

**LEGEND**

● BOLLARD	⑩ STORM MANHOLE
■ CONCRETE SURFACE	⑪ TELEPHONE MANHOLE
⊕ ELECTRIC MANHOLE	⑫ UTILITY POLE
⊕ FIRE HYDRANT	⑬ WATER MANHOLE
⊕ GAS VALVE	⑭ WATER VALVE
⊕ GROUND LIGHT	⊕ ARC LENGTH
⊕ GUY ANCHOR	⊕ AIR CONDITIONER
⊕ HANDICAP PARKING SPACE	L ARC LENGTH
⊕ LIGHT POLE	BFP BACKFLOW PREVENTER
⊕ MANHOLE	CR CABLE RISER
⊕ NO PARKING AREA	Δ CENTRAL ANGLE
⊕ SANITARY MANHOLE	CLF CHAIN LINK FENCE
⊕ SET/FOUND MONUMENT	CB CHORD BEARING
⊕ AS NOTED SIGN	C CHORD LENGTH
12.3x SPOT ELEVATION	⊕ CLEAN OUT
CA COVERED AREA	CC&G CONCRETE CURB & GUTTER
(D) DEED	MES MITERED END SECTION
DA DRAINAGE INLET	(MW) MONITORING WELL
DA DUMPSTER AREA	PS PARKING SPACE(S)
EB ELECTRIC BOX	PPF PLASTIC PRIVACY FENCE
EM ELECTRIC METER	(P) PLAT
EP ELECTRIC PANEL	PWF POST & WIRE FENCE
ELEV ELEVATION	R RADIUS
FFE FIRST FLOOR ELEVATION	(R) RECORD
FDC FIRE DEPARTMENT CONNECTION	SV SEWER VALVE
FND FOUND	SQ.FT. SQUARE FEET
GM GAS METER	TELEPHONE BOX
GEN GENERATOR	TR TELEPHONE RISER
ICV IRRIGATION CONTROL BOX	TSB TRAFFIC SIGNAL BOX
(M) MEASURED	TSP TRAFFIC SIGNAL POLE
ADJOINER LINES	TF TRANSFORMER
BOUNDARY	UB UTILITY BOX
BUILDING	UL UTILITY LID
CENTER LINE	WM WATER METER
CHAINLINK FENCE	WV WATER VALVE
METAL FENCE	WPF WOOD PANEL FENCE
OVERHEAD UTILITY LINE	EV ELECTRICAL VAULT
PLASTIC FENCE	V VAULT
SECTION LINES	
WOOD PANEL FENCE	
ZONING SETBACK	
EASEMENT LINE	

**SURVEYOR'S CERTIFICATE**

TO: PPF MBL PORTFOLIO, LLC, A FLORIDA LIMITED LIABILITY COMPANY; COOF, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ACCORE CAPITAL MORTGAGE, LP, A DELAWARE LIMITED PARTNERSHIP, IN ITS CAPACITY AS ADMINISTRATIVE AGENT FOR THE LENDERS AND ITS SUCCESSORS AND/OR ASSIGNS; MAC 801 LR LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 719 LR LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 600 LR LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 741 LR LLC, A DELAWARE LIMITED LIABILITY COMPANY; MAC 723 LR LLC, A DELAWARE LIMITED LIABILITY COMPANY.

DATE OF PLAT OR MAP: 07/15/2025

12/14/2025

MICHAEL A. STANG  
 LAND SURVEYOR NUMBER: LS7410  
 IN STATE OF FLORIDA

**FLOOD INFORMATION**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "AE" AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 120651 (MAP NO. 12086C0317L), WHICH BEARS AN EFFECTIVE DATE OF 9/11/2009, AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

ZONE "AE" - BASE FLOOD ELEVATIONS (BFE) ARE DETERMINED. BASE FLOOD ELEVATION OF 8.0.

**BASIS OF BEARING**

Bearings and distances are based on U.S. State Plane NAD83(2011) Florida East + NAVD88(GEOD18).

**BOUNDARY & TOPOGRAPHIC SURVEY**

**Comras Florida Retail Project**  
 SITE ADDRESS  
 723 Lincoln Lane  
 Miami Beach  
 MIAMI-DADE, FLORIDA, 34981

PARTNER PROJECT NUMBER: 25-502624.1

**COORDINATED BY**

PARTNER

CORPORATE OFFICE  
 2154 Torrance Boulevard  
 Torrance, CA 90501  
 Phone: 888-215-7479  
 ALTA@partneresi.com  
 www.partneresi.com

DATE	REVISIONS	DRAWN BY: RKM/TA	DRAWING SCALE: 1"= 16'
7/21/25	UPDATE	CHECKED BY:	JOB NO.: WO-10136
8/14/25	UPDATE	FILENAME: WO-10136.DWG	
12/10/25	TOPO. UPDATE		

