File #:	**2019-025**
Owner's Name:	Ocean Reef Club, Inc.
Applicant:	Smith Hawks, PL
Agent:	Barton W. Smith, Esq. Jess Miles Goodall, Esq.
Type of Application:	LDC Text Amendment
Key:	Ocean Reef
RE:	Ocean Reef

Additional Information added to File 2019-025

End of Additional File 2019-025

SMITH/HAWKS
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RECEIVED
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MONROE CO. PLANNING DEPT.

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June 5, 2020

Emily Schemper, Senior Director
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050
Schemper-Emily@monroecounty-fl.gov

Re: **Proposed Text Amendment to provide language for Section 130-141 of the Monroe County Land Development Code.**

Dear Emily,

Please allow this letter to serve as data and analysis in support of the enclosed Land Development Code Text Amendment Application ("Application") made on behalf of Ocean Reef Club, Inc. ("Ocean Reef Club"). A Land Use Designation ("LUD") zoning map amendment has been filed simultaneously with this Application. I have also enclosed a copy package of the Application and this letter and request that you please date stamp both and return the copy package in the enclosed self-addressed FedEx envelope.

I. Text Amendment Background

a. Overview

The Text Amendment provides text for Section 130-141 ("Amendment") to the Monroe County Land Development Regulations ("LDR") by creating the Ocean Reef Overlay District ("Overlay"). The Amendment amends the development standards and other provisions contained in the LDR in order to allow the development of structures or buildings that fit the architectural design and community character of Ocean Reef Club, *See* RE numbers, attached hereto as **Exhibit A**. The total acreage of the properties is 106.6 acres.

b. Amendment Request

The proposed Amendment provides exemptions and revisions to development standards and other provisions contained within the LDR for Ocean Reef Club's twenty-four (24) properties and will assist in the construction of structures or buildings that fit with the architectural design and community character of Ocean Reef. The standards and exemptions created by the Overlay

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shall only apply to Ocean Reef Club's non-residential and transient development. The Amendment would allow the reconstruction or repair of existing structures and buildings – many of which are currently non-conforming structures– within the commercial areas contained in the Overlay, in the event of damage or destruction requiring substantial improvement, or repair.

The proposed language to be added to Section 130-141 are set forth below in Blue.

c. The Proposed Amendments

Sec. 130-141. Ocean Reef Overlay District

(a) **Purpose and Intent.** The purposes of the Ocean Reef Overlay District are to implement applicable goals, objectives, and policies of the Comprehensive Plan and to allow commercial development that primarily serves the needs of permanent residents of the Ocean Reef Community. The intent is to protect and maintain the character of Ocean Reef Club, Inc and the Ocean Reef Community by permitting exemptions and reductions from development standards.

(b) **Boundary.** The Ocean Reef Overlay District shall be shown as an Overlay district on the Official Land Use District (zoning) map. The Ocean Reef Overlay District shall be shown as the boundary of the Ocean Reef Community

(c) **Non-Conforming Use**. Non-conforming non-residential structures located within the Ocean Reef Overlay that are destroyed, substantially damaged or substantially improved may be repaired or expanded upon, so long as the non-conforming structures comply with Federal Emergency Management Agency's flood requirements and any other applicable federal or state standards.

(d) **Non-Conforming Accessory Uses and Accessory Structures**. The Ocean Reef Overlay District shall be exempt from the standards contained within Section 102-58 of the Monroe County Land Development Code.

(e) **Standards**. The Ocean Reef Overlay District shall be exempt from the standards contained within Chapter 114 of the Monroe County Land Development Code.

(f) **Setbacks.** Ocean Reef Overlay shall have the following setback requirements:

a. Front yard Setback: Ocean Reef shall comply with all front yard setback requirements contained within sections 131-1 and 131-3 of the Monroe County Land Development Code but shall be permitted the following:

i. The total combined area of accessory structures shall be permitted to occupy up to one hundred percent (100%) of the front yard setbacks within the Ocean Reef Overlay District; and

ii. Accessory structures, limited to driveways walkways, off-street parking, and outdoor lighting shall be permitted within the required front yard setback within the Ocean Reef Overlay District.

b. Side Setback: Ocean Reef shall comply with all side yard setback requirements contained within sections 131-1 and 131-3(d) of the Monroe County Land Development Code but shall be permitted the following:

i. Accessory structures, limited to off-street parking, may be permitted in all side yard setbacks within the Ocean Reef Overlay District.

c. Rear Setback: Ocean Reef shall comply with all rear yard setback requirements contained within sections 131-1 and 131-3(e) of the Monroe County Land Development Code but shall be permitted the following:

i. Accessory structures, including off-street parking, may be permitted, up to five (5) feet of the rear boundary line, in all rear yard setbacks within the Ocean Reef Overlay District.

a. Reason for Proposed Text Amendment

1. Overall Data and Analysis

Ocean Reef Community is a gated, master planned community developed prior to the adoption of the Monroe County Code of Ordinances in 1986 and its Comprehensive Plan ("Comp. Plan") in 1992. Ocean Reef Community's development as a separate and distinct master planned community is unique to the Florida Keys as it is over 100 acres in size and is located approximately ten miles north of the Overseas Highway, just North of Card Sound Road. All twenty-six (26) Ocean Reef Club Properties included in the Ocean Reef Overlay are geographically located within the Ocean Reef Community. The aerial below shows the isolation of Ocean Reef to the rest of the Florida Keys as all development shown in the photo is within the community and there are no neighboring communities. Additionally, a marked-up map of the Ocean Reef Community, attached hereto as ***Exhibit B***, identifies the Ocean Reef Club Properties included in the Ocean Reef Overlay.

Ocean Reef Club is a member of the Ocean Reef Community Association, Inc., which was incorporated in 1959 under the name Ocean Reef Improvement Association, which name was subsequently amended to Ocean Reef Community Association, Inc.

Monroe County and the State of Florida have already recognized Ocean Reef Community as unique in its development and location and has already excluded the community from multiple provisions of the County's Comp. Plan and Code, including but not limited to the County's Rate of Growth Ordinance (ROGO) and conditional use approval process.[1]

DATA AND ANALYSIS AS TO LANGUAGE ADDED IN SECTION 130-141

(b) **Boundary.** The Ocean Reef Overlay District shall be shown as an Overlay district on the Official Land Use District (zoning) map. The Ocean Reef Overlay District shall be shown as the boundary of the Ocean Reef Community

A Land Use Designation ("LUD") zoning map amendment has been filed simultaneously with this Application.

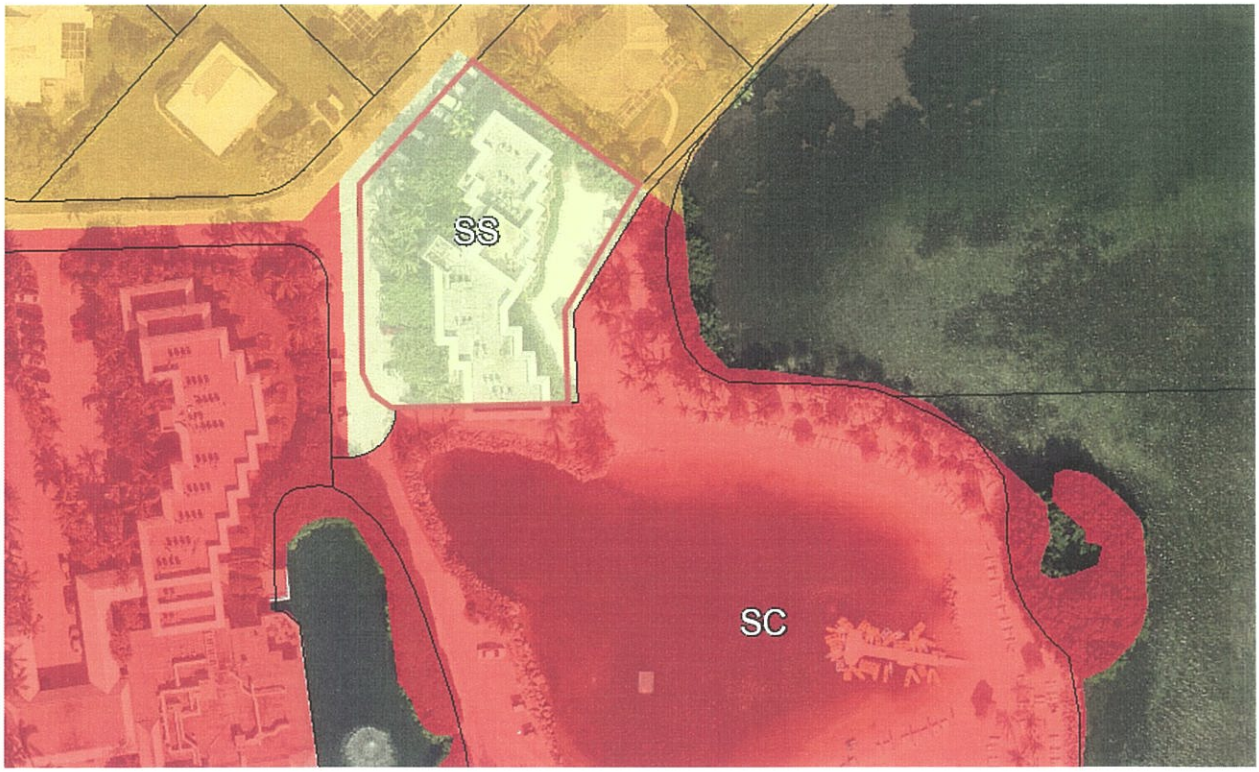
[1] *See e.g.* Comp. Plan Policy 101.5.27 and Code Sec. 118-9 (clearing restrictions), Code Sec. 130-74 (exemption from conditional use approval), Comp. Plan Policies 105.2.1 and 205.1.1 and Code Sec. 130-130 (exemption from Tier overlay), Comp. Plan Policy 101.3.1 and Code Sec. 138-22 (exemption from ROGO), Comp. Plan Policy 101.4.1 and Code Sec. 138-48 (exemption from NROGO)

(c) Non-Conforming Use. Non-conforming non-residential structures located within the Ocean Reef Overlay that are destroyed, substantially damaged or substantially improved may be repaired or expanded upon, so long as the non-conforming structures comply with Federal Emergency Management Agency's flood requirements and any other applicable federal or state standards.

Section 102-57 of the Code provides permission for non-conforming structures to continue in existence until they are substantially damaged or improved, at which time they must conform to current Code and Comp. Plan provisions. Ocean Reef Club, and many of the Ocean Reef Club's Property were developed prior to the current Code and Comp. Plan. Substantial improvement or destruction would lead to the structures not being capable of being redeveloped or repaired due to setbacks, open space, impervious surface or non-residential floor area.
The preceding identified development standards that are not connected to FEMA flood protection requirements are presumably required to be complied with when substantially damaged or improved to obtain conformity and compliance with the County Code and Comp. Plan. However, any improvements or repairs on the Ocean Reef Club Properties can easily exceed the fifty percent (50%) value in order to renovate and to continue to keep buildings in conformity with the community character and aesthetic appeal of Ocean Reef Club and the Ocean Reef community. If Ocean Reef Club and the Ocean Reef Club Properties were required to obtain conformity with the County Code and Comp. Plan for repair or construction, it would cause the loss of Ocean Reef's community character and aesthetic appeal, in derogation of the purpose of zoning regulations.

By way of example, Ocean Reef Club's Ocean Room exceeds the intensity, setbacks and parking requirements of the Code, which the improvements contemplated post Hurricane Irma far exceed fifty percent of the building value. Because of this, its renovation would require the property to meet the current Code, which would be an impossibility unless the standards are relaxed or exempted as provided for in this Amendment.

