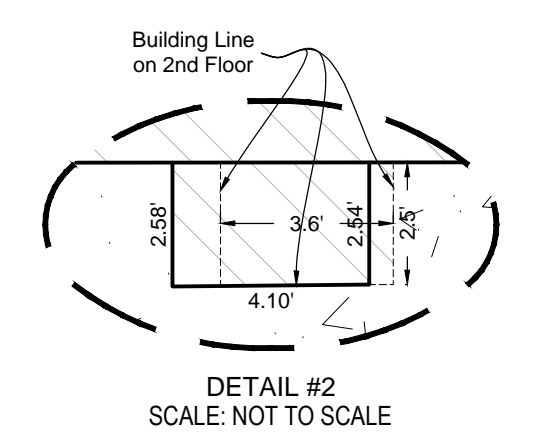
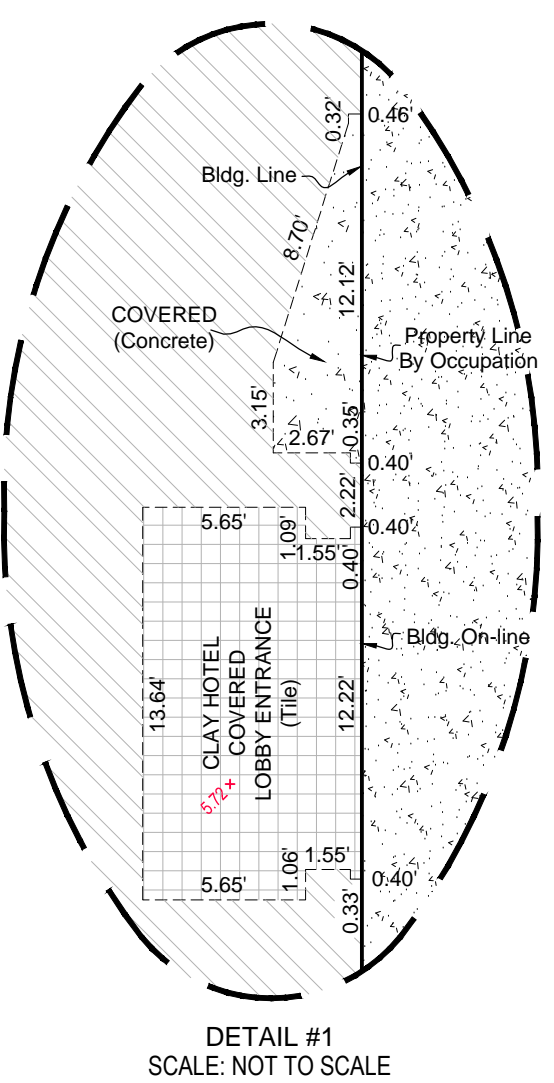
