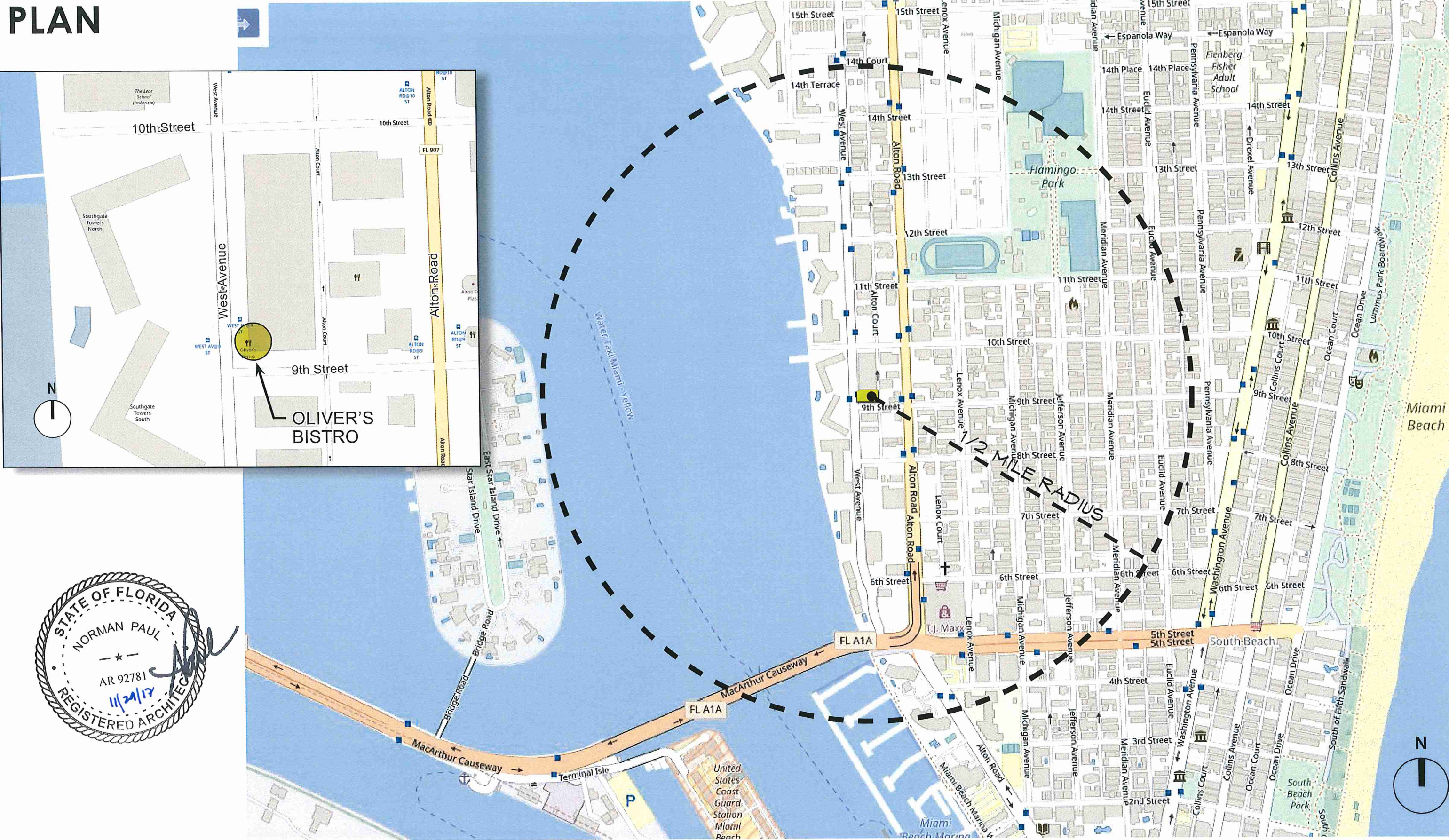


LOCATION PLAN



PROUD MEMBER
AMERICAN
LAND TITLE
ASSOCIATION

EXCEPTIONS:

- 1) NOT PLOTTABLE
2) NOT PLOTTABLE
3)
A. AS SHOWN
B. NOT PLOTTABLE
C. NOT PLOTTABLE
D. NOT PLOTTABLE
4) NOT PLOTTABLE
5) NOT PLOTTABLE
6) NOT PLOTTABLE
7) NOT PLOTTABLE
8) NOT PLOTTABLE
9) NOT PLOTTABLE
10) NOT PLOTTABLE
11) AS SHOWN
12) NOT PLOTTABLE
13) NOT PLOTTABLE
14) NOT PLOTTABLE
A. AS SHOWN
B. AS SHOWN
C. AS SHOWN
D. AS SHOWN
15) NOT A PART OF THIS SURVEY
16) NOT PLOTTABLE
17) NOT PLOTTABLE
18) NOT A PART OF THIS SURVEY
19) NOT A PART OF THIS SURVEY
20) NOT PLOTTABLE
21) NOT PLOTTABLE
22) NOT PLOTTABLE
23) NOT PLOTTABLE
24) NOT PLOTTABLE
25) NOT PLOTTABLE
26) NOT PLOTTABLE
27) NOT PLOTTABLE

THE ABOVE SHOWN EXCEPTIONS ALL
AFFECT THIS PROPERTY
FLOOD INFORMATION:

COMMUNITY NUMBER :120651
PANEL NUMBER :12086C0319
SUFFIX :L
DATE OF FIRM :09-11-2009
FIRM ZONE :AE
BASE FLOOD ELEVATION :8.00'
DATE FIELD WORK :11-24-2009
DATE DRAFTING :11-24-2009
DATE SIGNED AND SEALED :11-25-2009
REVISED FOR COMMENTS :12-08-2009
REVISED FIELD SURVEY :11-20-2012

LEGAL DESCRIPTION:
LOTS 8, 9, 10, 11, 12, 13, 14, AND 15, BLOCK 3, FLEETWOOD SUBDIVISION AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 34, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ABOVE DESCRIBED PROPERTY CONTAINS: 58,463 SQUARE FEET MORE OR LESS OR 1.342 ACRES.
MORE OR LESS

PARKING SPACES NUMERICAL COUNT PER FLOOR:

1ST FLOOR ; 2 HANDICAP, 38 REGULAR
2ND FLOOR ; 4 HANDICAP, 129 REGULAR, 2 MOTORCYCLE
3RD FLOOR ; 4 HANDICAP, 131 REGULAR, 3 MOTORCYCLE, 1 SCOOTER
4TH FLOOR ; 4 HANDICAP, 131 REGULAR, 3 MOTORCYCLE, 1 SCOOTER
5TH FLOOR ; 140 REGULAR, 2 MOTORCYCLE, 1 SCOOTER
6TH FLOOR ; 73 REGULAR, 2 MOTORCYCLE

TOTAL SPACES:

642 REGULAR, 14 HADICAP, 12 MOTORCYCLE, 3 SCOOTER

square footages:
building contains 44,360 square feet more or less

SURVEY CERTIFICATION

"To: GUMENICK PROPERTIES; WELLS FARGO BANK, NATIONAL ASSOCIATION, its successors and assigns; CHICAGO Title Insurance Company, Southgate Towers, LLP and Gumenick Family Investments No.2, LTD.

a) This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18, 19 and 21 of Table A thereof. The field work was completed on 11-20-2012.

1. **Delated**

2. **LOCATION AND IDENTIFICATION OF UNDERGROUND ENCROACHMENTS OR UTILITIES ON AND/OR ADJACENT TO THE PROPERTY WERE NOT SEARCHED AS SUCH INFORMATION WAS NOT REQUESTED**

3. **NO SEARCH OF PUBLIC RECORDS HAS BEEN MADE (BY THIS OFFICE) FOR ACCURACY AND OR OMISSIONS.**

4. **THIS CERTIFICATION IS ONLY FOR THE LANDS AS DESCRIBED, IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS, OR FREEDOM FROM ENCUMBRANCES, "TITLE" ABSTRACT NOT REVIEWED.**

5. **Delated**

6. **THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ENTITIES NAMED HEREON AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.**

7. **DIMENSIONS, BEARINGS OR ANGLES INDICATED HEREIN ARE MEASURED AND ARE THE SAME AS PLAT VALUES UNLESS OTHERWISE INDICATED. BEARINGS ARE BASED ON SHOWN PLAT VALUES (IF ANY) OR AN ASSUMED VALUE.**

8. **RIGHTS OF WAY SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED.**

9. **UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS, DRIVeways OR PORTIONS THEREWITH ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.**

10. **ANY UNUS DETECTED OR OTHERWISE REFERENCED TO THE PLATS OF PUBLIC RECORD [LISTED BELOW] NO ADDITIONAL INFORMATION WAS PROVIDED TO THIS OFFICE REGARDING CHANGES IN RIGHTS OF WAY, DEDICATIONS, LOT UNES, PROPERTY LINES, ZONING ETC.**

11. **THIS DRAWING IS PROPERTY OF SURVEILLE-WHITE/KRUKER AND CANNOT BE REPRODUCED WITHOUT WRITTEN CONSENT.**

12. **THE ELEVATION INFORMATION SHOWN HEREON (IF ANY) IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM, (N.G.V.D.), OF 1929, UNLESS OTHERWISE NOTED.**

13. **BENCHMARK USED: NO ELEVATION REQUESTED**

14. **COORDINATES SHOWN ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983/90/ 2007 NRS ADJUSTMENT.**

15. **COORDINATE CONVERSIONS (IF ANY) HAVE BEEN CONVERTED USING CONFORM VERSION 6.6.1, FROM U.S. ARMY CORPS OF ENGINEERS ALEXANDRIA, VIRGINIA.**

16. **UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RASED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.**

17. **ACCURACY OF HORIZONTAL CONTROL: FOR EXPECTED USE OF LAND AS DEFINED BY (S-177) THE FIELD MEASUREMENTS VERIFIED BY CALCULATIONS OF A CLOSED GEOMETRIC FIGURE BASED UPON FIELD INFORMATION TAKEN IN PLAT STATION AND OR GPS/SSRS.**

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED "BOUNDARY SURVEY" WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027.

Sec. 142-21.1 Purpose. The RAS-2 residential multifamily, medium intensity district is designed for medium intensity multi-family residential uses.

Sec. 142-21.2. Male permitted uses.

The male permitted uses in the RAS-2 residential multifamily, medium intensity district are single-family detached dwellings, townhomes, apartment buildings, and townhome conversions.

Sec. 142-21.3. Conditional uses.

The conditional uses in the RAS-2 residential multifamily, medium intensity district are day care centers (for facility, nursing home, or other care facilities); private and public institutions; schools; commercial or noncommercial parking lots and garages; and accessory multi-story impact developments, as set forth in Part V, division 6 of this chapter.

Sec. 142-21.4. Accessory uses.

The accessory uses in the RAS-2 residential multifamily, medium intensity district are as regulated in Article 14 of this chapter and used in accordance with the definition of "accessory use" in Article 14 of this chapter.

Sec. 142-21.5. Prohibited uses.

The prohibited uses in the RAS-2 residential multifamily, medium intensity district are accessory airport or waterfront development, accessory open space, and accessory uses as set forth in Part V, division 6 of this chapter, or accessory outdoor water center.

Sec. 142-21.6. Development regulated.

The development regulated in the RAS-2 residential multifamily, medium intensity district are as follows:

Sec. 142-21.7. Area requirements.

The area requirements in the RAS-2 residential multifamily, medium intensity district are as follows:

Person Name	Age Sex	Height Weight [ft]	Birth Date	Birth Place	Religion	Marital Status	Education	Occupation
John Doe	35 M	175 70	1950-01-15	New York	Protestant	Married	High School	Teacher
Jane Doe	32 F	160 55	1952-03-20	California	Catholic	Single	College	Nurse
Robert Smith	45 M	180 80	1945-07-10	Illinois	Protestant	Married	University	Engineer
Mary Smith	42 F	165 60	1948-09-05	Illinois	Catholic	Married	University	Homemaker
William Brown	50 M	170 65	1940-11-25	Texas	Protestant	Married	High School	Farmer
Elizabeth Brown	48 F	155 50	1943-04-12	Texas	Baptist	Married	High School	Homemaker
James Wilson	38 M	178 72	1955-06-01	Florida	Protestant	Married	College	Software Engineer
Patricia Wilson	36 F	162 58	1957-08-18	Florida	Catholic	Married	College	Marketing Executive
Charles Miller	55 M	172 68	1938-02-28	Ohio	Protestant	Married	High School	Retired
Barbara Miller	52 F	158 52	1941-05-14	Ohio	Catholic	Married	High School	Retired
David Garcia	40 M	175 70	1960-10-03	Arizona	Protestant	Married	College	Business Development
Linda Garcia	38 F	160 55	1962-12-10	Arizona	Catholic	Married	College	Public Relations
Michael Harris	48 M	182 78	1950-03-22	Michigan	Protestant	Married	University	Physician
Susan Harris	45 F	168 62	1953-07-08	Michigan	Catholic	Married	University	Physician
Thomas Clark	58 M	170 65	1935-09-17	Georgia	Protestant	Married	High School	Retired
Karen Clark	55 F	155 50	1938-11-04	Georgia	Baptist	Married	High School	Retired
Christopher Lewis	30 M	175 70	1970-04-29	Washington	Protestant	Married	College	Software Engineer
Amanda Lewis	28 F	160 55	1972-06-15	Washington	Catholic	Married	College	Marketing Executive
Benjamin Young	42 M	178 72	1960-01-07	Colorado	Protestant	Married	College	Business Development
Michelle Young	40 F	162 58	1962-03-24	Colorado	Catholic	Married	College	Public Relations
Gregory King	50 M	170 65	1948-05-11	Idaho	Protestant	Married	High School	Farmer
Heather King	48 F	158 52	1950-07-26	Idaho	Baptist	Married	High School	Homemaker
Jonathan Scott	35 M	175 70	1970-04-29	Washington	Protestant	Married	College	Software Engineer
Sarah Scott	33 F	160 55	1972-06-15	Washington	Catholic	Married	College	Marketing Executive
Kevin Adams	45 M	180 80	1955-08-03	Nebraska	Protestant	Married	High School	Farmer
Nicole Adams	43 F	165 60	1957-10-20	Nebraska	Baptist	Married	High School	Homemaker
Andrew Nelson	52 M	172 68	1947-01-13	South Dakota	Protestant	Married	High School	Retired
Christina Nelson	50 F	158 52	1949-03-27	South Dakota	Catholic	Married	High School	Retired
Timothy Parker	38 M	175 70	1960-05-05	North Dakota	Protestant	Married	College	Software Engineer
Stephanie Parker	36 F	162 58	1962-07-19	North Dakota	Catholic	Married	College	Marketing Executive
Eric Evans	40 M	178 72	1963-09-02	Wyoming	Protestant	Married	College	Business Development
Emily Evans	38 F	160 55	1965-11-18	Wyoming	Catholic	Married	College	Public Relations
Joshua Carter	32 M	175 70	1971-03-01	Utah	Protestant	Married	College	Software Engineer
Olivia Carter	30 F	160 55	1973-05-14	Utah	Catholic	Married	College	Marketing Executive
Matthew Henderson	48 M	182 78	1951-06-23	Arizona	Protestant	Married	University	Physician
Madison Henderson	46 F	168 62	1953-08-07	Arizona	Catholic	Married	University	Physician
Anthony Morgan	55 M	170 65	1940-12-01	California	Protestant	Married	High School	Retired
Chloe Morgan	53 F	158 52	1942-02-15	California	Baptist	Married	High School	Retired
Isaac Wright	35 M	175 70	1968-04-08	Oregon	Protestant	Married	College	Software Engineer
Grace Wright	33 F	160 55	1970-06-22	Oregon	Catholic	Married	College	Marketing Executive
Samuel Lopez	42 M	178 72	1961-08-10	New Mexico	Protestant	Married	College	Business Development
Victoria Lopez	40 F	162 58	1963-10-25	New Mexico	Catholic	Married	College	Public Relations

Sec. 142-218. Setback requirements.

TABLE INSET:

[illegible]

N.T.S.

SYMBOL LEGEND:

-  LIGHT POLE
-  TYPICAL STATION
-  UTILITY POLE
-  MANHOLE BOX
-  ELECTRIC BOX
-  TRAFFIC SIGNAL BOX
-  FIRE HYDRANT
-  STORM SEWER/CATCH BASIN
-  WATER METER
-  SIGN
-  TELEPHONE BOX
-  WATER VALVE
-  ELEVATIONS
-  TRAFFIC LANE FLOW
-  CENTER LINE
-  MONUMENT LINE
-  DIAMETER.

ABBREVIATIONS:

- [illegible]



ZURWELLE-WHITTAKER, INC. • 1928
CONSULTING ENGINEERS AND SURVEYORS
140 WEST 50TH ST., SUITE 307, HIALEAH, FL 33012 PH: (305) 534-6688 FAX (305) 531-4589
WWW.ZURWELLE-WHITTAKER.COM
MEMBER: FLORIDA LAND SURVEYORS' COUNCIL, FLORIDA SURVEYING AND MAPPING SOCIETY

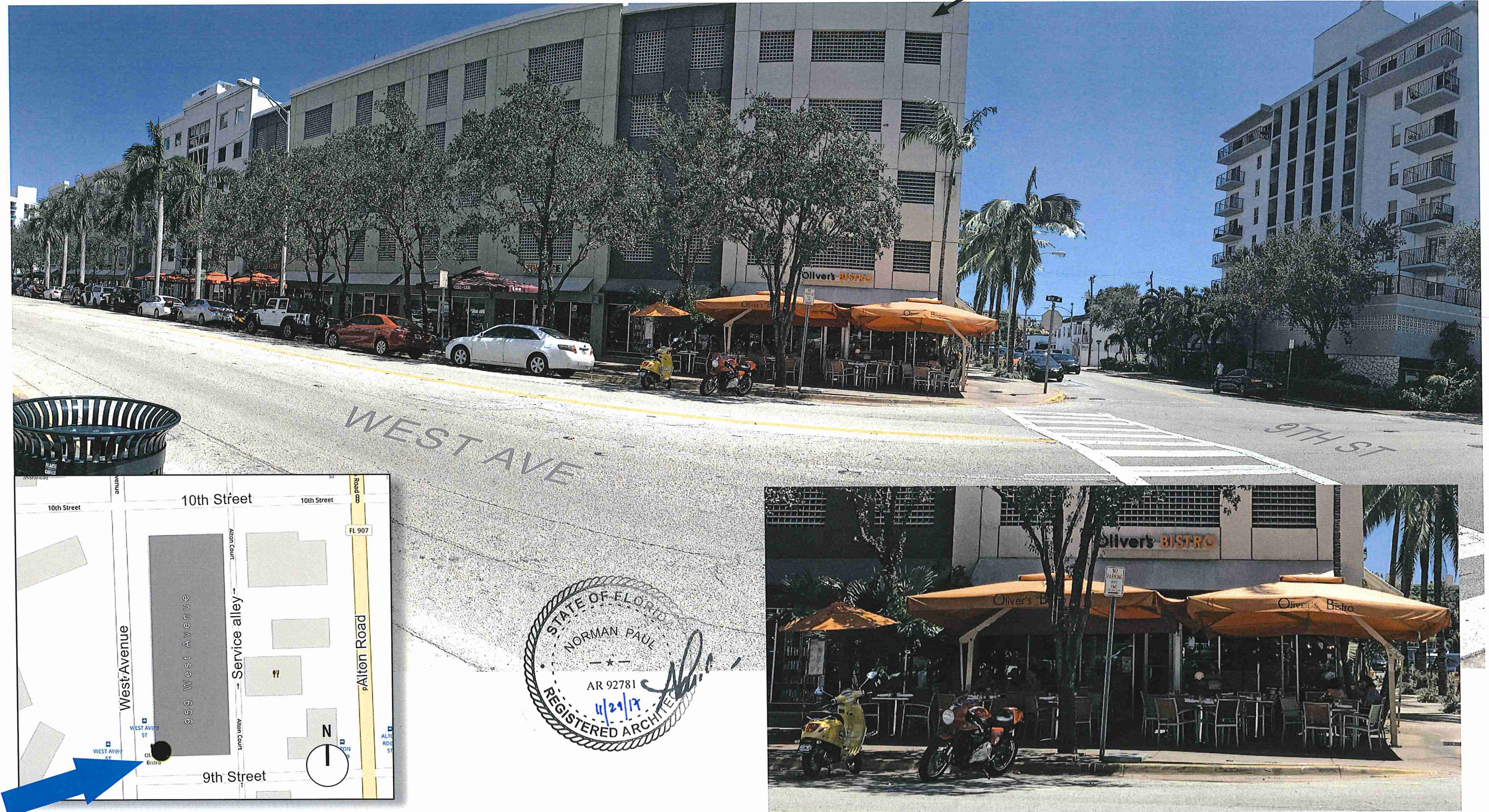
GUMENICK FAMILY
959 WEST AVENUE, MIAMI BEACH FLORIDA 33139

100

JOB No. N/A
 FIELD BOOK: J.C.CAREAGA
 SCALE: 1"=20'
 DRAWN: JM
 REVISED: EAM
 REVISIONS
 11-25-2009
 02-18-2011
 11-20-2012
 SHEET No. 1 OF 1

CURRENT PHOTOGRAPHS

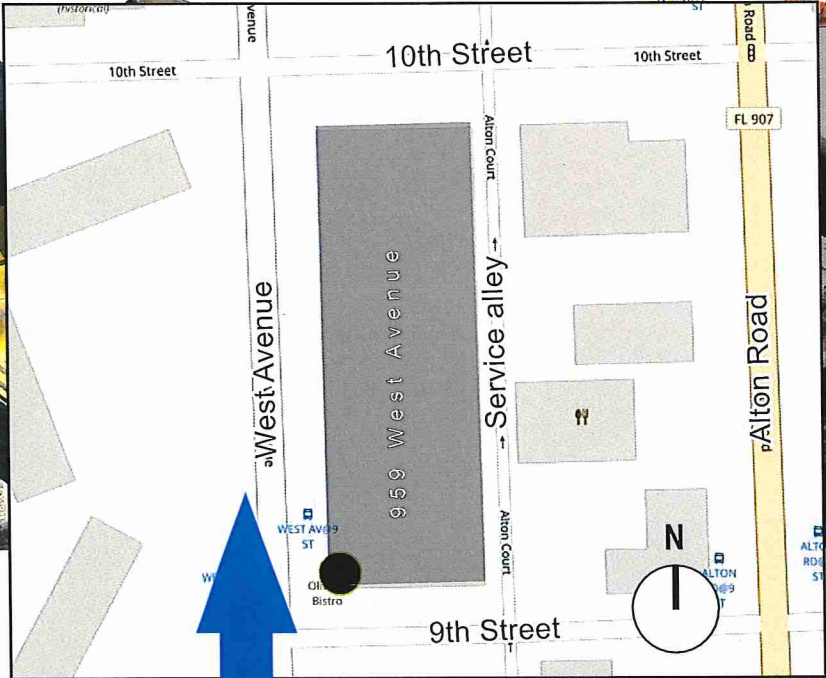
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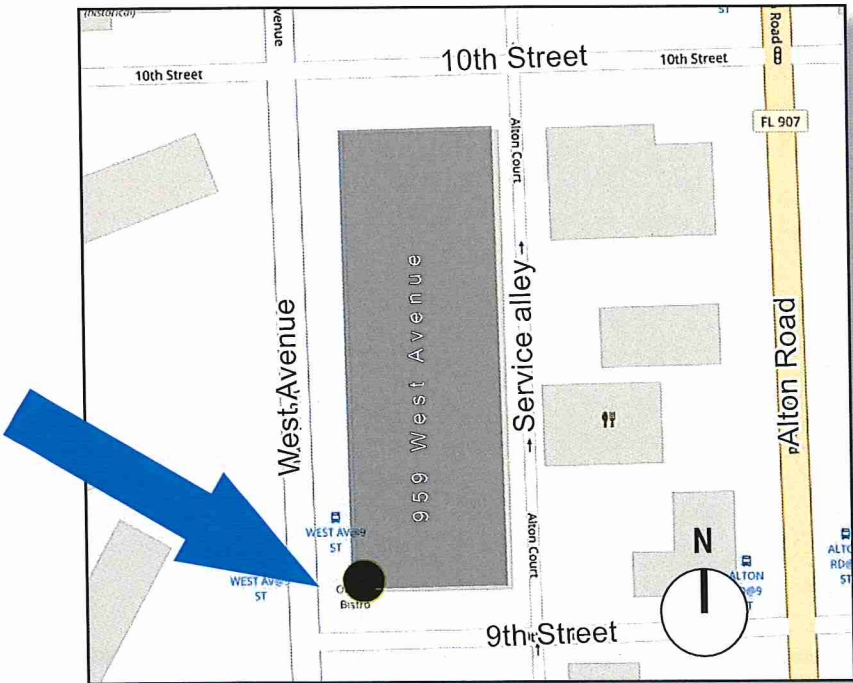
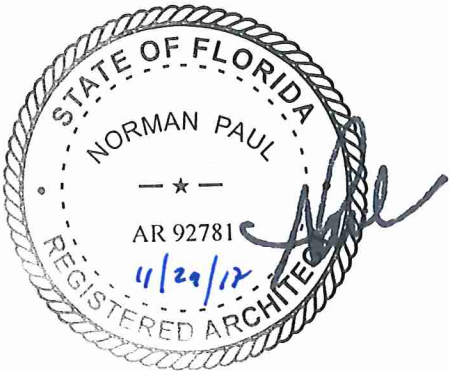
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OLIVER'S BISTRO
959 WEST AVE



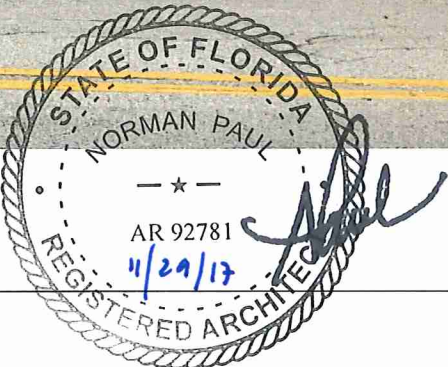
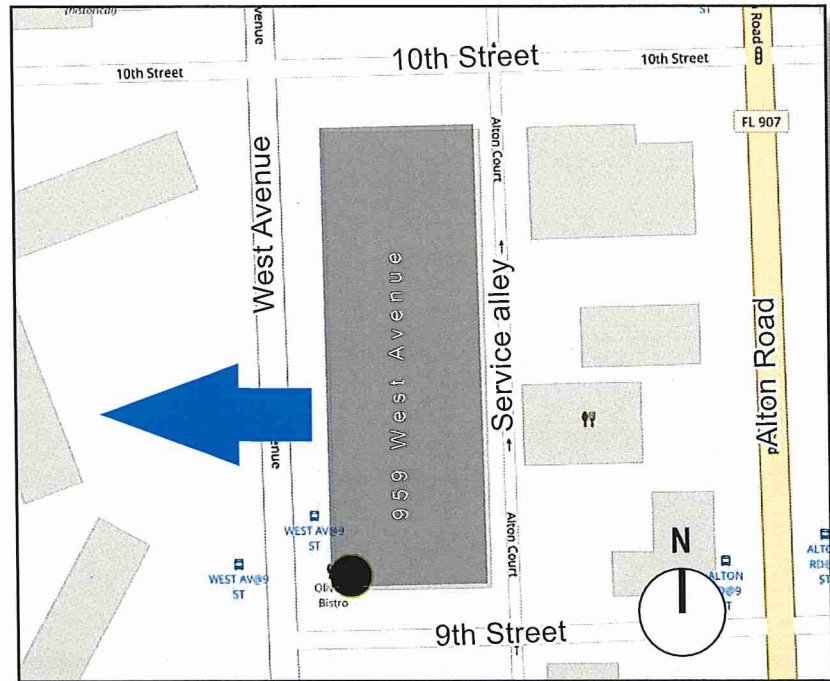
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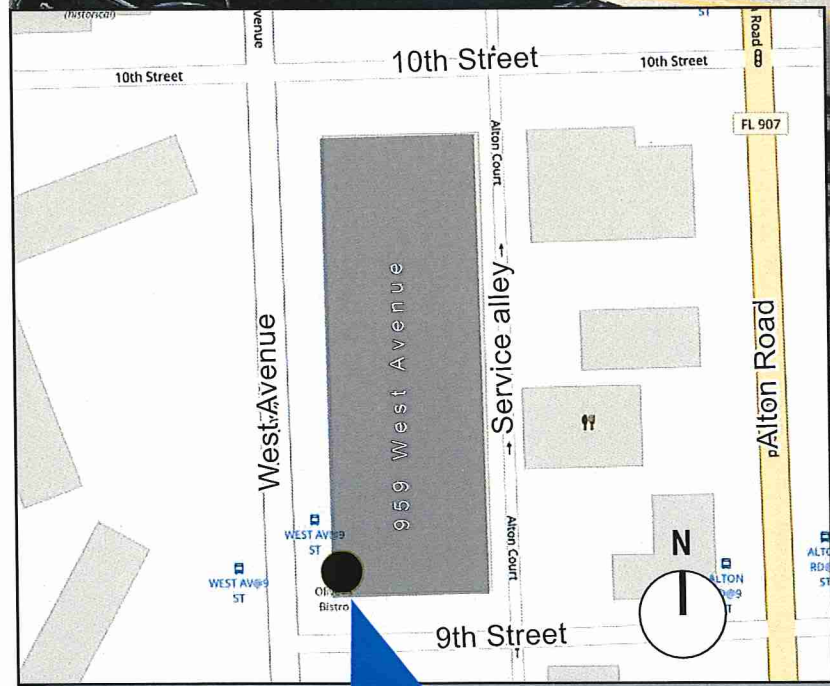
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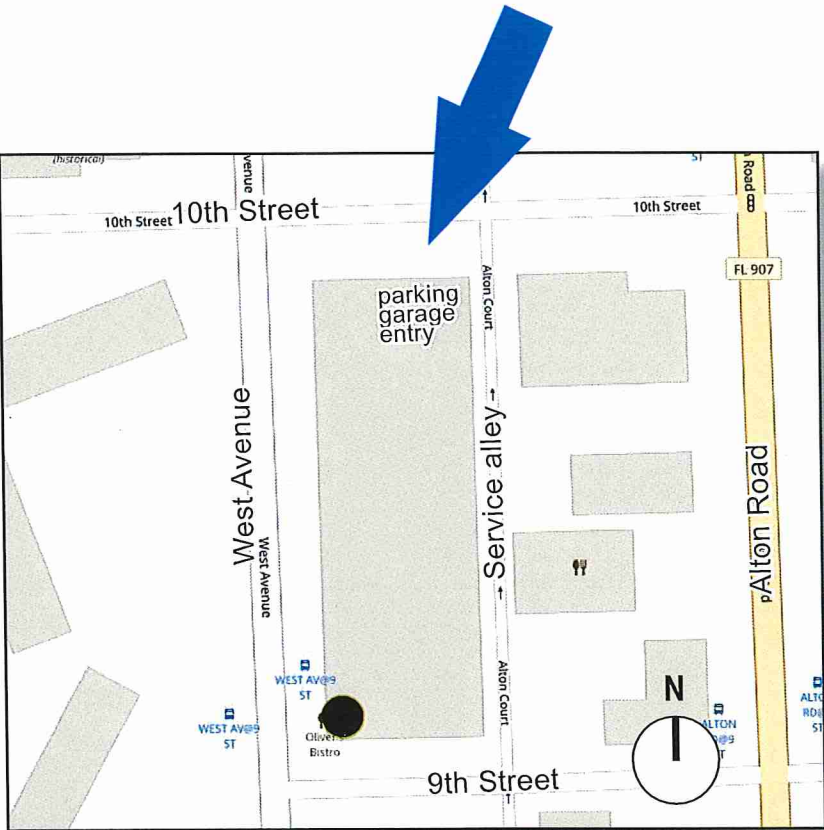


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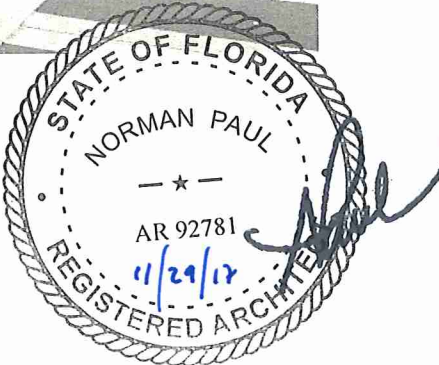
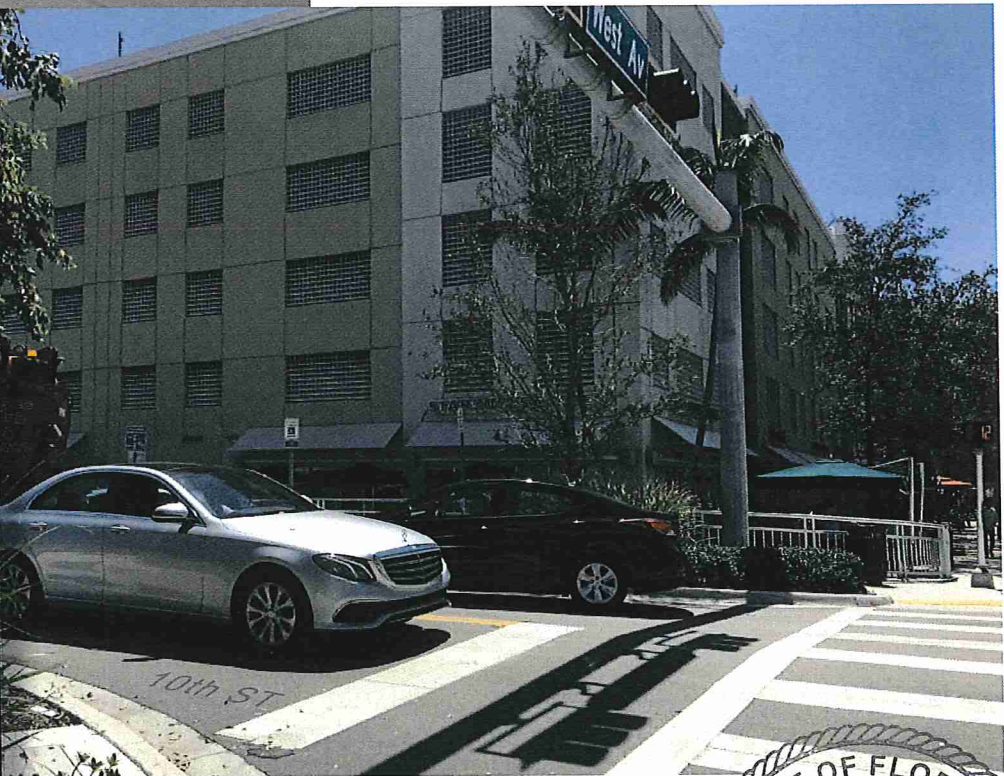
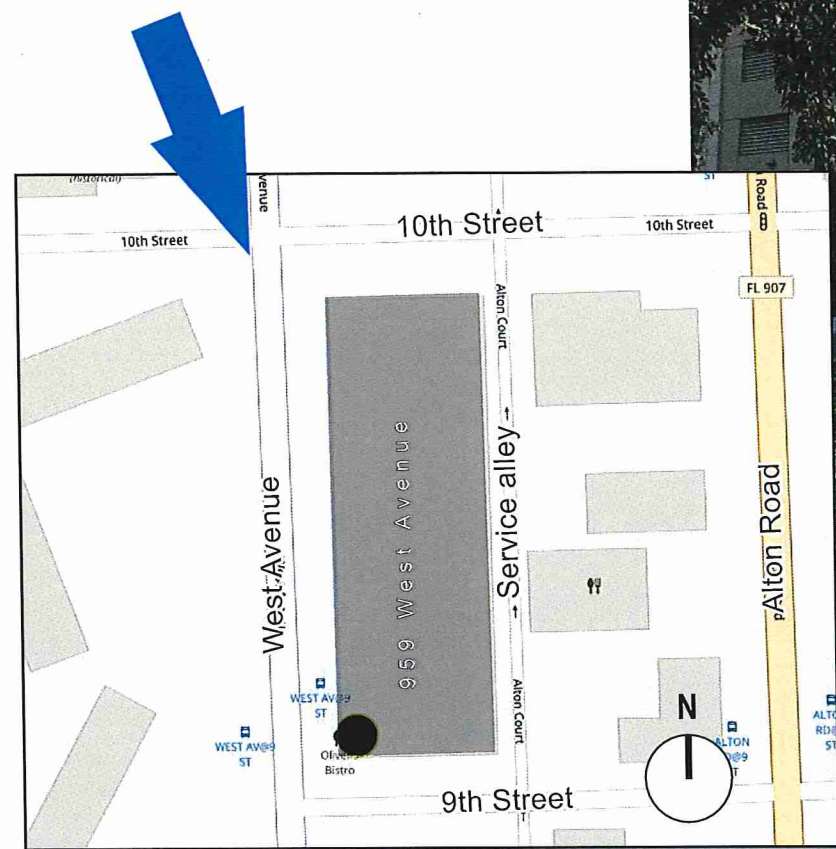
PHOTOS DATED 09 | 14 | 2017



OLIVER'S BISTRO
959 WEST AVE



PUBLIC PARKNG
959 WEST AVE



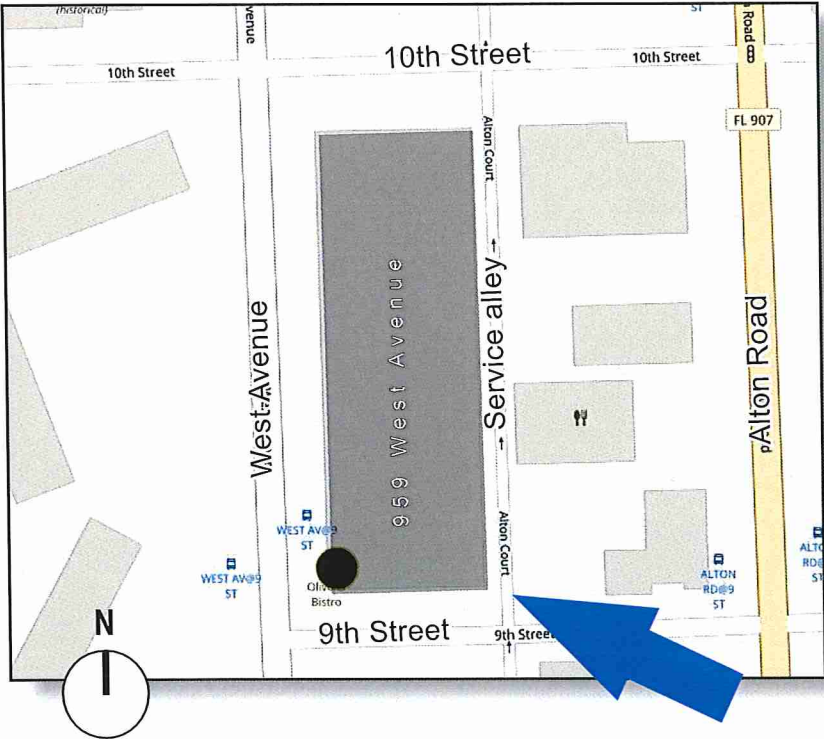
CURRENT PHOTOGRAPHS

PHOTOS DATED 09 | 14 | 2017

OLOVER'S BISTRO - SIDE
959 WEST AVE

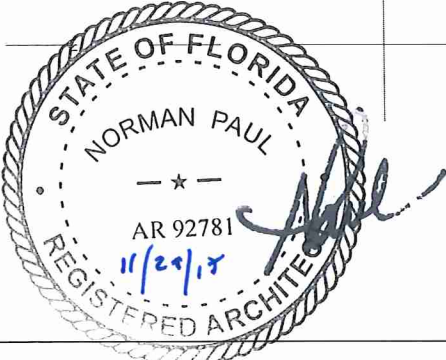
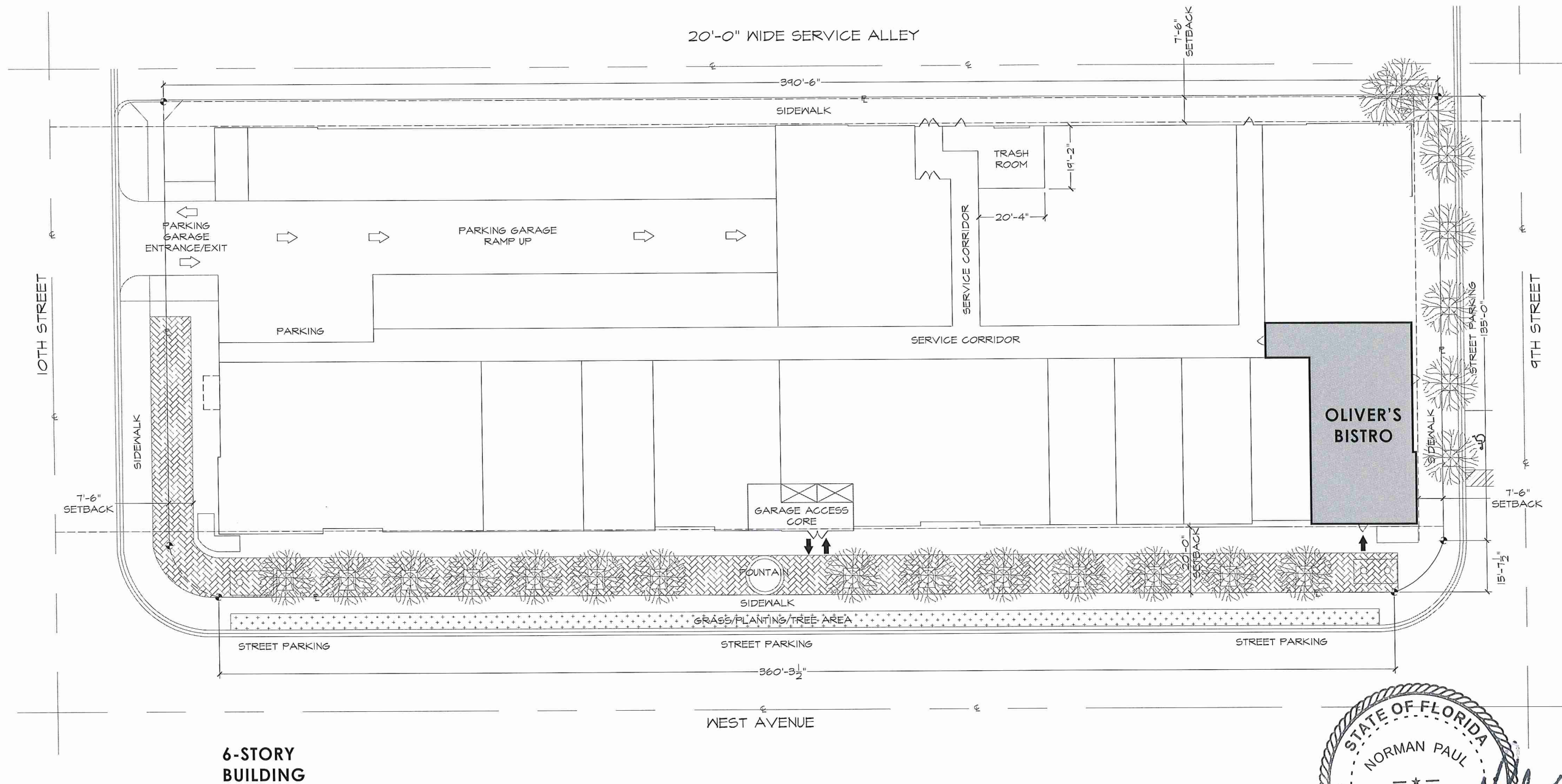
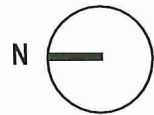


SHARED'
TRASH ROOM
959 WEST AVE



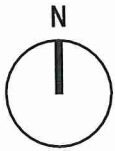
SITE PLAN

DRAWINGS: 1/32" = 1'-0"



1ST FLOOR PLAN

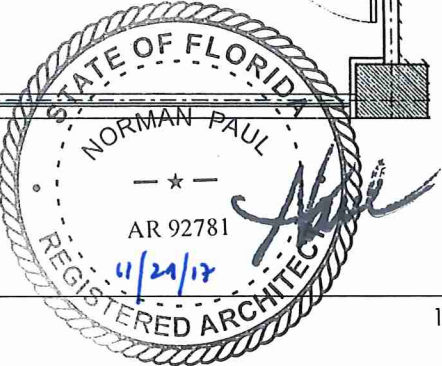
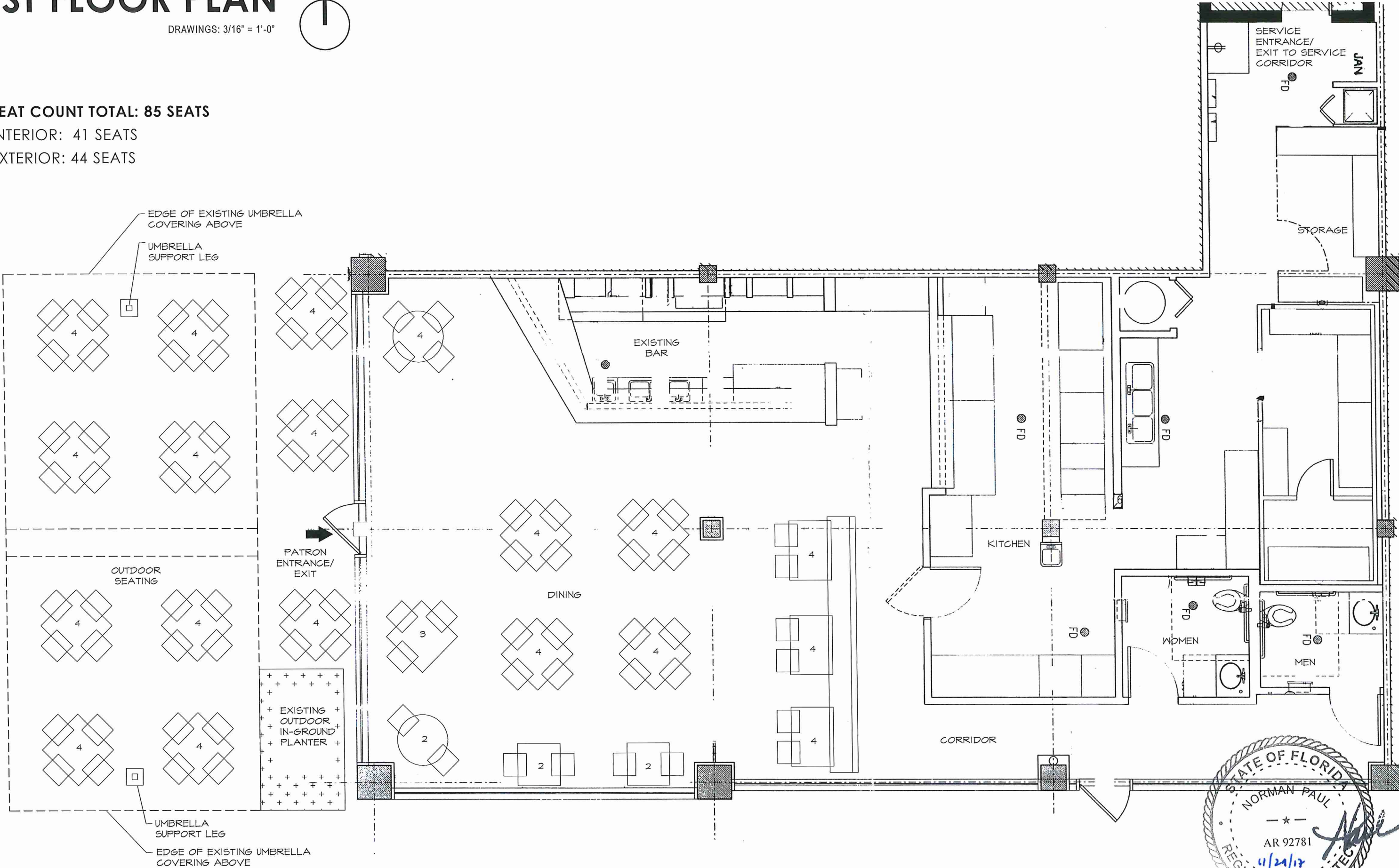
DRAWINGS: 3/16" = 1'-0"



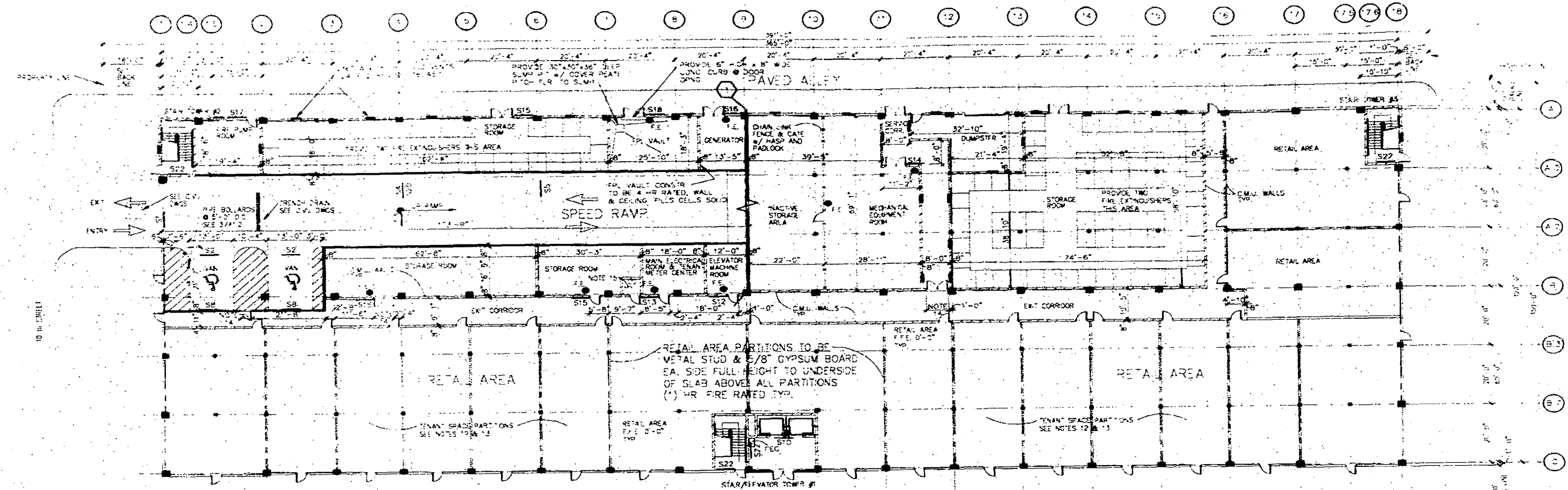
SEAT COUNT TOTAL: 85 SEATS

INTERIOR: 41 SEATS

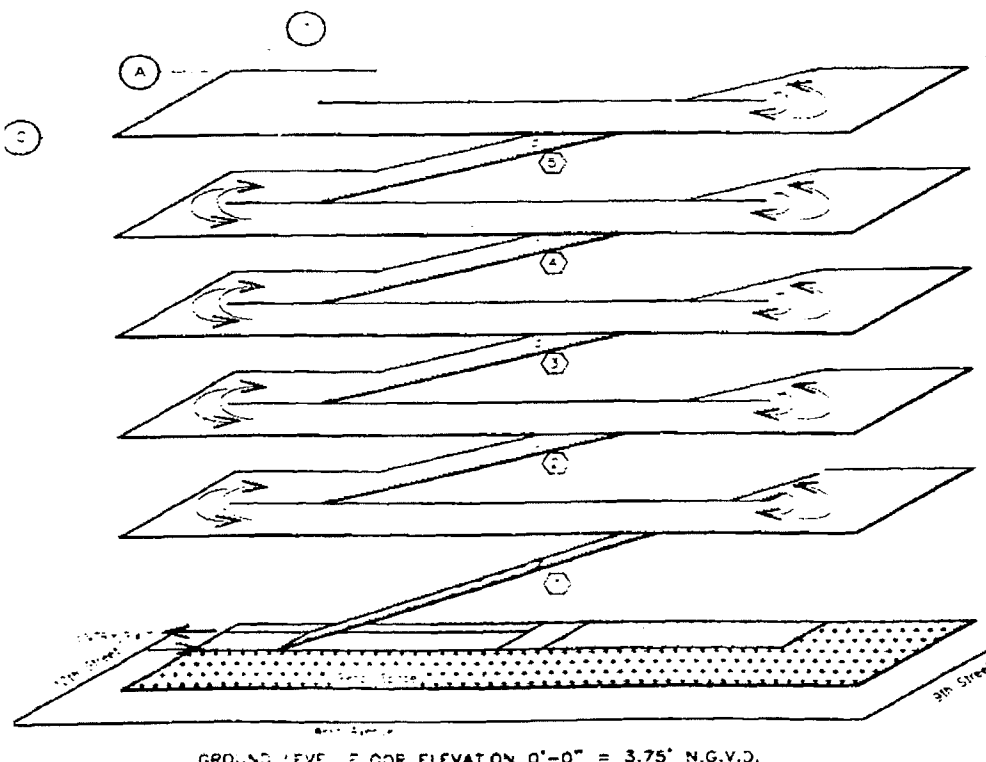
EXTERIOR: 44 SEATS



EXISTING PARKING GARAGE PLANS



GROUND LEVEL PLAN



ISOMETRIC

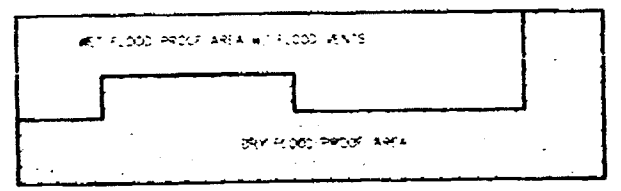
SIGN KEY

- (TYPICAL ALL FERS)
- MARK (SEE SIGN SCHEDULE)
- FACE OF SIGN

NOTE: SEE SHEETS 01A & 01B FOR SIGN SCHEDULE & GRAPHIC DETAILS

ALL RETAIL LOCATIONS, MECHANICAL ROOMS, EQUIPMENT ROOMS MUST BE FLOOD PROOF TO ELEVATION 7'-0".
Lee Whang pm
Walker P/c 10-25-01

APPROVED - SUBJECT TO ENGINEERING CRITIQUE



FLOOD PROOFING PLAN - LEGEND

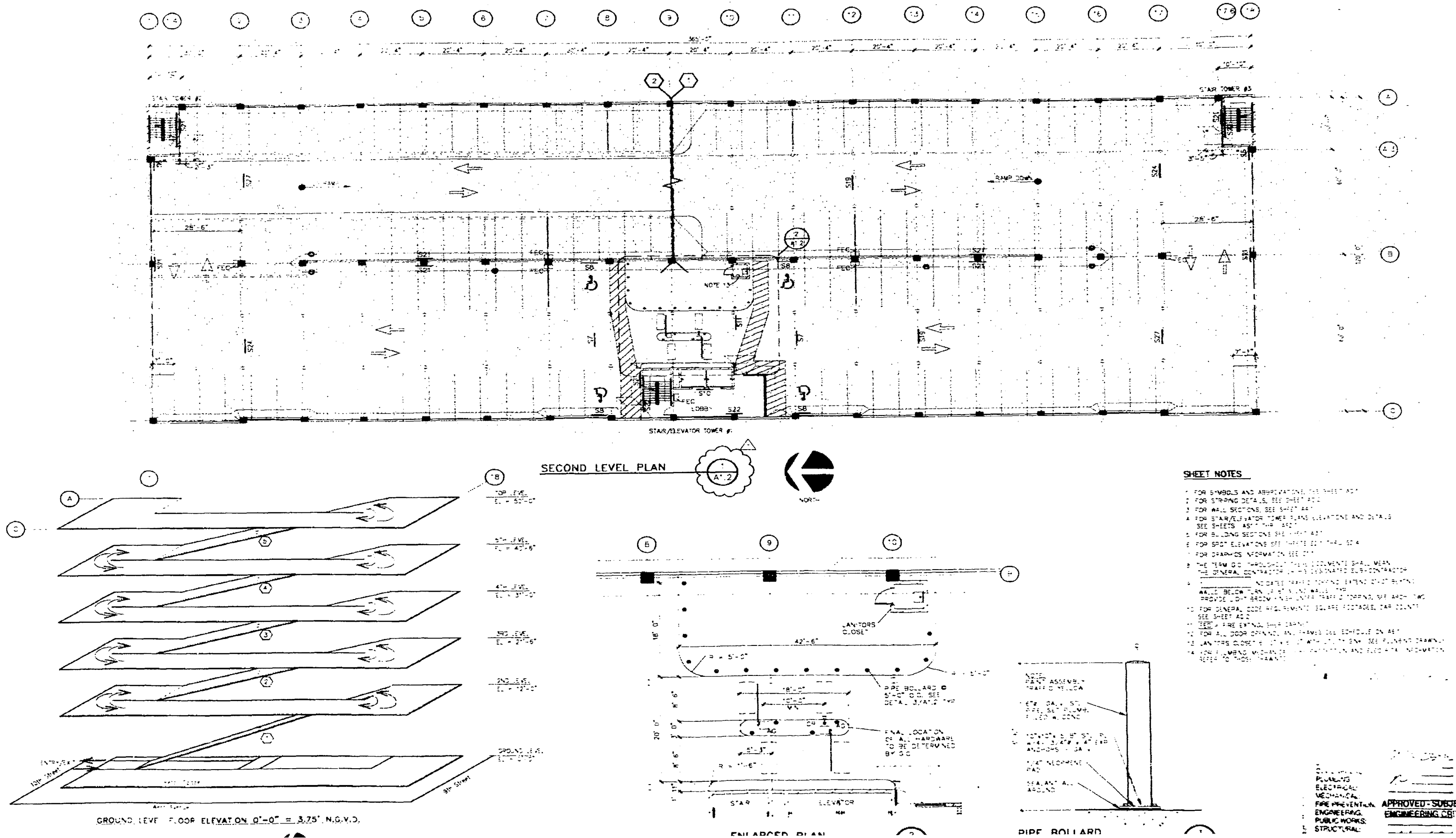
SHEET NOTES

1. FOR SYMBOLS AND ABBREVIATIONS, SEE SHEET 01A
2. FOR STAIRING DETAILS, SEE SHEET 01B
3. FOR WALL SECTIONS, SEE SHEET 01C
4. FOR STAIR/ELEVATOR TOWER PLANS AND DETAILS, SEE SHEETS 01D, 01E, 01F, 01G
5. FOR BUILDING SECTIONS, SEE SHEET 01H
6. FOR SPOT ELEVATIONS, SEE SHEET 01I
7. FOR GRAPHIC SYMBOLS, SEE SHEET 01J
8. THE TERM "DO THROUGH" WHEN INDICATED SHALL MEAN THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CODE REQUIREMENTS REGARDING DOOR COUNTS, SEE SHEET 01K
9. PROVIDE FIRE RATED DOOR FRAME
10. PROVIDE FIRE RATED DOOR
11. PROVIDE FIRE RATED DOOR AND CABINET FOR TENANT SPACE
12. PROVIDE UNIFORMITY OF THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CODE REQUIREMENTS REGARDING DOOR COUNTS, SEE SHEET 01L
13. TENANT SPACE PARTITION LOCATION TO BE VERIFIED WITH OWNER
14. FOR ALL DOOR PARTITIONS AND FRAME, SEE SCHEDULE 01M
15. JANITORS CLOSET TO BE VERIFIED WITH OWNER
16. FOR PLUMBING, MECHANICAL, ELECTRICAL AND TELEPHONE, REFER TO THE GENERAL CONTRACTOR
17. SEE SHEET 01N FOR ANNOTATED HARDWARE

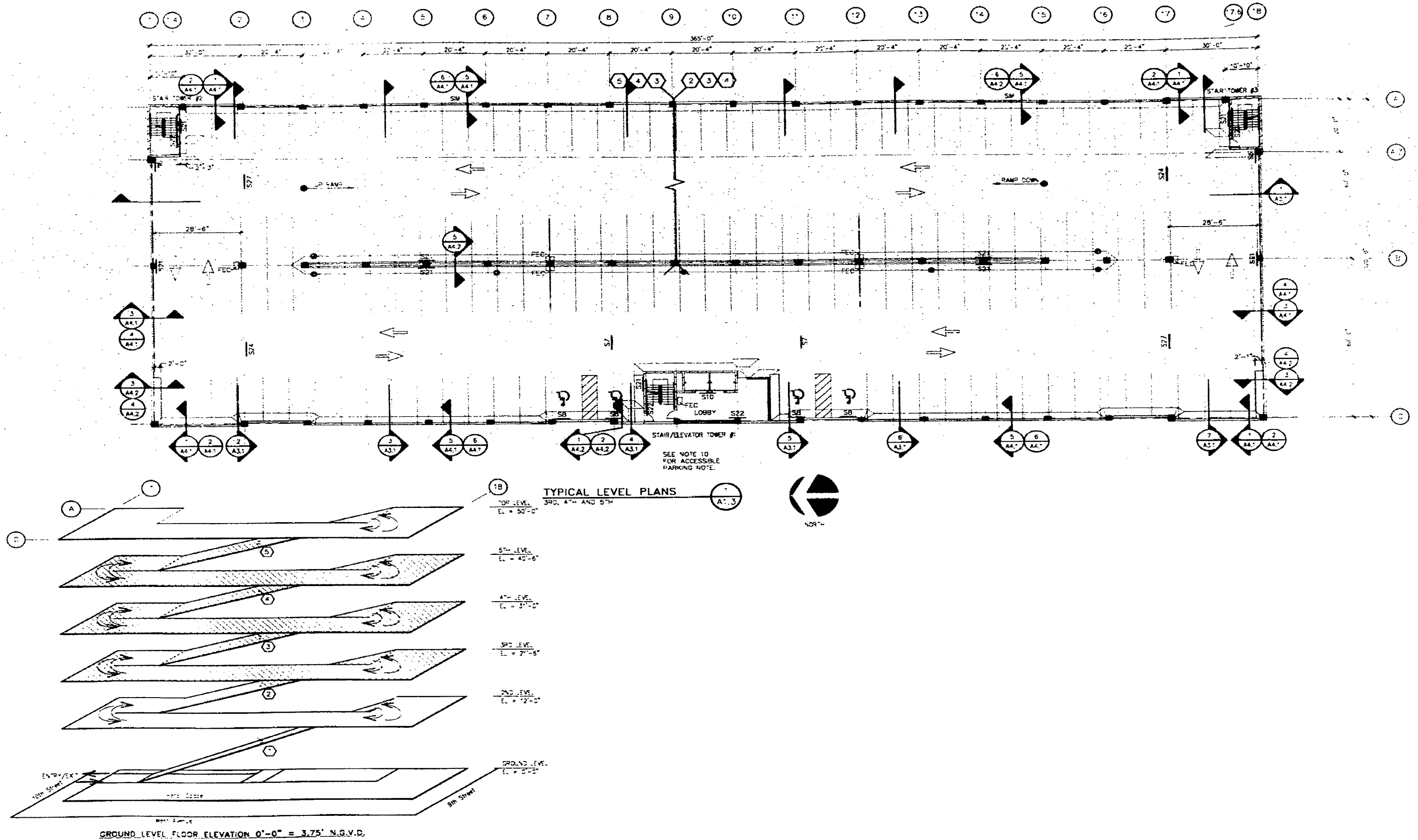
OFFICE COPY

APPROVED - SUBJECT TO ENGINEERING CRITIQUE

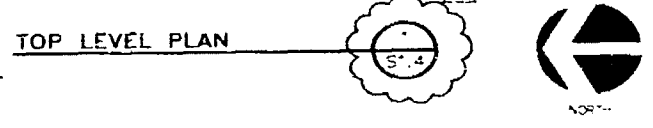
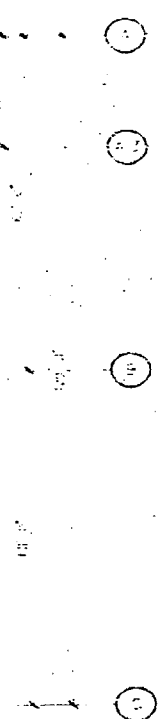
EXISTING PARKING GARAGE PLANS



EXISTING PARKING GARAGE PLANS



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30



1. FOR SYMBOLS AND ABBREVIATIONS, SEE SHEET A-1
2. FOR STRIP DETAIL, SEE SHEET A-2
3. FOR WALL SECTION, SEE SHEET A-3
4. FOR STAIR ELEVATION, FLOOR PLAN, ELEVATION AND DETAIL, SEE SHEETS A-4 TO A-7
5. FOR BUILDING SECTION, SEE SHEET A-8
6. FOR SPOT ELEVATIONS, SEE SHEETS A-9 AND A-10
7. FOR DRAPPED INFORMATION, SEE A-11
8. THE TERM "DOOR" SHALL BE USED TO MEAN "DOOR OR WINDOW". THE GENERAL CONSTRUCTION OF A DOOR OR WINDOW SHALL BE CONTRACTOR'S RESPONSIBILITY.
9. FOR GENERAL CONSTRUCTION INFORMATION, SEE SHEET A-12
10. SEE "GENERAL INFORMATION" SHEET.
11. FOR ALL DIMENSIONS, SEE DIMENSIONS SPECIFIED ON A-1
12. FOR ALL DIMENSIONS, SEE DIMENSIONS SPECIFIED ON A-1
13. FOR PLUMBING, MECHANICAL, ELECTRICAL AND ELECTRICAL INFORMATION, REFER TO THESE DRAWINGS.

APPROVED FOR PERMIT BY
THE FOLLOWING:

BUILDING
DRAWING
DESIGNS
COMM. PRVACY
7-14-57
ECONOMICAL
NEUTRALITY
SAC. RIGHTS
SAC. RIGHTS
FEDERATION
STRUCTURAL
ACCESSIBILITY
1-1-57

APPROVED SUBJECT
ENGINEERING SECTION

1-1-57 92

16 [REDACTED] 5 [REDACTED]