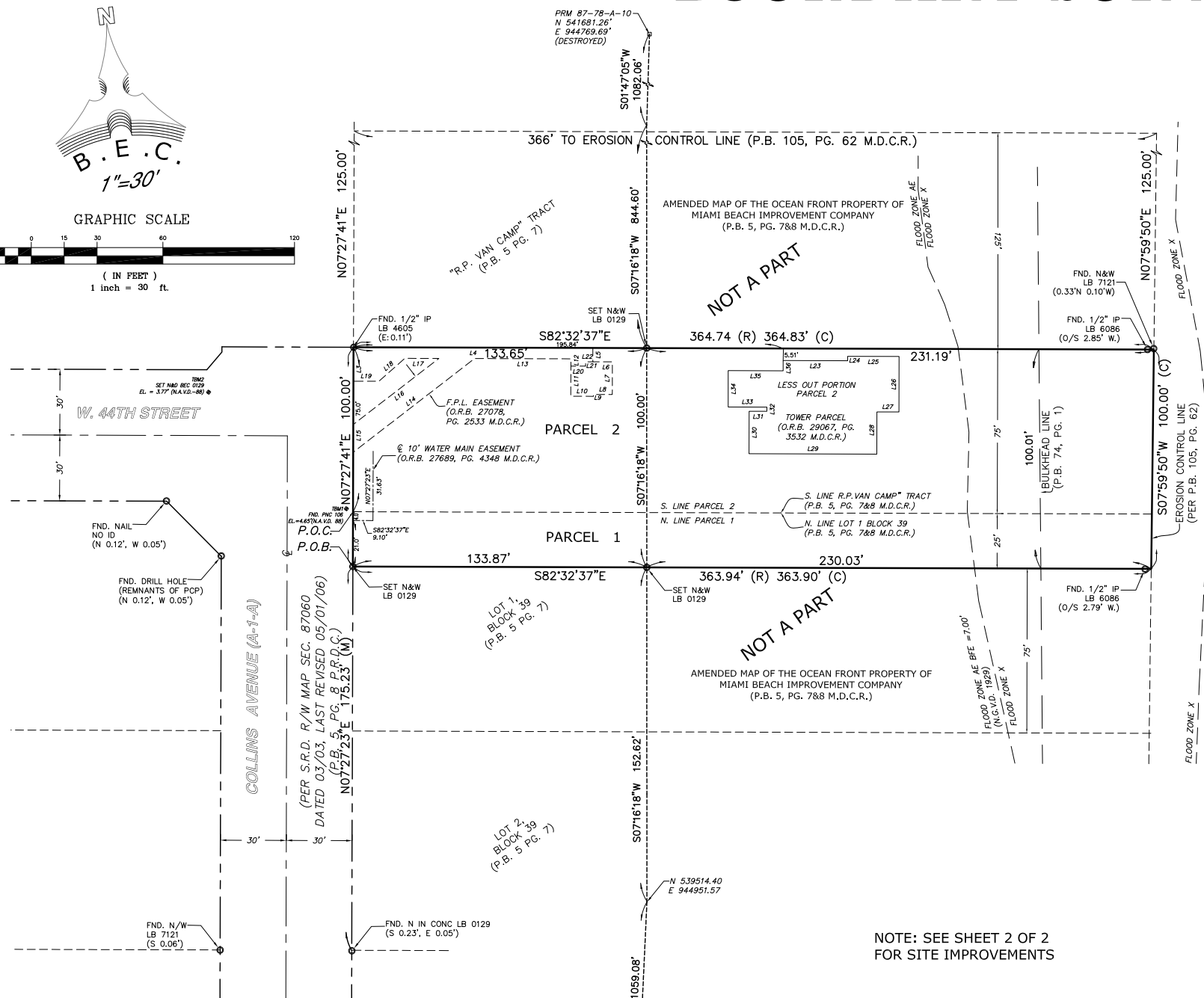
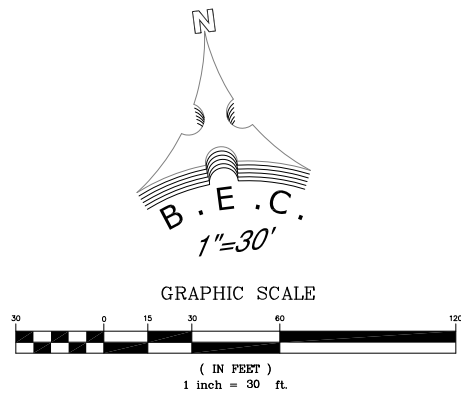


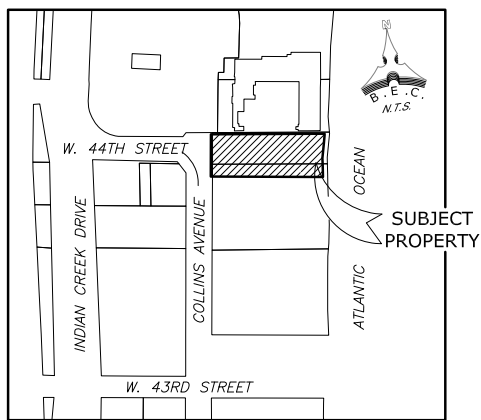
BOUNDARY SURVEY



Line Table Easement		
Line #	Length	Direction
L3	15.47	N7°28'12"E
L4	109.11	S82°32'37"E
L5	6.32	S7°27'23"W
L6	8.91	S82°32'37"E
L7	14.90	S7°27'23"W
L8	8.64	N82°32'37"W
L9	0.85	S7°27'23"W
L10	10.27	N82°32'37"W
L11	13.75	N7°27'23"E
L12	3.32	N7°27'23"E
L13	43.91	N82°32'37"W
L14	69.90	S59°37'13"W
L15	12.66	N7°28'12"E
L16	49.26	N59°37'13"E
L17	15.48	N82°32'37"W
L18	15.78	S55°31'15"W
L19	11.62	N82°32'37"W
L20	6.70	S82°32'37"E
L21	2.00	N7°27'23"E
L22	3.30	S82°32'37"E

Line Table less out portion		
Line #	Length	Direction
L23	29.40	S82°32'43"E
L24	2.00	N7°27'17"E
L25	23.46	S82°32'43"E
L26	25.29	S7°27'17"W
L27	10.00	N82°32'43"W
L28	19.25	S7°27'17"W
L29	58.27	N82°32'43"W
L30	19.38	N7°27'17"E
L31	8.08	S82°32'43"E
L32	1.92	N7°27'17"E
L33	17.66	N82°32'43"W
L34	16.58	N7°27'17"E
L35	25.00	S82°32'43"E
L36	4.67	N7°27'17"E

NOTE: SEE SHEET 2 OF 2
FOR SITE IMPROVEMENTS



LOCATION SKETCH (N.T.S.)
MIAMI-BEACH, FLORIDA

LEGEND

- CABLE TV BOX
- CATCH BASIN
- CONC. LIGHT PULL BOX
- DRAIN
- FIRE HYDRANT
- LIGHT POLE
- MANHOLE (UNKNOWN)
- POST
- SIGN
- VALVE (UNKNOWN)
- WATER METER
- WATER VALVE
- PALM TREE
- TREE (OTHER)
- ELECTRIC BOX
- SPRINKLER
- WALL
- WOOD DECK
- TILE
- TRENCH DRAIN

- BLDG. = BUILDING
- ENC. = ENCROACHMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- FND. = FOUND
- IP = IRON PIPE
- RGE. = RANGE
- R/W = RIGHT-OF-WAY
- COR. = CORNER
- D.H. = DRILL HOLE
- CLF. = CHAIN LINK FENCE
- BLDG. = BUILDING
- P.C.P. = PERMANENT CONTROL POINT
- (C) = COMPUTED FROM FIELD MEASUREMENTS
- (D) = DEED
- (M) = MEASURED
- (P) = AS SHOWN ON THE RECORD PLAT
- P.R.D.C. = PROPERTY RECORDS OF DADE COUNTY
- N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
- S.R.D. = STATE ROAD DEPARTMENT
- C.C. = CONCRETE COLUMN
- CLR. = CLEAR
- M.H.W. = MEAN HIGH WATER
- STY. = STORY
- N.T.S. = NOT TO SCALE

ABBREVIATIONS

- R&C. = REBAR AND CAP
- CONC. = CONCRETE
- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.B. = POINT OF BEGINNING
- C.B.S. = CONCRETE BLOCK STRUCTURE
- N&W = NAIL AND WASHER
- ID. = IDENTIFICATION
- O.R.B. = ORIGINAL RECORDS BOOK
- N&D = NAIL AND DISC
- (TYP.) = TYPICAL
- P.O.C. = POINT OF COMMENCEMENT
- BEC = BISCAIYNE ENGINEERING COMPANY
- LB = LICENSED BUSINESS
- GOVT. = GOVERNMENT
- RM = REFERENCE MONUMENT
- F.P.L. = FLORIDA POWER AND LIGHT
- N.A.D. = NORTH AMERICAN DATUM
- G.P.S. = GLOBAL POSITIONING SYSTEM
- O/S = OFFSET
- SEC. = SECTION
- TWP. = TOWNSHIP
- RNG. = RANGE
- MF = METAL FENCE
- WF = WOOD FENCE

LEGAL DESCRIPTION:

TRACT 1:

PARCEL 1:

LOT ONE (1) EXCEPTING THE SOUTH SEVENTY-FIVE (75) FEET THEREOF, OF BLOCK THIRTY-NINE (39) OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WESTERLY OF THE EROSION CONTROL LINE AS ESTABLISHED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

ALL OF THE SOUTHERLY 75 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED AS "R.P. VAN CAMP" ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SAID TRACT IS BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS ESTABLISHED IN PLAT BOOK 105, AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ON THE WEST BY THE EASTERLY LINE OF COLLINS AVENUE, ON THE SOUTH BY THE NORTHERLY LINE OF LOT 1, BLOCK 39, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY, AND ON THE NORTH BY A LINE 75 FEET NORTH AND PARALLEL TO THE NORTHERLY LINE OF LOT 1, BLOCK 39 OF THE AMENDED PLAT OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY AS RECORDED IN PLAT BOOK 5, AT PAGE 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 1 AND PARCEL 2 ARE ALSO DESCRIBED AS:

COMMENCE (P.O.C.) AT THE NORTHWEST CORNER OF LOT ONE, BLOCK THIRTY NINE, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5 AT PAGE 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE AS SHOWN ON SAID PLAT; THENCE EAST ALONG THE EAST RIGHT-OF-WAY OF COLLINS AVENUE 25.00' TO THE POINT OF BEGINNING (P.O.B.) THENCE EAST FROM THE EAST RIGHT-OF-WAY OF COLLINS AVENUE 363.94' (363.93' FIELD MEASURED) TO THE EROSION CONTROL LINE RECORDED ON PLAT BOOK 105 AT PAGE 62 OF FOREMENTIONED COUNTY, THENCE NORTHERLY ALONG SAID EROSION CONTROL LINE 100.00' TO A POINT, BEING 100' NORTH OF AND 364.74' (364.85' FIELD MEASURED) ALONG A LINE BEING THE NORTH LINE OF THE SOUTH 75' OF THAT CERTAIN TRACT MARKED AND DESIGNATED AS "R.P. VAN CAMP" IN PLAT BOOK 5 AT PAGES 7 AND 8 OF FOREMENTIONED COUNTY, THENCE EAST OF THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE, THENCE RUN WEST FROM FOREMENTIONED COUNTY EROSION CONTROL LINE 364.74' (364.85' FIELD MEASURED) TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COLLINS AVENUE AND 100' NORTH OF THE (P.O.B.), THENCE RUN SOUTH ALONG THE EAST RIGHT-OF-WAY OF COLLINS AVENUE 100' TO THE (P.O.B.).

PARCEL 1 AND PARCEL 2 ARE ALSO DESCRIBED AS:

COMMENCE (P.O.C.) AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE AS SHOWN ON SAID PLAT; THENCE S07°29'28"W ALONG THE WESTERLY LINE OF SAID LOT 1, BLOCK 39, AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR 25.00 FEET TO THE POINT OF BEGINNING (P.O.B.); THENCE S82°31'21"E FOR 363.94' (363.93' FIELD MEASURED) TO A POINT ON THE EROSION CONTROL LINE, RECORDED IN PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N08°01'02"E ALONG SAID EROSION CONTROL LINE FOR 100.00 FEET; THENCE N82°31'21"W ALONG A LINE BEING THE NORTH LINE OF THE SOUTH 75 FEET OF THAT CERTAIN TRACT MARKED AND DESIGNATED AS "R.P. VAN CAMP" IN SAID PLAT RECORDED IN PLAT BOOK 5 AT PAGES 7 AND 8, FOR 364.74 FEET (364.85 FEET FIELD MEASURED); THENCE S07°29'28"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COLLINS AVENUE AND SAID WESTERLY LINE OF LOT 1, BLOCK 39 AND NORTHERLY EXTENSION THEREOF, FOR 100.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH BENEFICIAL EASEMENTS CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND RECIPROCAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 26644, PAGE 516, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF THE ABOVE DESCRIBED PARCEL 2:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N07°29'28"E ALONG THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID BLOCK 39, FOR 75.00 FEET; THENCE S82°31'21"E, ALONG A LINE LYING 75.00 FEET NORTHERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, BLOCK 39, FOR 195.84 FEET; THENCE S07°28'39"W FOR 5.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S82°31'21"E FOR 29.40 FEET; THENCE N07°28'39"E FOR 2.00 FEET; THENCE S82°31'21"E FOR 23.46 FEET; THENCE S7°28'39"W FOR 25.29 FEET; THENCE N82°31'21"W FOR 19.38 FEET; THENCE S07°28'39"W FOR 19.25 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 8.08 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 16.58 FEET; THENCE N07°28'39"E FOR 25.00 FEET; THENCE N82°31'21"W FOR 17.66 FEET; THENCE N07°28'39"E FOR 16.58 FEET; THENCE S82°31'21"E FOR 25.00 FEET; THENCE N07°28'39"E FOR 4.67 FEET TO THE POINT OF BEGINNING. SAID PARCEL JUST DESCRIBED HAVING A LOWER LIMIT AT ELEVATION 28.42 FEET, N.G.V.D. 1929.

