



CFN 2016RD665037
OR BK 30312 Pgs 332-388 (57Pgs)
RECORDED 11/17/2016 12:10:21
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This instrument prepared by, or under the supervision of (and after recording, return to):

Gary A. Saul, Esq.
Greenberg Traurig, P.A.
333 SE 2nd Avenue
Miami, FL 33131

**SECOND AMENDMENT TO DECLARATION
OF
OCEANA BAL HARBOUR CONDOMINIUM
(Substantial Completion Amendment)**

THIS SECOND AMENDMENT is made as of the 11th day of November, 2016 by Consultatio Bal Harbour, LLC, a Florida limited liability company ("Developer"), to that certain Declaration of OCEANA BAL HARBOUR CONDOMINIUM recorded November 12, 2013 in Official Records Book 28907, Page 0932, as amended by that certain Amendment recorded December 5, 2013 in Official Records Book 28937, Page 3832, all of the Public Records of Miami-Dade County, Florida (all as further amended and/or supplemented from time to time, the "Declaration"). Unless the context otherwise requires, any capitalized term not defined but used herein shall have the meaning given to such word or words in the Declaration.

RECITALS

- A. Developer is the "Developer" of the Condominium under the Declaration.
- B. Pursuant to Section 6.5 of the Declaration, the Developer, during the time the Developer has the right to elect a majority of the Board of Directors of the Association, may unilaterally amend the Declaration, Articles of Incorporation or By-Laws to correct an error, or to effect any other amendment.
- C. Pursuant to Section 13.1 of the Declaration, all Unit Owners shall be excused from the payment of Common Expenses, no Unit Owner shall be obligated for payment of Assessments, and no Assessment obligations shall accrue against any of the Units, until the date that the Substantial Completion Amendment is recorded in the Public Records of the County as an amendment to the Declaration. This Amendment shall constitute the Substantial Completion Amendment.
- D. Developer is presently the owner of 100% of the Units in the Condominium and has the right to elect a majority of the Board of Directors of the Association.
- E. In accordance with the foregoing, Developer now desires to amend the Declaration in the manner hereinafter set forth.

NOW, THEREFORE, in consideration of the premises and by virtue of the authority of Developer as hereinabove set forth, the Declaration is hereby amended and supplemented as follows:

1. Exhibit "2" to the Declaration as originally recorded is hereby amended and replaced in its entirety with the Exhibit "2" attached hereto and made a part hereof.
2. Exhibit "3" to the Declaration as originally recorded is hereby amended and replaced in its entirety with the Exhibit "3" attached hereto and made a part hereof.
3. Exhibit "6" to the Declaration is hereby amended and replaced in its entirety with the Exhibit "6" attached hereto and made a part hereof.
4. The first paragraph only of Section 3.3(b) of the Declaration is hereby amended as follows: (with deleted text struck through and added text underlined and bold).

3.3(b) **Parking Spaces or Parking Garages.** Each parking space or private parking garage with the overall parking structure, as shown on Exhibit "2" attached hereto, shall be a Limited Common Element only upon it being assigned as such to a particular Unit in the manner described herein. Until such time as Developer is no longer offering Units for sale in the ordinary course of business, Developer hereby reserves and shall have (and after such period the Association, acting through its Board, shall have) the right to assign, with or without consideration, the exclusive right to use any parking space or private parking garage located within the Common Elements of the

Condominium, to one or more Units, whereupon the space or garage so assigned shall be deemed a Limited Common Element of the Unit(s) to which it is assigned. Additionally, Developer hereby reserves and shall have (and after such period the Association, acting through its Board, shall have) the right to assign, with or without consideration, valet parking rights or privileges to have a vehicle or vehicles parked within the Common Elements of the Condominium, to one or more Units, whereupon the parking rights and/or privileges so assigned and/or granted shall be deemed a Limited Common Element of the Unit(s) to which it is assigned. Any [s]uch assignment shall not be recorded in the Public Records of the County but, rather, shall be made by way of instrument placed in the official records of the Association (as same are defined in the By-Laws). The Developer reserves the right to retain any and all revenue and fees from any and all such assignments for its sole use and benefit. A Unit Owner may assign, convey or otherwise transfer the Limited Common Element parking space and/or private parking garage assigned to his or her Unit to another Unit by written instrument delivered to (and to be held by) the Association. Further, a Limited Common Element parking space may be relocated at any time, and from time to time, by the Board to comply with applicable Federal, State and local laws and regulations regarding or affecting handicap accessibility. Accordingly, a specific assigned Limited Common Element parking space is subject to change. The maintenance, repair and replacement of any parking space and/or private parking garage so assigned shall be the responsibility of the Association (provided however, that the contents placed in any such parking space and/or private parking garage, including, without limitation, any vehicle maintained therein, and the insurance thereof, shall be the sole responsibility of the Unit Owner).

5. Section 20.2 of the Declaration is hereby amended to read as follows (with deleted text struck through and added text underlined):

20.2 Notices. Any holder, insurer or guarantor of a mortgage on a Unit shall have, ~~if first requested in writing,~~ the right to timely written notice of:

- (a) any condemnation or casualty loss affecting a material portion of the Condominium and/or Association Property or the affected mortgaged Unit;
- (b) a sixty (60) day delinquency in the payment of the Assessments and/or Impositions on a mortgaged Unit;
- (c) the occurrence of a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association; and
- (d) any proposed action which requires the consent of a specified number of mortgage holders.

6. Section 17.1 of the Declaration is hereby amended to read as follows (with deleted text struck through and added text underlined):

17.1 Occupancy. Each Unit shall be used as a residence and/or home office only, except as otherwise herein expressly provided, all in accordance with, and only to the extent permitted by, applicable County, State and Federal codes, ordinances and regulations. Home office use of a Unit shall only be permitted to the extent permitted by law and to the extent that the office is not staffed by employees, is not used to receive clients and/or customers and does not generate additional visitors or traffic into the Unit or on any part of the Condominium Property. Utility/laundry rooms are not permitted to be used as a bedroom and/or sleeping quarters. The provisions of this Subsection 17.1 shall not be applicable to Units used by the Developer, which it has the authority to do without Unit Owner consent or approval, and without payment of consideration, for model apartments, guest suites, sales, re-sales and/or leasing offices and/or for the provision of management, construction, development, maintenance, repair and/or financial services.

7. Election Whether to Guarantee Assessments. In accordance with the provisions of Section 13.7, the Developer hereby makes the election checked below regarding the guarantee of assessments:

- ☒ - Developer has elected to guarantee assessment as and to the extent provided in Section 13.7 above.
- ☐ - Developer has elected not to guarantee assessments and the provisions of Section 13.7 shall not be applicable or effective, accordingly, Exhibit "6" to the Declaration is Not Applicable.

IN WITNESS WHEREOF, Developer has executed this Amendment to be effective as of the day and year first above written.

Signatures are contained on the following page

(Reserved for Clerk of Court)

Signed in the presence of:

Name: Sheila Diaz

Name: Clansa Torres

Consultatio Bal Harbour, LLC, a Florida limited liability company

By: [Signature]
Name: Marcos Corti-Maderna
Title: President

[CORPORATE SEAL]

Address: 1395 Brickell Ave #950
Miami, FL 33131

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

) SS:
)

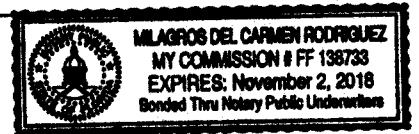
The foregoing Declaration was acknowledged before me, this 11 day of November, 2016, by Marcos Corti-Maderna as President of Consultatio Bal Harbour, LLC, a Florida limited liability company, on behalf of said entity. He/She is personally known to me, or has produced as identification..

Name: Milagros D. Rodriguez

My Commission Expires: Nov. 2, 2018

(Notarial Seal)

Notary Public, State of Florida
Commission No.:



CONSENT OF MORTGAGEE

THIS CONSENT is given as of the 16th day of November, 2016, on behalf of HSBC Bank USA, National Association ("Mortgagee"), being the owner and holder of a mortgage (as same may be amended or modified from time to time, and including any and all other documents securing the indebtedness referenced in the mortgage, the "Mortgage") on all or portions of the Condominium Property (as defined in the Declaration, as hereinafter defined).

WHEREAS, Mortgagee has been requested to consent to the recording of the Declaration of **OCEANA BAL HARBOUR CONDOMINIUM** (the "Declaration").

NOW, THEREFORE, Mortgagee consents to the terms, conditions, easements and provisions of the Declaration and the recordation thereof. Mortgagee makes no warranty or any representation of any kind or nature concerning the Declaration, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of **OCEANA BAL HARBOUR CONDOMINIUM** (the Condominium"), and does not assume and shall not be responsible for any of the obligations or liabilities of the Developer contained in the Declaration or the prospectus, (if any) or other documents issued in connection with the promotion of the Condominium. None of the representations contained in the prospectus, (if any) or other documents shall be deemed to have been made by Mortgagee, nor shall they be construed to create any obligation on Mortgagee to any person relying thereon. Except only as expressly provided herein, this consent does not affect or impair the rights and remedies of Mortgagee as set forth in the Mortgage or in the Declaration.

Made as of the day and year first above written.

Witnessed by:

HSBC Bank USA, National Association

[Signature]
Name: RICHARD C. DE ZEEUW

By: [Signature]
Name: MANDANA SHEYBANI
Title: VICE PRESIDENT, FINANCE

[Signature]
Name: JOANN HINDS

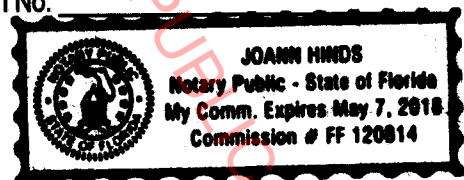
STATE OF Florida
COUNTY OF MIAMI-DADE) SS:

The foregoing instrument was acknowledged before me this 16th day of November, 2016, by Mandana Sheybani, as Vice President of HSBC Bank USA, National Association, on behalf of said entity. He/She is personally known to me or has produced _____ as identification.

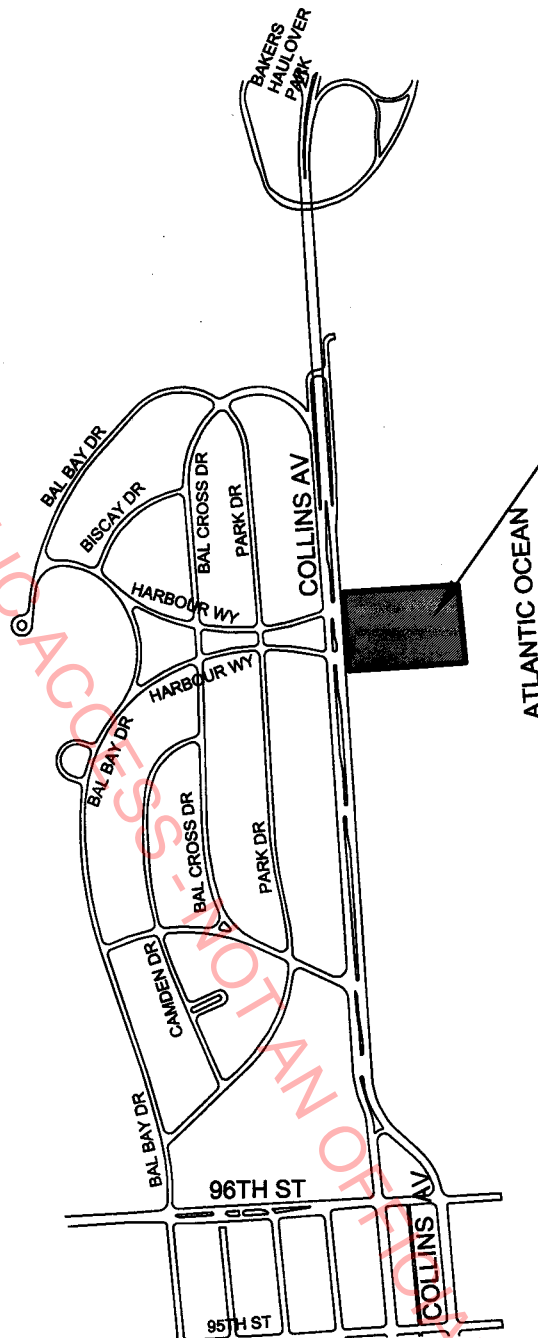
[Signature]
Name: JOANN HINDS

My Commission Expires:

Notary Public, State of _____
Commission No. _____



OCEANA BAL HARBOUR CONDOMINIUM



LOCATION MAP

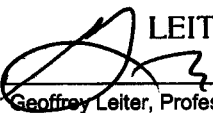
SCALE: 1" = 1000'

10201 AND 10203 COLLINS AVENUE, BAL HARBOUR VILLAGE
MIAMI-DADE COUNTY, FLORIDA 33154

SURVEYOR'S CERTIFICATE

The undersigned, a Professional Surveyor and Mapper duly authorized to practice under the laws of the State of Florida, hereby certifies that the construction of the improvements, as described in this Exhibit "2", Sheets 1 through 45 inclusive, all of which are made part of the Declaration of Condominium of "OCEANA BAL HARBOUR CONDOMINIUM", are substantially complete so that this Exhibit "2", together with provisions of the aforesaid Declaration of Condominium describing the condominium property, (as it relates to matters of survey), is an accurate representation of the location and dimensions of the improvements, and so that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

LEITER, PEREZ & ASSOCIATES, INC.

BY:  President Date: 11-1-2016
Geoffrey Leiter, Professional Surveyor & Mapper No. 6395
State of Florida

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: CERT.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
CERTIFICATION	

EXHIBIT "2"

SHEET 1 OF 45

OCEANA BAL HARBOUR CONDOMINIUM

SURVEYOR'S NOTES:

1. Elevations when shown refer to the National Geodetic Vertical Datum (N.G.V.D.) of 1929 and are expressed in feet and decimal fractions thereof.
2. Bearings shown hereon are based upon the "FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE" (1927 Datum) as referenced in the "COASTAL CONSTRUCTION CONTROL LINE" map, as recorded in Plat Book 74, Page 25 of the Public Records of Miami-Dade County, Florida, dated 02-10-82.
3. The legal description for this condominium was furnished by our Client and is subject to any dedications, limitations, retractions, reservations, or easements of record.
4. Elevations shown hereon are based on U.S. Coast & Geodetic Survey monument Z-313, a brass disc on the Northeast corner of a sewage pump station, Elevation = +9.59 (N.G.V.D., 1929). All elevations are in feet and decimal parts thereof.
5. Boundary distances are record and measured unless otherwise noted.
6. Trees and landscaping are not shown on this survey.
7. Building roof overhangs are not shown (unless otherwise noted).
8. Surface utilities are not shown hereon, no attempt has been made to locate underground utilities. atleast 48 hours before digging call sunshine at 1-800-432-4770.
9. All of the recording information contained herein refers to the Public Records of Miami-Dade County, Florida, unless otherwise indicated.
10. In some instances graphic representation have been exaggerated to more clearly illustrate the relationship between physical improvements and/or lot lines. Dimensions shall control the location of the improvements over scaled positions.
11. The Upper, Lower and Perimetrical Boundary (Limit) of each Unit are set forth in the Declaration of Condominium.
12. The Terrace/Terraces and Balconies as designated in this EXHIBIT "2" adjacent to a Unit are Limited Common Elements appurtenant to said Unit.
13. The Pools associated to the penthouse units as designated in this EXHIBIT "2" are Limited Common Elements appurtenant to said Unit.
14. Parking spaces shall be Limited Common Elements appurtenant to a Unit upon assignment by the Developer (or after the Developer owns no Units, the Association). All parking spaces which are not assigned, shall remain as Common Elements (until assigned).
15. Storage rooms shall be Limited Common Elements upon assignment by the Developer (or after the Developer owns no Units, the Association). All storage rooms which are not assigned remain as Common Elements (until assigned).
16. Cabanas shall be Limited Common Elements upon assignment by the Developer (or after the Developer owns no Units, the Association). All cabanas which are not assigned remain as Common Elements (until assigned).
17. The boundary of each storage room is the interior undecorated finished surface of the perimeter walls, floors and ceilings.
18. All lands and all portions of improvements, except those designated as a Unit, Limited Common Element or assignable Common Element, within the Condominium boundary limits, are and shall be part of the Common Elements.
19. Refer to the Declaration of Condominium of "OCEANA BAL HARBOUR CONDOMINIUM" for a detailed description of rights, reservations, definitions, common elements, limited common elements, easements, restrictions or other applicable covenants joined hereto this EXHIBIT "2".
20. Landscaping, conduits, wiring (phone, electric, etc.), ducts, access panels, plumbing, cable T.V. or other facilities furnishing utility services to the Units, Common Elements, or Limited Common Elements have been omitted from this EXHIBIT "2", for the purpose of clarity.
21. This Exhibit "2" is subject to all easements, rights-of-way, and any other matters which might be reflected in a Search of Title of the Subject Property.
22. This Exhibit "2" was compiled from Architectural Plans provided by our Client and field measurements completed on 10-14-2016, and was further compiled from information provided by Greenberg, Traurig, P.A., attorneys at law.
23. This Exhibit "2" was prepared for Consultatio Bal Harbour LLC.
24. Property Address: 10201 and 10203 Collins Avenue, Bal Harbour Village, FL 33154

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
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E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: CERT.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
SURVEYOR'S NOTES	

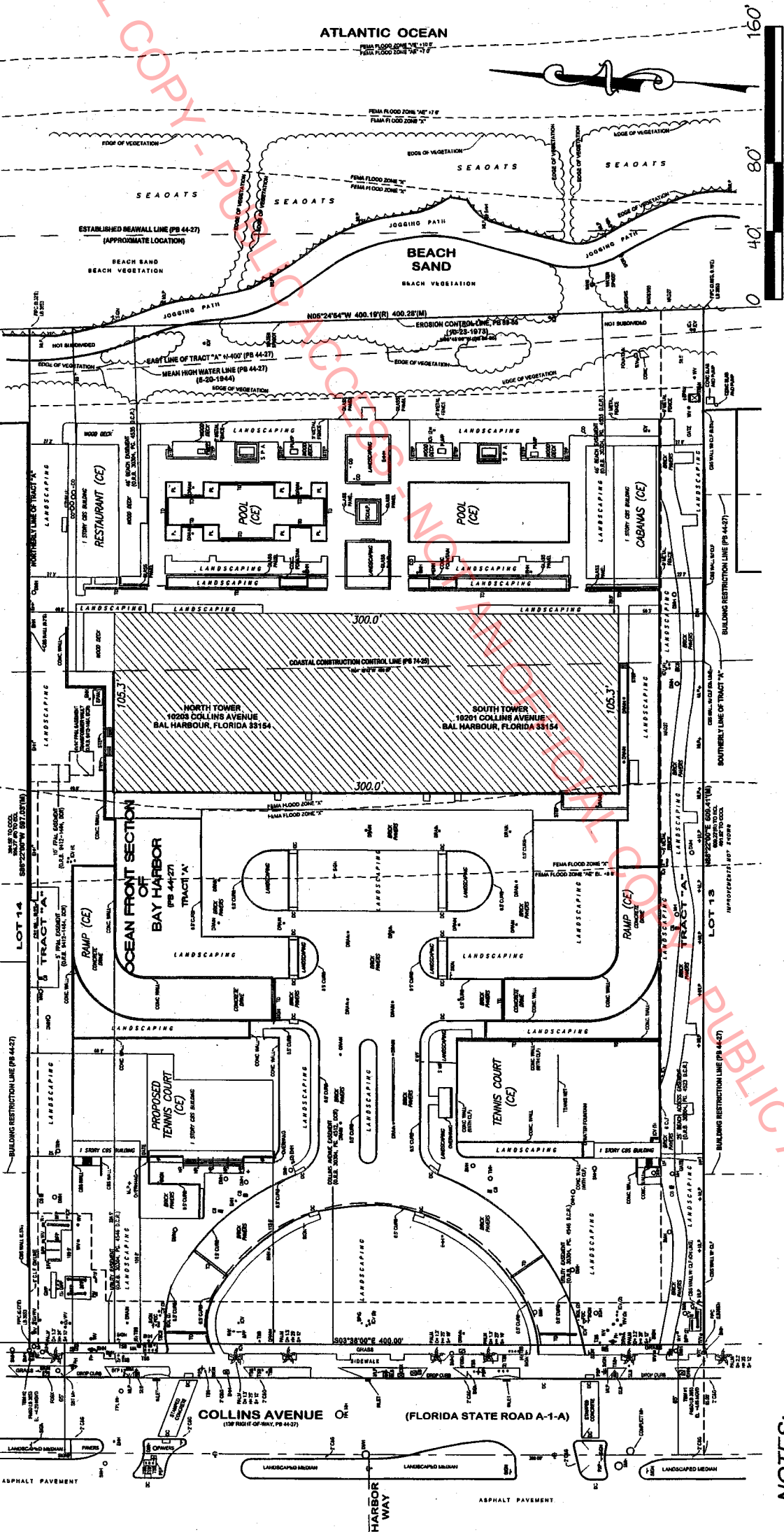
EXHIBIT "2"

SHEET 2 OF 45

OCEANA BAL HARBOUR CONDOMINIUM

LEGEND:

- (A) MEASURED
- (R) RECORD
- BE BOTTOM BOX ELEVATION
- BEP BACK FLOW PREVENTOR
- CAG CURB AND GUTTER
- CB CATCH BASIN
- CBS CEMENT BLOCK & STUCCO
- CLE CHAIN LINK FENCE
- CO CLEAN OUT
- COM COMMUNICATIONS BOX
- CONC CONCRETE
- CTV CABLE TELEVISION
- CE CENTERLINE
- DC DROP CURB
- DDR DRAINAGE COUNTY RECORDS
- DAM STORM DRAINAGE MANHOLE
- EB ELECTRIC BOX
- EH ELECTRIC MANHOLE
- EL ELEVATION
- ELEC ELECTRIC
- FREP FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- FI FIRE HYDRANT
- FPC FOUND 8" DIAMETER RIM PIPE & COP
- FMED FOUND MANHOLE AND DISC
- FNAL FOUND POWER LIGHT COMPANY
- GPS GLOBAL POSITIONING SYSTEM
- GTAN GREASE TRAP MANHOLE
- ICB IRRIGATION CONTROL BOX
- ICV IRRIGATION CONTROL VALVE
- D DESTINATION
- E ELEVATION
- IB INVERT ELEVATION
- LB LICENSED BUSINESS
- MA MAINT ASB TRAFFIC LIGHT
- MF METAL FENCE
- MANH MANHOLE
- MLP METAL LIGHT POLE
- MSO NATIONAL METEOROLOGICAL SERVICE
- MAVD NORTH AMERICAN VERTICAL DATUM
- MAVD NORTH AMERICAN DATUM
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG. PAGE
- PL PLANTER
- PSP PEDESTRIAN SIGNAL POLE
- PPD PEDESTRIAN CROSSING POLE
- RE RAIL ELEVATION
- SETH SOUTHERN BELL TELEPHONE MANHOLE
- SOUP SCULPTURE PEDESTAL
- SUB STREET LIGHT BOX
- SLH STREET LIGHT HAND HOLE
- SMH SANITARY SEWER MANHOLE
- TBM TEMPORARY BENCHMARK
- THM TRAFFIC SIGNAL MANHOLE
- TSB TRAFFIC SIGNAL BOX
- TSB TRAFFIC SIGNAL CONTROL BOX
- TYP TYPICAL
- WF WOOD FENCE
- WMB WATER METER BOX
- WV WATER VALVE



NOTES:

- REFER TO SHEET 2 FOR ADDITIONAL SURVEY NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION, AND THAT THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.027 FLORIDA STATUTES.

LEITER, PEREZ & ASSOCIATES, INC.

BY: GEOFFREY LEITER, PROFESSIONAL SURVEYOR & MAPPER #6395
STATE OF FLORIDA

EXHIBIT "2"

SHEET 3 OF 45

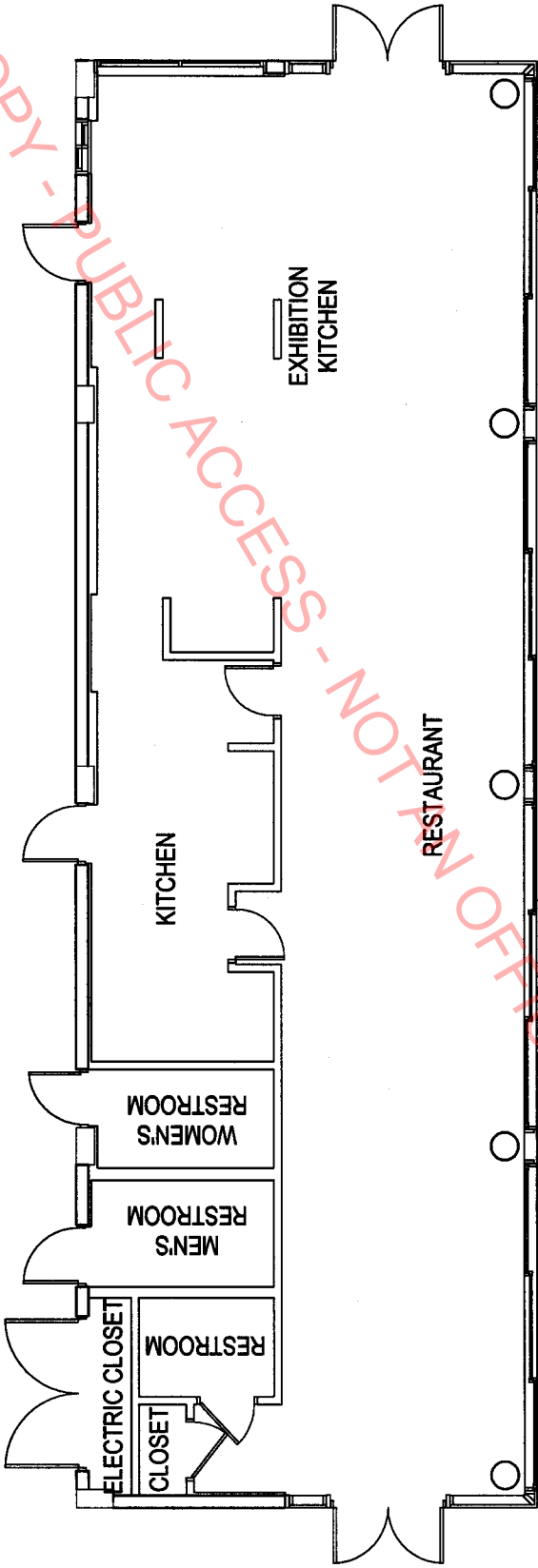
DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: PLOTPLAN.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
SURVEY & PLOT PLAN	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS

LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787



OCEANA BAL HARBOUR CONDOMINIUM



NOTES:

- 1. ALL AREAS ARE COMMON ELEMENTS.
- 2. REFER TO SHEET 2 FOR ADDITIONAL SURVEY NOTES.
- 3. WHICH MAY BE APPLICABLE TO THIS SHEET.

