TITLE REVIEW NOTES:

All the following documents listed under SCHEDULE B, PART II, of Title Commitment prepared by **Chicago Title Insurance Company, Issuing Agent: Levine & Partners, P.A., Issuing Office File Number: 1262.013, Commitment Number: 11155891, Commitment Date: 05/11/2023 at 11:00 PM as to Parcel 1 and 5/17/2023 as to Parcel 2,** furnished to the undersigned to show any matter affecting the subject property.

LIST OF DOCUMENTS:

5. Dedications on the Plat of Ocean Beach, Fla., Addition No. 2, recorded in Plat Book 2, Page 56. (Parcel 1) **(DOES APPLY, ANY MATTER WHICH MAY BE PLOTTABLE IS SHOWN HEREON).**

6. Revocable Permit between the City of Miami Beach, and David Wallack, recorded February 22, 1991, in Official Records Book 14908, Page 1981. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

7. Bulk Cable Agreements between Eastern Sun Shoppes Inn, Inc., and Rifkin/Narragansett South Florida CATV Limited Partnership d/b/a Gold Coast CableVision, recorded March 4, 1991, in Official Records Book 14922, Page 552, and recorded March 4, 1991 in Official Records Book 14922, Page 555, as affected by Addendum to Hotel/Motel bulk Rate Agreement recorded September 15, 1992, in Official Records Book 15648, Page 3217. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

8. Conditional Use Permit by the City of Miami–Beach, recorded September 1, 1999, in Official Records Book 8765, Page 3259, as modified in Official Records Book 21581, Page 784, Official records Book 23265, Page 3781, and in Official Records Book 23473, Page 2998. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

9. Historic Preservation Board Order recorded in Official Records Book 23433, Page 410. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE)**.

10. Riparian and littoral rights are not insured. (Parcel 1) **(NOT REVIEWED AS PART OF THIS SURVEY).**

11. Settlement Agreement between 900 Collins Avenue, LLC and Michael Stern, and Mitch Novak, Miami Design Preservation, Inc., and David Wallack Real Estate, LLC, regarding HPB Case No. 2887 and HPSM Case No. 07–001, recorded July 22, 2008, in Official Records Book 26489, Page 2868, and as affected by the attached Affidavit of Mitch Novick attached in front of the Settlement Agreement. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

12. Order of the Historic Preservation Board of the City of Miami Beach, Florida, recorded June 19, 2017, in Official Records Book 30500, Page 3100. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

13. Order of the Historic Preservation Board of the City of Miami Beach, Florida, recorded October 7, 2020, in Official Records Book 32134, Page 3470. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

14. Order of the Historic Preservation Board of the City of Miami Beach, Florida, recorded October 5, 2021, in Official Records Book 32776, Page 323. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

15. Terms and Conditions of the Lease between David Wallack Real Estate L.L.C. and Mango's Tropical Café, Inc., as evidenced by the Instrument recorded in Official Records Book 27450, Page 281, and in Instrument recorded June 17, 2016 in Official Records Book 30117, Page 4408. (Parcel 1) **(DOES APPLY, HOWEVER NOT PLOTTABLE).**

16. Easements on the Plat of Hollywood Plaza, as recorded in Plat Book 36, Page 98, as affected by the Surveyor's Affidavit recorded in Official Records Book 10297, Page 9140, together with Joinder and Consent to Plat by AmSouth Bank of Florida recorded July 22, 1996, in Official Records Book 5092, Page 1397. (Parcel 2) **(DOES NOT APPLY).**

17. Easement for vehicular access reserved and granted in Item 3 of set forth on Page 3 of that certain Warranty Deed recorded in Official Records Book 2184, page 486, and in the first full paragraph on Page 3 of that certain Warranty Deed recorded in Official records Book 2309, Page 535, and amended by Amendment to Indenture recorded November 9, 1982 in Official Records Book 3324, Page 2026. (Parcel 2) **(DOES NOT APPLY).**

18. Easement in favor of Florida Power Corporation, recorded in Official Records Book 2420, Page 1139. (Parcel 2) **(DOES NOT APPLY).**

19. Easement to Chevron U.S.A., Inc., recorded November 9, 1982 in Official Records Book 3324, Page 2030. **(DOES NOT APPLY).**

20. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 4010, Page 119. (Parcel 2) **(DOES NOT APPLY).**

21. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 4010, Page 128. (Parcel 2) **(DOES NOT APPLY).**

22. Declaration of Covenants, Conditions, Restrictions and Easements for Hollywood Plaza, recorded in Official Records Book 4888, Page 3523, as affected by Assignment and Assumption of Declarant's Rights recorded in Official Records Book 8262, Page 2772, as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 8658, Page 1291, and Second Amendment recorded in Official Records Book 10152, Page 1845, as amended by that certain Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 10492, Page 951, as further affected by that certain Assignment and Assumption of Declarant Rights, recorded in Official Records Book 10492, Page 956, and Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements recorded in Official Records Book 11012, Page 8151, and Fifth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Hollywood Plaza, Orange County, Florida, recorded in Document No. 20180152877, and the Sixth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Hollywood Plaza, Orange County, Florida, recorded in Document No. 20190335011, which contain provisions creating easements and/or assessments. (Parcel 2) **(DOES NOT APPLY).**

23. Proportionate Share Agreement recorded in Official records Book 10736, Page 6757, and First Amendment recorded in Official Records Book 10787, Page 9072. (Parcel 2) **(DOES NOT APPLY).**

24. Access and utilities Easement from Wallack Holdings LLC, to Metro Corral Partners, Inc., recorded in Official Records Book 11012, Page 8165. (Parcel 2) **(DOES NOT APPLY).**

25. Lease between Wallack Holdings LLC, and Mango's Tropical Café Orlando, LLC, evidenced by the Memorandum of Lease recorded October 9, 2013 in Official Records Book 10647, Page 8876, and rerecorded in Official Records Book 10656, Page 5060, as affected by the Instruments recorded in Official Records Book 10671, Page 4812 and in Document No. 20160310703. (Parcel 2) **(DOES NOT APPLY).**

26. Resolution of the Board of County Commissioners Amending and Restating a Municipal Service Benefit Unit for Streetlighting for International Drive and Universal Boulevard at Sand Lake Road, recorded May 5, 2017 in Document # 20170250634 providing for non–ad valorem taxes to be levied billed on the annual ad valorem tax bill. (Parcel 2) **(DOES NOT APPLY).**

27. Grant of Non–Exclusive Utility Easement to Peoples Gas System, a Division of Tampa Electric Company, providing for a perpetual 10 foot easement for installation, maintenance and repair of natural gas facilities, recorded March 20, 2018 in Document No. 20180157410. (Parcel 2) **(DOES NOT APPLY).**

28. Non–exclusive utility easement to Orlando Utilities Commission, of the City of Orlando, Florida, recorded October 29, 2018 in Document No. 20180632839. **(DOES NOT APPLY).**

29. Terms, covenants, conditions, and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s). **(NOT REVIEWED AS PART OF THIS SURVEY).**

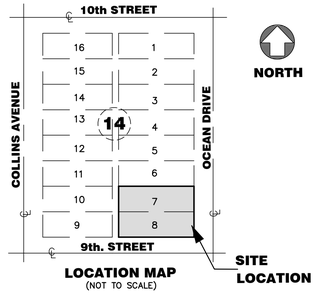
NOTE: All recording references in this form shall refer to the public records of Miami–Dade County, Florida and Orange County, Florida, unless otherwise noted.

