

**1 TITLE DESCRIPTION**

Parcel 1  
Phase I -

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point, being a point on the Westerly boundary of a proposed road South 21 degrees 22 minutes 20 seconds East 1451.55 feet according to Deed as recorded in Official Records Book 564, pages 561 through 564, Public Records of Monroe County, Florida, to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 11 degrees 07 minutes 00 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 454.00 feet to a point of tangency thence run South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 295.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 58 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 22 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point, thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

Parcel 2  
A 40 foot Easement along the Easterly boundary of the following, as recorded July 3, 1986, in Official Records Book 980, page 659, of the Public Records of Monroe County, Florida:  
(a)  
From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point, being a point on the Westerly boundary of a proposed road; thence continue South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 295.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 58 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 22 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point, thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

Parcel 3  
A 60 foot Easement as recorded July 3, 1986, in Official Records Book 980, page 647, and recorded July 11, 1986, in Official Records Book 980, page 2432, of the Public Records of Monroe County, Florida across the following:  
A strip of land sixty feet in width as described below:  
From the Northeast corner of Parcel #34 as shown on the "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida," recorded in Plat Book 3, Page 35 of Monroe County Official Records, thence North 21 degrees 22 minutes 20 seconds East along the line of Roosevelt Boulevard a distance of 940 feet to a point which point is the point of beginning; continue South 21 degrees 22 minutes 20 seconds East a distance of 60 feet to a point; thence South 68 degrees 45 minutes 40 seconds West a distance of 450 feet to a point; said line being the dividing line between Parcels 34 and 35; thence North 21 degrees 22 minutes 20 seconds West a distance of 60 feet; thence North 68 degrees 45 minutes 40 seconds East a distance of 450 feet back to the point of beginning, said parcel being the southerly 60 feet of Parcel #34.

Parcel 4  
A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida; thence North 21 degrees 22 minutes 30 seconds West along the West line of Roosevelt Boulevard for 50.00 feet; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal for 500.00 feet; thence South 21 degrees 22 minutes East for 1431.55 feet to a point of curvature of a circular curve concave to the Southwest; thence Southwesterly along the arc of said curve having a radius of 2339.93 feet and a central angle of 8 degrees 53 minutes 03 seconds for 362.83 feet to a point on the arc of said curve bearing North 71 degrees 30 minutes 43 seconds East from the center of said curve, said point being the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve having a radius of 2339.93 feet and a central angle of 2 degrees 13 minutes 57 seconds for 91.17 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East for 6.31 feet; thence South 29 degrees 20 minutes 29 seconds West for 131.12 feet; thence South 69 degrees 18 minutes 46 seconds West for 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West for 150.42 feet; thence South 69 degrees 18 minutes 46 seconds East for 82.14 feet; thence North 69 degrees 18 minutes 46 seconds East for 310.24 feet; thence North 24 degrees 18 minutes 46 seconds East for 123.74 feet to the POINT OF BEGINNING.

Parcel 5  
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0262, of the Public Records of Monroe County, Florida, over, under, upon and across the following:  
A strip of land consisting of the Northerly 25.00 feet of a parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

Parcel 6  
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0271, Public Records of Monroe County, Florida, over, under, upon and across the following:  
A parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

Parcel 7  
The property surveyed and shown hereon is the same property described in the title commitment provided by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: September 9, 2014.  
\*\*\*\*\*Scrubbers Errors\*\*\*\*\* North 20 should read North 21; North 28 should read North 20

Parcel 8  
Surveyors Note: The Easement descriptions contained within Parcel 2, 5, and 6 contain errors in closure, gaps or overlaps the intent of said easements has been plotted and shown hereon.  
From the Northeast corner of Parcel #34 as shown on "Plat Survey of Lands on Island of Key West, Monroe County, Florida" recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point being a point on the westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the west and having for its elements a central angle of 0 degrees 33 minutes 07 seconds and a radius of 2339.93 feet; thence run Southwesterly along the arc of said curve 22.53 feet to the Point of Beginning of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the west having for its elements a central angle of 0 degrees 33 minutes 57 seconds and a radius of 2339.93 feet to a distance of 431.45 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 31.19 feet to a point; thence leaving said westerly boundary of a proposed road, run South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence run South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence run North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence run North 69 degrees 18 minutes 46 seconds East 478.10 feet to the Point of Beginning.

