

- GENERAL LEGEND:**
- ALUMINUM LIGHT POST
 - ALUMINUM LIGHT POST (SINGLE)
 - ALUMINUM LIGHT POST (DOUBLE)
 - ALUMINUM LIGHT POST (TRIPLE)
 - ALUMINUM LIGHT POST (QUAD)
 - ANCHOR/GUY WIRE
 - BACKFLOW PREVENTER ASSEMBLY
 - BENCH MARK
 - CABLE TELEVISION BOX
 - CATCH BASIN
 - CENTERLINE
 - DOUBLE DETECTOR CHECK VALVE
 - CIRCULAR DRAIN
 - COLUMN (CIRCULAR)
 - COLUMN (SQUARE)
 - CONCRETE LIGHT POLE
 - CONCRETE LIGHT POLE (DOUBLE)
 - CONCRETE POWER POLE
 - CONTROL POINT
 - CURB INLET
 - ELECTRIC BOX
 - ELECTRIC HAND HOLE
 - ELEVATIONS (SEE NOTES FOR DATUM)
 - FIRE HYDRANT
 - FLAGPOLE
 - FLOW LINE
 - FORCE MAIN MANHOLE
 - FORCE MAIN VALVE
 - F.P.L. ELECTRIC MANHOLE
 - F.P.L. TRANSFORMER PAD
 - F.P.L. TRANSMISSION POLE
 - GAS PUMP
 - GAS METER
 - GAS MANHOLE
 - GREASE TRAP MANHOLE
 - GROUND LIGHTING
 - GUARD POST
 - IRRIGATION HAND HOLE
 - IRRIGATION VALVE
 - MAILBOX
 - MONITOR WELL
 - MONUMENT LINE
 - P-5 INLET
 - P-6 INLET
 - PARKING METER
 - PEDESTRIAN CROSSING SIGNAL
 - PERMANENT REFERENCE MONUMENT
 - POST INDICATOR VALVE
 - VACUUM BREAKER ASSEMBLY
 - PROPERTY LINE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - SIAMENSE CONNECTION
 - SIGN POST
 - SPRINKLER PUMP
 - STANDPIPE
 - STORM SEWER MANHOLE
 - STREET LIGHT HAND HOLE
 - SMALL INLET
 - TELEPHONE BOX (SOUTHERN BELL)
 - TELEPHONE HAND HOLE
 - TELEPHONE MANHOLE (SO. BELL)
 - TELEPHONE PAYPHONE
 - TELEPHONE HAND HOLE
 - TRAFFIC SIGNAL POST
 - UNKNOWN UTILITY MARKER
 - UNKNOWN UTILITY HAND HOLE
 - WATER MANHOLE
 - WATER VALVE
 - WOOD LIGHT POLE
 - WOOD POWER POLE
 - HANDICAP PARKING
 - STROLLER PARKING
 - GAS PAINT MARK
 - TRAFFIC SIGNAL BOX
 - STREET LIGHT BOX
 - INLET
- ABBREVIATIONS:**
- R denotes RADIUS
 - Δ denotes DELTA ANGLE
 - ∠ denotes ARC DISTANCE
 - ∠ denotes TANGENT DISTANCE
 - PCP denotes PERMANENT CONTROL POINT
 - PRM denotes PERMANENT REFERENCE MONUMENT
 - P/B denotes PLAT BOOK
 - PG denotes PAGE
 - POB denotes POINT OF BEGINNING
 - OHW denotes OVERHEAD UTILITY WIRES
 - ORB denotes OFFICIAL RECORDS BOOK
 - CSB denotes CONCRETE BLOCK STRUCTURE
 - CONC denotes CONCRETE
 - CLF denotes CHAINLINK FENCE
 - WF denotes WOOD FENCE
 - F.I.P. denotes FOUND IRON PIPE
 - S.I.P. denotes SET IRON PIPE & LB-87 CAP
 - F.N.D. denotes FOUND NAIL & BRASS DISC
 - S.N.D. denotes SET LB-87 NAIL & BRASS DISC
 - CL denotes CLEAR
 - ENCR. denotes ENCROACHMENT
 - CI denotes CURB INLET
 - CPM denotes GAS PAINT MARK
 - D denotes DEED DISTANCE
 - M denotes DISTANCE BY LEGAL DESCRIPTION
 - (M) denotes MEASURED DISTANCE
 - (R) denotes RECORD OR PLATTED DISTANCE
 - L.M.E. denotes CALCULATED DISTANCE
 - P.C. denotes POINT OF CURVATURE
 - P.R.C. denotes POINT OF REVERSE CURVATURE
 - P.T. denotes POINT OF TRAGENCY

LEGAL DESCRIPTION (PARCEL "A")

COMMENCING AT A POINT 1580 FEET NORTH AND 2015 FEET WEST FROM THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE ROADWAY OF THE ORIGINAL MIAMI COUNTY CAUSEWAY AND THE FACE OF THE WEST BRIDGE ABUTMENT, RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF SAID ROADWAY PRODUCED, A DISTANCE OF 58.70 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 64.75 FEET TO A POINT, SAID BEING THE POINT OF BEGINNING (1); THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 117.78 FEET TO THE POINT OF BEGINNING OF CUT-OUT PARCEL OF LAND HEREIN DESCRIBED.

