TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO. RAFL-43310, WITH AN EFFECTIVE DATE OF DECEMBER 21, 2021 AT 11:00 P.M.

LEGAL DESCRIPTION

LOTS 6, 7, 11, 12, 13, AND 14, IN BLOCK 2, TOWNSITE OF HARDING, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

NOTES CORRESPONDING TO SCHEDULE B

8 — RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF PLAT OF THE TOWNSITE OF HARDING, RECORDED IN PLAT BOOK 34, PAGE 4, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, SHOWN HEREON)

9 — TERMS AND CONDITIONS SET FORTH IN SHORT FORM LEASE DATED AUGUST 5, 1986, BETWEEN CALVIN GAETA, LANDLORD, AND JACK ECKERD CORPORATION, A DELAWARE CORPORATION, TENANT, FILED OCTOBER 23, 1996, RECORDED IN OFFICIAL RECORDS BOOK 13059, PAGE 2658, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AFFECTED BY NAME CHANGE TO ECKERD CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 19264, PAGE 1220 AND BY SUBORDINATION AGREEMENT BETWEEN HOLIDAY CVS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 108.
(BOOK 13059, PAGE 2658 – DOES NOT AFFECT, APPEARS TO BE EXPIRED SINCE 2006; BOOK 19264, PAGE 1220 – AFFECTS AS A BLANKET IN NATURE; BOOK 27572, PAGE 108 – AFFECTS, PLOTTED AS SHOWN)

10 — RESOLUTION NO. 93-20699 BY THE CITY COMMISSION OF THE CITY OF MIAMI BEACH, RE: NORTH BEACH STREETSCAPE IMPROVEMENT PROJECT, FILED APRIL 12, 1993, RECORDED IN OFFICIAL RECORDS BOOK 15877, PAGE 745, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)

11 — PERPETUAL EASEMENT IN FAVOR OF STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FILED FEBRUARY 1, 2011, RECORDED IN OFFICIAL RECORDS BOOK 27572, PAGE 105, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
(AFFECTS, PLOTTED AND SHOWN)

UTILITY INFORMATION

THE UTILITIES SHOWN ON THIS DRAWING HEREON HAVE BEEN LOCATED BY FIELD MEASUREMENTS UTILITY MAP DRAWINGS, AND FLORIDA 811 DIG UTILITY LOCATE REQUEST. BLEW AND ASSOCIATES MAKES NO WARRANTY TO THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. TICKET NUMBER: 090306203 AND 090306170.

COMPANY:	CONTACT:
AT&T	844-956-4134
BREEZELINE	888-536-9600
CITY OF MIAMI BEACH	305-673-7420
COMCAST CABLE	800-266-2278
CROWN CASTLE NG	866-787-2637
DADE COUNTY PUBLIC WORKS AND TRAFFIC	305-891-3131
FLORIDA POWER & LIGHT--DADE	1-800-226-5885
HOTWIRE COMMUNICATIONS	800-688-3600
MCI	305-373-4737
TECO PEOPLES GAS SOUTH FLORIDA	305-940-0139
VILLAGE OF BAL HARBOUR	305-866-4633

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY.

TEMPORARY BENCHMARK INFORMATION

TBM#1
FOUND 1" PIPE
NORTHING: 555638.25
EASTING: 945020.93
ELEVATION: 5.23'

TBM#2
FOUND PK-NAIL & DISK
INSCRIBED "FL PSM 5913"
NORTHING: 555830.39
EASTING: 944860.77
ELEVATION: 5.27'

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED ENTIRELY IN ZONE AE ON FLOOD INSURANCE RATE MAP NUMBER 12086C0326L, WHICH BEARS AN EFFECTIVE DATE OF 09/11/2009 AND IS IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

PER FIRM NUMBER 12086C0326L DATED 09/11/2009 THE BASE FLOOD ELEVATION IS 8.0' REFERENCED TO NGVD 1929.

INVERTS LIST

DMH#1
STORM MANHOLE
RIM ELEVATION: 4.69'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#2
STORM MANHOLE
RIM ELEVATION: 4.20'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#3
STORM MANHOLE
RIM ELEVATION: 4.92'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DMH#4
STORM MANHOLE
RIM ELEVATION: 4.32'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#1
SANITARY MANHOLE
RIM ELEVATION: 5.47'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#2
SANITARY MANHOLE
RIM ELEVATION: 5.53'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#3
SANITARY MANHOLE
RIM ELEVATION: 4.90'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#4
SANITARY MANHOLE
RIM ELEVATION: 4.93'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

