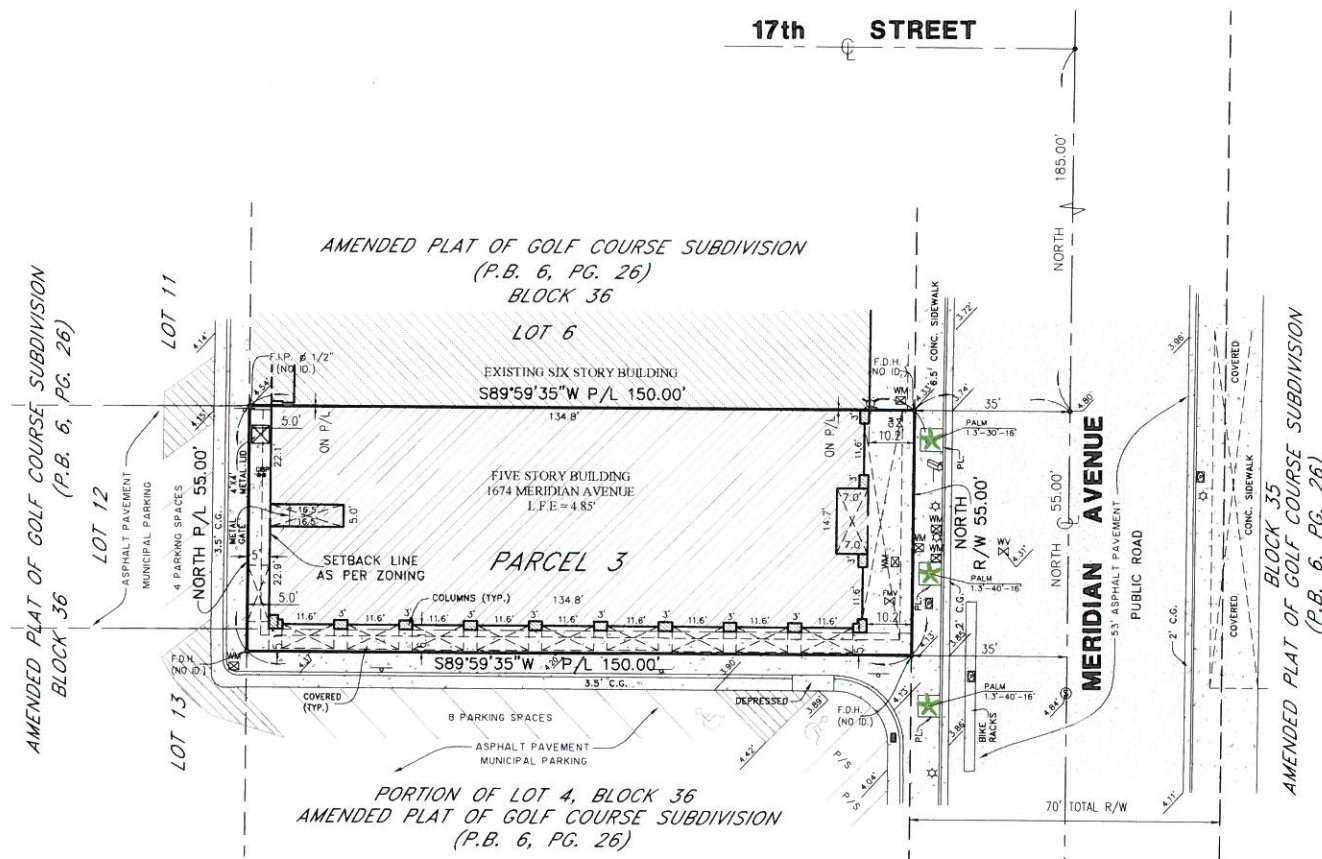
**3. SOURCES OF DATA:**

**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.**

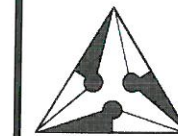
Florida Certificate of Authorization Number LB 3398

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**  
of  
**1674 MERIDIAN AVENUE, MIAMI BEACH,**  
**MIAMI-DADE COUNTY, FLORIDA 33139**  
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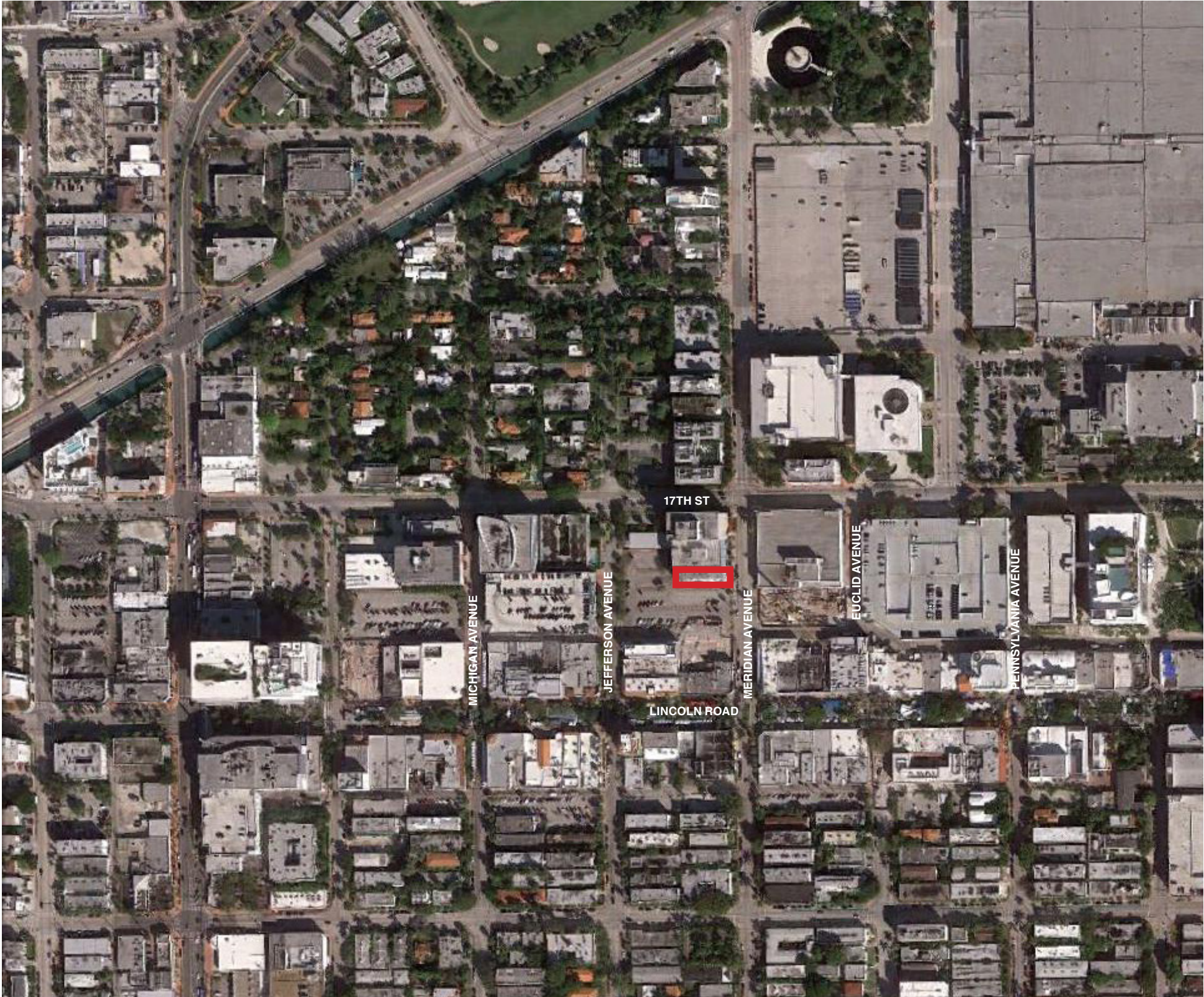
REVISIONS	BY
ADDITIONAL TREES ONLY (08-29-2016)	J.S., C.B.

