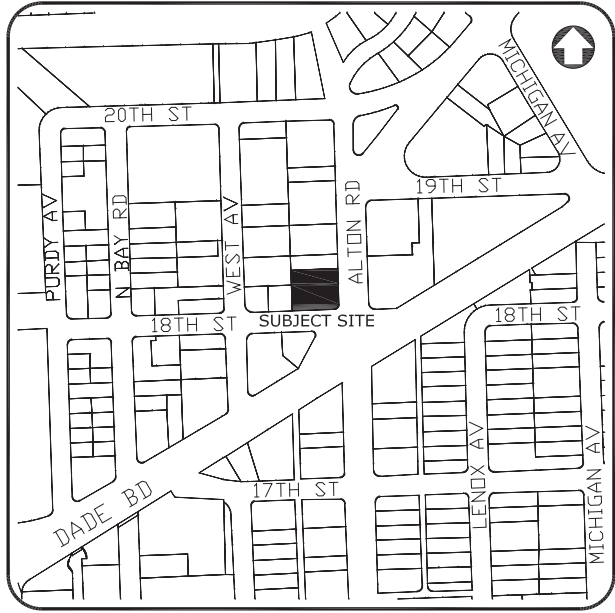
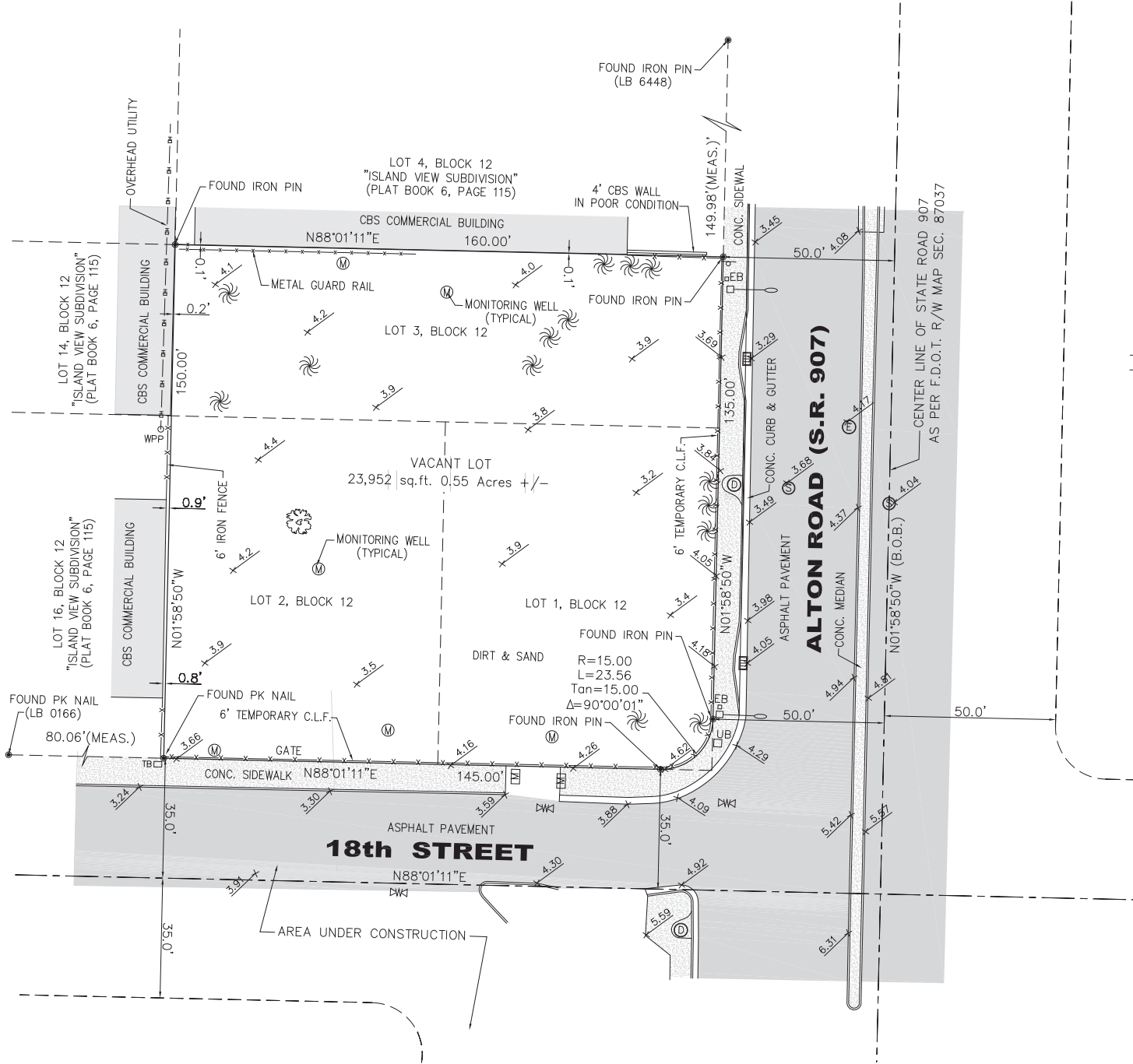