TRACT 2:

A PORTION OF THAT CERTAIN TRACT MARKED AND DESCRIBED AS "R.P. VAN CAMP" ON THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF THE MIAMI BEACH IMPROVEMENT COMPANY, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TOWER PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1, BLOCK 39, OF MIAMI BEACH IMPROVEMENT COMPANY'S OCEAN FRONT SUBDIVISION, AS RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N07°29'28"E ALONG THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF SAID BLOCK 39, FOR 75.00 FEET; THENCE S82°31'21"E, ALONG A LINE LYING 75.00 FEET NORTHERLY OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTHERLY LINE OF SAID LOT 1, BLOCK 39, FOR 195.84 FEET; THENCE S07°28'39"W FOR 5.51 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE S82°31'21"E FOR 29.40 FEET; THENCE N82°31'21"W FOR 2.00 FEET; THENCE S82°31'21"E FOR 23.46 FEET; THENCE S07°28'39"W FOR 25.29 FEET; THENCE N82°31'21"W FOR 19.38 FEET; THENCE S07°28'39"W FOR 19.25 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 8.08 FEET; THENCE N82°31'21"W FOR 58.27 FEET; THENCE N07°28'39"E FOR 19.38 FEET; THENCE S82°31'21"E FOR 16.58 FEET; THENCE N07°28'39"E FOR 25.00 FEET; THENCE N82°31'21"W FOR 17.66 FEET; THENCE N07°28'39"E FOR 16.58 FEET; THENCE S82°31'21"E FOR 25.00 FEET; THENCE N07°28'39"E FOR 4.67 FEET TO THE POINT OF BEGINNING. SAID PARCEL JUST DESCRIBED HAVING A LOWER UNIT AT ELEVATION 28.42 FEET, N.G.V.D. 1929.

EASEMENT PARCEL:

TOGETHER WITH BENEFICIAL EASEMENT CREATED BY THAT CERTAIN AMENDED AND RESTATED DECLARATION OF RESTRICTIONS, COVENANTS AND RECIPROCAL EASEMENTS MADE BY RIVER PROPERTIES, LLC AND SHU LANDLORD (PL) ORS 16-104, INC., DATED NOVEMBER 7, 2008, AND RECORDED NOVEMBER 7, 2008, IN OFFICIAL RECORDS BOOK 26644, PAGE 516, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- PROPERTY ADDRESS: 4385 COLLINS AVENUE, MIAMI BEACH, FLORIDA, 33140
- PROPERTY LIES WITHIN SECTION 23, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA, CONTAINING 36,436 SQUARE FEET, OR 0.836 ACRES MORE OR LESS.
- LEGAL DESCRIPTION SHOWN HEREON IS BASED ON INFORMATION AS FURNISHED BY CLIENT.
- BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 83(90).
- THE LEGAL DESCRIPTION OF THE COASTAL CONSTRUCTION CONTROL LINE IS PER PLAT BOOK 74 AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- DEPICTION OF THE EROSION CONTROL LINE WAS TAKEN FROM PLAT BOOK 105 AT PAGE 62 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
- ELEVATIONS SHOWN HEREON ARE ON THE BASIS OF NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) BASED ON THE FOLLOWING BENCHMARK: NAME B-313, ELEVATION 2.78'; NAME D-313, ELEVATION 4.62'.
- THIS SURVEY DOES NOT INTEND TO DEPICT THE OWNERSHIP OF PROPERTY AND SHOULD NOT BE USED BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE WITHOUT THE EXPRESSED WRITTEN PERMISSION OF BISCAIYNE ENGINEERING COMPANY, INC.
- THE SUBJECT PROPERTY IS LOCATED IN FEMA'S FIRM ZONE AE (BASE FLOOD ELEVATION DETERMINED, BFE: 7.00 FEET), AS DESIGNATED ON FLOOD INSURANCE RATE MAP (FIRM) NO. 12086G0328L, COMMUNITY 120651, PANEL 0328, SUFFIX L, MAP REVISED SEPTEMBER 11, 2009 AND PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.).
- UNDERGROUND IMPROVEMENTS, ENCROACHMENTS, FOOTERS, OR UTILITY LINES, ARE NOT SHOWN HEREON.
- THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD OTHER THAN PLATTED RIGHT-OF-WAY. IT IS RECOMMENDED THAT CLIENT OBTAIN TITLE INSURANCE AND TITLE SEARCH WHICH WILL REVEAL ALL MATTERS OF RECORD.
- REFERENCE DC-5280, ORDER NO 79435.

SURVEYOR'S CERTIFICATE:

I hereby certify that the attached "BOUNDARY SURVEY" was prepared in accordance with the Minimum Technical Standards for Surveying and Mapping, set forth in Chapter 5J-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

Biscaiyn Engineering Company, Inc.
529 West Flagler Street, Miami, FL 33130
(305) 324-7671
State of Florida Department of Agriculture
LB-0000129

Luis Gaztambide, PSM, For the Firm, Vice President
Professional Surveyor and Mapper No. 6816
State of Florida

REVISED

BISCAIYNE ENGINEERING COMPANY, INC.
Surveyors
Planners
Consulting Engineers



WEB SITE: www.biscaiynengineering.com
E-MAIL: info@biscaiynengineering.com

PH: (305) 324-7671
FAX: (305) 324-0809

MIAMI
529 WEST FLAGLER STREET
FLORIDA, 33130

4385 COLLINS AVENUE, MIAMI BEACH, FL 33140

FOR: SOHO HOUSE & COMPANY
DESIGNED BY: N/A
DRAWN BY: W.J.R.
CHECKED BY: L.G.
DATE: 5-5-16
FIELD BOOK No. 2864
PAGE No. 48-63 & 1-3

ORDER No.
03-85349


SHEET No.
1 of 2

(IN FEET)
1 inch = 20 ft.



ATLANTIC OCEAN

BISCA YNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors



Bicayne Engineering Company
FOUNDED 1898

PH: (305) 324-7671
FAX: (305) 324-0809
WEB SITE: www.biscoyneengineering.com
E-MAIL: info@biscoyneengineering.com

MIAMI
529 WEST FLAGLER STREET
FLORIDA, 33130

FOUNDED 1898

4385 COLLINS AVENUE, MIAMI BEACH, FL 33140

FOR: SOHO HOUSE & COMPANY	DESIGNED BY: N/A
SCALE: 1"=20'	APPROVED BY: J.G.
DATE: 5-5-16	

FOR: SOHO HOUSE & COMPANY	DESIGNED BY: N/A
SCALE: 1"=20'	APPROVED BY: L.G.
DATE: 5-5-16	

DRAWN BY: W.J.R.	CHECKED BY: L.G.
FIELD BOOK No. 2864 7 2877	PAGE No. 48-63 & 1-3

ORDER No.
03-85349

SHEET No.
2 of 2

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5750

F:\SURVEY\PROJECTS\85000's\85349-SQHD HOUSE & COND.WG\03-85349.dwg 5/20/2016 4:01:45 PM EDT

(PER S.R.D. R/W MAP SEC. 87060
DATED 03/03, LAST REVISED 05/01/06)
(P.B. 5, PG. 8 P.R.D.C.)

"R.P. VAN CAMP" TRACT
(P.B. 5 PG. 7)

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF
MIAMI BEACH IMPROVEMENT COMPANY
(P.B. 5, PG. 7&8 M.D.C.R.)

NOT A PART

PARCEL 2

PARCEL 1

LOT 1, 39
BLOCK 39
(P.B. 5 PG. 7)

LOT 2,
BLOCK 39
(P.B. 5 PG. 7)

NOT A PART

AMENDED MAP OF THE OCEAN FRONT PROPERTY OF
MIAMI BEACH IMPROVEMENT COMPANY
(P.B. 5, PG. 7&8 M.D.C.R.)








NOTE: SEE SHEET 1 OF 2
FOR BOUNDARY INFORMATION.

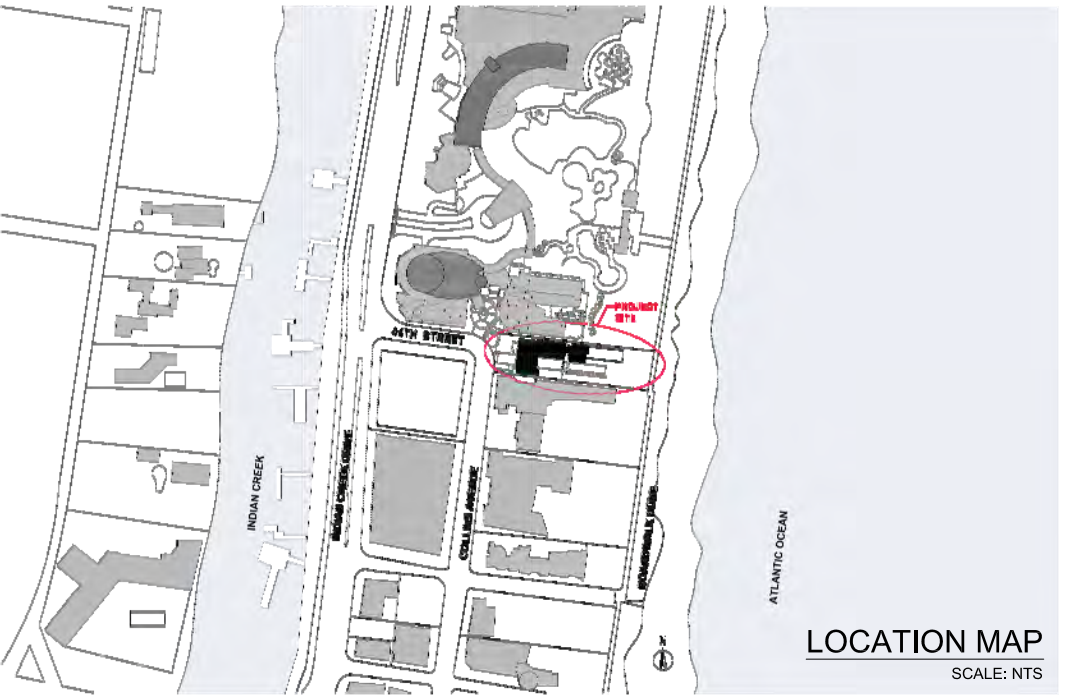
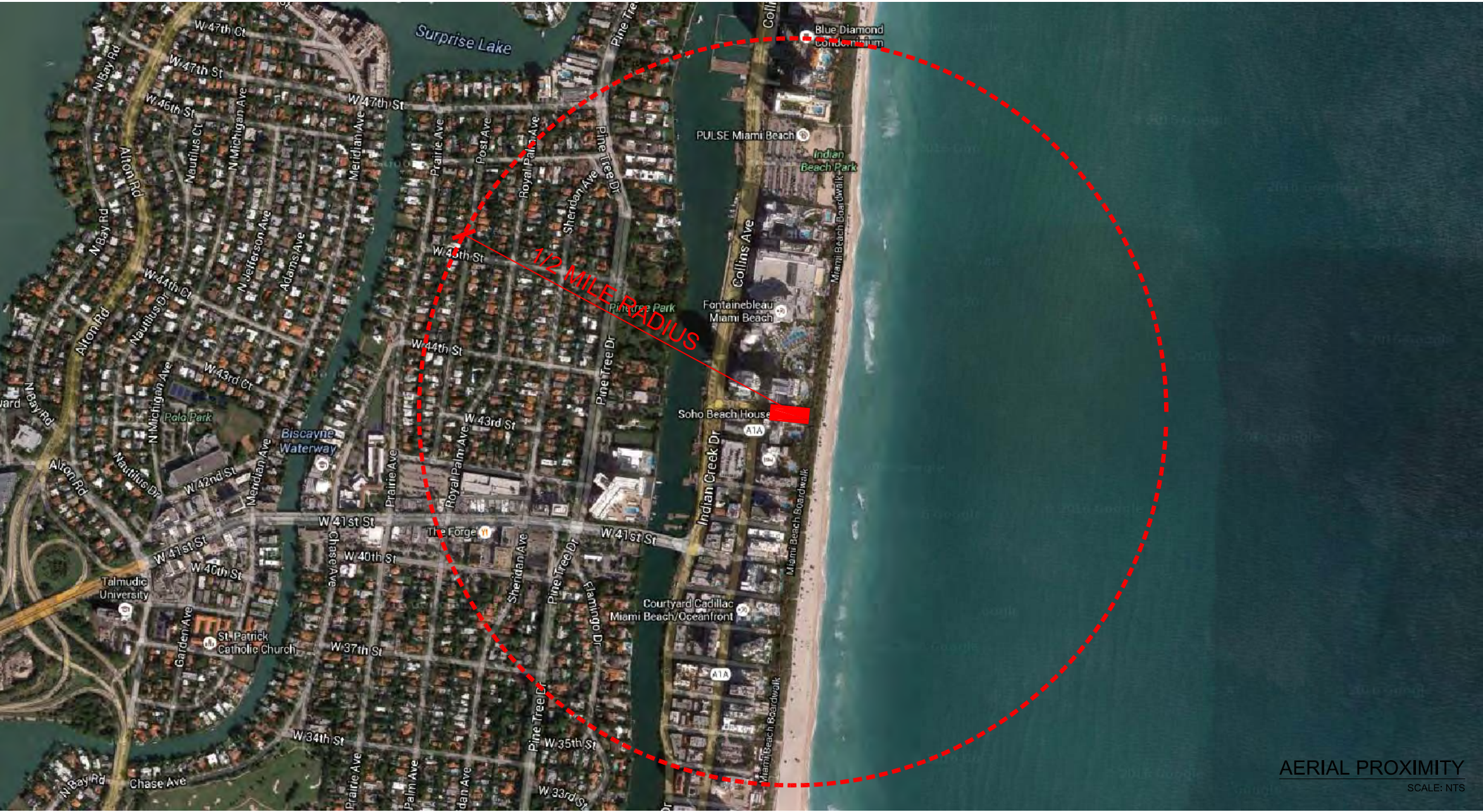
MH NO. 1 (SD)
RIM EL. = 7.57'
INV. EL. (SW) = 3.62' (12"DIP)
INV. EL. (S) = 6.67' (2"PVC)
INV. EL. (W) = 3.52' (8"PVC)
BOTTOM EL. = 1.64'

