



① RESIDENCE



②-⑤ PROPOSED HOTEL



⑥ RESIDENCE

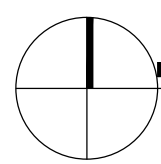
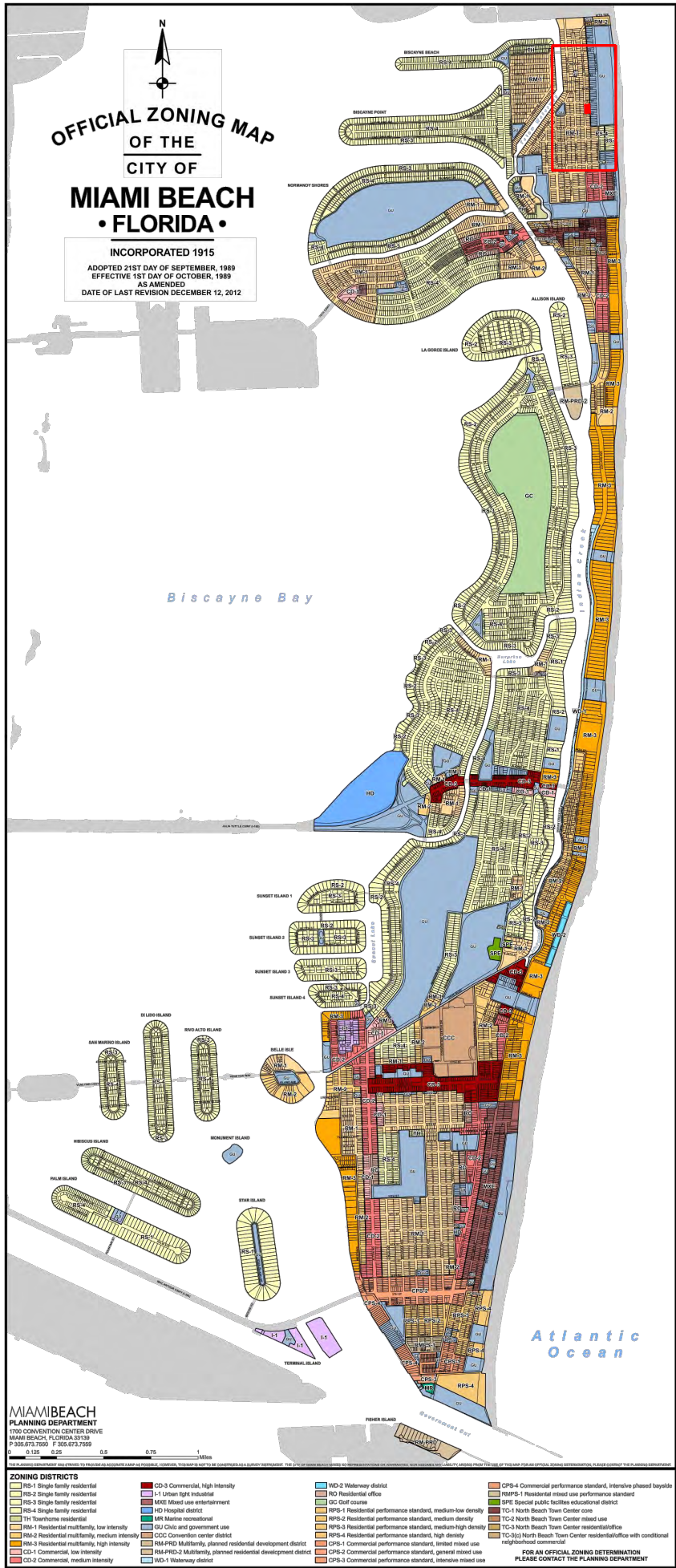