Project:	04-0635
Job:	16-0254
Date:	05-12-2016
Drawn:	G.P., J.S., M.R., C.B.
Checked:	J.S.
Scale:	AS SHOWN
Field Book:	FILE



# LOCATION PLAN

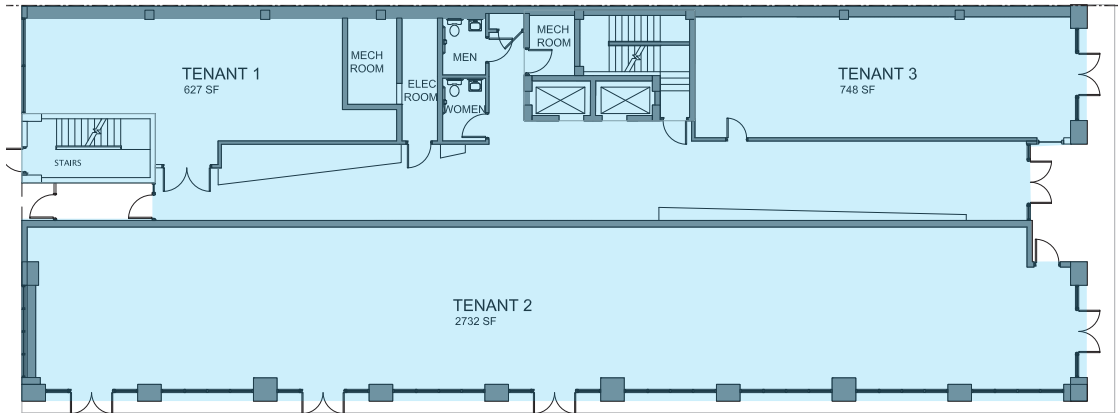
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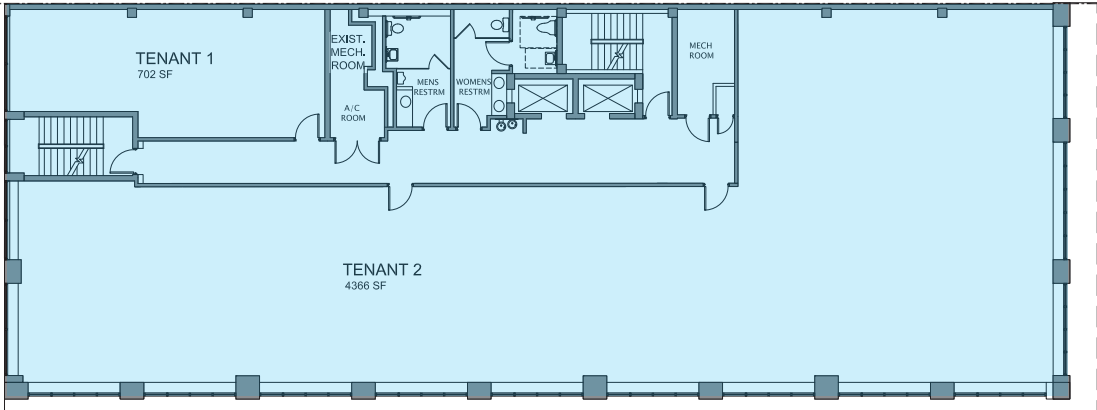


EXISTING FAR DIAGRAMS

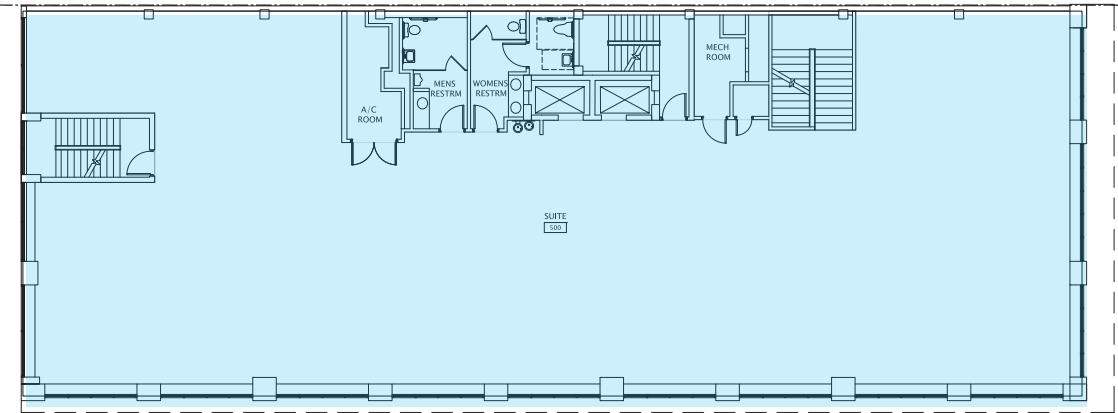
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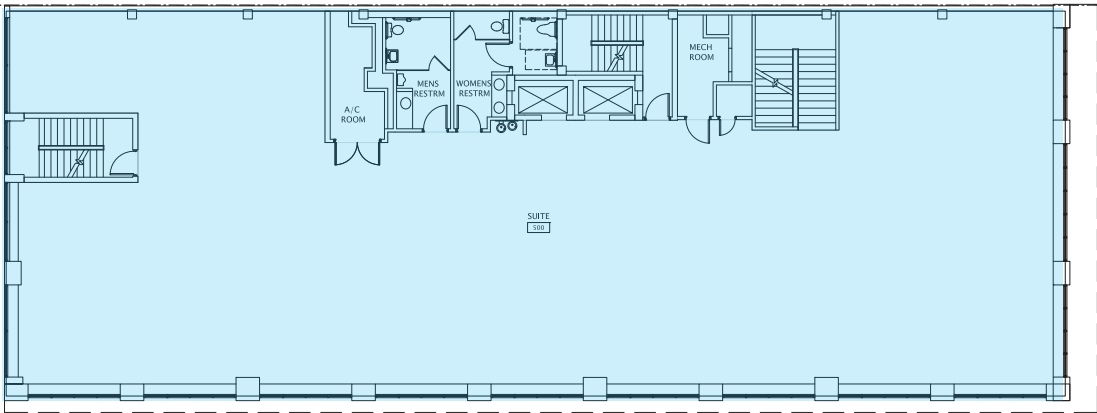
GROUND FLOOR  
6757 SF



