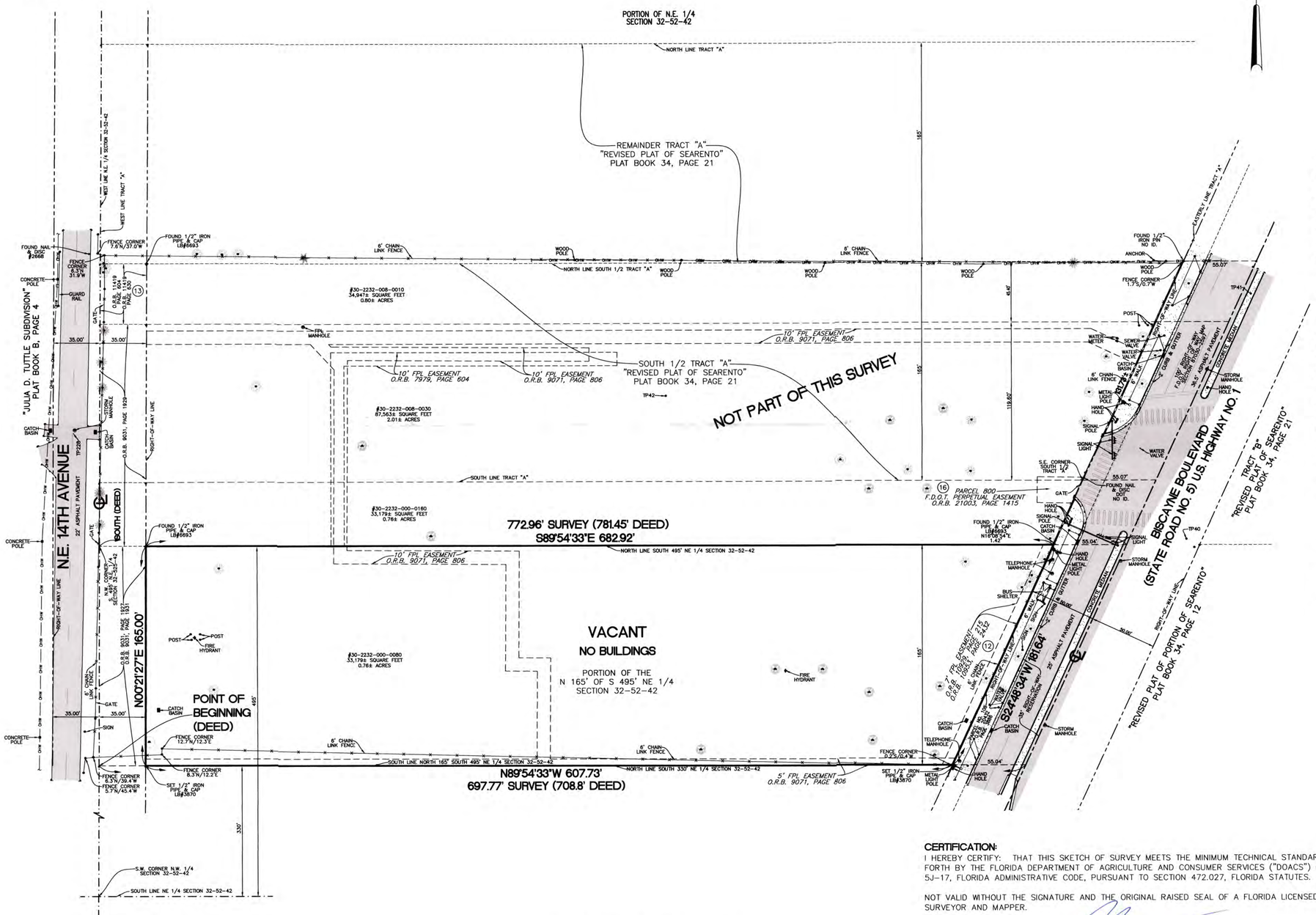
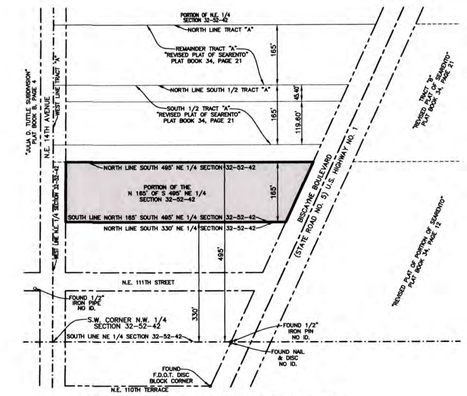
LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- OAK TREE
- BLACK OLIVE TREE
- RUBBER TREE
- VOSHOVIA TREE
- PALM TREE
- PINE TREE
- UNIDENTIFIED TREE
- OVERHEAD WIRES
- CENTERLINE
- O.R.B. — OFFICIAL RECORDS BOOK
- TP — TRAVERSE POINT (FOR FIELD INFORMATION ONLY)





LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION:

WEST 3 ACRES OF SOUTH 2.5 CHAINS OF NORTH 5 CHAINS OF SOUTH QUARTER (S 1/4) OF NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE NORTH 330 FEET FOR THE POINT OF BEGINNING; THENCE EAST 708.8 FEET TO THE CENTER OF THE ROAD KNOWN AS EAST DIXIE HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER OF SAID HIGHWAY TO A POINT 165 FEET NORTH OF THE SOUTH LINE OF THIS PROPERTY, IF PRODUCED EASTERLY; THENCE WEST 781.45 FEET TO THE WEST BOUNDARY LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST; THENCE SOUTH 165 FEET TO THE POINT OF BEGINNING, SITUATE IN MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT:
THE SOUTHEASTERLY 35 FEET RESERVED FOR RIGHT-OF-WAY FOR BISCAYNE BOULEVARD, AND ALSO BEING LESS PORTIONS CONVEYED TO MIAMI-DADE COUNTY, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1927 AND IN OFFICIAL RECORDS BOOK 9031, PAGE 1931, BOTH OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FURTHER LESS AND EXCEPT A PORTION CONTAINED IN THAT CERTAIN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 20432, PAGE 3886, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 4.572 METERS (15.00 FEET) OF THE SOUTH ONE-HALF (S 1/2) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-QUARTER (S 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BISCAYNE BOULEVARD/STATE ROAD 5, ACCORDING WITH A 10.668 METER (35.00 FEET) RIGHT-OF-WAY DEDICATION BY THE CITY OF MIAMI RESERVED IN DEED BOOK 1631, PAGE 178, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

1) AREA OF THIS SITE: 106,477 SQUARE FEET, 2.4444 ACRES.
2) THIS SITE LIES IN SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
3) BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 SECTION 32-52-42 BEING N00°21'27"E.
4) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE 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.
5) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: TAUBCO; CHICAGO TITLE INSURANCE COMPANY; GRAYROBINSON, P.A.
6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
7) THIS SITE CONTAINS 0 TOTAL PARKING SPACES (0 REGULAR & 0 HANDICAPPED).
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 4028634 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY; EFFECTIVE DATE: AUGUST 02, 2012 AT 8:00 AM.
   THE FOLLOWING ARE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
   ITEMS 1, 2, 3, 4, 5, 6, 7, 8 & 9-NOT ADDRESSED.
   ITEM 10-AGREEMENT REGARDING RELOCATION OF SIGN IN DEED BOOK 3841, PAGE 171 DOES NOT AFFECT THIS SITE.
   ITEM 11-FPL EASEMENT IN O.R.B. 8978, PAGE 1045 AND IN O.R.B. 9071, PAGE 806 AFFECTS THIS SITE AS APPROXIMATELY DEPICTED HEREON.
   ITEM 12-FPL EASEMENT IN O.R.B. 10929, PAGE 215 AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 13-FPL EASEMENT IN O.R.B. 10953, PAGE 2432 AFFECTS THIS SITE AS DEPICTED HEREON.
   ITEM 14-AGREED ORDERS RELATING TO SEWAGE AND WATER SERVICE IN O.R.B. 13177, PAGE 1681 AND IN O.R.B. 13177, PAGE 1683 AFFECT THIS SITE. (CANNOT BE PLOTTED)
   ITEM 15-RIGHT-OF-WAY FOR BISCAYNE BOULEVARD IS DEPICTED HEREON.
   ITEM 16-RIGHT-OF-WAY FOR N.E. 14TH AVENUE IS DEPICTED HEREON.

