ALTA/NSPS LAND TITLE SURVEY

8400 N.W. 36 STREET, DORAL, FL 33166

ABBREVIATIONS:

A/C = AIR CONDITIONER
BEC = BISCAYNE ENGINEERING COMPANY
BLDG = BUILDING
(C) = MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
CB = CATCH BASIN
C&G = CURB AND GUTTER
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COR = CORNER
D.C. = DEPRESSED CURB
DIAM = DIAMETER
E = EAST
ELEV. = ELEVATION
FND = FOUND
ID = IDENTIFICATION
L = LENGTH (WHEN USED IN CURVE DATA)
LB = LICENSED BUSINESS
MHD = MANHOLE (DRAINAGE)
MHS = MANHOLE (SANITARY)
N = NORTH
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM 1929
N&W = NAIL AND WASHER
P.B. = PLAT BOOK
PG. = PAGE
R = RADIUS
R&C = 5/8" ø REBAR AND CAP
R/W = RIGHT-OF-WAY
S = SOUTH
W = WEST
Δ = CENTRAL ANGLE (WHEN USED IN CURVE DATA)
± = MORE OR LESS
℄ = CENTERLINE

LEGEND:

A/C UNIT
BENCHMARK / FINISHED FLOOR ELEVATION
BACKFLOW PREVENTER
CATCH BASIN
CLEANOUT
DRAINAGE MANHOLE
ELECTRIC BOX
ELECTRIC OUTLET
FIRE HYDRANT
GUY WIRE
LIGHT POLE
MAIL BOX
FOUND OR SET MONUMENT
PALM TREE
PEDESTRIAN SIGN
POST
SANITARY SEWER MANHOLE
SIGN
A/C UNIT
TREE
WATER METER
WATER VALVE
WIRE PULL BOX
SPHERICAL BOLLARD
LIGHT BOLLARD
WOOD POWER POLE
PLANTER

LINES TYPE

2' C&G
LOT LINE
CENTER LINE
RIGHT OF WAY LINE
BOUNDARY LINE
OVERHEAD — O/H — O/H —
METAL FENCE
CHAIN LINKED FENCE
FLOOD ZONE

HATCH TYPE:

BUILDING LIMITS
CONCRETE
ASPHALT
TILE

+ 8.8 = GROUND ELEVATION (TYPICAL)
+ 8.88 = HARD SURFACE ELEVATION (TYPICAL)

LEGAL DESCRIPTION:

DORAL CONCOURSE:

PARCEL 1:

TRACT A, DORAL CONCOURSE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:

TOGETHER WITH THOSE CERTAIN EASEMENTS FOR ACCESS AND UTILITIES CREATED IN THAT CERTAIN DECLARATION OF EASEMENTS MADE BY PAN AMERICAN-CARDEL GROUP, L.C., RECORDED IN OFFICIAL RECORD BOOK 18915, PAGE 1524, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF EASEMENT RECORDED IN OFFICIAL RECORD BOOK 20739, PAGE 3264, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PERMITTED EXCEPTIONS

1. *THE SPACE LEASES AND RIGHTS OF THE SPACE TENANTS THEREUNDER, BUT NO SPACE LEASES OR SPACE TENANTS PROVIDE OR HAVE ANY WRITTEN OPTIONS TO PURCHASE THE PROPERTY OR ANY PORTION THEREOF.*

2. *REAL ESTATE TAXES, SPECIAL TAXES, ASSESSMENTS AND SPECIAL ASSESSMENTS FOR THE YEAR 2021 AND SUBSEQUENT YEARS, LIENS NOT YET DUE AND PAYABLE.*

3. *STATE OF FACTS SHOWN ON SURVEY PREPARED BY MICHAEL F. FELDBUSCH ON BEHALF OF U.S. SURVEYOR, DESIGNATED JOB NO. SS#49488_REVD.DWG_.JSF, DATED MAY 7, 2014 AND LAST REVISED JULY 10, 2014 AND ANY SUBSEQUENT STATE OF FACTS AN ALTA SURVEY ORDERED BY PURCHASER MAY REVEAL.*

4. *ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS, OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN, AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.*

5. *ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.*

6. *COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS SHOWN ON THE PLAT OF DORAL CONCOURSE, RECORDED IN PLAT BOOK 156, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

7. *AGREEMENT FOR THE DISPOSAL OF SANITARY SEWAGE FOR AN OFFICE AND WAREHOUSE EXPANSION PROJECT BY AND BETWEEN MIAMI-DADE WATER AND SEWER AUTHORITY AND RYDER SYSTEM INC., DATED JULY 23, 1974, RECORDED JULY 31, 1974 IN OFFICIAL RECORD BOOK 8743, PAGE 751, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

