



CFN 2014R0690503
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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by:
Carlos R. Lago, Esq.
Greenberg Traurig
333 Avenue of the Americas, Suite 4400
Miami, FL 33131

(Space Reserved for Clerk)

DECLARATION OF RESTRICTIVE COVENANTS

This Declaration of Restrictive Covenants (the “Declaration”) made this 2 day of September 2014, by **BAYSIDE 5101, LLC**, a Florida limited liability company (hereinafter referred to as the “Owner”), including its successors and assigns, is in favor of the **CITY OF MIAMI**, a municipal corporation located within the State of Florida (hereinafter referred to as the “City”).

PREAMBLE

WHEREAS, the Owner sought and obtained a determination of eligibility by the Historic Environmental and Preservation Board (“HEPB”) of the City in accordance with Section 23-6 City of Miami Code of Ordinances, as amended (“City Code”), for the properties located at 5125 and 5101 Biscayne Boulevard, Miami, Florida 33137 (hereinafter collectively referred to as the “Sending Property”) and legally described in the attached hereto as **Exhibit “A”** (Folio Nos. 01-3129-017-0090 and 01-3129-018-0070), as located within the City’s Miami Modern / Biscayne Boulevard Historic District (“MiMo District”); and

WHEREAS, the Sending Property has a net lot size of approximately 118,755 square feet and is presently developed with a two-story historically designated and contributing building (a/k/a Bayside Motor Inn Motel) consisting of approximately 15,492 square feet of existing building area; and

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WHEREAS, on January 9, 2014, the Miami City Commission approved Resolution No. R-14-0015 authorizing a Settlement Agreement between and among the Owner, the City, the Morningside Civic Association, Inc., a Florida not-for-profit corporation, and various residents of the area, resolving more than a decade of litigation between the parties regarding the development of the Sending Property and concluding and agreeing that the Sending Property is eligible for the transfer of a total of 459,528 square feet of unused development rights available for transfer to eligible receiving site(s), as stipulated in that certain Settlement Agreement, as recorded on August, 20, 2014 in Official Records Book 29277, at Page 4160, of the Public Records of Miami-Dade County, Florida (the “Settlement Agreement”); and

WHEREAS, on March 25, 2014, the City issued Certificate of Eligibility No. TDR-2014-04 pursuant to the approved Settlement Agreement, authorizing a total of 459,528 square feet of available transfer of development rights to unknown eligible “Receiving Site(s)” in accordance with Chapter 23 of the City Code and Section 3.14 of Ordinance 13114, the City Zoning Code (“Miami 21”); and

WHEREAS, on February 4, 2014, the City’s Historic and Environmental Preservation Board (“HEPB”) approved Resolution No. HEPB-R-14-006 issuing a Special Certificate of Appropriateness for the restoration, partial demolition and additions to the Sending Property; and

WHEREAS, the Owner desires to make a voluntary binding commitment to assure that the Sending Property shall be preserved and maintained in accordance with the provisions of this Declaration and the City Code, including but not limited to, all applicable provisions of Section 23-6, entitled “Transfer of Development Rights”.

NOW THEREFORE, the Owner voluntarily and knowingly covenants and agrees that the Sending Property shall be subject to the following declarations and restrictions, which shall be deemed a covenant running with and touching and concerning the land and binding upon the Owner of the Sending Property, its heirs, successors and assigns as follows:

Section 1. The recitals are hereby incorporated as if fully set forth herein.

Section 2. The Owner hereby makes the following voluntary declarations running with and touching the land regarding the Sending Property:

(a) Any construction on the Sending Property shall be completed pursuant to the Special Certificate of Appropriateness as approved by the HEPB pursuant to Resolution No. HEPB-R-14-006. Any proposed construction outside of the scope of work approved by an existing Certificate of Appropriateness shall be completed pursuant to the issuance of a Certificate of Appropriateness to be approved by either the City of Miami's Historic Preservation Officer (the "Historic Preservation Officer") or the HEPB, as required by Chapter 23 of the City Code. All work shall be done in accordance with the Secretary of the Interior Standards and the City of Miami Design Guidelines for Historic Resources. The building shall be preserved and maintained in accordance with the Existing Conditions & Improvement Report and the Maintenance Schedule Report attached hereto as composite Exhibit "B".

(b) The Sending Property shall be maintained to a standard consistent with the City Building Department's standards for "Forty (40) year recertification".

(c) The requirements set forth in Section 2 shall be binding upon the Owner, its heirs, successors, grantees and assigns.

(d) Notice of any change in ownership of the Sending Property shall be provided to the Historic Preservation Officer within 30 days of the date of such transfer.

(e) The Receiving Property shall be located in a T6 Transect zone and must be eligible to participate in the Public Benefits Bonus Program. The Receiving Property shall have recorded against its title, in the Public Records of Miami-Dade County, Florida, a Certificate of Transfer indicating the amount of square footage of development rights transferred thereto.

(f) In the event that the development rights are transferred from the Sending Property to an eligible Receiving Property, written notice by an addendum to this Declaration shall be recorded on the Sending Property. The recording of the addendum as to the Sending Property and the Certificate of Transfer as to the Receiving Property shall be done within thirty (30) days of such transfer and a copy shall be provided to the Historic Preservation Officer of the City.

