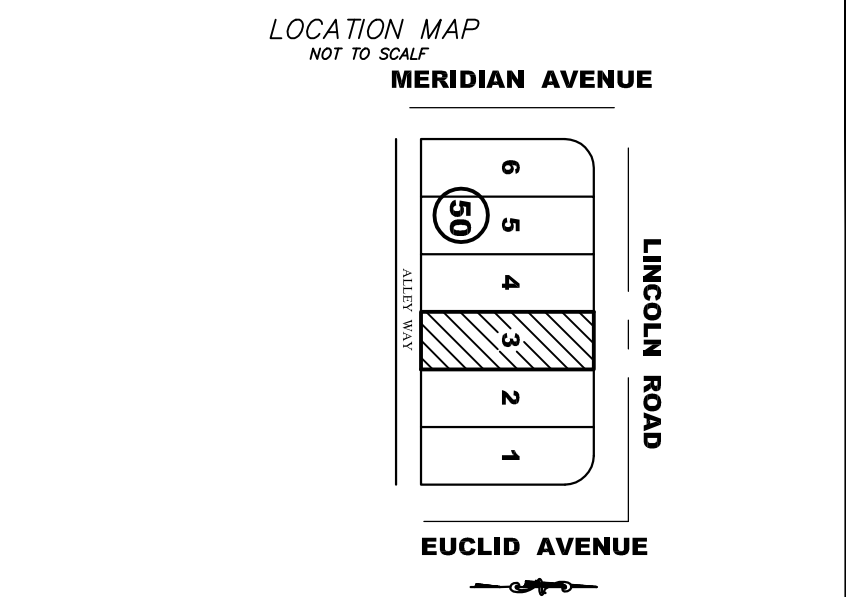




PROPERTY ADDRESS: 720 LINCOLN RD., MIAMI BEACH, FL. 33139
CERTIFIED TO:
 720 LINCOLN PARTNERS LLC
 FIRST AMERICAN TITLE INSURANCE COMPANY
 CITY NATIONAL BANK OF FLORIDA, ISAOA
 MARC D. KLEINER, P.A., dba KLEINER LAW GROUP

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 1, 2, 3, 4, 7A, 7B, 8, 9, 11, 13, 14, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12TH , 2025. SURVEY DONE ACCORDING TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO.: 111013589

- ALL SCHEDULE B-II TITLE EXCEPTIONS ARE BLANKET IN NATURE AND NOT PLOTTABLE.
- THERE ARE NO ENCROACHMENTS ON THE PROPERTY.
- LAND AREA = 7,500 SQ. FEET

LEGAL DESCRIPTION: LOT 3, BLOCK 50, OF SECOND COMMERCIAL
SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 33, OF THE
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES:

- 1) OWNERSHIP SUBJECT TO OPINION OF TITLE.
- 2) NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 4) LEGAL DESCRIPTION PROVIDED BY CLIENT.
- 5) UNDERGROUND ENCROACHMENTS NOT LOCATED.
- 6) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 7) OWNERSHIP OF FENCES ARE UNKNOWN.

8) THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

9) CONTACT THE APPROPRIATE AUTHORITY PRIOR TO ANY DESIGN WORK FOR BUILDING AND ZONING INFORMATION.

10) ELEVATIONS BASED OFF OF BM# D-149 LOCATOR: 4230 NE ELEV.: 4.18' NGVD

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.

BEARINGS WHEN SHOWN ARE REFERRED TO AN ASSUMED VALUE OF SAID PB: 6 PG: 33

LEGEND & ABBREVIATIONS:

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