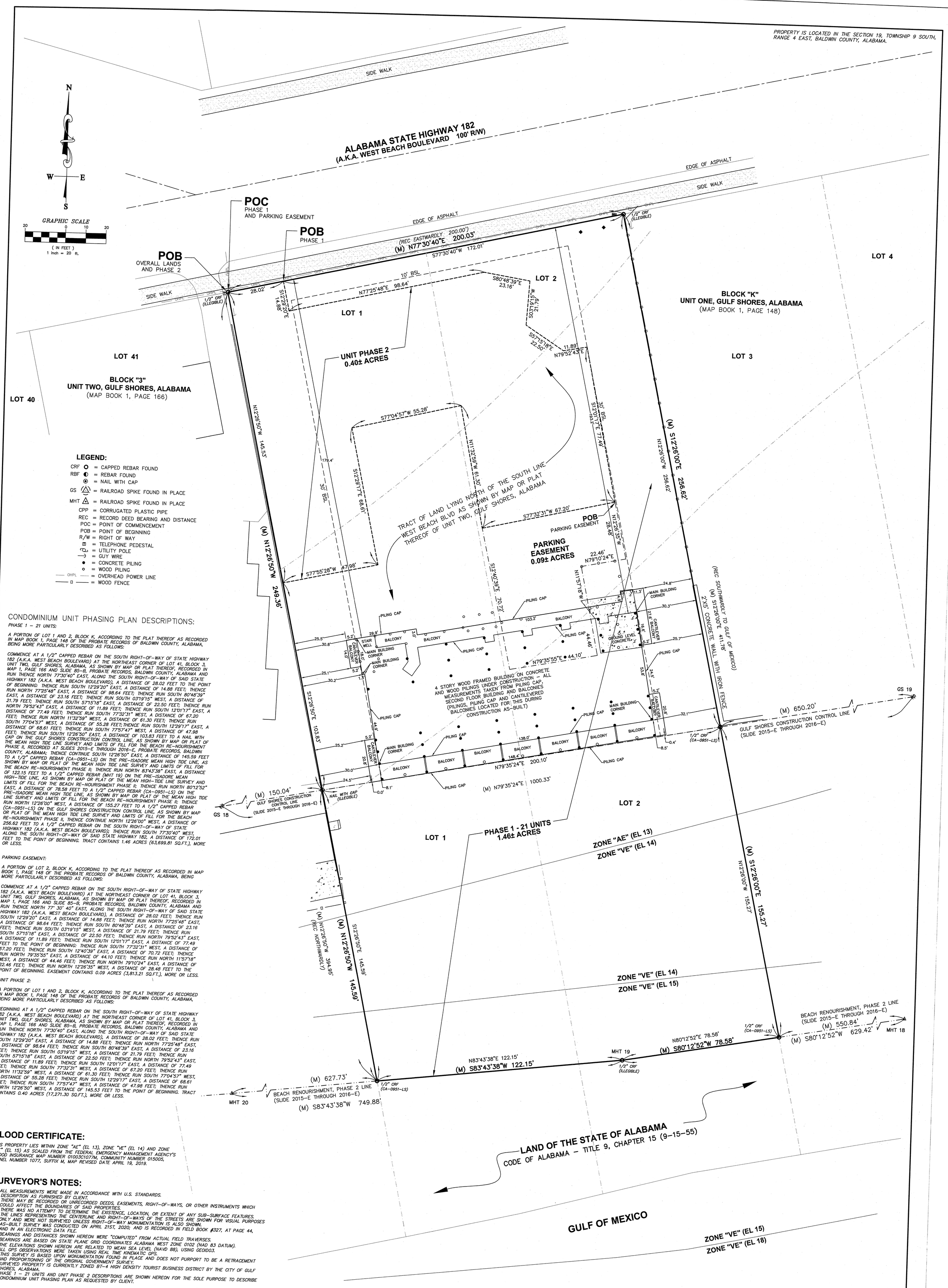
PROPERTY IS LOCATED IN THE SECTION 19, TOWNSHIP 9 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA.



LEGEND:

- CRF = CAPPED REBAR FOUND
- RBF = REBAR FOUND
- = NAIL WITH CAP
- GS = RAILROAD SPIKE FOUND IN PLACE
- MHT = RAILROAD SPIKE FOUND IN PLACE
- CPP = CORRUGATED PLASTIC PIPE
- REC = RECORD DEED BEARING AND DISTANCE
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- = TELEPHONE PEDESTAL
- = UTILITY POLE
- = GUY WIRE
- = CONCRETE PILING
- = WOOD PILING
- OHPL = OVERHEAD POWER LINE
- = WOOD FENCE

CONDOMINIUM UNIT PHASING PLAN DESCRIPTIONS:

PHASE 1 – 21 UNITS:

A PORTION OF LOT 1 AND 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77°30'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET TO THE POINT OF BEGINNING: THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET; THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN NORTH 11°32'59" WEST, A DISTANCE OF 61.30 FEET; THENCE RUN SOUTH 77°04'57" WEST, A DISTANCE OF 55.28 FEET; THENCE RUN SOUTH 12°29'17" EAST, A DISTANCE OF 68.61 FEET; THENCE RUN SOUTH 77°57'47" WEST, A DISTANCE OF 47.98 FEET; THENCE RUN SOUTH 12°26'50" EAST, A DISTANCE OF 103.83 FEET TO A NAIL WITH CAP ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, RECORDED AT SLIDES 2015-E THROUGH 2016-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE CONTINUE SOUTH 12°26'50" EAST, A DISTANCE OF 145.59 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 83°43'38" EAST, A DISTANCE OF 122.15 FEET TO A 1/2" CAPPED REBAR (MHT 19) ON THE PRE-ISADORE MEAN HIGH-TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH-TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 80°12'52" EAST, A DISTANCE OF 78.58 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 12°26'00" WEST, A DISTANCE OF 155.27 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, THENCE CONTINUE NORTH 12°26'00" WEST, A DISTANCE OF 256.62 FEET TO A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD); THENCE RUN SOUTH 77°30'40" WEST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182, A DISTANCE OF 172.01 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.46 ACRES (63,699.81 SQ.FT.), MORE OR LESS.

PARKING EASEMENT:

A PORTION OF LOT 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77° 30' 40" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET; THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET TO THE POINT OF BEGINNING: THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN SOUTH 12°40'39" EAST, A DISTANCE OF 70.72 FEET; THENCE RUN NORTH 79°35'55" EAST, A DISTANCE OF 44.10 FEET; THENCE RUN NORTH 11°57'18" WEST, A DISTANCE OF 44.46 FEET; THENCE RUN NORTH 79°10'24" EAST, A DISTANCE OF 22.46 FEET; THENCE RUN NORTH 12°26'35" WEST, A DISTANCE OF 28.48 FEET TO THE POINT OF BEGINNING. EASEMENT CONTAINS 0.09 ACRES (3,813.21 SQ.FT.), MORE OR LESS.

UNIT PHASE 2:

A PORTION OF LOT 1 AND 2, BLOCK K, ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 1, PAGE 148 OF THE PROBATE RECORDS OF BALDWIN COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77°30'40" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 28.02 FEET; THENCE RUN SOUTH 12°29'20" EAST, A DISTANCE OF 14.88 FEET; THENCE RUN NORTH 77°25'48" EAST, A DISTANCE OF 98.64 FEET; THENCE RUN SOUTH 80°48'39" EAST, A DISTANCE OF 23.16 FEET; THENCE RUN SOUTH 03°19'15" WEST, A DISTANCE OF 21.79 FEET; THENCE RUN SOUTH 57°15'18" EAST, A DISTANCE OF 22.50 FEET; THENCE RUN NORTH 79°52'43" EAST, A DISTANCE OF 11.89 FEET; THENCE RUN SOUTH 12°01'17" EAST, A DISTANCE OF 77.49 FEET; THENCE RUN SOUTH 77°32'31" WEST, A DISTANCE OF 67.20 FEET; THENCE RUN NORTH 11°32'59" WEST, A DISTANCE OF 61.30 FEET; THENCE RUN SOUTH 77°04'57" WEST, A DISTANCE OF 55.28 FEET; THENCE RUN SOUTH 12°29'17" EAST, A DISTANCE OF 68.61 FEET; THENCE RUN SOUTH 77°57'47" WEST, A DISTANCE OF 47.98 FEET; THENCE RUN NORTH 12°26'50" WEST, A DISTANCE OF 145.53 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 0.40 ACRES (17,271.30 SQ.FT.), MORE OR LESS.

FLOOD CERTIFICATE:

THIS PROPERTY LIES WITHIN ZONE "AE" (EL 13), ZONE "VE" (EL 14) AND ZONE "VE" (EL 15) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE MAP NUMBER 01003C1077M, COMMUNITY NUMBER 015005, PANEL NUMBER 1077, SUFFIX M, MAP REVISED DATE APRIL 19, 2019.

SURVEYOR'S NOTES:

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
6. AS-BUILT SURVEY WAS CONDUCTED ON APRIL 21ST, 2020; AND IS RECORDED IN FIELD BOOK #327, AT PAGE 44, AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. BEARINGS ARE BASED ON STATE PLANE GRID COORDINATES ALABAMA WEST ZONE 0102 (NAD 83 DATUM).
9. THE ELEVATIONS SHOWN HEREON ARE RELATED TO MEAN SEA LEVEL (NAVD 88), USING GEOID03.
10. ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
11. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
12. SURVEYED PROPERTY IS CURRENTLY ZONED BT-4 HIGH DENSITY TOURIST BUSINESS DISTRICT BY THE CITY OF GULF SHORES, ALABAMA.
13. PHASE 1 – 21 UNITS AND UNIT PHASE 2 DESCRIPTIONS ARE SHOWN HEREON FOR THE SOLE PURPOSE TO DESCRIBE CONDOMINIUM UNIT PHASING PLAN AS REQUESTED BY CLIENT.