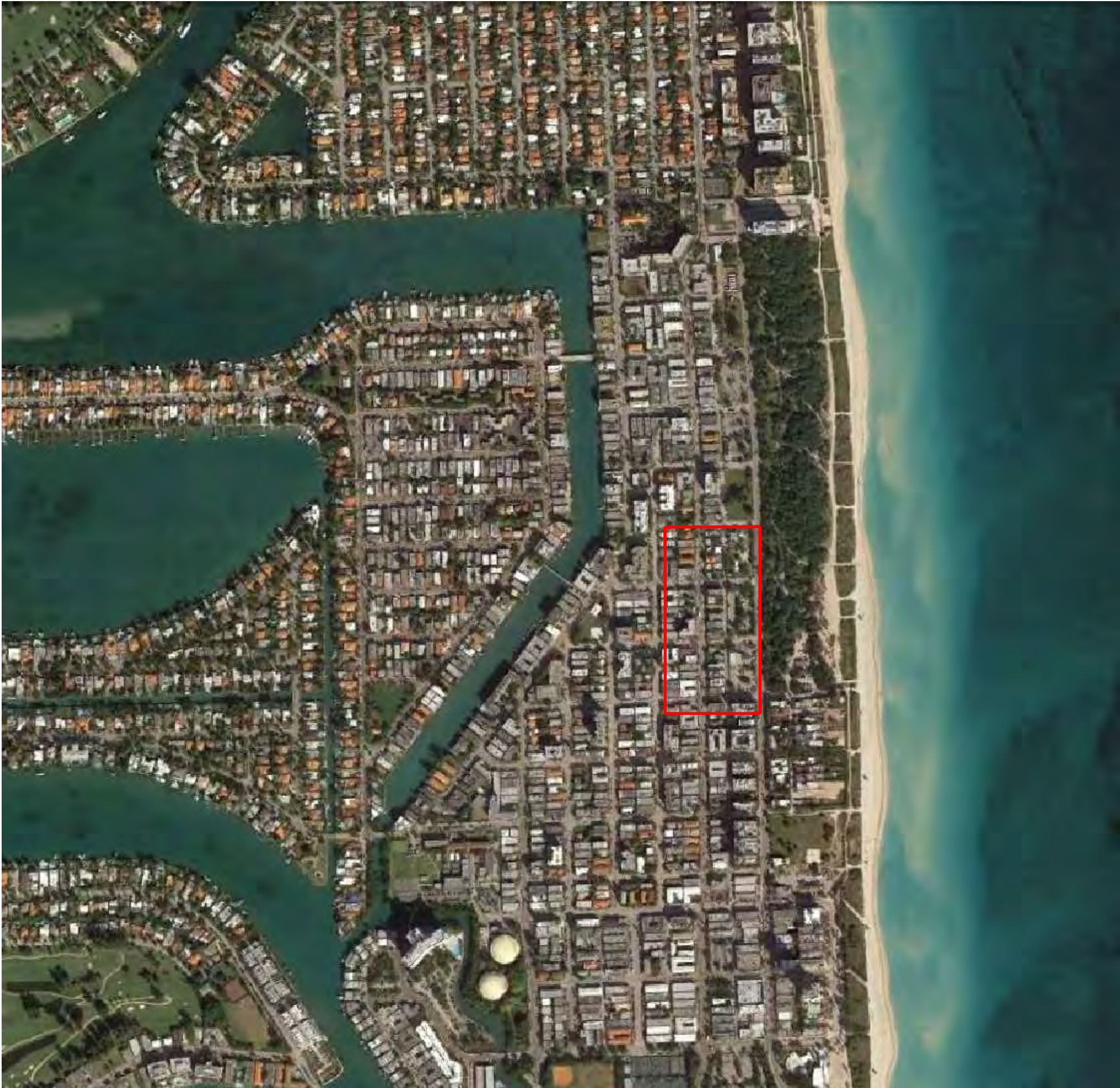
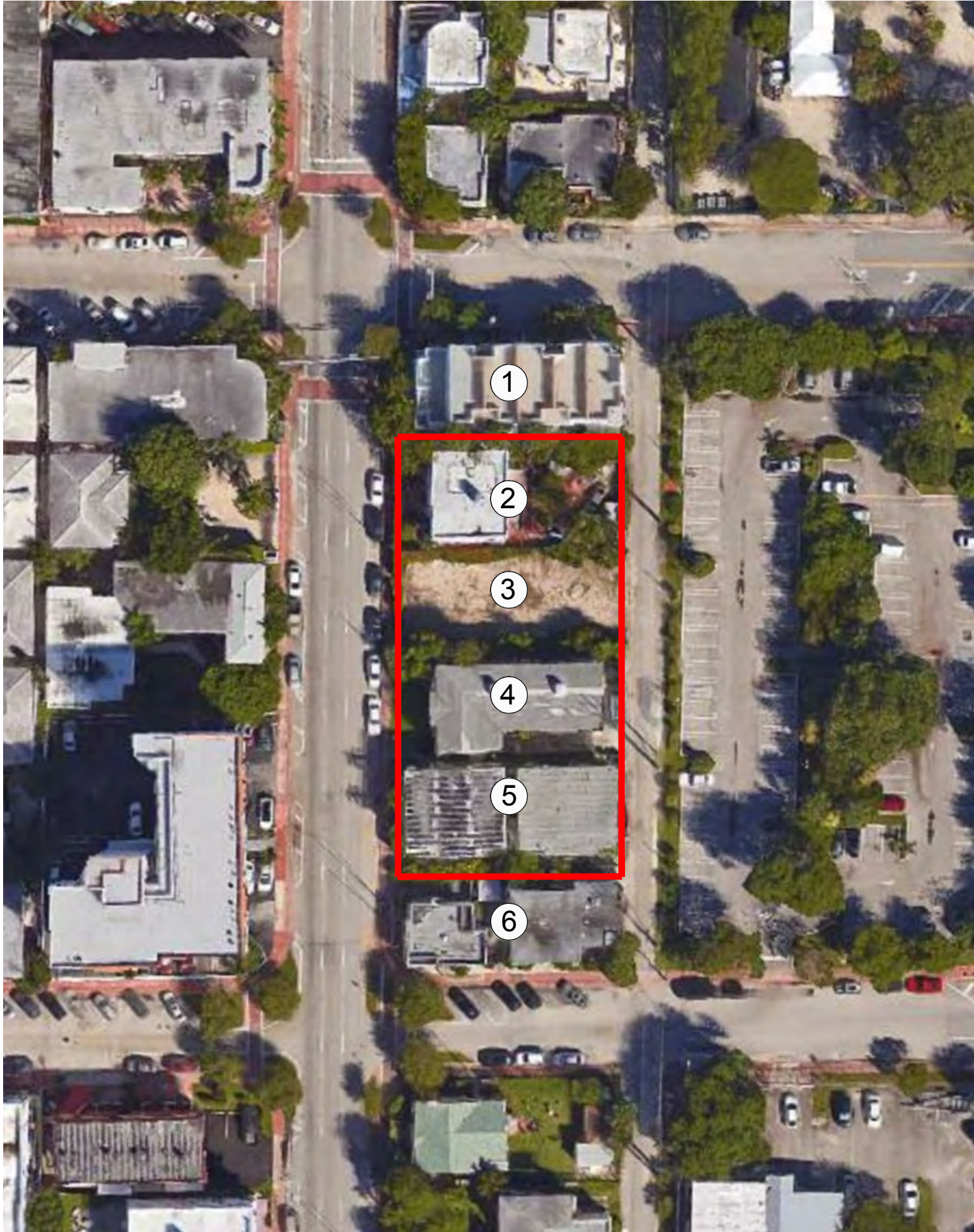
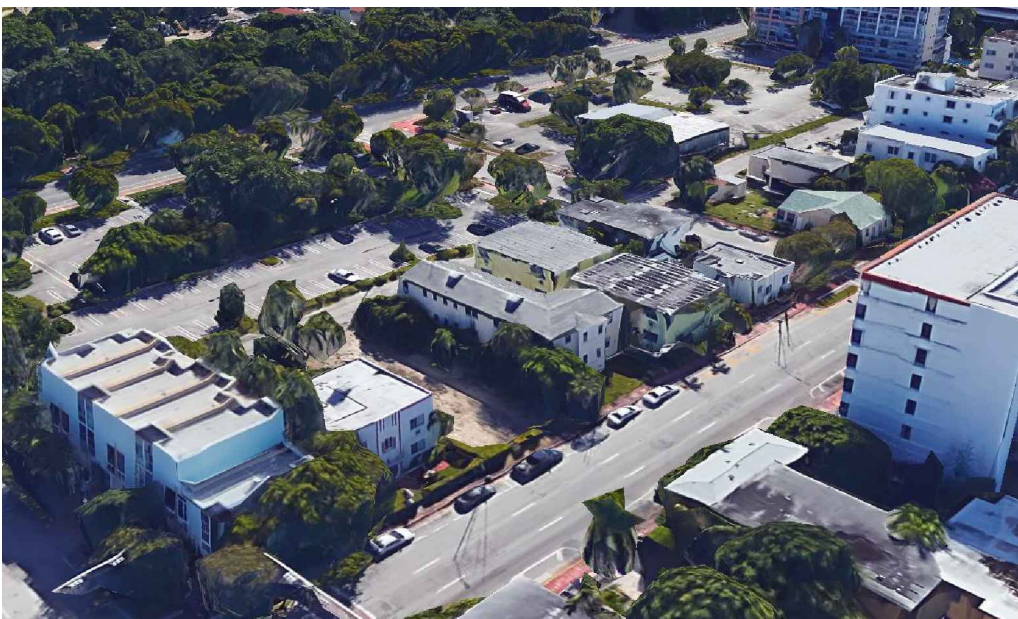


