

PROPERTY ADDRESS:
4000 COLLINS AVE MIAMI BEACH, FLORIDA 33140
Folio# 02-3226-034-0001

LEGAL DESCRIPTION
Lots 10 thru 15 inclusive, Block 34, LESS a part of lot 13 at the Northeastly corner thereof, bounded by tangents to an arc of a circular curve having a central angle of 90°00'00", a radius of 20.00 feet, said excepted part of lot 13 recorded in Deed Book 2723, at Page 294, MIAMI-DADE COUNTY, FLORIDA, all shown on the AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO, Plat Book 5, at Page 8, of the Public Records of Miami-Dade County, Florida.

- SURVEYOR'S NOTES:**
- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
 - This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
 - Accuracy: The expected use of the land, as classified in the Standards of Practice (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
 - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
 - Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - The surveyor does not determine fence and/or wall ownership.
 - Ownership subjects to OPINION OF TITLE.
 - Type of Survey: BOUNDARY SURVEY.
 - The North arrow shown hereon are based on recorded plat of "AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT CO", Plat Book 5, at Page 8, of the Public Records of Miami-Dade County, Florida.
 - All measurements shown hereon are made in accordance with the United States Standard Feet.
 - Flood Zone Data: Community/ Panel #120651/0336/L Dated: 9/11/09 Flood Zone: "AE" Base Flood Elevation = +7.0'
 - Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
 - Benchmark Used: B-313, Elevation = +4.31'
 - This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- SUKKAH MIAMI BEACH ACQUISITIONS, LLC
SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey meets the requirements of the Standards of Practice as 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. Further, this certificate is based on observations of field measurements performed on 1/23/2017 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5880

LEGEND

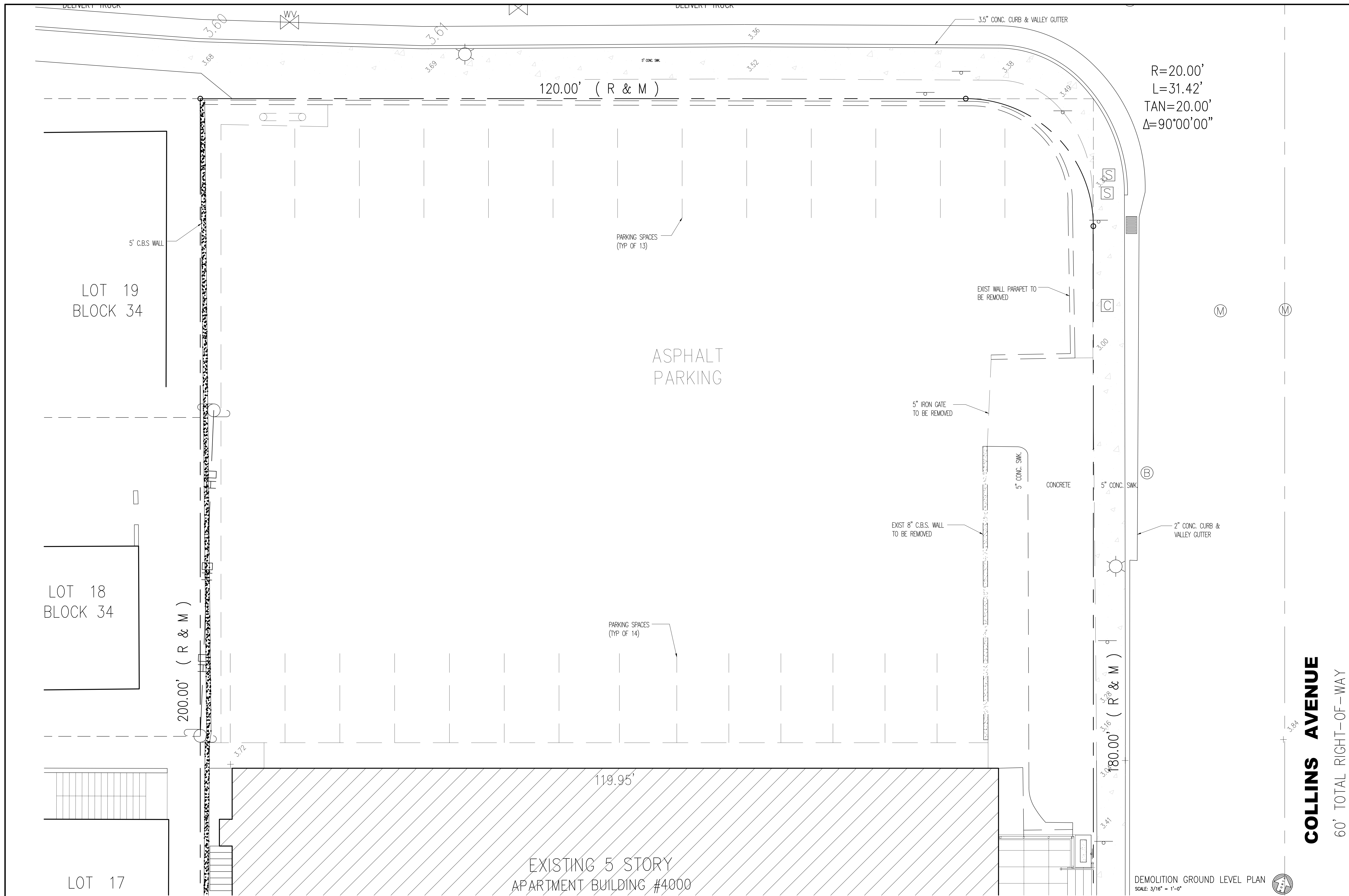
- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line
- + Existing Elevations
- ☒ Catch Basin
- ⊕ Water Meter
- ⊕ Electric Box
- ⊕ Sanitary Manhole
- ⊕ Sprinkler Pump
- ⊕ Wood Pole
- ⊕ Electric Box
- ⊕ Light Pole
- ⊕ Fire Hydrant
- ⊕ Water Valve
- ⊕ Inlet
- ⊕ Cable Tv Box
- ⊕ Electric Meter Box
- ⊕ Traffic Signal Box
- ⊕ Gas Valve
- ⊕ Monitoring Valve
- ⊕ Manhole
- ⊕ Monitor Well
- A/C=Air Conditioner
- Conc. =Concrete
- C.B.S.=Concrete Block & Stucco
- D.E.=Drainage Easement
- D.M.E.=Drainage Maintenance Easement
- F.D.H.=Found Drill Hole
- F.F.E.=Finish Floor Elevation
- F.I.P.=Found Iron Pipe/Pin
- F.I.R.=Found Iron Rebar
- F.N.=Found Nail
- F.N&D.=Found Nail & Disc
- F.P.L.=Florida Power Light Transformer
- HGT.=Height
- L.M.E.=Lake Maintenance Easement
- (M)=Measured
- (P)=Platted
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- (R)=Record
- Res.=Residence
- SIP/R=Set Iron Pin/Rebar
- SPD.=Spread
- DIA.=Diameter



6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 ** 305-698-9468 FAX.305-827-9669
L.B.# 7282
TYPE OF PROJECT: BOUNDARY SURVEY

DRAWN: A.C.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 1/23/2017
JOB No.: RP17-0071
SHEET: 1
OF 1 SHEET

NO.	DATE	DESCRIPTION	BY	APP.	RECORD OF REVISIONS



R=20.00'
 L=31.42'
 TAN=20.00'
 Δ=90°00'00"

COLLINS AVENUE
 60' TOTAL RIGHT-OF-WAY

DEMOLITION GROUND LEVEL PLAN
 SCALE: 3/16" = 1'-0"

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CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.
 architect planner interiors
 1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
 ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

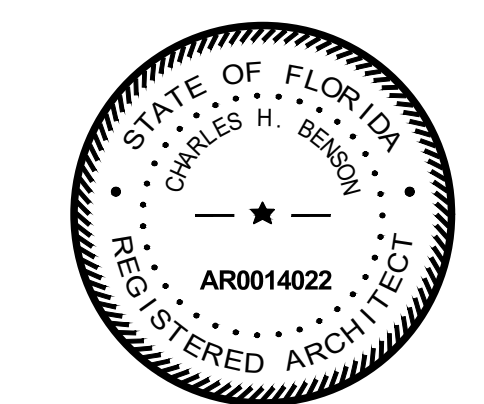
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SCALE
 AS SHOWN

