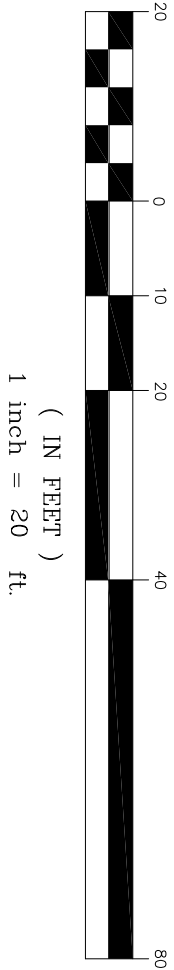


GRAPHIC SCALE



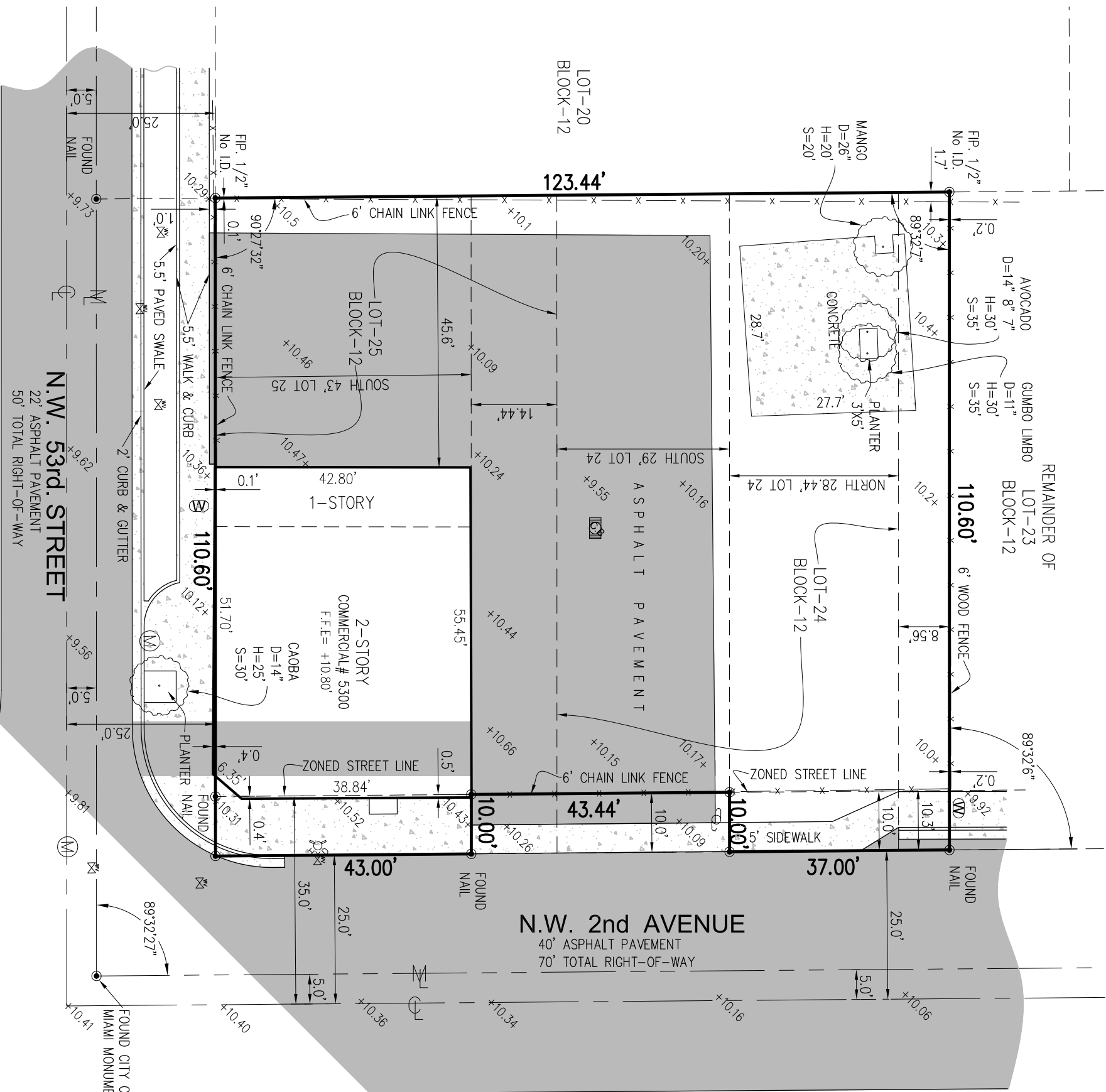
LEGEND

- 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
- Manhole
- Monitor Well
- A/C-Air Conditioner
- Comp. -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.L.P. -Found Iron Pipe/Pin
- F.N. -Found Iron Rebar
- F.N&O -Found Nail & Disc
- F.P.L. -Florida Power Light Transformer
- HGT. -Height
- L.M.E. -Lake Maintenance Easement
- (M) -Measured
- (P) -Plotted
- P.O.B. -Point of Beginning