MH NO. 2 (SD)
RIM EL. = 7.68'
INV. EL. (N) = 3.43' (12"PVC)
INV. EL. (SE) = 3.43' (12"PVC)
BOTTOM EL. = 1.38'

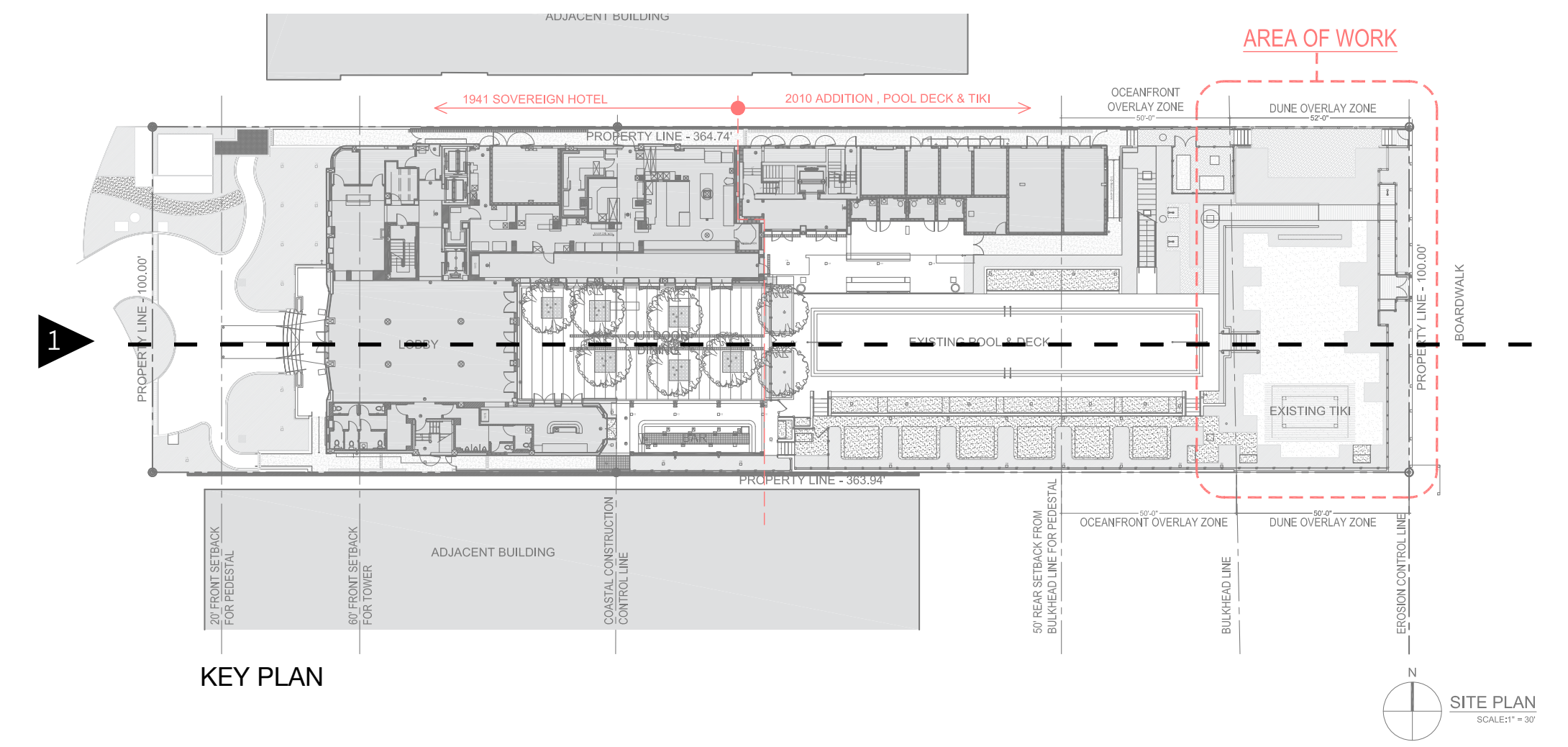
CB NO. 1
GRATE EL. = 9.48'
INV. EL. (S) = 2.86' (8" PVC)
INV. EL. (W) = 2.78' (15" CMP)
INV. EL. (NW) = 2.73' (8" PVC)
INV. EL. (N) = 2.66' (12" CMP)
BOTTOM EL. = (-) 0.52'

LEGEND

- | | |
|---|------------------------|
|  | CABLE TV BOX |
|  | CATCH BASIN |
|  | CLEAN OUT |
|  | CONC. LIGHT PULL BOX |
|  | DRAIN |
|  | FIRE HYDRANT |
|  | HANDICAP PARKING SPACE |
|  | LIGHT POLE |
|  | MANHOLE (UNKNOWN) |
|  | MONUMENT LINE |
|  | POST |
|  | SIGN |
|  | VALVE (UNKNOWN) |
|  | WATER METER |
|  | WATER VALVE |
|  | PALM TREE |
|  | TREE (OTHER) |
|  | FLOOD LAMP |
|  | ELECTRIC BOX |
|  | SPRINKLER |
|  | GAS METER |
|  | FLAG POLE |

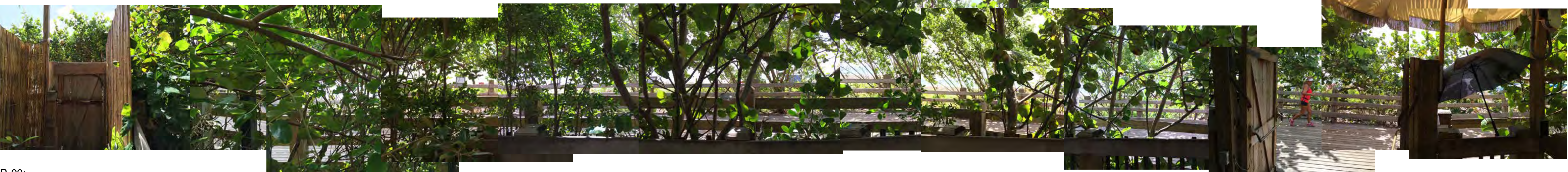
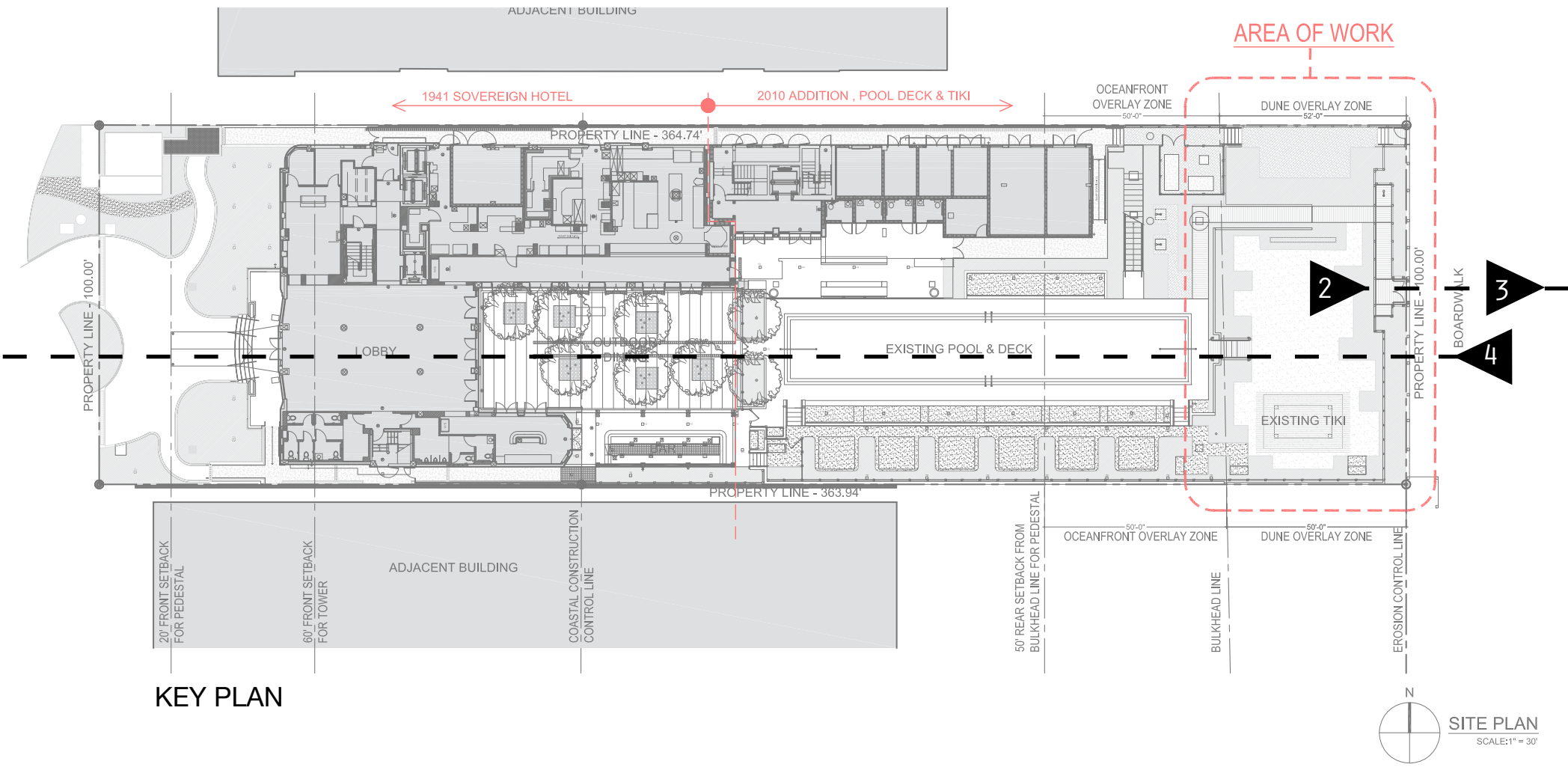


WEST FRONT PROPERTY LINE ELEVATION



P-01:
VIEW OF SITE, CORNER TO CORNER, AND CONTEXTUAL PROPERTIES FROM ACROSS COLLINS AVENUE
6 JULY 2016

EAST DUNE OVERLAY PROPERTY LINE ELEVATIONS



P-02:
BOARDWALK TRANSPARENCY
EAST ELEVATION OF WEST BOARDWALK AND VIEW TO OCEAN, AS VIEWED FROM WITHIN SITE
6 JULY 2016



P-03:
PARALLEL BOARDWALK CONDITIONS AND VIEWSHEDS
EAST ELEVATION OF EASTBOARDWALK AND VIEW TO OCEAN, AS VIEWED FROM EDGE THE BOARDWALK
6 JULY 2016



