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HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

STATE OF FLORIDA )
)
MIAMI-DADE COUNTY )

Folio No.: 30-7901-000-0190
User Dept: General Services Administration

INDENTURE
FORM DOCUMENT CUT-OUT PARCEL

I. PARTIES

THIS INDENTURE is made and entered into this 12th day of July, 2006, by and between the UNITED STATES OF AMERICA, acting by and through the Secretary of the Air Force, under and pursuant to the powers and authority contained in the Defense Base Closure and Realignment Act of 1990, as amended (10 U.S.C. § 2687 note), and delegations and regulations promulgated thereunder (the "Grantor"), and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, whose mailing address is 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128 (the "Grantee"). (When used in this Indenture, unless the context specifies otherwise, "Grantor" shall include the assigns of the Grantor, and "Grantee" shall include the successors and assigns of the Grantee.)

II. CONSIDERATION AND CONVEYANCE

WITNESSETH, THAT the Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, and deeded, and by these presents does remise, release, and quitclaims unto the Grantee, all the right, title, interest, claim, and demand which the Grantor has in and to the following described lot, piece, or parcel of land, situate, lying, and being in the City of Homestead, Miami-Dade County, and State of Florida (hereafter the "Property"). A description of the Property is set forth on Exhibit A to this Indenture and identified as Parcel 11-E.

III. APPURTENANCES AND HABENDUM

A. TO HAVE AND TO HOLD the same together with:

1. All Grantor owned buildings, facilities, roadways, rail lines, and other infrastructure, including storm drainage systems, sewer systems, and water utility distribution systems located thereon, and any other improvements on the property except for wells and treatment facilities and systems and related piping used in environmental remediation and restoration, which

are considered personal property of the Grantor and are not being conveyed to the Grantee under this Indenture;

2. All hereditaments and tenements therein and revisions, remainders, issues, profits, privileges and other rights of the Grantor belonging or related thereto;
3. All rights to mineral, including but not limited to gas, oil, water, top soil, muck, peat, humus, sand and common clay belonging to the Grantor.

IV. EXCEPTIONS

None.

V. RESERVATIONS

A. RESERVING UNTO THE GRANTOR, a right of access to any and all portions of the herein described land for purposes of environmental investigation, response or other corrective action. This reservation includes the right of access to and use of, to the extent permitted by law, available utilities at reasonable cost to the Grantor. These rights shall be exercisable in any case in which a response action or corrective action to be performed by the Grantor is found to be necessary after the date of conveyance of the herein described land, or such access is necessary for the Grantor to carry out a response action or corrective action on adjoining property. Pursuant to this reservation, the United States, (including but not limited to, Region 4, United States Environmental Protection Agency (EPA), and the State of Florida Department of Environmental Protection (FDEP) and their respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable notice to Grantee or the then owner and any authorized occupant of the aforedescribed property) to enter upon the herein described land and conduct investigations and surveys, to include drillings, testpitting, borings, data and/or record compilation and other activities related to environmental investigation, and to carry out response or corrective actions as required or necessary under applicable authorities, including but not limited to monitoring wells, pumping wells, and treatment facilities. In exercising such rights, the Grantor shall use its best efforts to coordinate such activities with the lawful occupant(s) of the land on which the activities are to be conducted, so that such activities, to the extent technically and economically practicable, do not interfere with such occupant's beneficial use and enjoyment of the land.

B. Any monitoring wells, pumping wells or treatment facilities required in conjunction with additional remedial or corrective action found to be necessary after the date of conveyance shall be designed and installed so as to be as inconspicuous as practicable. Grantor shall notify Grantee in writing, in reasonable detail and in reasonable scale, of the nature of such future facilities and of the location of any such future facilities, and, at Grantee's request, shall record such notice. Grantor shall continue to own existing monitoring wells and other future facilities described above, which are personal property. Grantor shall be responsible for operation, maintenance, repair, replacement and removal of wells and other facilities. When existing monitoring wells or future facilities are

no longer required in connection with a remedial or corrective action, Grantor shall close or abandon them in accordance with applicable law and regulation within a reasonable period. Grantee may request information concerning Grantor's continuing need for any particular facilities and may request Grantor's closure or abandonment of facilities at any time it appears such facilities are no longer required. If Grantor does not close or abandon facilities no longer required by Grantor in time to meet Grantee's schedule for use of the Property, Grantee may itself close them in accordance with applicable laws and regulations, at Grantee's expense. If necessary, Grantee may seek concurrence of EPA and the FDEP as set forth in Section VII.B. below, to close or abandon such facilities, if Grantor has not done so. Once closed or abandoned in accordance with applicable law or regulation, the Grantor shall have no interest in such facilities. Grantor and Grantee shall record one or more notices or amendments of prior notices showing which facilities are closed or abandoned from time to time. If Grantor fails to do so, Grantee may itself record such notice or amendment.

VI. CONDITION

A. The Grantee agrees to accept conveyance of the Property subject to all covenants, conditions, restrictions, easements, rights-of-way, reservations, rights, agreements, and encumbrances, whether or not of record.

B. The Grantee acknowledges that it has inspected, is aware of, and accepts the condition and state of repair of the Property, and that the Property is conveyed, "as is," "where is," without any representation, promise, agreement, or warranty on the part of the Grantor regarding such condition and state of repair, or regarding the making of any alterations, improvements, repairs, or additions. The Grantee further acknowledges that the Grantor shall not be liable for any latent or patent defects in the Property, except to the extent required by applicable law, and as set forth in Section VII.B. and VIII.D.

C. Grantee hereby understands and agrees that all costs associated with removing any restrictions of any kind whatsoever contained in this Indenture, whether necessitated by an environmental or other law or regulation, shall be the sole responsibility of Grantee, without any cost whatsoever to the United States.

VII. COVENANTS

A. Asbestos-Containing Materials ("ACM"). The Grantee is warned that the Property may contain current and former improvements, such as buildings, facilities, equipment, and pipelines, above and below the ground, that may contain ACM. The Grantee covenants and agrees that in its use and occupancy of the Property, it will comply with all applicable Federal, State, and local laws relating to asbestos. The Grantee is cautioned to use due care during property development activities that may uncover pipelines or other buried ACM. The Grantee covenants and agrees that it will notify the Grantor promptly of any potentially friable ACM that constitutes a release under the federal Comprehensive Environmental Response, Compensation, and Liability Act (42 U.S.C. §§ 9601 et seq.). The Grantor's responsibility under this deed for friable ACM is limited to friable ACM in demolition debris associated with Air Force activities

and usage arising prior to the date of this Indenture and is limited to the actions, if any, to be taken in accordance with the covenant contained in Section VII.B. herein. The Grantee is warned that the Grantor will not be responsible for removing or responding to ACM in or on utility pipelines. The Grantee acknowledges that the Grantor assumes no liability for property damages or damages for personal injury, illness, disability, or death to the Grantee, or to any other person, including members of the general public, arising from or incident to the purchase, transportation, removal, handling, use, disposition, or other activity causing or leading to contact of any kind whatsoever with asbestos on the Property arising after the date of this Indenture, whether the Grantee has properly warned, or failed to properly warn, the persons injured.

**B. NOTICES AND COVENANTS RELATED TO SECTION 120(h)(3) OF THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT (CERCLA), AS AMENDED, (42 U.S.C. §9620(h)(3)).**

1. Pursuant to Section 120(h)(3)(A)(i) of CERCLA, the following is notice of hazardous substances on the Property, and a description of remedial action concerning the Property.

a. The Grantor has made a complete search of its files and records. Exhibit B contains a table with the name of hazardous substances stored for one year or more, or known to have been released or disposed of, on the Property; the quantity in kilograms and pounds of the hazardous substance stored for one year or more, or known to have been released, or disposed of, on the Property; and the date(s) on which such storage, release, or disposal took place.

b. A description of the remedial action(s) taken by the Grantor on the Property regarding hazardous substances is contained in Exhibit C.

c. Pursuant to Section 120(h)(3)(A)(ii) of CERCLA, the United States covenants and warrants:

(1) that all remedial action necessary to protect human health and the environment with respect to hazardous substances remaining on the Property has been taken before the date of this Indenture; and
(2) any additional remedial action found to be necessary after the date of this Indenture for contamination on the Property existing prior to the date of this Indenture will be conducted by the United States.

Pursuant to and in accordance with CERCLA 120(h)(3)(B), this warranty will not apply in any case in which any grantee of the Property, or any part thereof, is a potentially responsible party with respect to the Property. For the purposes of this warranty, the phrase "remedial action necessary" does not include any performance by the United States, or payment to the Grantee from the United States, for additional remedial action that is required to facilitate Grantee's use of the Property hereby conveyed.

d. The United States has reserved a no-cost right of access to the Property in the Reservation Section of this Indenture in order to perform any remedial or corrective action as required by CERCLA 120(h)(3)(A)(ii).

**NOTICE**

**BREACH OF ANY ENVIRONMENTAL USE RESTRICTIVE COVENANT IN SECTION VIII.D.2. BELOW, MAY AFFECT THE FOREGOING WARRANTY**

2. Environmental Use Restrictive Covenants

a. The following environmental use restrictive covenant(s) in this section is (are) being created to protect human health and the environment with regard to residual contamination remaining on the Property and is (are) a component of the remedial action referred to in section B.1. above:

(1) The subsurface soils within the Property are contaminated with arsenic and PAHs. In order to prevent exposure to these contaminants and protect the public and site personnel from exposure to these contaminants, the Grantee is prohibited from digging, excavating, or conducting any other activity that would disturb the surface cover without coordinating such efforts and obtaining approval from the FDEP, EPA, and the Air Force, or their successors in function.

(2) The groundwater within the Property is contaminated with arsenic, benzene and TCE. In order to prevent exposure to these contaminants and protect the public and site personnel from exposure to these contaminants, the Grantee is prohibited from consuming, causing exposure to, or otherwise using the underlying groundwater for any purpose whatsoever, without coordinating such efforts and obtaining approval from the FDEP, EPA, and the Air Force, or their successors in function.

(3) The Grantee shall not use the Property for residential purposes, hospitals for human care, public or private schools for persons under 18 years of age, or day care centers for children. For the purposes of this prohibition residential purposes shall mean market housing with permanent utility connections designed for non-temporary accomodation of individuals or families.

(4) The Grantee covenants not to disturb, move, damage, mar, tamper with, interfere with, obstruct, or impede any wells and treatment facilities and systems, and related piping used in the environmental remediation and restoration on the Property.

b. It is the intent of the Grantor and the Grantee that the Grantor will retain the right to enforce any restrictive covenant in this section through the chain of title, in addition to any State law that requires the State to enforce any restrictive covenant in this section. The Grantee covenants to insert all of this section in any deed to the Property that it delivers.

C. Preservation Covenant. The threatened eastern indigo snake has the potential to inhabit the Property. The Grantee shall conduct surveys to determine the presence of the eastern indigo snake, prior to undertaking any construction on the Property. The United States shall be deemed a beneficiary to this preservation covenant without regard to whether it remains the owner of any land or interest therein in the locality of the property hereby conveyed and shall have the sole right to enforce this preservation covenant in any court of competent jurisdiction. This preservation covenant, and its restrictions, conditions, and limitations shall be binding on the Grantee and its successors, and assigns in perpetuity. The Department of Interior, Fish and Wildlife Service may, for good cause, and with the concurrence of the General Services Administration, modify or cancel any or all of the foregoing restrictions upon written application of the Grantee, its successors or assigns.

D. Restriction on Commercial Airport Use.

1. The Property shall not be developed either for use as a commercial airport or to support a commercial airport. The foregoing condition shall not apply to aviation-related tenants on the Property, as long as such tenants are not used to support a commercial airport at the former Homestead AFB. For the purposes of this covenant, the term "commercial airport" shall mean a public airport receiving scheduled passenger service having 2,500 or more enplaned passengers per year.

2. The foregoing condition is for the sole benefit of the UNITED STATES OF AMERICA and shall be binding and enforceable against the Grantee in perpetuity. The Grantor reserves the right to enter and inspect the Property for compliance with the foregoing conditions.