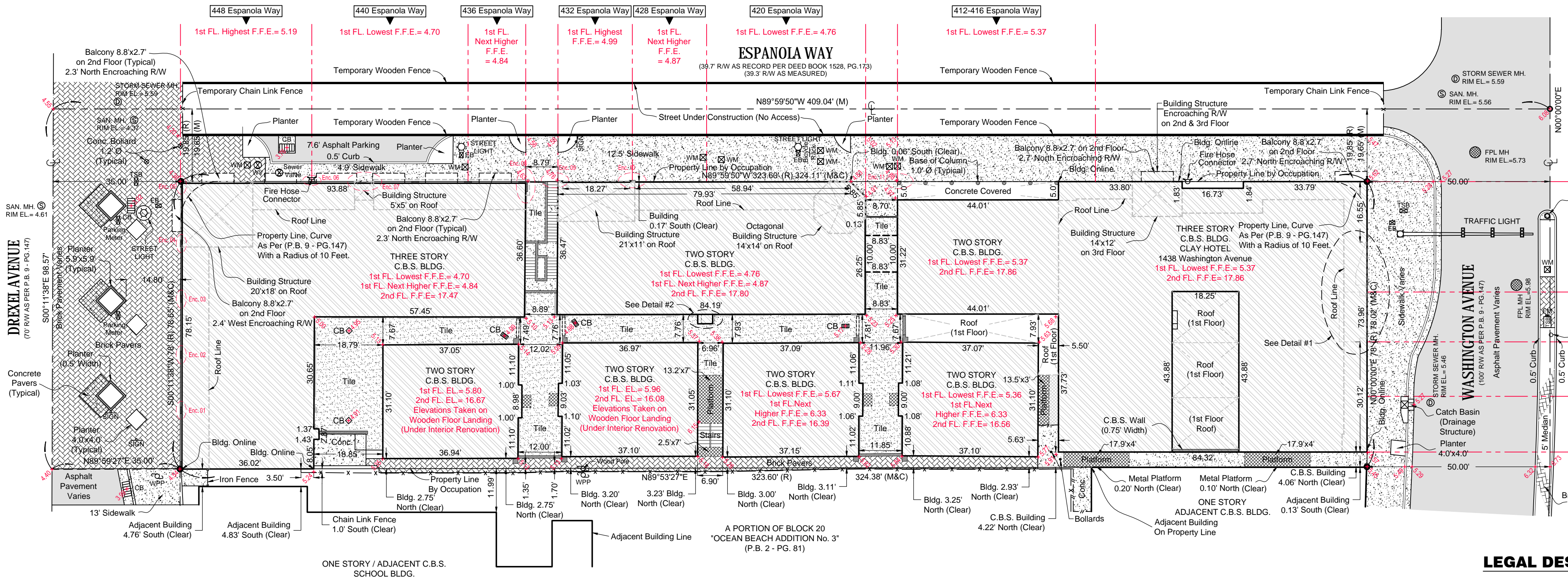


