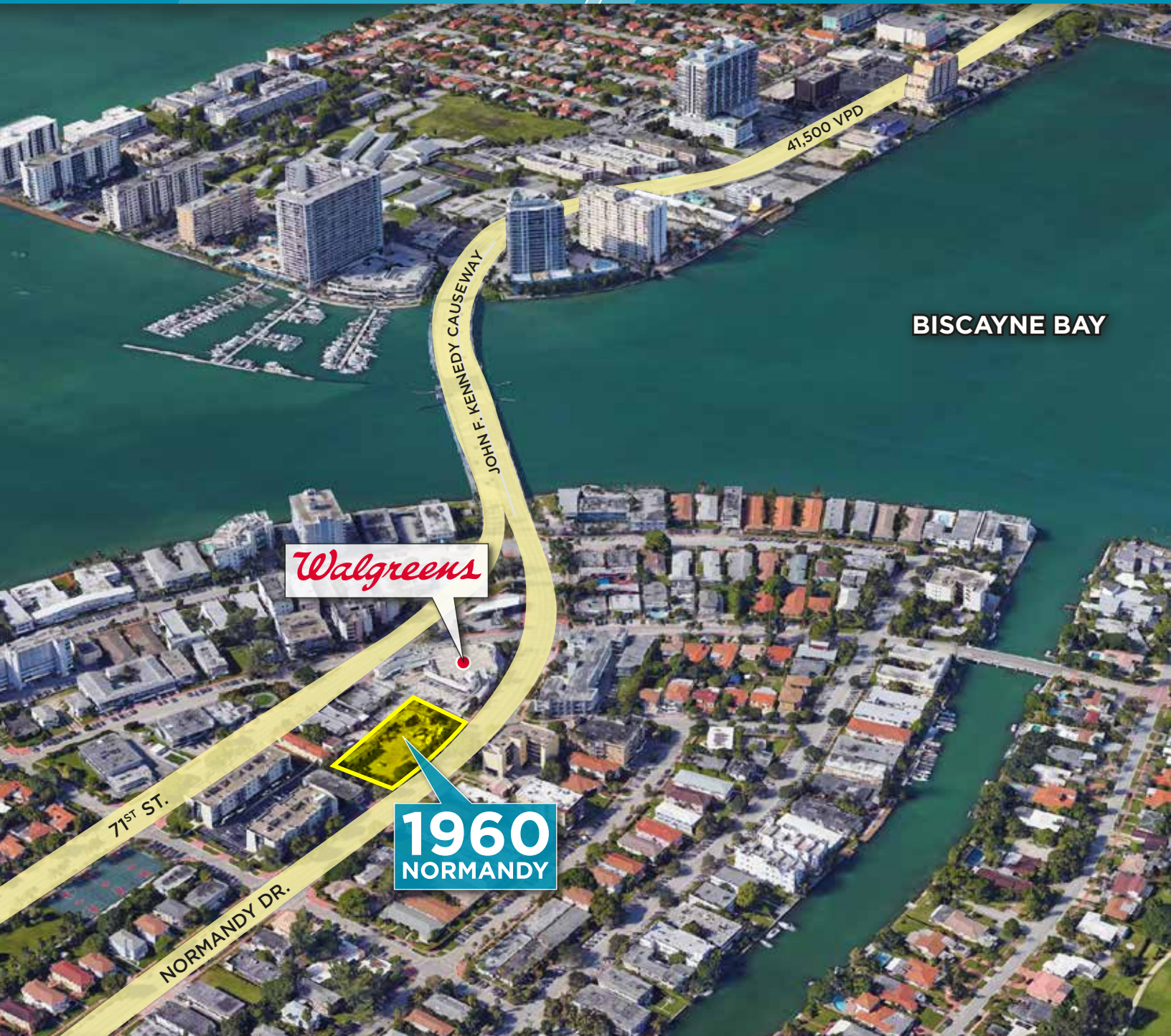


BUILD TO SUIT / LEASE

1960 NORMANDY

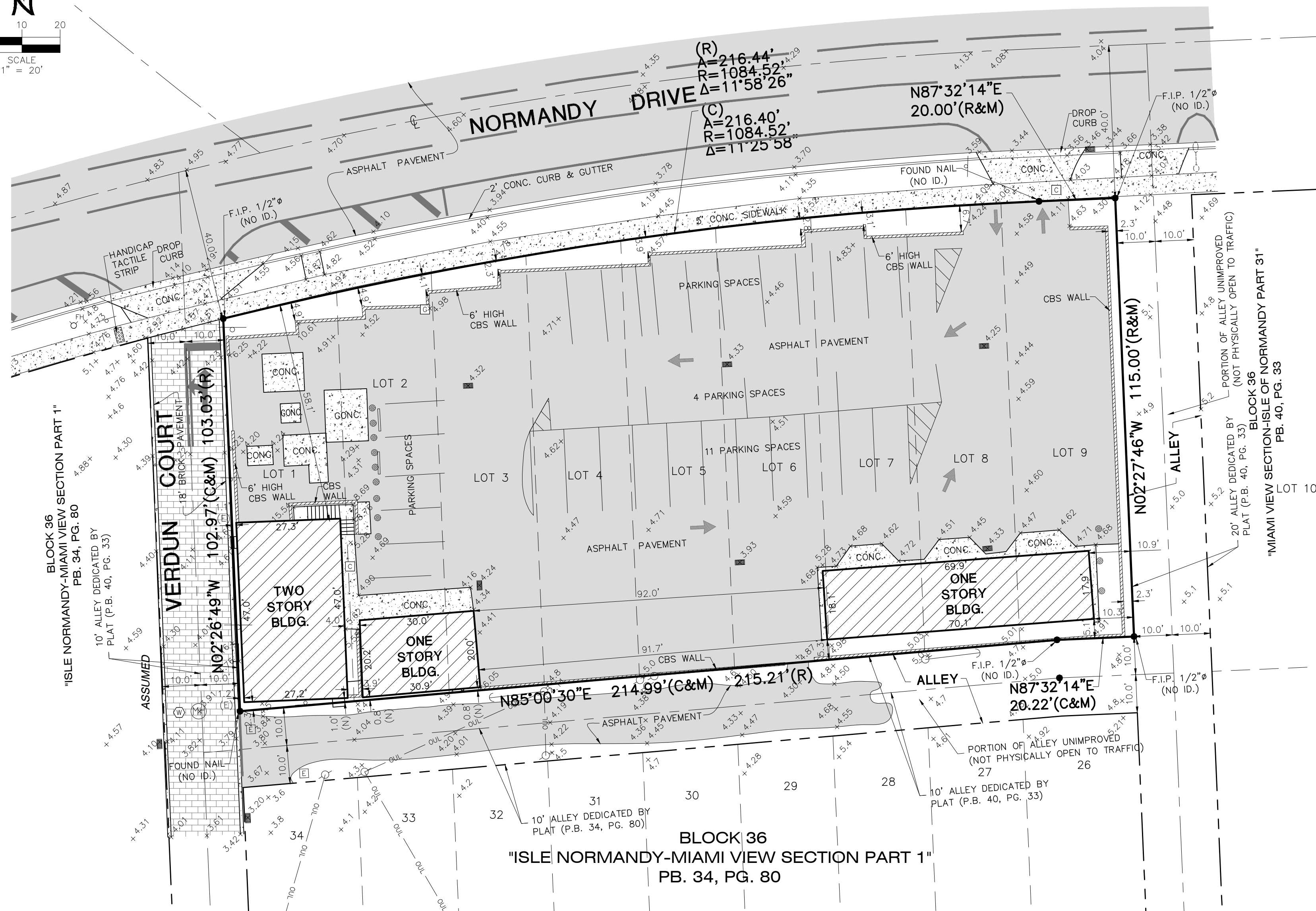
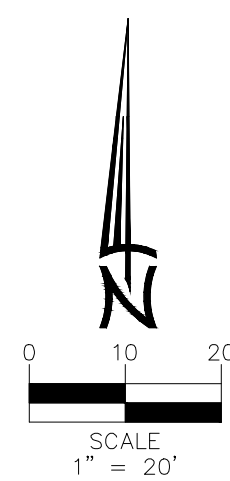
Industrial Property

25,771 SF Future
Commercial/Mixed
Use Development Site



1960 NORMANDY DRIVE, MIAMI BEACH, FLORIDA 33141

MAP OF BOUNDARY SURVEY



SURVEYOR'S NOTES:

SECTION 1) DATE OF FIELD SURVEY:

1. The date of completion of the field work of the Boundary Survey was on September 24, 2019.

SECTION 2) LEGAL DESCRIPTION:

Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9 in Block 36 of "ISLE OF NORMANDY, MIAMI VIEW SECTION, PART THREE", according to the Plat thereof recorded in Plat Book 40 at Page 33 of the Public Records of Miami-Dade County, Florida.

Property Address and Tax Folio Number:
1960 Normandy Drive, Miami Beach, Florida 33141
Folio No. 02-3210-011-0370

SECTION 3) ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for this Type of Survey as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of (1"=20') or smaller.

SECTION 4) SOURCES OF DATA:

North arrow direction is based on an assumed Meridian

Warranty Deed, dated May 5th, 2005, recorded in Official Records Book 23342, Page 3644, Miami-Dade County Records.

Bearings as shown hereon are based upon the Westerly Boundary Line with an assumed bearing of N02°26'49"W, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "AE", with a Base Flood Elevation being 8.0 feet, as per Federal Emergency Management Agency (FEMA) Community Number 120651 (City of Miami Beach), Map Panel No. 12086C307, Suffix L, Map Revised Date: September 11, 2009.

Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929 (NGVD 1929).

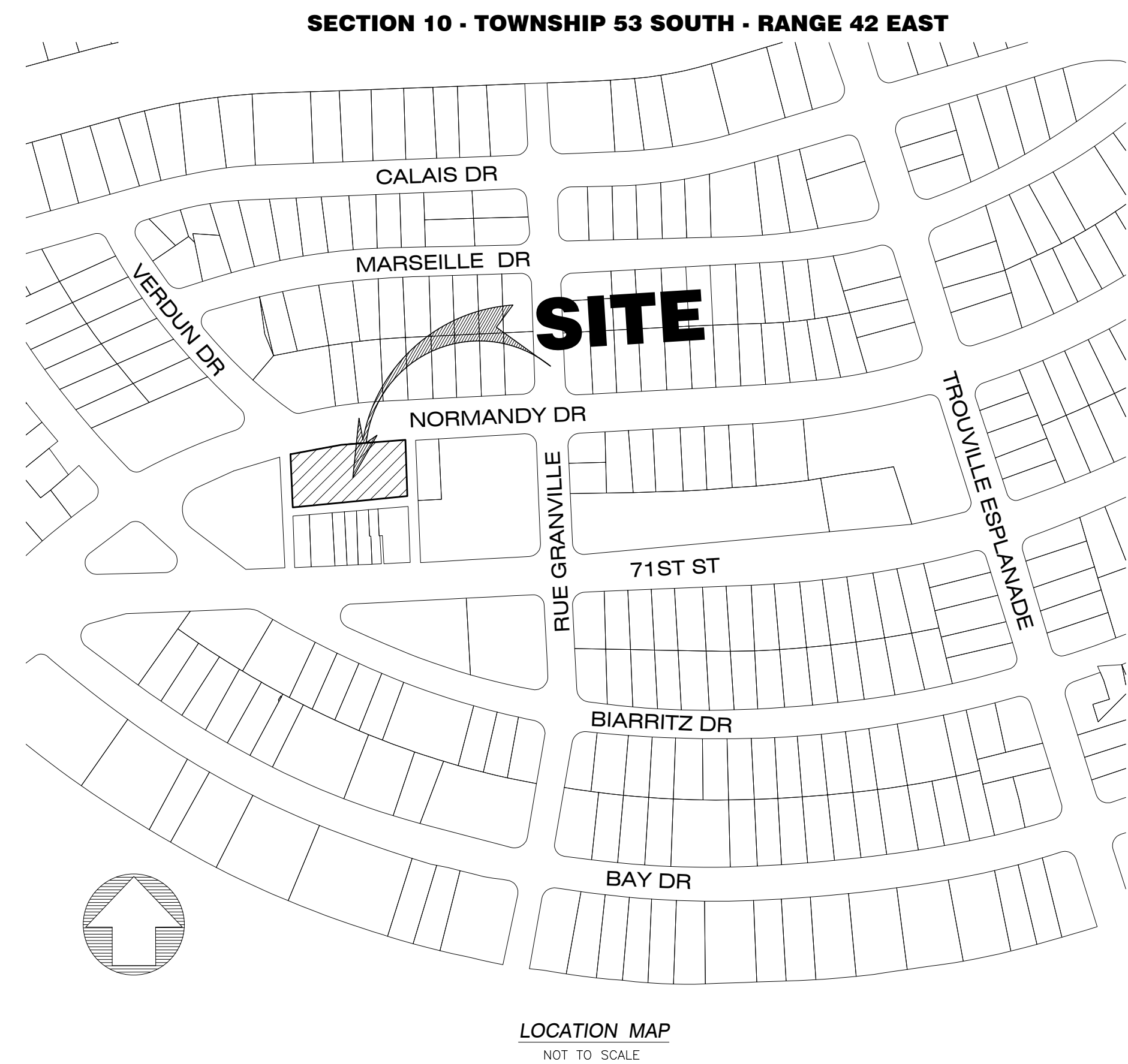
Benchmark used, City of Miami Beach, Benchmark Number A-24.

Elevation = 4.45 feet (NAVD 88)

This Benchmark elevation was added 1.55 to be converted from North American Vertical Datum of 1988 (NAVD 1988) to the National Geodetic Vertical Datum of 1929 (NGVD 1929).

LEGEND:

- [illegible]



SECTION 5) LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

SECTION 6) CLIENT INFORMATION:

This Boundary Survey was prepared at the request of and certified to:

RSL INVESTMENTS HOLDINGS LLC

SECTION 7) SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
Florida Certificate of Authorization Number LB7097

By: _____

Abraham Hadad, PSM
For the Firm
Registered Surveyor and Mapper LS6006
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

PROPERTY HIGHLIGHTS

- Functional flex/industrial property that is ideal for a user
- Covered land play in the path of development between up-zoned North Beach Town Center to the east and impending wave of proposed residential condos on JFK Causeway to the west
- Prime frontage on Normandy Drive, directly adjacent to iconic Walgreens
- Prime future commercial/mixed use development site on rare, commercially-zoned site on Normandy Isle/Normandy Shores
- CD-1 zoning allows commercial, apartment, industrial, alcoholic beverage establishment, bed & breakfast inn and religious institution uses
- Median home value within 1 mile is \$404,587, with waterfront homes approaching \$7M

SITE INFORMATION

Address	1960 Normandy Drive, Miami Beach, FL 33141
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Building RBA	4,377 SF
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Site Area	25,771 SF (0.59 AC)
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Zoning	CD-1
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Parking	30 spaces / 7:1,000 SF
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LEASEFLORIDA LLC

alan@leaseflorida.com

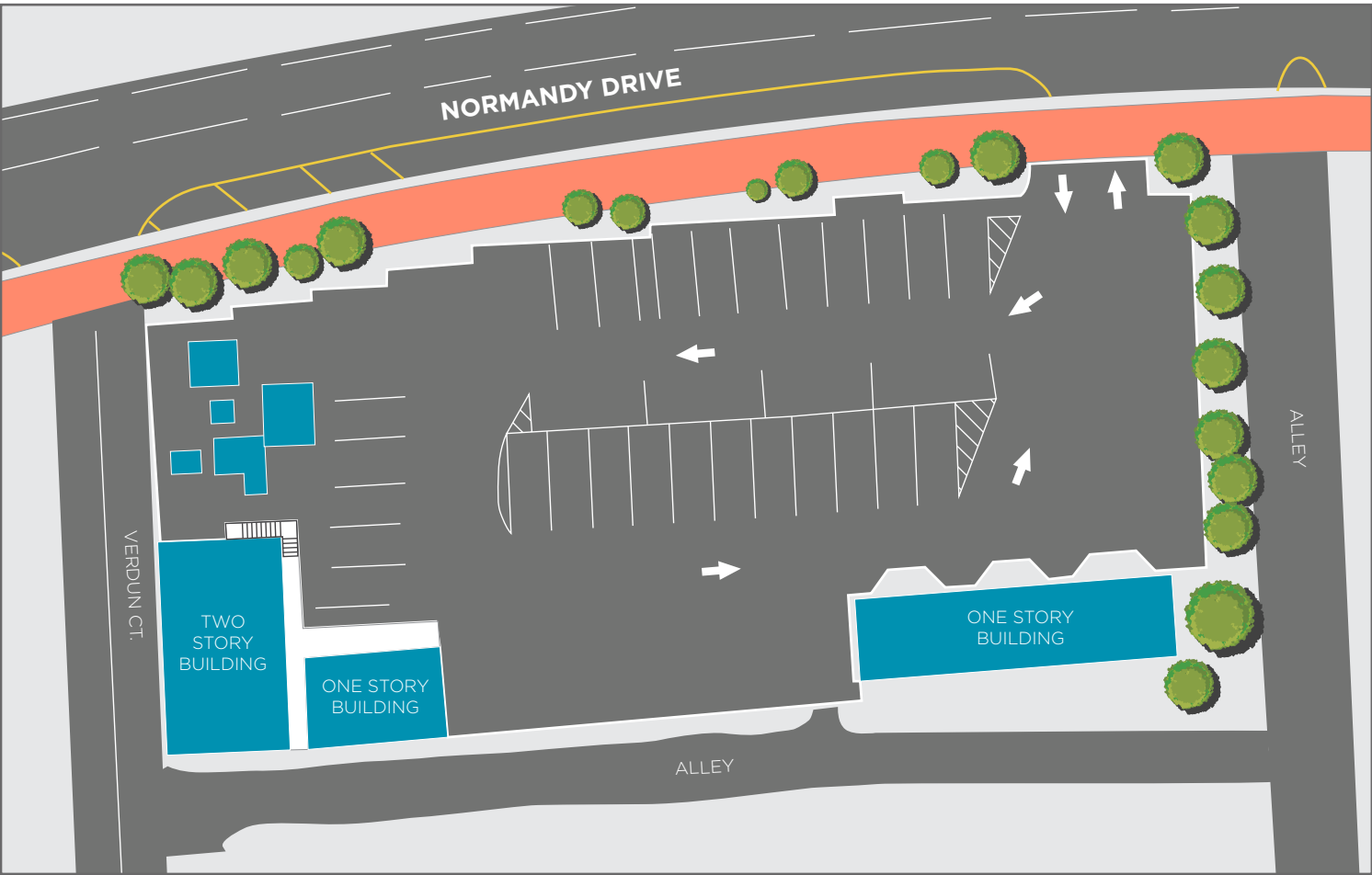
786-703-1731

www.leaseflorida.com

Owner / Agent

1960 NORMANDY DRIVE // MIAMI BEACH, FL

SITE PLAN





LEASE FLORIDA