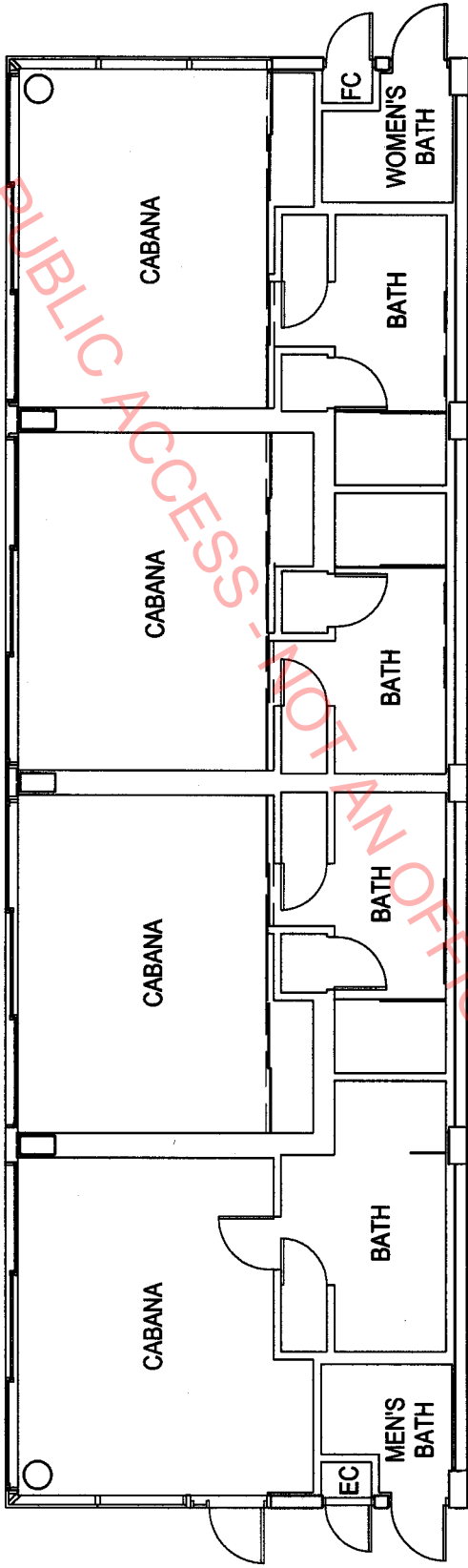
LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL		DATE: 11-1-2016		JOB ORDER: 13-150	
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787		FILE NO.: L-1905		FILE NAME: RESTAURANT.DWG	
		REVISION:			
		OCEANA BAL HARBOUR CONDOMINIUM			
		RESTAURANT DETAIL			

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

EXHIBIT "2"

SHEET 4 OF 45

OCEANA BAL HARBOUR CONDOMINIUM



NOTES:

- 1. ALL AREAS ARE COMMON ELEMENTS.
- 2. REFER TO SHEET 2 FOR ADDITIONAL SURVEY NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

LEGEND:

- EC - INDICATES ELECTRICAL CLOSET
- FC - INDICATES FIRE ALARM CLOSET

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: CABANA.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
FITNESS DETAIL	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS

LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33189
PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

EXHIBIT "2"

SHEET 5 OF 45

OCEANA BAL HARBOUR CONDOMINIUM

LEGAL DESCRIPTION:

PARCEL 1

TRACT "A", OF "OCEAN FRONT SECTION OF BAY HARBOR", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44 AT PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2

THAT PARCEL OF LAND BOUNDED ON THE EAST BY THE EROSION CONTROL LINE AS RECORDED IN PLAT BOOK 88, PAGE 65; BOUNDED ON THE NORTH BY THE NORTHERLY LINE OF TRACT "A", AS RECORDED IN PLAT BOOK 44, PAGE 27 AS EXTENDED TO THE EROSION CONTROL LINE; BOUNDED ON THE WEST, BY THE EAST LINE OF TRACT "A"; AND BOUNDED ON THE SOUTH BY THE SOUTHERLY LINE OF TRACT "A" AS EXTENDED.

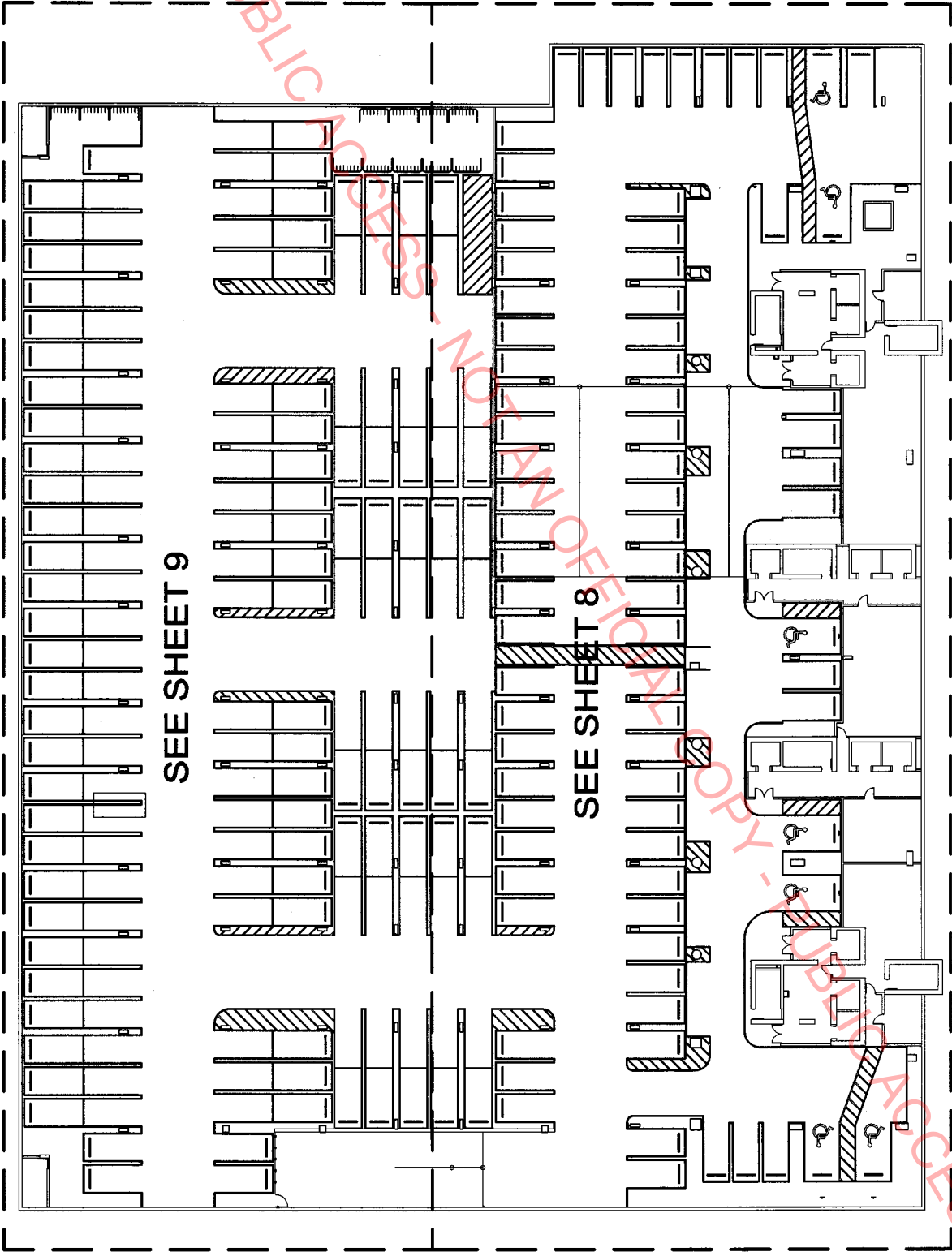
LEITER PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
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DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: CERT.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEGAL DESCRIPTION	

EXHIBIT "2"

SHEET 6 OF 45

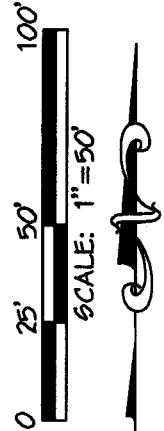
OCEANA BAL HARBOUR CONDOMINIUM



- LEGEND:**
- INDICATES UNIT OUTLINE
 - INDICATES STRUCTURAL COLUMN OR SUPPORT
 - INDICATES VENT OR CHASE (CE)
 - # INDICATES FLOOR LEVEL NUMBER
 - CE INDICATES COMMON ELEMENT
 - E INDICATES ELEVATOR (CE)
 - ELR INDICATES ELEVATOR ROOM (CE)
 - ER INDICATES ELECTRICAL ROOM (CE)
 - J INDICATES JANITOR ROOM (CE)
 - LCE INDICATES LIMITED COMMON ELEMENT
 - S INDICATES STAIR (CE)
 - SE INDICATES SERVICE ELEVATOR (CE)
 - TC INDICATES TRASH CHUTE (CE)

NOTE:

1. ALL AREAS ARE COMMON ELEMENTS.
2. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.



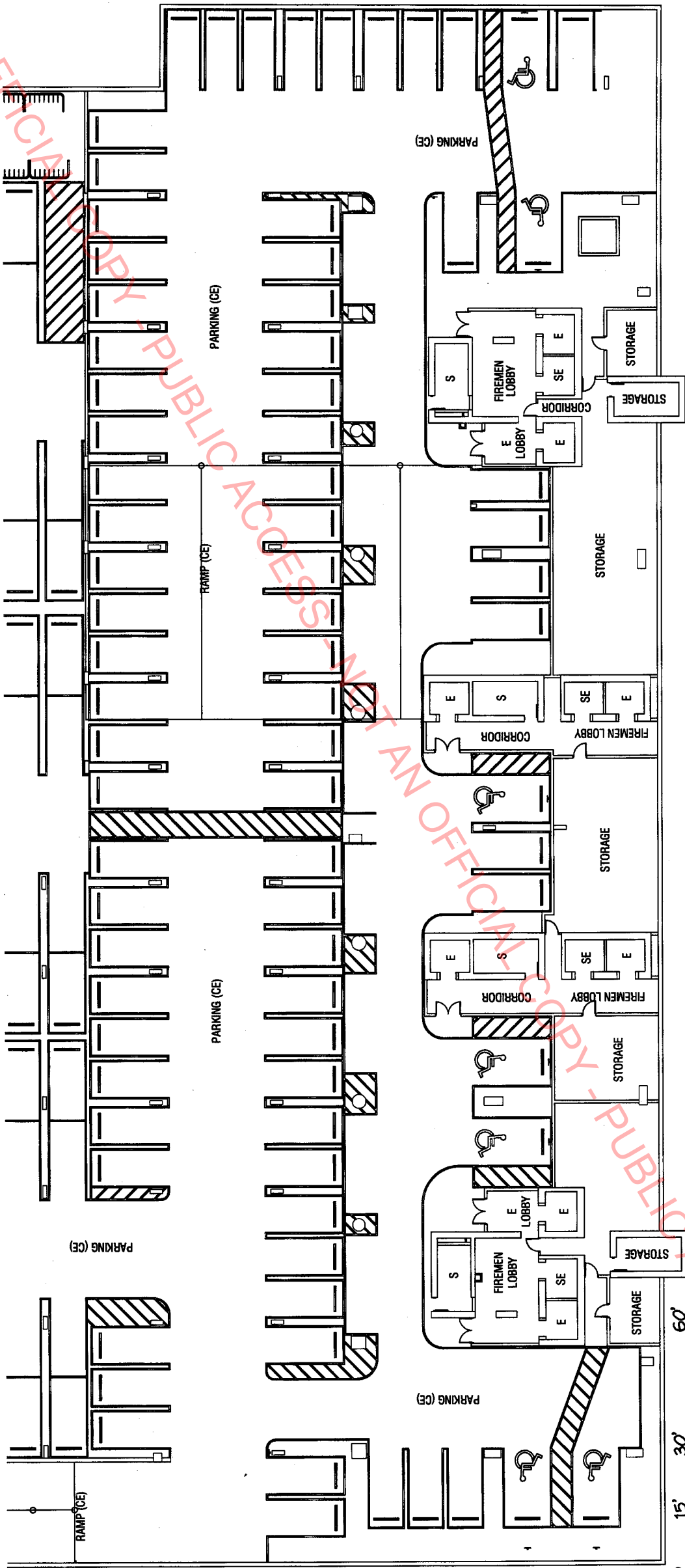
LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787	DATE: 11-1-2016	JOB ORDER: 13-150
	FILE NO.: L-1905	FILE NAME: GARAGESUBLEVEL2.DWG
	REVISION:	
	OCEANA BAL HARBOUR CONDOMINIUM	
GARAGE SUBLEVEL 2		

EXHIBIT "2"

SHEET 7 OF 45

OCEANA BAL HARBOUR CONDOMINIUM

FOR CONTINUATION SEE SHEET 9



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES FLOOR LEVEL NUMBER
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELEVATOR ROOM (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES JANITOR ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

DEVELOPER NOTE:

- DEVELOPER RESERVES THE RIGHT TO ASSIGN ANY PARKING SPACES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE DECLARATION FOR DETAILS.
- DEVELOPER RESERVES THE RIGHT TO ASSIGN ANY STORAGE SPACES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE THE DECLARATION FOR DETAILS.

NOTE:

- ALL AREAS ARE COMMON ELEMENTS.
- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

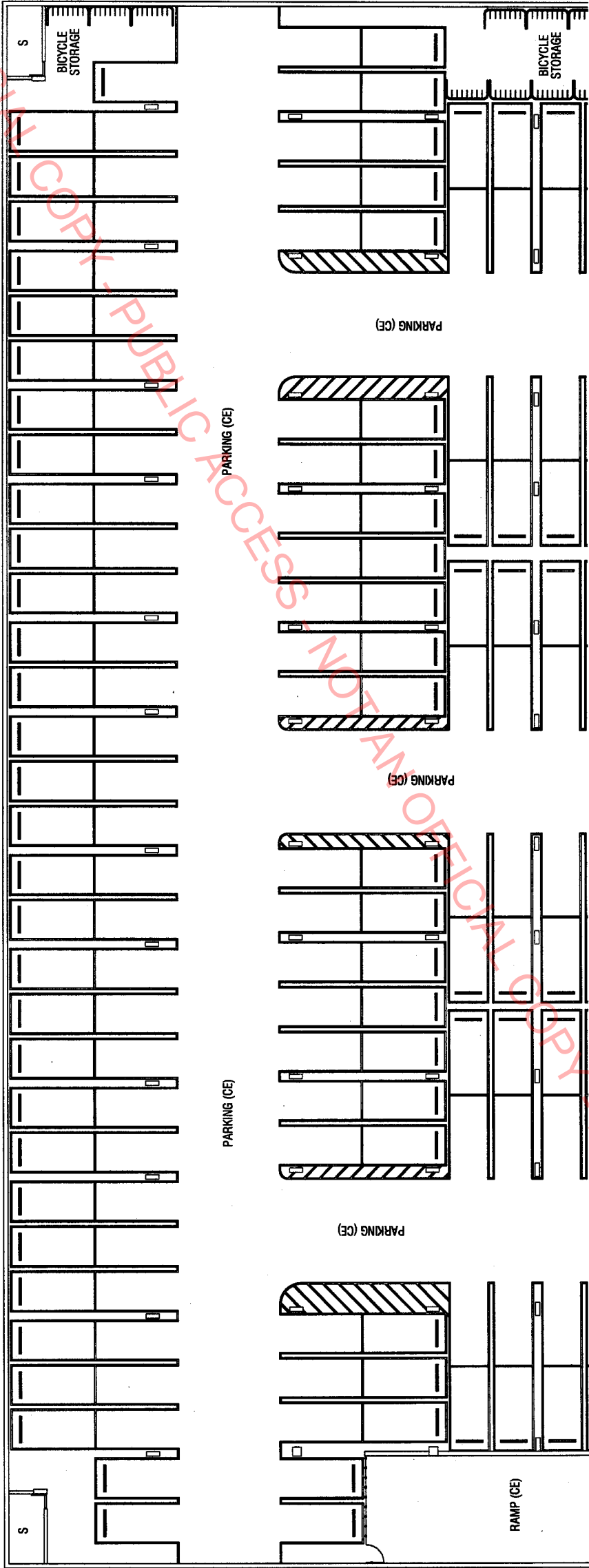
EXHIBIT "2"

SHEET 8 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: GARAGESUBLEVEL2.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
GARAGE SUBLEVEL 2	

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LAND DEVELOPMENT CONSULTANTS
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PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #8787

OCEANA BAL HARBOUR CONDOMINIUM



FOR CONTINUATION SEE SHEET 8



NOTE:

1. ALL AREAS ARE COMMON ELEMENTS.
2. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

DEVELOPER NOTE:

1. DEVELOPER RESERVES THE RIGHT TO ASSIGN ANY PARKING SPACES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE DECLARATION FOR DETAILS.
2. DEVELOPER RESERVES THE RIGHT TO ASSIGN ANY STORAGE SPACES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE THE DECLARATION FOR DETAILS.

LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- # INDICATES FLOOR LEVEL NUMBER
- CE - INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ELR - INDICATES ELEVATOR ROOM (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- J - INDICATES JANITOR ROOM (CE)
- LCE - INDICATES LIMITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)

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E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: GARAGESUBLEVEL2.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
GARAGE SUBLEVEL 2	

EXHIBIT "2"

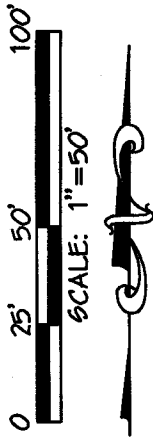
SHEET 9 OF 45

OCEANA BAL HARBOUR CONDOMINIUM (PROPOSED)



- LEGEND:**
- INDICATES UNIT OUTLINE
 - INDICATES STRUCTURAL COLUMN OR SUPPORT
 - INDICATES VENT OR CHASE (CE)
 - # INDICATES FLOOR LEVEL NUMBER
 - CE INDICATES COMMON ELEMENT
 - E INDICATES ELEVATOR (CE)
 - ELR INDICATES ELEVATOR ROOM (CE)
 - ER INDICATES ELECTRICAL ROOM (CE)
 - J INDICATES JANITOR ROOM (CE)
 - LCE INDICATES LIMITED COMMON ELEMENT
 - S INDICATES STAIR (CE)
 - SE INDICATES SERVICE ELEVATOR (CE)
 - TC INDICATES TRASH CHUTE (CE)

- NOTE:**
1. ALL AREAS ARE COMMON ELEMENTS.
 2. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.



DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: GARAGESUBLEVEL1.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
GARAGE SUBLEVEL 1	

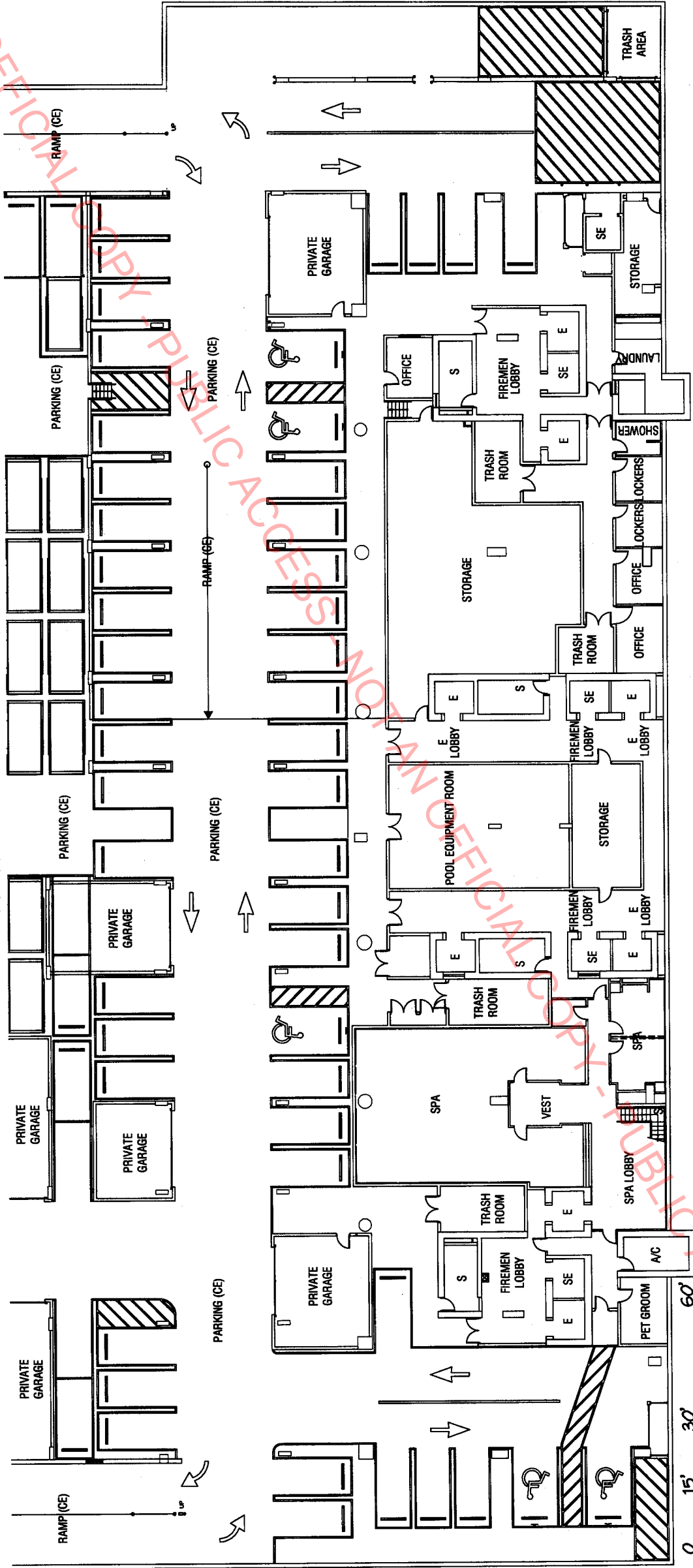
LEITER, PEREZ & ASSOCIATES, INC.
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520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
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EXHIBIT "2"

SHEET 10 OF 45

OCEANA BAL HARBOUR CONDOMINIUM

FOR CONTINUATION SEE SHEET 12



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- # INDICATES FLOOR LEVEL NUMBER
- CE INDICATES COMMON ELEMENT
- E INDICATES ELEVATOR (CE)
- ELR INDICATES ELECTRICAL ROOM (CE)
- J INDICATES JANITOR ROOM (CE)
- LCE INDICATES LIMITED COMMON ELEMENT
- S INDICATES STAIR (CE)
- SE INDICATES SERVICE ELEVATOR (CE)
- TC INDICATES TRASH CHUTE (CE)
- VEST INDICATES VESTIBULE (CE)

DEVELOPER NOTE:

- DEVELOPER RESERVES THE RIGHT TO ASSIGN ANY PARKING SPACES AND GARAGES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE DECLARATION FOR DETAILS.
- STORAGE SPACES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE THE DECLARATION FOR DETAILS.

NOTE:

- ALL AREAS ARE COMMON ELEMENTS.
- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

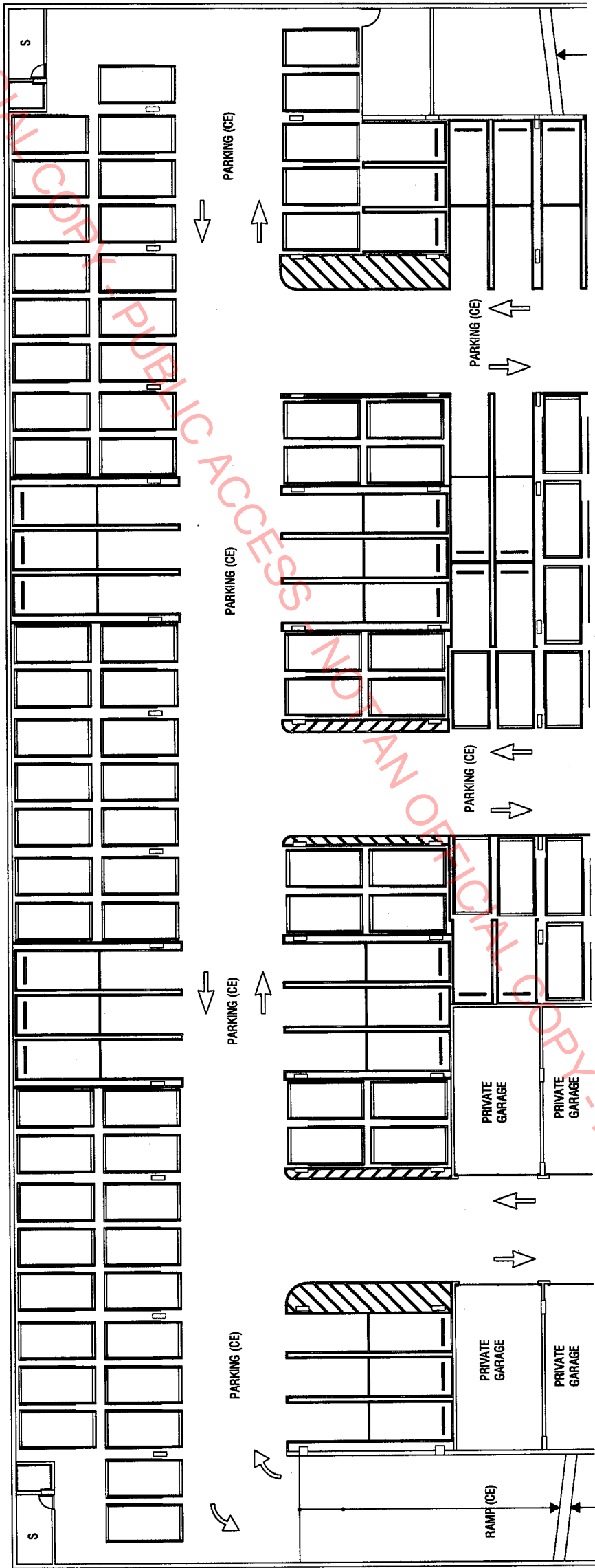
EXHIBIT "2"

SHEET 11 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: GARAGESUBLEVEL1.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
GARAGE SUBLEVEL 1	

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OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- # INDICATES FLOOR LEVEL NUMBER
- CE INDICATES COMMON ELEMENT
- E INDICATES ELEVATOR (CE)
- ELR INDICATES ELEVATOR ROOM (CE)
- ER INDICATES ELECTRICAL ROOM (CE)
- J INDICATES JANITOR ROOM (CE)
- LCE INDICATES LIMITED COMMON ELEMENT
- S INDICATES STAIR (CE)
- SE INDICATES SERVICE ELEVATOR (CE)
- TC INDICATES TRASH CHUTE (CE)

DEVELOPER NOTE:

- DEVELOPER RESERVES THE RIGHT TO ASSIGN ANY PARKING SPACES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE DECLARATION FOR DETAILS.

