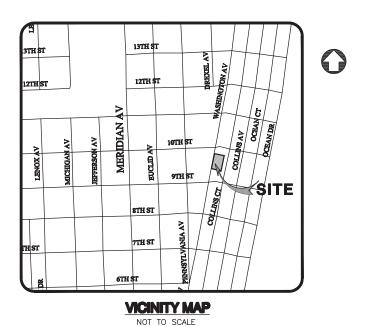
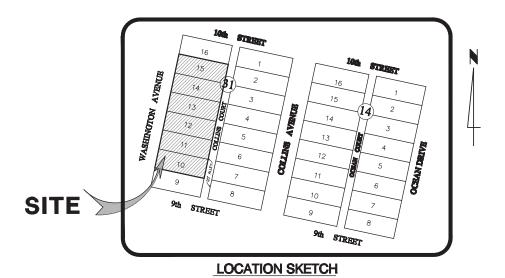
BOUNDARY SURVEY

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





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 rected, 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,

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

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.

Miami—Dade County Benchmark: X—310—R Elevation: 8.12 feet (National Geodetic Vertical Datum)

Location:

11 ST --- 55' North of north edge of payement

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 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 50–17, 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

ORIA JANNET SUAREZ ional Surveyor and Mapper No. 6781

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
Mismi, Florida 33173 (305) 598-8383

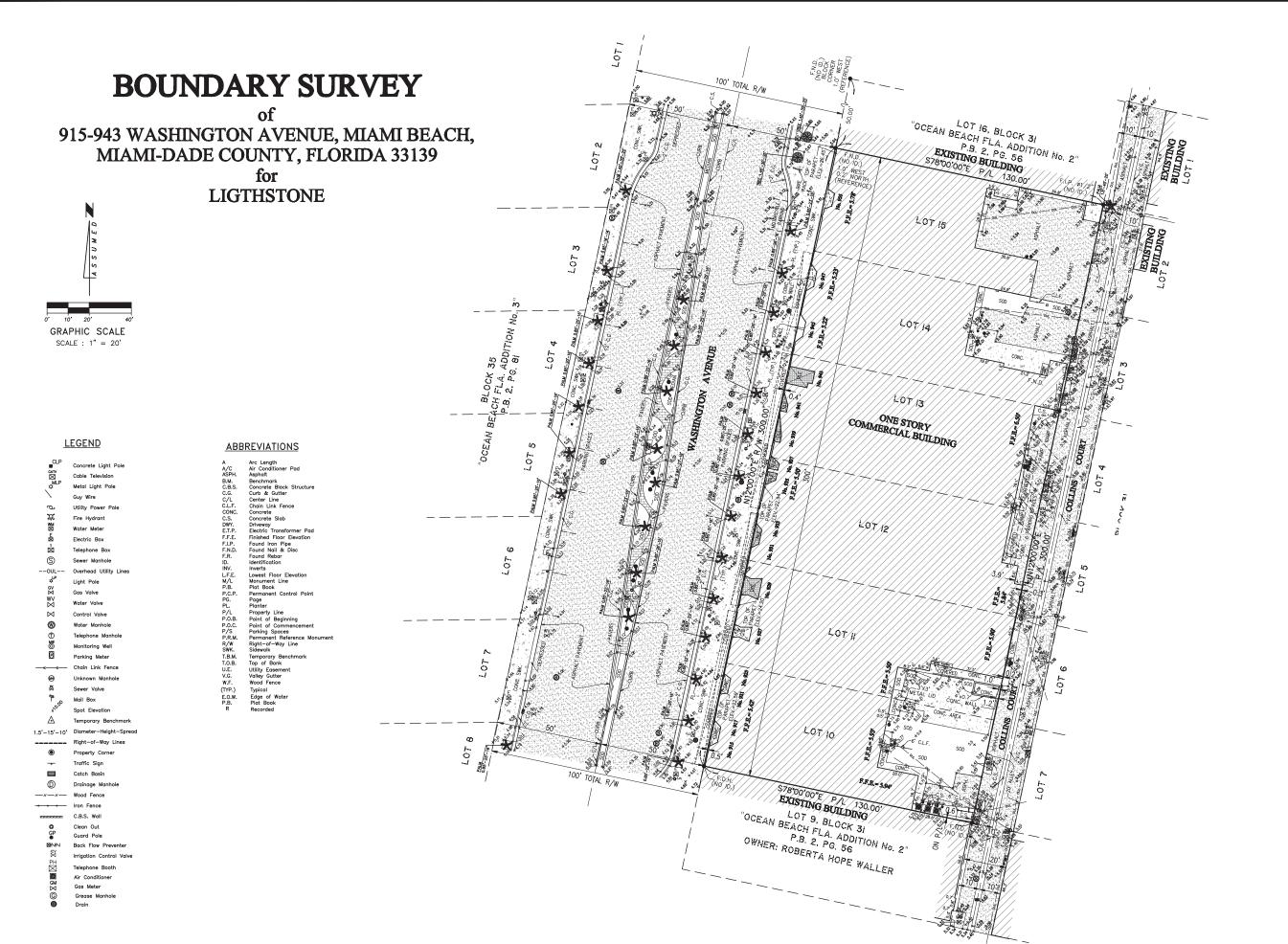
of 915-943 WASHINGTON AVENUE, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA 33139 BOUNDARY SURVEY

