

MASTER SITE PLAN WESTCHESTER SHOPPING CENTER

SITE DATA:

ZONING: BU-2
LAND USE: SPECIAL BUSINESS

PARKING SPACES:
 Total Building Area 229,178 square feet
 Total Retail Building Existing (old code) 194,220 square feet
 Total Retail Building Area (current code) 12,200 square feet
 Total Restaurant Patron Areas (15,354 sq. ft.) 7,677 square feet
 Gym / Health Club 4,200 square feet
 Day Care 3,204 square feet

Parking Spaces Required

Retail Area (Constructed under old code):
 1 space per 300 Sq. Ft. of Building Area
 $194,220 / 300 = 647.4$ ✓

Retail Area (Constructed under current code):
 1 space per 250 Sq. Ft. of Building Area
 $12,200 / 250 = 48.8$ spaces ✓

Patron Areas:
 1 space per 50 Sq. Ft. of Patron Area
 $7,677 / 50 = 153.5$ spaces ✓

Gym / Health Club (Existing):
 1 space per 250 Sq. Ft. of Building Area
 $4,200 / 250 = 16.8$ spaces ✓

Day Care:
 1 space per staff (Total staff = 8)
 8 spaces ✓

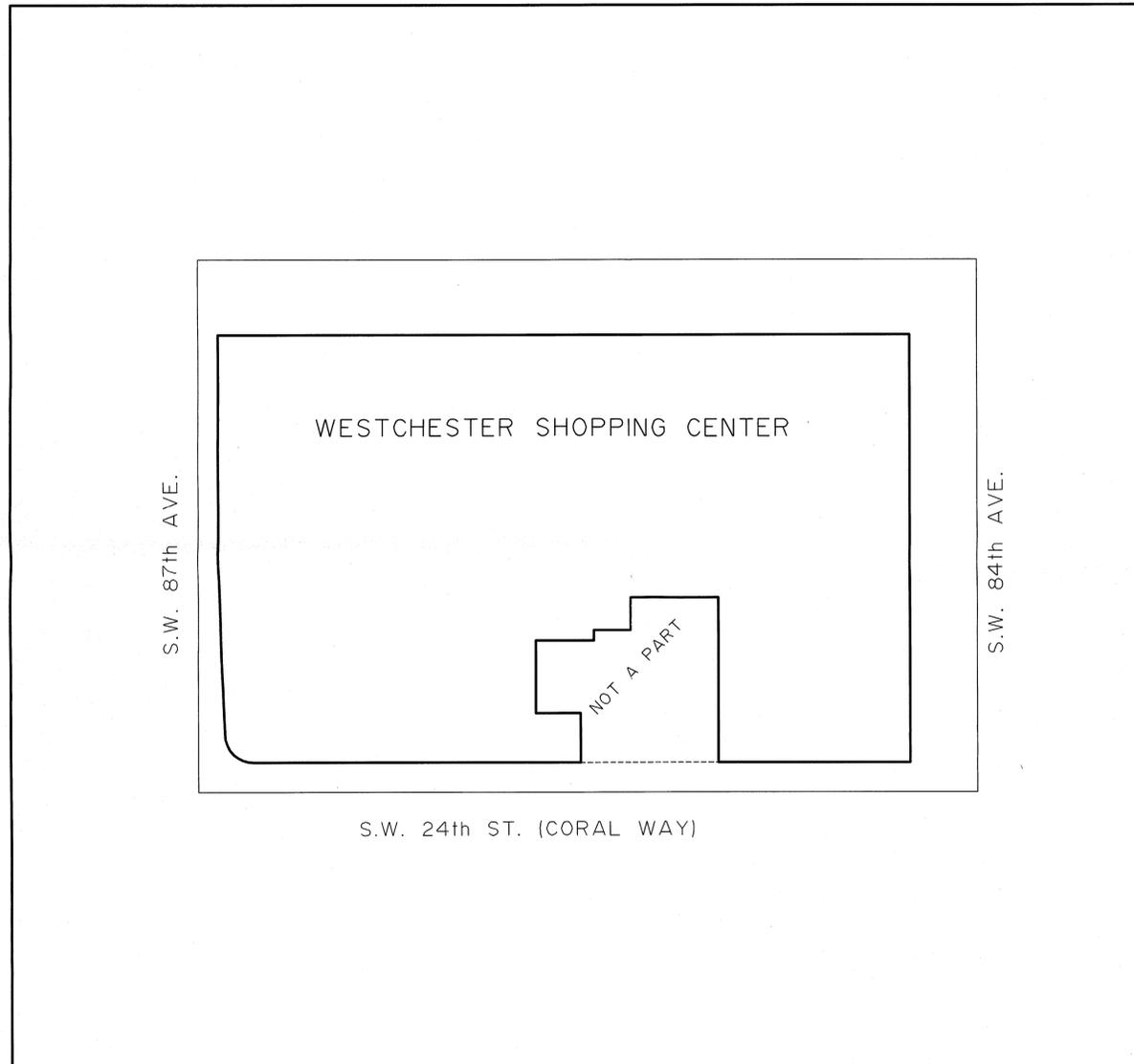
Total Required Spaces = 872 Spaces

Parking Spaces Provided

Standard	557
Compact	359
Handicap	25
Stroller	3
Total	944 ✓

NOTES:

- BACKGROUND INFORMATION OBTAINED FROM SKETCH OF SURVEY SURVEY PREPARED BY SCHWEBKE - SHISKIN & ASSOCIATES DATED 4-16-97
- BEARING SHOWN HEREON ARE BASED ON AN ASSUMED BEARING (N88°03'56"E) ALONG S.W. 24th STREET.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED BY THIS FIRM AND/OR SURVEYOR REGARDING MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHT-OF-WAYS, RESERVATIONS, ETC.
- THE LEGAL DESCRIPTION THAT THE PROPERTY WAS SURVEYED FROM, WAS PROVIDED BY THE CLIENT.
- THE PROPERTY LEGALLY DESCRIBED ON THIS SKETCH AND THE PROPERTY DESCRIBED AS PARCEL "X" ARE CONTIGUOUS WITHOUT GAPS, GORES OR HIATUSES.



LOCATION MAP

LEGAL DESCRIPTION:

A portion of the Southwest 1/4 of Section 10, Township 54 South, range 40 East, Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 10 and run North 88°03'56" East, along the South line of the Southwest 1/4 of said Section 10 for 98.12 feet; thence North 01°56'04" west at right angles to the last described course for 50.00 feet to the Point of Beginning of the following described parcel of land (said point being on a curve and bearing South 01°56'04" East from the radius point of the next described curve); thence Southwesterly, Westerly and Northwesterly along a circular curve to the right, having a radius of 50.00 feet and a central angle of 89°10'10" for an arc distance of 77.82 feet to a Point of Reverse Curvature; thence Northwesterly along a circular curve to the left, having a radius of 1950.86 feet and a central angle of 01°58'06" for an arc distance of 67.02 feet to a point of Tangency; thence North 04°44'00" West for 150.00 feet to a point of Curvature; thence Northwesterly along a circular curve to the right, having a radius of 1868.86 feet and a central angle of 03°00'01" for an arc distance of 97.86 feet to a point of Tangency; thence North 01°43'09" West, along a line parallel with and 35.00 feet east of as measured at right angles to the West line parallel with 785.00 feet North of, as measured at right angles to, the South line of the Southwest 1/4 of said Section 10 for 1215.00 feet; thence South 01°43'59" east along a line parallel with the West line of the Southwest 1/4 of said Section 10 for 735.00 feet; thence South 88°03'56" West along a line parallel with and 50.00 feet North of, as measured at right angles to the South line of the Southwest 1/4 of said Section 10 for 408.25 feet; thence North 01°53'49" West, along a line parallel with and 841.75 feet East of, as measured at right angles to the West line of Southwest 1/4 of said Section 10, for 200.00 feet; 250.00 feet North of, as measured at right angles to the South line of the Southwest 1/4 of said Section 10, for 160.00 feet thence South 01°43'59" East along a line parallel with the 681.75 feet East of as measured at right angles to the West line of Southwest 1/4 of said Section 10, for 200.00 feet; thence South 88°03'56" West, along a line parallel with and 50.00 feet North of, as measured at the right angles to the South line of the Southwest 1/4 of said Section 10, for 583.72 feet to the Point of Beginning.

Less and except the following described parcels thereof:

Parcel "A":
 The East 160.00 feet of the West 841.75 feet of the North 130.00 feet of the South 250.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

Parcel "B":
 The East 55.00 feet of the West 896.75 feet of the North 130.00 feet of the South 250.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

Parcel "C":
 The East 80.00 feet of the West 761.75 feet of the North 15.00 feet of the South 265.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

Parcel "D":
 The East 160.00 feet of the West 841.75 feet of the North 70.00 feet of the South 120.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

Parcel "E":
 The East 100.00 feet of the West 681.75 feet of the North 130.00 feet of the South 250.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

Parcel "F":
 The East 208.00 feet of the West 969.75 feet of the North 174.00 feet of the South 250.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

Parcel "G":
 The East 128.00 feet of the West 969.75 feet of the North 70.00 feet of the South 120.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

Also

Parcel II
 The East 67.63 feet of the West 969.75 feet of the North 244.00 feet of the South 294.00 feet of the Southwest 1/4 of Section 10, Township 54 South, Range 40 East, Dade County, Florida

REVISIONS:

1.	7/22/13	PARKING DATA

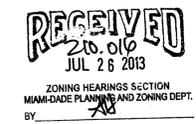
ZAMORA & ASSOCIATES, INC.
 ENGINEERING LAND PLANNING
 11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
 (305) 273-7801 FAX (305) 273-9514

PROJECT: OWNER:
WESTCHESTER SHOPPING CENTER
CORAL WAY & GALLOWAY RD
MIAMI, FLORIDA
 THE FLORIDA COMMERCIAL GROUP
 5901 S.W. 74th STREET, SUITE 407
 SOUTH MIAMI FLORIDA, 33143
MASTER SITE PLAN

