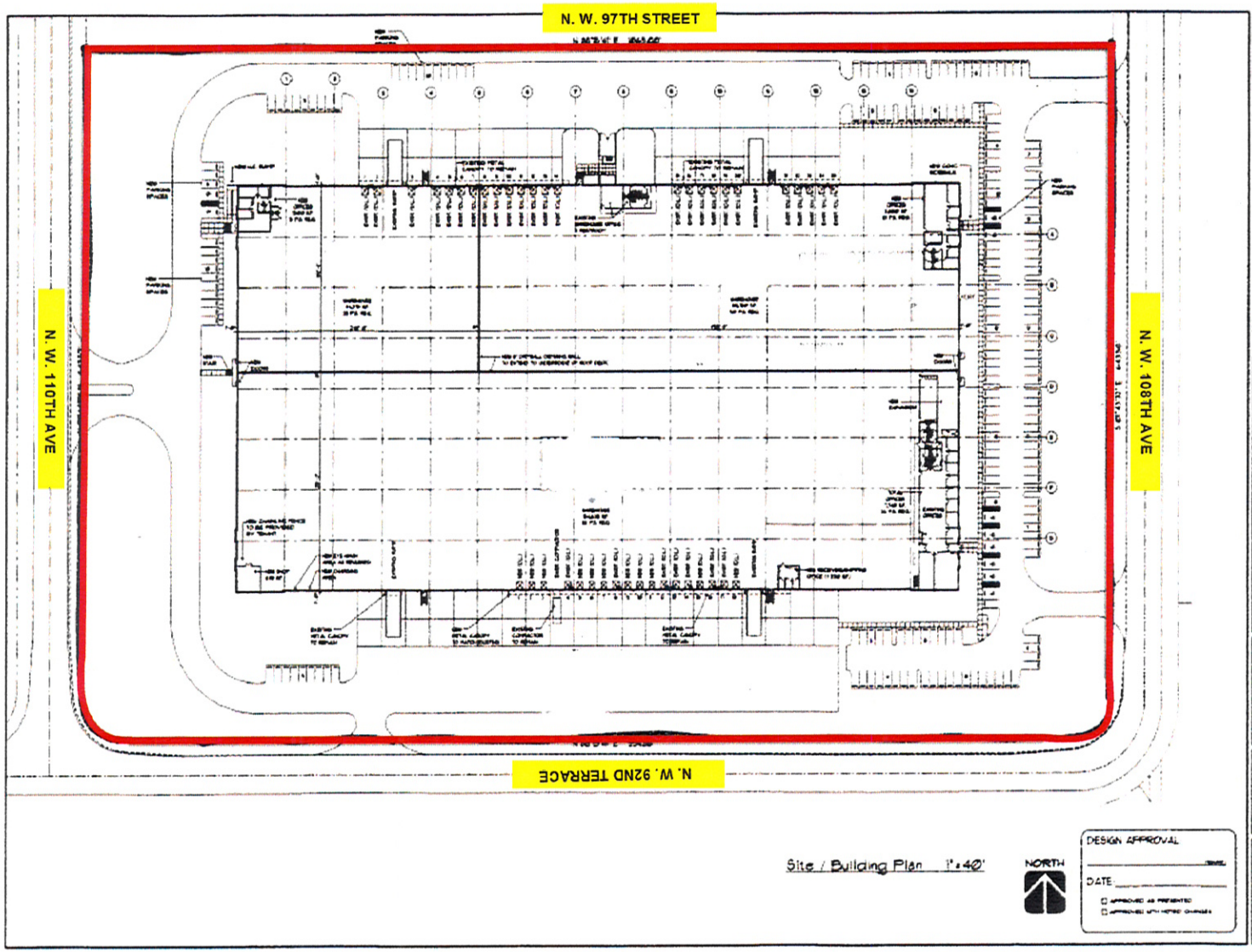
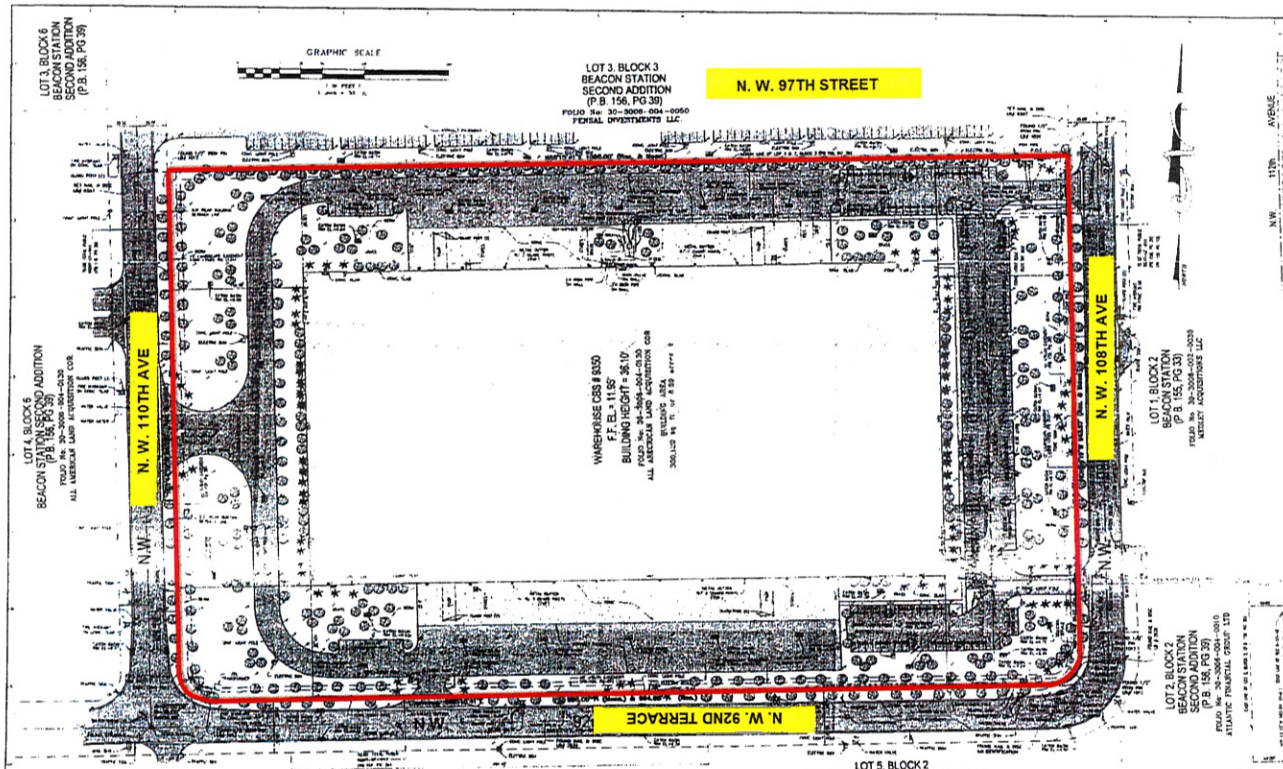

N. W. 97TH STREET
N. W. 110TH AVE
N. W. 108TH AVE
N. W. 92ND TERRACE
Site / Building Plan 1"=40'
NORTH
DESIGN APPROVAL
DATE
Rodriguez Pereira Architects, Inc.
Architecture Planning & Urban Design Space Planning Interior Design
MEDLEY LOGISTICS CENTER
AT FLAGLER STATION
MIAMI-DADE COUNTY, FLORIDA
REVISIONS
A-1



LOCATION & VICINITY MAP

S.E. 1/4 OF SECTION 6-53-40
NOT TO SCALE

LEGAL DESCRIPTION:

Lots 4, 5, 6 and 7, Block 3 of "BEACON STATION SECOND ADDITION", according to the map or plat thereof as recorded in Plat Book 156, Page 39 of the Public Records of Miami-Dade County, Florida.

together with those easements for the benefit of the above described property as created by and set forth in Declaration of Covenants, Conditions, Easements and Restrictions recorded in Official Records Book 17965, Page 2124, as supplemented by Official Records Book 18851, Page 3046 and amended by Official Records Book 19286, Page 3535, all of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description "Provided by Client".
2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County. Examination of ABSTRACT OF TITLE was performed to determine recorded instruments, if any, affecting this property.
3) Assumed.
The expected use of the land, as classified in the Minimum Technical Standards (61G17-6F.051), is "Mapping & Topographic Survey".
4) Underground and overhead improvements were not located unless shown hereon.
5) 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 is prohibited without written consent of the signing party or parties.
6) Contact the appropriate authority prior to any design work on the herein described property 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.
8) AREA OF PROPERTY: 722,141 sq. ft. or 16.58 acres ±
9) Ownership subject to EXAMINATION OF TITLE.
10) Type of Survey: ALTA/ACSM LAND TITLE SURVEY
11) North arrow direction shown hereon is based on assumed value of N88°11'41"E along the centerline of N.W. 92nd Terrace, as shown on the Plat Book 156, Page 39.
12) Elevations are based on National Geodetic Vertical Datum of 1929
13) Bench Mark Used: N-53 Elev.: 9.23
14) Bench Mark Location:
US HWY #27 (Okeechobee Rd.) ~ 22.6' S/W of S/W edge of pavement, NW 116 Way ~ 99' ~ SE of C.P.
N 87 Ave ~
N Nut and brass washer in cone between a 15" & 24" water pipe
15) Property Address: 9350 N.W. 108th Avenue, Miami, Florida
16) Flood Zone: "AH" Base Flood Elev. = 6.0' FEMA Panel Number 120635 0173 Date: July 17, 1990
17) This Plan of Survey has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party:
a. Commonwealth and the Insured Company
b. Name and engineer
c. Principal Life Insurance Company
d. Lender PD Miami, LLC
e. Florida Commercial Services
f. Alston & Bird LLP
18) Field Book: 4-364, 75-33 Drawn No.: 02A185-5450
Data Collector File: 02-185A5.DAT

SURVEYOR'S CERTIFICATE:

This is to certify that on a map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 14, 16, and 17 from Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS in effect on the date of this certification, the undersigned further certifies that the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries ALTA/ACSM Land Title Surveys". The undersigned further certifies that this survey was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

FORD, ARMENTEROS & MANUCY, INC. LB 6557

Original Date Field: 08/19/2002
Revision 1: 09/18/2002
Revision 2: 10/02/2002
Revision 3: 10/24/2002
Revision 4: 11/12/2002
Revision 5: 11/21/2002

Owen J. Armenteros, P.S.M. for the firm
Professional Surveyor & Mapper

TITLE REVIEW NOTES:

All the following documents listed in SCHEDULE B Section 2 OF TITLE COMMITMENT NUMBER 4016556WFC, prepared by Commonwealth Land Title Insurance Company, date effective as of October 15, 2002 at 8:00 A.M., furnished by the client to the undersigned to show any matter affecting the subject property.

LIST OF DOCUMENTS:

8 Agreement for Water and Sanitary Sewage Facilities recorded in Official Records Book 16752, Page 4638.
(DOES APPLY, NOT PLOTTABLE)

9 Notice of Adoption of Amendment recorded in Official Records Book 14240, Page 259, as amended by Notice of Amendment to Development Order recorded in Official Records Book 19094, Page 3086.
(DOES APPLY, NOT PLOTTABLE)

10 Declaration of Restrictive Covenants recorded in Official Records Book 17164, Page 2746.
(DOES APPLY, NOT PLOTTABLE)

11 Memorandum recorded in Official Records Book 17405, Page 3188.
(DOES APPLY, NOT PLOTTABLE)

12 Resolution No. R-790-97, recorded in Official Records Book 17726, Page 281.
(DOES APPLY, NOT PLOTTABLE)

13 Terms and Conditions of Declaration of Covenants, Conditions, Easements and Restrictions recorded in Official Records Book 17965, Page 2124 together with that Supplementary Declaration of Restrictive Covenants recorded in Official Records Book 18851, Page 3046, as amended in Official Records Book 19286, Page 3535.
(DOES APPLY, AS SHOWN HEREON)

14 Reservations, Restrictions, Dedications and Easements as shown on plat recorded in Plat Book 156, Page 39, road dedications and easements depicted on ALTA/ACSM Land Title Survey dated 08-19-2002 (last revised 10-24-2002), and prepared by Ford, Armenteros & Manucy, Inc., Project No. 02A185.
(DOES APPLY, RESTRICTION NOT PLOTTABLE, DEDICATIONS AND EASEMENTS SHOWN HEREON)

15 Right of Way Easement in favor of Florida Power & Light Company recorded in Official Records Book 19546, Page 2672, as depicted on ALTA/ACSM Land Title Survey dated 08-19-2002 (last revised 10-24-2002), and prepared by Ford, Armenteros & Manucy, Inc., Project No. 02A185.
(DOES APPLY, AS SHOWN HEREON)

NOTE: All recording references herein shall refer to the Public Records of MIAMI-DADE COUNTY, Florida, unless otherwise noted.

SYMBOL LEGEND

ZONING RESTRICTIONS

The subject property is currently zoned under the Code of Ordinances of Miami-Dade County, Industrial District, Conditional (IU-C), multiple uses are permitted under the current zoning and such uses are listed in Section 33-255.

SETBACK FOR IU-C, Industrial District, Conditional under Section 33-273

Front: Twenty-five (25) feet on parcels of up to two (2) acres (net) in size. For parcels of two (2) acres (net) or more, the minimum building setback shall be fifteen (15) percent of the lesser dimension of the property proposed for use.

Side: Ten (10) feet.

Rear: Twenty (20) feet from a residential district boundary, zero (0) feet from a business or industrial district boundary, where no openings are proposed in the wall of a proposed structure adjacent to the rear lot line. The rear setbacks established above shall also apply to accessory buildings.

PARKING RESTRICTIONS FOR IU-C, Industrial District, Conditional under Section 33-124.

Warehouse: 1 parking space per each 1,000 sq. ft. for the first 10,000 sq. ft., 1 parking space per each 2,000 sq. ft. for anything above 10,000 sq. ft.

Office: 1 parking space per each 300 sq. ft.

Retail: 1 parking space per each 250 sq. ft.

Showroom: 1 parking space per each 800 sq. ft.

PARKING REQUIRED
175 REGULAR PARKING
5 HANDICAP PARKING
1 POST MAIL PARKING

FORD, ARMENTEROS & MANUCY, INC.
7900 N.W. 36th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33147
Tel. (305) 691-6477
Fax (305) 693-0862

RECORD OF REVISION

DATE	DESCRIPTION
09/18/2002	RE-ISSUED BY: JAMES E. LAFFERTY, PSM, FOR: UPDATE SURVEY TO CURRENT STANDARDS
10/02/2002	REVISIONS, AS PER ATTORNEY'S COMMENTS
10/24/2002	REVISIONS TO TITLE COMMENTS
11/12/2002	
11/21/2002	

9350 N.W. 108th Avenue

ALTA/ACSM LAND TITLE SURVEY
SKETCH, LOCATION MAP, LEGAL DESCRIPTION, TITLE REVIEW NOTES AND SURVEYOR'S NOTES
PRINCIPAL INSURANCE COMPANY

Date: 09/18/2002
Drawn: J.L.
Chief: O.J.A.
Scale: 1" = 30'
Field Book: 4-364, 75-33
Drawing No.: 02A185-5450
Data Collector File: 02-185A5.DAT
Data Base: 02A185
Sheet: 1