REVISIONS BY 16-0065 16-0270 06-07-2016 wn: G.P., J.S., C.B., A. Checked: J.S.

AS SHOWN

Field Book: ON FILE

SHEET 1 OF 2



J. DOMINI & ASSOCIATES, INC
REGISTERED LAND SURVEYORS & MAPPE
Florida Certificate of Authorization LB3396
7100 S.W. 99th Avenue, Suite 104

DOUNDARY SURVEY of 915-943 WASHINGTON AVENUE, MIAMI BEACE MIAMI-DADE COUNTY, FLORIDA 33139 for

Proj: 16-0065
Job: 16-0170
Date: 06-07-2016
Deswa: G.P., J.S., C.B., A.A.

Scale: AS SHOWN
Field Book: ON FILE











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

P.O. Box 330185 Coconut Grove, FL 33233 O: 305.321.2341

LIGHTING DESIGNER

BOLD

227 West 29th Street New York, NY 10001 O: 212.674.6500



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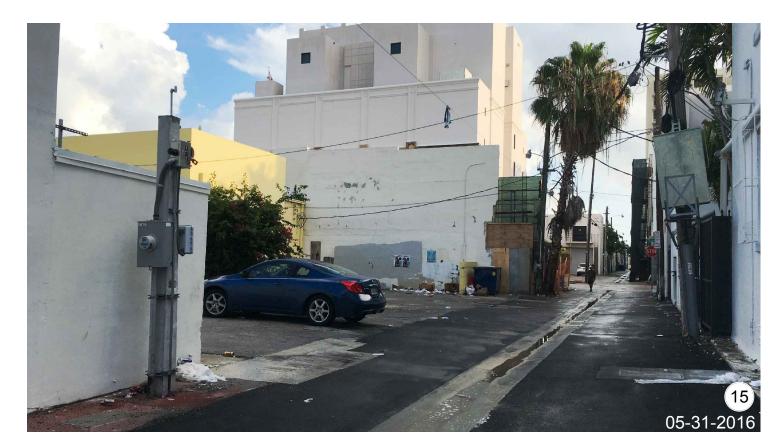
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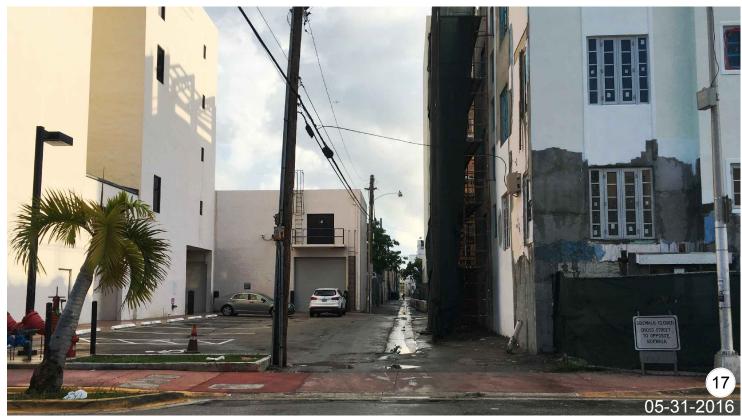
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SITE PHOTOS