OVERALL LANDS DESCRIPTION:

STATE OF ALABAMA
COUNTY OF BALDWIN

WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

BEGINNING AT A 1/2" CAPPED REBAR ON THE SOUTH RIGHT-OF-WAY OF STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD) AT THE NORTHEAST CORNER OF LOT 41, BLOCK 3, UNIT TWO, GULF SHORES, ALABAMA, AS SHOWN BY MAP OR PLAT THEREOF, RECORDED IN MAP 1, PAGE 166 AND SLIDE 85-B, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 77 DEGREES 30 MINUTES 40 SECONDS EAST, ALONG THE SOUTH RIGHT-OF-WAY OF SAID STATE HIGHWAY 182 (A.K.A. WEST BEACH BOULEVARD), A DISTANCE OF 200.03 FEET TO A 1/2" CAPPED REBAR; THENCE RUN SOUTH 12 DEGREES 26 MINUTES 00 SECONDS EAST, DEPARTING SAID RIGHT-OF-WAY, A DISTANCE OF 256.62 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II, RECORDED AT SLIDES 2015-E THROUGH 2016-E, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; CONTINUE THENCE SOUTH 12 DEGREES 26 MINUTES 00 SECONDS EAST, A DISTANCE OF 155.27 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN SOUTH 80 DEGREES 12 MINUTES 52 SECONDS WEST, A DISTANCE OF 78.58 FEET TO A 1/2" CAPPED REBAR (MHT 19) ON THE PRE-ISADORE MEAN HIGH TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN SOUTH 83 DEGREES 43 MINUTES 38 SECONDS WEST, A DISTANCE OF 122.15 FEET TO A 1/2" CAPPED REBAR (CA-0951-LS) ON THE PRE-ISADORE MEAN HIGH-TIDE LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH-TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; THENCE RUN NORTH 12 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 145.59 FEET TO A NAIL WITH CAP ON THE GULF SHORES CONSTRUCTION CONTROL LINE, AS SHOWN BY MAP OR PLAT OF THE MEAN HIGH TIDE LINE SURVEY AND LIMITS OF FILL FOR THE BEACH RE-NOURISHMENT PHASE II; CONTINUE THENCE NORTH 12 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 249.36 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 1.86 ACRES, MORE OR LESS.

(DESCRIPTION COPIED FROM INSTRUMENT 1598395, PROBATE RECORDS, BALDIN COUNTY, ALABAMA).

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DEWBERRY — 2/12/2021
VICTOR L. GERMAIN — DATE
AL. P.L.S. NO. 38473

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.

ALABAMA LICENSED NO.38473 PROFESSIONAL LAND SURVEYOR VICTOR L. GERMAIN

BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR. PROBATE JUDGE
Filed/cert. 12/14/2021 8:43 AM
TOTAL $ 210.00
20 Pages
1064211

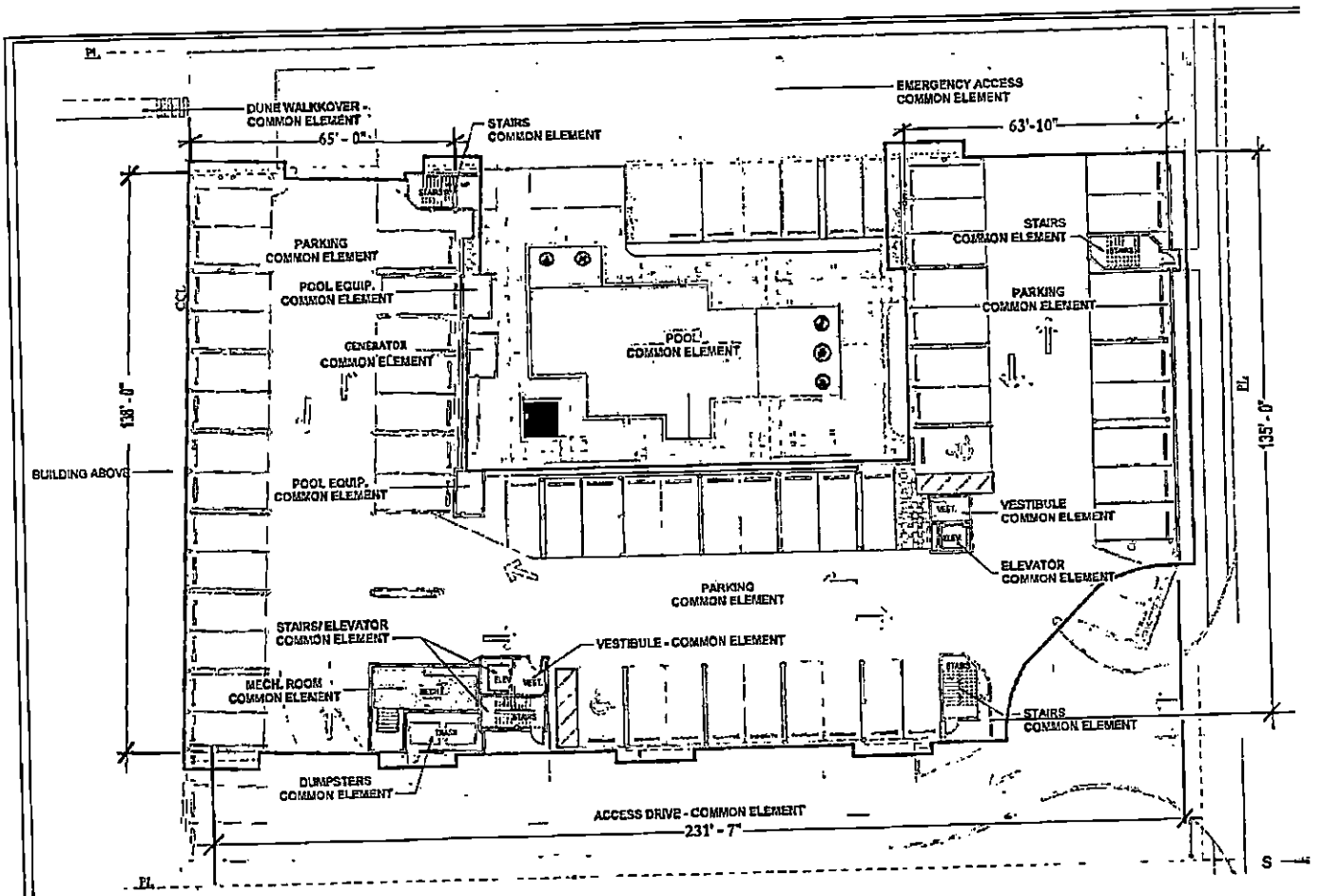
REVISIONS	ISSUE DATE	FIELD DATE	FIELD BOOK & PAGE
ADD PHASE LINES AND PHASE DESCRIPTIONS	02/12/2021	N/A	N/A
PHASE 1 DESCRIPTION REVISED	10/12/2021	N/A	N/A
ADD UNIT PHASE 2 TO CONDOMINIUM	12/06/2021	N/A	N/A

AS-BUILT SURVEY
SEA GLASS CONDOMINIUM

Dewberry
25353 FRIENDSHIP ROAD
DAPHNE, ALABAMA 36526
PHONE: 251.990.9950
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. 1109

DATE: 04/23/20
SCALE: 1" = 20'
DRAWN BY: VLG
CHECKED BY: VLG
SECTION 19, T-9-S, R-4-E
BALDWIN COUNTY, ALABAMA
PROJECT# 50108039
REF.# 5600001.DWG
DWG.# 50108039 PHASES_REVISED
SHEET NO. 1 OF 1

APT BOOK 28 PAGE 282



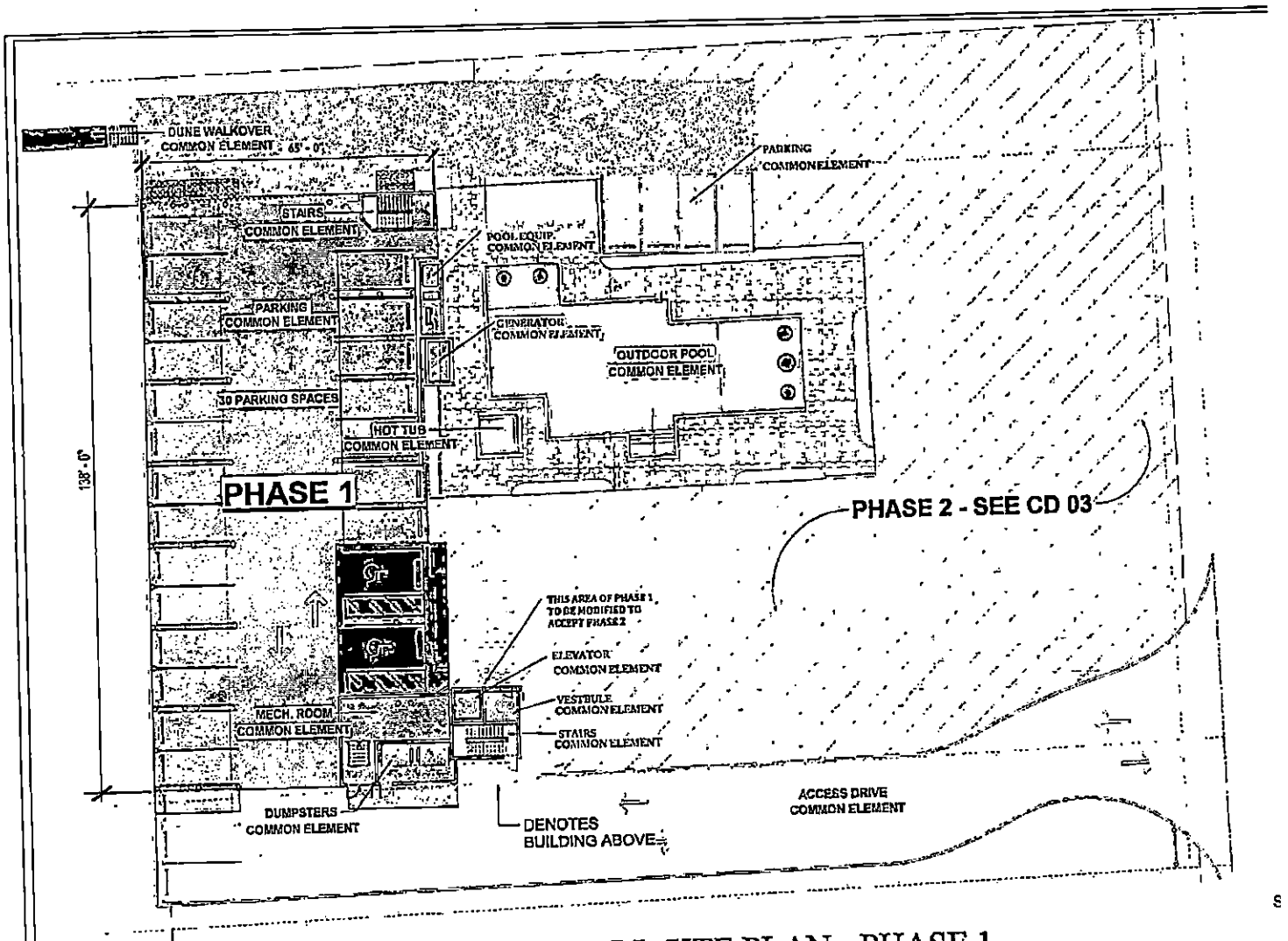
51 UNITS TOTAL:

73 PARKING SPACES REQUIRED
73 PARKING SPACES PROVIDED

OVERALL SITE PLAN

"NEED NOT B

APT BOOK 28 page 283



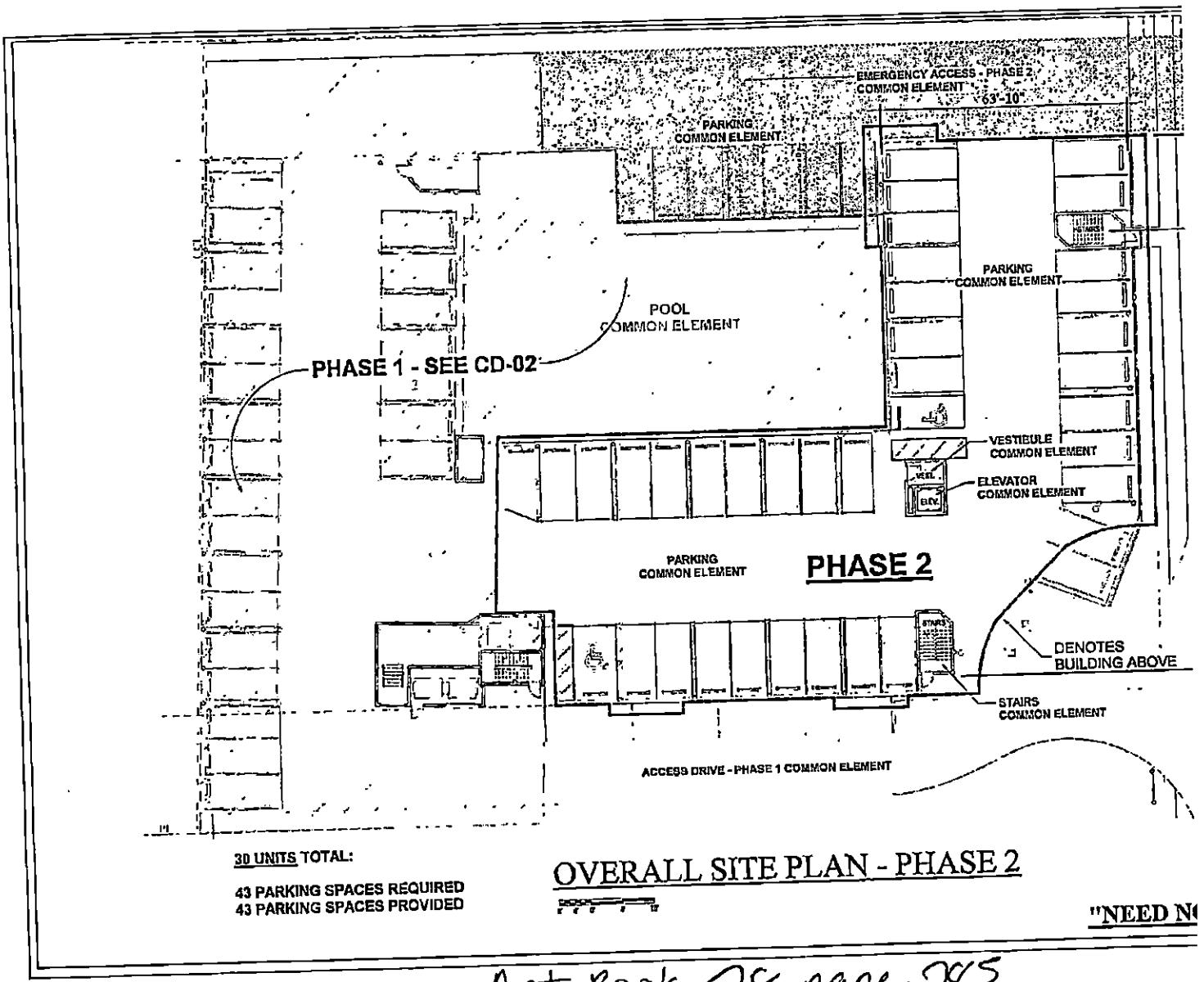
21 UNITS TOTAL:

30 PARKING SPACES REQUIRED
30 PARKING SPACES PROVIDED

OVERALL SITE PLAN - PHASE 1

"NEED NO

APT BOOK 28 page 284



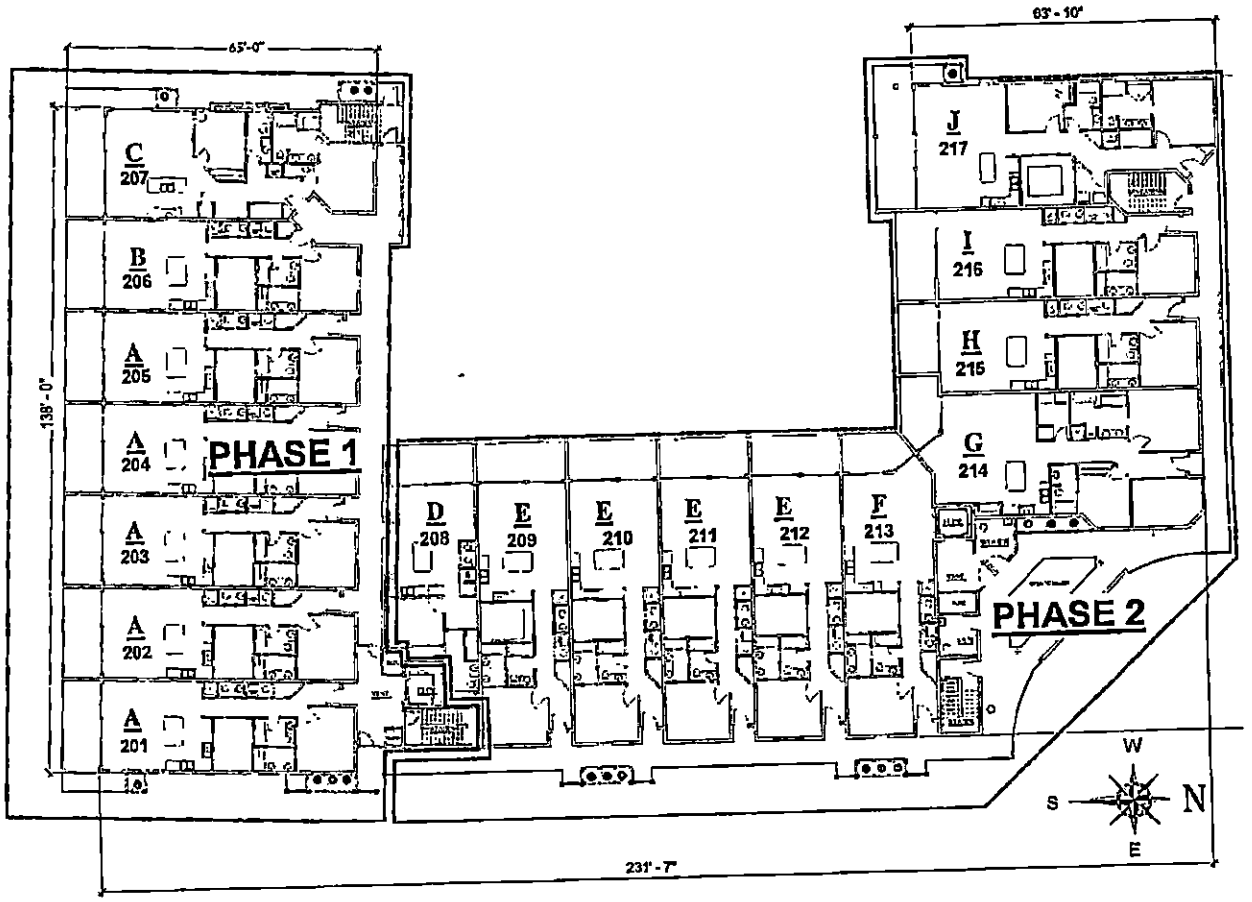
30 UNITS TOTAL:

43 PARKING SPACES REQUIRED
43 PARKING SPACES PROVIDED

OVERALL SITE PLAN - PHASE 2

"NEED N

Apt Book 28 page 285



OVERALL LEVEL 2 BUILDING PLAN

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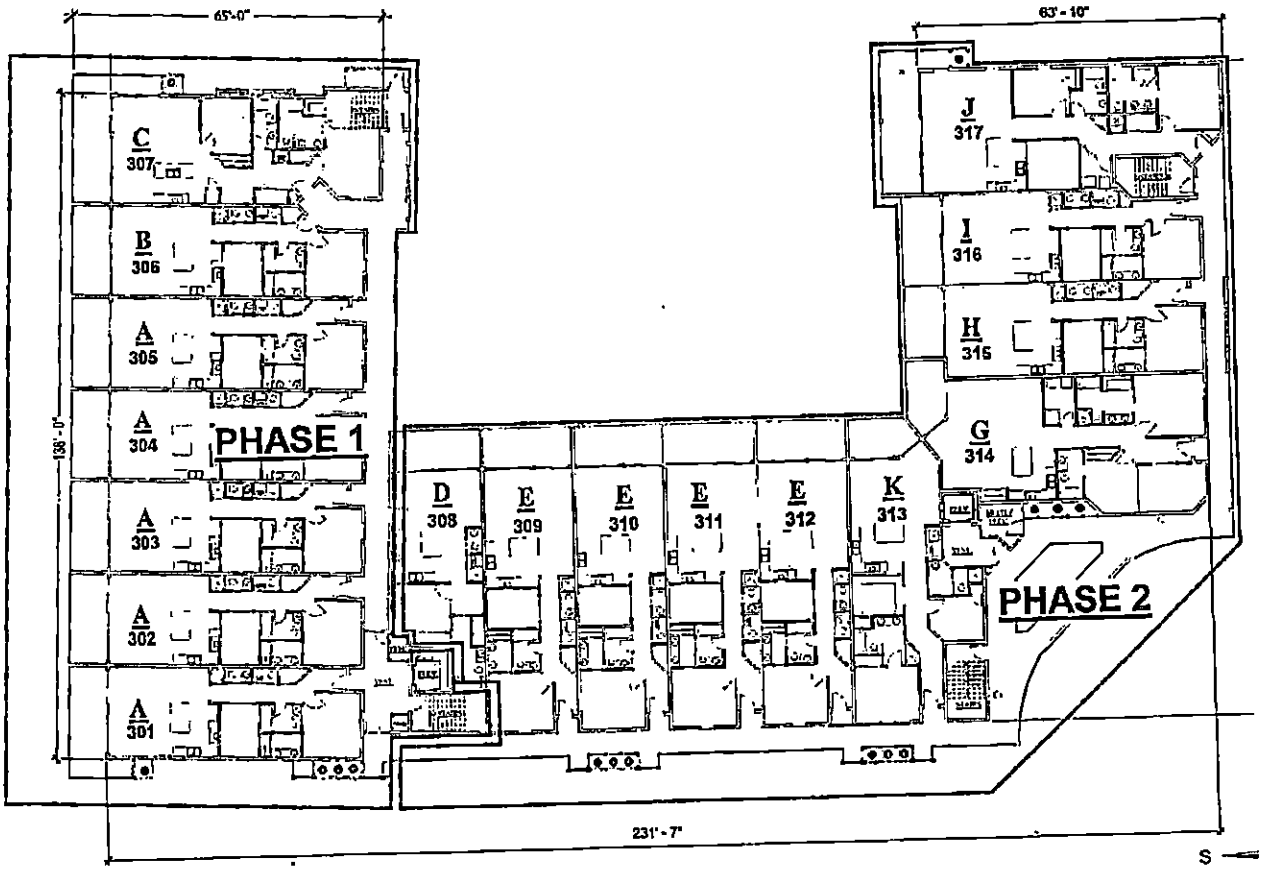
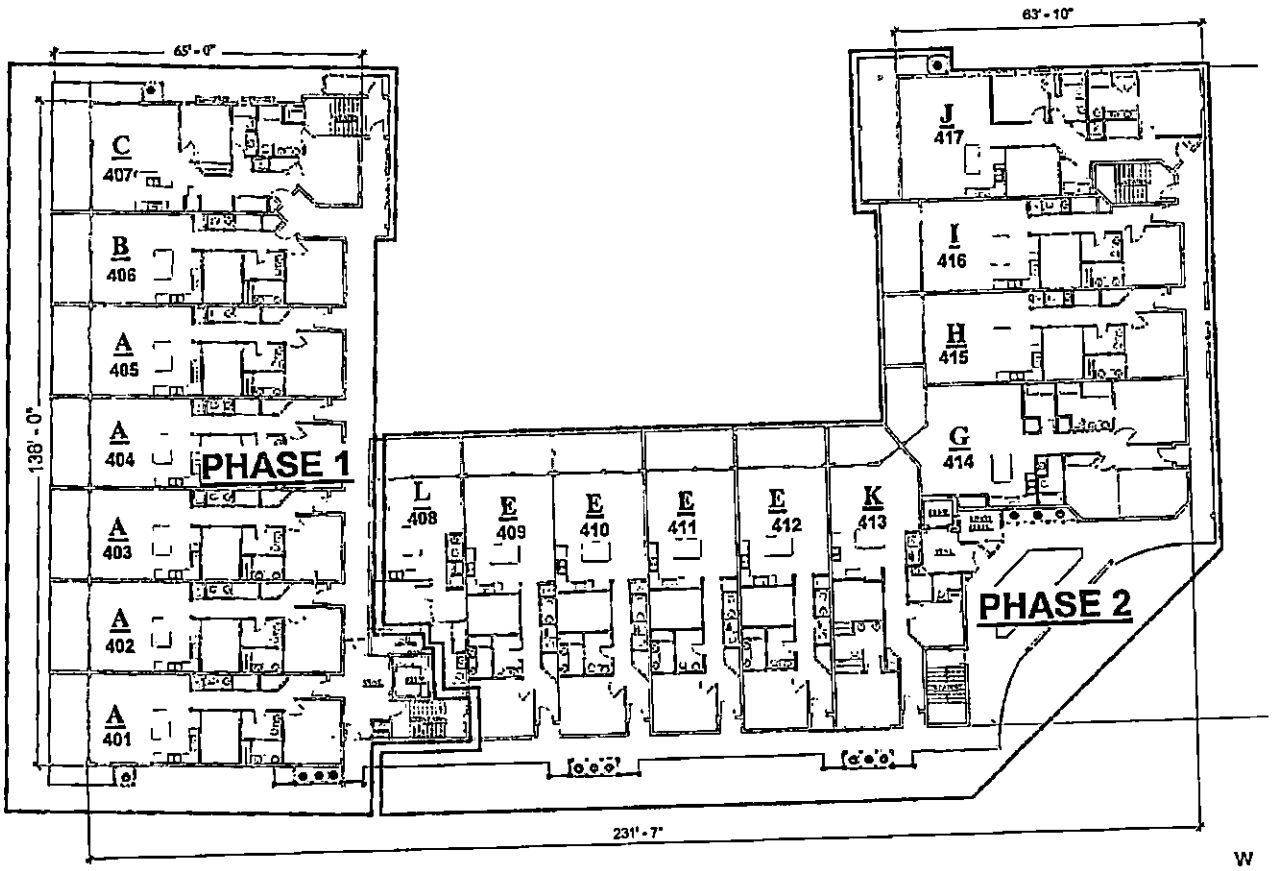
APT BOOK 28 page 286



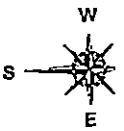
OVERALL LEVEL 3 BUILDING PLAN

"NEED NO

APT BOOK 28 page 287



OVERALL LEVEL 4 BUILDING PLAN



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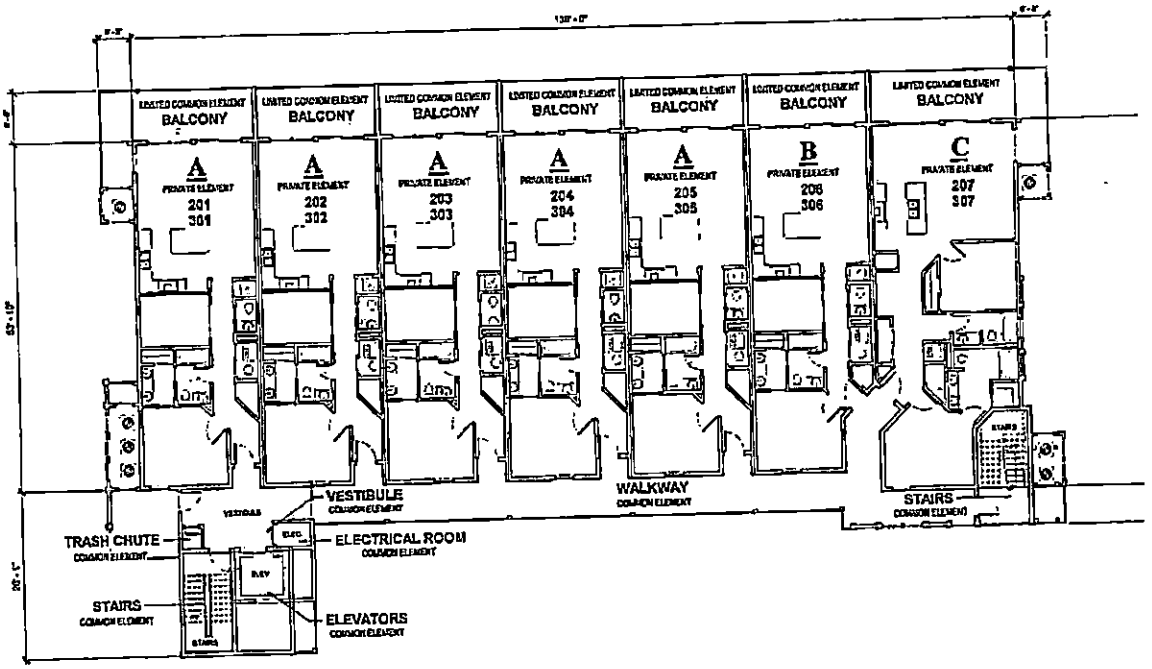
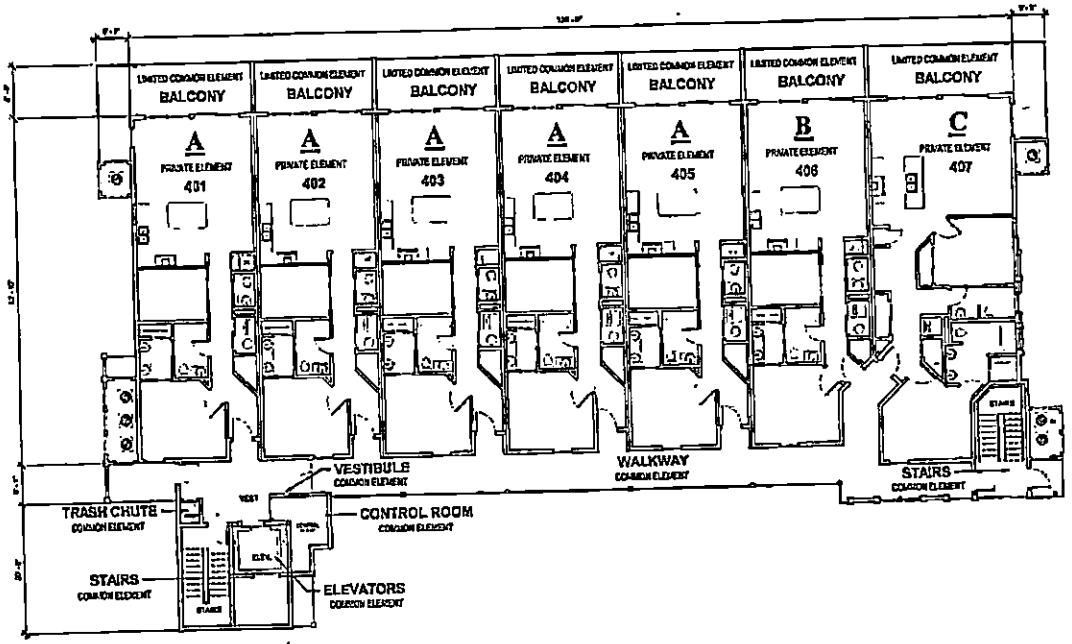