Section 3. Effective Date. This Declaration shall become effective upon recordation in the Public Records of Miami-Dade County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time it shall be extended automatically for successive periods of ten (10) years. This instrument shall constitute a covenant running with the land on the Sending Property and shall be binding upon the Owners, their successors and assigns. These restrictions shall be a limitation upon all present and future Owners of the Sending Property and shall be for the public welfare, as part of the preservation of buildings within the Miami Modern/Biscayne Boulevard Historic District. Certificates of

Transfer created and amended pursuant to the transfer of development rights included in this Declaration shall also be recorded on the Receiving Properties once identified, as notice to the public of the transfer.

Section 4. Modification, Amendment, Release. This instrument may only be modified, amended, or released as to the Sending Property, or any portion thereof, by a written instrument executed by the then Owner(s) of the Sending Property, including joinders by all mortgagees, if any, provided that the same is also approved in writing by the Historic Preservation Officer, the Director of the Planning Department, the Zoning Director or its designated representative, and with legal form approved by the City Attorney.

Section 5. Inspection and Enforcement. This Declaration may be enforced by any means provided by law. An enforcement action may be brought by the City by action in law or in equity against any party or person violating or attempting to violate any covenants of this Declaration, or provisions of the building and zoning regulations, either to restrain violations or to recover damages. The prevailing party in the action or suit shall be entitled to recover costs and reasonable attorney's fees, but attorney's fees shall not be awarded against the City. The City may also enforce this Declaration pursuant to City Code Chapter 2, Article X, entitled "Code Enforcement". This enforcement provision shall be in addition to any other remedies available under the law.

Section 6. Severability. Invalidation of any one of these covenants by judgment of court shall not affect any of the other provisions of the Declaration, which shall remain in full effect.

Section 7. Recording. This Declaration shall be filed of record among the Public Records of Miami-Dade County, Florida, at the Owner's expense within ten (10) days of execution by the City. The Owner shall furnish a certified copy of the recorded Declaration to the Historic Preservation Officer within thirty (30) days of its recordation. Certificates of Transfer created and amended by the Owner and pursuant to the transfer of development rights included in this Declaration shall also be recorded upon the Receiving Properties once they are identified. The Owner shall likewise furnish a certified copy of the recorded Certificate of Transfer to the Historic Preservation Officer within thirty (30) days of its recordation.

Section 8. Miscellaneous Provisions. This Declaration shall be construed and enforced according to the laws of the State of Florida. Venue in any proceeding between the parties shall be in Miami-Dade County, Florida. Each party waives any defense, whether asserted by motion or pleading, that the aforementioned courts are an improper or inconvenient venue. Moreover, the parties consent to the personal jurisdiction of the aforementioned courts and irrevocably waive any objections to said jurisdiction. The parties irrevocably waive any rights to a jury trial. Title and paragraph headings are for convenient reference and are not part of this Agreement. No waiver of breach of any provision of this Declaration shall constitute a waiver of any subsequent breach of the same or any other provision hereof, and no waiver shall be effective unless made in writing. This Declaration constitutes the sole and entire agreement between the parties hereto. No modification or amendment hereto shall be valid unless in writing and executed according to Section 4 herein.

[Signature Pages to Follow]

Signed, witnessed, executed and acknowledged on this 2 day of SEPTEMBER 2014.

Witnesses:

BAYSIDE 5101, LLC, a Florida limited liability company

By: [Signature]
Name: CHRIS CASTRO

By: [Signature]
Avra Jain, its Manager

By: [Signature]
Name: Wanda Rodriguez

STATE OF FLORIDA

COUNTY OF MIAMI DADE

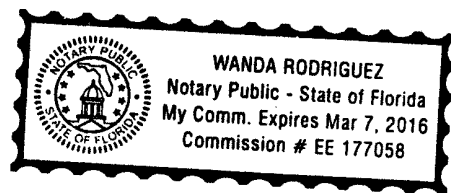
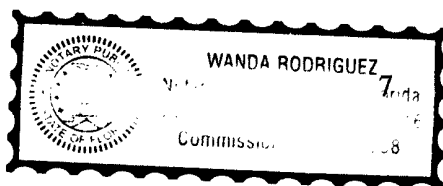
The foregoing instrument was acknowledged before me this 2nd day of Sept, 2014 by Avra Jain, as Manager of Bayside 5101, LLC, a Florida limited liability company. She is personally known to me or has produced drivers license, as identification, and did take an oath.

[Signature]

Notary Public State of Florida at Large


Wanda Rodriguez
Print Name

My Commission Expires:



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**APPROVED AS TO FORM AND
CORRECTNESS:**



VICTORIA MÉNDEZ
City Attorney
ALQ 10/1/19

**APPROVED AS TO HEPB ORDINANCE
FOR TDR:**




MEGAN CROSS SCHMITT
Historic Preservation Officer

**APPROVED AS TO ZONING
REQUIREMENTS:**



IRÈNE S. HEGEDUS
Zoning Administrator

**APPROVED AS TO PLANNING
GUIDELINES:**



FRANCISCO GARCIA
Director of Planning and Zoning

JOINDER BY MORTGAGEE

The undersigned, JDV Bayside, LLC, a Florida limited liability company, as Mortgagee under the following mortgage:

Mortgage, Assignment of Leases and Rents and Security Agreement dated November 12, 2013, in favor of JDV Bayside, LLC, a Florida limited liability company, and recorded on November 14, 2013 in Official Records Book 28912, Page 251 of the Public Records of Miami-Dade County, Florida;

covering all/or a portion of the property described in the foregoing Declaration of Restrictive Covenant, does hereby acknowledge that the terms of this Declaration of Restrictive Covenants are and shall be binding upon the undersigned and its successors in title. No liability is undertaken by the undersigned by the execution and delivery of this Joinder.