RESIDENCE



ROBERT BEHAR AR No. 14339

AERIAL PHOTOGRAPHS



LOCATIONAL SITE PLAN

NTS

OWN HOTEL
8011, 8017, 8021 & 8035 HARDING AVENUE
MIAMI BEACH, FLORIDA

DATE: 02-12-16
PROJECT NO: 15-073
DRAWING NAME:

SHEET NO:
CP-4.0

ABBREVIATIONS
AND LEGEND

F.I.P./F.I.R	FOUND IRON PIPE/ROD
F.N.	FOUND NAIL
F.N&D	FOUND NAIL AND DISC
F.P.K.N.	FOUND PARKER KALON NAIL
GAR.	GARAGE
I.D.	SURVEYOR'S IDENTIFICATION
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED
O/S	OFFSET
(P)	PLATED
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.T.	POINT OF TANGENCY

R	RADIUS
(R)	RECORD
R/W	RIGHT-OF-WAY
R.E.	ROOF ENCROACHMENT EASEMENT
S.I.R./S.I.P.	SET 1/2" IRON ROD/PIPE
S.N.D.	SET NAIL AND DISC
TAN	TANGENT
(TYP.)	TYPICAL
U	UTILITY EASEMENT
W.E.	WATER'S EDGE
_____ OH	OVERHEAD WIRE LINE
_____ //	WOOD FENCE
_____ X	CHAIN LINK FENCE
_____ □	IRON/ALUMINUM FENCE
_____ M	MONUMENT LINE
_____ C	CENTERLINE
_____ P	PROPERTY LINE

-  = AIR CONDITIONER
-  = BELL SOUTH BOX
-  = CABLE BOX
-  = CATCH BASIN
-  = CONTROL VALVE BOX
-  = ELECTRIC BOX
-  = ELECTRIC METER
-  = ELECTRIC SERVICE BOX
-  = EXISTING ELEVATIONS
-  = FIRE HYDRANT
-  = DUMSTER

-  = FLORIDA POWER & LIGHT BOX
-  = HANDICAP SPACE
-  = INLET
-  = LIGHT POLE
-  = METAL LIGHT POLE
-  = SANITARY MANHOLE
-  = SATELLITE DISH
-  = WATER METER
-  = WATER VALVE
-  = WOOD POLE
-  = LIGHT POLE

(IN FEET)
1 inch = 20 ft

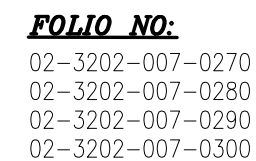


PHOTO OF PROJECT SITE

A map showing the intersection of Hwy A1A and 81st St. A black box labeled 'ZIR' is placed on Hwy A1A, just south of 81st St. Other streets shown include 80th St, 8th St, and Atlantic Way. A 'NOT TO SCALE' warning is at the top.

A) UNION HARDING, LLC
B) MIAMI TITLE GROUP, INC
C) FIRST AMERICAN TITLE INSURANCE CO.

Lots 2,3,4 AND 5 of Block 6 Less the Westerly two and half (2.5) feet thereof "ALTOS DEL MAR NO. 3" according to the map or plot thereof as recorded in Plat Book 8 Page 41, Public Records of Miami-Dade County, Florida.

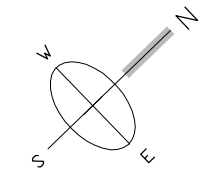
This property appears to be located in Flood Zone AE Base Flood Elevation 8.00' as per Federal Emergency Management Agency (FEMA) Community-Panel Number :City of Miami Beach/120651, 12086 C Map No. 0326 Suffix L, Effective Date: September 11, 2009.

- 1) The above captioned property was surveyed and based on the above legal description provided by the client.
- 2) Foundations and/or footings that may cross the boundary line of the parcel herein described are not shown. Underground utilities are not depicted hereon.
- 3) The lands shown hereon were not abstracted for easement or other recorded encumbrances not shown on the plat and the same if any may not be shown on this section
- 4) Wall ties are to face to the wall
- 5) Ownership subject to opinion of the Title.
- 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 7) Elevations shown hereon are based on a closed level loop using third order procedures and are relative to the National Geodetic Vertical Datum 1929.
- 8) Survey map and report copies thereof are not valid without the signature and raised seal of the Florida Licensed Surveyor.
- 9) The surveyor does not determine Ownership of fences or/and walls.
- 10) This survey has been prepared for the exclusive use of entities named hereon this Certification does not extend to any unnamed party or parties.
- 11) The purpose of this survey is for use in obtaining Title Insurance and Financing and should not be used for Construction.