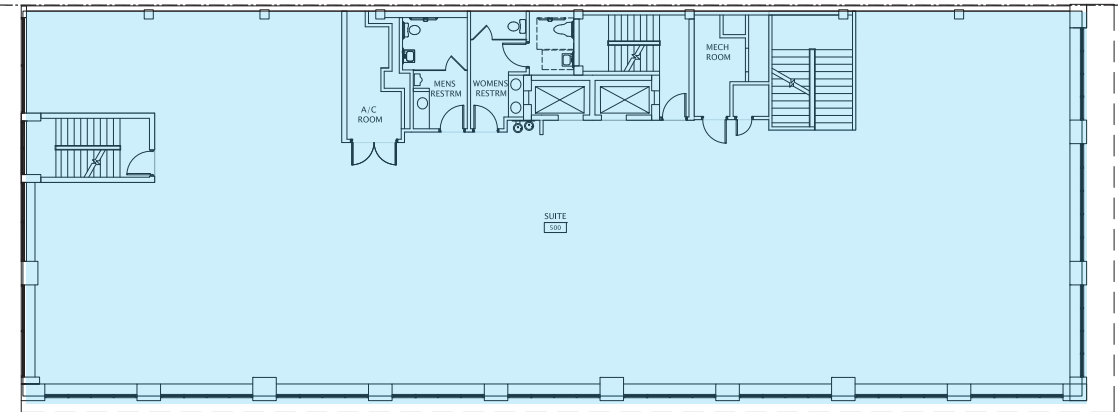
SECOND FLOOR  
6835 SF



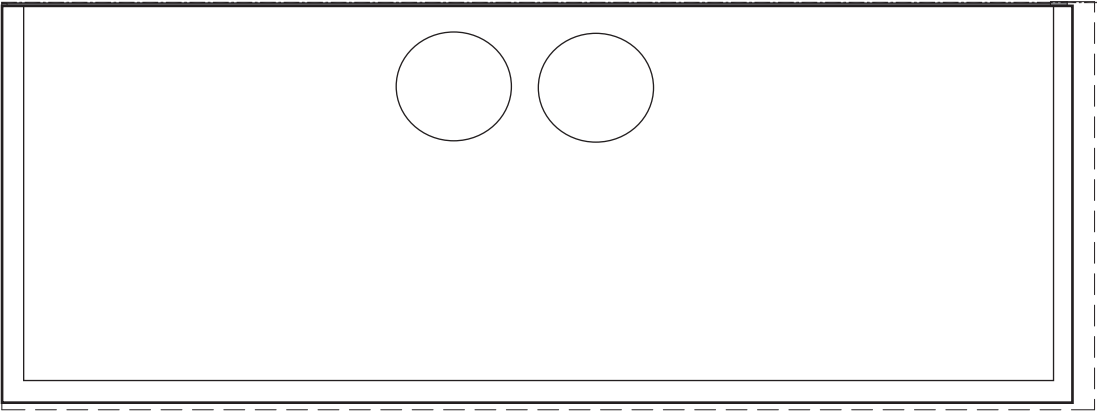
THIRD FLOOR  
6835 SF



FOURTH FLOOR  
6835 SF



FIFTH FLOOR  
6835 SF



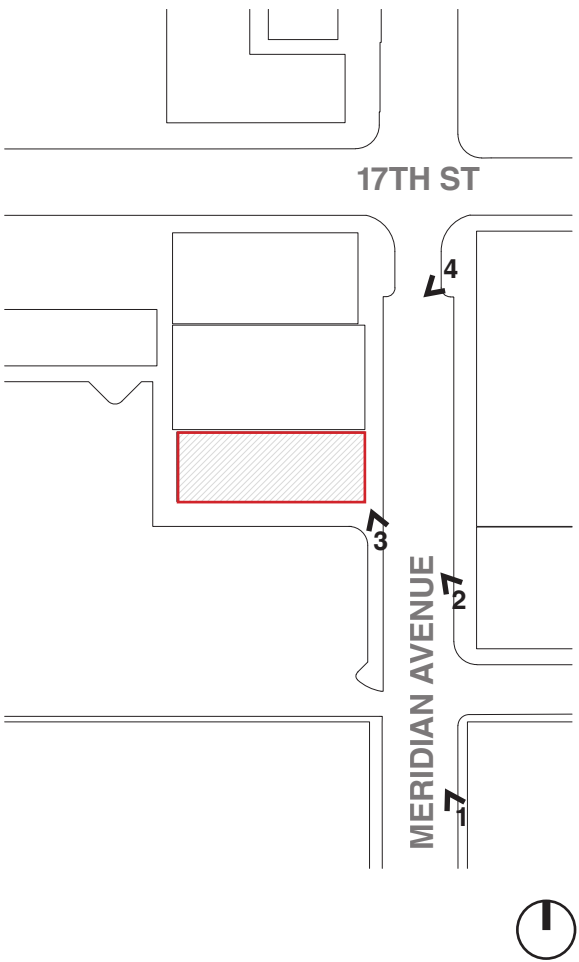
ROOF  
0 SF

FAR SUMMARY	
GROUND FLOOR	6757 SF
SECOND FLOOR	6835 SF
THIRD FLOOR	6835 SF
FOURTH FLOOR	6835 SF
FIFTH FLOOR	6835 SF
ROOF	0 SF
TOTAL	34,097 SF

# EXISTING SITE PHOTOS

G-1.07

Photographs taken July 25th, 2016

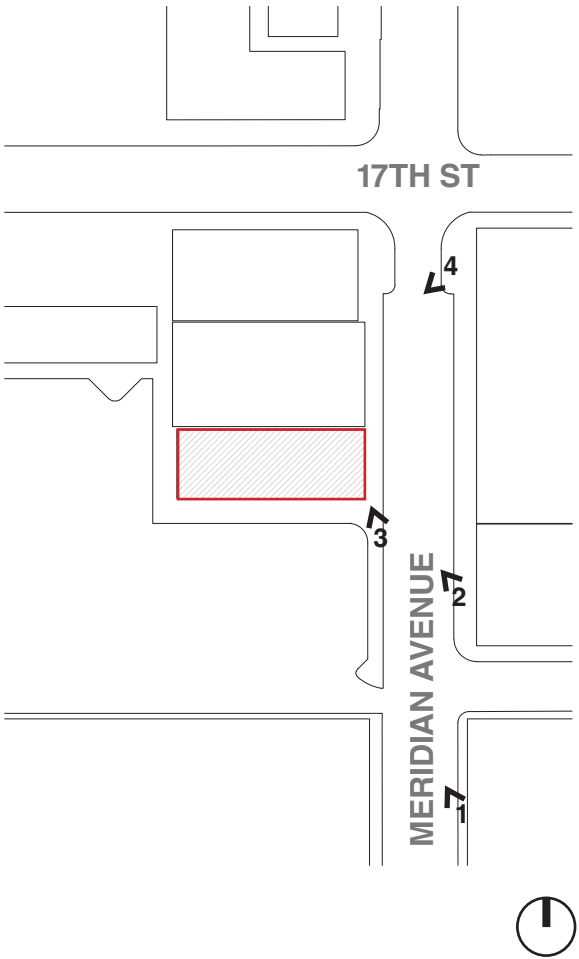




# EXISTING SITE PHOTOS

G-1.08

Photographs taken July 25th, 2016

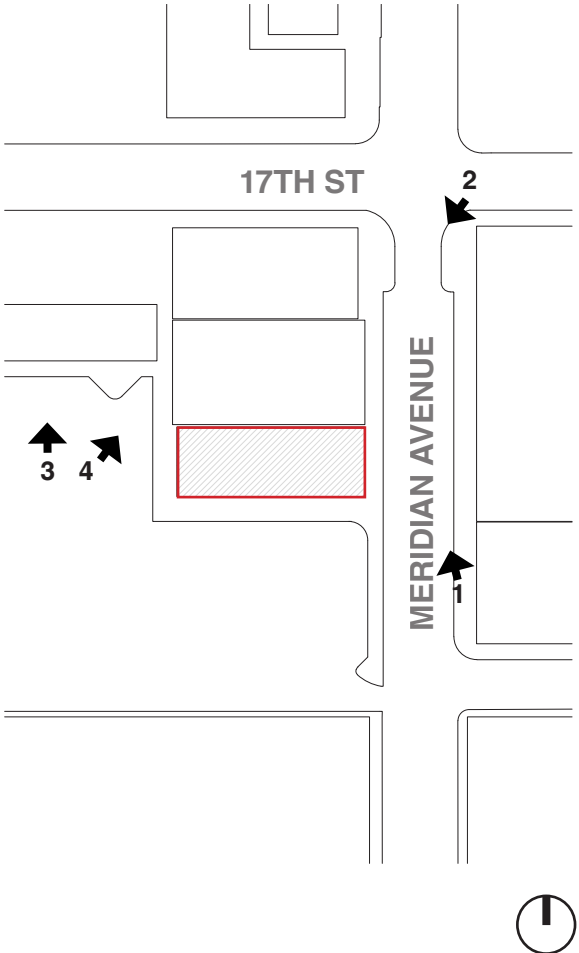




# CONTEXT PHOTOS

G-1.09

## SITE PHOTOGRAPHS Taken August 25, 2016





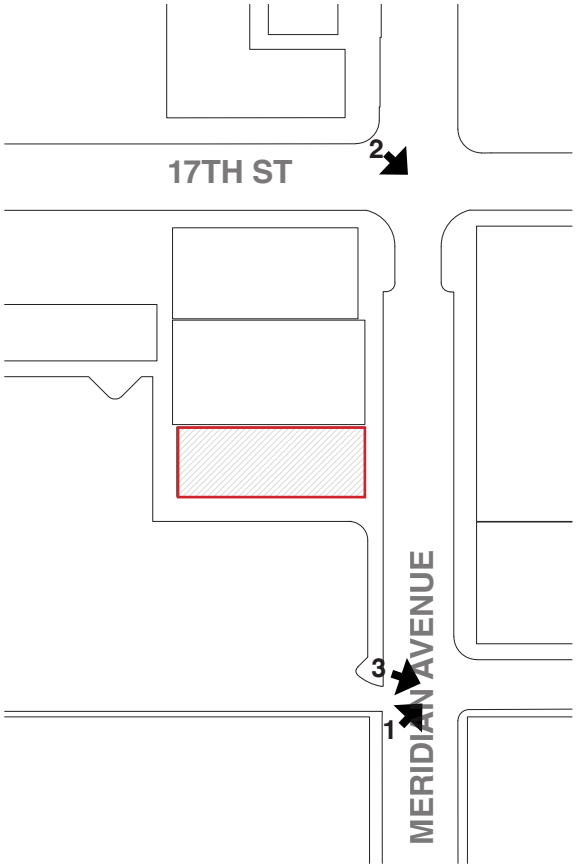
# CONTEXT PHOTOS

G-1.10



## SITE PHOTOGRAPHS

Taken August 25, 2016



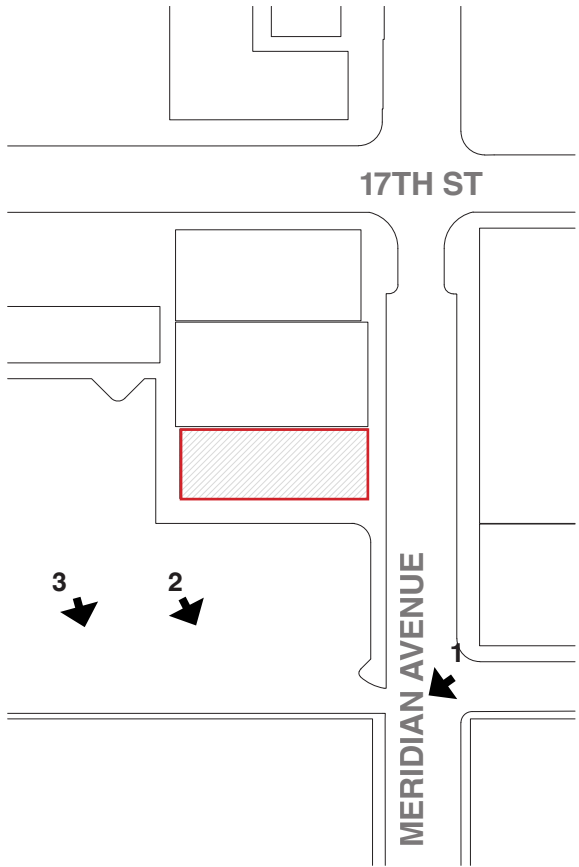


# CONTEXT PHOTOS

G-1.11



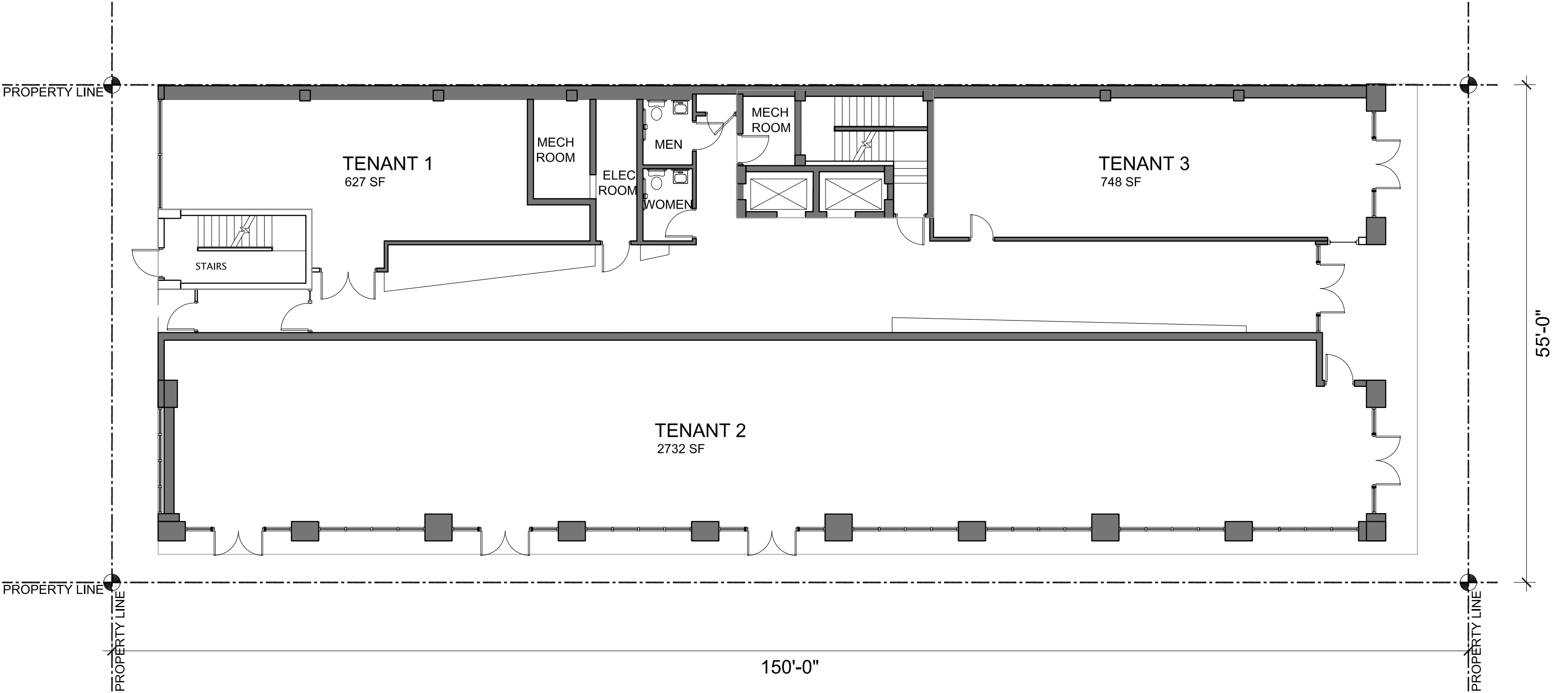
**SITE PHOTOGRAPHS**  
Taken August 25, 2016