Additionally, the Marlin Hotel, depicted below, is zoned Sparsely Settled (SS), and as such it violates open space, impervious surface, setbacks and parking. If it was substantially damaged or improved, it could not be redeveloped. However, under the proposed language in the Amendment, the hotel would be able to be repaired or improved while maintaining the character of the community.



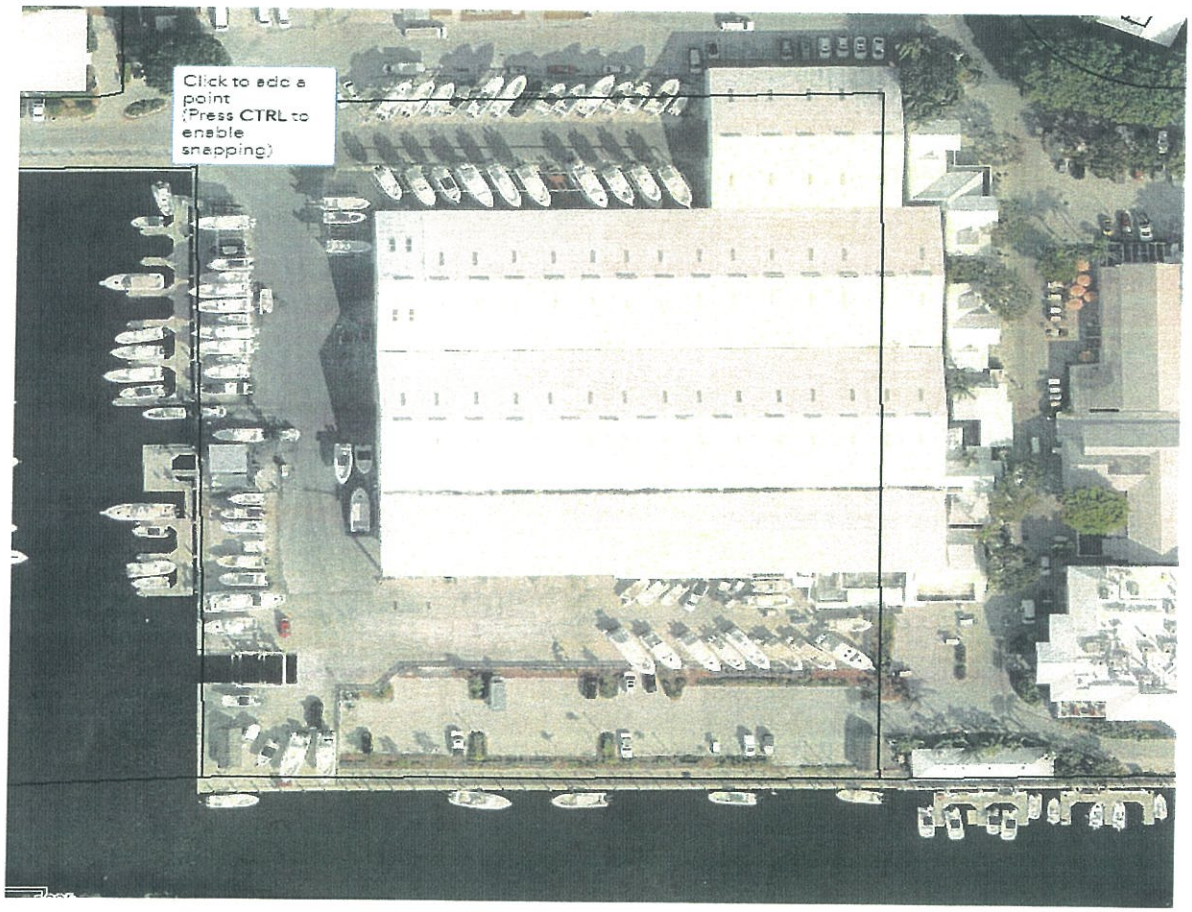
Zoning is intended to permit planners to bring about orderly growth and change while assuring property owners and residents that the characteristics of nearby areas will remain stable. *West's Encyclopedia of American Law, edition 2*. S.v. "Zoning." Retrieved December 16 2018 from https://legal-dictionary.thefreedictionary.com/Zoning. The characteristics of the Ocean Reef Club Properties would be negatively altered if they are required to comply with the current Code and Comp. Plan when structures are substantially improved or destroyed. Additionally, if the Ocean Reef Club Properties lose the character and aesthetic appeal that is associated with Ocean Reef Club and Ocean Reef Community, these commercial properties would negatively affect the community character and aesthetic appeal of Ocean Reef Community. All properties included in the Overlay district would still be required to comply with FEMA's flood requirements insuring Monroe County's National Flood Insurance Rating.

(d) Nonconforming Accessory Uses and Accessory Structures. The Ocean Reef Overlay shall be exempt from the standards contained within Section 102-58 of the Monroe County Land Development Code. This exemption applies only to non-residential and transient uses.

Section 102-58 provides that nonconforming accessory structures and uses must be demolished or terminated when the principal structure is demolished or destroyed, either voluntary or involuntary. This provision would require Ocean Reef Club to remove accessory structures or uses that have existed prior to the Code or Comp. Plan solely based on the redevelopment of the principal structure on the Ocean Reef Club Properties.

This Section has a broad range of negative effects for Ocean Reef Club, and its Ocean Reef Club Properties. Accessory structures including pavers, fountains, or other architectural features common throughout the Ocean Reef Club Properties would be required to be removed upon redevelopment of the principal commercial structure.

Additionally, for Ocean Reef Club, redevelopment of almost every building on a parcel with a shoreline within the Overlay would require a nonconforming structure to be removed. For example, the boat barn parcel is almost entirely paved, including within ten feet of the shoreline. In order to redevelop the boat barn, the pavement near the water would be required to be removed along with the requirement to have at least twenty percent open space for the entire property and forty percent open space within the twenty foot shoreline setback, which would eliminate significant areas currently utilized for boat storage and logistical movement of the forklift around the parcel.



Chapter 114 DEVELOPMENT STANDARDS

(e) **Standards**. The Ocean Reef Overlay shall be exempt from the standards contained within Chapter 114 of the Monroe County Land Development Code. This exemption applies only to non-residential and transient uses.

The Ocean Reef Club Properties being exempted from the development standards of Chapter 114 of the Code would allow them to "...administer the collective controls over neighborhood quality now exercised through land use regulations at the municipal level." Volume 7, Number 4, Robert H. Nelson, Privatizing the Neighborhood: A Proposal to Replace Zoning with Private Collective Property Rights to Existing Neighborhoods, page 829, 1999 ("Privatizing the Neighborhood"). A copy of Privatizing the Neighborhood is attached hereto and incorporated herein as **Exhibit C**. This would permit Ocean Reef Club to internally determine the controls that should be exercised to govern the quality of the Ocean Reef Club Properties. "Neighborhood associations enforce covenants written by the developer to maintain original character of the neighborhood. Generally speaking, neighborhood covenants are much more detailed than zoning regulations, controlling not only types of land uses but also matters of aesthetics." *See* Privatizing the Neighborhood, P. 831.

"... [A]dministration of zoning takes place at the municipal level, where political considerations often include many people who are not residents of the neighborhood. But in matters such as the control of fine details of neighborhood architecture, there is no need or justification for broader municipal involvement. Indeed, under zoning the substantial influence on such matters by outsiders leaves the neighborhood exposed to regulatory actions that it does not want." *See* Privatizing the Neighborhood, P. 835. This excerpt could not be truer when describing the Ocean Reef Club Properties within the proposed Overlay district. Requiring Ocean Reef Club and the Ocean Reef Club Properties to be regulated by Chapter 114 of the Code as drafted by those that are not residents of the community leaves outsiders to determine details and character of a community of which they have no interest in.

Sec. 114-2. Adequate Facilities and Review Procedures.

This Section of the Code is in existence to ensure that all development shall be adequately served by public facilities. Exempting the Ocean Reef Club Properties from this Section of the Code will have no negative effect on the residents of the development or negatively impact others within the County. Specifically:

(1) Transportation Roadways

Level of Service (LOS) for transportation and roadways are measured in terms of US1 (LOS C minimum) and County Roads (LOS D minimum). The proposed Amendment affects only Ocean Reef Club Properties that are located entirely within Ocean Reef Community, which is not serviced by US1 and is located approximately 15 miles from US1. Internally, there are no County Roads, thereby making this subsection unnecessary.

(2) Solid Waste

County Code requires each property to have solid waste disposal. All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community, which privately contracts for solid waste management and therefore there is no effect by the County's inclusion of this standard.

(3) Potable Water

County Code requires coordination to insure sufficient potable water. All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community, which is connected to FKAA's water utility. FKAA coordination is required for any applicant's connection to its system for development thereby making this standard unnecessary.

(4) Sanitary Sewer

County Code requires each property to be connected to centralized sewer. All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community, which owns and operates its own sanitary sewer system that consists of a centralized wastewater treatment plant and collection system. All properties are required to connect to its system. Therefore, this standard is unnecessary.

(5) Drainage/stormwater

County Code requires each property to meet State of Florida regulations for stormwater discharges. All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community, which already requires such standards for commercial projects must apply for and be approved by South Florida Water Management District or the Florida Department of Environmental Protection.

(6) Schools

County Code requires sufficient classroom capacity for development. The Ocean Reef Club Properties contained in the Overlay do not affect the Monroe County School District school capacity, therefore this standard is unnecessary.

(7) Recreation and Open Space

County Code requires sufficient space for recreation and open space. Ocean Reefs golf, tennis and other facilities far exceed any requirement for recreation and open space.

Sec. 114-3. Surface Water Management Criteria.

See Sec. 114-2(5) above. Ocean Reef Club and the Ocean Reef Club Properties have a stake in enforcing proper operation and maintenance of the Ocean Reef Community's controls to retain storm water runoff as it strides to maintain the natural environment of the Florida Keys, and ultimately the value of the Ocean Reef Club Properties, by preventing stormwater runoff.

The Ocean Reef Club Properties within the proposed Overlay district are still subject to obtaining a SFWMD permit for stormwater runoff unless exempted under Florida Statutes and Regulations.

Sec. 114-4. Wastewater Treatment Criteria.

See data and analysis provided for Sec. 114-2(4).

Sec. 114-6. Curbs and Gutters.

County Code regulates the size and design of curbs and gutters. Ocean Reef Community internally determines the size and location of curbs and gutters based on a planned community where golf carts are routinely utilized. As the Ocean Reef Club Ocean Reef Club Properties are all entirely within the Ocean Reef Community, Ocean Reef Club has an interest in achieving a properly planned community that maintains the character of the community as a whole, and maintains the value of the Ocean Reef Club Properties, Ocean Reef Club therefore self-governs all aspects of curbs and gutters.

Sec. 114-7. Sidewalks and Shared Use Paths.

County Code regulates the size and design of sidewalks and shared use paths. The residents of Ocean Reef utilize the Ocean Reef Club Properties for the various uses contained upon each; therefore Ocean Reef Club has an interest in providing safe, long lasting sidewalks and shared use paths that are wide enough to allow for proper use within the Ocean Reef Club Properties. Exempting Ocean Reef Club's Ocean Reef Club Properties from this development standard shall not negatively impact, or have any effect, on other residents of the County.

Sec. 114-8. Installation of Utilities and Driveways.

See Sec. data and analysis provided for 114-2

Sec. 114-9. Water Supply and Sanitary Sewer Service.

See Sec. 114-2(4) and (5) above.

Sec. 114-10. Road and Private Drive Name Signs.

County Code provides that developers shall install road name signs on private roadways. All private roadways within Ocean Reef Community have road name signs and no new roadways can be developed in Ocean Reef Community.

Sec. 114-11. Traffic-Control Signs and Devices.

County Code requires each development to provide traffic-control signs as required by the County Engineer. Ocean Reef Community's road system is already developed making this section inapplicable.

Sec. 114-12. Live-Aboard Vessels.

