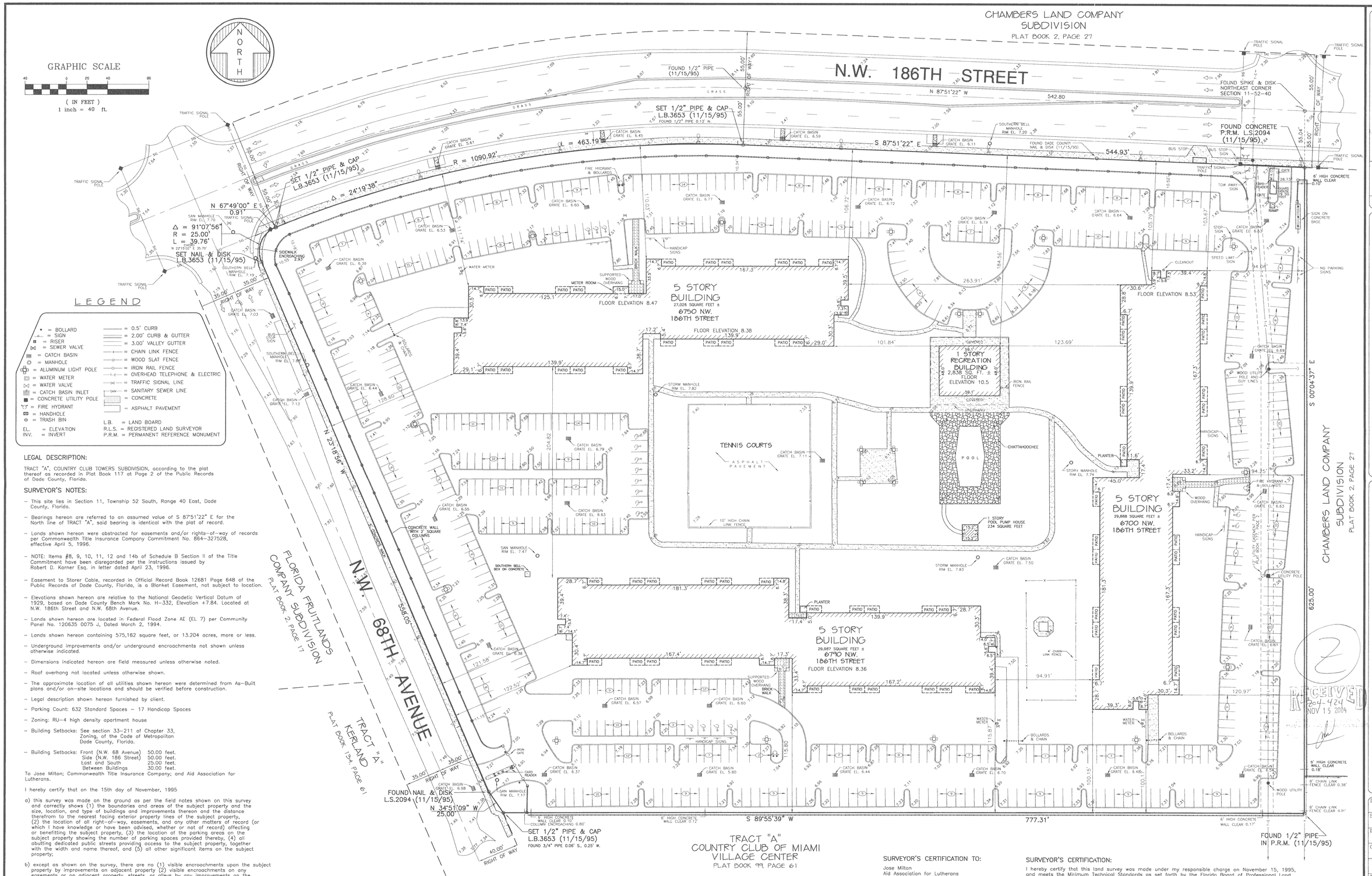

LEGAL DESCRIPTION:

TRACT "A", COUNTRY CLUB TOWERS SUBDIVISION, according to the plat thereof as recorded in Plat Book 117 at Page 2 of the Public Records of Dade County, Florida.

