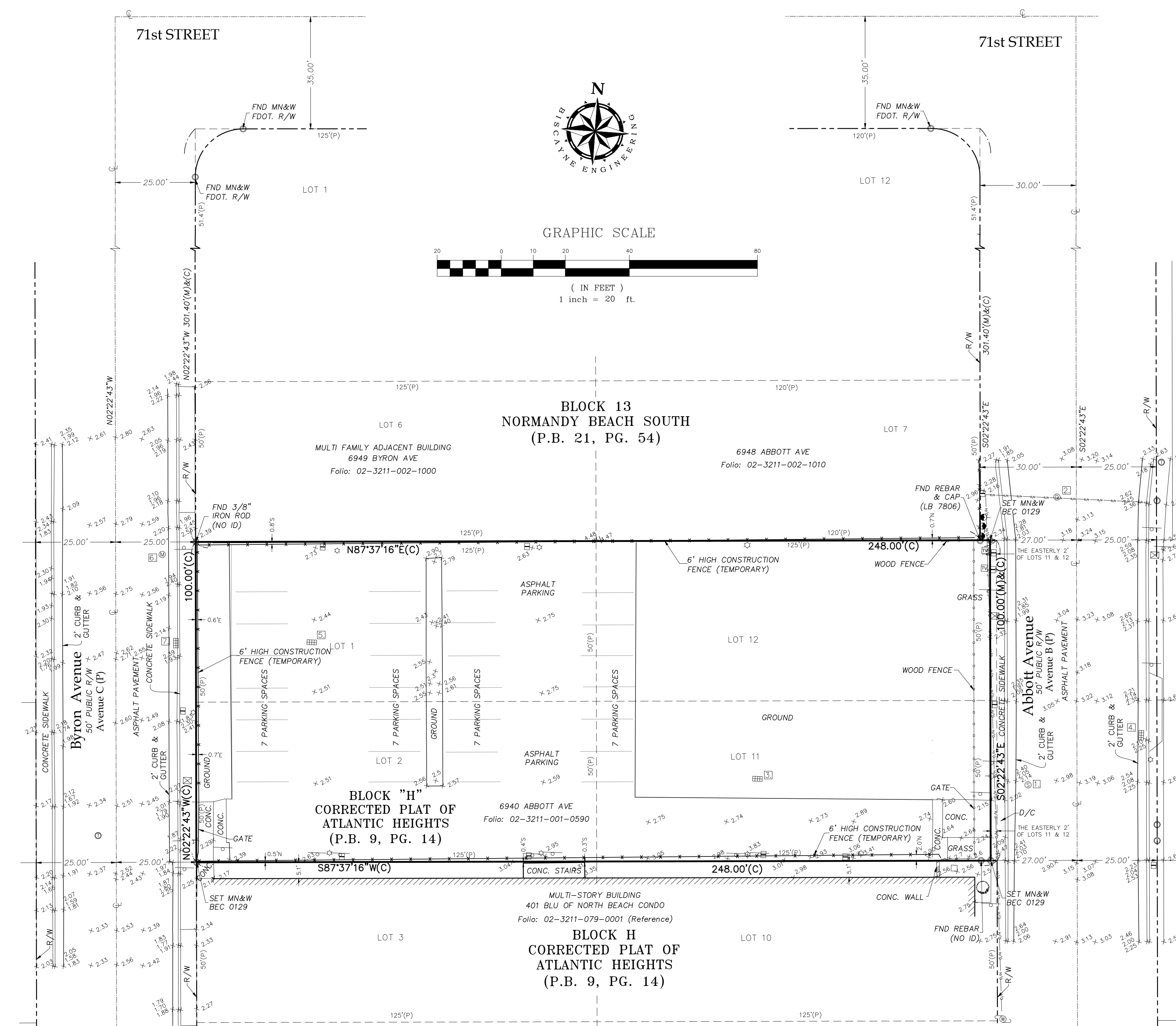


# ALTA / NSPS LAND TITLE SURVEY

6940 ABBOTT AVE, MIAMI BEACH, FL 33141



**ABBREVIATIONS:**

- AC = ACRES
- B.E.C. = BISCAYNE ENGINEERING COMPANY
- CB = CATCH BASIN
- CONC. = CONCRETE
- D/C = DEPRESSED CURVE
- EL. = ELEVATION
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND = FOUND
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- MH = MANHOLE
- MHD = DRAINAGE SEWER MANHOLE
- MHS = SANITARY SEWER MANHOLE
- MN&W = MANHOLE AND WASHER
- NAV88 = NORTH AMERICAN VERTICAL DATUM OF 1988
- NL&W = NAIL AND WASHER
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PVC = POLYVINYL CHLORIDE
- CONC. = CALCULATED FROM FIELD MEASUREMENTS
- (P) = PER PLAT
- (M) = MEASURED
- R/W = RIGHT-OF-WAY
- ± = MORE OR LESS (OR PLUS OR MINUS)

