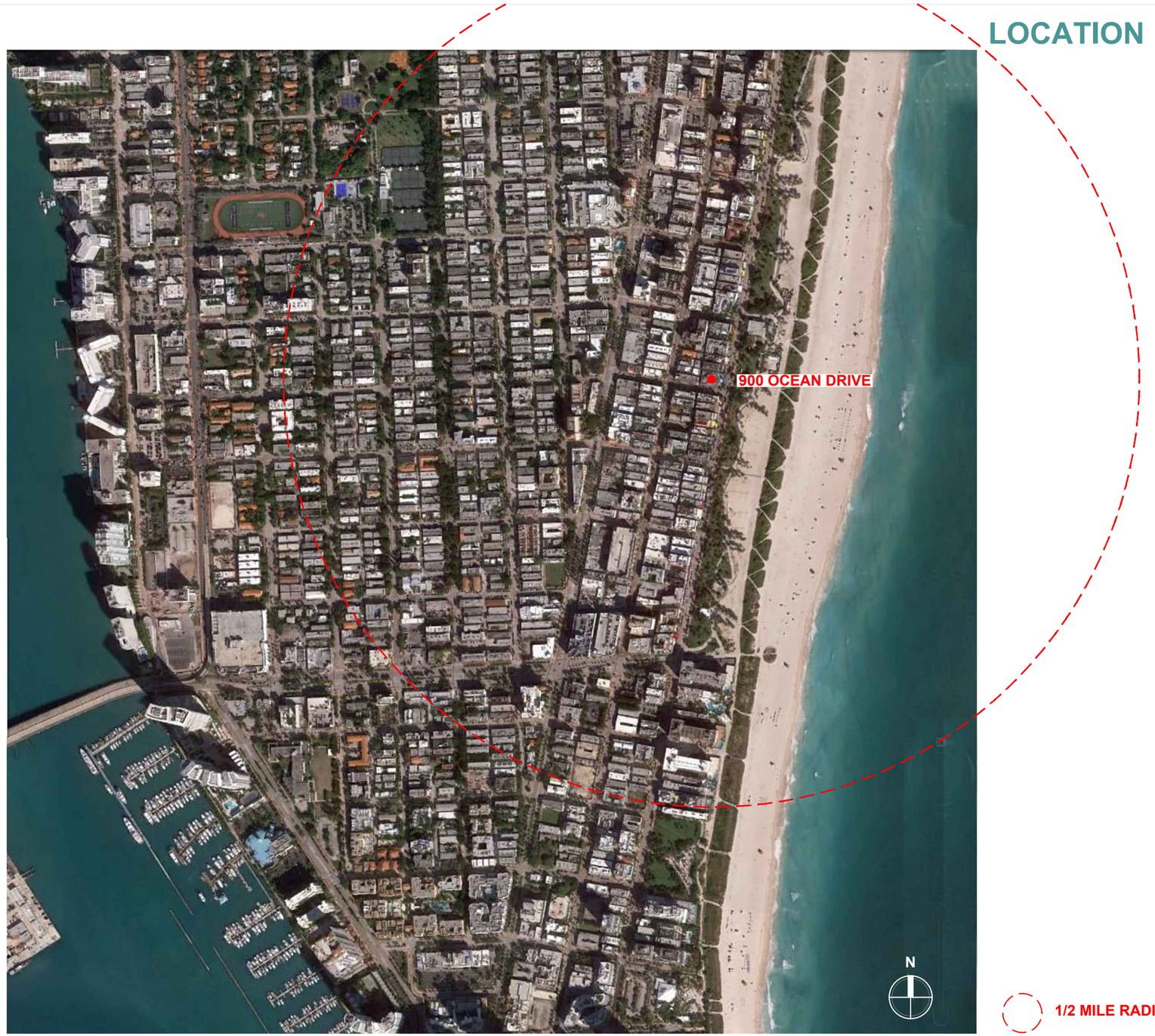
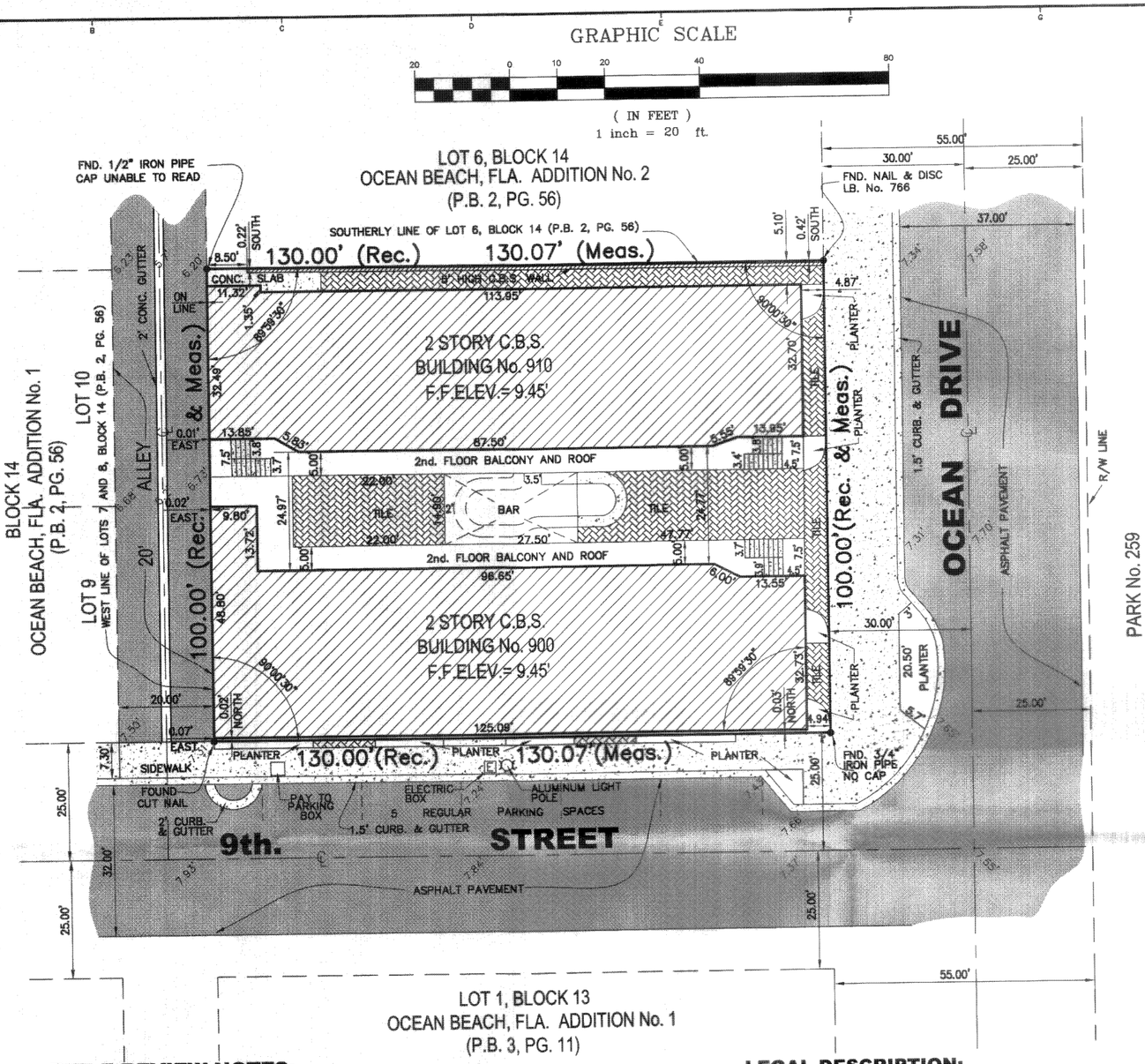
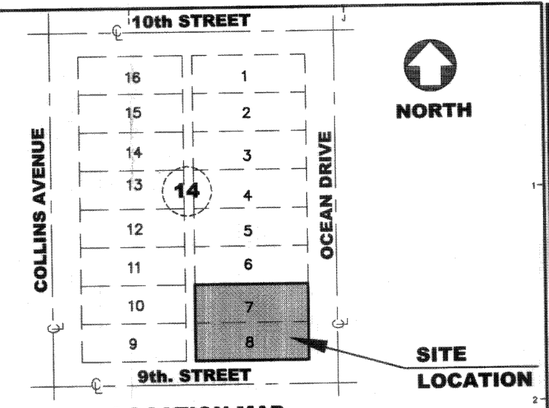


