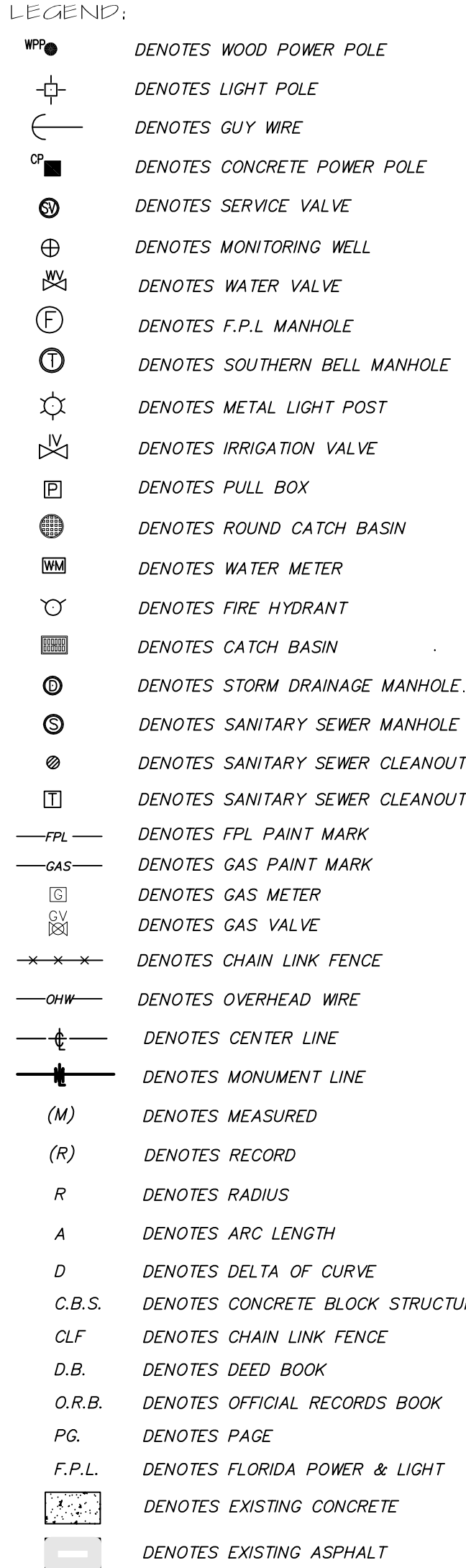




PARCEL 1

LOTS 1 THROUGH 7, INCLUSIVE, IN BLOCK 10, OF NAUTILUS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA .

PARCEL 2

LOTS 8 THROUGH 16, INCLUSIVE, IN BLOCK 10, OF NAUTILUS ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA .

PARCEL 3

LOTS 12 THROUGH 17, INCLUSIVE, IN BLOCK 13, OF "NAUTILUS ADDITION," ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 130, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA .

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DEED REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON FEBRUARY 7TH, 2012.

THIS 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 REQUIREMENTS OF THE ALTA/ACSM STANDARD DEED REQUIREMENTS FOR LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THIS SURVEY IS IN ACCORDANCE WITH THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CONTAINED IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE §202.02 AND THAT:

- a) WAS MADE ON THE GROUND AS PER THE FIELD NOTES SHOWN THEREON AND CORRECTLY SHOWS THE LEGAL DESCRIPTION, BOUNDARY LINES AND DIMENSIONS AND AREAS OF THE SUBJECT PROPERTY INDICATED THEREON ("SUBJECT PROPERTY");
 - b) CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS AND VISIBLE ITEMS ON THE SUBJECT PROPERTY;
 - c) CORRECTLY SHOWS PLOTTABLE EASEMENTS, STREETS, ROADS AND ROAD RIGHTS-OF-WAY AND EXCEPTIONS REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NO. 1062-26489009/RBS AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION ON SUCH DOCUMENTS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);
 - d) CORRECTLY SHOWS ESTABLISHED BUILDING LINES AND SETBACK RESTRICTIONS; (SEE NOTE 10);
 - e) CORRECTLY SHOWS ANY COASTAL BODY OF WATER OR NAVIGABLE WATERWAY WITHIN 150 FEET OF THE SUBJECT PROPERTY;
 - f) CORRECTLY SHOWS ALL APPLICABLE COASTAL CONSTRUCTION LINES, BULKHEAD LINES, MEAN HIGH WATER MARKS AND EROSION CONTROL LINES, IF APPLICABLE;
2. EXCEPT AS SHOWN ON THE SURVEY, THERE ARE NO VISIBLE:
 - a) EASEMENTS, RIGHTS-OF-WAY OR PARTY WALLS;
 - b) ENCROACHMENTS ONTO THE SUBJECT PROPERTY BY BUILDINGS, STRUCTURES OR OTHER GROUND IMPROVEMENTS FROM ADJOINING PROPERTIES;
 - c) ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ANY ADJOINING PROPERTY; OR
 - d) ENCROACHMENTS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY ONTO ANY EASEMENTS LISTED IN THE TITLE WORK.
 3. THE SUBJECT PROPERTY DOES NOT VISIBLY SERVE ANY ADJOINING PROPERTY FOR DRAINAGE OR INGRESS AND EGRESS.
 4. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROAD RIGHT-OF-WAY, BEING WEST 48TH STREET (NORTH MERIDIAN AVENUE).
 5. THE SUBJECT PROPERTY CONSISTS OF TWO SEPARATE PARCELS WITHOUT OVERLAPS, GAPS OR CORES WITHIN EACH PARCEL.
 6. THE SUBJECT PROPERTY IS WITHIN FEDERAL FLOOD HAZARD AREAS "AE" (E1 7) AND "AE" (E1 8) AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 120651 0309 L, OF MAP DATED SEPTEMBER 11, 2009.
 7. THE SUBJECT PROPERTY AS SHOWN AND DESCRIBED HEREON CONTAINS A TOTAL OF 7.084 ACRES MORE OR LESS (258,843 SQUARE FEET, MORE OR LESS, 5.942 ACRES, MORE OR LESS IN BLOCK 10, 49,736 SQUARE FEET, MORE OR LESS, 1.142 ACRES, MORE OR LESS, IN BLOCK 13.
 8. THE SUBJECT PROPERTY WAS LAST SURVEYED ON FEBRUARY 06, 2012.
- DATED: FEBRUARY 06, 2012

