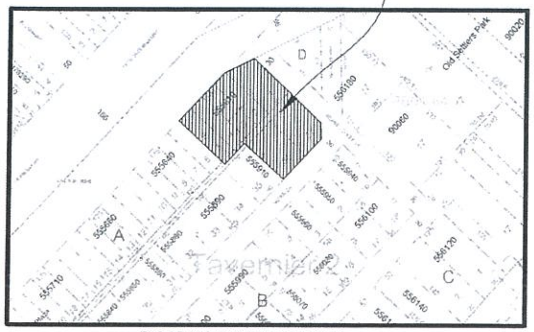
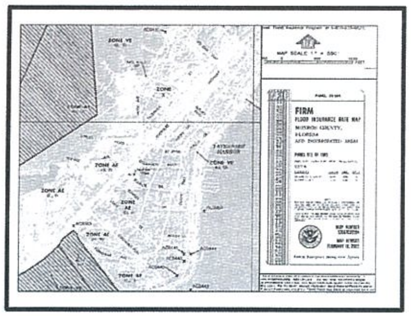
BOUNDARY SURVEY
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
TAVERNIER HOTEL
91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070

VICINITY MAP
NOT TO SCALE
SEC 34 -TWP 62S - RGE 38E

SUBJECT PROPERTY



FLOOD INSURANCE RATE MAP



CERTIFY TO: Tavernier Hotel Holdings, LLC.

LEGAL DESCRIPTION
PARCEL ID: 00555610
KEY:1681946
Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the centerline of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

NOTES:
ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17), IS COMMERCIAL/HIGH RISK,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 CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

APPARENT PHYSICAL USE:
THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE EASTERLY PROPERTY LINE ALSO KNOWN SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC CIRCLE DRIVE MONROE, COUNTY.

SURVEYOR'S NOTES:

#1 Please See Abbreviations and Legend
#2 Scale of Drawing " As Shown"
#3 Type of survey: BOUNDARY SURVEY.
#4 All Right of Way shown are Public unless otherwise noted.
#5 Legal Description Furnished by client.
#6 No underground Installations on Improvements have been located except as noted.
#7 Ownership of fences is not determine.
#8 Record and measurement calls are in substantial agreement unless otherwise shown.
#9 Benchmark: Monroe County (NAVD 88)
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark
NAME: 872 3747 F TIDAL
PID AC3363
ELEV. (FT) 7.198) NAVD 88
#10 Bearing base: National Geodetic Survey
The horizontal coordinates were established by GPS observations AC4815. and adjusted by the National Geodetic Survey
GPS CONTROL POINT
DESIGNATION - TAVERNIER RM 3
PID - AC4815
STATE/COUNTY- FL/MONROE
The following values were computed from the NAD 83(1990) position.

CONTROL	North	East	Units	Scale Factor	Converg.
AC4815;SPC FL E	246,055.95	816,292.33	sFT	0.99997058	+0 12 15.9

#11 Easement shown on the recorded subdivision plat are shown hereon.
#12 Parcel is in Flood Zone,
Map Number: 12087C0919K
Community Name: MONROE COUNTY
Number :126129
Panel : 0919
Firm Zone: AE
Date of Firm: 02-18-2005
Base Elev.: 10
Suffix: "k"
#13 Total Gross Land Area calculated
0.48 Acres more or less.
Updated date: 06-01-2016

SCHEDULE B SECTION II
EXCEPTIONS

ISSUED BY: Old Republic National Title Insurance Company
FILE NO.: 14107552 ES
Agent File # 5142381
County: Monroe

Effective Date: November 17, 2014 at 8:00 A.M.

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

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 acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

1. 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. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.

2. Rights or claims of parties in possession.
3. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

4. Easements or claims of easements not shown by the public records.
5. General or special taxes and assessments required to be paid in the year 2015 and subsequent years, which are not yet due and payable.

Note: Taxes for the year 2015 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2014 are Not Paid. Tax Account Number 1681946.
TAX HYPERLINK: 00555610000000346238

6. Restrictions and provisions set forth in State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, and those instruments pertaining thereto, recorded in Official Records Book 668, Page 43 of the Public Records of Monroe County, Florida, together with the provisions of State Law 380.0552 and any amendments of the foregoing.