NO.	REVISIONS	BY
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PROPOSED TAUBCO SITE
SITE SOUTH OF 11200 BISCAYNE BOULEVARD
MIAMI-DADE COUNTY, FLORIDA

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

0' 40' 80' 120'
GRAPHIC SCALE
1"=40'

BOUNDARY 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

RECEIVED
213-021
APR 04 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DRAWN BY: B.E.	SCALE: 1" = 40'	FILE: TAUBCO
CHECKED BY: J.F.P.	SURVEY DATE: 08/17/12	ORDER NO.: 54976

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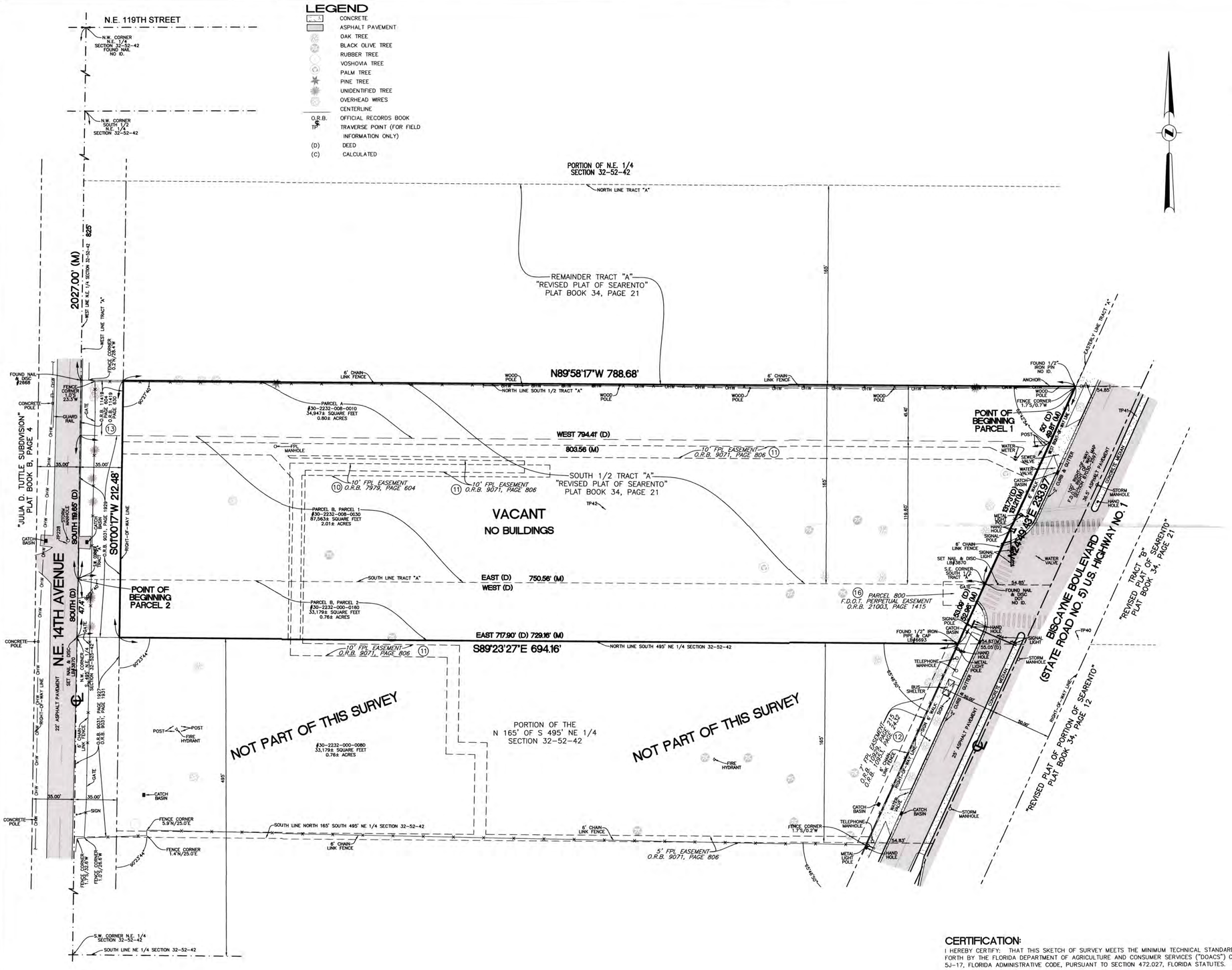