NOTE:

- ALL AREAS ARE COMMON ELEMENTS.
- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

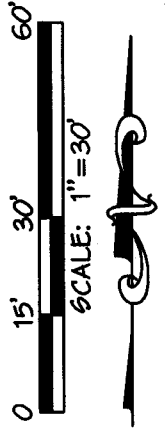


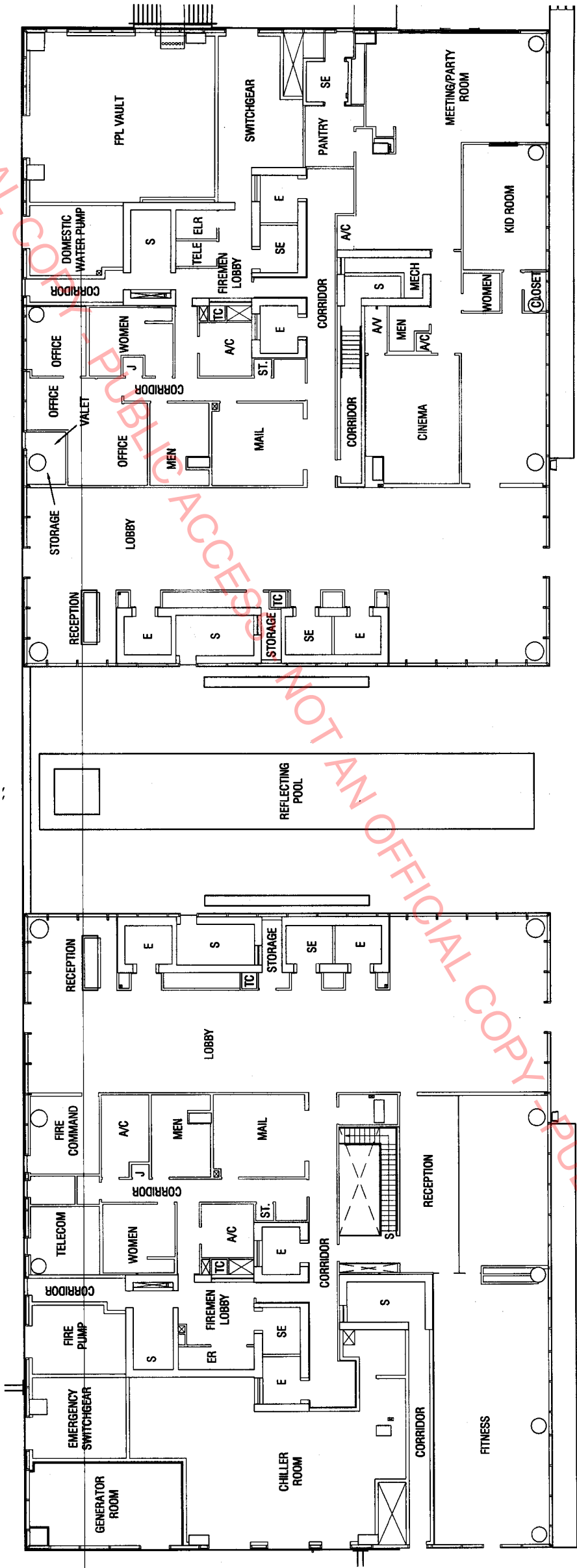
EXHIBIT "2"

SHEET 12 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: GARAGESUBLEVEL1.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
GARAGE SUBLEVEL 1	

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OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- - - INDICATES UNIT OUTLINE
- - - INDICATES STRUCTURAL COLUMN OR SUPPORT
- - - INDICATES VENT OR CHASE (CE)
- - - INDICATES FLOOR LEVEL NUMBER
- - - INDICATES AUDIO/VIDEO ROOM (CE)
- - - INDICATES COMMON ELEMENT
- - - INDICATES ELEVATOR (CE)
- - - INDICATES ELECTRICAL ROOM (CE)
- - - INDICATES JANITOR ROOM (CE)
- - - INDICATES LIMITED COMMON ELEMENT
- - - INDICATES MECHANICAL ROOM (CE)
- - - INDICATES STAIR (CE)
- - - INDICATES SERVICE ELEVATOR (CE)
- - - INDICATES STORAGE (CE)
- - - INDICATES TRASH CHUTE (CE)
- - - INDICATES TELECOM ROOM (CE)

NOTE:

1. ALL AREAS ARE COMMON ELEMENTS.
2. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

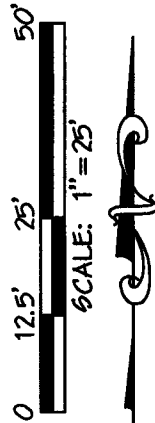


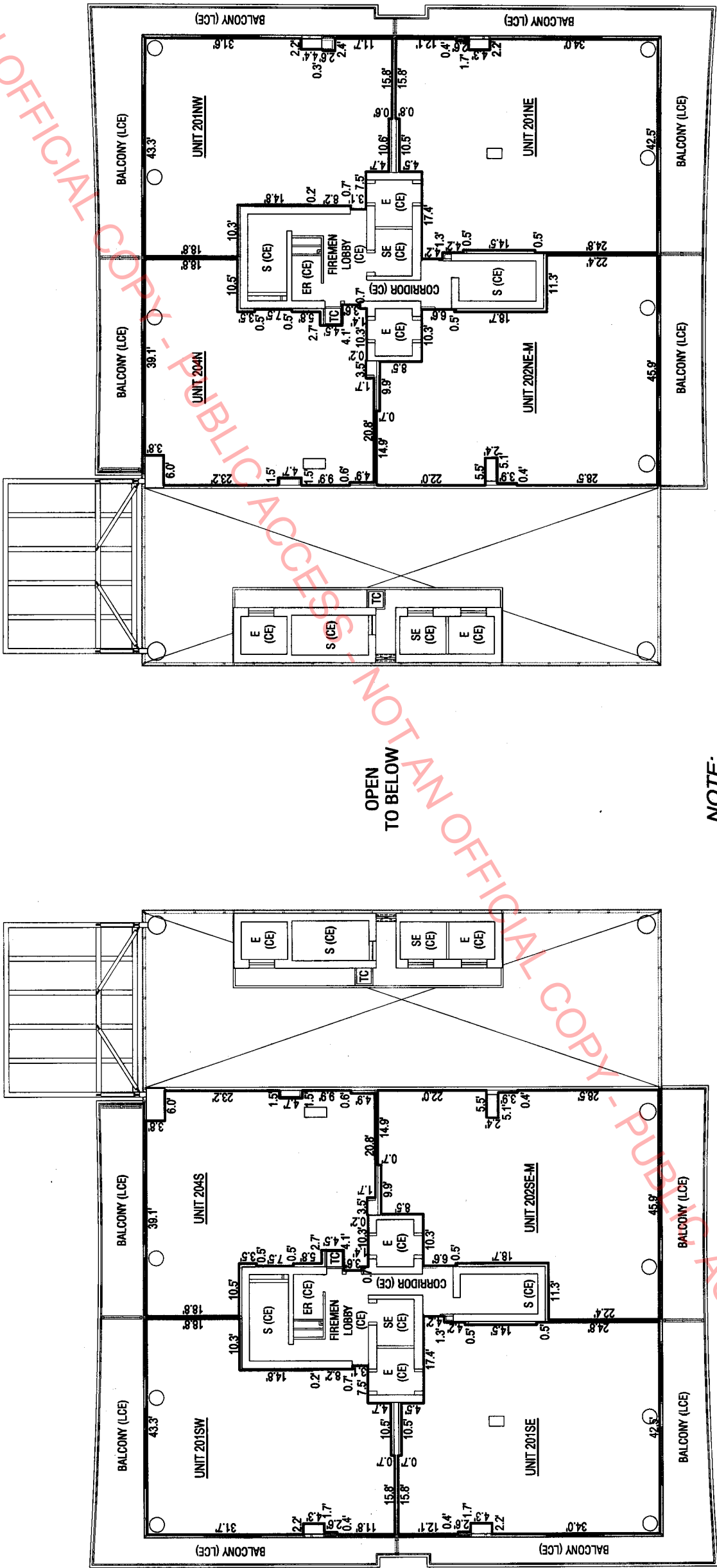
EXHIBIT "2"

SHEET 13 OF 45

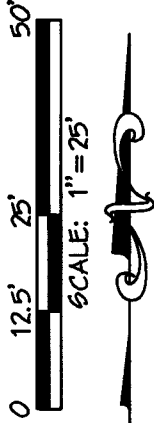
DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL1.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
GROUND LEVEL	

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E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



- LEGEND:**
- INDICATES UNIT OUTLINE
 - INDICATES STRUCTURAL COLUMN OR SUPPORT
 - INDICATES COMMON ELEMENT
 - INDICATES VENT OR CHASE (CE)
 - INDICATES ELEVATOR (E)
 - INDICATES ELECTRICAL ROOM (SE)
 - INDICATES LIMITED COMMON ELEMENT (LCE)
 - INDICATES STAIR (S)
 - INDICATES SERVICE ELEVATOR (SE)
 - INDICATES TRASH CHUTE (TC)



- NOTE:**
- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
 - REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

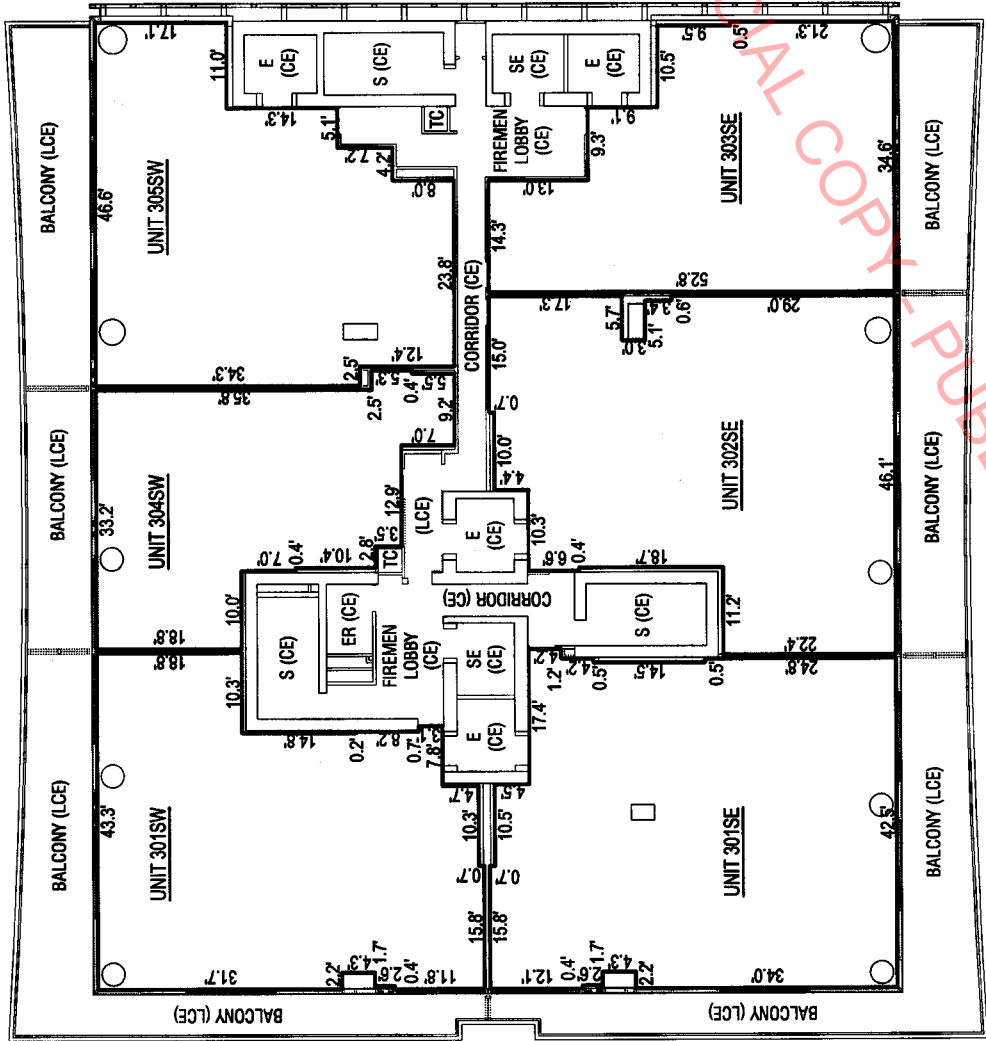
EXHIBIT "2"

SHEET 14 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO: L-1905	FILE NAME: LEVEL 2.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 2	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 NW 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



OPEN
TO BELOW

NOTE:

1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
2. REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

LEGEND:

- - INDICATES UNIT OUTLINE
- - INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊠ - INDICATES VENT OR CHASE (CE)
- CE - INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- LCE - INDICATES LIMITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)



SCALE: 1" = 25'

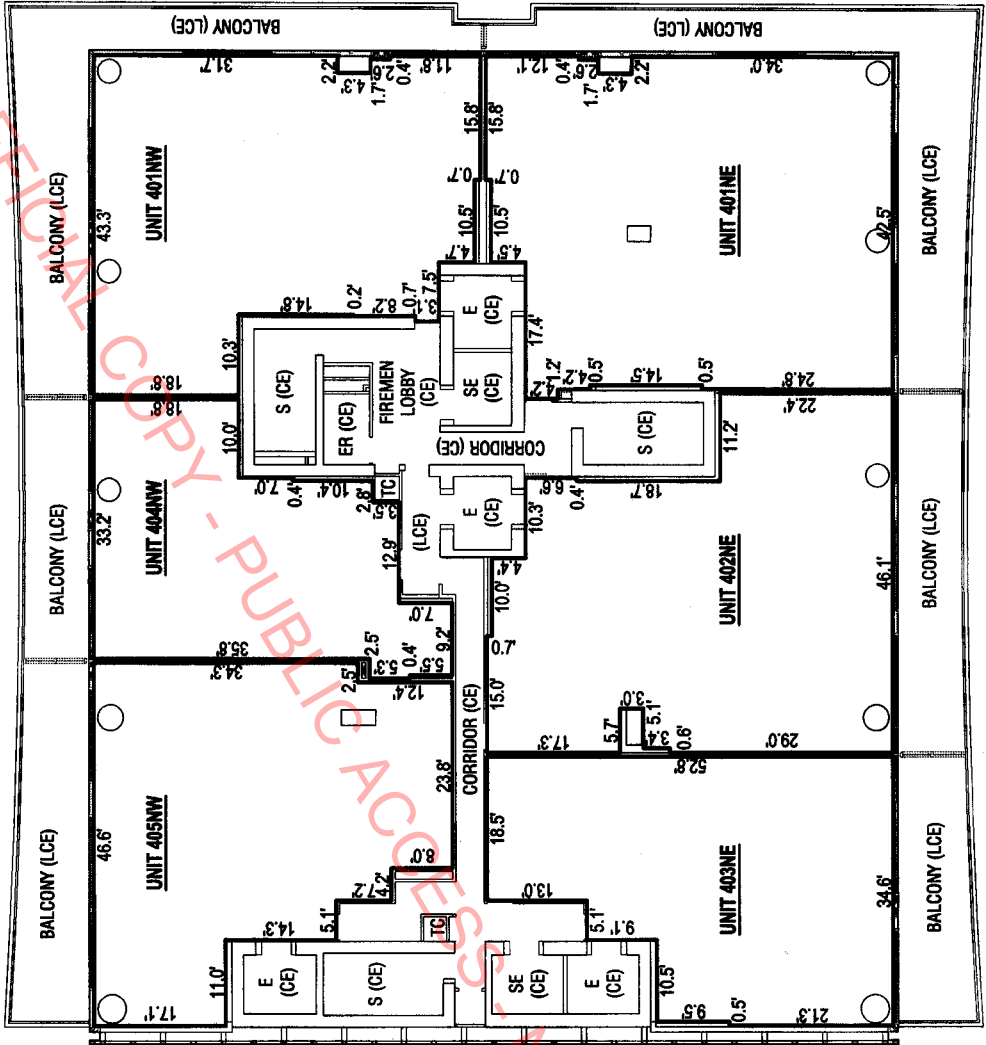
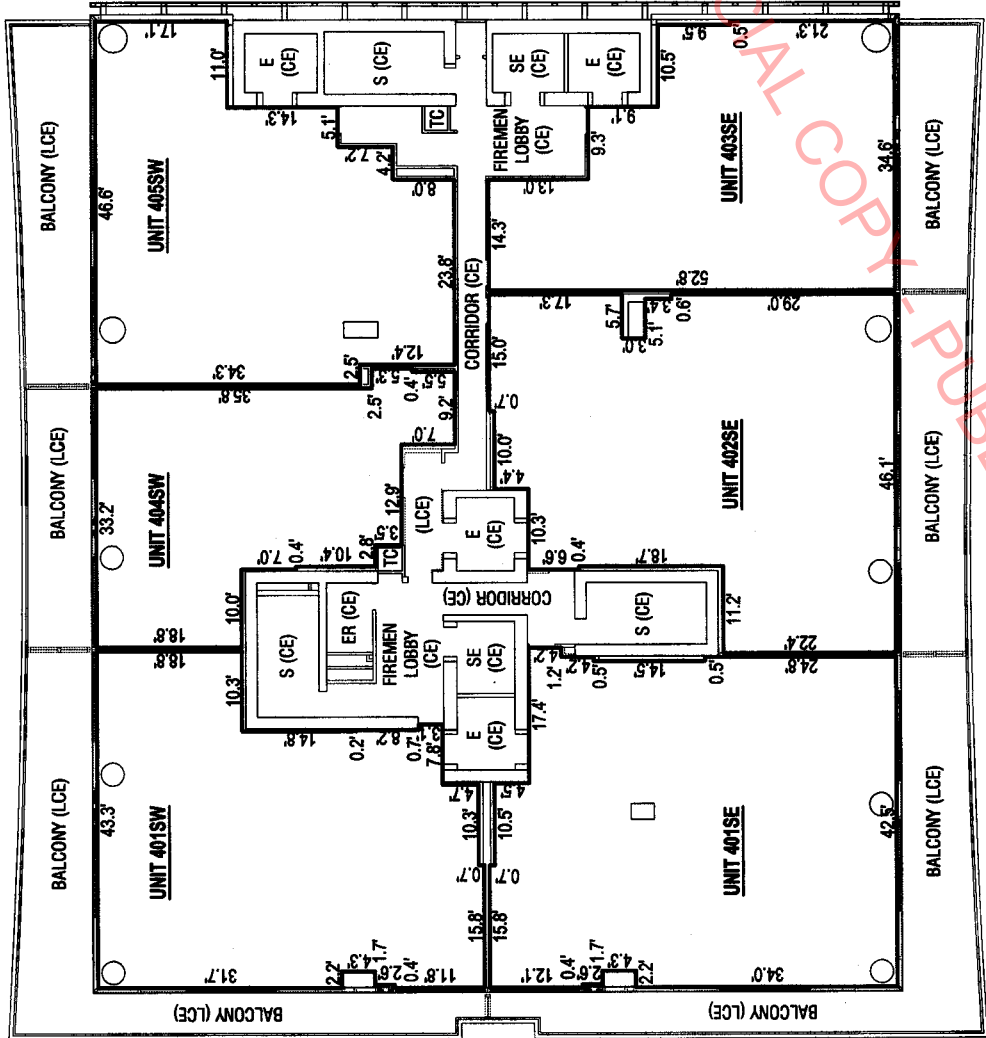
EXHIBIT "2"

SHEET 15 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 3.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 3	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



- NOTE:**
1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
 2. REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

- LEGEND:**
- - INDICATES UNIT OUTLINE
 - - INDICATES STRUCTURAL COLUMN OR SUPPORT
 - ⊗ - INDICATES VENT OR CHASE (CE)
 - ⊕ - INDICATES COMMON ELEMENT
 - E - INDICATES ELEVATOR (CE)
 - ER - INDICATES ELECTRICAL ROOM (CE)
 - LCE - INDICATES LIMITED COMMON ELEMENT
 - S - INDICATES STAIR (CE)
 - SE - INDICATES SERVICE ELEVATOR (CE)
 - TC - INDICATES TRASH CHUTE (CE)



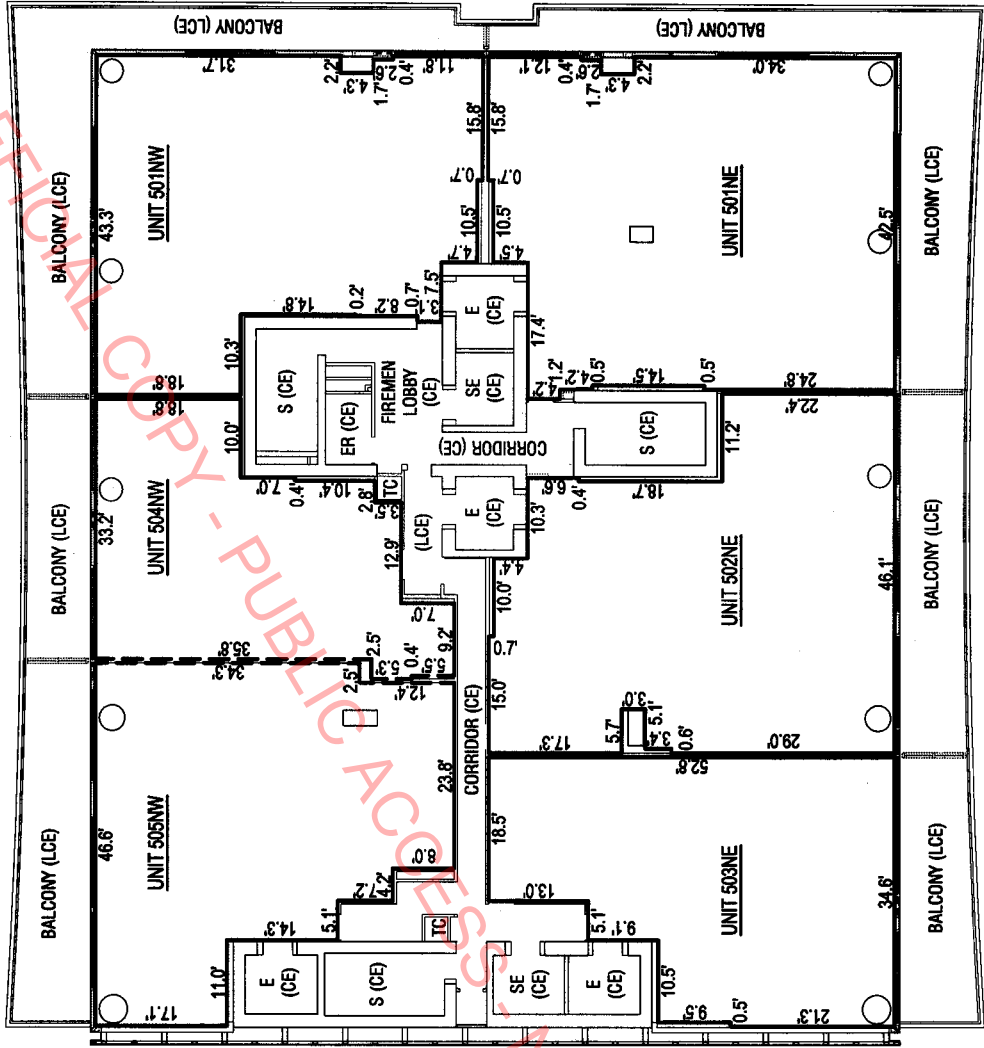
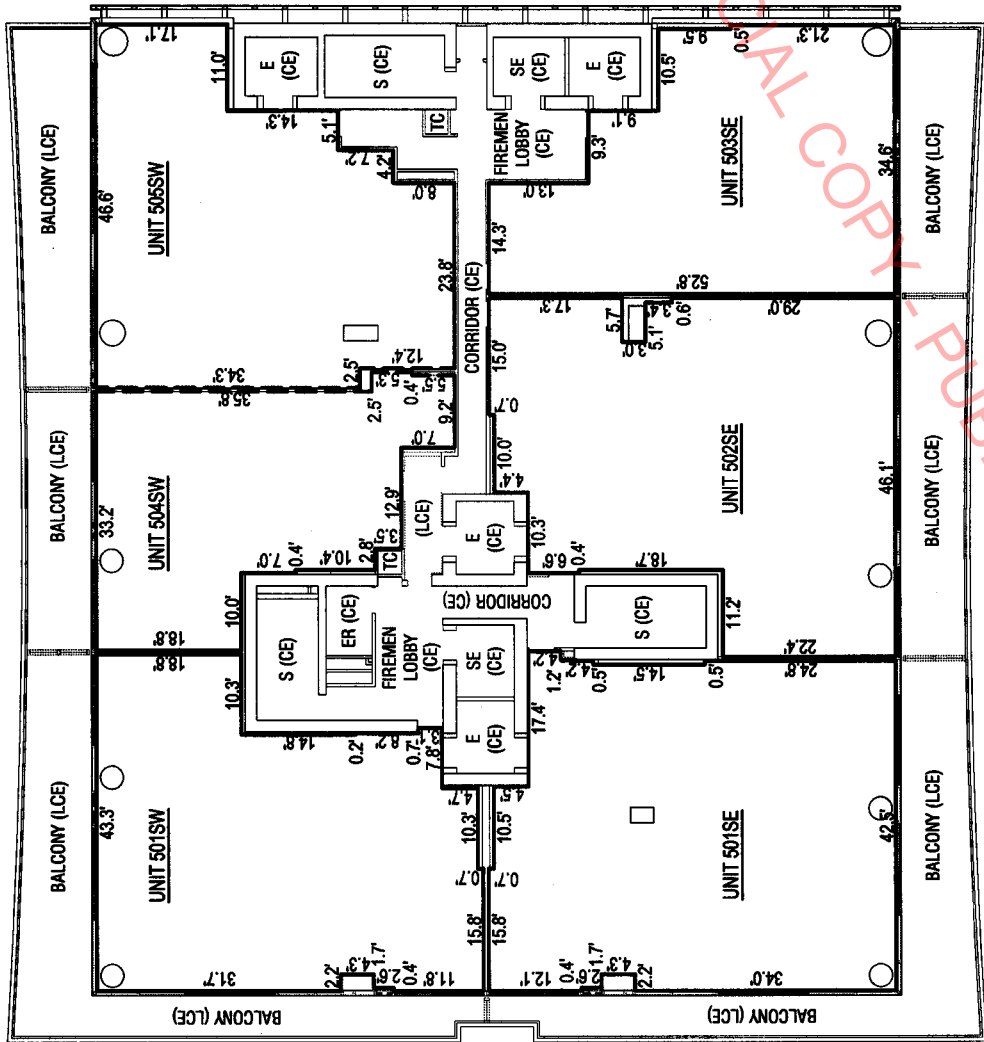
EXHIBIT "2"

SHEET 16 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO: L-1905	FILE NAME: LEVEL 4.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 4	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: DADE (305) 662-5133 BROWARD (954) 524-2202 FAX: (305) 662-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



NOTE:

- 1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- 2. REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

LEGEND:

- INDICATES DEMISING WALL OF JOINDER LINE OF COMBINED UNITS
- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES UNITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

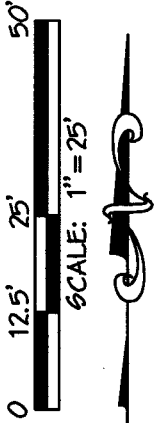


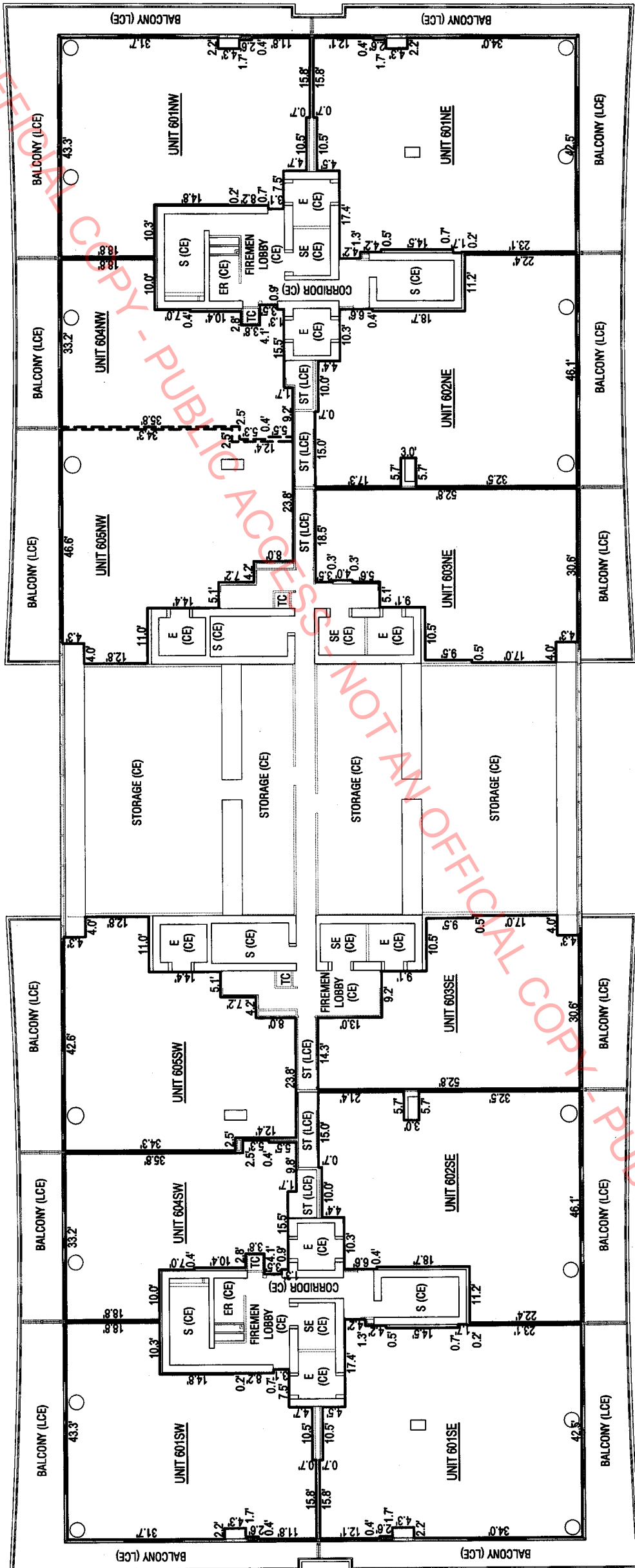
EXHIBIT "2"

SHEET 17 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 5.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 5	

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--

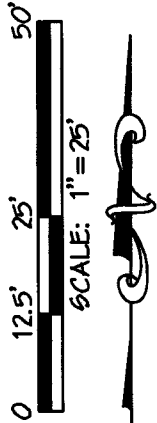
OCEANA BAL HARBOUR CONDOMINIUM



NOTE:
1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
2. REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

DEVELOPER NOTE:
1. DEVELOPER RESERVES THE RIGHT TO ASSIGN ANY STORAGE SPACES SHOWN ON THIS LEVEL TO A PARTICULAR UNIT AS A LIMITED COMMON ELEMENT. SEE THE DECLARATION FOR DETAILS.

