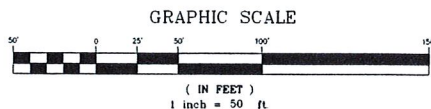


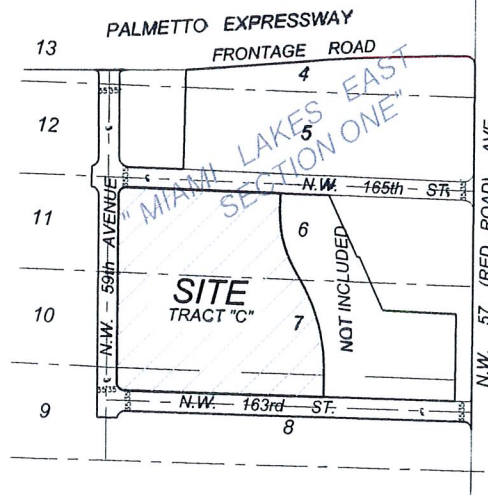
ALTA/ACSM LAND TITLE SURVEY



PROPERTY ADDRESS:
Property Address: 5875 N.W. 163rd Street, Miami Lakes, Florida.
Tax Folio # 32-2013-015-0030

LEGAL DESCRIPTION:

Tract "C" of "MIAMI LAKES EAST SECTION ONE", according to the plat thereof as recorded in Plat Book 122, at Page 48, of the Public Records of Miami-Dade County, Florida.



LOCATION SKETCH
NOT TO SCALE

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from FIRST AMERICAN 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 FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No.: 11770, effective date: January 1, 2014 @ 11:59 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 expected use of the land, as classified in the Minimum Technical Standards (5U-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.
- Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- 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.
- Contact the appropriate authority prior to any design work on the herein-described parcel for Building and Zoning information.
- 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.
- The surveyor does not determine fence and/or wall ownership.
- Ownership subjects to OPINION OF TITLE.
- Type of Survey: ALTA/ ACSM LAND TITLE SURVEY.
- The North arrow and Bearings shown hereon are based on an assumed bearing of S.00°06'50"W along the East Right-of-Way line of N.W. 59th Avenue, and all other bearings are relative thereto.
- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level).
- Benchmark Used: Miami-Dade County Benchmark #N-452-R
Elevation = +8.49'
- Flood Zone Data: Community/ Panel #120686/0116/L Dated: 09/11/2009
Flood Zone: "AE" Base Flood Elevation = +6.0'
- Present Zoning: IU-C
- All visible surface evidence of improvements and utilities are shown hereon.
- Area of Site: 466,527 square feet (10.71 +/- Acres)
- Building Setbacks requirements (per traditional IU-C District):
Front: 15% of lesser dimension of frontage or 50 feet maximum
Rear: 5 feet from an industrial district
Side Street: 25 feet
Interior Side: 10 feet
- Total Number of Parking Spaces: 614 Standard Spaces
15 Handicap Spaces
629 Total Spaces
- This ALTA/ ACSM LAND TITLE SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.