8. *TERMS, CONDITIONS AND PROVISIONS IN THE NOTICE OF ADOPTION OF DEVELOPMENT ORDERS RECORDED JULY 23, 1987 IN OFFICIAL RECORD BOOK 13354, PAGE 3210, NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED MARCH 22, 1989 IN OFFICIAL RECORD BOOK 14041, PAGE 658, NOTICE OF ADOPTION OF AN AMENDMENT TO DEVELOPMENT ORDER RECORDED AUGUST 20, 1998 IN OFFICIAL RECORD BOOK 18242, PAGE 371, ASSIGNMENT OF VESTED DEVELOPMENT RIGHTS RECORDED OCTOBER 2, 1998 IN OFFICIAL RECORD BOOK 18296, PAGE 1716, ASSIGNMENT OF VESTED DEVELOPMENT RIGHTS RECORDED DECEMBER 21, 1999 IN OFFICIAL RECORD BOOK 18915, PAGE 1559, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

9. *TERMS, CONDITIONS, COVENANTS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIVE COVENANTS DATED JUNE 19, 1997, RECORDED JUNE 30, 1997 IN OFFICIAL RECORD BOOK 17695, PAGE 3250, AS AMENDED BY THE AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED FEBRUARY 18, 1998 IN OFFICIAL RECORD BOOK 17982, PAGE 4789, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

10. *DECLARATION OF DEVELOPMENT GUIDELINES RECORDED OCTOBER 2, 1998 IN OFFICIAL RECORD BOOK 18296, PAGE 1725, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

11. *DECLARATION OF EASEMENTS DATED DECEMBER 16, 1999, RECORDED DECEMBER 21, 1999 IN OFFICIAL RECORD BOOK 18915, PAGE 1524, AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF EASEMENTS RECORDED OCTOBER 22, 2002 IN OFFICIAL RECORD BOOK 20739, PAGE 3264, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

12. *AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES BY AND BETWEEN MIAMI-DADE COUNTY AND PAN AMERICAN-CARDEL GROUP LLC DATED DECEMBER 17, 1999, RECORDED DECEMBER 30, 1999 IN OFFICIAL RECORD BOOK 18927, PAGE 2379, AS PARTIALLY ASSIGNED IN THE PARTIAL ASSIGNMENT, ASSUMPTION AND ACCEPTANCE OF AGREEMENT RIGHTS RECORDED MARCH 10, 2003 IN OFFICIAL RECORD BOOK 21084, PAGE 3406, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

13. *UNITY OF TITLE DATED DECEMBER 17, 1999, RECORDED DECEMBER 30, 1999 IN OFFICIAL RECORD BOOK 18927, PAGE 2408, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

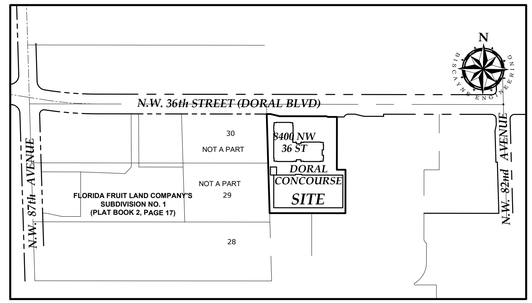
14. *TERMS, CONDITIONS, COVENANTS AND PRIVATE CHARGES OR ASSESSMENTS, IF ANY, IN THE COVENANTS BY AND BETWEEN PAN AMERICAN-CARDEL GROUP LC AND MIAMI-DADE COUNTY DATED DECEMBER 17, 1999, RECORDED DECEMBER 30, 1999 IN OFFICIAL RECORD BOOK 18927, PAGE 2412, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

15. *EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED OCTOBER 18, 2000 IN OFFICIAL RECORD BOOK 19327, PAGE 2475, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

16. *GRANT OF EASEMENT IN FAVOR OF MIAMI-DADE COUNTY DATED DECEMBER 15, 2001, RECORDED APRIL 3, 2002 IN OFFICIAL RECORD BOOK 20307, PAGE 1541, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

17. *GRANT OF EASEMENT IN FAVOR OF MIAMI-DADE COUNTY DATED DECEMBER 15, 2001, RECORDED APRIL 3, 2002 IN OFFICIAL RECORD BOOK 20307, PAGE 1545, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*

18. *DECLARATION OF COVENANTS RECORDED JANUARY 5, 2005 IN OFFICIAL RECORD BOOK 22969, PAGE 2057, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*



LOCATION MAP
CITY OF DORAL, MIAMI-DADE COUNTY, FL.
SCALE: 1"=400'

SURVEYOR'S NOTES:

- *LEGAL DESCRIPTION IS BASED ON SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 32630, PAGE 2186, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
- *THIS SITE LIES IN SECTION 27, TOWNSHIP 53 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.*
- *LANDS SHOWN HEREON CONTAINING AN AREA OF 5 ACRES.*
- *THIS SITE WAS NOT ABSTRACTED FOR EASEMENTS OR RIGHTS-OF-WAY OF RECORD OTHER THAN PLATTED RIGHT-OF-WAY AND PLATTED EASEMENTS. IT IS RECOMMENDED THAT CLIENT OBTAIN TITLE INSURANCE AND TITLE SEARCH WHICH WILL REVEAL ALL MATTERS OF RECORD.*
- *BEARINGS SHOWN HEREON ARE PER PLAT BOOK 156, PAGE 27 AND ARE REFERENCED TO THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF THE NW 1/4 OF SEC. 27-53-40, HAVING AN ASSUMED BEARING OF S89°55'42"E.*
- *DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND A MEASURING TAPE, UNLESS OTHERWISE NOTED.*
- *UNDERGROUND IMPROVEMENTS AND/OR UNDERGROUND ENCROACHMENTS, WHERE THEY ARE NOT VISIBLE AT SURFACE GROUND LEVEL, ARE NOT SHOWN INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURAL APPURTENANCES, STORM DRAINAGE SYSTEMS, TANKS OR RUBBISH FILLS.*
- *THE LOCATIONS OF VISIBLE UTILITIES WERE SURVEYED; HOWEVER, SYMBOLS SHOWN HEREON ARE NOT TO SCALE.*
- *LANDS SHOWN HEREON ARE LOCATED IN FEDERAL FLOOD ZONE "AH" ELEVATION 5.46' NAVD88 (7' NGVD29), AND FLOOD ZONE "X", PER FIRM MAP NUMBER 12086C0287, SUFFIX L, COMMUNITY NAME: CITY OF DORAL, COMMUNITY NUMBER: 120041, REVISED: SEPTEMBER 11, 2009.*
- *TREES WERE LOCATED BUT NOT MEASURED OR IDENTIFIED.*
- *NO ATTEMPT WAS MADE BY THE SURVEYOR TO LOCATE UNDERGROUND UTILITIES.*
- *NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRY APPURTENANT THERETO.*
- *DIRECTIONS OF SURFACE STORM WATER "DRAINAGE FLOW" NOT DETERMINED BY SURVEYOR.*
- *TIES FROM PROPERTY LINES TO BUILDING ARE TO THE EXTERIOR FACE OF BUILDINGS PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.*
- *ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND ARE BASED UPON THE FOLLOWING MIAMI-DADE COUNTY BENCHMARK: N-515, ELEVATION 5.46' NAVD88 (7.43' NGVD29).*
- *THE ACCURACY OF THE SURVEY MEASUREMENTS SHOWN HEREON IS BASED ON THE TYPE OF SURVEY AND EXPECTED USE OF THE SURVEY. REDUNDANT MEASUREMENTS AND COMPUTATION RECORDS SUBSTANTIATE THE SURVEY MAP. REDUNDANCY OF MEASUREMENTS WAS OBTAINED BY MULTIPLE OCCUPATIONS OF FOUND AND SET CONTROL POINTS. THESE METHODS HAVE BEEN TESTED BY BEC AND FOUND TO HAVE AN EXPECTED ACCURACY OF ± 0.07 FEET HORIZONTALLY, ± 0.03 FEET VERTICALLY ON HARD SURFACES, AND ± 0.1 FEET ON GROUND SURFACES.*

TITLE COMMITMENT

SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS DESIGNATED IN SCHEDULE B, SECTION II, EXCEPTIONS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: FN-4038-FL, COMMITMENT DATE: APRIL 22, 2021 AT 1:48 AM:

1. *ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I – REQUIREMENTS ARE MET.*
2. *GENERAL OR SPECIAL TAXES, ASSESSMENTS AND SPECIAL ASSESSMENTS FOR THE YEAR AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.*
3. *RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT RECORDED IN THE PUBLIC RECORDS.*
4. *ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND.*
5. *EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.*
6. *ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL FURNISHED, IMPOSED BY LAW AND NOT RECORDED IN THE PUBLIC RECORDS.*
7. *ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY, FOR UNPAID SERVICE CHARGES FOR SERVICES BY ANY WATER SYSTEMS, SEWER SYSTEMS, OR GAS SYSTEMS SERVING THE LAND DESCRIBED HEREIN; AND ANY LIEN FOR WASTE FEES IN FAVOR OF ANY COUNTY OR MUNICIPALITY.*
8. *ANY OWNER'S POLICY ISSUED PURSUANT HERETO WILL CONTAIN UNDER SCHEDULE B THE FOLLOWING EXCEPTION: ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LAND INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS, AND LANDS ACCRETED TO SUCH LANDS.*
9. *INTENTIONALLY DELETED*
10. *INTENTIONALLY DELETED*
    AFFIDAVIT FORM APPROVED/ACCEPTABLE TO REMOVE EX. 1, 2, 5, 6 & 7
11. *RIGHTS OF TENANTS, AS TENANTS ONLY UNDER UNRECORDED LEASES, WITH NO OPTION TO PURCHASE OR RIGHT OF FIRST REFUSAL.*
12. *COVENANTS, RESTRICTIONS, RESERVATIONS AND EASEMENTS SHOWN ON THE PLAT OF DORAL CONCOURSE, RECORDED IN PLAT BOOK 156, PAGE 27, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SHOWN ON THE SURVEY BY U.S. SURVEYOR, DATED MAY 7, 2014, LAST REVISED JULY 10, 2014, UNDER JOB NO. SS49488.DWG_.JSF (THE "SURVEY").*
13. *AGREEMENT FOR THE DISPOSAL OF SANITARY SEWAGE FOR AN OFFICE AND WAREHOUSE EXPANSION PROJECT BY AND BETWEEN MIAMI-DADE WATER AND SEWER AUTHORITY AND RYDER SYSTEM, INC., DATED JULY 23, 1974, RECORDED JULY 31, 1974 IN OFFICIAL RECORD BOOK 8743, PAGE 751, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
    THE INSTRUMENTS AFFECTS THE SUBJECT PROPERTY AND IS A BLANKET TYPE INSTRUMENT.
14. *TERMS, CONDITIONS AND PROVISIONS IN THE NOTICE OF ADOPTION OF DEVELOPMENT ORDERS RECORDED JULY 23, 1987 IN OFFICIAL RECORD BOOK 13354, PAGE 3210, NOTICE OF ADOPTION OF DEVELOPMENT ORDER RECORDED MARCH 22, 1989 IN OFFICIAL RECORD BOOK 14041, PAGE 658, NOTICE OF ADOPTION OF AN AMENDMENT TO DEVELOPMENT ORDER RECORDED AUGUST 20, 1998 IN OFFICIAL RECORD BOOK 18242, PAGE 371, ASSIGNMENT OF VESTED DEVELOPMENT RIGHTS RECORDED OCTOBER 2, 1998 IN OFFICIAL RECORD BOOK 18296, PAGE 1716, ASSIGNMENT OF VESTED DEVELOPMENT RIGHTS RECORDED DECEMBER 21, 1999 IN OFFICIAL RECORD BOOK 18915, PAGE 1559, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
    THE INSTRUMENTS AFFECTS THE SUBJECT PROPERTY AND IS A BLANKET TYPE INSTRUMENT.
15. *TERMS CONDITIONS, COVENANTS AND RESTRICTIONS IN THE DECLARATION OF RESTRICTIVE COVENANTS DATED JUNE 19, 1997, RECORDED JUNE 30, 1997 IN OFFICIAL RECORD BOOK 17695, PAGE 3250, AS AMENDED BY THE AMENDMENT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED FEBRUARY 18, 1998 IN OFFICIAL RECORD BOOK 17982, PAGE 4789, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
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    THE INSTRUMENTS DESCRIBED EASEMENTS THAT AFFECT THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
18. *AGREEMENT FOR WATER AND SANITARY SEWAGE FACILITIES BY AND BETWEEN MIAMI-DADE COUNTY AND PAN AMERICAN-CARDEL GROUP LLC DATED DECEMBER 17, 1999, RECORDED DECEMBER 30, 1999 IN OFFICIAL RECORD BOOK 18927, PAGE 2379, AS PARTIALLY ASSIGNED IN THE PARTIAL ASSIGNMENT, ASSUMPTION AND ACCEPTANCE OF AGREEMENT RIGHTS RECORDED MARCH 10, 2003 IN OFFICIAL RECORD BOOK 21084, PAGE 3406, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
    THE INSTRUMENTS AFFECTS THE SUBJECT PROPERTY AND IS A BLANKET TYPE INSTRUMENT.
19. *UNITY OF TITLE DATED DECEMBER 17, 1999, RECORDED DECEMBER 30, 1999 IN OFFICIAL RECORD BOOK 18927, PAGE 2408, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
    THE INSTRUMENTS AFFECTS THE SUBJECT PROPERTY AND IS A BLANKET TYPE INSTRUMENT.
20. *TERMS, CONDITIONS, COVENANTS AND PRIVATE CHARGES OR ASSESSMENTS, IF ANY, IN THE COVENANTS BY AND BETWEEN PAN AMERICAN-CARDEL GROUP LC AND MIAMI-DADE COUNTY DATED DECEMBER 17, 1999, RECORDED DECEMBER 30, 1999 IN OFFICIAL RECORD BOOK 18927, PAGE 2412, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
    THE INSTRUMENTS AFFECTS THE SUBJECT PROPERTY AND IS A BLANKET TYPE INSTRUMENT.
21. *EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY RECORDED OCTOBER 18, 2000 IN OFFICIAL RECORD BOOK 19327, PAGE 2475, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SHOWN ON THE SURVEY.*
    THE INSTRUMENT DESCRIBED AN EASEMENT THAT AFFECTS THE SUBJECT PROPERTY. EASEMENT LOCATION IS APPROXIMATE, DOCUMENTS IS MOSTLY ILLEGIBLE.
22. *GRANT OF EASEMENT IN FAVOR OF MIAMI-DADE COUNTY DATED DECEMBER 15, 2001, RECORDED APRIL 3, 2002 IN OFFICIAL RECORD BOOK 20307, PAGE 1541, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SHOWN ON THE SURVEY.*
    THE INSTRUMENTS DESCRIBED AN EASEMENT THAT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
23. *GRANT OF EASEMENT IN FAVOR OF MIAMI-DADE COUNTY DATED DECEMBER 15, 2001, RECORDED APRIL 3, 2002 IN OFFICIAL RECORD BOOK 20307, PAGE 1545, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS SHOWN ON THE SURVEY (AS TO PARCEL 2)*
    THE INSTRUMENTS DESCRIBED AN EASEMENT THAT AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.
24. *DECLARATION OF COVENANTS RECORDED JANUARY 5, 2005 IN OFFICIAL RECORD BOOK 22969, PAGE 2057, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.*
    THE INSTRUMENTS AFFECTS THE SUBJECT PROPERTY AND IS A BLANKET TYPE INSTRUMENT.
25. *MATTERS AS SHOWN ON THE SURVEY BY U.S. SURVEYOR, DATED MAY 7, 2014, UNDER JOB NO. SS49488.DWG_.JSF, AS FOLLOWS:*
    a) BACKFLOW PREVENTOR OUTSIDE WATER EASEMENT IN OFFICIAL RECORD BOOK 20307, PAGE 1541
    b) TELEPHONE BOX OUTSIDE 15' UTILITY EASEMENT IN PLAT BOOK 156, PAGE 27
    c) 6' CHAIN LINK FENCE ENCROACHES ONTO SUBJECT PROPERT ALONG THE WESTERLY BOUNDARY
    d) GENERATOR AND BOLLARDS ENCROACH INTO THE 15' UTILITY EASEMENT AND THE WATER EASEMENT ALONG THE WESTERLY BOUNDARY.
    e) ELECTRIC TRANSFORMER OUTSIDE OF ELECTRICAL EASEMENT IN OFFICIAL RECORD BOOK 19327, PAGE 2475

