



LEGEND

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

SURVEYOR'S CERTIFICATE

TO: PPF MBL PORTFOLIO, LLC, A FLORIDA LIMITED LIABILITY COMPANY; CCOF, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY; ACORE 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. 12086C0317), 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 + NAVD83(GEOD16)

BOUNDARY & TOPOGRAPHIC SURVEY

Comras Florida Retail Project
SITE ADDRESS
719-737, 741 Lincoln Rd
Miami Beach
MIAMI-DADE, FLORIDA, 34981
PARTNER PROJECT NUMBER: 25-502624.1

COORDINATED BY

CORPORATE OFFICE
2154 Torrance Boulevard
Torrance, CA 90501
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ALTA@partneresi.com
www.partneresi.com

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

SURVEYED BY

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

TITLE DESCRIPTION

PARCEL 2:
LOT 1, BLOCK 35, AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE WESTERLY PORTION THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 4:
A PORTION OF LOT 1, BLOCK 35, OF AMENDED PLAT OF GOLF COURSE SUBDIVISION, RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 35, AMENDED PLAT OF GOLF COURSE SUBDIVISION OF THE ALTON BEACH REALTY COMPANY, RECORDED IN PLAT BOOK 6, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING DUE SOUTH ALONG THE WESTERLY LINE OF SAID LOT 1, ALSO BEING THE EASTERLY LINE OF MERIDIAN AVENUE, AS SAID AVENUE IS SHOWN ON THE ABOVE-MENTIONED RECORDED PLAT, A DISTANCE OF 135.00 FEET TO THE POINT OF CURVATURE (P.C.) OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 15.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 23.56 FEET TO THE POINT OF TANGENCY (P.T.) OF SAID CURVE; SAID POINT OF TANGENCY BEING ON THE NORTHERLY LINE OF LINCOLN ROAD, AS SAID ROAD IS SHOWN ON SAID RECORDED PLAT; THENCE RUN DUE EAST ALONG THE SOUTHERLY LINE OF LOT 1, BLOCK 35, A DISTANCE OF 40.37 FEET TO A POINT, SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID LINCOLN ROAD AND A LINE WHICH IS THE SOUTHERLY PRODUCTION OF THE WESTERLY FACE OF A BUILDING WALL; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, MORE OR LESS, ALONG THE WESTERLY FACE OF SAID BUILDING WALL, AND ITS PRODUCTION SOUTHERLY, A DISTANCE OF 84.25 FEET TO THE NORTHWESTERLY CORNER OF SAID BUILDING WALL; THENCE SOUTH 89 DEGREES 53 MINUTES 19 SECONDS EAST, MORE OR LESS, ALONG THE NORTHERLY FACE OF SAID BUILDING WALL, A DISTANCE OF 51.46 FEET TO A CORNER IN SAID BUILDING WALL; THENCE RUN NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, MORE OR LESS, ALONG THE WESTERLY FACE OF SAID BUILDING WALL AND ITS PRODUCTION NORTHERLY, A DISTANCE OF 65.85 FEET TO THE INTERSECTION OF THE LAST-MENTIONED COURSE AND THE NORTHERLY LINE OF SAID LOT 1, BLOCK 35; THENCE RUN DUE WEST ALONG THE NORTHERLY LINE OF LOT 1, BLOCK 35; A DISTANCE OF 107.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS AS CREATED BY AND FURTHER DESCRIBED IN THAT DECLARATION OF EASEMENT FOR INGRESS AND EGRESS AND EASEMENT FOR ADJOINING FOUNDATION PURPOSES DATED MAY 5, 1972 AND RECORDED MAY 17, 1972 IN OFFICIAL RECORDS BOOK 7711, PAGE 215, OVER AND ACROSS THE LANDS DESCRIBED THEREIN AND FOR THE PURPOSES THEREIN EXPRESSED; AND AS FURTHER DESCRIBED AND SET FORTH IN EXHIBIT A TO THAT TRUSTEE'S DEED RECORDED IN OFFICIAL RECORDS BOOK 18253, PAGE 2403, BOTH 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. 12528939 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 OF THE PROPERTY.

SURVEYOR'S NOTES

- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, EASEMENTS, SERVITUDES, 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, SUBSIDIENCE, 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 14, 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

LAND AREA
PARCEL 2: 18,884 SQ. FT.
ACRES: 0.43 +/-
PARCEL 4: 11,822 SQ. FT.
ACRES: 0.28 +/-

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