DATED: FEBRUARY 06,, 2012

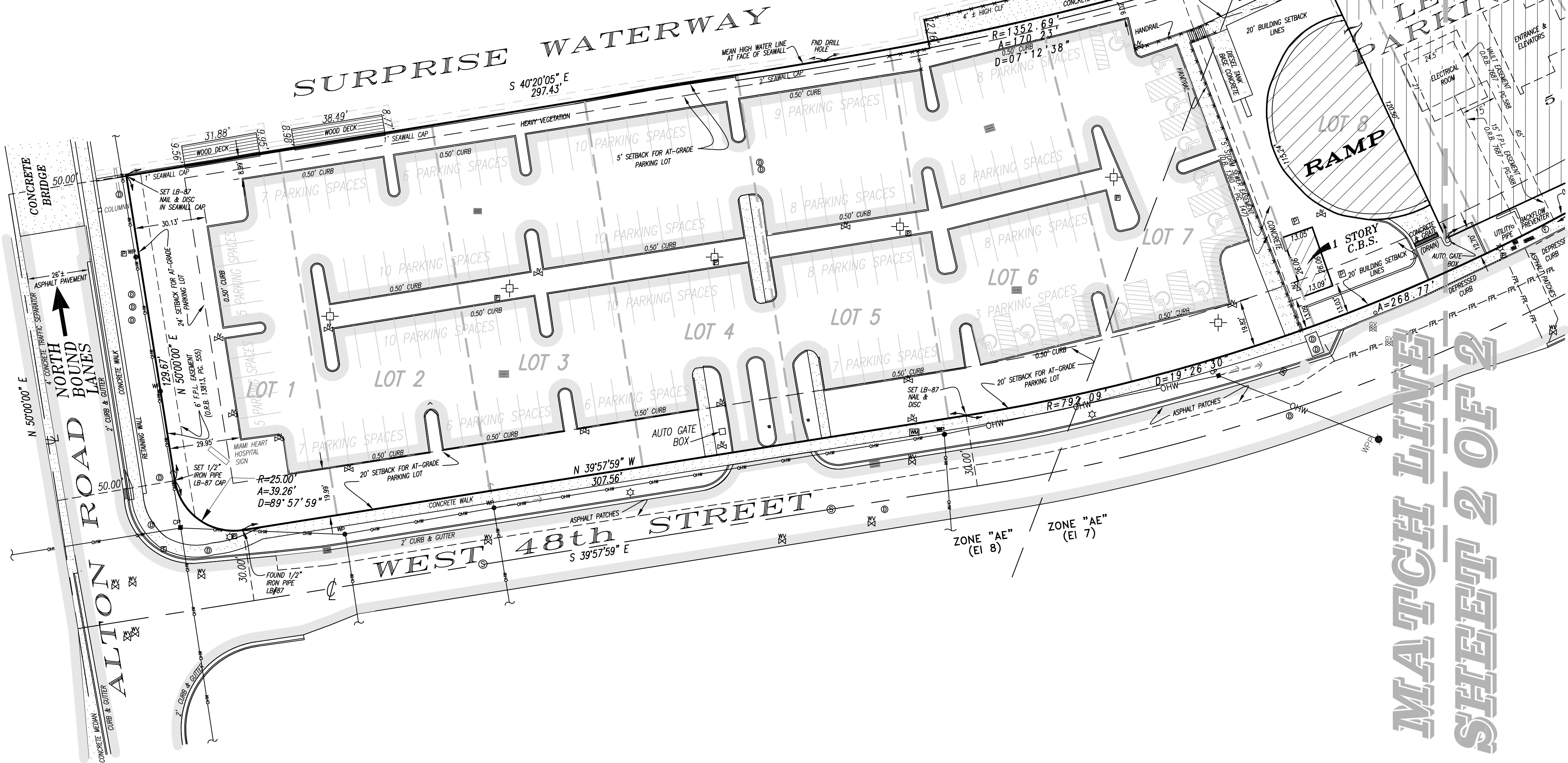
SCHWEBKE-SHISKIN & ASSOCIATES, INC.

BY: JOSE L. SANFIEL, ASSISTANT VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #5636
STATE OF FLORIDA

NOTE: This sketch is not valid without the signature and the original raised seal of a Florida licensed surveyor and mappers.

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NOTE:
BOUNDARY INFORMATION SHOWN ADJACENT TO WATERWAY
APPROXIMATELY FOLLOWS THE FACE OF THE EXISTING SEAWALL.



- 1) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N50°00'00"E ALONG THE CENTER LINE OF ALTON ROAD.
- 2) THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED BY CLIENT.
- 3) PROPERTY AS SHOWN HEREON CONTAINS: LOT 1 TO 16, BLOCK 10 = 5.942± ACRES
LOT 12 TO 16, BLOCK 13 = 1.142± ACRES
- 4) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE WALL OR FENCE FOOTINGS AND/OR FOUNDATIONS.
- 5) ORDER BY: AKERMAN SENTERFITT LLP.
- 6) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 7) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE" (EL 7) AND "AE" (EL 8) PER F.I.R.M. MAP NO. 120608C303R, COMMUNITY PANEL NO.120651 0309 L, OF MAP DATED SEPTEMBER 11, 2009.
- 8) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON; HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 9) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE AS MEASURED ALONG PROPERTY LINES.
- 10) THIS SKETCH REFLECTS THE PLOTTABLE EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS PURSUANT TO THAT CERTAIN TITLE COMMITMENT ORDER NO. 1062-2648909/RBS ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUED ON FEBRUARY 1, 2012 WITH AN EFFECTIVE DATE OF JANUARY 12, 2012 AT 8:00 AM.
- 11) THE PARKING LOT IN BLOCK 13 WAS APPROVED AS A NON-CONFORMING USE, THEREFORE, NO SETBACKS ARE SHOWN.
- 12) THIS SKETCH REPRESENTS AN "ALTA/ACSM LAND TITLE SURVEY."
- 13) THERE ARE NO VISIBLE ENCROACHMENTS, OTHER THAN THOSE SHOWN HEREON.
- 14) UNLESS STATED OTHERWISE, THIS FIRM DOES NOT CERTIFY THE EXTENT TO WHICH THE IMPROVEMENTS LOCATED ON THE SUBJECT LANDS CONFORM TO APPLICABLE ZONING REQUIREMENTS, RESTRICTIONS AND/OR REGULATIONS.
- 15) THE ELEVATIONS SHOWN HEREON RELATE TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