Parcel 9  
Phase I -

From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point, being a point on the Westerly boundary of a proposed road; thence continue South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 295.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 58 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 22 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point, thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

Parcel 10  
A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of the Public Records of Monroe County, Florida; thence North 21 degrees 22 minutes 30 seconds West along the West line of Roosevelt Boulevard for 50.00 feet; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal for 500.00 feet; thence South 21 degrees 22 minutes East for 1431.55 feet to a point of curvature of a circular curve concave to the Southwest; thence Southwesterly along the arc of said curve having a radius of 2339.93 feet and a central angle of 8 degrees 53 minutes 03 seconds for 362.83 feet to a point on the arc of said curve bearing North 71 degrees 30 minutes 43 seconds East from the center of said curve, said point being the POINT OF BEGINNING of the hereinafter described parcel; thence continue along the arc of said curve having a radius of 2339.93 feet and a central angle of 2 degrees 13 minutes 57 seconds for 91.17 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East for 6.31 feet; thence South 29 degrees 20 minutes 29 seconds West for 131.12 feet; thence South 69 degrees 18 minutes 46 seconds West for 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West for 150.42 feet; thence South 69 degrees 18 minutes 46 seconds East for 82.14 feet; thence North 69 degrees 18 minutes 46 seconds East for 310.24 feet; thence North 24 degrees 18 minutes 46 seconds East for 123.74 feet to the POINT OF BEGINNING.

Parcel 11  
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0262, of the Public Records of Monroe County, Florida, over, under, upon and across the following:  
A strip of land consisting of the Northerly 25.00 feet of a parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

Parcel 12  
A Utility Easement as recorded May 15, 1989, in Official Records Book 1092, page 0271, Public Records of Monroe County, Florida, over, under, upon and across the following:  
A parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

Parcel 13  
The property surveyed and shown hereon is the same property described in the title commitment provided by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: September 9, 2014.  
\*\*\*\*\*Scrubbers Errors\*\*\*\*\* North 20 should read North 21; North 28 should read North 20

Parcel 14  
Surveyors Note: The Easement descriptions contained within Parcel 2, 5, and 6 contain errors in closure, gaps or overlaps the intent of said easements has been plotted and shown hereon.  
From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of Monroe County Official Records, go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point, being a point on the Westerly boundary of a proposed road; thence continue South 10 degrees 15 minutes 20 seconds East 6.31 feet to the Point of Beginning of the following described parcel of land; thence continue South 10 degrees 15 minutes 20 seconds East 295.34 feet; thence leaving the said Westerly boundary of a proposed road, run South 54 degrees 27 minutes 50 seconds West 85.26 feet; thence run South 13 degrees 58 minutes 44 seconds West 336.86 feet; thence run South 11 degrees 00 minutes 00 seconds East 150.00 feet to a point on the Northerly boundary line of a proposed road; thence along the said Northerly boundary line North 58 degrees 41 minutes 54 seconds West 540.00 feet to a point, said point being the Westerly line of Parcel 38; thence leaving said Northerly boundary of a proposed road, run along the aforementioned Westerly line of Parcel 38, North 21 degrees 22 minutes 20 seconds West 994.78 feet; thence leaving said Westerly boundary, run North 69 degrees 18 minutes 46 seconds East 423.26 feet to a point; thence run South 20 degrees 41 minutes 14 seconds East 540.00 feet to a point; thence run North 69 degrees 18 minutes 46 seconds East 340.00 feet to a point, thence run North 29 degrees 20 minutes 29 seconds East 131.12 feet to the Point of Beginning.

