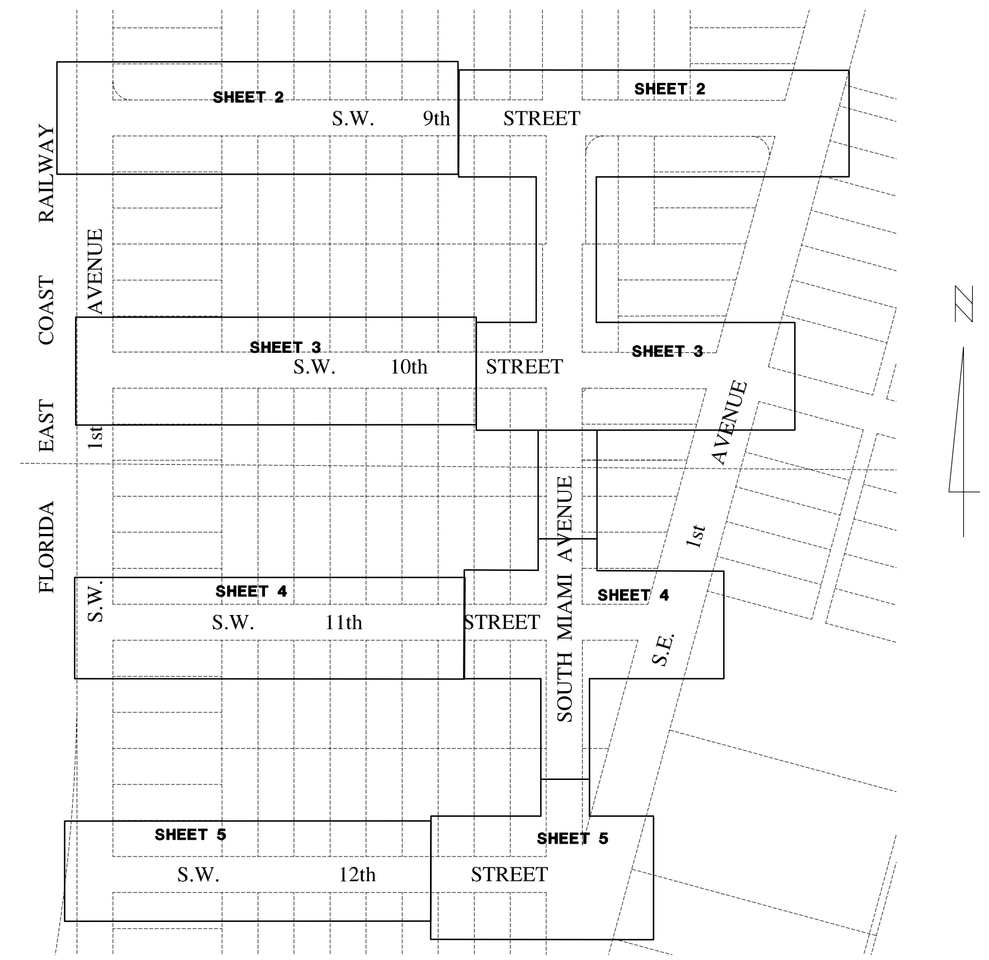
TOPOGRAPHIC & GPR SURVEY

of

PORTION OF S.W. 9th STREET, S.W. 10th STREET, S.W. 11th STREET AND
S.W. 12th STREET BETWEEN
S.W. 1st AVENUE AND S.E. 1st AVENUE, CITY OF MIAMI,
SECTION 12, TOWNSHIP 54 SOUTH, RANGE 41 EAST
MIAMI - DADE COUNTY, FLORIDA