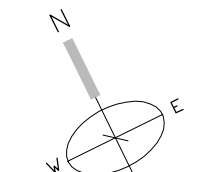
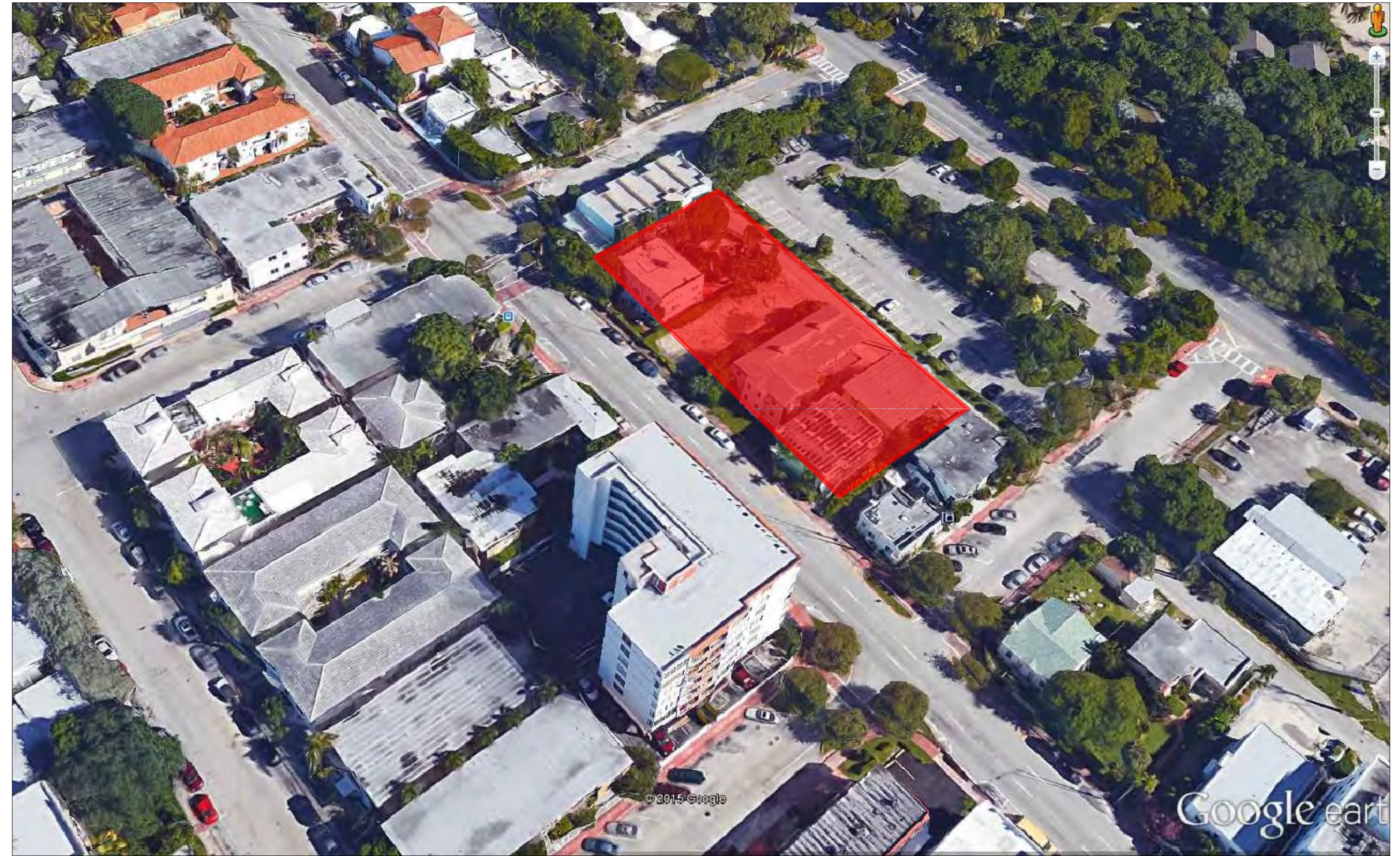
I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE ABOVE DESCRIBED PROPERTY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PRESENTLY SURVEYED UNDER MY DIRECTION, ALSO THAT THERE ARE NO VISIBLE ENROACHMENTS UNLESS SHOWN, AND THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET BY THE FLORIDA BOARD OF LAND SURVEYORS, AS SET FORTH IN CHAPTER 472.027 (F.S.) AND CHAPTER 61.97 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NOTE: NOT VALID UNLESS
SIGNED AND SEALED

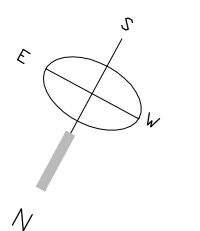
 AUTHENTIC SURVEYORS, INC 1805 S.W. 84th AVENUE MIAMI BEACH, FLORIDA 33141 PHONE (305) 971-9200 FAX (305) 514-0067	TYPE OF PROJECT: BOUNDARY SURVEY		SCALE: _____ = 20'	
	PROJECT LOCATION: 8011, 8017, 8021 & 8035 HARDING AVENUE		DATE: 05/08/2015	
	CITY, STATE & ZIP CODE MIAMI BEACH FLORIDA 33141		DRAWN BY: J. CORDOVA	
	NOTES:		PROJECT No: N/A	
			SHEET: 1 of	
			01/12/2016	
		UPDATE- TOPOGRAPHIC SURVEY		
		1		
		NO. DATE		
		DESCRIPTION OF REVISION		
		1 SHEETS		
		LB # 7555		