- LEGEND:**
- INDICATES DIMENSION WALL OF JOINDER LINE OF COMBINED UNITS
 - INDICATES UNIT OUTLINE
 - INDICATES STRUCTURAL COLUMN OR SUPPORT
 - ⊗ INDICATES VENT OR CHASE (CE)
 - CE - INDICATES COMMON ELEMENT
 - E - INDICATES ELEVATOR (CE)
 - ER - INDICATES ELECTRICAL ROOM (CE)
 - LCE - INDICATES LIMITED COMMON ELEMENT
 - S - INDICATES STAIR (CE)
 - SE - INDICATES SERVICE ELEVATOR (CE)
 - TC - INDICATES TRASH CHUTE (CE)

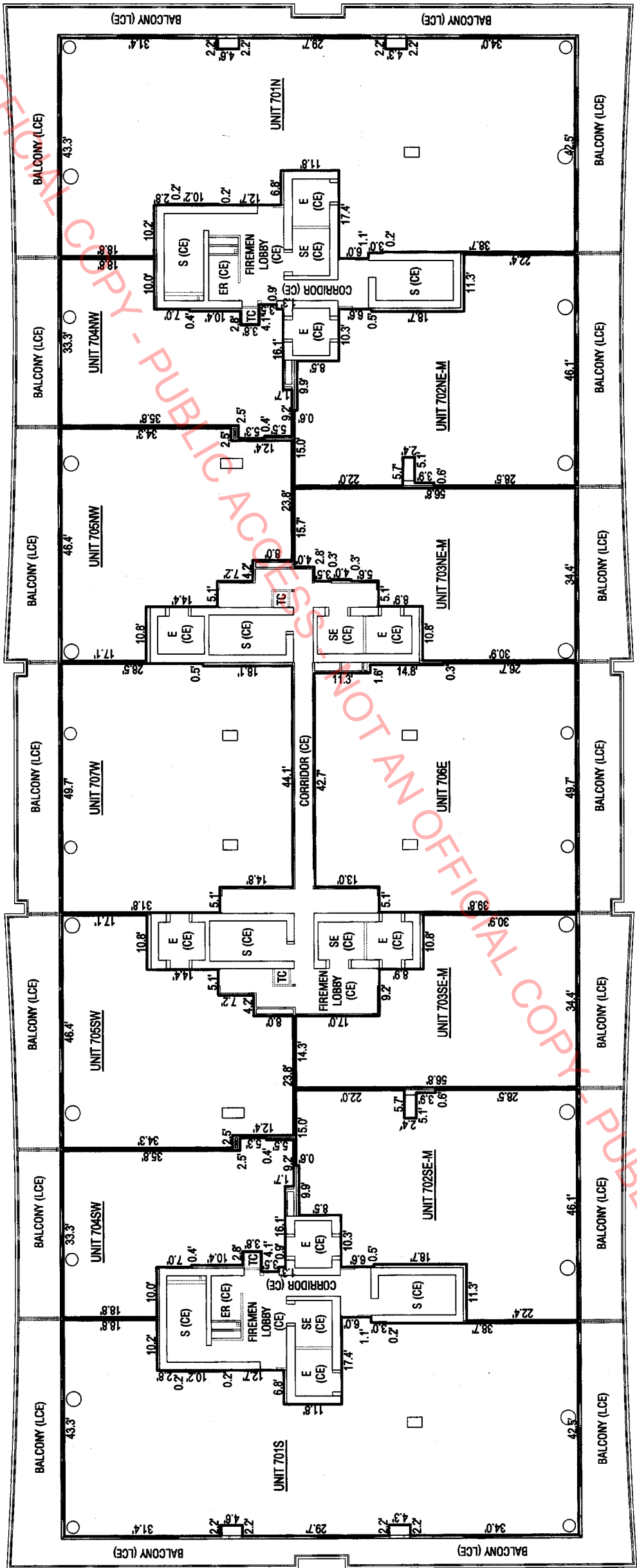


DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 6.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 6	

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--

EXHIBIT "2"

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

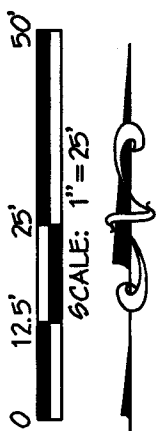
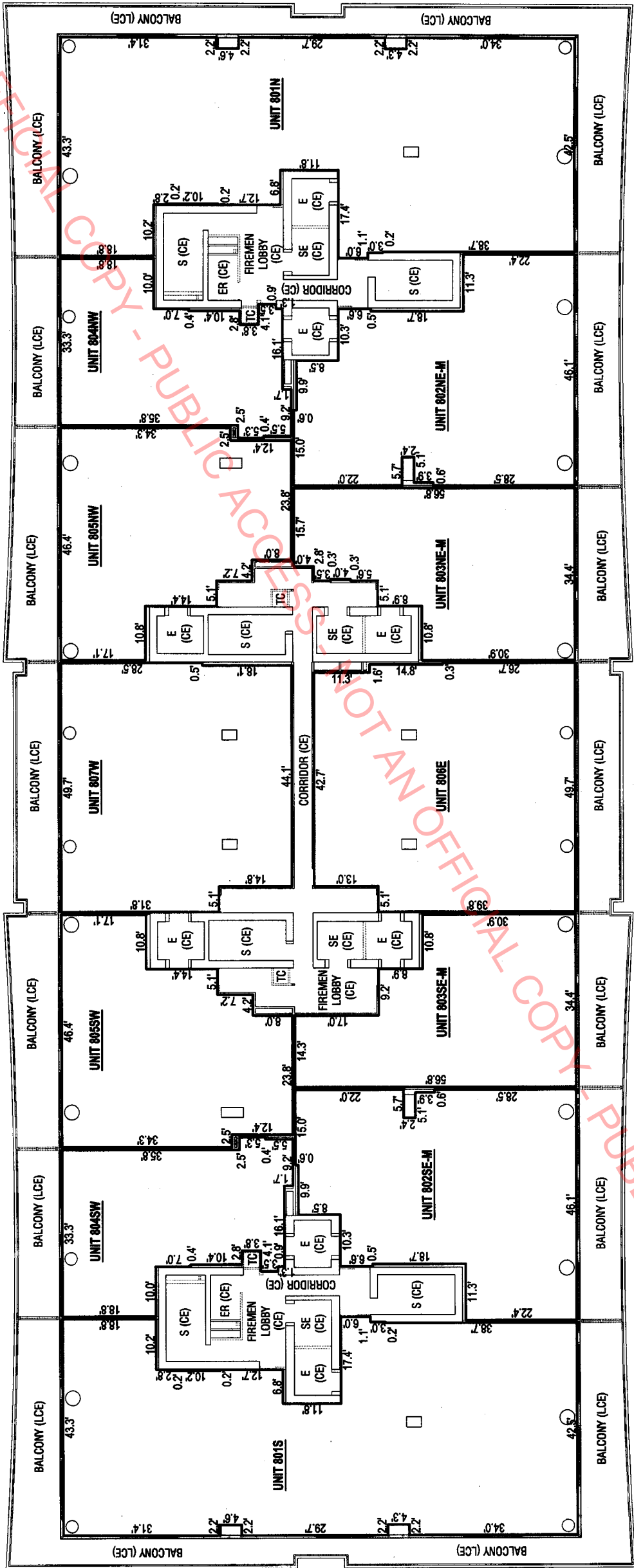


EXHIBIT "2"

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 7.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 7	

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--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- - INDICATES UNIT OUTLINE
- - INDICATES STRUCTURAL COLUMN OR SUPPORT
- ▣ - INDICATES VENT OR CHASE (CE)
- ▤ - INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- LCE - INDICATES UNITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)

NOTE:

1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
2. REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

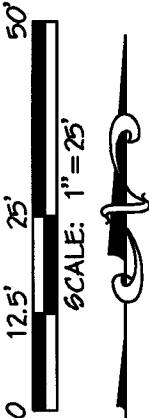


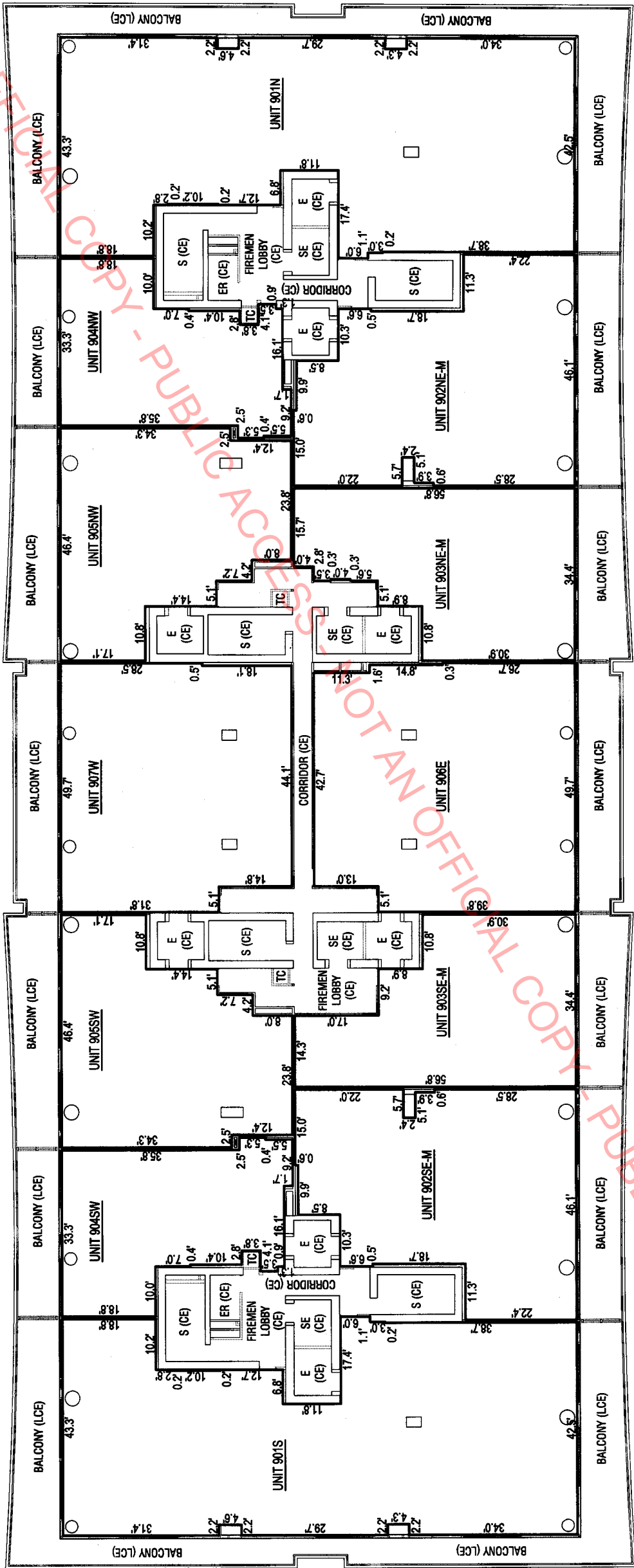
EXHIBIT "2"

SHEET 20 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 8.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 8	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #8787

OCEANA BAL HARBOUR CONDOMINIUM



NOTE:

- 1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- 2. REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- ⊠ INDICATES COMMON ELEMENT
- E INDICATES ELEVATOR (CE)
- ER INDICATES ELECTRICAL ROOM (CE)
- LCE INDICATES UNITED COMMON ELEMENT
- S INDICATES STAR (CE)
- SE INDICATES SERVICE ELEVATOR (CE)
- TC INDICATES TRASH CHUTE (CE)



SCALE: 1" = 25'



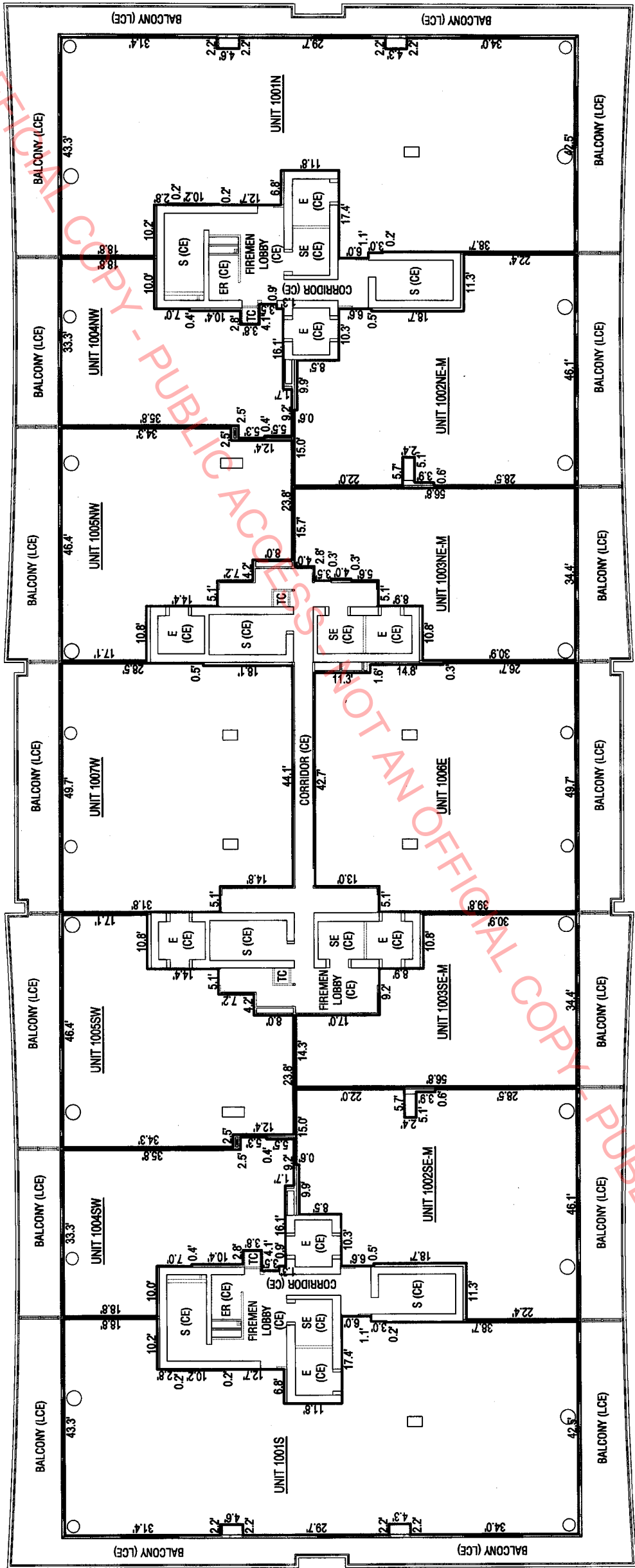
EXHIBIT "2"

SHEET 21 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 9.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 9	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (864) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #8787

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- ⊕ INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- LCE - INDICATES LIMITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

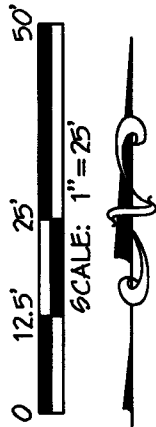


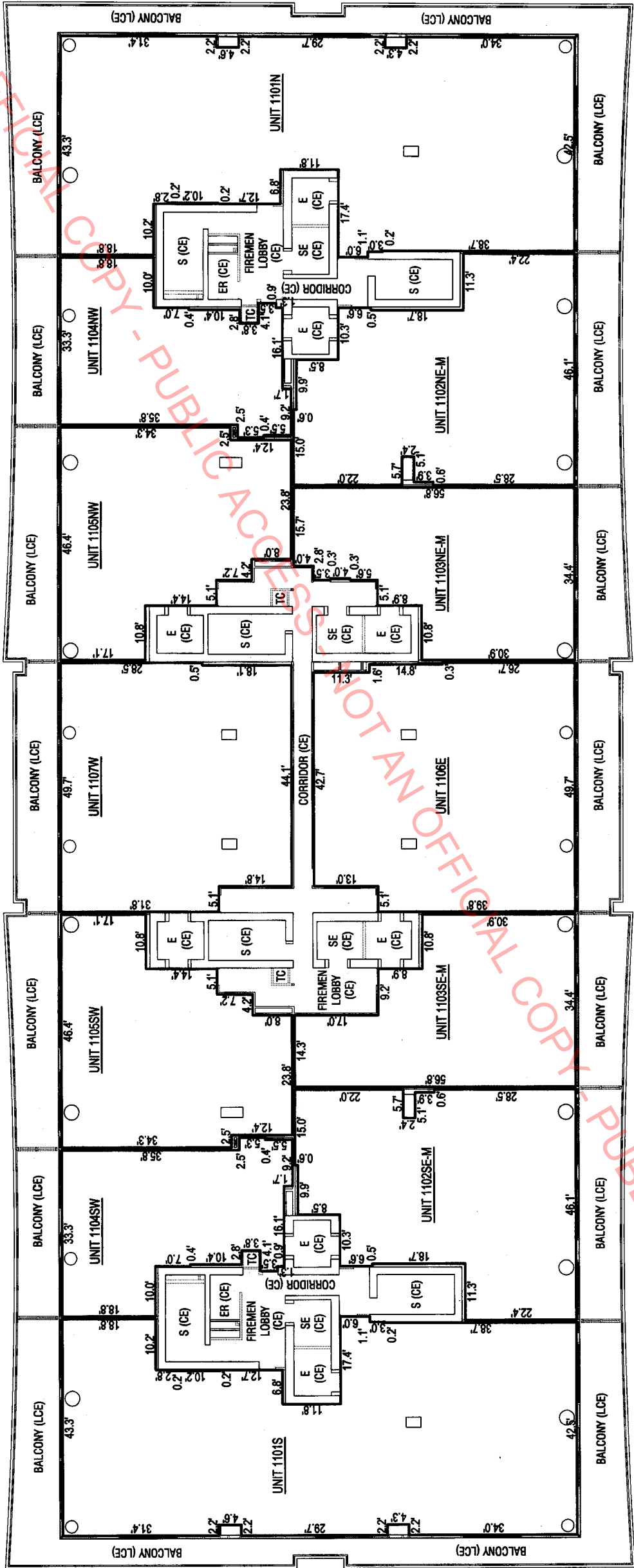
EXHIBIT "2"

SHEET 22 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 10.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 10	

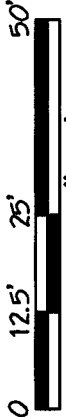
LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL	520 NW 165TH STREET ROAD, SUITE 209 MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
---	---

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- ⊕ INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- LCE - INDICATES LIMITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)



SCALE: 1" = 25'



NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 44 FOR THE UNIT MAILING ADDRESS.

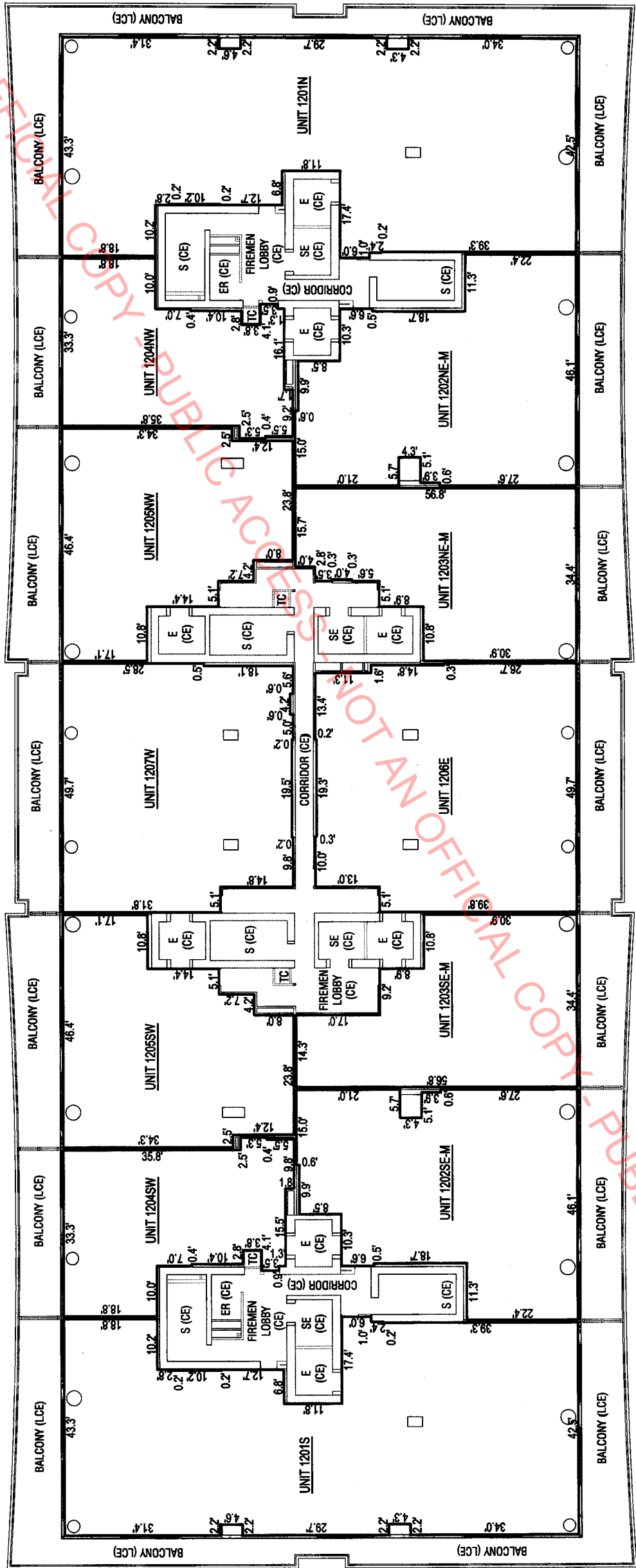
EXHIBIT "2"

SHEET 23 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 11.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 11	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

