



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-4472
FAX (305) 478-2865

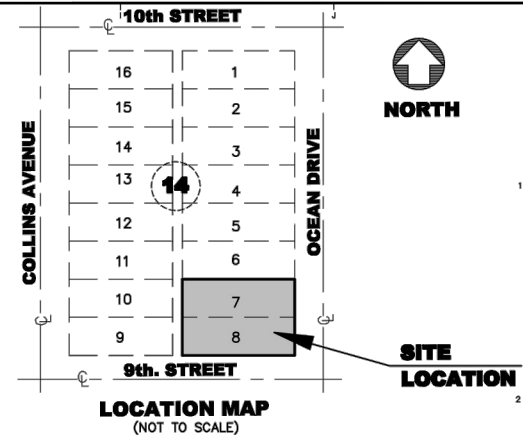
EXAMINED AND SPECIFICATIONS AS SHOWN ON THIS PLAN AND SHALL BE THE RESPONSIBILITY OF THE SURVEYOR. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF. THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE ORIGINAL RECORDS OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIMSELF OR HERSELF.

RECORD OF REVISION	NO.	DATE	DESCRIPTION	BY	APP.
	5	03-18-1998	UPDATE SURVEY	L.G.	E.J.F.
	6	03-08-2001	UPDATE SURVEY	J.A.R.	E.J.F.
	7	07-07-2004	UPDATE SURVEY AND TITLE REVIEW	E.R.	E.J.F.
	8	08-28-2013	UPDATE SURVEY	A.A.	E.J.F.
	9	05-13-2016	UPDATE SURVEY		

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MANGO'S TROPICAL CAFE
 BOUNDARY SURVEY W/ TITLE REVIEW
 Sketch, Legal Desc., Title Notes, Surveyor's Notes, Legend & Loc. Map
 PREPARED FOR: DAVID WALLACK REAL ESTATE, LLC

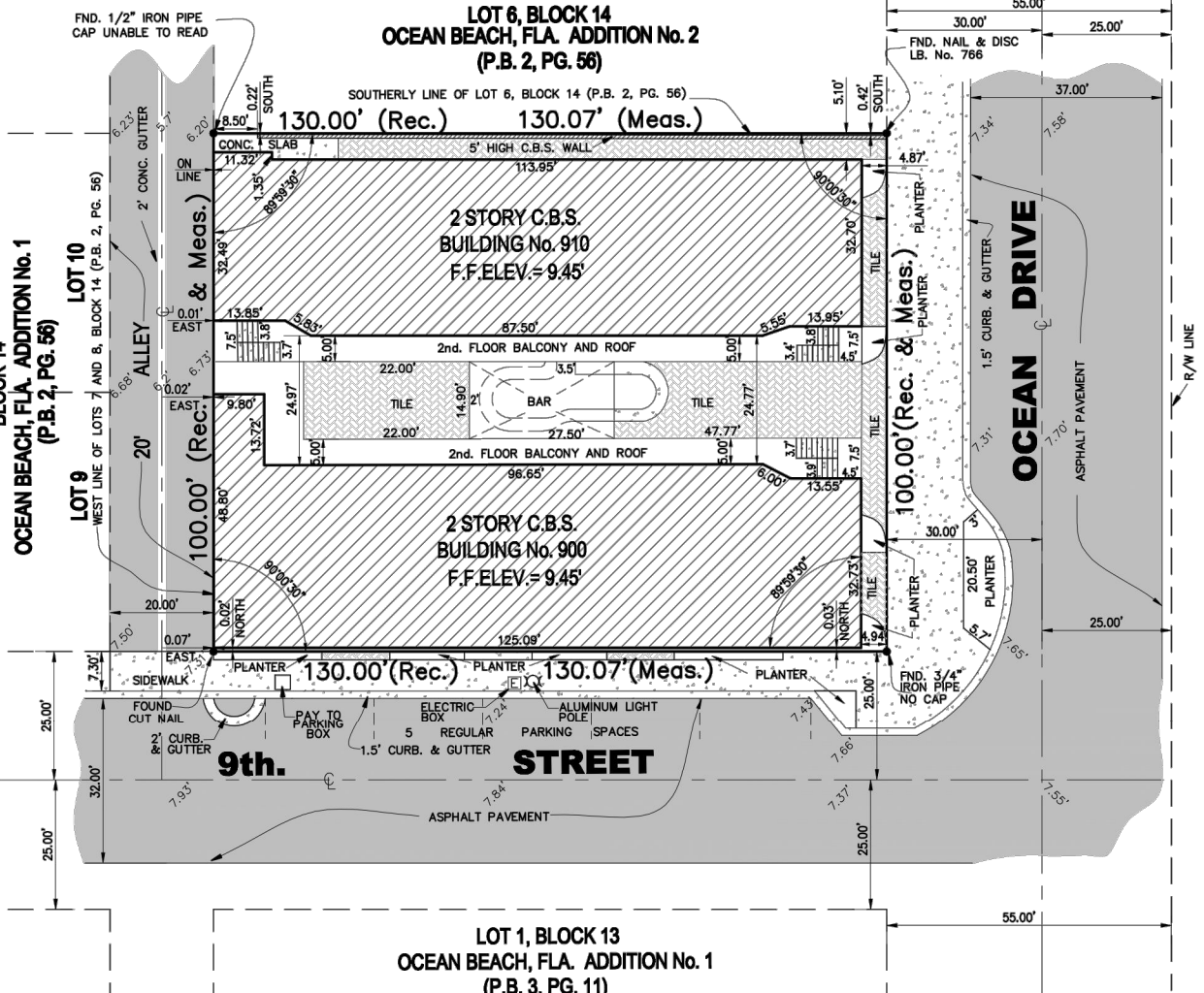
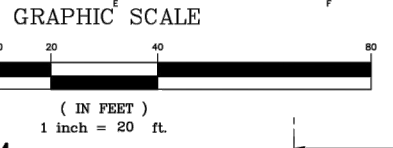
SCALE: 1" = 20'
 DRAWN BY: L. GJAEV/ER/AA
 DWG. CHECKED BY:
 QUALITY CONTROL:
 DATE: 05/13/2016
 PROJECT No: 01-039-5403
 SHEET: 1 OF 1 SHEETS