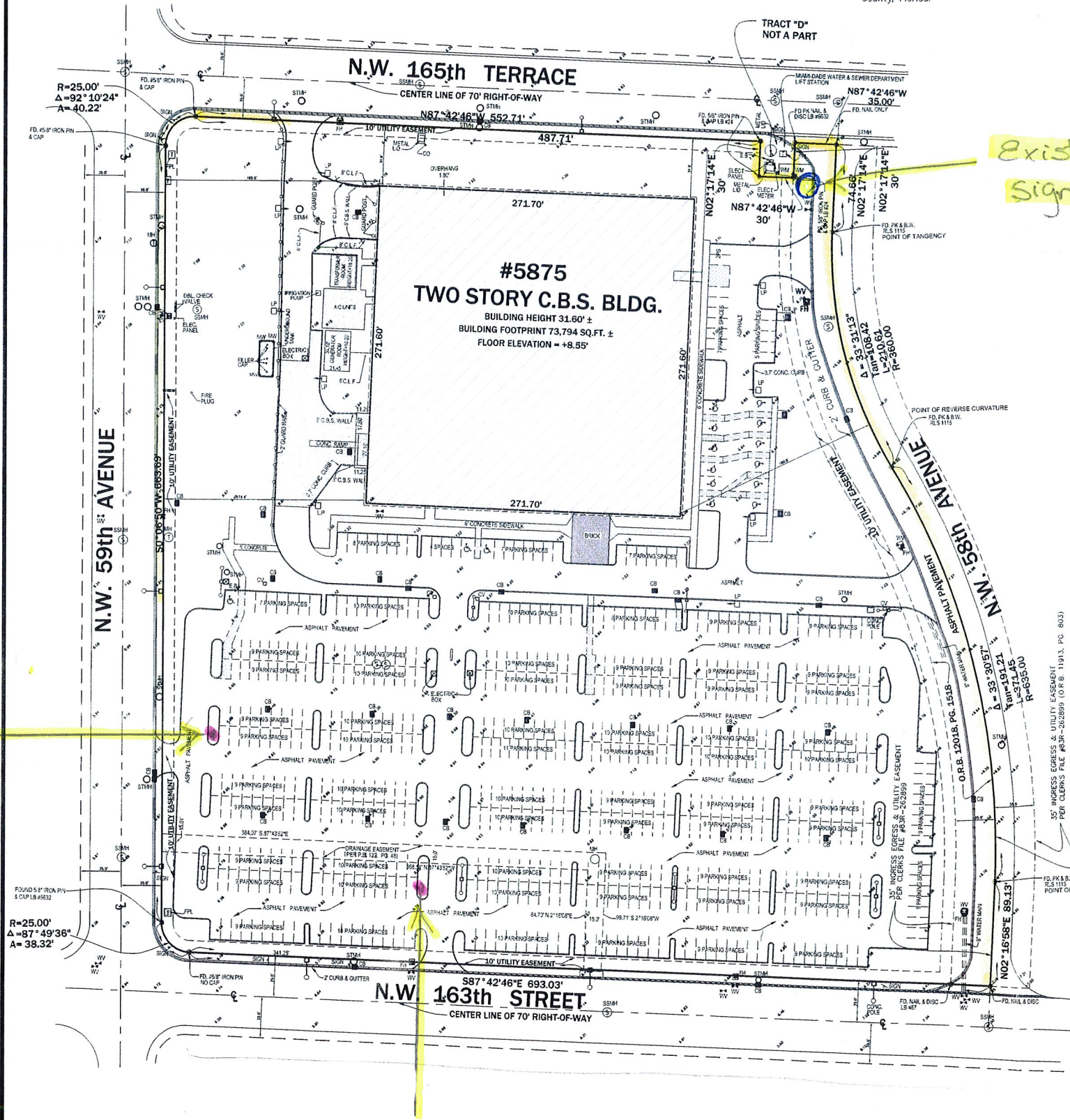
SURVEYOR'S CERTIFICATE:

ABBREVIATIONS

U.E. = UTILITY EASEMENT
FD. = FOUND
P.B. = PLAT BOOK
P.G. = PAGE
R/W = RIGHT-OF-WAY
UTL. = UTILITY
WD. = WOOD
P.O.B. = POINT OF BEGINNING
F.F.E. = FINISH FLOOR ELEVATION
ELECT. = ELECTRIC
M.H. = MANHOLE
C. = CENTERLINE
C.L.F. = CHAIN LINK FENCE
CLR. = CLEAR
H/C = HANDICAP
(R) = RECORD
(M) = MEASURED
P.K. = PARKER KALON
BLDG. = BUILDING
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK STRUCTURE
LB. = LICENSED BUSINESS
C.B. = CATCH BASIN
F.P.L. = FLORIDA POWER & LIGHT
SQ. = SQUARE
WV. = WATER VALVE
TR. = TRACT
R. = RADIUS
Δ = CENTRAL ANGLE
A = ARC
CH. = CHORD
CHB. = CHORD BEARING
ENCH. = ENCROACHMENT
O.R.B. = OFFICIAL RECORDS BOOK
TYP. = TYPICAL
W/ = WITH
B.W. = BRASS WASHER
M.W. = MONITORING WELLS

LEGEND

- ASPHALT PAVEMENT
- EXISTING BUILDING
- CONC. SIDEWALK
- CHAIN LINK FENCE
- METAL FENCE
- WATER VALVE
- CATCH BASIN
- SEWER MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- SINGLE CONCRETE LIGHT POLE
- DOUBLE CONCRETE LIGHT POLE
- METAL LIGHT POLE
- SIGN
- MONITORING WELL
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX



Sign Proposal

ROYAL POINT
LAND SURVEYORS, INC.

