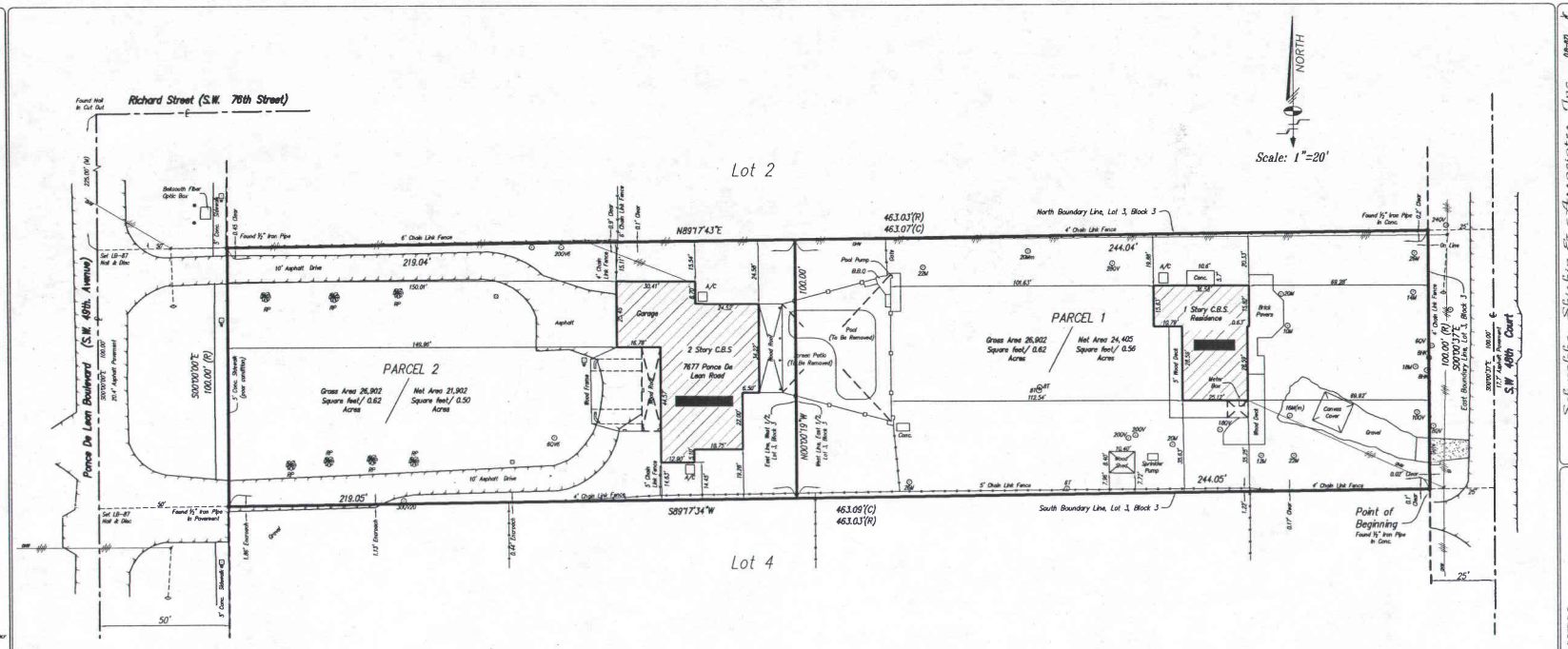


SURVEYOR'S NOTES:

1. This sketch represents a "BOUNDARY SURVEY" to show existing locations of the lands shown hereon only.
2. This sketch has been prepared for the exclusive use of the entity (entities) named hereon. The certification affixed hereto does not extend to any unnamed parties.
3. This sketch is subject to easements, right-of-way and other matters which may be reflected by a search of title to the subject lands.
4. Visible indicators of utilities are shown hereon, however, no attempt was made to locate underground items.
5. The elevations shown hereon refer to National Geodetic Vertical Datum (N.G.V.D. 1929).
6. The property shown hereon falls within Federal Flood Zone "X" per Flood Insurance Rate Map No. 120635 0276 J, map dated March 2, 1994, index map dated July 17, 1995.
7. Prepared For: Bilzin Sumberg Baena Price & Axelrod, P.A.
8. The type of trees as indicated on the "Tree List" attached hereto are subject to revision subsequent site inspection by a qualified botanist or other individual with similar expertise.
9. There are no visible encroachments, other thans those shown hereon.
10. No attempt was made to located wall on fence footers\foundations.
11. The distances shown along the property lines shown hereon are record and measured, unless noted otherwise.
12. This survey does not attempt to show that the subject property conforms to existing building, setback, height, floor area, or parking space zoning restrictions or requirements.
13. The bearings shown hereon relate to an assumed bearing (S00°00'00"E) along the centerline of Ponce De Leon Boulevard.
14. The property shown hereon contains 46,305 net square feet, more or less.