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO:

MG3 DORAL OFFICE LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 14, 16, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 02-20-2024. (A) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; (B) ALL MONUMENTS SHOWN ON THE SURVEY ACTUALLY EXIST AND THE LOCATIONS ARE CORRECTLY SHOWN; (C) THE PREMISES HAS DIRECT ACCESS TO N.W. 36TH STREET, WHICH IS OPEN TO THE PUBLIC; (D) OTHER THAN AS SHOWN ON THE SURVEY THERE ARE NO SETBACK LINES OR ENCROACHMENTS OF SAME, PARTY WALLS, ENCROACHMENTS OF OVERHANGS OF ANY IMPROVEMENTS ON THE PREMISES UPON ANY EASEMENTS, RIGHTS-OF-WAY OR ADJACENT LAND OR ENCROACHMENTS OF IMPROVEMENTS LOCATED ON ADJACENT LAND UPON THE PREMISES; (E) THE SURVEY SHOWS THE LOCATION OF ANY VISIBLE TELEPHONE, TELEGRAPH, ELECTRIC OR OTHER POWER LINES, WIRES AND POLES ON THE PREMISES; AND (F) THE PARCEL DESCRIBED ON THE SURVEY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "AH" ELEVATION 5.46' NAVD88 (7' NGVD29), AND FLOOD ZONE "X", PER FIRM MAP NUMBER 12086C0287, SUFFIX L, COMMUNITY NAME: CITY OF DORAL, COMMUNITY NUMBER: 120041, REVISED: SEPTEMBER 11, 2009, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

THIS SURVEY ALSO WAS PREPARED UNDER MY RESPONSIBLE CHARGE, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BISCAYNE ENGINEERING COMPANY, INC.
529 WEST FLAGLER STREET, MIAMI, FL. 33130
(305) 324-7671
STATE OF FLORIDA DEPARTMENT OF AGRICULTURE
LB-0000129

SURVEY DATE: 02-20-2024

Digitally signed by Alberto J Rabionet
Date: 2025.05.13 17:02:42-04'00'

ALBERTO J. RABIONET, PSM, FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER NO. 7218
STATE OF FLORIDA

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 5J-17-062, F.A.C. THIS ITEM HAS BEEN DIGITALLY SIGNED. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHERS.