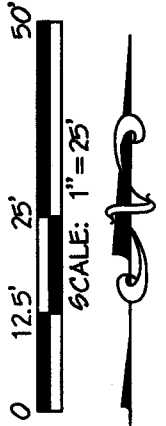


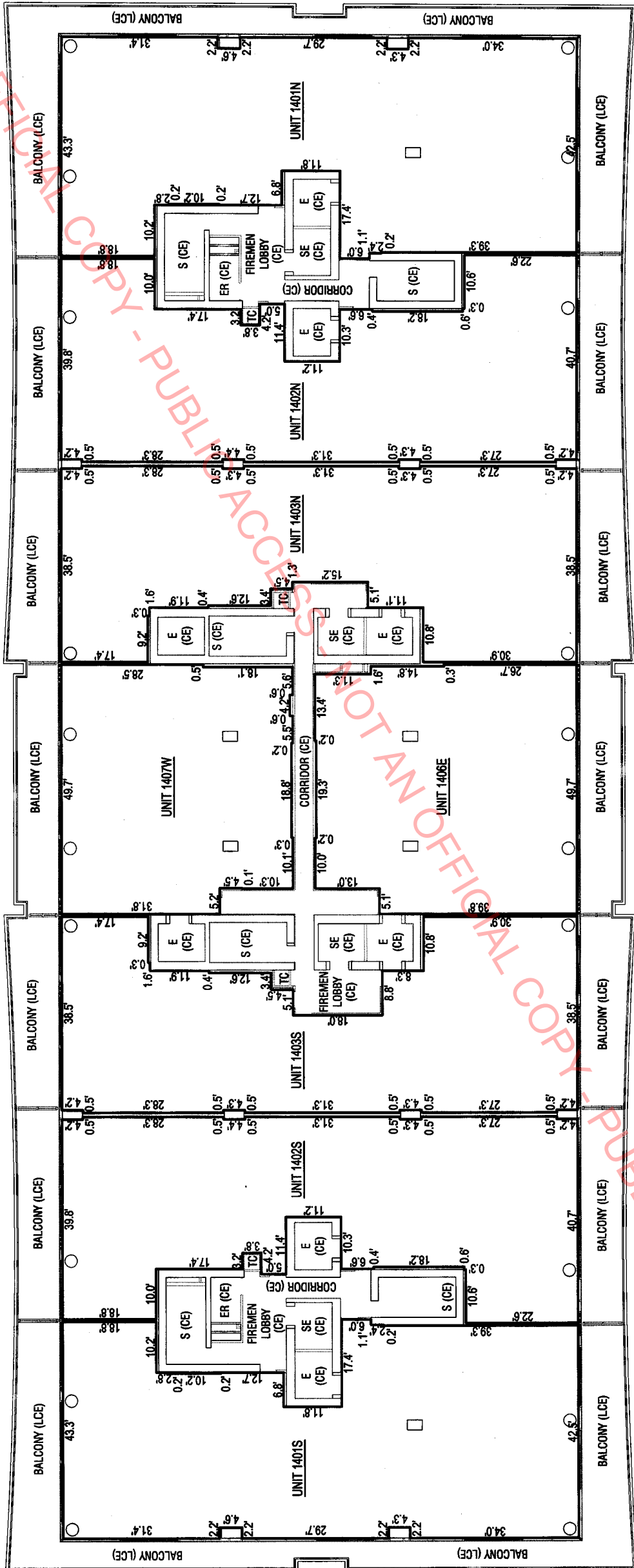
EXHIBIT "2"

SHEET 24 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL12.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 12	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 208, MIAMI, FLORIDA 33169
PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- CE INDICATES COMMON ELEMENT
- E INDICATES ELEVATOR (CE)
- ER INDICATES ELECTRICAL ROOM (CE)
- LCE INDICATES LIMITED COMMON ELEMENT
- S INDICATES STAR (CE)
- SE INDICATES SERVICE ELEVATOR (CE)
- TC INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

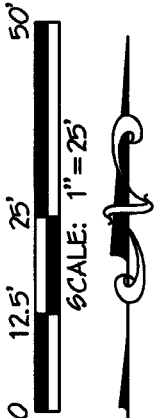


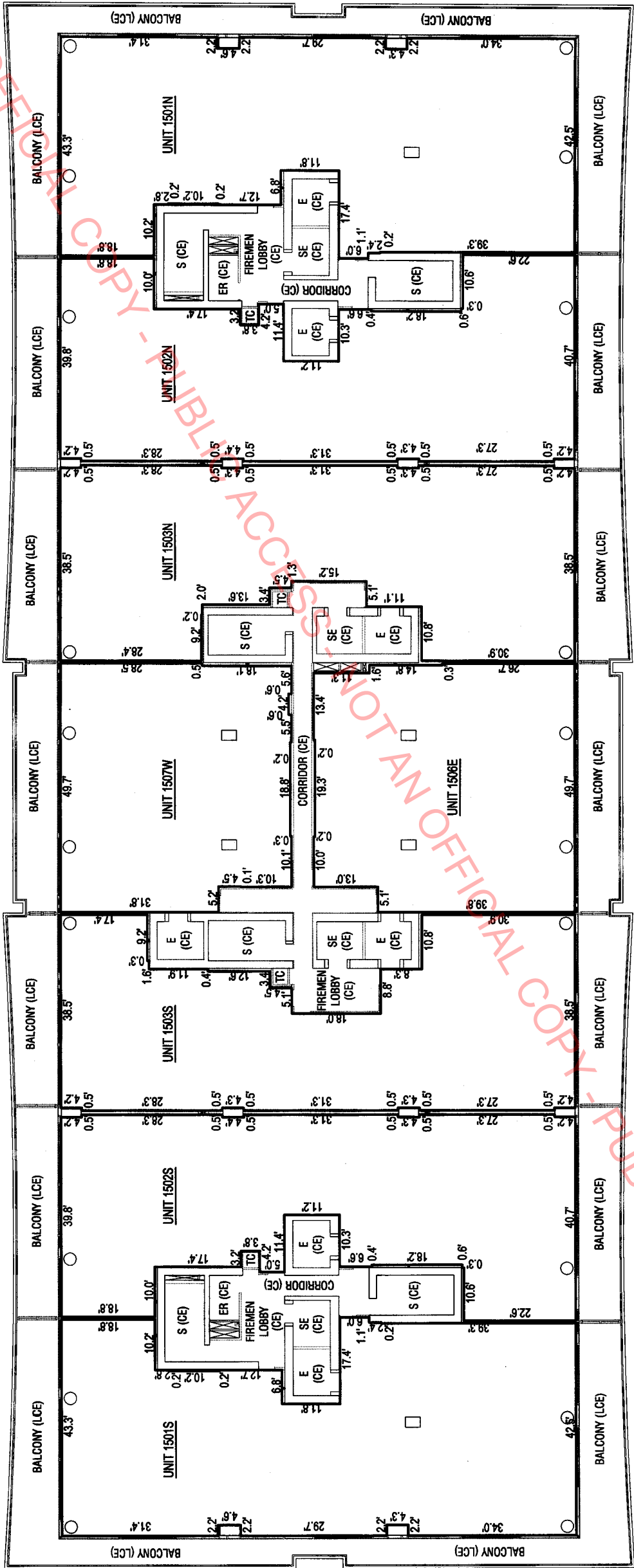
EXHIBIT "2"

SHEET 25 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 14.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 14	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- - INDICATES UNIT OUTLINE
- - INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ - INDICATES VENT OR CHASE (CE)
- ⊞ - INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- LCE - INDICATES LIMITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)

NOTE:

1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
2. REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

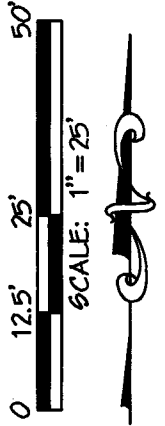


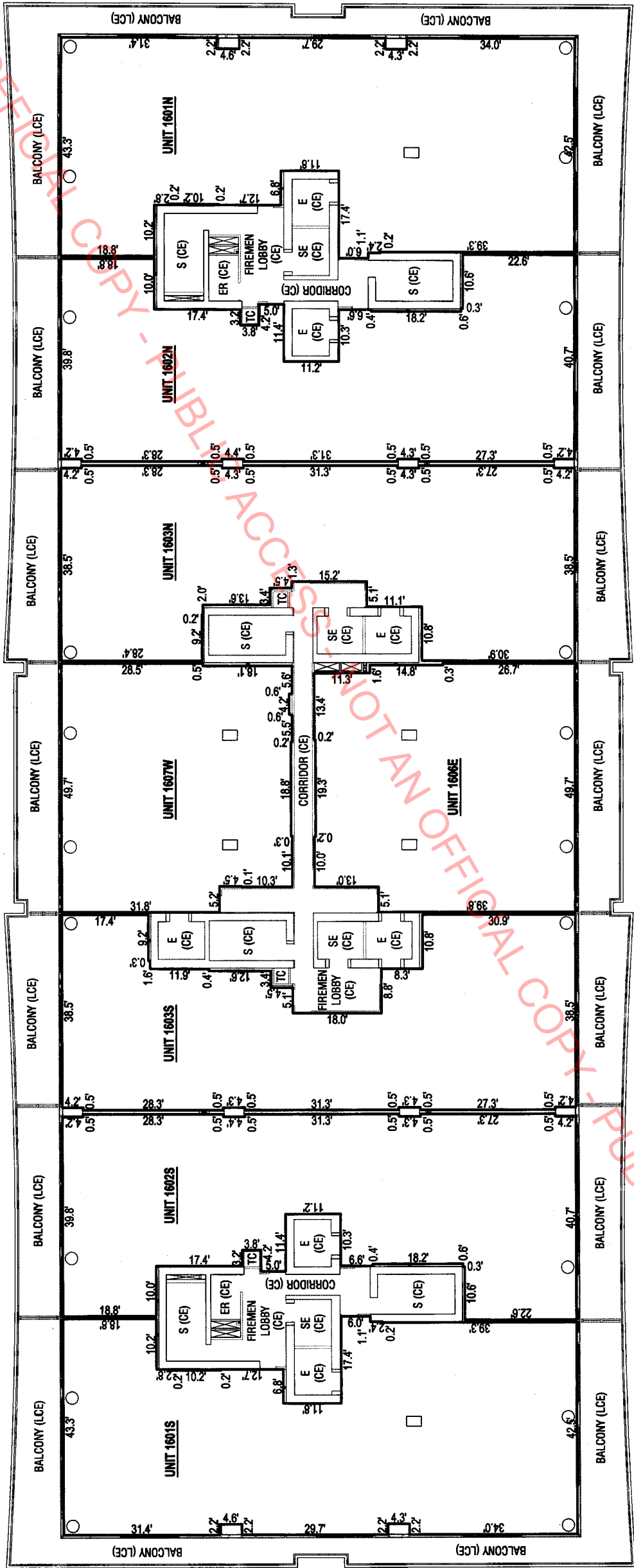
EXHIBIT "2"

SHEET 26 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 15.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 15	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209 MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- ⊕ INDICATES COMMON ELEMENT
- E INDICATES ELEVATOR (CE)
- ER INDICATES ELECTRICAL ROOM (CE)
- LCE INDICATES LIMITED COMMON ELEMENT
- S INDICATES STAIR (CE)
- SE INDICATES SERVICE ELEVATOR (CE)
- TC INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

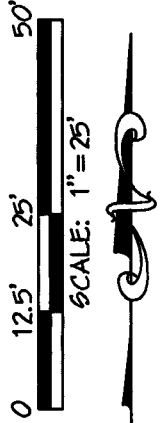


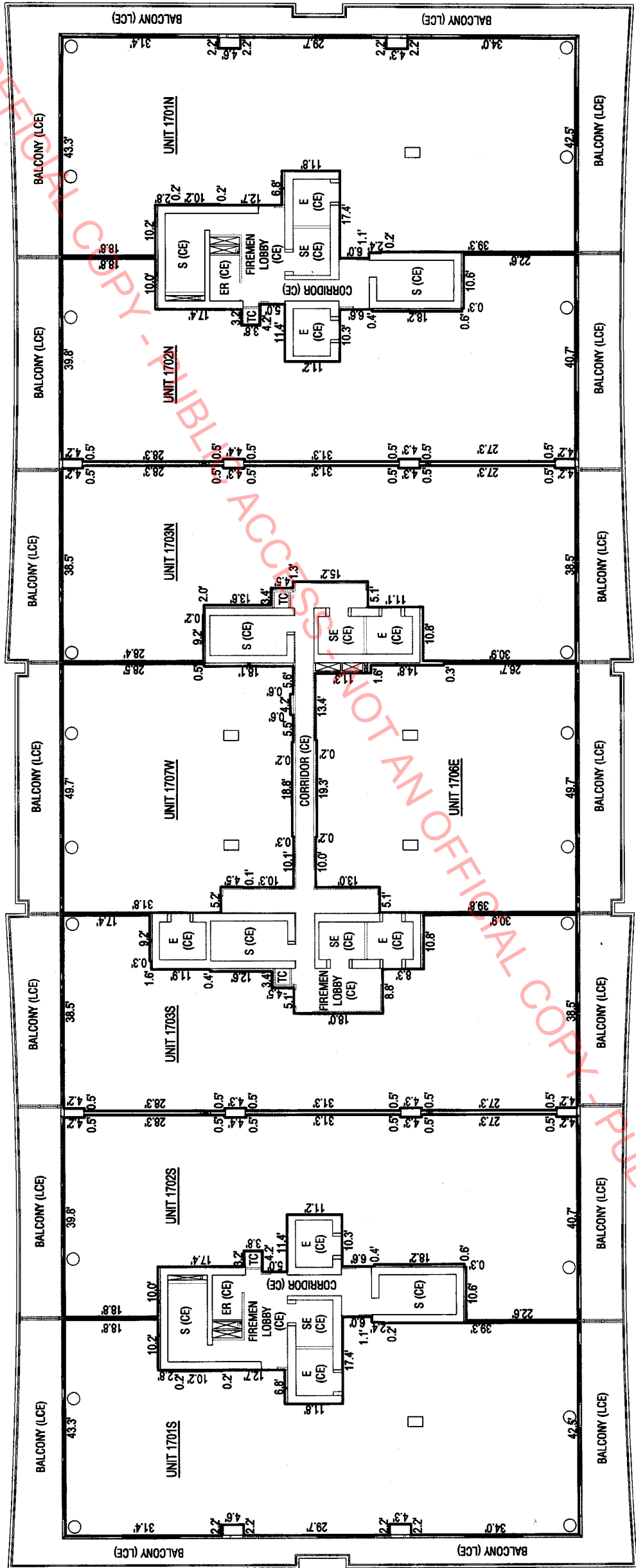
EXHIBIT "2"

SHEET 27 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO: L-1905	FILE NAME: LEVEL 16.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 16	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 NW 165TH STREET ROAD, SUITE 208, MIAMI, FLORIDA 33169 PHONE: (305) 662-5133 BROWARD (954) 524-2202 FAX: (305) 662-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- ⊠ INDICATES COMMON ELEMENT
- E INDICATES ELEVATOR (CE)
- ER INDICATES ELECTRICAL ROOM (CE)
- LCE INDICATES LIMITED COMMON ELEMENT
- S INDICATES STAIR (CE)
- SE INDICATES SERVICE ELEVATOR (CE)
- TC INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

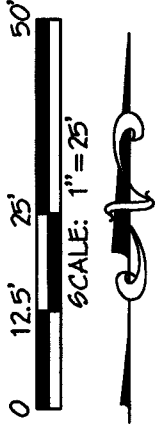


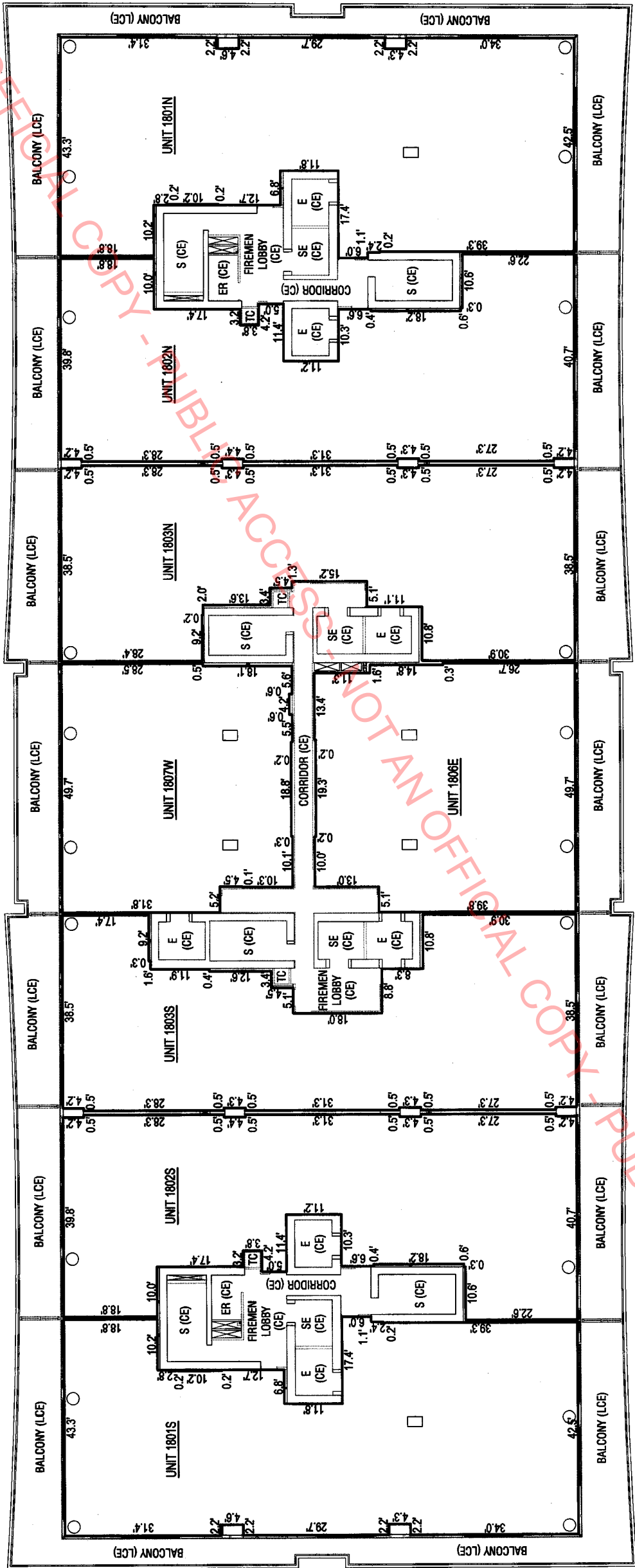
EXHIBIT "2"

SHEET 28 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 17.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 17	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 208, MIAMI, FLORIDA 33169 PHONE: DADE (305) 662-5133 BROWARD (954) 524-2202 FAX: (305) 662-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (E)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (S)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (TC)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 46 FOR THE UNIT MAILING ADDRESS.

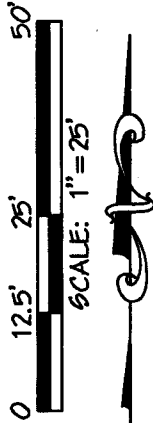


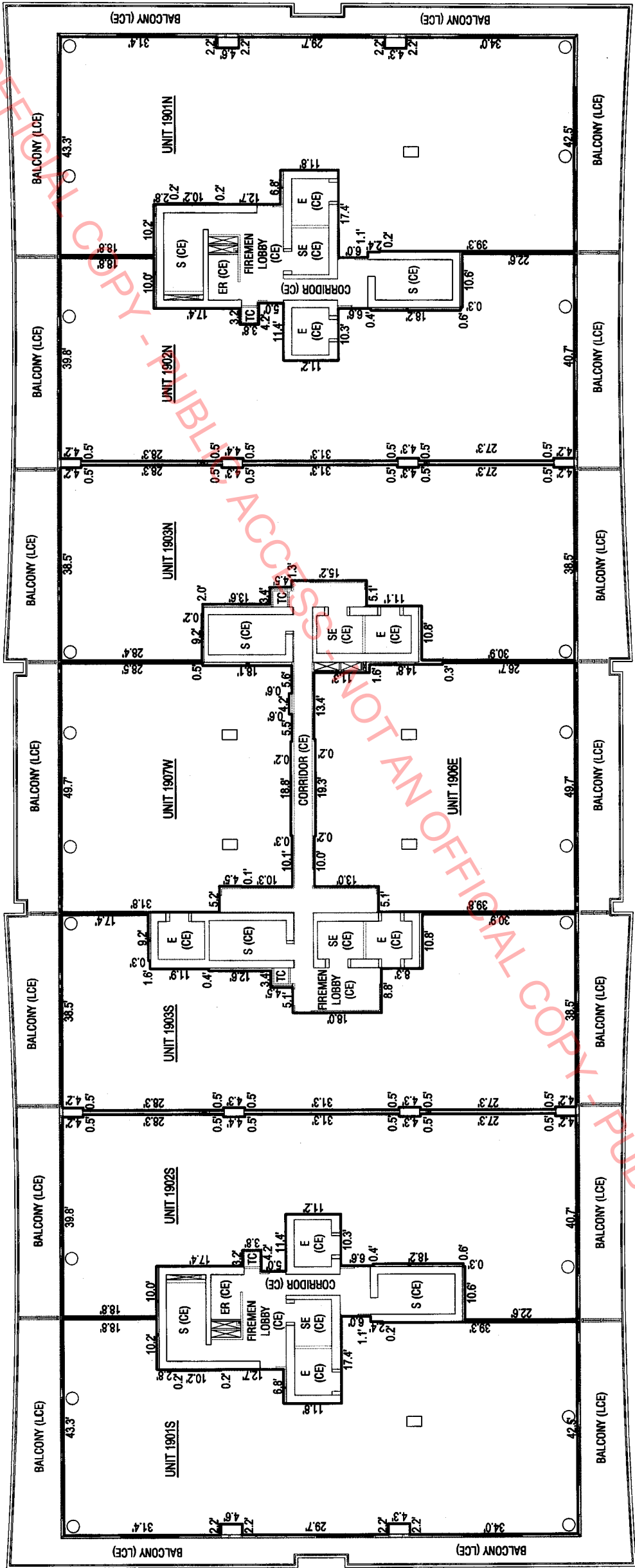
EXHIBIT "2"

SHEET 29 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO: L-1905	FILE NAME: LEVEL 18.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 18	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 208, MIAMI, FLORIDA 33169
PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ INDICATES VENT OR CHASE (CE)
- CE INDICATES COMMON ELEMENT
- E INDICATES ELEVATOR (CE)
- ER INDICATES ELECTRICAL ROOM (CE)
- LCE INDICATES LIMITED COMMON ELEMENT
- S INDICATES STAIR (CE)
- SE INDICATES SERVICE ELEVATOR (CE)
- TC INDICATES TRASH CHUTE (CE)



SCALE: 1" = 25'



NOTE:

1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
2. REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

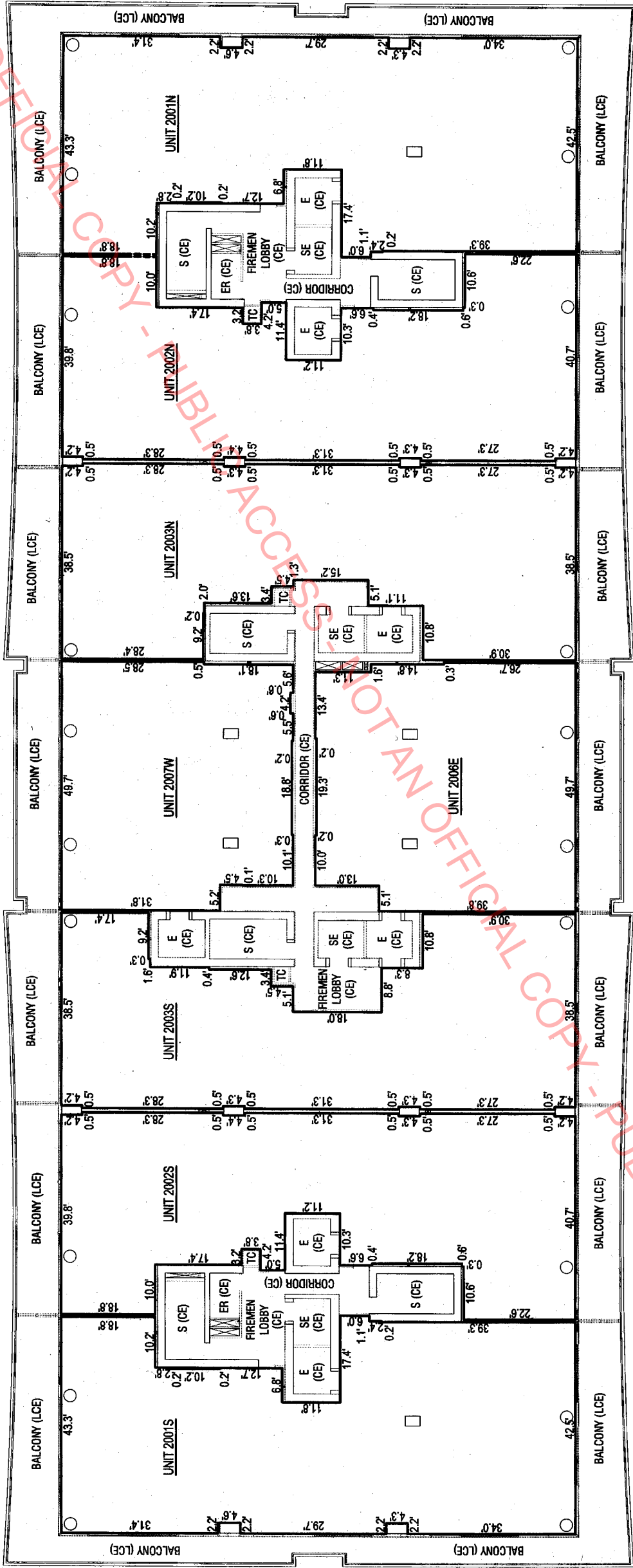
EXHIBIT "2"

SHEET 30 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO: L-1905	FILE NAME: LEVEL 19.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 19	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL	520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
---	---

OCEANA BAL HARBOUR CONDOMINIUM



- LEGEND:**
- INDICATES DEMISING WALL OF JOINDER LINE OF COMBINED UNITS
 - INDICATES UNIT OUTLINE
 - INDICATES STRUCTURAL COLUMN OR SUPPORT
 - ⊗ INDICATES VENT OR CHASE (CE)
 - CE - INDICATES COMMON ELEMENT
 - E - INDICATES ELECTRICAL ROOM (CE)
 - ER - INDICATES ELECTRICAL ROOM (CE)
 - LCE - INDICATES LIMITED COMMON ELEMENT
 - S - INDICATES STAIR (CE)
 - SE - INDICATES SERVICE ELEVATOR (CE)
 - TC - INDICATES TRASH CHUTE (CE)

- NOTE:**
- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
 - REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

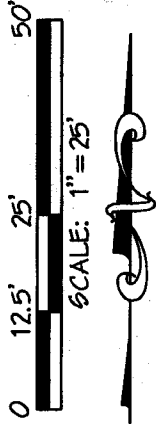


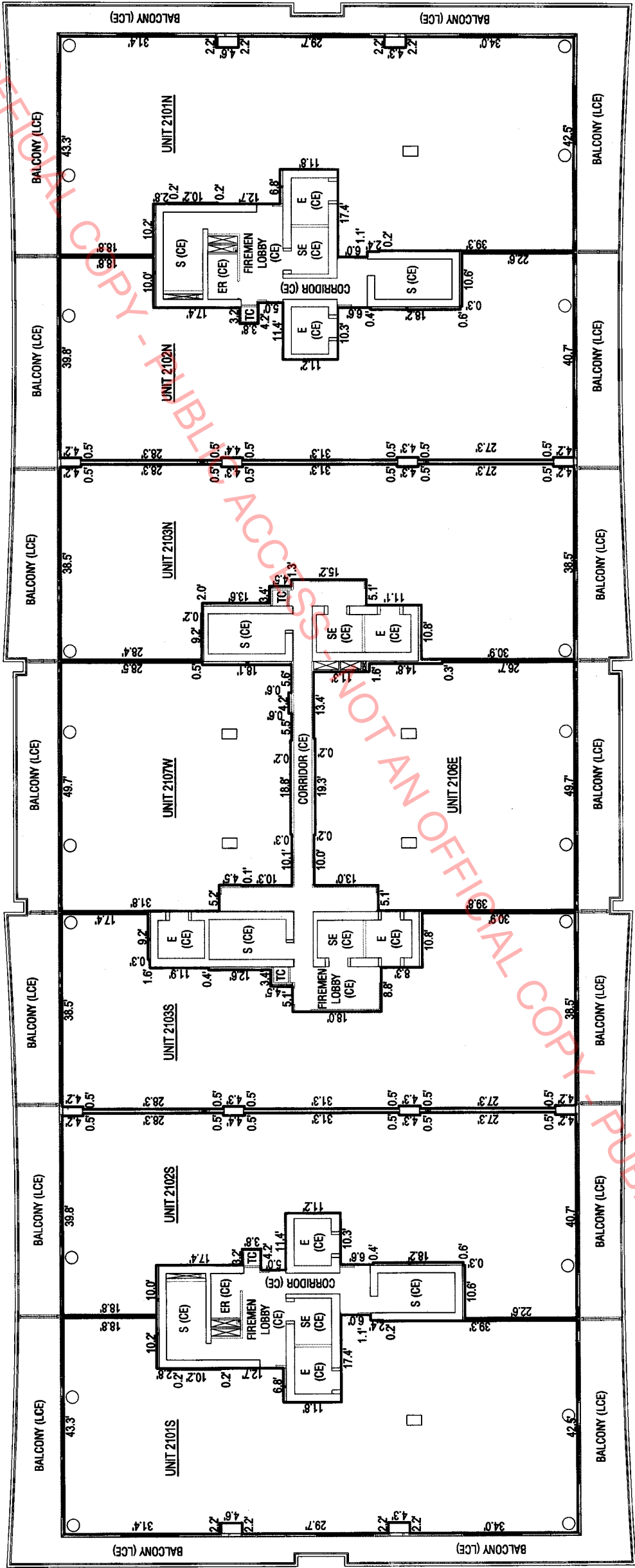
EXHIBIT "2"