P-04:
WEST ELEVATION OF SITE, AS VIEWED FROM THE BOARDWALK
6 JULY 2016

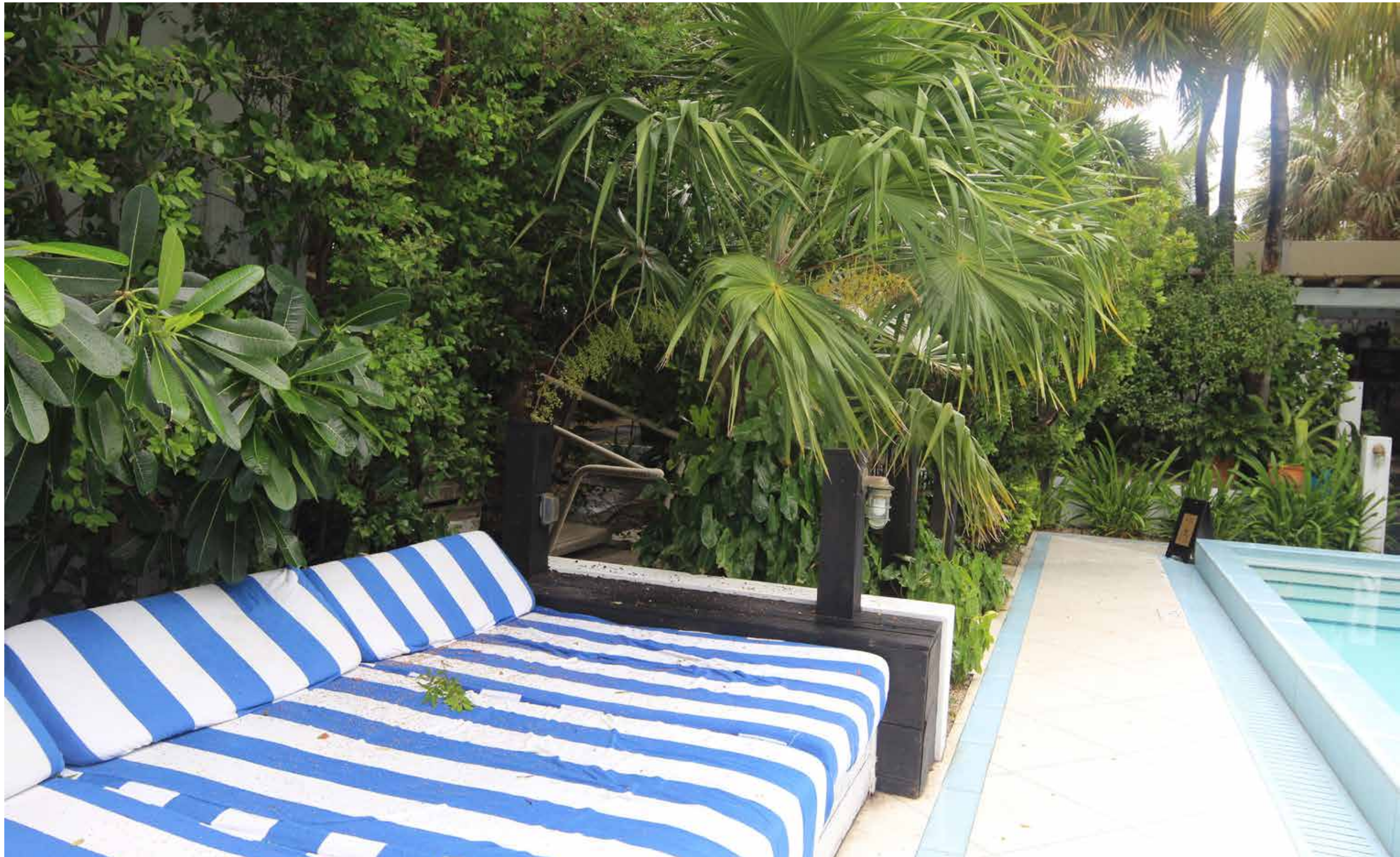
OCEANTFRONT OVERLAY SITE CONDITIONS



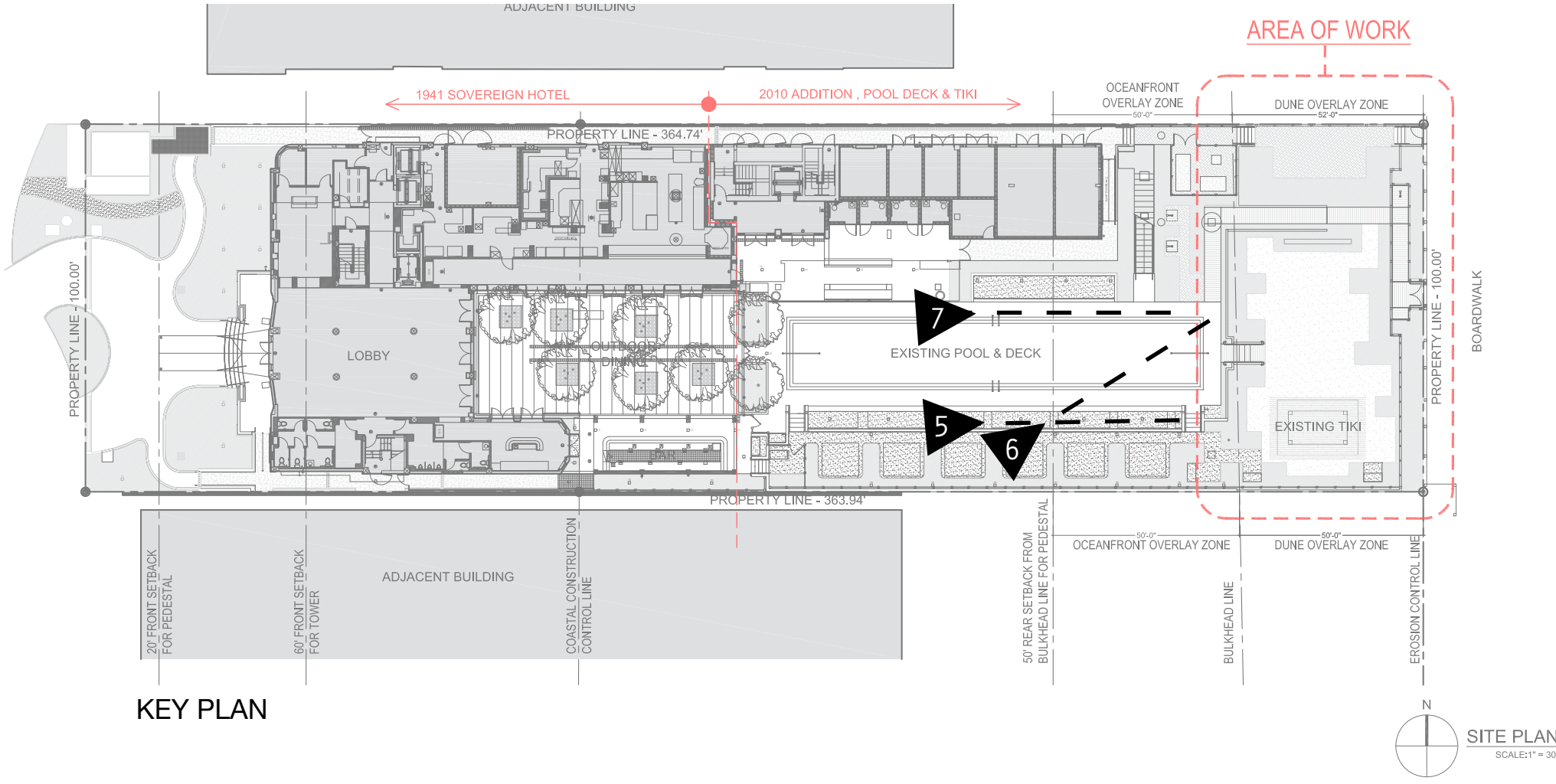
P-05:
POOL AREA
21 JULY 2016



P-06:
POOL AREA
21 JULY 2016



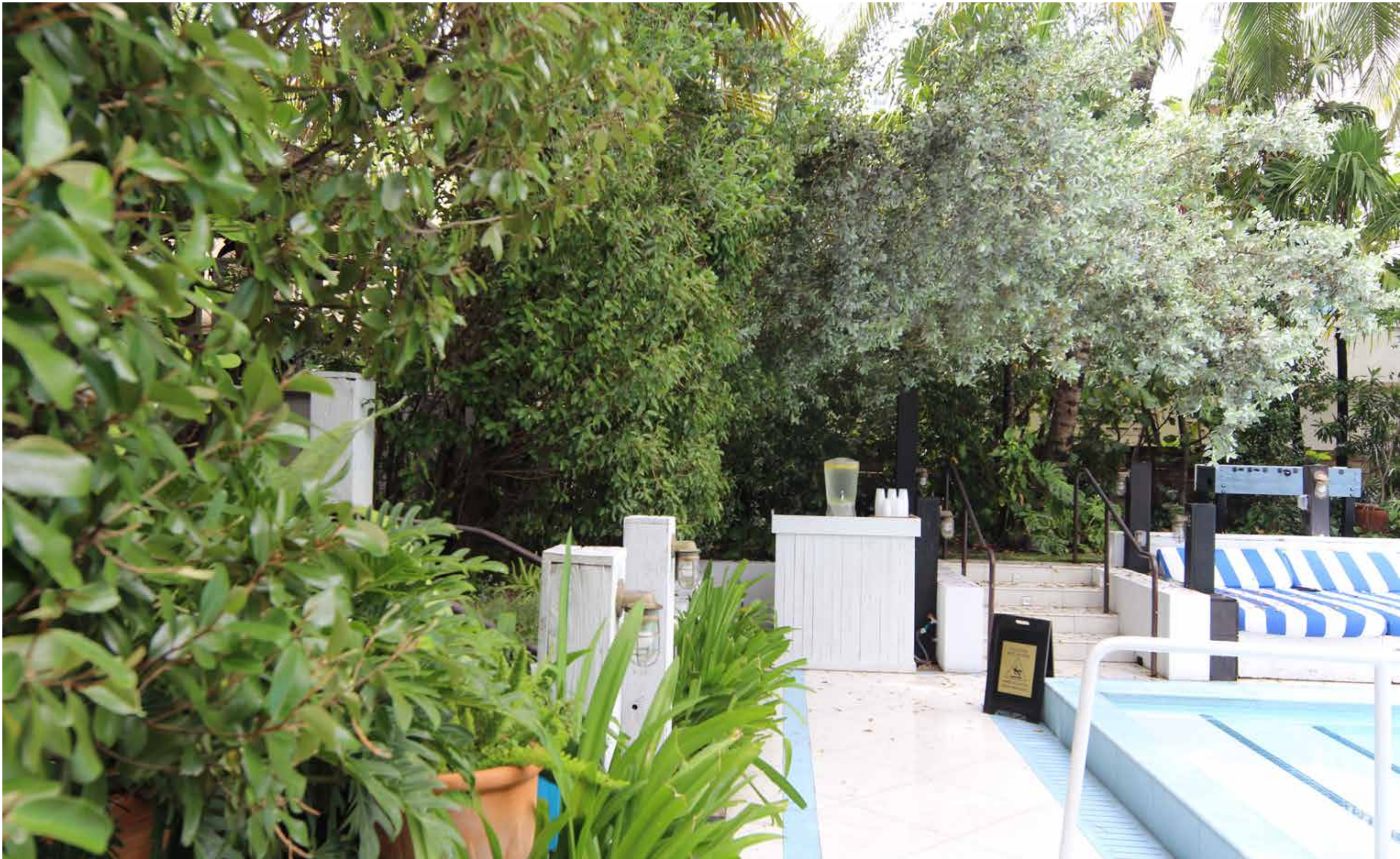
P-07:
POOL AREA
21 JULY 2016



OCEANTFRONT OVERLAY SITE CONDITIONS



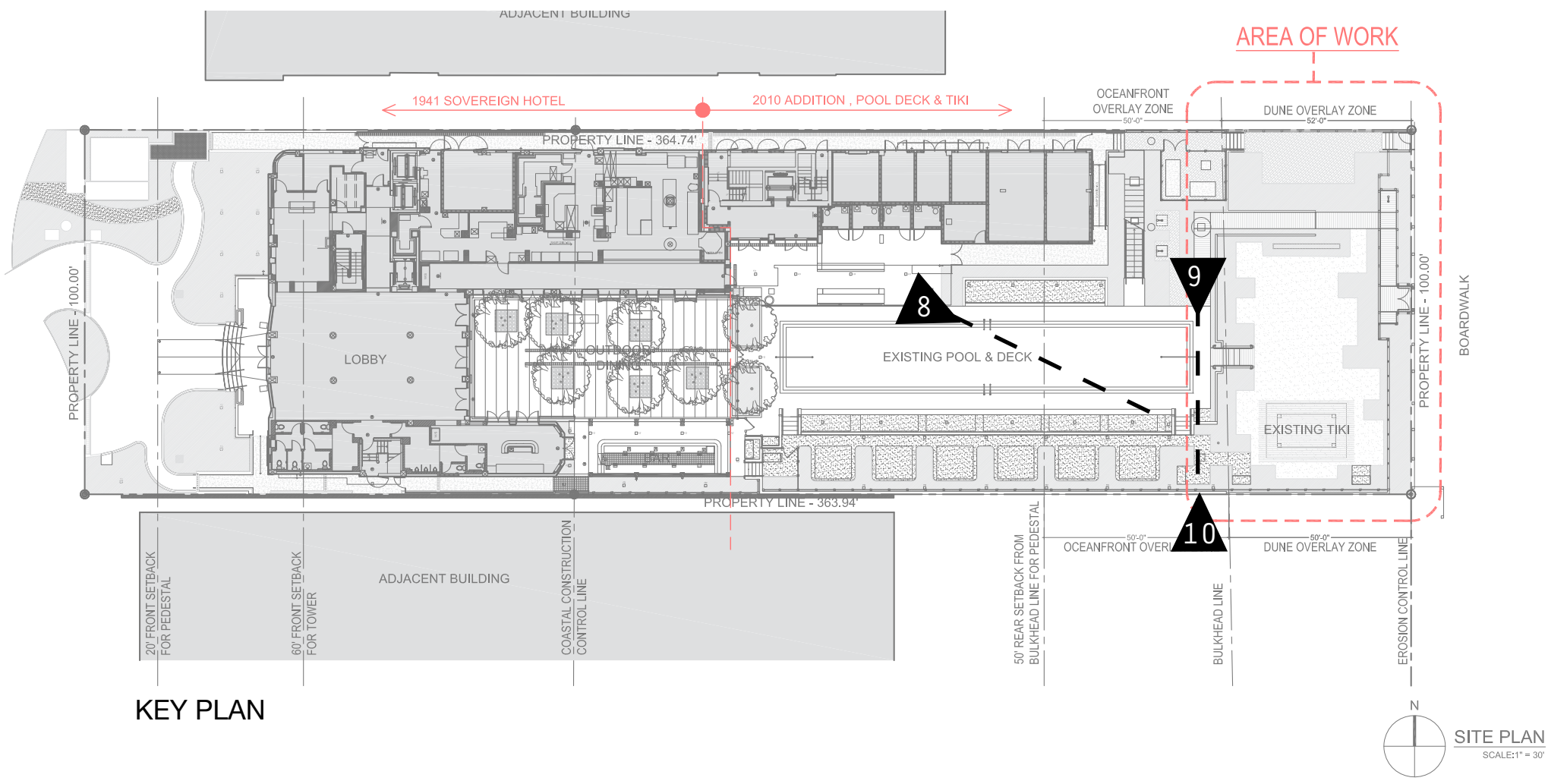
P-08:
POOL AREA
21 JULY 2016



P-09:
POOL AREA
21 JULY 2016



P-10:
POOL AREA
21 JULY 2016



KEY PLAN

OCEANTFRONT OVERLAY SITE CONDITIONS



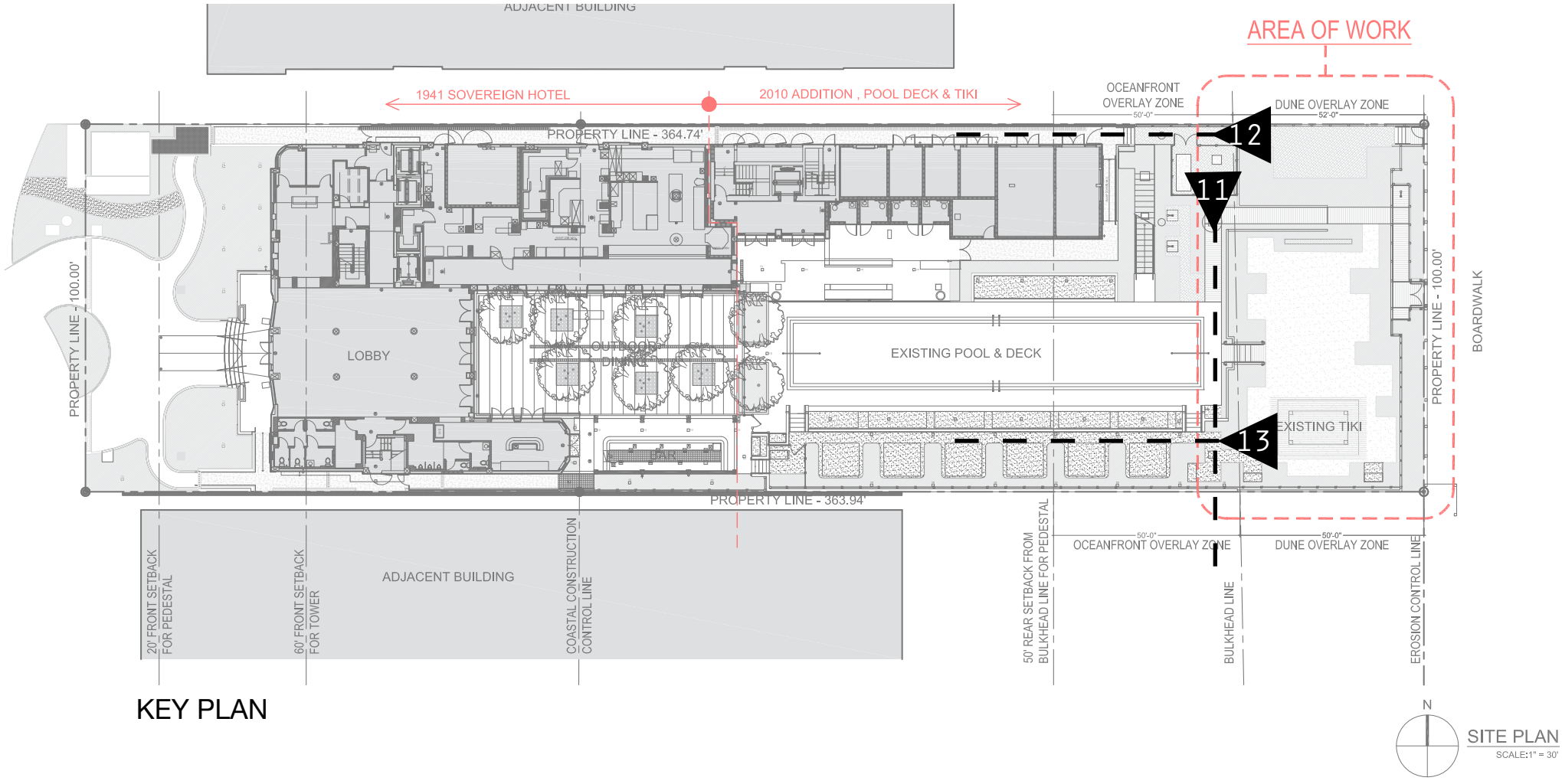
P-11:
MANDOLIN POOL PERIMETER
21 JULY 2016



P-12:
PUMP AND SERVICE AREA
21 JULY 2016



P-13:
POOL PERIMETER
21 JULY 2016

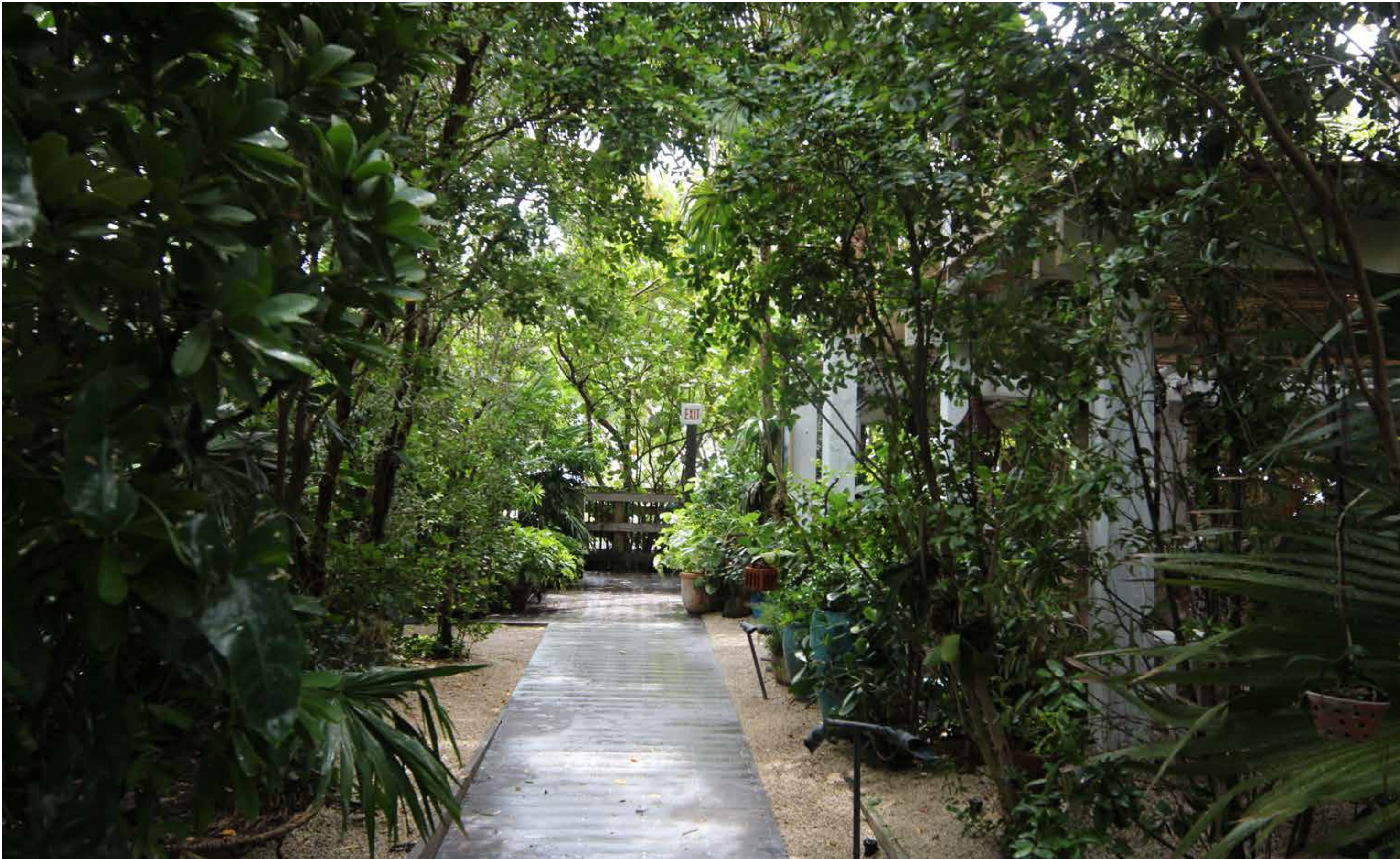


KEY PLAN

OCEANFRONT/DUNE OVERLAY SITE CONDITIONS



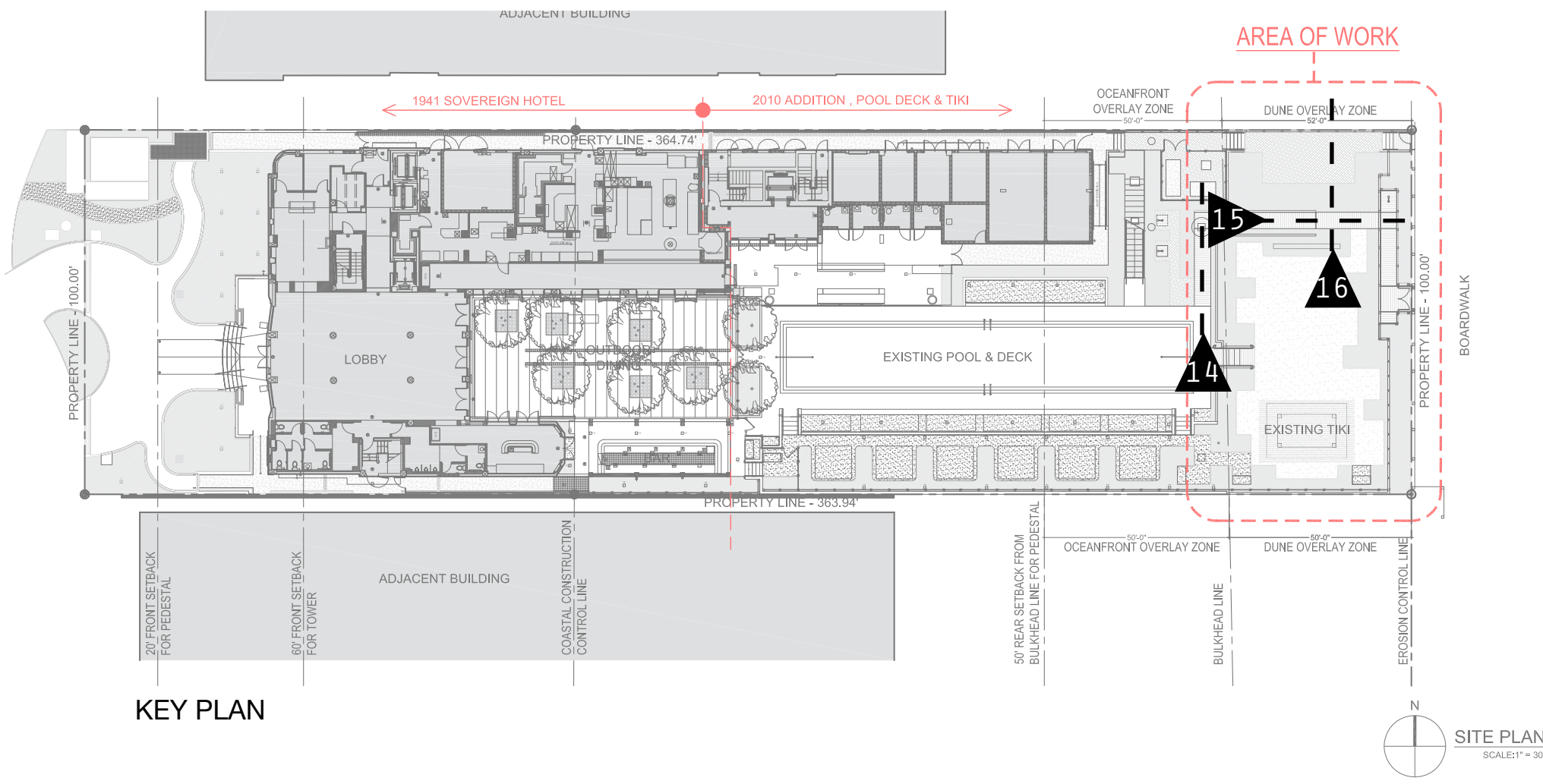
P-14:
OUTDOOR SHOWER AREA AND MANDOLIN PERIMETER
21 JULY 2016



P-15:
MANDOLIN PERIMETER AND GUEST EGRESS TO BEACH
21 JULY 2016



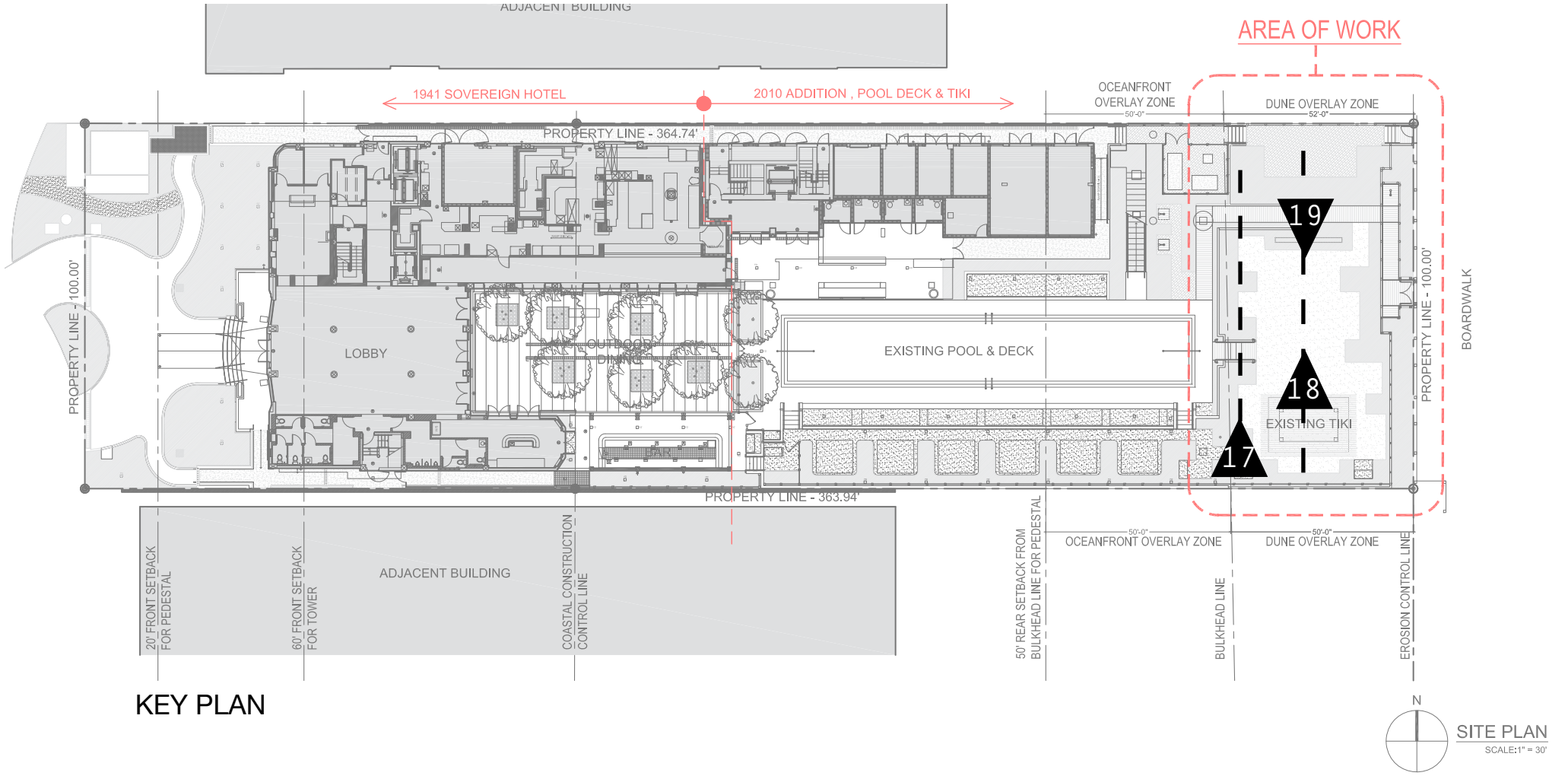
P-16:
STORAGE AREA AND NORTH BOUNDARY
21 JULY 2016



DUNE OVERLAY SITE CONDITIONS



P-17:
MANDOLIN SERVICE ENTRANCE
21 JULY 2016



P-18:
MANDOLIN GUEST AREA AND STORAGE AREA ENTRANCE
21 JULY 2016



P-19:
MANDOLIN GUEST AREA
21 JULY 2016

DUNE OVERLAY SITE CONDITIONS



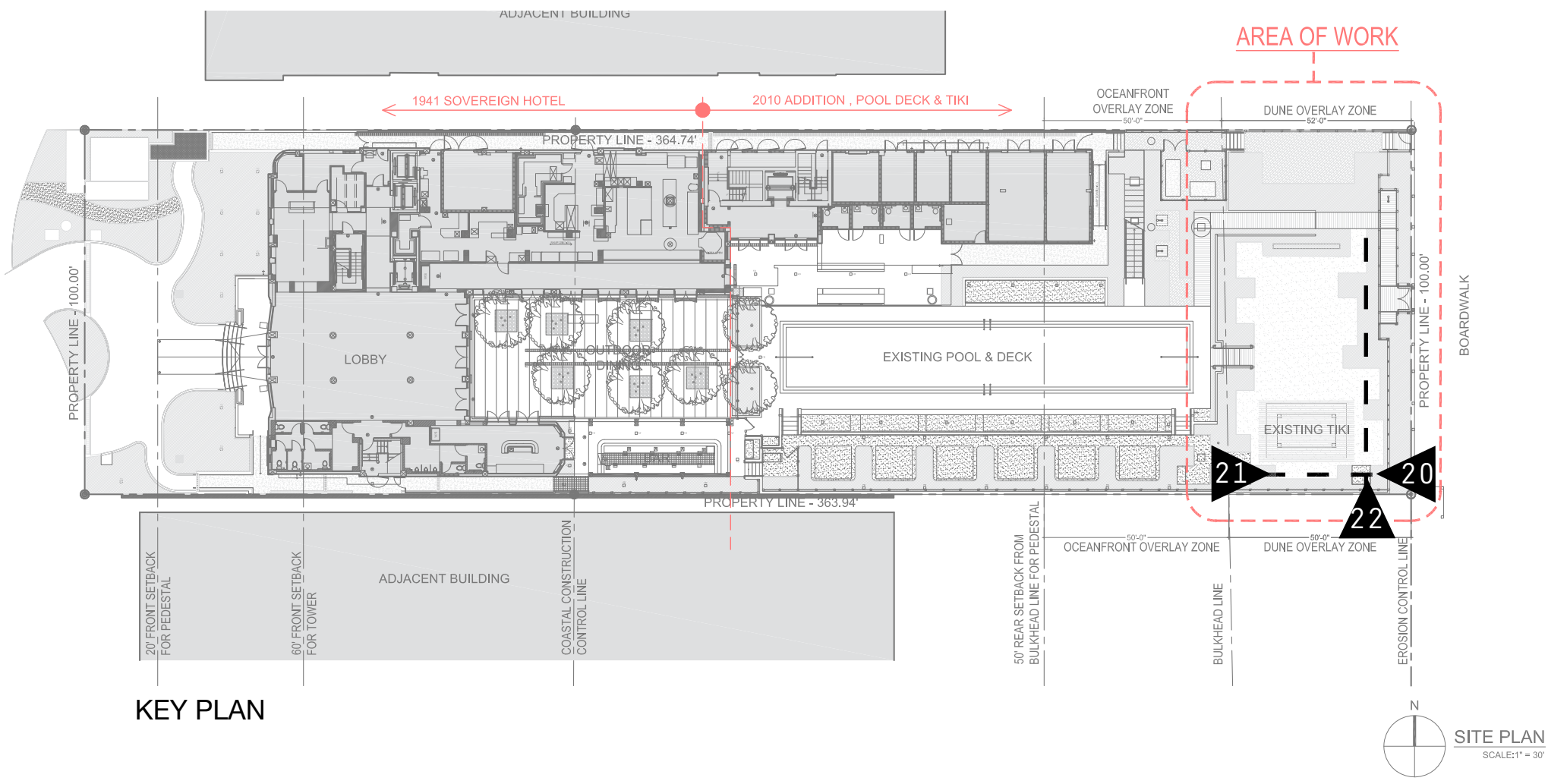
P-20:
MANDOLIN KITCHEN AREA
21 JULY 2016



P-21:
MANDOLIN KITCHEN AREA
21 JULY 2016



P-22:
MANDOLIN SERVICE AREA
21 JULY 2016



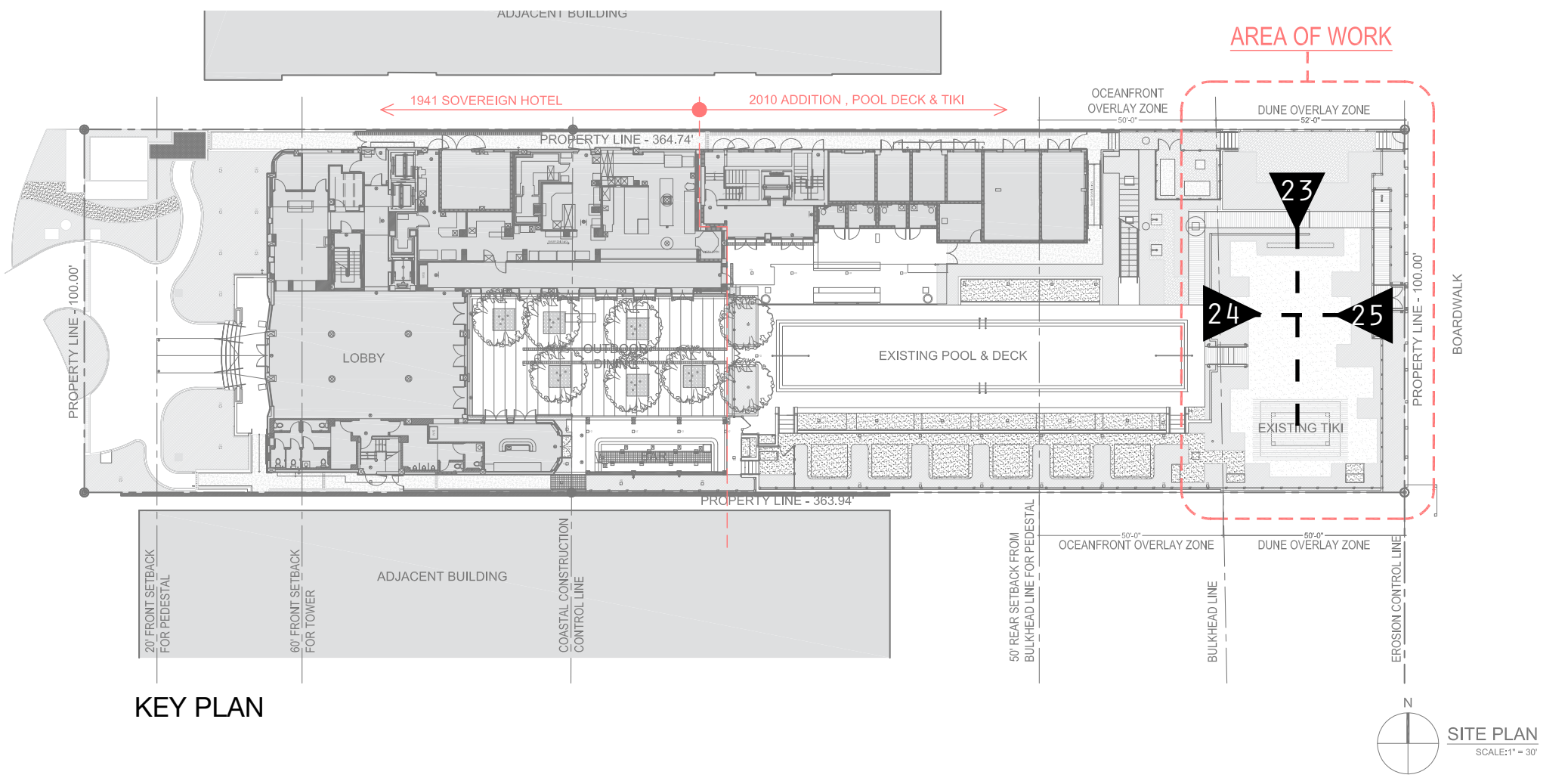
KEY PLAN

SITE PLAN
SCALE: 1" = 30'