ITEM 9. EASEMENTS FOR PUBLIC UTILITIES, DEED BOOK 1360, PAGE 147 (AS TO LOT 7, BLOCK 10) (AS PLOTTED HEREON)
ITEM 10. EASEMENTS FOR PUBLIC UTILITIES, DEED BOOK 688, PAGE 128 (AS TO LOTS 1 THROUGH 4, BLOCK 10) (POOR QUALITY COPY, NOT PLOTTED)
ITEM 11. EASEMENTS FOR PUBLIC UTILITIES, DEED BOOK 1840, PAGE 184 (AS TO LOTS 1 THROUGH 4, BLOCK 10) (AS TO BLOCK 13). (AS PLOTTED HEREON)
ITEM 12. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, OFFICIAL RECORDS BOOK 7687, PAGE 588 (LOT 9 BLOCK 10) AS PLOTTED HEREON
ITEM 13. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, OFFICIAL RECORDS BOOK 11760, PAGE 521 (LOT 11, BLOCK 10) (AS PLOTTED HEREON)
ITEM 14. AERIAL EASEMENT, OFFICIAL RECORDS BOOK 13913, PAGE 555 (AS TO LOT 1, BLOCK 10) (AS PLOTTED HEREON)
ITEM 15. AGREEMENT, OFFICIAL RECORDS BOOK 16918, PAGE 4105 (AS TO ALL PARCELS) (BLANKET IN NATURE)
ITEM 16. CONDITIONAL USE PERMIT, OFFICIAL RECORDS BOOK 16918, PAGE 1151 (AS TO LOTS 7-8, BLOCK 10) (BLANKET IN NATURE)
ITEM 17. PCS SITE LEASE, OFFICIAL RECORDS BOOK 17033, PAGE 0161 (AS TO LOTS 9-15, BLOCK 10) (BLANKET IN NATURE)
ITEM 18. MEMORANDUM OF LICENSE, OFFICIAL RECORDS BOOK 18936, PAGE 4461 (AS TO LOTS 1-8, BLOCK 10 AND LOTS 12-17, BLOCK 13) (BLANKET IN NATURE)

Surprise Lake Partners LLC
4701 North Meridian LLC
West 47th Court Associates LLC
First American Title Insurance Company
TitleVest Agency, Inc.
Akerman Senterfitt

"ALTA / ACSM LAND TITLE SURVEY"

*Lots 1 thru 16, Block 10 and Lots 12 thru 17, Block 13 of
"NAUTILUS ADDITON OF MIAMI BEACH BAY SHORE CO.",
according to the plat thereof, as recorded in Plat Book 8 at the
Page 130, of the Public Records of Miami-Dade County, Florida.
MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA Section 22-T53S-R42E*

Schwabke-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)

3240 CORPORATE WAY • MIRAMAR, FLORIDA 33025 • TEL. NO.(954)435-7010 • TEL. NO.(305)652-7010 • FAX NO.(954)438-3288

By: _____

JOSE L. SANFIEL, ASSISTANT VICE PRES.

Registered Land Surveyor No. 5636 State of Florida

Registered Engineer No. _____ State of Florida _____

Drawn By: E.A.C. Date:06/10/00

FB:2149

Order No.161797 PG.1 & SKETCH

File No. **AJ-3801**

Checked By: _____ Date: _____

Scale: 1 = 30

Sheet No. 1 of 2 ST

[illegible]

This is a "Boundary Survey"

NOTE: This sketch is not valid without the signature and the original raised seal of a Florida licensed surveyor and mappers.

Schwelbe-Shiskin & Associates, Inc.
LAND PLANNERS • ENGINEERS • LAND SURVEYORS (LB#87)
CORPORATE WAY • MIRAMAR, FLORIDA 33025 • TEL. NO. (954) 435-7010 • TEL. NO. (954) 435-7010 • FAX NO. (954) 438-3288

By: _____	JOSE L. SANTIEL, ASSISTANT VICE PRES.
Registered Land Surveyor No. <u>5636</u>	State of Florida
Registered Engineer No. _____	State of Florida
Order No. 181797	FB2149
Drawn By: E.A.C.	Date: 06-10-00
Scale: 1" = 30'	PG.1 & SKETCHES
File No. <i>AJ-3801</i>	Sheet No. 2 of 2 Sheet
Checked By: _____	Date: _____

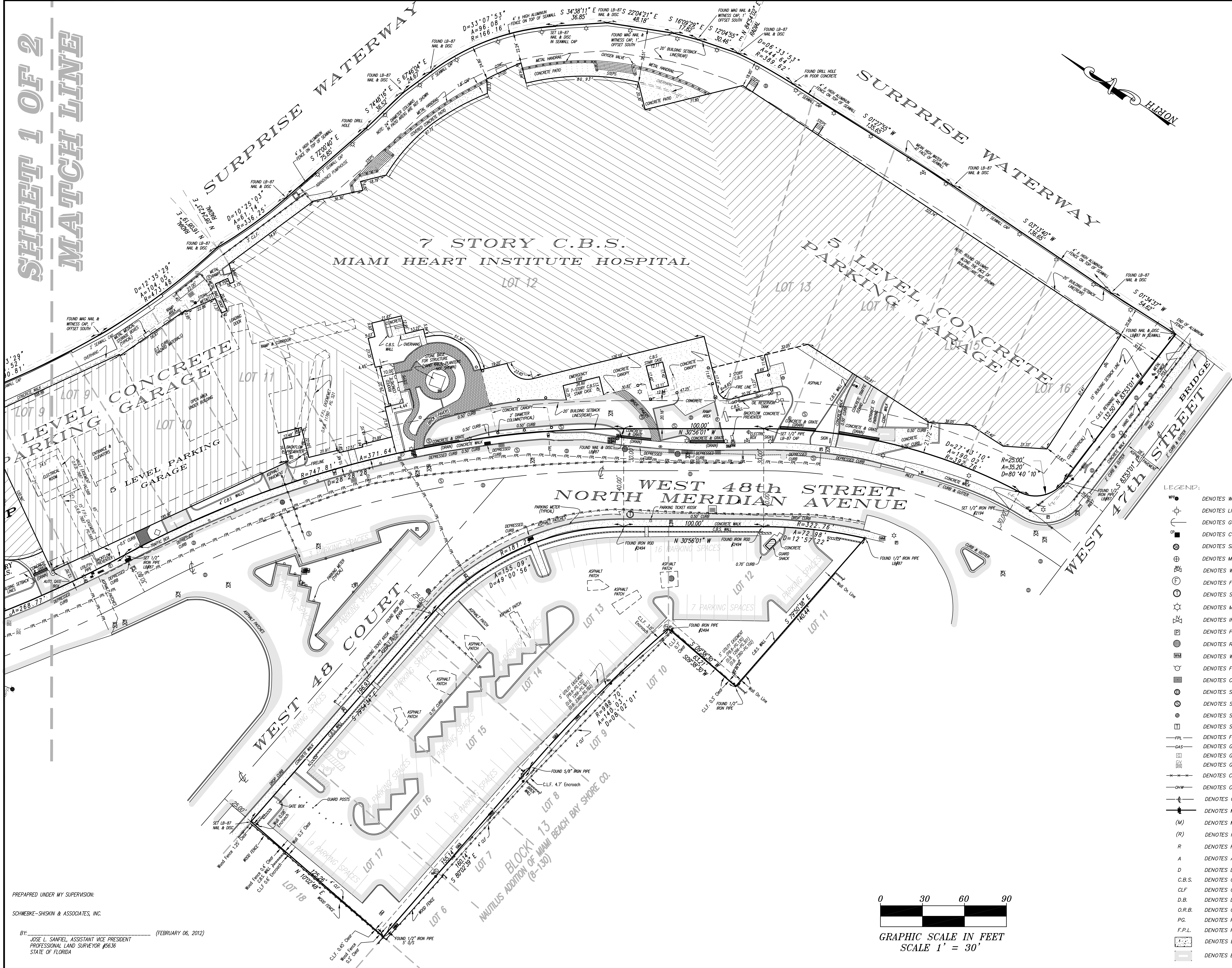
" ALTA / ACSM LAND TITLE SURVEY "

File name: K:\225342\FLORMOYA

Lots 1 thru 16, Block 10 and Lots 12 thru 17, Block 13 of "NAUTILUS ADDITON OF MIAMI BEACH BAY SHORE CO.", according to the plat thereof, as recorded in Plat Book 8 at the Page 130, of the Public Records of Miami-Dade County, Florida.