3. In the event of a breach of the foregoing condition, whether caused by the legal inability of the Grantee, its successors and assigns, at the option of the Grantor, all title, right of possession and all other rights transferred by this instrument to the Grantee, of the Property, or any portion thereof that is found to be in breach of this Covenant, shall, at the option of the Grantor, revert to the Grantor in its then existing condition sixty (60) days following the date upon which demand to this effect is made in writing by the Grantor, unless within said sixty (60) days such default or violation shall have been cured and all such conditions shall have been met, observed, or complied with, or if within sixty (60) days the Grantee shall have commenced the actions necessary to bring the Grantee into compliance with all such conditions of this paragraph VII.D. in accordance with a compliance schedule approved by the Grantor said reversion shall not occur and title, right of possession, and all other rights transferred hereby, except such, if any, as shall have previously terminated or reverted, shall remain vested in the Grantee, its transferees, successors and assigns. This option of reversion shall be a continuing one, and may be exercised by the United States any time the Grantor determines the aforesaid conditions are not met, observed or complied with by the Grantee or any subsequent transferee, successor of assign.

E. Hazards to Air Navigation. Prior to commencing any construction on, or alteration of, the Property, the Grantee covenants to comply with 14 C.F.R. Part 77 entitled "Objects Affecting Navigable Air Space," or under the authority of the Federal Aviation Act of 1958, as amended. Pursuant to this reservation, the Grantor shall have the right to regulate or prohibit the release into the air of any substance which would impair the visibility or otherwise interfere with the operations of aircraft, such as, but not limited to, steam, dust, and smoke; the Grantor shall have the right to regulate or prohibit light emissions, either direct or indirect (reflective), which might interfere with pilot vision; and the Grantor shall have the right to prohibit electrical emissions which would interfere with aircraft and Air Force communications systems or aircraft navigational equipment.

F. Non-Discrimination. The Grantee covenants not to discriminate upon the basis of race, color, religion, national origin, sex, age, or handicap in the use, occupancy, sale, or lease of the Property, or in its employment practices conducted thereon. This covenant shall not apply, however, to the lease or rental of a room or rooms within a family dwelling unit, nor shall it apply with respect to religion if the Property is on premises used primarily for religious purposes. The United States of America shall be deemed a beneficiary of this covenant without regard to whether it remains the owner of any land or interest therein in the locality of the Property.

VIII. MISCELLANEOUS

A. Each covenant of this Indenture shall be deemed to touch and concern the land and shall run with the land.

B. The Grantee may request from the United States a modification or release of one or more of the covenant(s) in whole or in part in this Indenture, subject to the notification and concurrence or approval of the Grantor. In the event the request of the Grantee for modification or release is approved by the United States, the United States agrees to modify or release the covenant (the "Covenant Release") giving rise to such restriction in whole or in part. The Grantee understands and agrees that all costs associated with the Covenant Release shall be the sole responsibility of the Grantee, without any cost whatsoever to the United States. The United States shall deliver to the Grantee in recordable form the Covenant Release. The execution of the Covenant Release by the United States shall modify or release the restrictive covenant with respect to the Property in the Covenant Release.

C. The acceptance of this Indenture shall constitute conclusive evidence of the agreement of the Grantee to be bound by the foregoing conditions, restrictions, and limitations, and to perform the obligations referred to herein.

D. The Air Force recognizes and acknowledges its obligations under Section 330 of the National Defense Authorization Act, 1993, Pub. L. No. 102-484, as amended, which provides for indemnification of certain transferees of closing defense property.

E. Federal Facility Agreement (FFA).

1. Notice of FFA. The Grantee acknowledges that the Grantor is subject to the terms and conditions of a FFA, which requires the Grantor to conduct activities including, but not limited to, investigations, explorations, surveys, remedial actions, response actions, and corrective actions. The easement reserved in Section V. of this deed is intended to allow Grantor to fulfill its obligations under the FFA.

2. FFA Inclusion. The Grantee and all subsequent transferees shall include the provisions of this Section VIII.E. in all subsequent lease, transfer, or conveyance documents related to the Property or any portion thereof that are entered into prior to the determination by the United States that all remedial action is complete at with respect to the Property.

IX. LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this Indenture:

A. Exhibit A - Property Description
B. Exhibit B - Notice of Hazardous Substances Stored/Released
C. Exhibit C - Remedial Action Status With Respect to the Property

**THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK**

IN WITNESS WHEREOF, I have hereunto set my hand at the direction of the Secretary of the Air Force, the day and year first above written.

UNITED STATES OF AMERICA

By: _____
KATHRYN M. HALVORSON
Director

Signed, Sealed, and Delivered
in the presence of:

_____

_____

Commonwealth of Virginia :

County of Arlington :

The foregoing instrument was acknowledged before me this 12th day of July, 2006, by Kathryn M. Halvorson.

_____
Notary Public

My commission expires on 9/30/2009.

(seal)

KARIN A. FRANCIS
Notary Public
Commonwealth of Virginia
My Commission Exps. Sept. 30, 2009

Acceptance

The Grantee hereby accepts this Indenture and agrees to be bound by all the agreements, covenants, conditions, restrictions, and reservations contained in it.

DATE: July 27, 2006

(Grantee)

By: _____ For
George M. Burgess
County Manager

Attest:

_____

Approved as to Form:

_____
Assistant County Attorney

**EXHIBIT A**

**PROPERTY DESCRIPTION**

OU-14B
OU-14A
720
KEY FEATURES
SURVEY STARTING POINT
ROAD
LEGAL DESCRIPTION
BUILDING
PARCEL
CUTOUT PARCEL
Homestead Air Force Base
Homestead, FL

Survey Coordinates for CUTOUT Parcel:

Location:
Homestead Air Force Base
Homestead, FL

Projected Coordinate System:
NAD 1983 StatePlane Florida East
FIPS 0901 Feet

Starting Point 1
X Coord: 859892.141
Y Coord: 423516.151
Clockwise Direction

| Parcel | Starting Point | Direction | Distance (ft) |
|---|---|---|---|
| CUTOUT | 1 | S 48-34-2.028 W | 799.455 |
| CUTOUT | 2 | N 40-46-6.890 W | 688.782 |
| CUTOUT | 3 | S 48-37-17.691 W | 279.866 |
| CUTOUT | 4 | S 49-18-32.074 W | 120.235 |
| CUTOUT | 5 | S 50-23-39.552 W | 66.345 |
| CUTOUT | 6 | S 85-46-19.672 W | 248.394 |
| CUTOUT | 7 | N 40-42-58.039 W | 279.294 |
| CUTOUT | 8 | N 40-38-51.931 W | 494.685 |
| CUTOUT | 9 | N 49-21-25.105 E | 602.410 |
| CUTOUT | 10 | N 48-44-51.522 E | 131.247 |
| CUTOUT | 11 | N 48-57-52.757 E | 115.802 |
| CUTOUT | 12 | S 40-29-56.824 E | 196.770 |
| CUTOUT | 13 | S 41-13-46.246 E | 200.028 |
| CUTOUT | 14 | S 41-3-17.330 E | 99.748 |
| CUTOUT | 15 | N 49-2-15.758 E | 389.863 |
| CUTOUT | 16 | N 55-15-24.551 E | 61.025 |
| CUTOUT | 17 | N 60-37-9.812 E | 110.453 |
| CUTOUT | 18 | N 71-33-54.184 E | 130.439 |
| CUTOUT | 19 | N 66-55-18.403 E | 101.103 |
| CUTOUT | 20 | N 60-12-22.826 E | 148.154 |
| CUTOUT | 21 | S 42-28-25.833 E | 407.439 |
| CUTOUT | 22 | S 46-12-23.856 W | 317.239 |
| CUTOUT | 23 | S 40-26-24.579 E | 544.326 |

Survey Coordinates for OU-14A Parcel:

Location:

Homestead Air Force Base
Homestead, FL

Projected Coordinate System:

NAD 1983 StatePlane Florida East
FIPS 0901 Feet

Starting Point 1

X Coord: 857086.897
Y Coord: 421820.026
Clockwise Direction

| Parcel | Starting Point | Direction | Distance (ft) |
|---|---|---|---|
| OU-14A | 1 | N 48-2-28.044 E | 14.970 |
| OU-14A | 2 | S 42-4-23.172 E | 34.540 |
| OU-14A | 3 | S 47-50-59.267 W | 14.978 |
| OU-14A | 4 | N 42-3-37.172 W | 34.590 |

Survey Coordinates for OU-14B Parcel:

Location:
Homestead Air Force Base
Homestead, FL

Projected Coordinate System:
NAD 1983 StatePlane Florida East
FIPS 0901 Feet

Starting Point 1
X Coord: 857127.089
Y Coord: 421839.355
Clockwise Direction

| Parcel | Starting Point | Direction | Distance (ft) |
|---|---|---|---|
| OU-14B | 1 | N 48-39-7.064 E | 9.450 |
| OU-14B | 2 | S 41-32-45.902 E | 9.961 |
| OU-14B | 3 | S 48-32-5.062 W | 9.520 |
| OU-14B | 4 | N 41-8-38.177 W | 9.980 |

PBS&J

**REPORT OF BOUNDARY SURVEYING AND MAPPING ACTIVITIES AT THE HOMESTEAD AIR RESERVE STATION SITE, BEING A PORTION OF UNPLATTED SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST IN UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA**

**Introduction:**

Pursuant to its contract with Shaw Environmental & Infrastructure, Inc. (hereinafter, "Shaw" or the "client.") of Knoxville Tennessee, PBS&J has executed several boundary surveys at the above captioned location for design/evaluation purposes by Shaw.

This site is located in Section 1, Township 57 South, Range 39 East in unincorporated Miami-Dade County, Florida in a semi-rural area south of Miami. The site was originally part of Homestead Air Force Base, which was closed and abandoned by the United States Department of Defense in 1992 after the majority of the Base was destroyed by windstorm Hurricane Andrew. Since that time, portions of the facility have been rebuilt as Homestead Air Reserve Station, and is currently occupied by elements of the Florida Air National Guard, U.S. Air Force Reserve and the U.S. Department of Homeland Security. Other portions of the former Base are under varying forms of control or use by the Miami-Dade County Aviation Department, Parks and Recreation Department and the Public Works Department.

In accordance with the contract, PBS&J conducted boundary surveys of six (6) sites, using locations provided by the client. These six (6) sites are identified as Sites OU14, OU20/21, OU26, OWS795, and OU22, 28, 29 & 30, each of which are more fully described on the "Boundary Survey" Maps and Surveyor's Reports accompanied by this Report. *(q.v.)*

**Instrumentation and Surveying Methods:**

All methodology used during the course of the survey for each site was in strict accordance with generally accepted survey standards for South Florida, PBS&J corporate protocols, and most importantly, the "Minimum Technical Standards for Land Surveying in the State of Florida," as published under Rule 61G17-6 of the Florida Administrative Code. Authority for these Standards are promulgated under Chapter 177 of the Florida Statutes, which governs the practice of surveying and mapping in the State of Florida.

In each case, the individual sites were tied into the Florida State Plane Coordinate System for the East Zone of Florida (No. 901) as based on the North American Datum of 1983/1993 adjustment. All coordinate pairs (Northings and Eastings) as indicated on the Survey Maps are derived from this system. Also,

traverses were employed to create mathematically closed figures that in this case, exceed the requirements set forth in the Florida Administrative Code.

Survey monuments were established at the corners of each parcel as required. These monuments consist of 5/8" steel rebars with yellow caps stamped "LB24." In the case were boundary corners fell on hardscape surfaces, the established monuments consisted of nails and brass discs stamped "PBS&J LB24." Both forms of monumentation meet the requirements set forth in said Florida Administrative Code.

**Instruments employed:**

To perform the above functions, Ashtech Z-Surveyors GPS receivers and accessories incorporated with Pacific Crest 9600 pack-bit radio modems where used. This, combined with Wild T-1600 Total Stations were employed to achieve the highest possible degree of accuracy for the surveys.

**Field notes, etc.**

Copies of field notes and other data associated with the surveys are attached hereto and made a part hereof. The client is advised that this information is being presented as work-related products at the request of the client, and as such, are not intended to supersede the certified survey maps and reports for the sites.