ORDER #	DATE	F.B. #	COMMENTS

MIAMI-DADE
529 W. FLAGLER ST, MIAMI, FL 33130
TEL (305) 324-7671, FAX (305) 324-0809
PALM BEACH
449 NW 35TH ST, BOCA RATON, FL 33431
TEL (561) 392-1991, FAX (561) 392-2018
E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

BISCAYNE ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS
• SINCE 1898 •

DORAL CONCOURSE

FOR: MG3 Doral Office LLC
SCALE: 1"=20'
DESIGNED BY: WH/PT
DRAWN BY: PT/AAS
CHECKED BY: AJR/RC/AS
DATE: 02/20/24
APPROVED BY: WH/AJR
F.B./PG.: 3107/6-10

ORDER No. 03-87886

SHEET No. 1 OF 3

This drawing is the property of Biscayne Engineering Company, Inc. and shall not be used or reproduced, in whole or in part without permission of Biscayne Engineering Company, Inc.

DATE: May 13, 2025 – 4:59pm EST FILE: F:\SURVEY\PROJECTS\87000's\87086 MG3- DORAL CONCOURSE (PTAT)\DWG\87086 Updated ALTA Survey.dwg

DC-6415-2

ALTA/NSPS LAND TITLE SURVEY

8400 N.W. 36 STREET, DORAL, FL 33166

N

BISCAYNE ENGINEERING

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 INCH = 20 FT.

ABBREVIATIONS:

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C&G =	CURB AND GUTTER
CLF =	CHAIN LINK FENCE
CONC. =	CONCRETE
COR =	CORNER
D.C. =	DEPRESSED CURB
DIAM =	DIAMETER
E =	EAST
ELEV. =	ELEVATION
FND =	FOUND
ID =	IDENTIFICATION
L =	LENGTH (WHEN USED IN CURVE DATA)
LB =	LICENSED BUSINESS
MHD =	MANHOLE (DRAINAGE)
MHS =	MANHOLE (SANITARY)
N =	NORTH
NAVD88 =	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD29 =	NATIONAL GEODETIC VERTICAL DATUM 1929
N&W =	NAIL AND WASHER
P.B. =	PLAT BOOK
PG. =	PAGE
R =	RADIUS
R&C =	5/8" ø REBAR AND CAP
R/W =	RIGHT-OF-WAY
S =	SOUTH
W =	WEST
Δ =	CENTRAL ANGLE (WHEN USED IN CURVE DATA)
± =	MORE OR LESS
℄ =	CENTERLINE

LEGEND:

- A/C UNIT
- BENCHMARK / FINISHED FLOOR ELEVATION
- BACKFLOW PREVENTER
- CATCH BASIN
- CLEANOUT
- DRAINAGE MANHOLE
- ELECTRIC BOX
- ELECTRIC OUTLET
- FIRE HYDRANT
- GUY WIRE
- LIGHT POLE
- MAIL BOX
- FOUND OR SET MONUMENT
- PALM TREE
- PEDESTRIAN SIGN
- POST
- SANITARY SEWER MANHOLE
- SIGN
- A/C UNIT
- TREE
- WATER METER
- WATER VALVE
- WIRE PULL BOX
- SPHERICAL BOLLARD
- LIGHT BOLLARD
- WOOD POWER POLE
- PLANTER