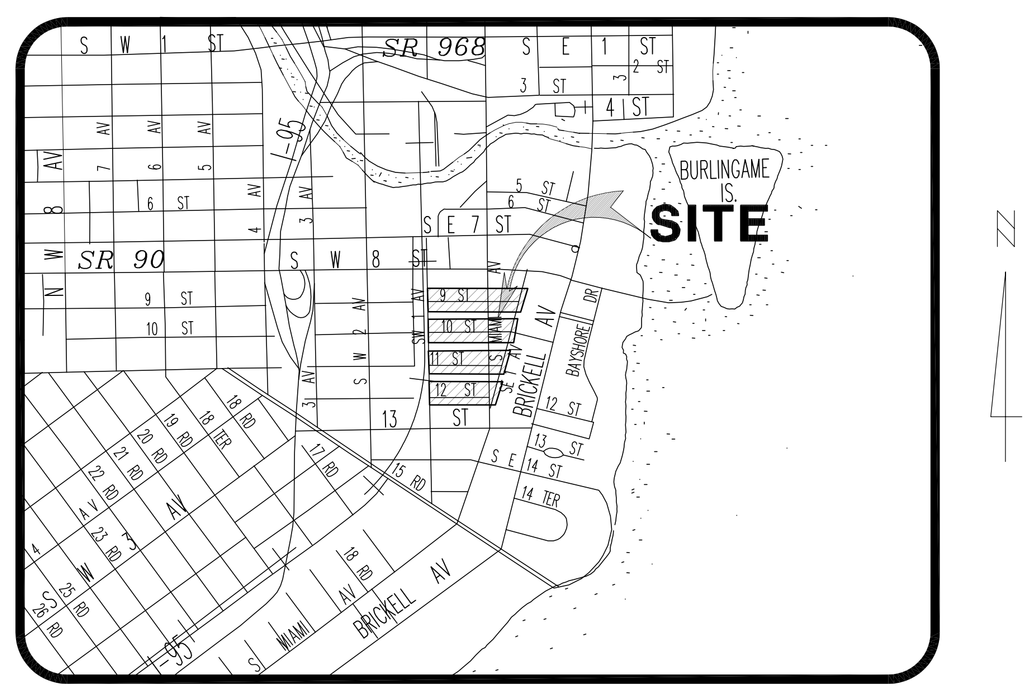
for

TY LIN INTERNATIONAL



KEY MAP

NOT TO SCALE



VICINITY MAP

NOT TO SCALE

SURVEYOR'S NOTES:

1. The day of field work was performed on August 24, 2010.

2. The Topographic Survey is located at a portion of S.W. 9th Street, S.W. 10th Street, S.W. 11th Street and S.W. 12th Street between S.W. 1st Avenue and S.E. 1st Avenue, Section 12, Township 54 South, Range 41 East, City of Miami, lying and being in Miami-Dade County, Florida.

3. By scaled determination the streets appears to lie in Zone X and Zone AE, Base Flood Elev. 9 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120650, Map No. 12086C0314, Suffix L, Revised Date: 09-11-2009.

   An accurate Zone determination should be made by the preparer of the map. the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

AS TO VERTICAL CONTROL:

The vertical control element of this survey was derived from the City of Miami Datum.

Benchmark used:
City of Miami benchmarks:

Elevation: 9.79 feet
Location:
SE 12th Street & Brickell Plaza

Elevation: 7.61 feet
Location:
NW intersection of SW 8th Street &
South Miami Avenue.

AS TO HORIZONTAL CONTROL:

North Arrow and bearings refers to an assumed value of N89°58'57"E along the baseline (Monument Line of City of Miami) of S.W. 9th Street, Miami, Miami-Dade County, Florida.
-Municipal Atlas City of Miami Sheets 37C, 37D, 37H and 37G.
-Plat Book B, Page 41, "A.L. KNOWLTON PLAT OF MIAMI".
-Plat Book B, Page 113, "BRICKELL'S AMENDED ADDITION".
-Plat Book 168, Page 64, "BRICKELL FLATIRON".
-Section 12, Township 54 South, Range 41 East, Miami-Dade County, Florida.

5. The Survey depicted hereon is not intended to show the location or existence of any Wetland, Jurisdictional areas, or areas of protected species of vegetation either natural or cultivated.

6. Any use of this Survey for purposes other than which it was intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone than those certified to.

7. Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record.
   No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations and/or improvements were located or shown hereon.
   This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

   Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property.
   This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

8. GPR NOTES:

   The Specific Purpose of this survey is to reflect the underground utility markings performed on the survey site by HIGH TECH ENGINEERING, INC., located at 11140 S.W. 88th Street, Suite 100, Miami, Florida 33176, telephone number 305-412-0891. The underground utility markings were performed by HIGH TECH ENGINEERING on August 23, 2010, Mr. Octavio Vidal of HIGH TECH ENGINEERING, INC. reviewed and approved this survey for accuracy of the information provided to J. Bonfill and Associates, Inc. J. Bonfill and Associates, Inc. used this information in the preparation of this Survey.

9. J. Bonfill & Associates, Inc. and certifying Land Surveyor accept no responsibility for Rights-of-Way, Easements, Restrictions of Record or other matters affecting title to lands surveyed other than those recited in current Deed and/or other instruments of record furnished by Client.

