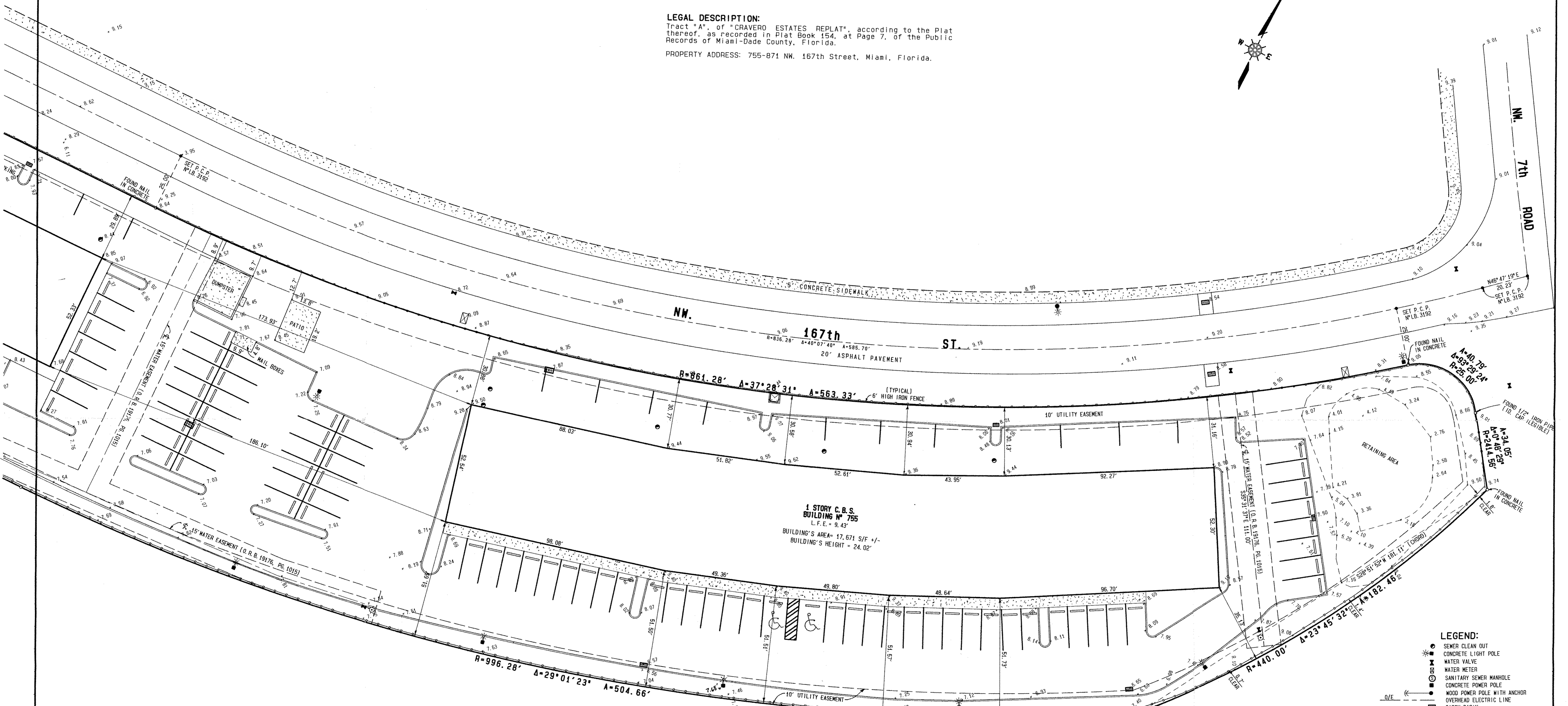
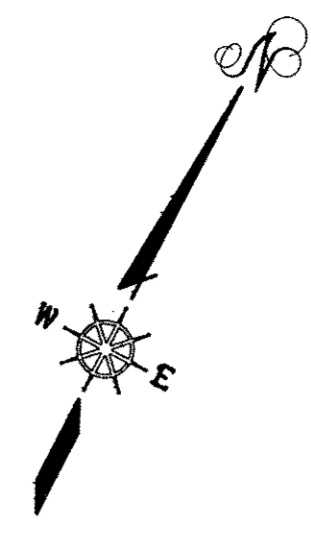


SKETCH OF SURVEY SCALE: 1"=20'

GRAPHIC SCALE



LEGAL DESCRIPTION:
 Tract "A", of "CRAVERO ESTATES REPLAT", according to the Plat thereof, as recorded in Plat Book 154, at Page 7, of the Public Records of Miami-Dade County, Florida.
 PROPERTY ADDRESS: 755-871 NW, 167th Street, Miami, Florida.



SURVEYOR'S NOTES:

1. TYPE OF SURVEY: BOUNDARY & ELEVATIONS
2. BEARINGS & DISTANCES SHOWN ARE IN SUBSTANTIAL COMPLIANCE WITH THOSE RECORDED UNLESS OTHERWISE NOTED.
3. BEARINGS ARE BASED ON AN ASSUMED VALUE OF N86°54'59"E ALONG THE CENTER LINE OF NW, 167th STREET.
4. PROPERTY AREA: 3.666 ACRES
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.E.M.A. MAP COMMUNITY N° 120656, PANEL N° 0080, SUFFIX J, LAST REVISED ON JULY 17, 1995.
6. ALL ELEVATIONS THIS SURVEY ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929, AS MEASURED FROM MIAMI-DADE COUNTY BENCHMARK N° N-351, INDEX: 2122. ELEVATION: 7.61', AND IS A P.C. NAIL AND BRASS WASHER 0.5" EAST OF WEST END OF CONC. HEADWALL OF CANAL, NW, 167th ST. --- X-WAY NORTH ACCESS ROAD NW, 17th AVE. --- 50.9' EAST OF C/L
7. LEGAL DESCRIPTION AS PROVIDED BY OWNER
8. USE OF PROPERTY: COMMERCIAL
9. UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR SEPTIC TANKS WHERE NOT LOCATED BY THIS SURVEY.

FROM SCHEDULE B OF TITLE COMMITMENT
 N° CF-08773577 DATED JUNE 26, 2003
 BY ATTORNEYS' TITLE INSURANCE FUND, INC.

- ITEM 11:
 Easement Agreement recorded November 10, 1954 in Deed Book 3996, Page 444, Public Records of Miami-Dade County, Florida, affects entire Property.
- ITEM 14:
 Access and Easement Agreement dated October 16, 1991, recorded February 12, 1997, also known as Tract C of PARK CENTRE SECTION 120, as recorded in Plat Book 131, at Page 81 of the Public Records of Miami-Dade County, Florida, shown on Location Map of this Survey.
- ITEM 15:
 Easement Agreement recorded January 11, 1999 in Official Records Book 18430, Page 3015, Public Records of Miami-Dade County, Florida, affects the subject Property and is shown on Survey.
- ITEM 16:
 Easement Agreement recorded June 29, 2000 in Official Records Book 19176, Page 1015, Public Records of Miami-Dade County, Florida, affects the subject Property and is shown on Survey.
- ITEM 17:
 Easement Agreement recorded June 29, 2000 in Official Records Book 19176, Page 1015, Public Records of Miami-Dade County, Florida, affects the subject Property, and is shown on Survey.

J. F. LOPEZ & ASSOCIATES, INC.
 CONSULTING LAND SURVEYORS AND PLANNERS
 CERTIFICATE N° L.B. 3192, STATE OF FLORIDA
 7900 NW, 155th STREET, SUITE 104,
 MIAMI LAKES, FLORIDA, 33016.
 PHONE: (305) 828-2725



I HEREBY CERTIFY: THAT A SURVEY OF THE PROPERTY AS DESCRIBED IN THE FOREGOING CAPTION HAVE BEEN MADE UNDER MY DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 61-617-5, OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THIS SKETCH OF SURVEY IS A TRUE AND CORRECT REPRESENTATION OF SUCH SURVEY, AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT.

NOTE:
 THIS IS NOT A VALID SURVEY WITHOUT THE UNDERSIGNED SURVEYOR'S SIGNATURE AND EMBOSSED RAISED SEAL.

By: *Jose Lopez*
 JOSE F. LOPEZ, P.S.M.
 Professional Surveyor & Mapper
 N° 3096, State of Florida

- LEGEND:**
- SEWER CLEAN OUT
 - CONCRETE LIGHT POLE
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CONCRETE POWER POLE
 - WOOD POWER POLE WITH ANCHOR
 - OVERHEAD ELECTRIC LINE
 - CATCH BASIN
 - FIRE HYDRANT
 - CONCRETE AREAS
 - PAVED AREAS
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - L.F.E. = LOWEST FLOOR ELEVATION
 - P.C.P. = PERMANENT REFERENCE MONUMENT (NAIL & SURVEYOR'S DISC)
 - S.I.P. = SET 1/2" IRON PIPE WITH SURVEYOR'S CAP N° L.B. 3192
 - F.I.P. = FOUND 1/2" IRON PIPE
 - E.M. = ELECTRIC METER
 - U.E. = UTILITY EASEMENT

CERTIFIED TO:		DATE OF FIELD WORK:	ORDER N°	DRAWN BY:	FIELD BOOK:	CAD FILE:
Palmetto Glades, LLC; Absolut Financial Resources, Inc.; CIBC World Markets Corp. Law Offices of Anthony S. Adelson, P.A.; Attorneys' Title Insurance Fund, Inc.		JANUARY 6, 2003	060103	M.E.G.	copy	---
		AUGUST 18, 2003	030750	J. L.	H41	030750
						REVISOR AND UPDATED.
						BOUNDARY SURVEY & ELEVATIONS