FROM SAID POINT OF BEGINNING; THENCE RUN SOUTH 67 DEGREES 05 MINUTES 00 SECONDS WEST, ALONG THE SAID SOUTHERLY LINE OF THE MIAMI COUNTY CAUSEWAY, A DISTANCE OF 40.43 FEET; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 01 DEGREES 25 MINUTES 44 SECONDS AND A RADIUS OF 1,966.95 FEET, A DISTANCE OF 24.36 FEET TO A POINT; SAID POINT BEING THE POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE; THENCE RUN ALONG THE ARC OF A CIRCULAR CURVE DEFLECTING TO THE RIGHT, HAVING FOR ITS ELEMENTS A CENTRAL ANGLE OF 06 DEGREES 15 MINUTES 44 SECONDS AND A RADIUS OF 1,966.95 FEET, A DISTANCE OF 39.08 FEET TO A POINT; THENCE RUN SOUTH 31 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 403.80 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 97.46 FEET TO A POINT; THENCE RUN NORTH 64 DEGREES 31 MINUTES 00 SECONDS WEST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN SOUTH 25 DEGREES 29 MINUTES 00 SECONDS WEST A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 64 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG A LINE PARALLEL TO THE MUNICIPAL CHANNEL A DISTANCE OF 832.55 FEET (RECORD AND LEGAL DESCRIPTION) 832.55 FEET (CALCULATE) TO A POINT; THENCE RUN NORTH 31 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 58.57 FEET; THENCE SOUTH 58 DEGREES 17 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 175.85 FEET; THENCE NORTH 32 DEGREES 12 SECONDS WEST FOR A DISTANCE OF 59.61 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 61.22 FEET; THENCE NORTH 31 DEGREES 07 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 59.87 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 99.47 FEET; THENCE NORTH 32 DEGREES 00 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 109.79 FEET; THENCE NORTH 58 DEGREES 01 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 19.00 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES 57 DEGREES 07 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 59.87 FEET; THENCE NORTH 31 DEGREES 45 MINUTES 47 SECONDS WEST, THROUGH A CENTRAL ANGLE OF 43 DEGREES 56 MINUTES 24 SECONDS, A DISTANCE OF 54.95 FEET; THENCE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 10.00 FEET, TO THE SOUTHWESTERLY CORNER OF AN EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, NORTHWESTERLY ALONG THE FACE OF THE SAID EXISTING C.B.S. BUILDING, A DISTANCE OF 39.60 FEET, TO THE NORTHEASTERLY CORNER OF SAID EXISTING ONE-STORY C.B.S. BUILDING; THENCE CONTINUE NORTHWESTERLY, NORTH 31 DEGREES 06 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 30.28 FEET, TO THE POINT OF BEGINNING OF THE CUT OUT PARCEL OF LAND.

CONTAINING 161,716 SQUARE FEET OR 3.71 ACRES, MORE OR LESS.