10. This Topographic Survey and the Survey Map resulting therefrom was prepared at the insistence of:

    TY LIN INTERNATIONAL

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Topographic & GPR Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Topographic Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.
The undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

J. Bonfill & Associates, Inc.
Florida Certificate of Authorization Number LB3398

By: _____
Juan J. Bonfill, P.S.M.
Professional Surveyor and Mapper Number No. 3179
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

J. Bonfill & Associates, Inc.
ARCHITECTS, LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
9360 S.W. 72nd Street Suite 265
Miami, Florida 33173 (305) 598-8383

TOPOGRAPHIC & GPR SURVEY
of
PORTION OF S.W. 9th STREET, S.W. 10th STREET, S.W. 11th STREET AND S.W. 12th STREET BETWEEN S.W. 1st AVE. AND S.E. 1st AVE., MIAMI, SECTION 12, TOWNSHIP 54 SOUTH, RANGE 41 EAST
MIAMI - DADE COUNTY, FLORIDA
for
TY LIN INTERNATIONAL

REVISIONS	BY

Project:	10-0240
Job:	10-0240
Date:	08-24-2010
Drawn:	G.P., J.S.
Checked:	J.B.
Scale:	AS SHOWN
Field Book:	ON FILE

TOPOGRAPHIC SURVEY

of

PORTION OF S.W. 9th STREET, S.W. 10th STREET, S.W. 11th STREET AND
S.W. 12th STREET BETWEEN
S.W. 1st AVENUE AND S.E. 1st AVENUE, MIAMI,
SECTION 12, TOWNSHIP 54 SOUTH, RANGE 41 EAST
MIAMI - DADE COUNTY, FLORIDA

for

TY LIN INTERNATIONAL

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
ASPH.	Asphalt
B.M.	Benchmark
C.B.S.	Concrete Block Structure
C.G.	Curb & Gutter
C/L	Center Line
CONC.	Concrete
C.S.	Concrete Slab
D.C.	Depressed Curb
DWY.	Driveway
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
P.C.P.	Permanent Control Point
PG.	Page
PL.	Planter
P/L	Property Line
P.R.M.	Permanent Reference Monument
R/W	Right-of-Way Line
SWK.	Sidewalk
T.B.M.	Temporary Benchmark
V.G.	Valley Gutter
C.L.F.	Chain Link Fence

LEGEND

- Concrete Light Pole
- Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Overhead Utility Lines
- Light Pole
- Gas Valve
- Water Valve
- Water Manhole
- Telephone Manhole
- Monitoring Well
- Parking Meter
- Chain Link Fence
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- Spot Elevation
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- 1.5'-15'-10' Diameter-Height-Spread
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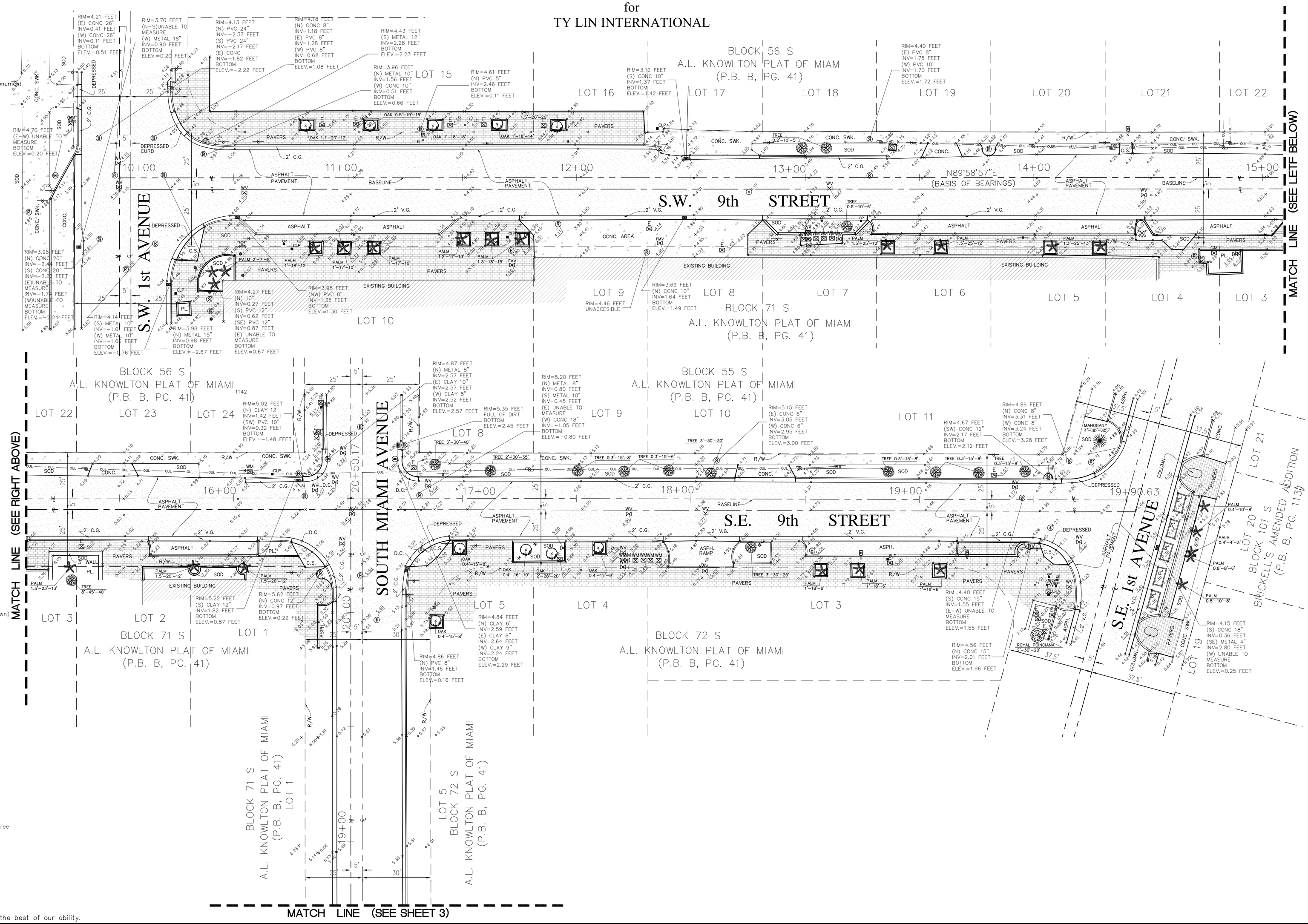
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Wood Fence
- Iron Fence
- C.B.S. Wall
- Clean Out
- Guard Pole
- Back Flow Preventer
- Irrigation Control Valve
- Telephone Booth
- Force Main Valve