SYMBOL LEGEND

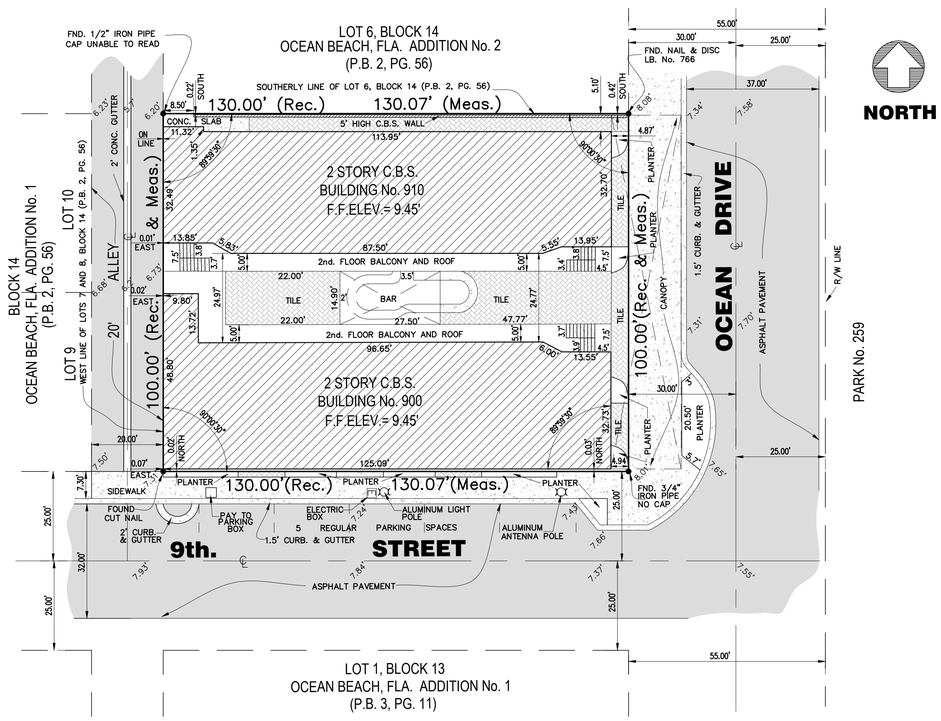
ABBREVIATION	SYMBOL	DEFINITION
		ALUMINUM LIGHT POLE
		BELLSOUTH MANHOLE
		BELLSOUTH TELEPHONE BOX
		BENCHMARK
		CABLE BOX
		CATCH BASIN
C/L		CENTERLINE
		CLEAN OUT VALVE
CLR.		CLEAR
C.L.F.		CHAIN LINK FENCE
CONC.		CONCRETE
C.B.S.		CONCRETE BLOCK STRUCTURE
		CONCRETE LIGHT POLE
		CONCRETE POWER POLE
		CONTROL VALVE
		DRAINAGE MANHOLE
		DRILL HOLE
		DUAL POLE SIGN
		ELECTRIC BOX
		ELECTRIC METER
E.W.O.H.		ELECTRIC WIRE OVERHEAD
ELEV.		ELEVATION (EXISTING)
ELEV.		ELEVATION (PROPOSED)
F.F.		FINISHED FLOOR
		FIRE HYDRANT
		FIRE MAIN VALVE
		FLORIDA POWER AND LIGHT COMPANY MANHOLE

ABBREVIATION	SYMBOL	DEFINITION
	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

ABBREVIATION	SYMBOL	DEFINITION
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 SIGN
		TRAFFIC SIGNAL BOX
	2" EASM'T.	2" EASEMENT
	6' UTIL. EASM'T.	6' UTILITY EASEMENT
	10' UTIL. EASM'T.	10' UTILITY EASEMENT
	12' UTIL. EASM'T.	12' UTILITY EASEMENT
		VALVE
		WATER METER
		WATER VALVE
	W.F.	WELL
		WOOD FENCE
		WOOD POWER POLE
		ASPHALT
		BRICK
		CONCRETE
		TILE



LOCATION MAP
(NOT TO SCALE)



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 Legal Description furnished by client.

2) There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of TITLE POLICY was made to determine recorded instruments, if any affecting this property.

3) Accuracy:
The accuracy obtained by field measurement and office calculation of a closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as Defined in Rule 5J–17, 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.

4) Underground foundations and/or footings, if any, that may cross beyond the boundary lines of the subject property unto any other adjacent property are not shown hereon.

5) 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.

6) Contact the appropriate authority prior to any design work on the herein described parcel for Building and Zoning information.

7) 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.

8) Ownership subject to OPINION OF TITLE.

9) Type of Survey: BOUNDARY SURVEY.

10) Subject Property Area: 13,007.00 Square Feet and/or 0.298 Acres more or less.

11) North arrow direction and Bearings shown hereon is based on assumed meridian along the Center Line of 9th Street as shown in Plat Book 2 Page 56, of the Public Records of Miami–Dade County, Florida.

