

















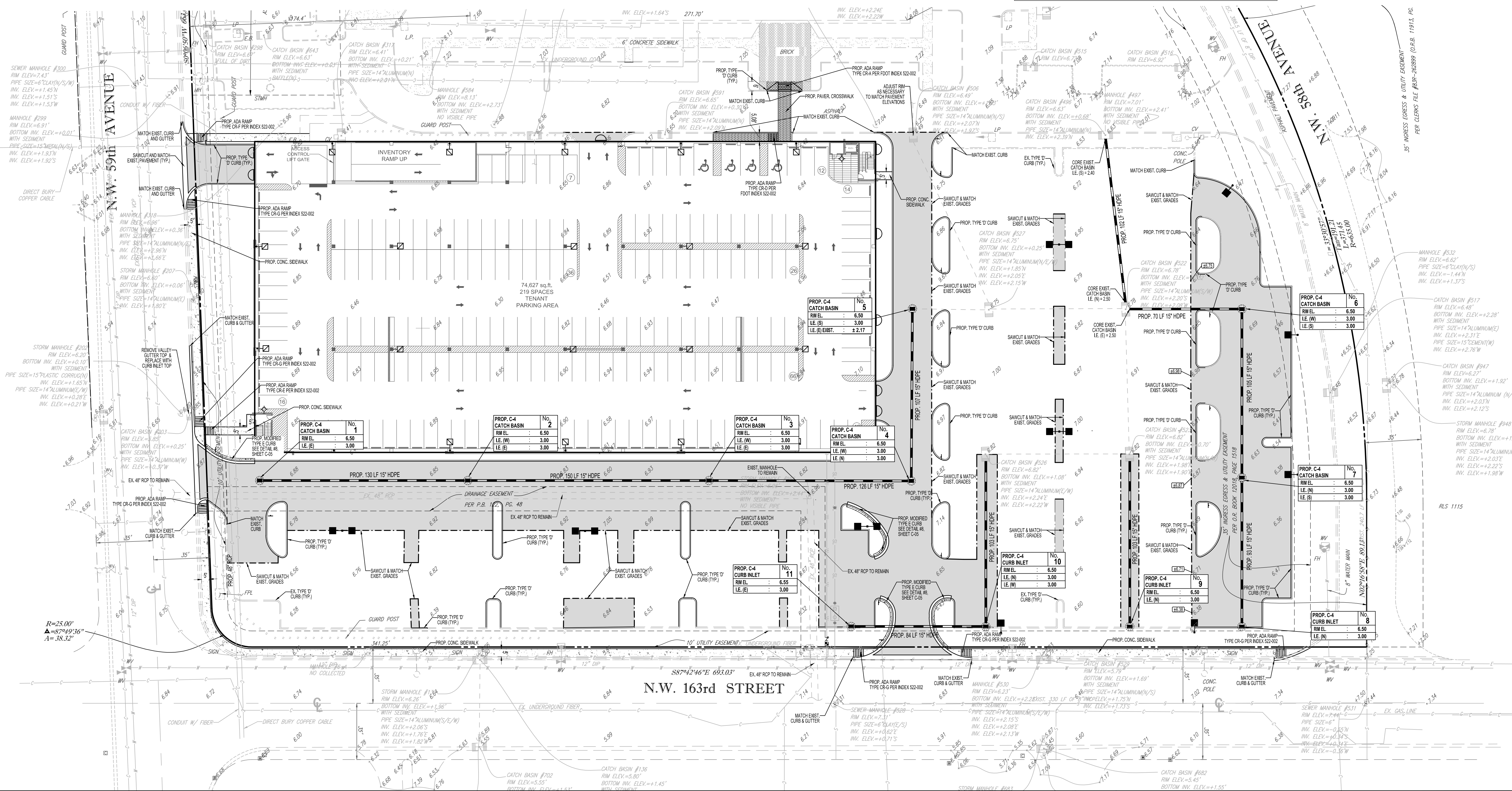
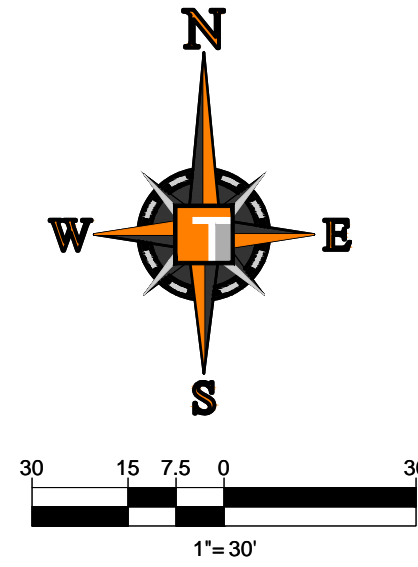