Section 22-T53S-R42E

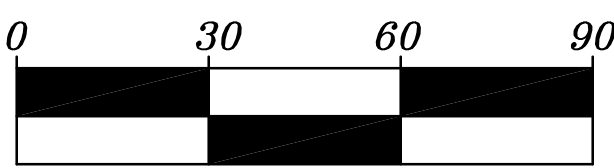
MIAMI-BEACH, MIAMI-DADE COUNTY, FLORIDA



PREPARED UNDER MY SUPERVISION:

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

BY: _____ (FEBRUARY 06, 2012)
JOSE L. SANFEL, ASSISTANT VICE PRESIDENT
PROFESSIONAL LAND SURVEYOR #5636
STATE OF FLORIDA



GRAPHIC SCALE IN FEET
SCALE 1' = 30'

REVISIONS		BY
1	04/05/21	F.A.
2	04/06/23	F.A.

STRUCTURAL DESIGN, INC.
RESIDENTIAL, COMMERCIAL & INDUSTRIAL
13014 S.W. 120TH ST., MIAMI, FL 33186
TEL: (305) 235-4200 CERTIFICATE # 00000803
EMAIL: SDI@SDINC.COM

FARROKH RASEKH, P.E.
FL. LIC. # 38001

CONTRACTOR: HURRICANE WINDOWS
ADDRESS: 6515 SW 129 TERRACE
MIAMI, FL 33156
TELEPHONE: 305-235-8110

PROJECT: NEW GLAZING AT:
4701 N. MERIDIAN AVE. SKY HOUSE
MIAMI BEACH, FL. 33140

DATE:	01/03/23
SCALE:	AS SHOWN
DRAFTER:	F.A.
JOB:	22-284
SHEET:	

S-1

SCOPE OF WORK:

- ENCLOSE EXISTING EXTERIOR COURTYARD:
- 2 S.G.D. DOORS.

GENERAL NOTES:

1. UTILITIES SERVING OTHER UNITS MUST BE KEPT UNDISTURBED AND FUNCTIONING AS REQUIRED BY APPLICABLE CODES AND BUILDING REGULATIONS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND DAMAGE TO COMMON UTILITIES AND RESTORING THE SYSTEMS TO THEIR ORIGINAL CONDITION AS REQUIRED BY BY BUILDING MANAGEMENT.
3. CONTRACTOR SHALL ABIDE BY THE STANDARDS AND INSTRUCTIONS IN THE BUILDING CONDOMINIUM ASSOCIATION'S "AMAF".

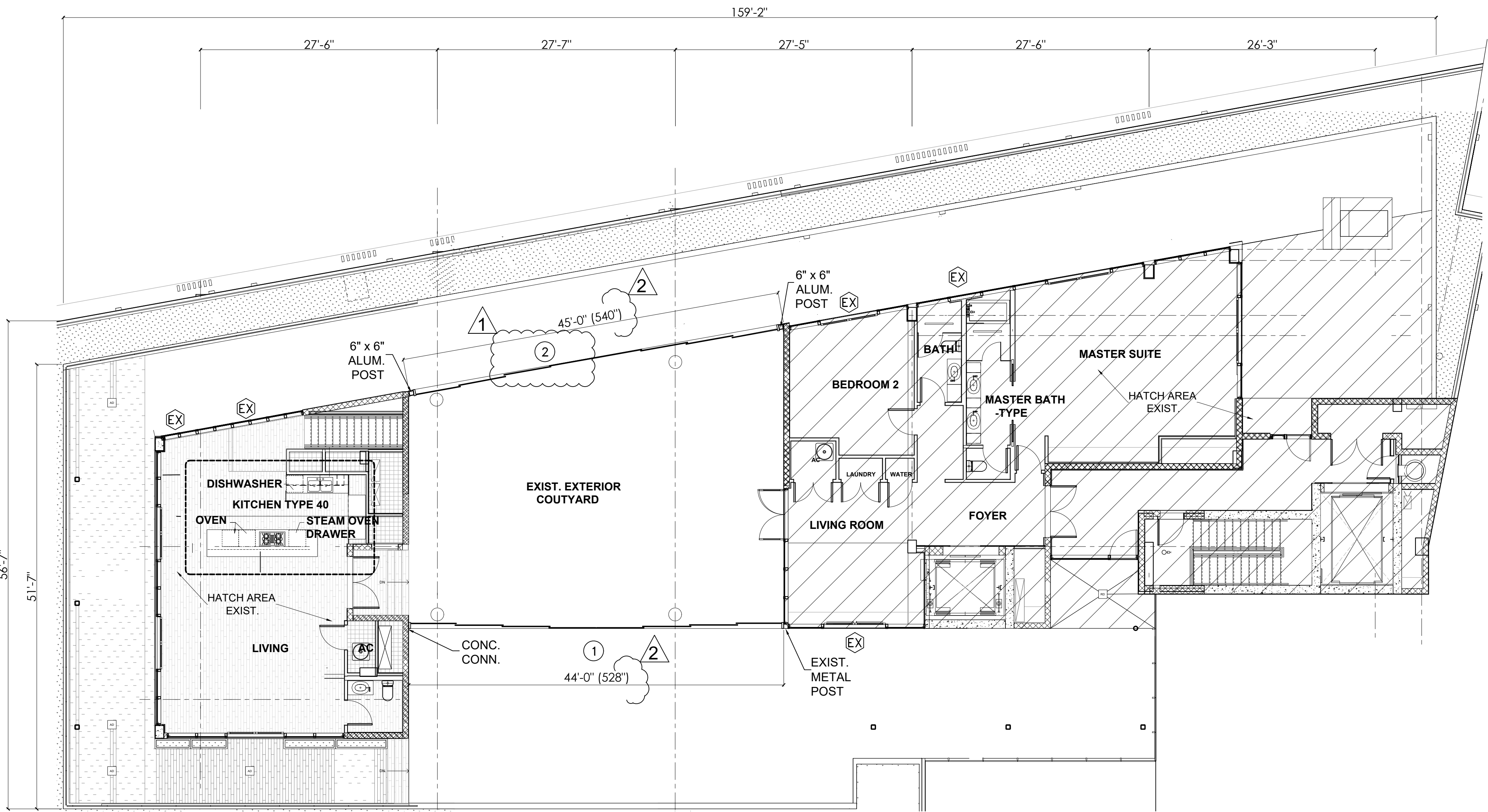
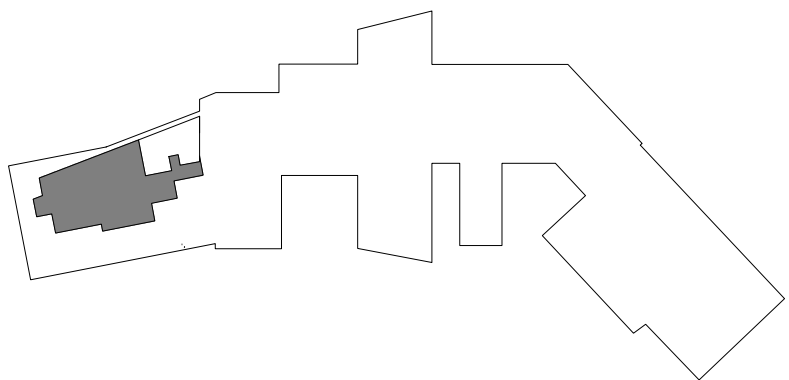
GLAZING SPECIFICATIONS:

1. THESE GLAZING HAVE BEEN DESIGNED TO COMPLY WITH REQUIREMENT OF THE F.B.C. 2020 (7TH EDITION) AND ASCE 7-16.
2. ALL EXPOSED SURFACES SHALL BE FREE FROM UNSIGHTLY SCRATCHES AND BLEMISHES.
3. ALL FRAMING TO BE CONNECTED IN ACCORDANCE WITH THE PRODUCT APPROVALS.
4. ALL DIMENSIONS SHALL BE VERIFIED AT THE JOB SITE PRIOR TO FABRICATION.
5. DEFLECTION LIMITS=SPAN/180
6. ALL ALUMINUM MEMBERS HAVE BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE ALUMINUM CONSTRUCTION MANUAL.
7. ALL FRAME TO BE WHITE TO MATCH EXISTING.
8. ALL GLASS TO BE GRAY CLEAR TO MATCH EXISTING.

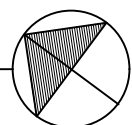
DESIGN LOADS:

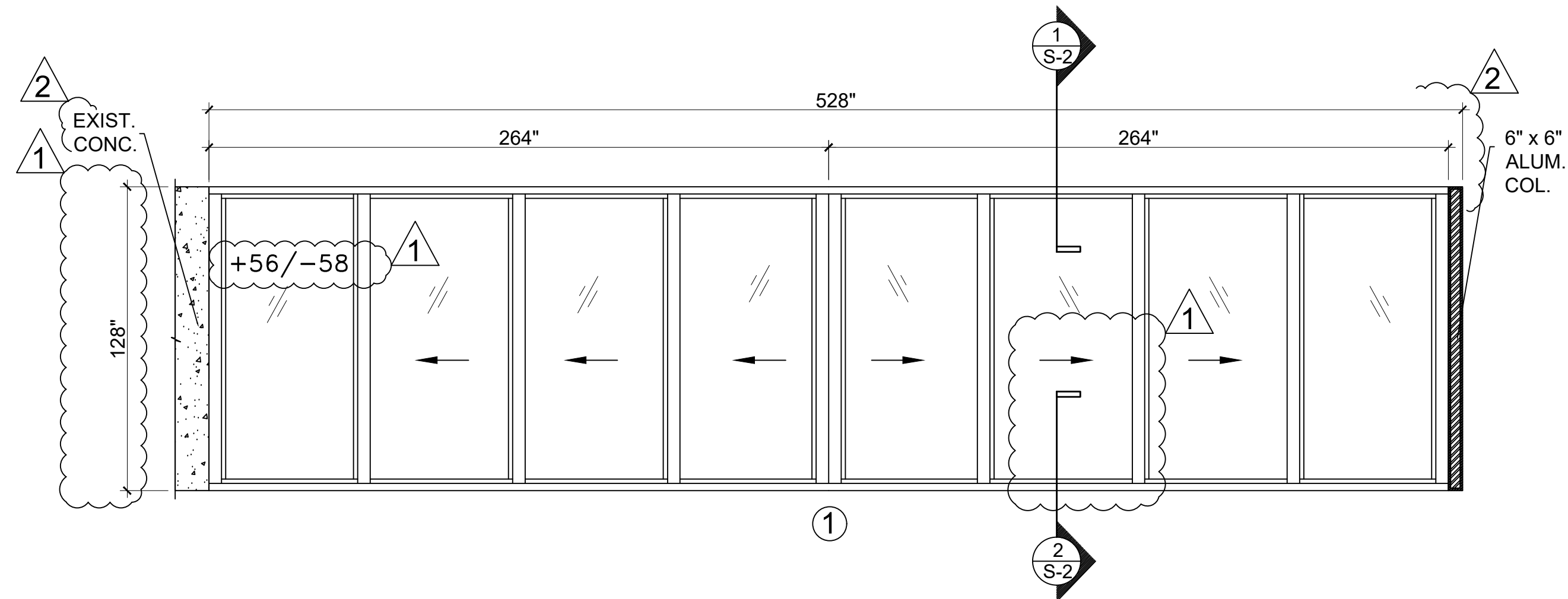
- WIND LOADS AS PER ASCE 7-16
- * BLDG. HT. = 91'-0"
- * FBC 2020 (7th EDITION)
- * EXPOSURE 'D'
- * BUILDING RISK CATEGORY II
- * WIND SPEED = 175
- * DIRECTIONALITY FACTOR: Kd = 0.85

KEY PLAN
N.T.S.