SHEET 31 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 20.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 20	

LEITER PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

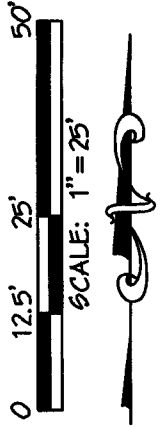


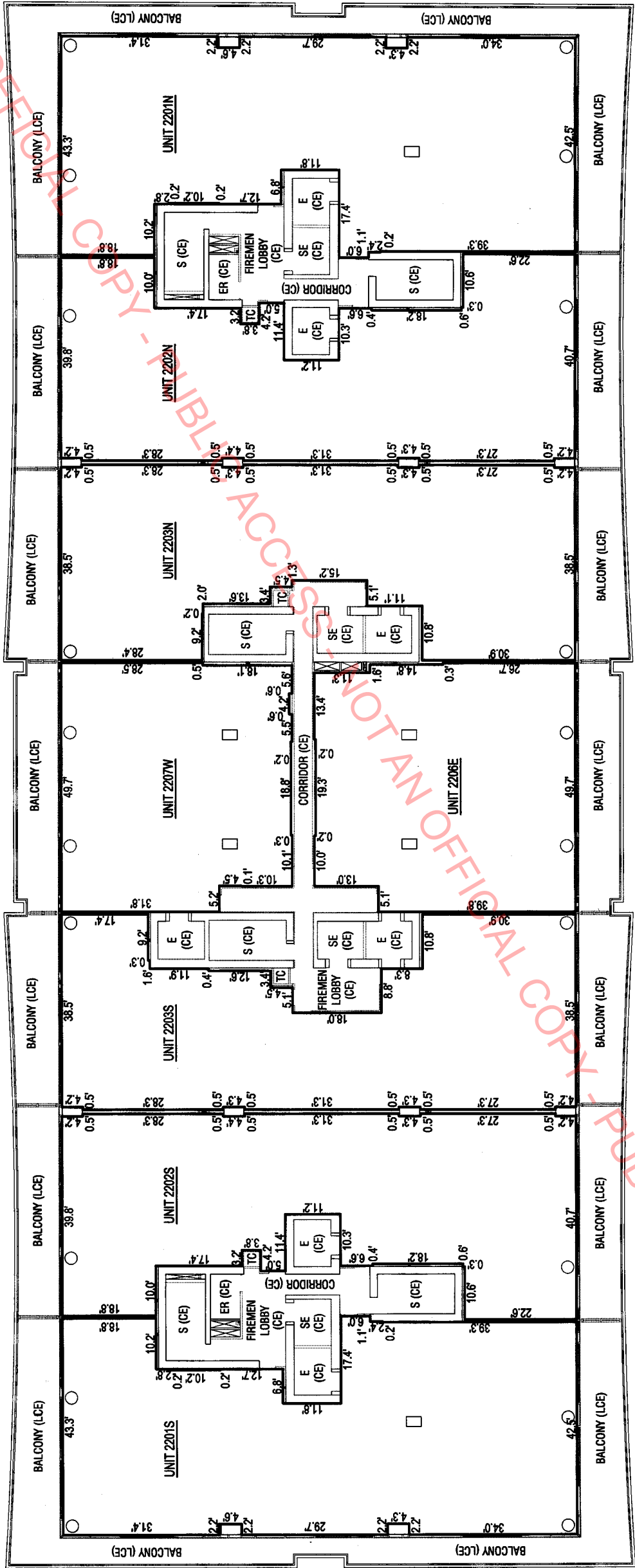
EXHIBIT "2"

SHEET 32 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 21.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 21	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

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- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

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- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

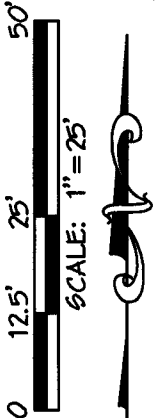
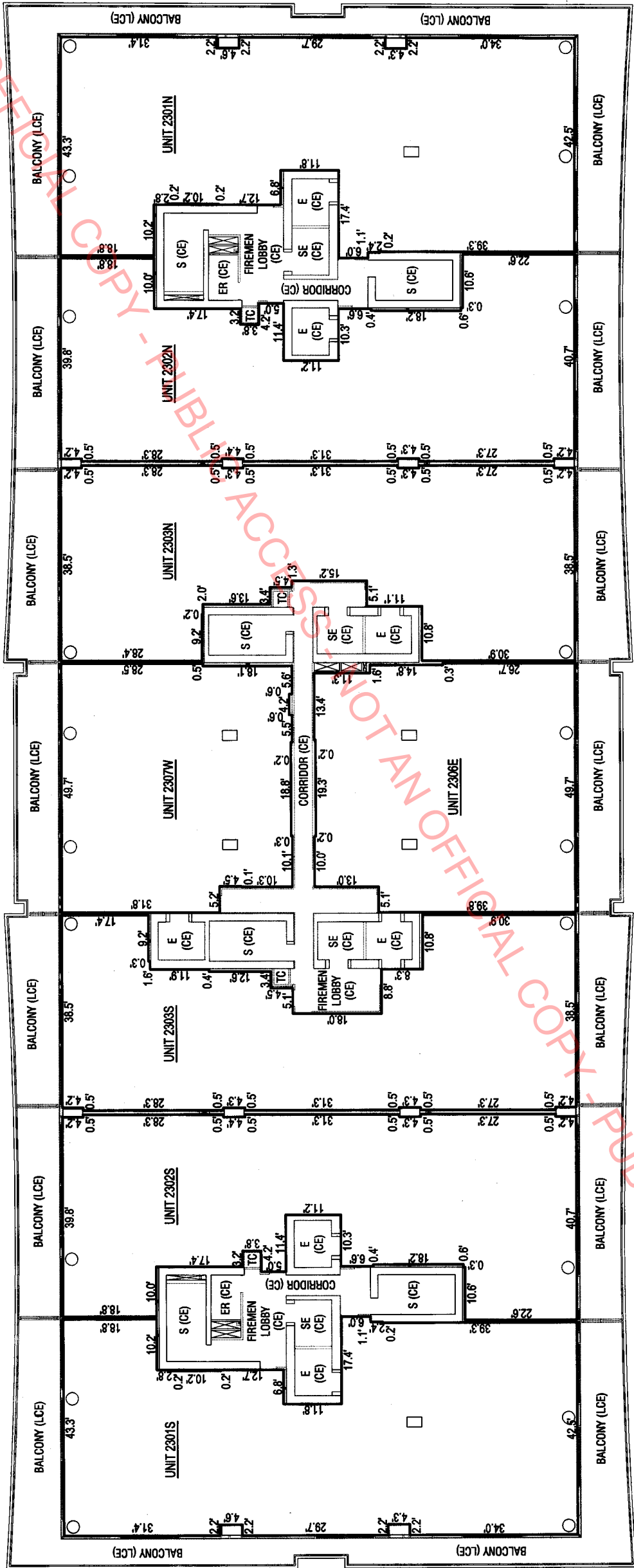


EXHIBIT "2"

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 22.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 22	
SHEET 33 OF 45	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
520 N.W. 165TH STREET ROAD, SUITE 208 MIAMI, FLORIDA 33169
PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

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- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (E)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAR (CE)
- INDICATES SERVICE ELEVATOR (SE)
- INDICATES TRASH CHUTE (TC)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

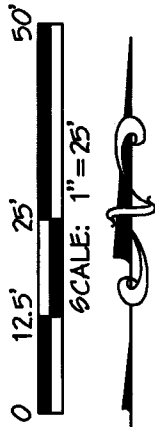


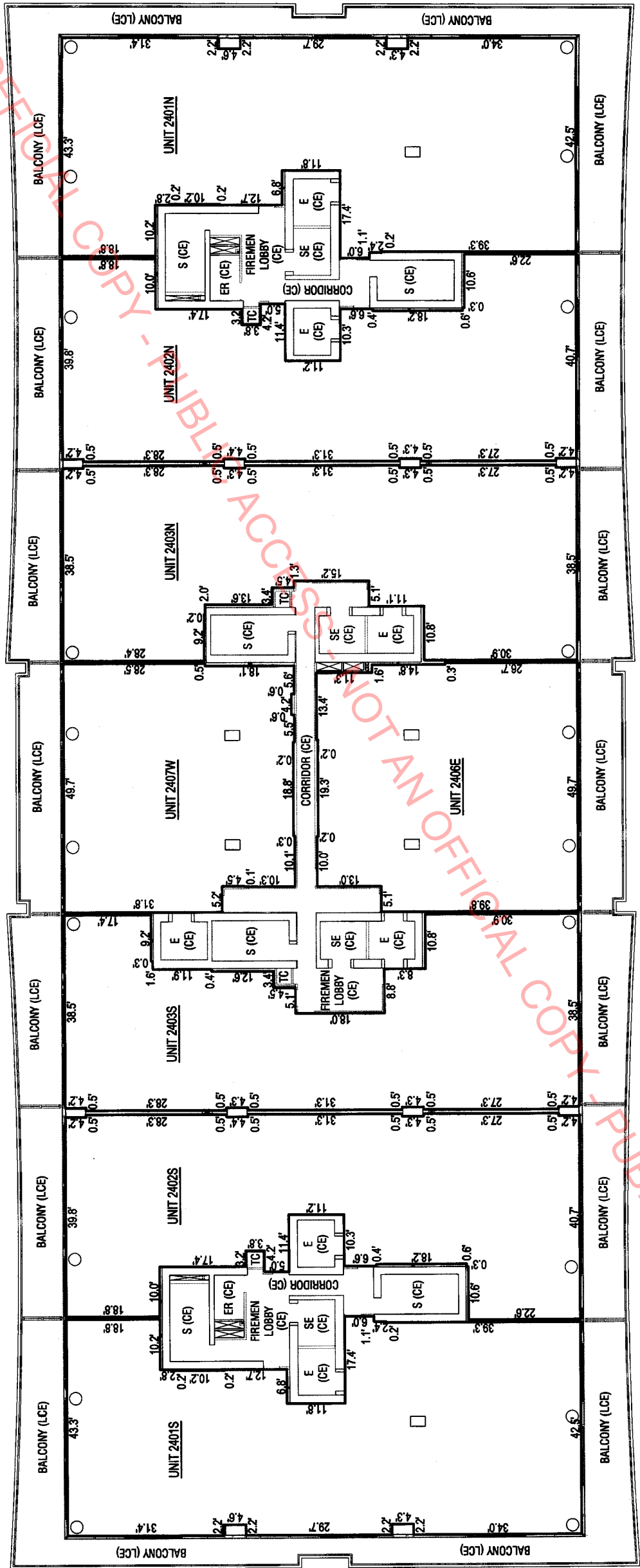
EXHIBIT "2"

SHEET 34 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 23.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 23	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 NW 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169 PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

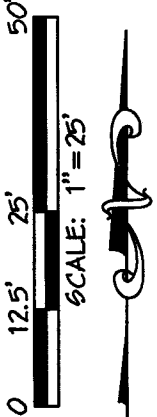


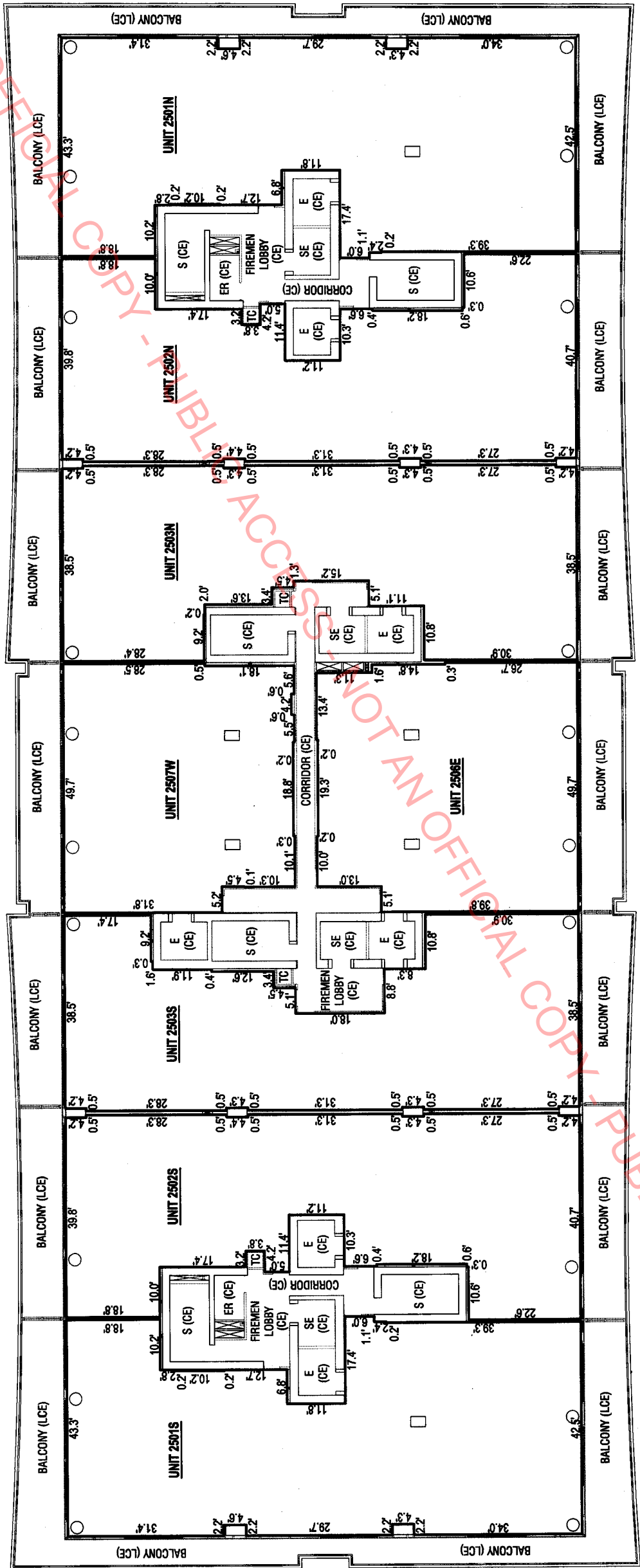
EXHIBIT "2"

SHEET 35 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 24.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 24	

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 NW 165TH STREET ROAD, SUITE 209 MIAMI, FLORIDA 33169 PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787
--

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 46 FOR THE UNIT MAILING ADDRESS.

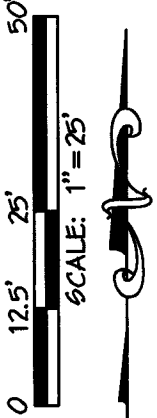


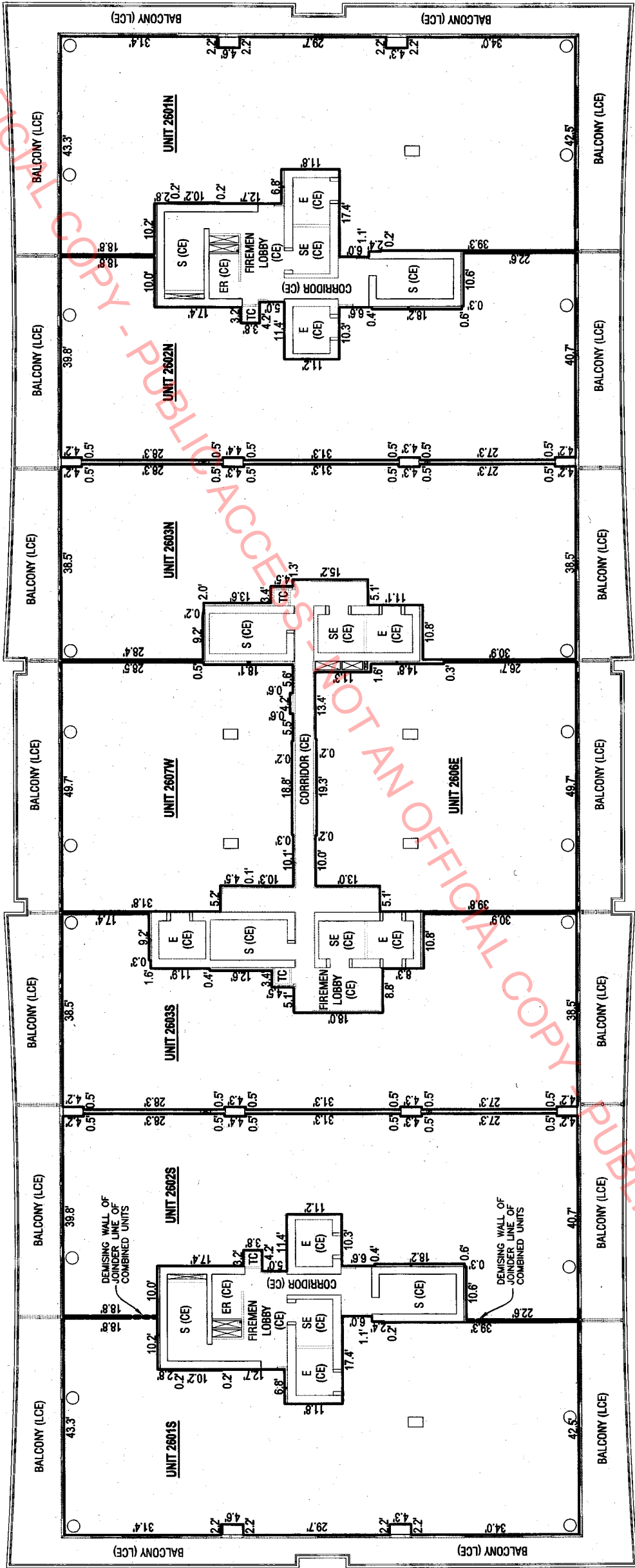
EXHIBIT "2"

SHEET 36 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 25.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 25	

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
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520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
PHONE: DADE (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



- LEGEND:**
- INDICATES DEMISING WALL OF JOINER LINE OF COMBINED UNITS
 - INDICATES UNIT OUTLINE
 - INDICATES STRUCTURAL COLUMN OR SUPPORT
 - ⊠ INDICATES VENT OR CHASE (CE)
 - CE INDICATES COMMON ELEMENT
 - E INDICATES ELEVATOR (CE)
 - ER INDICATES ELECTRICAL ROOM (CE)
 - LCE INDICATES LIMITED COMMON ELEMENT
 - S INDICATES STAIR (CE)
 - SE INDICATES SERVICE ELEVATOR (CE)
 - TC INDICATES TRASH CHUTE (CE)

- NOTE:**
- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
 - REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

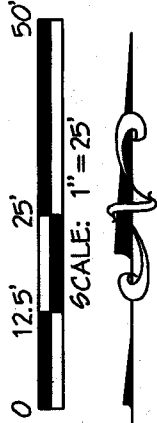
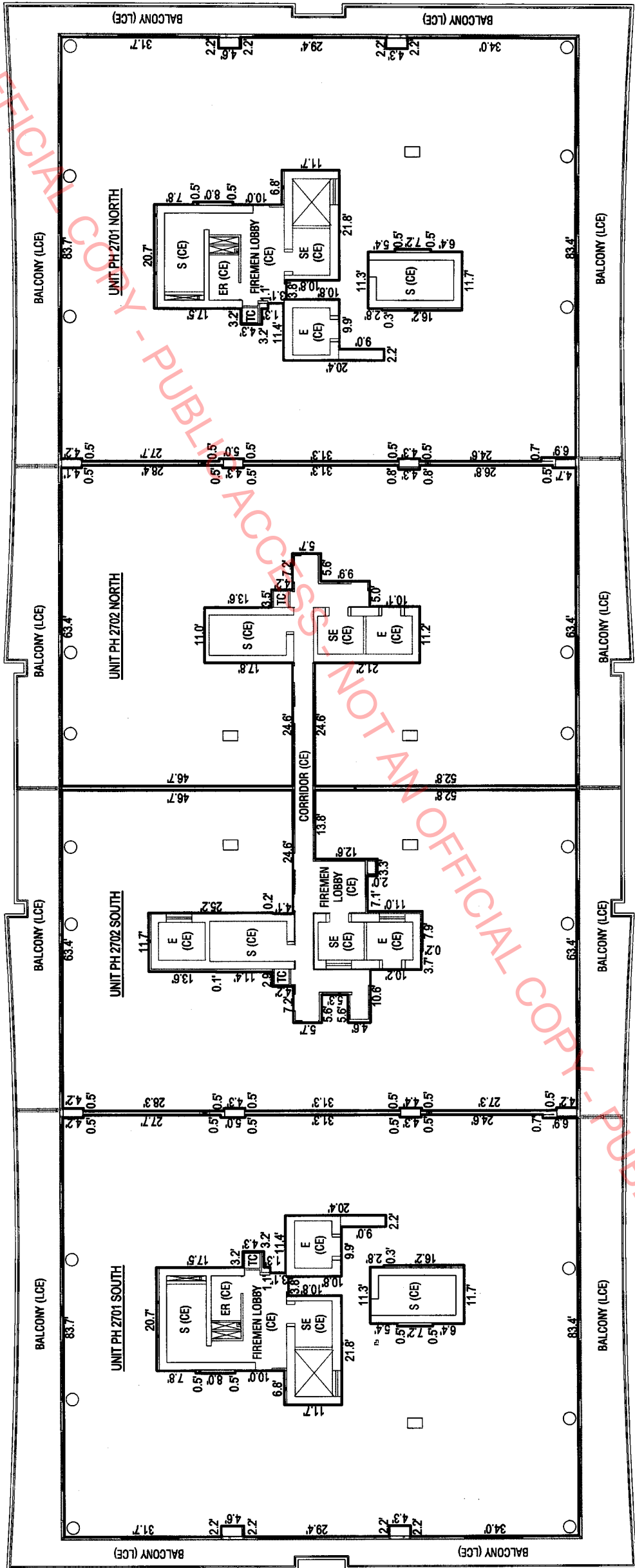


EXHIBIT "2"

SHEET 37 OF 45

LEITER, PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 520 N.W. 165TH STREET ROAD, SUITE 208, MIAMI, FLORIDA 33169 PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411 E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787	DATE: 11-1-2016	JOB ORDER: 13-150
	FILE NO.: L-1905	FILE NAME: LEVEL 26.DWG
	REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM		
LEVEL 26		

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

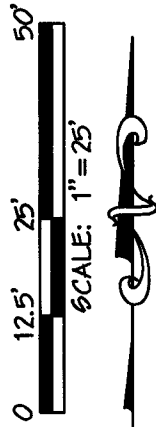


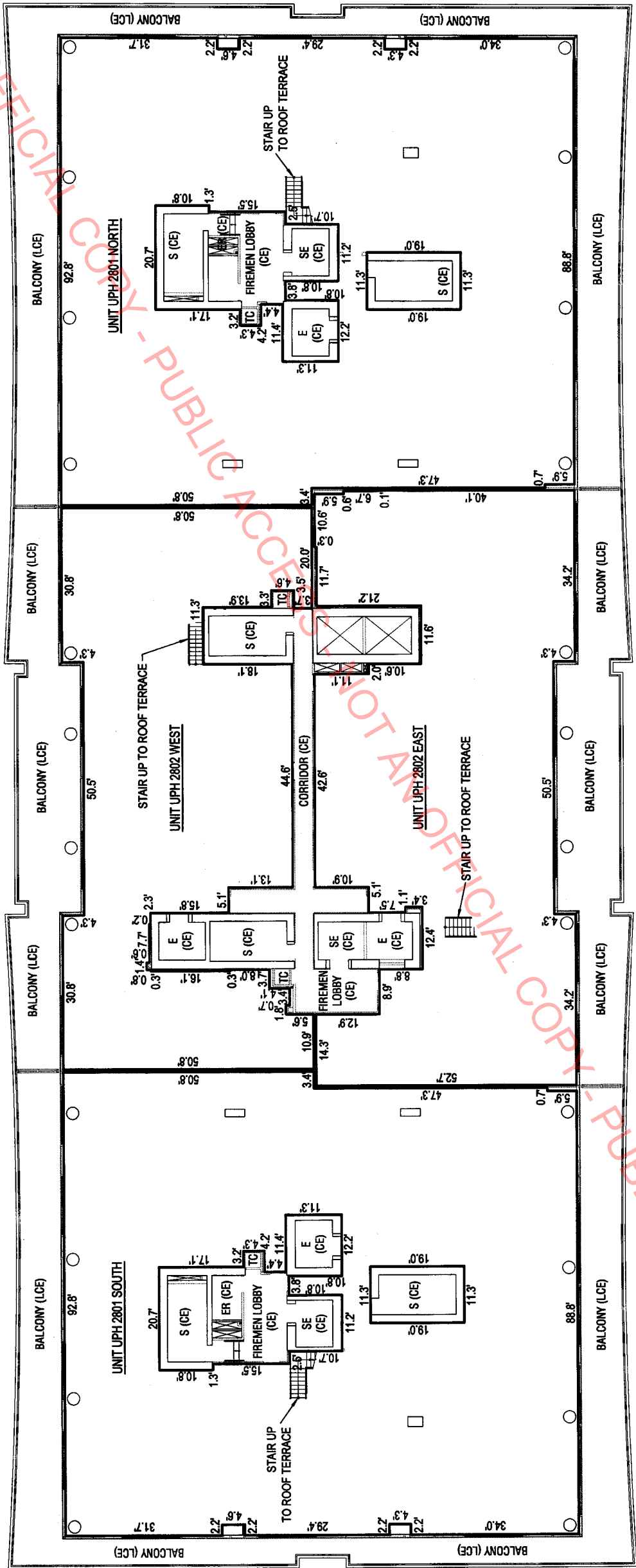
EXHIBIT "2"

SHEET 38 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO: L-1905	FILE NAME: LEVEL 27.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 27 PENTHOUSE	

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OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- INDICATES VENT OR CHASE (CE)
- INDICATES COMMON ELEMENT
- INDICATES ELEVATOR (CE)
- INDICATES ELECTRICAL ROOM (CE)
- INDICATES LIMITED COMMON ELEMENT
- INDICATES STAIR (CE)
- INDICATES SERVICE ELEVATOR (CE)
- INDICATES TRASH CHUTE (CE)

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.