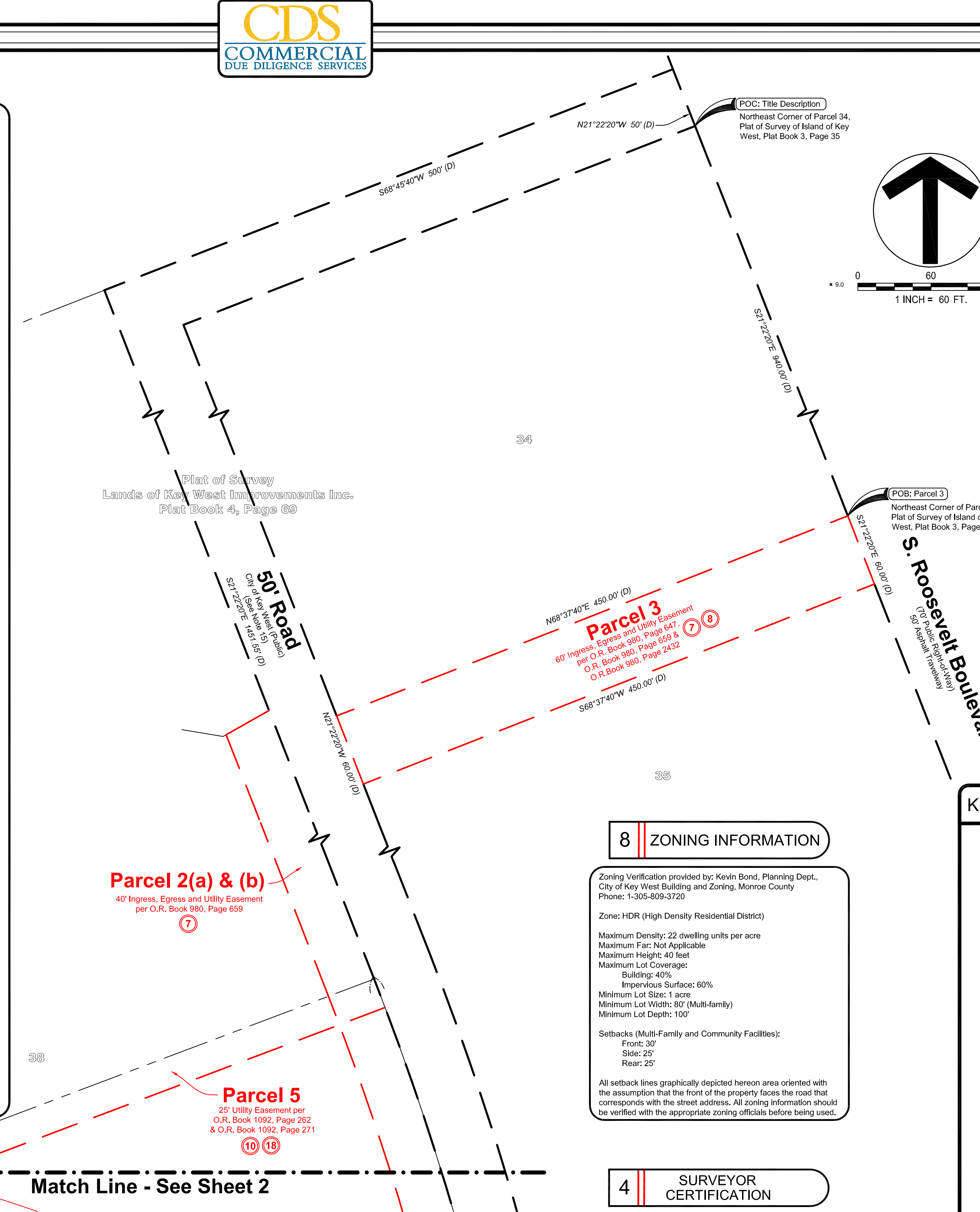
Parcel 15  
A Parcel of land being a portion of Parcel 38, as recorded in Plat Book 4, page 69, of the Public Records of Monroe County, Florida, being more particularly described as follows:  
Commence at the Northeast corner of Parcel 34 as shown on Plat of SURVEY OF LANDS ON ISLAND OF KEY WEST, Monroe County, Florida, as recorded in Plat Book 3, page 35, of Monroe County Official Records; thence North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50.00 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500.00 feet to a point, said point being a point on the Westerly boundary of a proposed road, thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the West and having for its elements a central angle of 0 degrees 33 minutes 06 seconds and a radius of 2339.93 feet; thence Southeast along the arc of said curve 22.53 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the West, having for its elements a central angle of 0 degrees 33 minutes 54 seconds and a radius of 2339.93 feet, for a distance of 431.47 feet to a point of tangency; thence South 10 degrees 15 minutes 20 seconds East 31.13 feet to a point; thence leaving said Westerly boundary of a proposed road, South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence North 69 degrees 18 minutes 46 seconds East 480.06 feet to the POINT OF BEGINNING, together with that land (hatus) lying Easterly of the above-described land and lying Westerly of the State Road described in a certain instrument filed February 27, 1971, in Official Records Book 564, page 561, of the Public Records of Monroe County, Florida.