7. County Ordinance 16-77, providing for the annual levy on garbage and trash collection fees to be assessed.

8. Dedications and rights of way, including any utility lines in Alley, as shown on Plat of Tavernier No. 2 recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, as affected by Resolution No. 11-1968 by the Board of County Commissioners of Monroe County, renouncing and disclaiming any interest in 10 foot alley in Block A,of Tavernier No 2, Plat Book 2, Page 8 and recorded on February 27, 1968 in Official Records Book 405, Page 1100, in the Public Records of Monroe County, Florida.

10. Terms and conditions of that Owner's Acknowledgement of Water Service Restrictions, between Demkat, Inc. a Florida corp., and Florida Keys Aqueduct Authority, recorded on April 7, 1988 in Official Records Book 1047, Page 2141, in the Public Records of Monroe County, Florida.

11. Terms, conditions, covenants and easement rights set forth in Hotel/Motel Bulk Services Agreement, dated February 12, 2004 and Memorandum of Agreement, between Keysway Investments, Inc. and Comcast of California/Colorado/Florida/Oregon, Inc., recorded on March 22, 2004 in Official Records Book 1985, Page 2257, in the Public Records of Monroe County, Florida.

12. Restrictions, covenants and limitations set forth in Unity of Title (Lots 1 & 2, Tavernier No. 2) recorded on July 24, 1985 in Official Records Book 948, Page 1454, in the Public Records of Monroe County, Florida.
13. Terms, conditions, covenants, obligations and restrictions set forth in Monroe County, Florida Minor Conditional Use Development Order No. 09-07, including Historical and Cultural Landmark designation of four buildings on site, recorded February 27, 2008 in Official Records Book 2347, page 1098 and further recorded March 13, 2013 in Official Records Book 2617, page 2386 and recorded April 4, 2014 in Official Records Book 2678, page 98.

14. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any party claiming by, through or under the Lessee(s).

15. The following matters shown by unsigned and unsealed Draft of Survey by Reece & White Land Surveying, Inc., under invoice no. 14031012, field dated 3/10/2014, and any consequences or obligations associated therewith, to wit:

A. Encroachment of fence and dumpster pad in right of way of Tavern Drive and into right of way of Circle Drive. No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.

B. Encroachment of one story structure into right of way of Circle Drive by 1.6 feet to 2.0 feet. No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.

C. Encroachment of 2nd floor landing, wall and concrete pavement onto Lot 35 and alley appurtenant thereto.

D. Encroachment of planters from Lot 1 into Circle Drive right of way.

SYMBOL LEGEND

- ℄ CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEAN OUT
- PALM
- PINE TREE

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORED WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
CAL. = CALCULATED
C.B. = CATCH BASIN
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/V = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
OH = OVERHANGING ROOF
O/S = OFF SET
P = PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/V = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
V = VIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

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SEP 29 2016
296-172
MONROE CO. PLANNING DEPT

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE SKETCH OF THIS ALTA SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:

"The undersigned hereby certifies to: TAVERNIER PROPERTIES LLC, a Florida limited liability company, Borrower: ___________, and the Title Insurer Old Republic National Title Insurance Company , that (a) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof. (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters(with instrument, book and page number indicated); (e) except as shown, there are not visible(1)improvement, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts., (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures, or other improvements,(3) encroachments onto the subject Property by buildings, structures, or the other improvements on adjoining premises, or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property, (f) the subject property abuts a dedicated public street or road as shown hereon; and (g) meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 5J-17 Florida Administrative Code."

Dated this ; 28 day of MAY 2015

By: WILLIAM HERRYMAN

2011 ALTA/ACSM CERTIFICATION

To: TAVERNIER PROPERTIES LLC, a Florida limited liability company ,
Title Insurer Old Republic National 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 of Table A thereof.
The field work was completed on 05-28-2015.
Date of Map : 05-28-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

America Layout Corp

Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No.7464
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Land Surveyor
Certificate No. 2804
STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL. 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

JOB No. 1502725
FIELD BOOK:
CAD FILE. LD-9
DATE: 05-28-2015
SCALE: AS SHOWN
DRAWN: LDO
REV.: W-H
REVISIONS UPDATED: 06-01-2016
SHEET No. 1-OF-2