DATE
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D-1.0
 OF
3





DEMOLITION NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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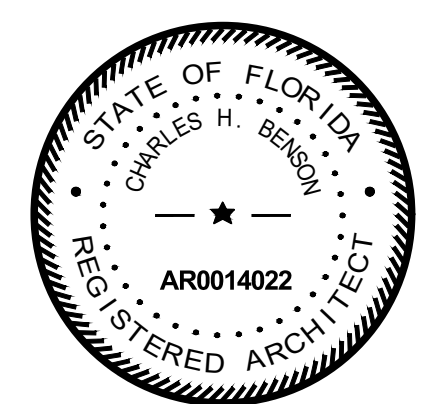
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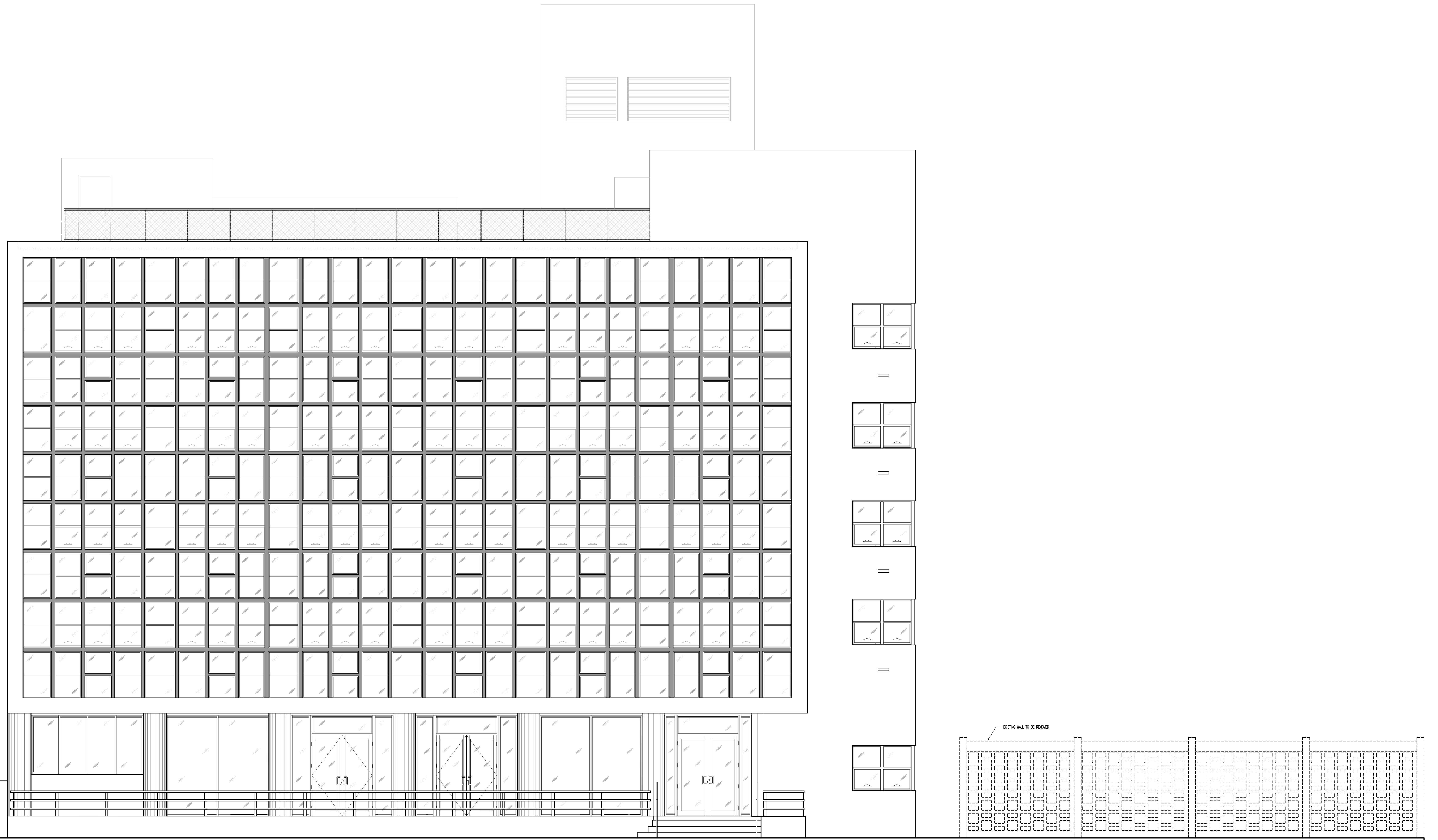
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D-2.0
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DEMOLITION EAST ELEVATION
SCALE: 1/4" = 1'-0"

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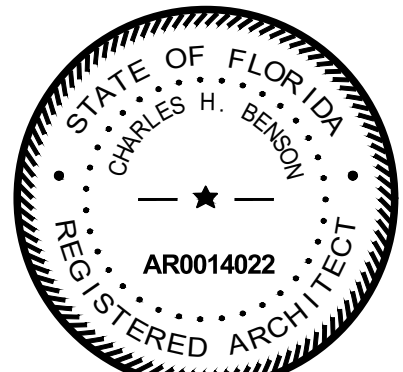
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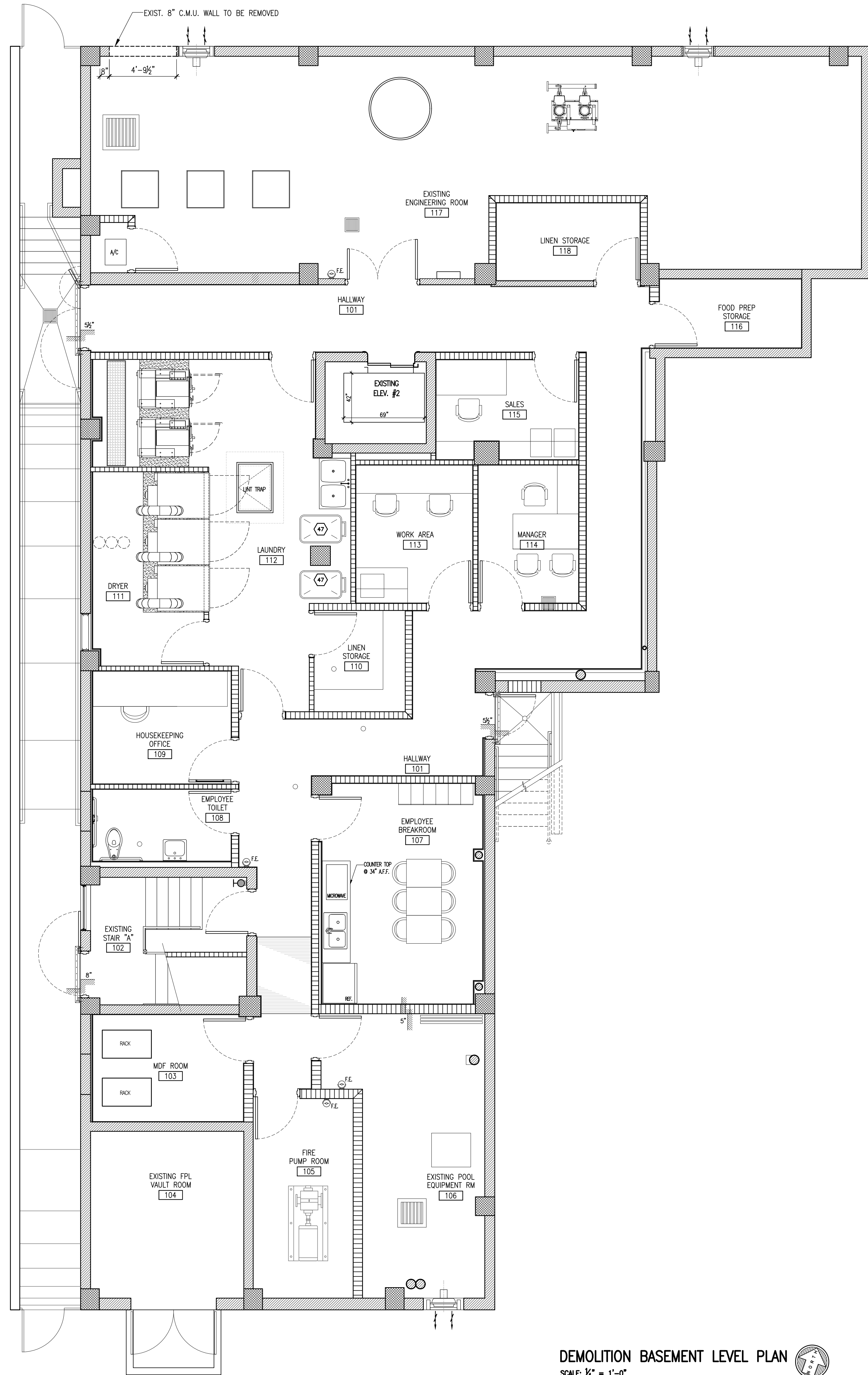
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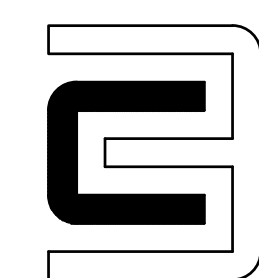


DEMOLITION BASEMENT LEVEL PLAN
 SCALE: 1/4" = 1'-0"