SCALE: 1" = 25'

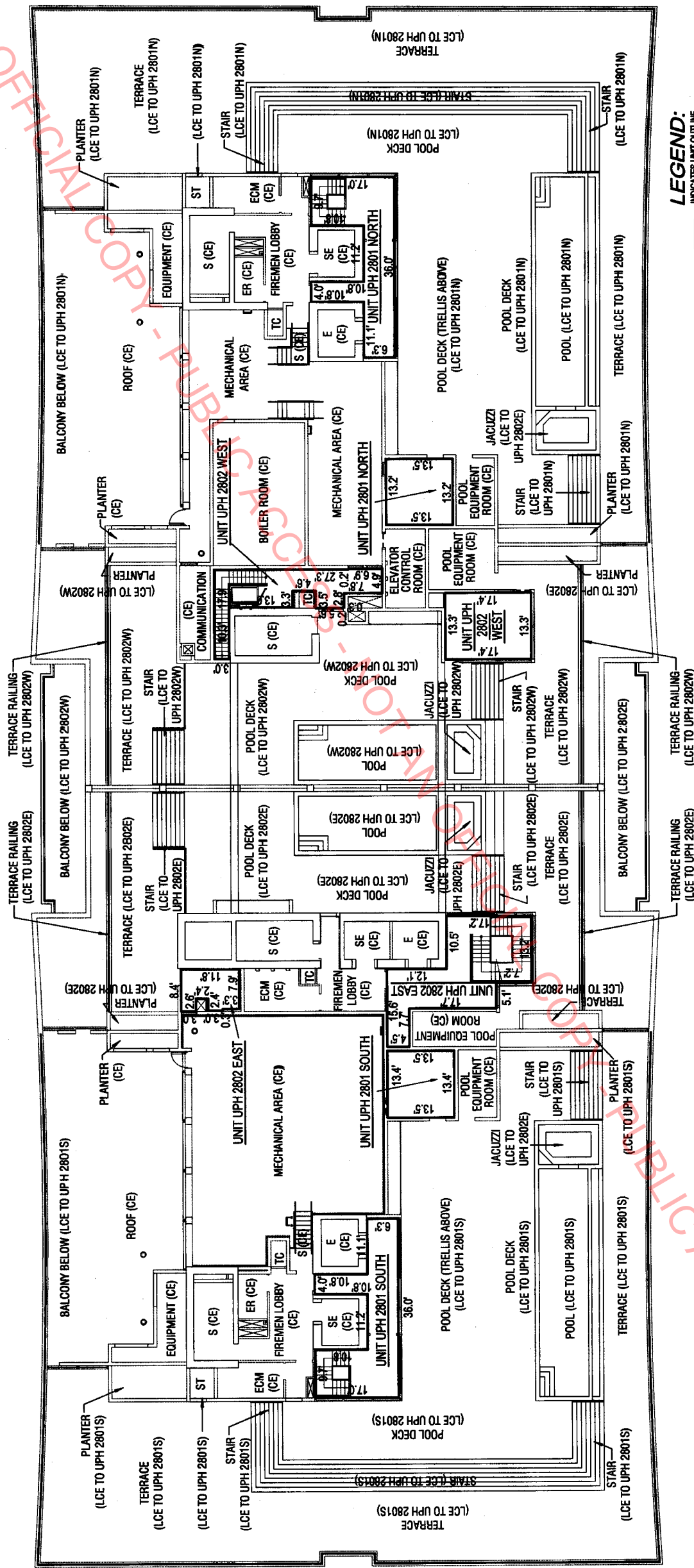
EXHIBIT "2"

SHEET 39 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: LEVEL 28.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
LEVEL 28 UPPER PENTHOUSE	

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PHONE: (305) 652-5133 BROWARD (954) 524-2202 FAX: (305) 652-0411
E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- INDICATES UNIT OUTLINE
- INDICATES STRUCTURAL COLUMN OR SUPPORT
- CE - INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ECM - INDICATES ELEVATOR CONTROL ROOM (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- LCE - INDICATES LIMITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- ST - INDICATES STAIR
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)
- UPH 2801S - INDICATES UNIT UPH 2801 SOUTH
- UPH 2801N - INDICATES UNIT UPH 2801 NORTH
- UPH 2802E - INDICATES UNIT UPH 2802 EAST
- UPH 2802W - INDICATES UNIT UPH 2802 WEST

NOTE:

- REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET
- REFER TO THE TABLE ON SHEET 45 FOR THE UNIT MAILING ADDRESS.

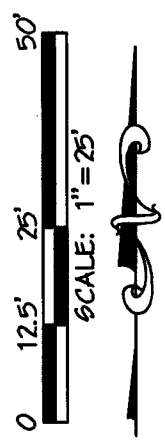


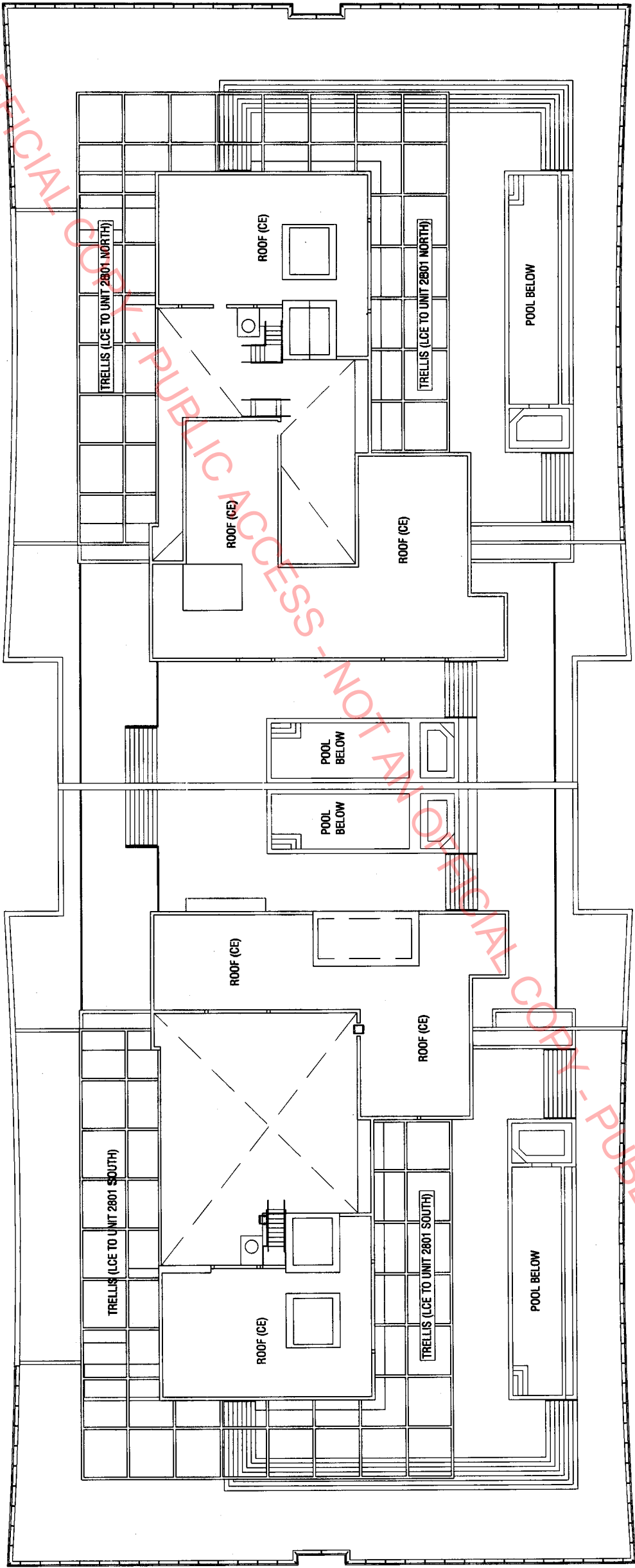
EXHIBIT "2"

SHEET 40 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: ROOFTERRACE.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
UPPER PENTHOUSE ROOF TERRACE	

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OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:

- - INDICATES UNIT OUTLINE
- - INDICATES STRUCTURAL COLUMN OR SUPPORT
- ⊗ - INDICATES VENT OR CHASE (CE)
- ⊠ - INDICATES COMMON ELEMENT
- E - INDICATES ELEVATOR (CE)
- ER - INDICATES ELECTRICAL ROOM (CE)
- LCE - INDICATES LIMITED COMMON ELEMENT
- S - INDICATES STAIR (CE)
- SE - INDICATES SERVICE ELEVATOR (CE)
- TC - INDICATES TRASH CHUTE (CE)

NOTE:

1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

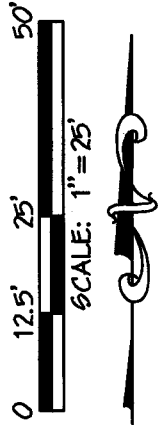


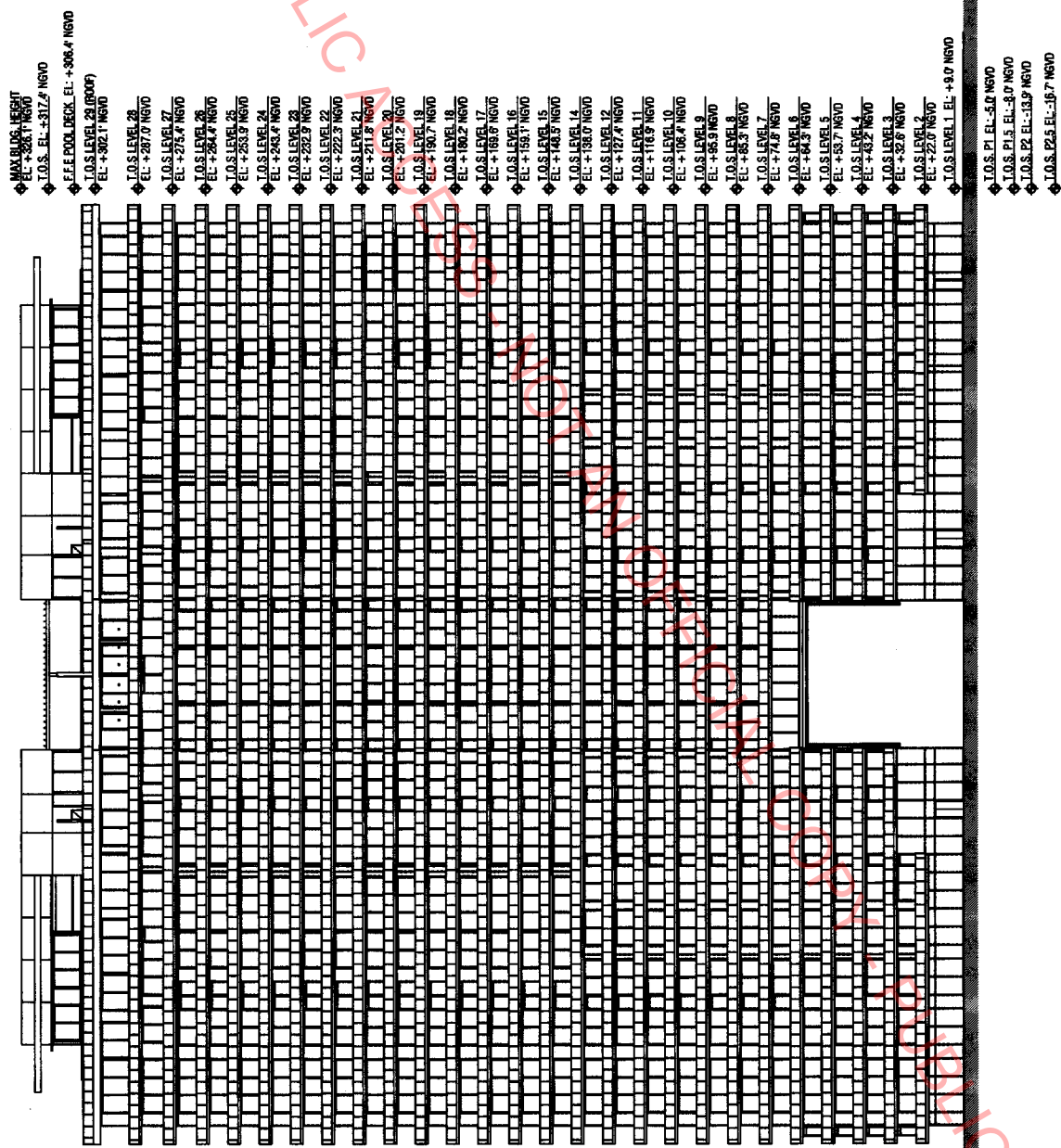
EXHIBIT "2"

SHEET 41 OF 45

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: UPPER ROOF.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
UPPER ROOF	

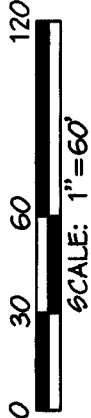
LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
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520 N.W. 165TH STREET ROAD, SUITE 209 MIAMI, FLORIDA 33169
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OCEANA BAL HARBOUR CONDOMINIUM



LEGEND:
EL - INDICATES ELEVATION
BLDG - INDICATES BUILDING
F.F.E. - INDICATES FINISHED FLOOR ELEVATION
T.O.S. - INDICATES TOP OF SLAB

NOTES:
1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.
2. ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

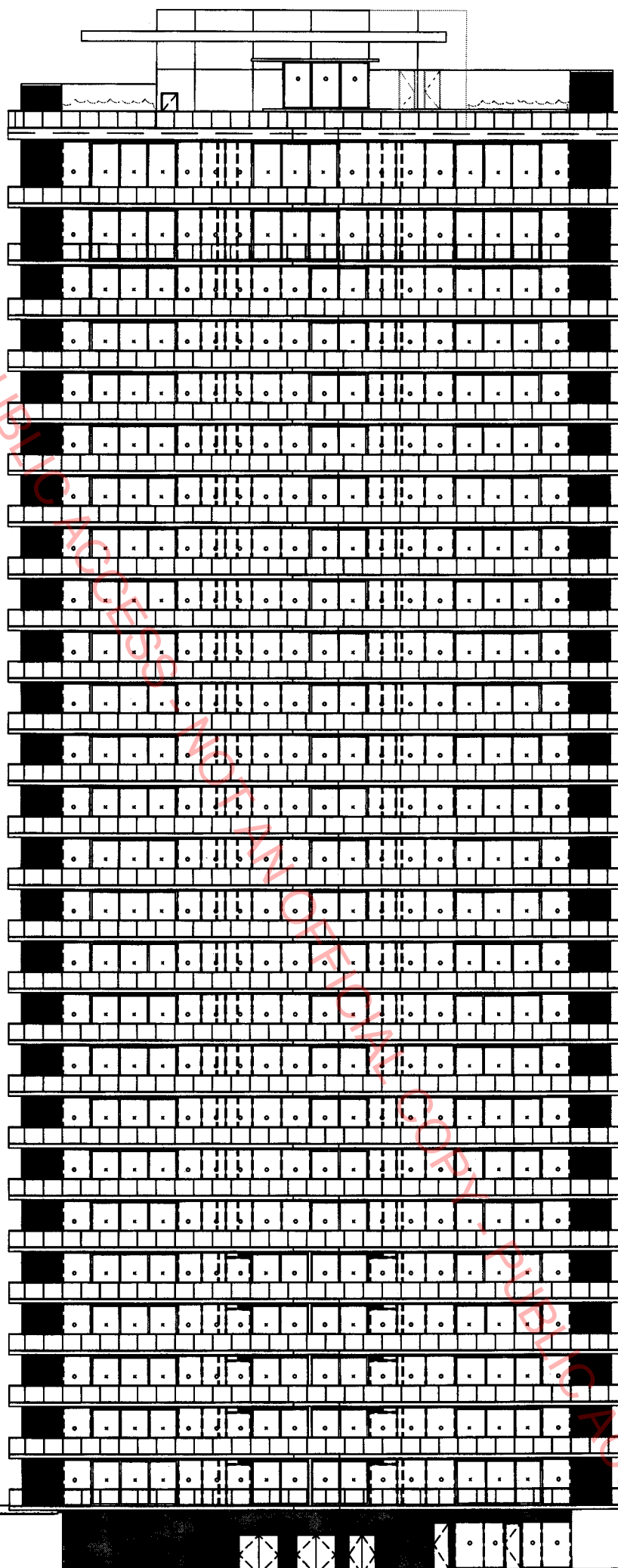


DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: A3_101mod.dwg
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
WEST ELEVATION	

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520 N.W. 165TH STREET ROAD, SUITE 209, MIAMI, FLORIDA 33169
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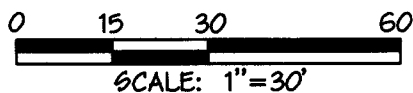
OCEANA BAL HARBOUR CONDOMINIUM

MAX BLDG. HEIGHT	EL: +326.1' NGVD
T.O.S.	EL: +317.4' NGVD
F.F.E. POOL DECK	EL: +306.4' NGVD
T.O.S. LEVEL 29 (ROOF)	EL: +302.1' NGVD
T.O.S. LEVEL 28	EL: +287.0' NGVD
T.O.S. LEVEL 27	EL: +275.4' NGVD
T.O.S. LEVEL 26	EL: +264.4' NGVD
T.O.S. LEVEL 25	EL: +253.9' NGVD
T.O.S. LEVEL 24	EL: +243.4' NGVD
T.O.S. LEVEL 23	EL: +232.9' NGVD
T.O.S. LEVEL 22	EL: +222.3' NGVD
T.O.S. LEVEL 21	EL: +211.8' NGVD
T.O.S. LEVEL 20	EL: +201.2' NGVD
T.O.S. LEVEL 19	EL: +190.7' NGVD
T.O.S. LEVEL 18	EL: +180.2' NGVD
T.O.S. LEVEL 17	EL: +169.6' NGVD
T.O.S. LEVEL 16	EL: +159.1' NGVD
T.O.S. LEVEL 15	EL: +148.5' NGVD
T.O.S. LEVEL 14	EL: +138.0' NGVD
T.O.S. LEVEL 12	EL: +127.4' NGVD
T.O.S. LEVEL 11	EL: +116.9' NGVD
T.O.S. LEVEL 10	EL: +106.4' NGVD
T.O.S. LEVEL 9	EL: +95.9' NGVD
T.O.S. LEVEL 8	EL: +85.3' NGVD
T.O.S. LEVEL 7	EL: +74.8' NGVD
T.O.S. LEVEL 6	EL: +64.3' NGVD
T.O.S. LEVEL 5	EL: +53.7' NGVD
T.O.S. LEVEL 4	EL: +43.2' NGVD
T.O.S. LEVEL 3	EL: +32.6' NGVD
T.O.S. LEVEL 2	EL: +22.0' NGVD
T.O.S. LEVEL 1	EL: +9.0' NGVD



LEGEND:

EL - INDICATES ELEVATION
BLDG. - INDICATES BUILDING
F.F.E. - INDICATES FINISHED FLOOR ELEVATION
T.O.S. - INDICATES TOP OF SLAB



NOTES:

1. REFER TO SHEET 2 FOR NOTES WHICH MAY BE APPLICABLE TO THIS SHEET.

2. ELEVATIONS ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
CIVIL ENGINEERS - LAND SURVEYORS
LAND PLANNERS - ENVIRONMENTAL
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E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: A3-102-MOD.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
SOUTH ELEVATION	

EXHIBIT "2"

SHEET 43 OF 45

OCEANA BAL HARBOUR CONDOMINIUM

UNIT NO.	UNIT MAILING ADDRESS
201SE	10201 COLLINS AVENUE # 201
202SE-M	10201 COLLINS AVENUE # 202
201SW	10201 COLLINS AVENUE # 211
204S	10201 COLLINS AVENUE # 204
201NE	10203 COLLINS AVENUE # 201
202NE-M	10203 COLLINS AVENUE # 202
204N	10203 COLLINS AVENUE # 204
201NW	10203 COLLINS AVENUE # 211
301SE	10201 COLLINS AVENUE # 301
301SW	10201 COLLINS AVENUE # 311
302SE	10201 COLLINS AVENUE # 302
303SE	10201 COLLINS AVENUE # 303
304SW	10201 COLLINS AVENUE # 304
305SW	10201 COLLINS AVENUE # 305
301NE	10203 COLLINS AVENUE # 301
301NW	10203 COLLINS AVENUE # 311
302NE	10203 COLLINS AVENUE # 302
303NE	10203 COLLINS AVENUE # 303
304NW	10203 COLLINS AVENUE # 304
305NW	10203 COLLINS AVENUE # 305
401SE	10201 COLLINS AVENUE # 401
401SW	10201 COLLINS AVENUE # 411
402SE	10201 COLLINS AVENUE # 402
403SE	10201 COLLINS AVENUE # 403
404SW	10201 COLLINS AVENUE # 404
405SW	10201 COLLINS AVENUE # 405
401NE	10203 COLLINS AVENUE # 401
401NW	10203 COLLINS AVENUE # 411
402NE	10203 COLLINS AVENUE # 402
403NE	10203 COLLINS AVENUE # 403
404NW	10203 COLLINS AVENUE # 404
405NW	10203 COLLINS AVENUE # 405
501SE	10201 COLLINS AVENUE # 501
501SW	10201 COLLINS AVENUE # 511
502SE	10201 COLLINS AVENUE # 502
503SE	10201 COLLINS AVENUE # 503
504SW	10201 COLLINS AVENUE # 504
505SW	10201 COLLINS AVENUE # 505
501NE	10203 COLLINS AVENUE # 501
501NW	10203 COLLINS AVENUE # 511
502NE	10203 COLLINS AVENUE # 502
503NE	10203 COLLINS AVENUE # 503
504NW	10203 COLLINS AVENUE # 504
505NW	10203 COLLINS AVENUE # 505
601SE	10201 COLLINS AVENUE # 601
601SW	10201 COLLINS AVENUE # 611
602SE	10201 COLLINS AVENUE # 602
603SE	10201 COLLINS AVENUE # 603
604SW	10201 COLLINS AVENUE # 604
605SW	10201 COLLINS AVENUE # 605
601NE	10203 COLLINS AVENUE # 601
601NW	10203 COLLINS AVENUE # 611
602NE	10203 COLLINS AVENUE # 602
603NE	10203 COLLINS AVENUE # 603
604NW	10203 COLLINS AVENUE # 604
605NW	10203 COLLINS AVENUE # 605
701S	10201 COLLINS AVENUE # 701
702SE-M	10201 COLLINS AVENUE # 702
703SE-M	10201 COLLINS AVENUE # 703
704SW	10201 COLLINS AVENUE # 704
705SW	10201 COLLINS AVENUE # 705
706E	10201 COLLINS AVENUE # 706
707W	10201 COLLINS AVENUE # 707
701N	10203 COLLINS AVENUE # 701
702NE-M	10203 COLLINS AVENUE # 702
703NE-M	10203 COLLINS AVENUE # 703
704NW	10203 COLLINS AVENUE # 704
705NW	10203 COLLINS AVENUE # 705

UNIT NO.	UNIT MAILING ADDRESS
801S	10201 COLLINS AVENUE # 801
802SE-M	10201 COLLINS AVENUE # 802
803SE-M	10201 COLLINS AVENUE # 803
804SW	10201 COLLINS AVENUE # 804
805SW	10201 COLLINS AVENUE # 805
806E	10201 COLLINS AVENUE # 806
807W	10201 COLLINS AVENUE # 807
801N	10203 COLLINS AVENUE # 801
802NE-M	10203 COLLINS AVENUE # 802
803NE-M	10203 COLLINS AVENUE # 803
804NW	10203 COLLINS AVENUE # 804
805NW	10203 COLLINS AVENUE # 805
901S	10201 COLLINS AVENUE # 901
902SE-M	10201 COLLINS AVENUE # 902
903SE-M	10201 COLLINS AVENUE # 903
904SW	10201 COLLINS AVENUE # 904
905SW	10201 COLLINS AVENUE # 905
906E	10201 COLLINS AVENUE # 906
907W	10201 COLLINS AVENUE # 907
901N	10203 COLLINS AVENUE # 901
902NE-M	10203 COLLINS AVENUE # 902
903NE-M	10203 COLLINS AVENUE # 903
904NW	10203 COLLINS AVENUE # 904
905NW	10203 COLLINS AVENUE # 905
1001S	10201 COLLINS AVENUE # 1001
1002SE-M	10201 COLLINS AVENUE # 1002
1003SE-M	10201 COLLINS AVENUE # 1003
1004SW	10201 COLLINS AVENUE # 1004
1005SW	10201 COLLINS AVENUE # 1005
1006E	10201 COLLINS AVENUE # 1006
1007W	10201 COLLINS AVENUE # 1007
1001N	10203 COLLINS AVENUE # 1001
1002NE-M	10203 COLLINS AVENUE # 1002
1003NE-M	10203 COLLINS AVENUE # 1003
1004NW	10203 COLLINS AVENUE # 1004
1005NW	10203 COLLINS AVENUE # 1005
1101S	10201 COLLINS AVENUE # 1101
1102SE-M	10201 COLLINS AVENUE # 1102
1103SE-M	10201 COLLINS AVENUE # 1103
1104SW	10201 COLLINS AVENUE # 1104
1105SW	10201 COLLINS AVENUE # 1105
1106E	10201 COLLINS AVENUE # 1106
1107W	10201 COLLINS AVENUE # 1107
1101N	10203 COLLINS AVENUE # 1101
1102NE-M	10203 COLLINS AVENUE # 1102
1103NE-M	10203 COLLINS AVENUE # 1103
1104NW	10203 COLLINS AVENUE # 1104
1105NW	10203 COLLINS AVENUE # 1105
1201S	10201 COLLINS AVENUE # 1201
1202SE-M	10201 COLLINS AVENUE # 1202
1203SE-M	10201 COLLINS AVENUE # 1203
1204SW	10201 COLLINS AVENUE # 1204
1205SW	10201 COLLINS AVENUE # 1205
1206E	10201 COLLINS AVENUE # 1206
1207W	10201 COLLINS AVENUE # 1207
1201N	10203 COLLINS AVENUE # 1201
1202NE-M	10203 COLLINS AVENUE # 1202
1203NE-M	10203 COLLINS AVENUE # 1203
1204NW	10203 COLLINS AVENUE # 1204
1205NW	10203 COLLINS AVENUE # 1205
1401S	10201 COLLINS AVENUE # 1401
1402S	10201 COLLINS AVENUE # 1402
1403S	10201 COLLINS AVENUE # 1403
1406E	10201 COLLINS AVENUE # 1406
1407W	10201 COLLINS AVENUE # 1407
1401N	10203 COLLINS AVENUE # 1401
1402N	10203 COLLINS AVENUE # 1402
1403N	10203 COLLINS AVENUE # 1403