I HEREBY CERTIFY:

That the attached "BOUNDARY SURVEY" of the land shown hereon is true and correct to the best of my knowledge and belief as recently surveyed and drawn under my supervision and direction. This survey complies with the applicable Minimum Technical Standards adopted by the Florida State Board of Professional Surveyors and Mappers contained in Chapter 61G17-6, Florida Administrative Code, pursuant to Chapter 472.027, Florida Statutes.

SCHWEBKE-SHISKIN & ASSOCIATES, INC.

By: _____
Jose L. Sanfiel Asst. Vice President
Professional Land Surveyor No.5636
State of Florida

LEGAL DESCRIPTION:

Lot 3, Block 3, "Amended Plat of Granada Park", according to the plat thereof, as recorded in Plat Book 40 at Page 21, of the Public Records of Miami-Dade County, Florida.

Parcel 1:

A portion of Lot 3, Block 3, "Amended Plat of Granada Park", according to the plat thereof, as recorded in Plat Book 40 at Page 21, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Begin at the Southeast corner of said Lot 3; thence run S89°17'34"W along the South boundary line of said Lot 3 for a distance of 244.05 feet to a point; thence run N00°00'19"W for a distance of 100.00 feet to a point on the North boundary line of said Lot 3; thence run N89°17'43"E along the North boundary line of said Lot 3 for a distance of 244.04 feet to a point on the East boundary line of said Lot 3; thence run S00°00'37"E along the East boundary line of said Lot 3 for a distance of 100.00 feet to the Point of Beginning.

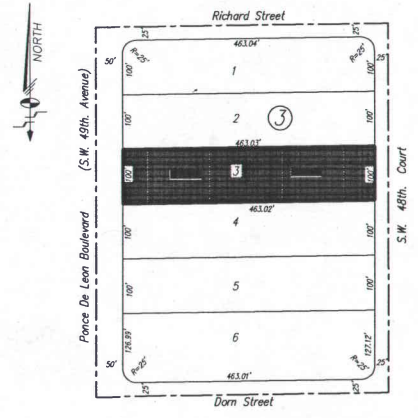
Parcel 2:

Lot 3, Block 3, "Amended Plat of Granada Park", according to the plat thereof, as recorded in Plat Book 40 at Page 21, of the Public Records of Miami-Dade County, Florida, less the following described parcel of land:
Begin at the Southeast corner of said Lot 3; thence run S89°17'34"W along the South boundary line of said Lot 3 for a distance of 244.05 feet to a point; thence run N00°00'19"W for a distance of 100.00 feet to a point on the North boundary line of said Lot 3; thence run N89°17'43"E along the North boundary line of said Lot 3 for a distance of 244.04 feet to a point on the East boundary line of said Lot 3; thence run S00°00'37"E along the East boundary line of said Lot 3 for a distance of 100.00 feet to the Point of Beginning.

TREE LEGEND:

AA(XX)m
- denotes Multiple Trunks, where applicable
- denotes Canopy Diameter in Feet
- denotes Tree Species Code (see below)
- denotes Trunk Diameter in Inches

QV-Oak (Quercus virginiana)
RP- Royal Palm (Roystonea elata)
T- Tamarind (Tamarindus indica)
M- Mango (Mangifera indica)
HK- Hong Kong Bauhinia (Bauhinia blakeana)



LOCATION SKETCH
A portion of Amended Plat of Granada Park
Plat Book 40, Page 21
Section 31, Township 54 South, Range 41 East
Scale: 1"=100'

BOUNDARY SURVEY

Prepared For:
Bilzin Sumberg Dunn Price & Axelrod, P.A.
2500 First Union Financial Center
Miami, Florida 33131

Section 31, Township 54 South, Range 41 East, Miami-Dade County, Florida

REVISIONS

Date	By	Revision

FILE NO. SD-1446 AJ a

Schwebke-Shiskin & Associates, Inc.
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NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: Terry
Drawn On: 4/11/03
Scale: 20'=1"
Field Book: 1/3
Page: 1
Checked By: JOSE
Date: 05-15-03
F.B. No.: 20'=1"
Sheet: 1 of 1 Sheet(s)
AS SHOWN
Draw No.: SD-1446 AJ a
(LB-87)

CADD FILE: G:\FILES\SD1446\Granada park of Granada Park\dwg\Lot 3.dwg