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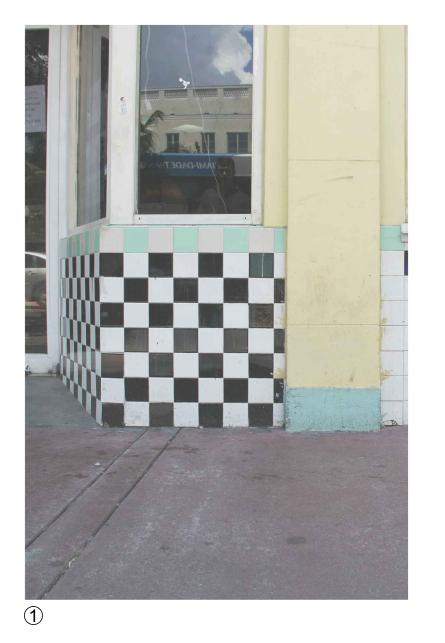
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② ∇ 939 933 WEST ELEVATION

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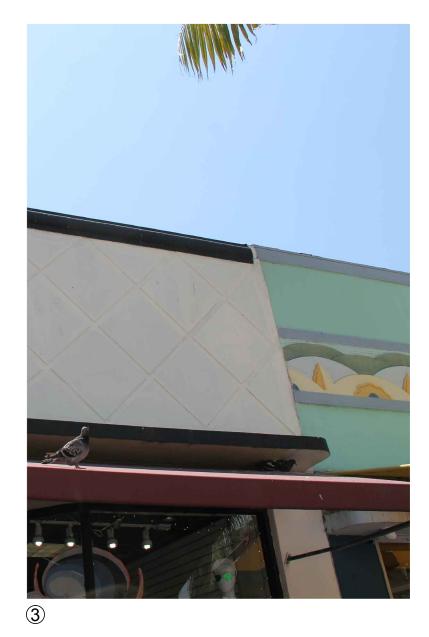
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Historic Preservation and Planning Board Submission

ARCHITECTURAL DETAILS







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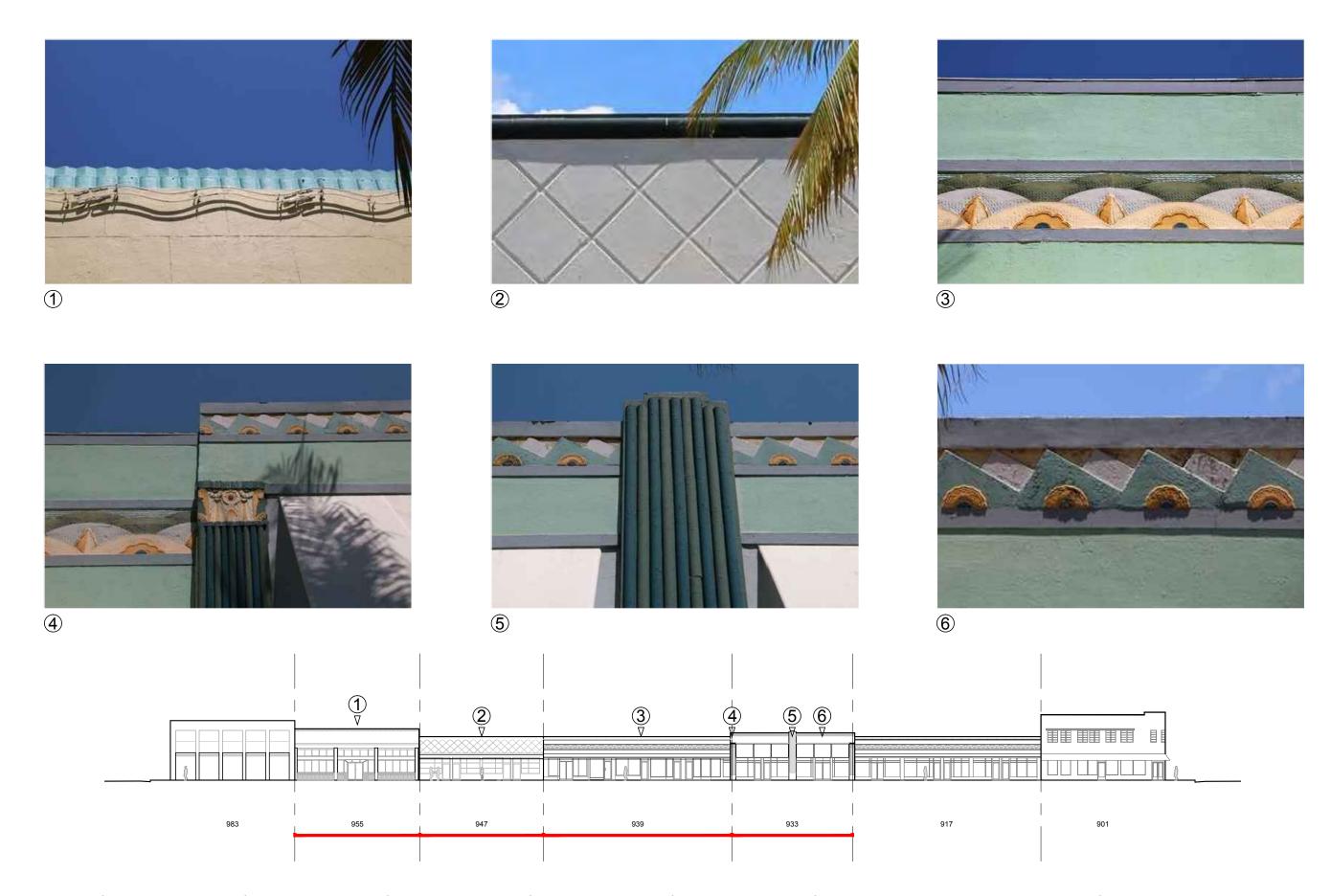