- P.O.C. -Point of Commencement
- (R) -Record
- Res. -Residence
- S.P./R. -Set Iron Pin/Rebar
- S.P.D. -Spread
- D.A. -Diameter

SITE AREA DATA:

AREA OF SITE (BEFORE ZONED RIGHT-OF-WAY DEDICATIONS) = 13,210 S/F
AREA OF SITE (AFTER ZONED RIGHT-OF-WAY DEDICATIONS) = 12,417 S/F

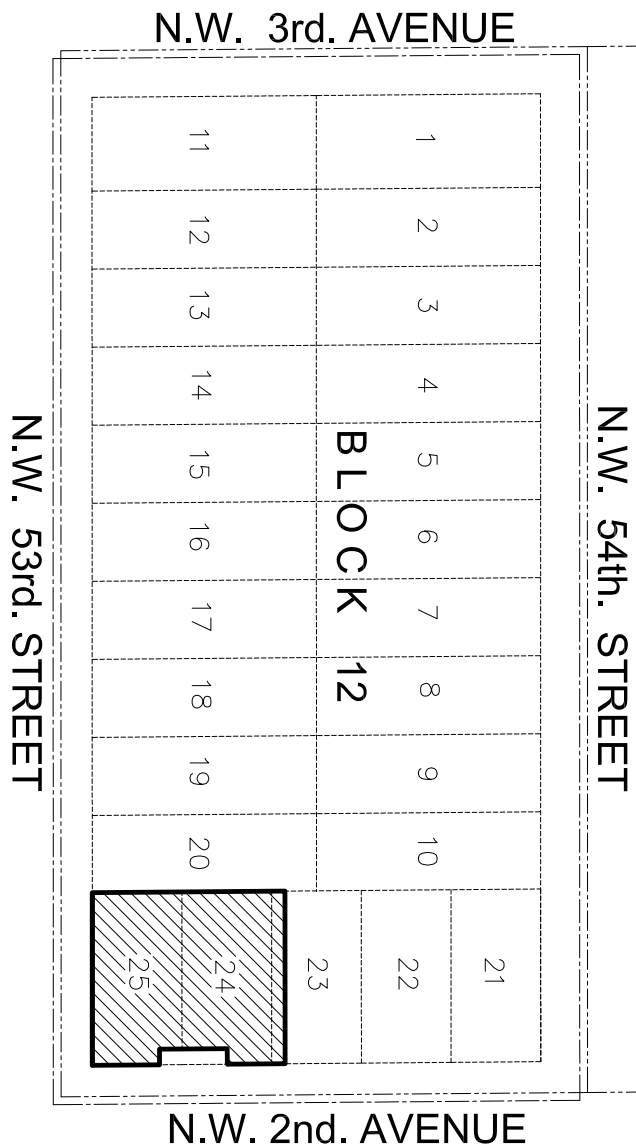
PROPERTY ADDRESS:
5300 NW 2 AVENUE, MIAMI, FLORIDA 33127
Folio# 01-3124-013-2330
5310 NW 2 AVENUE, MIAMI, FLORIDA 33127
Folio# 01-3124-013-2320
5318 NW 2 AVENUE, MIAMI, FLORIDA 33127
Folio# 01-3124-013-2310