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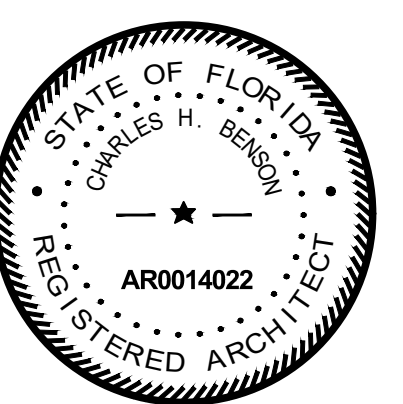
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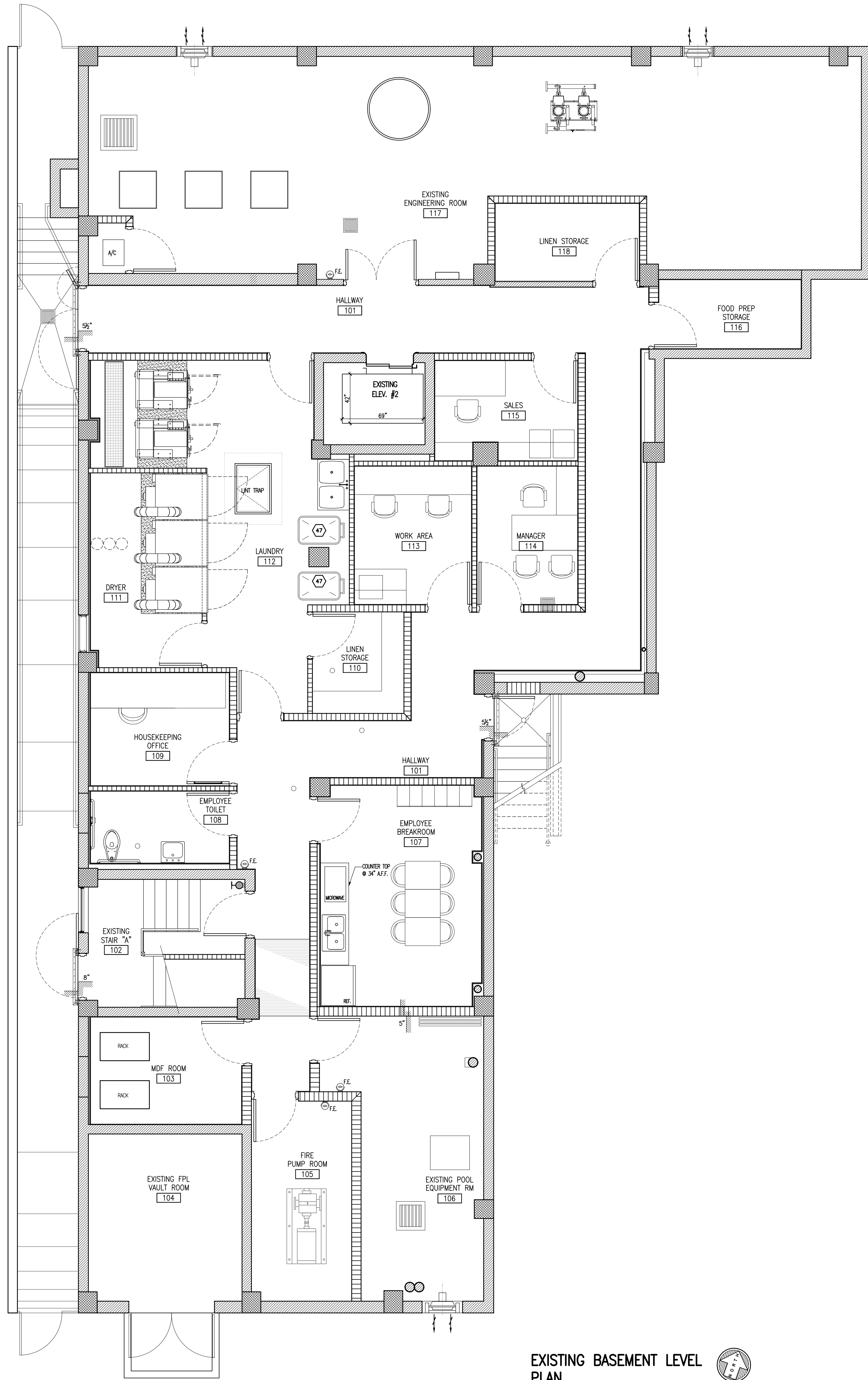
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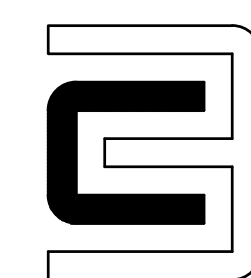




EXISTING BASEMENT LEVEL
 PLAN
 SCALE: 1/4" = 1'-0"

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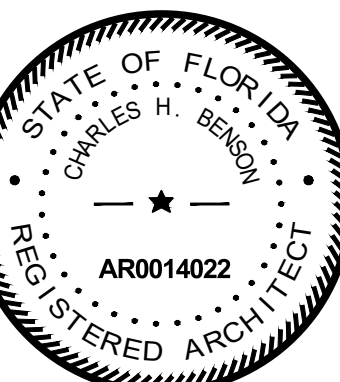
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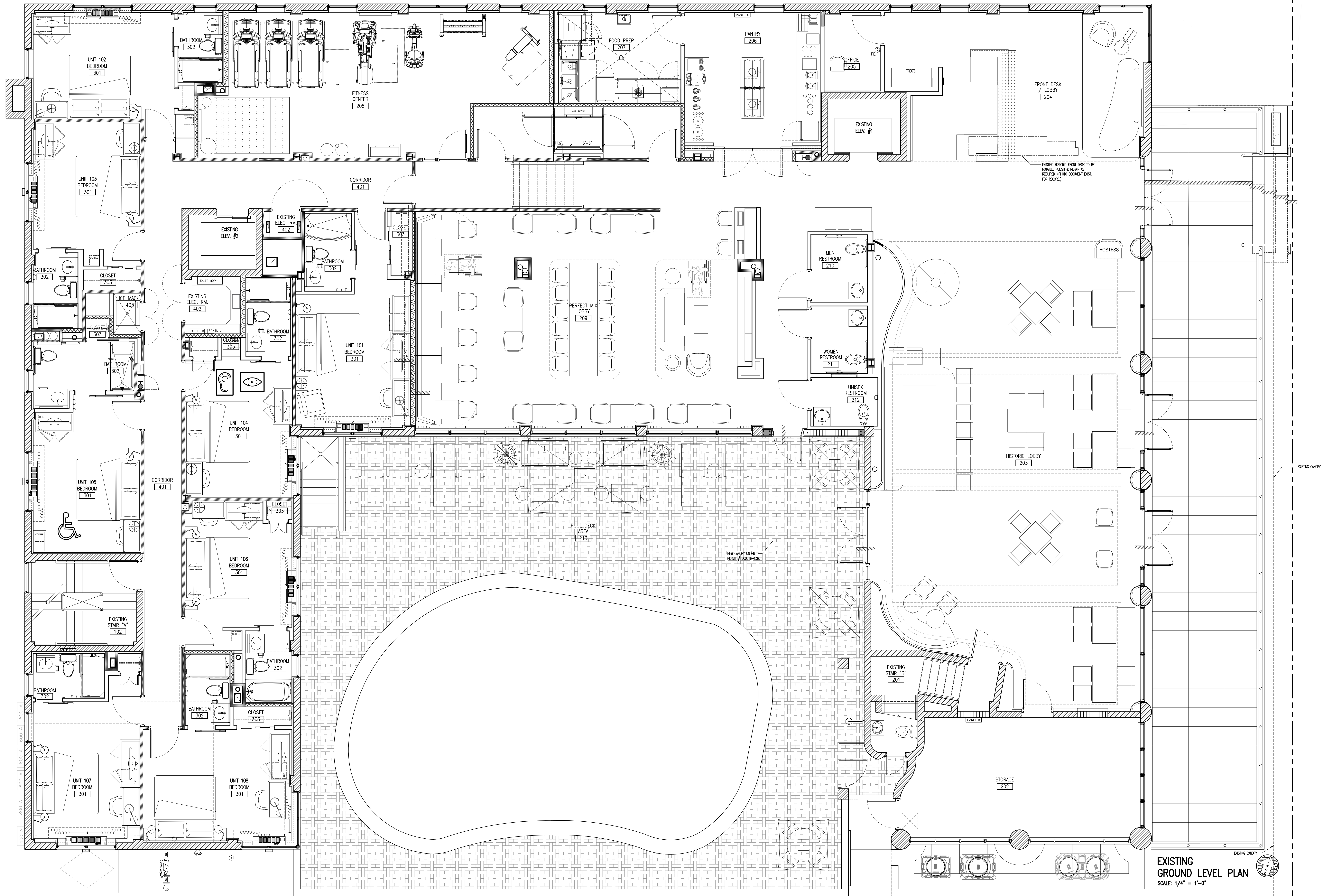
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EX-1.01
 OF
 12





EXISTING
GROUND LEVEL PLAN
SCALE: 1/4" = 1'-0"

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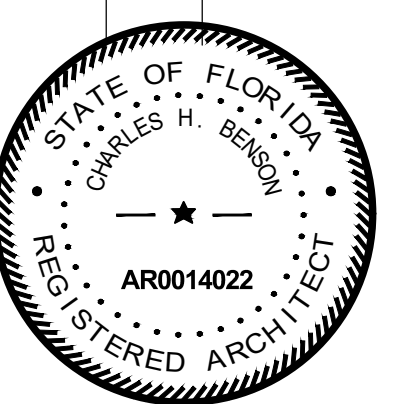
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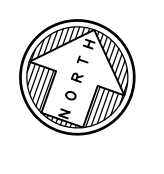
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EXISTING
2nd & 3rd LEVEL PLAN
SCALE: 1/4" = 1'-0"