**Control Point Locations/Survey Monuments, etc.**

All survey work associated with this project was controlled by a horizontal/vertical control station established by the Miami-Dade Water & Sewer Department's Survey Office as part of that agency's County-wide GPS/GIS Project completed in 1996. In this case, Master Control Station WALDIN was used due to its proximity to the surveyed sites. A reproduction of the Control Sheet for this monument is attached hereto and made a part hereof. All surveyed boundary points were tied into the Master Control Station and are noted as such on the Survey Maps and Reports.

**END OF REPORT**

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*ALL RIGHTS RESERVED.*

SERVE • CONSERVE

# MIAMI-DADE WATER AND SEWER DEPARTMENT GPS/GIS PROJECT

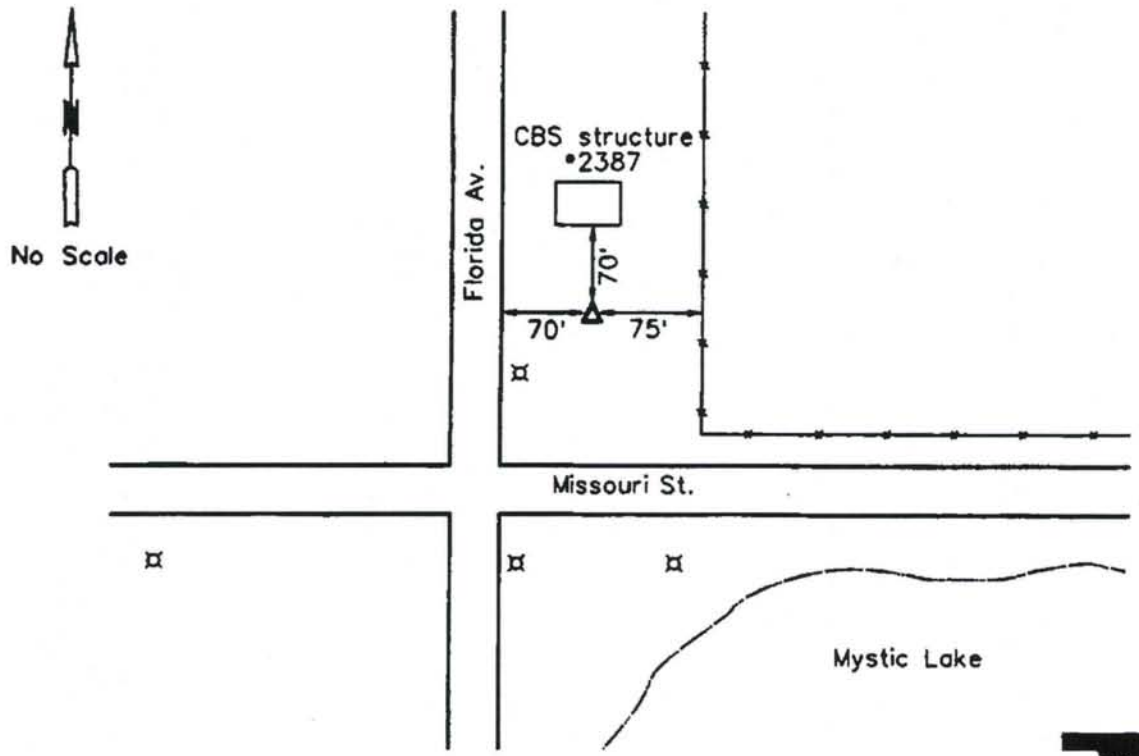
## MASTER CONTROL STATION INFORMATION AND RECOVERY SHEET

| STATION DESIGNATION |
|---|
| WALD |
| WALDIN 1962 |

| LOCALITY | COUNTY | HORIZONTAL DATUM | STATE PLANE ZONE | VERTICAL DATUM |
|---|---|---|---|---|
| GREATER MIAMI | DADE | NAD 83 (1993) | FLA. EAST 901 | NGVD 29 |
| **ESTABLISHING AGENCY** | **LATITUDE** | **LONGITUDE** | **ELLIPSOIDAL HEIGHT** | **GEOID UNDULATION** |
| USC&GS | N25° 30'26.640342" | W80° 23'16.715694" | -23.182 | -25.569 |
| **CREW CHIEF** | **NORTHING (METERS)** | **EASTING (METERS)** | **ELEVATION (METERS)** | **CONVERGENCE** |
| J. KUTTRUS | 130187.260 | 261524.793 | 2.387 | 0° 15'48.825063" |
| **DATE SET OR FOUND** | **NORTHING (US FEET)** | **EASTING (US FEET)** | **ELEVATION (US FEET)** | **SCALE FACTOR** |
| 05-06-96 | 427122.702 | 858019.258 | 7.831 | .99998790 |

**STATION DESCRIPTION**

See published NGS control data sheets for complete recovery descriptions.




WOOLPERT

**SURVEYOR'S REPORT**
**BOUNDARY SURVEY**
**SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST**
**HOMESTEAD AIR RESERVE STATION**
**MIAMI-DADE COUNTY, FLORIDA**

## ARTICLE I

## DEFINITIONS, GENERALLY:

CLIENT: SHALL MEAN THE FIRM OF SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
SURVEYOR: SHALL MEAN THE FIRM OF PBS&J, A FLORIDA CORPORATION, DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE BOUNDARY SURVEY IN THE FORM OF THE "BOUNDARY SURVEY" MAP, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
SUBJECT PROPERTY: SHALL MEAN ALL THAT AREA INDICATED IN ARTICLE III OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

## ARTICLE II

## MAP/REPORT OF BOUNDARY SURVEY:

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON JULY 30, 2003.

## ARTICLE III

## GENERAL DESCRIPTION OF SUBJECT PROPERTY:

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 1; THENCE N88°33'30"E ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 1 FOR 121.02 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 1, S01°26'30"E FOR 347.80 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE S40°44'06"E FOR 19.94 FEET; THENCE N48°19'55"E FOR 21.99 FEET; THENCE S40° 54'47"E FOR 200.66 FEET; THENCE S49°05'37"W FOR 399.95 FEET; THENCE N40°54'45"W FOR 200.50 FEET; THENCE N49°04'59"E FOR 199.85 FEET; THENCE N40°10'25"W FOR 12.18 FEET; THENCE N49°01'22"E FOR 33.31 FEET; THENCE N40°53'59"W FOR 7.60 FEET; THENCE N 49°06'50"E FOR 144.71 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 83,473 SQUARE FEET OR 1.92 ACRES, MORE OR LESS, BY CALCULATION.

## ARTICLE IV

## ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 20/21

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE V**

**SOURCES OF DATA:**

THE BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM FIELD MEASUREMENTS AS WELL AS CLIENT REQUIREMENTS. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

BEARINGS AS SHOWN HEREON REFER TO A BEARING OF NORTH 88 DEGREES 33 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST AS SHOWN ON THE SURVEY MAP. THIS IS A CALCULATED BEARING BASED ON FIELD MEASURED VALUES ON THE GROUND, COMBINED WITH COORDINATE DATA AS MORE FULLY DESCRIBED FOLLOWING. FOR THE PURPOSE OF THIS SURVEY, THIS MAY BE CONSIDERED A WELL MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP.

ALL COORDINATES (NORTHINGS AND EASTINGS) AS DEPICTED ON THE SURVEY MAP ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/1990 ADJUSTMENT. GLOBAL POSITIONING SYSTEMS (G.P.S.) MEASUREMENTS WERE CONDUCTED IN THE FIELD TO ACQUIRE SAID COORDINATE VALUES, BASED ON THE FOLLOWING HORIZONTAL CONTROL STATION:

MANAGING AGENCY: MIAMI-DADE WATER AND SEWER DEPARTMENT
MASTER CONTROL STATION: WALDIN 1962
LOCALITY: GREATER MIAMI
COUNTY: MIAMI-DADE
STATE: FLORIDA
HORIZONTAL DATUM: NAD83/93
STATE PLANE ZONE: FLORIDA EAST 901
VERTICAL DATUM: NGVD29
LATITUDE: N25°30'26.640342"
LONGITUDE: W80°23'16.715694"
ELLIPSOIDAL HEIGHT: -23.182
GEOID UNDULATION: -25.569
NORTHING (METERS): 130187.260
EASTING (METERS): 261524.793
ELEVATION (METERS): 2.387
CONVERGENCE: 0°15'48.825063"
DATE ESTABLISHED: MAY 6, 1996
NORTHING (U.S. FEET): 427122.702
EASTING (U.S. FEET): 858019.258
ELEVATION (U.S. FEET): 7.831
SCALE FACTOR: .99998790
STATION DESCRIPTION: THE STATION IS LOCATED 70 FEET SOUTH OF BUILDING NO. 2387, 70 FEET EAST OF FLORIDA AVENUE, JUST NORTH OF MISSOURI STREET. THE MARK IS A CONCRETE MONUMENT WITH A BRASS DISC.

THE UNDERLYING AERIAL PHOTO AS DEPICTED ON THE SURVEY MAP WAS ACQUIRED FROM THE 2001 ORTHOPHOTO SERIES PUBLISHED BY THE MIAMI-DADE COUNTY, FLORIDA INFORMATION TECHNOLOGY DEPARTMENT AND IS PRESENTED FOR INFORMATION PURPOSES ONLY.

**ARTICLE VI**

**LIMITATIONS:**

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

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BOUNDARY SURVEY
SITE OU20/21

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
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JOB NO.: 01-1454.00

NO EXCAVATION OR DETERMINATION WAS MADE BY PBS&J AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. (SEE FOLLOWING.)

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

**ARTICLE VII**

**BOUNDARY INCONSISTENCIES:**

THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CREATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AS DEPICTED HEREON. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS.

THE EXPRESS PURPOSE OF THE BOUNDARY SURVEY WAS TO CREATE PROPERTY BOUNDARIES COINCIDENT WITH THE WITH THE EXTERIOR WALLS AND CORNERS OF THE ONE-STORY C.B.S. WAREHOUSE BUILDING AS NOW EXISTING, LAID OUT AND IN USE.

**ARTICLE VIII**

**APPARENT PHYSICAL USE:**

THE SUBJECT PROPERTY CONTAINS A BUILDING AS MORE FULLY SHOWN ON THE AERIAL PHOTOGRAPH UNDERLAYMENT AS DEPICTED ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

**ARTICLE IX**

**EASEMENTS AND ENCUMBRANCES:**

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

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PBSJ

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MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24


HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU20/21

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE X**

**CLIENT INFORMATION:**

THIS BOUNDARY SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
312 DIRECTORS DRIVE
KNOXVILLE, TN 37923

**ARTICLE XI**

**SURVEYOR'S CERTIFICATE:**

THE STATE OF FLORIDA )
) S.S.
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBSJ, A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: C. M. del Valle

CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF FIELD SURVEY: JULY 30, 2003
DATE OF CERTIFICATION: AUGUST 26, 2003