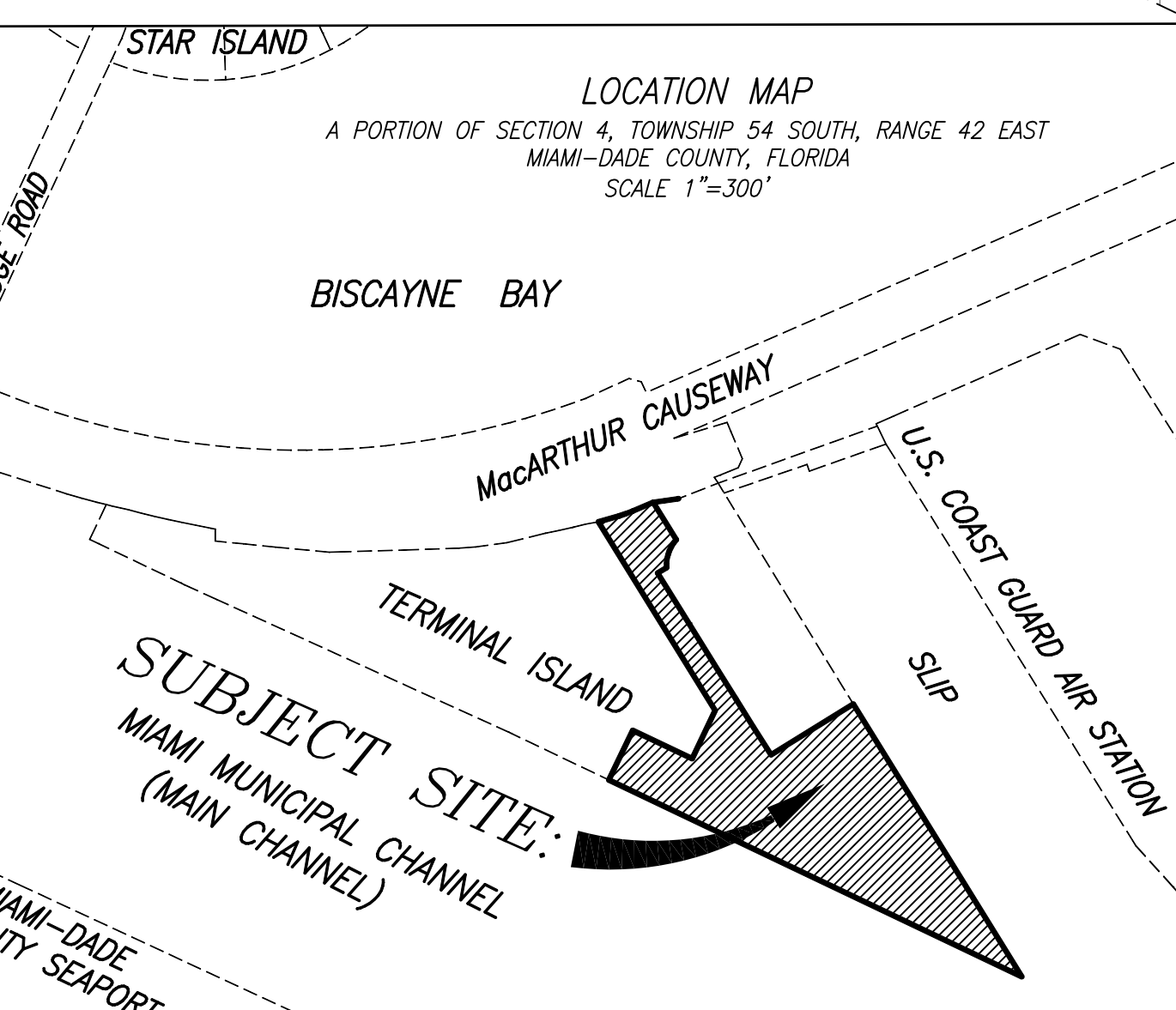
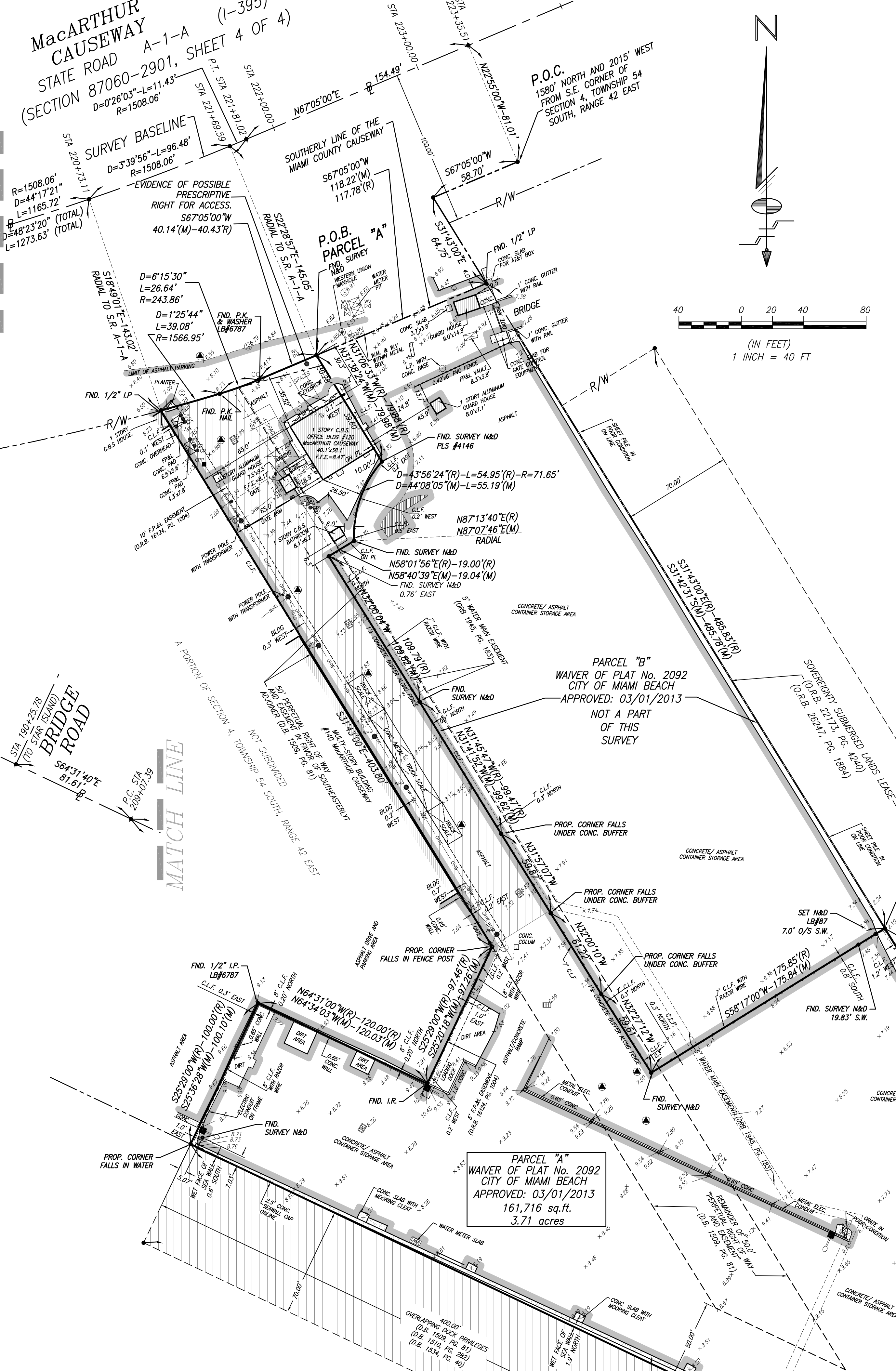
LYING AND BEING IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

NOTES:

- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S67°05'00"W, ALONG THE SOUTH RIGHT OF WAY LINE OF MACARTHUR CAUSEWAY.
- 2) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS. CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 3) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD ZONE "AE-10" PER F.I.R.M. COMMUNITY PANEL NO. 120651 0319 L, MAP NUMBER 120806319L, MAP DATED 09-11-2009.
- 4) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 5) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- 6) SHOW HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS OF WAY REFLECTED AS EXCEPTION IN THE TITLE INSURANCE COMMITMENT NO. 3913728 ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF APRIL 11, 2013 AT 8:00 A.M.
- 7) ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.)
- 8) BENCHMARKS
- 9) MIAMI-DADE COUNTY BENCHMARK (V-238) ELEV. (NGVD 29) 10.28' MACARTHUR CSWY --10' SOUTH OF SOUTH CURB OF BRIDGE ALONG RD 0.45 MILE WEST OF 0.3' N OF S END OF ABUTMENT. BM DESCRIPTION: SRD DISC IN TOP OF SOUTH END OF W CONC ABUTMENT OF LONG CSWY BRIDGE.
- 10) MIAMI-DADE COUNTY BENCHMARK (E-03) ELEV. (NGVD 29) 9.47' MACARTHUR CSWY -- 6.5' SW OF SW EDGE OF PAVEMENT BRIDGE ROAD -- 50' NW OF PROJECTED C/L. BM DESCRIPTION BRASS DISK IN CONC SIDEWALK. (STAMPED 87 93 E-03)
- 11) FIELD NUMBER: 02-4204-00-1080 MIAMI DADE PROPERTY APPRAISER.
- 12) PROPERTY AS DESCRIBED HEREON CONTAINS 161,716 sq.ft. 3.71 acres
- 13) PROPERTY ADDRESS #120 MACARTHUR CAUSEWAY
- 14) STATIONS ALONG MACARTHUR CAUSEWAY BASELINE BASED ON STATE ROAD A-1-A; RIGHT OF WAY MAP, SECTION No. 87060-2901, SHEET 4 OF 4.
- 15) THE PROPERTY AS SHOWN HEREON IS ZONE I-1 (URBAN LIGHT INDUSTRIAL - CITY OF MIAMI BEACH)

NOTES REGARDING SCHEDULE B-II OF TITLE INSURANCE COMMITMENT NO. 3913728 ISSUED BY CHICAGO TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF APRIL 11, 2013 AT 8:00 A.M., REVISION "E"

4. FOUR HUNDRED (400) FEET OF OVERLAPPING PRIVILEGES ALONG THE BULKHEAD FRONTAGE OF THE LAND ESTABLISHED BY INDENTURE RECORDED JANUARY 4, 1933, IN DEED BOOK 1509, PAGE 81; INDENTURE RECORDED JANUARY 23, 1933, IN DEED BOOK 1510, PAGE 282; AND INDENTURE RECORDED AUGUST 19, 1933, IN DEED BOOK 1534, PAGE 40, WHICH OVERLAPPING PRIVILEGES ARE FOR THE BENEFIT OF THE OWNER(S) FROM TIME TO TIME OF "TRACT A" AS DESCRIBED IN SUCH INDENTURES - SHOWN ON SURVEY.
5. EASEMENT WITH THE CITY OF MIAMI BEACH RECORDED JANUARY 13, 1938, IN DEED BOOK 1859, PAGE 180 AND RECORDED FEBRUARY 13, 1939, IN DEED BOOK 1945, PAGE 183 - SHOWN ON SURVEY.
6. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED NOVEMBER 9, 1993 IN OFFICIAL RECORDS BOOK 18124, PAGE 1004 - SHOWN ON SURVEY.
7. RIGHTS AND EASEMENTS OF THE UNITED STATES GOVERNMENT FOR COMMERCE, NAVIGATION, RECREATION AND FISHERIES IN AND TO ANY PORTION OF THE SAID LAND, WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR ACCRETED TO ANY PORTION SO CREATED.
8. INTENTIONALLY DELETED.
9. TERMS AND CONDITIONS OF THAT SOVEREIGNTY SUBMERGED LANDS LEASE BY AND BETWEEN THE BOARD OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA (LESSOR) AND TERMINAL INVESTMENT CORP. (LESSEE) RECORDED APRIL 1, 2004, IN OFFICIAL RECORDS BOOK 22173, PAGE 424, AS AFFECTED BY SOVEREIGNTY SUBMERGED LANDS LEASE RENEWAL AND MODIFICATION TO REFLECT CHANGE IN UPLAND OWNERSHIP RECORDED MARCH 5, 2008, IN OFFICIAL RECORDS BOOK 26247, PAGE 1884 - SHOWN ON SURVEY.
10. THIS POLICY DOES NOT INSURE THE NATURE OR EXTENT OF RIPARIAN OR LITTORAL RIGHTS.
11. UNRECORDED BUSINESS LEASE FOR PARKING AREA BETWEEN BARCO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SUCCESSORS IN INTEREST OF TERMINAL INVESTMENT CORP., A FLORIDA CORPORATION, AND ISLAND DEVELOPERS, LTD., DATED APRIL 19, 1996.
12. DECLARATION OF RESTRICTIONS DATED JANUARY 7, 2008, AND RECORDED JANUARY 10, 2008, IN OFFICIAL RECORDS BOOK 26153, PAGE 1206 AND RE-RECORDED APRIL 11, 2008, IN OFFICIAL RECORDS BOOK 26320, PAGE 4081 - AFFECTS PROPERTY BUT NOT PLOTTABLE.
13. UNRECORDED LEASE DATED JANUARY 7, 2008, BY AND BETWEEN FISHER ISLAND COMMUNITY ASSOCIATION, AS LANDLORD, AND BERNUTH AGENCIES, INC., AS TENANT, WHICH LEASE CONTAINS AN OPTION TO PURCHASE AND USE RESTRICTIONS AFFECTING THE INSURED LAND.
14. TERMS AND CONDITIONS OF THE WAIVER OF PLAT RECORDED MARCH 26, 2013 IN OFFICIAL RECORDS BOOK 28548, PAGE 2215 - AFFECTS PROPERTY BUT NOT PLOTTABLE.



CERTIFICATION:

I HEREBY CERTIFY THAT ON THE 29 DAY OF APRIL, 2013,

THIS IS CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(c), 7(c), 8, 9, 11(c), AND 14, OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 22 OF 2013.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwelbke-Shiskin & Associates, Inc.