County Code requires proper facilities exist at marinas that permit live-aboard vessels. Ocean Reef Community's marina facilities are developed with wastewater pump out facilities, upland restroom and bathing facilities required for compliance under County Code.

Sec. 114-13. Fences.

County Code regulates the height and material of fences in order to protect the public health, safety, and welfare. All fences associated with the Ocean Reef Club Properties in Ocean Reef Community are located within the gated community and are erected upon private property.

Sec. 114-14. Recycling and Solid Waste Collection Areas.

County Code requires and promotes recycling and proper waste management within developments. All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community, which provides waste management and recycling pick up within its community thereby making this section unnecessary.

Sec. 114-15. Accommodation for Mass Transit.

County Code requires large scale development that generate significant trip generation to provide accommodations for mass transit. All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community, which provides internal bicycle and walking paths, bus shelters, carpool vehicles for employees amongst many other mass transit opportunities to access Ocean Reef Community from outside its premise and commute internally as well. As such there is no need for additional mass transit review by Monroe County.

Sec. 114-16. Planned Bicycle or Pedestrian Facility Requirement.

County Code requires that development occurring on or adjacent to a planned bicycle or pedestrian facility shall provide for the construction of that portion of the facility. None of the Ocean Reef Club Properties are being developed on or adjacent to a planned bicycle or pedestrian facility and therefore this section is inapplicable.

ARTICLE II. ENERGY AND WATER CONSERVATION STANDARDS

Sec. 114-44. Energy Conservation Standards; Sec. 114-45. Potable water conservation standards.

County Code encourages energy and water conservation. All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community. Ocean Reef Community's Building Regulations and Restrictions encourage energy and water conservation through solar panels, efficient irrigation systems and native planting reducing water consumption. *See e.g.*

4. Where automatic irrigation systems are installed, rain switches or other devices, such as soil moisture sensors, to prevent unnecessary irrigation, shall be incorporated.

Article III. PARKING AND LOADING

Sec. 114-66. Purpose and Intent; Sec. 114-67. Required Off-Street Parking; Sec. 114-68. Parking Agreements; Sec. 114-69. Required Number and Size of Loading/Unloading Spaces; Sec. 114-70. Restriction on Use of Parking and Loading Spaces; Sec. 114-71. Bicycle Parking.

County Code provides parking standards governing parking on private property. The purpose of the County Code is to avoid undue congestion on the roads; protect the capacity of the road system to move traffic; minimize unnecessary conflicts among vehicles, pedestrians, and bicyclists; facilitate the use of transportation management systems; and avoid noise, glare, lights, and visual impacts of parking and loading operations on adjacent properties. *See* Code Sec. 114-66.

The parking requirements of a zoning code "...are typically drawn from generic parking generation rates, irrespective of site-specific and project-specific characteristics and other variables that would help to more accurately reflect market reality." Robin Zimbler, Driving Urban Environments: Smart Growth Parking Best Practices, page 2, ("Driving Urban Environments"). A copy of Driving Urban Environments is attached hereto and incorporated herein as **Exhibit D**.

All of the Ocean Reef Club Properties are located entirely within Ocean Reef. All roads in Ocean Reef are private roads and are built with the purpose of serving specifically the Ocean Reef Community. Because the roads, parking areas, and loading/unloading zones are private, Article III is inapplicable to Ocean Reef Club and the Ocean Reef Club Properties within the proposed Overlay. Exempting the Ocean Reef Club Properties does not adversely affect surrounding property owners, but rather allows the requirements of Article III to be tailored to fit the location, demographic factors, and other qualifiers specific to Ocean Reef Community.

ARTICLE IV. LANDSCAPING

Sec. 114-99. Purpose and Intent; 114-100. Required Landscaping; 114-101. Irrigation Standards; 114-102. Landscape Installation and Maintenance Criteria; 114-103. Removal or Major Pruning of Require Landscaping and Bufferyards; Sec. 114-104. Street Trees; Sec. 114-105. Landscaping materials; 114-106. Landscaping Incentives; 114-107. Rainwater Collection System Criteria; 114-108. Landscaping Plan Required; 114-109. Nonconforming Landscaping.

County Code provides minimum landscape standards to buffer adjoining land use districts, buffer development from adjacent properties and provide aesthetically pleasing parking areas. The purpose of Article IV of the Code is to protect the public health, safety, and welfare; provide minimum standards for landscaping; enhance the appearance of the County, improve water quality, conserve water, and screen unattractive view; as well as preserve, protect and enhance natural resources. As the Code states the purpose of this Article is in part to "enhance the

appearance of the County", Ocean Reef Club should be permitted to choose what standards it wishes to require its Ocean Reef Club Properties to abide by to enhance and maintain the appearance of the community. The exemption of the Ocean Reef Club Properties from this Article further promotes the County's goals under this Article IV while allowing Ocean Reef Club to determine what best suites the Ocean Reef Club Properties and the community so that they may minimize environmental impact while maximizing economic value.

ARTICLE V. SCENIC CORRIDOR AND BUFFERYARDS

Sec. 114-124. Required; Sec. 114-125. Scenic Corridor; Sec. 114-126. District Boundary Buffers; Sec. 114-127. Required Scenic Corridor and Major Street Buffers; Sec. 114-128. Bufferyard Standards; Sec. 114-129. Responsibility for District Boundary Bufferyards; Sec. 114-130. Nonconforming Buffers.

County Code provides requirements for scenic corridors along US1 or SR 940. Scenic corridor and bufferyards are in place under the Code to prevent overdevelopment alongside major roadways and keep a natural appealing aesthetic as well as division between districts. This Article of the Code is inapplicable to the Overlay as all of the Ocean Reef Club Properties are located within Ocean Reef Community, which does not front US1 or SR 940.

ARTICLE VI. OUTDOOR LIGHTING

Sec. 114-159. Outdoor Lighting; Sec. 114-160. Outdoor Lighting Standards; Sec. 114-161. Maximum Illumination; Sec. 114-162. Shielding of Nonresidential Lighting; Sec. 114-163. Waterfront Lighting; Sec. 114-164. Nonconforming Lighting.

County Code provides outdoor lighting standards to protect against light pollution caused by excessive lighting which impacts adjacent properties as well as provides standards for lighting in sea turtle nesting areas. This Article of the Code is in existence to reduce light pollution, provide illumination where needed, and to further lighting regulations that protect sea turtles. No part of Ocean Reef Community is a documented sea turtle nesting area. As such, there is no need for outdoor lighting to be duly regulated by the County and the Ocean Reef Club Properties should be exempted from this Article of the Code.

ARTICLE VII. ACCESS STANDARDS

Sec. 114-195. US-1/County Road 905 Access; 114-196. Parallel Access; 114-197. Access within 250 Feet of Bridges Prohibited; 114-198. Temporary Access; 114-199. Nonconforming Access; 114-200. Traffic Study; 114-201. Clear Sight Triangles.

County Code provides access standards to ensure that communities and citizens have access to main thoroughfares and major roads. All of the Ocean Reef Club Properties are located entirely within Ocean Reef, which is unique in its location as State Road 905 ends where the private roads of Ocean Reef Community begin, and as such the access standards of Article VII of the

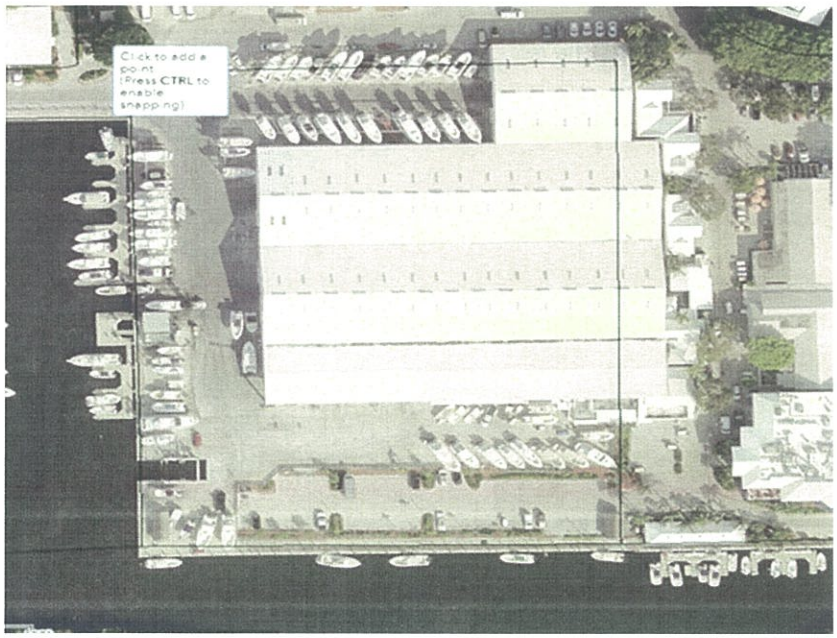
Code are inapplicable to because none of the main roads service any of the Ocean Reef Club Properties included in the Proposed Overlay.

(g) **Setbacks.** Ocean Reef Overlay shall have the following setback requirements:

a. **Front yard Setback**: Ocean Reef shall comply with all front yard setback requirements contained within sections 131-1 and 131-3 of the Monroe County Land Development Code but shall be permitted the following:

i. The total combined area of accessory structures shall be permitted to occupy up to one hundred percent (100%) of the front yard setbacks within the Ocean Reef Overlay District; and

Many of the Properties within the Ocean Reef Overlay District were developed specifically for the commercial activity thereon and have large areas of paved surface to accommodate the activities necessary to carry out the commercial purpose. Many of these Properties have existing paved surfaces within the front yard setbacks that exceed the sixty percent (60%) accessory structure coverage allowance. Allowing the Properties within the Ocean Reef Overlay District to pave up to one hundred percent (100%) of front yard setbacks would allow them to continue all commercial activities on the properties and allow them to redevelop or repair the properties without damaging the commercial potential. By way of an example, the boat barn parcel is almost entirely paved, including within many of the setbacks on the property. The paving on the parcel is used for boat storage, parking, and allows commercial and industrial equipment, an integral part of the commercial process, to adequately navigate the property. In order to redevelop the boat barn, the pavements within the setbacks would be required to be removed or reduced, along with the requirement to have at least twenty percent open space for the entire property, which would eliminate significant areas currently utilized for boat storage, parking and would make movement of the forklift, and other equipment, around the parcel near impossible. *See* aerial of the boat barn below:



ii. Accessory structures, limited to driveways walkways, off-street parking, and outdoor lighting shall be permitted within the required front yard setback within the Ocean Reef Overlay District.

All of the Ocean Reef Club Properties are located entirely within Ocean Reef Community. All roads in Ocean Reef are private roads and are built with the purpose of serving specifically the Ocean Reef Community. Because the roads, parking areas, and loading/unloading zones are private, it makes sense that Ocean Reef Club should be able to utilize the front yard setbacks for the placement of accessory structures, limited to driveways, walkways, and off-street parking. Permitting the Properties to build off-street parking within the front yard setbacks does not adversely affect surrounding property owners, but rather allows the Properties to be tailored to fit the location, demographic factors, and other qualifiers specific to Ocean Reef Community, *See* Boat Barn example above.

Additionally, the purpose of off-street parking is to reduce congestion on public and private roadways. The commercial nature of the Properties included in the Ocean Reef Overlay District requires parking for both employees of the commercial activity and members of the public utilizing the commercial activity. Allowing Ocean Reef Club to develop and designate additional off-street parking within the front yard setbacks helps fulfill this purpose by reducing the number of vehicles being parked on the street within the community and reducing congestion within the Community while maintaining the community character.

b. **Side Setback**: Ocean Reef shall comply with all side yard setback requirements contained within sections 131-1 and 131-3(d) of the Monroe County Land Development Code but shall be permitted the following:

i. Accessory structures, limited to off street parking, may be permitted in all side yard setbacks within the Ocean Reef Overlay District.