1/2 MILE RADIUS

CITY OF MIAMI BEACH PARTIAL AERIAL MAP

G & S INFRASTRUCTURE, INC.
4250 SW 108TH AVENUE, MIAMI, FL. 33165 PH: 305.205.8197 gsinfra@outlook.com





LOCATION MAP
(NOT TO SCALE)

SYMBOL LEGEND

ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.	—x—	CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.	—OHL—	ELECTRIC WIRE OVERHEAD
ELEV.	5.00	ELEVATION (EXISTING)
ELEV.	5.00	ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE
	FORCE	FORCE MAIN VALVE
FND.		FOUND
GAR.		GARAGE
		GAS MANHOLE
		GAS METER
		GAS VALVE
		GUARD POST
I.F.	—□—	IRON FENCE
I.P.		IRON PIPE
L.A. R/W		LIMITED ACCESS RIGHT OF WAY
		MAIN SEWER VALVE
		MAIL BOX
		MANHOLE
MEAS.		MEASURED
		MONUMENT
		NAIL
N. & D.		NAIL AND DISC
O/L		ON LINE
P.B.		PLAT BOOK
P.C.		POINT OF CURVATURE
P.C.P.		PERMANENT CONTROL POINT
PG.		PAGE
P/L		PROPERTY LINE
P.R.M.		PERMANENT REFERENCE MONUMENT
	RR	RAIL ROAD CROSSING SIGN
REC.		RECORDED INFORMATION
R/W		RIGHT OF WAY
SEC.		SECTION
		SECTION CORNER
		SEWER MANHOLE
		SIGN
		SPRINKLER VALVE
		SQUARE CUT AND NAIL
		STORM MANHOLE
	LIGHT	STREET LIGHT BOX
		STREET SIGN
		TELEPHONE BOX
		TELEPHONE MANHOLE
		TRAFFIC SIGNAL
		TRAFFIC SIGNAL BOX
		VALVE
		WATER METER
		WATER VALVE
		WELL
W/F.		WOOD FENCE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE

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:

3. 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)
4. 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)
5. 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)
6. 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)
7. 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)
8. 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)

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

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.

SURVEYOR'S NOTES:

1) The herein captioned Property was surveyed and described based on the shown Legal Description: Provided by Client.
2) 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.
3) 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.
4) 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.
5) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
6) 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.
7) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.
8) 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.
9) AREA OF PROPERTY: 13,007.00 S.F. or 0.298 Acres ±
10) Ownership subject to OPINION OF TITLE.
11) Type of Survey: Boundary Survey
12) North arrow direction shown hereon is based on an assumed meridian Along the Center Line of Ocean Drive recorded on Plat Book 2, at Page 56, of the Public Records of Dade County, Florida.
13) Elevations are based on: National Geodetic Vertical Datum of 1929
14) Miami-Dade Bench Mark Used: 4230 E Elev.: 7.42'
15) Bench Mark Location: 13 ST --- 120.3' SOUTH OF C/L OCEAN DRIVE --- 20' EAST OF C/L
16) Property Address:
    900-910 Ocean Drive
    Miami Beach, Florida 33139.
17) Flood Zone: "AE"
    Base Flood Elev.= 8.00' AS PER
    Community Number: 120651
    FEMA Panel Number: 12086C0319L
    Date: September 11, 2009
18) This PLAN OF SURVEY, has been prepared for the exclusive use of the entities named hereon. The Certificate does not extended to any unnamed party:
    a. David Wallack Real Estate L.L.C.
    b. City National Bank
    c. Old Republic National Title Insurance Company
    d. Winderweedle, Haines, Ward & Woodman, P.A.
    e. GrayRobinson, P.A.
19) 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 Hereby 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)
Revision 10: JANUARY 12, 2017

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

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE, AREA AND SHALL REMAIN THE PROPERTY OF FORD, ARMENTEROS & FERNANDEZ, INC., WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY MAY NOT BE USED BY OWNER ON OTHER PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO FORD, ARMENTEROS & FERNANDEZ, INC.

RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
6	03-06-2001	UPDATE SURVEY	L.G.	E.J.F.
7	07-07-2004	UPDATE SURVEY	JAER	E.J.F.
8	08-28-2013	UPDATE SURVEY AND TITLE REVIEW	E.R.	E.J.F.
9	05-13-2016	UPDATE SURVEY	A.A.	E.J.F.
10	01-12-2017	UPDATE SURVEY	B.R.	E.J.F.

MANGO'S TROPICAL CAFE

TYPE OF PROJECT: BOUNDARY SURVEY W/ TITLE REVIEW
SHEET NAME: Sketch, Legal Desc. Title Notes, Surveyor's Notes, Legend & Loc. Map
PREPARED FOR: DAVID WALLACK REAL ESTATE, LLC

SCALE: 1" = 20'
DRAWN BY: L. G/JAER/ E.R./A.A.
DWG. CHECKED BY:
QUALITY CONTROL:
DATE: 05/13/2016
PROJECT No: 01-039-5403
SHEET: 1 OF 1 SHEETS

EXISTING SITE AERIAL VIEW / PHOTOGRAPH KEY PLAN

PROJECT LOCATION
MANGOS TROPICAL CAFE
900 OCEAN DRIVE
MIAMI BEACH, FL. 33139

G & S INFRASTRUCTURE, INC.
4250 SW 108TH AVENUE, MIAMI, FL. 33165 PH: 305.205.8197 gsinfra@outlook.com

PHOTOGRAPH IDENTIFICATION AND PHOTO VIEW ORIENTATION

1 SOUTH SIDE CORNER OF MANGOS RESTAURANT

2 FRONT OF MANGOS TROPICAL CAFE RESTAURANT

3 EXISTING SIDEWALK CAFE

4 NORTH SIDE CORNER OF MANGOS RESTAURANT

5 ADJACENT PROPERTY - WALDORF TOWERS

6 ADJACENT PROPERTY - FAT TUEDAYS

7 SOUTH SIDE CORNER OF MANGOS RESTAURANT

8 FRONT OF MANGOS TROPICAL CAFE RESTAURANT

9 EXISTING UMBRELLA AND AWNING

10 FRONT SOUTH SIDE CORNER OF RESTAURANT

11 REAR SOUTH SIDE OF RESTAURANT

12 REAR SOUTH SIDE CORNER

G & S INFRASTRUCTURE, INC.
4250 SW 108TH AVENUE, MIAMI, FL. 33165 PH: 305.205.8197 gsinfra@outlook.com

