The RALEIGH

MASTERPLAN



SCOPE OF WORK

- RESTORATION OF WEST PORTION OF THE EXISTING HISTORIC BUILDINGS
- PARTIAL DEMOLITION OF EAST PORTION OF EXISTING HISTORIC BUILDING:
- NEW CONSTRUCTION OF A 18 STORY RESIDENTIAL TOWER
- NEW PAVILION AMENITY ON THE NORTHEAST SID
- NEW POOL DECKS AND LANDSCAPE DESIGN
- NEW BASEMENT FACILITY UNDER PROPOSED TOWER

OWNER

BSD RALEIGH PROPCO LLC C/O SHVO

745 5th Avenue New York, NY 10151 O: 212.380.2100 LANDSCAPE DESIGNER

ENEA GARDEN DESIGN INC.

7500 NE 4TH COURT, STUDIO 104 Miami, FL 33138 O: 305.576.67027 ARCHITECT

PETER MARINO ARCHITECT

150 EAST 58TH STREET NEW YORK, NY 10022 O: 212.752.5444

1751-1757-1775 Collins Ave Miami Beach, FL 33139

THE RALEIGH MASTER PLAN

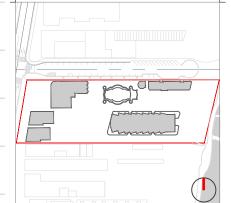
ARCHITECT

KOBI KARP ARCHITECTURE & INTERIOR DESIGN, INC

2915 Biscayne Boulevard, Suite 200 Miami, FL 33137 O: 305.573.1818 CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD
FINAL SUBMITTAL
APRIL 6TH, 2020



CHITECT		ARCHITECT		ARCHITECT	<u>- </u>	ARCHITECTURAL
0.00	COVER	A0.80	RENDERING	A5.03	SECTION - BB	B2-A6.06 RICHMOND - HISTORIC LOBBY - SOUTH ELEVATION
0.01	DRAWING INDEX	A0.81	RENDERING	A5.04	SECTION - CC	B2-A6.07 RICHMOND - HISTORIC LOBBY - WEST ELEVATION
).01A	DRAWING INDEX	A0.82	RENDERING	A5.05	SECTION - CC	B2-A6.08 RICHMOND - HISTORIC LOBBY - WEST ELEVATION
	SURVEY	A0.83	RENDERING	A5.06	SECTION - CC	B2-A6.09 RICHMOND - HISTORIC LOBBY - EAST ELEVATION
0.02	PROJECT DATA	A0.84	RENDERING	A5.07	SECTION - DD	B2-A6.10 RICHMOND - HISTORIC LOBBY - EAST ELEVATION
0.03	LOCATION PLAN/ AERIAL VIEW	A0.85	RENDERING	A5.08	SECTION - EE	B2-D1.00 RICHMOND - DEMO FLOOR PLAN - LEVELS 0-1
0.04	CONTEXT AERIAL VIEW	A0.86	INSPIRATIONAL IMAGES	B1-A1.00	RALEIGH - COMPARISON ELEVATIONS - NORTH	B2-D1.01 RICHMOND - DEMO FLOOR PLAN - LEVELS 2-3
0.05	CONTEXT IMAGES	A1.00	FAR EXISTING	B1-A1.01	RALEIGH - COMPARISON ELEVATIONS - SOUTH	B2-D1.02 RICHMOND - DEMO FLOOR PLAN - LEVELS 4-5
0.06	CONTEXT IMAGES	A1.01	FAR EXISTING	B1-A1.02	RALEIGH - COMPARISON ELEVATIONS - EAST	B2-D1.03 RICHMOND - DEMO FLOOR PLAN - LEVELS 6-7
40.07	CONTEXT IMAGES	A1.02	FAR EXISTING	B1-A1.03	RALEIGH - COMPARISON ELEVATIONS - WEST	B2-D1.04 RICHMOND - DEMO FLOOR PLAN - ROOF LEVEL
40.08	CONTEXT IMAGES	A1.03	FAR PROPOSED	B1-A2.00	RALEIGH - EXISTING FLOOR PLAN - LEVEL 0	B2-D1.05 RICHMOND - DEMO ELEVATION - EAST & WEST
A0.09	CONTEXT IMAGES	A1.04	FAR PROPOSED	B1-A2.01	RALEIGH - EXISTING FLOOR PLAN - LEVEL 1	B2-D1.06 RICHMOND - DEMO ELEVATION - NORTH & SOUTH
A0.10	CONTEXT IMAGES	A1.05	FAR PROPOSED	B1-A2.02	RALEIGH - EXISTING FLOOR PLAN - LEVEL 1.5	B2-B1.00 RIGHMOND - BEMO EEE VAHON - NORTH & 300111
						P2 A1 00 COURT CEAC COMPANICON ELEVATIONS MORTH
40.11	CONTEXT IMAGES	A1.06	FAR PROPOSED	B1-A2.03	RALEIGH - EXISTING FLOOR PLAN - LEVEL 2	B3-A1.00 SOUTH SEAS - COMPARISON ELEVATIONS - NORTH
40.20	HISTORIC IMAGES - COLLINS AVE	A1.07	FAR PROPOSED	B1-A2.04	RALEIGH - EXISTING FLOOR PLAN - LEVEL 3-6	B3-A1.01 SOUTH SEAS - COMPARISON ELEVATIONS - SOUTH
40.21	HISTORIC IMAGES - COLLINS AVE	A1.08	FAR PROPOSED	B1-A2.05	RALEIGH - EXISTING FLOOR PLAN - LEVEL 7	B3-A1.02 SOUTH SEAS - COMPARISON ELEVATIONS - EAST
\0.22	HISTORIC IMAGES - EAST VIEW	A1.09	FAR PROPOSED	B1-A2.06	RALEIGH - EXISTING FLOOR PLAN - LEVEL 8	B3-A1.03 SOUTH SEAS - COMPARISON ELEVATIONS - WEST
0.23	HISTORIC IMAGES - RALEIGH	A1.10	FAR PROPOSED	B1-A2.07	RALEIGH - EXISTING FLOOR PLAN - LEVEL 9	B3-A2.00 SOUTH SEAS - EXISTING FLOOR PLANS - LEVELS 0-3
40.24	HISTORIC IMAGES - RALEIGH	A1.11	FAR PROPOSED	B1-A2.10	RALEIGH - EXISTING ELEVATION - NORTH	B3-A2.01 SOUTH SEAS - EXISTING FLOOR PLANS - LEVELS 4-7
40.25	HISTORIC IMAGES - RALEIGH	A1.12	FAR PROPOSED	B1-A2.11	RALEIGH - EXISTING ELEVATION - SOUTH	B3-A2.02 SOUTH SEAS - EXISTING FLOOR PLANS - LEVELS 8-RC
40.26	HISTORIC IMAGES - RALEIGH	A1.13	FAR PROPOSED	B1-A2.12	RALEIGH - EXISTING ELEVATION - EAST	B3-A2.03 SOUTH SEAS - EXISTING ELEVATIONS - NORTH & SOU
0.27	HISTORIC IMAGES - RALEIGH	A1.14	LOT COVERAGE	B1-A2.13	RALEIGH - EXISTING ELEVATION - WEST	B3-A2.04 SOUTH SEAS - EXISTING ELEVATIONS - EAST & WEST
0.28	HISTORIC IMAGES - RALEIGH	A1.15	LOT COVERAGE	B1-A3.00	RALEIGH - FLOOR PLAN - LEVEL 0	B3-A3.00 SOUTH SEAS - FLOOR PLAN - LEVELS 1-1.5
۸0.29	HISTORIC IMAGES - RALEIGH	A1.16	IMPERVIOUS AREA	B1-A3.01	RALEIGH - FLOOR PLAN - LEVEL 1	B3-A3.01 SOUTH SEAS - FLOOR PLAN - LEVELS 2-3
40.30	HISTORIC IMAGES - RALEIGH	A1.20	BUILDINGS MODIFICATION STUDY	B1-A3.02	RALEIGH - FLOOR PLAN - LEVEL 1.5	B3-A4.00 SOUTH SEAS - ELEVATION - NORTH & SOUTH
A0.31	HISTORIC IMAGES - RICHMOND	A1.21	DEMOLITION	B1-A3.03	RALEIGH - FLOOR PLAN - LEVEL 2	B3-A4.01 SOUTH SEAS - ELEVATION - EAST & WEST
40.32	HISTORIC IMAGES - RICHMOND	A2.00	EXISTING SITE PLAN	B1-A3.04	RALEIGH - FLOOR PLAN - LEVEL 3-6	B3-A6.00 SOUTH SEAS - HISTORIC LOBBY - MICROFILM & EXIST
40.33	HISTORIC IMAGES - RICHMOND	A2.01	DEMOLITION SITE PLAN	B1-A3.05	RALEIGH - FLOOR PLAN - LEVEL 7	B3-A6.01 SOUTH SEAS - HISTORIC LOBBY - DEMO & PROPOSEE
0.34	HISTORIC IMAGES - RICHMOND	A2.02	SITE PLAN	B1-A3.06	RALEIGH - FLOOR PLAN - LEVEL 8	B3-A6.02 SOUTH SEAS - HISTORIC LOBBY - ENLARGED LOBBY
40.35	HISTORIC IMAGES - RICHMOND	A3.01	FLOOR PLAN OVERALL - LEVEL 0	B1-A3.07	RALEIGH - FLOOR PLAN - LEVEL 9	B3-A6.03 SOUTH SEAS - HISTORIC LOBBY - NORTH ELEVATIONS
40.36	HISTORIC IMAGES - RICHMOND	A3.02	FLOOR PLAN OVERALL - LEVEL 1	B1-A4.00	RALEIGH - ELEVATION - NORTH	B3-A6.04 SOUTH SEAS - HISTORIC LOBBY - SOUTH ELEVATIONS
40.37	HISTORIC IMAGES - SOUTH SEAS	A3.03	FLOOR PLAN OVERALL - LEVEL 1.5	B1-A4.01	RALEIGH - ELEVATION - SOUTH	B3-A6.05 SOUTH SEAS - HISTORIC LOBBY - WEST ELEVATIONS
40.38	HISTORIC IMAGES - SOUTH SEAS	A3.04	FLOOR PLAN OVERALL - LEVEL 2	B1-A4.02	RALEIGH - ELEVATION - EAST	B3-A6.06 SOUTH SEAS - HISTORIC LOBBY - EAST ELEVATIONS
40.40	EXISTING IMAGES - RALEIGH	A3.05	FLOOR PLAN OVERALL - LEVEL 3	B1-A4.03	RALEIGH - ELEVATION - WEST	B3-D1.00 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 0-1
40.41	EXISTING IMAGES - RALEIGH	A3.06	FLOOR PLAN OVERALL - LEVEL 4	B1-D1.00	RALEIGH - DEMO FLOOR PLAN - LEVEL 0	B3-D1.01 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 2-4
40.42	EXISTING IMAGES - RALEIGH	A3.07	FLOOR PLAN OVERALL - LEVEL 5	B1-D1.01	RALEIGH - DEMO FLOOR PLAN - LEVEL 1	B3-D1.02 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 5-7
40.43	EXISTING IMAGES - RALEIGH	A3.08	FLOOR PLAN OVERALL - LEVEL 6	B1-D1.02	RALEIGH - DEMO FLOOR PLAN - LEVEL 1.5	B3-D1.03 SOUTH SEAS - DEMO FLOOR PLAN - LEVELS 8-9
A0.44	EXISTING IMAGES - RALEIGH	A3.09	FLOOR PLAN OVERALL - LEVEL 7	B1-D1.03	RALEIGH - DEMO FLOOR PLAN - LEVEL 2	B3-D1.04 SOUTH SEAS - DEMO ELEVATION - NORTH & SOUTH
A0.45	EXISTING IMAGES - RALEIGH	A3.10	FLOOR PLAN OVERALL - LEVEL 8	B1-D1.04	RALEIGH - DEMO FLOOR PLAN - LEVEL 3-6	B3-D1.05 SOUTH SEAS - DEMO ELEVATION - EAST & WEST
A0.46	EXISTING IMAGES - RALEIGH	A3.11	FLOOR PLAN OVERALL - LEVEL 9	B1-D1.05	RALEIGH - DEMO FLOOR PLAN - LEVEL 7	
A0.47	EXISTING IMAGES - RALEIGH	A3.12	FLOOR PLAN OVERALL - LEVEL 10	B1-D1.06	RALEIGH - DEMO FLOOR PLAN - LEVEL 8	B4-A3.00 FLOOR PLAN - LEVEL 0
A0.48	EXISTING IMAGES - RALEIGH	A3.13	FLOOR PLAN OVERALL - LEVEL 11	B1-D1.07	RALEIGH - DEMO FLOOR PLAN - LEVEL 9	B4-A3.01 FLOOR PLAN - LEVEL 0
40.49	EXISTING IMAGES - RICHMOND	A3.14	FLOOR PLAN OVERALL - LEVEL 12	B1-D1.08	RALEIGH - DEMO ELEVATION - NORTH	B4-A3.02 FLOOR PLAN - LEVEL 1
40.50	EXISTING IMAGES - RICHMOND	A3.15	FLOOR PLAN OVERALL - LEVEL 13	B1-D1.09	RALEIGH - DEMO ELEVATION - SOUTH	B4-A3.03 FLOOR PLAN - LEVEL 1
40.51	EXISTING IMAGES - RICHMOND	A3.16	FLOOR PLAN OVERALL - LEVEL 14	B1-D1.10	RALEIGH - DEMO ELEVATION - EAST	B4-A3.04 FLOOR PLAN - LEVEL 2
40.52	EXISTING IMAGES - RICHMOND	A3.17	FLOOR PLAN OVERALL - LEVEL 15	B1-D1.11	RALEIGH - DEMO ELEVATION - WEST	B4-A3.05 FLOOR PLAN - LEVEL 3
40.53	EXISTING IMAGES - RICHMOND	A3.18	FLOOR PLAN OVERALL - LEVEL 16	B2-A1.00	RICHMOND - COMPARISON ELEVATIONS - NORTH	B4-A3.06 FLOOR PLAN - LEVEL 4
0.54	EXISTING IMAGES - RICHMOND	A3.19	FLOOR PLAN OVERALL - LEVEL 17	B2-A1.01	RICHMOND - COMPARISON ELEVATIONS - SOUTH	B4-A3.07 FLOOR PLAN - LEVEL 5
0.55	EXISTING IMAGES - SOUTH SEAS	A3.20	FLOOR PLAN OVERALL - LEVEL 18	B2-A1.02	RICHMOND - COMPARISON ELEVATIONS - EAST	B4-A3.08 FLOOR PLAN - LEVEL 6
40.56	EXISTING IMAGES - SOUTH SEAS	A3.21	FLOOR PLAN OVERALL - ROOF LEVEL	B2-A1.03	RICHMOND - COMPARISON ELEVATIONS - WEST	B4-A3.09 FLOOR PLAN - LEVEL 7
\0.57	EXISTING IMAGES - SOUTH SEAS	A3.22	FLOOR PLAN OVERALL - ROOF TOP LEVEL	B2-A2.00	RICHMOND - EXISTING FLOOR PLANS - LEVELS 0-3	B4-A3.10 FLOOR PLAN - LEVEL 8
40.58	EXISTING IMAGES - SOUTH SEAS	A4.00	ELEVATIONS - NORTH	B2-A2.01	RICHMOND - EXISTING FLOOR PLANS - LEVELS 4-6	B4-A3.11 FLOOR PLAN - LEVELS 9
40.59	EXISTING IMAGES - SOUTH SEAS	A4.01	ELEVATIONS - NORTH	B2-A2.02	RICHMOND - EXISTING FLOOR PLANS - LEVELS 7-8	B4-A3.12 FLOOR PLAN - LEVELS 10
40.60	EXISTING IMAGES - SOUTH SEAS	A4.02	ELEVATIONS - SOUTH	B2-A2.03	richmond - existing elevations - north & south	B4-A3.13 FLOOR PLAN - LEVELS 11
40.61	EXISTING IMAGES - SOUTH SEAS	A4.03	ELEVATIONS - SOUTH	B2-A2.04	RICHMOND - EXISTING ELEVATIONS - EAST & WEST	B4-A3.14 FLOOR PLAN - LEVELS 12
40.70	RENDERING	A4.04	ELEVATIONS - EAST & WEST	B2-A3.00	RICHMOND - FLOOR PLAN - LEVELS 1-1.5	B4-A3.15 FLOOR PLAN - LEVELS 13
0.71	RENDERING	A4.05	ELEVATIONS - EAST & WEST	B2-A3.01	RICHMOND - FLOOR PLAN - LEVELS 2-3	B4-A3.16 FLOOR PLAN - LEVELS 14
0.72	RENDERING	A4.15	CONTEXT ELEVATIONS	B2-A4.00	RICHMOND - ELEVATION - NORTH & SOUTH	B4-A3.17 FLOOR PLAN - LEVELS 15
40.72 40.73	RENDERING			B2-A4.00		
		A4.20	ELEVATION MATERIALS		RICHMOND - ELEVATION - EAST & WEST	
40.74	RENDERING	A4.30	DETAILS	B2-A6.00	RICHMOND - HISTORIC LOBBY - MICROFILM & EXISTING	B4-A3.19 FLOOR PLAN - LEVELS 17
A0.75	RENDERING	A4.31	ELEVATION DETAIL	B2-A6.01	RICHMOND - HISTORIC LOBBY - DEMO & PROPOSED	B4-A3.20 FLOOR PLAN - LEVELS 18
A0.76	RENDERING	A4.32	DETAIL	B2-A6.02	RICHMOND - HISTORIC LOBBY - ENLARGED LOBBY	B4-A3.21 FLOOR PLAN - ROOF LEVEL
A0.77	RENDERING	A4.33	DETAIL	B2-A6.03	RICHMOND - HISTORIC LOBBY - NORTH ELEVATION	B5-A3.00 BEACH CLUB - FLOOR PLAN - LEVEL 0-1
A0.78	RENDERING	A5.00	SECTION - AA	B2-A6.04	RICHMOND - HISTORIC LOBBY - NORTH ELEVATION	B5-A3.01 BEACH CLUB - FLOOR PLAN - LEVEL 2-ROOF
A0.79	RENDERING	A5.01	SECTION - AA	B2-A6.05	RICHMOND - HISTORIC LOBBY - SOUTH ELEVATION	B5-A3.02 BEACH CLUB - FLOOR PLAN - ROOF LEVEL
						B5-A4.00 BEACH CLUB - ELEVATIONS