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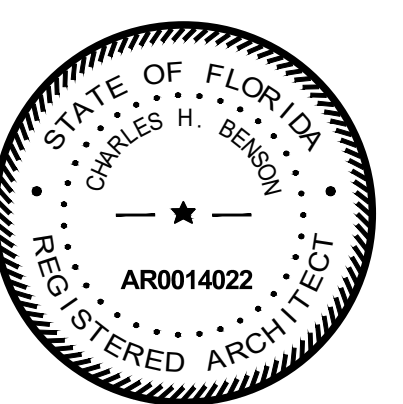
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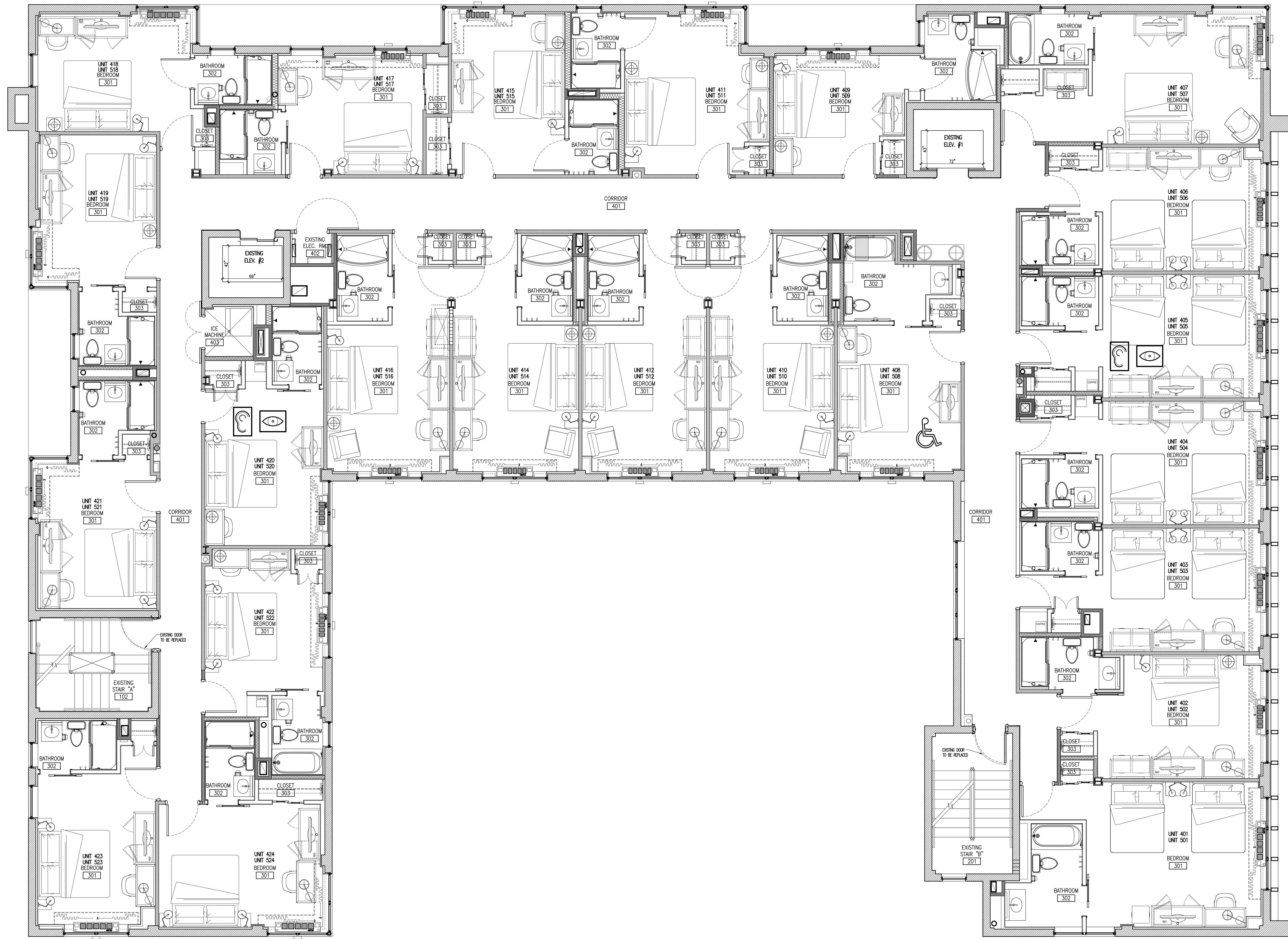
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EX-1.03
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EXISTING 4th & 5th LEVEL PLAN
 SCALE: 1/4" = 1'-0"

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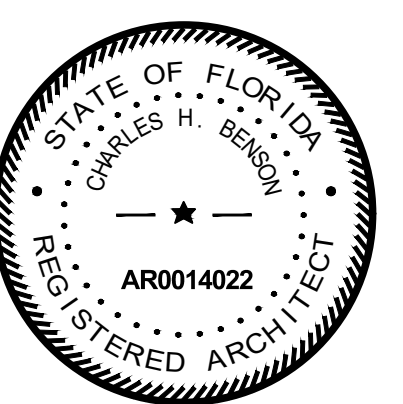
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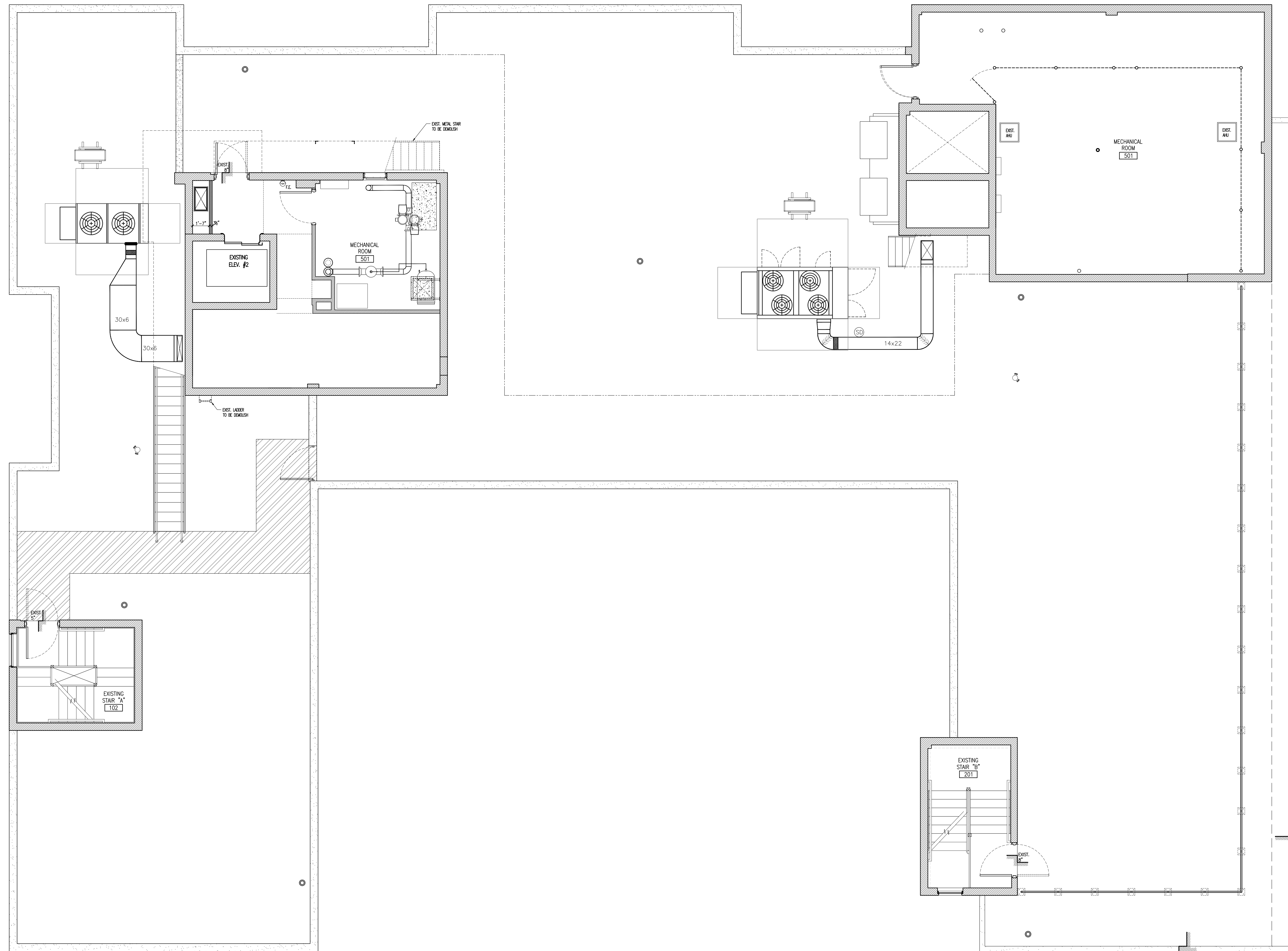
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EX-1.04
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12