# "BOUNDARY SURVEY"



## LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

ALL OF BLOCK 3-B, OF "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.  
FOLIO NUMBER: 02-3234-015-0020.

## SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF WASHINGTON AVENUE, WHICH IS N00°00'00"E.

FLOOD ZONE(S): AE  
COMMUNITY: CITY OF MIAMI BEACH  
DATE OF FIRM: SEPTEMBER 11th, 2009  
ELEVATION: 8  
NUMBER: 120651  
SUFFIX :L  
PANEL: 12086C0317

ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:  
LOCATOR: 4230 NE  
BENCHMARK NUMBER: D-149  
ELEVATION: 4.18 (N.G.V.D.)

AREA OF PROPERTY: GROSS AREA: 40,171.71 sq. ft. and/or  
0.92 ACRES MORE OR LESS.  
NET AREA: 25,399.16 sq. ft. and/or  
0.58 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS COMMERCIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY 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 APPLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR TELEPHONE ANCIALLY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCLOSED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

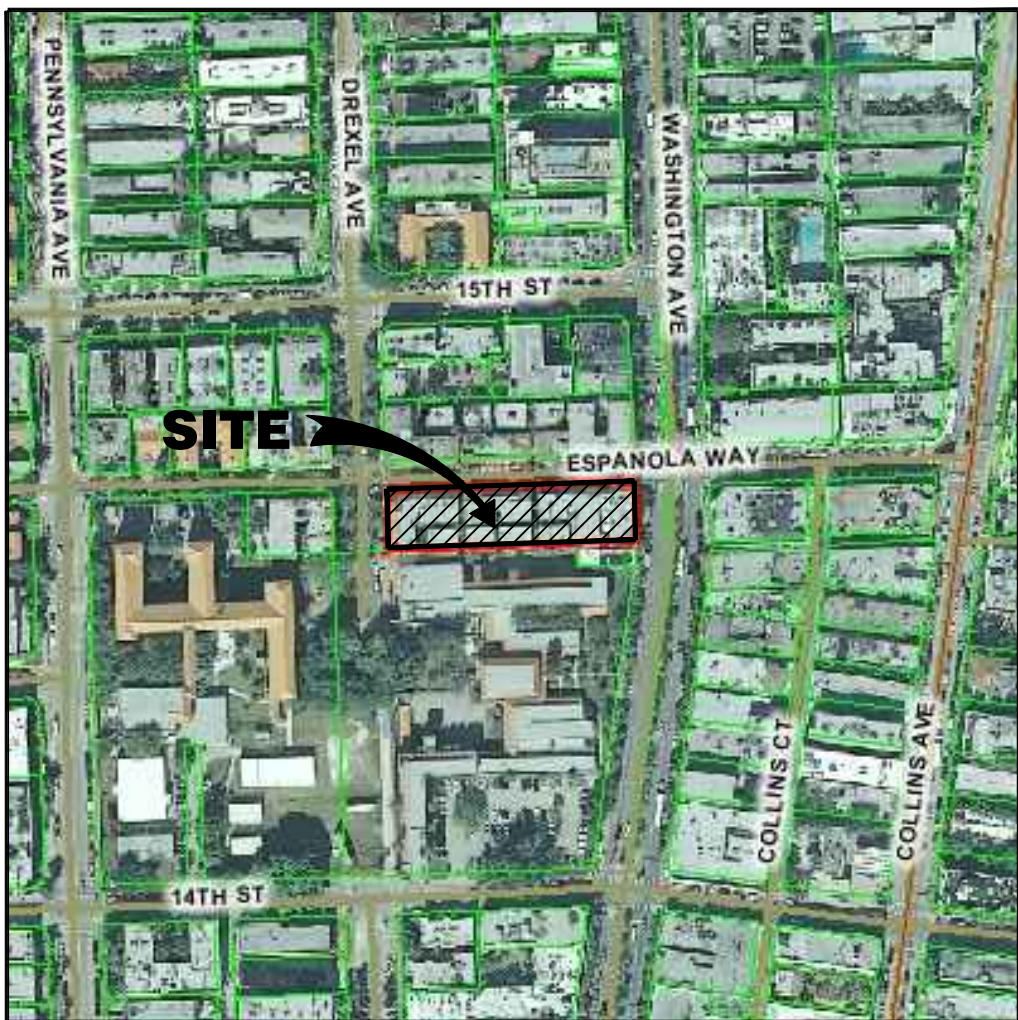
FIELD SURVEY DATE: MAY 21st, 22nd, 23rd, 28th, 2010, & SEP. 20th - 25th, 2016.

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE: THIS SURVEY IS NOT COVERED WITH PROFESSIONAL LIABILITY INSURANCE.