Parcel 16  
The property surveyed and shown hereon is the same property described in the title commitment provided by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: September 9, 2014.  
\*\*\*\*\*Scrubbers Errors\*\*\*\*\* North 20 should read North 21; North 28 should read North 20

Parcel 17  
Surveyors Note: The Easement descriptions contained within Parcel 2, 5, and 6 contain errors in closure, gaps or overlaps the intent of said easements has been plotted and shown hereon.  
From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point being a point on the westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the west and having for its elements a central angle of 0 degrees 33 minutes 07 seconds and a radius of 2339.93 feet; thence run Southwesterly along the arc of said curve 22.53 feet to the Point of Beginning of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the west having for its elements a central angle of 0 degrees 33 minutes 57 seconds and a radius of 2339.93 feet to a distance of 431.45 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 31.19 feet to a point; thence leaving said westerly boundary of a proposed road, run South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence run South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence run North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence run North 69 degrees 18 minutes 46 seconds East 478.10 feet to the Point of Beginning.

Parcel 18  
The property surveyed and shown hereon is the same property described in the title commitment provided by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: September 9, 2014.  
\*\*\*\*\*Scrubbers Errors\*\*\*\*\* North 20 should read North 21; North 28 should read North 20

Parcel 19  
Surveyors Note: The Easement descriptions contained within Parcel 2, 5, and 6 contain errors in closure, gaps or overlaps the intent of said easements has been plotted and shown hereon.  
From the Northeast corner of Parcel #34 as shown on PLAT SURVEY OF LANDS ON ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida go North 21 degrees 22 minutes 20 seconds West along the West line of Roosevelt Boulevard a distance of 50 feet to a point; thence South 68 degrees 45 minutes 40 seconds West along the South bank of a canal a distance of 500 feet to a point, said point being a point on the westerly boundary of a proposed road; thence along said westerly boundary South 21 degrees 22 minutes 20 seconds East 1431.11 feet to a point of curvature with a circular curve concave to the west and having for its elements a central angle of 0 degrees 33 minutes 07 seconds and a radius of 2339.93 feet; thence run Southwesterly along the arc of said curve 22.53 feet to the Point of Beginning of the following described parcel of land; thence continue Southeast along the arc of a circular curve concave to the west having for its elements a central angle of 0 degrees 33 minutes 57 seconds and a radius of 2339.93 feet to a distance of 431.45 feet to a point of tangency; thence run South 10 degrees 15 minutes 20 seconds East 31.19 feet to a point; thence leaving said westerly boundary of a proposed road, run South 29 degrees 20 minutes 29 seconds West 124.85 feet; thence run South 69 degrees 18 minutes 46 seconds West 340.00 feet; thence run North 20 degrees 41 minutes 14 seconds West 150.42 feet; thence run North 69 degrees 18 minutes 46 seconds East 478.10 feet to the Point of Beginning.



**2 TITLE INFORMATION**

The Title Description and the Schedule B items hereon are from a title commitment prepared by Chicago Title Insurance Company, Commitment Number: 4887118, Effective Date: September 9, 2014.

**11 SURVEYOR'S NOTES**

- This survey is based on information shown on a title commitment prepared by Chicago Title Insurance Company, Commitment Number 4887118, effective date September 9, 2014, and all Schedule B exceptions in said title commitment have been addressed. The surveyor did not abstract this property and has relied on said title report for all matters of record.
- The subject property has direct access to South Roosevelt Boulevard, a public right-of-way via an Ingress, Egress and Utility Easement recorded in O.R. Book 980, Page 659.
- There was no observable surface evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of any changes in street right-of-ways or recent street or sidewalk construction or repair.
- No observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- All statements within the certification, and other references located elsewhere herein, related to utilities, improvements, structures, buildings, party walls, easements, servitudes, and encroachments are based solely on above ground, visible evidence, unless another source of information is specifically referenced herein.
- All rebar set are 30" X 58" rebar with a plastic cap marked "LB7761", unless otherwise specified herein.
- This survey does not provide a determination or opinion concerning the location or existence of wetlands, fault lines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- Any dedication made hereon or herein is made to the parties certified to on this survey. It is not transferable to additional institutions or subsequent owners.
- The point of height measurement is identified on the survey and was taken from the nearest adjacent grade at said point. This point represents the height of the structure as observed from ground level.
- The dimensions and area of the building shown are based on the building's exterior footprint at ground level.
- At the time of this survey, there was no observable evidence of any equipment or action associated with the process of drilling for oil, gas or any other hydrocarbons on this survey.
- No underground utilities have been located and/or shown on this survey. Only visible and apparent above ground utility appearances are shown.
- There are appurtenant utility easements or servitudes benefiting the surveyed property listed in the above referenced title commitment.
- The 50' Road shown herein is described in Plat Book 4, Page 69 as a 50' Proposed Road.