Rev.	Date	Rev.	Date
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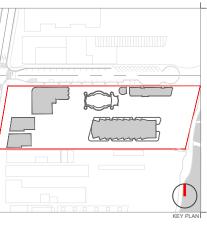




INDEX

Date APRIL 06, 2020 Sheet No. AS SHOWN A0.01 Project 1901

NDSCAP	E			
L-000	COVER SHEET AND INDEX			
L-001	GENERAL LANDSCAPE NOTES			
L-002	GENERAL LANDSCAPE NOTES		_	
L-100	TREE DISPOSITION PLAN -WEST			
L-101	TREE DISPOSITION PLAN - EAST			
L-102	TREE DISPOSITION SCHEDULE		_	
L-003	TREE DISPOSITION DETAILS AND SUMMARY			
L-200	OVERALL RENDERED SITE PLAN			
L-201	GROUND FLOOR SITE PLAN			
L-202	HARDSCAPE MATERIAL AND CALL-OUT PLAN - WEST			-
L-203	HARDSCAPE MATERIAL AND CALL-OUT PLAN - EAST			
L-204	HARDSCAPE MATERIAL SCHEDULE AND REFERNCEIMAGES			
L-205 L-206	OCEANFRONT AND DUNE OVERLAY CALCULATION OVERALL RENDERING ROOF PLAN			
L-300	RENDERING WEST AND EAST SITE ELEVATION			[:
L-301	RENDERING NORTH SITE ELEVATION			
L-302	RENDERING SOUTH SITE ELEVATION			
L-400	HARDSCAPE DETAILS			
L-401	HARDSCAPE DETAILS		_	
L-402	HARDSCAPE DETAILS			
L-500	UNDERSTORY PLANTING PLAN		_	
L-501	CANOPY PLANTING PLAN - EAST			
L-502	UNDERSTORY PLANTING PLAN - WEST			
L-503	UNDERSTORY PLANTING PLAN - EAST			
L-504	PLANTING SCHEDULE AND LANDSCAPE LEGEND - GROUND F	FLOOR		
L-505	ROOF PLANTING PLAN - ENLARGEMENT 1			
L-506	ROOF PLANTING PLAN - ENLARGEMENT 1			
L-507	PLANTING DETAILS			
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ev.	Date	Rev.	Date

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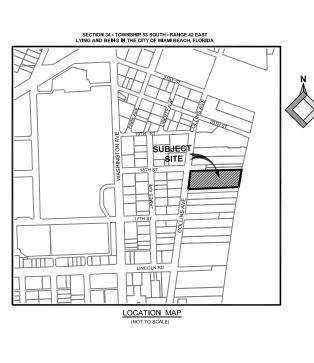
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E	No.	T R E E BOTANICAL NAME	TABLE COMMON NAME	DBH HEIGHT SPRE
ITAL TREE RY SITE BENCHMARK RECORDS BOOK	1 2	WASHINGTONIA FILIFERA WASHINGTONIA FILIFERA	WASHINGTONIA PALM WASHINGTONIA PALM	12" 30' 18" 12" 30' 18"
ABILITY ACT	3 4 5	WASHINGTONIA FILIFERA WASHINGTONIA FILIFERA PTYCHOSPERMA ELEGANS	WASHINGTONIA PALM WASHINGTONIA PALM SOLITAIRE PALM	14" 30' 18" 14" 35' 16" 5" 26' 14"
IMBER OF PIPES METER OF PIPES	6 7 8	PTYCHOSPERMA ELEGANS PTYCHOSPERMA ELEGANS WASHINGTONIA FILIFERA	SOLITAIRE PALM SOLITAIRE PALM WASHINGTONIA PALM	6" 28' 10' 7" 30' 18' 9" 30' 18'
	9	COCOS NUCIFERA COCOS NUCIFERA	CLUSTER PALM CLUSTER PALM	9" 28' 20' 10" 40' 34'
ERGROUND	11 12 12A	COCOS NUCIFERA PTYCHOSPERMA ELEGANS HYOPHORBE VERSCHAFFELTII	CLUSTER PALM SOLITAIRE PALM SPINDLE PALM	8" 40' 34' 12" 30' 20' 8" 6' 18'
ERGROUND ION LINE RHEAD	13 14	SYAGRUS ROMANZOFFIANA COCCOLOBA UVIFERA	QUEEN PLAM SEAGRAPE	9" 28' 36' 3" 28' 12"
ON ON	15 16 17	SYAGRUS ROMANZOFFIANA SYAGRUS ROMANZOFFIANA COCCOLOBA UVIFERA	QUEEN PLAM QUEEN PLAM SEAGRAPE	7" 25' 36' 7" 25' 36' 4" 14' 12'
OCK STUCCO NCE	18 20	SYAGRUS ROMANZOFFIANA MANILKARA SAPOTA	QUEEN PLAM SAPODILLA	4" 14' 8' 11" 40' 30"
ENCE ENT	21 22 22A	MANILKARA SAPOTA FICUS BINNENDIFKII MANILKARA SAPOTA	SAPODILLA FICUS ALII SAPODILLA	10" 40' 35" 4" 18' 18' 2" 16' 10'
AST HEIGHT)	23 24 25	COCCOLOBA UVIFERA BURSERA SIMARUBA SYAGRUS ROMANZOFFIANA	SEAGRAPE GUMBO LIMBO QUEEN PALM	37" 40' 40' 16" 45' 30' 8" 22' 18'
E PY OF TREE) LORIDE PIPE POLYETHYLENE	26 27	SYAGRUS ROMANZOFFIANA SYAGRUS ROMANZOFFIANA	QUEEN PALM QUEEN PALM	6" 28' 28' 10" 30' 28'
METAL	28 29 30	ADONIDIA MERRILLII COCCOLOBA UVIFERA SYAGRUS ROMANZOFFIANA	CHRISTMAS PALM SEAGRAPE QUEEN PALM	3" 7' 14' 2" 10' 12' 8" 28' 28'
ESS .E	31 32	COCCOLOBA UVIFERA COCCOLOBA UVIFERA	SEAGRAPE SEAGRAPE	16" 26' 20' 4" 26' 18"
IPOUND ERSE CURVATURE	33 34 35	SYAGRUS ROMANZOFFIANA COCCOLOBA UVIFERA COCCOLOBA UVIFERA	QUEEN PALM SEAGRAPE SEAGRAPE	7" 26' 18' 5" 18' 25' 3" 22' 18'
MPOUND ERSE CURVATURE GENCY VATURE LIGHT POLE TT POLE POLE HT POLE HT POLE	36 37 38	SCHINUS TEREBINTHIFOLIUS COCOS NUCIFERA COCOS NUCIFERA	BRAZILIAN PEPPER COCONUT PALM COCONUT PALM	4" 16' 25" 9" 30' 34' 8" 28' 26'
HT POLE	39 40	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	9" 32' 38' 9" 8' 26'
LINE	41 42 43	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	9" 32' 38" 12" 28' 36" 7" 26' 26"
IAL BOX IAL CABINET	44 45	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	8" 38' 36' 8" 35' 34'
NHOLE NERA	46 47 48	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	8" 13' 36' 6" 20' 20' 6" 35' 15'
SER SIGN AL MAST ARM	49 51 52	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	6" 25' 15' 6" 15' 15' 11" 30' 36'
ION MANHOLE ION HANDHOLE ION VAULT	53 54	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	12" 30' 36' 10" 30' 36'
ON BOX ON MARKER	55 56 57	COCOS NUCIFERA COCCOLOBA UVIFERA COCCOLOBA UVIFERA	COCONUT PALM SEAGRAPE SEAGRAPE	6" 30' 18' 5" 18' 18' 5" 15' 15'
ON MARKER HT POLE	58 59 60	COCCOLOBA UVIFERA COCOS NUCIFERA COCOS NUCIFERA	SEAGRAPE COCONUT PALM COCONUT PALM	5" 15' 10' 6" 15' 15' 6" 25' 15'
CH ITY POLE LITY POLE	61 61A	ADONIDIA MERRILLII COCOS NUCIFERA	CHRISTMAS PALM COCONUT PALM	10" 18' 20" 8" 22' 28"
Y POLE	62 62A 63	ADONIDIA MERRILLII COCOS NUCIFERA ADONIDIA MERRILLII	CHRISTMAS PALM COCONUT PALM CHRISTMAS PALM	6" 16' 10' 8" 22' 28' 10" 15' 22'
POST NHOLE ER IDHOLE	64 65 66	ADONIDIA MERRILLII ADONIDIA MERRILLII ADONIDIA MERRILLII	CHRISTMAS PALM CHRISTMAS PALM CHRISTMAS PALM	6" 15' 15' 11" 20' 28' 11" 17' 28'
CING FLAG CING SIGN	67 67A	ADONIDIA MERRILLII COCOS NUCIFERA	CHRISTMAS PALM COCONUT PALM	10" 18' 22" 8" 35' 34'
DX E	68 69 70	ROYSTONEA REGIA COCOS NUCIFERA COCOS NUCIFERA	ROYAL PALM COCONUT PALM COCONUT PALM	14" 13' 24" 9" 28' 36' 5" 8' 8'
FLAG	71 72	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	8" 15' 15' 6" 20' 10'
TION BOX TION BOX TION MANHOLE TION VAULT TION HANDHOLE	73 74 75	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	6" 30' 15' 6" 15' 15' 6" 10' 10'
TION MARKER	76 77	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6" 15' 15' 5" 10' 10'
HOOP				
PARKING SPACE TER N VALVE LVE	LEGAL DESCRI	PTION		
NT VALVE INECTION IDHOLE	SOUTH SEAS			
NHOLE	recorded In P	at the Northeast corner of lat Book 2, at Page 77 of th	e Public Records c	of Dade County
LT L IKING FLAG IKING SIGN IHOLE	a distance of	inutes 49 seconds W., alon; 55.775 feet to a point on a I Block 28, also beina the P	line parallel to and	d five feet South
ER IDHOLE LT	S. 88 degrees line of Lots 7 a	00 minutes 49.4 seconds W ind 14 of said Block 28, a d	/., along a line pard istance of 400 feet	allel to and five to a Found Drill
KER FLAG KER SIGN	West line of Lo foot public rig	ot 14 of said Block 28 said p ht of way, thence run S. 7	oint also being on degrees 39 minute:	the East line of s 49 seconds W.
OX ANDHOLE OX MARKER SIGN DISPENSER	55.775 feet to	i of said Block 28 (and East a point on a line which is p k 28; thence run N. 88 deg	parallel to and ten	feet South of th
DISPENSER	parallel to and feet to the Ero	d ten feet South of the Nor ssion Control Line of the Atl	th line of Lots 6 and antic Ocean, said	d 15 of said Bloc line being reco
INHOLE TER NK NDHOLE T STATION	seconds E., al	e Public Records of Dade (ong the said Erosion Contro Southerly line of the North	ol Line, a distance :	of 56.54 feet to
T STATION JLT RKER FLAG RKER SIGN MANHOLE	28; thence rur	Southerly line of the North n S, 88 degrees 00 minutes therly five feet of the abov	49.4 feet W., along	the extension E
ER	feet to the Po	int of Beginning.	onondu tols	. a 1-, DIOCK
MANHOLE 'AULT OX IANDHOLE	EASEMENT PAR			
ÄNDHOLE IARKER FLAG IARKER SIGN WELL	of Way from E	an easement as set forth it dward E. Levinson, individu Feely to Sypergetic Real F	ually and as Trustee	e, Eugene J. Hov
TILITY BOX TILITY HANDHOLE TILITY HANDHOLE TILITY MANHOLE TILITY PALE TILITY TANK TILITY TANK TILITY VALUE TILITY VALUE TILITY VALUE TILITY WARKER	South Seas Ho	ı Feely to Synergetic Real E Hel Corp., a Florida corpor ds Book 29507, page 484, F	ation, February 13,	2015, recorded
LITY POLE LITY TANK LITY VALVE LITY VAULT	Together with	an easement as set forth i	n and granted by 1	Temporary Crar
	Edward E. Lev Sheila Feely to	inson, Individually and as T Synergetic Real Estate of	rustee, Eugene J. H Florida, LLC, a Flori	loward, Individu da limited liabili
NAL N K JLT NDHOLE		rp., a Florida corporation, l 29507, page 474, Public Re		
DHOLE	RICHMOND			
IDHOLE ER NHOLE VE LT KKER FLAG		and the North 5 feet of Lot		
ER FLAG ER SIGN	Records of Do	I, according to the plat the Ide County, Florida; ALSO I VISION OF ALTON BEACH, (peginning at the N	orth East corner
BRICK	Page 77 of the	VISION OF ALTON BEACH, of Public Records of Dade (produced to the high war	County, Florida; the	ence Easterly alo
5549	meandering t	o the high water mark of th	ne Atlantic Ocean	to a point on so
CONCRETE		on of the said high water m aid Lot 8, Block 28 of said s		