Signed, witnessed, executed and acknowledged on this 3 day of SEPTEMBER 2014.

Witnesses:

JDV BAYSIDE, LLC, a Florida limited liability company

By: [Signature]

Name: CHRISTOPHER D. CASTRO

By: [Signature]

Joseph Del Vecchio, its Manager

By: [Signature]

Name: Wanda Rodriguez

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

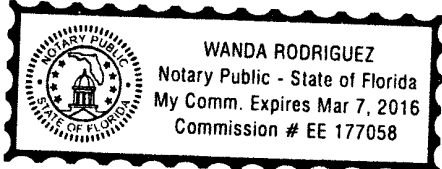
The foregoing instrument was acknowledged before me this 3 day of SEPTEMBER 2014 by Joseph Del Vecchio, as Manager of JDV Bayside, LLC, a Florida limited liability company. He is personally known to me or has produced drivers license, as identification, and did take an oath.

[Signature]

Notary Public State of Florida

Wanda Rodriguez
Print Name

My Commission Expires:



Error! Unknown document property name.

Exhibit "A"
Legal Description of Property

Parcel 1:

Lot 1, Block 5, of BAYSHORE PLAZA UNIT NO 3, according to the Plat thereof as recorded in Plat Book 41, Page 73, of the Public Records of Miami-Dade County, Florida.

Parcel 2:

Lot 17, Block 5, of BAYSHORE PLAZA UNIT NO 4, according to the Plat thereof as recorded in Plat Book 42, Page 2, of the Public Records of Miami-Dade County, Florida.

a/k/a

5101 and 5125 Biscayne Boulevard Miami, Florida

Folio Nos. 01-3129-017-0090 and 01-3129-018-0070

Exhibit “B”

Existing Conditions & Improvement Report and Maintenance Schedule Report

DB LEWIS-Architect

EXHIBIT 1

EXISTING CONDITIONS & IMPROVEMENTS REPORT

and

MAINTENANCE SCHEDULE REPORT

For

5101 BAYSIDE, LLC

10 August, 2014

**Prepared for: The CITY OF MIAMI
Planning Department-Historic Preservation
RE: TDR Application- 5101 Biscayne Blvd.
For BAYSIDE 5101, LLC**

Prepared By



**Dean B. Lewis, AIA, NCARB
Architect AR00173**

DB LEWIS-Architect

A. SUMMARY / IDENTIFICATION / TDR Vouchers

Property Address: 5101, 5125 Biscayne Blvd..., Miami, FL. 33138, MIMO Historic District
Folios: 01-3219-018-0070, 01-3219-017-0090 –(5101 Bisc.Blvd. a Contributing Structure)

Legal Description: (See attached Survey)

Building Disposition: (2) Existing two story CBS Freestanding 'U' shaped buildings connected with a one story common space lobby building.

Reference Site Plan: See attached - Existing Building Plan and areas provided in this TDR Application.

Owner: BAYSIDE 5101, LLC,
c/o: Ms. Avra Jain, MMBR.,4101 SW 14 ST.,Miami, FL. 33134

Site: Full Block with service driveway along eastern boundary.
Property parcels are fronting 3 public Right of Ways including Biscayne Blvd.
Utility services include: City water, sewer, gas, and electric power.

Building Structure: Reinforced 2 story CBS structures built in1952 using standard means of the time for its intended use, of extended stay motel, store and in grade pool, terrace amenities.

Amenities, Parking: Interior Courtyard w/fountain, South garden terrace area, off street parking,

Commercial Uses: Motel, Restaurant, Pool Terrace; allows for limited general commercial uses

Zoning: Miami 21 Zoning Code: T4-O (Open)

Net Lot Area(s): 29,760 SF

Building Areas: 15,492 SF

TDR Vouchers: 459,528 SF See TDR-2014-04 Certificate of Eligibility (COE), attached;
(of which, 90,128 SF will be maintained, reserved on the property as guarantee to complete the improvements, or, in the case of transfer of said TDRs, Owner will post bond at time of permitting work)

B. SCOPE OF WORK –as per City-HEPB Approved Plans – COA February 2014 (attached)

- > Restoration and interior remodeling of existing courtyard buildings;
- > Demolition of the non-historic one-story entrance lobby and the altered one-story wing at the SW corner of property;
- > Construction of a double-height atrium lobby in place of the existing entrance lobby;
- >Construction of a restaurant café addition in place of the existing one-story wing at the SW corner of property;
- >Repair and refinishing of all stucco walls;
- >Installation of new doors and windows;

Conditions of COA: (See attached Photos and copies of Approved Plans)

- >Window design shall reflect historic window types of 1950's motels; can include divided-light steel casement, Awning, or jalousie windows. Frames shall be silver in color, and glass clear (low-e,approved). Operation types may Casement or single hung.
- >All applied brick details shall remain intact, including on window bands and columns; and painted contrasting color.
- >The decorative concrete block garden wall fronting Biscayne blvd. shall be retained / returned on south boundary.