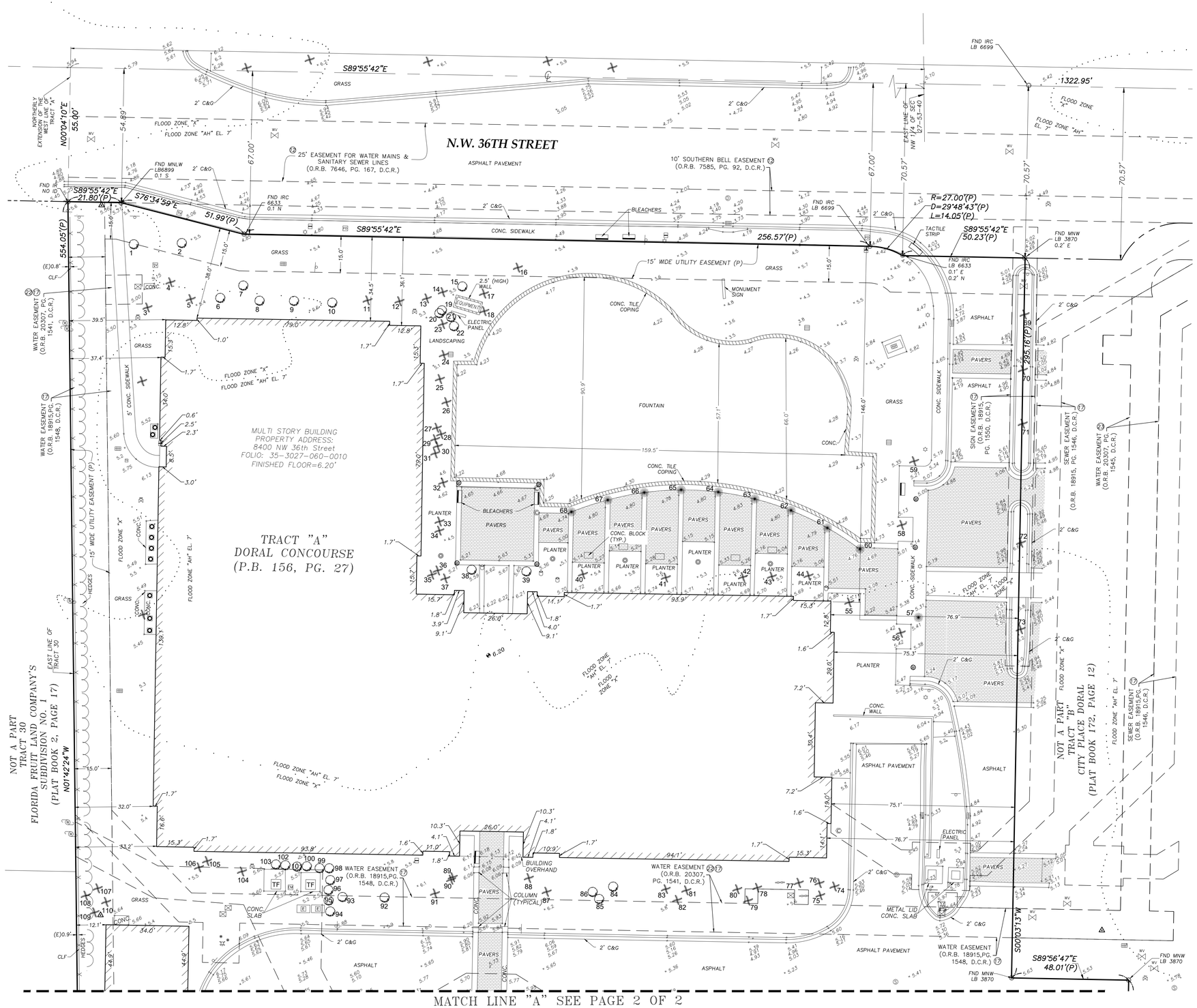
LINES TYPE

- 2' C&G
- LOT LINE
- CENTER LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- OVERHEAD
- METAL FENCE
- CHAIN LINKED FENCE
- FLOOD ZONE

HATCH TYPE:

- BUILDING LIMITS
- CONCRETE
- ASPHALT
- TILE

+ 8.8 = GROUND ELEVATION (TYPICAL)
+ 8.88 = HARD SURFACE ELEVATION (TYPICAL)



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ORDER #	DATE	F.B. #	COMMENTS

MIAMI-DADE
529 W. FLAGLER ST, MIAMI, FL 33130
TEL (305) 324-7671, FAX (305) 324-0809

PALM BEACH
449 NW 35TH ST, BOCA RATON, FL 33431
TEL (561) 392-1991, FAX (561) 392-2053

E-MAIL: INFO@BISCAYNEENGINEERING.COM
WEB: WWW.BISCAYNEENGINEERING.COM

BISCAYNE ENGINEERING
SURVEYORS • ENGINEERS
PLANNERS
• SINCE 1898 •

DORAL CONCOURSE

FOR: MG3 Doral Office LLC		DRAWN BY: PT/AS	CHECKED BY: AJR/RC/AS
SCALE: 1"=20'	DESIGNED BY: WH/PT	F.B./PG.:	3107/6-10
DATE: 02/20/24	APPROVED BY: WH/AJR		