E			TABLE	Ξ	_	
NAMENTAL TREE	No.	BOTANICAL NAME WASHINGTONIA FILIFERA	COMMON NAME WASHINGTONIA PALM	DBH 12"	HEIGHT 30'	SPREAD 18'
APORARY SITE BENCHMARK	2	WASHINGTONIA FILIFERA WASHINGTONIA FILIFERA	WASHINGTONIA PALM	12"	30'	18'
FICIAL RECORDS BOOK	3	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	14"	30'	18'
GE IERICAN DISABILITY ACT	4	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	14"	35'	16'
DICATES NUMBER OF PIPES D THE DIAMETER OF PIPES	5	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	5"	26'	14'
ERT VATION	6 7	PTYCHOSPERMA ELEGANS PTYCHOSPERMA ELEGANS	SOLITAIRE PALM SOLITAIRE PALM	6" 7"	28' 30'	10' 18'
VATION PICAL	8	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	9"	30'	18'
IGATION	9	COCOS NUCIFERA	CLUSTER PALM	9"	28'	20'
STING DRM	10	COCOS NUCIFERA	CLUSTER PALM	10"	40'	34'
NITARY S	11	COCOS NUCIFERA	CLUSTER PALM	8"	40'	34'
SRM NITARY STER STING UNDERGROUND	12	PTYCHOSPERMA ELEGANS	SOLITAIRE PALM	12"	30'	20'
MMUNCATION LINE STING OVERHEAD CTRIC LINE ER OPTIC	12A 13	HYOPHORBE VERSCHAFFELTII SYAGRUS ROMANZOFFIANA	SPINDLE PALM QUEEN PLAM	8" 9"	6' 28'	18' 36'
CTRIC LINE	14	COCCOLOBA UVIFERA	SEAGRAPE	3"	28'	12'
BLE TELEVISION	15	SYAGRUS ROMANZOFFIANA	QUEEN PLAM	7"	25'	36'
BLE TELEVISION CTRIC OT ELEVATION	16	SYAGRUS ROMANZOFFIANA	QUEEN PLAM	7"	25'	36'
NCRETE	17	COCCOLOBA UVIFERA	SEAGRAPE	4"	14'	12"
NCRETE NCRETE BLOCK STUCCO AIN LINK FENCE DOD FENCE TAL FENCE RBED WIRE FENCE	18	SYAGRUS ROMANZOFFIANA	QUEEN PLAM	4" 11"	14' 40'	8'
TAL FENCE	20 21	MANILKARA SAPOTA MANILKARA SAPOTA	SAPODILLA SAPODILLA	10"	40'	30' 35'
	22	FICUS BINNENDIFKII	FICUS ALII	4"	18'	18'
E DEPARTMENT NNECTION	22A	MANILKARA SAPOTA	SAPODILLA	2"	16'	10'
	23	COCCOLOBA UVIFERA	SEAGRAPE	37"	40'	40'
	24	BURSERA SIMARUBA	GUMBO LIMBO	16"	45'	30'
EAD (CANOPY OF TREE)	25	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	22'	18'
GHT OF TREE LEAD (CANOPY OF TREE) LYVINYL CHLORIDE PIPE IH-DENSITY POLYETHYLENE	26 27	SYAGRUS ROMANZOFFIANA SYAGRUS ROMANZOFFIANA	QUEEN PALM QUEEN PALM	6" 10"	28' 30'	28' 28'
ORD CULATED ASURE	27	SYAGRUS ROMANZOFFIANA ADONIDIA MERRILLII	QUEEN PALM CHRISTMAS PALM	3"	30' 7'	28' 14'
ASURE TO MACTOR	29	COCCOLOBA UVIFERA	SEAGRAPE	2"	10'	12'
RRUGATED METAL ST IRON	30	SYAGRUS ROMANZOFFIANA	QUEEN PALM	8"	28'	28'
NSE BUSINESS	31	COCCOLOBA UVIFERA	SEAGRAPE	16"	26'	20'
TRAL ANGLE	32	COCCOLOBA UVIFERA	SEAGRAPE	4"	26'	18'
DIUS NGENT	33	SYAGRUS ROMANZOFFIANA	QUEEN PALM	7"	26'	18'
INT OF COMPOUND RVATURE	34	COCCOLOBA UVIFERA	SEAGRAPE	5"	18'	25'
GGENT INT OF COMPOUND RVATURE INT OF COMPOUND RVATURE INT OF TANGENCY INT OF TANGENCY INT ON INTO INTO INTO INTO INTO INTO INTO IN	35	COCCOLOBA UVIFERA SCHINUS TEREBINTHIFOLIUS	SEAGRAPE BRAZILIAN PEPPER	3" 4"	22' 16'	18'
INT OF CURVATURE	36 37	COCOS NUCIFERA	COCONUT PALM	9"	16' 30'	25' 34'
NAMENTAL LIGHT POLE	38	COCOS NUCIFERA	COCONUT PALM	8"	28'	26'
TAL LIGHT POLE	39	COCOS NUCIFERA	COCONUT PALM	9"	32'	38'
HT-OF-WAY	40	COCOS NUCIFERA	COCONUT PALM	9"	8'	26'
TION LINE	41	COCOS NUCIFERA	COCONUT PALM	9"	32'	38'
TION LINE ITERLINE SELINE	42	COCOS NUCIFERA	COCONUT PALM	12"	28'	36'
	43	COCOS NUCIFERA	COCONUT PALM	7"	26'	26'
FFIC SIGNAL BOX FFIC SIGNAL CABINET	44 45	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	8"	38' 35'	36' 34'
LARD ESTRIAN SIGNAL	45	COCOS NUCIFERA	COCONUT PALM	8"	13'	36 ¹
FEIC HANDHOLE	47	COCOS NUCIFERA	COCONUT PALM	6"	20'	20'
AFFIC MANHOLE	48	COCOS NUCIFERA	COCONUT PALM	6"	35'	15'
AFFIC CAMERA AFFIC MARKER SIGN	49	COCOS NUCIFERA	COCONUT PALM	6"	25'	15'
AFFIC SIGNAL MAST ARM N	51	COCOS NUCIFERA	COCONUT PALM	6"	15'	15'
AFFIC SENSOR	52	COCOS NUCIFERA	COCONUT PALM COCONUT PALM	11" 12"	30'	36'
BLE TELEVISION MANHOLE	53 54	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM	10"	30'	36'
BLE TELEVISION VAULT	55	COCOS NUCIFERA	COCONUT PALM	6"	30'	18'
BLE TELEVISION BOX BLE TELEVISION MARKER N	56	COCCOLOBA UVIFERA	SEAGRAPE	5"	18'	18'
N BLE TELEVISION MARKER	57	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	15'
.G	58	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10'
NCRETE LIGHT POLE DODLIGHT	59	COCOS NUCIFERA	COCONUT PALM	6"	15'	15'
	60 61	COCOS NUCIFERA ADONIDIA MERRILLII	COCONUT PALM CHRISTMAS PALM	6" 10"	25' 18'	15' 20'
CTRIC SWITCH	61A	COCOS NUCIFERA	COCONUT PALM	8"	22'	281
OODEN UTILITY POLE NCRETE UTILITY POLE	62	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	16'	10'
TAL UTILITY POLE CTRIC TRANSFORMER	62A	COCOS NUCIFERA	COCONUT PALM	8"	22'	28'
Y ANCHOR	63	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	15'	22'
Y ANCHOR POST CTRIC MANHOLE	64	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	15'	15'
CTRIC METER	65	ADONIDIA MERRILLII	CHRISTMAS PALM	11"	20'	28'
Y ANCHOR Y ANCHOR POST CTRIC MANHOLE CTRIC MANHOLE CTRIC MATER CTRIC HANDHOLE CTRIC VAULT CTRIC MARKING FLAG CTRIC MARKING SIGN SVALVE S UTILITY BOX S MANHOLE	66 67	ADONIDIA MERRILLII ADONIDIA MERRILLII	CHRISTMAS PALM	11" 10"	17' 18'	28' 22'
CTRIC MARKING SIGN	67A	COCOS NUCIFERA	CHRISTMAS PALM COCONUT PALM	8"	35'	34'
VALVE S UTILITY BOX	68	ROYSTONEA REGIA	ROYAL PALM	14"	13'	24'
S MANHOLE S TANK	69	COCOS NUCIFERA	COCONUT PALM	9"	28'	36'
S HANDHOLE	70	COCOS NUCIFERA	COCONUT PALM	5"	8'	8'
S METER I	71	COCOS NUCIFERA	COCONUT PALM	8"	15'	15'
S METER S VAULT		COCOS NUCIFERA	COCONUT PALM	6"	20'	10'
S METER S VAULT S WELL S MARKER FLAG	72	COCOS NUCIFERA	COCONUT PALM	6" 6"	30' 15'	15' 15'
S MANHOLE S TANK S HANDHOLE S METER S WAULT S WELL S MARKER FLAG S MARKER SIGN MMUNICATION BOX	72 73				10'	10'
5 METER 5 WAULT 5 WELL 5 MARKER FLAG 5 MARKER SIGN MMUNICATION BOX MMUNICATION MANHOLE MMUNICATION MANHOLE	72 73 74	COCOS NUCIFERA	COCONUT PALM	611		
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION HANDHOLE	72 73 74 75	COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM	6" 6"		15"
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION HANDHOLE	72 73 74	COCOS NUCIFERA		6" 6" 5"	15' 10'	15' 10'
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION HANDHOLE MMUNICATION MARKER N MMUNICATION MARKER MMUNICATION MARKER G	72 73 74 75 76	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	15'	
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION HANDHOLE MMUNICATION MARKER MMUNICATION MARKER MMUNICATION MARKER BAGE RECEPTACLE PHONE	72 73 74 75 76	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	15'	
IMUNICATION MANHOLE IMUNICATION VAULT IMUNICATION HANDHOLE IMUNICATION HANDHOLE IMUNICATION MARKER IMUNICATION MARKER G BAGE RECEPTACLE PHONE ETBALL HOOP	72 73 74 75 76	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	15'	
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION VAULT MMUNICATION HANDHOLE MMUNICATION MARKER G BAGE RECEPTACLE PHONE KETBALL HOOP IDICAP PARKING SPACE TER METER	72 73 74 75 76 77	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	15'	
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION HANDHOLE MMUNICATION MARKER N MMUNICATION MARKER G BRAGE RECEPTACLE PHONE KETBALL HOOP DDICAP PARKING SPACE TER METER	72 73 74 75 76	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	15'	
AMUNICATION MANHOLE MUNICATION VAULT MUNICATION HANDHOLE MUNICATION MARKER MUNICATION MARKER MUNICATION MARKER BAGE RECEPTACLE PHONE KETBALL HOOP DIICAP PARKING SPACE TER METER GATION VALVE FER VALVE HVDRANT	72 73 74 75 76 77	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	15'	
AMUNICATION MANHOLE MUNICATION VAULT MUNICATION HANDHOLE MUNICATION MARKER MUNICATION MARKER MUNICATION MARKER BAGE RECEPTACLE PHONE KETBALL HOOP DICAP PARKING SPACE FER MULTE FER VALVE FER VALVE FER VALVE FER SES VALVE FER BOX	72 73 74 75 76 77	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM	6"	15'	
AMUNICATION MANHOLE MUNICATION VAULT MUNICATION HANDHOLE MUNICATION MARKER MUNICATION MARKER MUNICATION MARKER BAGE RECEPTACLE PHONE KETBALL HOOP DICAP PARKING SPACE FER MULTE FER VALVE FER VALVE FER VALVE FER SES VALVE FER BOX	72 73 74 75 76 77 LEGAL DESCRIPT	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA	COCONUT PALM COCONUT PALM COCONUT PALM	6" 5"	15' 10'	10'
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION HANDHOLE MMUNICATION MARKER MMUNICATION MARKER MMUNICATION MARKER MMUNICATION MARKER MAUDICATION MARKER MAUDICATION MARKER MALE BECEPTACLE PHONE KETBALL HOOP DIOICAP PARKING SPACE TER METER GATION VAUVE TER VAUVE HYDRANT RELEASE VALVE TER SOX TER BOX TER MOUNTAINE TER SOX TER MOUNTAINE TER SOX TER SOX TER SOX TER SOX TER SOX TER MOUNTAINE TER SOX	72 73 74 75 76 77 78 PROPERTY SOUTH SEAS Commencing of	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM	6" 5"	15' 10'	10'