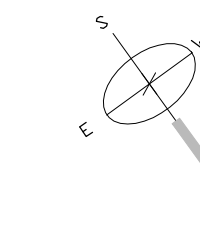
AERIAL PHOTOGRAPH



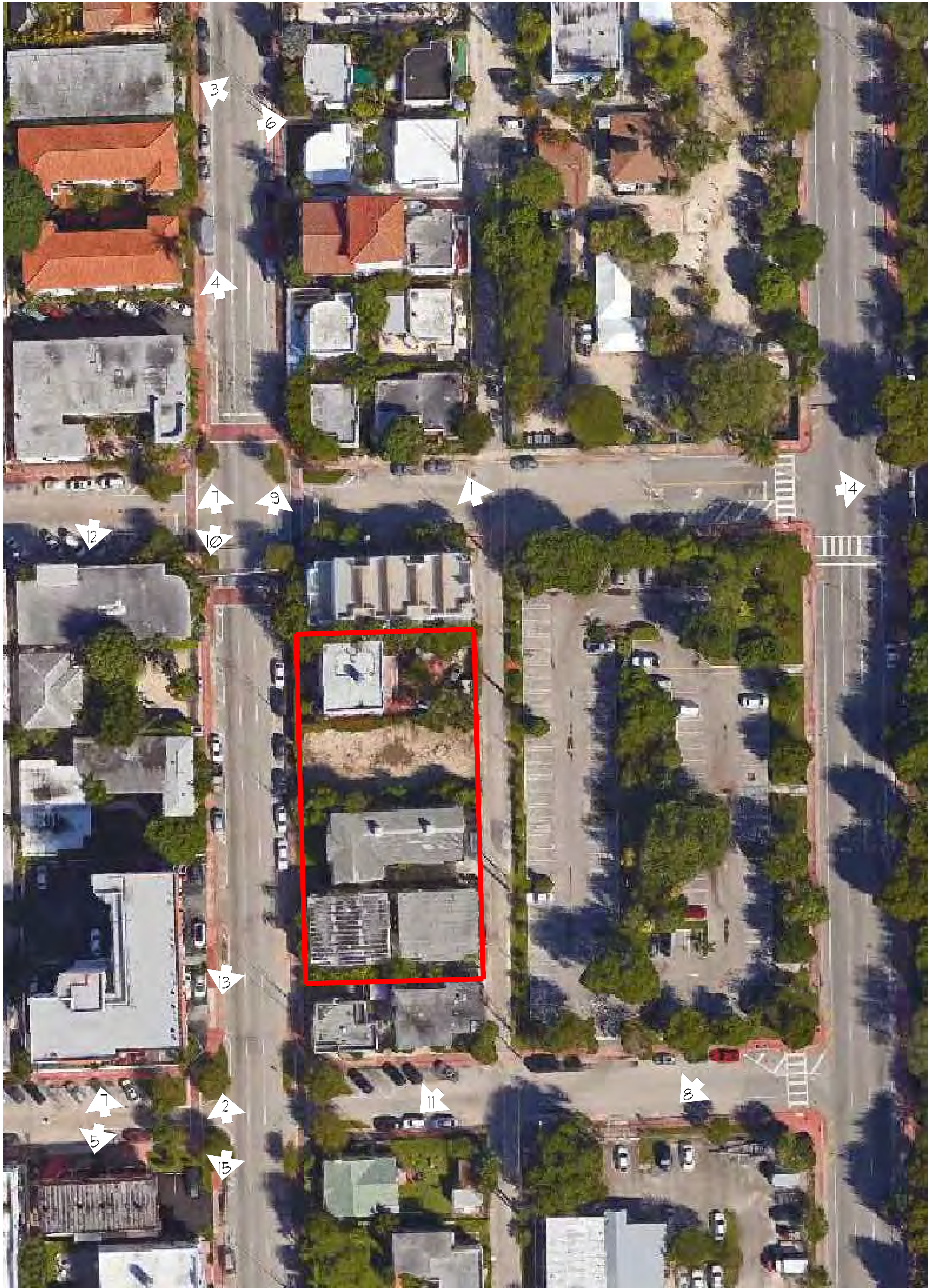
AERIAL PHOTOGRAPH



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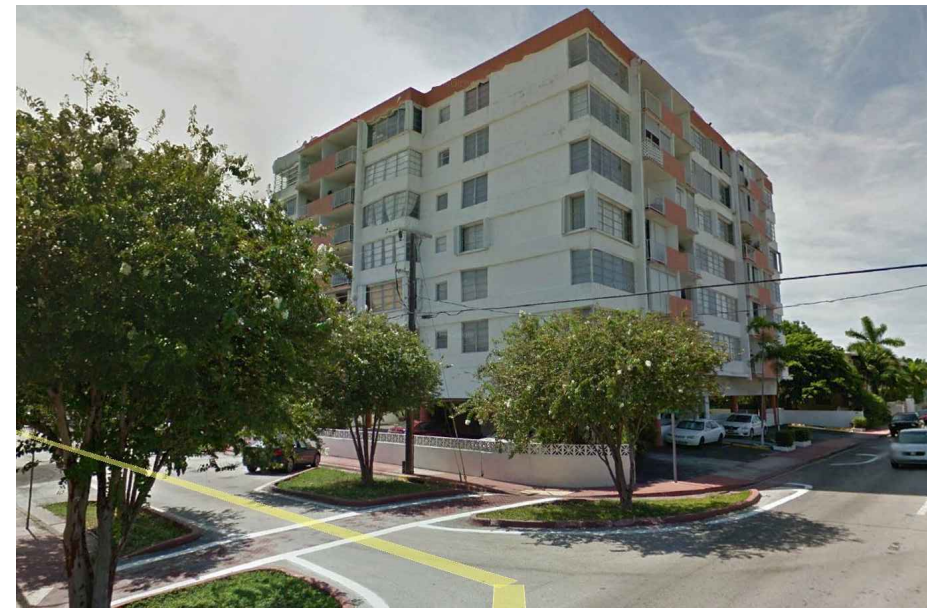
AERIAL PHOTOGRAPH