1. CONTRACTOR TO SAW-CUT AT ALL LOCATIONS OF REMOVAL OF EXISTING CONC. SIDEWALK, CONC. CURB AND ASPHALT UNLESS OTHERWISE NOTED. ALL BASE AND SUBBASE MATERIAL SHALL BE REMOVED WITHIN THE PROPOSED LANDSCAPED AREA.
2. CONTRACTOR TO MATCH EXIST. GRADES AND TO CONSTRUCT A SMOOTH TRANSITION FROM EXISTING FACILITIES TO PROPOSED.
3. CONTRACTOR TO REMOVE ALL CONSTRUCTION DEBRIS FROM CONSTRUCTION SITE AND DISPOSE PER LOCAL ORDINANCES.
4. CONTRACTOR TO ENSURE ALL CONSTRUCTION IS IN ACCORDANCE WITH CITY DESIGN STANDARDS.
5. CONTRACTOR TO SOD ALL DISTURBED AREAS. SODDING INCLUDES MAINTAINING SLOPE AND SOIL UNTIL COMPLETION AND ACCEPTANCE OF THE TOTAL PROJECT OR GROWTH IS ESTABLISHED WHICHEVER COMES LAST.
6. ALL EXISTING TRAFFIC SIGNS DISTURBED DURING CONSTRUCTION SHALL BE REINSTALLED WHERE APPLICABLE BY THE CONTRACTOR.
7. THESE PLANS REFLECT CONDITIONS KNOWN DURING PLAN DEVELOPMENT. IN THE EVENT THAT ACTUAL PHYSICAL CONDITIONS PREVENT THE APPLICATION OF THESE STANDARDS OR THE PROGRESSION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED AREA.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, STORM DRAINS, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS/HER CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO THE OWNER.
9. NOTIFY SUNSHINE STATE ONE CALL (1-800-432-4770) PRIOR TO CONSTRUCTION.
10. PROJECT BASED ON DESIGN SURVEY PREPARED BY OTHERS. DURATION OF CONSTRUCTION IN ACCORDANCE WITH FDOT STANDARD INDEX NO. 600.
11. THE CONTRACTOR SHALL NOT ENCROACH ONTO PRIVATE PROPERTY WITHOUT

2. THE EXISTING UNDERGROUND UTILITIES SHOWN ARE PER ABOVE GROUND SURVEY DATA AND UTILITY AS-BUILT DATA. THIS INFORMATION DOES NOT WARRANT EXACT SIZE AND LOCATION OF THE UTILITIES. ALSO, THERE MAY BE ADDITIONAL UTILITIES WITHIN THE LIMITS OF CONSTRUCTION THAT MAY BE AFFECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND PROTECTING EXISTING UTILITIES DURING THE COURSE OF CONSTRUCTION.
3. PLEASE SEE MEP PLANS FOR CONTINUATION OF ROOF LEADERS.
4. 2.0% MAXIMUM SLOPE ON HANDICAP SPACES AND ADA ACCESS WAYS.
5. ALL SIDEWALKS SHOULD HAVE A MAXIMUM CROSS SLOPE OF 2.0%
6. ALL GRADE SHOTS ARE TO BE EDGE OF PAVEMENT (EOP) UNLESS OTHERWISE NOTED
7. CONTRACTOR TO CROWN THE EXISTING STORM SYSTEM AND COORDINATE THE INSPECTION WITH BROWN COUNTY SURFACE WATER MANAGEMENT AND THOMAS ENGINEERING GROUP.
8. EXISTING DRAINAGE SYSTEM TO BE CLEANED PRIOR TO CERTIFICATION.

PAVING, GRADING & DRAINAGE LEGEND

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	OVERHEAD WIRE	
	OVERHEAD TRAFFIC WIRE	
	SANITARY SEWER LATERAL	
	CATCH BASIN	
	MANHOLE	
	WATER METER	
	CLEAN OUT	
	GRADE SPOT SHOT (BOTTOM ELEVATION IF AT CURB)	 XXXX
	TOP OF CURB	
	BOTTOM OF CURB	 XXXX XXXX

[illegible]

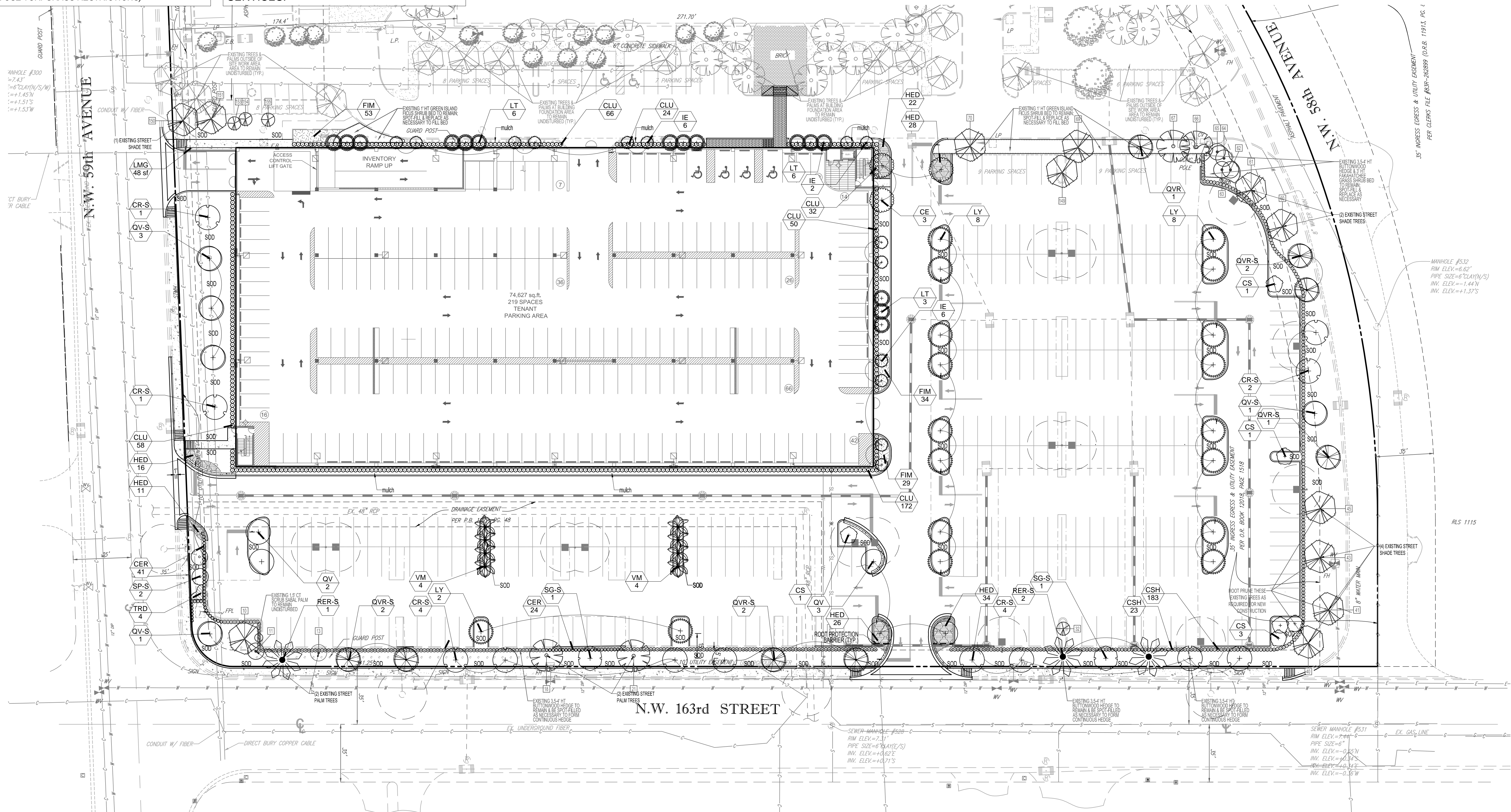
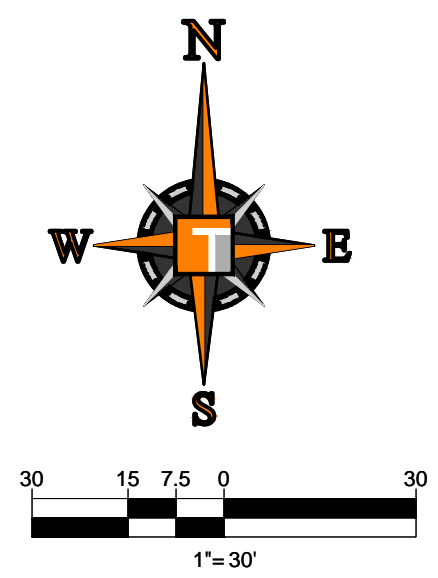
ALL SOD SHALL BE BAHIA 'ARGENTINE'
SOLID SOD UNLESS OTHERWISE NOTED;
(ST. AUGUSTINE SHALL NOT BE USED DUE TO HIGH
WATER-USE TURFGRASS RESTRICTIONS)

STREET TREE (IF APPLICABLE) PLANTED
WITHIN THE STREET SWALE AREAS SHALL
NOT BE PLACED ON TOP OF OR WITHIN
FIVE FEET OF ANY EXISTING CITY UTILITY
LINES, INCLUDING INDIVIDUAL ON-SITE
SERVICES.

THE USE OF CYPRESS MULCH IS DISCOURAGED AND ALL MULCH IS TO BE KEPT AT A MINIMUM 6" FROM THE BASE OF ALL PLANT MATERIALS.

SEE ADDITIONAL SPECIFICATIONS &
GENERAL NOTES ON SHEET L-05

ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, A/C UNITS, ETC., SHALL BE SCREENED A MIN. OF 6" ABOVE THE TOP OF THE EQUIPMENT IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.



HOMAS
ENGINEERING GROUP

ENVIRONMENTAL ENGINEERS • PROJECT MANAGERS • LAND PLANNING • LANDSCAPE ARCHITECTS

6200 NW 21ST AVENUE SUITE 206
FT. LAUDERDALE, FL 33309
P: 954-202-7000

1502 W. BLETCHER AVE. SUITE 100
TAMPA, FL 33612
P: 813-379-1110

1225 W. INDIANTOWN RD.
JUPTER, FL 33408
P: 561-203-7503

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PREPARED BY OR FOR THE CLIENT AND ARE NOT TO BE REPRODUCED OR COPIED OR USED FOR ANY PURPOSE WITHOUT PERMIT FROM THE ENGINEER. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PROJECTS ONLY. © 2005, HOMAS ENGINEERING GROUP, LLC

[illegible]

PROJECT No.:	F190101
DRAWN BY:	JFV
CHECKED BY:	KND
DATE:	11-15-19
CAD I.D.:	LANDSCAPE PLAN

**MIAMI LAKES AUTO
MALL GARAGE**

FOR

ALI AHMED



6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com



FLORIDA BUSINESS CERT. OF AUTH. No. 27528

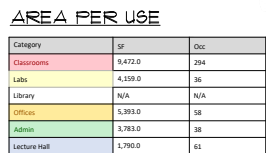
SHEET TITLE:

LANDSCAPE PLAN

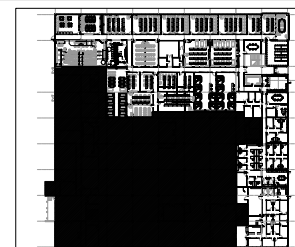
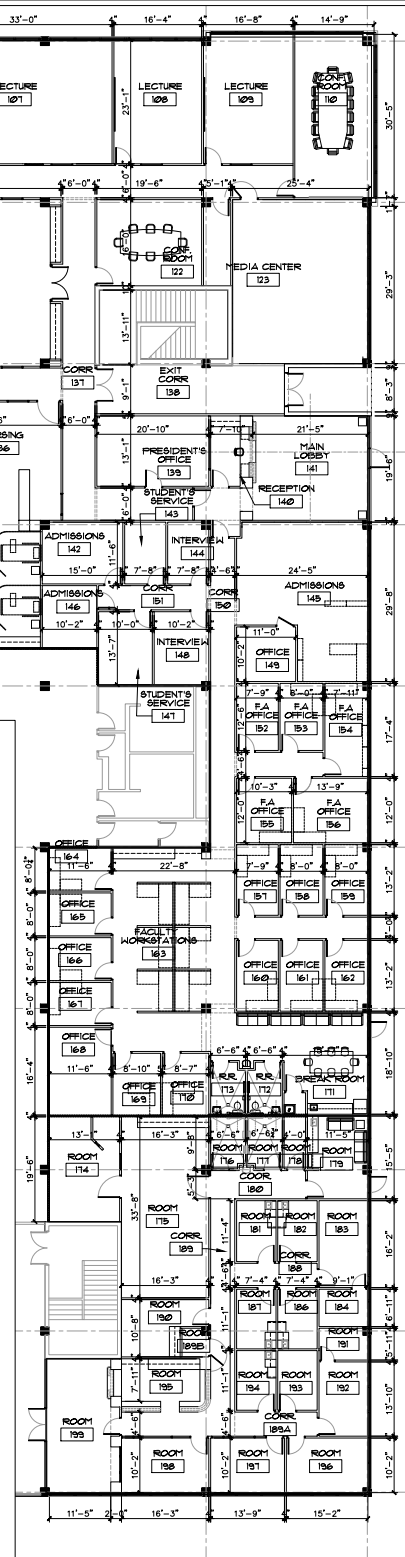
SHEET NUMBER: _____

L-03

Room #	Use	Gross SF	Net SF	Occ./SF per code	Total occupant load
1st Floor					
101	Student Break Room	670.0	500	15	GSF 33
102	Lecture Lab	564.0	By Seat Count		12
103	Lecture	793.0	By Seat Count		24
104	Lecture	754.0	By Seat Count		24
105	Lecture	755.0	By Seat Count		24
106	Lecture	755.0	By Seat Count		24
107	Lecture	755.0	By Seat Count		24
108	Lecture	874.0	By Seat Count		12
109	Lecture	999.0	By Seat Count		12
110	Conference Room	444.0		15	GSF 30
111	A/V	370.0		100	GSF 4
112	Lecture Hall	1,790.0	By Seat Count		63
113	Women Restroom	312.0		100	GSF 3
114	Men restroom	256.0			
115	Burial	935.0		100	GSF 16
116	Mechanical Room	438.0			
117	Storage	95.0			
118	Storage	79.0			
119	Electrical	51.0			
120	Electrical	52.0			
121A	Lecture	893.0	By Seat Count		24
121B	Lecture	995.0	By Seat Count		24
122	Conference Room	312.0		15	GSF 21
123	Media Center	765.0		50	GSF 15
124	Corridor				
125	Corridor				
126	Lecture Lab	1,399.0	By Seat Count		12
127	Lecture	586.0	By Seat Count		12
128	Lecture	832.0	By Seat Count		12
129	Lecture	447.0	By Seat Count		12
130	I.T / Computer	443.0			
131	Corridor				
132	Lecture	476.0	By Seat Count		18
133	Lecture	972.0	By Seat Count		36
134	Lecture	486.0	By Seat Count		12
135	Surgical Tech Lab	1,365.0	By Seat Count		6
136	Nursing	1,071.0	By Seat Count		6
137	Corridor				
138	Exit Corridor				
139	President's Office	273.0		100	GSF 3
140	Reception	90.0		100	GSF 1
141	Main Lobby	415.0			
142	Admissions	171.0		100	GSF 2
143	Student Services	88.0		100	GSF 1
144	Interview	86.0		100	GSF 1
145	Admissions	460.0		100	GSF 6
146	Admissions	117.0		100	GSF 1
147	Student Services	136.0		100	GSF 1
148	Interview	137.0		100	GSF 1
149	Office	111.0		100	GSF 1
150	Corridor				
151	Corridor				
152	F.A. Office	97.0		100	GSF 1.0
153	F.A. Office	180.0		100	GSF 1.0
154	F.A. Office	137.0		100	GSF 1
155	F.A. Office	123.0		100	GSF 1
156	F.A. Office	146.0		100	GSF 1
157	Office	102.0		100	GSF 1
158	Office	103.0		100	GSF 1
159	Office	103.0		100	GSF 1
160	Office	103.0		100	GSF 1
161	Office	103.0		100	GSF 1
162	Office	103.0		100	GSF 1
163	Faculty Work Stations	791.0		100	GSF 8
164	Office	92.0		100	GSF 1
165	Office	92.0		100	GSF 1
166	Office	92.0		100	GSF 1
167	Office	92.0		100	GSF 1
168	Office	188.0		100	GSF 2
169	Office	102.0		100	GSF 1
170	Office	99.0		100	GSF 1
171	Break Room	414.0	250	15	NSF 17
172	Restroom				
173	Restroom				
174	Room	255.0		100	GSF 3
175	Room	145.0		100	GSF 6
176	Restroom	61.0		100	GSF 1
177	Restroom	61.0		100	GSF 1
178	Janitor	38.0		100	GSF 1
179	Break Room	172.0		100	GSF 2
180	Corridor				
181	Room	83.0		100	GSF 1
182	Room	83.0		100	GSF 1
183	Room	147.0		100	GSF 2
184	Room	147.0		100	GSF 2
185	Room	81.0		100	GSF 1</



SCALE: 1/16" = 1'-0"



SCALE: 1"= 100'-0"

PROGRESS
MAY 29, 2020

PROJECT: INTERIOR RENOVATION
5015 NW 163RD STREET

5875 NW 163RD STREET
MIAMI LAKES, FL

KEENAN DEVELOPMENT
900 WEST COMMERCIAL BLVD, SUITE 200
FORT LAUDERDALE, FL 33309

FOR:

NO:	DATE	REVISIONS
-----	------	-----------

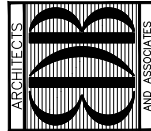
© MAY '20 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF EDLUND & DITTENBAS, ARCHITECTS, P.A. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN PERMISSION.

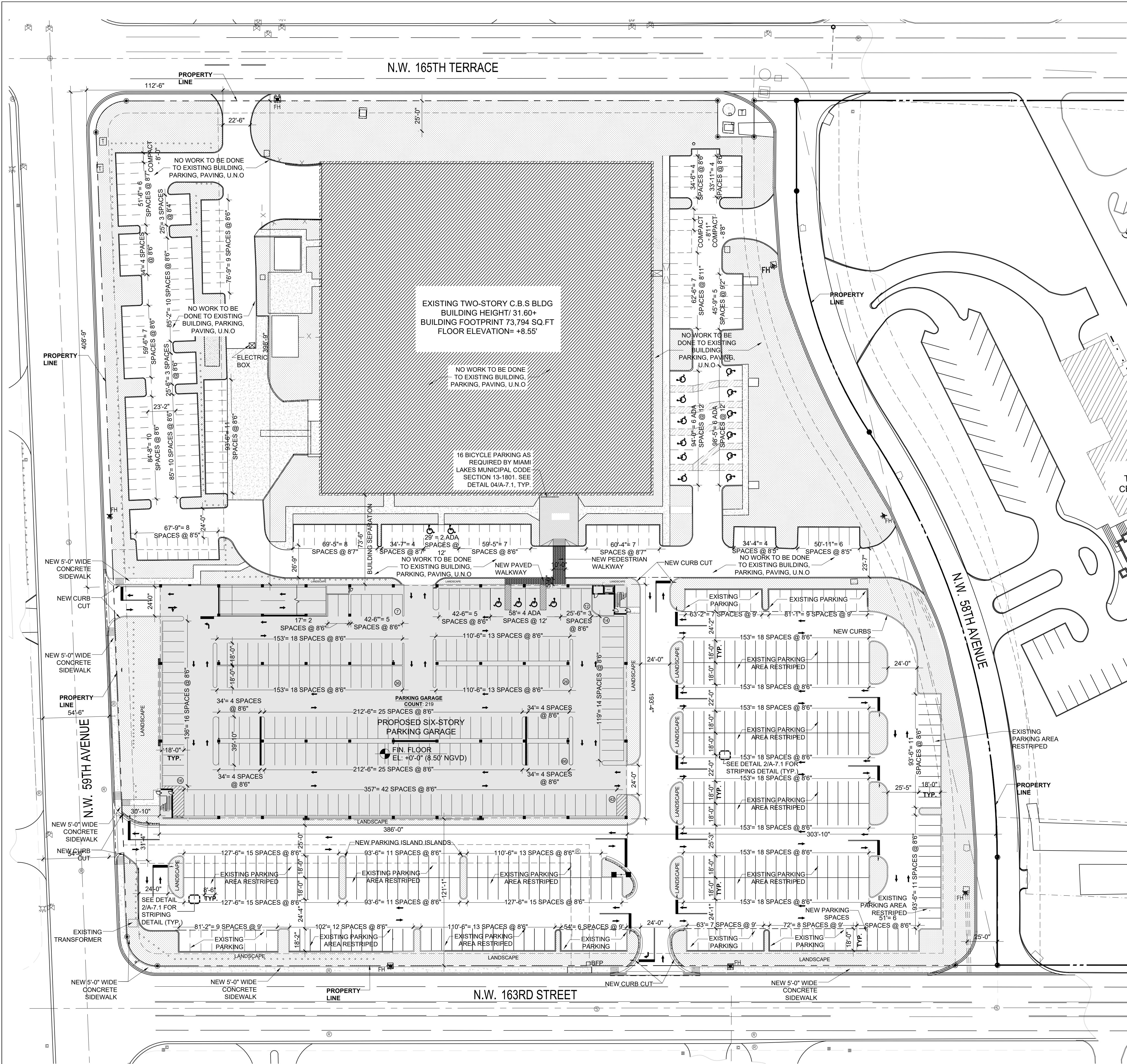
COMM. NO: 010520
DATE: 05/29/20
BY: JV
CH'KD: AB

SHEET NO.