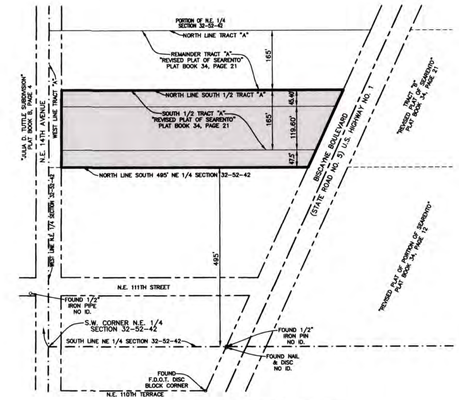

LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION: (FROM TITLE COMMITMENT)

PARCEL A:
THE NORTH 45.40 FEET OF THE SOUTH 1/2 OF TRACT "A", LESS THE WEST 35 FEET FOR RIGHT-OF-WAY, OF THE REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL B:

PARCEL 1:
THE PART OF THE SOUTH 1/2 OF TRACT "A" OF REVISED PLAT OF SEARENTO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF BISCAYNE BOULEVARD WHICH POINT IS 55.07 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD AND 50 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, THENCE RUN WEST PARALLEL WITH AND 45.40 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTH 1/2 OF TRACT "A" A DISTANCE OF 794.41 FEET TO THE WEST LINE OF THE SAID SOUTH 1/2 OF TRACT "A"; THENCE RUN SOUTH AND ALONG THE WEST LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO A DISTANCE OF 119.65 FEET TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN EAST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" TO THE WEST LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD A DISTANCE OF 131.73 FEET MORE OR LESS TO THE POINT OF BEGINNING.

PARCEL 2:
BEGINNING AT A POINT 825 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO ACCORDING TO THE REVISED PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 21 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST A DISTANCE OF 47.4 FEET; THENCE RUN EAST A DISTANCE OF 717.90 FEET MORE OR LESS TO THE WEST LINE OF BISCAYNE BOULEVARD WHICH SAID POINT ON THE WEST LINE OF BISCAYNE BOULEVARD IS 55.05 FEET WEST OF THE CENTER LINE OF BISCAYNE BOULEVARD; THENCE RUN NORTHEASTERLY AND ALONG THE WEST LINE OF BISCAYNE BOULEVARD 53.09 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF TRACT "A" OF SEARENTO; THENCE RUN WEST AND ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO TO THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF TRACT "A" OF SEARENTO, BEING THE POINT OF BEGINNING; SAID TRACT OF LAND BEING IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST.
LESS: THAT PORTION OF THE PROPERTY CONVEYED TO MIAMI-DADE COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 9031, PAGE 1929, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES:

