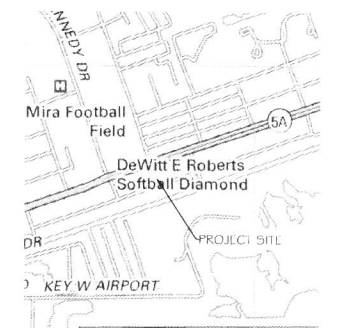
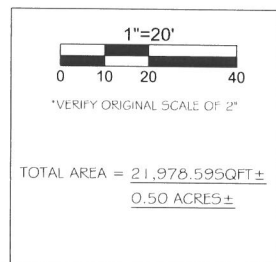
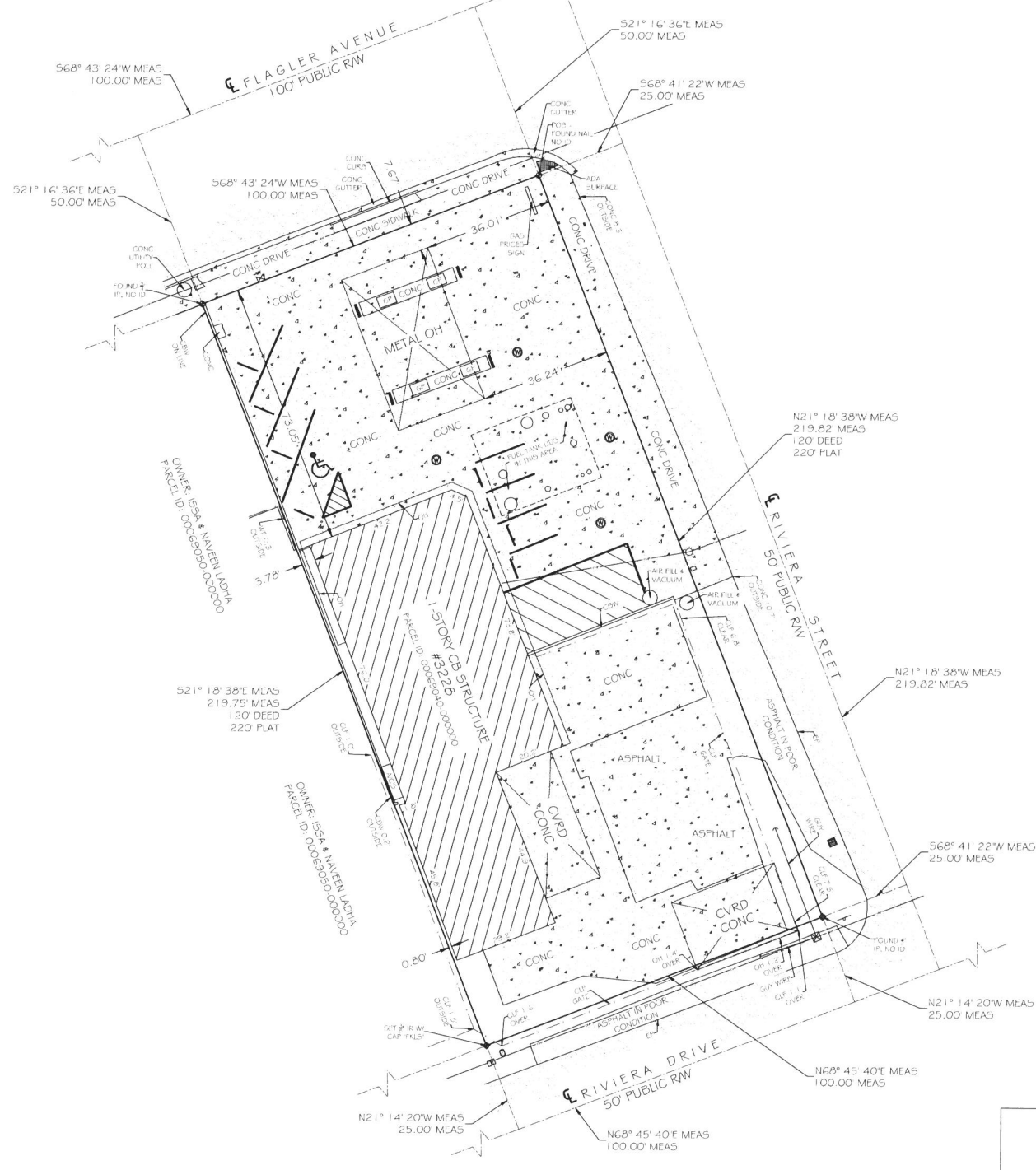