TREE LEGEND

SYMBOL	COMMON NAME
	Tree (Species unknown)
	Palm Tree
	Black Olive
	Oak Tree
	Mahogany
	Coconut Palm
	Ficus Tree
	Arbor Vitae
	Royal Poinciana
	Areca
	Cassia
	Fern Tree
	Screw pine
	Silver Trumpet
	Star jasmine
	Melaleuca
	Hong Kong Orchid Tree
	Norfolk Island Pine
	Dracaena
	Bottlebrush Tree
	Schefflera
	Hibiscus Tree

* Tree types are determined to the best of our ability.



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TOPOGRAPHIC SURVEY
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MIAMI - DADE COUNTY, FLORIDA
for
TY LIN INTERNATIONAL

REVISIONS	BY

Project:	10-0240
Job:	10-0240
Date:	08-24-2010
Drawn:	G.P., J.S.
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Scale:	AS SHOWN
Field Book:	ON FILE
SHEET 2 OF 9	

TOPOGRAPHIC SURVEY

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PORTION OF S.W. 9th STREET, S.W. 10th STREET, S.W. 11th STREET AND
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S.W. 1st AVENUE AND S.E. 1st AVENUE, MIAMI,
SECTION 12, TOWNSHIP 54 SOUTH, RANGE 41 EAST
MIAMI - DADE COUNTY, FLORIDA

for

TY LIN INTERNATIONAL

ABBREVIATIONS

A	Arc Length
A/C	Air Conditioner Pad
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C.G.	Curb & Gutter
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CONC.	Concrete
C.S.	Concrete Slab
D.C.	Depressed Curb
DWY.	Driveway
E.T.P.	Electric Transformer Pad
F.F.E.	Finished Floor Elevation
F.I.P.	Found Iron Pipe
F.N.D.	Found Nail & Disc
F.R.	Found Rebar
ID.	Identification
INV.	Inverts
L.F.E.	Lowest Floor Elevation
M/L	Monument Line
P.B.	Plat Book
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P/L	Property Line
P.R.M.	Permanent Reference Monument
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V.G.	Valley Gutter
C.L.F.	Chain Link Fence

LEGEND

CLP	Concrete Light Pole
MLP	Metal Light Pole
	Guy Wire
	Utility Power Pole
	Fire Hydrant
WM	Water Meter
	Electric Box
	Telephone Box
	Sewer Manhole
--OUL--	Overhead Utility Lines
LP	Light Pole
GV	Gas Valve
WV	Water Valve
	Water Manhole
	Telephone Manhole
	Monitoring Well
	Parking Meter
—x—x—	Chain Link Fence
	Unknown Manhole
	Sewer Valve
	Mail Box
x10.00	Spot Elevation
	Temporary Benchmark
1.5'-15'-10'	Diameter-Height-Spread
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	Property Corner
	Traffic Sign
	Catch Basin
	Drainage Manhole
—//—//—	Wood Fence
	Iron Fence
	C.B.S. Wall
	Clean Out
	Guard Pole
	Back Flow Preventer
	Irrigation Control Valve
	Telephone Booth
	Force Main Valve