17 TRASH ROOM

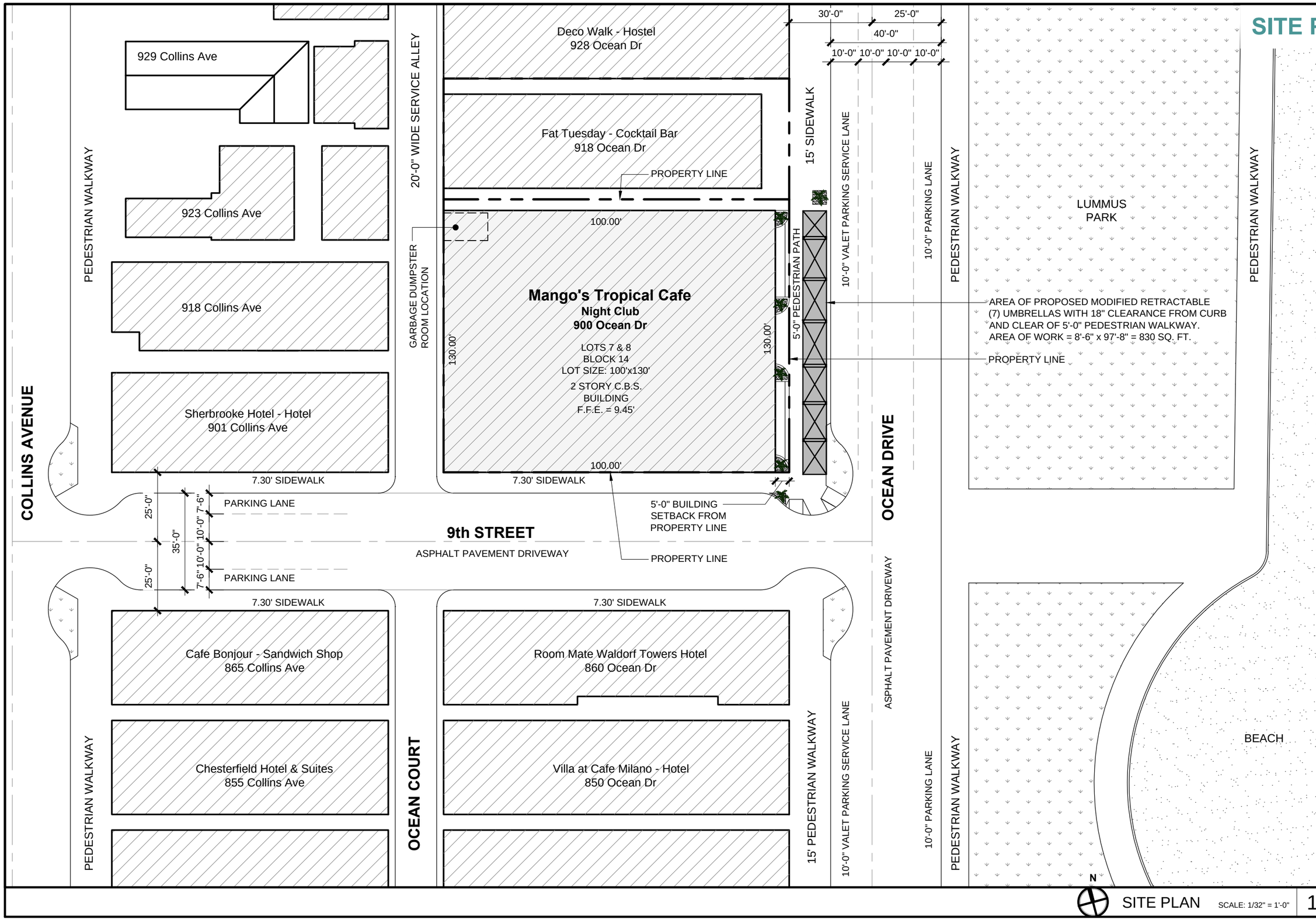
13 REAR SERVICE ALLEY OF RESTAURANT

14 REAR SERVICE ALLEY OF RESTAURANT

15 EXISTING SIDEWALK CAFE SEATING

16 EXISTING SIDEWALK CAFE SEATING

G & S INFRASTRUCTURE, INC.
4250 SW 108TH AVENUE, MIAMI, FL. 33165 PH: 305.205.8197 gsinfra@outlook.com



SITE PLAN 12

SITE PLAN SCALE: 1/32" = 1'-0" 1

G & S INFRASTRUCTURE,
4250 SW 108TH AVENUE
MIAMI, FL. 33165
PH: 305.205.8197 FAX: 305.397.0
gsinfra@outlook.com

PROFESSIONAL SEAL:

REVISION

DELIVERY DATE	01.12.2017
SCALE:	AS SHOWN
DRAWN BY:	C.V.