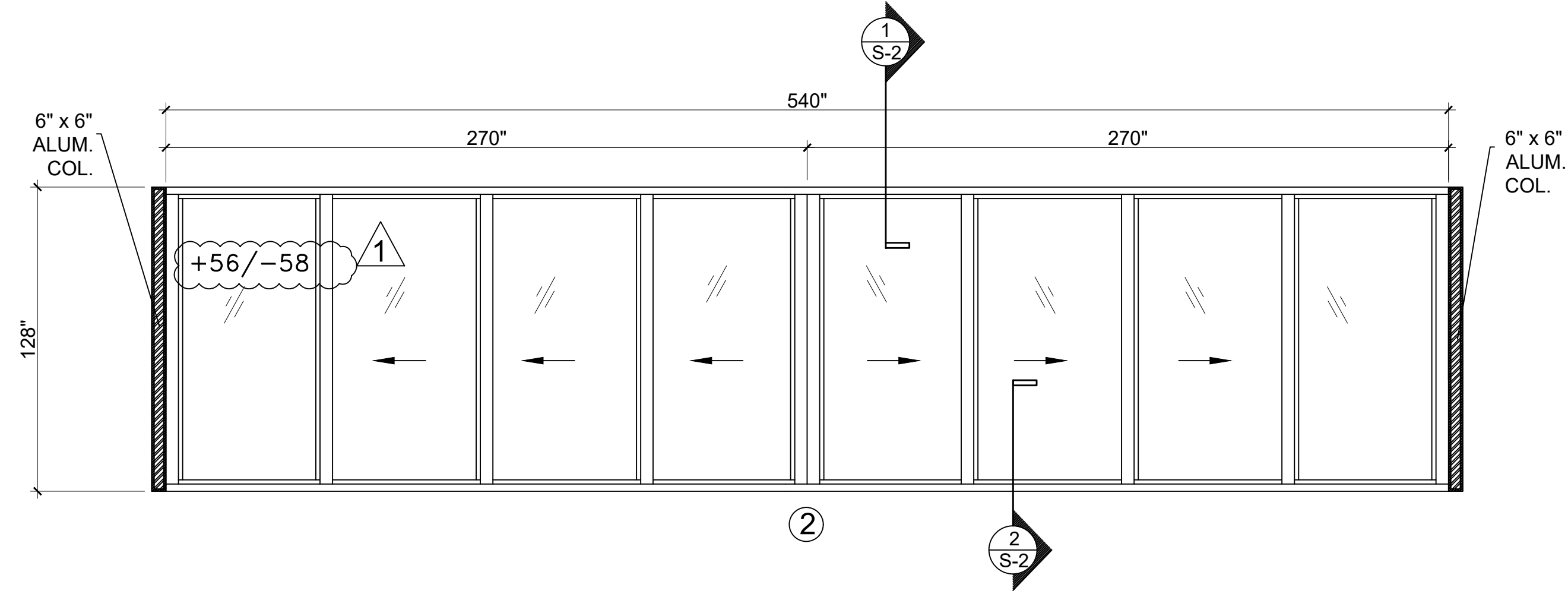


FLOOR PLAN
SCALE: 1/8"=1'-0"





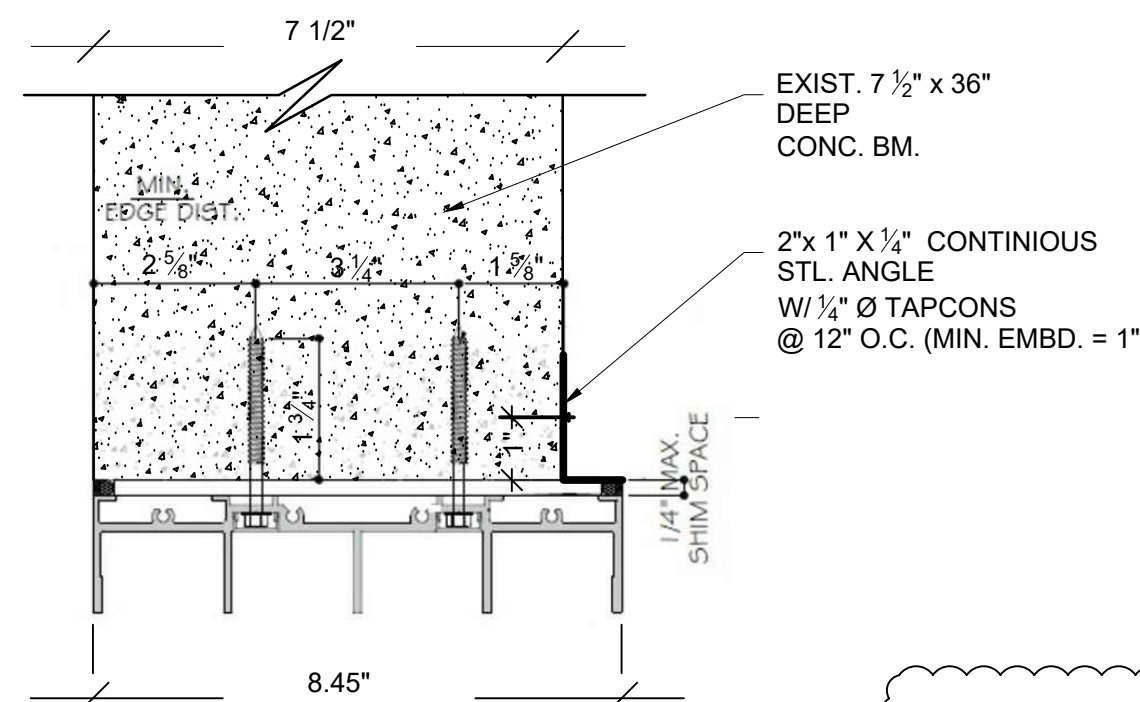
S.G.D. ELEVATION 1
SCALE: 1/4" = 1'-0"



