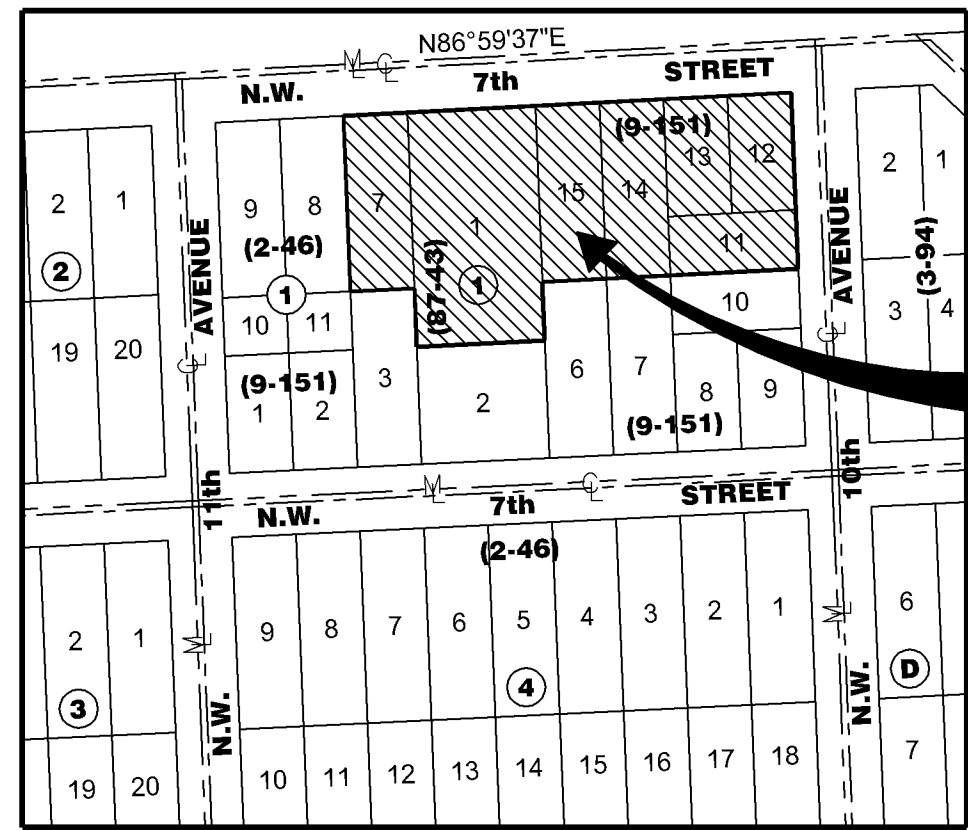
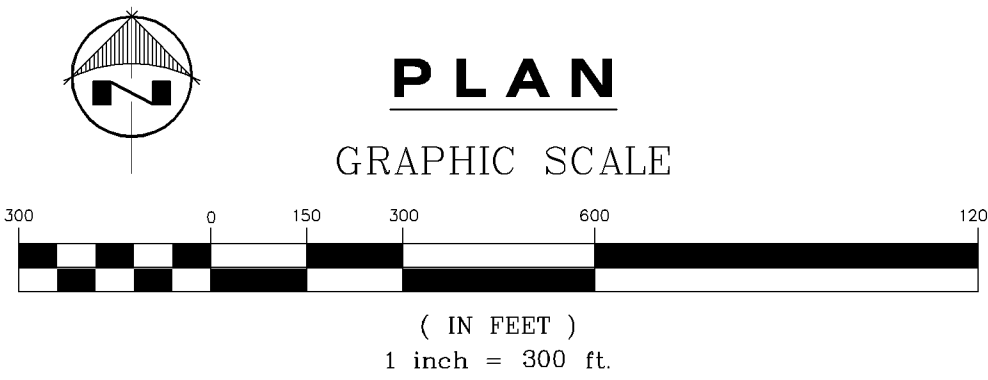
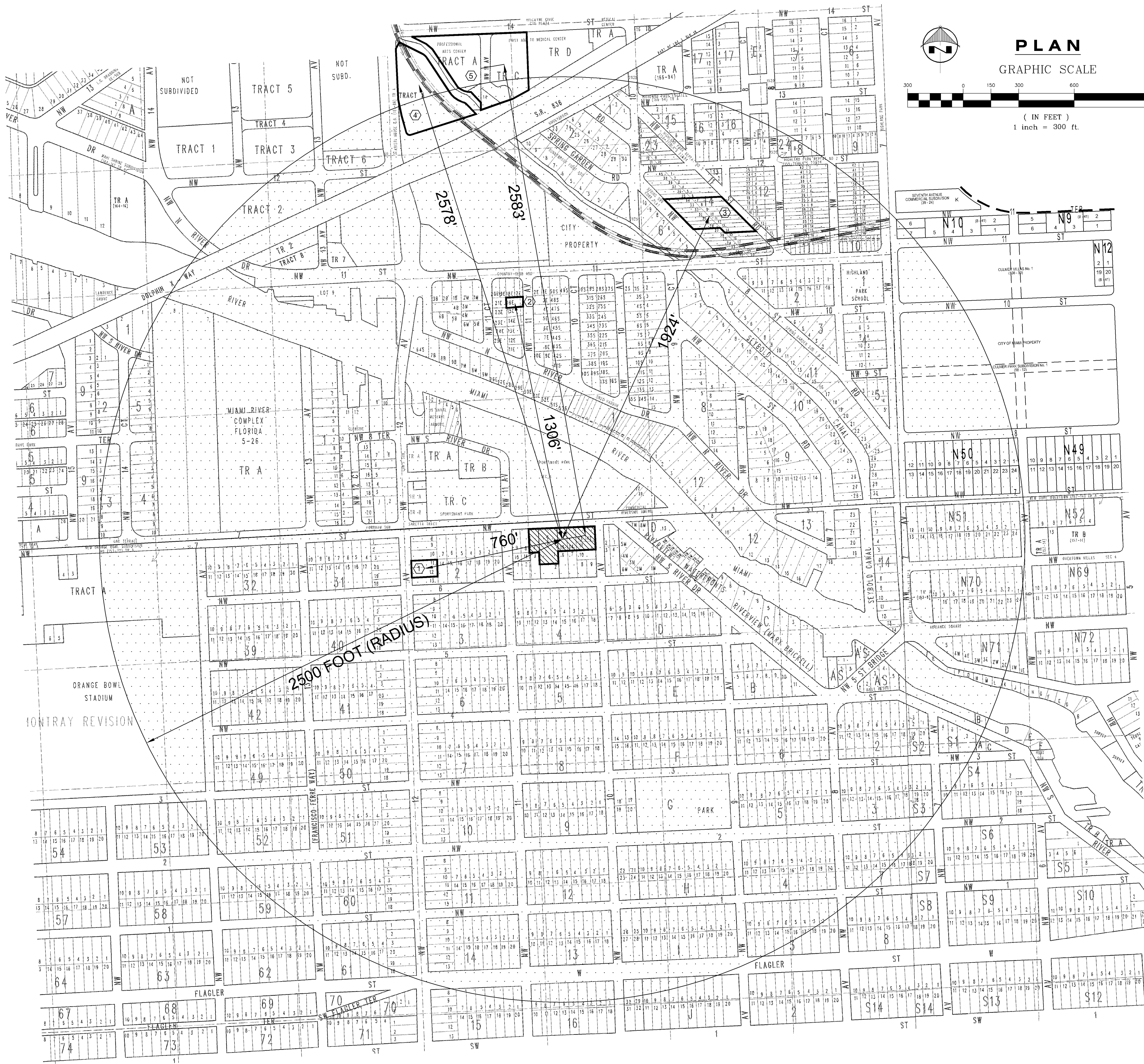