AERIAL VIEW
NTS



PICTURE # 1



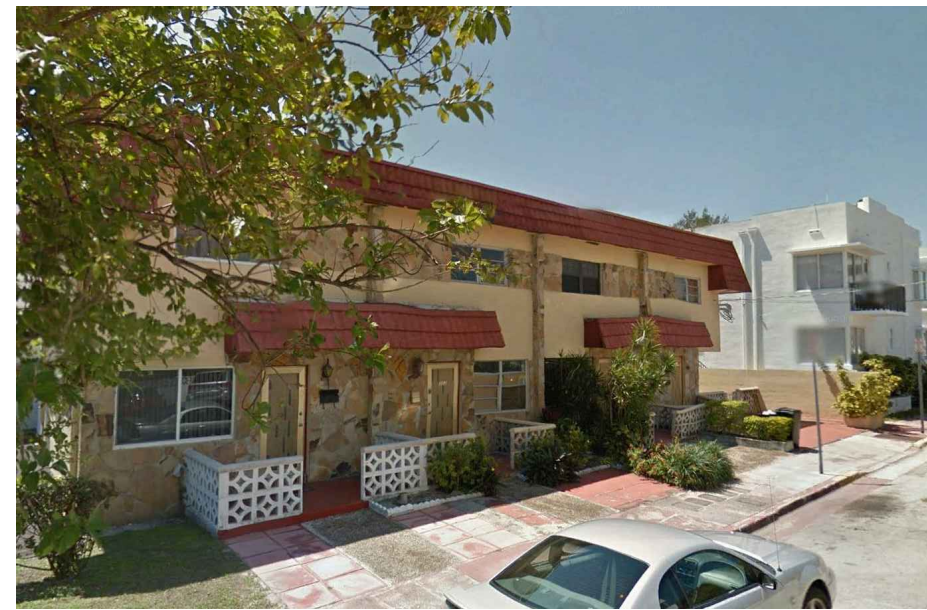
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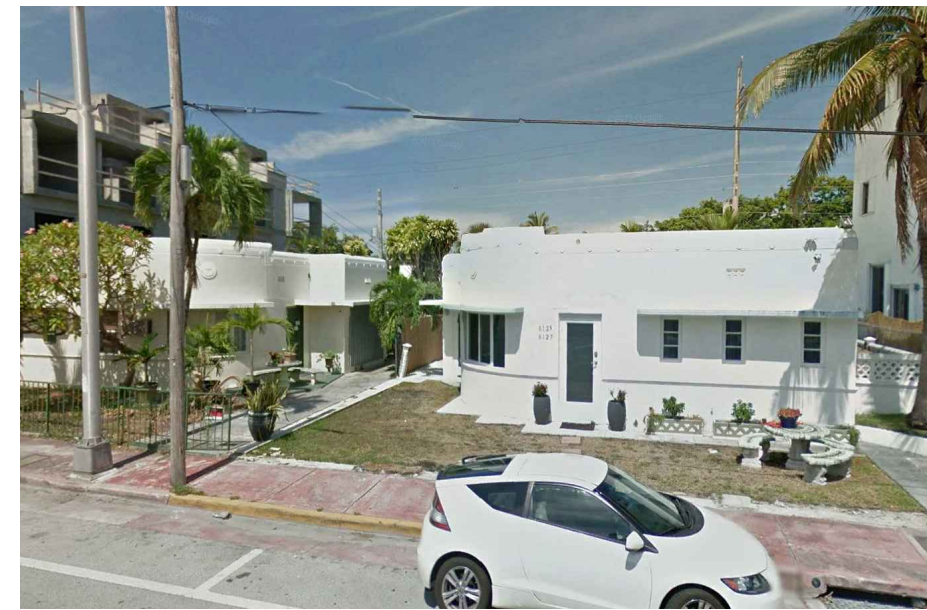
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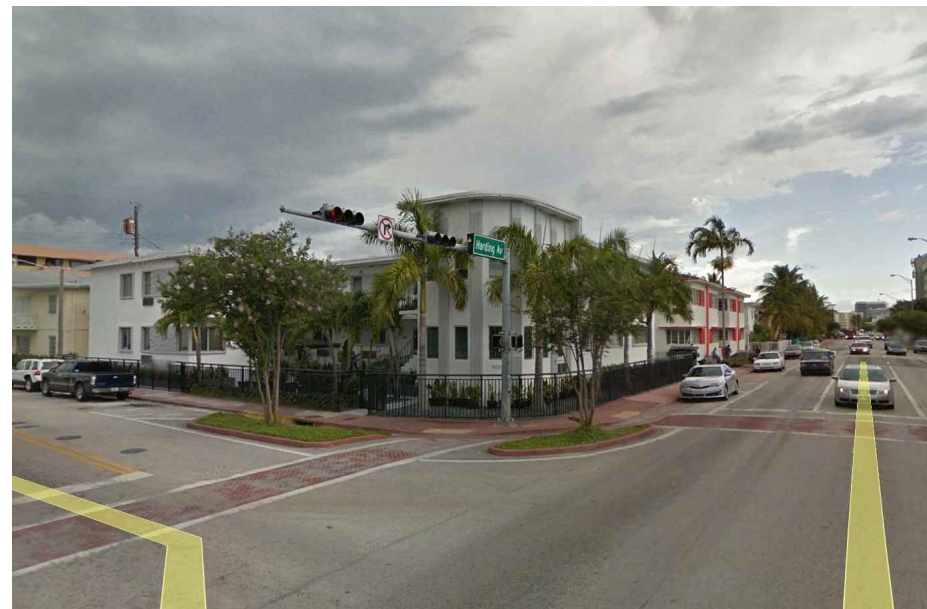
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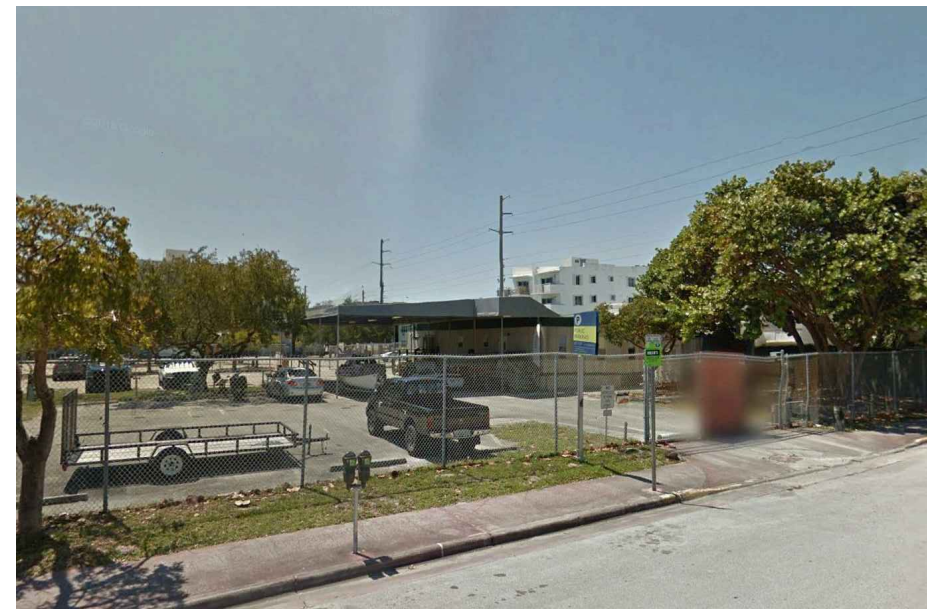
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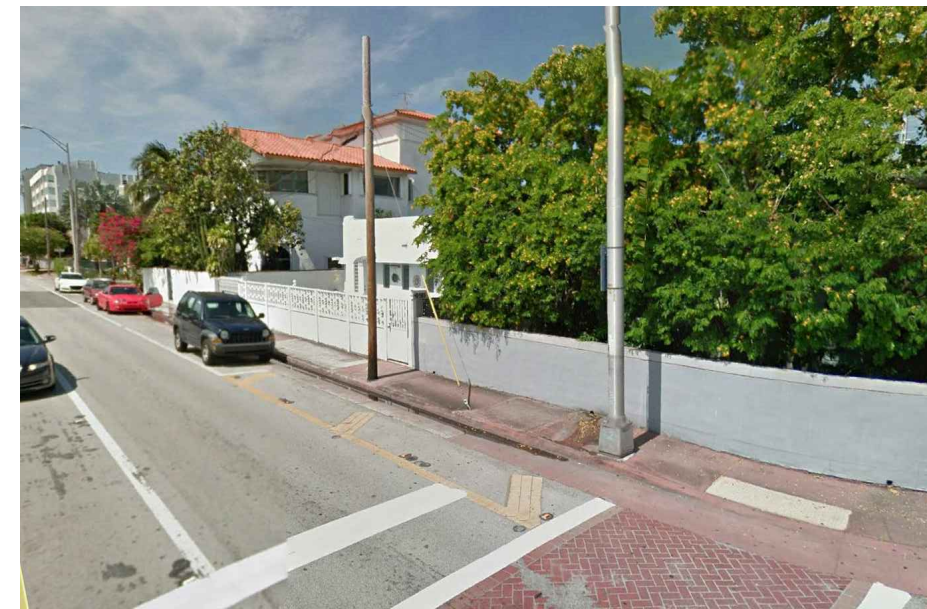
PICTURE # 6