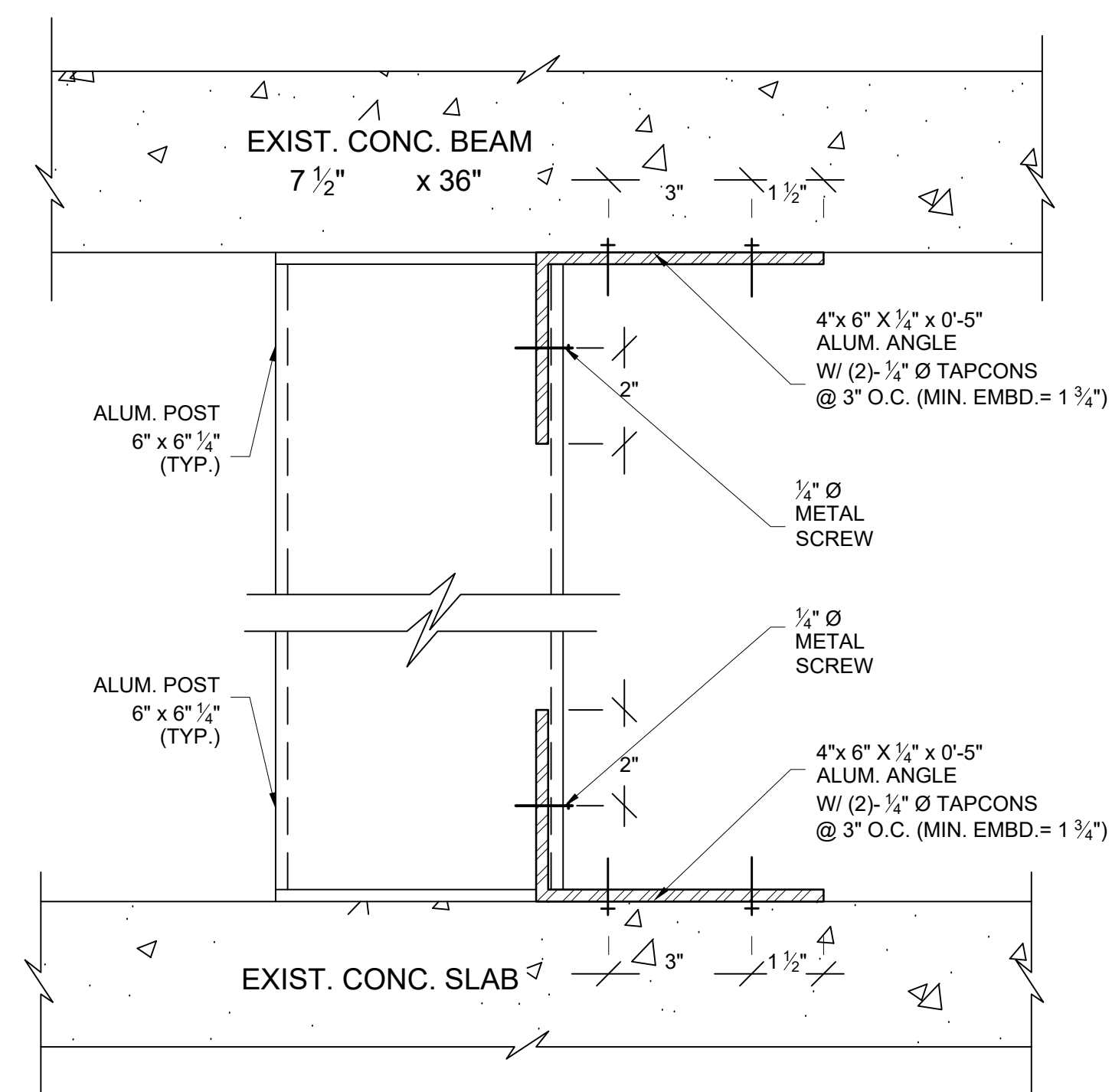
S.G.D. ELEVATION 2
SCALE: 1/4" = 1'-0"

(WINDOW - DOOR) - SCHEDULE

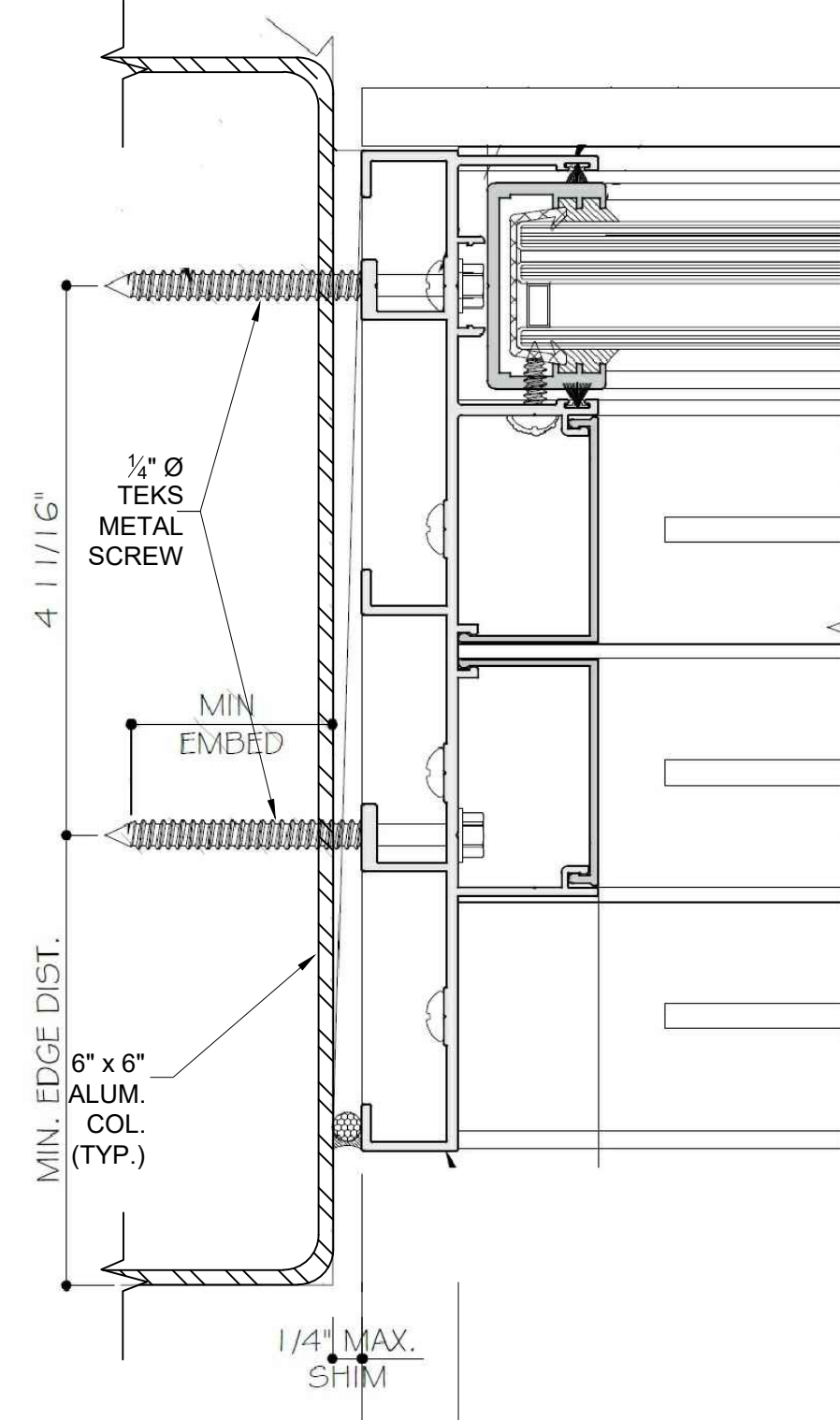
MARK	SIZE (WxH)	TYPE	MANUFACTURER	NOA	WIND PRESSURE (p)(PSF)	WIND PRESSURE ALLOWABLE (PSF)	ZONE
1	528" X 128"	S.G.D.	E.S. WINDOWS, LLC	FL# 22267.1	+56/-58	±64.7	4
2	540" X 128"	S.G.D.	E.S. WINDOWS, LLC	FL# 22267.1	+56/-58	±64.7	4