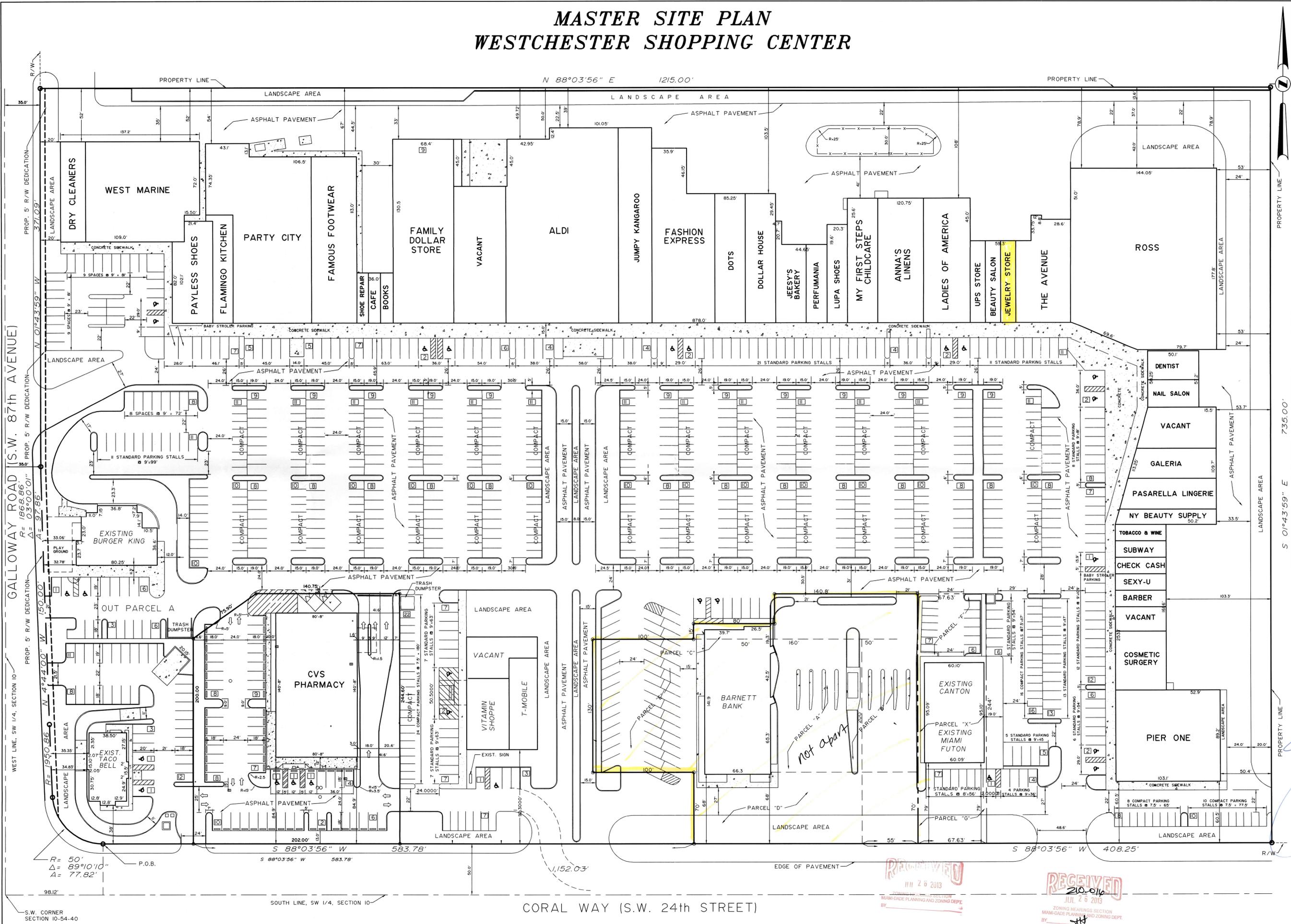
SEAL:

P.E. No. 44207
 E.B. 0006791
 STATE OF FLORIDA

SCALE: 1" = 40'
 DATE: 8/20/2012
 DRAWN BY: G.Z.
 CHECKED BY: G.Z.
 PROJECT No. 2012-39
 SHEET No. **C-1**



MASTER SITE PLAN WESTCHESTER SHOPPING CENTER



REVISIONS:

ZAMORA & ASSOCIATES, INC.
ENGINEERING LAND PLANNING
11410 N. KENDALL DRIVE SUITE 302 MIAMI, FLORIDA 33176
(305) 273-7801 FAX (305) 273-9514

**WESTCHESTER SHOPPING CENTER
CORAL WAY & GALLOWAY RD
MIAMI, FLORIDA**

PROJECT: OWNER:
THE FLORIDA COMMERCIAL GROUP
5901 S.W. 74th STREET, SUITE 407
SOUTH MIAMI FLORIDA, 33143

MASTER SITE PLAN

SEAL: *[Signature]*

P.E. No. 44207
E.B. 0006791
STATE OF FLORIDA

SCALE: 1" = 40'
DATE: 8/20/2012
DRAWN BY: G.Z.
CHECKED BY: G.Z.
PROJECT No. 2012-39
SHEET No. **C-2**