**SURVEYED BY**

STANG PROFESSIONAL SERVICES

3 BUCKSKIN STREET  
 LAKE PLACID, FLORIDA 33852  
 218-766-4358  
 CAMERONSTANG@STANGPS.COM

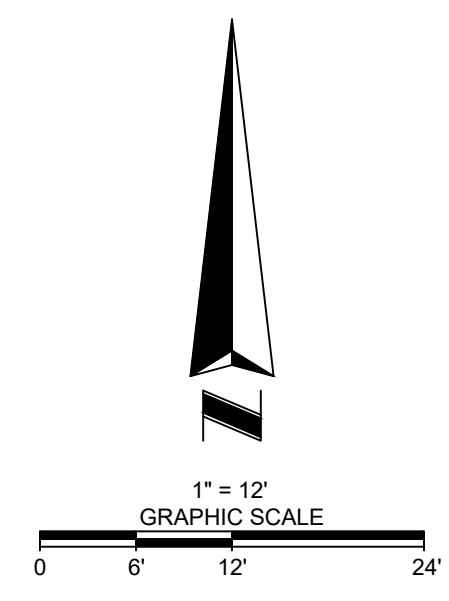
**TITLE DESCRIPTION**

PARCEL 5: THE SOUTH 37-1/2 FEET OF LOT 4 AND ALL OF LOT 3, IN BLOCK 35, OF AMENDED PLAT OF GOLF COURSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 26, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A STRIP OF LAND THIRTY (30) FEET WIDE AND MARKED "BRIDLE PATH", ADJACENT TO AND LYING EAST OF THE NORTH THIRTY-ONE AND ONE-QUARTER (31-1/4) FEET OF LOT 3 AND THE SOUTH THIRTY-SEVEN AND ONE-HALF (37-1/2) FEET OF LOT 4, BLOCK 35, OF AMENDED PLAT OF GOLF COURSE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 12526939 WITH AN EFFECTIVE DATE OF OCTOBER 23, 2025, REVISED NOVEMBER 7, 2025, AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE, OR OTHERWISE KNOWN HAVE BEEN PLOTTED HEREON AND NOTED AS TO THEIR EFFECT ON THE PROPERTY.

**LAND AREA**

PARCEL 5:	19,912 SQ. FT.
ACRES:	0.45 +/-



- SURVEYOR'S NOTES**
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVIDITUDES, FOUNDATIONS AND POSSIBLE ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
  - SUBJECT TRACT HAS DRIVEWAY ACCESS TO LINCOLN LN, JEFFERSON AVE, MERIDIAN AVE, AND PENNSYLVANIA AVE, AND EUCLID AVE.
  - THE DIMENSIONS AND AREA OF THE BUILDING(S) SHOWN ARE BASED ON THE BUILDING'S EXTERIOR FOOTPRINT AT GROUND LEVEL.
  - THE POINT OF HEIGHT MEASUREMENT IS IDENTIFIED ON THE SURVEY AND WAS TAKEN FROM THE NEAREST ADJACENT GRADE AT SAID POINT. THIS POINT REPRESENTS THE HEIGHT OF THE STRUCTURE AS OBSERVED FROM GROUND LEVEL.
  - NO UNDERGROUND UTILITIES HAVE BEEN LOCATED AND/OR SHOWN ON THIS SURVEY. ONLY VISIBLE AND APPARENT ABOVE GROUND UTILITY APPURTENANCES ARE SHOWN.
  - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR BUILDING CONSTRUCTION ON THE SURVEYED PROPERTY.
  - THERE ARE NO OBSERVABLE EVIDENCE OF ANY CHANGES IN STREET RIGHT-OF-WAYS OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR.
  - THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THE SURVEYED PROPERTY.
  - ALL RECIPROCAL EASEMENT AGREEMENTS ("REAS") THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS THAT HAVE BEEN REPORTED BY THE TITLE REPORT PROVIDED HAVE BEEN DENOTED ON THE SURVEY AND ARE SHOWN HEREON.
  - THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OR EXISTENCE OF WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
  - THE SURVEYED BOUNDARY SHOWN HEREON ARE CONTIGUOUS WITH ADJOINING PROPERTIES AND/OR RIGHTS OF WAY WITHOUT ANY GAPS, GORES OR OVERLAPS.
  - NO VISIBLE EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED.
  - IN REFERENCE TO OPTIONAL TITLE A, ITEM 10, PARTY WALLS WERE NOT ABLE TO BE LOCATED AT TIME OF SURVEY.
  - IN REFERENCE TO OPTIONAL TITLE A, ITEM 14, THE PROPERTY IS AT THE INTERSECTIONS OF N LINCOLN LN, MERIDIAN AVE, AND PENNSYLVANIA AVE.
  - THE DIFFERENCE BETWEEN THE CALLS OF RECORDS AND THOSE THAT WERE MEASURED DO NOT CREATE AND GAPS OR OTHER TITLE PROBLEMS.

**UTILITY NOTE**

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV

THIS SURVEY WAS COORDINATED, NOT PERFORMED, BY PARTNER. SURVEY OBTAINED FROM AND CERTIFIED TO BY A PROFESSIONAL SURVEYOR LICENSED TO PRACTICE IN THE SAME STATE THE SUBJECT PROPERTY IS LOCATED

**SHEET 1 OF 1**