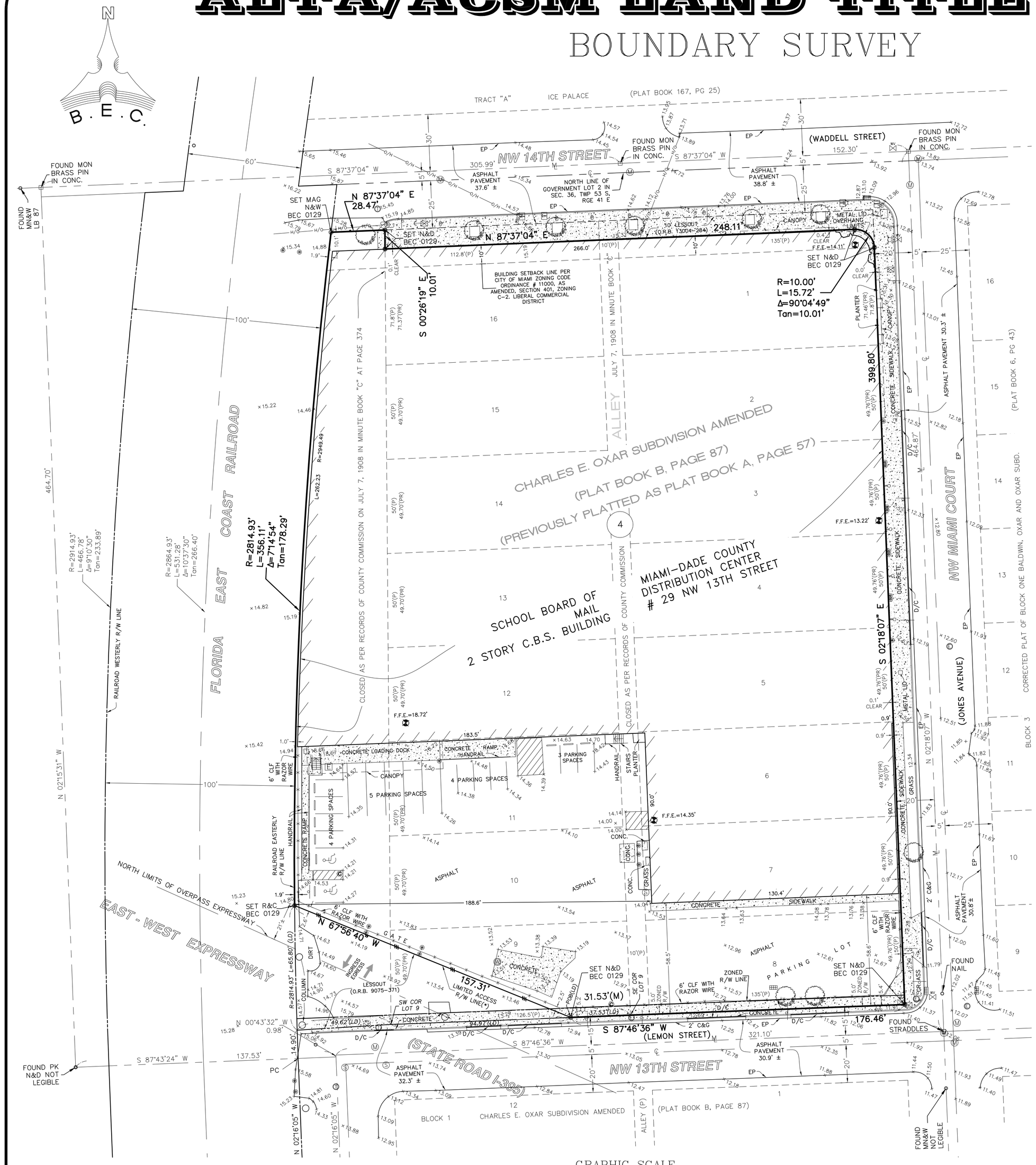
ALTA/ACSM LAND TITLE SURVEY

BOUNDARY SURVEY



ABBREVIATIONS

AC. = ACRES
B.E.C. = BISCAYNE ENGINEERING COMPANY
(C) = CALCULATED FROM FIELD MEASUREMENTS
C.B. = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
C&G = CURB AND GUTTER
D/C = DEPRESSED CURB
D.H. = DRILL HOLE
ELEV. = ELEVATION
E/P = EDGE OF PAVEMENT
EP = EDGE OF PAVEMENT
F.F.E. = FINISHED FLOOR ELEVATION
FND = FOUND
FP = FLAG POLE
FPL = FLORIDA POWER AND LIGHT COMPANY
ID = IDENTIFICATION
I.P. = IRON PIPE
I.P.&C = IRON PIPE AND CAP
INV. = INVERT
H/C = HANDICAP
L = LENGTH (WHEN USED IN CURVE DATA)
(L) = PER LEGAL DESCRIPTION
(M) = MEASURED
MON. = MONUMENT
N&D = NAIL AND DISC
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
MHD = DRAINAGE MANHOLE
M.H.W. = MEAN HIGH WATER
NTT = NAIL AND TIN TAB
N.T.S. = NOT TO SCALE
N&W = NAIL AND WASHER
O.R.B. = OFFICIAL RECORDS BOOK
(P) = PER PLAT
P.B. = PLAT BOOK
PG. = PAGE
PK = PARKER KALON
PK&W = PARKER KALON NAIL AND WASHER
R = RADIUS
(R) = RECORD
R&C = 5/8"ø REBAR AND CAP
RGE = RANGE
R/W = RIGHT-OF-WAY
SEC. = SECTION
SMH = SEWER MANHOLE
STY. = STORY
T = TANGENT
TWP = TOWNSHIP
TYP. = TYPICAL
U.E. = UTILITY EASEMENT
UTIL. = UTILITIES
± = MORE OR LESS
ø = DIAMETER
CLF=CHAIN LINK FENCE
(PR)=PRORATED LOT DIMENSION
PC=POINT OF CURVATURE
LD=LEGAL DESCRIPTION
POB=POINT OF BEGINNING

LEGEND

CATCH BASIN
SIGN
ELECTRIC BOX
FIRE HYDRANT
GUY WIRE
POWER POLE
WOOD POWER POLE
LIGHT POLE
WATER METER
WATER VALVE
MANHOLE (UNKNOWN)
SANITARY SEWER MANHOLE
DRAINAGE MANHOLE
CENTER LINE
TREE
PALM
AIR CONDITIONER
SEWER VALVE
FLOOD LIGHT
STANDPIPE
GREASE TRAP MANHOLE
CLEAN OUT
POST
FLAG POLE
SECTION CORNER
WIRE POOL BOX
BUILDING LIGHT
PARKING METER
FIRE SPRINKLER

SCHEDULE B TITLE COMMITMENT EXCEPTIONS:

THE HEREON DESCRIBED PROPERTY IS SUBJECT TO THE FOLLOWING SURVEY MATTERS OF RECORD AS DESIGNATED IN SCHEDULE B-2 OF CHICAGO TITLE INSURANCE COMPANY. TITLE INSURANCE COMMITMENT 101390 10000 1075 ORDER NUMBER 3146720 DATED MAY 15, 2010 AT 11:00 P.M.

1-4 ARE STANDARD EXCEPTIONS.

5 AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES, RECORDED MARCH 16, 2010 IN OFFICIAL RECORDS BOOK 27215, PAGE 4571 APPEARS TO AFFECT THE SUBJECT PROPERTY, BUT IS NOT SUBJECT TO LOCATION, CONTAINS NO PLOTTABLE ELEMENTS AND IS BLANKET IN NATURE.

SURVEYOR'S NOTES:

- Legal Description provided by client.

- This site lies in Section 36, Township 53 South, Range 41 East, Miami-Dade County, Florida.

- Lands shown hereon containing 122,267 square feet, or 2.807 acres, more or less.

- Adjoiner property ownership information shown hereon is per Miami-Dade County Property Appraiser's website.

- Bearings shown hereon are based on an assumed meridian and are referenced to the Southerly line of lot 8, having a Bearing of N 87°46'36" E as described in the Official Records Book 9075 at Page 371.

- Dimensions indicated hereon are field measured using a total station electronic distance measurement (EDM), unless otherwise noted.

- Building dimensions shown hereon were measured at ground level along the exterior face.

- Ties from property lines to building are to the exterior face of buildings perimeter walls; underground foundations have not been located or shown.

- Underground improvements and/or underground encroachments, where they are not visible at surface ground level, are not shown including but not limited to buildings, structural appurtenances, storm drainage systems, tanks or rubbish fills.

- The approximate location of visible utilities shown hereon were field located.