PHASE 1
BUILDING PLAN - LEVELS 2 & 3

"NEED NO

APT BOOK page 289



PHASE 1
BUILDING PLAN - LEVEL 4

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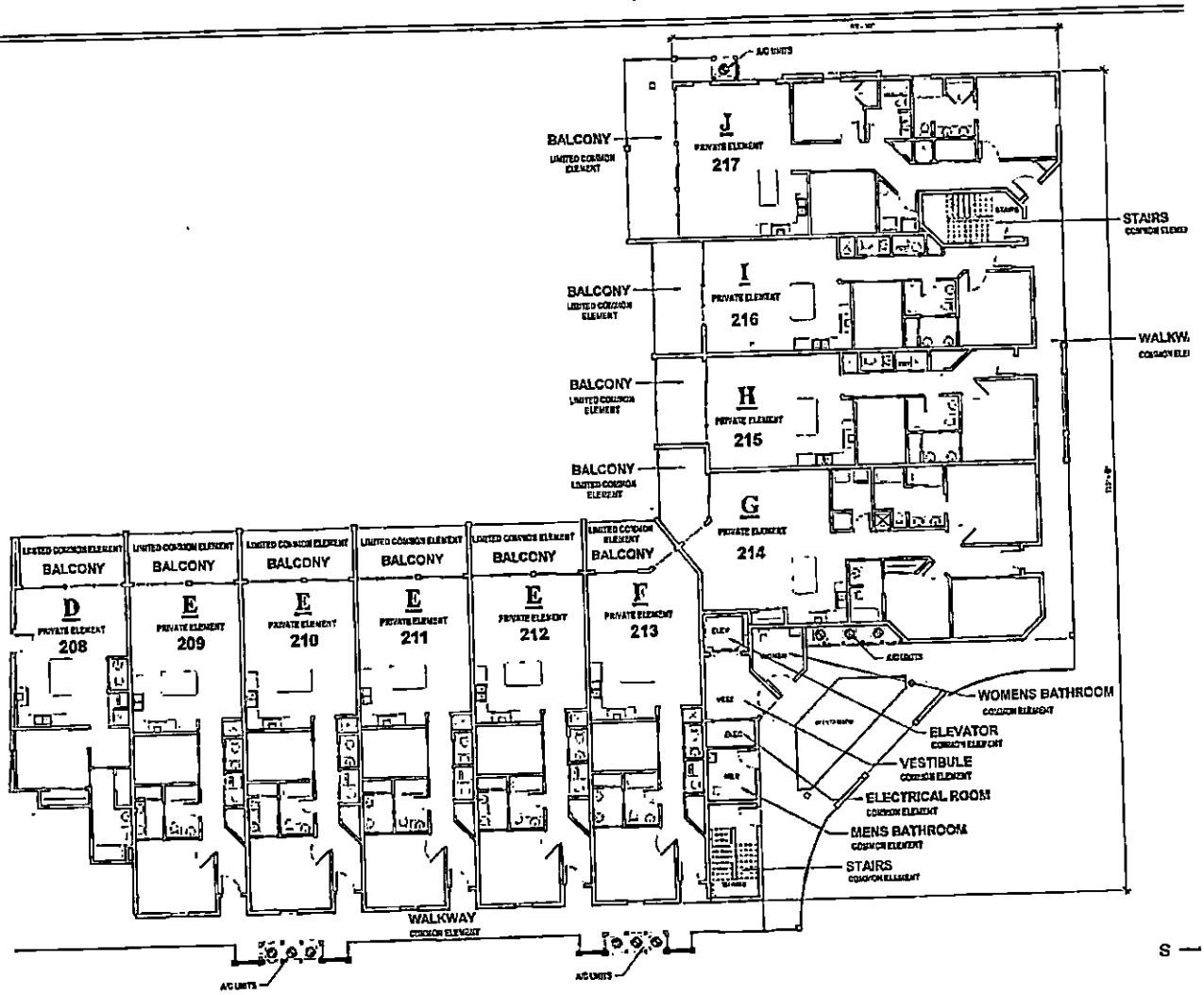
APT BOOK 28 page 290



PHASE 2
BUILDING PLAN - LEVEL 2

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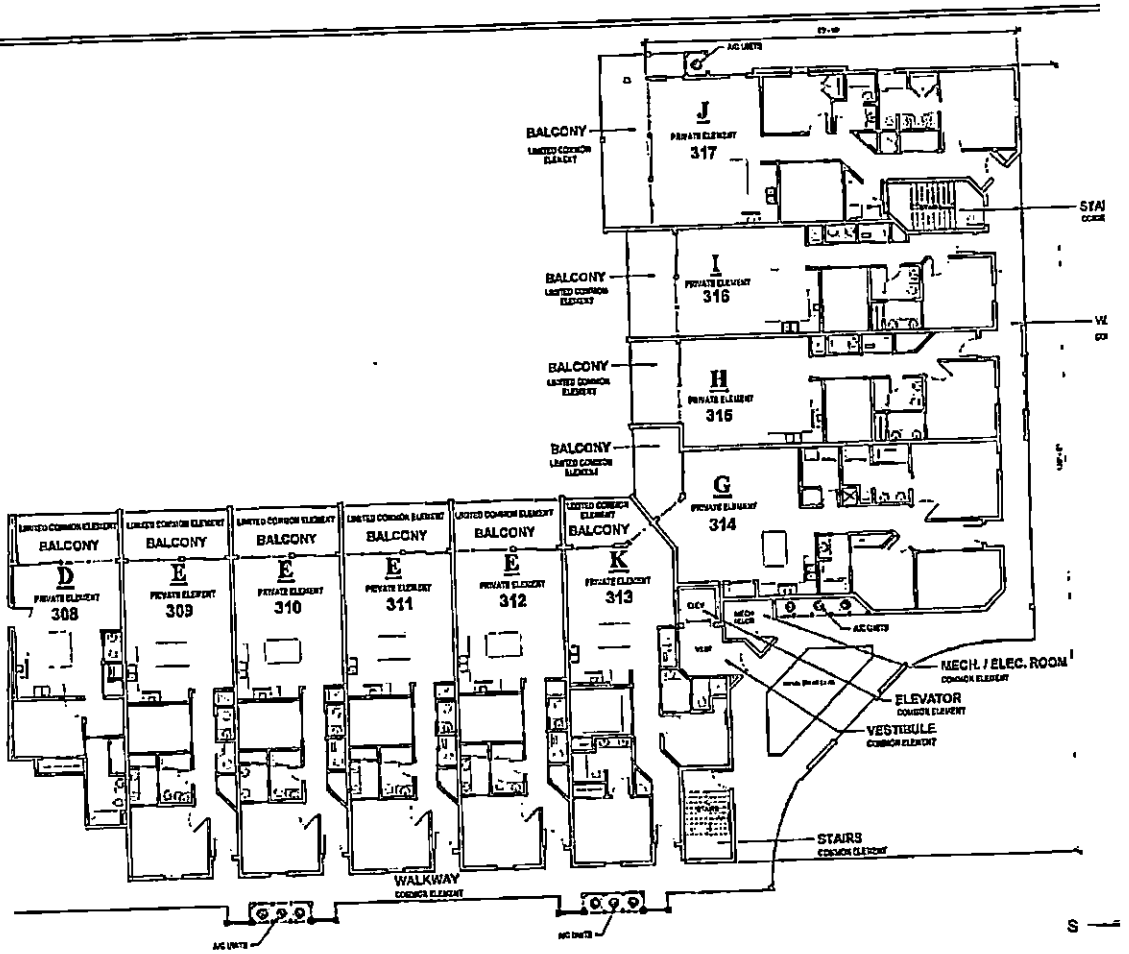
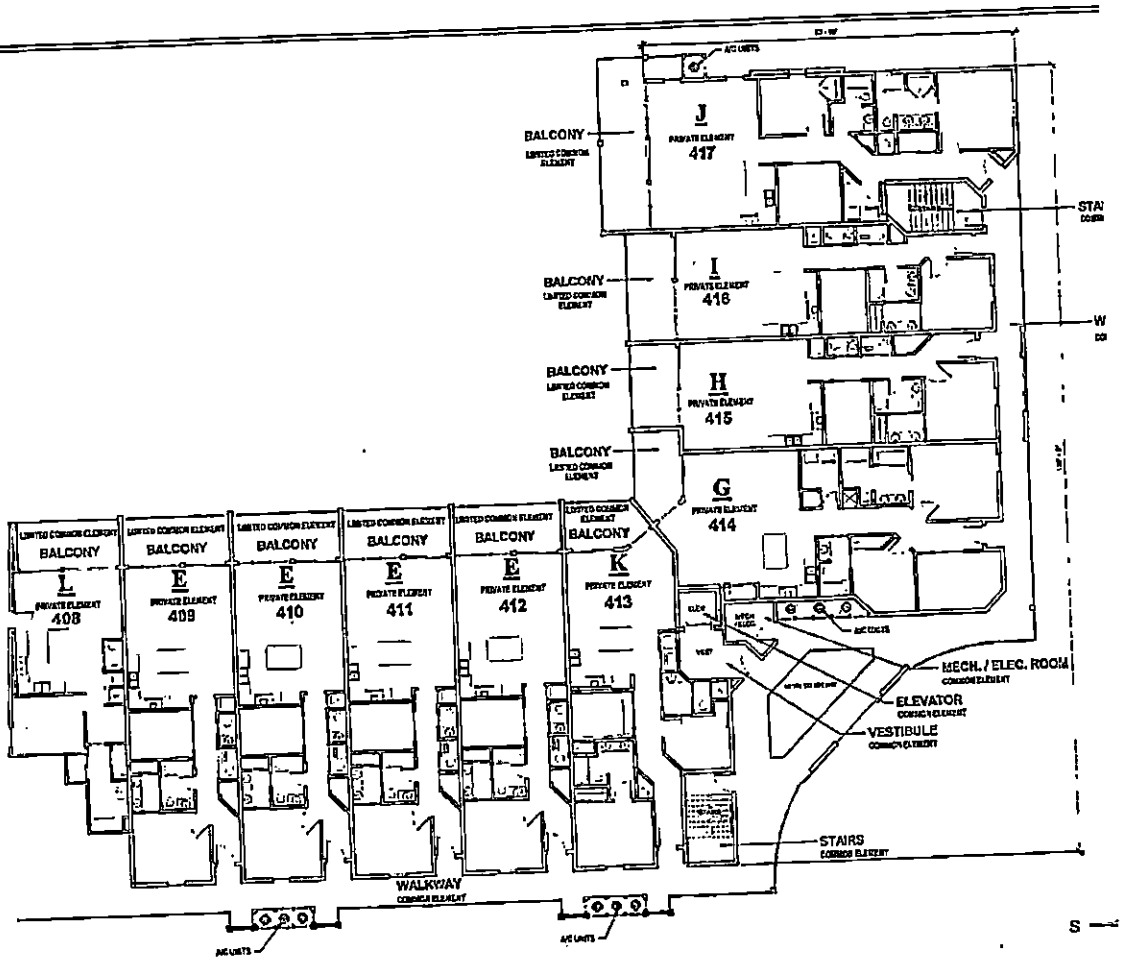
APT BOOK 28 page 291