PICTURE # 7



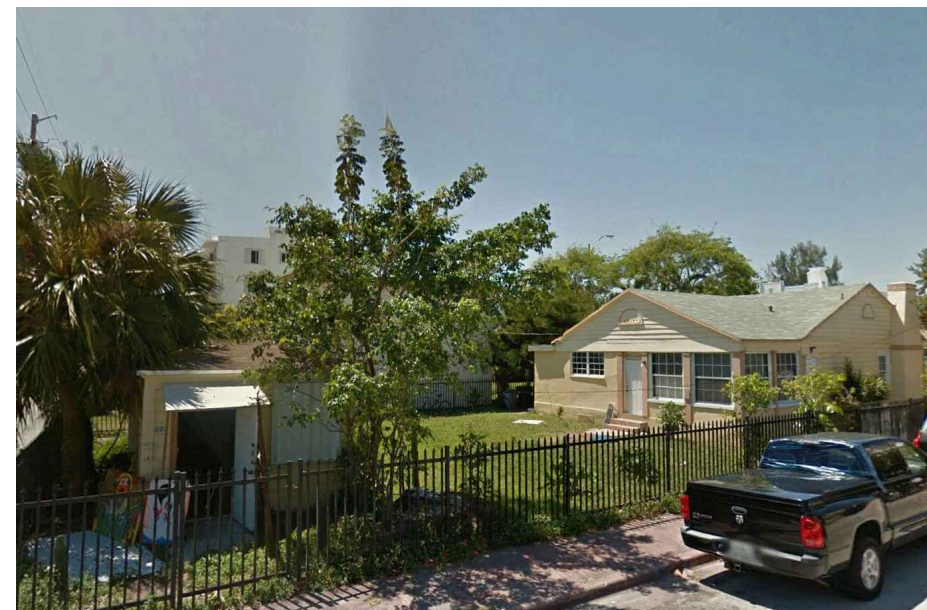
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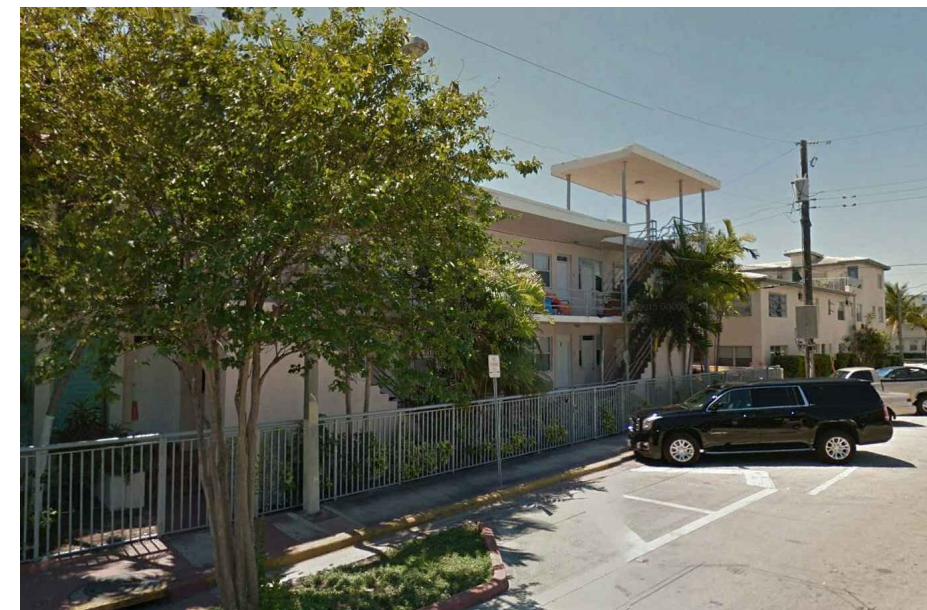
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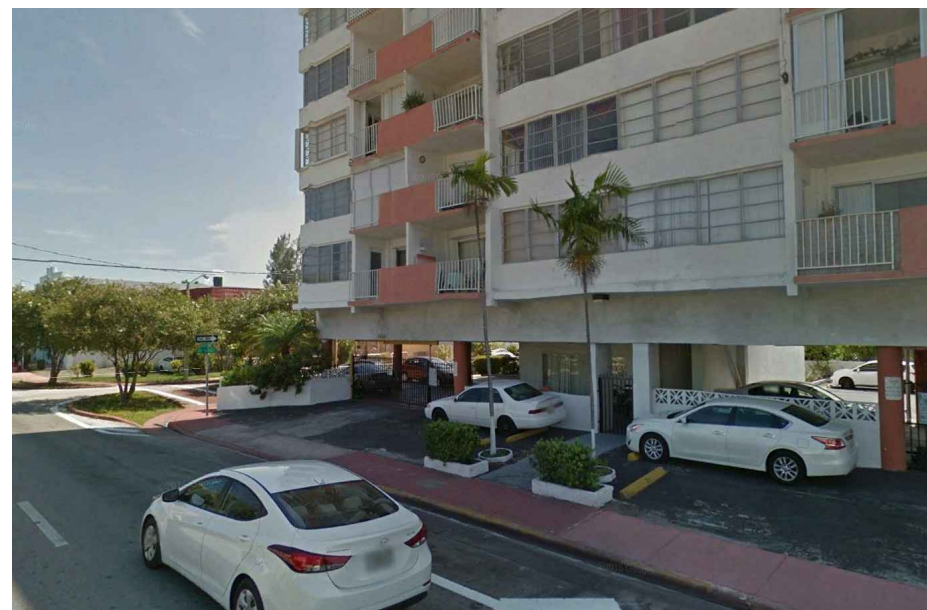
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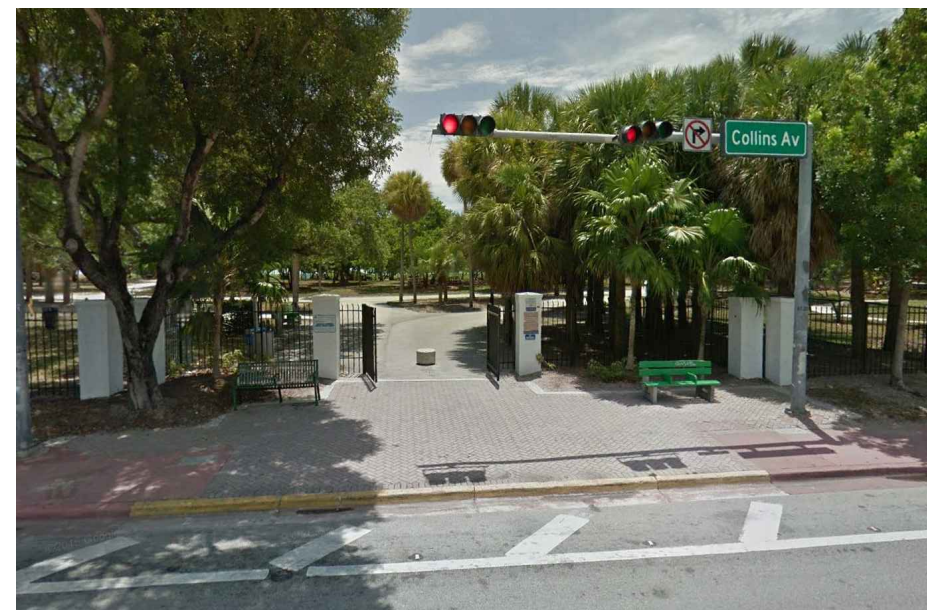
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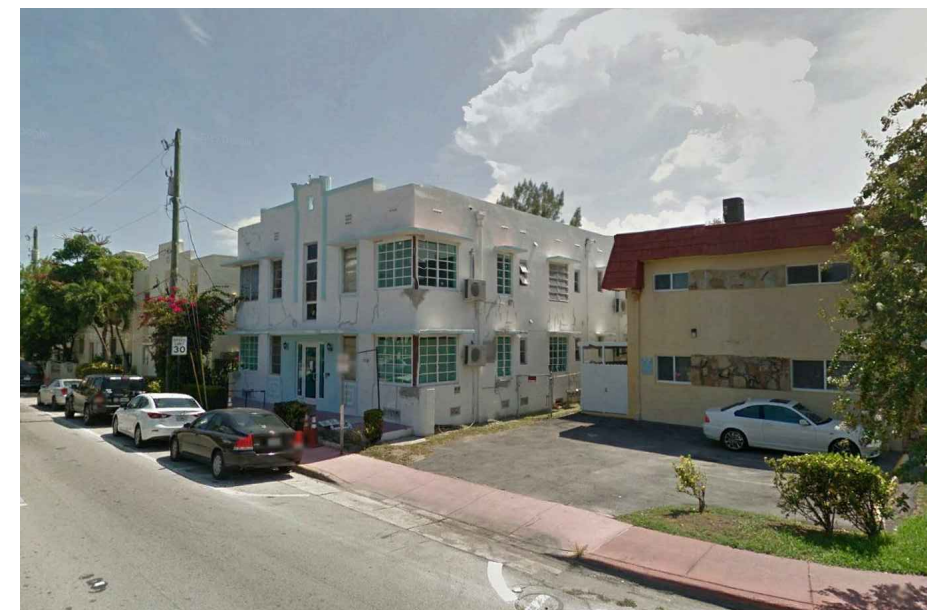
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PICTURE # 13