TREE LEGEND

SYMBOL	COMMON NAME
	Tree (Species unknown)
	Palm Tree
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	Oak Tree
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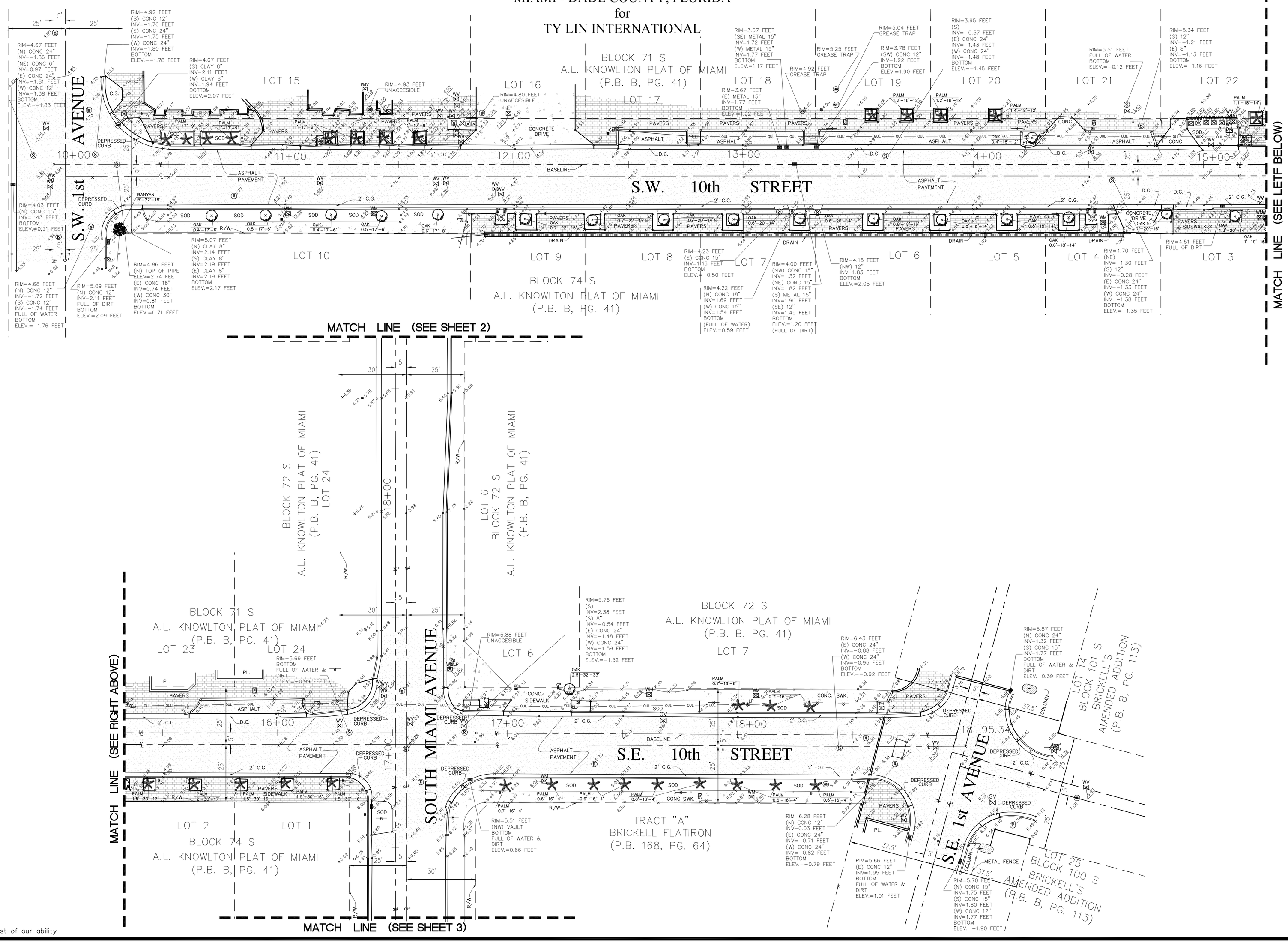
	Coconut Palm
	Ficus Tree
	Arbor Vitae
	Royal Poinciana
	Areca
	Cassia
	Fern Tree
	Screw pine
	Silver Trumpet
	Star jasmine
	Melaleuca
	Hong Kong Orchid Tree
	Norfolk Island Pine
	Dracaena
	Bottlebrush Tree
	Schefflera
	Hibiscus Tree

* Tree types are determined to the best of our ability.

ASSUMED N

GRAPHIC SCALE
0' 10' 20' 40'
SCALE : 1" = 20'



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REVISIONS	BY

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Checked:	J.B.
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Field Book:	ON FILE
SHEET 3 OF 9	

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LEGEND

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	Catch Basin
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	Iron Fence
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	Clean Out
	Guard Pole
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IV	Irrigation Control Valve
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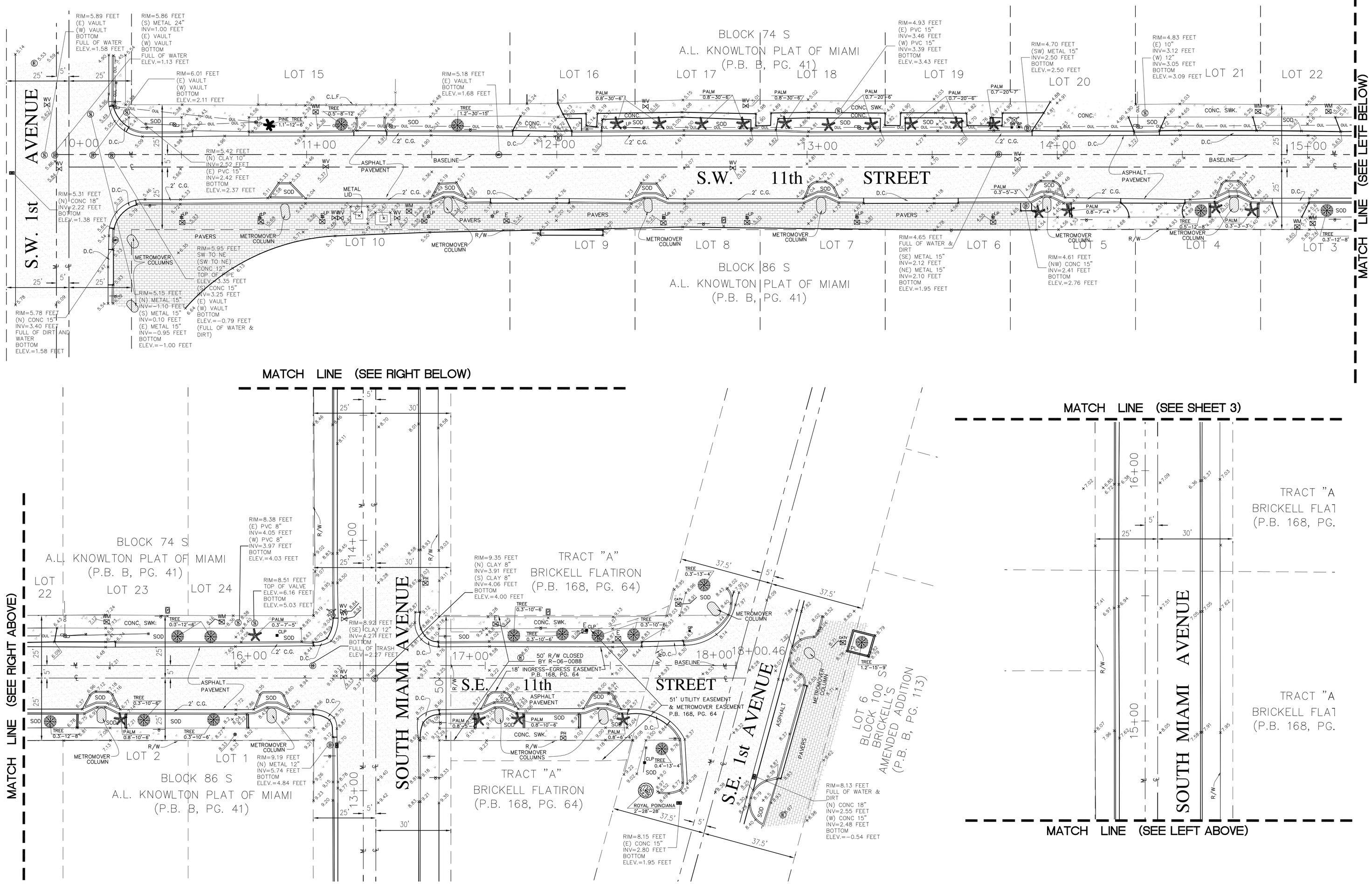

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REVISIONS	BY

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SHEET 4 OF 9	

TOPOGRAPHIC SURVEY

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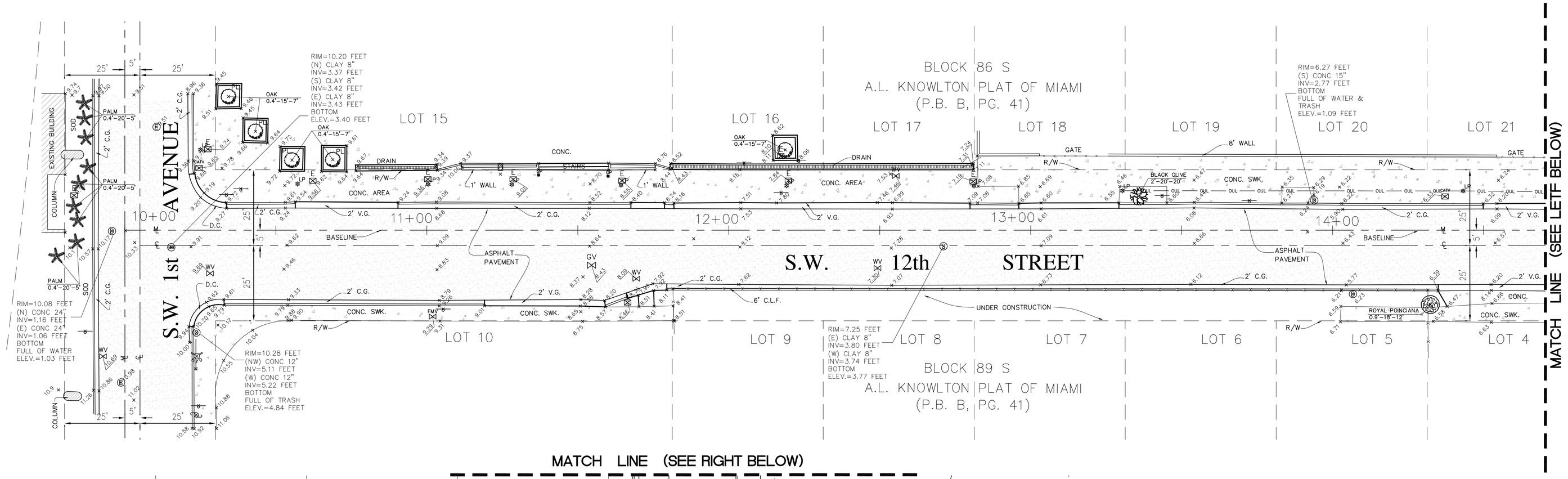

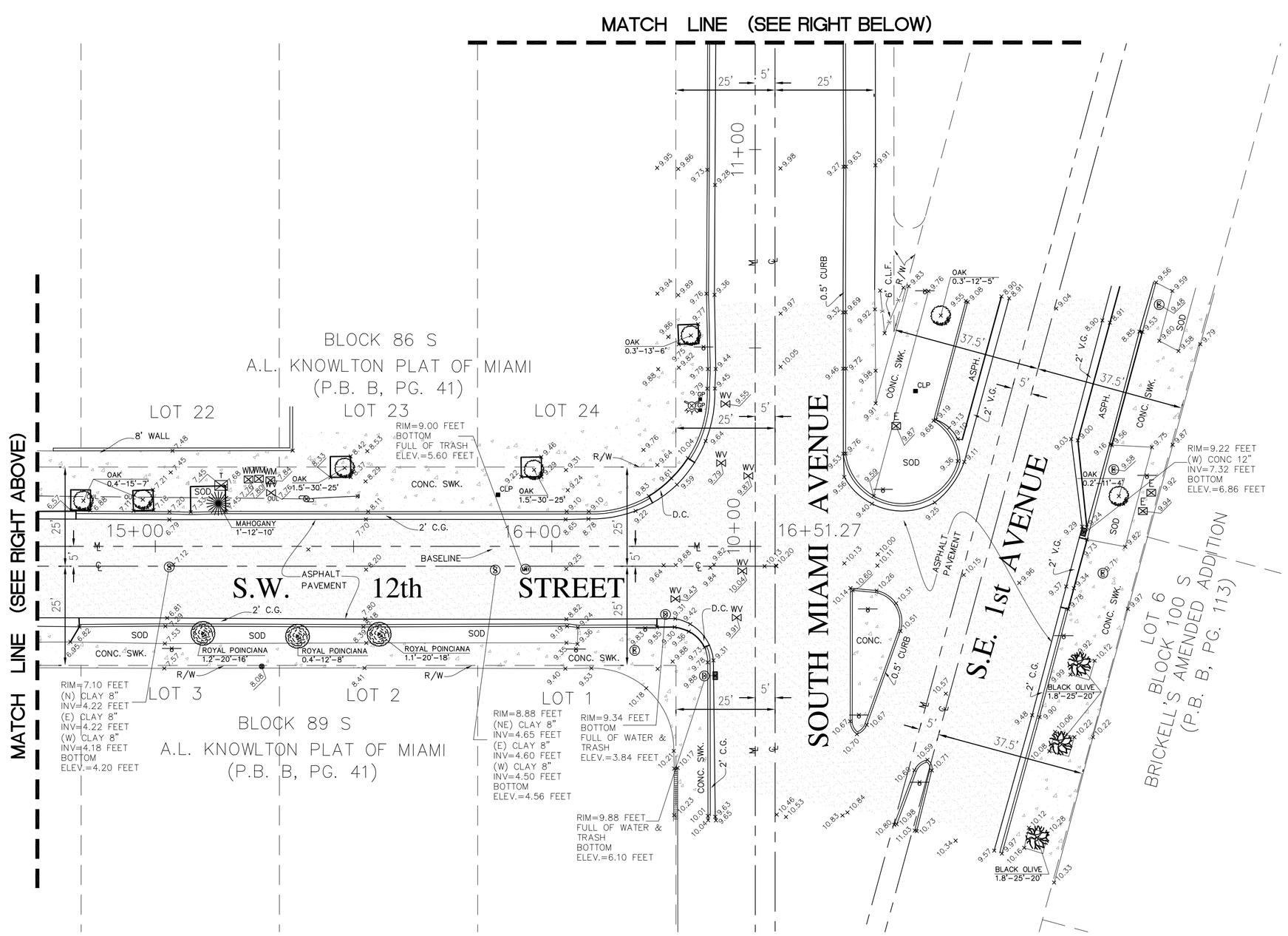

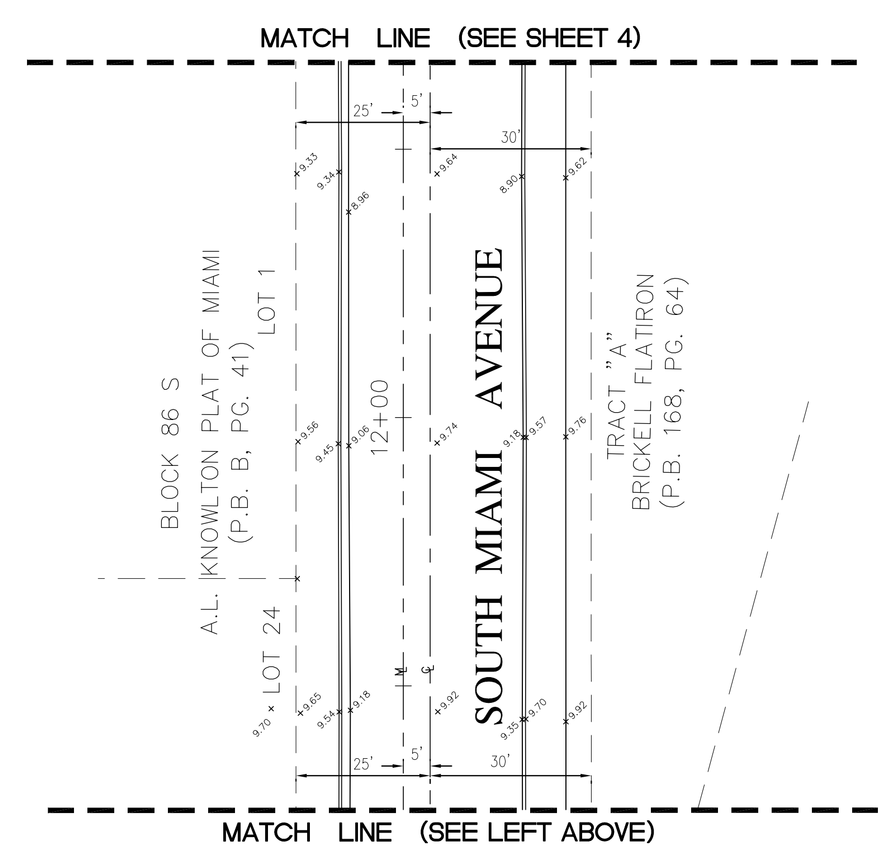

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