BOUNDARY SURVEY



LOCATION MAP
SEC. 34-53-42
SCALE: 1"=300'



CLEANOUT	SPOT ELEVATION	A/C AIR CONDITIONING PAD
CATCH BASIN	SEWER VALVE	BLDG. BUILDING
CONCRETE POWER POLE	UTILITY BOX	CLF CHAIN LINK FENCE
GUARD RAIL	WATER VALVE	CBS CONCRETE BLOCK STRUCTURE
GREASE TRAP	WATER METER	(C) CALCULATED
GAS VALVE	WOOD POLE	CB CATCH BASIN
HANDICAP SIGN	WOOD POLE WITH TRANSFORMER	CH. CHORD DISTANCE
LIGHT POLE	GUY WIRE	CL CENTER LINE
LIGHT BOLLARD	STREET LIGHT	CONC. CONCRETE
ELECTRIC BOX	TRAFFIC SIGNAL BOX	Δ DELTA
ELECTRIC MANHOLE	PUBLIC TELEPHONE BOOTH	E EAST
FIRE HYDRANT	TRAFFIC CONTROL PANEL	ENC. ENCROACHMENT
IRRIGATION CONTROL VALVE	TRASH CAN	F.I.P. FOUND IRON PIPE
METAL BUS STOP BENCH	FLAG POLE	F.I.R. FOUND REBAR
MONITORING WELL	PEDESTRIAN SIGNAL POLE	F.F.E. FINISH FLOOR ELEVATION
MAIL BOX	LIGHT POLE	F.N. FOUND NAIL
NEWS PAPERS AND MAGAZINE STAND	TELEPHONE BOX	GV GAS VALVE
SIGN	GAS METER	L LENGTH
SANITARY SEWER MANHOLE	PUBLIC TELEPHONE BOX	N NORTH
STORM SEWER MANHOLE	CONCRETE POLE	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
TELEPHONE MANHOLE	BENCH	O.E. OVERHEAD ELECTRIC LINE
UNKNOWN MANHOLE	TRAFFIC SIGNAL MAST ARM	O/L ON LINE
LAWN SPOT LIGHT	DENOTES CONCRETE	(O.R.B.) OFFICIAL RECORD BOOK
DETECTABLE SURFACING	DENOTES BRICK TILE ON CONCRETE	(MEAS.) MEASURED
CHAIN LINK FENCE	DENOTES TILE	P.R.M. POINT REFERENCE MONUMENT
WOOD FENCE	DENOTES ASPHALT	(REC.) RECORD
TREE	DENOTES GRANITE	R RADIUS
PINE	DENOTES DETECTABLE SURFING	R/W RIGHT-OF-WAY
PALM		S SOUTH

SURVEYOR'S NOTES

I-DATE OF COMPLETION:

08-09-2016

II-LEGAL DESCRIPTION AND PROPERTY ADDRESS:

Lots 1, 2 and 3, Block 12, ISLAND VIEW SUBDIVISION, according to the plat thereof, as recorded in Plat Book 6, at Page 115 of the Public Records of Miami-Dade County, Florida.

PROPERTY ADDRESS: 1824 Alton Road. Miami Beach , FL 33139

CERTIFIED TO:

SABER 1800 ALTON, LLC
BILZIN SUMBERG BAENA PRICE & AXELROD LLP
FIRST AMERICA TITLE INSURANCE COMPANY
NEW WAVE LOANS RESIDENTIAL, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LEOPOLD KORN, P.A.

