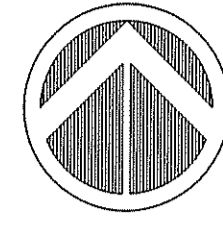


GRAPHIC SCALE

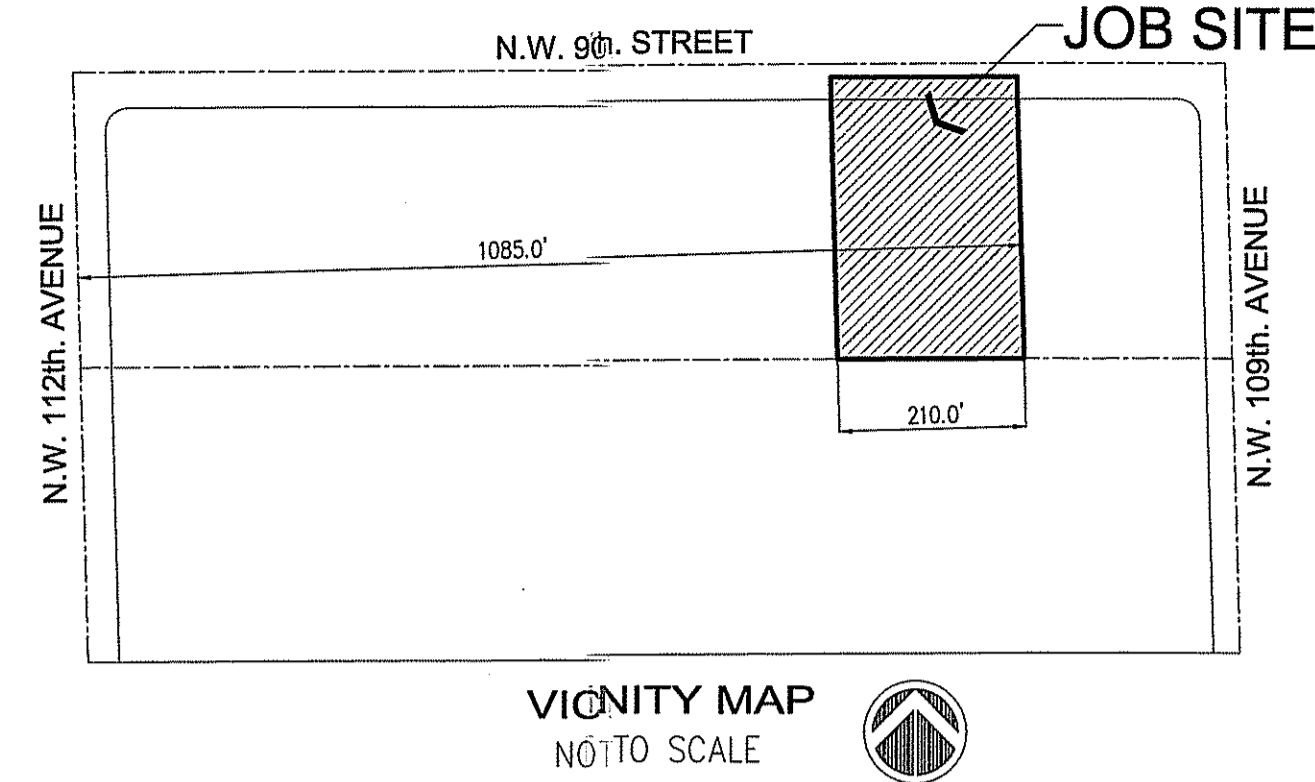
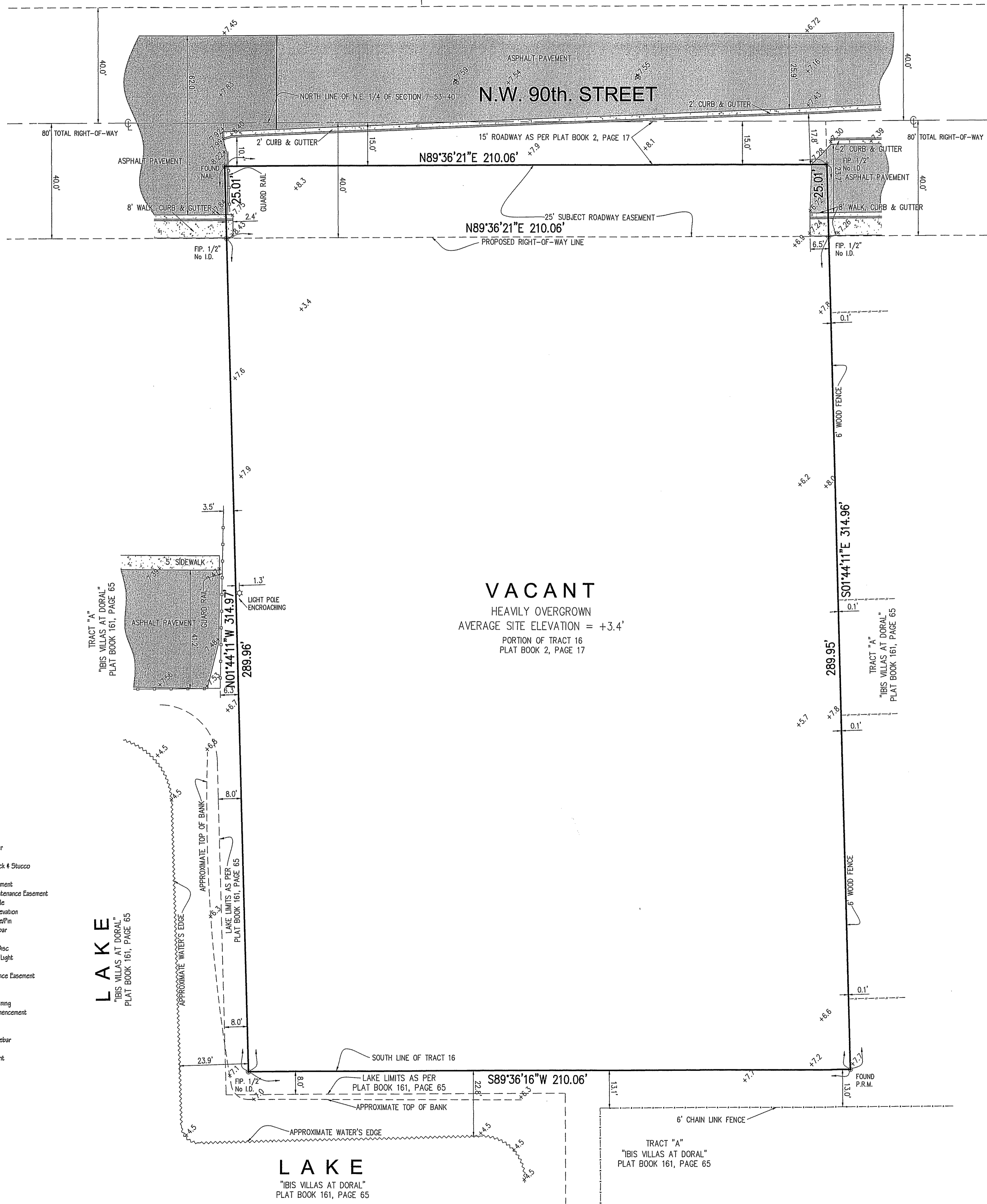