LEITER, PEREZ & ASSOCIATES, INC.
LAND DEVELOPMENT CONSULTANTS
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E-Mail: office@leiterperez.com WEBSITE: www.leiterperez.com L.B. #6787

DATE: 11-1-2016 JOB ORDER: 13-150
FILE NO.: L-1905 FILE NAME: CERT.DWG
REVISION:

OCEANA BAL HARBOUR CONDOMINIUM

UNIT AREAS

EXHIBIT "2"

SHEET 44 OF 45

OCEANA BAL HARBOUR CONDOMINIUM

UNIT NO. UNIT MAILING ADDRESS

1501S	10201 COLLINS AVENUE #	1501
1502S	10201 COLLINS AVENUE #	1502
1503S	10201 COLLINS AVENUE #	1503
1506E	10201 COLLINS AVENUE #	1506
1507W	10201 COLLINS AVENUE #	1507
1501N	10203 COLLINS AVENUE #	1501
1502N	10203 COLLINS AVENUE #	1502
1503N	10203 COLLINS AVENUE #	1503
1601S	10201 COLLINS AVENUE #	1601
1602S	10201 COLLINS AVENUE #	1602
1603S	10201 COLLINS AVENUE #	1603
1606E	10201 COLLINS AVENUE #	1606
1607W	10201 COLLINS AVENUE #	1607
1601N	10203 COLLINS AVENUE #	1601
1602N	10203 COLLINS AVENUE #	1602
1603N	10203 COLLINS AVENUE #	1603
1701S	10201 COLLINS AVENUE #	1701
1702S	10201 COLLINS AVENUE #	1702
1703S	10201 COLLINS AVENUE #	1703
1706E	10201 COLLINS AVENUE #	1706
1707W	10201 COLLINS AVENUE #	1707
1701N	10203 COLLINS AVENUE #	1701
1702N	10203 COLLINS AVENUE #	1702
1703N	10203 COLLINS AVENUE #	1703
1801S	10201 COLLINS AVENUE #	1801
1802S	10201 COLLINS AVENUE #	1802
1803S	10201 COLLINS AVENUE #	1803
1806E	10201 COLLINS AVENUE #	1806
1807W	10201 COLLINS AVENUE #	1807
1801N	10203 COLLINS AVENUE #	1801
1802N	10203 COLLINS AVENUE #	1802
1803N	10203 COLLINS AVENUE #	1803
1901S	10201 COLLINS AVENUE #	1901
1902S	10201 COLLINS AVENUE #	1902
1903S	10201 COLLINS AVENUE #	1903
1906E	10201 COLLINS AVENUE #	1906
1907W	10201 COLLINS AVENUE #	1907
1901N	10203 COLLINS AVENUE #	1901
1902N	10203 COLLINS AVENUE #	1902
1903N	10203 COLLINS AVENUE #	1903
2001S	10201 COLLINS AVENUE #	2001
2002S	10201 COLLINS AVENUE #	2002
2003S	10201 COLLINS AVENUE #	2003
2006E	10201 COLLINS AVENUE #	2006
2007W	10201 COLLINS AVENUE #	2007
2001N	10203 COLLINS AVENUE #	2001
2002N	10203 COLLINS AVENUE #	2002
2003N	10203 COLLINS AVENUE #	2003
2101S	10201 COLLINS AVENUE #	2101
2102S	10201 COLLINS AVENUE #	2102
2103S	10201 COLLINS AVENUE #	2103
2106E	10201 COLLINS AVENUE #	2106
2107W	10201 COLLINS AVENUE #	2107
2101N	10203 COLLINS AVENUE #	2101
2102N	10203 COLLINS AVENUE #	2102
2103N	10203 COLLINS AVENUE #	2103
2201S	10201 COLLINS AVENUE #	2201
2202S	10201 COLLINS AVENUE #	2202
2203S	10201 COLLINS AVENUE #	2203
2206E	10201 COLLINS AVENUE #	2206
2207W	10201 COLLINS AVENUE #	2207
2201N	10203 COLLINS AVENUE #	2201
2202N	10203 COLLINS AVENUE #	2202
2203N	10203 COLLINS AVENUE #	2203

2301S	10201 COLLINS AVENUE #	2301
2302S	10201 COLLINS AVENUE #	2302
2303S	10201 COLLINS AVENUE #	2303
2306E	10201 COLLINS AVENUE #	2306
2307W	10201 COLLINS AVENUE #	2307
2301N	10203 COLLINS AVENUE #	2301
2302N	10203 COLLINS AVENUE #	2302
2303N	10203 COLLINS AVENUE #	2303
2401S	10201 COLLINS AVENUE #	2401
2402S	10201 COLLINS AVENUE #	2402
2403S	10201 COLLINS AVENUE #	2403
2406E	10201 COLLINS AVENUE #	2406
2407W	10201 COLLINS AVENUE #	2407
2401N	10203 COLLINS AVENUE #	2401
2402N	10203 COLLINS AVENUE #	2402
2403N	10203 COLLINS AVENUE #	2403
2501S	10201 COLLINS AVENUE #	2501
2502S	10201 COLLINS AVENUE #	2502
2503S	10201 COLLINS AVENUE #	2503
2506E	10201 COLLINS AVENUE #	2506
2507W	10201 COLLINS AVENUE #	2507
2501N	10203 COLLINS AVENUE #	2501
2502N	10203 COLLINS AVENUE #	2502
2503N	10203 COLLINS AVENUE #	2503
2601S	10201 COLLINS AVENUE #	2601
2602S	10201 COLLINS AVENUE #	2602
2603S	10201 COLLINS AVENUE #	2603
2606E	10201 COLLINS AVENUE #	2606
2607W	10201 COLLINS AVENUE #	2607
2601N	10203 COLLINS AVENUE #	2601
2602N	10203 COLLINS AVENUE #	2602
2603N	10203 COLLINS AVENUE #	2603
PH 2701 SOUTH	10201 COLLINS AVENUE #	2701
PH 2702 SOUTH	10201 COLLINS AVENUE #	2702
PH 2701 NORTH	10203 COLLINS AVENUE #	2701
PH 2702 NORTH	10203 COLLINS AVENUE #	2702
UPH 2801 SOUTH	10201 COLLINS AVENUE #	2801
UPH 2802 EAST	10201 COLLINS AVENUE #	2802
UPH 2802 WEST	10201 COLLINS AVENUE #	2803
UPH 2801 NORTH	10203 COLLINS AVENUE #	2801

LEITER, PEREZ & ASSOCIATES, INC.
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DATE: 11-1-2016	JOB ORDER: 13-150
FILE NO.: L-1905	FILE NAME: CERT.DWG
REVISION:	
OCEANA BAL HARBOUR CONDOMINIUM	
UNIT AREAS	

EXHIBIT "2"

SHEET 45 OF 45

Exhibit "3"

Unit #	Qty.	Sq. Footage per Unit	Percentage of Ownership Per Unit
1001 N	1	3,992	0.6118%
1001 S	1	3,992	0.6118%
1002 NE-M	1	2,121	0.3251%
1002 SE-M	1	2,121	0.3251%
1003 NE-M	1	1,576	0.2415%
1003 SE-M	1	1,518	0.2327%
1004 NW	1	1,267	0.1942%
1004 SW	1	1,267	0.1942%
1005 NW	1	1,704	0.2612%
1005 SW	1	1,704	0.2612%
1006 E	1	2,531	0.3879%
1101 N	1	3,992	0.6118%
1101 S	1	3,992	0.6118%
1102 NE-M	1	2,121	0.3251%
1102 SE-M	1	2,121	0.3251%
1103 NE-M	1	1,576	0.2415%
1103 SE-M	1	1,518	0.2327%
1104 NW	1	1,267	0.1942%
1104 SW	1	1,267	0.1942%
1105 NW	1	1,704	0.2612%
1105 SW	1	1,704	0.2612%
1106 E	1	2,531	0.3879%
1107 W	1	2,233	0.3422%
1201 N	1	3,992	0.6118%
1201 S	1	3,992	0.6118%
1202 NE-M	1	2,110	0.3234%
1202 SE-M	1	2,110	0.3234%
1203 NE-M	1	1,576	0.2415%
1203 SE-M	1	1,518	0.2327%
1204 NW	1	1,267	0.1942%
1204 SW	1	1,267	0.1942%
1205 NW	1	1,704	0.2612%
1205 SW	1	1,704	0.2612%
1206 E	1	2,526	0.3872%
1207 W	1	2,226	0.3412%
1401 N	1	3,992	0.6118%
1401 S	1	3,992	0.6118%
1402 N	1	3,450	0.5288%
1402 S	1	3,450	0.5288%
1403 N	1	3,345	0.5127%
1403 S	1	3,264	0.5003%
1406 E	1	2,526	0.3872%
1407 W	1	2,226	0.3412%
1501 N	1	3,992	0.6118%
1501 S	1	3,992	0.6118%
1502 N	1	3,450	0.5288%
1502 S	1	3,450	0.5288%
1503 N	1	3,464	0.5309%
1503 S	1	3,264	0.5003%
1506 E	1	2,526	0.3872%
1507 W	1	2,226	0.3412%
1601 N	1	3,992	0.6118%
1601 S	1	3,992	0.6118%
1602 N	1	3,450	0.5288%
1602 S	1	3,450	0.5288%
1603 N	1	3,464	0.5309%
1603 S	1	3,264	0.5003%
1606 E	1	2,526	0.3872%

1607 W	1	2,226	0.3412%
1701 N	1	3,992	0.6118%
1701 S	1	3,992	0.6118%
1702 N	1	3,450	0.5288%
1702 S	1	3,450	0.5288%
1703 N	1	3,464	0.5309%
1703 S	1	3,264	0.5003%
1706 E	1	2,526	0.3872%
1707 W	1	2,226	0.3412%
1801 N	1	3,992	0.6118%
1801 S	1	3,992	0.6118%
1802 N	1	3,450	0.5288%
1802 S	1	3,450	0.5288%
1803 N	1	3,464	0.5309%
1803 S	1	3,264	0.5003%
1806 E	1	2,526	0.3872%
1807 W	1	2,226	0.3412%
1901 N	1	3,992	0.6118%
1901 S	1	3,992	0.6118%
1902 N	1	3,450	0.5288%
1902 S	1	3,450	0.5288%
1903 N	1	3,464	0.5309%
1903 S	1	3,264	0.5003%
1906 E	1	2,526	0.3872%
1907 W	1	2,226	0.3412%
2001 N	1	3,992	0.6118%
2001 S	1	3,992	0.6118%
2002 N	1	3,450	0.5288%
2002 S	1	3,450	0.5288%
2003 N	1	3,464	0.5309%
2003 S	1	3,264	0.5003%
2006 E	1	2,526	0.3872%
2007 W	1	2,226	0.3412%
201 NE	1	2,149	0.3294%
201 NW	1	1,799	0.2757%
201 SE	1	2,148	0.3292%
201 SW	1	1,805	0.2766%
202 NE-M	1	2,114	0.3240%
202 SE-M	1	2,114	0.3240%
204 N	1	1,752	0.2685%
204 S	1	1,752	0.2685%
2101 N	1	3,992	0.6118%
2101 S	1	3,992	0.6118%
2102 N	1	3,450	0.5288%
2102 S	1	3,450	0.5288%
2103 N	1	3,464	0.5309%
2103 S	1	3,264	0.5003%
2106 E	1	2,526	0.3872%
2107 W	1	2,226	0.3412%
2201 N	1	3,992	0.6118%
2201 S	1	3,992	0.6118%
2202 N	1	3,450	0.5288%
2202 S	1	3,450	0.5288%
2203 N	1	3,464	0.5309%
2203 S	1	3,264	0.5003%
2206 E	1	2,526	0.3872%
2207 W	1	2,226	0.3412%
2301 N	1	3,992	0.6118%
2301 S	1	3,992	0.6118%
2302 N	1	3,450	0.5288%
2302 S	1	3,450	0.5288%
2303 N	1	3,464	0.5309%
2303 S	1	3,264	0.5003%
2306 E	1	2,526	0.3872%
2307 W	1	2,226	0.3412%

2401 N	1	3,992	0.6118%
2401 S	1	3,992	0.6118%
2402 N	1	3,450	0.5288%
2402 S	1	3,450	0.5288%
2403 N	1	3,464	0.5309%
2403 S	1	3,264	0.5003%
2406 E	1	2,526	0.3872%
2407 W	1	2,226	0.3412%
2501 N	1	3,992	0.6118%
2501 S	1	3,992	0.6118%
2502 N	1	3,450	0.5288%
2502 S	1	3,450	0.5288%
2503 N	1	3,464	0.5309%
2503 S	1	3,264	0.5003%
2506 E	1	2,526	0.3872%
2507 W	1	2,226	0.3412%
2601 N	1	3,992	0.6118%
2601 S	1	3,992	0.6118%
2602 N	1	3,450	0.5288%
2602 S	1	3,450	0.5288%
2603 N	1	3,464	0.5309%
2603 S	1	3,264	0.5003%
2606 E	1	2,526	0.3872%
2607 W	1	2,226	0.3412%
301 NE	1	2,148	0.3292%
301 NW	1	1,805	0.2766%
301 SE	1	2,148	0.3292%
301 SW	1	1,805	0.2766%
302 NE	1	2,019	0.3094%
302 SE	1	2,019	0.3094%
303 NE	1	1,513	0.2319%
303 SE	1	1,459	0.2236%
304 NW	1	1,171	0.1795%
304 SW	1	1,171	0.1795%
305 NW	1	1,707	0.2616%
305 SW	1	1,707	0.2616%
401 NE	1	2,148	0.3292%
401 NW	1	1,805	0.2766%
401 SE	1	2,148	0.3292%
401 SW	1	1,805	0.2766%
402 NE	1	2,019	0.3094%
402 SE	1	2,019	0.3094%
403 NE	1	1,513	0.2319%
403 SE	1	1,459	0.2236%
404 NW	1	1,171	0.1795%
404 SW	1	1,171	0.1795%
405 NW	1	1,707	0.2616%
405 SW	1	1,707	0.2616%
501 NE	1	2,148	0.3292%
501 NW	1	1,805	0.2766%
501 SE	1	2,148	0.3292%
501 SW	1	1,805	0.2766%
502 NE	1	2,019	0.3094%
502 SE	1	2,019	0.3094%
503 NE	1	1,513	0.2319%
503 SE	1	1,459	0.2236%
504 NW	1	1,171	0.1795%
504 SW	1	1,171	0.1795%
505 NW	1	1,707	0.2616%
505 SW	1	1,707	0.2616%
601 NE	1	2,148	0.3292%
601 NW	1	1,805	0.2766%
601 SE	1	2,148	0.3292%
601 SW	1	1,805	0.2766%
602 NE	1	2,021	0.3098%

602 SE	1	2,021	0.3098%
603 NE	1	1,495	0.2291%
603 SE	1	1,442	0.2210%
604 NW	1	1,257	0.1927%
604 SW	1	1,257	0.1927%
605 NW	1	1,690	0.2590%
605 SW	1	1,690	0.2590%
701 N	1	3,992	0.6118%
701 S	1	3,992	0.6118%
702 NE-M	1	2,121	0.3251%
702 SE-M	1	2,121	0.3251%
703 NE-M	1	1,576	0.2415%
703 SE-M	1	1,518	0.2327%
704 NW	1	1,256	0.1925%
704 SW	1	1,256	0.1925%
705 NW	1	1,704	0.2612%
705 SW	1	1,704	0.2612%
706 E	1	2,531	0.3879%
707 W	1	2,233	0.3422%
801 N	1	3,992	0.6118%
801 S	1	3,992	0.6118%
802 NE-M	1	2,121	0.3251%
802 SE-M	1	2,121	0.3251%
803 NE-M	1	1,576	0.2415%
803 SE-M	1	1,518	0.2327%
804 NW	1	1,256	0.1925%
804 SW	1	1,256	0.1925%
805 NW	1	1,704	0.2612%
805 SW	1	1,704	0.2612%
806 E	1	2,531	0.3879%
807 W	1	2,233	0.3422%
901 N	1	3,992	0.6118%
901 S	1	3,992	0.6118%
902 NE-M	1	2,121	0.3251%
902 SE-M	1	2,121	0.3251%
903 NE-M	1	1,576	0.2415%
903 SE-M	1	1,518	0.2327%
904 NW	1	1,256	0.1925%
904 SW	1	1,256	0.1925%
905 NW	1	1,704	0.2612%
905 SW	1	1,704	0.2612%
906 E	1	2,531	0.3879%
1007 W	1	2,233	0.3422%
907 W	1	2,233	0.3422%
PH 2701N	1	7,534	1.1547%
PH 2701S	1	7,534	1.1547%
PH 2702N	1	5,918	0.9070%
PH 2702S	1	5,620	0.8614%
UPH-2802E	1	5,854	0.8972%
UPH-2801N	1	8,993	1.3783%
UPH-2801S	1	8,931	1.3688%
UPH-2802W	1	4,977	0.7628%
Totals	240	652,458	100.0000%

Exhibit "6"

Unit #	Annual \$	Monthly \$
1001 N	\$ 42,362.80	\$ 3,530.23
1001 S	42,362.80	3,530.23
1002 NE-M	22,507.89	1,875.66
1002 SE-M	22,507.89	1,875.66
1003 NE-M	16,724.39	1,393.70
1003 SE-M	16,108.90	1,342.41
1004 NW	13,445.31	1,120.44
1004 SW	13,445.31	1,120.44
1005 NW	18,082.72	1,506.89
1005 SW	18,082.72	1,506.89
1006 E	26,858.78	2,238.23
1101 N	42,362.80	3,530.23
1101 S	42,362.80	3,530.23
1102 NE-M	22,507.89	1,875.66
1102 SE-M	22,507.89	1,875.66
1103 NE-M	16,724.39	1,393.70
1103 SE-M	16,108.90	1,342.41
1104 NW	13,445.31	1,120.44
1104 SW	13,445.31	1,120.44
1105 NW	18,082.72	1,506.89
1105 SW	18,082.72	1,506.89
1106 E	26,858.78	2,238.23
1107 W	23,696.43	1,974.70
1201 N	42,362.80	3,530.23
1201 S	42,362.80	3,530.23
1202 NE-M	22,391.16	1,865.93
1202 SE-M	22,391.16	1,865.93
1203 NE-M	16,724.39	1,393.70
1203 SE-M	16,108.90	1,342.41
1204 NW	13,445.31	1,120.44
1204 SW	13,445.31	1,120.44
1205 NW	18,082.72	1,506.89
1205 SW	18,082.72	1,506.89
1206 E	26,805.72	2,233.81
1207 W	23,622.14	1,968.51
1401 N	42,362.80	3,530.23
1401 S	42,362.80	3,530.23
1402 N	36,611.14	3,050.93
1402 S	36,611.14	3,050.93
1403 N	35,496.89	2,958.07
1403 S	34,637.32	2,886.44
1406 E	26,805.72	2,233.81
1407 W	23,622.14	1,968.51
1501 N	42,362.80	3,530.23
1501 S	42,362.80	3,530.23
1502 N	36,611.14	3,050.93
1502 S	36,611.14	3,050.93
1503 N	36,759.71	3,063.31
1503 S	34,637.32	2,886.44
1506 E	26,805.72	2,233.81
1507 W	23,622.14	1,968.51
1601 N	42,362.80	3,530.23
1601 S	42,362.80	3,530.23
1602 N	36,611.14	3,050.93
1602 S	36,611.14	3,050.93
1603 N	36,759.71	3,063.31
1603 S	34,637.32	2,886.44
1606 E	26,805.72	2,233.81

1607 W	23,622.14	1,968.51
1701 N	42,362.80	3,530.23
1701 S	42,362.80	3,530.23
1702 N	36,611.14	3,050.93
1702 S	36,611.14	3,050.93
1703 N	36,759.71	3,063.31
1703 S	34,637.32	2,886.44
1706 E	26,805.72	2,233.81
1707 W	23,622.14	1,968.51
1801 N	42,362.80	3,530.23
1801 S	42,362.80	3,530.23
1802 N	36,611.14	3,050.93
1802 S	36,611.14	3,050.93
1803 N	36,759.71	3,063.31
1803 S	34,637.32	2,886.44
1806 E	26,805.72	2,233.81
1807 W	23,622.14	1,968.51
1901 N	42,362.80	3,530.23
1901 S	42,362.80	3,530.23
1902 N	36,611.14	3,050.93
1902 S	36,611.14	3,050.93
1903 N	36,759.71	3,063.31
1903 S	34,637.32	2,886.44
1906 E	26,805.72	2,233.81
1907 W	23,622.14	1,968.51
2001 N	42,362.80	3,530.23
2001 S	42,362.80	3,530.23
2002 N	36,611.14	3,050.93
2002 S	36,611.14	3,050.93
2003 N	36,759.71	3,063.31
2003 S	34,637.32	2,886.44
2006 E	26,805.72	2,233.81
2007 W	23,622.14	1,968.51
201 NE	22,805.03	1,900.42
201 NW	19,090.85	1,590.90
201 SE	22,794.41	1,899.53
201 SW	19,154.52	1,596.21
202 NE-M	22,433.61	1,869.47
202 SE-M	22,433.61	1,869.47
204 N	18,592.09	1,549.34
204 S	18,592.09	1,549.34
2101 N	42,362.80	3,530.23
2101 S	42,362.80	3,530.23
2102 N	36,611.14	3,050.93
2102 S	36,611.14	3,050.93
2103 N	36,759.71	3,063.31
2103 S	34,637.32	2,886.44
2106 E	26,805.72	2,233.81
2107 W	23,622.14	1,968.51
2201 N	42,362.80	3,530.23
2201 S	42,362.80	3,530.23
2202 N	36,611.14	3,050.93
2202 S	36,611.14	3,050.93
2203 N	36,759.71	3,063.31
2203 S	34,637.32	2,886.44
2206 E	26,805.72	2,233.81
2207 W	23,622.14	1,968.51
2301 N	42,362.80	3,530.23
2301 S	42,362.80	3,530.23
2302 N	36,611.14	3,050.93
2302 S	36,611.14	3,050.93
2303 N	36,759.71	3,063.31
2303 S	34,637.32	2,886.44
2306 E	26,805.72	2,233.81
2307 W	23,622.14	1,968.51

2401 N	42,362.80	3,530.23
2401 S	42,362.80	3,530.23
2402 N	36,611.14	3,050.93
2402 S	36,611.14	3,050.93
2403 N	36,759.71	3,063.31
2403 S	34,637.32	2,886.44
2406 E	26,805.72	2,233.81
2407 W	23,622.14	1,968.51
2501 N	42,362.80	3,530.23
2501 S	42,362.80	3,530.23
2502 N	36,611.14	3,050.93
2502 S	36,611.14	3,050.93
2503 N	36,759.71	3,063.31
2503 S	34,637.32	2,886.44
2506 E	26,805.72	2,233.81
2507 W	23,622.14	1,968.51
2601 N	42,362.80	3,530.23
2601 S	42,362.80	3,530.23
2602 N	36,611.14	3,050.93
2602 S	36,611.14	3,050.93
2603 N	36,759.71	3,063.31
2603 S	34,637.32	2,886.44
2606 E	26,805.72	2,233.81
2607 W	23,622.14	1,968.51
301 NE	22,794.41	1,899.53
301 NW	19,154.52	1,596.21
301 SE	22,794.41	1,899.53
301 SW	19,154.52	1,596.21
302 NE	21,425.48	1,785.46
302 SE	21,425.48	1,785.46
303 NE	16,055.84	1,337.99
303 SE	15,482.80	1,290.23
304 NW	12,426.56	1,035.55
304 SW	12,426.56	1,035.55
305 NW	18,114.55	1,509.55
305 SW	18,114.55	1,509.55
401 NE	22,794.41	1,899.53
401 NW	19,154.52	1,596.21
401 SE	22,794.41	1,899.53
401 SW	19,154.52	1,596.21
402 NE	21,425.48	1,785.46
402 SE	21,425.48	1,785.46
403 NE	16,055.84	1,337.99
403 SE	15,482.80	1,290.23
404 NW	12,426.56	1,035.55
404 SW	12,426.56	1,035.55
405 NW	18,114.55	1,509.55
405 SW	18,114.55	1,509.55
501 NE	22,794.41	1,899.53
501 NW	19,154.52	1,596.21
501 SE	22,794.41	1,899.53
501 SW	19,154.52	1,596.21
502 NE	21,425.48	1,785.46
502 SE	21,425.48	1,785.46
503 NE	16,055.84	1,337.99
503 SE	15,482.80	1,290.23
504 NW	12,426.56	1,035.55
504 SW	12,426.56	1,035.55
505 NW	18,114.55	1,509.55
505 SW	18,114.55	1,509.55
601 NE	22,794.41	1,899.53
601 NW	19,154.52	1,596.21
601 SE	22,794.41	1,899.53
601 SW	19,154.52	1,596.21
602 NE	21,446.70	1,787.22

602 SE		21,446.70		1,787.22
603 NE		15,864.83		1,322.07
603 SE		15,302.39		1,275.20
604 NW		13,339.19		1,111.60
604 SW		13,339.19		1,111.60
605 NW		17,934.15		1,494.51
605 SW		17,934.15		1,494.51
701 N	\$	42,362.80	\$	3,530.23
701 S		42,362.80		3,530.23
702 NE-M		22,507.89		1,875.66
702 SE-M		22,507.89		1,875.66
703 NE-M		16,724.39		1,393.70
703 SE-M		16,108.90		1,342.41
704 NW		13,328.58		1,110.71
704 SW		13,328.58		1,110.71
705 NW		18,082.72		1,506.89
705 SW		18,082.72		1,506.89
706 E		26,858.78		2,238.23
707 W		23,696.43		1,974.70
801 N		42,362.80		3,530.23
801 S		42,362.80		3,530.23
802 NE-M		22,507.89		1,875.66
802 SE-M		22,507.89		1,875.66
803 NE-M		16,724.39		1,393.70
803 SE-M		16,108.90		1,342.41
804 NW		13,328.58		1,110.71
804 SW		13,328.58		1,110.71
805 NW		18,082.72		1,506.89
805 SW		18,082.72		1,506.89
806 E		26,858.78		2,238.23
807 W		23,696.43		1,974.70
901 N		42,362.80		3,530.23
901 S		42,362.80		3,530.23
902 NE-M		22,507.89		1,875.66
902 SE-M		22,507.89		1,875.66
903 NE-M		16,724.39		1,393.70
903 SE-M		16,108.90		1,342.41
904 NW		13,328.58		1,110.71
904 SW		13,328.58		1,110.71
905 NW		18,082.72		1,506.89
905 SW		18,082.72		1,506.89
906 E		26,858.78		2,238.23
1007 W		23,696.43		1,974.70
907 W		23,696.43		1,974.70
PH 2701N		79,950.24		6,662.52
PH 2701S		79,950.24		6,662.52
PH 2702N		62,801.37		5,233.45
PH 2702S		59,639.01		4,969.92
UPH-2802E		62,122.20		5,176.85
UPH-2801N		95,433.03		7,952.75
UPH-2801S		94,775.10		7,897.92
UPH-2802W		52,815.55		4,401.30