**LINE TYPES:**

- 2" CURB & GUTTER
- BOUNDARY
- BUILDING
- WALL
- LOT
- CENTER LINE
- OVERHEAD
- RIGHT-OF-WAY

**LEGEND:**

- CENTER LINE
- ⊖ CLEAN OUT VALVE
- ⊕ ELECTRIC METER
- ⊕ CONCRETE POWER POLE
- ⊕ SANITARY SEWER MANHOLE
- ⊕ CATCH BASIN
- ⊕ DRAINAGE SEWER MANHOLE
- ⊕ COMMUNICATION BOX
- ⊕ TELEPHONE MANHOLE
- ⊕ MANHOLE
- ⊕ STRUCTURE ID
- ⊕ CABLE TV BOX
- ⊕ WOOD POWER POLE
- SIGN
- POST
- GUY WIRE
- LIGHT POLE
- ⊕ WATER METER
- ⊕ WATER PULL BOX
- ⊕ WATER VALVE
- ⊕ IRRIGATION VALVE
- ⊕ AIR CONDITIONER
- ⊕ TREE
- ±2.03 HARD SURFACE ELEVATION (TYPICAL)
- ±1.0 GROUND ELEVATION (TYPICAL)

**STRUCTURES TABLE**

STRUCTURES TABLE (ELEVATIONS REFERENCED TO NAVD 88)							
NO.	DESCRIPTION	RIM EL.(')	INVERT(')	DIAMETER(")	MATERIAL	DIRECTION	COMMENTS
1	MHS	2.47	-1.98	8	PVC	NORTH	
			-2.03	8	PVC	SOUTH	
			-1.33	6	IRON	WEST	
2	MHD	3.02	-4.49			BOTTOM	
			0.44	10	CLAY	EAST	
3	CB	2.27	-0.25			BOTTOM	
			0.30	10	CLAY	NORTHEAST	
4	CB	2.20	0.25	10	CLAY	WEST	
			0.10			BOTTOM	
			-0.37	12	CONC.	WEST	
5	CB	2.23	-0.85			BOTTOM	
6	MH						OBSTRUCTED BY PARKED VEHICLE
7	CB						OBSTRUCTED BY PARKED VEHICLE

**TITLE EXCEPTIONS:**

SUBJECT TO THE FOLLOWING MATTERS OF RECORD AS DESIGNATED IN SCHEDULE B, SECTION II, EXCEPTIONS OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER: 10421412, COMMITMENT DATE: APRIL 15TH, 2022 AT 5:00 PM.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.  
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.  
FOR 2021 TAX YEAR PARCEL/ID # 02-3211-001-0590, GROSS TAX AMOUNT IS \$65,891.15, EXEMPTION TYPE IS NONE, AND PAYMENT STATUS IS PAID.  
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
- STANDARD EXCEPTIONS:
  - ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
COMMENT: SURVEY MAP SHOWN HEREON.
  - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
  - ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
  - TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.  
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
- 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 SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.  
COMMENT: NOT A SURVEY MATTER. NOT REVIEWED OR CONSIDERED.
- MATTERS CONTAINED ON THE PLAT OF ATLANTIC HEIGHTS RECORDED IN PLAT BOOK 4, PAGE 146, AND CORRECTED PLAT OF ATLANTIC HEIGHTS, RECORDED IN PLAT BOOK 9, PAGE 14, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.  
COMMENT: THE SUBJECT PROPERTY LIES WITHIN THE PLAT. THIS IS A BLANKET TYPE INSTRUMENT.

**LEGAL DESCRIPTION:**

LOTS 1, 2, 11 AND 12 BLOCK "H", ATLANTIC HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, AT PAGE 146, AND CORRECTED PLAT OF ATLANTIC HEIGHTS, RECORDED IN PLAT BOOK 9, AT PAGE 14, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, EXCEPT THE EASTERLY 2 FEET OF SAID LOTS 11 AND 12.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH 2022, AT 5:00 PM.