DB LEWIS-Architect

- >Original railings shall be retained.
- >All signage, lighting, site work, fencing, and landscaping shall be subject to HEPB approval.
- >All mechanical equipment, including air conditioning compressors, electrical boxes, solar panels, etc. shall be located so that it is not visible from the public right-of-way.
- >All work to be in accordance with City approved building permits, including required building MEP systems;
- >All mechanical equipment to be located away from / not visible from public right-of-way;
- >A multi-layered landscape buffer of palms, trees, shrubs, and/or ground cover shall be planted between Residential Commercial uses;
- >No spillover lighting shall be allowed, light fixtures shall be full cut-off style.

I. OBJECTIVE – Identify Architectural Characteristics, Improvements

The purpose of our observations and resulting Report is to assess the general existing conditions of the building and site improvements. This report is intended primarily to address the architectural character defining elements and the improvements thereof which contribute the building's historical status. Further the report will identify in general terms those areas that require remedial or replacement works. This Report is based on field observations and industry standards for intended use. **Note:** Any / All suggested remedial, and/or new work to be performed in accordance with City HEPB Approved PROJECT Plans, COA.

II. PROCEDURES & LIMITATIONS – Good Faith Estimate

On-Site evaluations of the property have been performed by our team to determine the condition of various components. We were able to gain access to most of the accessible building areas and the exterior grounds of the property. We did not remove any construction materials to inspect underlying structure. **LIMITATIONS:** Our observations are not intended to warrant or guarantee the performance of any building components or systems. This Report is not an environmental impact report and does not confirm the absence of asbestos, PCB's or toxic soils on the property. All representations are good faith observations to existing conditions prior to renovations. Repair and Improvement cost estimates will be based on approximate quantities and industry standard costs of material and labor available at the time of estimating. This Report is not a detailed survey of quantities for hard construction cost estimating. The author does not warrant nor guarantee that these good faith cost estimates are accurate, nor do they represent an exhaustive accounting of all related costs of renovations anticipated.

III. GENERAL CONSTRUCTION

The building structure is of concrete masonry with reinforced concrete columns and beams on a reinforced concrete slab on grade. Roof and Floor Construction is of wood joists and occasional steel beams generally protected by plaster board ceilings. Generally, construction is consistent with means methods and standards of care acceptable at the time of construction.

IV. GENERAL OBSERVATIONS

All general comments and cost estimates are based on visual observation of all visible building and site elements, architectural components integral to the building structure and industry standards of construction at the time of this report and at the actual time of construction. The following is a summary of architectural observations, suggested repairs, and improvements in accordance with City HEPB-COA, February 2014.

A. WALL CONSTRUCTION:

i. Masonry Bearing Walls:

Built of 8 inch concrete masonry units with reinforced concrete tie beams and columns on spread footings; the overall integrity of the structural shell is good and consistent with building practices of the period. Walls are supported on a concrete spread footing foundation system on dry compacted fill. There is no evidence of settlement, generally good alignment, no irregularities. Tie Beams, columns and slabs in fair to good condition. Variety of hairline and fine sized cracks were visible on exterior walls. Crawl space under north building has flood vents, condition fair, anticipate some repairs, re-sealing, refinishing.

ii. Steel / Concrete Framing Systems, Improvements: N/A

iii. Wood Framing Systems;

1. The existing wood framing of the interior partition walls, roof framing and floor framing is generally of fair to good condition and will remain. Any damaged members to be repaired or replaced with code compliant means and standards including required fire protection for intended uses.

B. ROOF CONSTRUCTION / Repairs – Improvements:

1. The roof structure, typically good condition, is a wood framed system consisting of 2"x10" at 16" on center, including diagonal bracing, supporting roof decking with a built-up roof membrane BUR. Future re-roofing should be done with a quality BUR membrane product system with minimum sloping to code compliant roof drains or gutters. Evidence of previous roof deck repairs due to roof leaking. All BUR roofing in poor condition, should be replaced. We recommend roof deck repairs, new flashing and replacing all the existing insulation with new R-30 Batts or Blown insulation, to improve energy performance and sound absorption

C. WINDOWS /Storefront -Repairs - Improvements:

1. All existing windows of aluminum frames, are double hung, awning, casement or fixed storefront in fair to good condition. Repair, replace all doors windows in accordance with approved plans using clear, low-e glazing, silver color frames. Operation to be either casement or single hung. Storefront fixed windows in new lobby and restaurant according to approved plans.

D. DOORS / Storefront -Repairs - Improvements:

- We recommend that all existing doors be repaired, refinished and re-sealed including hardware where required for safe security and weather proofing. Storefront fixed windows in new lobby and restaurant according to approved plans.

E. EXTERIOR BALCONIES, CORRIDORS, STAIRS / Repairs - Improvements:

1. Existing, exterior corridors, (breezeways) and stairs are to be maintained, repaired and refinished as per plans.
2. A new exterior stair will be built as per approved plans on the west façade of the new restaurant café.
3. Existing stairs of the courtyard buildings to be refurbished, refinished.

F. DECORATIVE ORNAMENT / Repairs - Improvements:

1. Existing slump brick 'wrapping', bands at windows to be maintained, repaired and refinished in contrasting color.
2. Existing metal railings to be maintained, repaired and refinished as per plans.
3. Artist Mural work; restoration will include integration of a contemporary artist's mural work on an accent wall(s).

G. SITE WORKS / Repairs - Improvements

1. Perimeter Landscaping buffering, hardscape pavers and existing repairs and improvements,
2. Future resurfacing of parking area is anticipated.
3. The decorative concrete block garden wall at southeast boundary, will be restored and extended eastward.