1 OF X

EDLUND • DRITENBAS • BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA C000886
160 SOUTH WEST 12th AVENUE
DEERFIELD BEACH, FLORIDA 33442
PHONE: (954) 429-0995





SITE PLAN

PROGRESS SET

NOT FOR CONSTRUCTION

DATED: 6/12/2020

ZONING LEGEND

- JURISDICTION: CITY OF MIAMI LAKES, FLORIDA
- ADDRESS: 5875 NW 163rd STREET, MIAMI LAKES, FL, 33014
ZONING DESIGNATION: IU-C (INDUSTRIAL DISTRICT-CONDITIONAL)
- OCCUPANCY: EXISTING GROUP B (BUSINESS) - OFFICES
PROPOSED GROUP S-2 (STORAGE)- OPEN PARKING GARAGE
- SITE AREA: GROSS SITE (PER SURVEY) 466,527 SQ. FT* (10.71 ACRES) PER SURVEY
*NOTE: ALL SITE CALCULATIONS ARE BASED ON SURVEY
- TYPE OF CONSTRUCTION: PROPOSED TYPE II-B (NOT SPRINKLERED)
- BUILDING AREA:

1st FLOOR	74,627 SQ. FT (GROUP S-2) TENANT PARKING
2nd FLOOR	74,627 SQ. FT (GROUP S-2) INVENTORY PARKING
3rd FLOOR	74,627 SQ. FT (GROUP S-2) INVENTORY PARKING
4th FLOOR	74,627 SQ. FT (GROUP S-2) INVENTORY PARKING
5th FLOOR	74,627 SQ. FT (GROUP S-2) INVENTORY PARKING
6th FLOOR	74,627 SQ. FT (GROUP S-2) INVENTORY PARKING
TOTAL	447,762 SQ.FT.
- BUILDING HEIGHT: 70'-0" (WIDTH OF WIDEST ABUTTING ROAD)
ALLOWED: 67'-6" (6 STORY, T.O 6TH FLOOR SLAB)
PROVIDED: 76'-0" (OVERALL BUILDING HEIGHT)
- SITE CALCULATIONS: REFER TO CIVIL DRAWINGS FOR LANDSCAPE AND OPEN AREA CALCULATIONS

SITE PARKING CALCULATIONS:

PARKING REQUIRED:

FIRST FLOOR:

BUSINESS [OFFICE] (1 PER 300 SF)	
SUITE 103-	12,440 SF
SUITE 104-	15,177 SF
TOTAL-	27,617 SF / 300 = 92

(CLINIC 3,917 SF - 1 SPACE PER 1ST 2,500 SF;
1 SPACE PER 500 SF THEREAFTER)= 6

SCHOOLS [COLLEGE] (1 PER 200 SF)

24,597 SF / 200 SF =	123
(1 SPACE PER EACH 4 EMPLOYEES) 24 STAFF / 4 =	6

SECOND FLOOR:

BUSINESS [OFFICE] (1 PER 300 SF)

SUITE 203-	16,223 SF
SUITE 205-	27,557 SF
SUITE 207-	12,655 SF
VACANT-	10,573 SF
TOTAL-	67,008 SF / 300 = 223

COMMON AREAS (BOTH FLOORS): 24,449 SF (DOES NOT REQUIRE PARKING)

TOTAL AREA:	147,588 SF
TOTAL PARKING REQUIRED:	450

PARKING PROVIDED:

SURFACE PARKING (EXISTING):

REGULAR (8'-6" MIN. X 18')	722 SPACES
ADA (12'-0" x 18')	14 SPACES

TOTAL PARKING BEFORE IMPROVEMENTS: 736 PARKING SPACES

SURFACE PARKING (PROPOSED):

REGULAR (8'-6" MIN. X 18')	463 SPACES
ADA (12'-0" x 18')	14 SPACES

DEDICATED GARAGE TENANT PARKING:

REGULAR (8'-6" x 18')	215 SPACES
ADA (12'-0" x 18')	4 SPACES

TOTAL PARKING AFTER IMPROVEMENTS: 696 PARKING SPACES

ACCESSIBLE PARKING:

REQUIRED	2% OF TOTAL SPACES (14 SPACES)
PROVIDED	21 SPACES
INVENTORY OVERFLOW (FLOORS 2-6)	1,254 SPACES

BUILDING SETBACKS (IU-C ZONING):

LOCATION	REQUIRED	PROVIDED
FRONT (WEST)	25'-0"	30'-10"
SIDE (STREET - SOUTH)	25'-0"	121'-1"
SIDE (STREET - NORTH)	25'-0"	398'-9"
REAR (EAST)	25'-0"	303'-10"

NOTES:

BUILDING SETBACKS AS PER CITY OF MIAMI LAKES PLANNING AND ZONING CODE 13-727

LEGEND:



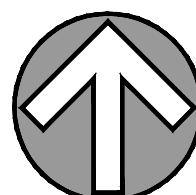
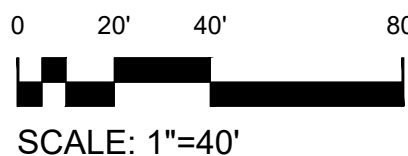
FIRE HYDRANT



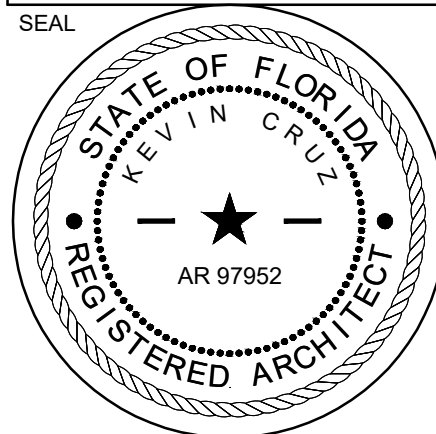
FPL ELECTRICAL BOX



PROPOSED BACKFLOW PREVENTER



BD COMMENTS 06-05-2020



CONSULTANT
KEVIN CRUZ
Fl Reg # 97952
6/12/2020

STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida,
954 - 627- 9180 33301
FL REG # AA-26001798



MIAMI LAKES AUTO MALL PARKING GARAGE

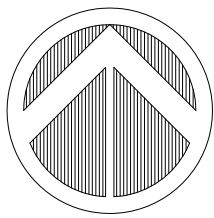
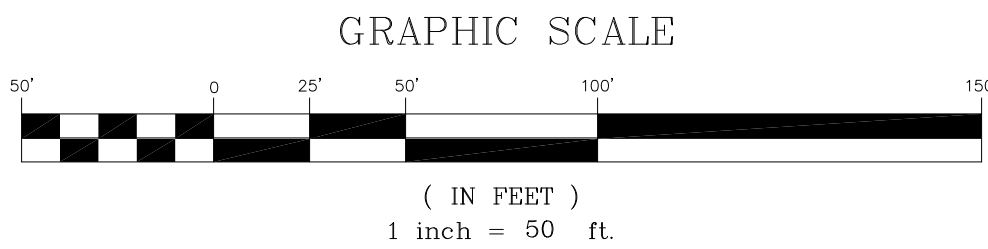
5875 NW 163rd STREET
MIAMI LAKES, FLORIDA, 33014

SITE PLAN

A-1.1

PROJECT NO.
74064
DRAWN BY:
K.W
CHECKED BY:
A.E
DATE:
03/05/2020

ALTA/NSPS 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.

TITLE REVIEW NOTES: SCHEDULE B - SECTION II

TITLE COMMITMENT PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
Commitment No.: 4708639, effective date: February 5, 2014 @ 11:00 PM
Items 1 through 4: "General & Special Exceptions".

5- Road Reservation in favor of the Trustees of the Internal Improvement Fund recorded in Deed Book 2122, Page 163. (Does affect Subject Property - Not a Platable Survey Item)

6- Miami-Dade County Ordinance No. 81-34 establishing the Miami Lakes Parks and Street Lighting Improvement District recorded in Official Records Book 11052, Page 70 and Resolution R-3-84 adopting preliminary assessment roll recorded in Official Records Book 12047, Page 626. (Does affect Subject Property - Not a Platable Survey Item)

7- Agreement for Construction and Providing Water Services by and between Miami-Dade Water and Sewer Authority and Joe Daniel, Inc. recorded in Official Records Book 11387, Page 1388. (Does affect Subject Property - No a Platable Survey Item)

8- Agreement for Construction of Sanitary Sewage Facilities and Disposal of Sanitary Sewage by and between Miami-Dade Water and Sewer Authority and Joe Daniel, Inc. recorded in Official Records Book 11387, Page 1413. (Does affect Subject Property - Not a Platable Survey Item)

9- Dedications, restrictions, and easement(s) as shown in Plat of Miami Lakes East Section One recorded in Plat Book 122, Page 48. (Does affect Subject Property - Record Plat)

10-Right of Way and Public Utility Easement recorded in Official Records Book 11913, Page 803. (Does affect Subject Property - Platted on Survey)

11-Grant of Easement to Miami-Dade Water and Sewer Authority recorded in Official Records Book 12018, Page 1518. (Does affect Subject Property - Platted on Survey)

12-Agreement for Water and Sanitary Sewage Facilities recorded in Official Records Book 16149, Page 1071. (Does affect Subject Property - Platted on Survey)

13-Unity of Title recorded in Official Records Book 16216, Page 681. (Does affect Subject Property - Not a Platable Survey Item)

14-Town of Miami Lakes Planning and Zoning Board Order recorded in Official Records Book 27741, Page 1022. (Does affect Subject Property - Not a Platable Survey Item)

15-Terms, conditions, restrictions of that Town of Miami Lakes Planning and Zoning Board PZB No.: 2011-39, recorded June 30, 2011, in Official Records Book 27945, Page 1048. (Does affect Subject Property - Not a Platable Survey Item)

16-Interest of Advanced Data Processing Inc. as tenant under that unrecorded Lease Agreement dated July 6, 2011, as disclosed in that Subordination, Non-Disturbance and Attornment Agreement recorded December 29, 2011, in Official Records Book 27945, Page 1048. (Does affect Subject Property - Not a Platable Survey Item)

17-Interest of Dade Medical College, as tenant under that unrecorded Lease Agreement dated March 1, 2011, as disclosed by that Broker's Commission Lien Notice Under Florida Commercial Real Estate Leasing Commission Lien Act by CBRE, Inc., recorded June 29, 2012, in Official Records Book 28170, Page 1617. (Does affect Subject Property - Not a Platable Survey Item)