See Data and analysis for "front yard setback accessory structures" above.

c. **Rear Setback**: Ocean Reef shall comply with all rear yard setback requirements contained within sections 131-1 and 131-3(e) of the Monroe County Land Development Code but shall be permitted the following:

i. Accessory structures, including off street parking, may be permitted, up to within five (5) feet of the rear boundary line, in all rear yard setbacks within the Ocean Reef Overlay District.

See Data and analysis for "front yard setback accessory structures" above.

2. Geographic Limitation

The Overlay applies to the properties owned and operated by Ocean Reef Club and contained entirely within the isolated gated community known as the Ocean Reef Community located in Key Largo.

a. Consistency with the Monroe County Year 2030 Comprehensive Plan, the Florida Statutes, and Principles for Guiding Development

A. The Proposed Amendment implements and is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2030 Comprehensive Plan. Specifically, the amendment furthers:

GOAL 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources. [§163.3177(1), F.S.]

Objective 101.1

Monroe County shall ensure that all development and redevelopment taking place within its boundaries does not result in a reduction of the level-of-service requirements established and adopted by this comprehensive plan. Further, Monroe County shall ensure that comprehensive plan amendments include an analysis of the availability of facilities and services or demonstrate that the adopted levels of service can be reasonably met. [§163.3177 & 163.3180, F. S.]

Objective 101.8

Monroe County shall eliminate or reduce the frequency of uses which are inconsistent with the applicable provisions of the land development regulations, zoning districts, Future Land Use categories and the Future Land Use Map. In Monroe County, some nonconforming uses are an important part of the community character and the County desires to maintain such character and protect these lawfully established, nonconforming uses and allow them to be repaired or replaced. [§163.3177 (6)a.2.e.]

Objective 101.9

Monroe County shall eliminate or reduce the frequency of structures which are inconsistent with the applicable provisions of the land development regulations, zoning districts, Future Land Use categories and the Future Land Use Map. In Monroe County, some nonconforming structures are an important part of the community character and the County desires to maintain such character and protect these lawfully established, nonconforming structures and allow them to be repaired or replaced. [§163.3177(6)(a)2.e., F.S.]

Objective 101.16

Monroe County shall maintain guidelines and criteria consistent with nationally recognized standards and tailored to local conditions which provide for safe and convenient on-site traffic flow, adequate pedestrian ways and sidewalks, and sufficient on-site parking for both motorized and non-motorized vehicles.

Policy 101.16.1

Monroe County shall maintain land development regulations which provide for safe and convenient on-site traffic flow, adequate pedestrian ways and sidewalks, and sufficient on-site parking for both motorized and non-motorized vehicles.

Objective 101.19

Monroe County shall address local community needs while balancing the needs of all Monroe County communities. These efforts shall focus on the human crafted environment and shall be undertaken through the Livable CommuniKeys Planning Program.

GOAL 211

Monroe County shall conserve and protect potable water resources and cooperate with regional efforts to ensure the continued availability of high-quality potable water. [§163.3177(6)d.2.b.,

F.S.; §163.3177(6)d.2.c., F.S.]

Objective 211.1

Monroe County shall encourage the use of water conservation strategies, including, but not limited to cisterns, on-site stormwater collection systems used for irrigation and bioswales, and work cooperatively with FKAA and Miami-Dade County to encourage water conservation efforts and assure that land use planning and development controls are maintained which protects the recharge area of the Florida City Wellfield from potential sources of groundwater contamination and saltwater intrusion. (See Potable Water Objective 701.3 and related policies). [§163.3177(6)d.2.b., F.S.; §163.3177(6)d.2.c., F.S.]

Objective 212.2

Monroe County shall adopt minimum performance standards designed to reduce the stormwater runoff impacts, aesthetic impacts, and hydrologic impacts of shoreline development. [§163.3178(2)(g), F.S.]

Policy 212.2.1

Within one (1) year after the adoption of the 2030 Comprehensive Plan, Monroe County shall evaluate the minimum shoreline setbacks currently in use in Monroe County in coordination with DEO, FDEP and FWC. Setbacks shall be identified which will accomplish the following:

1. protect natural shoreline vegetation;
2. protect marine turtle nesting beaches;
3. protect water quality
4. protect structures from the effects of long-term sea level rise;

5. protect beaches and shorelines from erosion; and
6. allow redevelopment of existing waterfront commercial structures consistent with the existing community character and preserve overwater views.

Policy 212.2.4

Permitted uses and performance standards within the shoreline setback shall be as follows:

Except as provided herein, principal structures shall be set back as follows:

1. Along lawfully altered shorelines including manmade canals, channels, and basins, principal structures shall be set back at least twenty (20) feet as measured from the mean high water (MHW) line;

2. Along lawfully altered shorelines including manmade canals, channels, and basins, for parcels less than 4,000 square feet that are developed with a lawfully established principal use, the required setback may be reduced to a minimum of ten (10) feet provided that the structure is sited so as to protect community character and minimize environmental impacts by maintaining open space and protecting shoreline vegetation.

3. Along open water shorelines not adjacent to manmade canals, channels, or basins, and which have been altered by the legal placement of fill:

    a. Where a mangrove fringe of at least ten (10) feet in width occurs across the entire shoreline of the property, principal structures shall be set back at least thirty (30) feet as measured from the mean high water (MHW) line or the landward extent of the mangroves, whichever is further inland.

    b. Where no mangrove fringe exists, principal structures shall be set back at least thirty (30) feet from the mean high water (MHW) line, provided that native vegetation exists or is planted and maintained in a ten (10) foot width across the entire shoreline as approved by the County Biologist, and is placed under conservation easement; otherwise the setback shall be fifty (50) feet as measured from the mean high water (MHW) line.

    c. On infill lots surrounded by significant development where principal structures are set back less than fifty (50) feet from mean high water (MHW) or the landward extent of mangroves, the Director of Planning and Environmental Resources may evaluate the community character, the presence or absence of environmental features, and the setbacks on adjacent developed properties within two parcels on either side of proposed development, and may allow principal structures to be set back as far as practicable or in line with adjacent principal structures. In no event shall the setback be less than twenty (20) feet. On shorelines where the existing pattern of setback is greater than thirty (30) feet, the greater setback shall apply.

4. Along unaltered and unlawfully altered shorelines, principal structures shall be set back fifty (50) feet as measured from the mean high water (MHW) line or the landward extent of the mangroves, whichever is further landward;

   Accessory structures within the shoreline setback shall be designed to meet the following criteria:

   1. Along altered shorelines, including manmade canals, channels, and basins:

      a. In no event shall the total, combined area of all structures occupy more than sixty (60) percent of the upland area of the shoreline setback;

      b. Accessory structures, including, pools and spas shall be set back a minimum of ten (10) feet, as measured from the mean high water (MHW) line;

   2. Along open water shorelines which have been altered by the legal placement of fill, and where a mangrove fringe of at least ten (10) feet in width occurs across the entire shoreline of the property:

      a. In no event shall the total, combined area of all structures occupy more than thirty (30) percent of the upland area of the shoreline setback;

      b. Accessory structures other than docks and erosion control structures shall be set back a minimum of fifteen (15) feet, as measured from the mean high water (MHW) line or the landward extent of the mangroves, whichever is further landward;

   3. Along unaltered shorelines:

      a. In no event shall the total, combined area of all structures occupy more than thirty (30) percent of the upland area of the shoreline setback;

      b. Accessory structures other than docks and erosion control structures shall be set back a minimum of twenty-five (25) feet, as measured from the mean high water (MHW) line or the landward extent of the mangroves, whichever is further landward;

   4. Any proposed development within the shoreline setback shall include a site suitable stormwater management plan for the entire developed parcel which meets the requirements of the land development regulations;

   5. All structures within the shoreline setback shall be located such that the open space ratios for the entire parcel and all scenic corridors and buffer yards are maintained;

   6. Structures shall be located in existing cleared areas before encroaching into native vegetation. The remaining upland area of the shoreline setback shall be maintained as native vegetation or landscaped areas that allow infiltration of stormwater runoff;

7. Side yard setbacks must be maintained for all structures in the shoreline setback except for docks, sea walls, fences, retaining walls, and boat shelters over existing boat ramps;

8. No enclosed structures, other than a dock box of five (5) feet in height or less, a screened gazebo, and a screen enclosure over a pool or spa, shall be allowed within the shoreline setback. Gazebos must be detached from any principal structure on the parcel. No decks or habitable spaces may be constructed on the roof of any gazebo in the shoreline setback;

9. Pools, spas, fish cleaning tables, and similar pollutant sources may not discharge directly into surface waters. Where no runoff control structures are present, berms and vegetation shall be used to control runoff. Native vegetation shall not be removed to install berms or runoff control structures;

10. All boat ramps shall be confined to existing scarified shoreline areas of manmade canals, channels, and basins with little or no native vegetation, and shall be located and designed so as not to create a nonconformity for other structures set back from the new mean high water (MHW) line created by the boat ramp; and

11. The roof and supporting members of a boat shelter constructed in compliance with Section 118-10 of the Land Development Code, as amended (hereby incorporated by reference), may extend two (2) feet into the shoreline setback around the perimeter of a boat basin or ramp. This area shall be subtracted from the total area allowed for all structures within the shoreline setback.

12. Shoreline structures shall be designed to protect tidal flushing and circulation patterns. Any project that may produce changes in circulation patterns shall be approved only after sufficient hydrographic information is available to allow an accurate evaluation of the possible impacts of the project. Previously existing manmade alterations shall be evaluated so as to determine whether more hydrological benefits will accrue through their removal as part of the project.

13. No development other than pile supported docks and walkways designed to minimize adverse impacts on marine turtles shall be allowed within fifty (50) feet of any portion of any beach berm complex which is known to serve as a nesting area for marine turtles:

    a. The fifty (50) foot setback shall be measured from either the landward toe of the most landward beach berm or from fifty (50) feet landward of MHW, whichever is less. The maximum total setback will be one hundred (100) feet from MHW.

    b. Structures designed to minimize adverse impacts on marine turtles shall have a minimum horizontal distance of four (4) feet between pilings or other upright members and a minimum clearance of two (2) feet above grade. The entire structure must be designed to allow crawling turtles to pass underneath it is moving only in a forward direction. Stairs or ramps with less than the minimum two (2) feet clearance above grade are

discouraged. If built, these portions of the structure shall be enclosed with vertical or horizontal barriers no more than two (2) inches apart, to prevent the entrapment of crawling turtles.

c. Beaches known to serve as nesting areas for marine turtles are those areas documented as such on the County's threatened and endangered species maps and any areas for which nesting or nesting attempts ("crawls") have been otherwise documented. Within mapped nesting areas, the Director of Planning and Environmental Resources may, in cooperation with FDEP, determine that specific segments of shoreline have been previously, lawfully altered to such a degree that suitable nesting habitat for marine turtles is no longer present. In such cases, the Director may recommend reasonable measures to restore the nesting habitat. If such measures are not feasible, the Director will waive the setback requirements of this paragraph. Restoration of suitable nesting habitat may be required for unlawfully altered beaches.