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND EACH PART THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ACCOMPANIED BY THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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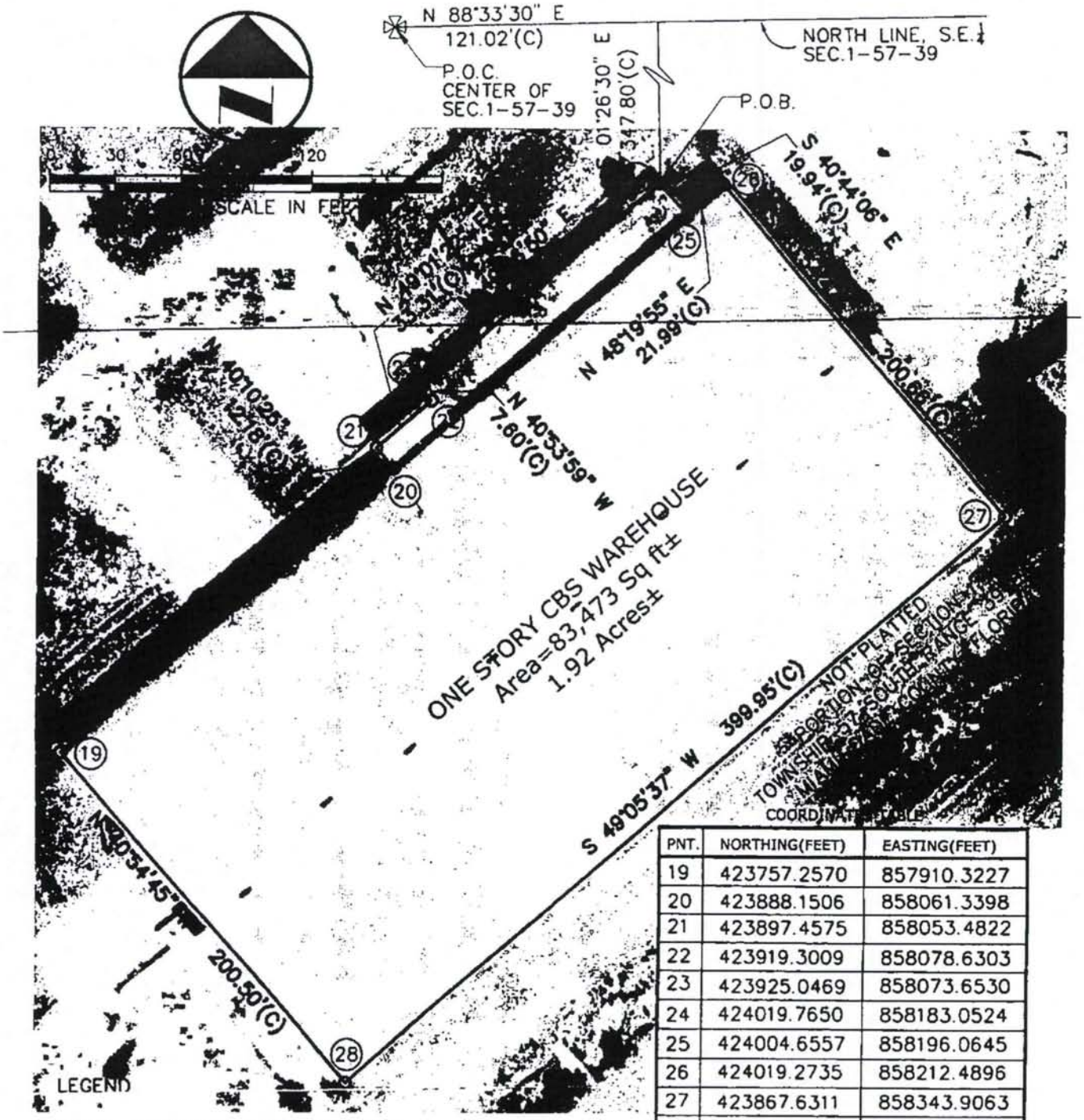
|---|---|---|
| PBSJ 2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>SITE OU 20/21 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |




COORDINATE TABLE

| PNT. | NORTHING(FEET) | EASTING(FEET) |
|---|---|---|
| 19 | 423757.2570 | 857910.3227 |
| 20 | 423888.1506 | 858061.3398 |
| 21 | 423897.4575 | 858053.4822 |
| 22 | 423919.3009 | 858078.6303 |
| 23 | 423925.0469 | 858073.6530 |
| 24 | 424019.7650 | 858183.0524 |
| 25 | 424004.6557 | 858196.0645 |
| 26 | 424019.2735 | 858212.4896 |
| 27 | 423867.6311 | 858343.9063 |
| 28 | 423605.7339 | 858041.6334 |

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SEC. SECTION
PNT. POINT

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I:\SURVEY DIVISION\WORK2003\01-1454.00 H.A.F.B. BOUNDARY SURVEY\dwg\011454 HAFB BOUNDARY SURVEY.dwg 08/26/2003 9:02:12 AM EDT

SHEET 5 OF 5

PBSJ
2001 N.W. 107th AVE.
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SITE OU 20/21

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**SURVEYOR'S REPORT**
**BOUNDARY SURVEY**
**SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST**
**HOMESTEAD AIR RESERVE STATION**
**MIAMI-DADE COUNTY, FLORIDA**

**ARTICLE I**

**DEFINITIONS, GENERALLY:**

~~CLIENT: SHALL MEAN THE FIRM OF SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.~~
SURVEYOR: SHALL MEAN THE FIRM OF PBS&J, A FLORIDA CORPORATION, DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE BOUNDARY SURVEY IN THE FORM OF THE "BOUNDARY SURVEY" MAP, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
SUBJECT PROPERTY: SHALL MEAN ALL THAT AREA INDICATED IN ARTICLE III OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

**ARTICLE II**

**MAP/REPORT OF BOUNDARY SURVEY:**

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON JULY 30, 2003.

**ARTICLE III**

**GENERAL DESCRIPTION OF SUBJECT PROPERTY:**

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 1; THENCE N88°33'30"E ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 1 FOR 242.84 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 1, S01°26'30"E FOR 771.67 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE S43°33'28"E FOR 306.98 FEET; THENCE S01°53'10"E FOR 128.06 FEET; THENCE S50°08'33"W FOR 62.24 FEET; THENCE S88°26'10"W FOR 252.44 FEET; THENCE N40°40'22"W FOR 244.30 FEET; THENCE N48°58'31"E FOR 322.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 115,012 SQUARE FEET OR 2.64 ACRES, MORE OR LESS, BY CALCULATION.

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BOUNDARY SURVEY
SITE OU 26

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE IV**

**ACCURACY:**

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

**ARTICLE V**

**SOURCES OF DATA:**

THE BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM FIELD MEASUREMENTS AS WELL AS CLIENT REQUIREMENTS. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

BEARINGS AS SHOWN HEREON REFER TO A BEARING OF NORTH 88 DEGREES 33 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST AS SHOWN ON THE SURVEY MAP. THIS IS A CALCULATED BEARING BASED ON FIELD MEASURED VALUES ON THE GROUND, COMBINED WITH COORDINATE DATA AS MORE FULLY DESCRIBED FOLLOWING. FOR THE PURPOSE OF THIS SURVEY, THIS MAY BE CONSIDERED A WELL MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP.

ALL COORDINATES (NORTHINGS AND EASTINGS) AS DEPICTED ON THE SURVEY MAP ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/1990 ADJUSTMENT. GLOBAL POSITIONING SYSTEMS (G.P.S.) MEASUREMENTS WERE CONDUCTED IN THE FIELD TO ACQUIRE SAID COORDINATE VALUES, BASED ON THE FOLLOWING HORIZONTAL CONTROL STATION:

MANAGING AGENCY: MIAMI-DADE WATER AND SEWER DEPARTMENT
MASTER CONTROL STATION: WALDIN 1962
LOCALITY: GREATER MIAMI
COUNTY: MIAMI-DADE
STATE: FLORIDA
HORIZONTAL DATUM: NAD83/93
STATE PLANE ZONE: FLORIDA EAST 901
VERTICAL DATUM: NGVD29
LATITUDE: N25°30'26.640342"
LONGITUDE: W80°23'16.715694"
ELLIPSOIDAL HEIGHT: -23.182
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NORTHING (U.S. FEET): 427122.702
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SCALE FACTOR: .99998790
STATION DESCRIPTION: THE STATION IS LOCATED 70 FEET SOUTH OF BUILDING NO. 2387, 70 FEET EAST OF FLORIDA AVENUE, JUST NORTH OF MISSOURI STREET. THE MARK IS A CONCRETE MONUMENT WITH A BRASS DISC.

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SITE OU 26

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE VI**

**LIMITATIONS:**

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SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

**ARTICLE VII**

**BOUNDARY INCONSISTENCIES:**

THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CREATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AS DEPICTED HEREON. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS.

**ARTICLE VIII**

**APPARENT PHYSICAL USE:**

THE SUBJECT PROPERTY CONTAINS BUILDINGS AND OTHER STRUCTURES AS MORE FULLY SHOWN ON THE AERIAL PHOTOGRAPH UNDERLAYMENT ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 26

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE IX**

**EASEMENTS AND ENCUMBRANCES:**

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

**ARTICLE X**

**CLIENT INFORMATION:**

THIS BOUNDARY SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
312 DIRECTORS DRIVE
KNOXVILLE, TN 37923

**ARTICLE XI**

**SURVEYOR'S CERTIFICATE:**

THE STATE OF FLORIDA )
) S.S.
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBSJ A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: C. M. del Valle

CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF FIELD SURVEY: JULY 30, 2003
DATE OF CERTIFICATION: AUGUST 26, 2003

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND EACH PART THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ACCOMPANIED BY THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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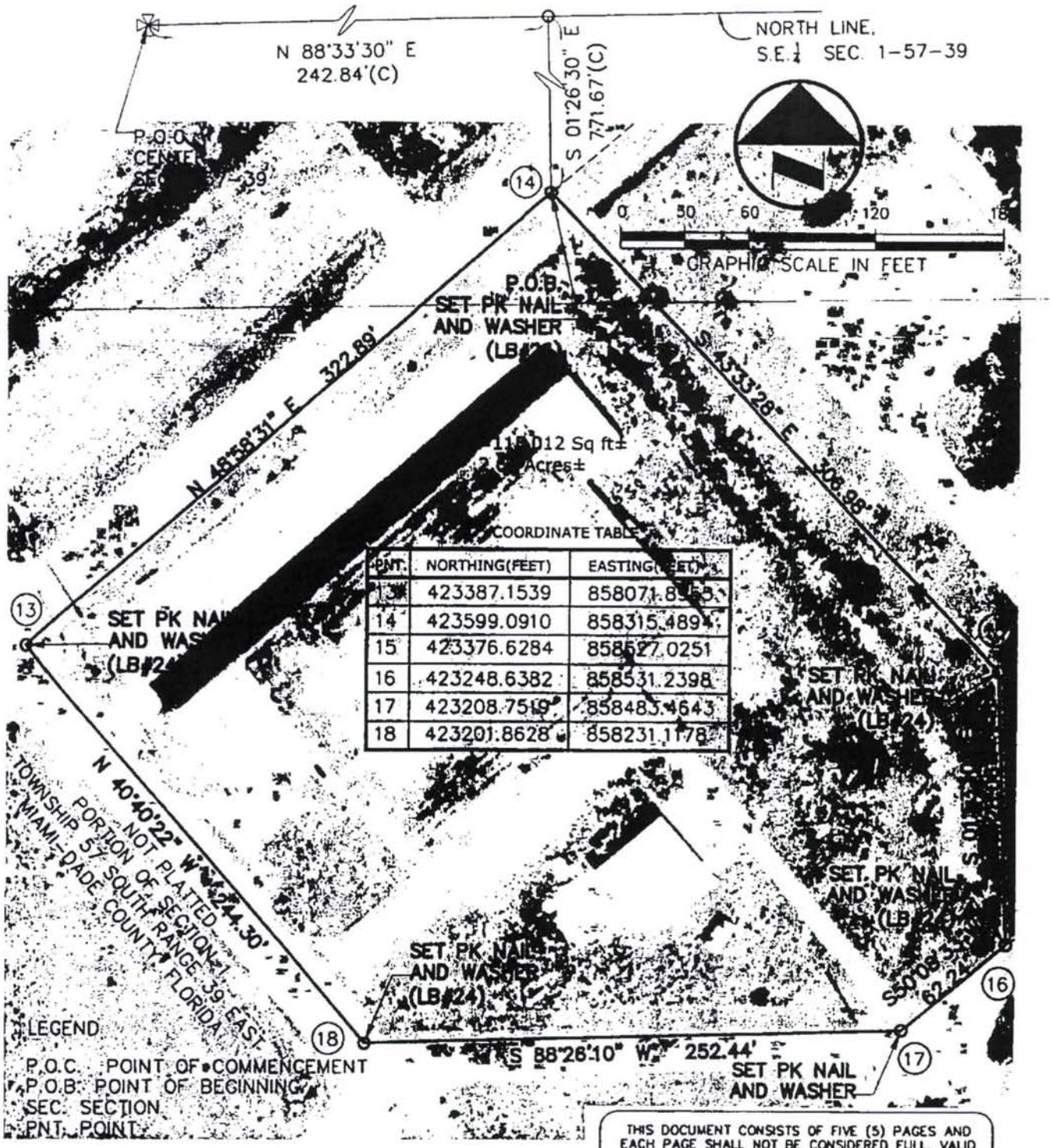
| | | |
|---|---|---|
| PBSJ 2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>SITE OU 26 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |

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I:\SURVEY DIVISION\WORK2003\01-1454.00 H.A.F.B. BOUNDARY SURVEY\dwg\011454 HAFB BOUNDARY SURVEY.dwg 08/26/2003 9:02:12 AM EDT

SHEET 5 OF 5

| | | |
|---|---|---|
| PBSJ<br>2001 N.W. 107th AVE.<br>MIAMI, FL 33172-2507<br>(305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>OU 26 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |

**SURVEYOR'S REPORT**
**BOUNDARY SURVEY**
**SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST**
**HOMESTEAD AIR RESERVE STATION**
**MIAMI-DADE COUNTY, FLORIDA**

**ARTICLE I**

**DEFINITIONS, GENERALLY:**

CLIENT: SHALL MEAN THE FIRM OF SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
SURVEYOR: SHALL MEAN THE FIRM OF PBS&J, A FLORIDA CORPORATION, DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE BOUNDARY SURVEY IN THE FORM OF THE "BOUNDARY SURVEY" MAP, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
SUBJECT PROPERTY: SHALL MEAN ALL THAT AREA INDICATED IN ARTICLE III OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

**ARTICLE II**

**MAP/REPORT OF BOUNDARY SURVEY:**

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON JULY 30, 2003.

**ARTICLE III**

**GENERAL DESCRIPTION OF SUBJECT PROPERTY:**

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 1; THENCE N88°33'30"E ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 1 FOR 242.84 FEET; THENCE DEPARTING SAID NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 1, S01° 26'30"E FOR 771.67 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N49°02'06"E FOR 852.23 FEET; THENCE N54°10'17"E FOR 171.98 FEET; THENCE N68°03'57"E FOR 154.07 FEET; THENCE N71°29'23"E FOR 84.69 FEET; THENCE N62°13'58"E FOR 121.11 FEET; THENCE N54°10'17"E FOR 76.11 FEET; THENCE S40°51'50"E FOR 426.32 FEET; THENCE S47°05'18"W FOR 318.67 FEET; THENCE S41°17'40"E FOR 516.47 FEET; THENCE S49°05'39"W FOR 360.84 FEET; THENCE N41°25'27"W FOR 659.26 FEET; THENCE S49°12'34"W

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PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 22,28,29,30

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

FOR 692.70 FEET; THENCE S56°51'24"W FOR 134.17 FEET; THENCE N01°53'10"W FOR 128.06 FEET; THENCE N43°33'28"W FOR 306.98 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 859,930 SQUARE FEET OR 19.74 ACRES, MORE OR LESS, BY CALCULATION.

**ARTICLE IV**

**ACCURACY:**

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

**ARTICLE V**

**SOURCES OF DATA:**

THE BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM FIELD MEASUREMENTS AS WELL AS CLIENT REQUIREMENTS. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

BEARINGS AS SHOWN HEREON REFER TO A BEARING OF NORTH 88 DEGREES 33 MINUTES 30 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST AS SHOWN ON THE SURVEY MAP. THIS IS A CALCULATED BEARING BASED ON FIELD MEASURED VALUES ON THE GROUND, COMBINED WITH COORDINATE DATA AS MORE FULLY DESCRIBED FOLLOWING. FOR THE PURPOSE OF THIS SURVEY, THIS MAY BE CONSIDERED A WELL MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP.

ALL COORDINATES (NORTHINGS AND EASTINGS) AS DEPICTED ON THE SURVEY MAP ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/1990 ADJUSTMENT. GLOBAL POSITIONING SYSTEMS (G.P.S.) MEASUREMENTS WERE CONDUCTED IN THE FIELD TO ACQUIRE SAID COORDINATE VALUES, BASED ON THE FOLLOWING HORIZONTAL CONTROL STATION:

| | |
|---|---|
| MANAGING AGENCY: | MIAMI-DADE WATER AND SEWER DEPARTMENT |
| MASTER CONTROL STATION: | WALDIN 1962 |
| LOCALITY: | GREATER MIAMI |
| COUNTY: | MIAMI-DADE |
| STATE: | FLORIDA |
| HORIZONTAL DATUM: | NAD83/93 |
| STATE PLANE ZONE: | FLORIDA EAST 901 |
| VERTICAL DATUM: | NGVD29 |
| LATITUDE: | N25°30'26.640342" |
| LONGITUDE: | W80°23'16.715694" |
| ELLIPSOIDAL HEIGHT: | -23.182 |
| GEOID UNDULATION: | -25.569 |
| NORTHING (METERS): | 130187.260 |
| EASTING (METERS): | 261524.793 |
| ELEVATION (METERS): | 2.387 |

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MIAMI, FL 33172-2507
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HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 22,28,29,30

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

CONVERGENCE: 0°15'48.825063"
DATE ESTABLISHED: MAY 6, 1996
NORTHING (U.S. FEET): 427122.702
EASTING (U.S. FEET): 858019.258
ELEVATION (U.S. FEET): 7.831
SCALE FACTOR: .99998790
STATION DESCRIPTION: THE STATION IS LOCATED 70 FEET SOUTH OF BUILDING NO. 2387, 70 FEET EAST OF FLORIDA AVENUE, JUST NORTH OF MISSOURI STREET. THE MARK IS A CONCRETE MONUMENT WITH A BRASS DISC.

THE UNDERLYING AERIAL PHOTO AS DEPICTED ON THE SURVEY MAP WAS ACQUIRED FROM THE 2001 ORTHOPHOTO SERIES PUBLISHED BY THE MIAMI-DADE COUNTY, FLORIDA INFORMATION TECHNOLOGY DEPARTMENT AND IS PRESENTED FOR INFORMATION PURPOSES ONLY.

**ARTICLE VI**

**LIMITATIONS:**

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

NO EXCAVATION OR DETERMINATION WAS MADE BY PBS&J AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. (SEE FOLLOWING.)

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

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SITE OU 22,28,29,30

DATE: 07-30-2003
DESIGNED: R.P.
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CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE VII**

**BOUNDARY INCONSISTENCIES:**

THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CREATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AS DEPICTED HEREON. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS.

**ARTICLE VIII**

**APPARENT PHYSICAL USE:**

THE SUBJECT PROPERTY CONTAINS BUILDINGS AND OTHER STRUCTURES AS MORE FULLY SHOWN ON THE AERIAL PHOTOGRAPH UNDERLAYMENT AS DEPICTED ON THE SURVEY MAP.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

**ARTICLE IX**

**EASEMENTS AND ENCUMBRANCES:**

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

**ARTICLE X**

**CLIENT INFORMATION:**

THIS BOUNDARY SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
312 DIRECTORS DRIVE
KNOXVILLE, TN 37923

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DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE XI**

**SURVEYOR'S CERTIFICATE:**

THE STATE OF FLORIDA )
) S.S.
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBSJ, A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: C. M. del Valle

CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF FIELD SURVEY: JULY 30, 2003
DATE OF CERTIFICATION: AUGUST 26, 2003

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND EACH PART THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ACCOMPANIED BY THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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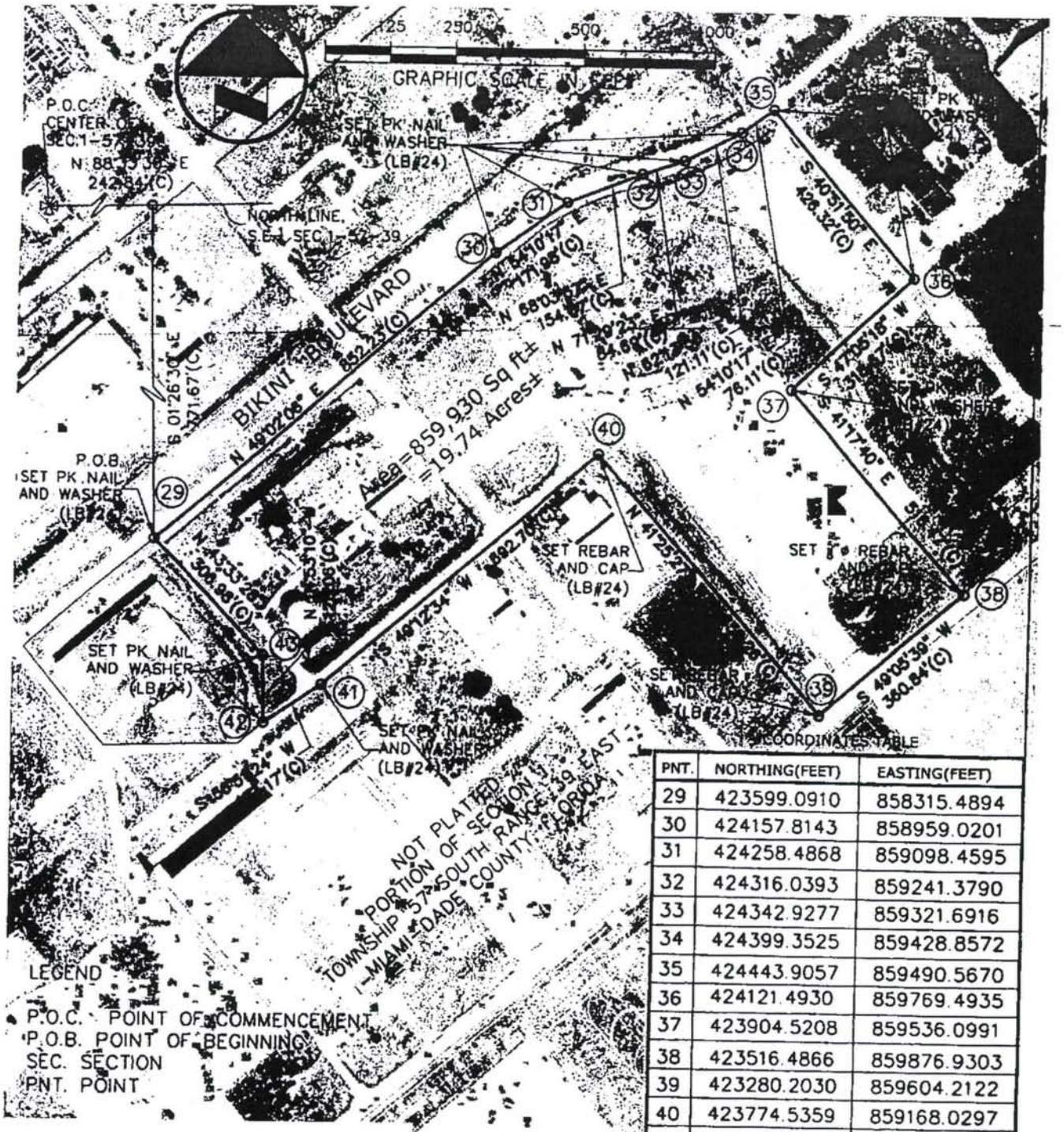


| PNT. | NORTHING(FEET) | EASTING(FEET) |
|---|---|---|
| 29 | 423599.0910 | 858315.4894 |
| 30 | 424157.8143 | 858959.0201 |
| 31 | 424258.4868 | 859098.4595 |
| 32 | 424316.0393 | 859241.3790 |
| 33 | 424342.9277 | 859321.6916 |
| 34 | 424399.3525 | 859428.8572 |
| 35 | 424443.9057 | 859490.5670 |
| 36 | 424121.4930 | 859769.4935 |
| 37 | 423904.5208 | 859536.0991 |
| 38 | 423516.4866 | 859876.9303 |
| 39 | 423280.2030 | 859604.2122 |
| 40 | 423774.5359 | 859168.0297 |
| 41 | 423321.9945 | 858643.5827 |
| 42 | 423248.6382 | 858531.2398 |
| 43 | 423376.6284 | 858527.0251 |

COORDINATES TABLE

LEGEND
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SEC. SECTION
PNT. POINT

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SHEET 6 OF 6

PBSJ
2001 N.W. 107th AVE.
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**SURVEYOR'S REPORT**
**BOUNDARY SURVEY**
**SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST**
**HOMESTEAD AIR RESERVE STATION**
**MIAMI-DADE COUNTY, FLORIDA**

**ARTICLE I**

**DEFINITIONS, GENERALLY:**

CLIENT: SHALL MEAN THE FIRM OF SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
SURVEYOR: SHALL MEAN THE FIRM OF PBS&J, A FLORIDA CORPORATION, DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE BOUNDARY SURVEY IN THE FORM OF THE "BOUNDARY SURVEY" MAP, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
SUBJECT PROPERTY: SHALL MEAN ALL THAT AREA INDICATED IN ARTICLE III OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

**ARTICLE II**

**MAP/REPORT OF BOUNDARY SURVEY:**

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON JULY 30, 2003.

