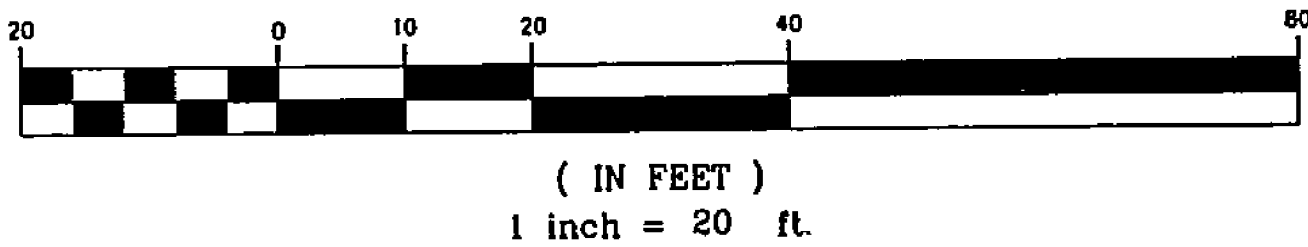
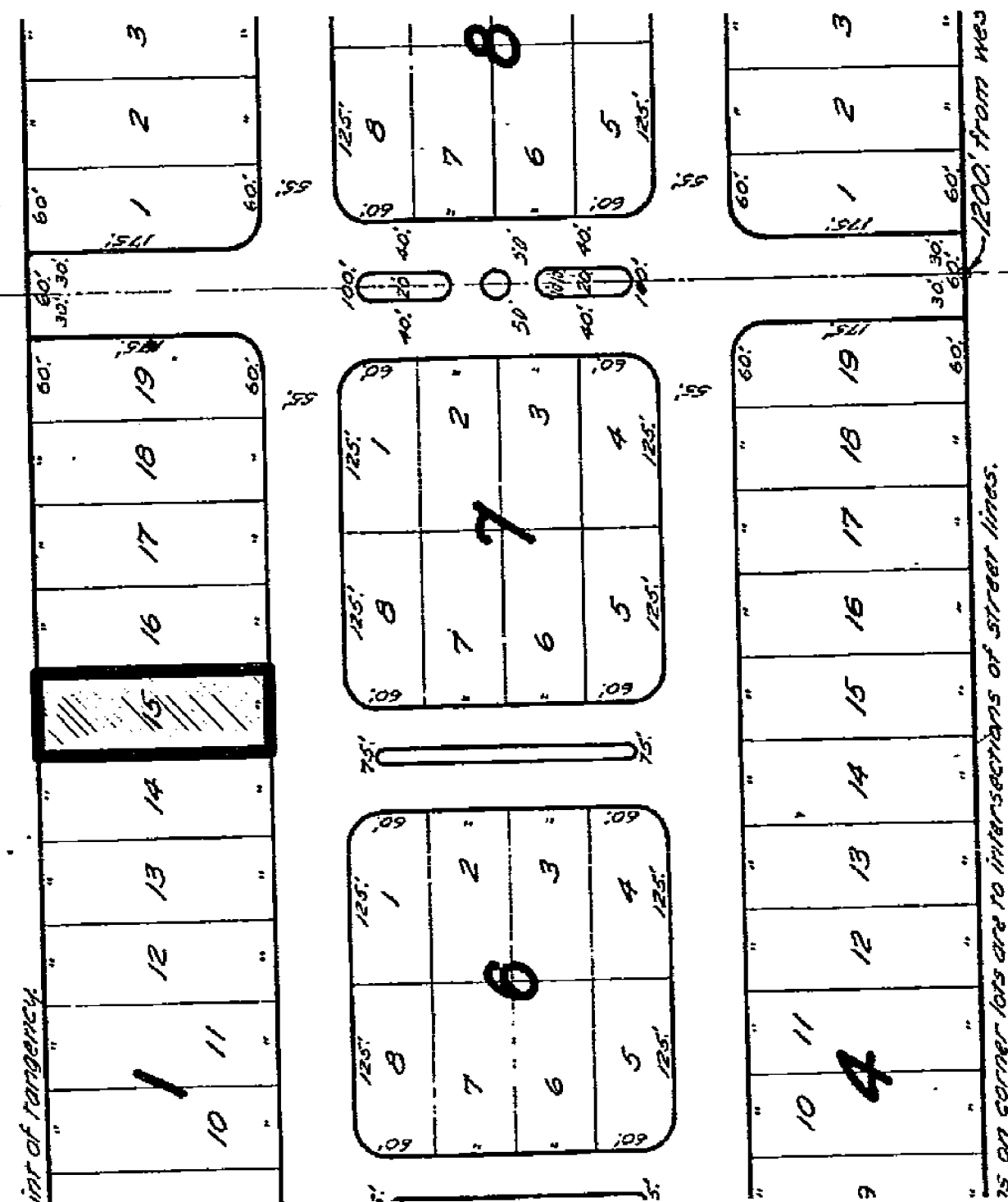
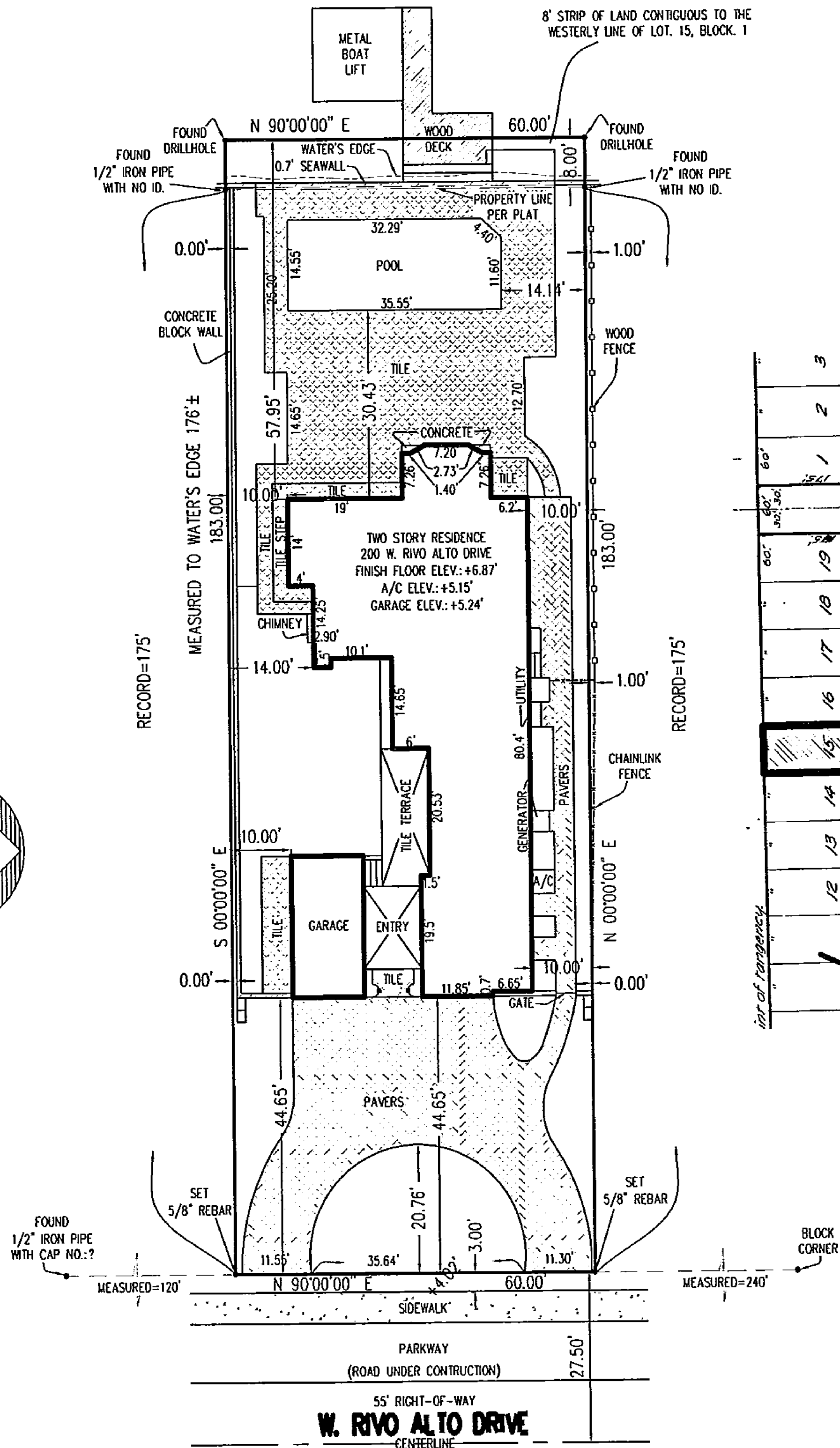


BOUNDARY SURVEY

GRAPHIC SCALE



BISCAYNE BAY



LOCATION SKETCH
NOT TO SCALE

LEGAL DESCRIPTION: Lot 15, Block 1, PLAT OF RIVO ALTO, according to the Plat thereof, as recorded in Plat Book 7, Page 74, Public Records of Miami-Dade County, Florida;
ALSO: An 8 foot strip of land contiguous to the Westerly boundary line of said Lot 15, Block 1, PLAT OF RIVO ALTO, according to the map or plat thereof, as recorded in Plat Book 7, Page 74 lying between the Northerly and Southerly boundary lines of said Lot 15, extended Westerly.
FOLIO NO. 02-3233-001-0130

SURVEY FOR: ONE WAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
200 W. RIVO ALTO DRIVE
MIAMI BEACH, FL 33139

I HEREBY CERTIFY: That the BOUNDARY SURVEY of the above captioned property was completed under my supervision and/or direction, to the best of my knowledge and belief. This survey meets or exceeds the Minimum Technical Standards set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code. Pursuant to Section 472.027, Florida Statutes.

DELTA MAPPING AND SURVEYING, INC.

DELTA MAPPING AND SURVEYING, INC.
13301 SW 132 AVENUE, SUITE 117
MIAMI, FLORIDA 33186

WALDO F. PAEZ DATE SIGNED: _____
PROFESSIONAL SURVEYOR AND MAPPER
NO. 3284

STATE OF FLORIDA

CERTIFICATE OF AUTHORIZATION
L.B. NO. 7950
STATE OF FLORIDA

786-429-1024
FAX: 786-592-1152

- 1) FLOOD ZONE: AE BASE: +9.0' PANEL NO. 12086C0317L
COMMUNITY NO. 120651 DATE OF MAP: 9-11-09
- 2) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY
- 3) EXAMINATION OF ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING PROPERTY
- 4) THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT REVIEWED
- 5) LOCATION AND IDENTIFICATION OF UTILITIES, IF ANY ARE SHOWN IN ACCORDANCE WITH RECORDED PLAT
- 6) OWNERSHIP IS SUBJECT TO OPINION OF TITLE
- 7) TYPE OF SURVEY: BOUNDARY SURVEY
- 8) THE HEREIN CAPTIONED PROPERTY WAS SURVEYED AND DESCRIBED BASED ON THE SHOWN LEGAL DESCRIPTION: PROVIDED BY CLIENT
- 9) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID AND FOR REFERENCE ONLY, UNLESS SIGNED AND SEALED WITH THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 10) THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTIES
- 11) 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.
- 12) THE SURVEYOR OF RECORD DOES NOT DETERMINE OWNERSHIP OF FENCES. MEASUREMENTS SHOWN HEREON DEPICT PHYSICAL LOCATION OF FENCE
- 13) ACCURACY: THE EXPECTED USE OF LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THE TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT
- 14) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHOWN SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 15) NO ATTEMPT HAS BEEN MADE TO LOCATE ANY FOUNDATION BENEATH THE SURFACE OF THE GROUND.
- 16) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK ON THE HEREIN DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 17) 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

IF ELEVATIONS ARE SHOWN, THEY ARE BASED ON A CLOSED LEVEL LOOP USING THIRD ORDER PROCEDURE AND ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
0.0 DENOTES EXISTING ELEVATION
ELEVATION REFERS TO THE NATIONAL GEODETIC VERTICAL DATUM OF MEAN SEA LEVEL OF 1929
BENCHMARK: D-169 ELEVATION: +7.88'
LOCATOR INDEX: 3245 SW

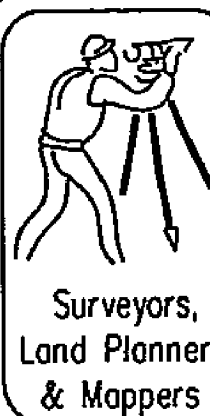
BEARINGS HEREON ARE REFERRED TO AN ASSUMED VALUE OF NORTH 90 DEGREES 00 MINUTES 00 MINUTES EAST FOR THE NORTH RIGHT OF WAY OF WEST RIVO ALTO DRIVE

CERTIFY TO: ONE WAY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY
SAMUEL SPENCER BLUM, ATTORNEY AT LAW
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FIELD SURVEY DATE: 10-2-15 SCALE: 1" = 20' DRAWN BY: M.E.P.
DRAWING DATE: 10-5-15 FB: SKETCH DRAWING NO.: 15-0538

SEAL

Delta Mapping and Surveying, Inc
13301 SW 132ND AVENUE, SUITE 117 MIAMI FL 33186
PHONE: (786) 429-1024 E-MAIL: DELTAMAPPING@GMAIL.COM



BOUNDARY
SURVEY

REVISIONS

DATE REMARKS

DATE:

10-05-2015

SCALE:

1" = 20'

DRAWN BY:

M.E.P.

DRAWING NO:

15-0538

1 OF 1