MMUNICATION MANHOLE MMUNICATION VAULT MMUNICATION HANDHOLE MMUNICATION MARKER MMUNICATION MARKER MMUNICATION MARKER MMUNICATION MARKER MAUDICATION MARKER MAUDICATION MARKER MALE BECEPTACLE PHONE KETBALL HOOP DIOICAP PARKING SPACE TER METER GATION VAUVE TER VAUVE HYDRANT RELEASE VALVE TER SOX TER BOX TER MOUNTAINE TER SOX TER MOUNTAINE TER SOX TER SOX TER SOX TER SOX TER SOX TER MOUNTAINE TER SOX	72 73 74 75 76 77 77 LEGAL DESCRIPT SOUTH SEAS Commencing a recorded in Plan	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION 11 the Northeast corner of the Book 2, at Page 77 of the Residence of the Res	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM f Lot 8, Block 28, Fish the Public Records of	er's I	15' 10'	ubdivisio
MMUNICATION MANHOLE MMUNICATION WAULT MMUNICATION HANDHOLE MMUNICATION MARKER WANDHOLE MORE THE MANHOLE MANHOL	72 73 74 75 76 77 SOUTH SEAS Commencing of recorded in Pilo degrees 34 mini	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION 11 the Northeast corner of 18 book 2, art Page 77 of thuge 47 vector 48 w., along 19 was 49 seconds w., along utes 40 s	COCONUTPALM COCONUTPALM COCONUTPALM COCONUTPALM I Lot 8, Block 28, Fish Re Public Records of g the Easterly line of	er's I	15' 10'	ubdivisionunty, Flo
MINUNICATION MARHOLE MINUNICATION MAYOR MINUNICATION MAYOR MINUNICATION MARKER MARKER MARKER MARKER MINUNICATION MARKER MARKER MARKER MINUNICATION MARKER MARKER MARKER MARKER MARKER MARKER MARKER MINUNICATION MARKER MA	72 73 74 75 75 76 77 LEGAL DESCRIPT SOUTH SEAS Commencing of recorded in Plad degrees 34 mila of distance of 5:	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION The Northeast corner of the book 2, at Page 77 of thutes 49 seconds Wu, along 5,775 feet to a point on a	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM F Lot 8, Block 28, Fish Re Public Records of g the Easterly line of line parallel to and	er's l Dad afo five	15' 10'	ubdivision ounty, Flo ntioned South of
MINDINCATION MANHOLE MINDINCATION WALLI-OLE MAUNICATION WALLI-OLE MAUNICATION MARKER MAUNICATION MARKER MAUNICATION MARKER SAGE RECEPTACLE PYRIONE SEE SALL HOOP SEE SALL HOOP SEE SALL HOOP SEE SALL HOOP SEE NATER WALLIE SEE NATER SEE NATER SEE VALVE THE BOX SEE SALL THE BOX SEE SALL THE BOX SEE SALL THE BOX SEE SALL THE MARKING SIGN THE MARK	72 73 74 75 75 76 77 77 SOUTH SEAS Commencing a recorded in Pila degrees 34 min a distance of 55 and 14 of soid t	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION If the Northeast corner of 18 Book 2, at 19 age 77 of thu tutes 49 seconds W., along 5,775 feet to a point on a 8,5775 feet to a 9,5775 feet to a	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM I Lot 8. Block 28, Fish I Lot 8. Block 28, Fish I lot Records of g the Easterly line of coint of Beginning, Fr	er's I Dac afo five	First Sude Co remei feet S	ubdivision ounty, Flo ntioned South of pint of Be
MAUNICATION MARHOLE MUNICATION WANDHOLE MUNICATION WANDHOLE MUNICATION MARKER MAUNICATION MARKER MAUNICATION MARKER MARKE	72 73 74 75 75 76 77 SOUTH SEAS Commencing of recorded in Plate distance of 5: and 14 of sold at 5. 88 degrees 0. 88 degrees 5.	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA ION It the Northeast corner of it Book 2, at Page 77 of the Vites 49 seconds W., along 5.775 feet 10 a point on a slock 28. also being the P. or milutes 49.4 seconds W.	COCONUT PALM COCONUT PALM COCONUT PALM OCONUT PALM I Lot 8, Block 28, Fish le Public Records of g the Easterly line of line parallel to and oint of Beginning, Fr , along a line parallel	er's I Date afo five om I	15' 10' First Sude Co remer feet Sihe Po o and	ubdivisionunty, Flo ntioned South of pint of Be five fee
MININGATION MANIHOLE MININGATION VALUE MININGATION VALUE MININGATION VALUE MININGATION MARKER MININGATION MARKER MININGATION MARKER MININGATION MARKER MININGATION MARKER MININGATION MINI	72 73 74 75 75 76 77 77 SOUTH SEAS Commencing a recorded in Pladegrees 34 min a distance of 53 and 14 of said t 5.88 degrees 0 line of Lots 7 and 15 and 1	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION It he Northeast corner of the total state	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM F Lot 8, Block 28, Fish the Public Records of g the Easterly line of line parallel to and oint of Beginning, Fr , along a line paral stance of 400 feet 11 stance of 400 feet 11	er's I Dace afo five om t let to	First Sude Co remer feet Sine Poor	ubdivision ounty, Flo nitioned South of oint of Be five fee
MUNICATION MANINGE MUNICATION VALUE OF MUNICATION VALUE OF MUNICATION MARKET MANINGATION MARKET MANINGATION MARKET MANINGATION MARKET MANINGATION MARKET MANINGATION MARKET MANINGATION MA	72 73 74 75 75 76 77 SOUTH SEAS Commencing of recorded In Pila degrees 34 min a distance of 5 and 14 of solid 8 and 14 of solid 8 and 14 of solid 8 min a distance of Lots 7 and 18 min a distance of Signature of Lots 7 and 18 min a distance of Signature of Lots 7 and 18 min	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION In the Northeast corner of it Book 2, at Page 77 of the view 49 seconds W., along 5,775 feet to a point on a Siock 28, also being the Promise of the view 49 seconds W. along 14 and	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM FLOT 8, Block 28, Fish the Public Records of g Iline Easterly line of Iline parallel to and oint of Beginning, Fr , along a line paral istance of 400 feet 1	er's I Dad afo offive o a he E	First Sude Co remer feet Sine Poor o and Found ast lin	ubdivision ounty, Flo ntioned South of So five fee d Drill Ho e of Col
IMMINICATION MANIPOLE MINICATION VALUE MUNICATION VALUE MUNICATION MARKER MUNICATION MUNICA	72 73 74 75 75 76 77 77 SOUTH SEAS Commencing a recorded in Place degrees 34 min a distance of 5 and 14 of soid 6 5.88 degrees 0.00 line of Lots 7 an West line of Lot foot public right	cocos NUCIFERA cocos NUCIFERA cocos NUCIFERA cocos NUCIFERA ti the Northeast corner of the Book 2, at Page 77 of the Vites 49 seconds W., along 5,775 feet to a point on a Block 28, also being the P. on minutes 49,4 seconds W. at 14 of said Block 28, asid p to fowy, thence run 5,7 of to you, thence run 5,7 of you.	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM F Lot 8, Block 28, Fish the Public Records of g the Easterly line of line parallel to and oint of Beginning, Fr along a line parallel stance of 400 feet 1 soint also being on t degrees 39 minutes	er's I Dace afo of five o a he E	First SL de Co remei feet S the Po o and Found ast lin	ubdivision unty, Flo ntioned South of bint of Be five fee d Drill Ho e of Col ds W., ale
MUNICATION MANNOLE MUNICATION WALLHOLE MUNICATION MARKER MUNICATION MARKER MUNICATION MARKER MANNOLE MUNICATION MARKER MANNOLE MAN	72 73 74 75 75 76 77 77 SOUTH SEAS Commencing of recorded In Pila degrees 34 min a distance of \$5\$ and 14 of soid \$5\$.88 degrees 0 line of Lots 7 an West line of Lot foot public right lots 14 and 15 cots 14 and 15	COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA COCOS NUCIFERA TION If the Northeast corner of it Book 2, at Page 77 of thu uses 49 seconds W., along 5,775 feet to a point on a Block 28, also being the P. on minutes 49, 4 seconds W. along 14 of said Block 28, a di 14 of said Block 28, a di 14 of said Block 28 said pt of way, thence run S. 7 of said Block 28 (and East 5 said Block 28, and East 5 said Block 28 (and East	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM F. Lot 8. Block 28. Fish the Public Records of the parallel to and oint of Beginning, Fr along a line paral tistance of 400 feet 11 oint alon being on 1 degrees 39 minutes line of the oforeme	er's I Dace afo of five o a he E 49 se ntion	15' 10' Eirst Sude Co remer feet So and Founcast line economic of the Co	ubdivision unty, Flo nitioned South of pint of Be five fee d Drill Ho e of Col ds W., all Collins Av
MUNICATION MANIHOLE MUNICATION WALLHOLE MUNICATION MARKER MERCHAGE RECEPTALLE PURPLE MUNICATION MARKER MUNICATION MU	72 73 74 75 76 77 77 SOUTH SEAS Commencing a recorded in Place degrees 34 min a distance of 5 and 14 of soid 8 5.88 degrees 00 line of Lots 7 on West line of Lot foot public places 14 and 15 5.5775 feet to a 55.775 feet to a 15.775 feet to a 15.785 feet to a	cocos NUCIFERA cocos NUCIFERA cocos NUCIFERA cocos NUCIFERA ti the Northeast corner of the Book 2, at Page 77 of the Vites 49 seconds W., along 5,775 feet to a point on a Block 28, also being the P. on minutes 49,4 seconds W. at 14 of said Block 28, asid p to fowy, thence run 5,7 of to you, thence run 5,7 of you.	COCONUT PALM COCONUT PALM COCONUT PALM COCONUT PALM If Lot 8, Block 28, Fish the Public Records of g the Easterly line of line parallel to and oint of Beginning, Fr , along a line parall istance of 400 feet to oint also being and degrees 39 minutes line of the aforeme parallel to and ten fe	er's I Dac afo offive om t let to o a he E 49 so ntion	First Sude Corement feet Sthe Poor Councast line economic Country Coun	ubdivision unty, Flantoned South of bint of Be five fee d Drill Ho e of Col ds W., al Collins Aw

