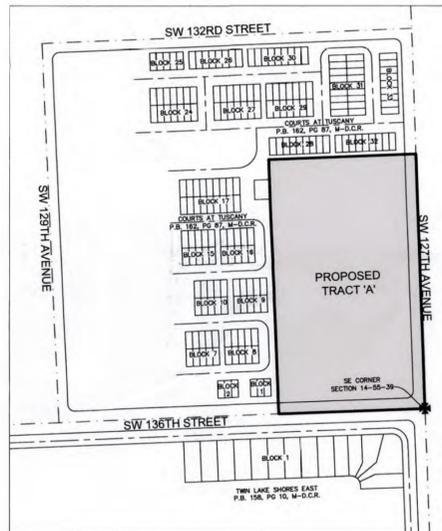
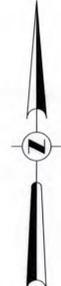


NOTES:

- 1) THIS SITE CONTAINS 483,321 SQUARE FEET, 11.0955 ACRES.
- 2) THIS PROPERTY LIES IN FLOOD ZONE: AH; BASE FLOOD ELEVATION: 8 FEET; PANEL #120635 0444L; MAP DATE: 09/11/09.
- 3) BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 SECTION 14-55-39 BEING S87°47'05"W.
- 4) THIS SITE LIES IN SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.
- 5) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- 6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
- 7) THIS SITE CONTAINS NO PARKING SPACES.
- 8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, FAST FILE NO.: 2037-2965217, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF NOVEMBER 26, 2014 @ 8:00 A.M.. THE FOLLOWING ITEMS ARE EXCEPTIONS LISTED IN SCHEDULE BII OF SAID COMMITMENT:
 ITEMS 1-6: STANDARD EXCEPTIONS, NOT ADDRESSED.
 ITEM 7: NOTICE REGARDING KENDALL TAMiami EXECUTIVE AIRPORT RECORDED IN O.R.B. 21237, PAGE 2642, AFFECTS THIS SITE BUT IS NOT PLOTTABLE.
 ITEM 8: DECLARATION OF RESTRICTIONS RECORDED O.R.B. 27707, PAGE 685, AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
 ITEM 9: RIGHT-OF-WAY FOR SW 127th AVENUE ABUTS THE EAST SIDE OF THIS SITE.
 ITEM 10: RIGHT-OF-WAY FOR SW 136th STREET ABUTS THE SOUTH SIDE OF THIS SITE.
 ITEM 11: DECLARATION OF RESTRICTIONS RECORDED O.R.B. 29272, PAGE 2128, AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
 ITEM 12: AGREEMENT FOR WATER AND SANITARY SEWER FACILITIES RECORDED O.R.B. 28921, PAGE 1065, AFFECT THIS SITE BUT ARE NOT PLOTTABLE.
- 9) THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE ABOVE MENTIONED COMMITMENT FOR TITLE INSURANCE.
- 10) THIS PROPERTY ZONED: RU-4.
 MINIMUM SETBACK FRONT 25 FEET.
 MINIMUM SETBACK INTERIOR SIDE 15 FEET FOR STRUCTURES OF NOT MORE THAN 2 STORIES AND 20 FEET FOR STRUCTURES OVER 2 STORIES.
 MINIMUM SETBACK SIDE STREET 25 FEET.
 MINIMUM SETBACK REAR 25 FEET.
- 11) THIS PROPERTY LIES IN AIRPORT ZONE: OLZ (OUTER DISTRICT), HEIGHT RESTRICTION: 73 FEET.
- 12) THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, OR BUILDING CONSTRUCTION.
- 13) THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OF SIDEWALK CONSTRUCTION OR REPAIR.
- 14) THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 15) PROFESSIONAL LIABILITY INSURANCE POLICY HAS BEEN OBTAINED BY THE SURVEYOR IN THE AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM.
- 16) FOLIO NUMBER 30-5914-000-0200.
- 17) THERE IS PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO THE PROPERTY.
- 18) ENCROACHMENTS:
 ASPHALT, CURBING AND DRAINAGE SYSTEM ALONG WEST PROPERTY LINE (SW 127TH AVENUE).
 ASPHALT, CURBING AND DRAINAGE SYSTEM ALONG SOUTH PROPERTY LINE (SW 136TH STREET).
- 19) THIS FIRM DOES NOT DETERMINE OWNERSHIP OF FENCES.



VICINITY MAP
 PORTION OF SE 1/4 OF SECTION 14-55-39
 1"=300'



LEGAL DESCRIPTION:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCELS A AND B, CONVEYED TO TRAIL WALK, LLC, A FLORIDA LIMITED LIABILITY, BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 21277, PAGE 452, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TO WIT:

PARCEL A:
 THE NORTH 448.00 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:
 THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE RUN SOUTH 87°47'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4, FOR A DISTANCE OF 525.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 87°47'04" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 14, FOR A DISTANCE OF 791.82 FEET TO A POINT; THENCE RUN NORTH 02°39'59" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR A DISTANCE OF 913.10 FEET TO A POINT; THENCE RUN NORTH 87°39'09" EAST ALONG A LINE 448.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR A DISTANCE OF 796.90 FEET TO A POINT; THENCE RUN SOUTH 02°20'51" EAST FOR A DISTANCE OF 914.91 FEET TO THE POINT OF BEGINNING.