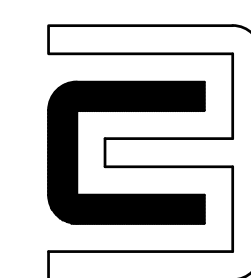


EXISTING ROOF LEVEL PLAN
SCALE: 1/4" = 1'-0"



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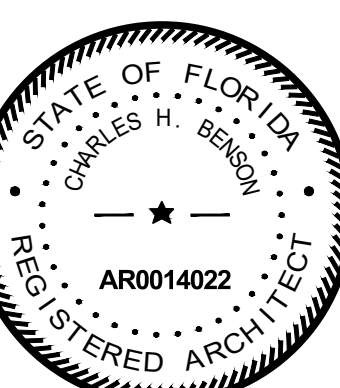
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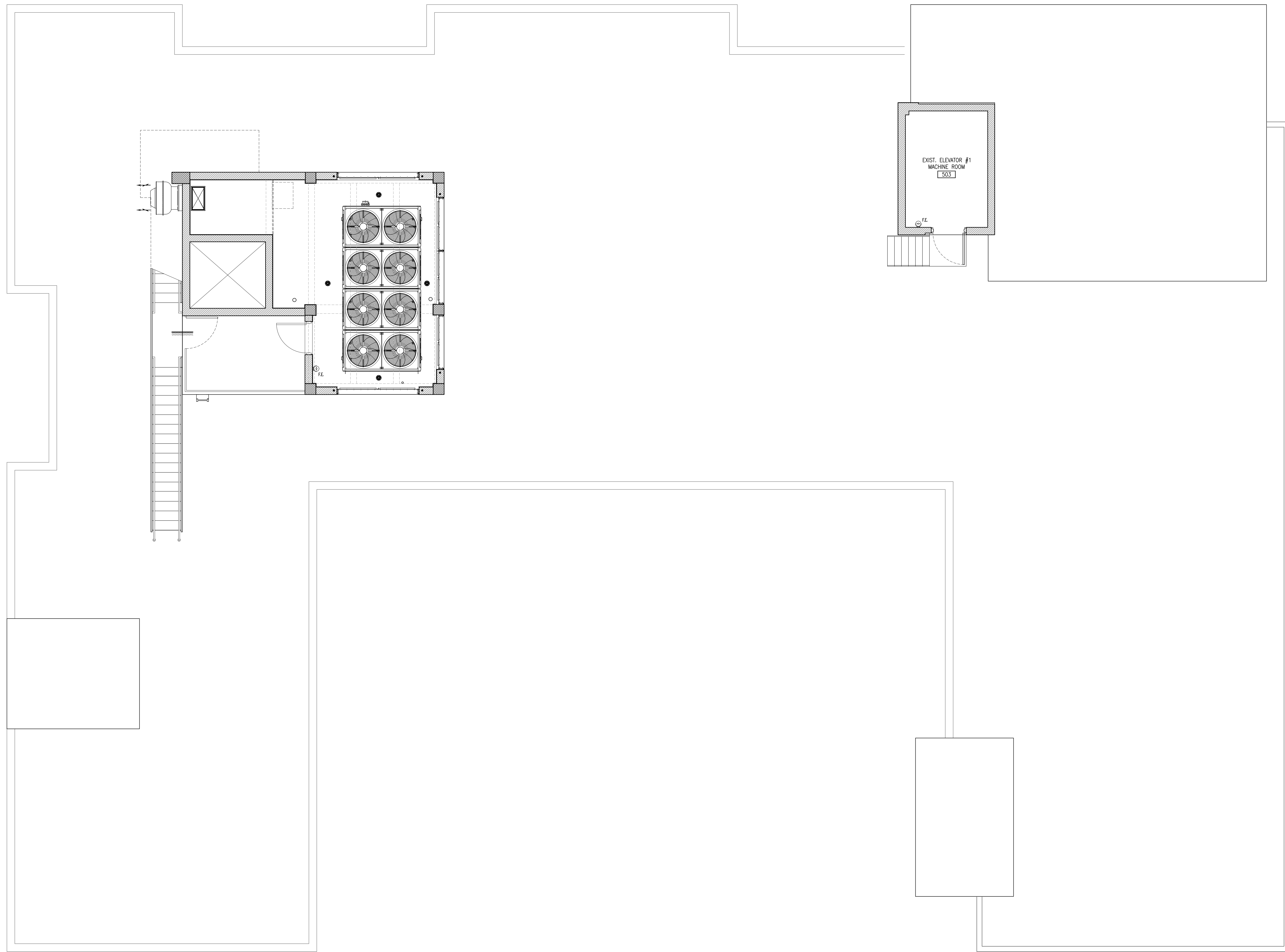
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EXISTING INTER. ELEV.
MACHINE LEVEL PLAN
SCALE: 1/4" = 1'-0"

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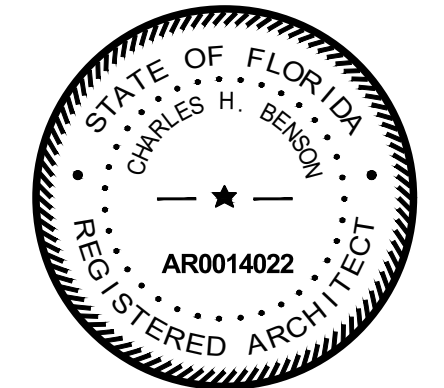
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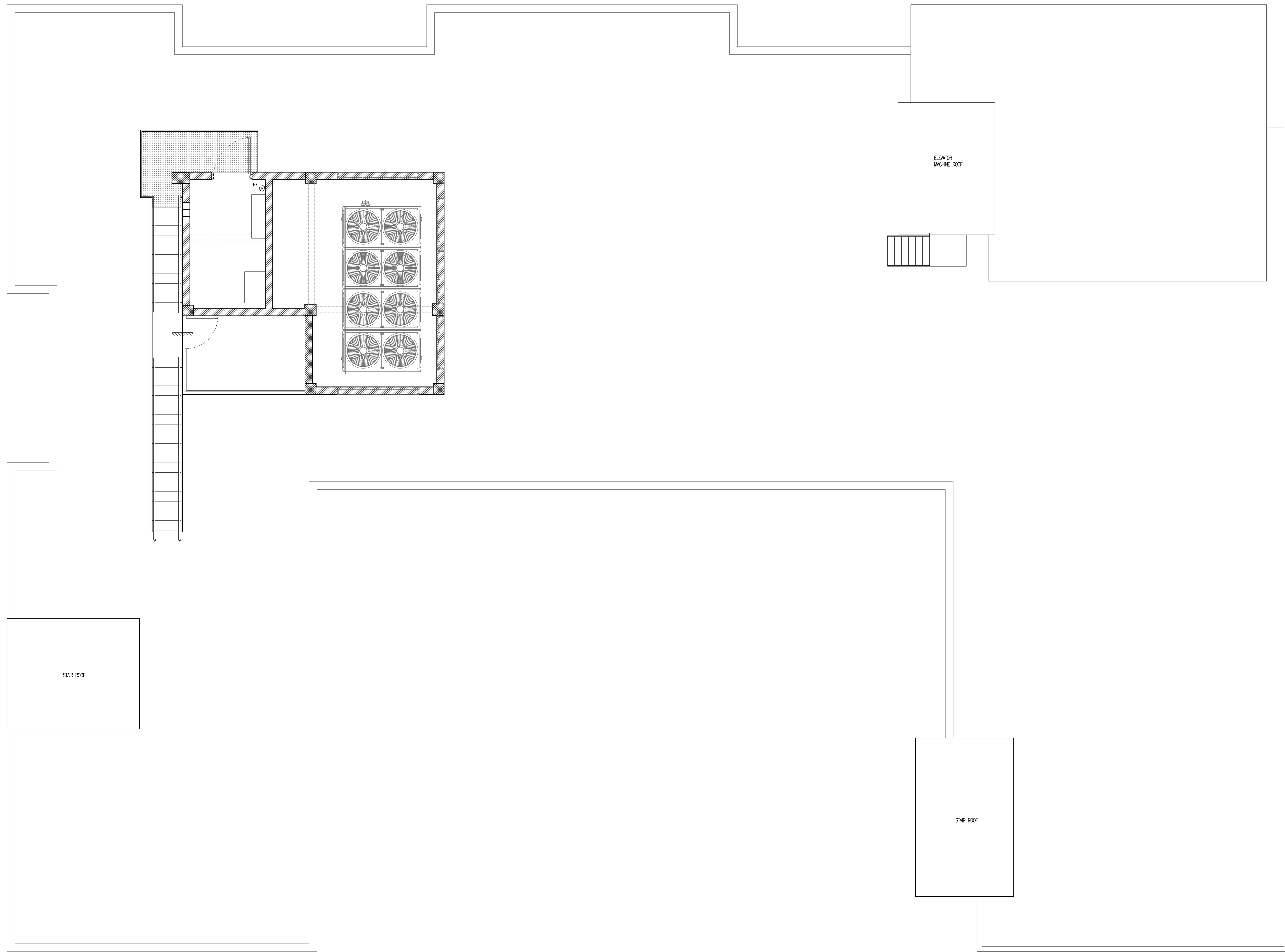
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EX-1.06
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EXISTING ELEVATOR MACHINE
ROOM LEVEL PLAN