SURVEYOR'S NOTES:

- This site lies in Section 11, Township 52 South, Range 40 East, Dade County, Florida.
- Bearings hereon are referred to an assumed value of S 87°51'22" E for the North line of TRACT "A", said bearing is identical with the plat of record.
- Lands shown hereon were abstracted for easements and/or rights-of-way of records per Commonwealth Title Insurance Company Commitment No. 864-327528, effective April 5, 1996.
- NOTE: Items #8, 9, 10, 11, 12 and 14b of Schedule B Section II of the Title Commitment have been disregarded per the instructions issued by Robert D. Korner Esq. in letter dated April 23, 1996.
- Easement to Storer Cable, recorded in Official Record Book 12681 Page 648 of the Public Records of Dade County, Florida, is a Blanket Easement, not subject to location.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Dade County Bench Mark No. H-332, Elevation +7.84. Located at N.W. 186th Street and N.W. 68th Avenue.
- Lands shown hereon are located in Federal Flood Zone AE (EL 7) per Community Panel No. 120635 0075 J, Dated March 2, 1994.
- Lands shown hereon containing 575,162 square feet, or 13.204 acres, more or less.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- Dimensions indicated hereon are field measured unless otherwise noted.
- Roof overhang not located unless otherwise shown.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client.
- Parking Count: 632 Standard Spaces - 17 Handicap Spaces
- Zoning: RU-4 high density apartment house
- Building Setbacks: See section 33-211 of Chapter 33, Zoning, of the Code of Metropolitan Dade County, Florida.
- Building Setbacks: Front (N.W. 68 Avenue) 50.00 feet.
  Side (N.W. 186 Street) 50.00 feet.
  Rear and South 25.00 feet.
  Between Buildings 30.00 feet.

To Jose Milton; Commonwealth Title Insurance Company; and Aid Association for Lutherans.

I hereby certify that on the 15th day of November, 1995

a) this survey was made on the ground as per the field notes shown on this survey and correctly shows (1) the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon and the distance therefrom to the nearest facing exterior property lines of the subject property, (2) the location of all right-of-way, easements, and any other matters of record (or which I have knowledge or have been advised, whether or not of record) affecting or benefitting the subject property, (3) the location of the parking areas on the subject property showing the number of parking spaces provided thereby, (4) all abutting dedicated public streets providing access to the subject property, together with the width and name thereof, and (5) all other significant items on the subject property;

b) except as shown on the survey, there are no (1) visible encroachments upon the subject property by improvements on adjacent property (2) visible encroachments on any easements or on adjacent property, streets, or alleys by any improvements on the subject property, (3) party walls, (4) conflicts or protrusions.

c) Adequate ingress to and egress from the subject property is provided by N.W. 186th street and N.W. 68th Avenue, the same being paved, dedicated public rights-of-way maintained by Dade County.

d) All required building set back lines on the subject property are located as shown hereon.

e) The survey meets the "Minimum Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1992.

SURVEYOR'S CERTIFICATION TO:

Jose Milton
Aid Association for Lutherans
Attorneys' Title Insurance Fund, Inc.
Commonwealth Title Insurance Co.
Robert D. Korner, Esq.

SURVEYOR'S CERTIFICATION:

I hereby certify that this land survey was made under my responsible charge on November 15, 1995, and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and made in accordance with "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992; meets the accuracy requirements of an Urban Class Survey, as defined therein.

FORTIN, LEAVY, SKILES, INC. "NOT VALID UNLESS SEALED"

By: _____
Daniel C. Fortin, For the Firm
Professional Land Surveyor No. 2853
State of Florida

No.	Revision Description	
4	960495	AMEND PER NEW TITLE COMMITMENT JJB
3	960495	ADD CERTIFICATION (DANJR)
2	960495	AMEND CERTIFICATION ADC
1	960379	AMEND CERTIFICATION JJB
0	O.K.	

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
180 Northeast 168th Street / North Miami Beach, Florida 33162
Ph. 305-653-4493 / Fax 305-651-7152

TRACT "A"
COUNTRY CLUB TOWERS SUBDIVISION
DADE COUNTY FLORIDA

Date	11/15/95
Scale	1"=40'
Drawn By	JJB
Cad. No.	951465
Plotted	3/20/96 3:54p
Ref. Dwg	LS 2900
Field Book	480/52 JWL SJH
Job. No.	951465
Dwg. No.	295D-302
Sheet	1 of 1

RECEIVED 204-424 NOV 15 2004

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Contiguous