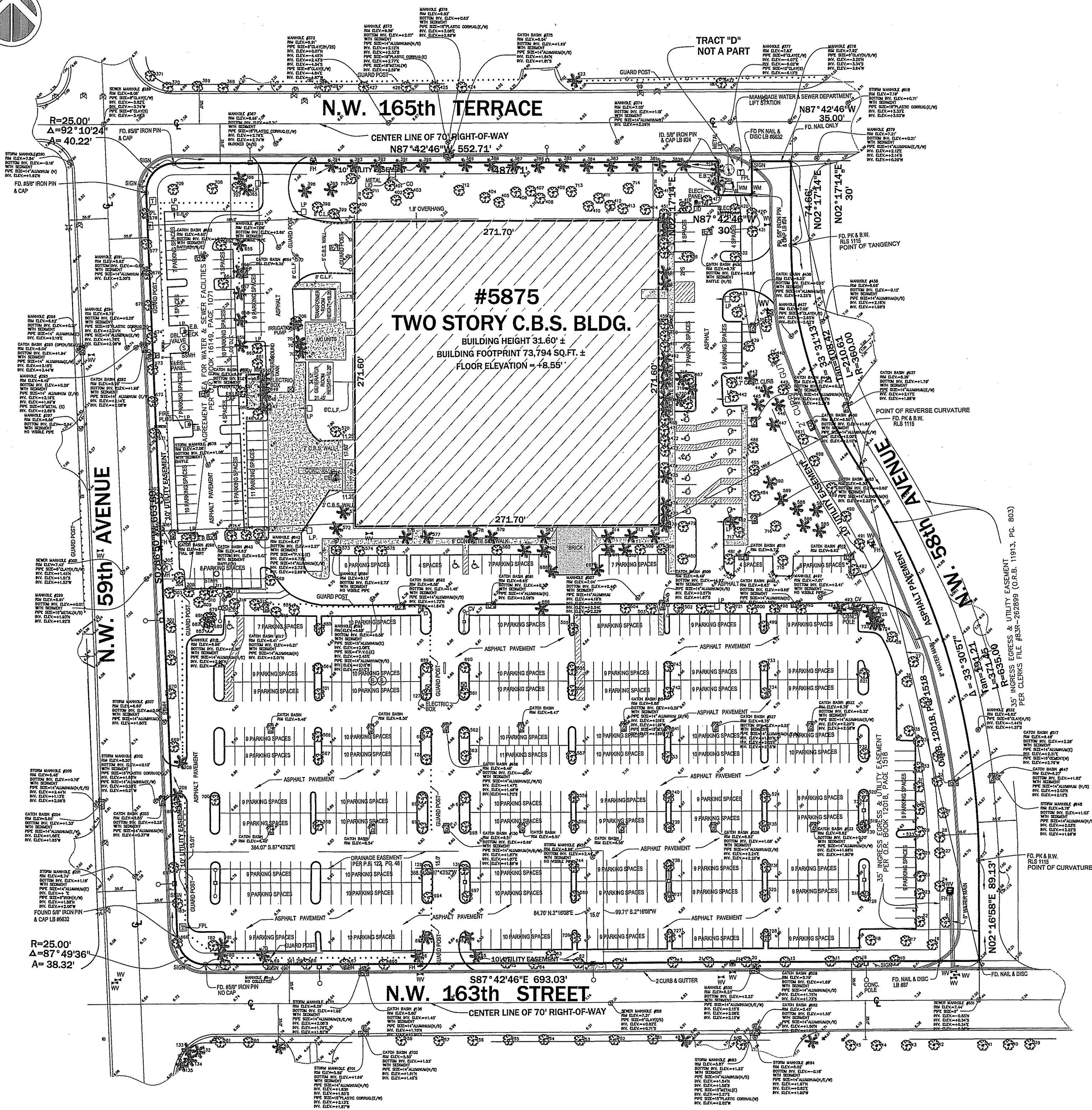


ALTA / NSPS LAND TITLE SURVEY



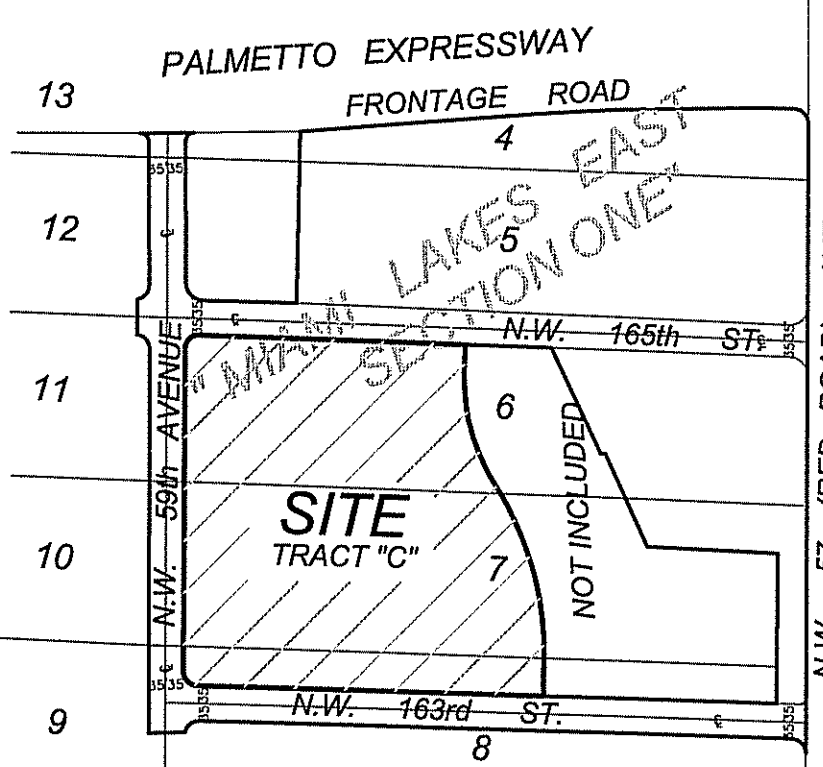
LEGEND

- = ASPHALT PAVEMENT
- = FOUND
- = 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

ABBREVIATIONS

- U.E. = UTILITY EASEMENT
- R = RADIUS
- 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. = 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
- SW. = SQUARE
- WV = WATER VALVE

- TR. = TRACT
- R = RADIUS
- Δ = CENTRAL ANGLE
- ARC = 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



LOCATION SKETCH

TREE TABULATION:

TREE ID #	TYPE	DIAMETER (IN.) @ 4.5'	HEIGHT (OAH)	SPREAD (FT)	TREE ID #	TYPE	DIAMETER (IN.) @ 4.5'	HEIGHT (OAH)	SPREAD (FT)
1	MAHOGANY	3	20	15	251	TREE	2	18	10
2	MAHOGANY	3	20	15	252	TREE	2	18	10
3	MAHOGANY	3	20	15	253	TREE	2	18	10
4	MAHOGANY	3	20	15	254	TREE	2	18	10
5	MAHOGANY	3	20	15	255	TREE	2	18	10
6	MAHOGANY	3	20	15	256	TREE	2	18	10
7	MAHOGANY	3	20	15	257	TREE	2	18	10
8	MAHOGANY	3	20	15	258	TREE	2	18	10
9	MAHOGANY	3	20	15	259	TREE	2	18	10
10	MAHOGANY	3	20	15	260	TREE	2	18	10
11	MAHOGANY	3	20	15	261	TREE	2	18	10
12	MAHOGANY	3	20	15	262	TREE	2	18	10
13	MAHOGANY	3	20	15	263	TREE	2	18	10
14	MAHOGANY	3	20	15	264	TREE	2	18	10
15	MAHOGANY	3	20	15	265	TREE	2	18	10
16	MAHOGANY	3	20	15	266	TREE	2	18	10
17	MAHOGANY	3	20	15	267	TREE	2	18	10
18	MAHOGANY	3	20	15	268	TREE	2	18	10
19	MAHOGANY	3	20	15	269	TREE	2	18	10
20	MAHOGANY	3	20	15	270	TREE	2	18	10
21	MAHOGANY	3	20	15	271	TREE	2	18	10
22	MAHOGANY	3	20	15	272	TREE	2	18	10
23	MAHOGANY	3	20	15	273	TREE	2	18	10
24	MAHOGANY	3	20	15	274	TREE	2	18	10
25	MAHOGANY	3	20	15	275	TREE	2	18	10
26	MAHOGANY	3	20	15	276	TREE	2	18	10
27	MAHOGANY	3	20	15	277	TREE	2	18	10
28	MAHOGANY	3	20	15	278	TREE	2	18	10
29	MAHOGANY	3	20	15	279	TREE	2	18	10
30	MAHOGANY	3	20	15	280	TREE	2	18	10
31	MAHOGANY	3	20	15	281	TREE	2	18	10
32	MAHOGANY	3	20	15	282	TREE	2	18	10
33	MAHOGANY	3	20	15	283	TREE	2	18	10
34	MAHOGANY	3	20	15	284	TREE	2	18	10
35	MAHOGANY	3	20	15	285	TREE	2	18	10
36	MAHOGANY	3	20	15	286	TREE	2	18	10
37	MAHOGANY	3	20	15	287	TREE	2	18	10
38	MAHOGANY	3	20	15	288	TREE	2	18	10
39	MAHOGANY	3	20	15	289	TREE	2	18	10
40	MAHOGANY	3	20	15	290	TREE	2	18	10
41	MAHOGANY	3	20	15	291	TREE	2	18	10
42	MAHOGANY	3	20	15	292	TREE	2	18	10
43	MAHOGANY	3	20	15	293	TREE	2	18	10
44	MAHOGANY	3	20	15	294	TREE	2	18	10
45	MAHOGANY	3	20	15	295	TREE	2	18	10
46	MAHOGANY	3	20	15	296	TREE	2	18	10
47	MAHOGANY	3	20	15	297	TREE	2	18	10
48	MAHOGANY	3	20	15	298	TREE	2	18	10
