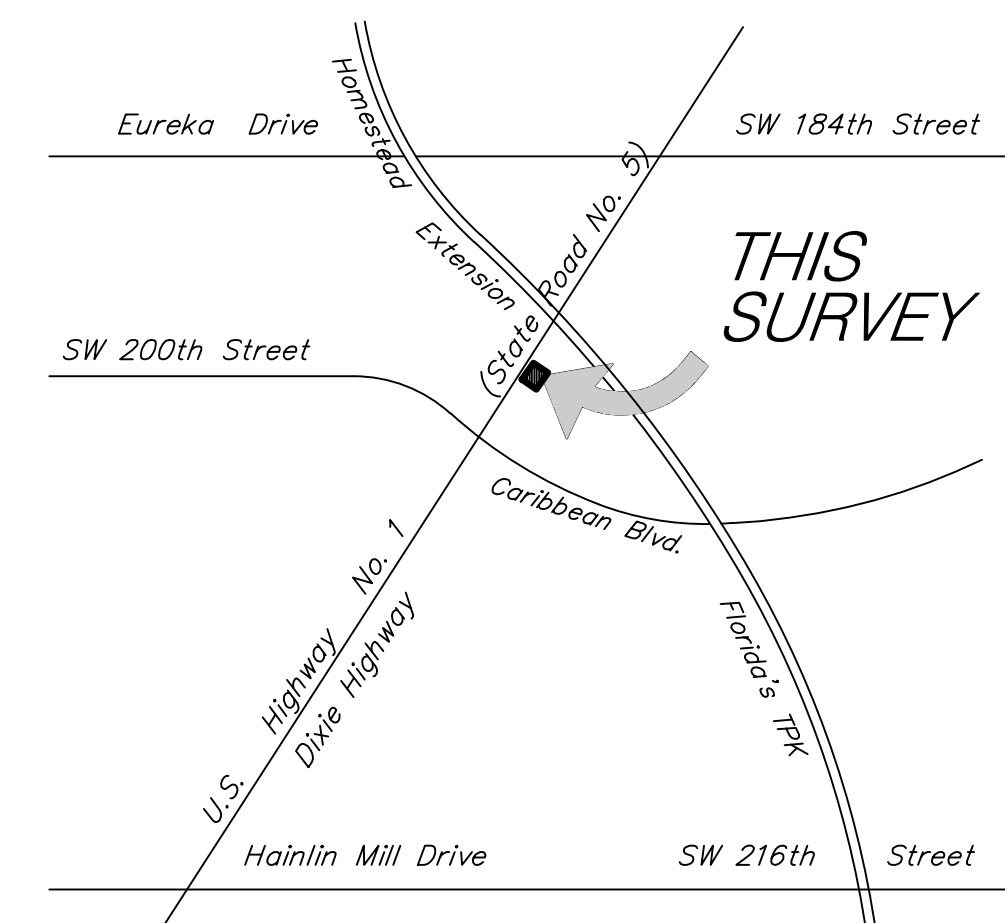




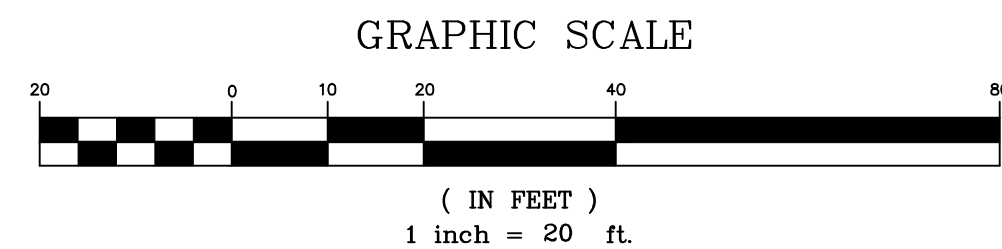
prepared by  
**McLAUGHLIN ENGINEERING COMPANY (LB#285)**  
 400 J.W. McLaughlin AVENUE (N.E. 3rd AVENUE),  
 FORT LAUDERDALE, FLORIDA, 33301  
 PHONE: (954) 763-7611 FAX: (954) 763-7615

# ALTA/ACSM LAND TITLE SURVEY

**A portion of the Northeast 1/4  
 Section 7, Township 56 South, Range 40 East  
 A portion of the Southeast 1/4  
 Section 6, Township 56 South, Range 40 East  
 Miami-Dade County, Florida**

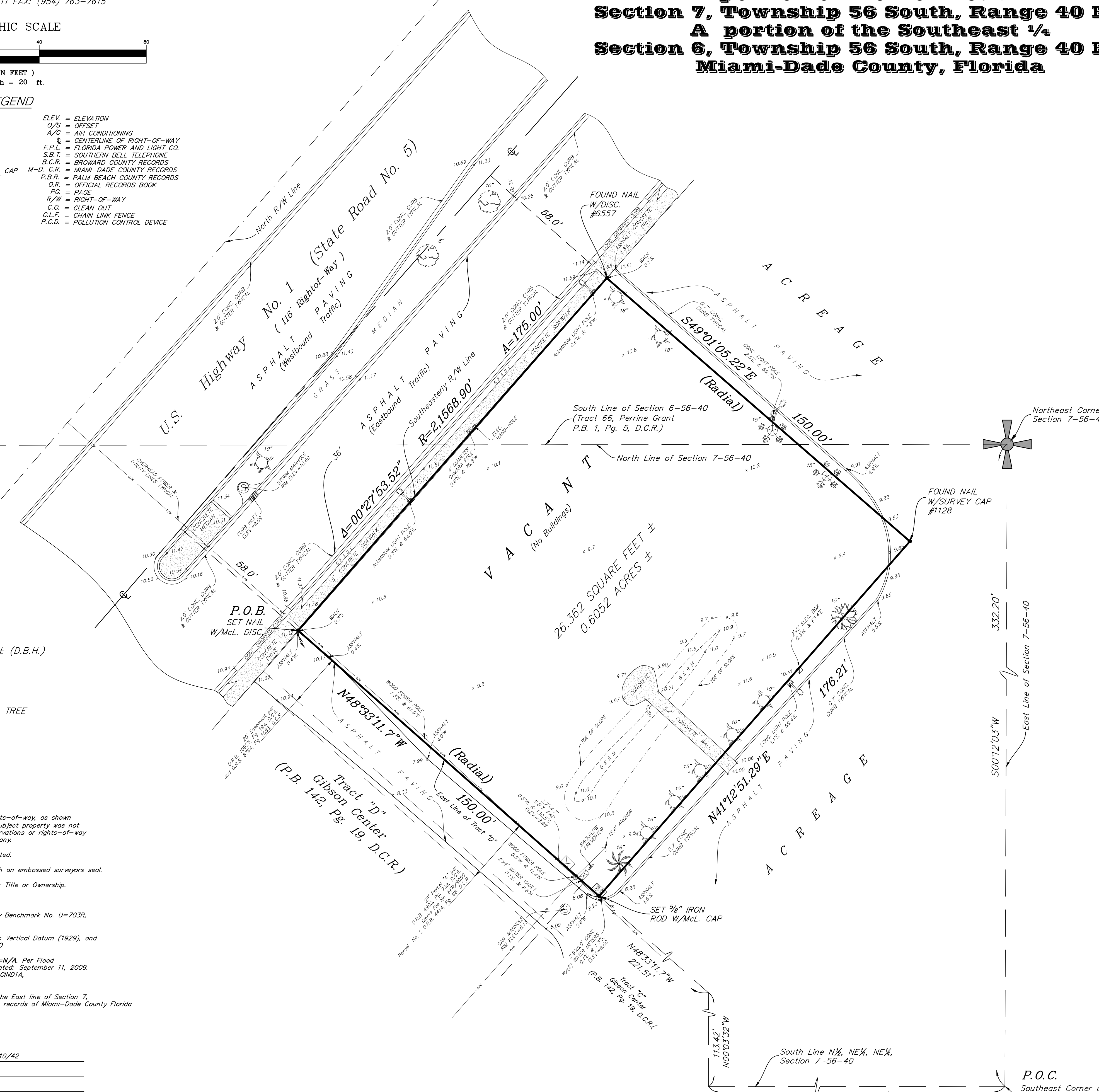


Location Map  
 Not To Scale



**LEGEND**

- |   |                                       |
|---|---------------------------------------|
| Δ = CENTRAL ANGLE (DELTA)                         | ELEV. = ELEVATION                     |
| R = RADIUS  | O/S = OFFSET                          |
| A OR L = ARC LENGTH                               | A/C = AIR CONDITIONING                |
| CH.BRG. = CHORD BEARING                           | ℄ = CENTERLINE OF RIGHT-OF-WAY        |
| TAN.BRG. = TANGENT BEARING                        | F.P.L. = FLORIDA POWER AND LIGHT CO.  |
| P.O.C. = POINT OF COMMENCEMENT                    | S.B.T. = SOUTHERN BELL TELEPHONE      |
| P.O.B. = POINT OF BEGINNING                       | B.C.R. = BROWARD COUNTY RECORDS       |
| W/McL. CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP | M-D. C.R. = MIAMI-DADE COUNTY RECORDS |
| P.R.M. = PERMANENT REFERENCE MONUMENT             | P.B.R. = PALM BEACH COUNTY RECORDS    |
| CONC. = CONCRETE                                  | O.R. = OFFICIAL RECORDS BOOK          |
| C.B.S. = CONCRETE, BLOCK AND STUCCO               | PG. = PAGE                            |
| I.C.V. = IRRIGATION CONTROL VALVE                 | R/W = RIGHT-OF-WAY                    |
| W.M. = WATER METER                                | C.O. = CLEAN OUT                      |
| B.F.P. = BACK FLOW PREVENTOR                      | C.L.F. = CHAIN LINK FENCE             |
| (Plat) = (Plat Book 142, Pg. 19, D.C.R.)          | P.C.D. = POLLUTION CONTROL DEVICE     |
| (Desc.) = Legal Description                       |                                       |



**Legal Description**

A portion of the Northeast 1/4 of Section 7, Township 56 South, Range 40 East, and a portion of the Southeast 1/4 of Section 6, Township 56 South, Range 40 East, Miami-Dade County, Florida, and a portion of Tract 66, of "PERRINE GRANT", according to the plat thereof, as recorded in Plat Book 1, Page 5, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the North 1/4 of the North 1/4 of the Northeast 1/4 of said Section 7; thence run S89°56'28" West, along the South line of the North 1/4 of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4, for a distance of 761.92 feet; thence run North 00°03'32" West at right angles to the last described course for a distance of 113.42 feet; thence run N 48°33'11.70" West radial to the next described curve for a distance of 221.51 feet to a point of intersection with the Southeasterly right-of-way line of U.S. Highway No. 1 (State Road No. 5) said point being the Point of Beginning of the hereinafter described Parcel of Land; thence run Northeasterly along said Southeasterly Right-of-Way line of U.S. Highway No. 1 (State Road No. 5) and along the arc of a circular curve to the left, having a radius of 21,568.90 feet and a central angle of 00°27'53.52" for an arc distance of 175.00 feet; thence run S 49°01'05.22" East along a line radial to the last described curve for a distance of 150.00 feet thence run S 41°12'51.29" West for a distance of 176.21 feet; thence run North 48°33'11.70" West, along a line radial to the aforesaid Southeasterly Right-of-Way line of U.S. Highway No. 1 (State Road No. 5), for a distance of 150.00 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the Miami-Dade County, Florida and containing 26,362 square feet or 0.6052 acres, more or less.

**ALTA/ACSM CERTIFICATION**

TO: First American Title Insurance Company; Butters Acquisition, LLC, a Florida limited liability company and the Law Offices of Lyod Granet, P.A.

This is to certify that this map and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS.

The undersigned further certifies that survey meets the Minimum Technical Standards as forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date of last field work January 11th, 2012.

**Title Notes:**

This survey reflects any easements, road reservations or rights-of-way of record affecting this property per First American Title Insurance Company, FAST File Number: 1062-2595517, dated July 29th, 2011 at 8:00 AM.

Notes corresponding to exceptions in Schedule B Section 2 of the above referenced title commitment:

- Restrictions per O.R. 15891, Page 2473, M-D. C.R. affect this property (no easements contained therein).
- Right-of-Way per O.R. 16102, Page 3509, M-D. C.R. abuts this property as shown.
- Reservations per O.R. 18408, Page 4463, M-D. C.R. affect this property (no easements contained therein).
- Restrictions per O.R. 19826, Page 4400, M-D. C.R. affect this property (no easements contained therein).
- Restrictions per O.R. 19826, Page 4404, M-D. C.R. affect this property (no easements contained therein).

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN  
 Registered Land Surveyor No. 5269  
 State of Florida.

- TREE SYMBOLS**  
 INDICATES DIAMETER± (D.B.H.)
- BLACK OLIVE
  - BOTTLE BRUSH TREE
  - OAK TREE
  - ROYAL PALM
  - PALM TREE

- NOTES:**
- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
  - Underground improvements if any not located.
  - This drawing is not valid unless sealed with an embossed surveyors seal.
  - Boundary survey information does not infer Title or Ownership.
  - All iron rods 5/8", unless otherwise noted.
  - Reference Bench Mark: Miami-Dade County Benchmark No. U=703R, (Locator: 6051 SW), Elevation = 11.09
  - Elevations shown refer to National Geodetic Vertical Datum (1928), and are indicated thus: 10.52', Elev. = 10.60
  - This property lies in Flood Zone "X", Elev=N/A. Per Flood Insurance Rate Map No. 12086C0603 L, Dated: September 11, 2009, Community No. 120635, Index Map 112086CIND1A, Dated September 11, 2009.
  - Bearings shown hereon refer to assumed the East line of Section 7, Township 56 South, Range 40 East, public records of Miami-Dade County Florida as South 00°12'03" West.

**OFFICE NOTES**

FIELD BOOK NO. TDS w/Worksheets, Print, LB# 310/42  
 JOB ORDER NO. U-6930  
 CHECKED BY: DRP  
 DRAWN BY: DRP  
 C:\David\David2012\U6930\dwg\U6930.dwg 3/6/2012 3:59:20 PM EST