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ALTA / ACSM LAND TITLE SURVEY
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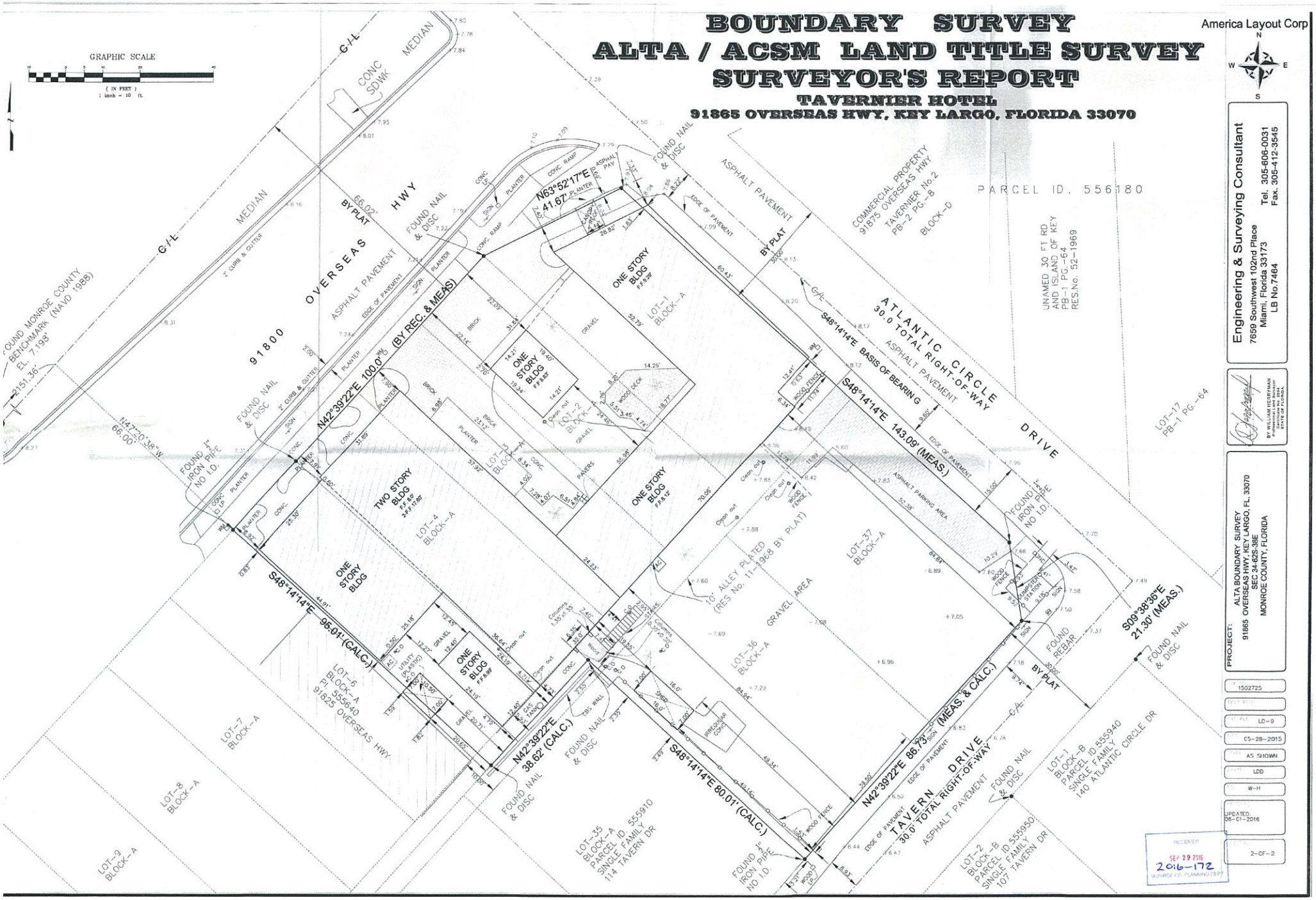

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BY WILLIAM HERRYMAN
Professional and Surveyor
Certificate No. 2834
STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL, 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

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	05-28-2015
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