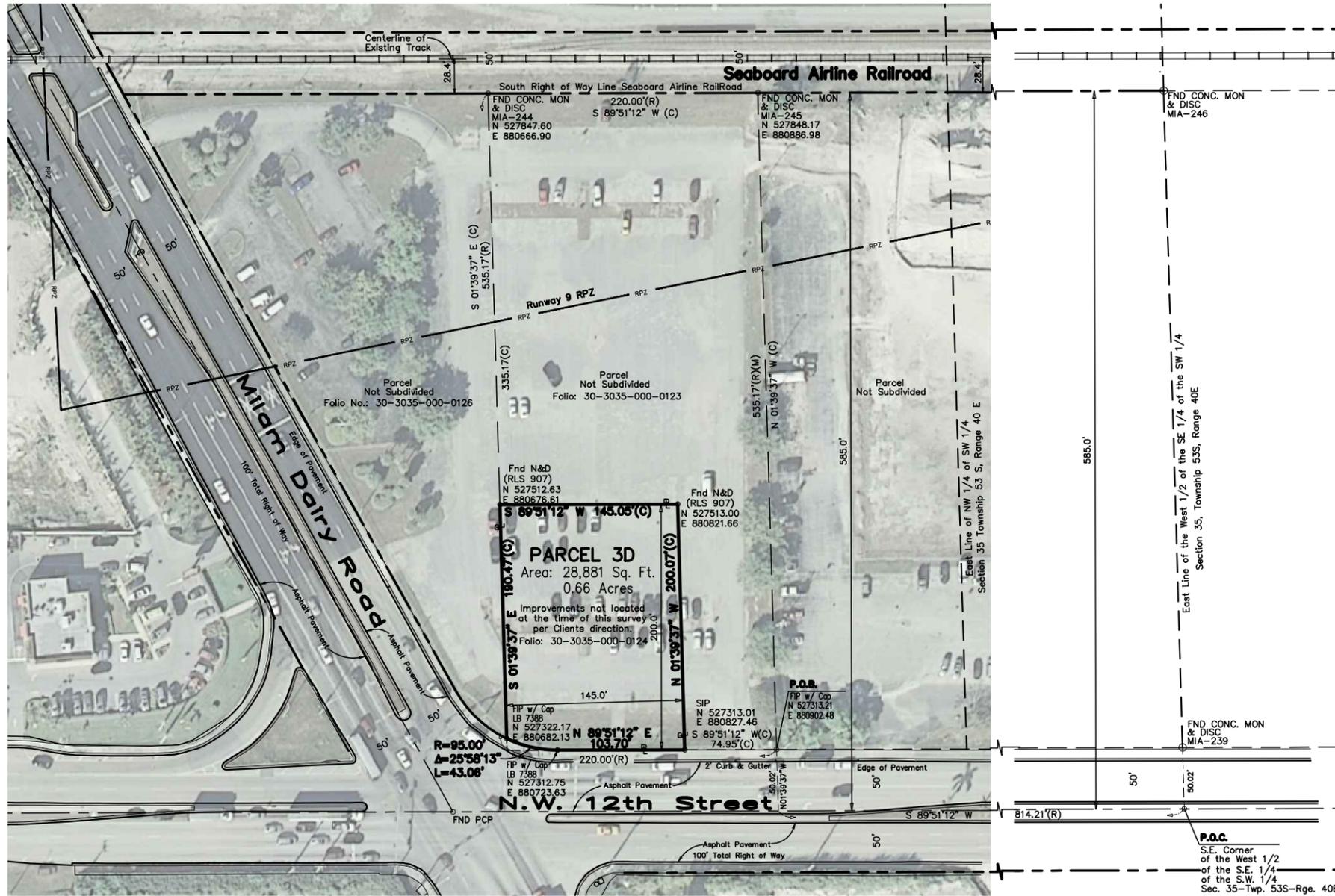


SECTION 35
TOWNSHIP 53S
RANGE 40E



LEGAL DESCRIPTION:

The South 200 feet of the West 145 feet of the following described property: Commence at the Southeast corner of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 35, Township 53 South, Range 40 East, Dade County, Florida; thence run in a Westerly direction along the South line of the Southwest 1/4 of said Section 35 for a distance of 814.21 feet to a point; thence run in a Northerly direction along a line parallel to the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 50.02 feet to a point 50 feet North of, as measured at right angles to, the South line of the Southwest 1/4 of said Section 35, being a point on the North right-of-way line of Northwest 12th Street and being the Point of Beginning of the tract of land herein described; thence continue in a Northerly direction along a line parallel to the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 535.17 feet to a point on the South right-of-way line of the Seaboard Airline Railroad and also being 585 feet North of as measured at right angles to the South line of the Southwest 1/4 of said Section 35; thence run in a Westerly direction along the South right-of-way line of the Seaboard Airline Railroad and also being along a line parallel to the South line of the Southwest 1/4 of said Section 35 for a distance of 220 feet to a point; thence run in a Southerly direction along a line parallel to the East line of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 35 for a distance of 535.17 feet to a point of 50 feet North of, as measured at right angles to the South line of the Southwest 1/4 of said Section 35 and being a point on the North right-of-way line of Northwest 12th Street; thence run in a Easterly direction along a line parallel to the South line of the Southwest 1/4 of said Section 35 being along the North right-of-way line of Northwest 12th Street for a distance of 220 feet to the Point of Beginning.

Less the external area at the Southwest corner of the above described Parcel formed by a circular curve concave to the Northeast and having for its elements a radius of 95.00 feet, a central angle of 25°58'13" and an arc length of 43.06 feet.

SURVEYOR'S CERTIFICATION:

This is to certify to the herein named firm and/or persons that the "BOUNDARY SURVEY" of the herein described property is true and correct to the best of our knowledge and belief as surveyed and plotted under our direction on December 22, 2010. I further certify that this survey meets the Minimum Technical Standard Requirements as set forth in Rules 5J-17.051 and 5J-17.052 as adopted by the Florida Board of Professional Surveyors and Mappers pursuant to Chapter 472.027 Florida Statutes.

Triangle Surveying & Mapping, Inc.

John Liptak
Professional Surveyor and Mapper #5684
State of Florida

ABBREVIATIONS

- (C) Calculated
- (M) Measured
- (R) Record
- (P) Plat
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- RPZ Runway Protection Zone
- FND Found
- FIP Found Iron Pipe
- SIP Set 1/2" Iron Pipe W/ Cap LB7388
- PCP Permanent Control Point
- CONC. Concrete
- MON Monument
- W/ With
- MIA Miami International Airport
- O/S Off Set
- Sq. Square
- Ft. Feet
- Sec. Section
- Twp. Township
- Rge. Range
- Ⓢ Centerline
- Ⓟ Property Line

SURVEYOR'S NOTES:

The client designated the Parcel to be Surveyed.

The description for the Parcel was retrieved from the Miami-Dade County Clerks Office and is shown hereon.

No improvements are shown nor were they located at the time of this Survey at the direction of Miami-Dade County Aviation Department.

No underground footings were located.

No encroachments were noted by this survey, except as shown hereon.

Bearings and Coordinates shown hereon refer to Florida State Plane Coordinate system, East zone (0901), North American Datum (N.A.D.) 1983 (1990 adjustment) US Survey Feet.

The property boundary is based on plotted information, the fractional breakdown of Section 35, Township 53 South, Range 40 East as related to recovered monumentation and notorious evidence of occupation including Miami International Airport (MIA) monuments recovered as witness to the existing Parcel Boundary.

Any notorious evidence of occupation and/or use of the described parcel for Right-of-Way, Ingress or Egress is shown on this survey drawing. However, this survey does not purport to reflect any recorded instruments or Right-of-Way other than shown on the recorded plat or stated in the legal description as it appears on this drawing.

The ownership of the fences and/or walls as shown hereon was not determined.

Background aeriels (2009) were provided by Miami-Dade County and are for graphical reference only.

SURVEYOR'S NOTES (continued):

Runway Protection Zone (RPZ) shown was provided by Miami-Dade County Aviation Department Technical Support Staff in Auto Cadd format and is GEO-referenced as provided directly into our digital file.

This survey is intended for the use of the parties to whom this survey is certified to and for. Any reproduction is not an original. This surveyor retains an original to verify these dated contents for validity.

The National Flood Insurance Rate Map No. 12086C0287L for Florida Community No. 120635, FIRM Date 09/11/09, with an effective date of 09/11/09, published by the United States Department of Housing and Urban Development, delineates the herein described land to be situated within Flood Zone "X" with no base flood elevation.

This sketch shown hereon in its graphic form is the record depiction of the surveyed lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital format of this Survey. This map is intended to be displayed at a scale of 1"=50' or smaller. At the maximum intended displayed scale the survey and sketch's positional accuracy value occupies 1/20" on the display.

SKETCH OF BOUNDARY SURVEY

Miami-Dade County Aviation Department
Parcel 3-D

This document is intended only for the specific purpose and client for which it was prepared.
Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

Date: 12/22/10	Project: 2500.04
Scale: 1" = 50'	Checked by: JL
F.B. 127/185	Drawn by: JET
Sheet: 1 of 1	Sketch: 1531-3D