**ARTICLE III**

**GENERAL DESCRIPTION OF SUBJECT PROPERTY:**

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 1; THENCE N89°33'31"E ALONG THE SOUTH LINE OF SAID SECTION 1 FOR 1191.49 FEET; THENCE DEPARTING SAID SOUTH LINE OF SAID SECTION 1, N01°26'28"W FOR 1028.62 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N40°49'02"W FOR 48.39 FEET; THENCE N49°34'00"E FOR 10.58 FEET; THENCE S40°46'15"E FOR 48.33 FEET; THENCE S49°13'50"W FOR 10.54 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 511 SQUARE FEET OR 0.01 ACRES, MORE OR LESS, BY CALCULATION.

**ARTICLE IV**

**ACCURACY:**

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
OWS 795

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE V**

**SOURCES OF DATA:**

THE BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM FIELD MEASUREMENTS AS WELL AS CLIENT REQUIREMENTS. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

BEARINGS AS SHOWN HEREON REFER TO A BEARING OF NORTH 88 DEGREES 33 MINUTES 31 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST AS SHOWN ON THE SURVEY MAP. THIS IS A CALCULATED BEARING BASED ON FIELD MEASURED VALUES ON THE GROUND, COMBINED WITH COORDINATE DATA AS MORE FULLY DESCRIBED FOLLOWING. FOR THE PURPOSE OF THIS SURVEY, THIS MAY BE CONSIDERED A WELL MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP.

ALL COORDINATES (NORTHINGS AND EASTINGS) AS DEPICTED ON THE SURVEY MAP ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/1990 ADJUSTMENT. GLOBAL POSITIONING SYSTEMS (G.P.S.) MEASUREMENTS WERE CONDUCTED IN THE FIELD TO ACQUIRE SAID COORDINATE VALUES, BASED ON THE FOLLOWING HORIZONTAL CONTROL STATION:

MANAGING AGENCY: MIAMI-DADE WATER AND SEWER DEPARTMENT
MASTER CONTROL STATION: WALDIN 1962
LOCALITY: GREATER MIAMI
COUNTY: MIAMI-DADE
STATE: FLORIDA
HORIZONTAL DATUM: NAD83/93
STATE PLANE ZONE: FLORIDA EAST 901
VERTICAL DATUM: NGVD29
LATITUDE: N25°30'26.640342"
LONGITUDE: W80°23'16.715694"
ELLIPSOIDAL HEIGHT: -23.182
GEOID UNDULATION: -25.569
NORTHING (METERS): 130187.260
EASTING (METERS): 261524.793
ELEVATION (METERS): 2.387
CONVERGENCE: 0°15'48.825063"
DATE ESTABLISHED: MAY 6, 1996
NORTHING (U.S. FEET): 427122.702
EASTING (U.S. FEET): 858019.258
ELEVATION (U.S. FEET): 7.831
SCALE FACTOR: .99998790
STATION DESCRIPTION: THE STATION IS LOCATED 70 FEET SOUTH OF BUILDING NO. 2387, 70 FEET EAST OF FLORIDA AVENUE, JUST NORTH OF MISSOURI STREET. THE MARK IS A CONCRETE MONUMENT WITH A BRASS DISC.

THE UNDERLYING AERIAL PHOTO AS DEPICTED ON THE SURVEY MAP WAS ACQUIRED FROM THE 2001 ORTHOPHOTO SERIES PUBLISHED BY THE MIAMI-DADE COUNTY, FLORIDA INFORMATION TECHNOLOGY DEPARTMENT AND IS PRESENTED FOR INFORMATION PURPOSES ONLY.

**ARTICLE VI**

**LIMITATIONS:**

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.




PBSJ
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HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
OWS 795

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JOB NO.: 01-1454.00

NO EXCAVATION OR DETERMINATION WAS MADE BY PBS&J AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. (SEE FOLLOWING.)

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

**ARTICLE VII**

**BOUNDARY INCONSISTENCIES:**

THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CREATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AS DEPICTED HEREON. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS.

**ARTICLE VIII**

**APPARENT PHYSICAL USE:**

THE SUBJECT PROPERTY CONSISTS OF MOSTLY OPEN AREA.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

**ARTICLE IX**

**EASEMENTS AND ENCUMBRANCES:**

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



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HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
OWS 795

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE X**

**CLIENT INFORMATION:**

THIS BOUNDARY SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
312 DIRECTORS DRIVE
KNOXVILLE, TN 37923

**ARTICLE XI**

**SURVEYOR'S CERTIFICATE:**

THE STATE OF FLORIDA )
) S.S.
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBSJ, A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: C. M. del Valle

CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF FIELD SURVEY: JULY 30, 2003
DATE OF CERTIFICATION: AUGUST 26, 2003

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND EACH PART THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ACCOMPANIED BY THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



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|---|---|---|
| PBSJ 2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>OWS 795 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |

N 01°

N 88°33'31" E 1191.49'

SOUTH LINE
OF SEC. 1-57-39

P.O.C.
SOUTH ¼ CORNER
SEC. 1-57-39

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SEC. SECTION
PNT. POINT

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Z:\SURVEY DIVISION\WORK2003\01-1454.00 H.A.F.B. BOUNDARY SURVEY\dwg\011454 HAFB BOUNDARY SURVEY.dwg 08/26/2003 8:52:16 AM EDT

SHEET 5 OF 5

| | | |
|---|---|---|
| PBSJ<br>2001 N.W. 107th AVE.<br>MIAMI, FL 33172-2507<br>(305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>OWS 795 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |

**SURVEYOR'S REPORT**
**BOUNDARY SURVEY**
**SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST**
**HOMESTEAD AIR RESERVE STATION**
**MIAMI-DADE COUNTY, FLORIDA**

## ARTICLE I

## DEFINITIONS, GENERALLY:

CLIENT: SHALL MEAN THE FIRM OF SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
SURVEYOR: SHALL MEAN THE FIRM OF PBS&J, A FLORIDA CORPORATION, DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE BOUNDARY SURVEY IN THE FORM OF THE "BOUNDARY SURVEY" MAP, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
SUBJECT PROPERTY: SHALL MEAN ALL THAT AREA INDICATED IN ARTICLE III OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

## ARTICLE II

## MAP/REPORT OF BOUNDARY SURVEY:

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON JULY 30, 2003.

## ARTICLE III

## GENERAL DESCRIPTION OF SUBJECT PROPERTY:

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 1; THENCE S89°08'18"W ALONG THE SOUTH LINE OF SAID SECTION 1 FOR 944.93 FEET; THENCE DEPARTING SAID SOUTH LINE OF SAID SECTION 1, N00°51'42"W FOR 170.95 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE S48°32'04" W FOR 9.52 FEET; THENCE N41°08'40"W FOR 9.98 FEET; THENCE N48°39'06"E FOR 9.45 FEET; THENCE S41°30'00"E FOR 9.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 95 SQUARE FEET OR 0.002 ACRES, MORE OR LESS, BY CALCULATION.

## ARTICLE IV

## ACCURACY:

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 14

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE V**

**SOURCES OF DATA:**

THE BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM FIELD MEASUREMENTS AS WELL AS CLIENT REQUIREMENTS. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

BEARINGS AS SHOWN HEREON REFER TO A BEARING OF SOUTH 89 DEGREES 08 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST AS SHOWN ON THE SURVEY MAP. THIS IS A CALCULATED BEARING BASED ON FIELD MEASURED VALUES ON THE GROUND, COMBINED WITH COORDINATE DATA AS MORE FULLY DESCRIBED FOLLOWING. FOR THE PURPOSE OF THIS SURVEY, THIS MAY BE CONSIDERED A WELL MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP.

ALL COORDINATES (NORTHINGS AND EASTINGS) AS DEPICTED ON THE SURVEY MAP ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/1990 ADJUSTMENT. GLOBAL POSITIONING SYSTEMS (G.P.S.) MEASUREMENTS WERE CONDUCTED IN THE FIELD TO ACQUIRE SAID COORDINATE VALUES, BASED ON THE FOLLOWING HORIZONTAL CONTROL STATION:

MANAGING AGENCY: MIAMI-DADE WATER AND SEWER DEPARTMENT
MASTER CONTROL STATION: WALDIN 1962
LOCALITY: GREATER MIAMI
COUNTY: MIAMI-DADE
STATE: FLORIDA
HORIZONTAL DATUM: NAD83/93
STATE PLANE ZONE: FLORIDA EAST 901
VERTICAL DATUM: NGVD29
LATITUDE: N25°30'26.640342"
LONGITUDE: W80°23'16.715694"
ELLIPSOIDAL HEIGHT: -23.182
GEOID UNDULATION: -25.569
NORTHING (METERS): 130187.260
EASTING (METERS): 261524.793
ELEVATION (METERS): 2.387
CONVERGENCE: 0°15'48.825063"
DATE ESTABLISHED: MAY 6, 1996
NORTHING (U.S. FEET): 427122.702
EASTING (U.S. FEET): 858019.258
ELEVATION (U.S. FEET): 7.831
SCALE FACTOR: .99998790
STATION DESCRIPTION: THE STATION IS LOCATED 70 FEET SOUTH OF BUILDING NO. 2387, 70 FEET EAST OF FLORIDA AVENUE, JUST NORTH OF MISSOURI STREET. THE MARK IS A CONCRETE MONUMENT WITH A BRASS DISC.

THE UNDERLYING AERIAL PHOTO AS DEPICTED ON THE SURVEY MAP WAS ACQUIRED FROM THE 2001 ORTHOPHOTO SERIES PUBLISHED BY THE MIAMI-DADE COUNTY, FLORIDA INFORMATION TECHNOLOGY DEPARTMENT AND IS PRESENTED FOR INFORMATION PURPOSES ONLY.

**ARTICLE VI**

**LIMITATIONS:**

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

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SITE OU 14

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
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NO EXCAVATION OR DETERMINATION WAS MADE BY PBS&J AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. (SEE FOLLOWING.)

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN-AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

**ARTICLE VII**

**BOUNDARY INCONSISTENCIES:**

THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CREATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AS DEPICTED HEREON. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS.

**ARTICLE VIII**

**APPARENT PHYSICAL USE:**

THE SUBJECT PROPERTY CONSISTS OF MOSTLY OPEN AREA.

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

**ARTICLE IX**

**EASEMENTS AND ENCUMBRANCES:**

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

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DATE: 07-30-2003
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JOB NO.: 01-1454.00

**ARTICLE X**

**CLIENT INFORMATION:**

THIS BOUNDARY SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
312 DIRECTORS DRIVE
KNOXVILLE, TN 37923

**ARTICLE XI**

**SURVEYOR'S CERTIFICATE:**

THE STATE OF FLORIDA )
) S.S.
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBSJ, A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: C. M. del Valle

CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF FIELD SURVEY: JULY 30, 2003
DATE OF CERTIFICATION: AUGUST 26, 2003