- SURVEYOR'S NOTES:**
- The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
 - This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
 - There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County. Examination of ABSTRACT OF TITLE was made to determine recorded instruments, if any affecting this property.
 - Accuracy: The expected use of the land, as classified in the Minimum Technical Standards (61G17-6FAC), is "High Risk/Residential". The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
 - Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
 - Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
 - Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
 - Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
 - AREA OF PROPERTY: 13,007.00 S.F. or 0.298 Acres ±
 - Ownership subject to OPINION OF TITLE.
 - Type of Survey: Boundary Survey
 - North arrow direction shown hereon are based on: recorded Plat Book 2, at Page 56, of the Public Records of Dade County, Florida.
 - Elevations are based on: National Geodetic Vertical Datum of 1929
 - Miami-Dade Bench Mark Used: 4230 E Elev.: 7.42'
 - Bench Mark Location: 13 ST --- 120.3' SOUTH OF C/L OCEAN DRIVE --- 20' EAST OF C/L
 - Property Address: 900-910 Ocean Drive Miami Beach, Florida 33139.
 - Flood Zone: "AE" Base Flood Elev.= 8.00' AS PER Community Number:120651 FEMA Panel Number:12086C0319L Date: September 11, 2009
 - This PLAN OF SURVEY, has been prepared for the exclusive use extended to any unnamed party:
 - David Wallack Real Estate L.L.C.
 - City National Bank
 - Old Republic National Title Insurance Company
 - Winderweede, Haines, Ward & Woodman, P.A.
 - GrayRobinson, P.A.
 - Field Book: A-115 (PG.1)/SND./SND. Project No.: 69254/85018/98-098 SND. 98-098/01-039-5400 01A039-5402

SURVEYOR'S CERTIFICATE:
 I Herby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the BOUNDARY SURVEY of the real property described hereon.
 I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.
Ford, Armenteros & Fernandez, Inc. LB 6557
 Date: FEBRUARY 5, 1990
 Revision 1: NOV. 16, 1990
 Revision 2: JUNE 16, 1993
 Revision 3: AUGUST 15, 1994
 Revision 4: MARCH 18, 1998 (UP DATE)
 Revision 5: MARCH 08, 2001 (UP DATE)
 Revision 6: JULY 07, 2004 (UP DATE)
 Revision 7: OCTOBER 20, 2010 (UP DATE)
 Revision 8: AUGUST 28, 2013 (UP DATE)
 Revision 9: MAY 13, 2016 (UP DATE)

By: Edwin J. Fernandez, P.S.M. for the Firm.
 Professional Surveyor and Mapper
 State of Florida, Registration No. 5676



TITLE REVIEW NOTES:

All the following documents listed under SCHEDULE BII, of Agent's File No. 1375810, prepared by OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/ THE FUND File No. 01-2013-012227, effective date August 09, 2013 at 11:00 P.M, furnished by the undersigned to show any matter affecting the subject property.

LIST OF DOCUMENTS:

- Subject to the Plat of Ocean Beach Addition No.2 recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida. (DOES APPLY, ANY MATTERS WHICH MAY BE PLOTTABLE IS SHOWN HEREON)
- Revocable Permit from the City of Miami Beach recorded February 22, 1991 in Official Records Book 14908, Page 1981, Public Records of Miami-Dade County, Florida. (DOES APPLY, NOT PLOTTABLE)
- Cable Television Agreement recorded March 4, 1991 in Official Records Book 14922, Page 552, and in Official Records Book 14922, Page 555, amended in Official Records Book 15648, Page 3217, Public Records of Miami-Dade County, Florida. (DOES APPLY, NOT PLOTTABLE)
- Conditional Use Permit by the City of Miami Beach recorded September 1, 1999 in Official Records Book 18765, Page 3259, modified in Official Records Book 21581, Page 784, Official Records Book 23265, Page 3781, and in Official Records Book 23473, Page 2998, Public Records of Miami-Dade County, Florida. (DOES APPLY, NOT PLOTTABLE)
- Historic Preservation Board Order recorded June 2, 2005 in Official Records Book 23433, Page 410, Public Records of Miami-Dade County, Florida. (DOES APPLY, NOT PLOTTABLE)
- Subject to the unrecorded Lease to Mango's Tropical Cafe LLC, a Florida limited liability company, as disclosed by the Lease Subordination Agreement recorded in Official Records Book 27450, Page 2817, Public Records of Miami-Dade County, Florida. (DOES APPLY, NOT PLOTTABLE)

LEGAL DESCRIPTION:

Lots 7 and 8 of Block 14 of "OCEAN BEACH, FLA. ADDITION No. 2", according to the plat thereof as recorded in Plat Book 2, at Page 56, of the Public Records of Miami-Dade County, Florida.

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
C/A	[Symbol]	ALUMINUM LIGHT POLE
C/L	[Symbol]	BELLSOUTH MANHOLE
C.L.F.	[Symbol]	BELLSOUTH TELEPHONE BOX
C.M.C.	[Symbol]	BENCHMARK
C.B.S.	[Symbol]	CABLE BOX
	[Symbol]	CATCH BASIN
	[Symbol]	CENTERLINE
	[Symbol]	CLEAN OUT VALVE
	[Symbol]	CLEAR
	[Symbol]	CHAIN LINK FENCE
	[Symbol]	CONCRETE
	[Symbol]	CONCRETE BLOCK STRUCTURE
	[Symbol]	CONCRETE LIGHT POLE
	[Symbol]	CONCRETE POWER POLE
	[Symbol]	CONTROL VALVE
	[Symbol]	DRAINAGE MANHOLE
	[Symbol]	DRILL HOLE
	[Symbol]	DUAL POLE SIGN
	[Symbol]	ELECTRIC BOX
	[Symbol]	ELECTRIC METER
	[Symbol]	ELECTRIC WIRE OVERHEAD
	[Symbol]	ELEVATION (EXISTING)
	[Symbol]	ELEVATION (PROPOSED)
	[Symbol]	FINISHED FLOOR
	[Symbol]	FIRE HYDRANT
	[Symbol]	FIRE MAIN VALVE
	[Symbol]	FURCA POWER AND LIGHT COMPANY MANHOLE
	[Symbol]	FORCE MAIN VALVE
	[Symbol]	FOUND
	[Symbol]	GAS MANHOLE
	[Symbol]	GAS METER
	[Symbol]	GAS VALVE
	[Symbol]	GUARD POST
	[Symbol]	IRON FENCE
	[Symbol]	IRON PIPE
	[Symbol]	LIMITED ACCESS RIGHT OF WAY
	[Symbol]	MAIN STREET VALVE
	[Symbol]	MAIL BOX
	[Symbol]	MANHOLE
	[Symbol]	MEASURED
	[Symbol]	MONUMENT
	[Symbol]	NAIL
	[Symbol]	NAIL AND DISC
	[Symbol]	ON LINE
	[Symbol]	PLAT BOOK
	[Symbol]	POINT OF CURVATURE
	[Symbol]	PERMANENT CONTROL POINT
	[Symbol]	PAGE
	[Symbol]	PROPERTY LINE
	[Symbol]	PERMANENT REFERENCE MONUMENT
	[Symbol]	RAIL ROAD CROSSING SIGN
	[Symbol]	RECORDED INFORMATION
	[Symbol]	RIGHT OF WAY
	[Symbol]	SECTION
	[Symbol]	SECTION CORNER
	[Symbol]	SEWER MANHOLE
	[Symbol]	SIGN
	[Symbol]	SPRINKLER VALVE
	[Symbol]	SQUARE CUT AND NAIL
	[Symbol]	STORM MANHOLE
	[Symbol]	STREET LIGHT BOX
	[Symbol]	STREET SIGN
	[Symbol]	TELEPHONE BOX
	[Symbol]	TELEPHONE MANHOLE
	[Symbol]	TRAFFIC SIGNAL
	[Symbol]	TRAFFIC SIGNAL BOX
	[Symbol]	VALVE
	[Symbol]	WATER METER
	[Symbol]	WATER VALVE
	[Symbol]	WELL
	[Symbol]	WOOD FENCE
	[Symbol]	WOOD POWER POLE
	[Symbol]	ASPHALT
	[Symbol]	BRICK
	[Symbol]	CONCRETE
	[Symbol]	TILE

NOTE: All recording references herein shall refer to the Public Records of Miami-Dade County, Florida, unless otherwise noted.