SURVEYORS DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 55 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 87°47'05" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14 FOR 525.83 FEET; THENCE NORTH 02°20'51" WEST 914.91 FEET; THENCE NORTH 87°39'09" EAST ALONG A LINE 448.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 14, FOR 530.00 FEET TO EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 02°05'10" EAST ALONG SAID EAST LINE 916.13 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



VACANT LOT SW 136th STREET AND SW 127th AVENUE MIAMI-DADE COUNTY, FLORIDA		
NO.	REVISIONS	BY

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: AC	SCALE: 1" = 40'	FILE: THE RICHMAN GROUP
CHECKED BY: J.F.P.	SURVEY DATE: 8/15/14	ORDER NO.: 58014

CERTIFICATION:

TO THE RICHMAN GROUP; FIRST AMERICAN TITLE INSURANCE COMPANY; SUNTRUST BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR; BROAD AND CASSEL; THREE LAKES APARTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

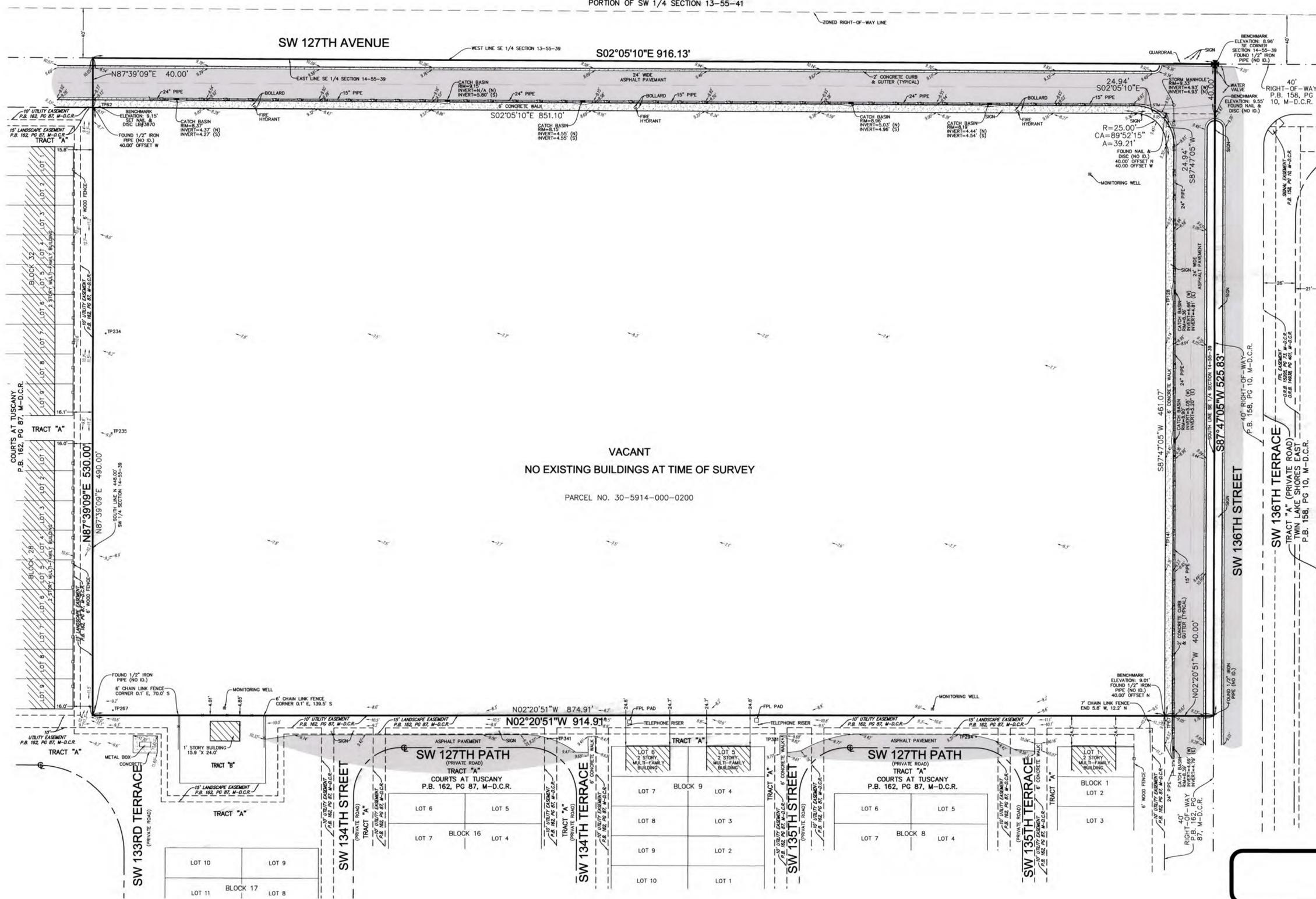
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2014 AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10, 11(a), 13, 16, 17, 18, 19 AND 21 OF TABLE A THEREOF.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL-RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 STATE OF FLORIDA

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ACREAGE
PORTION OF SW 1/4 SECTION 13-55-41



- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - EXISTING ELEVATION
 - P.B.
 - M-D.C.R.
 - UNDERGROUND DRAINAGE
 - CENTERLINE
 - O.R.B.
 - R
 - CA
 - A
 - TP
 - PG
 - FPL

VACANT
NO EXISTING BUILDINGS AT TIME OF SURVEY
PARCEL NO. 30-5914-000-0200

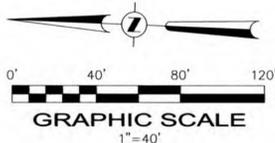
RECEIVED
DA-19
MAR 18 2015
MIAMI-DADE COUNTY
DEPARTMENT OF PUBLIC WORKS

VACANT LOT
SW 136th STREET AND SW 127th AVENUE
MIAMI-DADE COUNTY, FLORIDA

BOUNDARY, TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY



POLICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@policeandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



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CHECKED BY: J.F.P.
SCALE: 1" = 40'
SURVEY DATE: 8/15/14
FILE: THE RICHMAN GROUP
ORDER NO.: 58014