## LOCATION SKETCH

SCALE: NOT TO SCALE

## SURVEY PREPARED FOR:

CLAY HOTEL PARTNERSHIP, LTD.  
1434 WASHINGTON AVENUE,  
MIAMI BEACH, FLORIDA, 33139

## SURVEYOR'S REPORT:

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

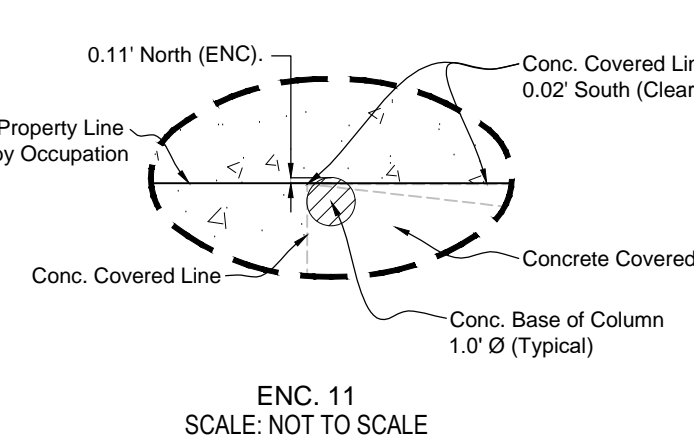
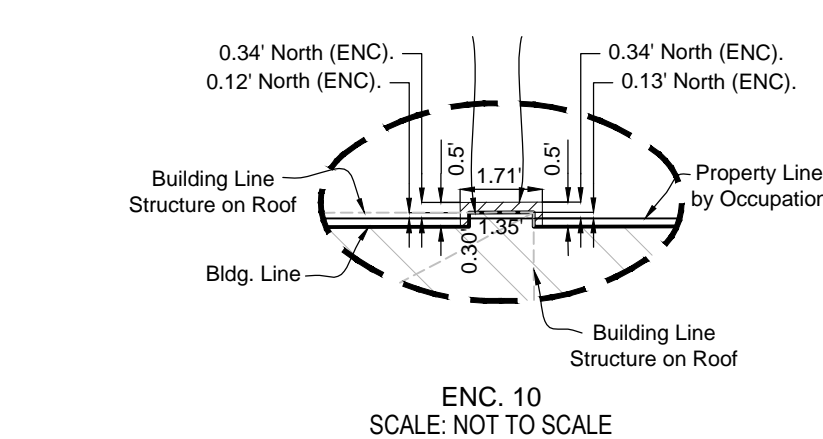
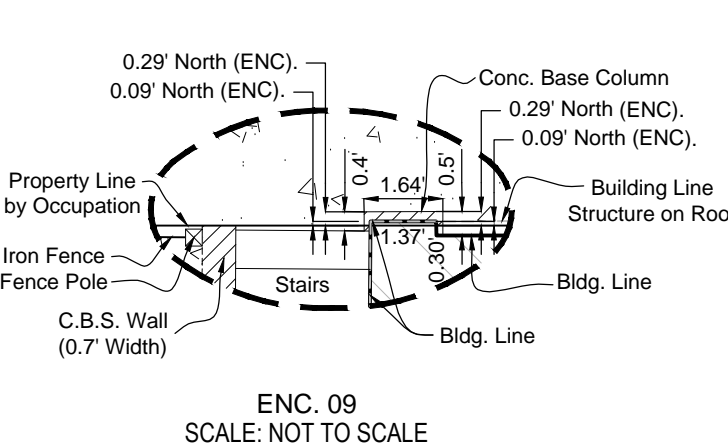
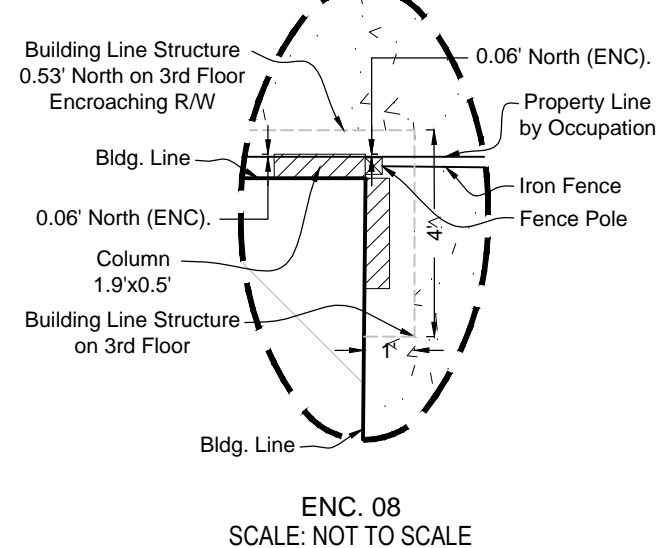
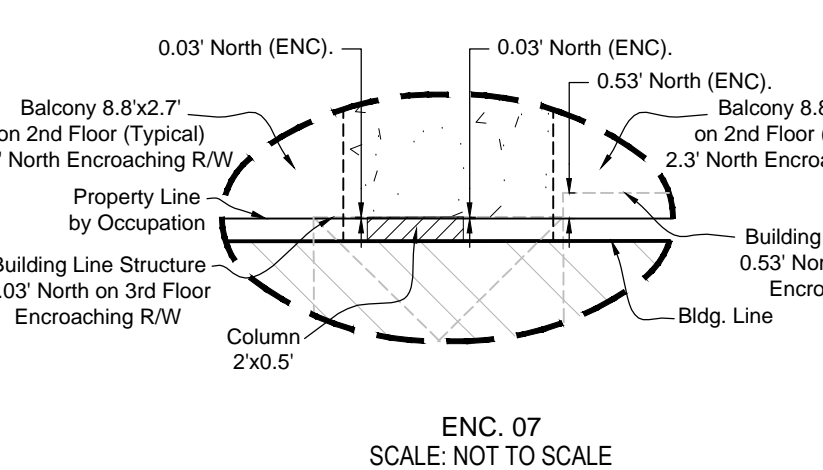
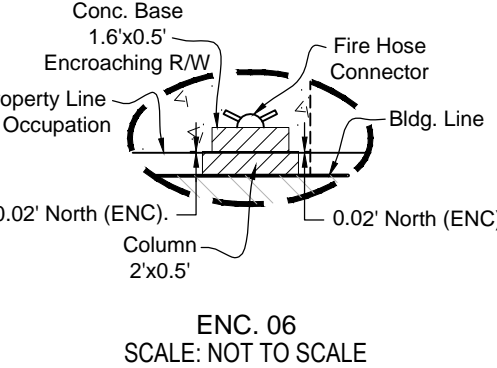
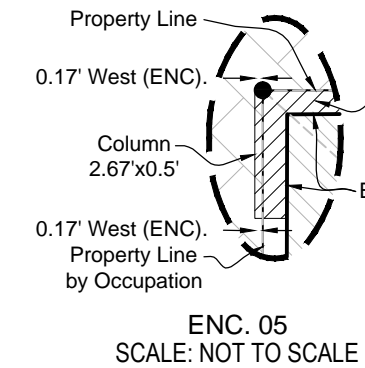
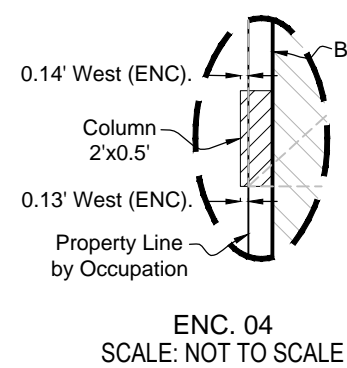