- No attempt was made by the surveyor to locate underground utilities.

- No attempt was made by the surveyor to determine mineral rights ownership and/or rights-of-entry appurtenant thereto.

- There may be additional restrictions affecting this property found in the laws of the City of Miami, Miami-Dade County, and the State of Florida.

- No attempt has been made by the surveyor to determine compliance with the zoning code.

- For Setback Information, refer to the Zoning Ordinance 11000 for zoning information as of the date of this survey and is subject to change without notice.

- Elevations shown hereon are based on National Geodetic Vertical Datum of 1929 (NGVD-29) and are referenced to the following City of Miami benchmarks:

* Mag nail & washer stamped City of Miami located at NW corner of NW 14 Street and NW 1 Place, having an elevation of 13.215' (City of Miami Datum)-0.26'=12.955' (NGVD-29);
* Mag nail & washer stamped City of Miami located at SE corner of NW 14 Street and NW Miami Court, having an elevation of 13.159' (City of Miami Datum)-0.26'=12.899' (NGVD-29);

- It appears that the South 5 feet of the property has been dedicated as Public Right of Way; however, no official documents have been provided by client.

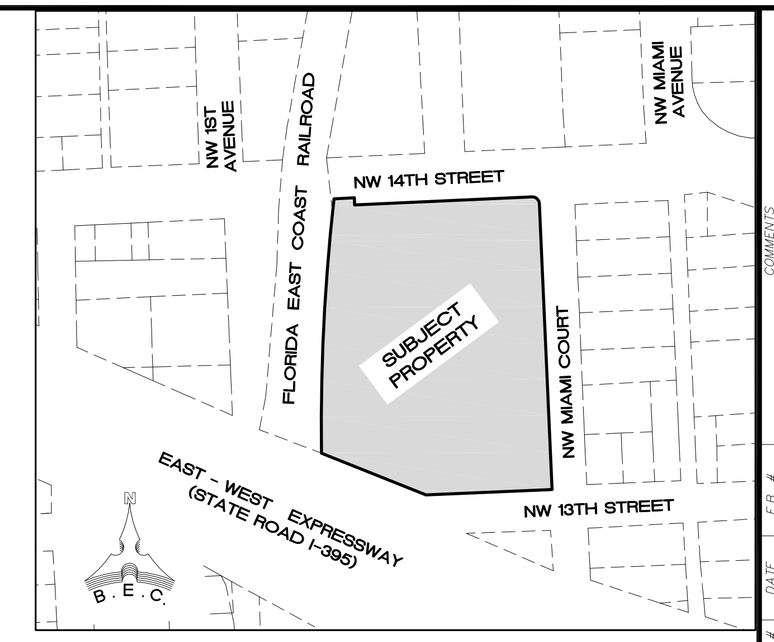
- Limited Access Right of Way line in vicinity of the SW property line shown hereon as per Plat Book 83, Page 70 and Florida Department of Transportation Right of Way Map for State Road 836, Section 87200-(2501) 2401.

- The Limited Access Right-of-Way may serve crossing utilities, however no underground utilities have been located as a part of this Survey, and no easements have been provided.

- Flood Zone Information:
Community: City of Miami, 120650; Panel: 0312; Suffix: L; Revised: September 11, 2009; Map No 12086C0312L; Flood Zone: "X"

CERTIFY TO:

CHICAGO TITLE INSURANCE
OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY
HOLLAND AND KNIGHT, LLP



LOCATION SKETCH

IN SEC. 36, TWP 53S, RGE 41E, MIAMI-DADE COUNTY

SCALE: 1"=150'

LEGAL DESCRIPTION:

All of Block 4 of the Subdivision of part of Government Lot 2, Section 36, Township 53 South, Range 41 East, as surveyed and Platted by George L. McDonald, CE., for Alice Baldwin and others according to the Plat thereof recorded in Plat Book "A", at page 57, of the Public Records of Dade County, Florida, and that strip of land lying between said Block 4 of said Subdivision above described and the right-of-way of the Florida East Coast Railway Company, and also that strip of land lying between Lots 1 to 8, inclusive, and Lots 9 to 16 inclusive of said Block 4, the said property being bounded on the East by N.W. Miami Court (formerly Jones Avenue) on the South by Northwest 13th Street (formerly Lemon Street), on the North by Northwest 14th Street (formerly Waddell Street) and on the West by the right-of-way of the Florida East Coast Railway Company, lying and being in Miami-Dade County, Florida. Less and except that part of Lot 9, Block 4, Baldwin and Oxar Subdivision, according to Plat recorded in Plat Book A, Page 57, of the Public Records of Miami-Dade County, Florida, and that strip lying between said Block 4 of the above- described subdivision and the Right-of-way of the Florida East Coast Railway Company, being more particularly described as follows:

Begin on the South line of Lot 9 at a point 37.53 feet, South 87° 46' 36" West from the Southeast corner thereof, thence South 87° 46' 36" West 94.97 feet along said South line to the Southwest corner of said Lot 9, thence South 86° 30' 26" West 49.62 feet to the Easterly right-of-way line of Florida East Coast Railway Company, thence Northerly 65.80 feet along said Easterly right-of-way line, thence South 67° 56' 40" east 157.32 feet to Point of Beginning.

and Less those lands described in that Warranty Deed, recorded August 29, 1986 in Official Records Book 13004, page 284.

THERE APPEARS TO BE A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION WHERE 37.53 FEET SHOULD READ 31.53 FEET, THIS DISTANCE AND THE FOLLOWING DISTANCE SHOULD ADD UP TO THE LENGTH OF LOT 9, HOWEVER, THE DISTANCE IS 6 FEET LONGER THAN PLAT.

SURVEYOR'S CERTIFICATE:

I hereby certify to Omni Redevelopment District Community Redevelopment Agency, Holland & Knight LLP, and Chicago Title Insurance Company: (a) that the survey represented herein is an accurate survey of all of the real property legally described herein; (b) that the within survey properly and accurately indicates and locates all improvements on the real property as of the date of the survey; (c) that the within survey was prepared under the direct supervision and control of the undersigned from an actual survey made of the real property legally described herein; (d) the survey shows the location of all rights-of-way, easements and other matters of record which are reflected on Schedule B of Title Insurance Commitment Number 101390 10000 1075 issued by Chicago Title Insurance Company, affecting or benefiting the subject property; (e) that all required building setback lines on the subject property are located as shown on the survey, (f) that there are no encroachments either across property lines or zoning restriction lines in effect as of the date of the survey, unless as shown; (g) that the within survey properly designates and locates all visible or recorded easements provided to us as of the date of the survey; (h) all utility services required for the current operation of this property either enter the property through the adjoining public streets or, if they pass through or are located on private land, do so in accordance with easements enuring to the owner of the property (none provided); (i) ingress and egress to the subject property is provided by the streets upon which the property abuts, which includes NW 14th Street, NW Miami Court, and NW 13th Street, the same being paved and dedicated rights of way being maintained by the City of Miami (j) the property is [not] located in area designated as a special flood hazardous area by the Federal Emergency Management Agency (the subject property is located within Flood Zone X as defined by FEMA and as shown on Map No. 12086C0312L, Community Panel Number 120650, dated September 11, 2009); (k) that the land, as described on the survey appears to service the FEC and S.R. R/W for drainage, ingress and egress; (l) that there are 18 parking spaces located on the land, of which 2 are for handicap spaces; and (m) that the within survey was prepared in accordance with the Minimum Standard Detail Requirements Jointly Established and adopted by the American Land Title Association, the American Congress on Surveying and Mapping and the National Society of Professional Surveyors in 2005 and the Minimum Technical Standards as set forth by the Florida State Board of Professional Surveyors and Mappers in Chapter 5J17 Florida Administrative Code Pursuant to Section 472.027 Florida Statutes.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes no items of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

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

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

Survey Date: 06-09-2010

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Andrew D. Conner, PSM, For the Firm, Vice President
Professional Surveyor and Mapper No. 5995
State of Florida

ORDER #	DATE	F.B. #	COMMENTS

BISCAYNE ENGINEERING COMPANY, INC.
Consulting Engineers Planners Surveyors
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E-MAIL: info@biscayneengineering.com

ALTA/ACSM LAND TITLE SURVEY

FOR: CITY OF MIAMI COMMUNITY REDEVELOPMENT AGENCY

SCALE: 1"=30'	DESIGNED BY: I.V.	DRAWN BY: I.V.	CHECKED BY: A.C.
DATE: 06-10-10	APPROVED BY: A.C.	F.B./PG: 2697 / 42-52	

ORDER No. 03-79384

SHEET No. 1 OF 1

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