14. Special Approvals:

a. For structures serving commercial uses, public uses, or more than three dwelling units, the Planning Commission may approve deviations from the above standards as a major or minor conditional use. Such approval may include additional structures or uses provided that such approval is consistent with any permitted uses, densities, and intensities of the land use district, furthers the purposes of this section, is consistent with the general standards applicable to all uses, and the proposed structures are located in a disturbed area of an altered shoreline. Such additional uses are limited to waterfront dining areas, pedestrian walkways, public monuments or statues, informational kiosks, fuel or septic facilities, and water-dependent marina uses. Any such development shall make adequate provision for a water quality monitoring program for a period of five (5) years after the completion of the development.

b. For structures serving three or fewer dwelling units, the Director of Planning and Environmental Resources may approve designs that address unique circumstances such as odd shaped lots, even if such designs are inconsistent with the above standards. Such approval may be granted only upon the Director's written concurrence with the applicant's written finding that the proposed design furthers the purpose of this section and the goals of the Monroe County Comprehensive Plan. Only the minimum possible deviation from the above standards will be allowed in order to address the unique circumstances. No such special approval will be available for after the- fact permits submitted to remedy a Code Enforcement violation.

c. All structures lawfully existing within the shoreline setback along manmade canals, channels, or basins, or serving three or fewer dwelling units on any shoreline, may be rebuilt in the same footprint provided that there will be no adverse impacts on stormwater runoff or navigation.

d. Docks or docking facilities lawfully existing along the shoreline of manmade canals, channels, or basins, or serving three or fewer dwelling units on any shoreline, may be expanded or extended beyond the size limitations contained in this section in order to reach the water depths specified for docking facilities in Policy 212.4.2. Any dock or docking facility so enlarged must comply with each and every other requirement of this Policy and Section 118-12 of the Land Development Code, as amended (hereby incorporated by reference). [§163.3178(2)(g), F.S.]

Policy 212.2.5

Stormwater management criteria applicable to the shoreline setbacks shall encourage Best Management Practices (BMPs) which utilize natural berms and vegetation to control runoff from waterfront property. Berms shall not be installed where shoreline vegetation is present. Where berms are used along artificial waterways, they shall be raised so that there is a gradual slope away from the canal edge. In any case, all stormwater management criteria shall conform to adopted level of service standards for water quality and quantity (See Drainage Element Objective 1001.1 and related policies).

GOAL 214

Monroe County shall provide the necessary services and infrastructure to support existing and new development proposed by the Future Land Use Element while limiting County public expenditures which result in the loss of or adverse impacts to environmental resources in the Coastal Zone. [§163.3178(2)(f), F.S.; §163.3178(2)(i)]

Objective 214.1

County public expenditures for infrastructure in the Coastal Zone shall be phased in accordance with a capital improvements schedule to maintain the adopted level of service (LOS) standards established in the Comprehensive Plan. [§163.3178(2)(f),F.S.; §163.3178(2)(i)]

Policy 214.1.1

Monroe County shall maintain level of service standards (LOS) for the following public facility types: roads, sanitary sewer, solid waste, drainage, potable water, parks and recreation, and mass transit. The LOS standards are established in the following sections of the Comprehensive Plan:

1. The LOS for roads is established in Traffic Circulation Policy 301.1.1 and 301.1.2;

2. The LOS for potable water is established in Potable Water Policy 701.1.1;
3. The LOS for solid waste is established in Solid Waste Policy 801.1.1;
4. The LOS for sanitary sewer is established in Sanitary Sewer Policy 901.1.1;
5. The LOS for drainage is established in Drainage Policy 1001.1.1; and
6. The LOS for parks and recreation is established in Recreation and Open Space Policy 1201.1.1.

GOAL 301

To provide a safe, convenient, efficient, and environmentally compatible motorized and nonmotorized transportation system for the movement of people and goods in Monroe County. [§163.3177(6)(b), F.S.]

Objective 301.1

Monroe County shall establish level of service (LOS) standards for all paved roads in Monroe County for the purpose of determining existing and future roadway needs. [§163.3177(6)(b), F.S.]

GOAL 801

Monroe County shall provide for the adequate collection, disposal and resource recovery of solid waste in an environmentally sound and economically feasible manner to meet the needs of present and future County residents [§163.3180(1)(b), F.S.], [§163.3177(6)(c), F.S.]

Objective 801.1

Monroe County shall ensure that solid waste collection service and disposal capacity is available to serve development at the adopted level of service standards. [§163.3180(1)(b), F.S.], [§163.3180(2), F.S.]

GOAL 901

Monroe County shall provide for the adequate, economically sound collection, treatment, and disposal of sewage which meets the needs of present and future residents while ensuring the protection of public health, and the maintenance and protection of ground, nearshore, and offshore water quality. [§163.3177(6)(c), F.S., §163.3180(2), F.S.; §381.0065, F.S.; §403.086, F.S.; Chapter 99-395, Laws of Florida]

Objective 901.3

Monroe County shall regulate land use and development to conserve potable water and protect the functions of natural drainage features and groundwater from the impacts of sewer systems. [§163.3177(6)(c)2, F.S.]

GOAL 1001

Monroe County shall provide a stormwater management system which protects real and personal properties, public health and safety, and which promotes and protects groundwater and nearshore water quality [§163.3177(6)(c), F.S.]

Objective 1001.1

Monroe County shall ensure that at the time a certificate of occupancy or its functional equivalent is issued, adequate stormwater management facilities are available to support the development at the adopted level of service standards. [§163.3177(6)(c), F.S.]

GOAL 1302

Monroe County shall increase the participation of the citizens of the County and government related entities that operate within the County in the comprehensive planning and growth management process.

B. The Proposed Amendment is consistent with Florida Statutes

There are no provisions of the Florida Statutes inconsistent with the proposed Amendment.

C. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes. The Proposed Amendment specifically furthers the following Principles (Bolded):

For the purposes of reviewing the consistency of the adopted plan, or any amendments to that plan, with the principles for guiding development, and any amendments to the principles, the principles shall be construed as a whole and specific provisions may not be construed or applied in isolation from the other provisions.

a. Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.

b. Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

c. Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

d. Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

e. Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.

f. Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.

g. Protecting the historical heritage of the Florida Keys.

h. Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;

2. Sewage collection, treatment, and disposal facilities;

3. Solid waste treatment, collection, and disposal facilities;

4. Key West Naval Air Station and other military facilities;

5. Transportation facilities;

6. Federal parks, wildlife refuges, and marine sanctuaries;

7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;

8. City electric service and the Florida Keys Electric Co-op; and

9. Other utilities, as appropriate.

i. Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; the installation and proper operation and maintenance of onsite sewage treatment and disposal systems; and other water quality and water supply projects, including direct and indirect potable reuse.

j. Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

k. Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

l. Making available adequate affordable housing for all sectors of the population of the Florida Keys.

m. Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

n. Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

b. Factors for basis of Amendment

The Board of County Commissioners may consider an amendment if the change is based on one or more factors, including changed projections (e.g. regarding public service needs) from those on which the text was based, changed assumptions (e.g. regarding demographic trends), data errors, new issues, or recognition of a need for additional detail or comprehensiveness. This Amendment is based upon both data errors and the recognition of a need for additional detail or comprehensiveness.

a. Data errors

The proposed Overlay is based on a need to revise data errors contained within the Code. The current Code was enacted after the Ocean Reef Club Properties within Ocean Reef was developed, and as such a large portion of the zoning districts and other items are erroneously determined and do not fit with the purpose they should serve. A prime example of this is the Marlin Hotel, depicted below and described within this Application, that is zoned Sparsely Settled (SS), and as such currently violates open space, impervious surface, setbacks and parking.

Permitting an isolated community to self-govern and approve or deny the amendments within this Application furthers the objectives of the Code. The Amendment encourages sound, attractive, and practical procedures for the Ocean Reef Club Properties that such provisions and exemptions would affect which will result in flexible planning that will result in innovative and efficient regulations.

The proposed Overlay would serve to allow Ocean Reef Club to self-correct such data errors internally without County involvement. As an isolated community, this approach considers and encourages best practices for correcting data errors for the particular community without adversely impacting constituents of the County located elsewhere.

b. Recognition of a need for additional detail or comprehensiveness

The proposed Overlay is based on a need for additional detail or comprehensiveness. The current Code has policies that encourage communities to be involved in the decision-making process regarding the character of their community developments. Permitting Ocean Reef Club to self-govern and approve or deny the exempted provisions, as they apply to the Ocean Reef Club Properties, furthers the objectives of the Code as it encourages the orderly development and construction of commercial structures or buildings that fit with the architectural design and community character of the Ocean Reef community. Further, the Overlay would allow the reconstruction of existing commercial structures and buildings – which are legally non-conforming structures in many cases – within the Overlay area -- in the event of damage or destruction requiring substantial improvement.

The Overlay encourages sound, attractive, and practical procedures for the Ocean Reef Club Properties, and such provisions and exemptions will result in flexible planning that will result in innovative and efficient regulations. Permitting the Ocean Reef Club to self-govern development will not run afoul of the basic principles for zoning currently in place such as safety, longevity, and community character.

c. No Adverse Community Change

There will be no adverse change to unincorporated Monroe County if the Overlay is approved. As discussed herein, there are no increased concurrency, environmental, or practical impacts associated with the Ocean Reef Club Properties having their development standards relaxed or removed and permitting Ocean Reef Club to self-govern such standards. All such development will be required to at a minimum comply with level of service, concurrency, and performance standards as set forth in the Code. The Overlay is geographically limited to only the Ocean Reef Club Properties. The exemptions, reductions, and deviations from development standards and other provisions contained within the LDR only apply to non-residential and transient uses.

d. **Conclusion**

Based on the foregoing, Ocean Reef Club requests consideration and adoption of the Amendment.

Thank you for your consideration and assistance, and please feel free to contact me with any questions.

Sincerely,

Barton W. Smith, Esq.

BWS/JMG/bg

Enclosures

EXHIBIT

A

	RE NO.:	OWNER:	ADDRESS:
1.	00573630-002600	Ocean Reef Club, Inc.	395 S Harbor Dr.
2.	00572797-003600	Ocean Reef Club, Inc.	100 Anchor Dr.
3.	00572795-001000	Ocean Reef Club, Inc.	30 Ocean Reef Dr.
4.	00570460-000000	Ocean Reef Club, Inc.	90 Andros Rd.
5.	00570450-000000	Ocean Reef Club, Inc.	90 Andros Rd.
6.	00569510-000000	Ocean Reef Club, Inc.	90 Andros Rd.
7.	00569500-000096	William Horne, Jr.	35 Ocean Reef Dr.
8.	00569500-000095	Lawrence Lukis	35 Ocean Reef Dr.
9.	00569500-000000	Ocean Reef Club, Inc	Beach Rd.
10.	00569500-000000	Ocean Reef Club, Inc.	Beach Rd.
11.	00569490-000000	Ocean Reef Club, Inc	Beach Rd.
12.	00569470-000000	Ocean Reef Club, Inc	Ocean Reef Dr.
13.	00081880-000100	Ocean Reef Club, Inc	31 Ocean Reef Dr.
14.	00569482-000000	Yachtsman Inn Land, LLC	650 Brach Rd.
15.	00081780-000300	Ocean Reef Club, Inc	314 Anchor Dr.
16.	00081760-000100	Ocean Reef Club, Inc	1 Dockside Ln.
17.	00081760-000000	Ocean Reef Club, Inc	31 Ocean Reef Dr.
18.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
19.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
20.	00081740-000500	O R Business Center, LLC	395 S. Harbor Dr.
21.	00081720-000600	North Largo Utility Corp	Vacant Land
22.	00081720-000400	FKAA	Vacant Land
23.	00081720-000000	Ocean Reef Club, Inc	100 Country Club Rd.
24.	00081710-000000	Ocean Reef Club, Inc	120 Nirvana Ln. 100 Nirvana Ln.

EXHIBIT

B

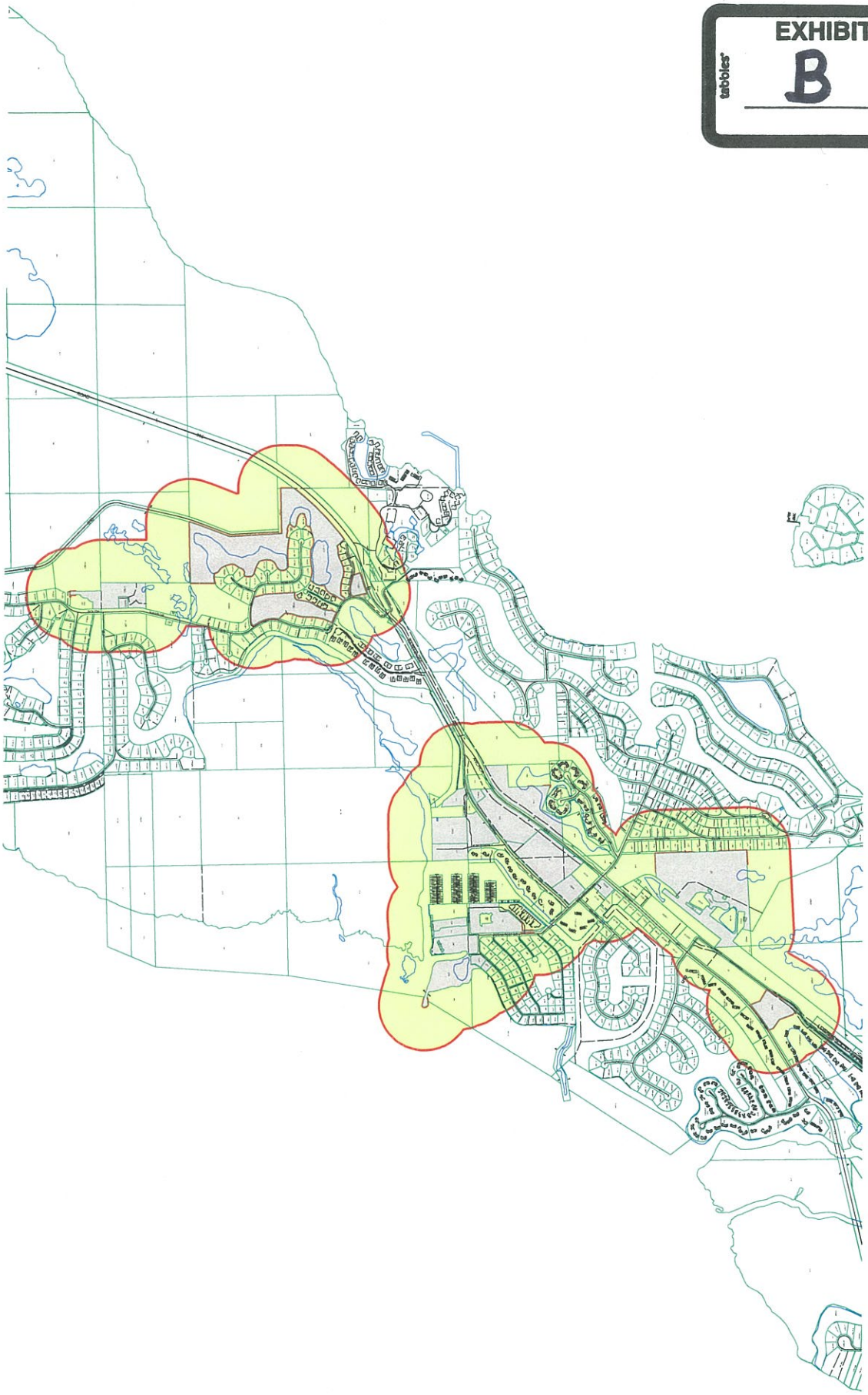


EXHIBIT
C
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GEORGE MASON LAW REVIEW

PRIVATIZING THE NEIGHBORHOOD: A PROPOSAL TO REPLACE ZONING WITH PRIVATE COLLECTIVE PROPERTY RIGHTS TO EXISTING NEIGHBORHOODS

Robert H. Nelson

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PRIVATIZING THE NEIGHBORHOOD: A PROPOSAL TO REPLACE ZONING WITH PRIVATE COLLECTIVE PROPERTY RIGHTS TO EXISTING NEIGHBORHOODS

Robert H. Nelson[*]

INTRODUCTION

Two researchers recently announced a "quiet revolution in the structure of community organization, local government, land-use control, and neighbor relations" in the United States.[1] They were referring to the spread of homeowners' associations, condominium ownership of property, and other forms of collective private ownership of residential property. In describing these forms of ownership, different commentators have used terms such as "residential community association," "common interest community," "residential private government," "gated community" and others. Whatever term is best—and I will refer to such ownerships as "neighborhood associations" in this Article, recognizing that some collective ownerships are smaller than the average neighborhood, and others are larger—the spread of collective private ownership of residential property is a development of fundamental importance in the history of property rights in the United States.

Indeed, it may yet prove to have as much social significance as the spread of the corporate form of collective ownership of private business property in the second half of the nineteenth century. At that time, a new ease of transportation, economies of scale in mass production, improved management techniques of business coordination, and other business innovations led American industry to operate at a new scale, and corporate ownership proved financially and otherwise advantageous. Thus, although there were few business corporations before the Civil War, by 1900 corporations produced almost two-thirds of U.S. manufacturing output, a figure that reached 95% in the 1960s.[2] In 1932, Adolf Berle and Gardiner Means announced the transformation of the basic relationship between private

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* Professor, School of Public Affairs, University of Maryland; Senior Fellow in Environmental Studies, Competitive Enterprise Institute, Washington, D.C. This article is based upon a paper presented at the Donner Conference on Freedom of Contract in Property Law, sponsored by the Law and Economics Center, George Mason University School of Law, December 1997.

1 Stephen E. Barton & Carol J. Silverman, *Preface* to COMMON INTEREST COMMUNITIES at xi (S. Barton and C. Silverman eds., 1994) [hereinafter BARTON & SILVERMAN].

2 *See Economic Concentration, Part I—Overall and Conglomerate Services, Hearings before the Subcommittee on Antitrust and Monopoly of the Senate Committee on the Judiciary*, 88th Cong. 12, 15 (1964) (statement of Gardiner C. Means).

ownership of property in the United States and the managerial control over the means of production caused by the rise of corporate ownership.[3]

In the second half of the twentieth century, new economic forces wrought yet another transformation in private property ownership. These forces included: (1) higher densities of development, (2) the desire for precise control over neighborhood character, (3) more economical private provision of common neighborhood services, and (4) greater interest in common recreational and other facilities. They made private neighborhood associations the choice for millions of people for their residential property.[4] If private neighborhoods continue to spread at the pace of recent years, the long-run result may be collective ownership of most private property (residential and business) in the United States. Such a result would be a remarkable transition from the general expectation of individual ownership of property that long prevailed in American political and economic thought.[5]

To date, almost all neighborhood associations have arisen as part of the development of a new neighborhood. The developer assembles the raw land and builds the neighborhood from its initial stages, including the establishment of the neighborhood association. Purchasers of new housing units must accept membership in the association as part of the original terms of ownership. However, in neighborhoods previously developed with individual ownership of the land and structures, there is little prospect for the formation of a neighborhood association. Doing so would require the individual members of the neighborhood to surrender voluntarily part of their individual rights and accept collective control over the use of the exterior parts of their property by their neighbors. Obtaining such voluntary consent from several hundred or more property owners is extremely time consuming and almost certainly would involve major problems with holdouts and other high transactions costs. Few existing neighborhoods have even considered making such an effort.

In this Article, I propose enactment of legislation to facilitate the establishment of neighborhood associations in existing neighborhoods.[6] The

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[3] ADOLF A. BERLE & GARDINER C. MEANS, THE MODERN CORPORATION AND PRIVATE PROPERTY (1932).

[4] *See* RESIDENTIAL COMMUNITY ASSOCIATIONS: PRIVATE GOVERNMENTS IN THE INTERGOVERNMENTAL SYSTEM? (U.S. Advisory Comm'n on Intergovernmental Relations ed., 1989) [hereinafter RESIDENTIAL COMMUNITY ASSOCIATIONS]; ROBERT J. DILGER, NEIGHBORHOOD POLITICS (1992); EVAN MCKENZIE, PRIVATOPIA (1994).

[5] *See* J.W. HARRIS, PROPERTY AND JUSTICE (1996). Of course, the spread of individual ownership was itself a development only a few centuries old. It was part of the evolution of property right institutions by which capitalism supplanted feudalism as the dominant social form.

[6] The growing importance of private neighborhoods, and a proposal for new legal mechanisms of collective private ownership in existing neighborhoods, are also explored in Robert Nelson, *Contracting for Land Use Law: Zoning by Private Contract*, *in* THE FALL AND RISE OF FREEDOM OF CONTRACT (F.H. Buckley ed., forthcoming 1999).

establishment of a new legal mechanism for this purpose would allow existing neighborhoods to take advantage of collective control over the neighborhood common environment and the private provision of common services, just as new neighborhoods are doing in such large numbers. Moreover, such an approach would facilitate the "deregulation" or "privatization" of zoning. Private neighborhood associations could administer the collective controls over neighborhood quality now exercised through land use regulations at the municipal level. Compared with a private property right regime, and as described below, the governmental exercise of zoning powers has several major disadvantages.[7]

I. THE RISE OF THE NEIGHBORHOOD ASSOCIATION

As of 1998, there were about 205,000 neighborhood associations in the United States in which almost 42 million people lived, or about 15% of Americans.[8] In the fifty largest metropolitan areas, more than half of new housing is now built in neighborhood associations.[9] In the Los Angeles and San Diego metropolitan areas, this figure exceeds 60%.[10] California, along with Texas and Florida, have the greatest concentrations of neighborhood associations.[11] Other places where neighborhood associations are common include New York, Illinois, and the suburbs of Washington, D.C. In the D.C. area, about one third of the residents in affluent Montgomery County live in neighborhood associations.[12]

The average neighborhood association serves a population of about 200 people.[13] In 1990, about 42% of the units in neighborhood associations consisted of townhouses.[14] Single family homes represented 18% of the units.[15] Most associations extended beyond individual buildings to include territorial responsibilities of some sort. The typical operating budget of a neighborhood association was $100,000 to $400,000 per year in 1990, but five percent of those associations belonging to the Community Association Institute had budgets in excess of $1.5 million per year.[16]

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7 For reviews of this literature, see WILLIAM A. FISCHEL, THE ECONOMICS OF ZONING LAWS (1985) [hereinafter FISCHEL, ECONOMICS OF ZONING LAWS]; WILLIAM A. FISCHEL, REGULATORY TAKINGS (1995) [hereinafter FISCHEL, REGULATORY TAKINGS].

8 *See* CLIFFORD J. TREESE, COMMUNITY ASSOCIATIONS FACTBOOK 3 (Frank H. Spink ed., 1999).

9 *See id.* at 19.

10 *See* BARTON & SILVERMAN, *supra* note 1, at 12.

11 *See id.* at 11.

12 *See* MCKENZIE, *supra* note 4, at 120.

13 *See* COMMUNITY ASSOCIATIONS FACTBOOK 13 (Clifford J. Treese ed., 1993) [hereinafter FACTBOOK].

14 *See id.* at 17.

15 *See id.*

16 *See id.* at 22.

As recently as 1962, there were fewer than 500 neighborhood associations in the United States.[17] By 1970, this number rose sharply to 10,000 associations, but they still accounted for only one percent of U.S. housing units.[18] As of 1970, the terms of condominium ownership governed 12% of existing neighborhood associations.[19] The subsequent rapid spread of condominium ownership, reaching 42% of all neighborhood associations by 1990, was a key factor in the growth of collective ownership of American housing.[20]

A. *Types of Ownership*

Besides condominium ownership, the other main instrument for collectively owned residential property is the homeowners association in a planned unit development (PUD).[21] In a homeowners association, each person owns his or her residential unit individually, typically including the yard. The homeowners association, which every new homeowner must join, is a separate legal entity that holds title to the streets, parks, neighborhood common buildings, and other "common areas." The association also enforces the neighborhood covenants governing the allowable uses and modifications of individually owned units. In contrast, condominium owners have title to both their own personal units and, as a "tenant in common," a percentage interest in the "common elements."[22] These common elements include things like dividing walls, stairways, hallways, roofs, yards, parks and other parts of the project outside the individually occupied units.[23]

As of 1998, PUDs accounted for 64% of housing units in neighborhood associations and 31% of the units were in condominiums.[24] The other five percent were housing units in cooperatives, in which the collective ownership extended to all the land and buildings, including the interiors.[25] Cooperative ownership is most common for individual apartment buildings in New York and a few other large cities.[26] Under cooperative ownership, individual occupants have tenancy agreements with the cooperative that entitle them to the use of their own personal units.