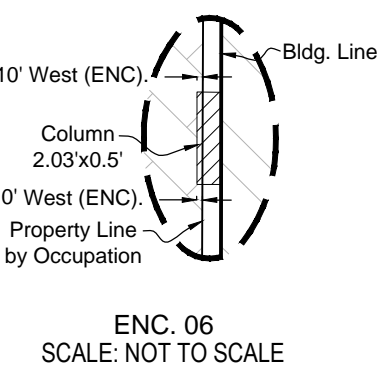
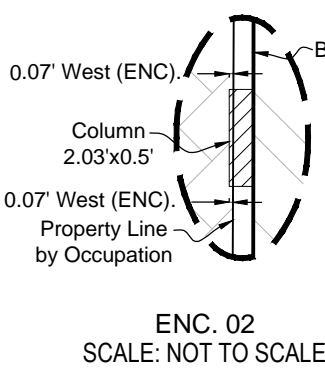
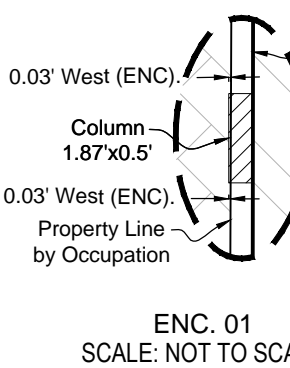
THE PROPERTY LINE AS SHOWN IN THIS BOUNDARY SURVEY HAS BEEN DETERMINED BY OCCUPATION AFTER HAVING CONSULTED THE SURVEY DEPARTMENT IN PUBLIC WORKS OF CITY OF MIAMI BEACH ON MAY 25th, 2010. THE DETERMINATION OF THE PROPERTY LINES HAVE BEEN DETERMINED BY OCCUPATION SAYING THAT THE EXTERIOR WALLS OF THE EXISTING BUILDINGS FACING THE MAIN STREETS OF DREXEL AVENUE, ESPANOLA WAY AND WASHINGTON AVENUE BECOMES THE PROPERTY LINE.

