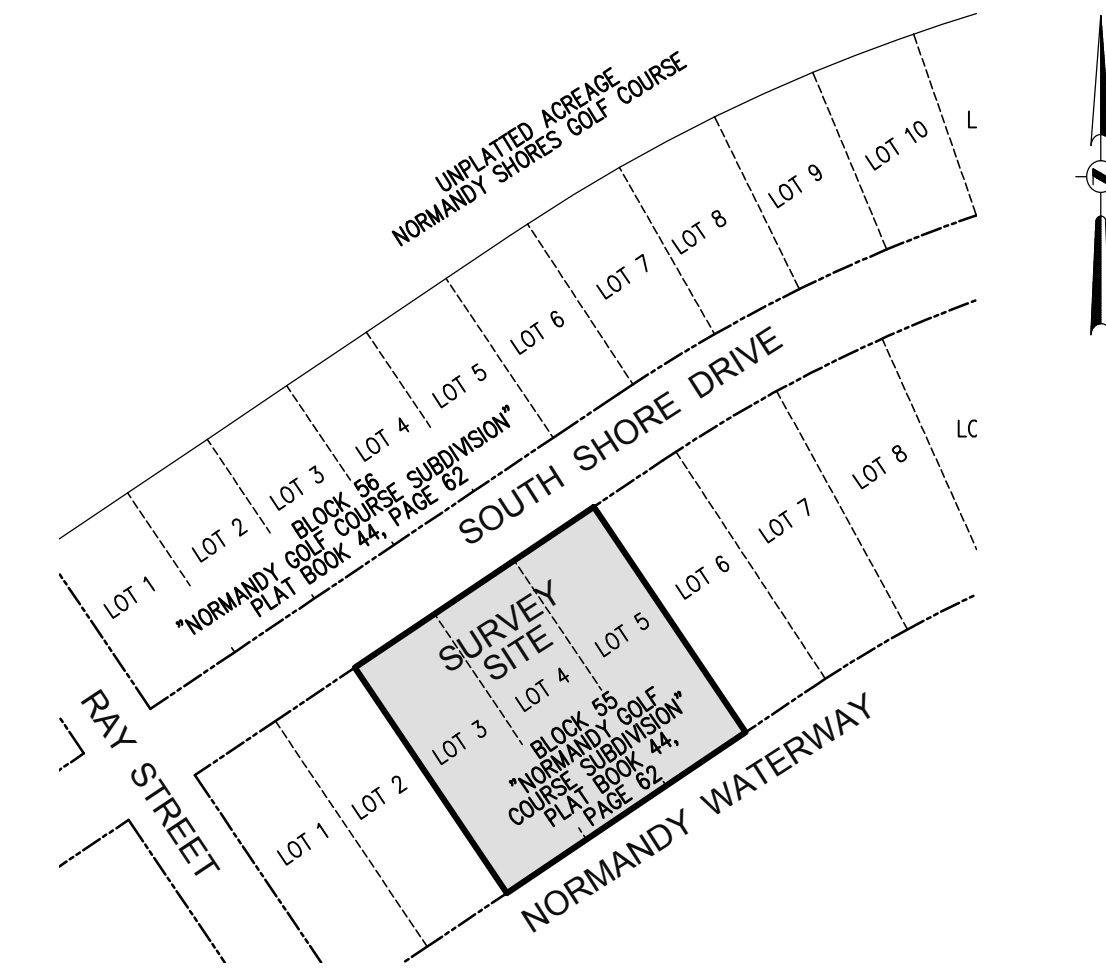
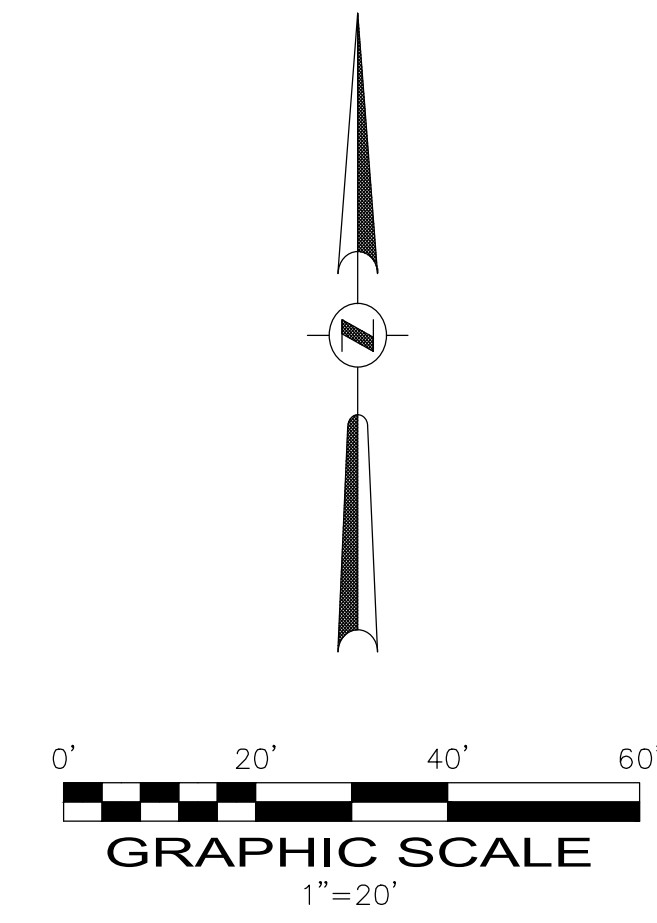
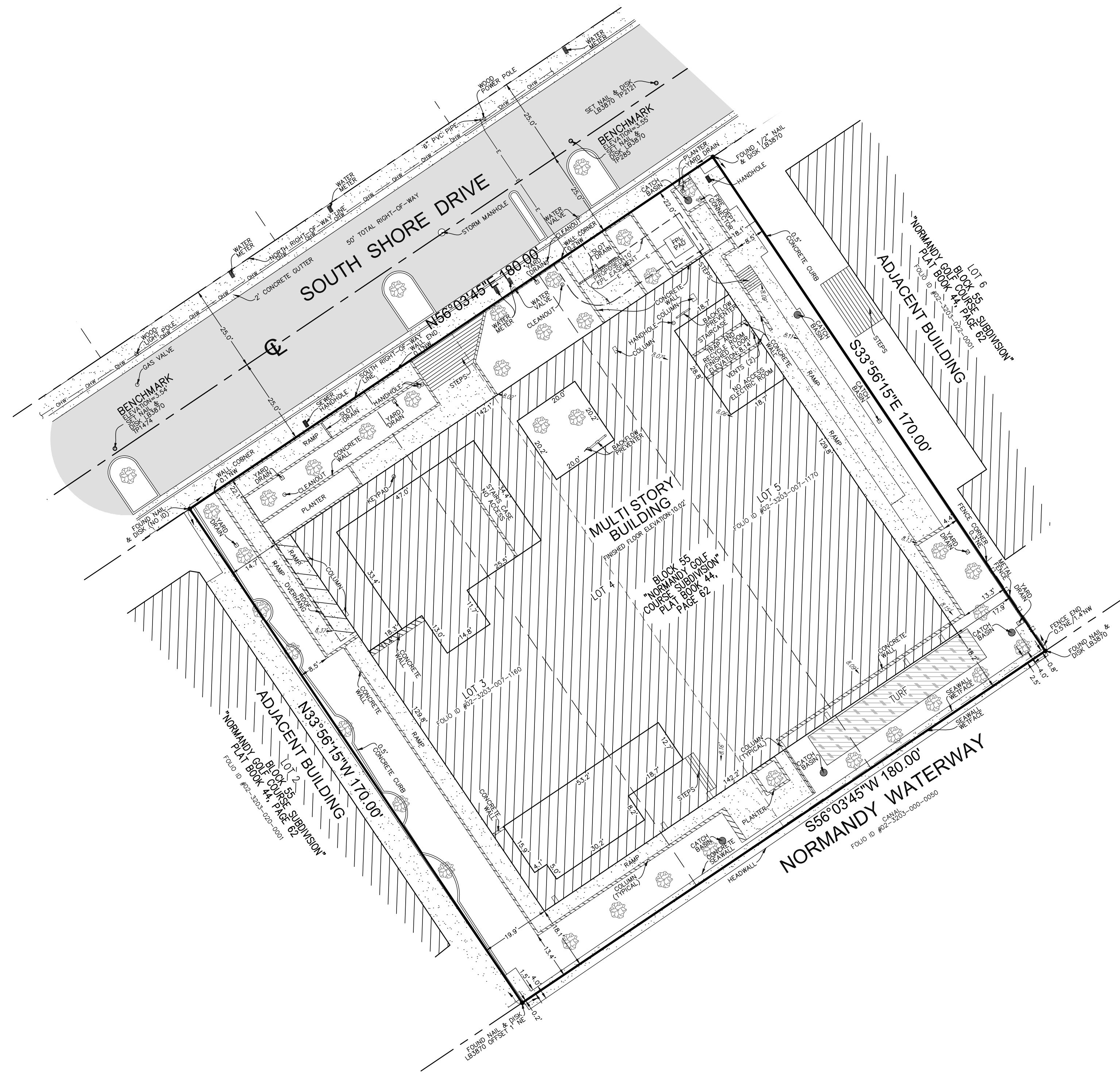


LEGAL DESCRIPTION:
 LOTS 3, 4, AND 5, BLOCK 55, OF "NORMANDY GOLF COURSE", ACCORDING TO THE PLAT THEREOF,
 AS RECORDED IN PLAT BOOK 44, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY,
 FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA AND
 CONTAINING 30,600 SQUARE FEET (0.703 ACRES), MORE OR LESS.



- NOTES:**
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 - ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI-DADE COUNTY BENCHMARK M-313, ELEVATION: 4.48 FEET.
 - FLOOD ZONE: AE; BASE FLOOD ELEVATION: 8 FEET; PANEL #12086C0307L; COMMUNITY #120651; MAP DATE: 9/11/09.
 - THIS SITE LIES IN SECTION 3, TOWNSHIP 53 SOUTH, RANGE 42 EAST, MIAMI-DADE COUNTY, FLORIDA.
 - BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTH SHORE DRIVE BEING $N56^{\circ}03'45''E$.
 - REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 - THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: ATLANTIC PACIFIC COMPANIES.
 - THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS $\pm 0.07'$.
 - THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, FILE NUMBER 394788, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED JUNE 21, 2023 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTION IN SCHEDULE B SECTION II OF SAID COMMITMENT:
 ITEM 1, 2, 3 & 5: STANDARD EXCEPTIONS, NOT ADDRESSED.
 ITEM 4: INTENTIONALLY DELETED.
 ITEM 6: RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS IN PLAT BOOK 44, PAGE 62 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
 ITEM 7: INTENTIONALLY DELETED.
 ITEM 8 & 9: NOT ADDRESSED.
 ITEM 11 & 12: INTENTIONALLY DELETED.
 ITEM 13: DECLARATION OF RESTRICTIVE COVENANT IN O.R.B. 24997, PAGE 546 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 ITEM 13 & 14: INTENTIONALLY DELETED.
 ITEM 15: NOT ADDRESSED.
 ITEM 16: TERMS, CONDITIONS AND COVENANTS IN ORDER IN O.R.B. 33287, PAGE 4767 DOES NOT APPLY TO THIS SITE.
 ITEM 17: TERMS, CONDITIONS AND COVENANTS IN ORDER IN O.R.B. 33287, PAGE 4800 APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
 ITEM 18: DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE IN O.R.B. 33649, PAGE 2944 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 ITEM 19: DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE IN O.R.B. 33668, PAGE 2142 DOES NOT APPLY TO THIS SITE.
 ITEM 20: DECLARATION OF RESTRICTIVE COVENANTS IN LIEU OF UNITY OF TITLE IN O.R.B. 33681, PAGE 2327 DOES NOT APPLY TO THIS SIT.
 ITEM 21: TERMS AND CONDITIONS OF AMENDED AND RESTATE GROUND LEASE AGREEMENT AS EVIDENCED BY MEMORANDUM OF LEASE IN O.R.B. _____ PAGE ____ NOT ADDRESSED.
 - ALL RECORDED DOCUMENTS ARE PER MIAMI-DADE COUNTY PUBLIC RECORDS.
 - THERE WAS EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - THIS SITE IS ZONED RM-1 (RESIDENTIAL MULTI FAMILY LOW INTENSITY). REQUIRED SETBACKS: FRONT-20', SIDE-14', REAR-17', MAXIMUM HEIGHT: 45'
 - THE PROPERTY DESCRIBED HEREON LIES WHOLLY WITHIN THE PROPERTY DESCRIBED IN THE ABOVE TITLE COMMITMENT.

LEGEND & ABBREVIATIONS

	CONCRETE
	ASPHALT PAVEMENT
	ELEVATION
	OVERHEAD WIRES
	UNDERGROUND ELECTRIC LINE
	CENTERLINE
	FLORIDA POWER & LIGHT COMPANY
	LICENSED BUSINESS
	OFFICIAL RECORDS BOOK
	TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	POLYVINYL CHLORIDE

CERTIFICATION:
 TO BANK OF AMERICA, N.A., AS ADMINISTRATIVE AGENT; CHICAGO TITLE INSURANCE COMPANY;
 VISTA BREEZE, LTD., A FLORIDA LIMITED LIABILITY COMPANY; THE CITY OF MIAMI BEACH, A
 POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; HOUSING FINANCE AUTHORITY OF MIAMI DADE
 COUNTY; AMERINAT; BANK OF AMERICA, N.A.; FLORIDA HOUSING FINANCE CORPORATION:

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, 6(a), 6(b), 7(o), 8, 9, 11, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS
 COMPLETED ON 2/8/26.

DATE OF PLAT OR MAP: 2/8/26

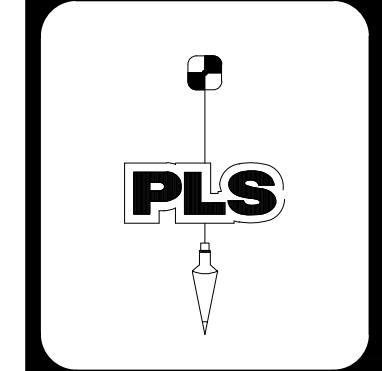
John F Pulice
 Digitally signed by
 John F Pulice
 Date: 2026.02.17
 15:30:31 -05'00'

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

5	#75414-FINAL SURVEY-2/8/26	J.S.
4	#75413-VERIFY GRADES-2/8/26	J.S.
3	#74181-ALTA SURVEY-4/18/25	L.S.
1	#73976-SPOT SURVEY-3/3/25	K.F.
NO.	REVISIONS	BY

FINAL SURVEY BREEZE SITE
 280 SOUTH SHORE DRIVE
 MIAMI BEACH, FLORIDA 33141
 (CITY OF MIAMI BEACH, MIAMI-DADE COUNTY)

BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY



PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@puliceandsurveyors.com
 WEBSITE: www.puliceandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: K.F.	SCALE: 1" = 20'	CLIENT: ATLANTIC PACIFIC COMPANIES
CHECKED BY: J.F.P.	SURVEY DATE: 2/8/26	ORDER NO.: 75414