12) Elevations shown herein are based on: National Geodetic Vertical Datum of 1929 (N.G.V.D.29)

13) Miami–Dade Bench Mark Used: 4230 E Elevation= 7.42' (N.G.V.D.29)

14) Bench Mark Location:
13th STREET --- 120.3' SOUTH OF CENTERLINE
OCEAN DRIVE --- 20.0' EAST OF CENTERLINE

15) Property Address:
900–910 Ocean Drive
Miami Beach, Florida 33139

16) Flood Zone: "AE"
Base Flood Elev.= 8.0'
AS PER FEMA Panel Number: 12086C0319L
Community Number:120651 (City of Miami Beach)
Date: September 11, 2009.

17) This BOUNDARY 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, LLC
b. Amerant Bank, N.A., its successors and/or assigns
c. Chicago Title Insurance Company
d. Levine & Partners, P.A.
e. Greenberg Traurig

18) Field Book: A–115, Page 1 / S.N.D.
Project No.: 69254/85018/98–098/98–098/01–039–5400/01A039–5402/01A039–5400
Data Collector File: N/A

19) This Map of Survey is intended to be displayed at a scale of One inch equals 20 feet or smaller.

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, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

FORD, ARMENTEROS & FERNANDEZ, INC, LB 6557

Original Field Work Survey Date: February 5th, 1990
Revision 1: November 16th, 1990
Revision 2: June 16th, 1993
Revision 3: August 15th, 1994
Revision 4: March 18th, 1998 (UPDATE SURVEY)
Revision 5: March 8th, 2001 (UPDATE SURVEY)
Revision 6: July 7th, 2004 (UPDATE SURVEY)
Revision 7: October 20th, 2010 (UPDATE SURVEY)
Revision 8: August 28th, 2013 (UPDATE SURVEY & TITLE REVIEW)
Revision 9: May 13th, 2016 (UPDATE SURVEY)
Revision 10: January 12th, 2017 (UPDATE SURVEY)
Revision 11: August 21st, 2017 (UPDATE SURVEY)
Revision 12: APRIL 1st, 2021 (UPDATE SURVEY)
Revision 13: June 19th, 2023 (UPDATE SURVEY & TITLE REVIEW)
Revision 14: June 27th, 2023 (UPDATE CERTIFICATION)
Revision 15: July 30th, 2024 (UPDATE SURVEY)

OMAR ARMENTEROS License Number 3679 STATE OF FLORIDA Professional Surveyor and Mapper

Digitally signed by Omar Armenteros
Date: 2024.07.30 10:38:36 -04'00'

By: _____
Omar Armenteros, P.S.M. for the Firm.
Professional Surveyor and Mapper
State of Florida, Registration No. 3679

FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
DORAL, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805
L.B. No. 6557

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RECORD OF REVISION

No.	DATE	DESCRIPTION	BY	APP.
1.0	01–12–2017	UPDATE SURVEY	B.R.	E.J.F.
1.1	08–21–2017	UPDATE SURVEY	E.D.	E.J.F.
1.2	04–01–2021	UPDATE SURVEY	E.D.	E.J.F.
1.3	06–19–2023	UPDATE SURVEY AND TITLE REVIEW	E.D.	E.J.F.
1.4	06–27–2023	UPDATE CERTIFICATION	D.R.	R.R.
1.5	07–30–2024	UPDATE SURVEY	D.R.	O.A.

MANGO'S TROPICAL CAFE

TYPE OF PROJECT: BOUNDARY SURVEY W/ TITLE REVIEW

SHEET NAME: LOCATION MAP, TITLE NOTES, LEGAL DESCRIPTION, LEGEND, SKECTH & SURVEYOR'S NOTES

CLIENT: LEVINE & PARTNERS, P.A.

CLIENT ADDRESS: 3350 MARY STREET MIAMI, FLORIDA 33133

PROJECT LOCATION: SECTION 3, TOWNSHIP 54 SOUTH, RANGE 42 EAST MIAMI-DADE, FLORIDA

SCALE: 1" = 20'

DRAWN BY: L.G./JAER/E.R./A.A./E.D.

DWG. CHECKED BY:

QUALITY CONTROL:

DATE: JULY 30TH, 2024

PROJECT No: 01-039-5400

SHEET: 1 OF 1 SHEETS

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Update Survey\01-039-5403 MANGO'S TROPICAL CAFE\01-039-5400 MANGO'S TROPICAL CAFE (UPDATE 07-30-2024).dwg