**SURVEYOR'S NOTES:**

- LEGAL DESCRIPTION SHOWN HEREON PER THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH 2022 AT 5:00 PM.
- THE PROPERTY DESCRIBED AND SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER 10421412, DATED APRIL 15TH 2022 AT 5:00 PM.
- THIS SITE LIES IN SECTION 18, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.
- RIGHT-OF-WAY LINES DO NOT REPRESENT AN OPINION OF OWNERSHIP BY THE SURVEYOR.
- THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN, AND ARE REFERENCED TO THE WEST LINE OF LOT 1 AND 2, HAVING A BEARING OF N02°22'43"W.
- THE SUBJECT PROPERTY LIES IN FLOOD ZONE "AE", ELEVATION 8, PER FLOOD INSURANCE RATE MAP FOR MIAMI-DADE COUNTY, FLORIDA, MAP NUMBER 12086C0326, SUFFIX L, COMMUNITY NAME: CITY OF MIAMI BEACH, COMMUNITY NUMBER 120651, REVISED SEPTEMBER 11, 2009.
- THE SUBJECT PROPERTY CONTAINS A TOTAL AREA OF 24,800 SQUARE FEET OR 0.57 ACRES MORE OR LESS.
- THE FOLIOS/OWNERS WERE REFERENCED FROM THE MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE AND ARE SHOWN HEREON.
- ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
- DIMENSIONS AND DIRECTIONS INDICATED HEREON ARE CALCULATED FROM FIELD MEASUREMENTS USING A TOTAL STATION ELECTRONIC DISTANCE MEASUREMENT (EDM), AND MEASURING TAPE, UNLESS OTHERWISE NOTED.
- TREES SHOWN HEREON WERE LOCATED BUT NOT MEASURED OR IDENTIFIED.
- TIES FROM PROPERTY LINES TO BUILDINGS ARE TO THE EXTERIOR FACE OF BUILDING'S PERIMETER WALLS; UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED OR SHOWN.
- 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 APPROXIMATE LOCATION OF ABOVE GROUND VISIBLE UTILITIES SHOWN HEREON WERE FIELD LOCATED. SYMBOLS ARE NOT TO SCALE AND ARE SHOWN FOR REFERENCE.
- NO ATTEMPT WAS MADE BY THE SURVEYOR TO DETERMINE MINERAL RIGHTS OWNERSHIP AND/OR RIGHTS-OF-ENTRAPPARTENANT THERETO.
- THERE IS NO VISIBLE EVIDENCE OF RUBBISH FILLS, SLOUGHS, FILLED IN WELLS, CISTERNS OR SEEP HOLES ON THE HEREON DESCRIBED PROPERTY.
- 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-ENTRAPPARTENANT THERETO.
- NO VISIBLE EVIDENCE OF WETLANDS OR WETLAND DELINEATION MARKERS WERE OBSERVED AT THE SURVEYED PROPERTY; CLIENT SHOULD CONSULT A QUALIFIED WETLANDS SPECIALIST TO DETERMINE ANY MATTERS REGARDING THE DELINEATION OF WETLANDS.
- ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE REFERENCED TO THE FOLLOWING BENCHMARKS:
  - PNC7: ELEVATION = 2.79' NAVD88, FOUND FDOT ALUMINUM DISC ON EAST SIDEWALK OF ABBOTT AVENUE BETWEEN 72ND STREET AND 71 STREET.
  - PNC8: ELEVATION = 2.20' NAVD88, FOUND FDOT ALUMINUM DISC ON SIDEWALK DRAIN AT THE NE INTERSECTION OF 69TH STREET AND ABBOTT AVENUE.
- 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 THIS 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 VERTICALLY ON SOFT SURFACES.
- THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY FOUND IN THE LAWS OF THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, AND THE STATE OF FLORIDA.

**SURVEYOR'S CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES TO:

6940 NORTH BEACH PROPERTY, LLC  
AMERANT BANK, N.A.  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

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. THE FIELDWORK WAS COMPLETED ON 01-31-2025. 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: 01/31/2025

Digitally signed by  
Alberto J. Rabionet  
Date: 2025.02.07  
12:26:11-0500'

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

**6940 ABBOTT AVENUE**

FOR: CONSTELLATION GROUP, INC.  
SCALE: AS SHOWN DESIGNED BY: R.C.  
DATE: 01/31/25 APPROVED BY: A.J.R.

DRAWN BY: R.C./P.M. CHECKED BY: A.J.R./P.M.  
F.B./P.G.: 2915/18-24, 31-32, 37-38, 3116/10-11

ORDER NO. 25000782  
SHEET NO. 1 OF 1