EXISTING GROUND FLOOR PLAN

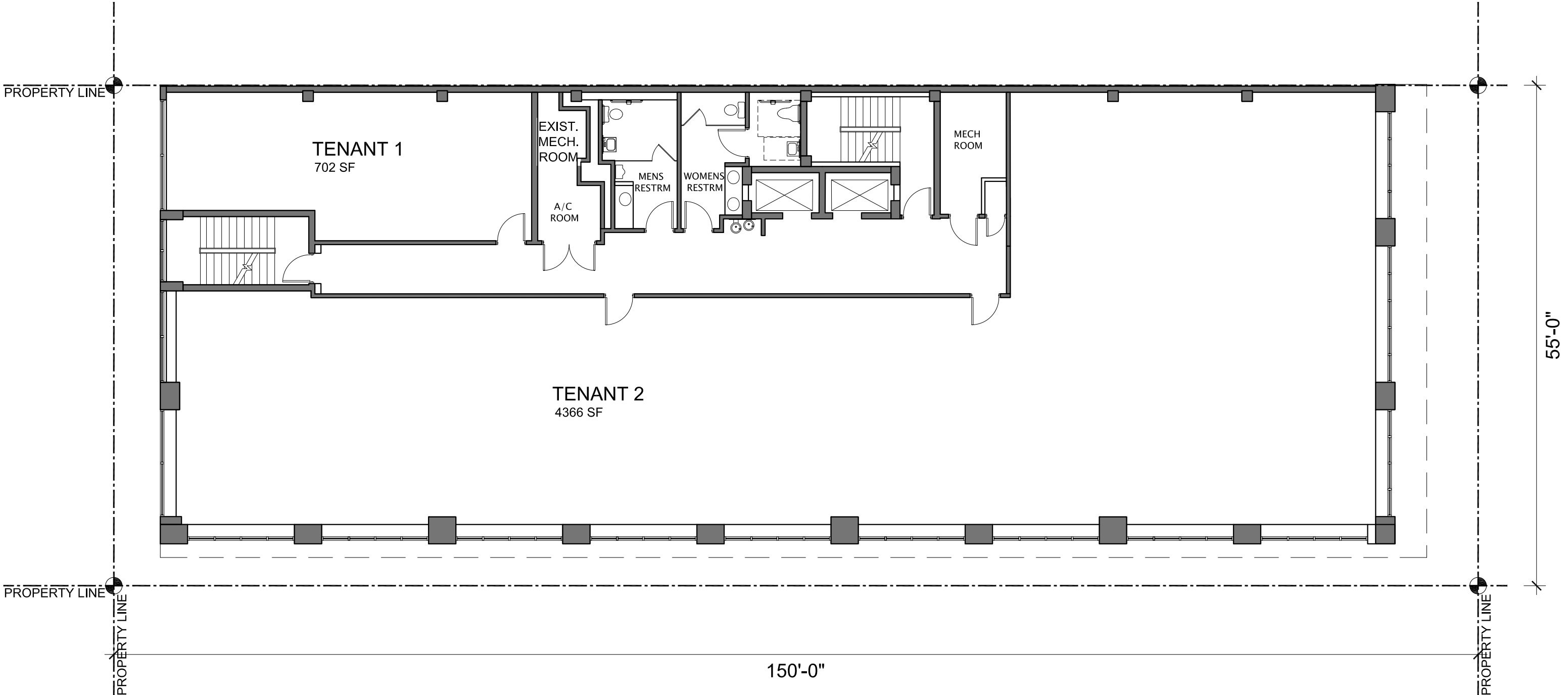
AB-1.01





EXISTING 2ND FLOOR PLAN

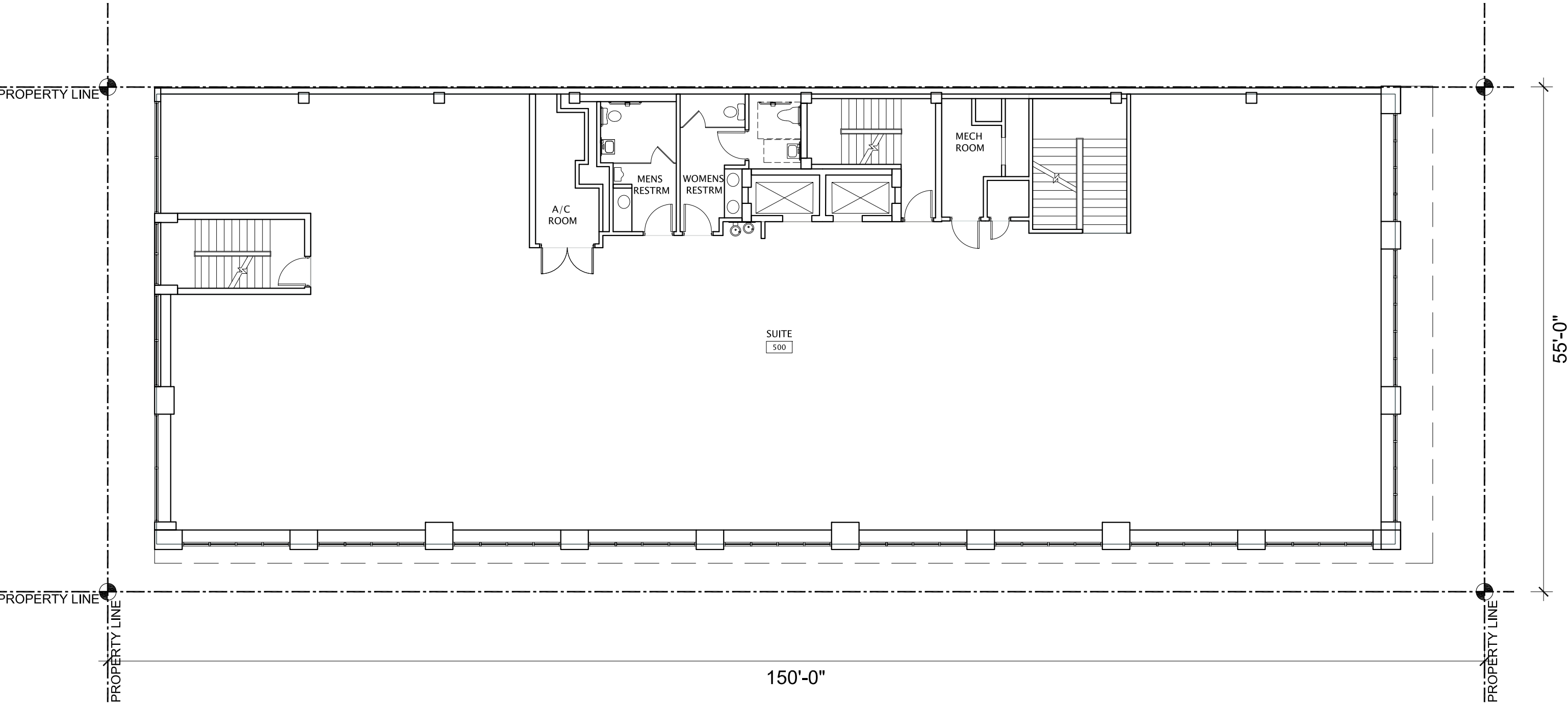
AB-1.02





EXISTING 3RD-5TH FLOOR PLANS

AB-1.03





# EXISTING EAST ELEVATION

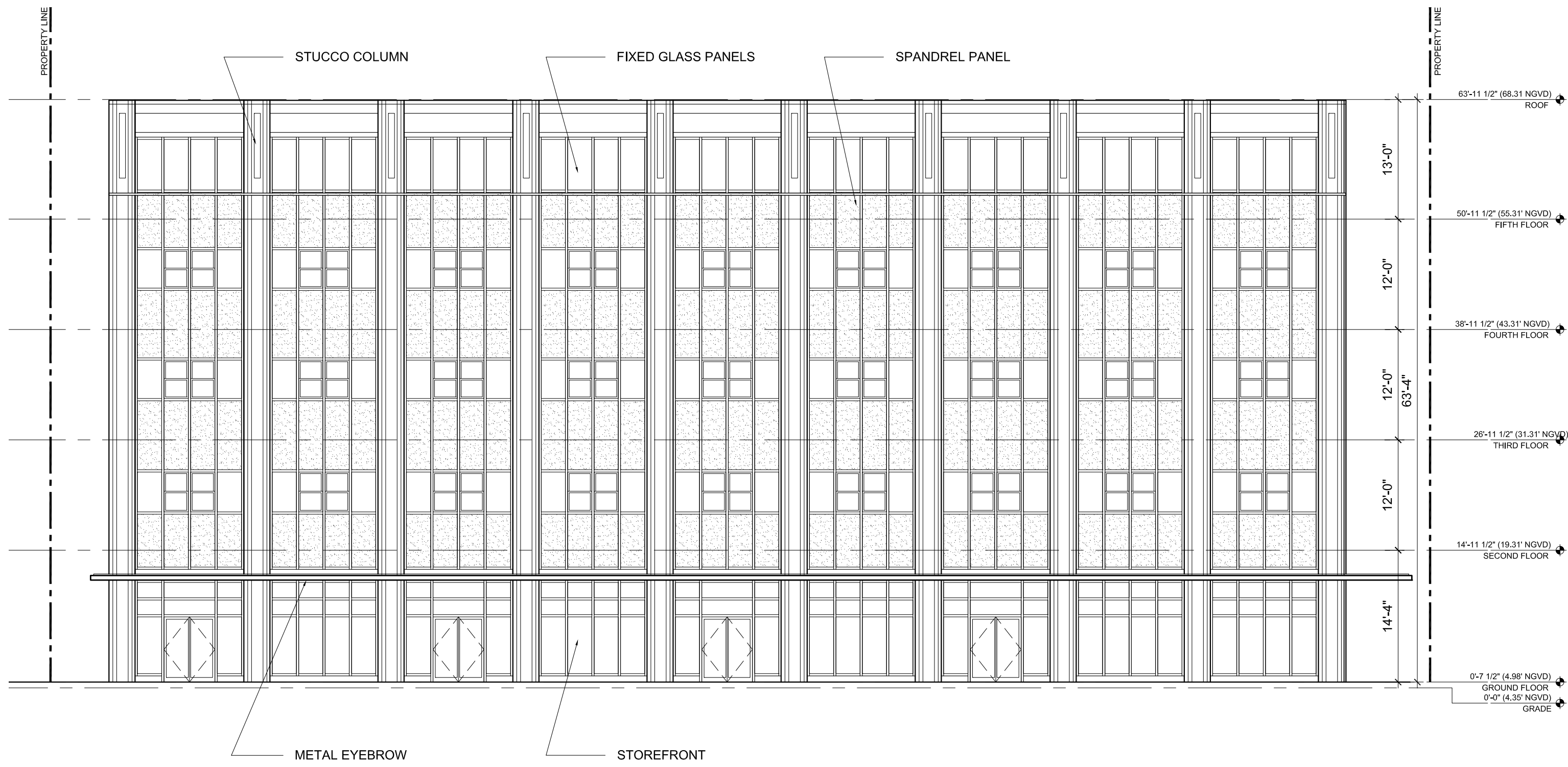
