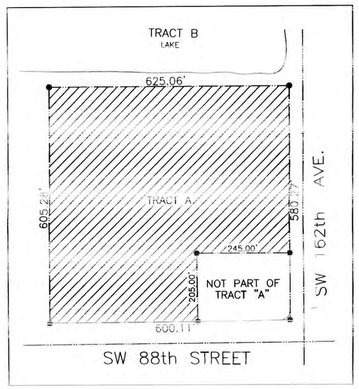


LOCATION SKETCH NTS.

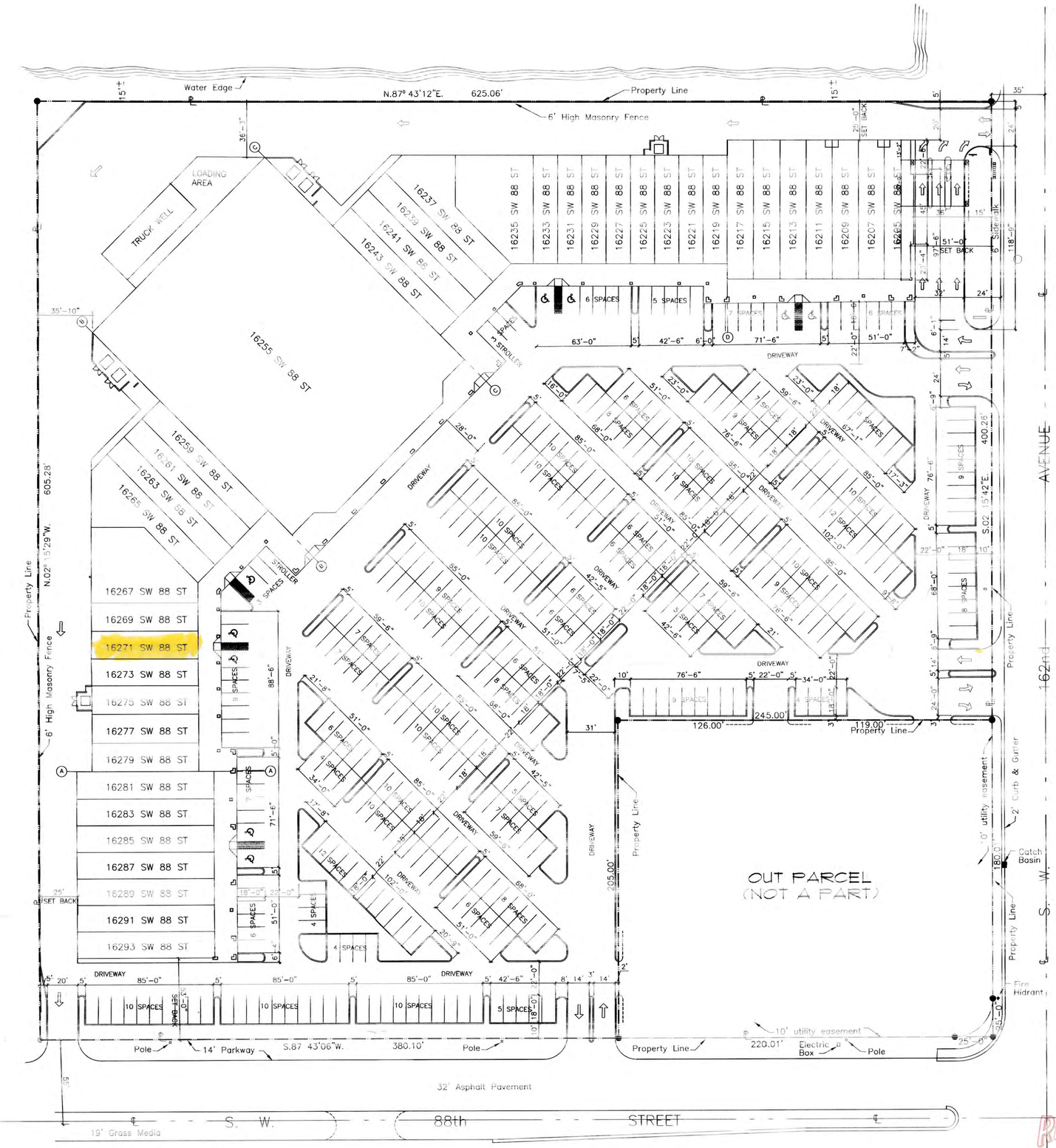
N

LEGAL DESCRIPTION:

TRACT "A" LESS THE EAST 245.00 FEET OF THE SOUTH 205.00 FEET OF WEST KENDALL BEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143 AT PAGE 35 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING LEGEND

ZONING:	BU-1A (Business-Limited District)
GROSS LAND AREA:	625'x605' = 378,125 sq.ft. or 8.68 acres
OUTPARCEL AREA: (NOT A PART):	205'x245' = 50,225 sq.ft. or 1.15 acres
NET LAND AREA:	378,125 - 50,255 = 327,900 sq.ft. or 7.53 acres
BUILDING AREA:	89,253 sq.ft. @ Ground Floor



SITE PLAN N.T.S.

N

Rent Roll - Occupancy Summary

As of Date: 04/19/2013 Show Excluded Units: No Show All Amounts:

Property: Kendal Park Plaza, Ltd. - Kendall

Unit	Lease Name	Area	Monthly Base Rent Per Lease	Parking Ratio	Required Parking
16209	JPMorgan Chase Lease		4,556	1/250	18.2
16211	Maria Roldan and Gen (Beauty Salon)		1,508	1/250	6.03
16215	Black Belt for Life		3,016	1/100	30.16
16217	**Vacant**		1,585	1/250	6.34
16219	Subway Real Estate C 554.90 of patron		1,109	1/50 @50%	11.09
16221	AME Insurance & Fina		1,103	1/300	3.67
16223	H&R Block Eastern En		1,103	1/300	3.67
16225	Dominican Beauty Salon		1,103	1/250	4.41
16227	Accessory Express, I		1,103	1/250	4.41
16229	Peking One, Inc. 551.50 of patron		1,103	1/50@50%	11.03
16231	Hometown Medical Equipment		1,103	1/250	4.41
16233	South Dental Clinic,		1,104	1/300	3.68
16235 & 16237	Future Leaders Academy Day nursery		7,498	15 Employees	15
16239 16283	Dance Elite Dance St		2,358	1/100	23.58
16241	Worldmartshopping.co (Home Décor)		825	1/250	3.30
16243	Nuevo Mundo Company		815	1/250	3.26
16255	Sedano's Supermarket		30,700	1/250	122.80
16259	Family Dollar Stores		7,469	1/250	29.87
16267	Black Coral Gallery (Adult Day Care)		2,284	1/500	4.56
16269	A. James Segal, MD		1,221	1/300	4.07
16271	Five Star Jewelers		1,204	1/250	4.81
16273	Shoes from 5, Inc.		1,221	1/250	4.88
16275	Servientrega Kendall		1,221	1/250	4.88
16279	Cakeworld Bakery		2,450	1/250	9.80
16281	Alex Liquors, Inc.		1,586	1/250	6.34
16285	Steve's Pizza West, 1508 of patron		3,016	1/50@50%	30.16
16293	Mattress Firm, Inc.		4,558	1/250	18.23
Summary			87,939		408

EXISTING PARKING AS PER SURVEY 430
REQUIRED PARKING AS PER CODE 393

#23860345_v1

REVISIONS	BY

OCTAVIO A. SANTURIO A.I.A.
A R C H I T E C T
6262 bird road suite 3E south miami florida 33155
tel: (305) 665-8844 665-8869 fax661-7413
FL AR. 0007679

OWNER: c/o AGUSTIN HERRAN
13727 S.W. 152 ST. SUITE 102
MIAMI, FL. 33177-1106, PH. (305) 234-7600

NEW SHOPPING PLAZA
SW. 162nd AVE. AND
S.W. 88th STREET
MIAMI, FL 33193

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RECEIVED
213-033
MAY 22 2013
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DRAWN	B.H.C.
CHECKED	O.A.S.
DATE	2-4-14-31
SCALE	AS SHOWN
JOB NO.	9103
SHEET	SP-1

1 OF 1 SHEETS