PHASE 2
BUILDING PLAN - LEVEL 3

"NEED NOT B

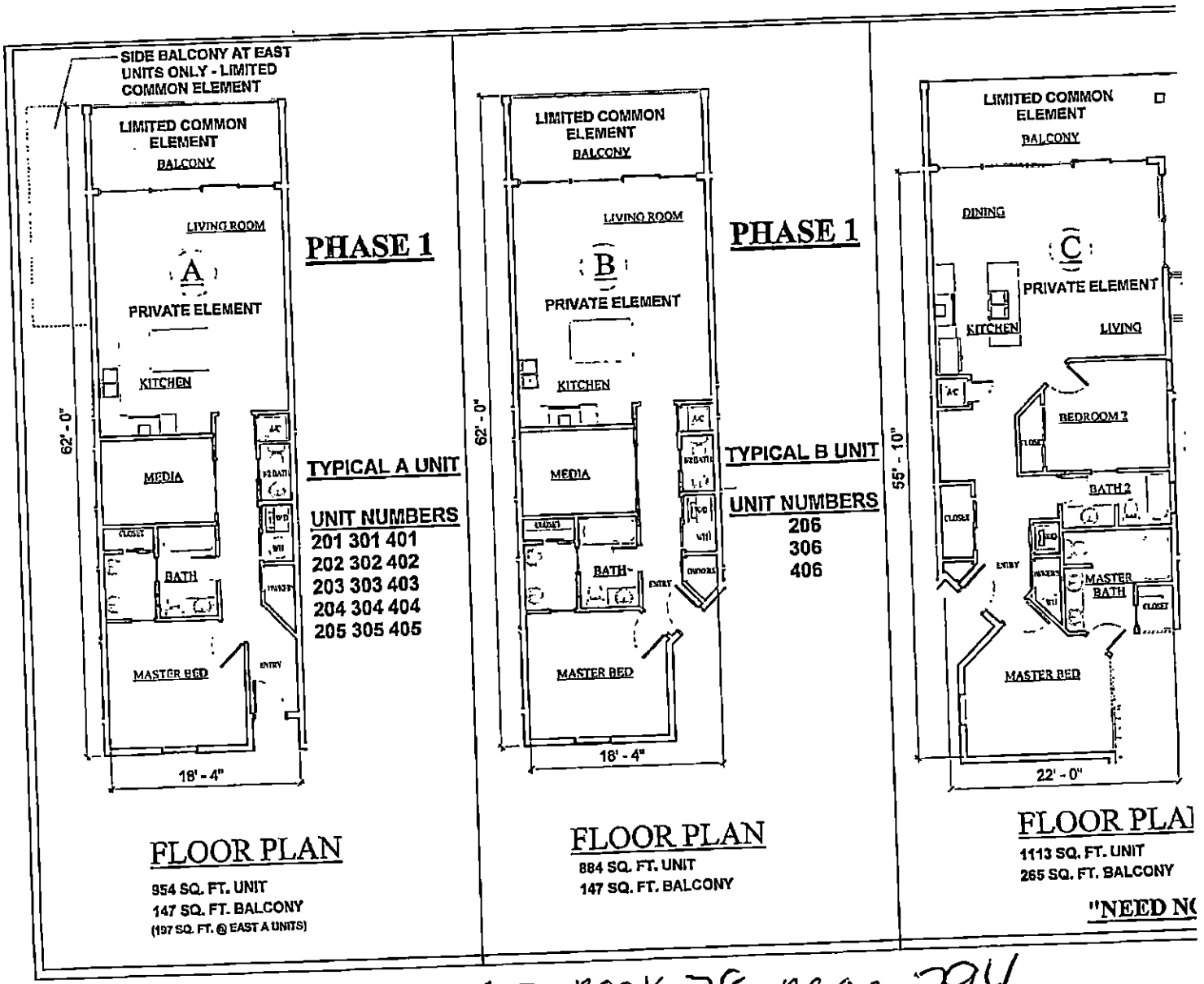
APT BOOK 28 page 292



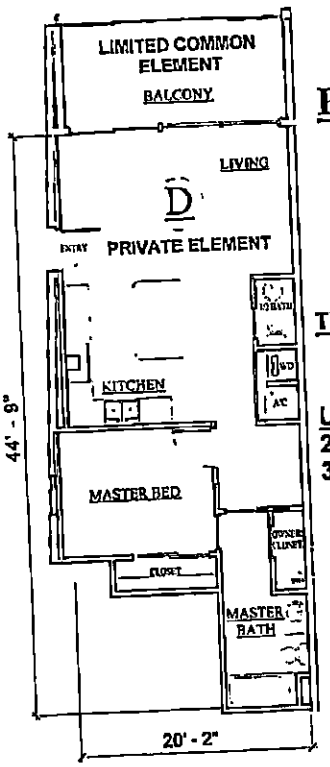
PHASE 2
BUILDING PLAN - LEVEL 4

"NEED NOT B

APT BOOK 28 page 293



APT BOOK 78 page 294

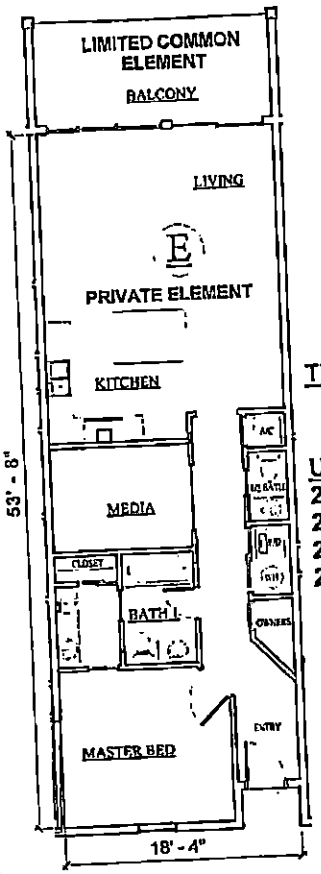


PHASE 2

TYPICAL D UNIT

UNIT NUMBERS
208
308

FLOOR PLAN
714 SQ. FT. UNIT
140 SQ. FT. BALCONY

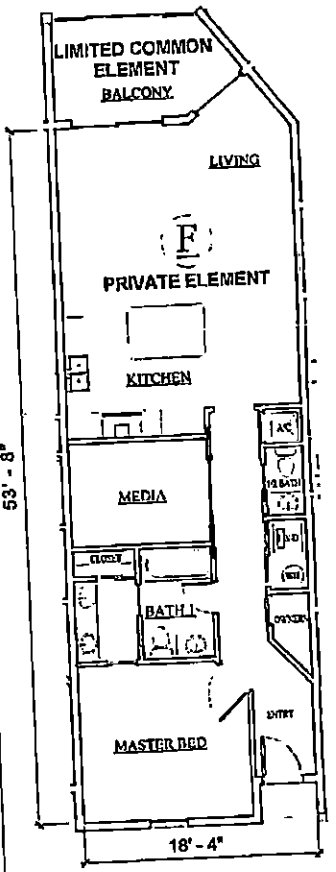


PHASE 2

TYPICAL E UNIT

UNIT NUMBERS
209 309 409
210 310 410
211 311 411
212 312 412

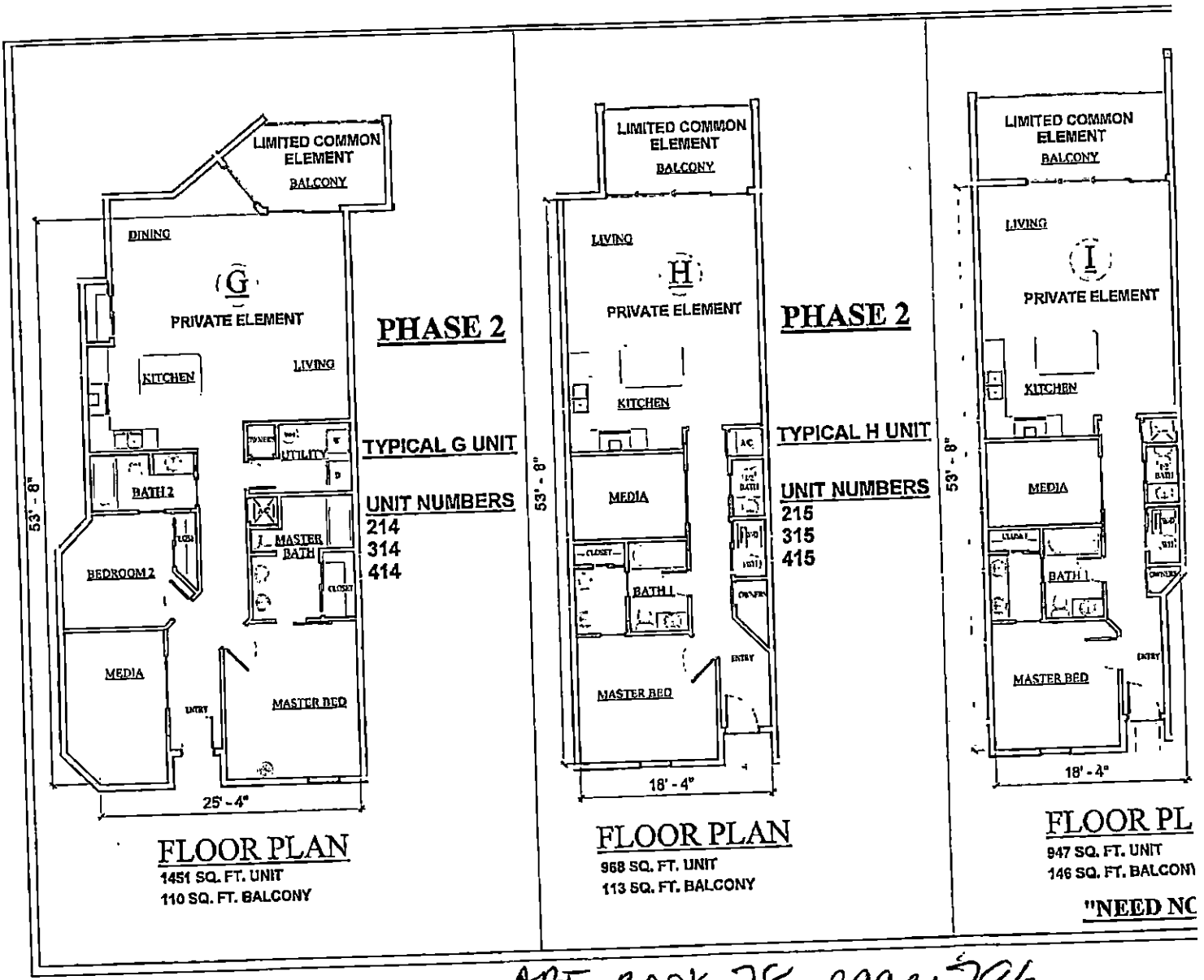
FLOOR PLAN
973 SQ. FT. UNIT
146 SQ. FT. BALCONY



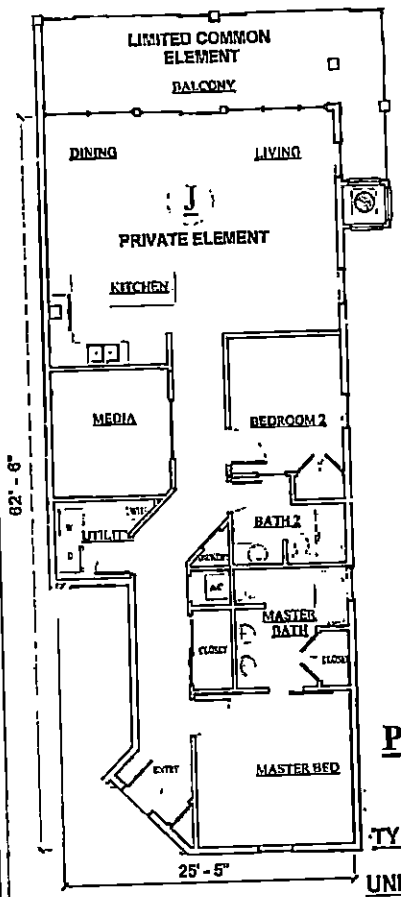
FLOOR PLAN
985 SQ. FT. UNIT
102 SQ. FT. BALCONY

"NEED N

APT BOOK 28 page 295



APT BOOK 28 page 296

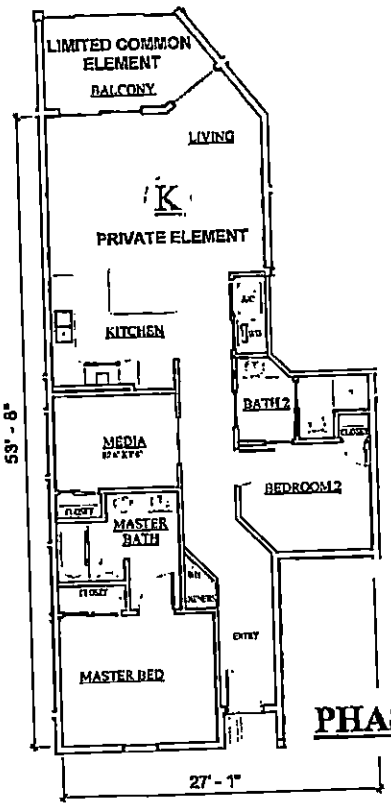


PHASE 2

TYPICAL J UNIT

UNIT NUMBERS
217
317
417

FLOOR PLAN
1412 SQ. FT. UNIT
264 SQ. FT. BALCONY

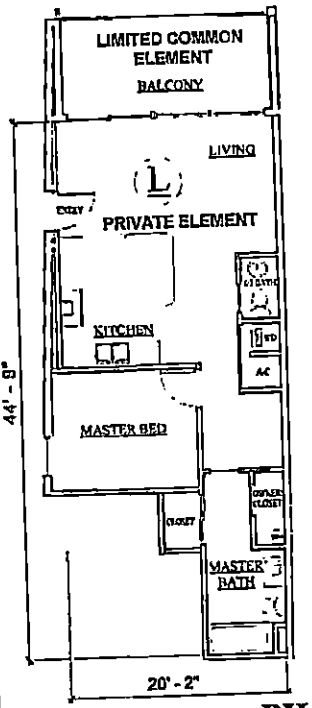


PHASE 2

TYPICAL K UNIT

UNIT NUMBERS
313
413

FLOOR PLAN
1118 SQ. FT. UNIT
102 SQ. FT. BALCONY



PH

TYPI

UNI
408

FLOOR PLAN
665 SQ. FT. UNIT
140 SQ. FT. BALCONY

"NEED NOT B

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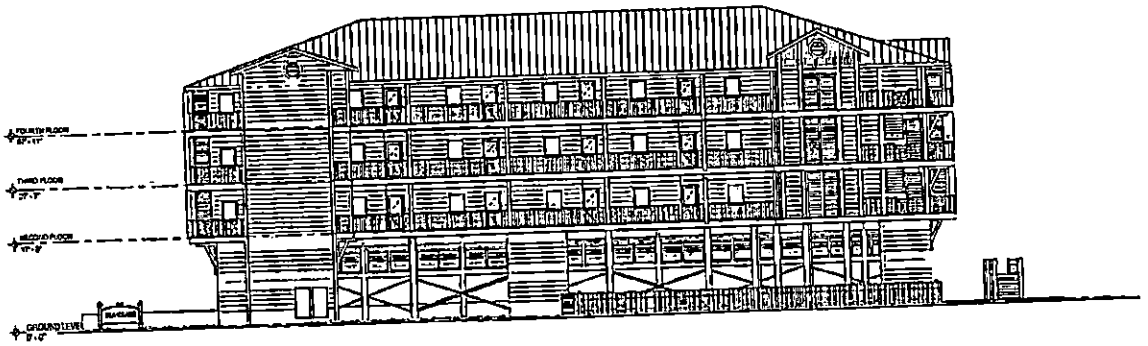
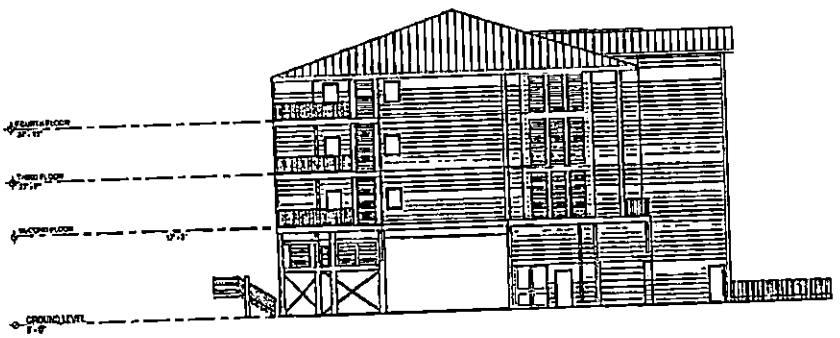