SCALE: 1/4" = 1'-0"

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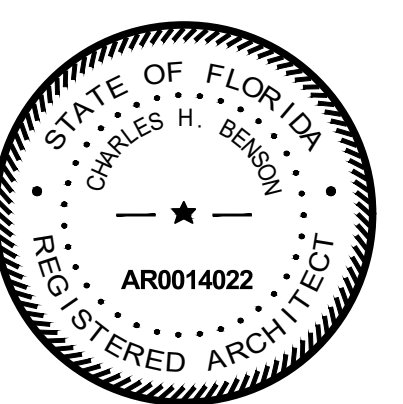
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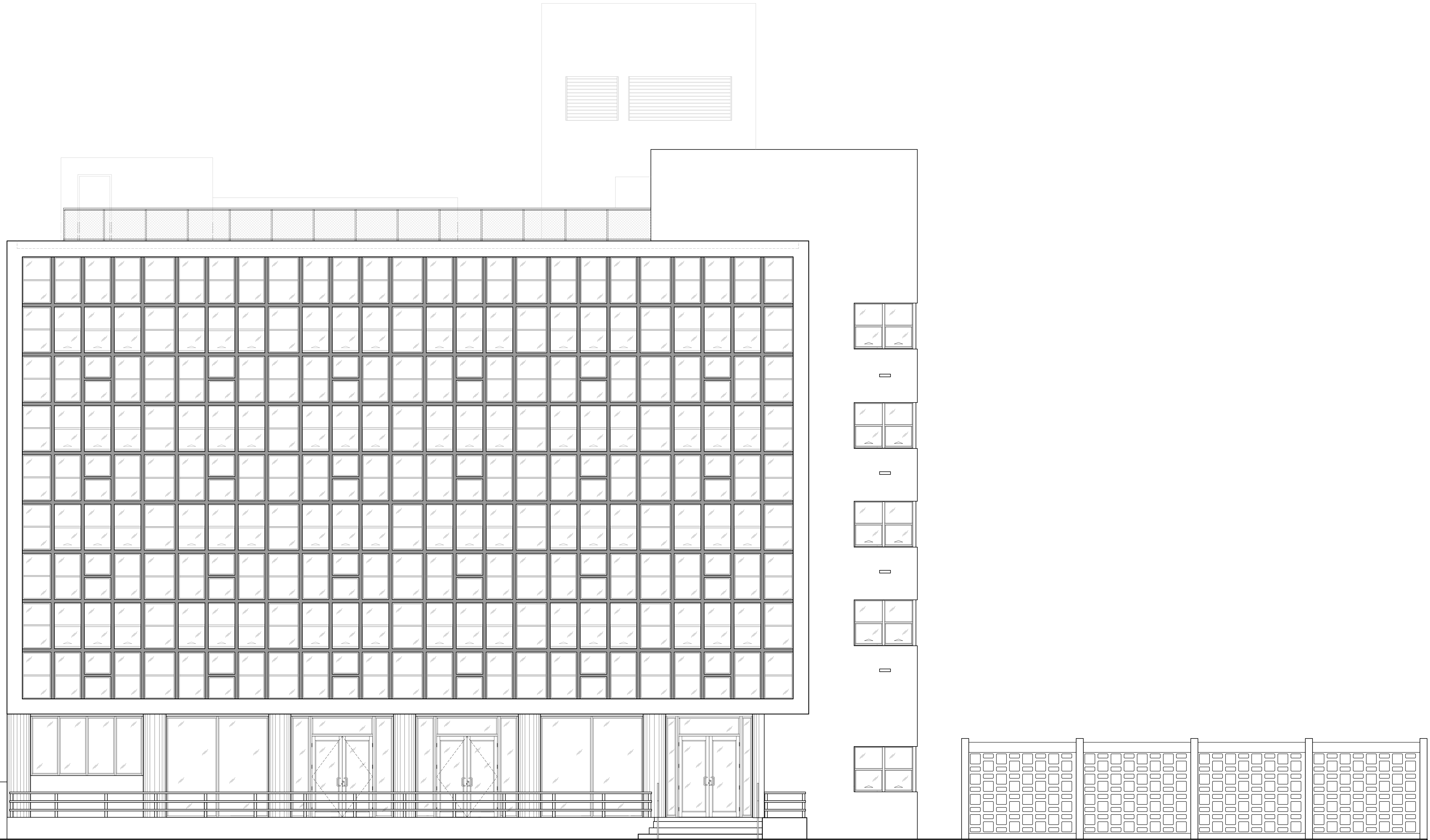
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EX-1.07
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EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

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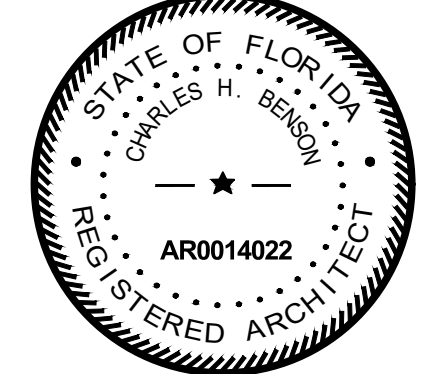
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EX-1.08
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EXISTING NORTH ELEVATION
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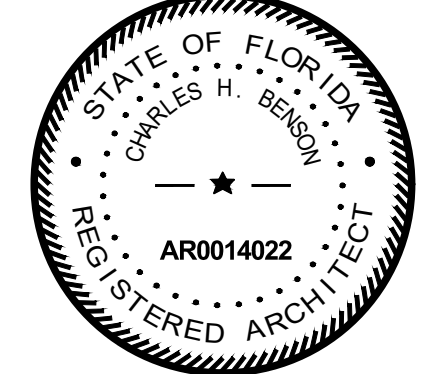
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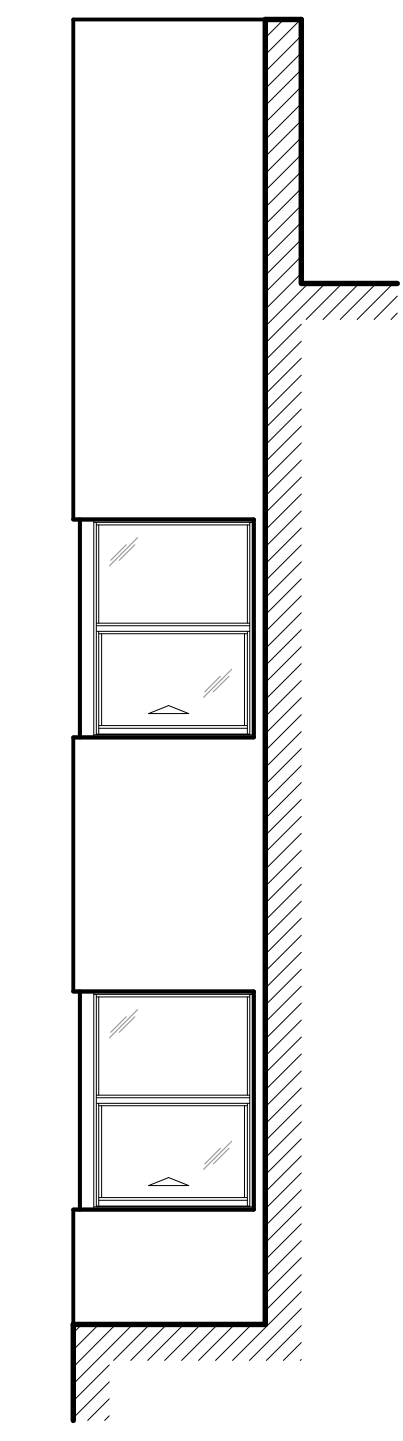
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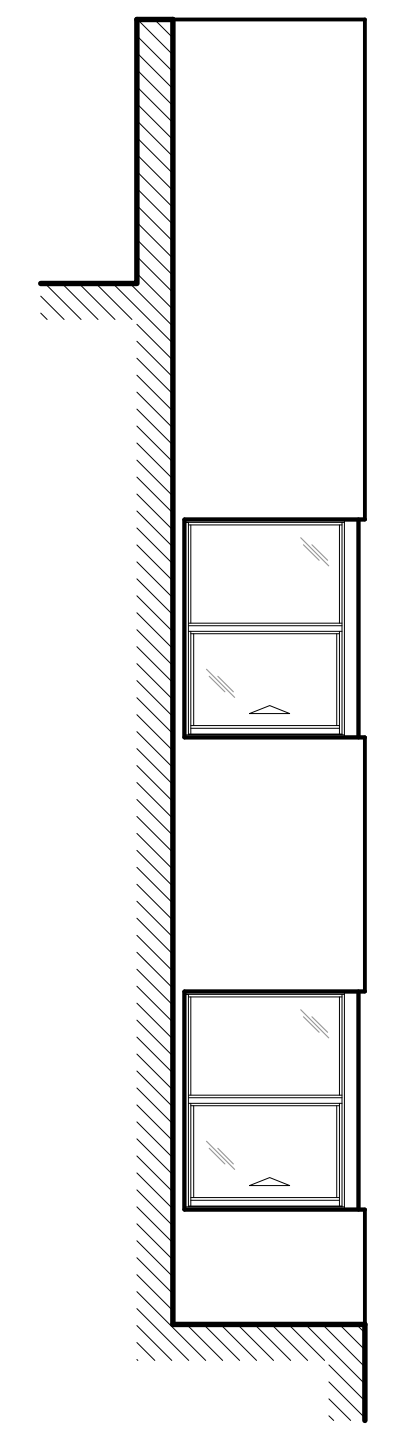




EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST UPPER NICHE NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING WEST UPPER NICHE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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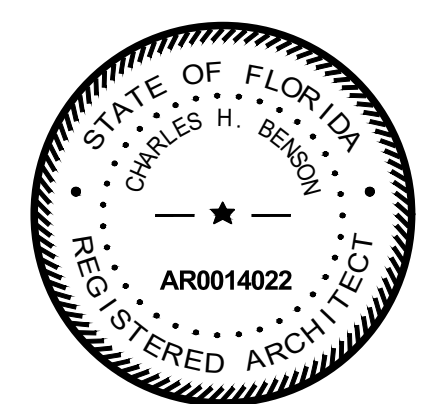
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1665 WASHINGTON AVE. 2nd. FLOOR MIAMI BEACH, FLORIDA 33139 Ph: 305-532-6161 * Fax: 305-532-6151
ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42,136

DRAWN BY
CHARLES BENSON
SCALE
AS SHOWN
DATE
1-31-17

PROJECT NUMBER
21612

EX-1.10
OF
12

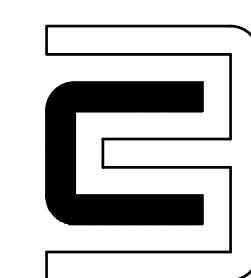




EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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NEW RETAIL EXPANSION FOR:
CONTINENTAL HOTEL
 4000 COLLINS AVE. MIAMI BEACH, FL. 33140



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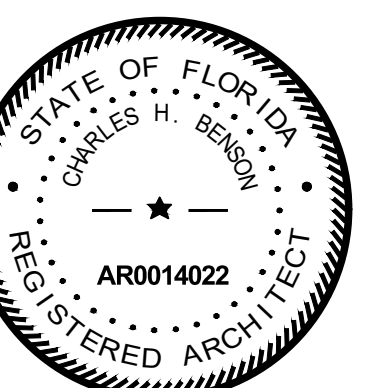
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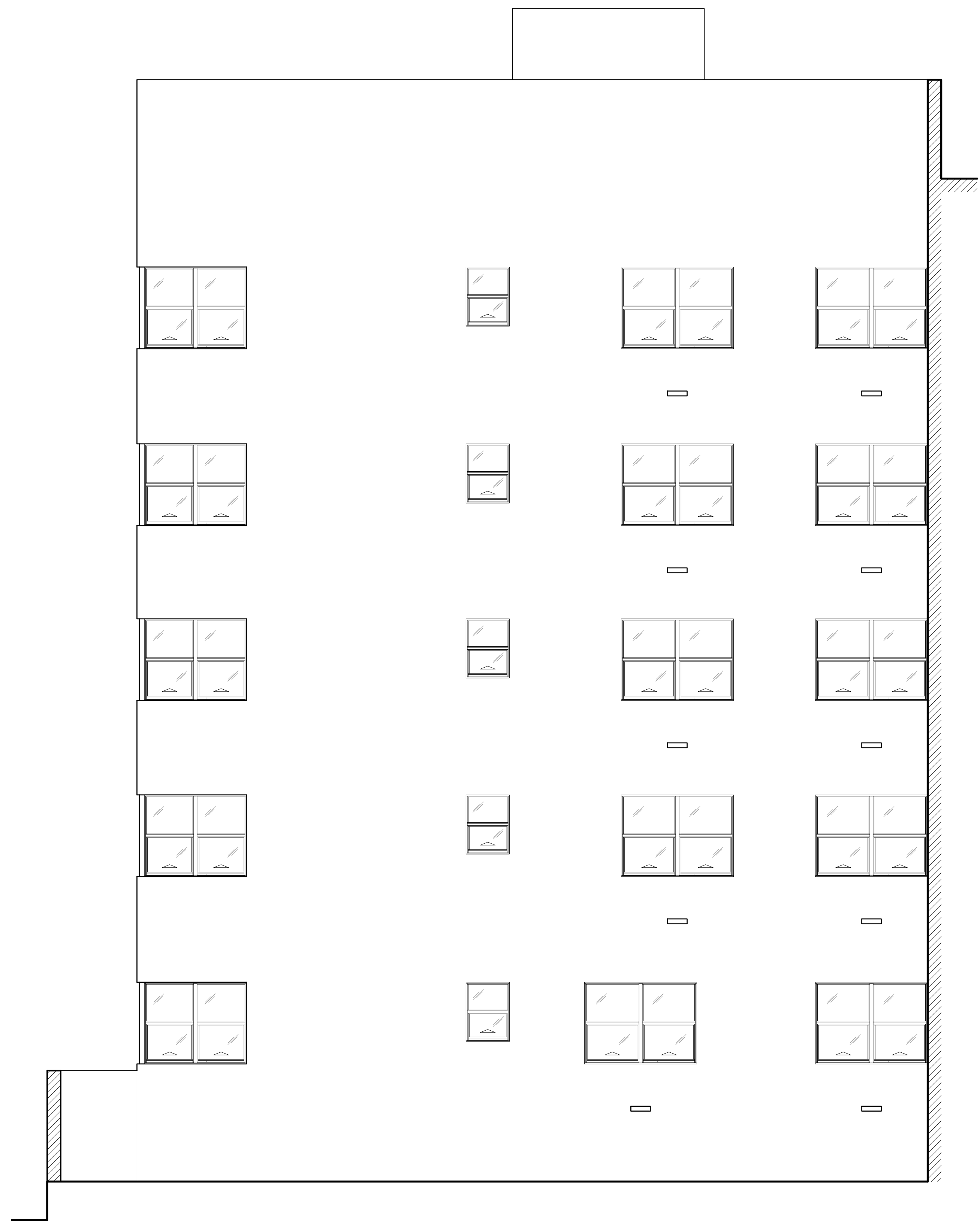
SCALE
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DATE
 1-31-17

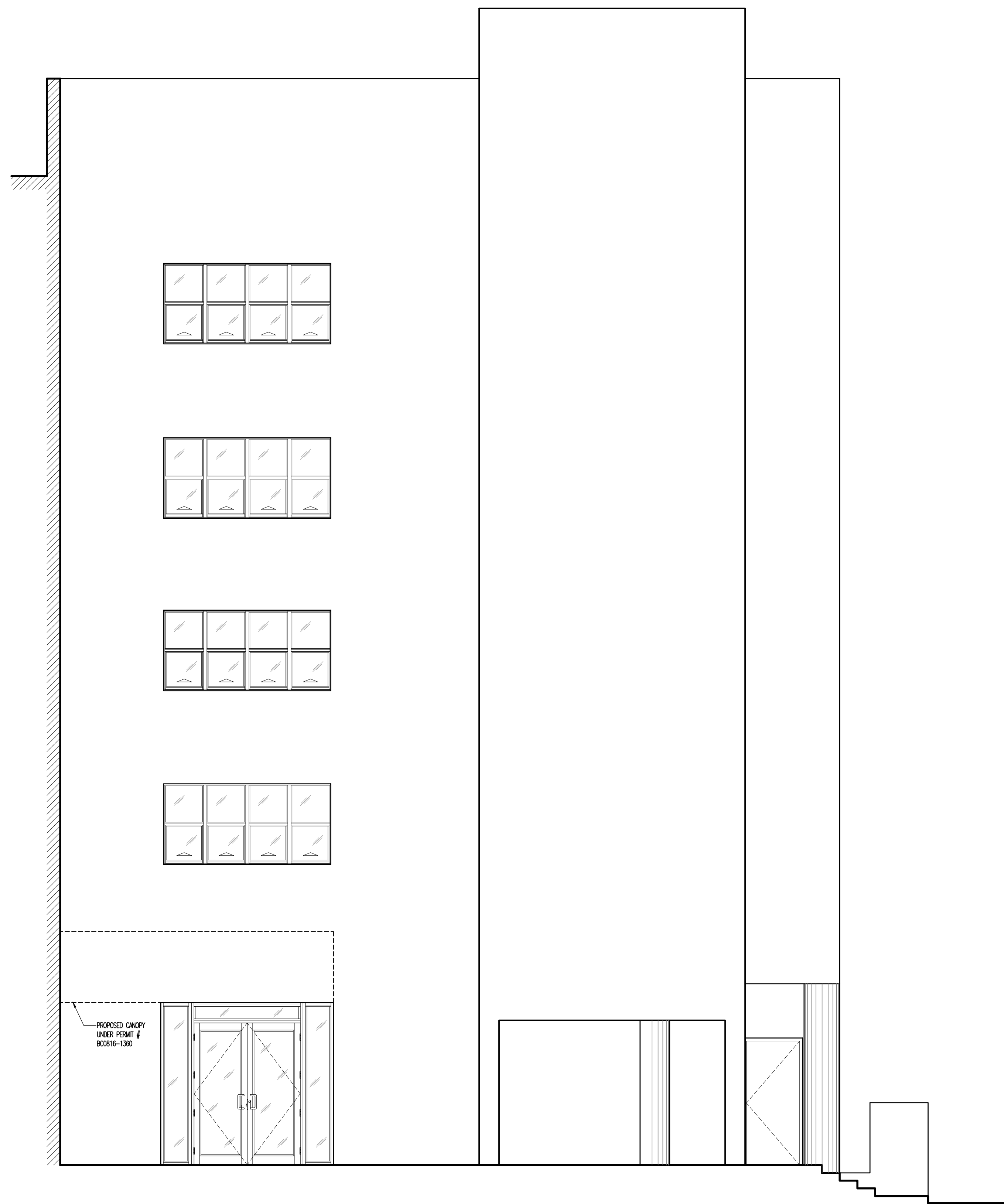
PROJECT NUMBER
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EX-1.11
 OF
12