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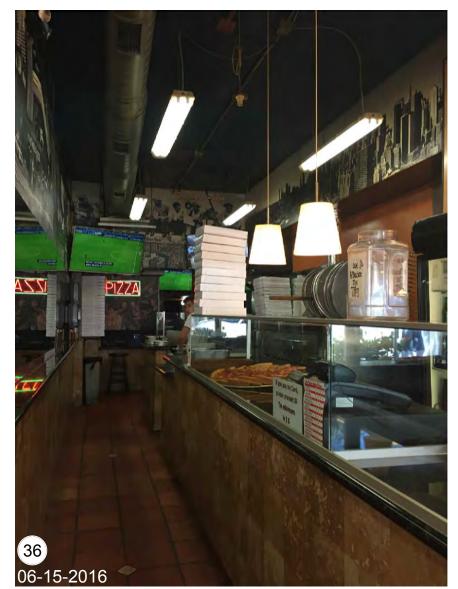


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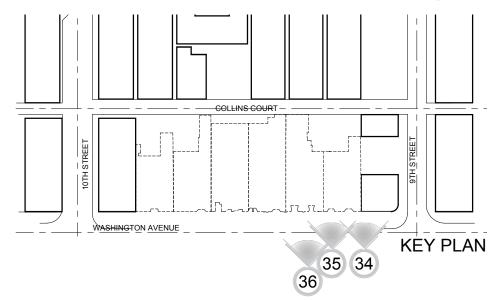
Pizza 921 Washington Avenue



Taylor Shop 917 Washington Avenue



Liquors 917 Washington Avenue





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INTERIOR PHOTOS



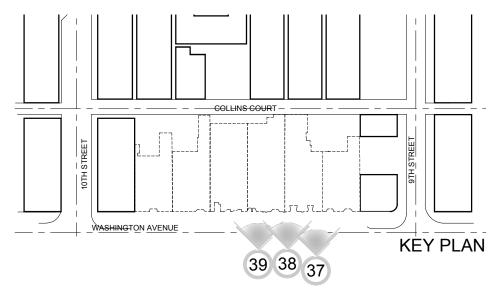
Boutique 925 Washington Avenue



Clothing Store 933 Washington Avenue



Nail Salon 933 Washington Avenue



915 Washington Avenue Miami Beach, FL 33139

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INTERIOR PHOTOS

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