PROJECT NAME

SIDEWALK CAFE SEATING AT:
MANGOS TROPICAL CAFE
900 OCEAN DRIVE
MIAMI BEACH , FLORIDA 33139

SHEET NAME

SITE PLAN

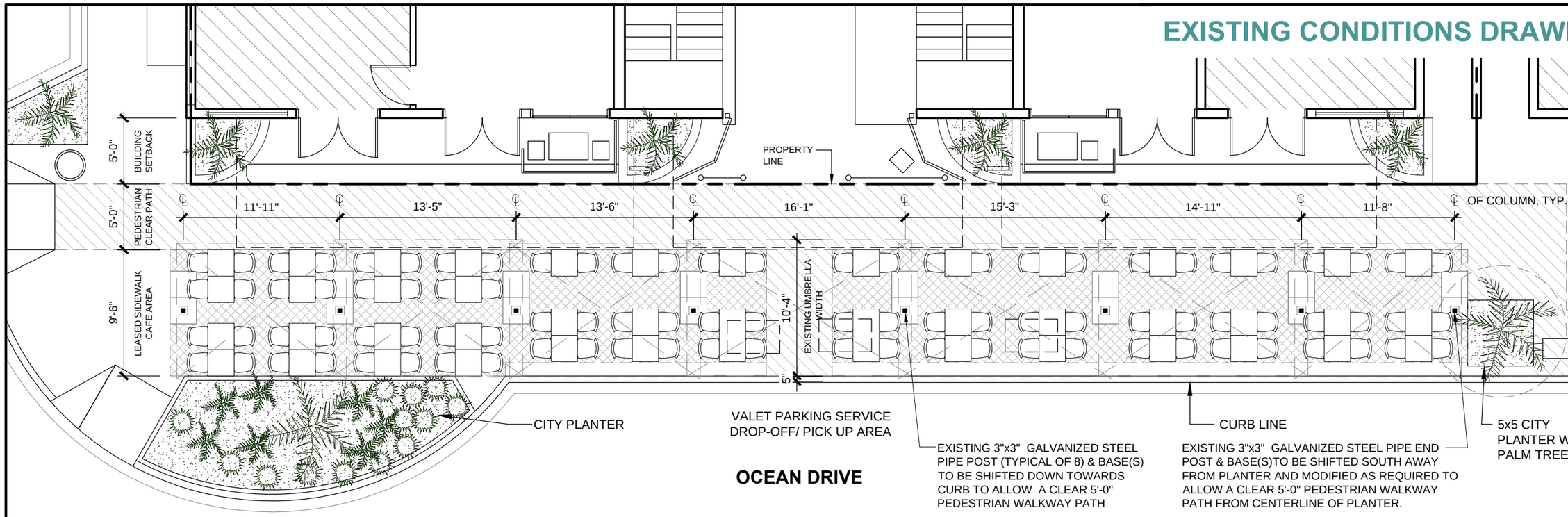
SHEET NUMBER

SP-1

1 OF 1

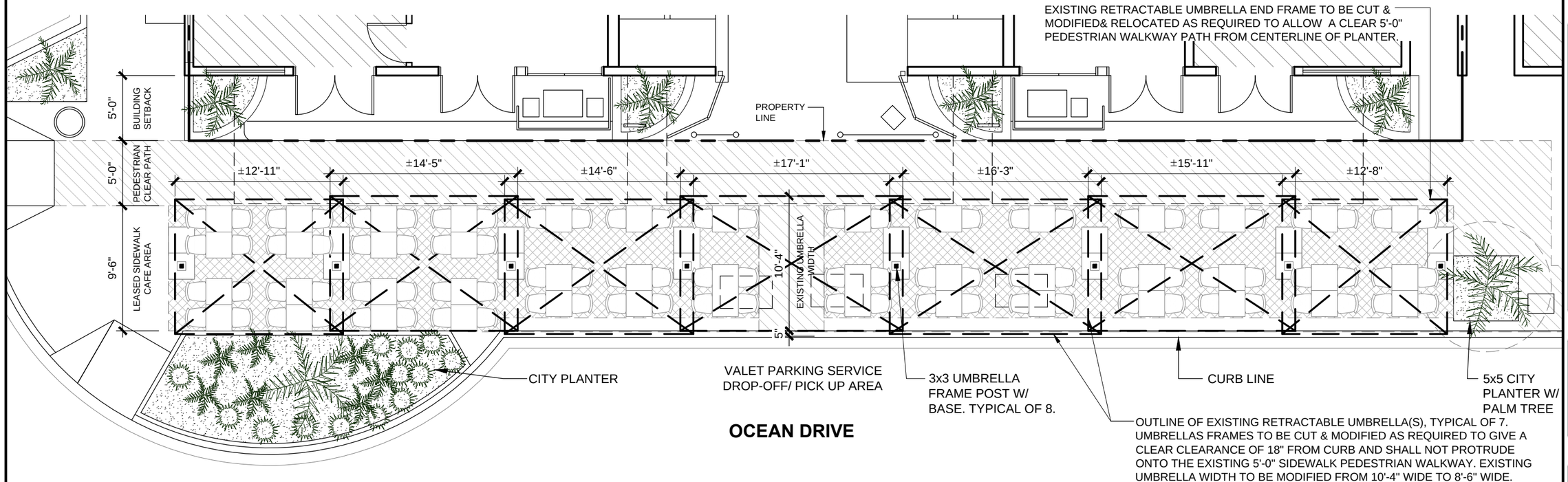
EXISTING CONDITIONS DRAWINGS

13



N

EXISTING SIDEWALK CAFE SEATING SCALE: 1/8" = 1'-0" 1



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EXISTING RETRACTABLE UMBRELLAS SCALE: 1/8" = 1'-0" 2