III-ACCURACY:

THIS SURVEY WAS PREDICATED ON THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "SUBURBAN" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

IV-SOURCES OF DATA:

THIS SURVEY IS BASED UPON RECORDED INFORMATION AS PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY 3TCI.

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF BAY ROAD, WITH AN ASSUMED BEARING OF S01°54'13"E, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON ONLY AND THE CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNNAMED PARTIES.

THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE: AE-8, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY-PANEL: CITY OF MIAMI BEACH-120651, MAP-PANEL: 12086C-0317, SUFFIX L, EFFECTIVE DATE: 09-11-2009 AND A FIRM INDEX DATE OF 09-11-2009.

IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

V-VERTICAL CONTROL:

ELEVATIONS ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM 1929 AS PER MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT BENCHMARK No. D-166 SAID BENCHMARK HAS AN ELEVATION OF 7.27 FEET.

UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY, THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

VI-SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "AS-BUILT SURVEY" AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "AS-BUILT SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

3TCI, Inc., A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB7799

BY:
ROLANDO ORTIZ
REGISTERED SURVEYOR AND MAPPER LS4312
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

SURVEYOR'S NOTES:

THIS IS NOT A TREE SURVEY, TREES ARE SHOWN FOR REFERENCE PURPOSE ONLY.



3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-378-1662 fax: 305-378-1662 www.3tci.com



PROJECT IS LOCATED IN THE CITY OF MIAMI BEACH

BOUNDARY SURVEY
OF
1824 Alton Road. Miami Beach , FL 33139

DRAFTER: FES	CHECKED: RO	FIELD BOOK: 2013-2	JOB NUMBER: 16-1182	SCALE: 1"=20'	SHEET: 1 OF 1
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INDEX ARCHITECTURE		
SHEET	DRAWING NUMBER	DRAWING NAME
1	C 1.00	COVER SHEET
2	A 0.00	INDEX
3	-	SURVEY
4	A 0.01	DATA SHEET
5	A 1.00	AERIAL MAP
6	A 1.01	SITE PHOTOS
7	A 1.02	SITE PHOTOS
8	A 2.00	DAY RENDERING
9	A 2.01	NIGHT RENDERING
10	A 2.02	DAY RENDERING
11	A 2.03	NIGHT RENDERING
12	A 2.04	SITE PLAN - LOCATION OF SIGNS
13	A 3.00	LEVEL 1 PLAN
14	A 3.01	LEVEL 2 PLAN
15	A 3.02	ROOF PLAN LEVEL
16	A 4.00	ELEVATIONS
17	A 4.01	ELEVATION SIGN ENLARGEMENT AND DETAILS
25	-	CONSULTANT SIGNAGE PLAN
26	-	CONSULTANT SIGNAGE PLAN
27	-	CONSULTANT SIGNAGE PLAN

1503	OWNER
1824 ALTON RETAIL	SABER 1800 ALTON, LLC
1824 Alton Road Miami Beach, FL 33139	20900 NE 30TH AVENUE, SUITE 812 Aventura, FL 33180 O: 786.406.1762

KOBI KARP	2915 Biscayne Boulevard, Suite 200 Miami, Florida 33137 O: 305.573.1818 F: 305.573.3766
ARCHITECTURE INTERIOR DESIGN P L A N N I N G	AIA ASID NCARB License #AR0012578 WWW.KOBIKARP.COM
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DESIGN REVIEW BOARD SIGNAGE SUBMITTAL