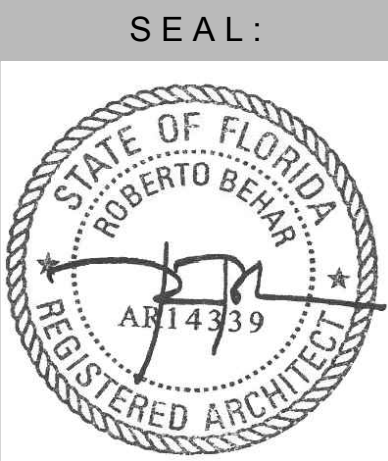


PICTURE # 14



PICTURE # 15

PHOTOS OF SURROUNDING AREA
NTS



ROBERT BEHAR AR No. 14339

OWN HOTEL
8011, 8017, 8021 & 8035 HARDING AVENUE
MIAMI BEACH, FLORIDA

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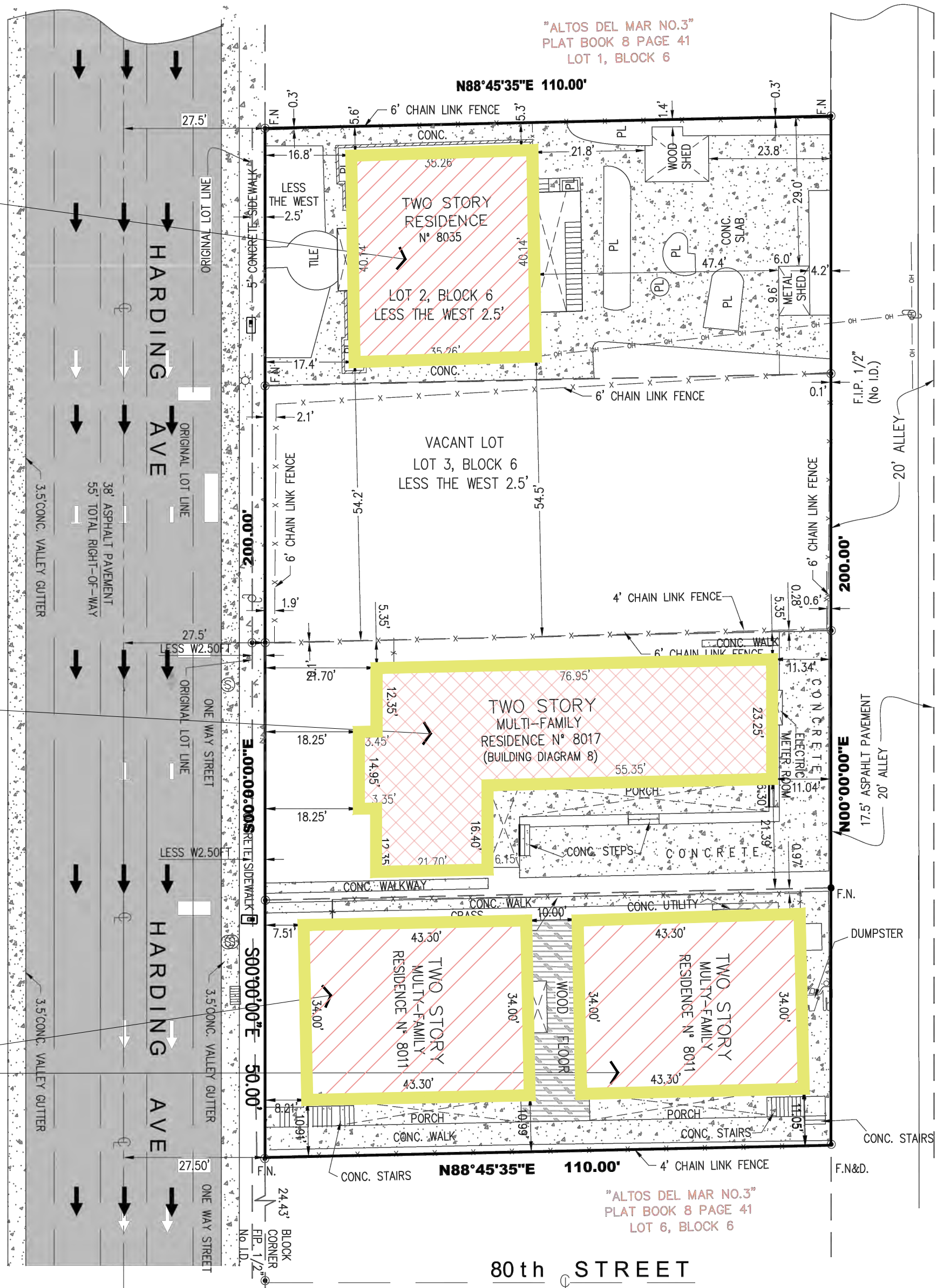
DATE: 02-12-16
PROJECT NO: 15-073
DRAWING NAME:

SHEET NO:
D-1.0

EXISTING 2-STORY RESIDENCE
TO BE DEMOLISHED

EXISTING 2-STORY RESIDENCE
TO BE DEMOLISHED

EXISTING 2-STORY RESIDENCE
TO BE DEMOLISHED



LEGEND

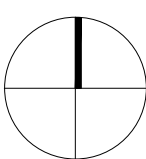
EXISTING 2-STORY RESIDENCE TO
BE DEMOLISHED.

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STRUCTURES TO BE DEMOLISHED



DEMOLITION PLAN
SCALE: N.T.S.