SPECIFIC PURPOSE (RADIAL) SURVEY



SUBJECT PROPERTY

LOCATION MAP

A PORTION OF THE NW 1/4, NE 1/4 OF SECTION 2-54-41
MIAMI-DADE COUNTY, FLORIDA.
SCALE = NOT TO SCALE

LEGAL DESCRIPTION: AS PER O.R.B. 22653-1167

PARCEL 1:
LOT 11, LOTS 12 & 13 LESS THE NORTH 10 FEET, ALL OF LOTS 14 AND 15 OF "SEARLE'S RESUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, AT PAGE 151, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 2:
LOT 1 IN BLOCK 1 OF "SCHLOTT SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, AT PAGE 43, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 3:
LOT 7 LESS STREET IN BLOCK 1 OF "LAWRENCE ESTATE LAND CO'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 46, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

BEARINGS AS SHOWN HEREON REFER TO A ASSUMED BEARING OF N86°59'37"E, ALONG THE SURVEY N.W. 7th STREET. THE PURPOSE OF THIS SURVEY IS TO BE CONSIDERED A WELL-MONUMENTED AND IDENTIFIED LINE AS DELINEATED ON THE SURVEY MAP. THE BASELINE OF SURVEY WAS CREATED BY RECOVERY OF A SUFFICIENT AMOUNT OF RIGHT-OF-WAY, CENTERLINE / MONUMENT CONTROL LINE.

THE SOLE PURPOSE OF THIS SPECIFIC PURPOSE (SPACING) SURVEY IS TO SHOW THE VICINITY AREA WITHIN A 2500 FOOT RADIUS OF THE PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION.

FLOOD ZONE(S): AE (EL. 9.0)
COMMUNITY: CITY OF MIAMI (120650)
DATE OF FIRM: JULY 17, 1995 SUFFIX: J PANEL: 187

ZONING INFORMATION: O=OFFICES

NO INFORMATION WAS PROVIDED AS TO THE EXISTENCE OF ANY EASEMENTS OR OPERATING RESTRICTIONS WITHIN THE PROJECT AREA.