49	MAHOGANY	3	20	15	299	TREE	2	18	10
50	MAHOGANY	3	20	15	300	TREE	2	18	10
51	MAHOGANY	3	20	15	301	TREE	2	18	10
52	MAHOGANY	3	20	15	302	TREE	2	18	10
53	MAHOGANY	3	20	15	303	TREE	2	18	10
54	MAHOGANY	3	20	15	304	TREE	2	18	10
55	MAHOGANY	3	20	15	305	TREE	2	18	10
56	MAHOGANY	3	20	15	306	TREE	2	18	10
57	MAHOGANY	3	20	15	307	TREE	2	18	10
58	MAHOGANY	3	20	15	308	TREE	2	18	10
59	MAHOGANY	3	20	15	309	TREE	2	18	10
60	MAHOGANY	3	20	15	310	TREE	2	18	10
61	MAHOGANY	3	20	15	311	TREE	2	18	10
62	MAHOGANY	3	20	15	312	TREE	2	18	10
63	MAHOGANY	3	20	15	313	TREE	2	18	10
64	MAHOGANY	3	20	15	314	TREE	2	18	10
65	MAHOGANY	3	20	15	315	TREE	2	18	10
66	MAHOGANY	3	20	15	316	TREE	2	18	10
67	MAHOGANY	3	20	15	317	TREE	2	18	10
68	MAHOGANY	3	20	15	318	TREE	2	18	10
69	MAHOGANY	3	20	15	319	TREE	2	18	10
70	MAHOGANY	3	20	15	320	TREE	2	18	10
71	MAHOGANY	3	20	15	321	TREE	2	18	10
72	MAHOGANY	3	20	15	322	TREE	2	18	10
73	MAHOGANY	3	20	15	323	TREE	2	18	10
74	MAHOGANY	3	20	15	324	TREE	2	18	10
75	MAHOGANY	3	20	15	325	TREE	2	18	10
76	MAHOGANY	3	20	15	326	TREE	2	18	10
77	MAHOGANY	3	20	15	327	TREE	2	18	10
78	MAHOGANY	3	20	15	328	TREE	2	18	10
79	MAHOGANY	3	20	15	329	TREE	2	18	10
80	MAHOGANY	3	20	15	330	TREE	2	18	10
81	MAHOGANY	3	20	15	331	TREE	2	18	10
82	MAHOGANY	3	20	15	332	TREE	2	18	10
83	MAHOGANY	3	20	15	333	TREE	2	18	10
84	MAHOGANY	3	20	15	334	TREE	2	18	10
85	MAHOGANY	3	20	15	335	TREE	2	18	10
86	MAHOGANY	3	20	15	336	TREE	2	18	10
87	MAHOGANY	3	20	15	337	TREE	2	18	10
88	MAHOGANY	3	20	15	338	TREE	2	18	10
89	MAHOGANY	3	20	15	339	TREE	2	18	10
90	MAHOGANY	3	20	15	340	TREE	2	18	10
91	MAHOGANY	3	20	15	341	TREE	2	18	10
92	MAHOGANY	3	20	15	342	TREE	2	18	10
93	MAHOGANY	3	20	15	343	TREE	2	18	10
94	MAHOGANY	3	20	15	344	TREE	2	18	10
95	MAHOGANY	3	20	15	345	TREE	2	18	10
96	MAHOGANY	3	20	15	346	TREE	2	18	10
97	MAHOGANY	3	20	15	347	TREE	2	18	10
98	MAHOGANY	3	20	15	348	TREE	2	18	10
99	MAHOGANY	3	20	15	349	TREE	2	18	10
100	MAHOGANY	3	20	15	350	TREE	2	18	10

PROPERTY ADDRESS:

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

LEGAL DESCRIPTION:

Tract "C" of MIAMI LAKES EAST SECTION 06, 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 I

TITLE COMMITMENT PROVIDED BY:
CHICAGO TITLE INSURANCE COMPANY
Commitment No.: 4700639, effective date: February 5, 2014 @ 11:00 PM
Items 1 through 4: General & Special Exceptions

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

6- Miami-Dade County Ordinance No. 8114 establishing the Miami Lakes Parks and Street Lighting Improvement District recorded in Official Records Book 11052, Page 70 and Resolution R-3-04 adopting preliminary assessment roll recorded in Official Records Book 12047, Page 626. (Does affect Subject Property - Not a Plottable Survey Item)

7- Agreement for Construction and Provisions Water Services by and between Miami-Dade Water and Sewer Authority and Joe Daniel, Inc. recorded in Official Records Book 11387, Page 1386. (Does affect Subject Property - Not a Plottable Survey Item)

8- Agreement for Construction of Sewerage 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 Plottable Survey Item)

9- Dedications, restrictions, and easements 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 Easements recorded in Official Records Book 11913, Page 603. (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 Sewerage 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 Plottable 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 Plottable Survey Item)

15- Terms, conditions, restrictions of the Town of Miami Lakes Planning and Zoning Board PZB No. 2011-39, recorded June 30, 2011, in Official Records Book 27741, Page 1022. (Does affect Subject Property - Not a Plottable Survey Item)

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

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

SURVEYOR'S NOTES:

- The Legal Description to the Property was obtained from CHICAGO TITLE INSURANCE COMPANY, Commitment for Title Insurance No. 4700639, 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.
- This Certification is only for the land 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.: 4700639, 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 PAC), 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 beyond the boundary lines of the parcel herein described are not shown hereon.
- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to surveys 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 5.00°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 #066601016L. Dated: 09/11/2009 Flood Zone: "A"
- Base Flood Elevation = +6.0'
- Present Zoning: IUC.
- All visible surface evidence of improvements and utilities are shown hereon.
- Area of Site: 466,527 square feet (1.71 +/- Acres)
- Building setbacks requirements (per plat of IUC District):
Front: 15% of lesser dimension of lot or 50 feet maximum
Rear: 5 feet from an industrial district
Side Street: 25 feet
Interior Side: 10 feet
- Total Number of Parking Spaces: 61 Standard Spaces
15 and/or Spaces
62 Total Spaces

- THE SURVEY HAS BEEN PREPARED FOR 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 of the survey on which it is based was 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, 17, and 20 of Table A thereof.
I further certify that this Survey meets the standards of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors & 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 Surveys, Inc. LB# 7282

JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER, L#6231 STATE OF FLORIDA
PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER, L#5890 STATE OF FLORIDA

NO.	DATE	DESCRIPTION
1		
2		
3		