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17 *See* C. James Dowden, *Community Associations and Local Governments: The Need for Recognition and Reassessment*, *in* RESIDENTIAL COMMUNITY ASSOCIATIONS, *supra* note 4, at 27.

18 *See* FACTBOOK, *supra* note 13, at 13.

19 *See id.*

20 *See id.*

21 *See id.* at 9.

22 *Id.* at 1.

23 *See* Wayne S. Hyatt, *Condominium and Home Owner Associations: Formation and Development*, 24 EMORY L.J. 977 (1975).

24 *See* TREESE, *supra* note 8, at 3.

25 *See id.*

26 DAVID CLURMAN ET AL., CONDOMINIUMS AND COOPERATIVES (1984).

The typical neighborhood association provides a range of services to residents such as garbage collection, street maintenance, snow removal, lawn mowing, gardening, and maintenance of recreational facilities and the common areas of the neighborhood. To cover the costs of these activities, the neighborhood association levies an assessment on each member. A typical fee is approximately $100 to $150 per month.[27] A member of the neighborhood association who fails to pay the assessment is subject to a lien on his property.

Often neighborhood associations enforce covenants written by the developer to maintain the original character of the neighborhood.[28] Generally speaking, neighborhood covenants are much more detailed than zoning regulations, controlling not only types of land uses but also matters of aesthetics. Such matters can include the color of the house paint, the placement of trees and shrubbery, the size and location of fences, the construction of decks and other housing extensions, the parking of automobiles in streets and driveways, and the use and placement of television antennas, among others.[29] In most neighborhood associations, the "conditions, covenants and restrictions" (CC&Rs) regulate these matters and an architectural review committee oversees enforcement. Neighborhood associations of senior citizens often require that at least one of the unit occupants be fifty-five years or older. Restrictions on possession of pets are another means by which associations often assert control over the neighborhood environment.

A board of directors elected by the full membership of the association governs the association.[30] Usually, only property owners may vote. The exclusion of renters from the franchise has resulted in considerable criticism that private neighborhoods are "undemocratic."[31] Nevertheless, renters can still participate in the political life of the neighborhood by coming to board meetings and serving on committees. The assignment of voting shares in neighborhood associations can be done according to a number of formulas, commonly one vote per residential housing unit (thus potentially giving the same person multiple votes if he owns more than one unit). Voting rights also may be allocated in proportion to measures (such as unit square feet) of shares of property value.

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27 *See* TREESE, *supra* note 8, at 13.

28 AMANDA G. HYATT, TRANSITION FROM DEVELOPER CONTROL 22-23 (1996).

29 For a description of one planned community, Celebration, Florida, created by the Disney Corporation in the vicinity of Disney World, see Michael Pollan, *Town-Building is No Mickey Mouse Operation*, N.Y. TIMES MAG., Dec. 14, 1997, at 56.

30 COMMUNITY ASSOCIATION LEADERSHIP: A GUIDE FOR VOLUNTEERS (A. Calmes ed., Community Associations Institute, 1997).

31 Albert A. Foer, Comment, *Democracy in the New Towns: The Limits of Private Government*, 36 U. CHI. L. REV. 379, 397-98 (1969); *see also* JOEL GARREAU, EDGE CITY 200-201 (1991).

B. *Private Governments*

As Uriel Reichman described in an early article noting the rise of neighborhood associations, they "possess much of the power and trappings of local municipal government but arise out of private relationships."[32] Indeed, Reichman chose to describe them as "residential private governments."[33] From this perspective, the rise of neighborhood associations represents the most comprehensive privatization occurring in any sphere of government functioning in the United States today.

Initially the rise of private neighborhoods was not conceived in such broad terms.[34] Collective ownership of neighborhood property emerged as a matter of real estate practice, designed to meet certain practical needs of land developers.[35] Enforcement of covenants to protect the quality of existing neighborhoods often proved unreliable, because no one entity was responsible for bringing the necessary legal actions. Collective private ownership provided the developer a way of overcoming the free rider problem.

Collective ownership also allowed developers to provide common recreational and other facilities that new housing owners increasingly demanded. With higher densities of development, such as townhouses, maintenance of yards and other common areas became critical. Finally, the fiscal crisis of many local governments in the 1970s and 1980s meant that these governments were unwilling to accept new responsibilities for building and maintaining streets, collecting garbage and providing other services. Providing these services privately, through a neighborhood association, often became a condition of municipal approval for a new neighborhood.[36]

Although primarily economic forces drove the establishment of neighborhood associations, government took several critical steps to promote their use. In 1961, the Federal Housing Administration (FHA) approved the provision of mortgage insurance for condominiums and in 1963 for residential units included in PUDs with homeowners associations.[37] Between 1961 and 1967, prompted in part by FHA actions, almost every

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32 Uriel Reichman, *Residential Private Governments: An Introductory Survey*, 43 U. CHI. L. REV. 253, 253 (1976).

33 *Id.*

34 For a history of the development of condominium forms of land tenure outside the United States, see Rober G. Natelson, *Comments on the Historiography and Condominium: The Myth of Roman Origin*, 12 OKLA. CITY U. L. REV. 17 (1987).

35 *See* MCKENZIE, *supra* note 4, at 29-55; Marc A. Weiss & John W. Watts, *Community Builders and Community Associations: The Role of Real Estate Developers in Private Residential Governance*, *in* RESIDENTIAL COMMUNITY ASSOCIATIONS, *supra* note 4, at 95-103.

36 *See generally* Dowden, *supra* note 17.

37 *See* FACTBOOK, *supra* note 13, at 11; Steven E. Barton & Carol J. Silverman, *History and Structure of the Common Interest Community*, *in* BARTON & SILVERMAN, *supra* note 1, at 10.

state enacted a model condominium property act, thereby providing a firm legal foundation for condominium ownership.[38] Another key step was the approval in the mid-1970s by the Federal National Mortgage Association (FNMA) and the Federal Home Loan Mortgage Corporation (FHLMC) of purchases of condominiums and PUD unit loans in the secondary mortgage loan market.[39] With these steps, the ownership of housing units in neighborhood associations could offer the same forms of government support that had done so much to promote the spread of individual home ownership in the years following World War II.

II. A PROPOSAL: A FIVE STEP PROCESS

The volume of new development in neighborhood associations demonstrates their great appeal. Yet the advantages of private neighborhoods remain unavailable for people living in existing neighborhoods with individual ownership of the units. Many of these neighborhoods were built before the emergence of neighborhood associations. Today, even if most residents wanted to form a neighborhood association, the transactions costs of assembling unanimous neighborhood consents voluntarily would be prohibitive. Hence, as a solution, I propose that state governments enact a new legal mechanism, making collective ownership of residential property available to existing neighborhoods.

To offer the advantages of neighborhood associations to existing neighborhoods, state governments should enact a new law to allow self-governance in these neighborhoods, through new collective private ownerships. For purposes of discussion, I propose the following five-step process, recognizing that many variations are possible.

1. A group of individual property owners in an existing neighborhood could petition the state government to form a neighborhood association. The petition should describe: (a) the boundaries of the proposed private neighborhood; (b) the instruments of collective governance intended for it; (c) the services the neighborhood association would perform; and (d) the estimated monthly assessment. The petition should come from owners cumulatively possessing more than 60% of the total value of neighborhood property.

2. The state government would then certify that the proposed neighborhood met certain standards of reasonableness, including: (a) having a contiguous area; (b) boundaries of a regular shape; (c) an appropriate relationship to major streets, streams, valleys and other geographic features; and (d) other considerations. The state would also certify that the proposed

38 *See* MCKENZIE, *supra* note 4, at 95-96.

39 *See* FACTBOOK, *supra* note 13, at 12.

private governance instruments of the neighborhood association met state standards.

3. If the application met state requirements, the state would authorize a neighborhood committee to negotiate a service transfer agreement with the appropriate municipal government. The agreement would specify the possible transfer of ownership of muncipal streets, parks, swimming pools, tennis courts, and other existing public lands and facilities located within the proposed newly private neighborhood (possibly including some compensation to the city). It would also specify the degree to which the neighborhood would assume responsibility for garbage collection, snow removal, policing and fire protection. Finally, the transfer agreement would specify future tax arrangements, including any property or other tax credits that the members of the new neighborhood association might receive in compensation for assuming existing municipal burdens. Other matters of potential importance to the municipality and the neighborhood also would be addressed. The state government would serve as an overseer and mediator in this negotiation process.

4. Once the state certified the neighborhood's proposed municipal transfer agreement, the state would schedule a neighborhood election. The election would occur at least one year after the submission of a complete description of the neighborhood proposal, including the articles of neighborhood incorporation, the municipal transfer agreement, estimates of assessment burdens, a comprehensive appraisal of individual neighborhood properties, and other relevant information. During the one year waiting period, the state would supervise a process to inform property owners and residents of the neighborhood of the details of the proposal and to facilitate public discussion and debate.

5. The state would supervise the neighborhood election. Approval of the neighborhood association would require both of the following: (1) an affirmative vote of property owners cumulatively representing 90% or more of the total value of the proposed neighborhood; and (2) an affirmative vote by 75% or more of the individual unit owners in the neighborhood. If the election met these conditions, all property owners in the neighborhood would be required to join the neighborhood association and would be subject to the full terms and conditions of in the neighborhood association charter. The neighborhood association would have the right to collect assessments to fund its operation from each association member.

III. ADVANTAGES OVER ZONING

Municipal zoning already serves many of the functions of neighborhood associations.[40] Zoning protects the character of the neighborhood by excluding detrimental uses. Zoning regulates many of the details of housing design, such as the size of the lot, the amount of floor space, the setback from the street, and other such matters. Why, then, go to the trouble of devising a whole new property right institution for neighborhoods and a new legal regime?

While zoning and neighborhood association control over neighborhood environmental quality do overlap in a number of key respects, the private neighborhood has several major advantages. For example, except where an historic or other special district can be justified, zoning does not cover the fine details of neighborhood architecture, trees and shrubbery, yard maintenance, and other aesthetic matters that may have a major impact on the character of the neighborhood. Thus, neighborhood associations have a considerably greater degree of authority over actions potentially influencing the character of the neighborhood than zoning typically affords.

In addition, the administration of zoning takes place at the municipal level, where political considerations often include many people who are not residents of the neighborhood. But, in matters such as the control of fine details of neighborhood architecture, there is no need or justification for broader municipal involvement. Indeed, under zoning the substantial influence on such matters by outsiders leaves the neighborhood exposed to regulatory actions that it does not want. This lack of secure control over the details of the administration of neighborhood zoning leads to neighborhoods' reluctance to accept more precise and comprehensive zoning controls over aesthetic matters.

Moreover, because zoning is a form of public regulation, the direct sale of zoning is not considered permissible (it would be "bribery"). However, if the exclusion of a use was an ordinary exercise of a private property right, neighborhoods could sell rights of entry (say for a new neighborhood convenience store) into the neighborhood, sell rights to make certain broader changes in land use within the neighborhood, or even sell all the neighborhood property in one package for comprehensive redevelopment. The private neighborhood's ability to put rights of entry into the neighborhood in the market would introduce greater flexibility in metropolitan land markets, significantly improving the efficiency of their operation.

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[40] *See generally* JOHN DELAFONS, LAND-USE CONTROLS IN THE UNITED STATES (1969); FRANK POPPER, THE POLITICS OF LAND-USE REFORM (1981); *see also* DENNIS COYLE, PROPERTY RIGHTS AND THE CONSTITUTION (1993).