**8 ZONING INFORMATION**

Zoning Verification provided by: Kevin Bond, Planning Dept., City of Key West Building and Zoning, Monroe County Phone: 1-305-869-3720  
Zone: HDR (High Density Residential District)  
Maximum Density: 22 dwelling units per acre  
Maximum FAR: Not Applicable  
Maximum Height: 40 feet  
Maximum Lot Coverage:  
Building: 40%  
Impervious Surface: 60%  
Minimum Lot Size: 1 acre  
Minimum Lot Width: 80' (Multi-family)  
Minimum Lot Depth: 100'  
Setbacks (Multi-Family and Community Facilities):  
Front: 30'  
Side: 25'  
Rear: 25'  
All setback lines graphically depicted hereon area oriented with the assumption that the front of the property faces the road that corresponds with the street address. All zoning information should be verified with the appropriate zoning officials before being used.

**4 SURVEYOR CERTIFICATION**

To: Ocean Walk Key West Owner, L.L.C., a Delaware limited liability company; Berkadia Commercial Mortgage LLC and Fannie Mae, their successors and assigns; and Chicago Title Insurance Company  
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 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 18, 21, 23 (to the extent possible, graphically depict on survey drawing the zoning setback lines), and 24 (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 7/15/15.  
Date of Plat or Map: May 20, 2015  
Billy R. Davis, Jr., Professional Surveyor and Mapper #5099 Certificate of Authorization No. LB #7761  
Not valid without an authenticated electronic signature and authenticated electronic seal.

**KEY TO ALTA-SURVEY**

1	TITLE DESCRIPTION
2	TITLE INFORMATION
3	SCHEDULE "B" ITEMS
4	SURVEYOR CERTIFICATION
5	FLOOD INFORMATION
6	CEMETERY
7	POSSIBLE APPARENT USE
8	ZONING INFORMATION
9	LEGEND
10	BASIS OF BEARING
11	SURVEYOR'S NOTES
12	PARKING INFORMATION
13	LAND AREA
14	BUILDING AREA
15	BUILDING HEIGHT
16	VICINITY MAP
17	NORTH ARROW / SCALE
18	CLIENT INFORMATION BOX
19	SURVEY DRAWING
20	PROJECT ADDRESS

**18 Boundary and ALTA/ACSM Land Title Survey**

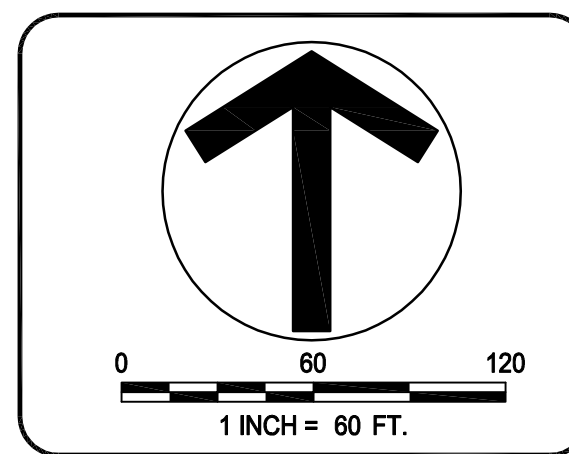
This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" (Effective February 23, 2011)

This Work Coordinated By:  
**CDS**  
COMMERCIAL DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444  
Toll Free: 888.457.7878

Drawn By: RLJ	Date: 8-13-14
Surveyor Ref. No: 14-07-0182	Revision: Pro Forma
Aprvd By: BRD	Date: 8-14-14
Field Date: 7/15/15	Revision: Comments
Scale: 1" = 60'	Date: 8-21-14
	Revision: Comments
	Date: 5-19-15
	Revision: Add Spot Elev.