DUNE OVERLAY SITE CONDITIONS



P-23:
MANDOLIN GUEST ENTRANCE
21 JULY 2016



KEY PLAN



P-24:
MANDOLIN GUEST AREA
21 JULY 2016

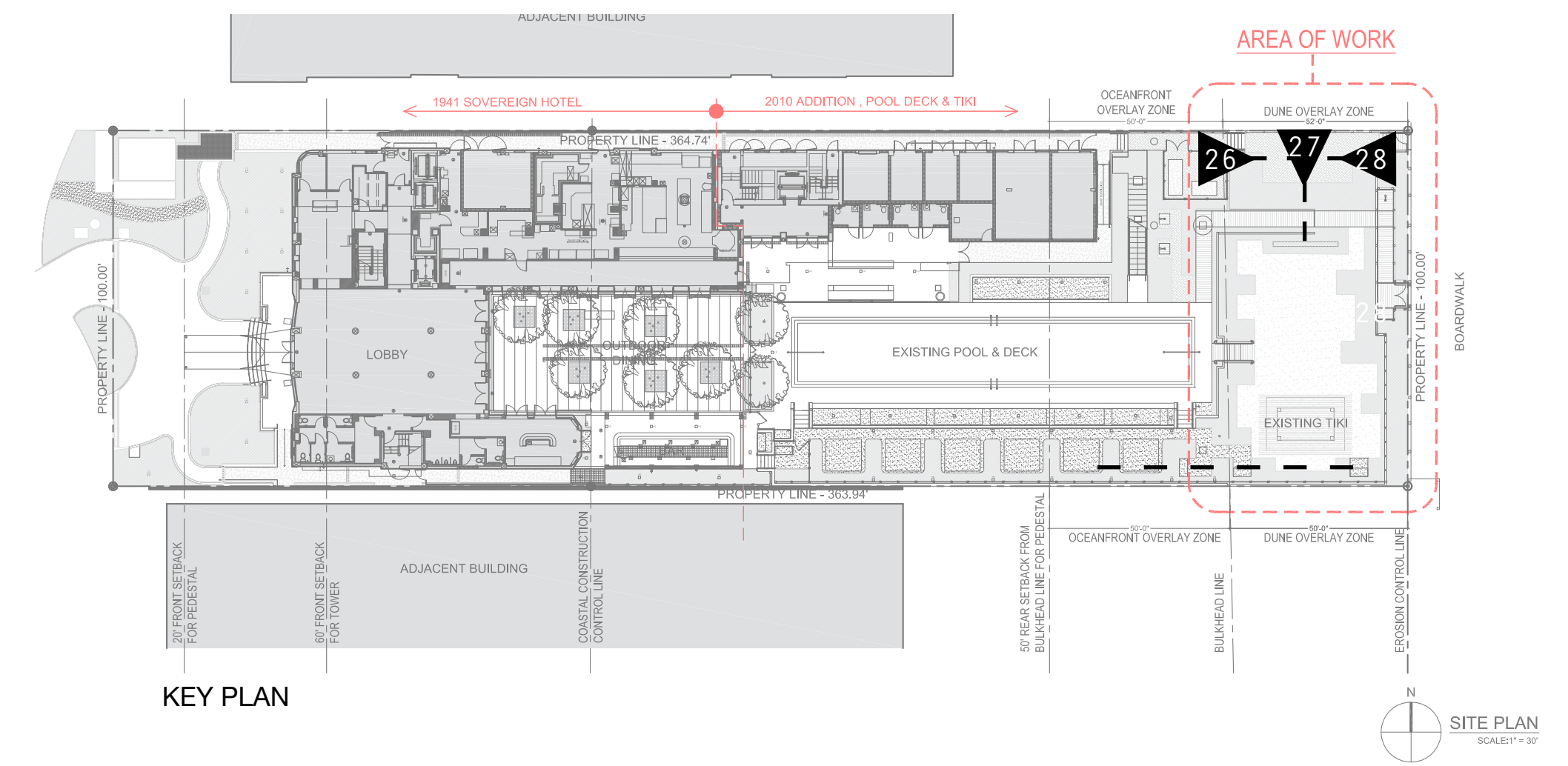


P-25:
MANDOLIN GUEST AREA
21 JULY 2016

A small, white, open-sided structure with a brown roof, likely a food stand or bar, situated outdoors. It has a wooden counter in front and a window with a blue frame. The structure is surrounded by trees and a bamboo fence.

A photograph of a backyard. On the left, a swimming pool with blue water is partially visible, bordered by a dark wooden deck. Behind the pool is a tall, light-colored bamboo fence. To the right of the bamboo fence is a white wooden gate with a red 'EXIT' sign. To the right of the gate is a small white shed with blue trim and a blue door. The background is filled with lush greenery, including palm trees and other tropical plants. A string of small, round, white lights hangs from a tree on the right.

P-28:
REAR MISCELLANOUES AREA
21 JULY 2016



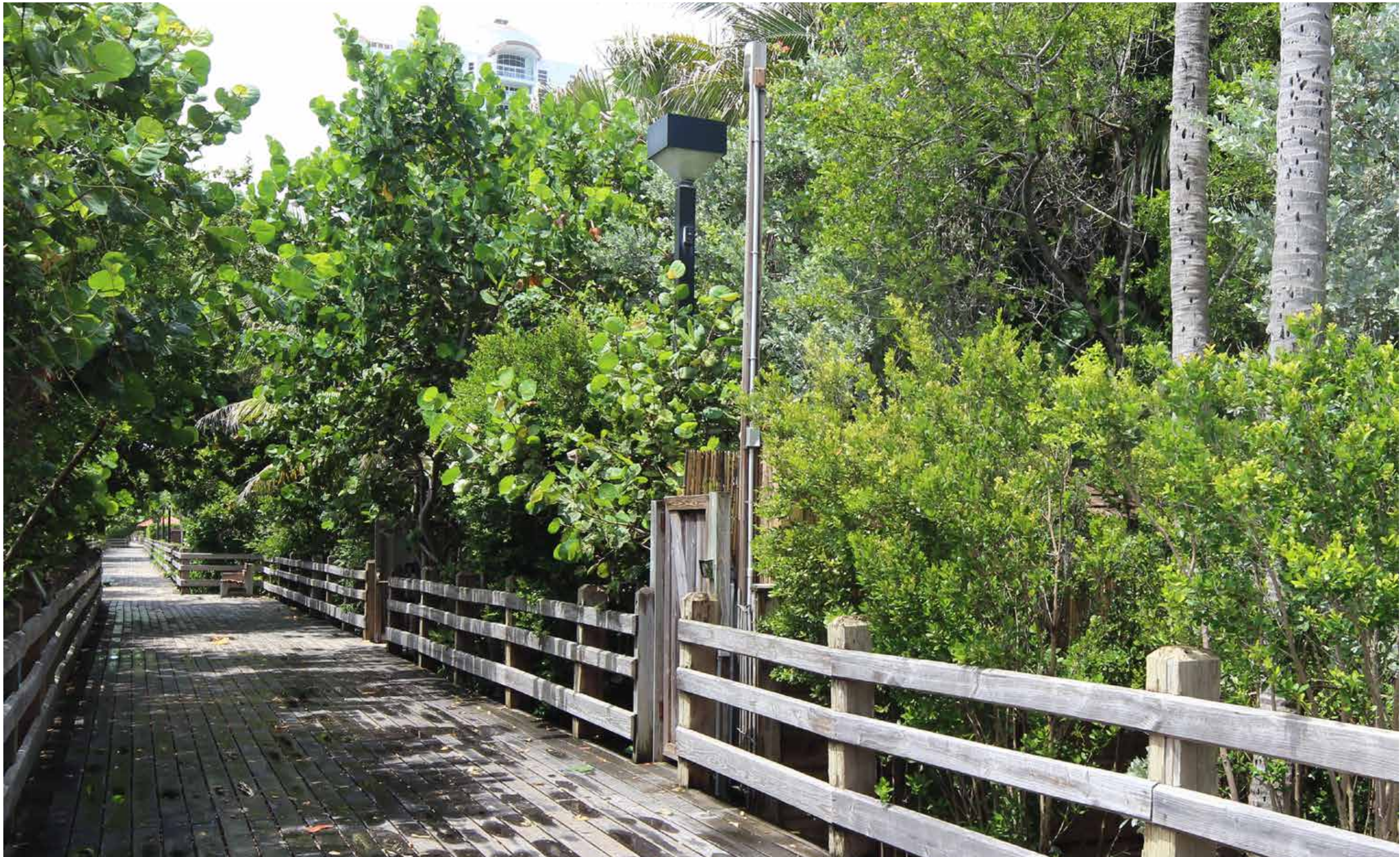
BOARDWALK SITE CONDITIONS



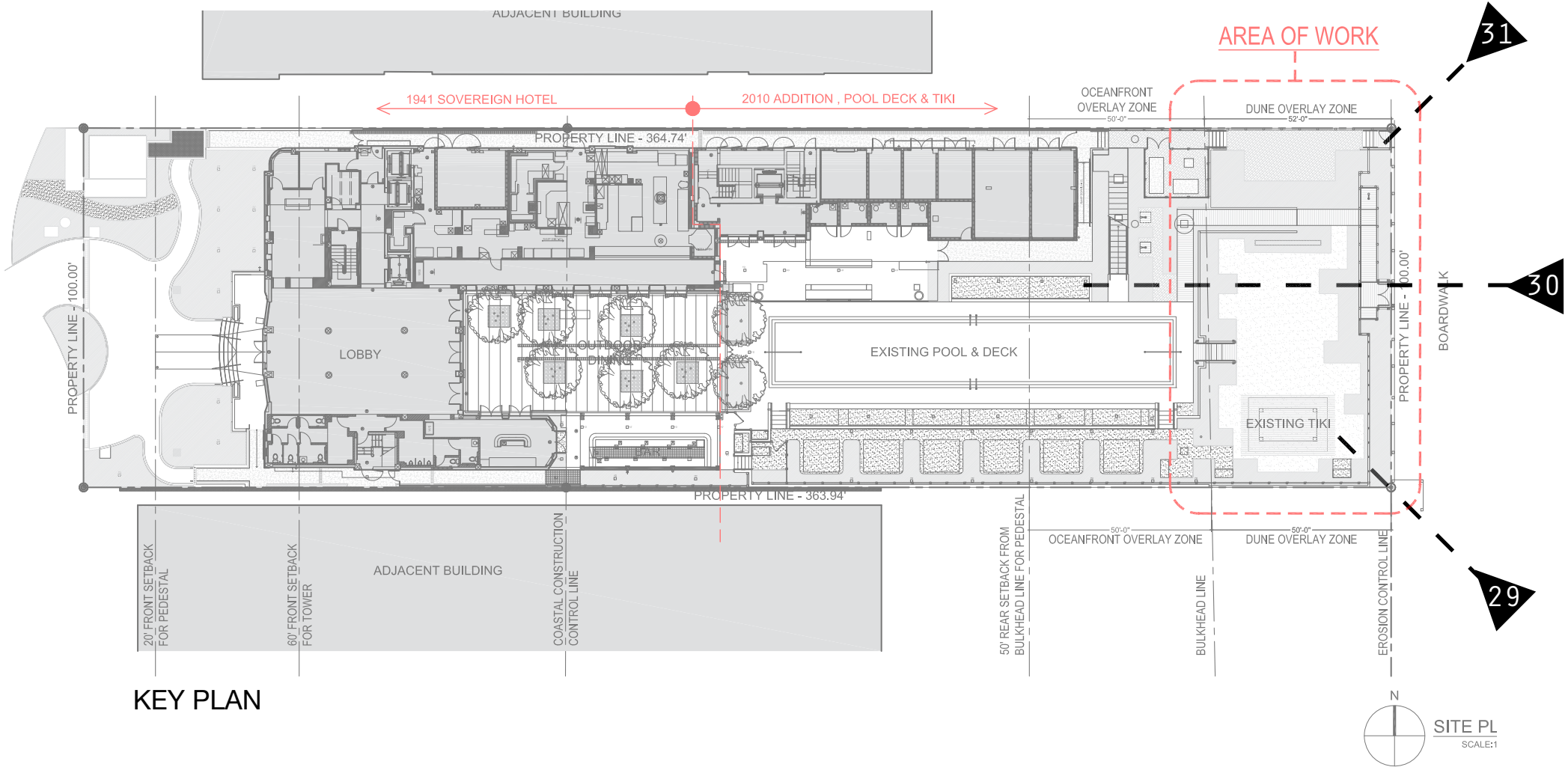
P-29:
BOARDWALK SOUTH PERSPECTIVE
21 JULY 2016



