

LOCATION MAP
 PORTIONS OF SECTIONS 2 AND 3,
 TOWNSHIP 56 SOUTH, RANGE 40 EAST
 MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1" = 800'

**FEMA FLOOD INSURANCE
 RATE MAP INFORMATION**

COMMUNITY No. 120635
 PANEL No. 0269
 SUFFIX J
 MAP No. 12025C0269 J
 FLOOD ZONES SEE NOTE BELOW
 BASE FLOOD ELEVATIONS SEE NOTE BELOW
 F.I.R.M. INDEX DATE 7-17-95
 PANEL REVISED 3-2-94

NOTE: The subject property lies in 10 flood zones, from West to East as follows: Zone "X" (No Base Flood Elevation); AE - 10.0'; AE - 11.0'; AE - 12.0'; AE - 13.0'; VE - 14.0'; VE - 15.0'; VE - 16.0'; VE - 17.0' and VE - 18.0'. The Easterly part of the property also lies in an "Otherwise Protected Area", according to the referenced FEMA Map.

LEGAL DESCRIPTION:

Commence at the Northwest corner of Section 2, Township 56 South, Range 40 East, lying and being in Miami-Dade County, Florida; thence North 88°10'53" East, along the North line of said Section 2, a distance of 75.01 feet to the POINT OF BEGINNING of the parcel of land hereinafter to be described; thence continue North 88°10'53" East, along the North line of said Section 2, a distance of 2287.99 feet to a line that is more or less parallel with the Coastal line; thence along said line, South 03°43'51" East a distance of 1972.99 feet to the intersection with the South line of the North Half of the South Half of the North Half of the Northwest Quarter of said Section 2; thence along this line South 89°11'31" West a distance of 2440.79 feet to the West line of said Section 2; thence along said West line South 00°52'56" East a distance of 642.98 feet to the South line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of Section 3, Township 56 South, Range 40 East, Miami-Dade County, Florida; thence along said South line, South 89°16'16" West a distance of 674.33 feet to the West line of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter of said Section 3; thence North 00°52'24" West, a distance of 1278.98 feet to the South line of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of said Section 3; thence along this line South 88°43'09" West a distance of 145.49 feet to the intersection with the Easterly Right of way line of OLD CUTLER ROAD (INGRAM HIGHWAY), said line is 35 feet Southeastly as measured at right angles with the center line of OLD CUTLER ROAD; thence Northeastly along a curve concave to the Northwest that bears North 60°14'28" West a radius of 11494.20 feet, a central angle of 02°12'31", and an arc distance of 443.08 feet to a point of tangency; thence along said Easterly Right of Way line North 27°33'01" East a distance of 782.01 feet to the intersection with a line 215.03 feet South of and parallel to the North line of said Section 2 and its Westerly extension; thence North 88°10'53" East a distance of 303.98 feet to a point; thence North 00°52'56" West along a line 75.01 feet Easterly of the West line of said Section 2 a distance of 215.05 feet to the POINT OF BEGINNING. LESS that portion of the North 50 feet of the West 975 feet of the Northwest 1/4 of Section 2, Township 56 South, Range 40 East, lying within the property, said 50 foot strip having been conveyed to Miami-Dade County for road right of way (per Right of Way Deed recorded in Official Record Book 12888 at Page 1275 of the Public Records of Miami-Dade County, Florida).

NOTES:

- BEARINGS shown hereon are based on a bearing of N.88°10'53"E. along the North line of the NE 1/4 of Section 2, Township 56 South, Range 40 East, Miami-Dade County, Florida, as shown on the Township Map for Township 56 S, Range 40 E by the Metropolitan Dade County Public Works Department, Engineering Division, dated June 1969.
- BENCHMARK: Miami-Dade County Benchmark P-508-R, Locator # 6020; a P.K. Nail and brass washer in concrete monument, 65' South of the centerline of S.W. 184th Street; 60' S.E. of centerline of Old Cutler Rd.; 20' S.W. of a manhole cover and 2.5' N. of a chain link fence. Elevation 12.22 N.G.V.D.
- The interior of the property is generally covered with dense vegetation, which has not been located for this survey. No improvements have been located or shown, other than along the property line or within the right-of-way of abutting roads. A partial Topographic Survey was performed as indicated by spot elevations as shown hereon.
- Record plat, lot and block information shown on this survey is obtained from the captioned plats with recording references shown on the survey. The subject property lies within portions of the following two plats: "PERRINE GRANT, A SUBDIVISION OF SEC. 2, T.56 S., R.40 E." recorded in Plat Book 4, Page 9 and "PERRINE GRANT, A SUBDIVISION OF SEC. 3, T.56 S., R.40 E." recorded in Plat Book 4, Page 10, both of the Public Records of Miami-Dade County, Florida. Other plats captioned on the survey are shown as adjoining the subject property.
- LEGAL DESCRIPTION of the subject property was furnished by the client, from a Warranty Deed recorded in O.R.B. 22016, Page 4515 of the Public Records of Miami-Dade County, Florida.
- AREA of the subject property is 6,024,607 Square Feet, or 138.306 Acres, more or less, as per the legal description provided.
- Visible indicators of utilities in the abutting road rights-of-way are shown hereon, but no attempt has been made by this office to locate buried utilities.
- No Title Commitment or abstract of title has been provided to this office covering the subject property. There may be matters of title, such as easements, rights-of-way or reservations affecting this property and recorded in the Public Records but not known to the surveyor nor shown on this survey.
- All recording references shown on the survey refer to the Public Records of Miami-Dade County, Florida.

LEGEND

- A - INDICATES CENTRAL ANGLE
- (C) - INDICATES CALCULATED DISTANCE
- C.O. - INDICATES CLEAN OUT
- INDICATES ELEVATION
- (L) - INDICATES DATA FROM LEGAL DESCRIPTION
- (M) - INDICATES MEASURED DISTANCE
- (P) - INDICATES DISTANCE FROM RECORD PLAT
- B.P. - INDICATES BOLLARD POST
- B.S.T. - INDICATES BELL SOUTH TELEPHONE
- C.B. - INDICATES CATCH BASIN
- C.B.S. - INDICATES CONCRETE BLOCK & STUCCO
- C.L.F. - INDICATES CHAIN LINK FENCE
- C.L.P. - INDICATES CONCRETE LIGHT POLE
- D.M.H. - INDICATES DRAINAGE MANHOLE
- E.B. - INDICATES ELECTRIC BOX
- F.H. - INDICATES FIRE HYDRANT
- F.P.M. - INDICATES FLORIDA POWER & LIGHT
- G.P. - INDICATES GATE POST
- G.P.M. - INDICATES GAS PAINT MARK
- G.V. - INDICATES GAS VALVE
- I.V. - INDICATES IRRIGATION VALVE
- L - INDICATES ARC LENGTH
- L.B. - INDICATES LICENSED BUSINESS
- M.L. - INDICATES METAL LID
- M.L.P. - INDICATES METAL LIGHT POLE
- O.H.W. - INDICATES OVERHEAD WIRE
- O.R.B. - INDICATES OFFICIAL RECORDS BOOK
- P.B. - INDICATES PLAT BOOK
- P.M. - INDICATES PAINT MARK
- P.C.P. - INDICATES POINT OF PERMANENT CONTROL POINT
- P.O.B. - INDICATES POINT OF BEGINNING
- P.O.C. - INDICATES POINT OF COMMENCEMENT
- P.R.M. - INDICATES PERMANENT REFERENCE MONUMENT
- P.T. - INDICATES POINT OF TANGENCY
- P.G. - INDICATES PAGE
- P.G. - INDICATES PAGE
- R - INDICATES RADII
- R.W. - INDICATES RIGHT OF WAY
- S.B.T. - INDICATES SOUTHERN BELL TELEPHONE
- S.M.H. - INDICATES SANITARY MANHOLE
- S.S.V. - INDICATES SANITARY SEWER VALVE
- SEC. - INDICATES SECTION
- T.B.B. - INDICATES TRAFFIC SIGNAL BOX
- T.S.P. - INDICATES TRAFFIC SIGNAL POLE
- W.M. - INDICATES WATER METER
- W.P. - INDICATES WOOD POLE
- W.P.P. - INDICATES WOOD POWER POLE
- W.V. - INDICATES WATER VALVE
- W.V. - INDICATES SPOT ELEVATION

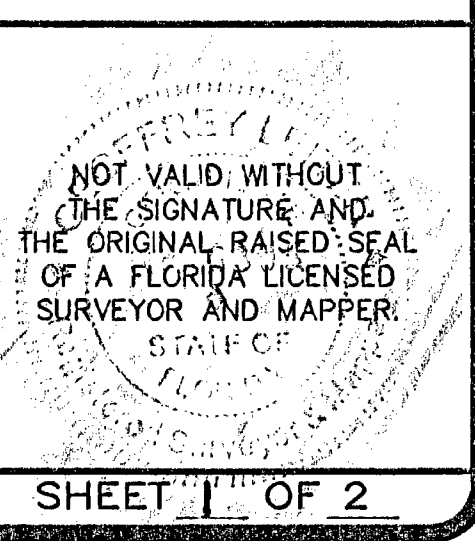
**BOUNDARY SURVEY AT OLD CUTLER ROAD
 AND SW 184th STREET, MIAMI-DADE COUNTY**

DRAWING TYPE: BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY	DATE: 08-22-05	JOB ORDER: 05-144	DESCRIPTION: UPDATE SURVEY	F. B. NO.: 243	P. G.: 23-28
PREPARED FOR: FORTUNE INTERNATIONAL	DATE: 08-08-05	JOB ORDER: 05-144	FILE NO.: B-2608		
LEITER PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 180 N.W. 170TH ST., SUITE 401, MIAMI, FLORIDA 33169 PHONE: (305) 855-5115 BROWARD 06654-2002 FAX: (305) 852-0411 E-Mail: office@leiteper.com WEBSITE: www.leiteper.com	F. B. NO.: 243	P. G.: 14-18			

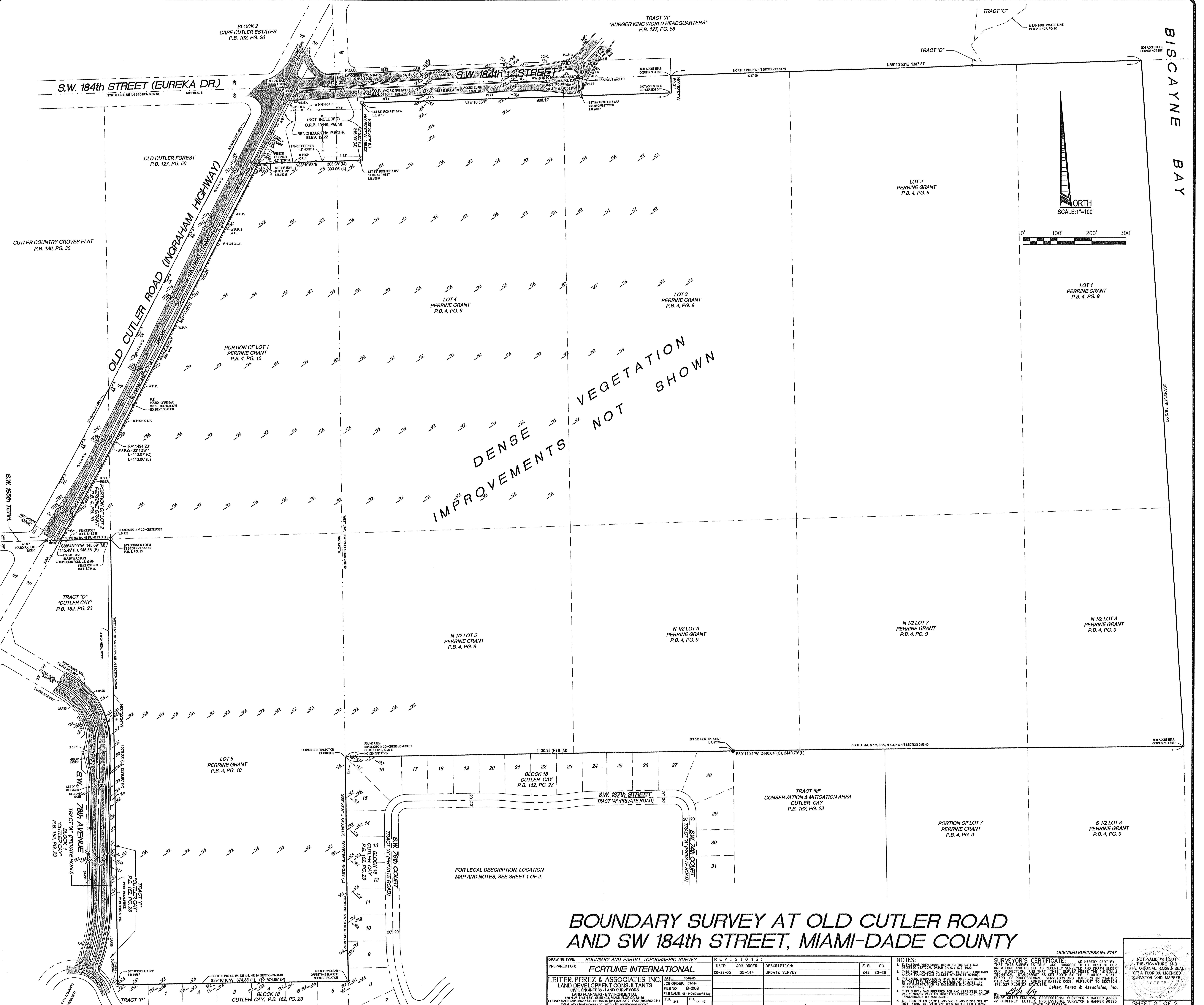
REVISIONS:	DATE:	DESCRIPTION:	F. B. NO.:	P. G.:
08-22-05	05-144	UPDATE SURVEY	243	23-28

