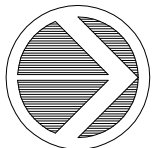
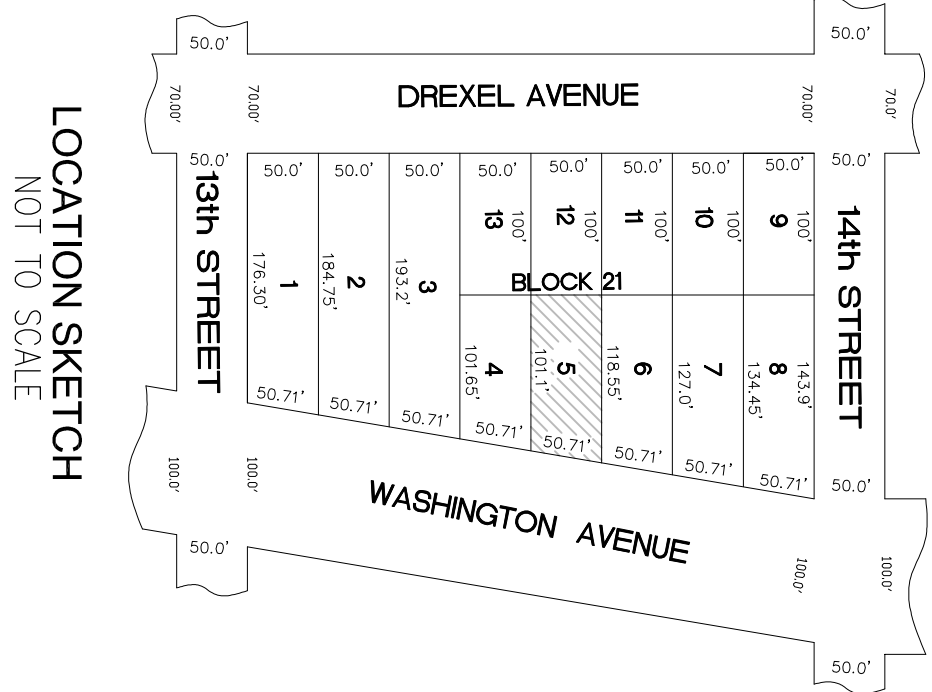


# BOUNDARY SURVEY



### SURVEYOR'S NOTES:

- The above captioned Property was surveyed and described based on the above Legal Description. Provided by Client.
- This Certification is only for the lands as described. It is not a certification of Title, and does not constitute a representation or endorsement.
- 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 will have to be made to determine recorded instruments, if any affecting this property.
- Accuracy:  
The expected use of the land, as classified in the Minimum Technical Standards (Chapter 5J-17 F.A.C.) 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.
- For Building and Zoning information prior to any design work on the herein-described parcel for Building and Zoning information, 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: BOUNDARY SURVEY.
- The North arrow and bearings shown hereon are based on an assumed bearing of N03°49'30"E, along the centerline of Drexel Avenue, and all other bearings are relative thereto.
- All measurements shown hereon are made in accordance with the United States Standard Feet.
- Flood Zone Data: Community/ Panel #120651/0317/L Dated: 09/11/2009  
Flood Zone: "AE" Base Flood Elevation = +8.0'
- Elevations shown hereon are based on National Geodetic Vertical Datum (1929 Mean Sea Level).
- Benchmark Used: Miami-Dade County Benchmark.
- This BOUNDARY SURVEY has been prepared for the exclusive use of the entities named hereon. The Certificate does not extend to any unnamed party.
- BRC FLORIDA, INC.

### PROPERTY ADDRESS:

1334 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA 33139  
Tax Folio #02-5254-011-002D

### LEGAL DESCRIPTION:

Lot 5, Block 21 of "HERMAN H PRATT'S RESUBDIVISION OCEAN BEACH ADDITION NO. 3", according to the plat thereof as recorded in Plat Book 6, at Page 17, of the Public Records of Miami-Dade County, Florida.

### SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT: In the professional opinion of the undersigned Professional Surveyor and Mapper of the State of Florida, the following Boundary Survey meets the requirements of the Minimum Technical Standards 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. Copies of this Boundary Survey are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

ROYAL POINT LAND SURVEYORS, INC.  
LB No. 7282

BY: PABLO J. ALFONSO, Professional Surveyor & Mapper No. 5880

State of Florida  
Date of Survey: 01/02/2013

Date of Last Revision:

Survey Performed By:  
ROYAL POINT LAND SURVEYORS, INC.  
6175 NW 153rd, Street - Suite 321, Miami Lakes, Florida 33014  
Phone: 305-822-6062/ Fax: 305-827-9669



6175 NW 153 ST., SUITE 321, MIAMI LAKES, FL. 33014 \*\* TEL.305-822-6062 \*/ 305-698-9468 FAX.305-827-9669

PREPARED FOR: BRC FLORIDA, INC.  
1334 WASHINGTON AVENUE, MIAMI BEACH, FLORIDA

TYPE OF PROJECT: BOUNDARY SURVEY

NO.	DATE	DESCRIPTION	BY	APP.	NO.	DATE	DESCRIPTION	BY	APP.

RECORD OF REVISION