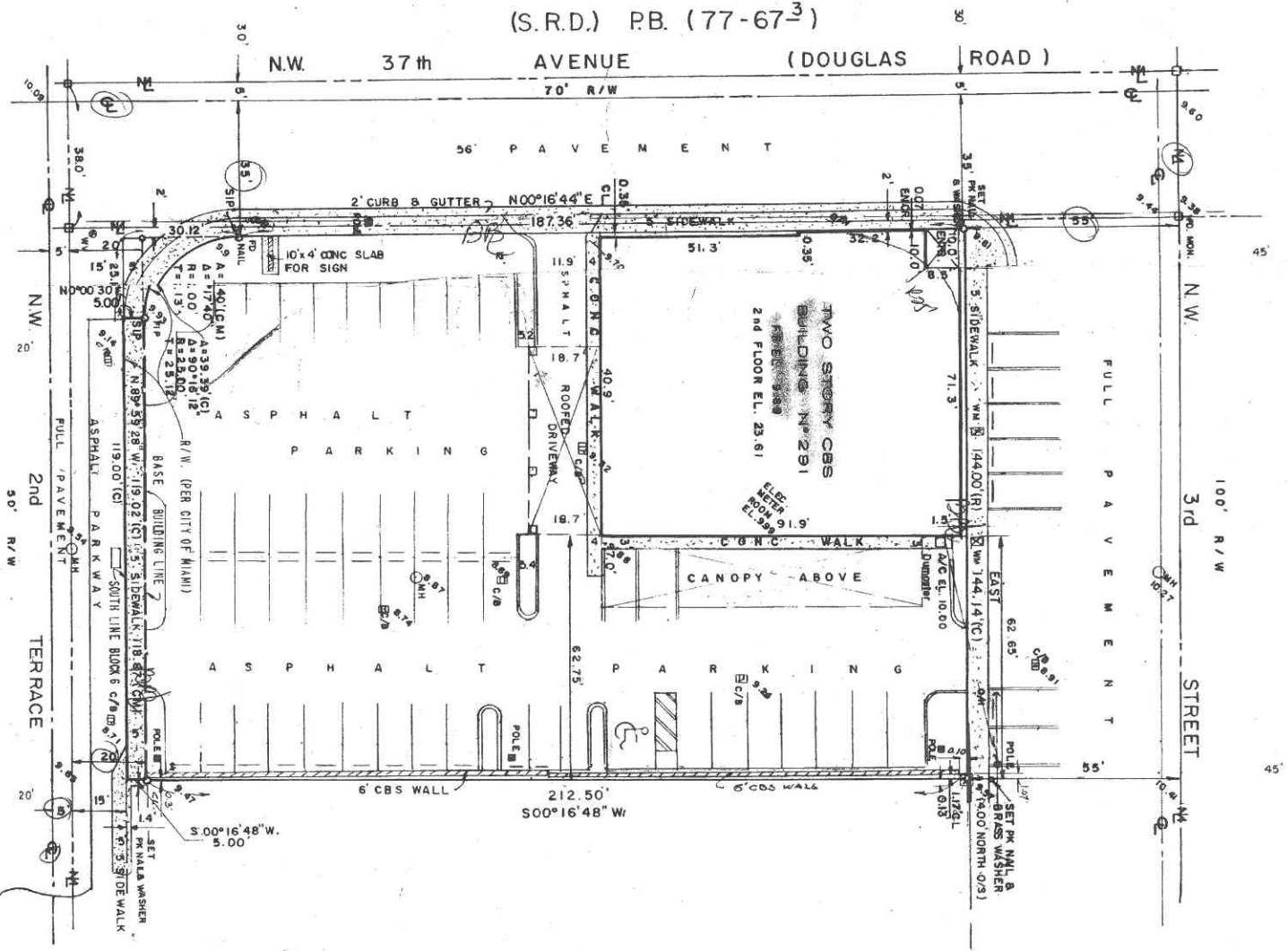


SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



- FP = Found 1/2" Iron Pipe
- OD = Overhead
- CD = Center Line
- SS = Sewer
- SWK = Sewer
- SK = Sketch
- CC = Catch Basin
- CL = Center Line
- CP = Concrete
- CS = Chain Link Fence
- C = Clear
- MC = Manhole
- DC = Drive
- DR = Driveway
- CR = Curbside
- FR = Fire Hydrant
- CDM = CITY OF MIAMI ATLAS SHEET MEASURED

FEMA ELEVATION REQUIREMENTS
LOWEST FINISHED FLOOR ELEVATION

ZONE	AE	VR
REQUIRED		
EXISTING		
PROPOSED		

ELEVATION MEASUREMENT TO BE TAKEN FROM THE BOTTOM OF THE LOWEST STRUCTURAL MEMBER. ALL ELEVATIONS REFERENCED FROM NGVD 1929. SURVEY WITH ELEVATION AND SETBACK REQUIRED AS APPLICABLE. FEMA ELEVATION CERTIFICATE REQUIRED PRIOR TO THE BEAM INSPECTION AND AT TIME OF FINAL INSPECTION.

CITY OF MIAMI
BUILDING & ZONING DEPARTMENT
PLUMBING SECTION

APPROVAL OF THESE PLANS DOES NOT RELIEVE THE PERMIT HOLDER FROM COMPLYING WITH THE F.B.C.