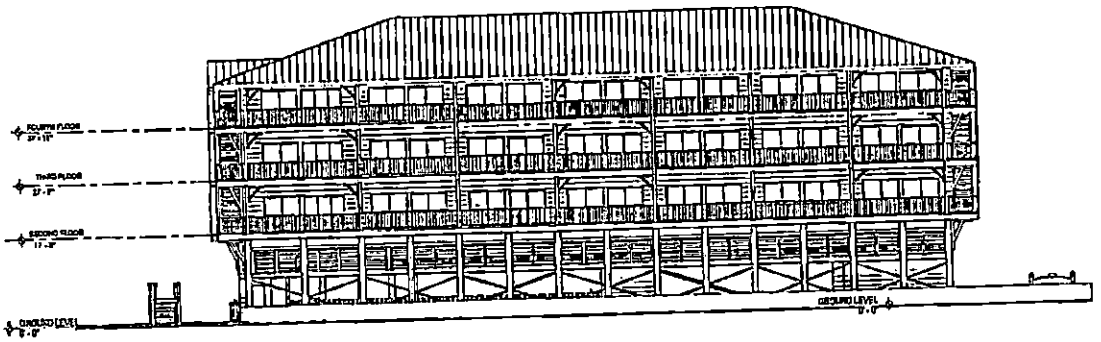
PHASE 1 NORTH ELEVATION



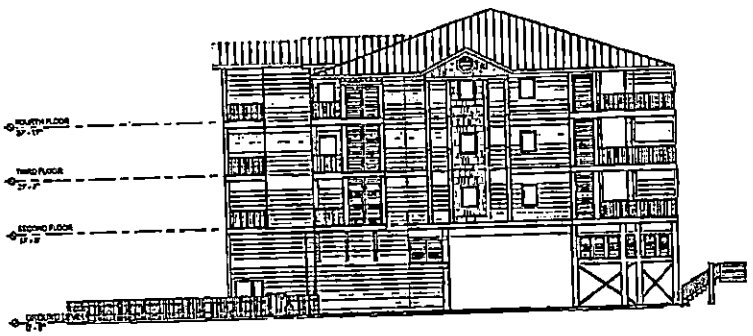
PHASE 1 EAST ELEVATION

"NEED NC

APT BOOK 28 page 298



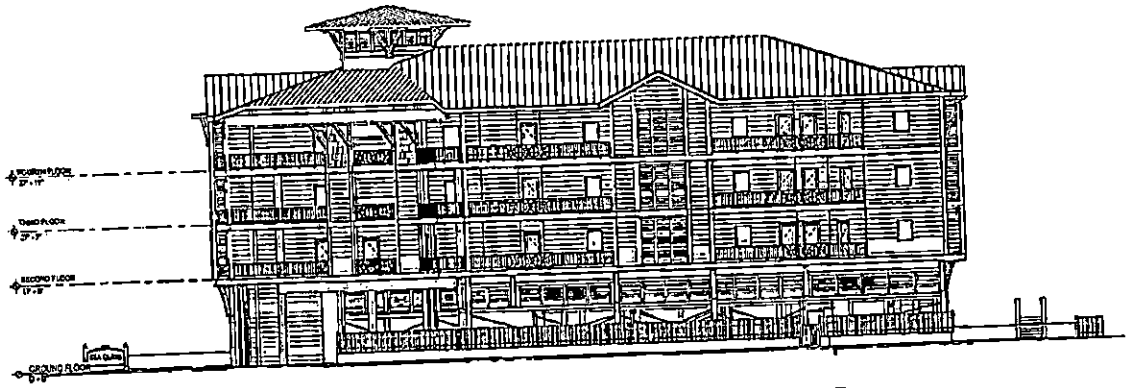
PHASE 1 SOUTH ELEVATION



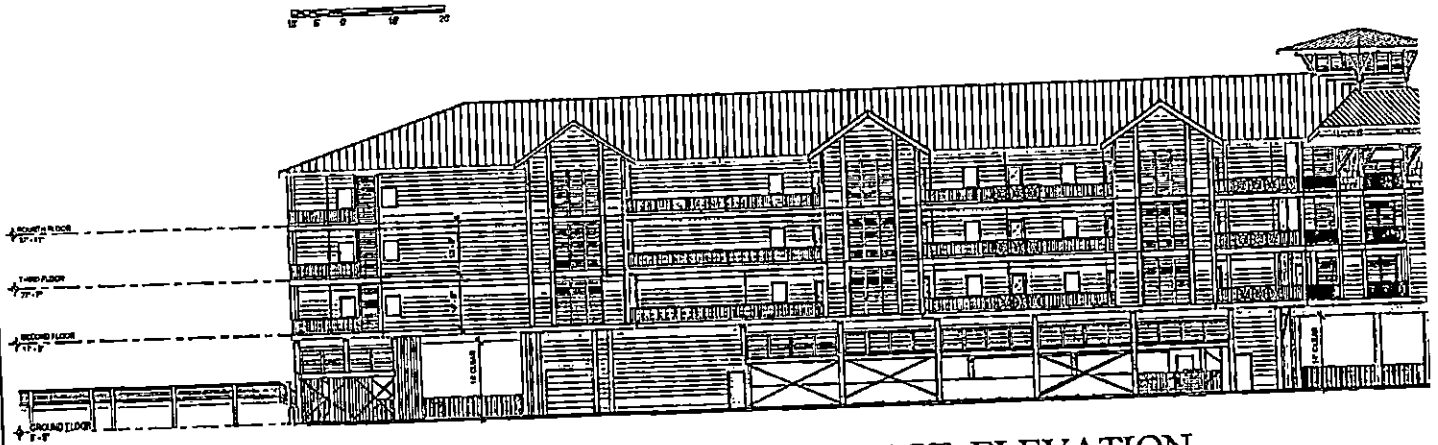
PHASE 1 WEST ELEVATION

"NEED NO

APJ BOOK 26 page 299



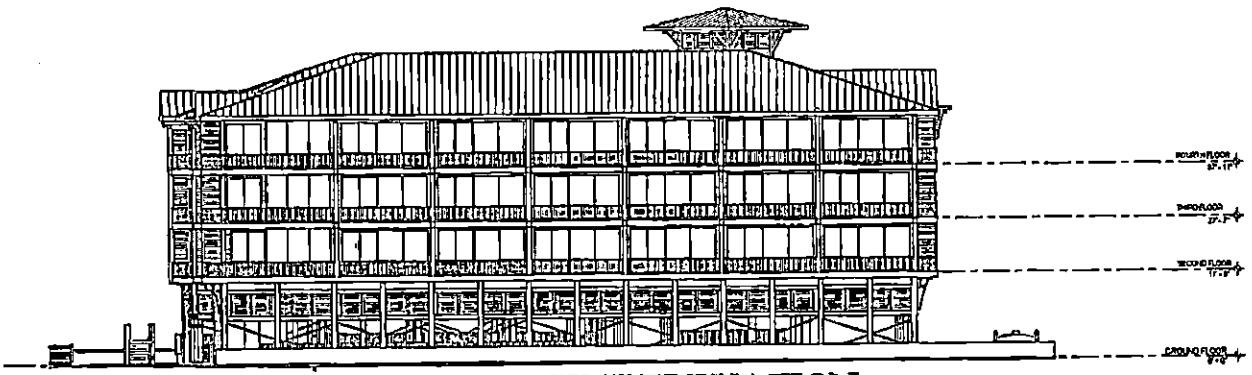
PHASE 2 NORTH ELEVATION



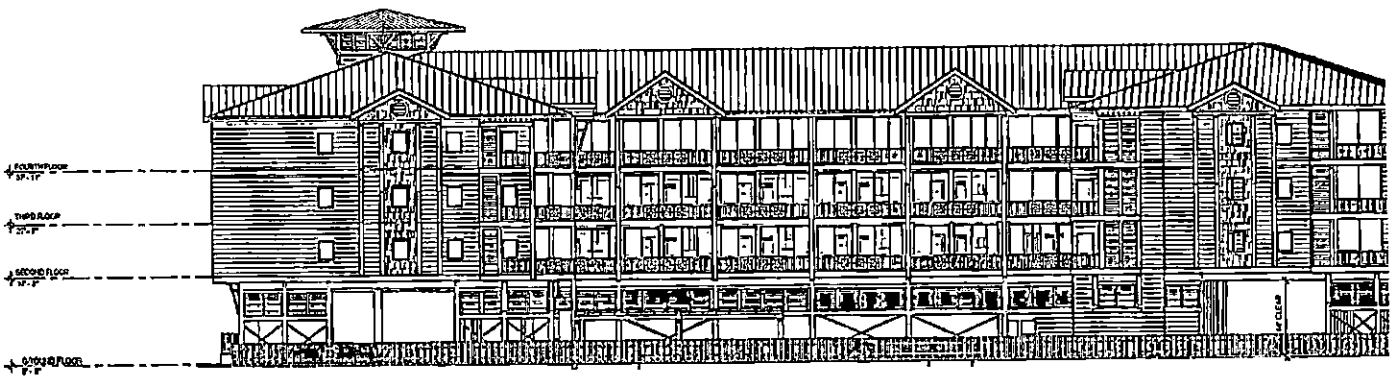
PHASE 2 EAST ELEVATION

"NEED NO

APT BOOK 28 page 300



PHASE 2 SOUTH ELEVATION



PHASE 2 WEST ELEVATION

SEA GLASS

"NEED NO

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