Index
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2016-07-29
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ZONING INFORMATION				
ADDRESS:		1824 ALTON ROAD, MIAMI BEACH, FL. 33139-1505		
FOLIO NUMBER(S):		02-3233-012-0130		
ZONING DISTRICT:		CD-2 ; COMMERCIAL MEDIUM INTENSITY		
BASE FLOOD ELEVATION:		8'-0"		
LOT AREA:		24,000 SF		
LOT WIDTH		150'-0"		
LOT DEPTH		160'-0"		
	MAXIMUM		PROPOSED	
BUILDING HEIGHT	50'-0"		50'-0"	
FLOOR AREA RATIO (x1.5)	36,000 SF		35,801 SF	
GROSS SQUARE FOOTAGE			109,961 SF	
SETBACKS				
	REQUIRED		PROPOSED	
FRONT SETBACK (ALTON ROAD)	0'-0"		4'-0"	
SIDE SETBACK, INTERIOR (NORTH)	0'-0"		0'-0"	
SIDE SETBACK. FACING A STREET (18TH STREET)	0'-0"		3'-0"	
REAR SETBACK (WEST)	5'-0"		0'-0" (5'-0" VARIANCE RECEIVED)	
PARKING CALCULATIONS				
USE	LEVEL	AMOUNT	REQUIRED SPACES	PROPOSED
RESTAURANT	LEVEL 1	160 SEATS	1 PER 4 SEATS = 40	0
RETAIL	LEVEL 1	11,033 SF	1 PER 300 SF = 37	0
RETAIL	LEVEL 2	16,825 SF	1 PER 300SF = 56	0
PARKING	LEVEL 3	N/A	0	47
PARKING	LEVEL 4	N/A	0	47
PARKING	ROOF LEVEL	N/A	0	47
		TOTAL	133	141

1503

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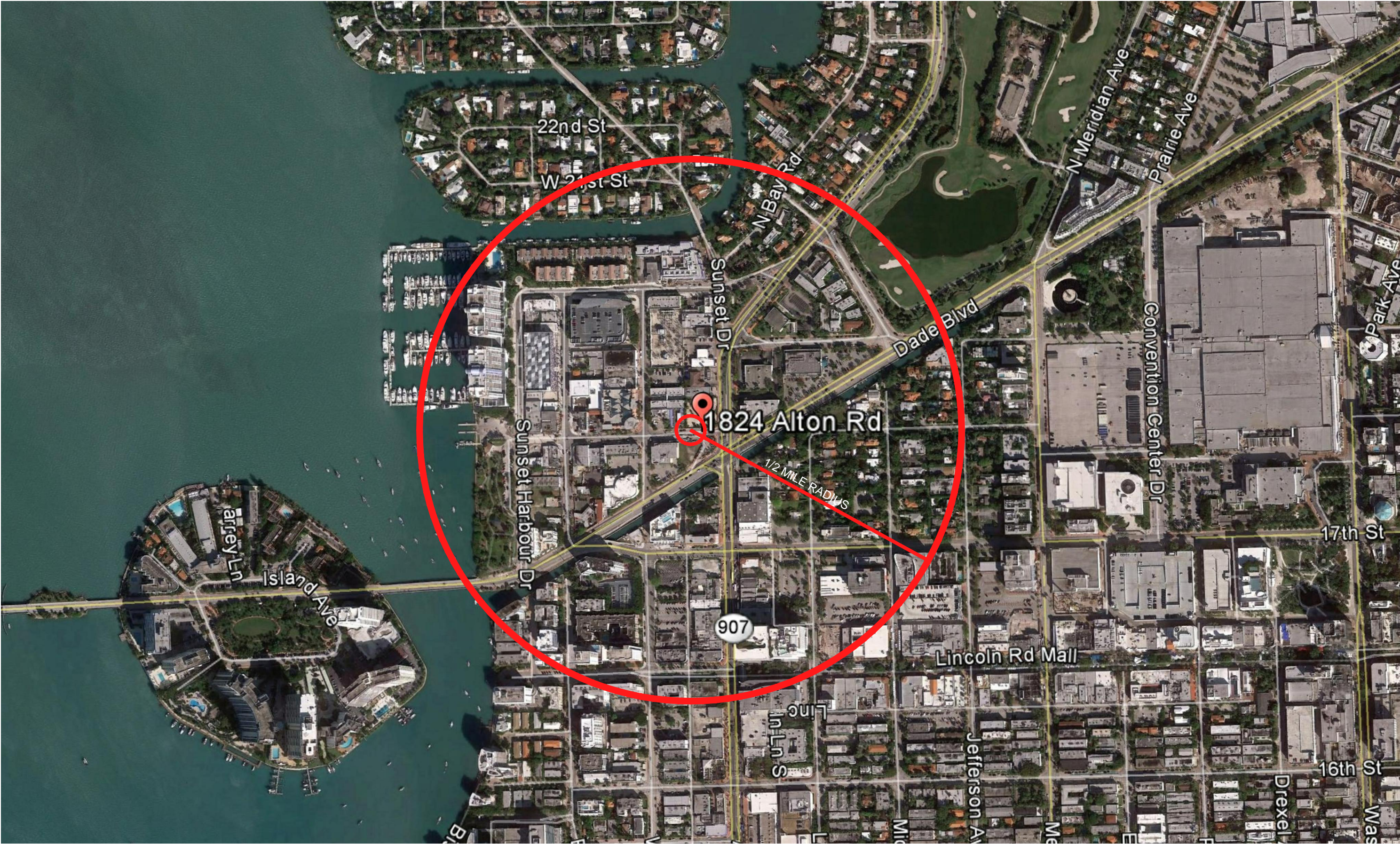
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AERIAL VIEW