AB-2.01





EXISTING SOUTH ELEVATION

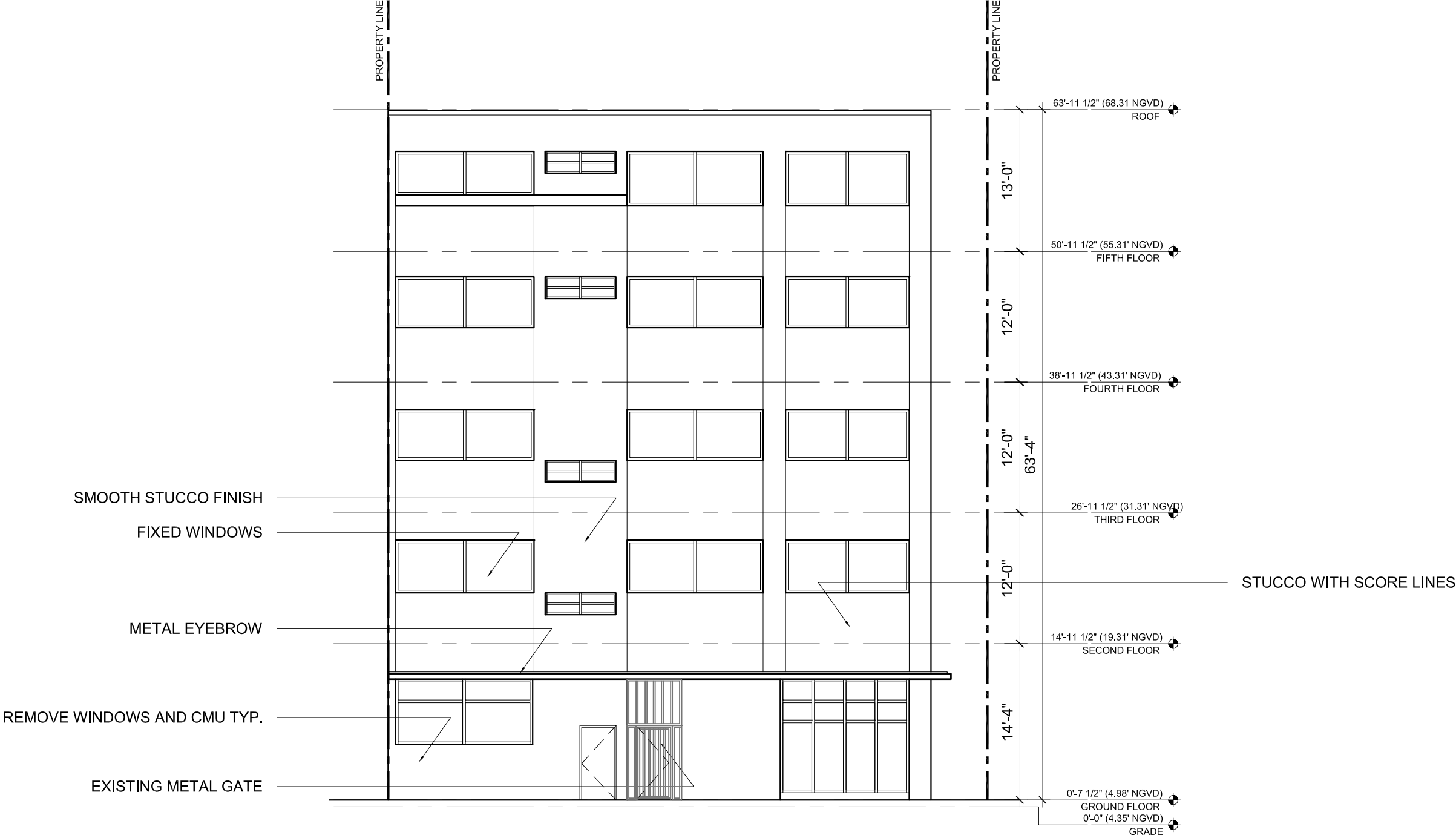
AB-2.02





# EXISTING WEST ELEVATION

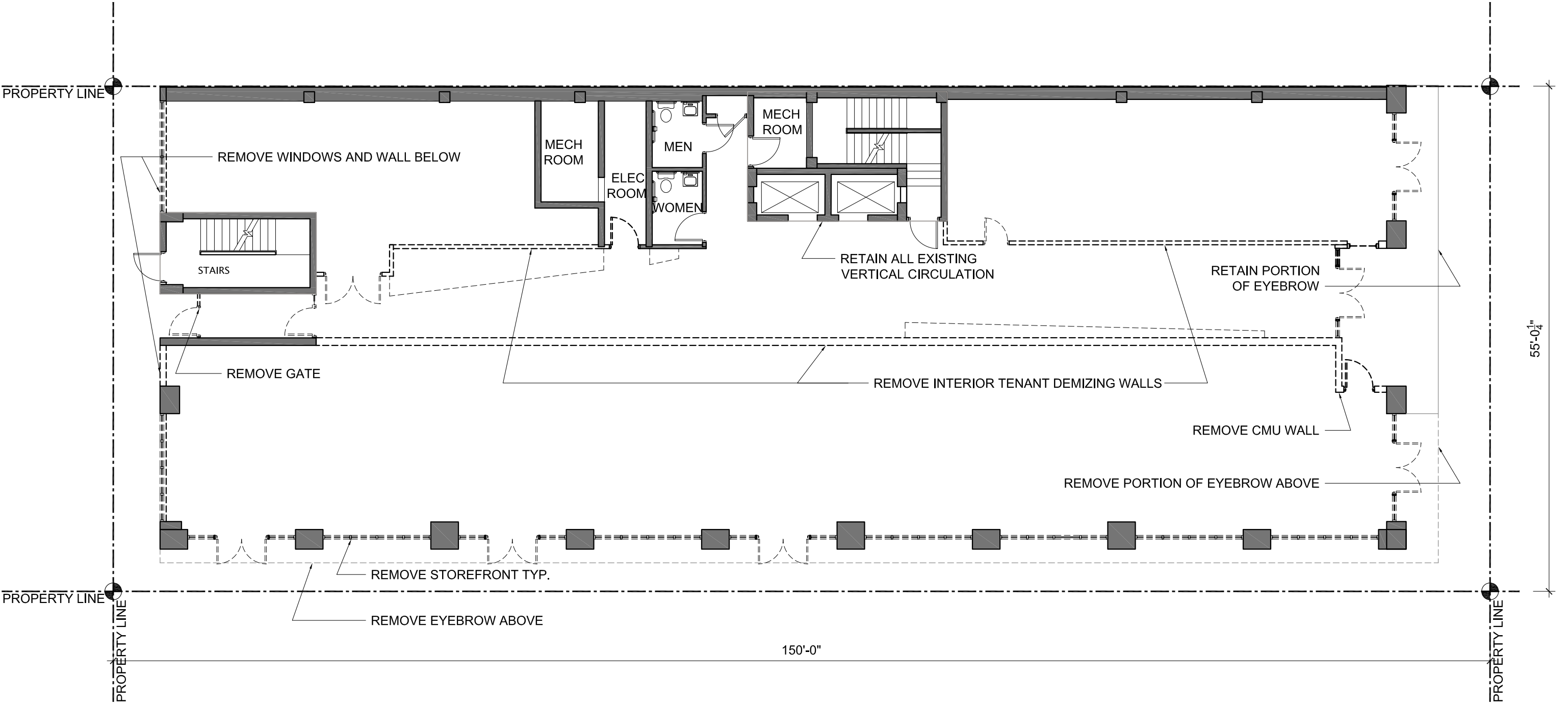
AB-2.03





GROUND FLOOR DEMOLITION PLAN

D-1.01



TO BE DEMOLISHED

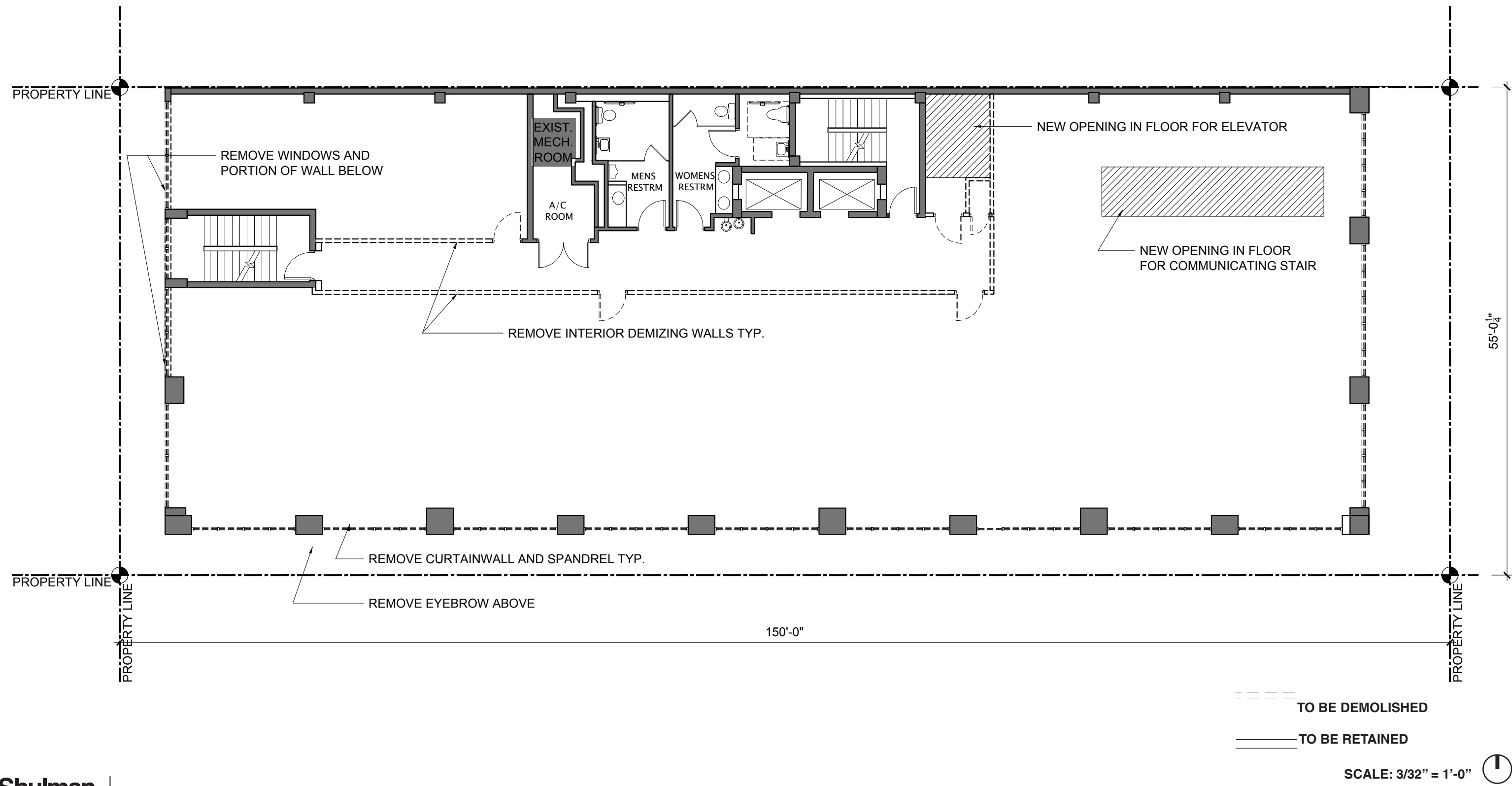