MARK STEVEN JOHNSON SEC'Y & TREAS.
PROFESSIONAL LAND SURVEYOR #4775 STATE OF FLORIDA.

CERTIFY TO:

- (I) MIAMI BEACH PORT, LLC,
- (II) CHICAGO TITLE INSURANCE COMPANY,
- (III) MICO, LLC,
- (IV) GREENBERG TRAUER, P.A. AND
- (V) BERNUTH AGENCIES, INC.

REVISIONS

Date:	Order No.:	Field Book:	Remarks:	By:

DATE: AJ-4956B

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: MICO, LLC.

LYING AND BEING IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

Schwelbke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS

3240 CORPORATE WAY, MIAMI, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

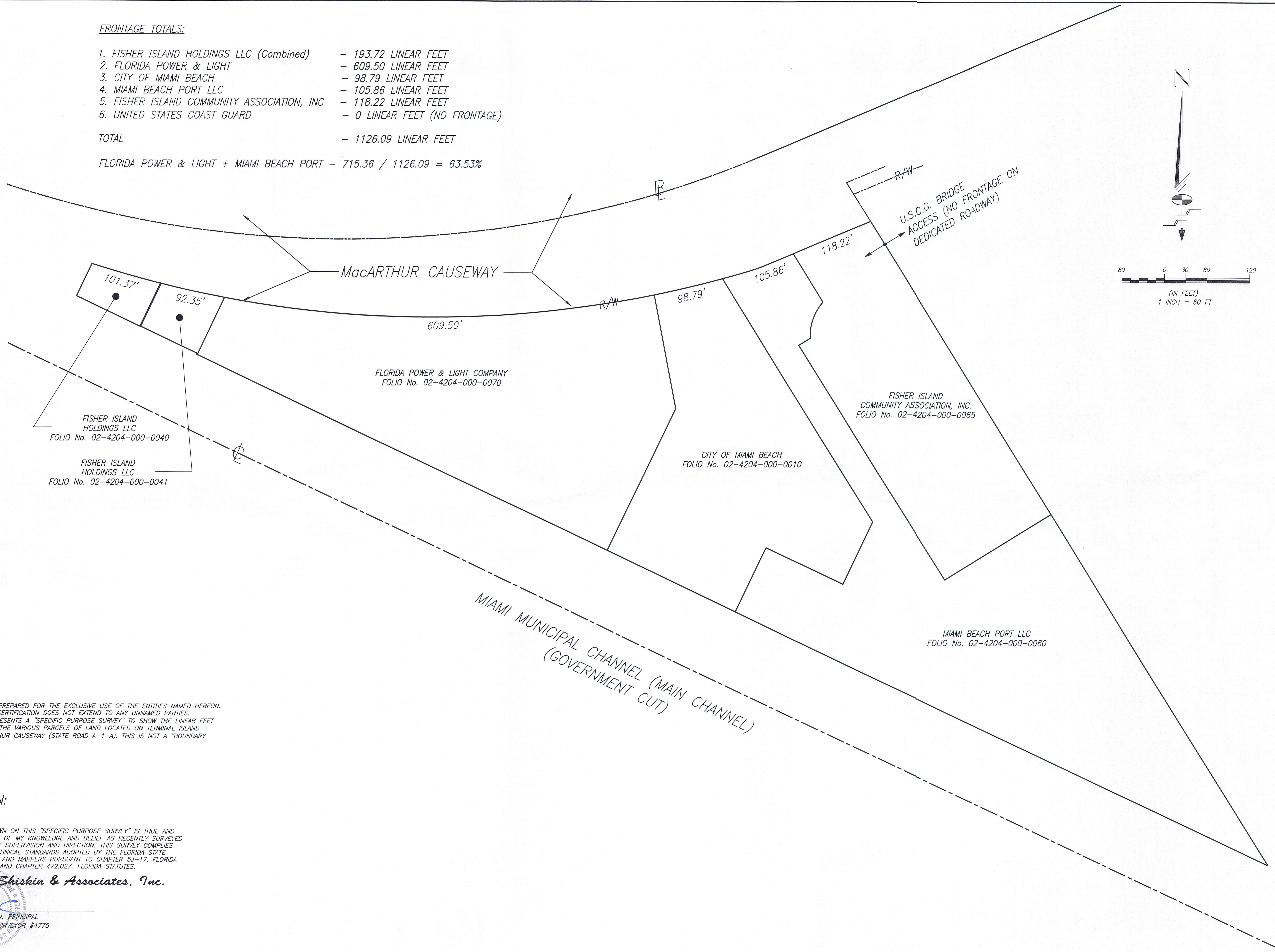
Drawn By: J.G.H. Survey Date: 04/22/2013 Checked By: M.S.J. Date: 04/29/13
Order No. 201353 F.B. No.: 2207 56 Scale: AS SHOWN
File No. AJ-4956B Sheet 1 of 1 Sheet(s)

FRONTAGE TOTALS:

- 1. FISHER ISLAND HOLDINGS LLC (Combined) - 193.72 LINEAR FEET
- 2. FLORIDA POWER & LIGHT - 609.50 LINEAR FEET
- 3. CITY OF MIAMI BEACH - 98.79 LINEAR FEET
- 4. MIAMI BEACH PORT LLC - 105.86 LINEAR FEET
- 5. FISHER ISLAND COMMUNITY ASSOCIATION, INC - 118.22 LINEAR FEET
- 6. UNITED STATES COAST GUARD - 0 LINEAR FEET (NO FRONTAGE)

TOTAL - 1126.09 LINEAR FEET

FLORIDA POWER & LIGHT + MIAMI BEACH PORT - 715.36 / 1126.09 = 63.53%



NOTES:

- 1) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 2) THIS SKETCH REPRESENTS A "SPECIFIC PURPOSE SURVEY" TO SHOW THE LINEAR FEET OF FRONTAGE OF THE VARIOUS PARCELS OF LAND LOCATED ON TERMINAL ISLAND FRONTING MacARTHUR CAUSEWAY (STATE ROAD A-1-A). THIS IS NOT A "BOUNDARY SURVEY."