Prepared For:  
**Ocean Walk Apartments**  
Client Ref: 401400779CT  
Commitment No: 4887118

17 NORTH ARROW/SCALE



Sunrise at Seaside  
Condominium  
APN: 66180-025101

Match Line - See Sheet 1

19 SURVEY DRAWING

10 BASIS OF BEARINGS

The meridian for all bearings shown hereon is based on the Eastern line of the subject property, known as being a bearing of S10°15'20"E, as shown in Plat Book 4, Page 69 of Monroe County Public Records.

12 PARKING INFORMATION

- 166 Covered Regular Parking Spaces (Under Building)
- 151 Regular Parking Spaces
- 8 Handicap Parking Spaces
- 325 Total Parking Spaces

13 LAND AREA

745,399 sq. ft. ±  
17.1120 acres

9 LEGEND

- |                             |                                |
|-----------------------------|--------------------------------|
| (D) Deed                    | ⊙ Sewer Cleanout               |
| (P) Plat                    | ⊙ Light Pole                   |
| (M) Measured                | ⊙ Utility Vault                |
| (C) Calculated              | ⊙ Sign                         |
| ○ Found Monument (as Noted) | ⊙ Irrigation Valve             |
| ● Set Monument (as Noted)   | ● Bollard                      |
| ⊙ Manhole (Unknown)         | ● Pressure Relief Valve        |
| ⊙ Sewer Manhole             | ⊙ Catch Basin                  |
| ⊙ Drainage Manhole          | ⊙ Curb Inlet                   |
| ⊙ Telephone Manhole         | ⊙ Traffic Pole                 |
| ⊙ Electric Manhole          | ⊙ Utility Pole                 |
| ⊙ Telephone Pedestal        | ⊙ Concrete Utility Pole        |
| ⊙ Cable Pedestal            | ⊙ Air Conditioner              |
| ⊙ Electric Pedestal         | ⊙ Traffic Signal Vault         |
| ⊙ Electric Transformer      | ⊙ Underground Utility Marker   |
| ⊙ Electric Meter            | ⊙ Regular Spaces               |
| ⊙ Gas Meter                 | ⊙ Handicap Spaces              |
| ⊙ Gas Valve                 | ⊙ Schedule B, Section II Items |
| ⊙ Water Meter               | ⊙ Possible Apparent Use        |
| ⊙ Water Valve               | ⊙ O.R. Official Records        |
| ⊙ Water Vault               | ⊙ LSA Landscape Area           |
| ⊙ Back-flow Preventor       | ⊙ OHU Overhead Utilities       |
| ⊙ Fire Hydrant              | ⊙ Handicap Space               |
| ⊙ Monitor Well              | ⊙ Easement Line                |
| ⊙ Adjoiner Property         | ⊙ Setback Line                 |
| ⊙ Spot Elevation            |                                |

3 SCHEDULE "B" ITEMS

NOTES CORRESPONDING TO SCHEDULE "B" SECTION ONE EXCEPTIONS:

6. Boundaries of the City of Key West Area of Critical Concern filed in Official Records Book 906, page 200, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
7. Terms, conditions and covenants as set forth in that certain Supplemental Access Easement among Lawrence M. Marks, Eugene Marks, Stanley Marks, Paul Marks and Herman Marks, to Robert A. Butler and Rosemary T. Butler, dated July 2, 1986, filed July 3, 1986, in Official Records Book 980, page 659, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
8. Terms, conditions and covenants as set forth in that certain Access Easement Agreement from Islands in the Sun Condominiums of Key West Florida, Inc., to Robert A. Butler and Rosemary T. Butler, dated July 2, 1986, and filed July 3, 1986, in Official Records Book 980, page 647 and filed July 11, 1986, in Official Records Book 980, page 2432, both Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
9. Facilities Easement Agreement from Robert A. Butler and Rosemary T. Butler, dated July 2, 1986, filed July 11, 1986, in Official Records Book 980, page 673, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
10. Access to Roosevelt Boulevard is insured only through Easements as set forth in Schedule A hereof, and across that portion of the state road right of way located between the north and south boundaries of Parcel 3 of Schedule A, as extended along their existing courses to Parcel 2 of Schedule A. NOT SURVEY RELATED ITEM
11. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 271, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
12. Easement in favor of the Utility Board of the City of Key West, Florida, filed September 16, 1981, in Official Records Book 1183, page 1508, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
13. Egress and Ingress Easement made by and between Ocean Walk Phase I, Limited Partnership to Los Salinas Condominium Association, Inc., filed December 18, 1989, in Official Records Book 1115, page 434, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
14. Access Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 273, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
15. Utility Easement Agreement made by and between Meacham Field Associates, Ltd., a Florida limited partnership and Ocean Walk Phase I, Ltd., a Florida limited partnership, filed May 15, 1989, in Official Records Book 1092, page 262, Public Records of Monroe County, Florida. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
16. Memorandum of Agreement for Easement and License by and between Equity Residential Properties Management Corp. and TCI Cablevision of Georgia, Inc. recorded in Official Records Book 1858, Page 522. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE - CONTAINS NO PLOTTABLE ITEMS
17. Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20719 recorded May 23, 1955 in Official Records Book 33, Page 422. NOT A SURVEY RELATED ITEM
18. Reservation as to an undivided 3/4 of all phosphate, minerals and metals and an undivided 1/2 of all petroleum reserved to The Trustees of the Internal Improvement Fund of the State of Florida by virtue of Deed No. 20941 recorded July 15, 1955 in Official Records Book 38, Page 292. NOT A SURVEY RELATED ITEM

SOURCE BENCHMARK:

TIDAL BM - This is a Tidal Bench Mark.  
DESIGNATION - B 271  
PID - AA0051  
STATE/COUNTY - FL/MONROE  
COUNTRY - US  
USGS QUAD - KEY WEST (1971)

\*CURRENT SURVEY CONTROL

NAD 83(1986) POSITION- 24 33 49. (N) 081 45 00. (W) SCALED  
NAVD 88 ORTHO HEIGHT - 2.732 (meters) 8.96 (feet) ADJUSTED

14 BUILDING AREA

Building #	Building Type	Building Area
1	2-Story Concrete Building	2,906 sq. ft.
2	3-Story Concrete Building	37,922 sq. ft.
3	2-Story Concrete Building	306 sq. ft.
4	1-Story Concrete Building	548 sq. ft.
5	5-Story Concrete Building	43,961 sq. ft.
6	2-Story Concrete Building	306 sq. ft.

Note: Buildings 2 & 5 (Apartment Buildings) have 1st Floor Parking Areas located at ground level, parking spaces shown were as of the date of this survey.

15 BUILDING HEIGHT

Building #	Building Height
1	16.7 ft.
2	26.6 ft.
3	22.5 ft.
4	12.5 ft.
5	43.5 ft.
6	22.5 ft.

7 POSSIBLE APPARENT USE

⊙ Easterly adjoiner fence lies over and upon the subject property a maximum distance of 21.1'

Line Table

Line #	Direction	Length
L1 (D & M)	N61°15'57"W	40.14'
L2 (D & M)	S66°14'20"E	82.14'
L3 (D & M)	N24°18'46"E	123.74'

Curve Table

Curve #	Delta	Radius	Length	Chord	Chord Bearing
C1 (D & M)	2°13'57"	2339.93'	91.17'	91.17'	N11°22'18"W
C2 (D)	8°53'03"	2339.93'	362.83'	362.46'	S16°55'48"E
C3 (D)	11°07'00"	2339.93'	454.00'	453.28'	S15°48'50"E

The surveying company, Commercial Due Diligence Services certifies to the accuracy and sufficiency of the survey provided hereon.

**CDS**  
COMMERCIAL  
DUE DILIGENCE SERVICES  
3550 W. Robinson Street, Third Floor  
Norman, Oklahoma 73072  
Main Office Phone No.: 405-253-2444 Firm  
No. 10132900  
Toll Free: 888.457.7878

CRICO OF OCEAN WALK  
LIMITED PARTNERSHIP  
O.R. Book 1248, Page 2423  
APN: 87499996  
Total Land Area:  
745,399 sq. ft. ±  
17.1120 acres

Parcel 1, Parcel T