PROPERTY POINTS HAVE NOT BEEN FOUND BECAUSE OF A PHYSICAL INCONVENIENCE; EXISTING BUILDINGS ARE ON TOP THE PROPERTY LINE. NEITHER WITNESS POINTS HAVE BEEN FOUND.

## ENCROACHMENT'S REPORT:

1. BALCONIES AND PARTS OF THE BUILDING STRUCTURE HAVE BEEN FOUND ALONG THE RIGHT-OF-WAY WHICH ARE ENCROACHING ON DREXEL AVENUE AND ESPANOLA WAY, FURTHERMORE; EXISTING CANVAS NOT REFLECTED IN BOUNDARY SURVEY ARE ENCROACHING WITH THE RIGHT-OF-WAY ON DREXEL AVENUE, ESPANOLA WAY AND WASHINGTON AVENUE.

THE FOLLOWING ARE DETAILED DRAWINGS NOT TO SCALE OF ENCROACHMENTS FOUND IN RIGHT-OF-WAY:



## "BOUNDARY SURVEY"

CLAY HOTEL  
ADDRESS: 1434 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA, 33139

GUILLERMO GUERRERO, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER No. 6413

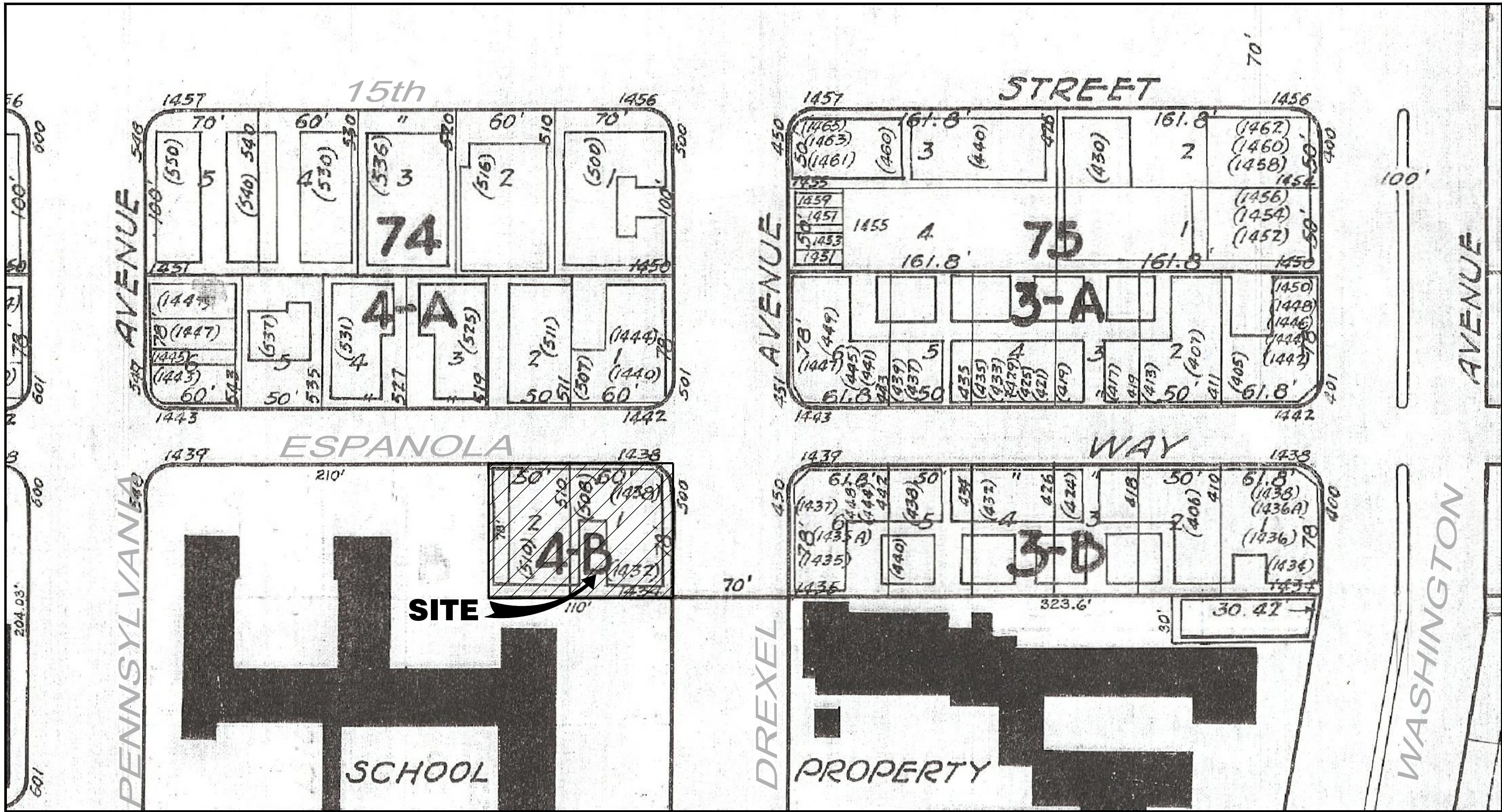
SETOFPLANS.COM  
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Date: 9/25/2016  
Scale: AS NOTED  
Drawn: IEG  
Job: 160909

