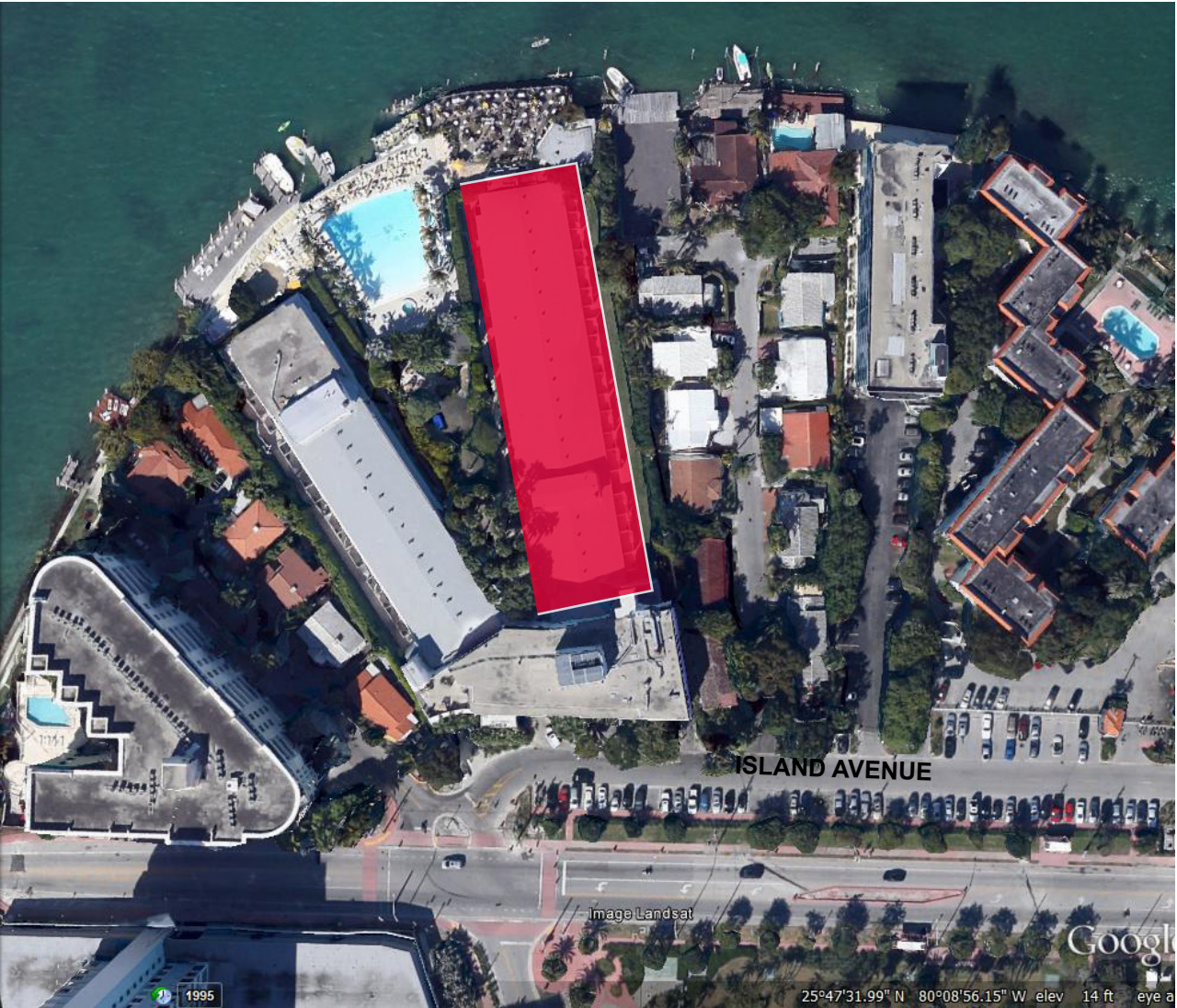




AERIAL VIEW OF VENETIAN ISLANDS



AERIAL VIEW OF BELLE ISLE



AERIAL VIEW OF SITE

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THE STANDARD HOTEL  
40 ISLAND AVENUE  
MIAMI BEACH, FL 33139

DATE: 09.09.16  
SCALE:

SITE  
DOCUMENTATION -  
AERIAL





AERIAL VIEW OF SITE

DATE: 09.09.16  
SCALE:

SITE  
DOCUMENTATION -  
AERIAL

THE STANDARD HOTEL  
40 ISLAND AVENUE  
MIAMI BEACH, FL 33139

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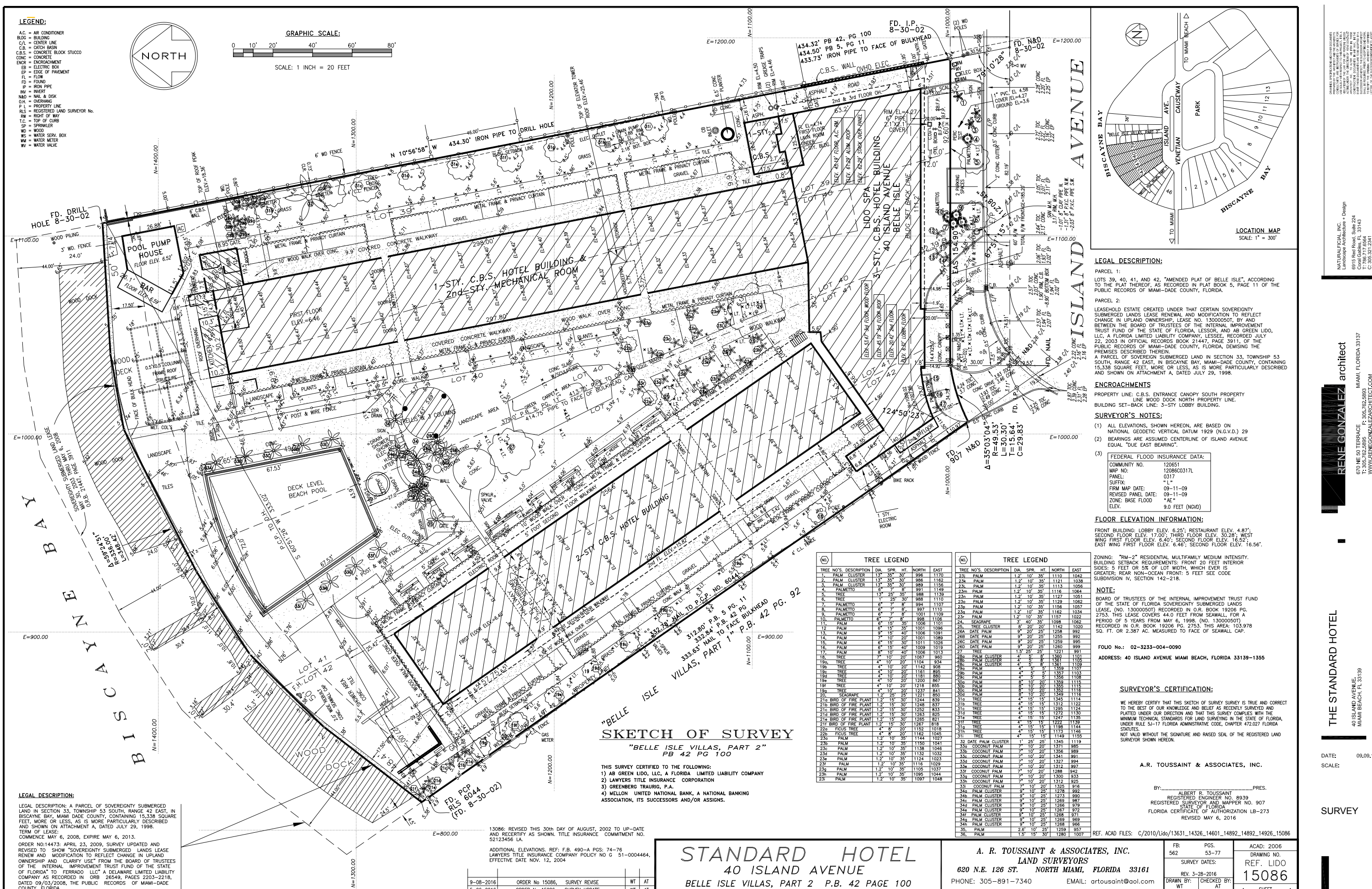
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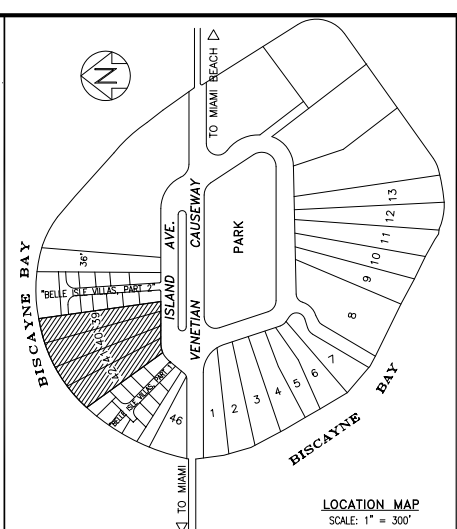
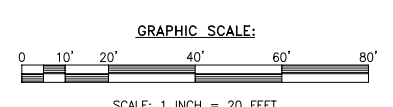