(IN FEET)
1 inch = 20 ft.



LOT 4, BLOCK 2
"BEACON STATION SECOND ADDITION"
PLAT BOOK 156, PAGE 39

LOT 3, BLOCK 2
"BEACON STATION SECOND ADDITION"
PLAT BOOK 156, PAGE 39



PROPERTY ADDRESS:

109xx NW 90 STREET, DORAL, FLORIDA 33178
Parcel # 35-3007-001-0161

LEGAL DESCRIPTION

The East 210 feet of the West 1085 feet of Tract 1 of Florida Fruit Lands Company's Subdivision No. 1, of Section 7, Township 53 South, Range 40 East, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida. Subject to a road easement over the North 25 feet thereof.

Area of Site: 66,142 square feet (1.52 +/- Acres - Before Dedications)
60,890 square feet (1.40 +/- Acres - After Dedications)

SURVEYOR'S NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
2- This 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 TITLE will have to be made to determine recorded instruments, if any affecting this property.
4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon.
5- 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.
6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
7- The surveyor does not determine fence and/or wall ownership.
8- 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'.
9- All measurements shown hereon are made in accordance with the United States Standard Feet.
10- Type of survey BOUNDARY SURVEY.
11- North arrow direction and Bearings shown hereon are based on recorded plat of 'IBIS VILLAS AT DORAL', as recorded in Plat Book 161, page 65, of the Public Records of Miami-Dade County, Florida.
12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
13- Benchmark Used: Miami-Dade County Benchmark #M104. Elevation = +7.06'.
14- Flood Zone Data: Community/ Panel # 120041037A. Dated: 9/11/09. Flood Zone: 'X' Base Flood Elevation = N/A.
15- This SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- SECTION 7 159 LLC

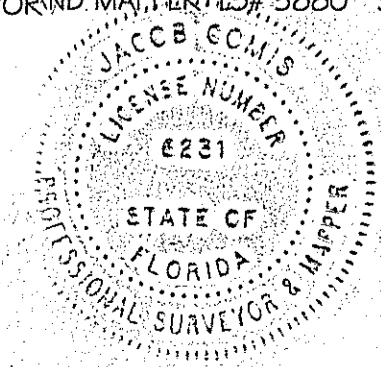
SURVEYOR'S CERTIFICATE:

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 5J-17, Florida Administrative Code, pursuant to Section 472.027, 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.

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

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



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
Conc. Pole
Light Pole
Fire Hydrant
Water Valve
Inlet
Cable TV Box
Electric Meter Box
Traffic Signal Box
Gas Valve
Monitoring Valve
Manhole
A/C
Conc.
C.B.S.
(D)
D.E.
D.M.E.
F.D.H.
F.F.E.
F.I.P.
F.I.R.
F.N.
F.N.D.
F.P.L.
H.
L.M.E.
(M)
(P)
P.O.B.
P.O.C.
(R)
Res.
SIP/R
S
U.E.

VACANT
HEAVILY OVERGROWN
AVERAGE SITE ELEVATION = +3.4'
PORTION OF TRACT 16
PLAT BOOK 2, PAGE 17

LAKE
'IBIS VILLAS AT DORAL'
PLAT BOOK 161, PAGE 65

LAKE
'IBIS VILLAS AT DORAL'
PLAT BOOK 161, PAGE 65

Table with columns: NO., DATE, BY, APP., DESCRIPTION, RECORD OF REVISION.

ROYAL POINT LAND SURVEYORS, INC. LB# 7282
info@royalpointls.com
6175 NW 159th STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-827-9669

SECTION 7 159 LLC
109xx NW 90 STREET, DORAL, FLORIDA 33178
PREPARED FOR:

Table with columns: DRAWN, CHECKED, SCALE, FIELD DATE, JOB No., SHEET.