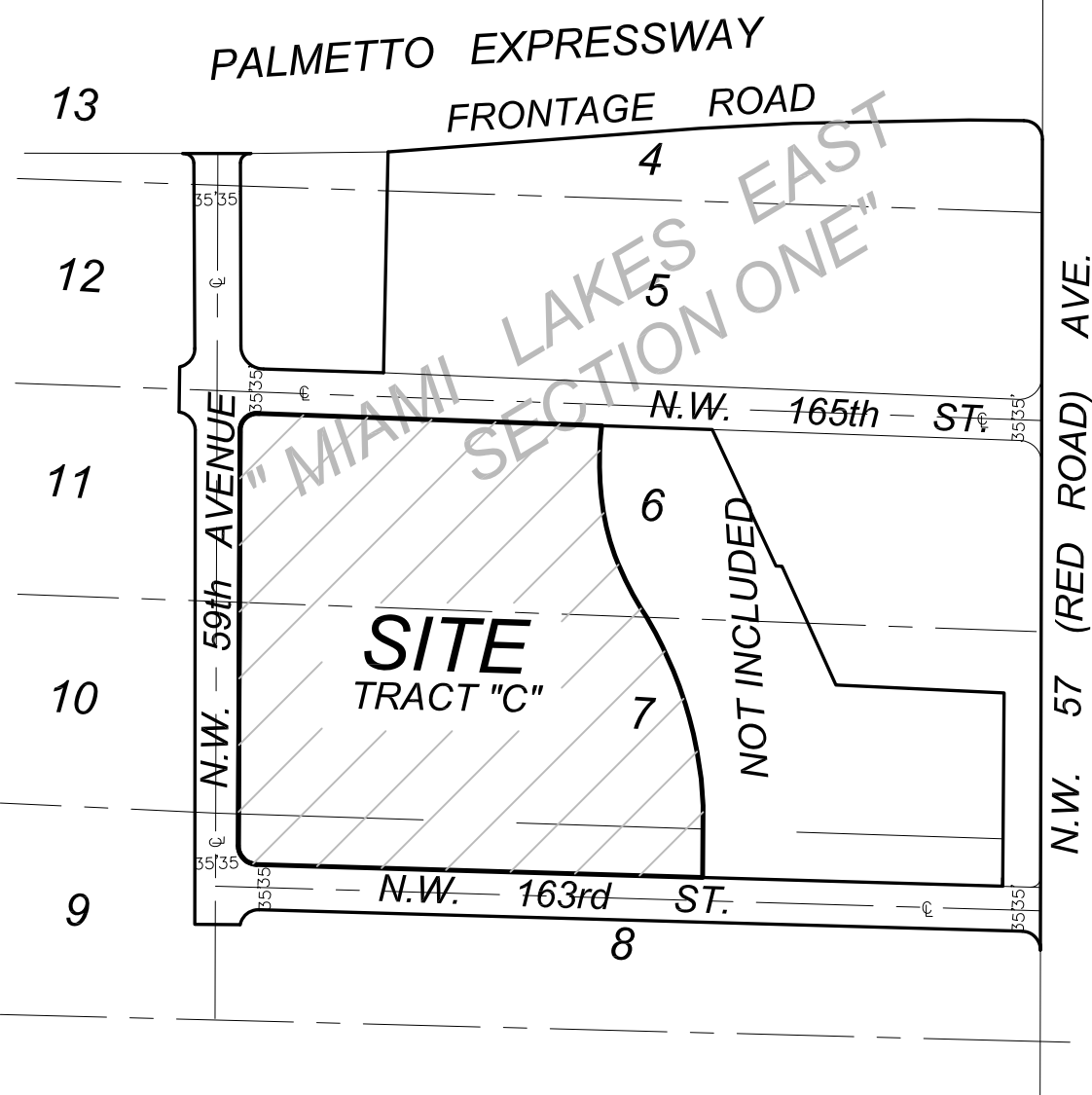
All of the above noted documents recorded in the Public Records of Miami-Dade County, Florida.

ABBREVIATIONS

U.E. = UTILITY EASEMENT
FD. = FOUND
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
UTIL. = UTILITY
WD. = WOOD
P.O.B. = POINT OF BEGINNING
F.F.E. = FINISH FLOOR ELEVATION
ELECT. = ELECTRIC
M.H. = MANHOLE
C.L.R. = CENTERLINE
CL.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



LOCATION SKETCH NOT TO SCALE

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from CHICAGO 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 CHICAGO TITLE INSURANCE COMPANY Commitment No.: 4708639, effective date: February 5, 2014 @ 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 expected use of the land, as classified in the Minimum Technical Standards (5J-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/ NSPS 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 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:

THIS SURVEY CERTIFIED TO:

- MIAMI LAKES CENTER, LLC, a Florida limited liability company, as to an undivided 99% interest
- MIAMI LAKES AM, LLC, a Florida limited liability company, as to an undivided 1% interest
- ALLY BANK (ALLY CAPITAL in Hawaii, Mississippi, Montana and New Jersey), a Utah corporation, its successors and/or assigns, as their interest may appear
- GREENSPOON MARDER, P.A.
- CHICAGO TITLE INSURANCE COMPANY

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items: 1 thru 4, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, and 20 of Table A thereof.
I further 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 L# 6231 STATE OF FLORIDA
☐ PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER L# 5680 STATE OF FLORIDA

ROYAL POINT LAND SURVEYORS, INC.	MIAMI LAKES AM, LLC	FLORIDA
LB# 7282	6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL 33014 **	5875 N.W. 163rd STREET, MIAMI LAKES, FL
TEL: 305-822-6062 * / 305-698-9468	FAX: 305-827-9669	
TYPE OF PROJECT:	ALTA / NSPS LAND TITLE SURVEY	
PREPARED FOR:	MIAMI LAKES AM, LLC	
DRAWN: J.G.	CHECKED: P.J.A.	
SCALE: 1" = 50'	FIELD DATE: 10/18/2019	
JOB NO.: RP19-1249	SHEET:	1
OF 1 SHEET		