PROPERTY LINES SHOWN FOR GRAPHICAL PURPOSES. NO BOUNDARY WAS PERFORMED.

THE CLIENT IS HEREBY ADVISED THAT THERE MAY BE LEGAL RESTRICTIONS ON THE PROJECT AREA THAT ARE NOT SHOWN ON THE SPACING SURVEY 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 PROJECT AREA BY ANY ENTITY OR INDIVIDUAL WHO MAY APPEAR OF PUBLIC RECORD.

NO EXCAVATION OR DETERMINATION WAS MADE AS TO HOW THE PROJECT AREA IS SERVED BY UTILITIES. SUBSURFACE UTILITIES, INCLUDING, BUT WITHOUT LIMITATION TO PIPES, WIRES, VAULTS, BOXES, DRAIN TILES, VOIDS, CABLES AND THEIR MATERIALS ANCILLARY TO THE DELIVERY AND/OR DISPOSAL OF WATER, WASTEWATER, SEWAGE, ELECTRICITY, GAS, TELEPHONE SERVICE, CABLE AND TELEVISION, AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED AND ARE NOT SHOWN. IN ADDITION, THE FOUNDATIONS OF THE EXISTING SURFACE STRUCTURES AS THEY MAY EXIST WITHIN, UPON, ACROSS OR ABUTTING THE PROJECT AREA WERE NOT LOCATED. THIS NOTICE IS REQUIRED BY THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 F THE FLORIDA ADMINISTRATIVE CODE.

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILLED-IN AREAS, GEOLOGICAL/ARCHEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE PROJECT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THE EXPRESS PURPOSE OF THIS "SPECIFIC PURPOSE (RADIAL) SURVEY" IS TO SHOW THE DISTANCE OF OTHER FACILITIES WITHIN A 2500 FEET RADIUS OF THE SUBJECT PROPERTY, AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "SPECIFIC PURPOSE (RADIAL) SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA," PURSUANT TO RULE 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

ROBERTO BRIZUELA & ASSOCIATES, INC.

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

ROBERTO R. BRIZUELA, P.S.M.
CERTIFICATE No. L.S.-3064
STATE OF FLORIDA

CERTIFIED TO:

THIS SPECIFIC PURPOSE (RADIAL) SURVEY AND THE SURVEY MAP AND REPORT RESULTING THEREFROM WERE PREPARED AT THE INSISTENCE OF AND ARE CERTIFIED TO:

SUBJECT PROPERTY ADDRESS:
1000 N.W. 7th STREET
MIAMI, FL. 33136

CLIENT INFORMATION:

MRC DEVELOPERS, L.L.C.
2332 GALIANO STREET
CORAL GABLES, FL. 33134

EXISTING FACILITIES:

- ① MIAMI EYE CENTER
LICENSE # 800006391
OWNER: MIAMI EYE CENTER, INC.
619 N.W. 12th AVENUE, MIAMI, FL. 33136
TYPE: CLINICAL LABORATORY & AMBULATORY SURGICAL CENTER
- ② 1036 N.W. 11th AVENUE, MIAMI, FL. 33136
TYPE: FACILITY

- ③ HELEN M. SAWYER PLAZA
LICENSE # 9359
OWNER: MIAMI DADE HOUSING AGENCY
1150 N.W. 11th STREET, MIAMI, FL. 33136
TYPE: ASSISTED LIVING FACILITY
- ④ KRISTI HOUSE, INC.
LICENSE # 5211
1265 N.W. 14th AVENUE, MIAMI, FL. 33136
TYPE: HCC - EXEMPTIONS

- ⑤ UNIVERSITY OF MIAMI CHILDRENS PEDIATRICS & ASSOCIATES
LICENSE # 800003685
OWNER: UNIVERSITY OF MIAMI
1150 N.W. 14th STREET, SUITE 711, MIAMI, FL. 33136
TYPE: CLINICAL LABORATORY

UNIVERSITY OF MIAMI DEPARTMENT OF UROLOGY
LICENSE # 800010317
OWNER: UNIVERSITY OF MIAMI
1150 N.W. 14th STREET, SUITE 309, MIAMI, FL. 33136
TYPE: CLINICAL LABORATORY

"SPECIFIC PURPOSE (RADIAL) SURVEY"

ADDRESS: 1000 N.W. 7th STREET MIAMI, FL. 33136
A PORTION OF THE NW 1/4, NE 1/4 OF SECTION 2-54-41, MIAMI-DADE COUNTY, FLORIDA

ROBERTO BRIZUELA & ASSOCIATES, INC.

7319 WEST FLAGLER STREET, MIAMI, FL. 33144
PHONE (305) 551-4393 - FAX: (305) 266-6112

Date: 03/23/2009
Scale: AS NOTED
Drawn: INVENTION CORP
Job: 0903-0001

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Of 1 Sheets