1) AREA OF THIS SITE: 157,846 SQUARE FEET, 3.6236 ACRES.
2) THIS SITE LIES IN SECTION 32, TOWNSHIP 52 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
3) BEARINGS ARE BASED ON THE WEST LINE OF THE N.E. 1/4 SECTION 32-52-42 BEING N00°21'27"E.
4) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
5) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO:
   11200 BISCAYNE, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
   EAST BAY CORPORATION;
   GRAYROBINSON, P.A.;
   CHICAGO TITLE INSURANCE COMPANY;
   MAXIM CREDIT CORP., ISAOA;
   ACHARI INVESTMENTS LTD.
6) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'.
7) THIS SITE CONTAINS 0 TOTAL PARKING SPACES (0 REGULAR & 0 HANDICAPPED).
8) THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE, ORDER NO. 3960594 PROVIDED BY CHICAGO TITLE INSURANCE COMPANY; EFFECTIVE DATE: JULY 02, 2012 AT 8:00 AM.
   THE FOLLOWING ARE SCHEDULE B SECTION II EXCEPTIONS TO SAID COMMITMENT:
   ITEMS 1, 2, 3, 4, 5, 6, 7 & 8-NOT ADDRESSED.
   ITEM 9-AGREEMENT REGARDING RELOCATION OF SIGN IN DEED BOOK 3841, PAGE 171 AFFECTS THIS SITE. (CANNOT BE PLOTTED)
   ITEM 10-FPL EASEMENT IN O.R.B. 7979, PAGE 604 AFFECTS THIS SITE. (APPROXIMATE LOCATION DEPICTED HEREON.)
   ITEM 11-FPL EASEMENT IN O.R.B. 8978, PAGE 1045, AS CORRECTED IN O.R.B. 9071, PAGE 806 AFFECTS THIS SITE AS APPROXIMATELY DEPICTED HEREON.
   ITEM 12-FPL EASEMENTS IN O.R.B. 10929, PAGE 615 AND O.R.B. 10953, PAGE 2432, DEPICTED HEREON, DO NOT AFFECT THIS SITE.
   ITEM 13-DEDICATION AND IMPROVEMENT AGREEMENT IN O.R.B. 11419, PAGE 630, DEPICTED HEREON DOES NOT AFFECT THIS SITE.
   ITEM 14-AGREED ORDERS RELATING TO SEWAGE SERVICE IN O.R.B. 12740, PAGE 3060 AND O.R.B. 13177, PAGE 1681 AFFECT THIS SITE. (CANNOT BE PLOTTED)
   ITEM 15-AGREED ORDERS RELATING TO WATER SERVICE IN O.R.B. 13177, PAGE 1683 AFFECT THIS SITE. (CANNOT BE PLOTTED)
   ITEM 16-F.D.O.T. PERPETUAL EASEMENT IN O.R.B. 21003, PAGE 1415 AFFECTS THIS SITE AS DEPICTED HEREON.
9.) PARCEL A AND PARCEL B-1 ARE CONTIGUOUS WITH NO GAPS, STRIPS OR GORES BETWEEN THEM; PARCEL B-1 AND PARCEL B-2 ARE CONTIGUOUS WITH NO GAPS, STRIPS OR GORES BETWEEN THEM.

NO.	REVISIONS	BY
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3		
2	REVISED CERTS AND ADDED NOTE 9	B.E.
1	REVISED BOUNDARY-09/13/12	B.E.

PROPOSED TAUBCO SITE
11200 BISCAYNE BOULEVARD
MIAMI-DADE COUNTY, FLORIDA

BOUNDARY SURVEY

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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

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

RECEIVED 213-024 APR 04 2013 ZONING HEARINGS SECTION MIAMI-DADE PLANNING AND ZONING DEPT. BY: MH

DRAWN BY: B.E.	SCALE: 1" = 40'	FILE: TAUBCO
CHECKED BY: J.F.P.	SURVEY DATE: 08/17/12	ORDER NO.: 54977

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