MAP OF BOUNDARY SURVEY SOUTH SEAS HOTEL, RICHMOND HOTEL AND THE RALEIGH HOTEL MIAMI BEACH. FLORIDA

78	COCOS NUCIFERA	COCONUT PALM	6"	30'	15'
79	COCOS NUCIFERA	COCONUT PALM	6"	10'	10'
80	COCOS NUCIFERA	COCONUT PALM	8"	25'	15'
81	COCOS NUCIFERA	COCONUT PALM	8"	10'	26'
82	COCOS NUCIFERA	COCONUT PALM	Q ^a	32'	30'
83	COCOS NUCIFERA	COCONUT PALM	8"	26'	24'
84	COCOS NUCIFERA	COCONUT PALM	8"	28'	26'
84A	COCOS NUCIFERA	COCONUT PALM	16"	35'	36'
85	COCOS NUCIFERA	COCONUT PALM	10"	30'	36'
86	COCOS NUCIFERA	COCONUT PALM	14"	35'	36'
87	COCOS NUCIFERA	COCONUT PALM	10"	30'	34'
88	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	12"	30'	30'
89	COCOS NUCIFERA	COCONUT PALM	8"	26'	30'
90	COCOS NUCIFERA	COCONUT PALM	7"	8'	24'
91	COCOS NUCIFERA	COCONUT PALM	9"	28'	22'
92	DYPSIS LUTESCENS	ARECA PALM	11"	12'	24'
93	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	18'	22'
94	ROYSTONEA REGIA	ROYAL PALM	14"	20'	22'
95	ROYSTONEA REGIA	ROYAL PALM	16"	35'	34'
96	ROYSTONEA REGIA	ROYAL PALM	17"	28'	32'
97	ROYSTONEA REGIA	ROYAL PALM	14"	26'	26'
98	ROYSTONEA REGIA	ROYAL PALM	18"	24'	26'
99	ROYSTONEA REGIA	ROYAL PALM	18"	28'	28'
100	ROYSTONEA REGIA	ROYAL PALM	17"	28'	28'
101	ROYSTONEA REGIA	ROYAL PALM	15"	28'	32'
102	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	11"	38'	18'
103	ROYSTONEA REGIA	ROYAL PALM	6"	35'	10'
104	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
105	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
106	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
107	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
108	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
100	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
110	PALM CLUSTER	PALM CLUSTER	18"	10'	10'
111	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
112	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
113	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
114	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
115	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
116	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
117	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
118	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
119	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
120	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
121	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
122	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
123	COCOS NUCIFERA	COCONUT PALM	6"	23'	10'
124	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
125	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
126	COCOS NUCIFERA	COCONUT PALM	8"	30,	15'
127	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
128	COCOS NUCIFERA	COCONUT PALM	8"	30'	15'
128	ADONIDIA MERRILLII	CHRISTMAS PALM	5"	14'	74'
130	ADONIDIA MERRILLII	CHRISTMAS PALM	6"	15'	10'
130A	LATANIA LODDIGESII	BLUE LATAN PALM	7"	6'	18'
131	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	14'	26'
132	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	16'	32'
133	ROYSTONEA REGIA	ROYAL PALM	16"	27'	36'
134	ADONIDIA MERRILLII	CHRISTMAS PALM	8"	15'	20'
135	ROYSTONEA REGIA	ROYAL PALM	13"	24'	32'
136	ADONIDIA MERRILLII	CHRISTMAS PALM	5"	15'	10'
137	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	7"	6'	38'
137A	ADONIDIA MERRILLII	CHRISTMAS PALM	10"	15'	20'
137A 138	ROYSTONEA REGIA	ROYAL PALM	13"	16'	18'
138	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	45"	28'	30'
139			11"	28'	40'
140	ADONIDIA MERRILLII	CHRISTMAS PALM		24'	
	ROYSTONEA REGIA	ROYAL PALM	13"		32'
142	ROYSTONEA REGIA ADONIDIA MERRILLII	ROYAL PALM CHRISTMAS PALM	15" 5"	18' 8'	22' 12'
143			14"	25'	28'
	ROYSTONEA REGIA	ROYAL PALM	5"	25'	
145	ADONIDIA MERRILLII	CHRISTMAS PALM			15'
147	COCCOLOBA UVIFERA	SEAGRAPE	6"	25'	12'



		CONTINUED			
148	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
149	COCCOLOBA UVIFERA	SEAGRAPE	5"	25'	10'
150	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
151	COCOS NUCIFERA	COCONUT PALM	6"	15'	12'
			5"	15'	10'
152	COCCOLOBA UVIFERA	SEAGRAPE			
153	COCCOLOBA UVIFERA	SEAGRAPE	5"	25'	10'
154	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
155	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
156	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
157	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
158	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
159	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
160	COCOS NUCIFERA	COCONUT PALM	6"	25'	12'
			5"	15'	10'
161	COCCOLOBA UVIFERA	SEAGRAPE			
162	WASHINGTONIA FILIFERA	WASHINGTONIA PALM	12"	26'	18'
163	COCOS NUCIFERA	COCONUT PALM	8"	35'	25'
164	COCOS NUCIFERA	COCONUT PALM	8"	30'	12'
165	COCOS NUCIFERA	COCONUT PALM	8"	40'	10'
166	COCOS NUCIFERA	COCONUT PALM	8"	35'	15'
167	COCOS NUCIFERA	COCONUT PALM	8"	40'	28'
168	COCOS NUCIFERA	COCONUT PALM	8"	74'	22'
169	COCOS NUCIFERA	COCONUT PALM	11"	40'	38'
170	COCOS NUCIFERA	COCONUT PALM	10"	35'	30'
170A	COCOS NUCIFERA	COCONUT PALM	7"	30'	28'
172	COCOS NUCIFERA	COCONUT PALM	8"	28'	30'
173	COCOS NUCIFERA	COCONUT PALM	8"	28'	30'
174	COCOS NUCIFERA	COCONUT PALM	13"	30'	30'
174A	COCOS NUCIFERA	COCONUT PALM	11"	26'	28'
174R	COCOS NUCIFERA	COCONUT PALM	8"	16'	26'
			-		-
174C	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174D	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174E	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174F	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174G	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174H	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
1741	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174K	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174L	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174M	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174N	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
1740	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174P	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
1740	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
174R			28"	6'	30'
174K	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS	TRAVELERS TREE TRAVELERS TREE	28"	6'	30
				_	
174T	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	6'	30'
178	PANDANAS UTILIS	SCREW PINE	27"	18'	28
178A	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	7"	14'	18
179	COCOS NUCIFERA	COCONUT PALM	6"	15'	12
180	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10
181	COCCOLOBA UVIFERA	SEAGRAPE	5"	25'	10
182	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
183	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
184	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
185	COCOS NUCIFERA	COCONUT PALM		-	12
186	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
187	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
188	COCOS NUCIFERA	COCONUT PALM	6"	25'	12
189	COCCOLOBA UVIFERA	SEAGRAPE	5"	15'	10
190	COCCOLOBA UVIFERA	SEAGRAPE	44"	30'	45
191	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	3"	13'	12
192	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	10'	38'
193			22"	30,	35'
	BURSERA SIMARUBA	GUMBO LIMBO			
194	PHOENIX SYLVESTRIS	SYLVESTER PALM	10"	25'	30'
195	COCCOLOBA UVIFERA	SEAGRAPE	8"	28'	18
196	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	6"	22'	28
	FICUS MICROCARPA	LAUREL FIG	13"	38'	25'
197					

198A	COCO3 NOCIFERA	COCONOT PALIVI	0	30	34
	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	8"	18'	15'
198B	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	q"	18'	18'
					10'
198C	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	6"	18'	
198D	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	8"	18'	18'
198E	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	10"	18'	18'
198F			3"	16'	12'
	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD			
198G	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	6"	18'	10'
198H	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	3"	16'	8'
			7"		
1981	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	,	16'	10'
198J	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD	4"	16'	6'
199	ROYSTONEA REGIA	ROYAL PALM	17"	22'	30'
200	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	6"	7'	20'
201	ROYSTONEA REGIA	ROYAL PALM	18"	28'	22'
202	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	10"	22'	30'
203	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	7"	10'	25'
203A	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	26"	8'	35'
203B	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	24"	18'	30'
203C	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	15'	18'
203D	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	21"	18'	35'
203E	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	26"	24'	40'
203F	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	16"	25'	35'
203G	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	15'	24'
203H	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	36"	25'	35'
2031	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	25"	25'	35'
204	CLUSIA ROSEA	PITCH APPLE	6"	24'	20'
205	CLUSIA ROSEA	PITCH APPLE	6"	24'	20'
206	ROYSTONEA REGIA	ROYAL PALM	18"	24'	28'
				30'	
207	ROYSTONEA REGIA	ROYAL PALM	18"		28'
208	ROYSTONEA REGIA	ROYAL PALM	20"	25'	28'
209	ROYSTONEA REGIA	ROYAL PALM	20"	22'	34'
210	ROYSTONEA REGIA	ROYAL PALM	16"	30'	34'
210A	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	15'	35'
210B	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	8"	10'	20'
210C	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	9"	18'	28'
3400	DAVIENDA A MADA CACCADITALCIC	TRAVELERS TREE	7"	9'	14'
210D	RAVENALA MADAGASCARIENSIS				
210E	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	25"	20'	30'
210F	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	28"	18'	35'
210G	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	5"	6'	36'
210H	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	q"	18'	28'
			-		
2101	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210/	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210K	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210L	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210M	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210N	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
2100	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210P	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35
210Q	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35"
210R	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35"
2105	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
210T	RAVENALA MADAGASCARIENSIS		18"	8'	35'
		TRAVELERS TREE			
210U	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE	18"	8'	35'
	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS				35' 35'
210U 210V	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE TRAVELERS TREE	18" 18"	8'	35
210U 210V 210W	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS	TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE	18" 18" 18"	8' 8'	35 ¹
210U 210V	RAVENALA MADAGASCARIENSIS	TRAVELERS TREE TRAVELERS TREE	18" 18"	8'	35
210U 210V 210W 211	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS COCOS NUCIFERA	TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE COCO PALM	18" 18" 18" 9"	8' 8' 30'	35' 35' 28'
210U 210V 210W 211 212	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS COCOS NUCIFERA COCOS NUCIFERA	TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE COCO PALM COCO PALM	18" 18" 18" 9"	8' 8' 30' 26'	35' 35' 28' 30'
210U 210V 210W 211 212 213	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS COCOS NUCIFERA COCOS NUCIFERA RAVENALA MADAGASCARIENSIS	TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE COCO PALM COCO PALM TRAVELERS TREE	18" 18" 18" 9" 9"	8' 8' 8' 30' 26' 6'	35' 35' 28' 30' 12'
210U 210V 210W 211 212	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS COCOS NUCIFERA COCOS NUCIFERA	TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE COCO PALM COCO PALM	18" 18" 18" 9"	8' 8' 30' 26'	35' 35' 28' 30'
210U 210V 210W 211 211 212 213 214	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS COCOS NUCIFERA COCOS NUCIFERA RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS	TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE COCO PALM COCO PALM TRAVELERS TREE TRAVELERS TREE	18" 18" 18" 9" 9" 7"	8' 8' 8' 30' 26' 6' 7'	35' 35' 28' 30' 12' 20'
210U 210V 210W 211 212 213 214 215	RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS COCOS NUCIFERA COCOS NUCIFERA RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS RAVENALA MADAGASCARIENSIS	TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE COCO PALM COCO PALM TRAVELERS TREE TRAVELERS TREE TRAVELERS TREE	18" 18" 18" 9" 9" 7" 7"	8' 8' 8' 30' 26' 6' 7' 10'	35' 35' 28' 30' 12' 20' 26'
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TREE TABLE CONTINUED

LONGITUDE **SURVEYORS**

7769 NW 48th STREET DORAL, FLORIDA 33166 PH: (305) 463-0912 FAX: (305) 513-5680 FLORIDA CERTIFICATE OF AUTHORIZATION

WWW.LONGITUDESURVEYORS.COM

	By:	ЗE	SF	RE		
RECORD OF REVISION	Description	TREE SURVEY	12/10/19 BOUNDARY SURVEY WITH ADDITIONAL ELEVATIONS	Survey was updated with elevations		
	Date:	61-20-60	12/10/19	02/17/20		
	No.:	-	2	3		
ı					1	

331 긥 BEACH, 둰 MIAM

SURVEY

BOUNDARY

SEAS HOTEL, RICHMOND AND THE RALEIGH HOTEL AVENUE

SOUTH AND

AS SHOWN

Sheet 1 of 2

LEGAL DESCRIPTION(CONTINUED):

Lots 9, 10, 11 and 12, in Block 28 of FISHER'S FIRST SUBDIVISION OF ALTON BEACH, according to the Plat thereof, as recorded in Plat Book 2, at Page 77, of the Public Records of Miami-Dade County

That certain tract of land lying to the East of that property above described and between the lots above described and the Atlantic Ocean, and more particularly described as follows, to wit:

Beginning at the Southeast corner of said Lot Nine; thence run in a Northerly direction along the East line of said Block Twenty-Eight a distance of 136.89 feet to a point, said point being at the intersection of the East line of said Block Twenty-eight and the center line of Avenue A, as shown on said Plat; thence run in an Easterly direction along said center line of Avenue A produced to the high water line of the Atlantic Ocean; thence run in a Southerly direction meandering said high vater line a distance of 136.89 feet, plus or minus, to a point, said point being at the intersection o the high water line and the South line of said Lot Nine produced; thence run in a Westerly director along said South Line of said Lot Nine produced to the Point of Beginning.