- LEGEND:
- A.C. = AIR CONDITIONER
  - BUILD = BUILDING
  - C/L = CENTER LINE
  - C.B.S. = CONCRETE BLOCK STRUCTURE
  - CONC = CONCRETE
  - ENCR = ENCROACHMENT
  - EP = EDGE OF PAVEMENT
  - F = FLOW
  - FD = FOUND
  - IP = IRON PIPE
  - IN = INVERT
  - M&D = NAIL & DISK
  - O.H. = OVERHANG
  - P.L. = PROPERTY LINE
  - R.W. = RIGHT OF WAY
  - T.C. = TOP OF CURB
  - SP = SPRINKLER
  - WD = WOOD
  - WS = WATER SERV. BOX
  - WM = WATER METER
  - WV = WATER VALVE



LEGAL DESCRIPTION:

PARCEL 1:  
LOTS 39, 40, 41, AND 42, "AMENDED PLAT OF BELLE ISLE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 11 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:  
LEASEHOLD ESTATE CREATED UNDER THAT CERTAIN SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP, LEASE NO. 13000050T, BY AND BETWEEN THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, LESSOR, AND AB GREEN LIDO, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LESSEE, RECORDED JULY 22, 2003 IN OFFICIAL RECORDS BOOK 21447, PAGE 3911, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DEMISING THE PREMISES DESCRIBED THEREIN.

A PARCEL OF SOVEREIGN SUBMERGED LAND IN SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, IN BISCAYNE BAY, MIAMI-DADE COUNTY, CONTAINING 15,338 SQUARE FEET, MORE OR LESS, AS IS MORE PARTICULARLY DESCRIBED AND SHOWN ON ATTACHMENT A, DATED JULY 29, 1998.

ENCROACHMENTS

PROPERTY LINE: C.B.S. ENTRANCE CANOPY SOUTH PROPERTY LINE WOOD DOCK NORTH PROPERTY LINE.

BUILDING SET-BACK LINE: 3-STY LOBBY BUILDING.

SURVEYOR'S NOTES:

(1) ALL ELEVATIONS, SHOWN HEREON, ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929 (N.G.V.D.) 29

(2) BEARINGS ARE ASSUMED CENTERLINE OF ISLAND AVENUE EQUAL "DUE EAST BEARING".