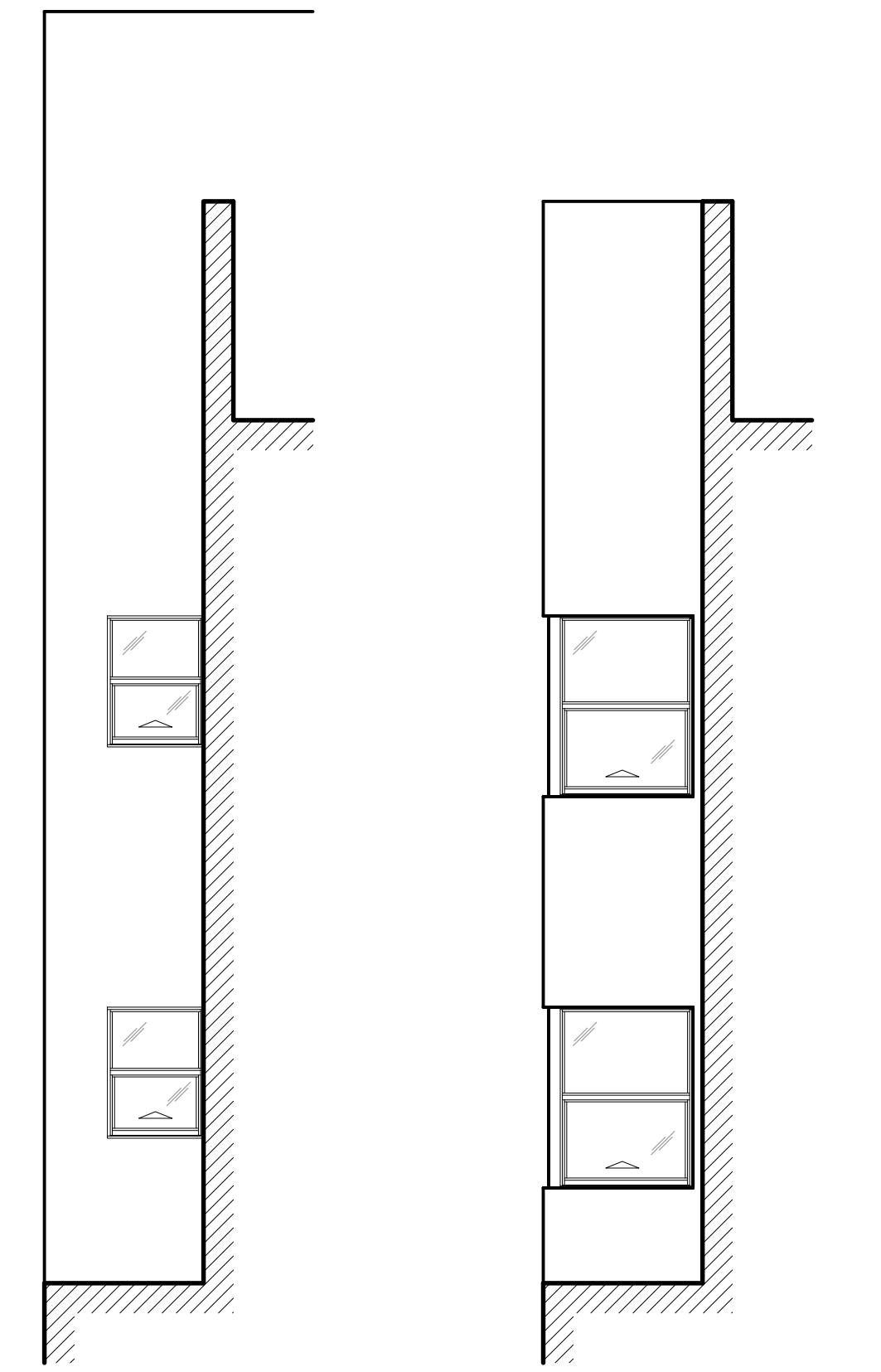




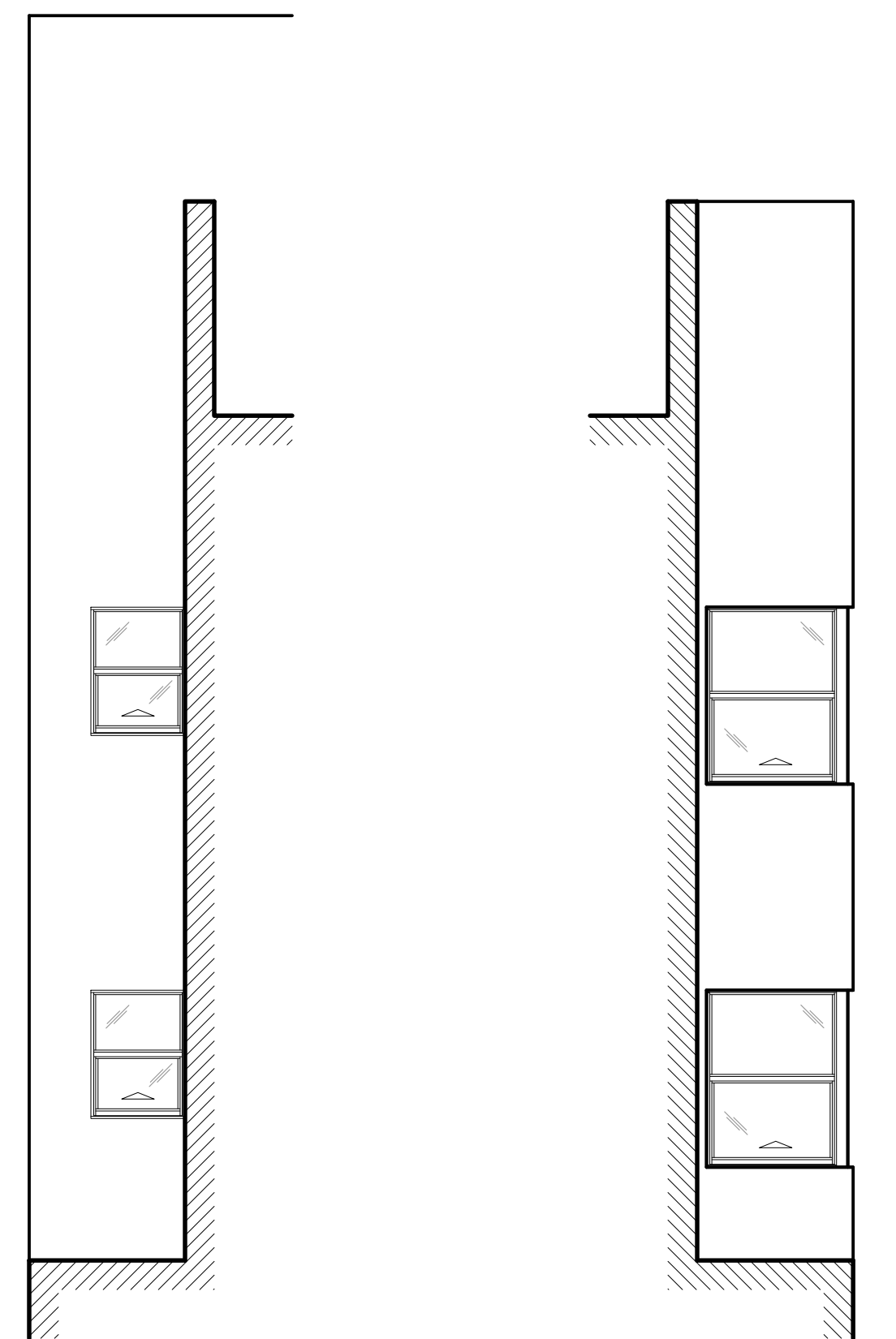
EXISTING
WEST COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING EAST COURTYARD ELEVATION
SCALE: 1/4" = 1'-0"



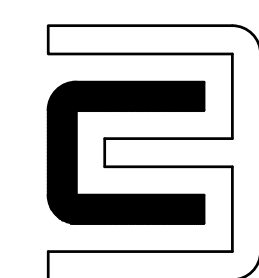
EXISTING NORTH
WINDOW
UPPER NICHE EAST
ELEVATIONS
SCALE: 1/4" = 1'-0"



EXISTING NORTH
WINDOW
UPPER NICHE WEST
ELEVATIONS
SCALE: 1/4" = 1'-0"

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