LESS THE FOLLOWING:

The South one-half of that certain parcel of land bounded as follows:

Begin at the Southeasterly corner of Lot 1, in Block 1, of FISHER'S FIRST SUBDIVISION OF ALTON BEACH Begin at the Southeasterly corner of Lot 1, in Block 1, of RISHER'S RIRST SUBDIVISION OF ALTON BEACH, according to the Platt thereof, as recorded in Plati Book 2, at Page 37.0, of the Public Rescords of Miami-Dade County, Florida: thence run Easterly along the Southerly line of said Lot 1, in Block 1, extended Easterly, to the high water line of the Atlantic Ocean: thence meander Southerly to the intersection of said high water line with the Northerly line of Lot 10, in Block 28, extended Easterly, of the aforementioned Subdivision: thence run Westerly along said Northerly line of Lot 10, in Block 28, extended Easterly to the North Easterly corner of said Lot 10, in Block 28: thence Northerly a distance of 70.98 feet, more or less to the Point of Beginning.

SURVEYOR'S NOTES:

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on July 30, 2019.

PROPERTY INFORMATION:

Folio No.: 02-3234-019-0500 Property Address: 1751 Collins Avenue, Miami Beach, FL 33139 Containing 34,489 sq. ft. or 0.80 acres, more or less, by calculations.

Folio: 02-3234-019-0510

Property Address: 1757 Collins Avenue, Migmi beach, FL 33139 Containing 34,699 sq. ft. or 0.80 acres, more or less, by calculations.

Folio No : 02-3234-019-0460

Property Address: 1775 Collins Avenue, Miami Beach, FL 33139 Containing 63,628 sq. ft. or 1.46 acres, more or less, by calculations.

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Thirty feet or smaller; however, it has peen modified for graphical purposes and is not to scale

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearinas as shown hereon are based upon the Centerline of Collins Avenue with an assumed bearina of

This project area appears to be located in Flood Zone "X" and "AE", with a Base Flood Elevation being "N/A" and "8.0" feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651 (Unincorporated Miami-Dade County), Map No. 0317, Suffix L, Map Revised Date: September 11, 2009.

All elevations shown hereon are based on the North American Vertical Datum of 1988 (N.A.V.D. '88), and a Benchmark supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.

Elevation: + 5.36' (N.G.V.D. 29 Datum)-1.56' =3.80' (N.A.V.D. '88) Description: PK nail and aluminium washer in concrete structure for catch basin Located: 22 Street - 232' South of C/L.

The average grade elevation of the site is 6.83' (N.G.V.D. 29 Datum).

The following Horizontal Control Data and the Mean High Water Elevation were obtained from The Florida Department of Environmental Protection Control Stations used for the location of the Coastal Construction Control

Station 87-78-A-12

Northing: 532,900.299 Eastina: 943.503.379

Station 87-78-A-13

Northing: 527,216.638 Easting: 942,535.325

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County

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

PURPOSE OF SURVEY:

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

Acore Capital Mortgage, LP, a Delaware limited partnership, in its capacity as Administrative

- BSD Raleigh Trustee LLC, a Delaware limited liability company, as Trustee of the Raleigh Land

- BSD Raleigh Residential LLC. a Delaware limited liability company

- 850 Kateligh Resperimentation of colorware initing to information.
 - 850 Rateligh PropCo LLC, a Delaware limited liability company.
 - 850 Rateligh MezzCo LLC, a Delaware limited liability company.
 - Planning & Zoning Resource Company.
 - Wachtel Missry LLP

-Greenberg Trauring, PA

-First American Title Insurance Company

SURVEYOR'S CERTIFICATE:

intereoy certify: Inat this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the Standards of Practice for Land Surveying in the State of Florida, pursuant to Rule 5,1-17.051 through 5,1-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statules.

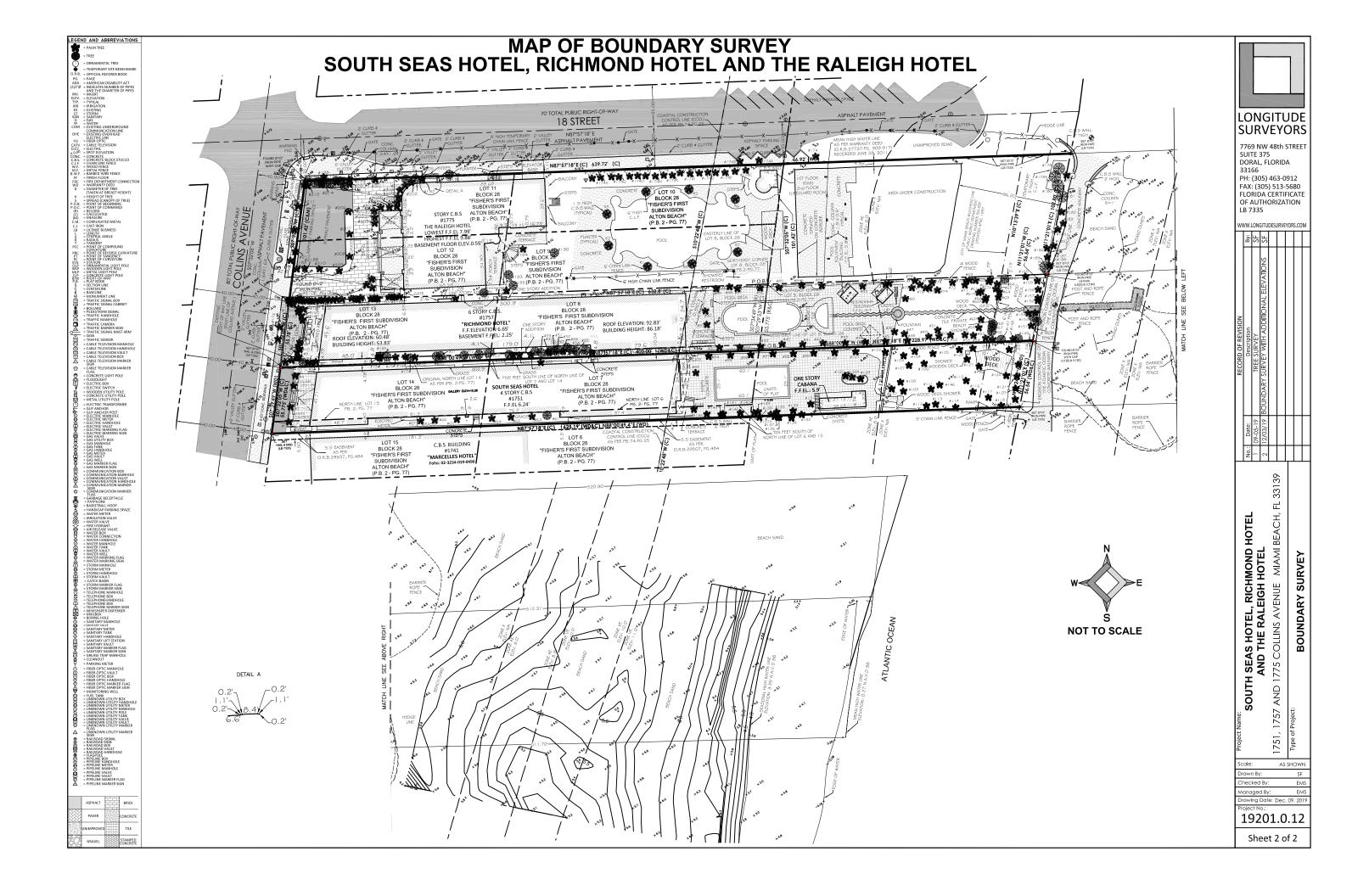
LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company Florida Certificate of Authorization Number LB7335

Eduardo M. Suarez, PSM

Registered Surveyor and Mapper LS6313

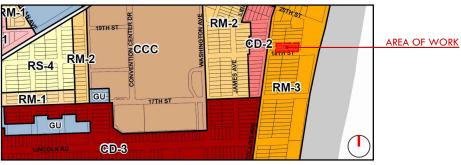
NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

19201.0.12





HISTORIC DESIGNATION



ZONING DESIGNATION

SCALE: N.T.S

		Raleigh		
Floor Level	Room Name	Area	Total Seats/Occupants	Parking Required
Basement	Speak Easy	1,250 NSF	84 seats	12
	Coffee Shop	280 GSF	10 seats	
	Retail	461 GSF	15 occ	
	Lower Lobby	1,150 GSF	21 seats	
Ground	Upper Lobby	1,094 NSF	36 seats	
	Martini Bar	360 NSF	19 seats	
	Outdoor Dining	2,365 NSF	45 seats	
	Tiger Room & Terr.	1463 NSF	81 seats	
Level 8	Outdoor Terrace		80 seats	12 spaces
Totals			403 seats + 15 occ	24 spaces
	Ric	hmond & South Se	886	
Floor Level	Room Name	Area	Total Seats/Occupants	Parking Required
	Lobby	500 SF	4 seats	
	Screening Room	1,500 SF	28 seats	
	Gym	4,350 SF	70 occ	Seats: 1 space for 7
Basement	Spa	5000 GSF	25 occ	seats or 1 space per
	Yoga	800 GSF	16 occ	105 SF minus 1 seat
	Lockers	2450 GSF	49 occ	or 15 SF per unit;
	Spa Wet Areas	2750 GSF	36 occ	Area: 1 space per
	Historic Lobby Bar	870 NSF	24 seats	500 SF, Minus 75 SF
Ground	Dining Room	1,750 NSF	60 seats	per Unit
	Outdoor Terace	2,900 GSF	98 seats	
	Residential Lobby/Library	870 NSF	18 occ	
3rd Level	Lounge & Bar	1,205 GSP	30 seats	
Totals			245 seats + 214 occ	65 spaces
		North Pavilion		
Floor Level	Room Name	Area	Total Seats/Occupants	Parking Required
Ground	Restaurant & Bar	2,334 GSF	105 seats + 20 occ	15.00
2nd Level	Restaurant & Bar	3,967 GSF	140 seats + 30 occ	20.00
Roof Level	Lounge & Bar	2750 GSF	80 seats	11.43
Totals			325 seats + 50 occ	47 Spaces
Grand Total			973 seats + 279 occ	136 spaces
		Unit Mix		
Unit Type	Quantity	Area Range	Space / Unit	Parking Required
Hotel (Raleigh)	86		N/A	N/A
550-999 SF	11		1	11
1000-1200 SF	15		1.5	22.5
+ 1200 SF	58		2	116
Total				150 spaces

Seating / O.C.C Chart

	GROSS AREA DIAGRAM									
LEVEL	RALEIGH	RICHMOND	SOUTH SEAS	PROPOSED/ OCEANTOWER	NORTH PAVILUO					
0	6,834 SF			-						
1	8,345 SF	3,324 SF	3,152 SF	3,860 SF	1,447 SF					
1.5 (MEZZANINE)	2,338 SF	O SF	O SF	O SF	OSF					
2	7,337 SF	O SF	O SF	O SF	871 SF					
3	8,353 SF	3,318 SF	1,942 SF	15,014 SF	552 S F					
.4	8,353 SF			15,316 SF						
.5	8,353 SF		14	1 5,6 27 SF	-					
6	8,353 SF			1 5,6 27 SF						
7	8,353 SF		12	16,198 SF	-					
8	6,706 SF			16,094 SF						
9	161		-	16,094 SF						
10		-	12	16,094 SF	-					
11	100		-	16,094 SF						
12	160	-	-	16,347 SF	-					
13	~		12	1 5,7 89 SF	-					
14	161	-	12	15,691 SF	-					
15	-	-	-	1.5,691 SF	-					
16			-	15,691 SF						
17		-	-	15,416 SF	-					
18				1 5,416 SF						
ROOF LEVEL		-	-	3,147 SF	-					
POOL FOLLY LEVEL 1	195 SF	-	-	-	-					
POOL FOLLY LEVEL 2	195 SF									
TOTAL FAR - EACH BUILDING	73,7158F	6,642 SF	5,09 4 SF	25P, 206 SF	2,870 SF					
TOTAL FAR - ALL BUILDINGS		•	347.527 \$	LF.						

MIAMIBEACH

Planning Department, 1700 Convention Center Drive Miami Beach, Florida 33139, www.miamibeachfl.gov 305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information 6/20/16					
1	Address:	1775-1757-1751 COLLI	NS AVENUE, MIAMI BEAC	H , FL 33139		
2	Board and File numbers:					
3	Folio number(s):	02-3234-019-0460 02-	3234-019-0510 02-3234-0	19-0500		
4	Year constructed:		Zoning District:	RM-3 HIGH DENSITY MULTI FAMILY RESIDENTIAL		
5	Historic Designation	Local: Ocean Drive/	Collins Ave Historic Distric	1		
		National: Miami Beach Architectural District				
6	Flood Zone:	Flood Zone AE & Floor	d Zone X			
7	Base Flood Elevation:	8'-0" NGVD	Grade Value in NGVD:	6.83' NGVD		
8	Design Flood Elevation:	9'-0" NGVD				
9	Max. Wave Crest Elevation:	15'-0" NGVD				
10	Adjusted grade (Flood+Grade/2)	N/A				
11	Lot Area:	1775 COLLINS AVE = 6	3,628 SF/ 1757 COLLINS AV	/E = 34,699 SF/ 1751 COLLINS AVE = 34,489 SF	132, 816 SFTOTAL / 3.049 AC	
12	Lot Width	212.97'	Lot Depth:	632.8'		
13	Minimum Unit Size	550 SF	Average Unit Size:	TBD		
14	Existing User	HOTEL / RESTAURANT	Proposed Use:	HOTEL/ RESIDENTIAL / RESTAURANT		

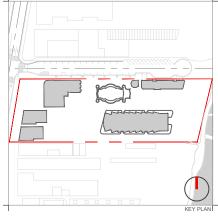
	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
0 Height				-
Architectural District-New Construction	200'-0" *		200'-0"	
Ground Floor Additions Sec. 142-246(e), (3)	25'-0" *		23'-8"	
Number of Stories				
Architectural District-New Construction	20 STORIES		18 STORY TOWER	
Ground Floor Additions	2 STORIES		2 STORIES	
FAR 2.0	265,058 SF	142,250 SF	265,052 SF	
Gross Square Footage	N/A	N/A		=
Square Footage by use	N/A	N/A	N/A	-
Number of Units Residential	N/A	N/A	84 UNITS	-
Number of Units Hotel	N/A	82	86	-
Number of Seats	N/A	N/A	REFER TO SEATING/O.C.C CHART	-
Occupancy Load	N/A	N/A	REFER TO SEATING/O.C.C CHART	-
* Sec. 142-1161 Height regulation exceptions.				

SETBACKS	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES
At-Grade Parking Lot				
19 Front Setback (Collins ave/West):	20'-0"	N/A	N/A	
20 Side Setback (18th Street/ North):	10'-6"	N/A	N/A	-
21 Side Setback (South):	10'-6"	N/A	N/A	-
22 Rear Setback (East):	50' from BL/ 84'-2"	N/A	N/A	-
Subterranean/ Pedestal Oceanfront/ LVL 0-5				
23 Front Setback (Collins ave/ West):	20'-0"	30'-6" Min. RICHMOND	105'-0"	
24 Side Setback (18th Street/ North):	17'-0"	4'-11" Min. BASEMENT	301'-8"	-
25 Side Setback (South):	17'-0"	4'-11" Min. SOUTH SEAS	17'-0"	-
26 Rear Setback (East):	100'-0''	86'-3" BASEMENT **	86'-11" BASEMENT	-
Tower Oceanfront*				
27 Front Setback (Collins ave/West):	100'-0''	N/A	292'-9"	-
28 Side Setback (18th Street/ North):	75'-0"	N/A	105'-1"	-
29 Side Setback (South):	32'-0"	N/A	27'-0" BALCONY PRJECTION / 32'-0" HABITABLE SPACE	-
Rear Setback (East):	100'-0''	N/A	95'-1" BALCONY PROJECTION / 100'-0" HABITABLE SPACE	-
Detached Additions at 25 FT max height				
Front Setback (Collins ave/ West):	N/A	N/A	N/A	
32 Side Setback (18th Street/ North):	5'-0"	N/A	5'-0"	
33 Side Setback (South):	5'-0"	N/A	163'-9"	
Rear Setback (East):	50' from BL/ 87'-1"	N/A	87'-8"	
* Sec. 142-246(f)(1)				

	** See Survey for existing conditions					
	PARKING DISTRICT No 1	REQUIRED	EXISTING	PROPOSED	DEFICIENCIES	
31	Parking District No 1					
					(fee in lieu of parking to be	
32	Total # of parking spaces	289	N/A	289	paid)	
33	# of parking spaces per use (Provide a	SEE CHART PROVIDED	N/A	0	_	
33	separate chart for a breakdown calculation)	SEE CHARITROVIDED	IVA	7		
34	Valet Drop off and pick up		N/A	ON SITE	-	
35	Loading zones and Trash collection areas		N/A	ONSITE	-	
36	Bike Racks	SEE CHART PROVIDED	N/A	SEE CHART PROVIDED	-	
37	Is this a contributing building?	YES				
38	Located within a Local Historic District?		YES			

Notes: If not applicable write N/A Notes: FAR calculated per Ordinance ZBA2019-0097 * SEE PARKING REQUIREMENTS (A)

BICYCLE CALCULATION REQUIRED SPACES* PROPOSED DINING 42 B.S. NEW APART, UNITS 86 UNITS 42 B.S.



	Rev.	Date	Rev.	Date
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-				
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RALEIGH, RICHMOND & SOUTH SEAS 1775-1757-1751 COLLINS AVE MIAMI BEACH, FLORIDA 33139

BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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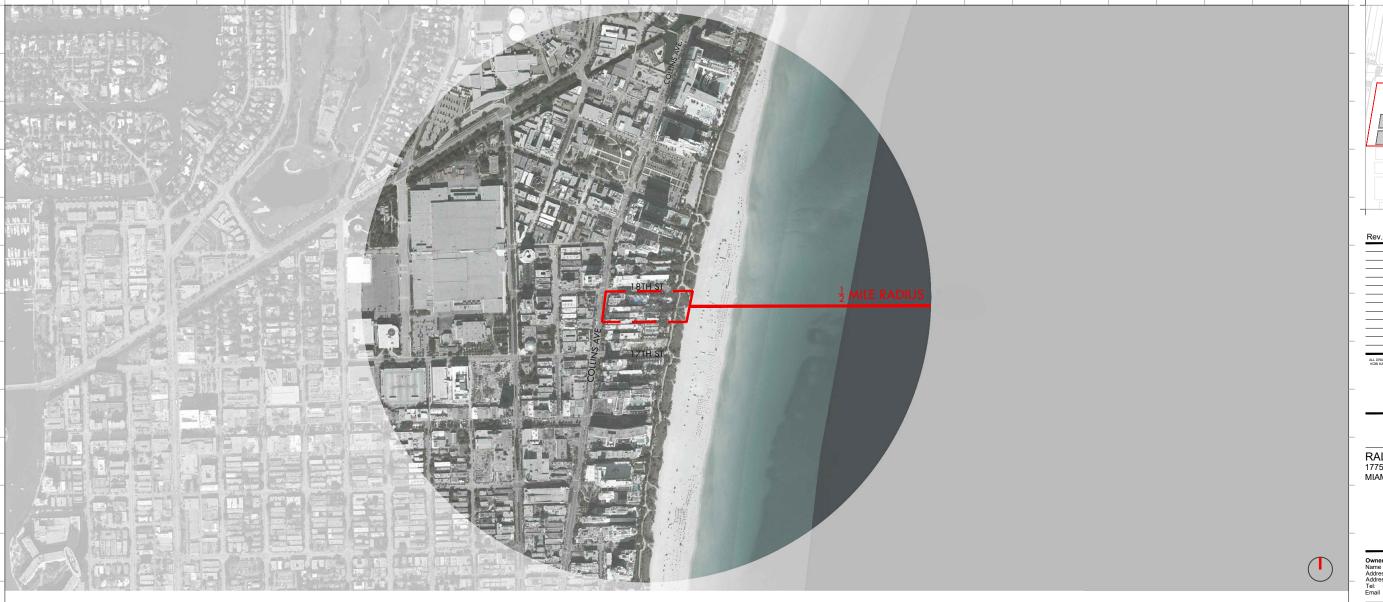
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PROJECT DATA

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	Scale	AS SHOWN	A0.02
	Project	1901	

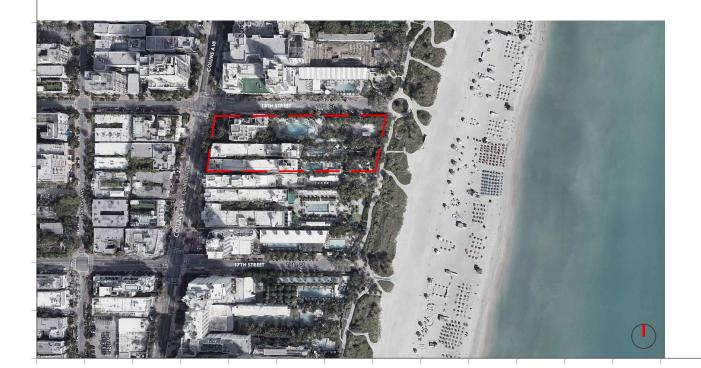
NOTE: C.U.P. REQUIRED

- VARIANCE REQUESTED FOR ADDITIONAL LINKAGE TO BEACH PROMENADE
- VARIANCE REQUESTED FOR DRIVEWAY (104 SF) PROJECTING BEYOND SUBTERRANEAN SETBACK TO ALLOW ACCESS TO BASEMENT ADN RESIDENTIAL DROP-OFF AREA

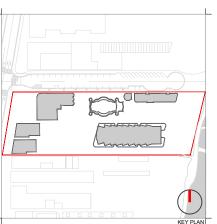


LOCATION MAP/AERIAL VIEW

SCALE: N.T.S







		1	
ev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS 1775-1757-1751 COLLINS AVE MIAMI BEACH, FLORIDA 33139

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LOCATION PLAN / AERIAL VIEW

0	Date	APRIL 06, 2020	Sheet No.
1	Scale	AS SHOWN	A0.03
)	Project	1901	





Rev.	Date	Rev.	Date

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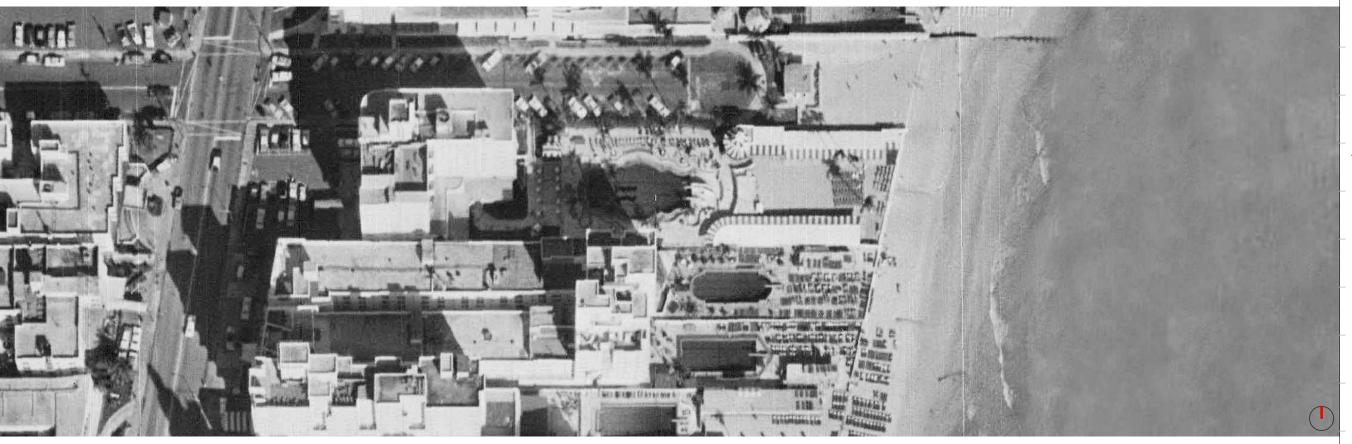
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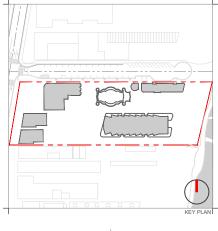




Lic. # AR0012578 CONTEXT AERIAL VIEW

Sheet No. AS SHOWN A0.04





Rev.	Date	Rev.	Date

SITE LOCATION VIEW AERIAL PHOTOGRAPH - 1959



SITE LOCATION VIEW AERIAL PHOTOGRAPH - 2019

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Sheet No. AS SHOWN A0.05 Project 1901



1 AERIAL VIEW TOWARD NE



3 AERIAL VIEW TOWARD SOUTH



2 AERIAL VIEW TOWARD EAST



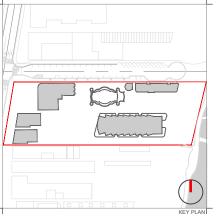
KEY PLAN



4 AERIAL VIEW TOWARD NORTH



5 AERIAL VIEW FROM OCEAN TOWARD WEST



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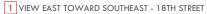
CONTEXT IMAGES

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2 VIEW TOWARD NORTHEAST

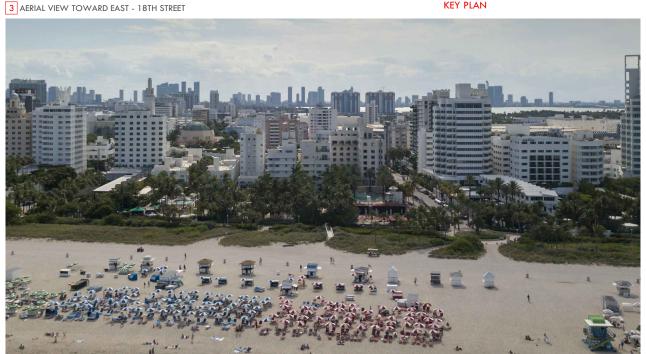






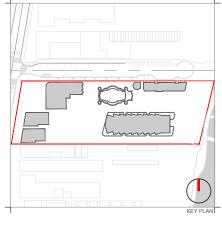
4 VIEW EAST TOWARD NORTHWEST

KEY PLAN





6 AERIAL VIEW OF THE RALEIGH, RICHMOND, AND SOUTH SEAS FROM BEACH



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5 AERIAL VIEW OF RALEIGH FROM BEACH



1 VIEW TOWARD RALEIGH FROM 18TH AND COLLINS



4 VIEW FROM COLLINS TOWARD EAST - RALEIGH, RICHMOND & SOUTH SEAS



6 VIEW NORTH FROM COLLINS TOWARD RALEIGH



2 VIEW WEST FROM 18TH



KEY PLAN



7 VIEW EAST DOWN 17TH TOWARD THE BEACH



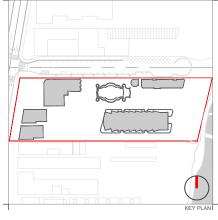
3 VIEW TOWARD WEST- 18TH STREET & RALEIGH



5 VIEW WEST TOWARD WEST FROM THE BEACH



8 VIEW WEST TOWARD WEST FROM BEACH



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1 AERIAL VIEW TOWARD EAST



4 AERIAL VIEW TOWARD EAST - 18TH STREET



6 AERIAL VIEW TOWARD EAST FACADE OF RALEIGH, RICHMOND & SOUTH SEAS



2 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



KEY PLAN



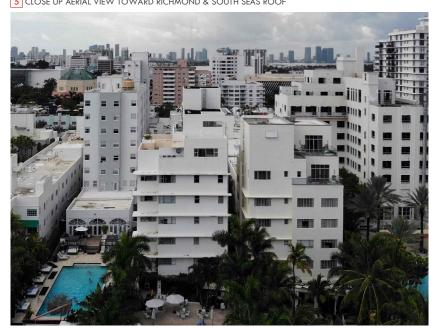
7 AERIAL VIEW TOWARD EAST FACADE OF RALEIGH, RICHMOND & SOUTH SEAS



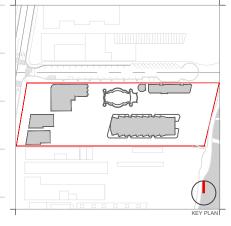
3 AERIAL VIEW TOWARD RALEIGH, RICHMOND & SOUTH SEAS ROOF



5 CLOSE UP AERIAL VIEW TOWARD RICHMOND & SOUTH SEAS ROOF



8 CLOSE UP VIEW TOWARD EAST FACADE OF RICHMOND & SOUTH SEAS



Rev.	Date	Rev.	Date
·			

Owner:	BSD RALEIGH PROPCO LLC C/O SI
Name	
Address	745 FIFTH AVENUE
Address	New York, NY 10151

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CONTEXT IMAGES EXISTING CONDITION IMAGES

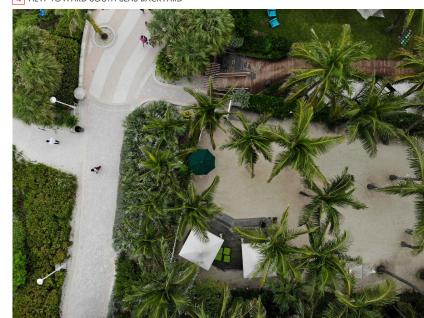
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	Scale	AS SHOWN	A0.09
	Project	1901	



1 VIEW TOWARD SOUTH SEAS AND POOL AREA



4 VIEW TOWARD SOUTH SEAS BACKYARD



6 AERIAL VIEW OF SOUTH SEAS BEACH ACCESS



2 RICHMOND POOL AREA





7 AERIAL VIEW OF RALEIGH, RICHMOND & SOUTH SEAS BACKYARD



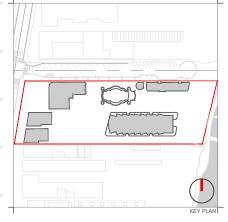
3 VIEW TOWARD NORTH AT RALEIGH BACKYARD



5 CLOSE UP AERIAL VIEW OF 18TH STREET & RALEIGH



8 AERIAL VIEW OF RALEIGH BAKCYARD



Rev.	Date	Rev.	Date
·			

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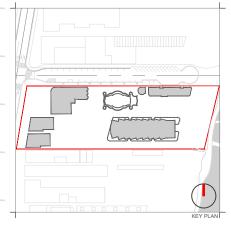
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CONTEXT IMAGES

EXISTING CONDITION IMAGES

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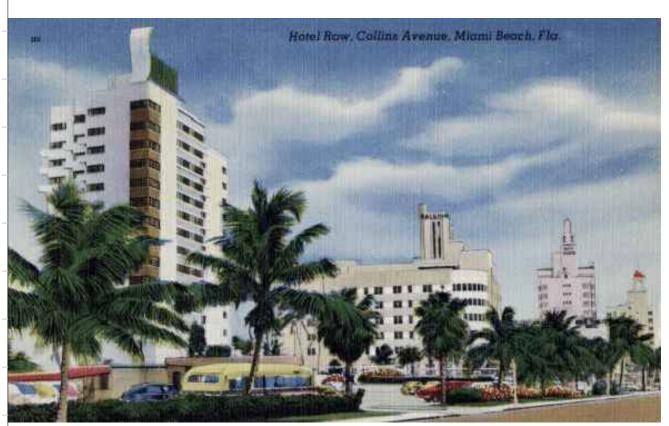
CONTEXT IMAGES

EXISTING CONDITION IMAGES

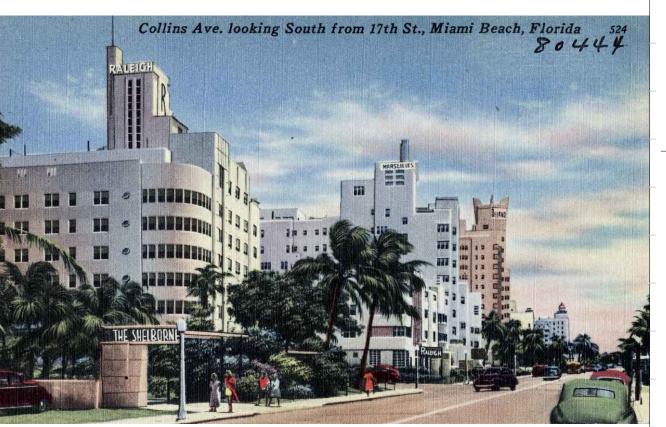
Sheet No. Date APRIL 06, 2020 AS SHOWN A0.11 Project 1901



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



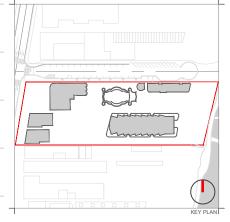
COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



Rev.	Date	Rev.	Date
-			
-			

Owner: Name Address Address Tel: Email BSD RALEIGH PROPCO LLC C/O SHVO

745 FIFTH AVENUE New York, NY 10151 212.380.2100 info@shvo.com

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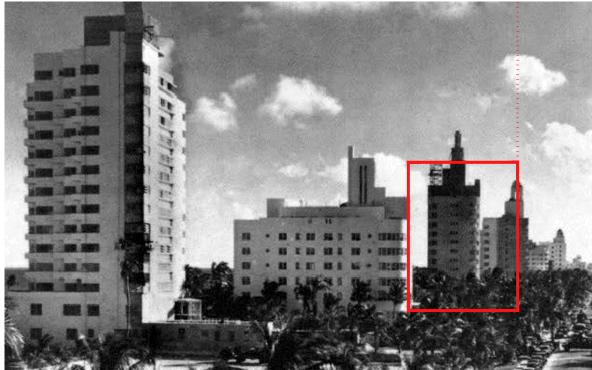
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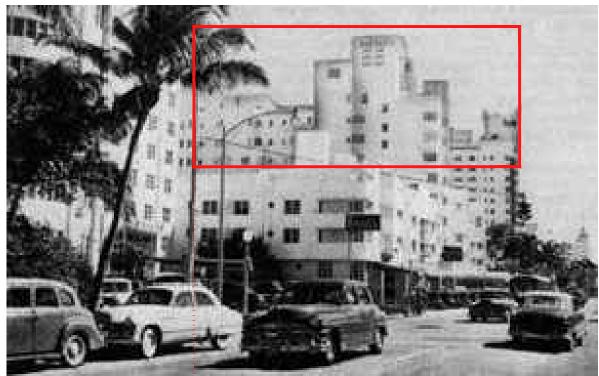
HISTORICAL IMAGES **COLLINS AVE**

A0.20

The photograph was likely taken in later 1940 since the Ritz Plaza aka Grossinger Beach Hotel still looks like it is in the final stages of construction with scaffolding at the tower level. The future Marseilles and Delano Hotel are yet to appear in 1947 -1948 on the skyline next door to the National Hotel with its rounded open dome top and the Raleigh has just



COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, 1940



COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, 1950s

Four of seven properties on the 1700 block were designed by Lawrence Murray Dixon: The Raleigh and Ritz Plaza in 1940.
The Richmond and South Seas in 1941.

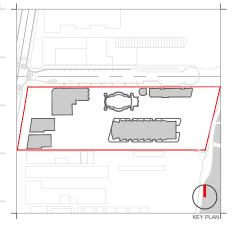
In the late 1930's and the very early 1940's the entire skyline was altered by the appearance of skyscraper hotels along Collins Avenue which permanently changed the neighborhood context.



COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, 1945



COLLINS AVE HOTELS, MIAMI BEACH, FLA - PHOTOGRAPH, BEFORE 1954



Rev.	Date	Rev.	Date

RALEIGH, RICHMOND & SOUTH SEAS 1775-1757-1751 COLLINS AVE MIAMI BEACH, FLORIDA 33139

Owner:	BSD RALEIGH PROPCO LLC C/O S
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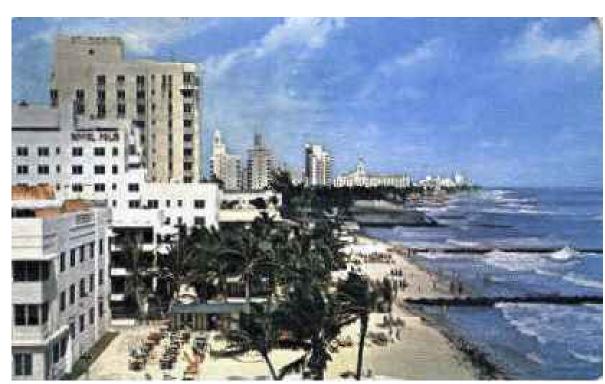
HISTORICAL IMAGES
COLLINS AVE

_	Date	APRIL 06, 2020	Sheet No.
	Scale	AS SHOWN	A0.21
	Project	1901	

Original east elevation by Lawrence Murray Dixon of the Raleigh, Richmond, and South Seas hotels



COLLINS AVE HOTELS, MIAMI BEACH, FLA - LINEN POSTCARD, 1940



VIEW FROM 15TH & OCEAN DRIVE TOWARD NORTH, MIAMI BEACH, FLA - LINEN POSTCARD, 1952

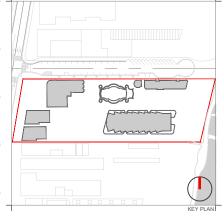


VIEW FROM THE OCEAN, MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1954s



VIEW FROM THE OCEAN, MIAMI BEACH, FLA - PHOTOGRAPH, AFTER 1954s

All tree elevations of the Raleigh, Richmond, and South Seas hotels were altered by rooftop additions and renovation of the facades completed in 1954



Rev.	Date	Rev.	Date
-			

RALEIGH, RICHMOND & SOUTH SEAS 1775-1757-1751 COLLINS AVE MIAMI BEACH, FLORIDA 33139

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HISTORICAL IMAGES
EAST VIEW

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