H. ELEVATORS / N/A

- Currently there is no elevator, nor ADA lift. If futures permit plans integrate a lift, it will be in an interior location and not visible from the exterior facades of the public right-of-way.

I. MECHANICAL System / Repairs – Improvements:

1. Fire Protection- The building does have a fire sprinkler system and has minimal fire alarm devices.
2. The entire fire alarm system should be inspected and tested to verify performance.
3. The HVAC system for the (3) tenant spaces consists of three (3) air cooled split air condition units. Air handling units are located within the tenant spaces they serve controlled by local thermostat .
4. (2) of the condensing units are mounted on the exterior walls on steel brackets in need of corrosion protection. Location is not practical for service. The 3rd unit is located on a lower roof without a proper support stand and straps.
5. Need to troubleshoot, test and provide general maintenance. Clean coils, provide proper supports and hurricane straps. Seal wall penetrations, repair refrigerant insulation, reroute A/C condensate drain piping for proper drainage.

J. PLUMBING System / Repairs – Improvements:

1. Tenant toilet facilities each include tank type water closet and pedestal -repair, replace as required.
2. Repair / replace float valve(s), repair leaks on irrigation system, video sanitary piping to verify conditions.

DB LEWIS-Architect

3. Repair / replace hose bibs, patch wall penetration for rain water leader(s).
4. Anticipate tenant demand for ADA compliant toilet facilities.
5. Add new public bathrooms , new kitchen & bar for new restaurant /café.

K. ELECTRICAL System / Repairs – Improvements:

1. The main disconnects for the individual units are 100 amps
2. The main disconnects in the meter room were observed to be in fair condition with minor corrosion.
3. There is also a house meter which is not currently used.
4. The electrical ground wire is bonded to ground rods, verify.
5. In general, the main electrical service equipment was observed to be in good condition.
6. Distribution panels are located in each unit are in good condition but missing circuit identifications. Timers at each.
7. Life safety devices consist of exit and emergency lights, to reconfigure with renovations.
8. Repair all conduit raceways, outlets and switches as required. Repair or replace exit/emergency lights as needed,
9. Label and identify all circuits in panels.
10. Expand service to integrate new restaurant, kitchen and lobby.

L. FIRE PROTECTION / Life Safety Systems / Repairs – Improvements:

1. Existing Building is Non-Sprinklered;
2. All combustible structural members (floors/ceilings/roof) are generally protected with fire rated ceiling assemblies; UL 1-hour rated compliance should be verified, assured at all penetrations and tenant separations.
3. Functional electronic fire alarms, strobes and pull boxes required to meet current codes;
4. Any/all exposed structural members to receive minimum 1-hour fire protection treatment.

M. HANDICAPPED Accessibility / Repairs – Improvements: N/A

1. Public entrance accessible, no repairs required. Future tenant remodeling may require accommodations.

N. TOTAL Estimated COSTS of IMPROVEMENTS-Future Addendum:

The total cost required to complete the above property improvements and remodeling cannot be compiled until the Owner and Architect's completion of the associated construction building permit documents including required engineering systems and upgrades. Once the plans are completed and permits approved, the cost allocations will be assessed and submitted in addendum to this report.

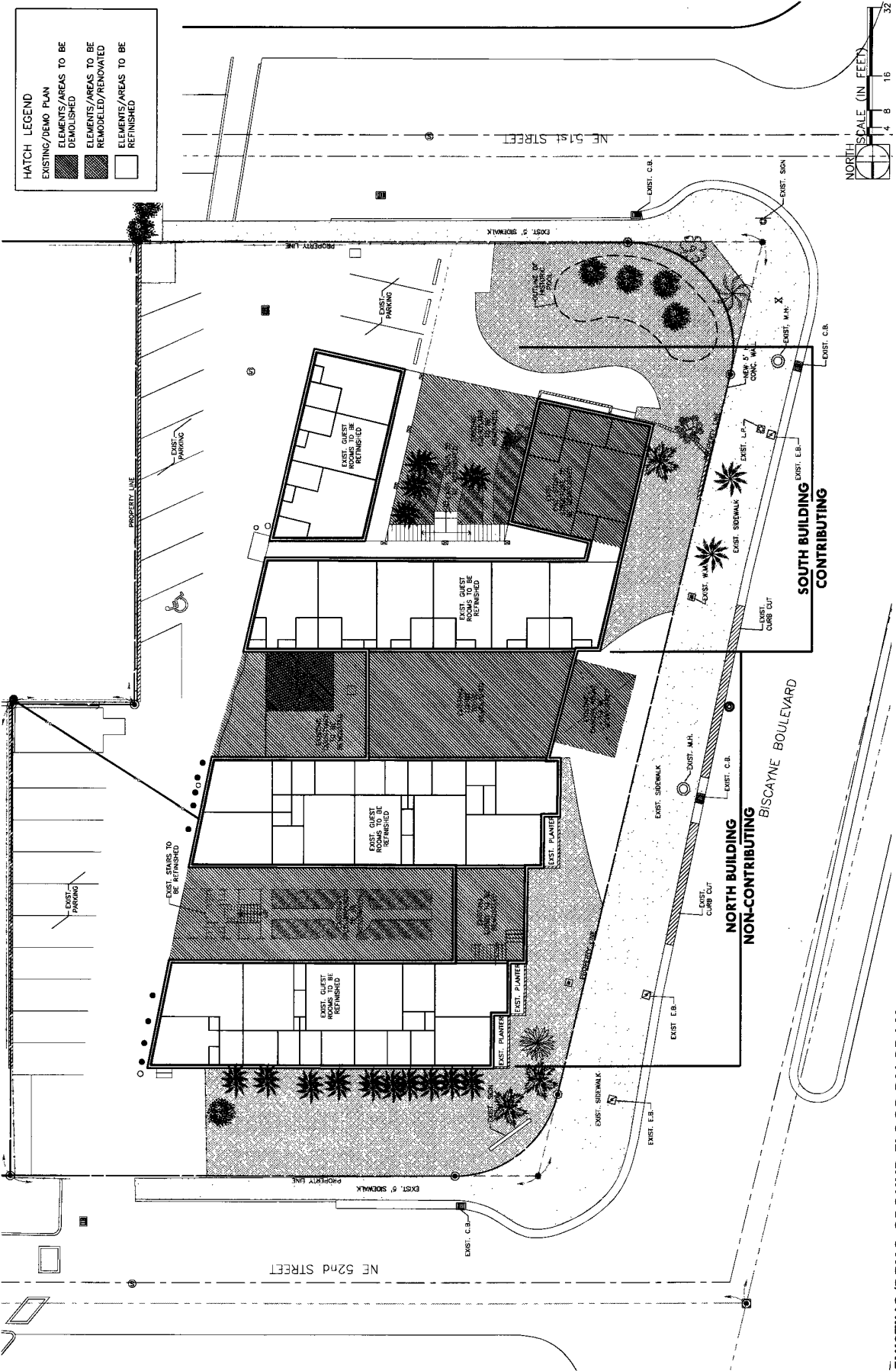
O. CONCLUSIONS:

We recommend that the improvements and optional upgrades noted within this report be completed within the next 2 years in accordance with current building codes. We concluded from our inspections that the existing building is structurally safe and sound and was built in compliance with the requirements of the original approved plans and specifications. As a routine matter, in order to avoid misunderstanding, nothing in this report shall be construed directly or indirectly as a guarantee for any portion of the structure or for any portion of the systems described. To the best of our knowledge and ability, this Report represents an accurate appraisal of the present conditions of the building based upon careful evaluation of observed conditions, and received contractor bids to the extent reasonably possible.

See the related Building Systems Maintenance Schedule for allocated life cycle costs of building systems including 40 year recertification as per city code and general repairs and maintenance of the building(s) exterior envelope.

P. BUILDING SYSTEMS MAINTENANCE SCHEDULE – Future Addendum:

This report will be prepared and submitted to the City – HEPB Officer for approval at the time of Owner and Architect's completion of related Construction Permit Documents. At this time it is too premature to generate this report until the design and related systems engineering is completed. The report will be compiled and submitted within 30 days of the City's approval of Construction Master Building Permit for the approved scope of work.

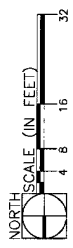
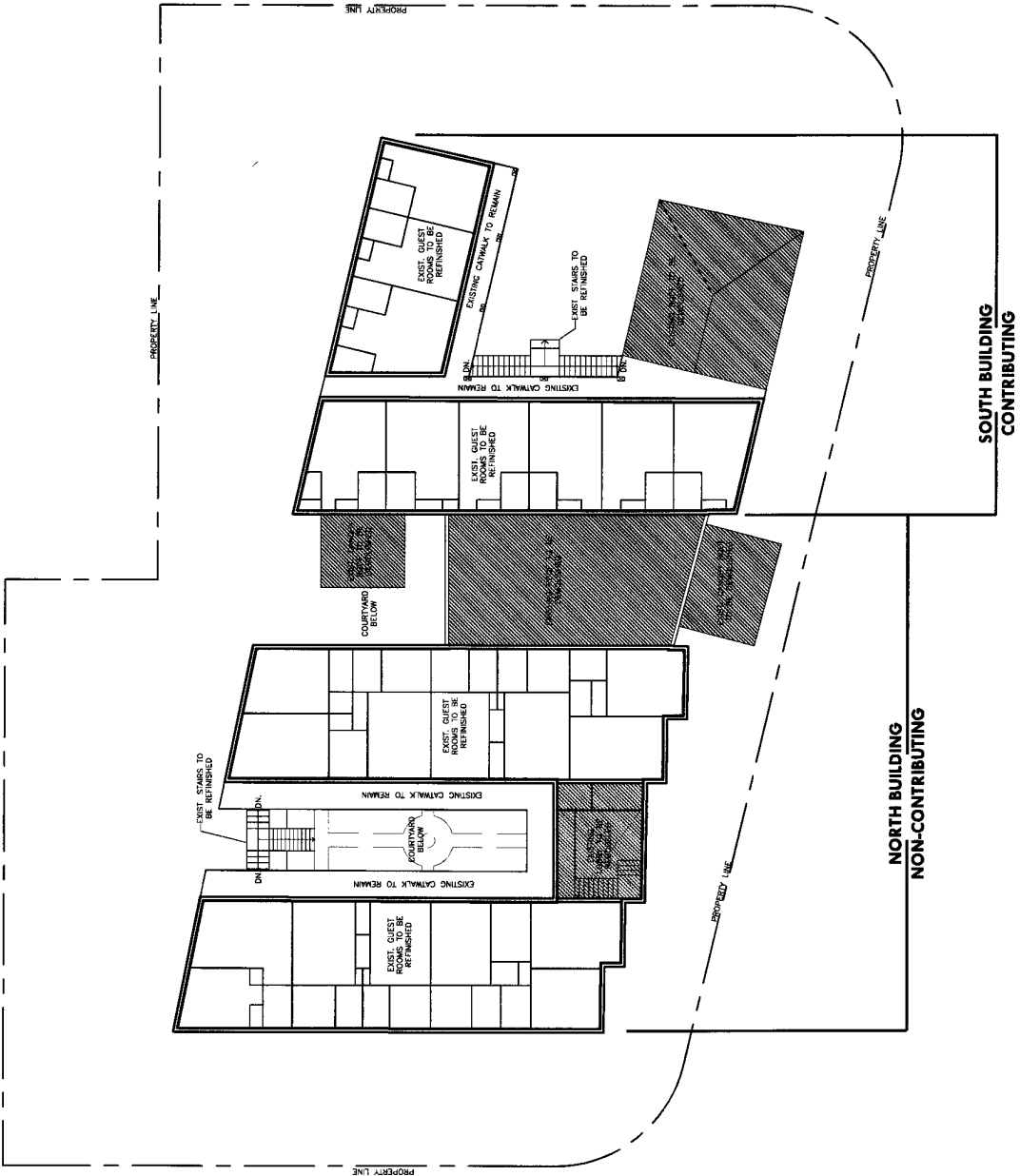


EXISTING/DEMO GROUND FLOOR DIAGRAM
PRE-EXISTING CONDITIONS REPORT
BAYSIDE MOTEL
 5101-5125 BISCAYNE BLVD.
 MIAMI, FL 33137



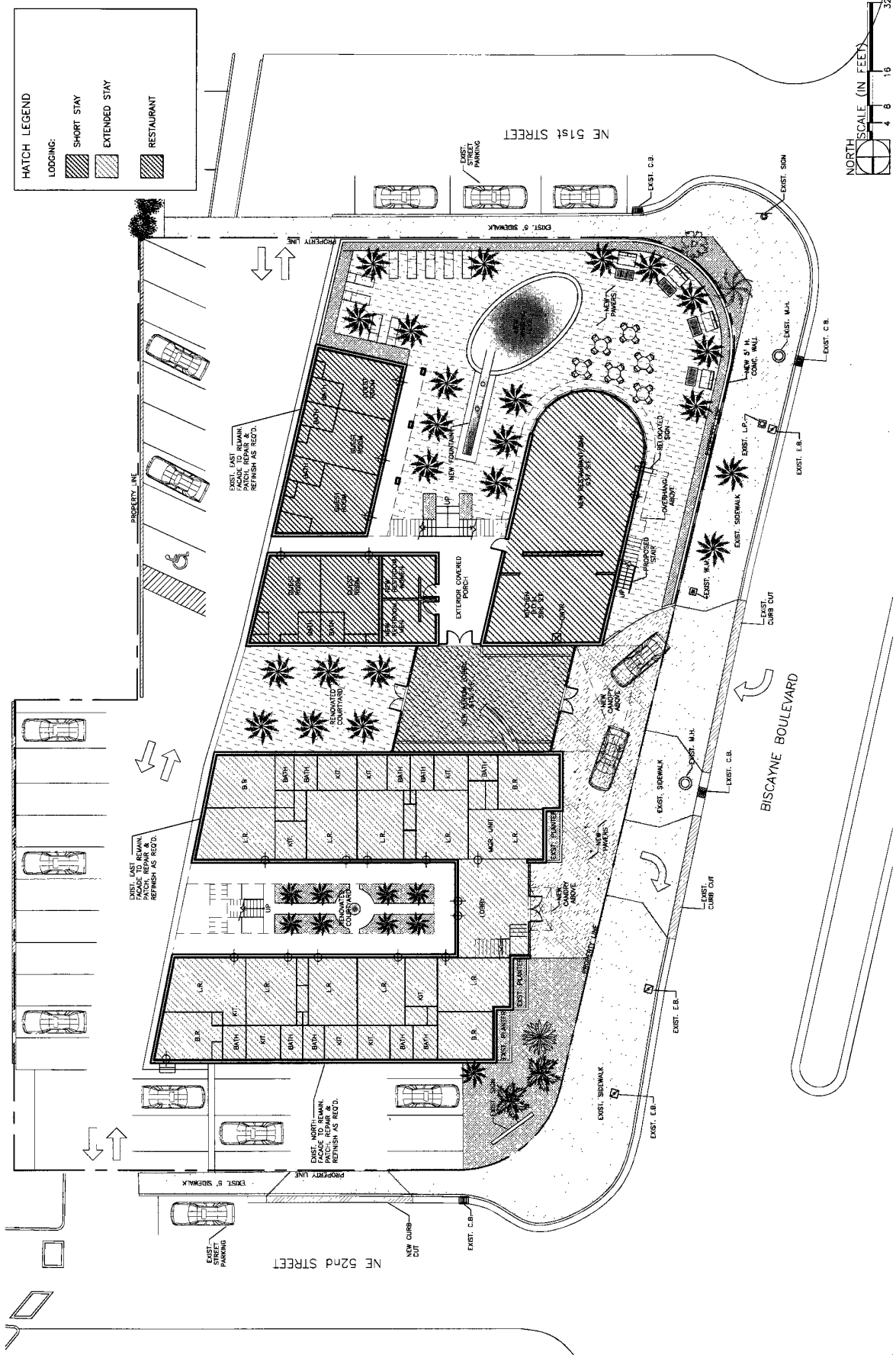
HATCH LEGEND

- EXISTING/DEMO PLAN
- ELEMENTS/AREAS TO BE DEMOLISHED
- ELEMENTS/AREAS TO BE REMODELED/RENOVATED
- ELEMENTS/AREAS TO BE REFINISHED



EXISTING/DEMO SECOND FLOOR DIAGRAM
PRE-EXISTING CONDITIONS REPORT
BAYSIDE MOTEL
 5101-5125 BISCAYNE BLVD.
 MIAMI, FL 33137



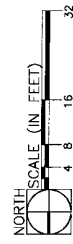
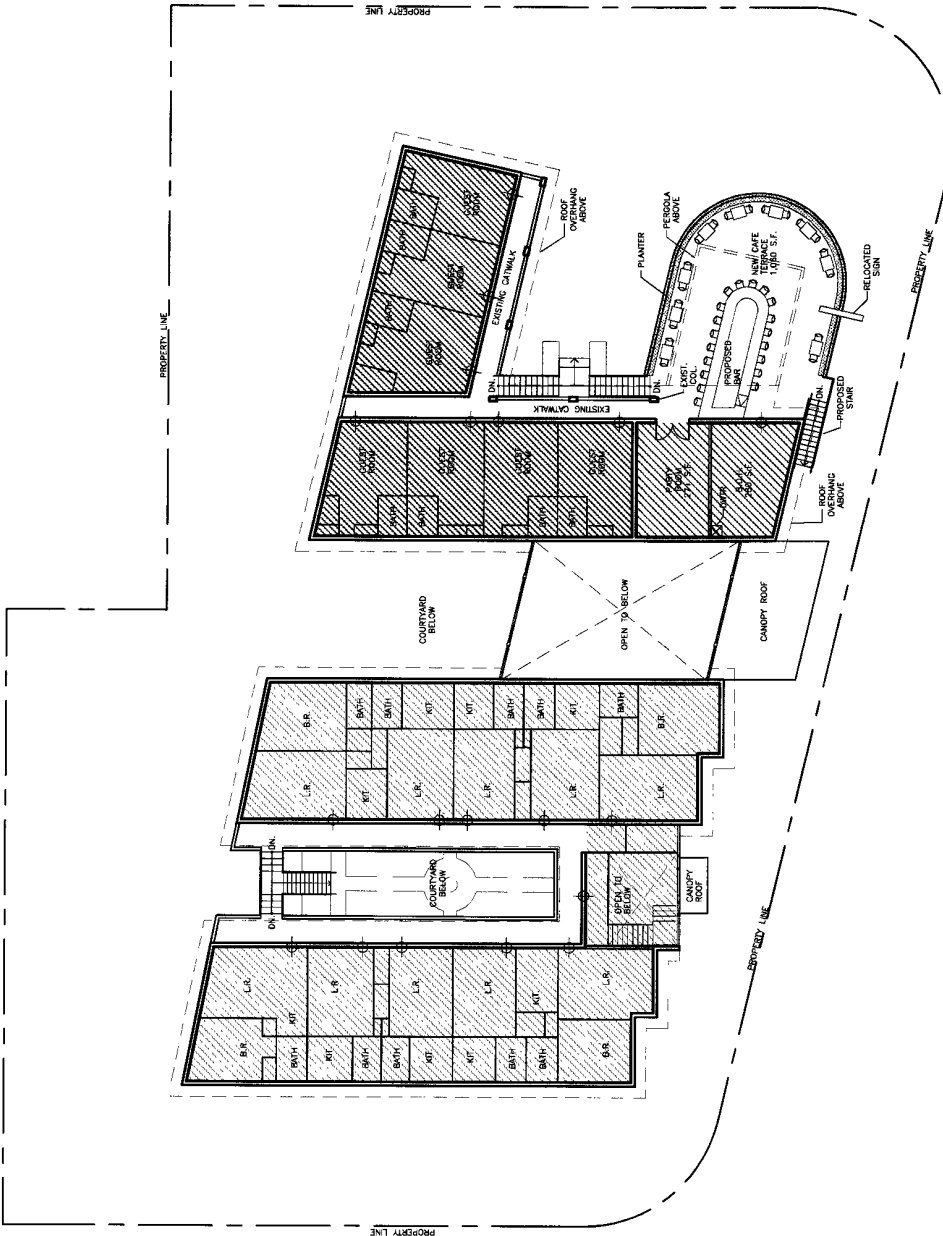
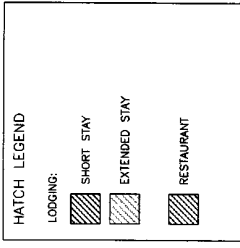


PROPOSED GROUND FLOOR DIAGRAM (As per approved HEPB Submittal of February 2014)

PRE-EXISTING CONDITIONS REPORT

BAYSIDE MOTEL
 5101-5125 BISCAYNE BLVD.
 MIAMI, FL 33137





PROPOSED SECOND FLOOR DIAGRAM (As per approved HEPB Submittal of February 2014)

PRE-EXISTING CONDITIONS REPORT

BAYSIDE MOTEL
 5101-5125 BISCAYNE BLVD.
 MIAMI, FL 33137