P-30:
BOARDWALK WEST ELEVATION
21 JULY 2016



P-31:
BOARDWALK NORTH PERSPECTIVE
21 JULY 2016



KEY PLAN

DUNE OVERLAY SITE CONDITIONS



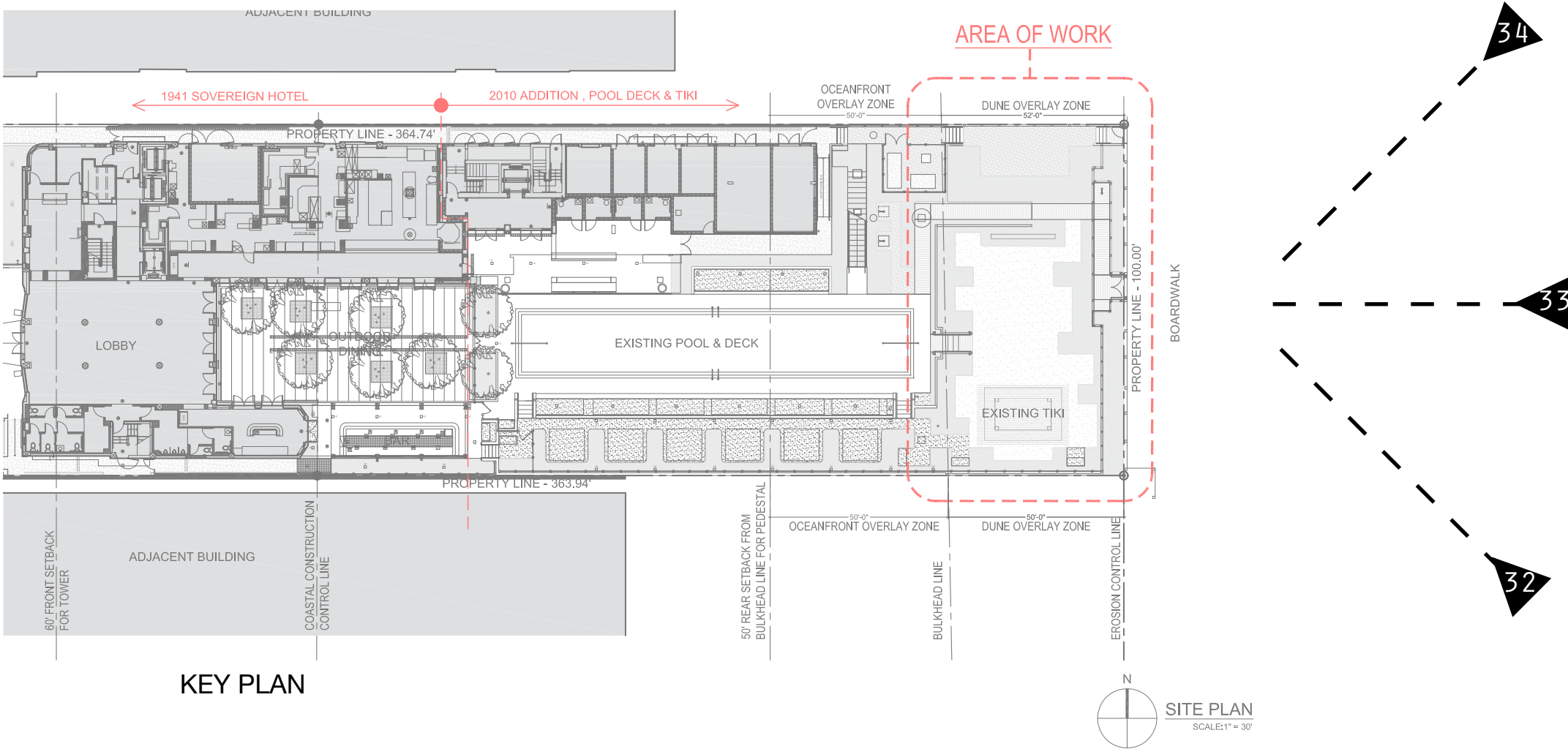
P-32:
BEACH PERIMETER, NORTH PERSPECTIVE
21 JULY 2016



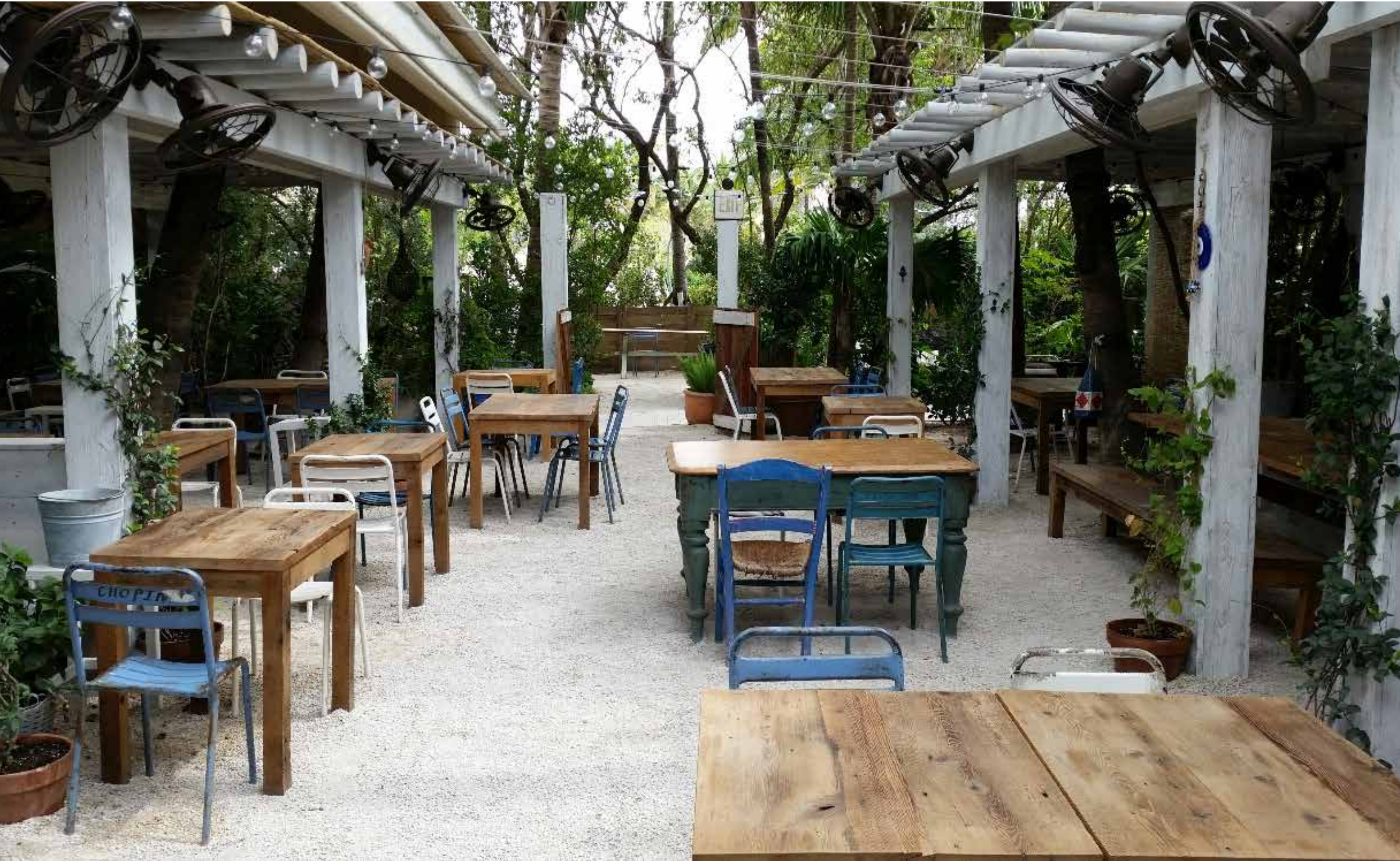
P-33:
BEACH PERIMETER, WEST ELEVATION
21 JULY 2016



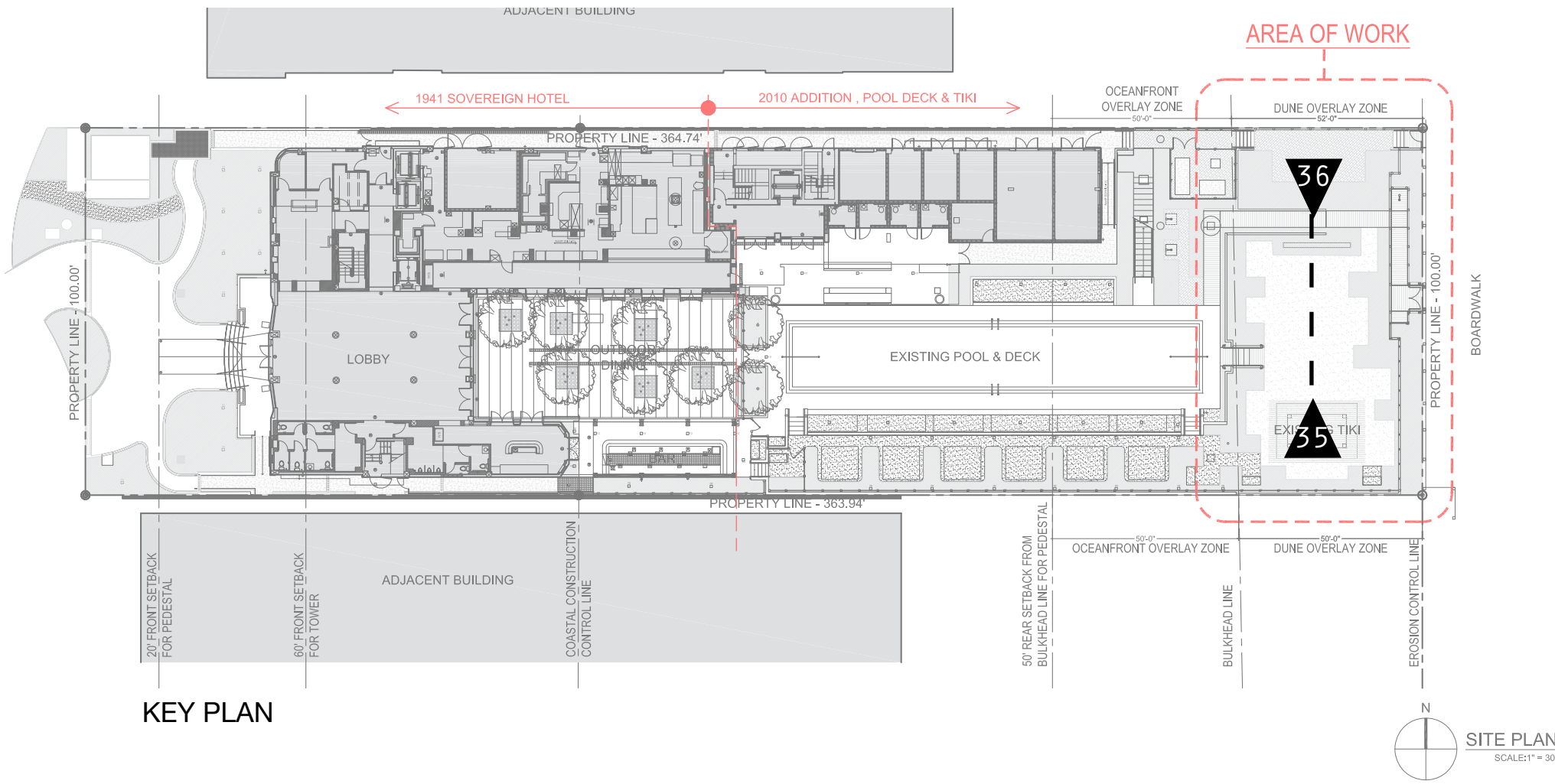
P-34:
BEACH PERIMETER, SOUTH PERSPECTIVE
21 JULY 2016



EXISTING SITE CONDITION DETAILS



P-35:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



P-36:
EXISTING SITE OPEN SPACE SITE CONDITION MANDOLIN

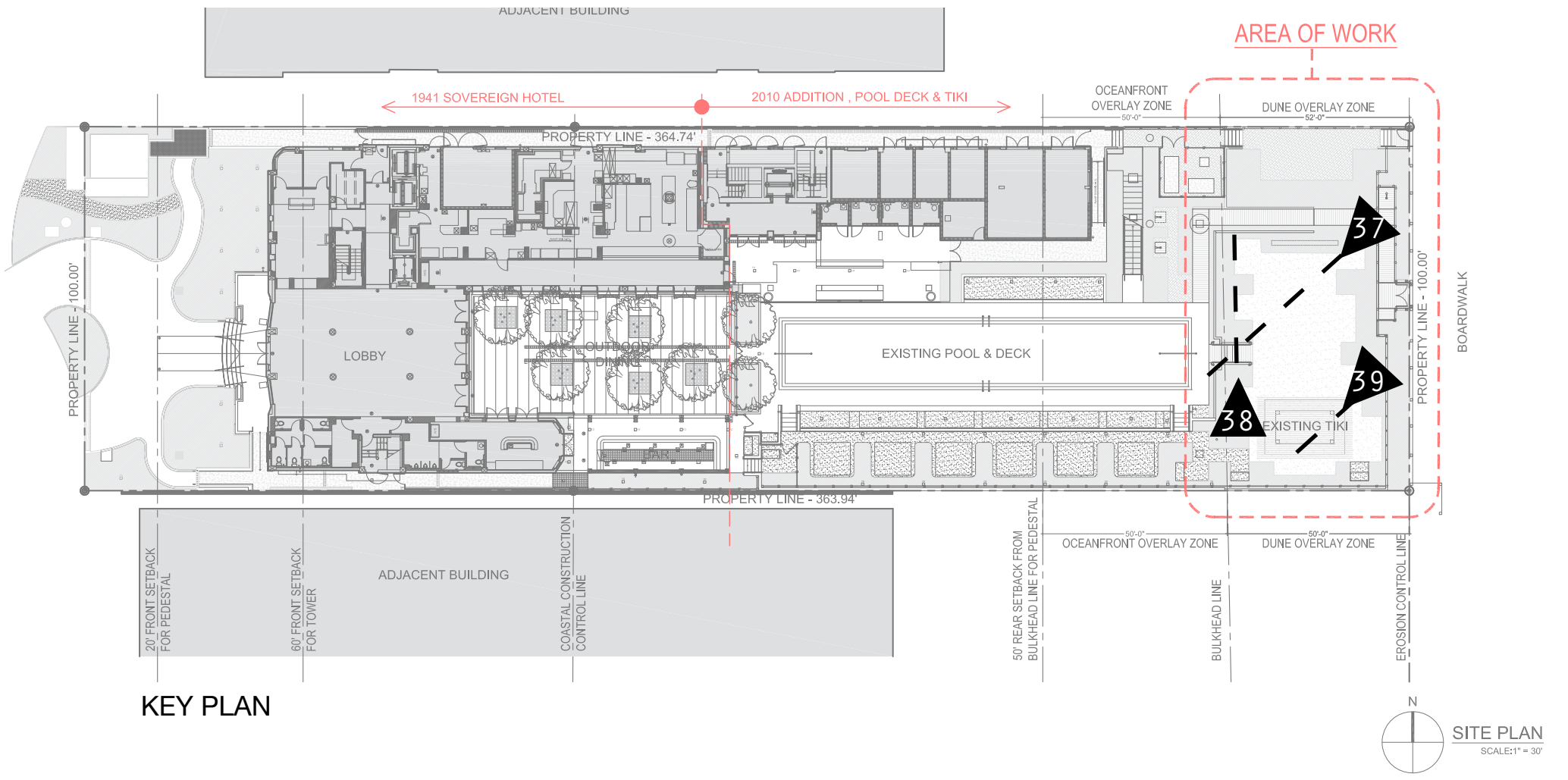
EXISTING SITE CONDITION DETAILS



P-37:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



P-38:
EXISTING OPEN SPACE SITE CONDITION MANDOLIN



KEY PLAN



P-39:
EXISTING OPEN SPACE SITE CONDITION (retractable awning detail)