SMH#5
SANITARY MANHOLE
RIM ELEVATION: 4.82'
UNABLE TO OPEN DUE TO HEAVY TRAFFIC AT THE TIME OF SURVEY

DI#1
DRAINAGE INLET
RIM ELEVATION: 5.70'
UNABLE TO OPEN DUE TO PARKED VEHICLE

LEGEND

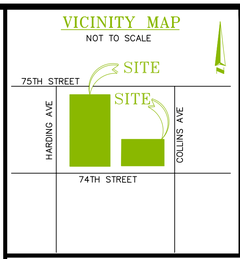
● FOUND MONUMENT AS-NOTED	WATER VAULT
○ SET MONUMENT AS-NOTED	GAS VALVE
✥ COMPUTED POINT	GRATED INLET (GI)
(M) MEASURED/CALCULATED DIMENSION	DRAINAGE MANHOLE (DMH)
(R) RECORD DIMENSION	SANITARY MANHOLE (SMH)
N/F NOW OR FORMERLY	CLEANOUT
OVH OVERHANG	UTILITY POLE
B.H.L. BUILDING HEIGHT LOCATION	GUY ANCHOR
F.F.E. FINISHED FLOOR ELEVATION	ELECTRIC BOX
BOC BACK OF CURB	ELECTRIC VAULT
FL FLOWLINE	LIGHT POLE
EA EDGE OF ASPHALT	TELEPHONE PEDESTAL
TA TOP OF ASPHALT	TELEPHONE MANHOLE
NG NATURAL GROUND	FIBER OPTIC VAULT
EC EDGE OF CONCRETE	UTILITY VAULT
TC TOP OF CONCRETE	BOLLARD
SW SIDEWALK	SIGN
CR CROWN OF ROAD	UNKNOWN MANHOLE
PS PARKING SPACE(S)	TRAFFIC SIGNAL VAULT
HANDICAP PARKING SPACE	PL PEDESTRIAN LIGHT
NO PARKING AREA	PROPERTY LINE
FIRE HYDRANT	x — x FENCE LINE
WATER VALVE	CENTERLINE OF ROAD
WATER METER	CROWN OF ROAD
	OHP OHP OVERHEAD POWER LINE
	OHTV OHTV OVERHEAD TRANSMISSION LINE

TREE TABLE

TAG	TRUNK	TREE TYPE
T1	20"	BLACK OLIVE
T2	22"	BLACK OLIVE
T3	20"	FICUS
T4	18"	BLACK OLIVE
T5	18"	PINE
T6	18"	BLACK OLIVE
T7	16"	BLACK OLIVE
T8	18"	BLACK OLIVE
T9	16"	BLACK OLIVE
T10	12"	OAK
T11	20"	BLACK OLIVE
T12	10"	BLACK OLIVE
T13	6"	OAK
T14	12"	OAK
T15	16"	BLACK OLIVE
T16	4"	BLACK OLIVE
T17	24"	BLACK OLIVE
T18	15"	PALM
T19	18"	PALM

VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

45,000 ± SQUARE FEET
1.033 ± ACRES

PARKING

REGULAR= 57
HANDICAP= 2
TOTAL= 59

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83-2011, AS MEASURED ALONG THE EAST LINE OF LOTS 11, 12, 13 AND 14. WHICH BEARS S02°56'10"E PER GPS COORDINATE OBSERVATIONS.
LATITUDE: 25°51'35.5224"
LONGITUDE: -80°07'19.0617"
CONVERGENCE ANGLE: 00°22'58.8003"

GENERAL NOTES

1. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 74TH STREET AND 75TH STREET VIA THE ALLEYWAY, BOTH BEING DEDICATED PUBLIC STREETS.
5. THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
6. IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
7. THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE NOT CONTIGUOUS, CONTAINING ANY GAPS, GORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
10. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF HARDING AVENUE AND 74TH STREET, WHICH ABUTS THE SOUTHWEST CORNER OF LOT 14.
12. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.
13. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS WITH ORIGINATING BENCHMARK PID "AC2274", VERTICAL DATUM BASED UPON NATIONAL GEODETIC VERTICAL DATUM (NGVD29) IN US SURVEY FEET. CONTOURS SHOWN ARE AT ONE FOOT INTERVALS.
BENCHMARK ID: PID "AC2274"
PUBLISHED ELEVATION:6.69'
MONUMENT DESCRIPTION: BENCH MARK DISK INSCRIBED "G 313 1970"
14. CONVERSION: NGV29=NAVD88+1.30'
CONVERSION PROVIDED BY NGS COORDINATE AND TRANSFORMATION TOOL (NCAT).

ALTA/NSPS LAND TITLE SURVEY

AEI JOB # 455698

7410 COLLINS AVENUE

MIAMI-DADE COUNTY — MIAMI, FLORIDA

SITE PICTURE

COORDINATED BY:

AEI CONSULTANTS
2500 CAMINO DIABLO
WALNUT CREEK, CA, 94597
TELEPHONE: 925.746.6000
EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: CHICAGO 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, AND INCLUDES ITEMS 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/06/2023. DATE OF PLAT OR MAP: 04/18/2023.

Peter G Johnson

PETER G. JOHNSON
LICENSE NUMBER 5913
STATE OF FLORIDA
Professional Surveyor and Mapper

PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

DATE	REVISION HISTORY	BY
05/01/23	CLIENT COMMENTS	WRG
05/26/23	ADDED BASE FLOOD ELEVATION	AJ

SURVEYOR JOB NUMBER: 22-0649.01
SCALE: 1" = 20'
DRAWN BY: WRG
APPROVED BY: LT

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM