

MAP OF ALTA/NSPS LAND TITLE SURVEY

Survey Pros, Inc.

4348 SW 74TH AVENUE, MIAMI, FL. 33155

Tel: 305.767.8802

www.survey-pros.com

CERTIFICATE OF AUTHORIZATION # LB-8023

SCHEDULE B-II, EXCEPTIONS:

PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
ISSUING OFFICE FILE NO.: 16.0134
COMMITMENT DATE: 01/26/2026 AT 8:00AM

LEGEND

ABBREVIATIONS:

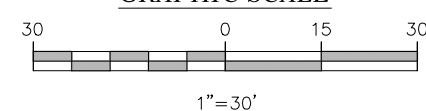
- A = ARC DISTANCE
- AC = AIR CONDITIONER PAD
- BCR = BROWARD COUNTY RECORDS
- BLDG = BUILDING
- CB = CONCRETE BLOCK & STUCCO
- BM = BENCH MARK
- BOB = BASIS OF BEARINGS
- CBS = CONCRETE BLOCK & STUCCO
- (C) = CALCULATED
- C&G = CURB & GUTTER
- CLF = CHAIN LINK FENCE
- COL = COLUMN
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
- D/W = DRIVEWAY
- EB = ELECTRIC BOX
- ENC. = ENCROACHMENT
- EP = EDGE OF PAVEMENT
- EW = EDGE OF WATER
- FDH = FOUND DRILL HOLE
- FFE = FINISHED FLOOR ELEVATION
- FIP = FOUND IRON PIPE (NO ID)
- FIR = FOUND IRON ROD (NO ID)
- FI = FOUND NAIL (NO ID)
- FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
- L.E. = LANDSCAPE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- (M) = MEASURED
- MDCR = MIAMI-DADE COUNTY RECORDS
- MH = MAN HOLE
- ML = MONUMENT LINE
- (P) = PLAT
- PB = PLAT BOOK
- PC = POINT OF CURVATURE
- PCP = PERMANENT CONTROL POINT
- PE = POOL EQUIPMENT PAD
- PF = PAVE
- PI = POINT OF INTERSECTION
- PL = PLANTER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PT = POINT OF TANGENCY
- R = RADIUS DISTANCE
- (R) = RECORD
- R/W = RIGHT-OF-WAY
- RES = RESIDENCE
- SIP = SIP LB#8023
- SND = SET NAIL & DISK LB#8023
- STL = SURVEY TIE LINE
- SWK = SIDEWALK
- (TYP) = TYPICAL
- UB = UTILITY BOX
- U.E. = UTILITY EASEMENT
- W/F = WOOD FENCE

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. NOT SURVEY RELATED
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. NOT SURVEY RELATED
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. NOT SURVEY RELATED
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. NOT SURVEY RELATED
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2026 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOT SURVEY RELATED
7. RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION RECORDED IN PLAT BOOK 28, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. BLANKET IN NATURE
8. UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 12587, PAGE 2055, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NOT SURVEY RELATED
9. ALL OF THE TERMS AND PROVISIONS SET FORTH AND CONTAINED IN LEASE BETWEEN NATALIE GREENBERG, BRUCE GREENBERG, JANA HELLER, ANDREW GREENBERG, EMILY GREENBERG AND MARGARET FELDMAN, ("LANDLORD") AND WALGREEN CO. ("TENANT"), AS EVIDENCED BY MEMORANDUM OF LEASE RECORDED IN OFFICIAL RECORDS BOOK 19660, PAGE 3598, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NOT SURVEY RELATED
10. HISTORIC PRESERVATION BOARD ORDER RECORDED IN OFFICIAL RECORDS BOOK 32091, PAGE 4606, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. NOT SURVEY RELATED

SYMBOLS:

- ☐ = TELEPHONE RISER
- ☐ = CABLE TV RISER
- ☐ = WATER METER
- = ELEVATION
- △ = CENTRAL ANGLE
- = CENTER LINE
- ⊥ = WATER VALVE
- ⊥ = CURB INLET
- ⊥ = FIRE HYDRANT
- ⊙ = LIGHT POLE
- ⊙ = CATCH BASIN
- ⊙ = UTILITY POLE
- ⊙ = DRAINAGE MANHOLE
- ⊙ = SEWER MANHOLE
- = METAL FENCE
- = WOOD FENCE
- = CHAIN LINK FENCE
- = EASEMENT
- = BOUNDARY LINE
- = OVERHEAD UTILITY LINE
- = ORIGINAL LOT LINE
- ▨ = ASPHALT
- ▨ = CONCRETE PAVERS/BRICK
- ▨ = TILES
- ▨ = COVERED AREA

GRAPHIC SCALE



LOCATION SKETCH:

NOT TO SCALE



PROPERTY ADDRESS:

6711 HARDING AVENUE, MIAMI BEACH, FL. 33141

LEGAL DESCRIPTION:

LOTS 1, 2, 3, 4, 33 AND 34, BLOCK 6, AMENDED PLAT OF SECOND OCEAN FRONT SUBDIVISION, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 28, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:

THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE AE BASE FLOOD ELEVATION 8'.

MAP & PANEL NUMBER 1208600328 SUFFIX L

SURVEYOR'S NOTES:

1. ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
2. NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
3. THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
4. THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE WITHOUT WRITTEN CONSENT OF THIS FIRM.
5. THE INTENT OF THIS SURVEY AS COMMUNICATED BY THE CERTIFIED PARTIES IS FOR REAL-ESTATE TRANSACTION OR MORTGAGE REFINANCING. THIS SURVEY IS NOT TO BE USED FOR ANY OTHER PURPOSE OR PARTY(IES) WITHOUT THE WRITTEN AUTHORIZATION OF THIS FIRM.
6. THIS SURVEY IS NOT INTENDED FOR NEITHER DESIGN, PERMITTING NOR CONSTRUCTION PURPOSES.
7. ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB#8023.
8. THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY THE CLIENT OR ITS REPRESENTATIVE.
9. FENCE OWNERSHIP IS NOT DETERMINED. DIMENSIONS ARE TO THE INTERIOR PORTION OF THE FENCE.
10. ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND/OR REPORT BY SOMEONE OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
12. BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN AND BASED ON PLAT. THE CENTERLINE OF COLLINS AVENUE BEARS N 01°36'53" W.

ENCROACHMENT NOTES:

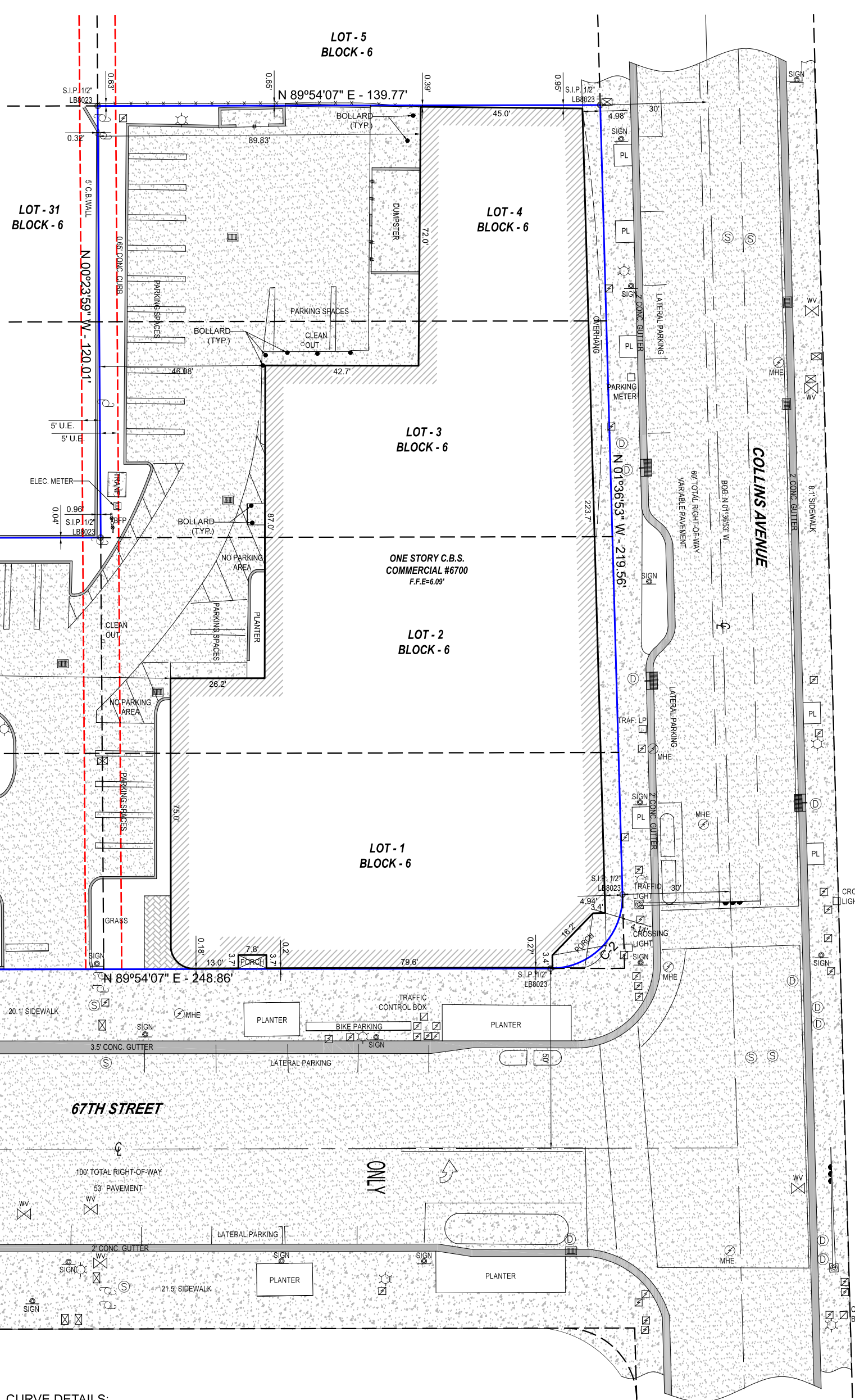
1. CONCRETE CURB STRADDLES LOT LINE, NORTH SIDE.
2. 5' CB WALL STRADDLES LOT LINE, NORTHWEST, WEST, AND SOUTH SIDES.
3. CONCRETE CURB AND ASPHALT ENCROACHES ONTO 5' UTILITY EASEMENT.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE. AND 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/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS N/A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 5TH, 2026.

CERTIFIED TO:

OCEAN BANK, A FLORIDA BANKING CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
WASERSTEIN & NUNEZ, PLLC
6700 MIAMI BEACH INVEST LLC
LEASEFLORIDA WALGREENS MB LLC



CURVE DETAILS:

- | | | | |
|--------------------|---------|--------------------|---------|
| C-1 | R = 20' | C-2 | R = 20' |
| AL = 31.74' | | AL = 31.95' | |
| CL = 28.51' | | CL = 28.66' | |
| CB = S 44°38'23" E | | CB = N 44°08'37" E | |
| Δ = 90°55'00" | | Δ = 91°31'00" | |

NICOLAS DEL VENTO
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA LIC. # 6945

SEAL

DATE OF ORIGINAL FIELD WORK:
02/05/2026
JOB NUMBER: 260114059
DRAWN BY: ADRIEL
CAD FILE: 6700 MIAMI BEACH INVE
SHEET 1 OF 1
REVISION(S):