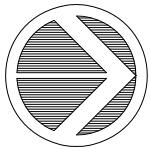
LEGAL DESCRIPTION
The South 29 feet of Lot 24, North 14.44 feet of Lot 25, and the South 43 feet of Lot 25, LESS the East 5 feet of each lot, in Block 12 of "SECOND AMENDED PLAT OF RAILWAY SHOPS ADDITION", according to the Plat thereof, as recorded in Plat Book 3, Page 183, of the Public Records of Miami-Dade County, Florida.
AND
The South 8.56 feet of Lot 23 and the North 28.44 feet of Lot 24, in Block 12 of "SECOND AMENDED PLAT OF RAILWAY SHOPS ADDITION", according to the Plat thereof, as recorded in Plat Book 3, Page 183, of the Public Records of Miami-Dade County, Florida.

TITLE REVIEW NOTES:
SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
Commitment No.: 702535, effective date: March 6, 2019 @ 11:00 PM
Items 1 through 5: "General & Special Exceptions."
6. Dedication and all matters contained on the Plat of Second Amended Plat of Railway Shops Addition, as recorded in Plat Book 3, Page 183, Public Records of Miami-Dade County, Florida. (Does affect Subject Property - Record Plat)
7. Resolution recorded in O.R. Book 1717, Page 641, Public Records of Miami-Dade County, Florida. (Does NOT affect Subject Property)



LOCATION MAP
NOT TO SCALE



SURVEYORS NOTES:

- The Legal Description to the Property was obtained from OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, Commitment for Title Insurance.
- This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. OPINION OF TITLE.
- An examination of Commitment issued by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY Commitment No.: 702535, effective date: March 6, 2019 @ 11:00 PM, was made to determine recorded instruments, if any affecting this property. However, there may be additional restrictions not shown on this survey that may be found in the Public Records of this County.
- Accuracy:
The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2.
The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
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 shown hereon are based on an assumed meridian relative to True North.
13- All measurements shown hereon are made in accordance with the United States Standard Feet.
14- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
15- Benchmark Used: Miami-Dade County Benchmark #N-345.
16- Flood Zone Data: Community/ Panel #120650/0304/L. Dated: 09/11/2009 Flood Zone: "X" Base Flood Elevation = N/A
17- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

- 5300 NW 2 AVE, LLC, a Florida limited liability company
- BANK OZK, its successors and/or assigns as their interest may appear
- FLORIDA FIRST CAPITAL FINANCE CORPORATION, INC., its successors and/or assigns as their interest may appear
- U.S. SMALL BUSINESS ADMINISTRATION, its successors and/or assigns as their interest may appear
- FOGEL LAW GROUP
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

SURVEYORS CERTIFICATE:

I HEREBY CERTIFY:
That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 51-17, Florida Administrative Code, pursuant to Section 47.02, Florida Statutes.
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.

- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LSW 6231 STATE OF FLORIDA
- PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LSW 5880 STATE OF FLORIDA

For the Firm Royal Point Land Surveyors, Inc. LB# 7282

NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISIONS

TYPE OF PROJECT:

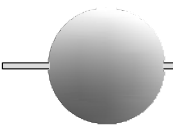
BOUNDARY SURVEY

PREPARED FOR:

5300 NW 2 AVE, LLC
5300 NW 2 AVENUE, MIAMI, FLORIDA 33127

6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 ** TEL.305-822-6062 */* 305-698-9468 FAX.305-827-9669

ROYAL POINT
LAND SURVEYORS, INC.
L.B.# 7282



DRAWN: J.G.

CHECKED: P.J.A.

SCALE: 1" = 20'

FIELD DATE: 03/14/2019

JOB No.: RP19-0305

SHEET:

1

OF 1 SHEET