(3) FEDERAL FLOOD INSURANCE DATA:

COMMUNITY NO.	120651
MAP NO.	12086C0317L
PANEL:	0317
SUFFIX:	"1"
FIRM MAP DATE:	09-11-09
REVISED PANEL DATE:	09-11-09
ZONE: BASE FLOOD	"AE"
ELEV.	9.0 FEET (NGVD)

FLOOR ELEVATION INFORMATION:

FRONT BUILDING: LOBBY ELEV. 6.25'; RESTAURANT ELEV. 4.87'; SECOND FLOOR ELEV. 17.00'; THIRD FLOOR ELEV. 30.28'; WEST WING FIRST FLOOR ELEV. 6.40'; SECOND FLOOR ELEV. 16.52'; EAST WING FIRST FLOOR ELEV. 6.46'; SECOND FLOOR ELEV. 16.56'.

ZONING: "RM-2" RESIDENTIAL MULTIFAMILY MEDIUM INTENSITY. BUILDING SETBACK REQUIREMENTS: FRONT 20 FEET INTERIOR. SIDES: 5 FEET OR 5% OF LOT WIDTH, WHICHEVER IS GREATER; REAR NON-OCEAN FRONT: 5 FEET SEE CODE SUBDIVISION IV, SECTION 142-218.

NOTE:

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA SOVEREIGNTY SUBMERGED LANDS LEASE, (NO. 13000050T) RECORDED IN O.R. BOOK 19206 PG. 2753. THIS LEASE COVERS 44.0 FEET FROM SEAWALL, FOR A PERIOD OF 5 YEARS FROM MAY 6, 1998, (NO. 13000050T) RECORDED IN O.R. BOOK 19206 PG. 2753. THIS AREA: 103.978 SQ. FT. OR 2.387 AC. MEASURED TO FACE OF SEAWALL CAP.

FOLIO No.: 02-3233-004-0080

ADDRESS: 40 ISLAND AVENUE MIAMI BEACH, FLORIDA 33139-1355

SURVEYOR'S CERTIFICATION:

WE HEREBY CERTIFY THAT THIS SKETCH OF SURVEY SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND PLATTED UNDER OUR DIRECTION AND THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, UNDER RULE 5J-17 FLORIDA ADMINISTRATIVE CODE, CHAPTER 472.027 FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE REGISTERED LAND SURVEYOR SHOWN HEREON.

A.R. TOUSSAINT & ASSOCIATES, INC.

BY: \_\_\_\_\_ PRES.

ALBERT R. TOUSSAINT  
REGISTERED ENGINEER NO. 8939  
REGISTERED SURVEYOR AND MAPPER NO. 907  
STATE OF FLORIDA  
FLORIDA CERTIFICATE OF AUTHORIZATION LB-273  
REVISED MAY 6, 2016

LEGAL DESCRIPTION:

LEGAL DESCRIPTION: A PARCEL OF SOVEREIGNTY SUBMERGED LAND IN SECTION 33, TOWNSHIP 53 SOUTH, RANGE 42 EAST, IN BISCAYNE BAY, MIAMI DADE COUNTY, CONTAINING 15,338 SQUARE FEET, MORE OR LESS, AS IS MORE PARTICULARLY DESCRIBED AND SHOWN ON ATTACHMENT A, DATED JULY 29, 1998.

TERM OF LEASE:  
COMMENCE MAY 6, 2008, EXPIRE MAY 6, 2013.

ORDER NO.14473: APRIL 23, 2009, SURVEY UPDATED AND REVISED TO SHOW "SOVEREIGNTY SUBMERGED LANDS LEASE RENEW AND MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP AND CLARIFY USE" FROM THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA TO FERRADO LLC, A DELAWARE LIMITED LIABILITY COMPANY AS RECORDED IN ORB 26549, PAGES 2203-2218, DATED 09/03/2008, THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

13086: REVISED THIS 30TH DAY OF AUGUST, 2002 TO UP-DATE AND RECTIFY AS SHOWN. TITLE INSURANCE COMMITMENT NO. 51213456 LA.