G & S INFRASTRUCTURE,
4250 SW 108TH AVENUE
MIAMI, FL. 33165
PH: 305.205.8197 FAX: 305.397.0
gsinfra@outlook.com

PROFESSIONAL SEAL:

REVISION

DELIVERY DATE	01.12.2017
SCALE:	AS SHOWN
DRAWN BY:	C.V.

PROJECT NAME

SIDEWALK CAFE SEATING AT:
MANGOS TROPICAL CAFE
900 OCEAN DRIVE
MIAMI BEACH , FLORIDA 33139

SHEET NAME

SIDEWALK CAFE FLOOR PLAN

SHEET NUMBER

A-1

1 OF 8

EXISTING SECTION

16

CERTIFICATE OF FLAME RETARDANCE

ISSUED TO: STOBAG NA
7401 PACIFIC CIRCLE
MISSISSAUGA, ON L5T 2A4

NUMBER: 80570

DATE: 3-12-2014

THIS CERTIFICATE OF COMPLIANCE IS ISSUED TO VERIFY THAT THE ITEMS OR AREAS DESCRIBED BELOW ON THIS CERTIFICATE HAVE BEEN TREATED WITH FLAME COAT™.

FLAME COAT™ IS A CLASS A FIRE RETARDANT.

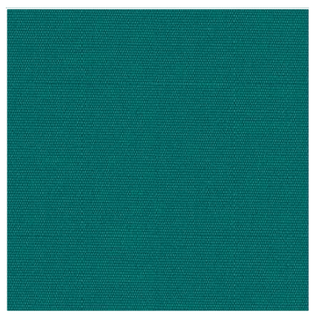
Description of Material, Structure, etc.

360	YARDS SATTLER/OUTDURA 6016 GREEN, TREATED W/FLAMECOAT
	N.F.P.A. 701 SMALL SCALE, CLASS A. A.S.T.M.E-84, FLAME SPREAD: 10 SMOKE DENSITY: 25,
	AFTER FLAME AVG:0.0 sec, CALIFORNIA TITLE 19 SECTION 1237, CALIFORNIA TB 117E
	WILL NOT WASH OFF, FOR INTERIOR & EXTERIOR USE
	3-12-2014

ISSUED BY:
American Flamecoat Inc.
520-D Eagleton Downs Drive
Pineville, NC 28134
(704) 543-0903.

Director GA-1201.01 (General)

Note: Fabrics and/or materials described on this certificate are intended for interior use unless otherwise stated. Due to the number of external fabrics and materials, this fabric should be periodically retested to insure it retains its effectiveness. We do not warrant the length of time that the fabric remains fire retardant, but when it leaves our facility, it meets the stated code. Certificate void if material is exposed to open flame or cigarette, lights or electrical wiring.