ORDER No.
03-87886

SHEET No.
2 OF 3

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DC-6415-2

ALTA/NSPS LAND TITLE SURVEY

8400 N.W. 36 STREET, DORAL, FL 33166

ABBREVIATIONS:

A/C =	AIR CONDITIONER
BEC =	BISCAYNE ENGINEERING COMPANY
BLDG =	BUILDING
(C) =	MEASURED OR CALCULATED FROM FIELD MEASUREMENTS
CB =	CATCH BASIN
C&G =	CURB AND GUTTER
CLF =	CHAIN LINK FENCE
CONC. =	CONCRETE
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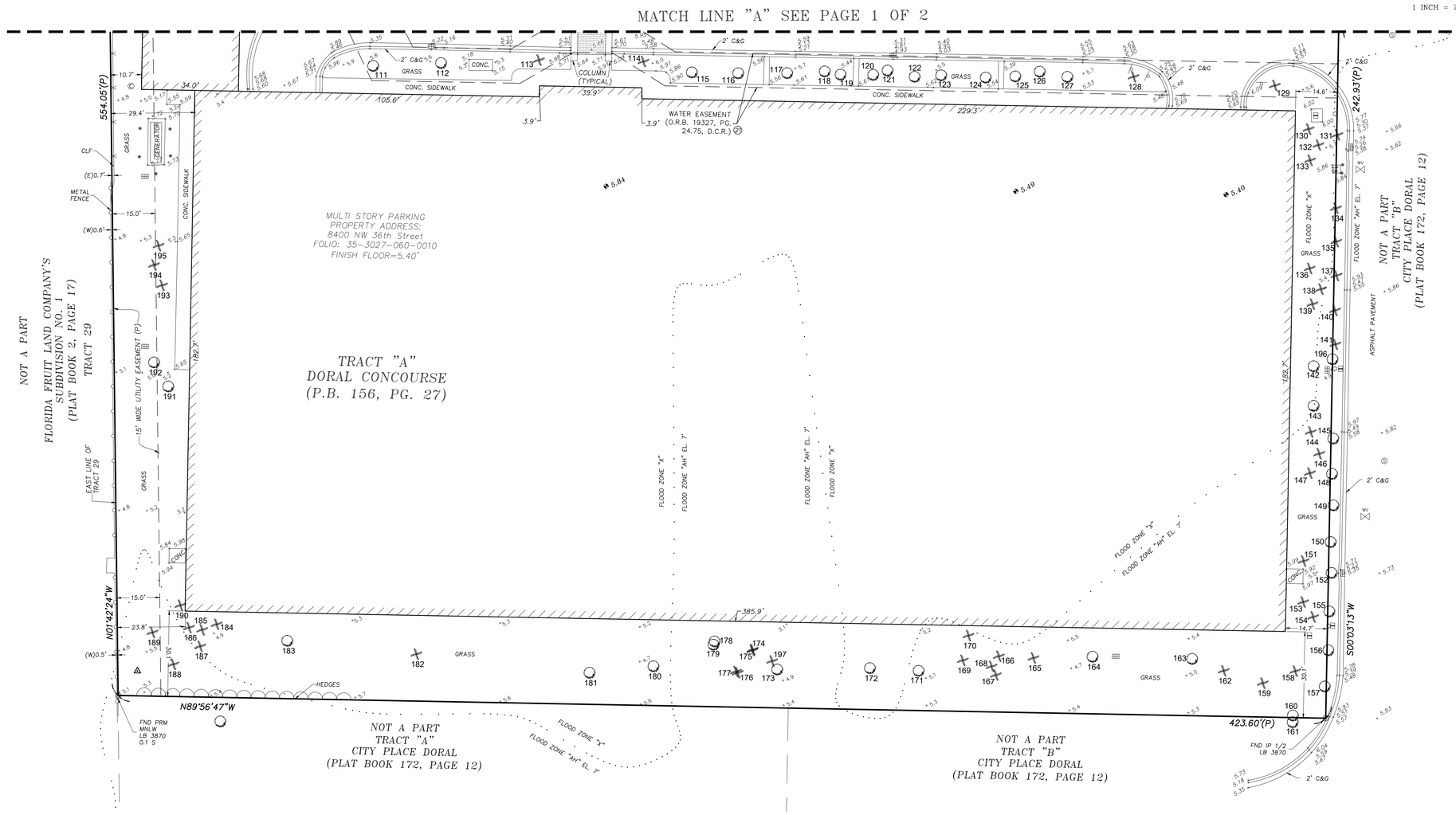

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GRAPHIC SCALE

(IN FEET)
1 INCH = 20 FT.

ORDER #	DATE	F.B. #	COMMENTS

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DORAL CONCOURSE

FOR: MG3 Doral Office LLC

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