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND EACH PART THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ACCOMPANIED BY THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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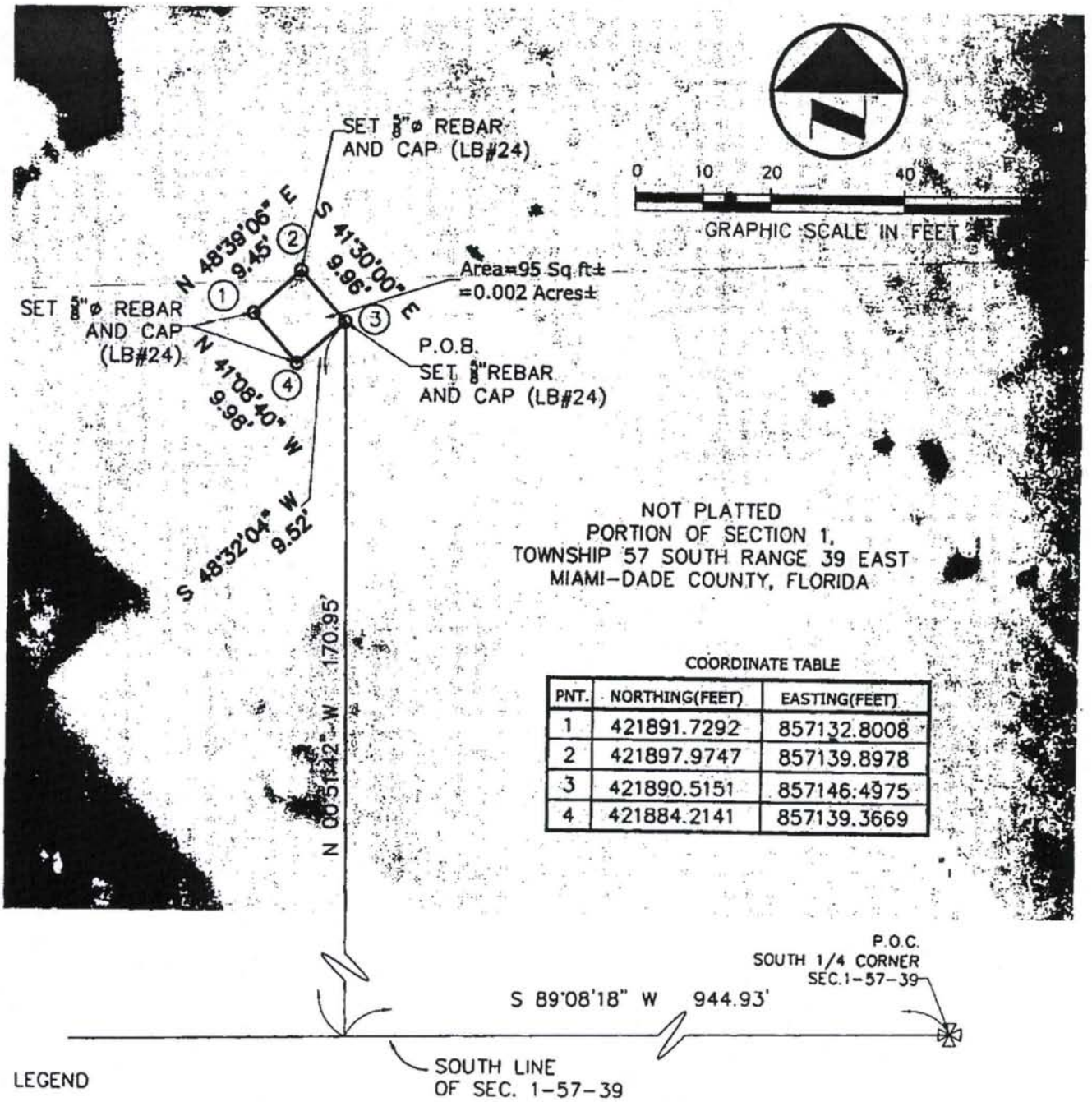
THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



| | | |
|---|---|---|
| PBSJ 2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>SITE OU 14 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |




COORDINATE TABLE

| PNT. | NORTHING(FEET) | EASTING(FEET) |
|---|---|---|
| 1 | 421891.7292 | 857132.8008 |
| 2 | 421897.9747 | 857139.8978 |
| 3 | 421890.5151 | 857146.4975 |
| 4 | 421884.2141 | 857139.3669 |

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SEC. SECTION
PNT. POINT

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

I:\SURVEY DIVISION\WORK2003\01-1454.00 HAFB BOUNDARY SURVEY\dwg\011454 HAFB BOUNDARY SURVEY.dwg 08/26/2003 8:21:49 AM EDT

SHEET 5 OF 5

PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 14

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**SURVEYOR'S REPORT**
**BOUNDARY SURVEY**
**SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST**
**HOMESTEAD AIR RESERVE STATION**
**MIAMI-DADE COUNTY, FLORIDA**

**ARTICLE I**

**DEFINITIONS, GENERALLY:**

CLIENT: SHALL MEAN THE FIRM OF SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
SURVEYOR: SHALL MEAN THE FIRM OF PBS&J, A FLORIDA CORPORATION, DULY AUTHORIZED TO PRACTICE SURVEYING AND MAPPING BY THE FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION UNDER CERTIFICATE OF AUTHORIZATION NO. LB24.
SURVEY MAP: SHALL MEAN THE GRAPHIC DEPICTION OF THE BOUNDARY SURVEY IN THE FORM OF THE "BOUNDARY SURVEY" MAP, MADE A PART HEREOF AND INCORPORATED HEREIN BY REFERENCE.
SUBJECT PROPERTY: SHALL MEAN ALL THAT AREA INDICATED IN ARTICLE III OF THIS REPORT, REFERENCE TO WHICH IS MADE FOR A MORE FULL AND COMPLETE DESCRIPTION THEREOF.
COUNTY: SHALL MEAN MIAMI-DADE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THE NAME OF WHICH WAS CHANGED FROM "DADE COUNTY" BY ITS ELECTORS ON NOVEMBER 13, 1997 AND CODIFIED BY ITS BOARD OF COUNTY COMMISSIONERS PURSUANT TO ORDINANCE NO. 97-212. HENCE, ALL REFERENCES TO DOCUMENTS FILED FOR RECORD PRIOR TO THAT DATE SHALL REFER TO THE PREVIOUS COUNTY NAME AND DOCUMENTS FILED FOR RECORD SUBSEQUENT TO THAT DATE (OR MENTION BY COMMON REPORT, AS THE CASE MAY BE) SHALL MAKE REFERENCE TO THE PRESENT COUNTY NAME.

**ARTICLE II**

**MAP/REPORT OF BOUNDARY SURVEY:**

SEE SURVEY MAP/REPORT AS INCORPORATED HEREIN AND MADE A PART HEREOF BY REFERENCE. THE DATE OF COMPLETION OF ORIGINAL FIELD SURVEY (THE "SURVEY DATE") IN CONNECTION WITH SAME WAS ON JULY 30, 2003.

**ARTICLE III**

**GENERAL DESCRIPTION OF SUBJECT PROPERTY:**

ALL THAT LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 1; THENCE S89°08'18"W ALONG THE SOUTH LINE OF SAID SECTION 1 FOR 995.13 FEET; THENCE DEPARTING SAID SOUTH LINE OF SAID SECTION 1, N00°51'42"W FOR 188.21 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; FROM SAID POINT OF BEGINNING, THENCE N42°03'39"W FOR 34.59 FEET; THENCE N48°02'27"E FOR 14.97 FEET; THENCE S42°04'25"E FOR 34.54 FEET; THENCE S47°49'19"W FOR 14.97 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 517 SQUARE FEET OR 0.01 ACRES, MORE OR LESS, BY CALCULATION.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.



PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 14

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

**ARTICLE IV**

**ACCURACY:**

THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE IS "COMMERCIAL/HIGH RISK." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT. FOR MORE INFORMATION REGARDING METHODS AND PROCEDURES FOR THIS SURVEY, REFER TO THE BOUNDARY INCONSISTENCIES PORTION (ARTICLE VII) OF THIS REPORT.

**ARTICLE V**

**SOURCES OF DATA:**

THE BOUNDARY OF THE SUBJECT PROPERTY WAS GENERATED FROM FIELD MEASUREMENTS AS WELL AS CLIENT REQUIREMENTS. IN ADDITION, THE FOLLOWING SOURCES OF DATA WERE USED TO THE EXTENT REQUIRED TO COMPLETE THIS SURVEY IN A DEFENSIBLE MATTER, THAT IS TO SAY:

BEARINGS AS SHOWN HEREON REFER TO A BEARING OF SOUTH 89 DEGREES 08 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST AS SHOWN ON THE SURVEY MAP. THIS IS A CALCULATED BEARING BASED ON FIELD MEASURED VALUES ON THE GROUND, COMBINED WITH COORDINATE DATA AS MORE FULLY DESCRIBED FOLLOWING. FOR THE PURPOSE OF THIS SURVEY, THIS MAY BE CONSIDERED A WELL MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP.

ALL COORDINATES (NORTHINGS AND EASTINGS) AS DEPICTED ON THE SURVEY MAP ARE BASED ON THE NORTH AMERICAN DATUM (NAD) 1983/1990 ADJUSTMENT. GLOBAL POSITIONING SYSTEMS (G.P.S.) MEASUREMENTS WERE CONDUCTED IN THE FIELD TO ACQUIRE SAID COORDINATE VALUES, BASED ON THE FOLLOWING HORIZONTAL CONTROL STATION:

MANAGING AGENCY: MIAMI-DADE WATER AND SEWER DEPARTMENT
MASTER CONTROL STATION: WALDIN 1962
LOCALITY: GREATER MIAMI
COUNTY: MIAMI-DADE
STATE: FLORIDA
HORIZONTAL DATUM: NAD83/93
STATE PLANE ZONE: FLORIDA EAST 901
VERTICAL DATUM: NGVD29
LATITUDE: N25°30'26.640342"
LONGITUDE: W80°23'16.715694"
ELLIPSOIDAL HEIGHT: -23.182
GEOID UNDULATION: -25.569
NORTHING (METERS): 130187.260
EASTING (METERS): 261524.793
ELEVATION (METERS): 2.387
CONVERGENCE: 0°15'48.825063"
DATE ESTABLISHED: MAY 6, 1996
NORTHING (U.S. FEET): 427122.702
EASTING (U.S. FEET): 858019.258
ELEVATION (U.S. FEET): 7.831
SCALE FACTOR: .99998790
STATION DESCRIPTION: THE STATION IS LOCATED 70 FEET SOUTH OF BUILDING NO. 2387, 70 FEET EAST OF FLORIDA AVENUE, JUST NORTH OF MISSOURI STREET. THE MARK IS A CONCRETE MONUMENT WITH A BRASS DISC.

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.




PBSJ
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24


HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 14

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

THE UNDERLYING AERIAL PHOTO AS DEPICTED ON THE SURVEY MAP WAS ACQUIRED FROM THE 2001 ORTHOPHOTO SERIES PUBLISHED BY THE MIAMI-DADE COUNTY, FLORIDA INFORMATION TECHNOLOGY DEPARTMENT AND IS PRESENTED FOR INFORMATION PURPOSES ONLY.

**ARTICLE VI**

**LIMITATIONS:**

SINCE NO OTHER INFORMATION OTHER THAN WHAT IS CITED IN THE SOURCES OF DATA WERE FURNISHED, THE CLIENT IS HEREBY ADVISED THAT THERE MAY LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE SURVEY MAP OR CONTAINED WITHIN THIS REPORT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR. THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP OR POSSESSION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

NO EXCAVATION OR DETERMINATION WAS MADE BY PBS&J AS TO HOW THE SUBJECT PROPERTY IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND OTHER MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE TELEVISION &C. AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE SUBJECT PROPERTY WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE. (SEE FOLLOWING.)

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY.

NOTICE IS HEREBY GIVEN THAT SUNSHINE STATE ONE CALL OF FLORIDA, INC. MUST BE CONTACTED AT 1-800-432-4770 AT LEAST 2 BUSINESS DAYS IN ADVANCE OF ANY CONSTRUCTION, EXCAVATION OR DEMOLITION ACTIVITY WITHIN, UPON, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. THIS NOTICE IS GIVEN IN COMPLIANCE WITH THE "UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT," PURSUANT TO CHAPTER 556.101-111 OF THE FLORIDA STATUTES.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

**ARTICLE VII**

**BOUNDARY INCONSISTENCIES:**

THIS SURVEY AND THE RESULTING SURVEY MAP THEREFROM WAS PREPARED FOR THE SPECIFIC PURPOSE OF DEPICTING THE CREATION OF THE BOUNDARIES OF THE SUBJECT PROPERTY AS DEPICTED HEREON. AS SUCH, SAID SURVEY DOES NOT REPRESENT A FIELD BOUNDARY SURVEY OF ANY TRACT, BLOCK, RIGHT-OF-WAY OR OTHER JURISDICTIONAL LINES THAT MAY LIE WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY. CLOSED GEOMETRIC FIGURES WERE MEASURED IN THE FIELD AND MATHEMATICALLY VERIFIED IN A MANNER CONSISTENT WITH SURVEYS FOR COMMERCIAL/HIGH RISK URBAN AREAS.

**ARTICLE VIII**

**APPARENT PHYSICAL USE:**

THE SUBJECT PROPERTY CONSISTS OF MOSTLY OPEN AREA.