TO BE RETAINED

SCALE: 3/32" = 1'-0"



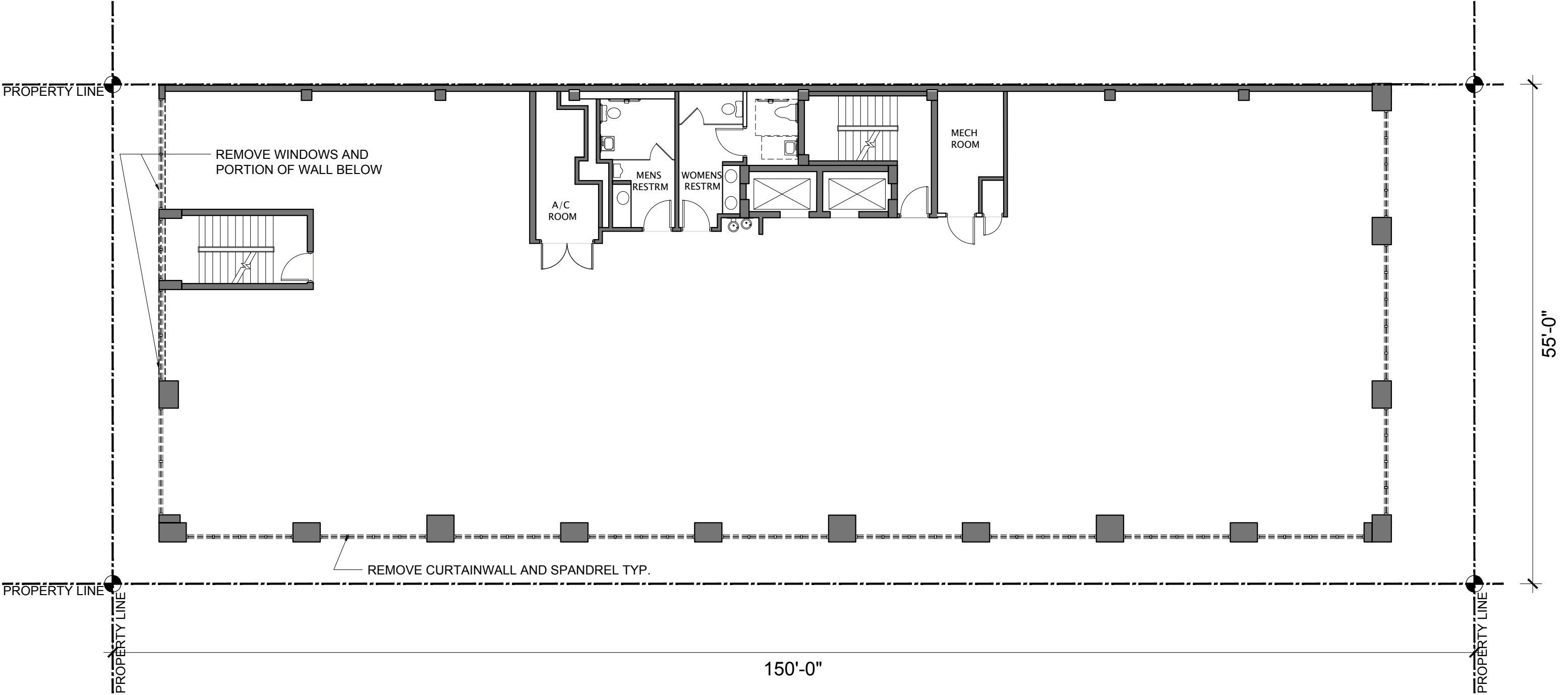
SECOND FLOOR DEMOLITION PLAN

D-1.02



# 3RD, 4TH AND 5TH FLOOR DEMOLITION PLANS

D-1.03



TO BE DEMOLISHED

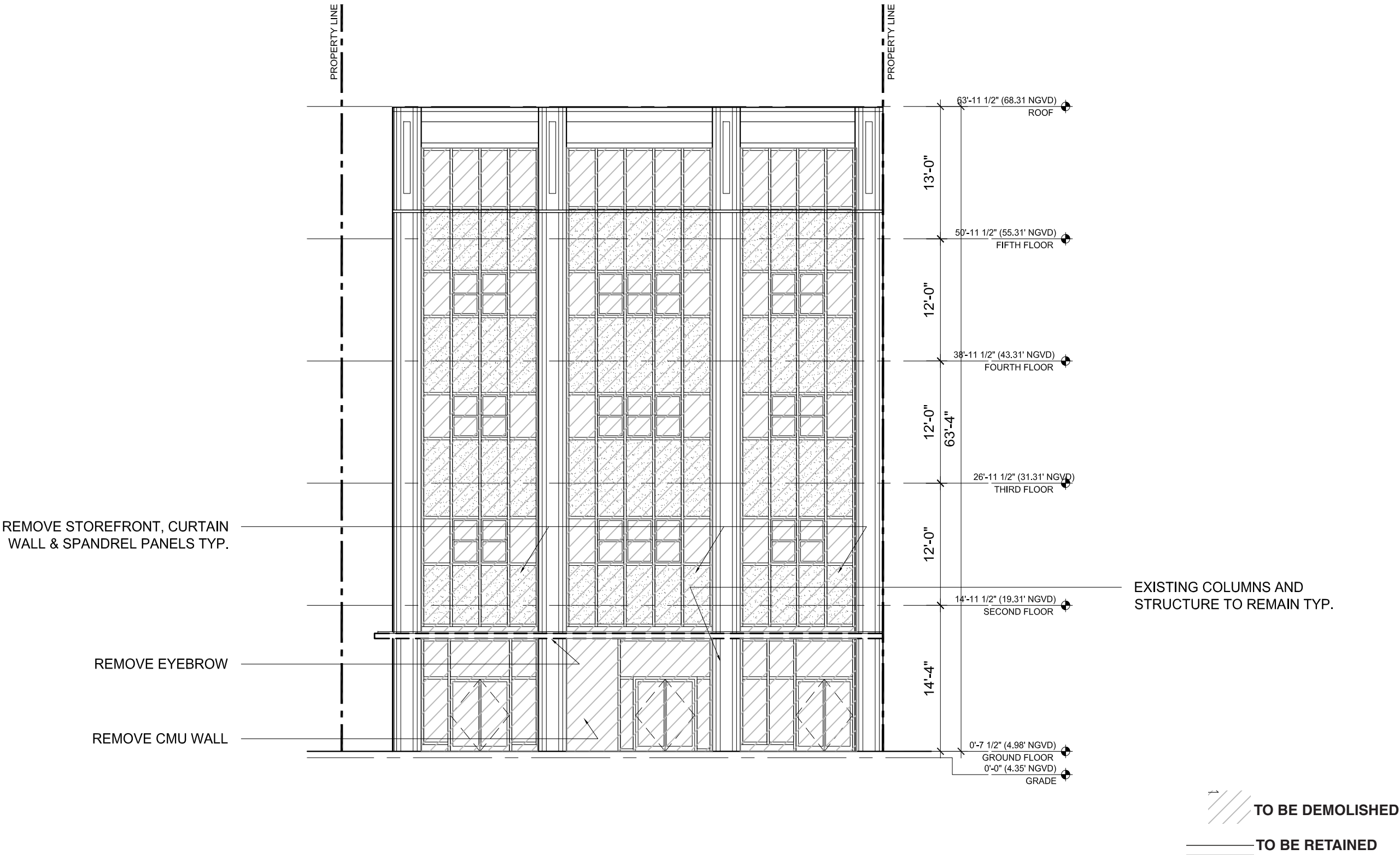
TO BE RETAINED

SCALE: 3/32" = 1'-0"