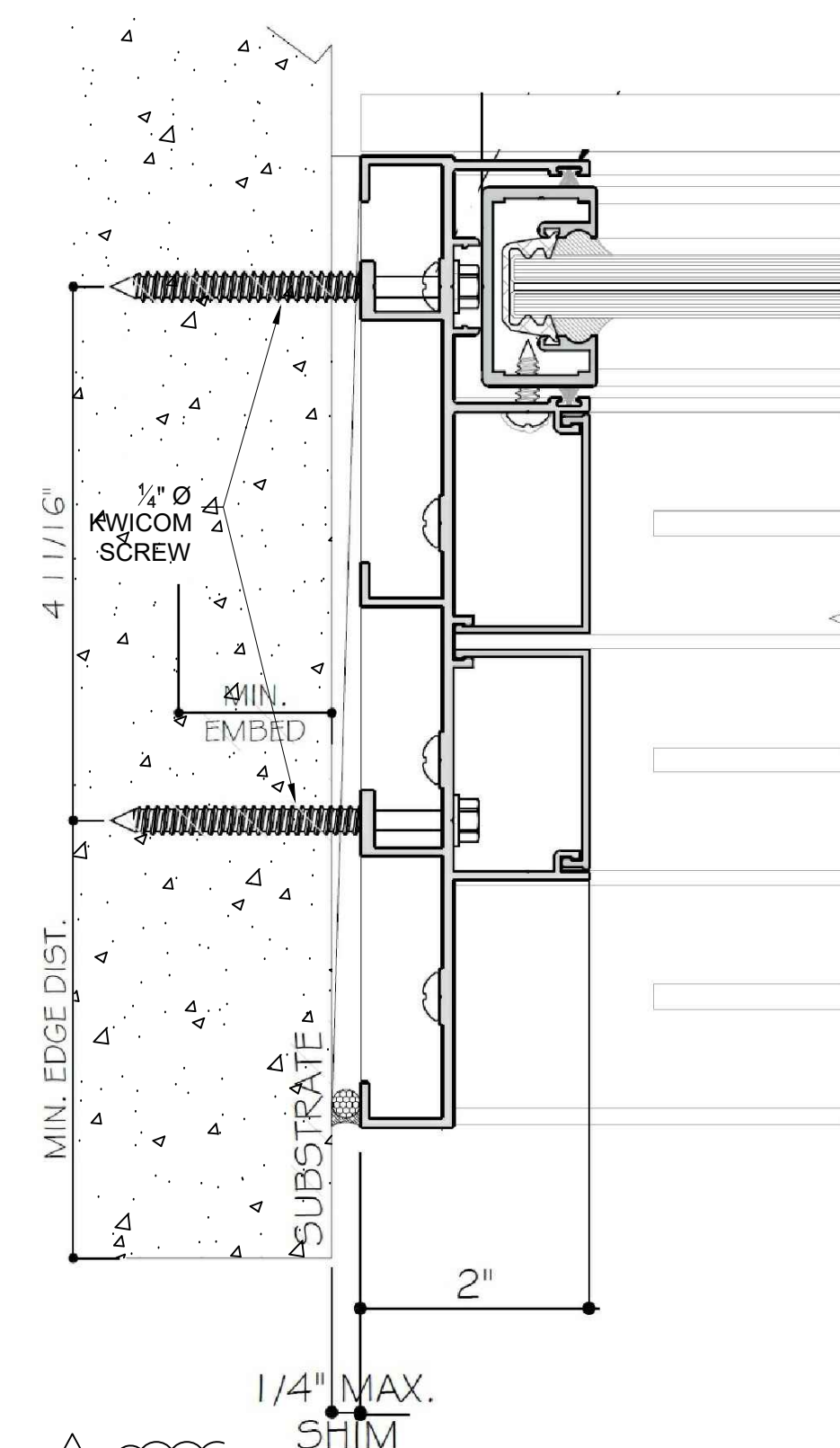
TYPICAL HEAD CONN. DETAIL 1
N.T.S.



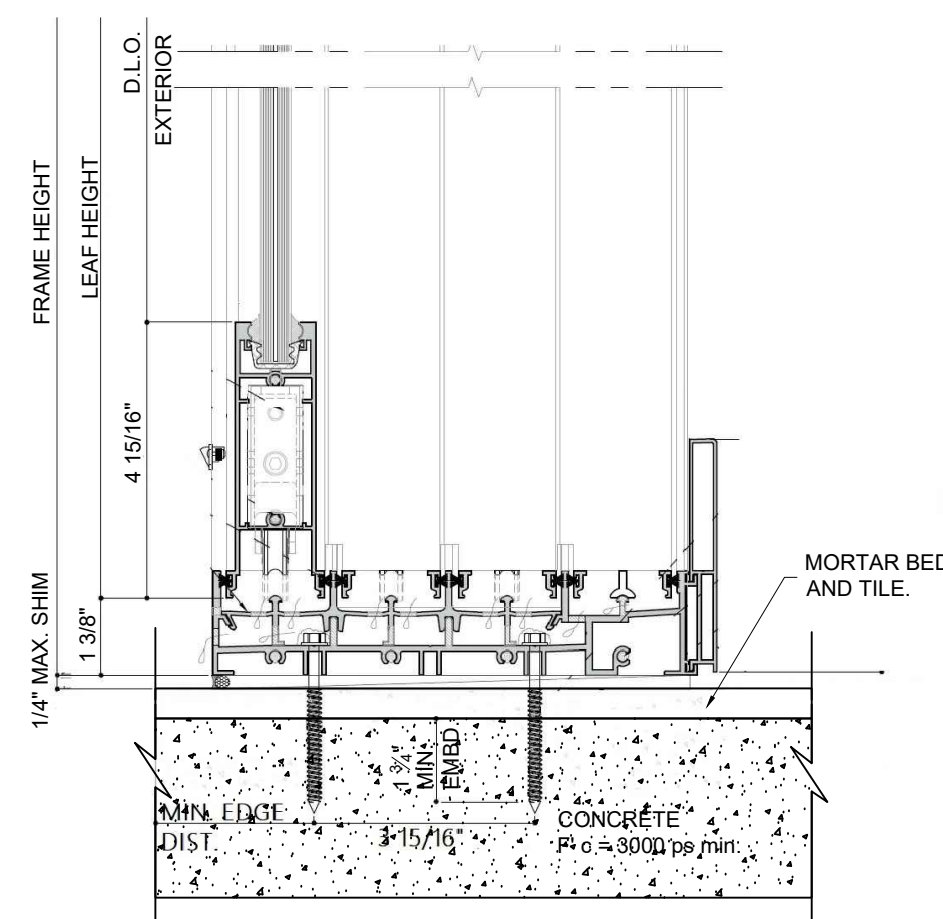
TYPICAL POST CONN. DETAIL (TOP & BOT.) 1
N.T.S.



TYPICAL JAM TO MTL. COL. CONNECTION 2
N.T.S.



JAM TO CONC. CONNECTION 2
N.T.S.



TYPICAL SILL CONN. DETAIL 2
N.T.S.

REVISIONS	BY
1	04/05/21 F.A.
2	04/06/23 F.A.

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SHEET: **S-2**