Reviewed for CODE COMPLIANCE

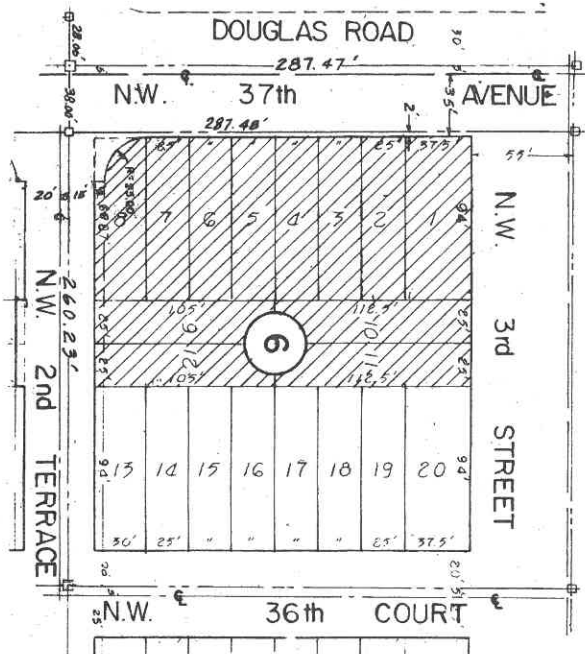
City of Miami

Signature: _____ Date: _____

Reviewed for CODE COMPLIANCE

City of Miami

Signature: _____ Date: _____



LEGAL DESCRIPTION:
Lots 1 through 12, Block 6, TWELFTH STREET MANORS, according to the plat recorded as Public Record No. 120550, Miami-Dade County, Florida.

SURVEYOR'S NOTES:
Bearings are based on an assumed meridian, where the centerline of NW 3rd Street bears East. Elevations are related to the National Geodetic Vertical Datum. Elevations are based on a Miami-Dade County Bench Mark N-335, the same being a P.K. nail and brass washer set in the Northeast corner of the intersection of NW 37th Avenue and NW 3rd Street, elevation 8.83 feet.

The subject property does not lie within a Special Flood Hazard Area (SFHA) as defined by the Federal Emergency Management Agency, The National Flood Insurance Rate Map for Dade County, Florida, and incorporated Areas No. 12026C0190, J. Community No. 120550, Parcel No. 190, Suite J, bearing an effective date of March 2, 1994, delineates the herein described land to be outside of the SFHA.

Right of Way as shown is based on the recorded Plans, the record description and the City of Miami Public Works Department Municipal Atlas Sheets and has not been abstracted by the Surveyor. Any notations evidence of occupation and/or use of the described parcel for Right-of-Way, Egress or Egress is shown on this survey drawing. The roadway as shown hereon is publicly dedicated road ways based on information provided by the instrumentals or Right-of-Way other than shown on the record plat. The Surveyor is not responsible for the accuracy of the roadway dedication statement on the file of the said plat of TWELFTH STREET MANORS, noting however, the Book of County Commissioners of Dade County, Florida under Resolution No. 4406, recorded in Official Records Book 1864 at Page 501 accepted declarations of the roadway shown on this plat. Said resolution did not locate or define the accepted declarations. The roadway shown on the said plat of TWELFTH STREET MANORS is shown as a 20-foot wide roadway, which is shown as a 20-foot wide roadway on the City of Miami Municipal Atlas. Right of Way locations supported by the information obtained from the Public Works Department have not been abstracted nor is the information warranted by the City of Miami.

There are no assessments, setbacks or building restriction lines or any other notations affecting the Subject Property, shown or noted on the said plat of TWELFTH STREET MANORS.

The Base Building Line as shown is based on City of Miami Code of Ordinances, Codified through Ord. No. 17288, April 6, 2006 (Supplement No. 31), Article V, Section 54-156 through Section 54-158, the occupier right of dedication required prior to the issuance of permits to construct a new building pursuant to Article II, Section 54-68 of the City of Miami Code of Ordinances. (The area external to the 25 foot setback, at street intersections, shall be dedicated to the public for street purposes prior to the issuance of permits noted.)

The Subject Property, located hereon, contains 31,348 square feet more or less (0.720 Acres more or less). The subject area is located in Section 54-187 and the additional right of way in the Southwest corner of the Subject Property as shown on the City of Miami Municipal Atlas is 30,493 square feet more or less (0.700 Acres more or less).

Only the surface indications of underground utilities have been physically located. The Surveyor performed no subsurface investigation. There may be other underground utilities in addition to those indicated by visible indications as shown on this sketch. The owner or his agent should verify all utility locations with the appropriate utility provider before using. Underground utilities have not been located.

SURVEYOR'S CERTIFICATION:
To VIOR Investments, Inc.

This is to certify that this "SKETCH OF BOUNDARY SURVEY" and the survey on which it is based of the herein described property is true and correct to the best of our knowledge and belief as surveyed and plotted under our direction on October 19, 2006. The undersigned further certifies that the survey shows the Minimum Setback and the Base Building Line as shown on this sketch. The survey was conducted in accordance with the Florida Statutes and I am duly licensed as a Professional Land Surveyor in the State of Florida.

E. R. BROWNELL & ASSOCIATES, INC.
Professional Land Surveyor #2181

Signature: _____ Date: _____

APPROVED
FEB 05 2006
MIAMI-DADE COUNTY
MANICAT FEE PAID

SKETCH OF BOUNDARY SURVEY
for:
VIOR INVESTMENTS

E.R. Brownell & Associates, Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS MAPPERS
3152 Coral Way Miami, Florida, 33145
305-446-3511 WWW.ERBROWNELL.COM 305-444-2034 (FAX)

Drawn by: MLM Ref. F.B. FILE 1069-72 PLS/PSM No. 2891
Ck. by: TB Scale: 1" = 20' Date: 10-24-06 Certification No. LB761

No.	Date	Apvd.	Description
1			

Not valid without the signature and the raised seal of a Florida licensed surveyor and mapper.

Sheet 1 OF 1
J.N. 54601
S.K. No. LS-2665