ALTA / NSPS LAND TITLE SURVEY



LOCATION MAP - NTS
SEC. 33-T675-R25E



TOTAL AREA = 21,978.595QFT ±
0.50 ACRES ±

SYMBOL LEGEND:

	BENCHMARK
	CATCH BASIN
	DRAINAGE MANHOLE
	CONCRETE UTILITY POLE
	MANHOLE
	FIRE HYDRANT
	GAS VALVE
	GAS PLUG
	MAILBOX
	SANITARY CLEANOUT
	SANITARY MANHOLE
	SIGN
	TELEPHONE MANHOLE
	WATER VALVE
	WATER VALVE
	MONITORING WELL
	WOOD UTILITY POLE
	METAL SUPPORT COLUMN
	OVERHEAD UTILITY LINE
	LIGHT POLE

TITLE REVIEW NOTES

WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM, I HEREBY CERTIFY AS FOLLOWS:

- SCHEDULE BII - PART II:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date but prior to the date the proposed insured agrees for value of record the estate or interest in mortgage thereon covered by this Commitment. **NOT A SURVEY MATTER**
 2. Any rights, interests, or claims of parties in possession of the land not shown by the public records. **NOT A SURVEY MATTER**
 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land. **DEPICTED ON SURVEY**
 4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records. **NOT A SURVEY MATTER**
 5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water. **NOT APPLICABLE TO SUBJECT PROPERTY**
 6. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy. **NOT A SURVEY MATTER**
 7. Any minerals or mineral rights leased, granted or retained by current or prior owners, (without right of entry) (as to Parcels 12, 14 and 15). **NOT A SURVEY MATTER**
 8. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable. **NOT A SURVEY MATTER**
 9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Possession Affidavit hereunder may be subject to a Special Exception for matters disclosed by said affidavits. **NOT A SURVEY MATTER**
 10. Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof. **DEPICTED ON SURVEY**
 11. Terms and conditions of any existing leasehold estate(s), and all rights of lessor(s) and any parties claiming through the lessee(s) under the lease(s), (as to Parcels 6, 8, 12, 14, 21, 24, 25 and 26). **NOT A SURVEY MATTER**
 12. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act (7 U.S.C. §4499a, et seq.) or the Poultry and Stockyards Act (7 U.S.C. §9181 et seq.) or under similar state laws. (As to Parcels 1, 2, 6, 7, 9, 10, 11, 12, 13, 14, 22, 23, 24, 25 and 26). **NOT A SURVEY MATTER**
 13. Declaration of Covenants, Conditions and Restrictions recorded in Book 63, Page 361, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). **NOT A SURVEY MATTER**

SURVEYOR NOTES

1. BEARING BASE: ALL BEARINGS ARE BASED ON N68°45'40"E AS PLATTED, RIVIERA SHORES SUBDIVISION - P.B. 3, PG. 148) ALONG THE CENTERLINE OF RIVIERA DRIVE.
2. ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED.
3. ALL UNITS ARE SHOWN IN SURVEY FEET.
4. ADDRESS: 3226 FLAGLER AVENUE, KEY WEST, FL 33040.
5. FLOOD ZONE CLASSIFICATION: COMMUNITY NO.: 120168; MAP NO.: 12087C 1517N; MAP DATE: 02/18/05; FIRM REVISION DATE: 09/24/15; FLOOD ZONE: AE; BASE ELEVATION: 8
6. THE CURRENT ZONING CLASSIFICATION AND BUILDING SETBACK REQUIREMENTS, HEIGHT AND FLOOR SPACE AREA RESTRICTIONS AS SET FORTH IN THAT CLASSIFICATION OF THE SUBJECT PROPERTY WAS NOT PROVIDED BY THE INSURER.
7. SQUARE FOOTAGE OF EXTERIOR FOOTPRINT OF BUILDINGS: 1 STORY CB STRUCTURE: 454.100 SQFT; THE BUILDING HEIGHT IS 14.76 FEET ABOVE THE ADJACENT GRADE, MEASURED AT NORTHEASTERN CORNER OF THE BUILDING.
8. THERE ARE 7 DEDICATED STRIPED REGULAR PARKING SPACES AND 1 DEDICATED STRIPED HANDICAP PARKING SPACE.
9. THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WAS DETERMINED BY OBSERVED EVIDENCE ONLY. AS PER THE CLIENT'S REQUEST.
10. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK AT THE TIME OF THE SURVEY.
11. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THE SURVEY.
12. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY.
13. NO WETLAND AREAS WERE IDENTIFIED TO SURVEYOR AT THE TIME OF SURVEY, AND NO WETLAND DELINEATION MARKERS WERE OBSERVED IN THE FIELD BY THE SURVEYOR AT THE TIME OF SURVEY.