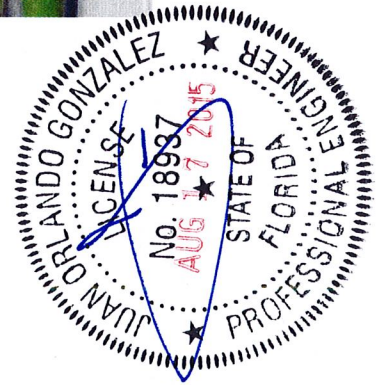
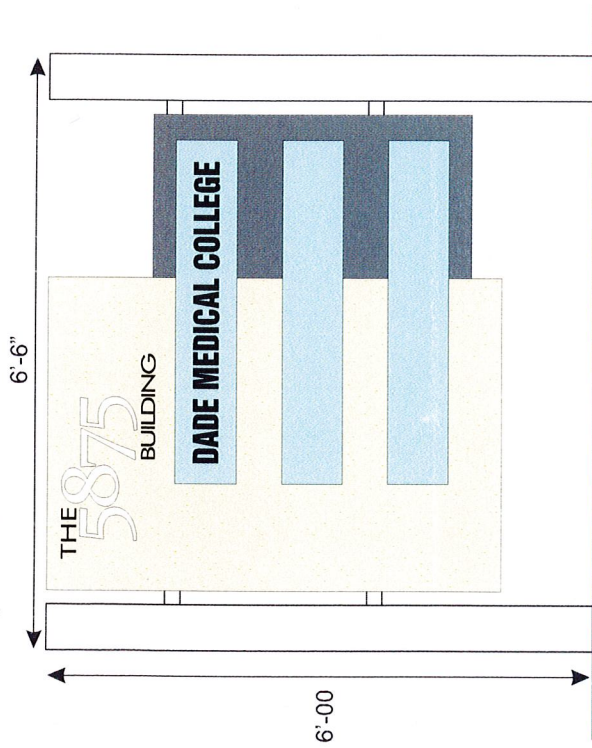
6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014 ** TEL: 305-822-6062 ** FAX: 305-827-9669
L.B.# 7282

PREPARED FOR:
KEYSTONE PROPERTY GROUP
5875 N.W. 163rd STREET, MIAMI LAKES, FLORIDA

DRAWN: J.G.
CHECKED: P.J.A.
SCALE: 1" = 50'
FIELD DATE: 02/22/2014
JOB NO.: RP14-114
SHEET:

1

OF 1 SHEET



Building 5875

Address: 5875 NW 163 Street

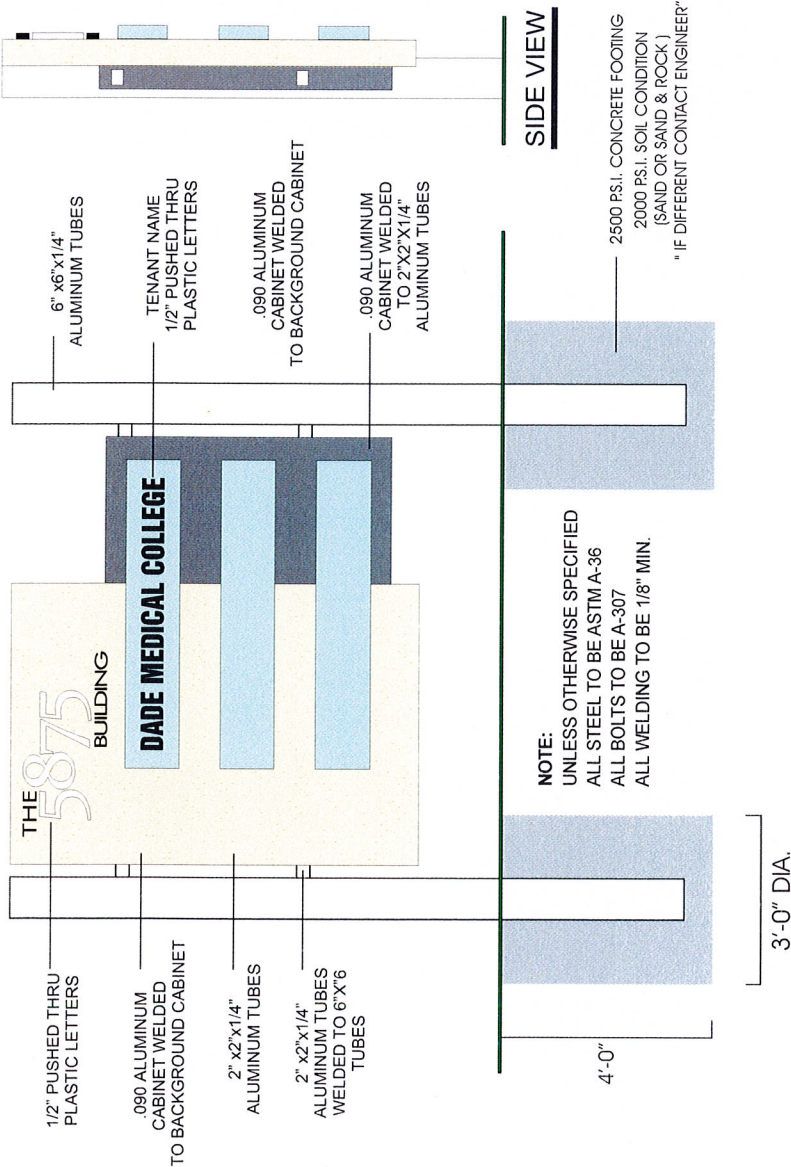
City of Miami Lakes

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SKYLITE
SIGNS & SERVICES

Ph: 305.362.5015
1640 W 32 PL HIALEAH, FL 33012

NON-ILLUMINATED MONUMENT SIGN



SIGN STRUCTURE

1/2" = 1'