Sheet  
1  
Of 1 Sheets

GUILLERMO GUERRERO, P.S.M.  
CERTIFICATE No. L.S.-6453  
STATE OF FLORIDA

# "BOUNDARY SURVEY "



## SURVEYOR'S NOTES:

OWNERSHIP IS SUBJECT TO OPINION OF TITLE.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

OWNERSHIP OF FENCES WAS NOT DETERMINED.

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN ALONG THE CENTERLINE OF ESPANOLA WAY, WHICH IS N89°59'50"W.

FLOOD ZONE(S): AE ELEVATION: 8  
COMMUNITY: CITY OF MIAMI BEACH NUMBER: 120651  
DATE OF FIRM: SEPTEMBER 11th, 2009 SUFFIX :L PANEL: 12086C0317

ELEVATIONS ARE REFERRED TO: NATIONAL GEODETIC VERTICAL DATUM OF 1929.

MIAMI-DADE COUNTY SURVEY SECTION BENCHMARK USED:  
LOCATOR: 4230 NE  
BENCHMARK NUMBER: D-149  
ELEVATION: 4.18 (N.G.V.D.)

AREA OF PROPERTY: GROSS AREA: 14,150.31 sq. ft. and/or  
0.32 ACRES MORE OR LESS.  
NET AREA: 8,580.02 sq. ft. and/or  
0.20 ACRES MORE OR LESS.

THE EXPECTED USE OF PROPERTY IS COMMERCIAL: WITH A LINEAR CLOSURE OF: 1 FOOT IN 10,000 FEET.

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE BOUNDARY SURVEY AREA.

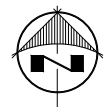
THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE BOUNDARY SURVEY OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THIS PROPERTY.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE BOUNDARY SURVEY AREA WERE NOT LOCATED OR DETERMINED IF ARE ENCRoACHED.

CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.

FIELD SURVEY DATE: JUNE, 12th - 15th, 18th, 21st, 22nd, 2012 & SEPTEMBER 20th - 25th, 2016.



## LOCATION SKETCH

SCALE: NOT TO SCALE

## SURVEY PREPARED FOR:

CLAY HOTEL PARTNERSHIP, LTD.  
1434 WASHINGTON AVENUE,  
MIAMI BEACH, FLORIDA, 33139

## LEGAL DESCRIPTION: (FURNISHED BY CLIENT)

LOT 1 AND 2 OF BLOCK 4-B, OF "FIRST ADDITION TO WHITMAN'S SUBDIVISION OF ESPANOLA VILLAS", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, AT PAGE 147, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

LESS NORTH 3 FEET OF BLOCK 4-B FOR RIGHT-OF-WAY PURPOSES.

FOLIO NUMBER: 02-3234-015-0070.

## SURVEYOR'S REPORT:

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD AND MEASURE UNLESS OTHERWISE NOTED.

THE PROPERTY LINE AS SHOWN IN THIS BOUNDARY SURVEY HAS BEEN DETERMINED BY OCCUPATION AFTER HAVING CONSULTED THE SURVEY DEPARTMENT IN PUBLIC WORKS OF CITY OF MIAMI BEACH. THE DETERMINATION OF THE PROPERTY LINES HAVE BEEN DETERMINED BY OCCUPATION SAYING THAT THE EXTERIOR WALLS OF THE EXISTING BUILDINGS FACING THE MAIN STREETS OF DREXEL AVENUE AND ESPANOLA WAY BECOMES THE PROPERTY LINE.

PROPERTY POINTS HAVE NOT BEEN FOUND BECAUSE OF A PHYSICAL INCONVENIENCE; EXISTING BUILDINGS ARE ON TOP THE PROPERTY LINE. NEITHER WITNESS POINTS HAVE BEEN FOUND.

## ENCROACHMENT'S REPORT:

1. BALCONIES AND PARTS OF THE BUILDING STRUCTURE HAVE BEEN FOUND ALONG THE RIGHT-OF-WAY WHICH ARE ENCRoACHING ON DREXEL AVENUE AND ESPANOLA WAY, FURTHERMORE; EXISTING CANVAS NOT REFLECTED IN BOUNDARY SURVEY ARE ENCRoACHING WITH THE RIGHT-OF-WAY ON DREXEL AVENUE AND ESPANOLA WAY.

DETAILED DRAWINGS OF ENCRoACHMENTS FOUND IN RIGHT-OF-WAY ARE SHOWN AS DETAILS ON SHEET 2 OF 2.

## PROPERTY ADDRESS BY RECORD:

516 ESPANOLA WAY  
MIAMI BEACH, FLORIDA, 33139

## PROPERTY ADDRESS BY OCCUPATION:

516 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. A LA FOLIE RESTAURANT  
512 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. FONTANA CANDIDA  
506 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 A.K.A. CLAY VILLAS/ESPANOLA VILLAS (CLAY HOTEL)  
500 ESPANOLA WAY, MIAMI BEACH, FLORIDA, 33139 (UNDER RENOVATION)  
1438 DREXEL AVENUE, MIAMI BEACH, FLORIDA, 33139 (UNDER RENOVATION)

## SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF THE BOUNDARY SURVEY OF THE REAL PROPERTY DESCRIBED HEREON.

I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF CHAPTER 5J-17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

NOTE: THIS SURVEY IS NOT COVERED WITH PROFESSIONAL LIABILITY INSURANCE.

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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

GUILLERMO GUERRERO, P.S.M.  
CERTIFICATE No. L.S.-6453  
STATE OF FLORIDA

## LEGEND & ABBREVIATIONS

ABBREVIATION	SYMBOL	DEFINITION	ABBREVIATION	SYMBOL	DEFINITION
B.M.	⊕	BENCH MARK	GM	⊕	GAS METER
B.S.	⊕	BENCH SIGN	GV	⊕	GAS VALVE
CB	⊕	CATCH BASIN	ID	⊕	IDENTIFICATION
CP	⊕	CONCRETE PILE	IR	⊕	IRON FENCE
CPP	⊕	CONCRETE PILE	FL	⊕	FLUORIDE POWER & LIGHT MANHOLE
CONC.	⊕	CONCRETE	L.A. R/W	⊕	LIMITED ACCESS RIGHT-OF-WAY
C&G	⊕	CONCRETE & GROUT	LP	⊕	LIGHT POLE
D&G	⊕	DRAINAGE & GROUT	MAH	⊕	MANHOLE (NO IDENTIFIED)
D.M.E.	⊕	DRAINAGE AND MAINTENANCE EASEMENT	M	⊕	MONUMENT LINE
EB	⊕	EXISTING BEARING	N&D	⊕	FOUND NAIL & DISC
ELEV.	⊕	EXISTING ELEVATION	OH	⊕	OVERHEAD WIRE LINE
FI	⊕	FIRE HYDRANT	OR.B.	⊕	OFFICIAL RECORD BOOK

