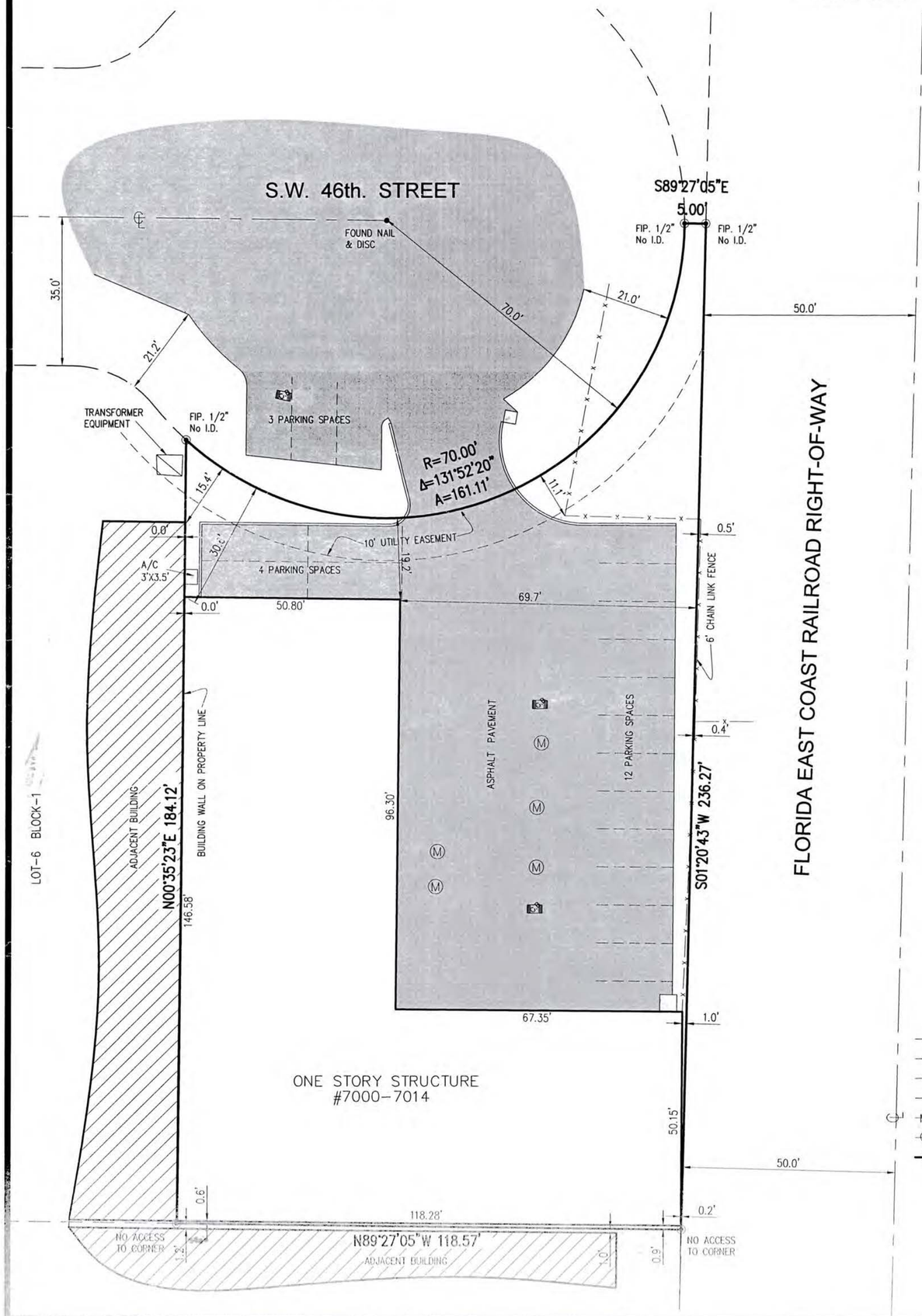
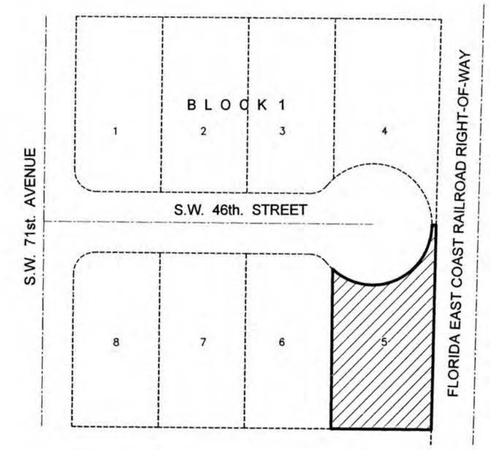
GRAPHIC SCALE

20' 0 10' 20' 40' 80'

(IN FEET)
1 inch = 20 ft.





LOCATION MAP
NOT TO SCALE

PROPERTY ADDRESS:
7000 SW 46th. Street, Miami, Florida 33155
Folio# 30-4023-024-0050

LEGAL DESCRIPTION

Lot 5, Block 1 of "ROBERTS INDUSTRIAL SITES", according to the plat thereof as recorded in Plat Book 93, at Page 46, of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1- The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
2- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- Accuracy:
The expected use of the land, as classified in the Minimum Technical Standards (5J-17 FAC), is "Residential High Risk". The minimum relative distance accuracy for this type of boundary 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.
5- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6- Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
7- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
8- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
9- The surveyor does not determine fence and/or wall ownership.
10-Ownership subjects to OPINION OF TITLE.
11-Type of Survey: BOUNDARY SURVEY.
12-The North arrow and bearings shown hereon based on recorded plat of "ROBERTS INDUSTRIAL SITES", according to the plat thereof as recorded in Plat Book 93, at Page 46, of the Public Records of Miami-Dade County, Florida.
13-All measurements shown hereon are made in accordance with the United States Standard Feet.
14-Flood Zone Data: Community/ Panel #120653/0456L Dated: 9/11/2001
Flood Zone: "X" Base Flood Elevation = N/A
15-This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:

- VW 7000, LLC

RECEIVED
25-076
JUL 21 2015
MIAMI-DADE COUNTY
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES DEVELOPMENT SERVICES
By

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: in the professional opinion of the undersigned Professional Surveyor and Mapper in the State of Florida, the following Boundary Survey meets the requirements of the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Further, this certificate is based on observations of field measurements performed on 04/12/2014 and other information available to the undersigned at the time the services were rendered.

Copies of this Boundary Survey are not valid without the seal and the original raised seal of a Florida licensed surveyor and mapper, said embossed copies are for the specific use of those entities that the Boundary Survey have been certified to.

Pablo J. Alfonso P.S.M.
Professional Surveyor & Mapper
State of Florida Reg. No.5580

LEGEND

- Overhead Wire Line
- Wood Fence
- Chain Link Fence
- Iron Fence
- Monument Line
- Centerline
- Property Line

- =Existing Elevations
- =Catch Basin
- =Water Meter
- =Electric Box
- =Sanitary Manhole
- =Sprinkler Pump
- =Wood Pole
- =Electric Box
- =Light Pole
- =Fire Hydrant
- =Water Valve
- =Inlet
- =Cable Tv Box
- =Electric Meter Box
- =Traffic Signal Box
- =Gas Valve
- =Monitoring Valve
- =Manhole
- =Monitor Well

A/C=Air Conditioner
Conc. =Concrete
C.B.S. =Concrete Block & Stucco
D.E. =Drainage Easement
D.M.E.=Drainage Maintenance Easement
F.D.H. =Found Drill Hole
F.F.E. =Finish Floor Elevation
F.I.P. =Found Iron Pipe/Pin
F.I.R. =Found Iron Rebar
F.N. =Found Nail
F.N&D =Found Nail & Disc
F.P.L. =Florida Power Light Transformer
HGT. =Height
L.M.E. =Lake Maintenance Easement
(M) =Measured
(P) =Platted
P.O.B. =Point of Beginning
P.O.C. =Point of Commencement
(R) =Record
Res. =Residence
SP/R =Set Iron Pin/Rebar
SPD. =Spread
DIA. =Diameter

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

ROYAL POINT
LAND SURVEYORS, INC.
L.B.# 7282
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* 305-698-9468 FAX.305-827-9669

TYPE OF PROJECT: BOUNDARY SURVEY

PREPARED FOR: VW 7000, LLC
7000 SW 46th. STREET, MIAMI, FLORIDA 33155

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 20'
FIELD DATE: 06/15/2015
JOB No.: RP15-0536
SHEET: 1 OF 1 SHEET