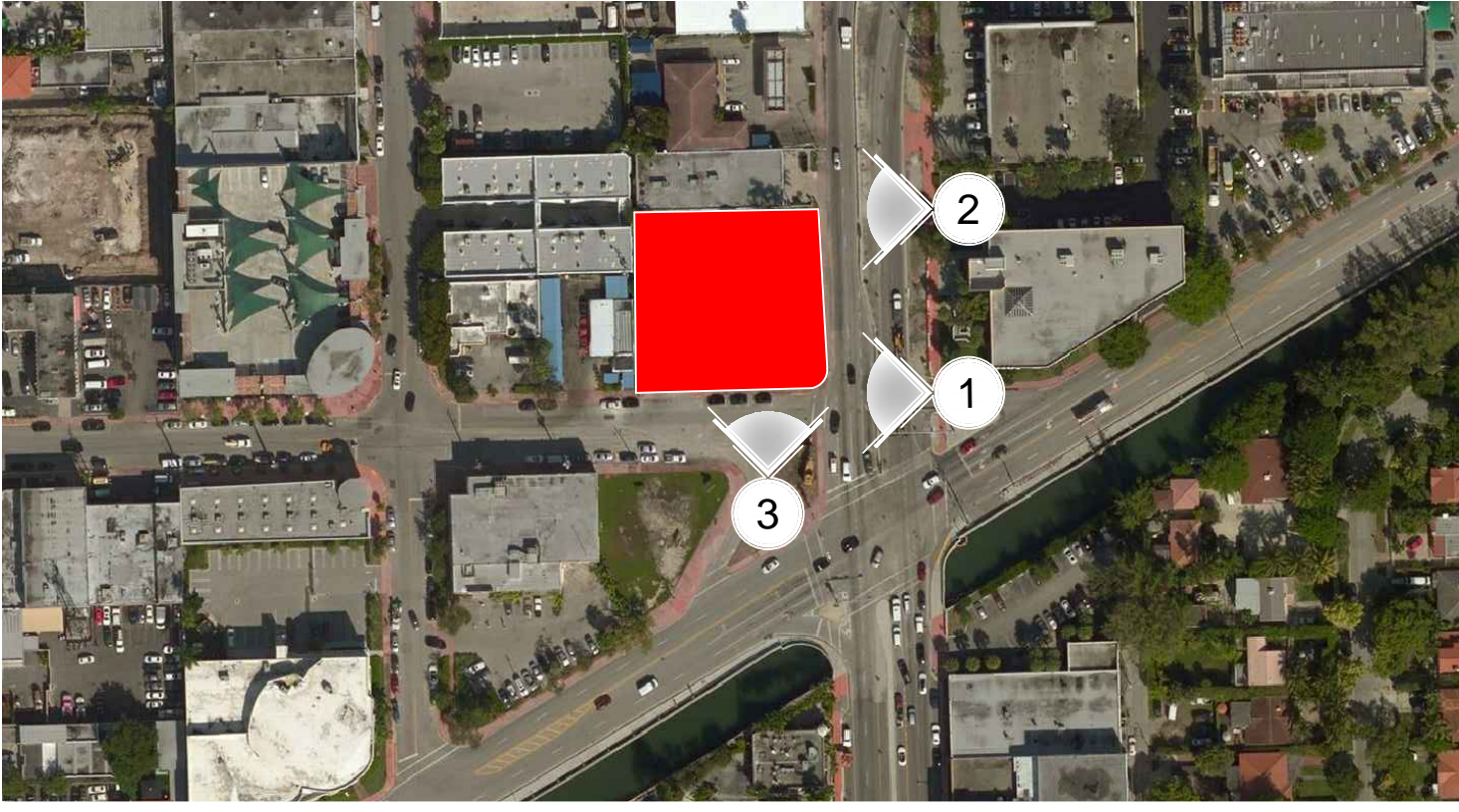
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