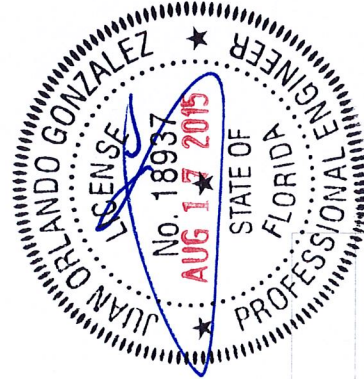
Juan O. Gonzalez
Florida PE #18937
Certificate of Autho. #29539
7516 N.W. 55th St. Miami, FL 33166
In compliance with requirements of
Florida Building Code. Design with loads for
Components & Cladding FBC-8 2010 1603.14 / ASCE 7-10
175 MPH 3 SECOND GUST CATEGORY C-42.5 PSF



Ph: 305.362.5015
1640 W 32 PL HIALEAH, FL 33012

Building 5875
Address: 5875 NW 163 Street
City of Miami Lakes

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Sign calculations for : 5875 Building
Date : 08-17-2015

Sign height (ft)	Sign width (ft)	Pressure (psf)	Ground Heights (ft)	Moments (ft-lb)	Section Mod (in-3)	Spacing (ft)	Moment at base (ft-lb)	Base modulus (ft-lb)
6.0000	6.0000	6.5000	42.5000	6.0000	5089.5000	1.4896	5089.5000	1.4896
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Sign Footing

Soil type
Footing diameter (ft)
Lateral bearing pressure (psf)
Unconstrained depth (ft)
Constrained footing (ft)

Sand and Rock
3.0
400
3.9
2.6

Other Structures & Building Appurtenances MWPS (Ch 29)
All pressures shown are based upon ASD Design, with a load Factor of .6
Basic Wind Speed(V) = 175.00 mph
Structural Category = II
Exposure Category = C
Natural Frequency = N/A
Flexible Structure = No
Importance Factor = 1.00
Kd Directional Factor = 0.85
Damping Ratio (beta) = 0.01
Alpha = 9.50
Zg = 900.00 ft
At = 0.11
Bt = 1.00
Bm = 0.65
Cc = 0.20
I = 500.00 ft
Epsilon = 0.20
Zmin = 15.00 ft
Gust Factor Category I Rigid Structures - Simplified Method
Gust1: For Rigid Structures (Nat. Freq.>1 Hz) use 0.85 = 0.85
Gust Factor Category II Rigid Structures - Complete Analysis
Zm: 0.6*Ht
Lzm: Cc*(33/Zm)^0.167
Lzm: 1*(Zm/33)^Epsilon
Q: (1/(1+0.63*((B+Ht)/Lzm)^0.63))^0.5
Gust2: 0.925*((1+1.7*Lzm^3.4*Q)/(1+1.7*3.4*Lzm))
Gust Factor Summary
Not a Flexible Structure use the Lesser of Gust1 or Gust2 = 0.85

Elev ft	Kz	Kzt	Design Wind Pressure - Other Structures	
			qz psf	W_Pres_Cf (1.48) psf
30.00	0.98	1.00	39.274	49.24
30.00	0.98	1.00	39.274	49.24
28.00	0.97	1.00	38.708	48.53
26.00	0.95	1.00	38.109	47.78
24.00	0.94	1.00	37.472	46.98
22.00	0.92	1.00	36.792	46.13
20.00	0.90	1.00	36.061	45.21
18.00	0.88	1.00	35.270	44.22
16.00	0.86	1.00	34.406	43.14
14.00	0.85	1.00	33.942	42.56
12.00	0.85	1.00	33.942	42.56
10.00	0.85	1.00	33.942	42.56
8.00	0.85	1.00	33.942	42.56
6.00	0.85	1.00	33.942	42.56
4.00	0.85	1.00	33.942	42.56
2.00	0.85	1.00	33.942	42.56

Note: W_Pres_Cf is Wind Pressure based on Cf (Force Coefficient)

Figure 29.4-1: Wind Loads for Solid Signs & Freestanding Walls