NOTES:
 1. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE CLIENT BY THE SURVEYOR AND IS NOT GUARANTEED OR ASSURABLE.
 2. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYOR AND MAPPING BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4701, F.L.A. ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.
 3. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE CLIENT BY THE SURVEYOR AND IS NOT GUARANTEED OR ASSURABLE.
 4. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYOR AND MAPPING BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4701, F.L.A. ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.
 5. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE CLIENT BY THE SURVEYOR AND IS NOT GUARANTEED OR ASSURABLE.
 6. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROFESSIONAL SURVEYOR AND MAPPING BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4701, F.L.A. ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.

SURVEYOR'S CERTIFICATE:
 I, HENRY PEREZ LEITER, PROFESSIONAL SURVEYOR & MAPPER #3323 OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY PERSONAL SUPERVISION AND THAT THIS SURVEY MEETS THE TECHNICAL STANDARDS AS SET FORTH BY THE PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 4701, F.L.A. ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.007, FLORIDA STATUTES.
 LEITER, PEREZ & ASSOCIATES, INC.
 HENRY PEREZ LEITER, PROFESSIONAL SURVEYOR & MAPPER #3323 OF THE STATE OF FLORIDA



LICENSED BUSINESS No. 0787



BOUNDARY SURVEY AT OLD CUTLER ROAD AND SW 184th STREET, MIAMI-DADE COUNTY

DRAWING TYPE: BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY		REVISED: 06-22-05	
PREPARED FOR: FORTUNE INTERNATIONAL	DATE: 06-22-05	JOB ORDER: 05-114	DESCRIPTION: UPDATE SURVEY
LEITER PEREZ & ASSOCIATES, INC. LAND DEVELOPMENT CONSULTANTS CIVIL ENGINEERS - LAND SURVEYORS LAND PLANNERS - ENVIRONMENTAL 100 NW 174th ST., SUITE 401 MIAMI, FLORIDA 33189 PHONE: (305) 652-2131 BROWARD 352-54-002 FAX: (305) 652-9111 E-Mail: office@leiteper.com WEBSITE: www.leiteper.com		DATE: 05-09-05 JOB ORDER: 05-114 FILE NO.: B-2003 FILE NAME: 051140301.dwg F.B. 243 PG. 14-15	

NOTES:

- EXISTENCES WHEN SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.A.S.D.) 1988.
- THIS FIRM HAS MADE AN ATTEMPT TO LOCATE FOOTINGS AND/OR FOUNDATIONS (UNLESS OTHERWISE NOTED).
- THE LINES FROM HISTORY HAVE NOT BEEN ABSTRACTED OTHER PARTS FROM HIS EXISTENCE, RIGHTS-OF-WAY, RESERVATIONS, ETC.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTIES AND NOT FOR THE PUBLIC AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ALL IRON PIPES (CAP) AND NAILS AND DISCS SET BY THIS FIRM, SET WITH CAP OR DISC WITH LB # 9787.

SURVEYOR'S CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER OUR DIRECTION AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 11221, F.L.A.C. UNDER INTERIM RULES, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

BY: *[Signature]*
HENRY ORLEN ELMORE, PROFESSIONAL SURVEYOR & MAPPER #3323
 OF GEOFFREY LETTERS, PROFESSIONAL SURVEYOR & MAPPER #4385
 STATE OF FLORIDA

LICENSED BUSINESS No. 6787

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 2 OF 2