LEGAL DESCRIPTION

"PARCEL 6" - WITH REFERENCE TO THE FIRST AMERICAN TITLE INSURANCE COMPANY EXHIBIT A, CUSTOMER REFERENCE NO. 15-1283, FIRST AMERICAN FILE NO. 1056-3482606, EFFECTIVE DATE: DECEMBER 10, 2015 AT 8:00 AM:

In RIVIERA SHORES SUBDIVISION, a subdivision of a part of the City of Key West, according to plat thereof recorded in Plat Book 3, Page 148, Public Records of Monroe County, Florida. Begin at the Northeast corner of Block 2 of said subdivision, thence run in a Southwesterly direction along the Southeastly right-of-way line of Flagler Avenue a distance of 100 feet; thence at a right angle and in a Southwesterly direction a distance of 120 feet to the Northwestly right-of-way line of the said Riviera Drive with Riviera Drive; thence along the said Northwestly right-of-way of Riviera Drive a distance of 100 feet to the corner of the intersection of the said Riviera Drive with Riviera Street; thence at a right angle and in a Northwestly direction along the Southwestly right-of-way line of Riviera Street a distance of 120 feet to the point of beginning.

TO, LAND 10031, LLC as to a 1/707% interest, LAND 2706, LLC as to a 8.451% interest, LAND 13, LLC as to a 13.353% interest, LAND 1701, LLC as to a 11.077% interest, LAND 8601, LLC as to a 6.226% interest, LAND 7009, LLC as to a 9.644% interest, LAND 2421, LLC as to a 9.611% interest, LAND 4027, LLC as to a 13.410% interest, and LAND 8351, LLC as to a 5.151% interest, in Common among all of the aforementioned LLCs, Capital One, National Association, its successors and assigns and their interests may appear and First American Title Insurance Company.	NOTE: THE RECORDS BENEATH THE "MARKERS" ARE NOT SHOWN. MEASURED DIMENSIONS NORMAL PLATTED OR DESCRIBED DIMENSIONS (UNLESS OTHERWISE SPECIFIED). REFERENCE TO PARCELS: P1 - PARCEL 1, P2 - PARCEL 2, P3 - PARCEL 3, P4 - PARCEL 4, P5 - PARCEL 5, P6 - PARCEL 6, P7 - PARCEL 7, P8 - PARCEL 8, P9 - PARCEL 9, P10 - PARCEL 10, P11 - PARCEL 11, P12 - PARCEL 12, P13 - PARCEL 13, P14 - PARCEL 14, P15 - PARCEL 15, P16 - PARCEL 16, P17 - PARCEL 17, P18 - PARCEL 18, P19 - PARCEL 19, P20 - PARCEL 20, P21 - PARCEL 21, P22 - PARCEL 22, P23 - PARCEL 23, P24 - PARCEL 24, P25 - PARCEL 25, P26 - PARCEL 26, P27 - PARCEL 27, P28 - PARCEL 28, P29 - PARCEL 29, P30 - PARCEL 30, P31 - PARCEL 31, P32 - PARCEL 32, P33 - PARCEL 33, P34 - PARCEL 34, P35 - PARCEL 35, P36 - PARCEL 36, P37 - PARCEL 37, P38 - PARCEL 38, P39 - PARCEL 39, P40 - PARCEL 40, P41 - PARCEL 41, P42 - PARCEL 42, P43 - PARCEL 43, P44 - PARCEL 44, P45 - PARCEL 45, P46 - PARCEL 46, P47 - PARCEL 47, P48 - PARCEL 48, P49 - PARCEL 49, P50 - PARCEL 50, P51 - PARCEL 51, P52 - PARCEL 52, P53 - PARCEL 53, P54 - PARCEL 54, P55 - PARCEL 55, P56 - PARCEL 56, P57 - PARCEL 57, P58 - PARCEL 58, P59 - PARCEL 59, P60 - PARCEL 60, P61 - PARCEL 61, P62 - PARCEL 62, P63 - PARCEL 63, P64 - PARCEL 64, P65 - PARCEL 65, P66 - PARCEL 66, P67 - PARCEL 67, P68 - PARCEL 68, P69 - PARCEL 69, P70 - PARCEL 70, P71 - PARCEL 71, P72 - PARCEL 72, P73 - PARCEL 73, P74 - PARCEL 74, P75 - PARCEL 75, P76 - PARCEL 76, P77 - PARCEL 77, P78 - PARCEL 78, P79 - PARCEL 79, P80 - PARCEL 80, P81 - PARCEL 81, P82 - PARCEL 82, P83 - PARCEL 83, P84 - PARCEL 84, P85 - PARCEL 85, P86 - PARCEL 86, P87 - PARCEL 87, P88 - PARCEL 88, P89 - PARCEL 89, P90 - PARCEL 90, P91 - PARCEL 91, P92 - PARCEL 92, P93 - PARCEL 93, P94 - PARCEL 94, P95 - PARCEL 95, P96 - PARCEL 96, P97 - PARCEL 97, P98 - PARCEL 98, P99 - PARCEL 99, P100 - PARCEL 100. REFERENCE TO PLATS: PL1 - PLAT 1, PL2 - PLAT 2, PL3 - PLAT 3, PL4 - PLAT 4, PL5 - PLAT 5, PL6 - PLAT 6, PL7 - PLAT 7, PL8 - PLAT 8, PL9 - PLAT 9, PL10 - PLAT 10, PL11 - PLAT 11, PL12 - PLAT 12, PL13 - PLAT 13, PL14 - PLAT 14, PL15 - PLAT 15, PL16 - PLAT 16, PL17 - PLAT 17, PL18 - PLAT 18, PL19 - PLAT 19, PL20 - PLAT 20, PL21 - PLAT 21, PL22 - PLAT 22, PL23 - PLAT 23, PL24 - PLAT 24, PL25 - PLAT 25, PL26 - PLAT 26, PL27 - PLAT 27, PL28 - PLAT 28, PL29 - PLAT 29, PL30 - PLAT 30, PL31 - PLAT 31, PL32 - PLAT 32, PL33 - PLAT 33, PL34 - PLAT 34, PL35 - PLAT 35, PL36 - PLAT 36, PL37 - PLAT 37, PL38 - PLAT 38, PL39 - PLAT 39, PL40 - PLAT 40, PL41 - PLAT 41, PL42 - PLAT 42, PL43 - PLAT 43, PL44 - PLAT 44, PL45 - PLAT 45, PL46 - PLAT 46, PL47 - PLAT 47, PL48 - PLAT 48, PL49 - PLAT 49, PL50 - PLAT 50, PL51 - PLAT 51, PL52 - PLAT 52, PL53 - PLAT 53, PL54 - PLAT 54, PL55 - PLAT 55, PL56 - PLAT 56, PL57 - PLAT 57, PL58 - PLAT 58, PL59 - PLAT 59, PL60 - PLAT 60, PL61 - PLAT 61, PL62 - PLAT 62, PL63 - PLAT 63, PL64 - PLAT 64, PL65 - PLAT 65, PL66 - PLAT 66, PL67 - PLAT 67, PL68 - PLAT 68, PL69 - PLAT 69, PL70 - PLAT 70, PL71 - PLAT 71, PL72 - PLAT 72, PL73 - PLAT 73, PL74 - PLAT 74, PL75 - PLAT 75, PL76 - PLAT 76, PL77 - PLAT 77, PL78 - PLAT 78, PL79 - PLAT 79, PL80 - PLAT 80, PL81 - PLAT 81, PL82 - PLAT 82, PL83 - PLAT 83, PL84 - PLAT 84, PL85 - PLAT 85, PL86 - PLAT 86, PL87 - PLAT 87, PL88 - PLAT 88, PL89 - PLAT 89, PL90 - PLAT 90, PL91 - PLAT 91, PL92 - PLAT 92, PL93 - PLAT 93, PL94 - PLAT 94, PL95 - PLAT 95, PL96 - PLAT 96, PL97 - PLAT 97, PL98 - PLAT 98, PL99 - PLAT 99, PL100 - PLAT 100. REFERENCE TO BOOKS AND PAGES: B1-P1, B2-P1, B3-P1, B4-P1, B5-P1, B6-P1, B7-P1, B8-P1, B9-P1, B10-P1, B11-P1, B12-P1, B13-P1, B14-P1, B15-P1, B16-P1, B17-P1, B18-P1, B19-P1, B20-P1, B21-P1, B22-P1, B23-P1, B24-P1, B25-P1, B26-P1, B27-P1, B28-P1, B29-P1, B30-P1, B31-P1, B32-P1, B33-P1, B34-P1, B35-P1, B36-P1, B37-P1, B38-P1, B39-P1, B40-P1, B41-P1, B42-P1, B43-P1, B44-P1, B45-P1, B46-P1, B47-P1, B48-P1, B49-P1, B50-P1, B51-P1, B52-P1, B53-P1, B54-P1, B55-P1, B56-P1, B57-P1, B58-P1, B59-P1, B60-P1, B61-P1, B62-P1, B63-P1, B64-P1, B65-P1, B66-P1, B67-P1, B68-P1, B69-P1, B70-P1, B71-P1, B72-P1, B73-P1, B74-P1, B75-P1, B76-P1, B77-P1, B78-P1, B79-P1, B80-P1, B81-P1, B82-P1, B83-P1, B84-P1, B85-P1, B86-P1, B87-P1, B88-P1, B89-P1, B90-P1, B91-P1, B92-P1, B93-P1, B94-P1, B95-P1, B96-P1, B97-P1, B98-P1, B99-P1, B100-P1. REFERENCE TO RECORDS: R1, R2, R3, R4, R5, R6, R7, R8, R9, R10, R11, R12, R13, R14, R15, R16, R17, R18, R19, R20, R21, R22, R23, R24, R25, R26, R27, R28, R29, R30, R31, R32, R33, R34, R35, R36, R37, R38, R39, R40, R41, R42, R43, R44, R45, R46, R47, R48, R49, R50, R51, R52, R53, R54, R55, R56, R57, R58, R59, R60, R61, R62, R63, R64, R65, R66, R67, R68, R69, R70, R71, R72, R73, R74, R75, R76, R77, R78, R79, R80, R81, R82, R83, R84, R85, R86, R87, R88, R89, R90, R91, R92, R93, R94, R95, R96, R97, R98, R99, R100. REFERENCE TO SURVEYS: S1, S2, S3, S4, S5, S6, S7, S8, S9, S10, S11, S12, S13, S14, S15, S16, S17, S18, S19, S20, S21, S22, S23, S24, S25, S26, S27, S28, S29, S30, S31, S32, S33, S34, S35, S36, S37, S38, S39, S40, S41, S42, S43, S44, S45, S46, S47, S48, S49, S50, S51, S52, S53, S54, S55, S56, S57, S58, S59, S60, S61, S62, S63, S64, S65, S66, S67, S68, S69, S70, S71, S72, S73, S74, S75, S76, S77, S78, S79, S80, S81, S82, S83, S84, S85, S86, S87, S88, S89, S90, S91, S92, S93, S94, S95, S96, S97, S98, S99, S100. REFERENCE TO ADJUSTMENTS: A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100.
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DATE OF MAP: MARCH 30, 2016.

NOTE: LEGAL DESCRIPTIONS WERE PROVIDED BY THE CLIENT OR WHOMER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THE LEGAL DESCRIPTION. NEW HAVE ALLEGEDLY PROVIDED TO US INFORMATION TO DETERMINE COVENANTS OR RESTRICTIONS. ANY RESTRICTIONS OR COVENANTS THAT MAY BE APPLICABLE TO THE SUBJECT PROPERTY ARE NOT SHOWN ON THIS SURVEY. THE APPLICABLE MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

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DATE: 11-20
FIELD WORK DATE: 01/10/2016
DRAWN BY: XXXXXXXX
CHECKED BY: [Signature]
DATE: 11-20
SCALE: 1" = 20'
DRAWN BY: [Signature]
DATE: 11-20
SCALE: 1" = 20'
DRAWN BY: [Signature]
DATE: 11-20
SCALE: 1" = 20'