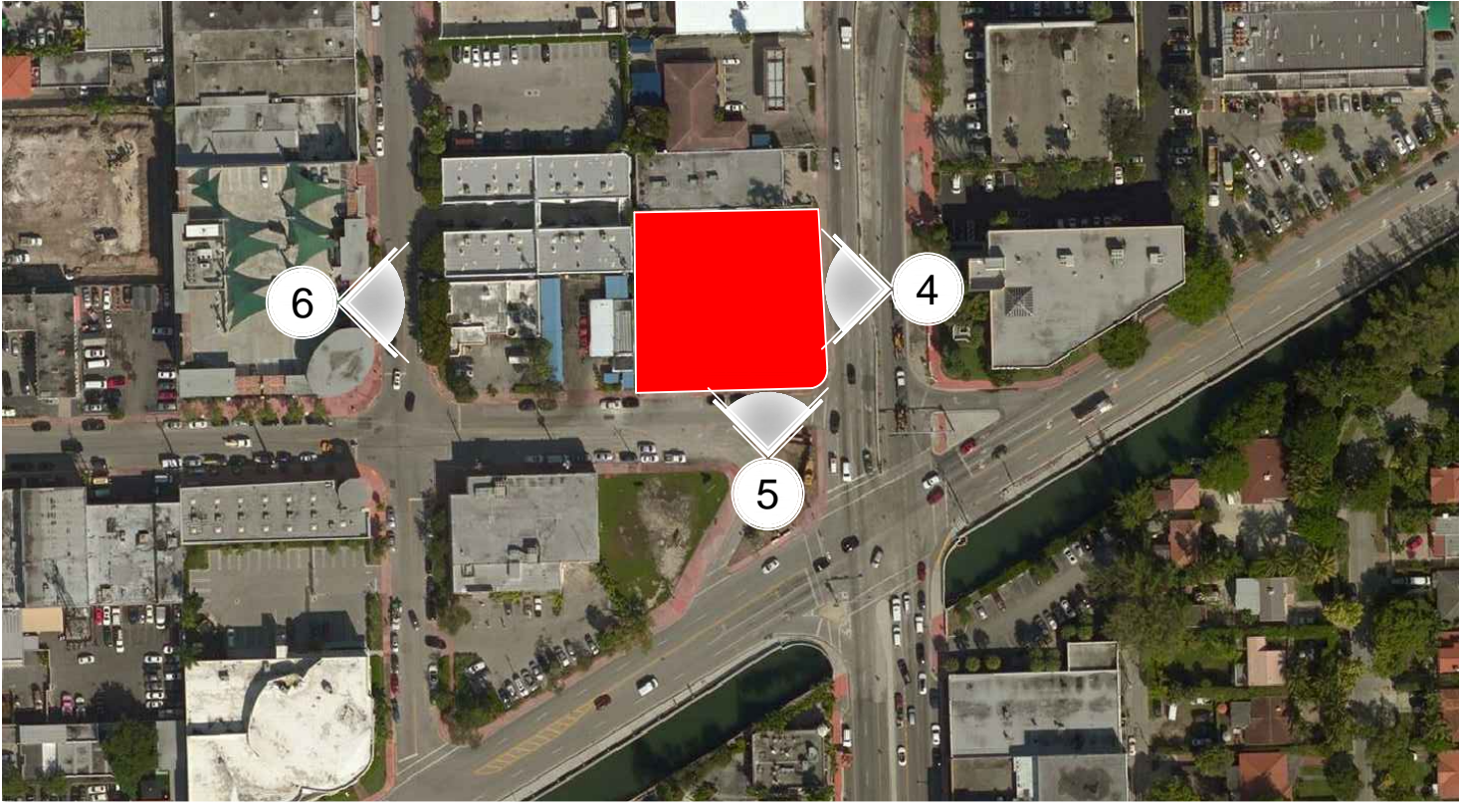
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