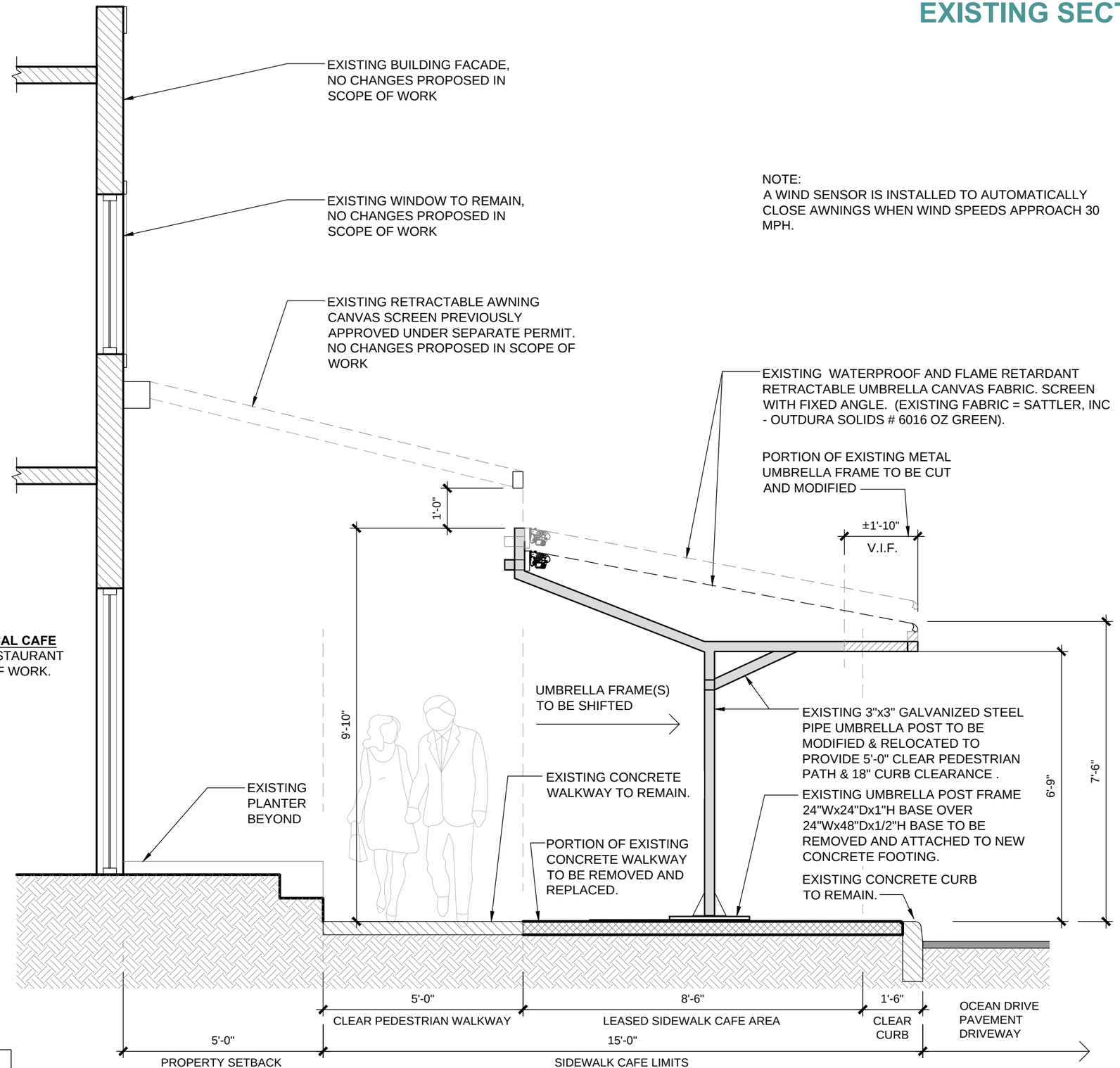


EXISTING FABRIC SAMPLE

MANUFACTURE: SATTLER INC.
TYPE: OUTDURA SOLIDS
COLOR: # 6016 OZ GREEN

* WATERPROOF, FIRE AND FLAME RETARDANT

MANGOS TROPICAL CAFE
INTERIOR OF RESTAURANT
NOT IN SCOPE OF WORK.



NOTE:
A WIND SENSOR IS INSTALLED TO AUTOMATICALLY CLOSE AWNINGS WHEN WIND SPEEDS APPROACH 30 MPH.

EXISTING CANOPY SECTION SCALE: 3/8" = 1'-0" 1

G & S INFRASTRUCTURE,
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MIAMI, FL. 33165
PH: 305.205.8197 FAX: 305.397.0
gsinfra@outlook.com

PROFESSIONAL SEAL:

REVISION

DELIVERY DATE	01.12.2017
SCALE:	AS SHOWN
DRAWN BY:	C.V.

PROJECT NAME
SIDEWALK CAFE SEATING AT:
MANGOS TROPICAL CAFE
900 OCEAN DRIVE
MIAMI BEACH , FLORIDA 33139

SHEET NAME
SECTION

SHEET NUMBER
A-4
4 OF 8