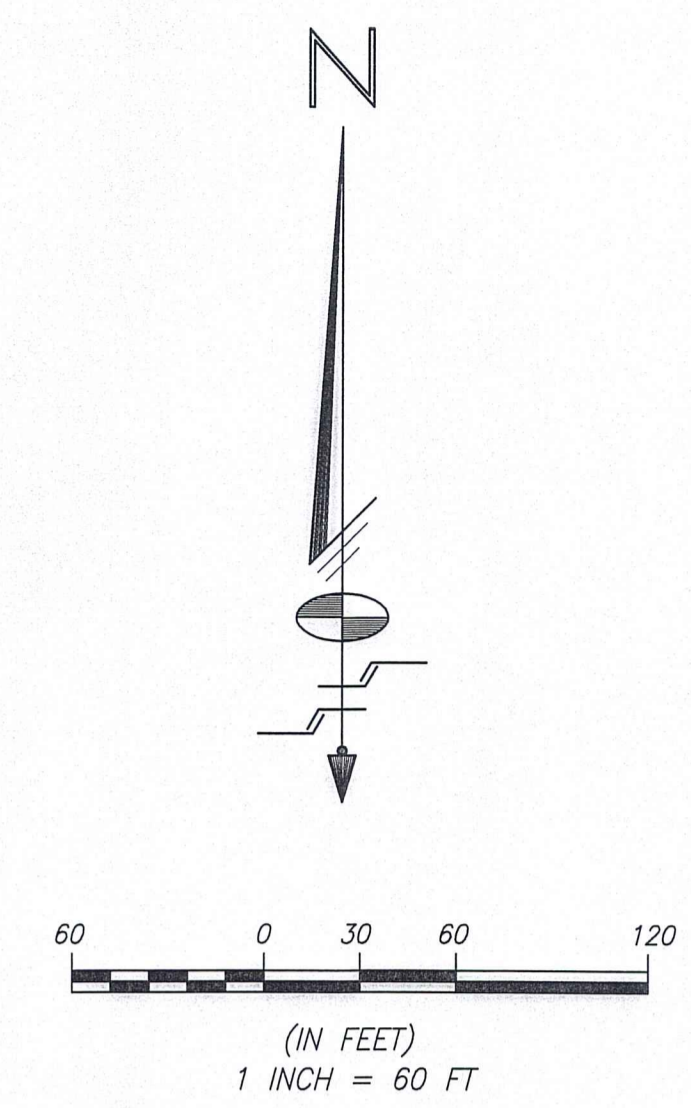
CERTIFICATION:

I HEREBY CERTIFY:

THE INFORMATION SHOWN ON THIS "SPECIFIC PURPOSE SURVEY" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND CHAPTER 472.027, FLORIDA STATUTES.

Schwelbe Shiskin & Associates, Inc.

MARK STEVEN JOHNSON, PRINCIPAL
PROFESSIONAL LAND SURVEYOR #4775
STATE OF FLORIDA



Schwelbe Shiskin & Associates, Inc.
LAND PLANNERS
3240 CORPORATE WAY, MIAMI, FLORIDA 33025
TEL: (305) 435-7010 FAX: (305) 439-3288

CERTIFICATE OF AUTHORIZATION No. LP-87

Drawn By: DMO Date: 03/09/2017

Checked By: M.S.J. Date: 03/09/2017

Scale: AS SHOWN

Sheet 1 of 1 Sheet(s)

Order No. 200816 F.B. No.: N.A.

File No. AJ-5473

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

THIS IS NOT A BOUNDARY SURVEY

SPECIFIC PURPOSE SURVEY

PREPARED FOR: MIAMI BEACH PORT LLC

LYING AND BEING IN SECTION 4, TOWNSHIP 54 SOUTH, RANGE 42 EAST, MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

FILE NO. AJ-5473

Terminal Island

Miami Beach

January 05, 2017

Conceptual Plans

Terminal Island Development Site
Level 01 - Proposed City Facilities

Residential Condo
 Access Control Point
 Residential Ramp

FPL Facility
 -Not A Part-

Fisher Island Site Car
 Parking Structure
 -Not A Part-

Outline of Ferry

Condo Ramp Above

Quay Access Gate
 Condo Waste BoH
 Dumpster Storage Zone

Quay Access Gate

Residential Mechanical Room /
 Marina Administration


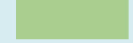
Marina Parking

Site Boundary

25' Setback Line

Quay Access Gate

Seawall
 Property line

-  City Facilities on Current Level - Not A Part
-  Marina Parking

Level 02 - Proposed City Facilities



City Facilities on Level Below
-Not A Part

FPL Facility
-Not A Part-

Slab Edge Above

AA

Site Boundary

BB

Double Height

Double Height

Double Height

Fisher Island Site Car
Parking Structure
-Not A Part-

Outline of Ferry

Ramp Above

City Facilities on Level Below
-Not A Part

Parking Access Ramp

Residential Condo
Access Ramp

City Facilities Access
Ramp on Level Below
-Not A Part

Condo Amenities

Seawall
Property line

City Facilities on Current Level - Not A Part

Residential Amenities

Level 03 - City/Condo Parking Deck



FPL Facility
-Not A Part-

Fisher Island Site Car
Parking Structure
-Not A Part-

City Facilities Access
Ramp Below
-Not A Part

Residential Access Ramp

Residential Parking

Residential Parking Lobby

Residential Amenities

City Facilities Below
-Not A Part

Parking Access Ramp

Entrance to Residential Parking

City Facilities on Current Level - Not A Part

Residential Parking

Level 04 - Condo Reception Deck



FPL Facility
-Not A Part-

Fisher Island Site Car
Parking Structure
-Not A Part-

Residential Condo
Ramp

Outline of Ferry

Green Buffer

Outline of Void Above
Drop-off Zone

Reception

City Facilities on Level Below
-Not A Part

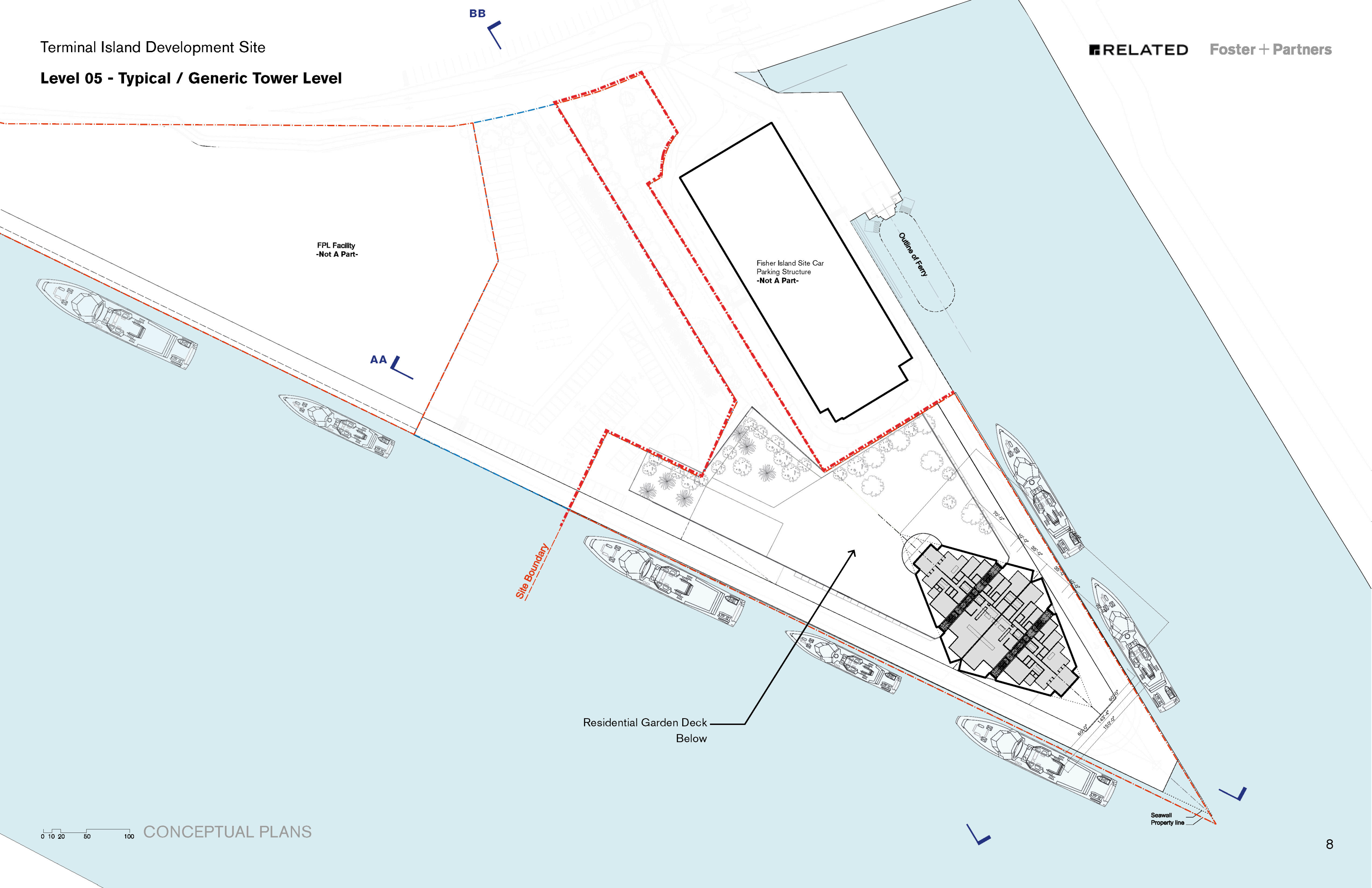
Site Boundary

Seawall
Property line

Residential Parking



Level 05 - Typical / Generic Tower Level



FPL Facility
-Not A Part-

Fisher Island Site Car
Parking Structure
-Not A Part-

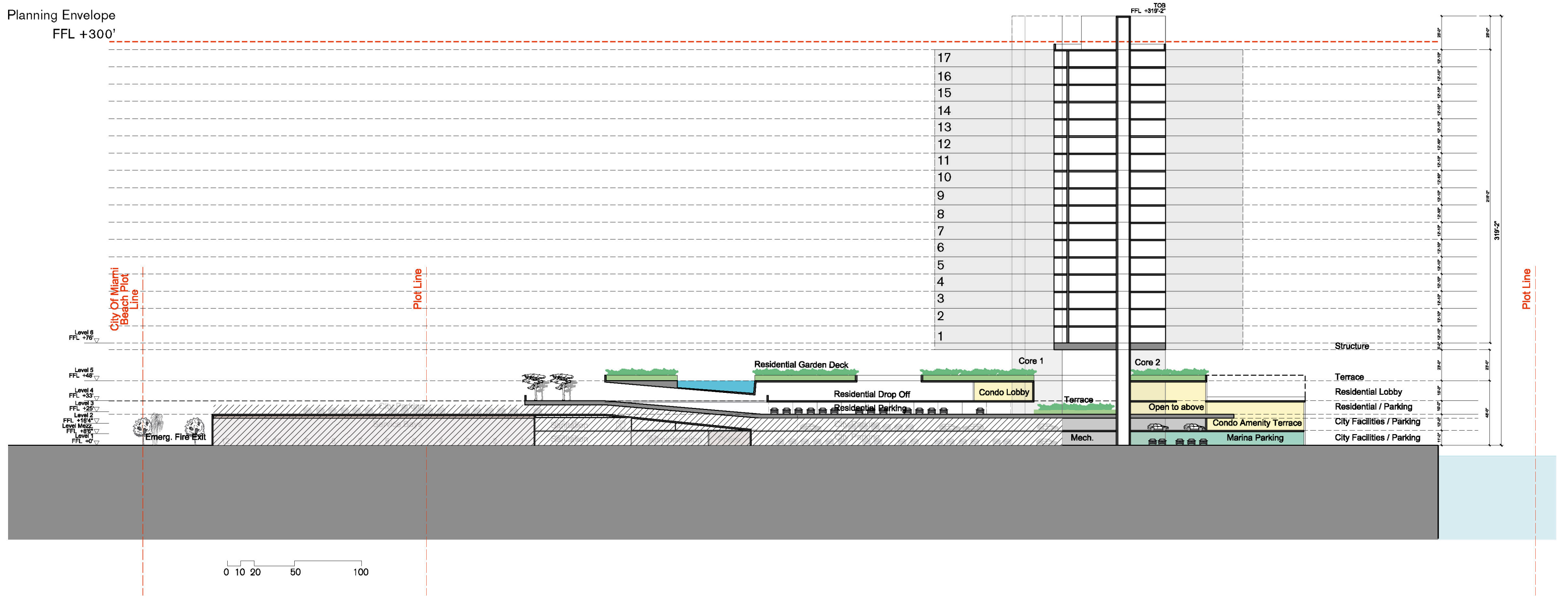
Outline of Ferry

Site Boundary

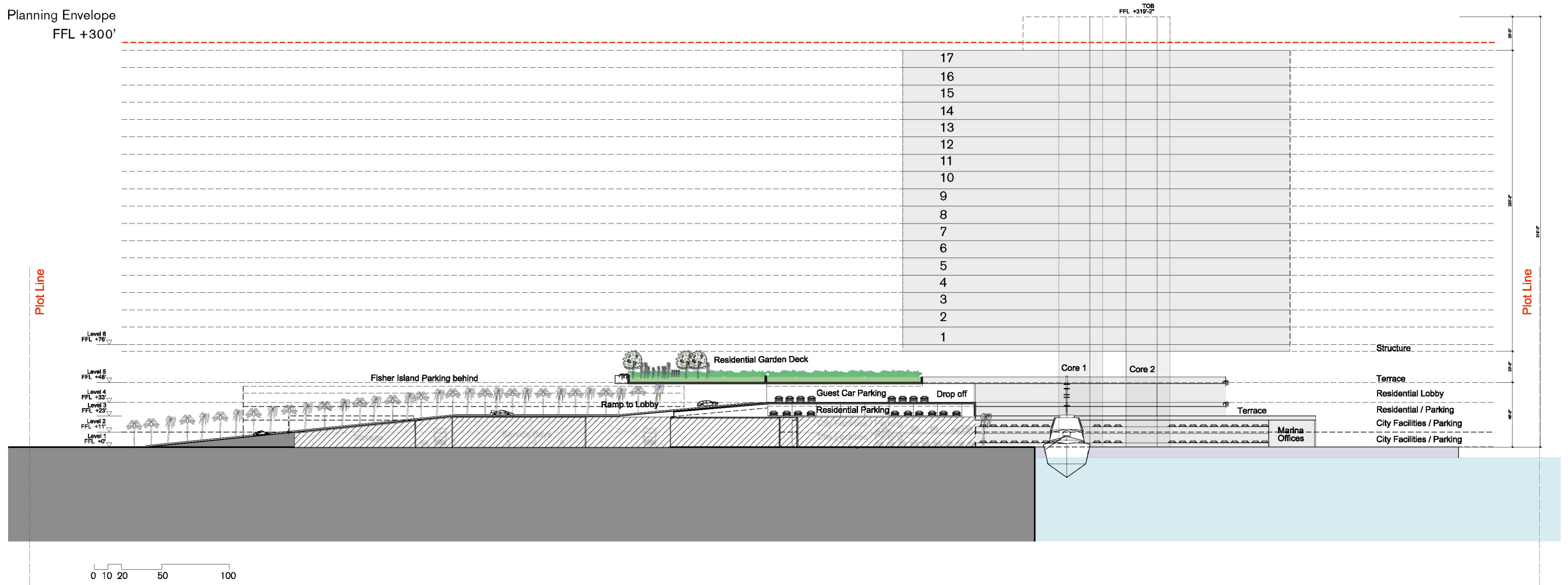
Residential Garden Deck
Below

Seawall
Property line

Section AA Through Development Site



Section BB Through Development Site



Massing Diagram of Overall Development