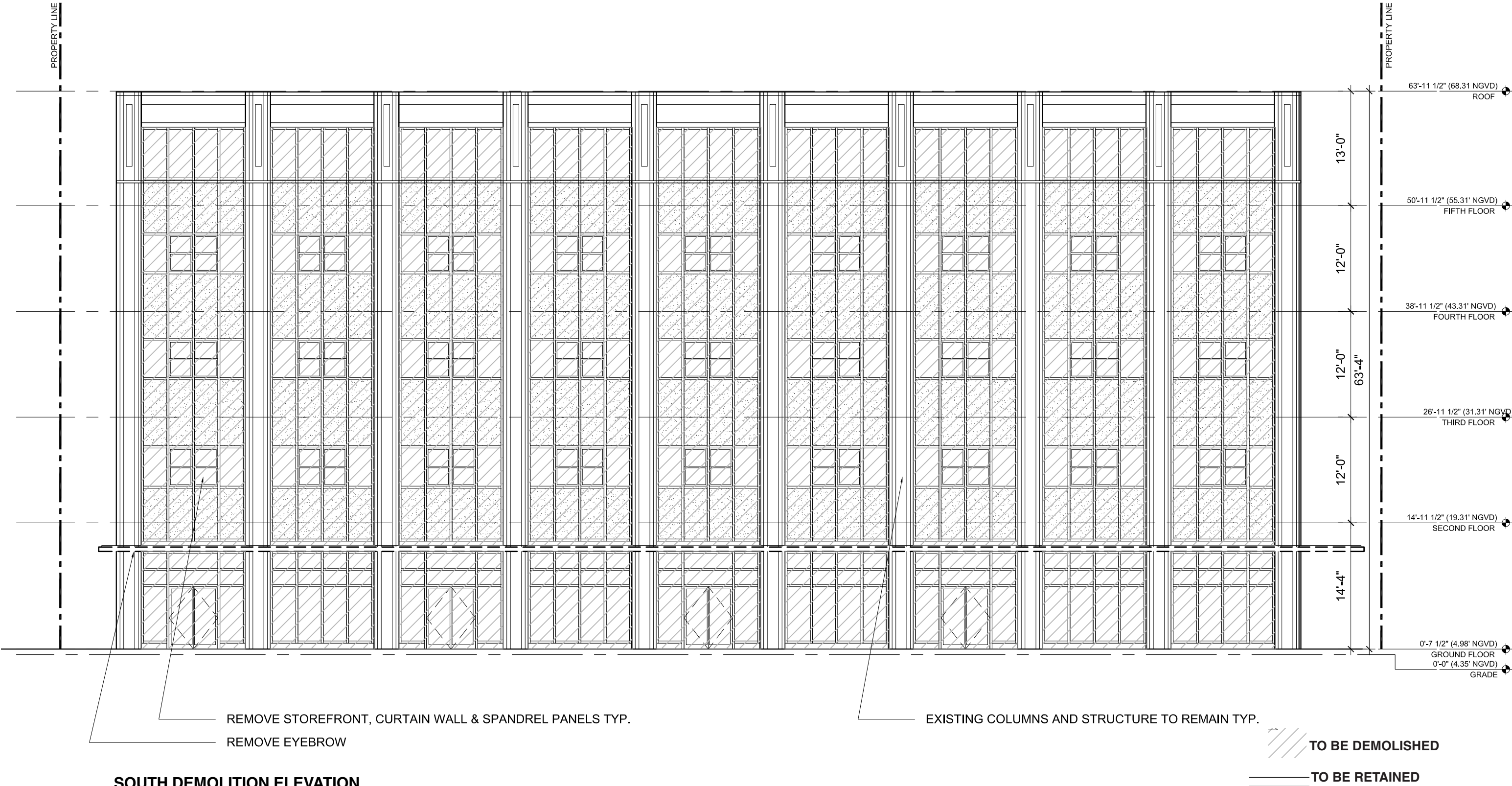
# DEMOLITION EAST ELEVATION

D-2.01



# DEMOLITION SOUTH ELEVATION

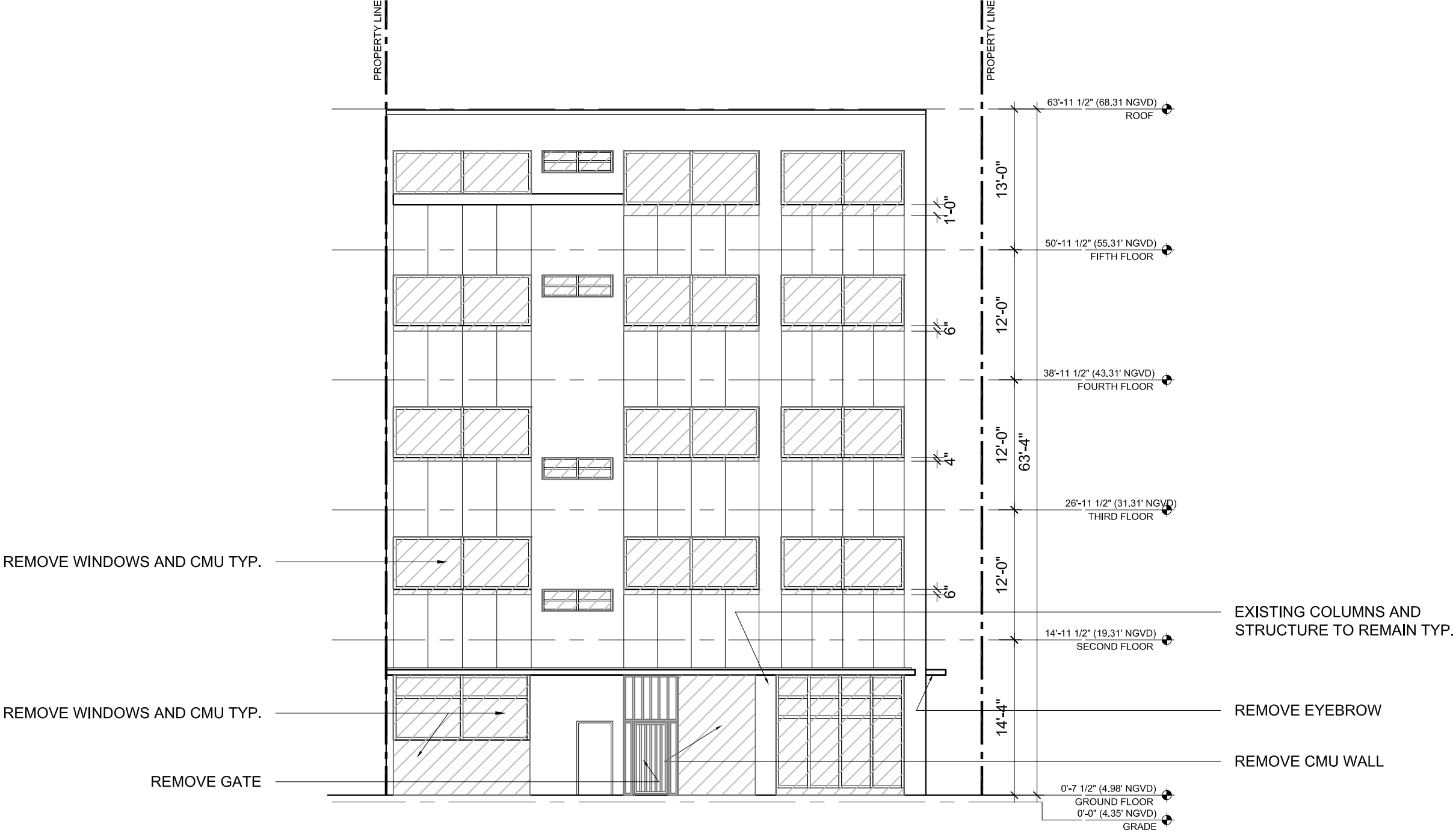
D-2.02





# DEMOLITION WEST ELEVATION

D-2.03



TO BE DEMOLISHED

TO BE RETAINED

SCALE: 3/32" = 1'-0"