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PBS&J
2001 N.W. 107th AVE.
MIAMI, FL 33172-2507
(305) 592-7275

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24


HOMESTEAD AIR RESERVE STATION

BOUNDARY SURVEY
SITE OU 14

DATE: 07-30-2003
DESIGNED: R.P.
DRAWN: R.P.
CHECKED: D.W.D.
JOB NO.: 01-1454.00

THESE MEASUREMENTS AND EXAMINATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION AND IN MY PROFESSIONAL JUDGMENT, EVERY ATTEMPT WAS MADE TO LOCATE THE DATA IN QUESTION USING THE STANDARD OF CARE FOR SURVEYING AND MAPPING IN THESE MATTERS, SUBJECT TO THE LIMITATIONS AS SET FORTH IN THIS SURVEY MAP AND REPORT.

**ARTICLE IX**

**EASEMENTS AND ENCUMBRANCES:**

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS. PLEASE REFER TO THE LIMITATIONS PORTION (ARTICLE VI) OF THIS REPORT WITH RESPECT TO POSSIBLE RESTRICTIONS OF RECORD AND UTILITY SERVICES.

**ARTICLE X**

**CLIENT INFORMATION:**

THIS BOUNDARY SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

SHAW ENVIRONMENTAL & INFRASTRUCTURE, INC.
312 DIRECTORS DRIVE
KNOXVILLE, TN 37923

**ARTICLE XI**

**SURVEYOR'S CERTIFICATE:**

THE STATE OF FLORIDA )
) S.S.
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

PBSJ, A FLORIDA CORPORATION
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24

BY: C. M. del Valle

CARLOS M. DEL VALLE, PLS
PROFESSIONAL LAND SURVEYOR NO. 4408
STATE OF FLORIDA
DATE OF FIELD SURVEY: JULY 30, 2003
DATE OF CERTIFICATION: AUGUST 26, 2003

NOTICE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. THIS DOCUMENT CONSISTS OF MULTIPLE EXHIBITS AND EACH PART THEREOF SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ACCOMPANIED BY THE OTHERS. THIS NOTICE IS REQUIRED BY RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

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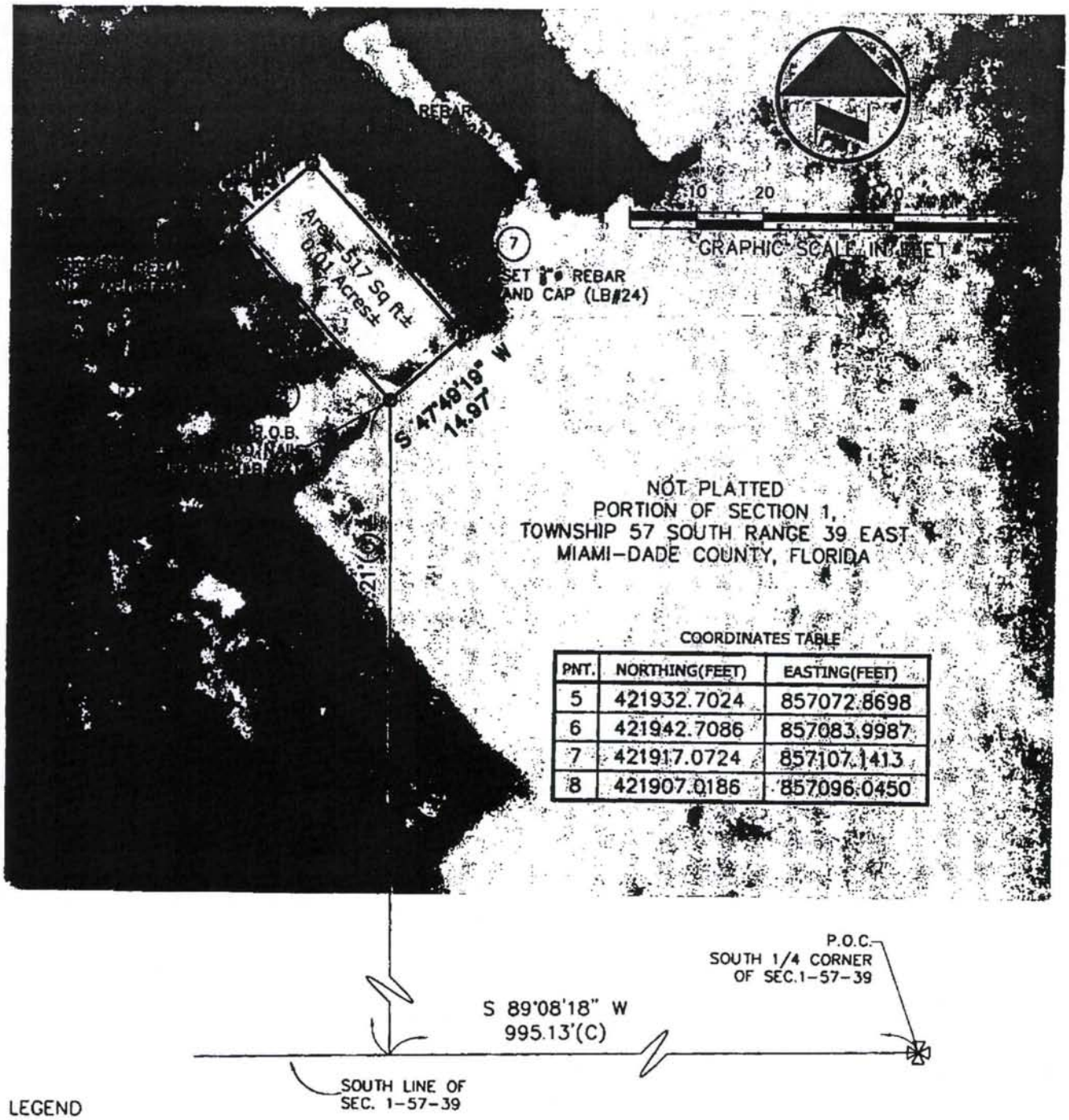
| | | |
|---|---|---|
| PBSJ 2001 N.W. 107th AVE. MIAMI, FL 33172-2507 (305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>SITE OU 14 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |




COORDINATES TABLE

| PNT. | NORTHING(FEET) | EASTING(FEET) |
|---|---|---|
| 5 | 421932.7024 | 857072.8698 |
| 6 | 421942.7086 | 857083.9987 |
| 7 | 421917.0724 | 857107.1413 |
| 8 | 421907.0186 | 857096.0450 |

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
SEC. SECTION
PNT. POINT

THIS DOCUMENT CONSISTS OF FIVE (5) PAGES AND EACH PAGE SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

I:\SURVEY DIVISION\WORK2003\01-1454.00 H.A.F.B. BOUNDARY SURVEY\dwg\011454 HAFB BOUNDARY SURVEY.dwg 08/26/2003 8:32:39 AM EDT

SHEET 5 OF 5

| | | |
|---|---|---|
| PBSJ<br>2001 N.W. 107th AVE.<br>MIAMI, FL 33172-2507<br>(305) 592-7275<br>FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB24 | HOMESTEAD AIR RESERVE STATION<br>BOUNDARY SURVEY<br>SITE OU 14 | DATE: 07-30-2003<br>DESIGNED: R.P.<br>DRAWN: R.P.<br>CHECKED: D.W.D.<br>JOB NO.: 01-1454.00 |

# LevelPak Level Line Report

Project : 01145400LEVEL
Generated : 14/08/2003 at 16:13:52
Unit : US Feet
Level Line : 01145400 Line 001
Heights : Calculated

| Active | Pt Name | Back | Tp. | Intmdt. | Fore | Dist | Height | Comments |
|---|---|---|---|---|---|---|---|---|
| x | 15 | | | | | | 6.970 | |
| x | 15 | 5.4070 | | | | 177.75 | | |
| x | 1 | | | | 5.5190 | 206.28 | | |
| x | 1 | | | | | | 6.854 | |
| x | 1 | 8.0140 | | | | 148.95 | | |
| x | 2 | | | | 1.8840 | 132.65 | | |
| x | 2 | | | | | | 12.980 | |
| x | 2 | 2.9780 | | | | 114.50 | | |
| x | 3 | | | | 5.6070 | 152.02 | | |
| x | 3 | | | | | | 10.348 | |
| x | 3 | 2.7180 | | | | 215.44 | | |
| x | 4 | | | | 4.8320 | 244.10 | | |
| x | 4 | | | | | | 8.229 | |
| x | 4 | 6.7800 | | | | 124.95 | | |
| x | 5 | | | | 1.1570 | 123.42 | | |
| x | 5 | | | | | | 13.849 | |
| x | 5 | 6.7600 | | | | 149.46 | | |
| x | 6 | | | | 1.6810 | 104.53 | | |
| x | 6 | | | | | | 18.926 | |
| x | 6 | 5.6470 | | | | 104.53 | | |
| x | 7 | | | | 4.7610 | 107.81 | | |
| x | 7 | | | | | | 19.809 | |
| x | 7 | 2.4410 | | | | 160.69 | | |
| x | 8 | | | | 8.0330 | 139.20 | | |
| x | 8 | | | | | | 14.214 | |
| x | 8 | 2.2570 | | | | 119.11 | | |
| x | 9 | | | | 9.7620 | 146.08 | | |
| x | 9 | | | | | | 6.706 | |
| x | 9 | 5.8310 | | | | 192.30 | | |
| x | 16 | | | | 5.0530 | 132.96 | | |
| x | 16 | | | | | | 7.480 | |

Level Line Memo:

1. Level line start point '15'
2. Level line end point '16'
3. Checking completed

**EXHIBIT B**

**NOTICE OF HAZARDOUS SUBSTANCES STORED/RELEASED**

Book24842/Page2890 CFN#20060909334 Page 52 of 54

## NOTICE OF HAZARDOUS SUBSTANCES STORED EXCEEDING 40 CFR 373 THRESHOLDS FOR 1 YEAR OR MORE

Notice is hereby given in conformance with 40 CFR Part 373 that the tables and information provided below from the Base-Wide EBS contain a notice of hazardous substances and hazardous wastes stored in quantities exceeding 40 CFR 373 Thresholds on the EDC property at Homestead AFB, FL. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Liability, and Compensation Act (CERCLA or "Superfund") 42 U.S.C. Section 9620(h).

| Bldg. | Substance Stored | National Stock Number | Quantity per year (kg/pound) | Constituents | Years^ | Regulatory Synonym(s) | RCRA ID | CASRN |
|---|---|---|---|---|---|---|---|---|
| 745 | Lead-acid Batteries<br>Nickel-cadmium Batteries<br>Nickel-cadmium Electrolyte | Unknown | Unknown<br>600 cells<br>60 gallons | Lead<br>Nickel-cadmium<br>Nickel-cadmium | 1957-92 | Unknown | D008, D002<br>D006<br>D007 | 7439-92-1<br>7440-02-0<br>7440-43-9<br>Unknown |
| 750 | PD 680 Degreasing Solvent<br>Aircraft Soap | 6850-00-285-8011<br>Unknown | 7052/18986<br>5005/13475 | Degreasing Solvent<br>Unknown | 1956-92<br>1956-92 | Unknown<br>Unknown | NA | 8052-41-3<br>Unknown |
| 755 | Dye Penetrant & fixer | Unknown | 210 gallons | | 1962-92 | Unknown | NA | Unknown |

^ - Due to the damage caused by Hurricane Andrew in 1992, the listed buildings were no longer used to store hazardous substances.

**EXHIBIT C**

REMEDIAL ACTION STATUS WITH RESPECT TO THE PROPERTY

| Parcel | Operable Unit | Operable Unit Remedial Actions |
|---|---|---|
| **Cutout Parcel** | OU 20 | NFA LUC/IC |
| | OU 21 | NFA LUC/IC |
| | OU 22 | NFA State Petroleum Program |
| | OU 26 | LTM - OPS |
| | OU 28 | NFA LUC/IC |
| | OU 29 | NFA LUC/IC |
| | OU 30 | NFA LUC/IC |
| | OU 31 | NFA LUC/IC |
| | OU 14 | NFA LUC/IC |

NFA = No Further Action
LUC/IC = Land Use Controls/Institutional Controls
LTM = Long Term Monitoring
OPS = Operating Properly and Successfully

RECORDERS NOTE:
This document was received in poor condition.