ADDITIONAL ELEVATIONS. REF: F.B. 490-A PGS. 74-76  
LAWYERS TITLE INSURANCE COMPANY POLICY NO G 51-0004464,  
EFFECTIVE DATE NOV. 12, 2004

DATE	REVISIONS	WT	AT
9-08-2016	ORDER No 15086, SURVEY REVISE	WT	AT
5-06-2016	ORDER No 15086, SURVEY UPDATE	WT	AT
DATE	REVISIONS	DRWN	CHKD

# STANDARD HOTEL

## 40 ISLAND AVENUE

BELLE ISLE VILLAS, PART 2 P.B. 42 PAGE 100

MIAMI BEACH, FLORIDA 33139-13 MIAMI-DADE COUNTY

### A. R. TOUSSAINT & ASSOCIATES, INC.

#### LAND SURVEYORS

620 N.E. 126 ST. NORTH MIAMI, FLORIDA 33161

PHONE: 305-891-7340 EMAIL: artousaint@aol.com

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB-273

FB: 562	PGS: 53-77	ACAD: 2006
SURVEY DATES:		DRAWING NO. REF. LIDO
REV. 3-28-2016		15086
DRWN BY: WT	CHECKED BY: AT	1 SHEET OF 1
CADD FILE NO. 2016/lido/15080		

DATE: 09.09.16

SCALE:

THE STANDARD HOTEL

40 ISLAND AVENUE, MIAMI BEACH, FL 33139

architect

RENE GONZALEZ

LANDSCAPE ARCHITECTURE + DESIGN

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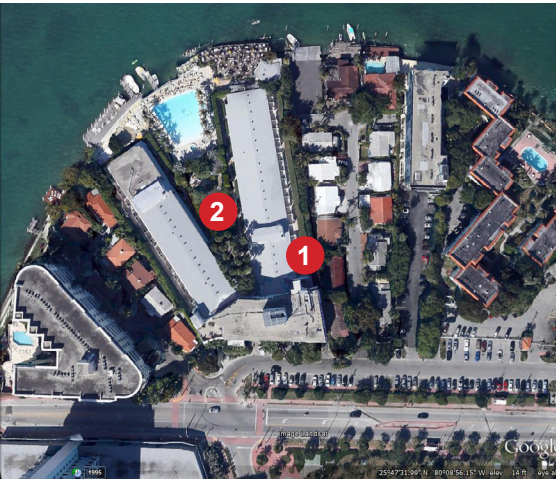




INTERIOR VIEW FROM EAST LOOKING TOWARDS SOUTH\_1



INTERIOR VIEW FROM COURTYARD LOOKING TOWARDS N/E\_2



KEY PLAN

THE STANDARD HOTEL  
40 ISLAND AVENUE  
MIAMI BEACH, FL 33139

DATE: 09.09.16  
SCALE:

SITE DOCUMENTATION - PHOTOS

SD-5

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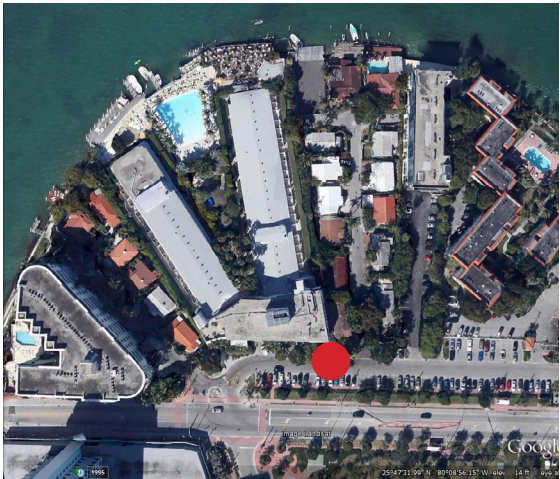
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EXTERIOR VIEWS OF WALL TO BE DEMOLISHED TO ACCOMODATE DRIVEWAY



KEY PLAN

THE STANDARD HOTEL  
40 ISLAND AVENUE  
MIAMI BEACH, FL 33139

DATE: 09.09.16  
SCALE:

SITE DOCUMENTATION - PHOTOS

SD-6

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