Furthermore, the ability to sell zoning allows the neighborhood to manage a transition to a different use of the neighborhood. Currently, because an entity outside the neighborhood controls changes in land uses under zoning, and because these changes often do not bring financial gains to the neighborhood collectively (and may involve losses for some individuals), the residents of existing neighborhoods typically resist almost all land use change.[41] Zoning serves many neighborhoods well as a protective instrument for maintaining the existing character of the neighborhood, but fails wherever the objective is the transition from one type of use to another. Similarly, as described below, the legal mechanism of private neighborhood ownership could usefully be extended to "neighborhoods" of farmers owning large tracts of vacant land in transitional developing areas on the fringes of metropolitan regions.

Lastly, the advantages of neighborhood associations extend beyond improvements on zoning. Neighborhood associations can serve as a vehicle to provide more efficient and effective garbage collection, recreation facility maintenance, and many other common services. Creating a neighborhood association can establish and sustain a strong spirit of community in the neighborhood, not usually found in neighborhoods without a formal institutional status. Private neighborhoods might also encourage residents' involvement in political affairs, both locally and at higher levels of government.

IV. FROM ZONING TO NEIGHBORHOOD ASSOCIATIONS

The proposal to create a new legal regime for the establishment of neighborhood associations in existing neighborhoods is more radical in form than in substance. Indeed, it would, in effect, formalize and extend existing arrangements that evolved under zoning.[42] In an existing neighborhood, the practical consequence of zoning is to provide a de facto collective private property right to the neighborhood environment.[43]

A. *Origins of Zoning*

A de facto property right was not the original intent of the founders of zoning. New York City adopted the first zoning ordinance in the United States in 1916.[44] During the 1920s, zoning spread rapidly across the United

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41 *See* STEVEN J. EAGLE, REGULATORY TAKINGS 347 (1996).

42 *See* Robert H. Nelson, *The Privatization of Local Government: From Zoning to RCAs*, *in* RESIDENTIAL COMMUNITY ASSOCIATIONS, *supra* note 4, at 45-51.

43 *See* ROBERT NELSON, ZONING AND PROPERTY RIGHTS 22-51 (1977); *see also* Robert Nelson, *A Property Right Theory of Zoning*, 11 URB. LAW. 713 (1979).

44 *See* SEYMOUR I. TOLL, ZONED AMERICAN 172-87 (1969).

States.[45] In 1926, in a decision of great historic significance, the Supreme Court upheld the constitutionality of zoning, despite many doubters.[46] The Court accepted the arguments of zoning defenders that it met two essential needs. First, zoning extended and improved on nuisance law, in that it provided advance notice that certain types of uses were incompatible with other uses in a particular district. Thus, zoning standardized the ad hoc procedures devised by individual judges ruling in individual nuisance cases. The nuisance justification was particularly important because zoning, like the enforcement of nuisance law, was considered an exercise of the local government's police power.[47]

The second argument for zoning, which also significantly influenced the Supreme Court, was that zoning was a necessary municipal planning instrument.[48] This argument reflected the general philosophy of the progressive movement, which believed that scientific management could be applied in all areas of American society, and improve the efficiency and effectiveness of American instutitions.[49] Applying scientific management methods to the municipal scene would allow comprehensive land use planning. Thus, instead of the disorderly and haphazard patterns of land development of the past, American cities in the future would be planned according to a rational design. They would work much better economically and be visually more attractive—at least this was the great hope of progressive municipal planners.[50]

Specifically, as envisioned by proponents, a city planning staff would study housing, transportation, job market, and other economic and social trends to project future housing needs. Planners would then allocate housing among parts of the city. Zoning would provide the practical legal instrument to enforce this design. Zoning would require that new housing be located and built according to the city's comprehensive plan.[51]

In practice, however, this grand land use planning and regulatory scheme proved utopian.[52] Like the high hopes for socialist scientific planning in many fields, it presumed a predictability of economic events and

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45 *See* EDWARD M. BASSETT, ZONING (1936).

46 *See* Village of Euclid v. Ambler Realty Co., 272 U.S. 365, 394 (1926).

47 Robert A. Williams, *Euclid's Lochnerian Legacy*, *in* ZONING AND THE AMERICAN DREAM 278-80 (Charles M. Haar & Jerold S. Keyden eds., 1989) [hereinafter ZONING AND THE AMERICAN DREAM].

48 *See* A. Dan Tarlock, *Euclid Revisited*, 34 LAND USE LAW 8 (1982).

49 *See* Eliza Wing-Yee Lee, *Political Science, Public Administration and the Rise of the American Administrative State*, 55 PUB. ADMIN. REV. 538 (1995); DWIGHT WALDO, THE ADMINISTRATIVE STATE (1984).

50 *See* A CITY PLANNING PRIMER (Advisory Committe on Zoning, U.S. Department of Commerce, 1928).

51 *See* Charles M. Haar, *In Accordance with a Comprehensive Plan*, 68 HARV. L. REV. 1154 (1955).

52 *See* James L. Huffman and Reuben C. Plantico, *Toward a Theory of Land Use Planning: Lessons from Oregon* 14 LAND & WATER L. REV. 1 (1979); MARSHALL KAPLAN, URBAN PLANNING IN THE 1960S (1973).

capacity for central scientific understanding and management of human affairs that real planners never realized. Moreover, although progressive theory prescribed that politicians should concede power to professionals in matters of scientific expertise, such as land use, the politicians had other ideas—especially when the scientific skills of the experts often seemed in doubt, as in city planning.[53] Indeed, as Dennis Coyle commented recently, "beneath the arcane language and technicalities, disputes about property rights [to land] reveal fundamental clashes between opposing perspectives on the proper society," matters that could hardly be left to technicians to resolve.[54]

Instead, land development occurred opportunistically, as housing or other facilities were proposed for particular locations.[55] The local municipality then decided whether it wanted that particular development at that particular time in that particular place. In making these decisions, municipalities often found that they could not rely on existing land use plans to guide them. They had to do a new assessment and make a decision based on some other grounds. Approval of new development was not achieved by verifying consistency with an existing comprehensive plan, as legal theory prescribed. Rather, the municipality typically amended the zoning ordinance, granting specific approval for individual development. The process resembled a business negotiation between the municipality and the developer. The parties made or did not make a deal regarding a particular proposed development project according to the specific benefits to each party.[56]

As a result of these complications, formal plans often gathered dust on shelves while development proceeded through a process of finding projects mutually beneficial to individual builders and individual municipalities. Yet zoning required a comprehensive plan; therefore a new profession of land use planners continued to turn out numerous costly planning documents. They acted out a fiction that had little bearing on land development but was required by the rituals of the law.[57]

The nuisance justification for zoning was equally a myth. In some cases, zoning did regulate true nuisances, for example, excluding a noisy factory from a development of single family homes. Yet, far more often, zoning excluded uses that were never in any real sense a nuisance. A typical zoning ordinance, for instance, might require that homes be built on

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53 *See* R. ROBERT LINOWES & DON T. ALLENSWORTH, THE POLITICS OF LAND USE 23-24 (1973); *see also* R. ROBERT LINOWES & DON T. ALLENSWORTH, THE POLITICS OF LAND-USE LAW (1976).

54 COYLE, *supra* note 40, at 18.

55 *See* RICHARD F. BABCOCK, THE ZONING GAME: MUNICIPAL PRACTICES AND POLICIES (1966).

56 *See* CITY DEAL MAKING (Terry Jill Lassar ed., 1990); ALAN A. ALTSHULER & JOSE A. GOMEZ-IBANEZ, REGULATION FOR REVENUE: THE POLITICAL ECONOMY OF LAND USE EXACTIONS (1993).

57 *See* ALAN A. ALTSHULER, THE CITY PLANNING PROCESS 392-405 (1965); BERNARD J. FRIEDEN, THE ENVIRONMENTAL PROTECTION HUSTLE 157-83 (1979).

lots of one acre or more. Although the neighborhood prohibited half acre lots, this exclusion could not be justified by any reasonable understanding of traditional nuisance standards. Zoning was in fact being used to address aesthetic matters and neighborhood environmental attractiveness generally, areas normally outside the scope of nuisance control.

B. *A Property Right to the Neighborhood Environment*

Maintaining the character of existing neighborhoods was thus the actual purpose of zoning.[58] A neighborhood of one acre lots excluded half acre lots because it was inconsistent with the "ambiance," the "prestige," and the "quality" of the neighborhood. Zoning ensured that only people of sufficient economic means, those able to afford at least a one acre lot, could enter the neighborhood. In such respects, zoning conferred a collective property right to neighborhoods. If the defining feature of a property right is the power to exclude others, zoning gave neighborhoods precisely this legal ability. Zoning created a collective property right because it gave the entire neighborhood, exercising its political influence over the municipal administrators of zoning, the collective power to exclude unwanted uses.

As with any ordinary property right, an important social consequence of zoning was the segregation of residential neighborhoods according to economic means.[59] Although this kind of wide-ranging protective function for neighborhood quality was never part of the early official legal justifications for zoning,[60] the actual purposes that zoning served were well understood by at least the 1960s. In 1968, the National Commission on Urban Problems observed that:

> Zoning . . . very effectively keeps the poor and those with low incomes out of suburban areas by stipulating lot sizes way beyond their economic reach. Many suburbs prohibit or severely limit the construction of apartments, townhouses, or planned unit developments which could accommodate more people in less space at potential savings.[61]

> [Zoning] regulations still do their best job when they deal with the type of situation for which many of them were first intended; when the objective is to protect established character and when that established character is uniformly residential. It is in the "nice" neighborhoods, where the regulatory job is easiest, that regulations do their best job.[62]

If the practical consequence of zoning was to provide a collective private property right, why not simply provide this property right directly

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58 *See* EAGLE, *supra* note 41, at 347.

59 *See id.* at 349-50.

60 TOLL, *supra* note 44, at 266; *see also* BABCOCK, *supra* note 55, at 116.

61 NAT'L COMM'N OF URBAN PROBS., BUILDING THE AMERICAN CITY, H.R. DOC. NO. 91-34, at 7 (1969).

62 *Id.* at 16.

through private means? As noted above, this is in fact what has happened since the 1960s, as the creation of neighborhood associations has become standard operating procedure for new development in many parts of the country. A neighborhood association provides privately the same legal authority afforded by zoning, namely, the establishment of detailed control over the use of property as it affects the character of the neighborhood. Because the neighborhood association is explicit about its exclusionary function, it can provide greater administrative discretion and flexibility for the neighborhood than public zoning controls.

Although neighborhood associations were just coming into prominence in the 1960s, the National Commission on Urban Problems recognized the similarity of function and the potential for substitution of private regulatory regimes for existing zoning. Indeed, for existing neighborhoods the Commission report in 1968 suggested that:

> Another [reform] approach would be to create forms of land tenure which would recognize the interest of owners in what their neighbors do. Such tenure forms, which do not exist but which might resemble condominium tenure, might more effectively reconcile the conflicting interests of neighboring property owners than do conventional regulations. The objective of such tenure would be to leave the small scale relationships among neighbors for resolution entirely within the private sector, while public regulation would continue to apply to the neighborhood as a whole. In addition to giving neighborhood residents greater control over minor land-use changes within their neighborhood, such tenure could include provision for cooperative maintenance of properties where owners desire their services.[63]

C. *An Exercise in Coercion*

The Commission did not follow up on this proposal with any specifics for implementation. Although new neighborhoods widely adopted the types of tenure proposed by the Commission, few existing neighborhoods followed this course. Older neighborhoods continue to rely on zoning, essentially because the transactions costs of assembling a new land tenure are prohibitive. Zoning never faced this problem because, as a form of government regulation, it could be imposed by fiat.

In existing neighborhoods where zoning was first imposed, government simply used its police power authority to redistribute coercively property rights in the neighborhood, canceling individual rights and imposing a collective property right regime. It was in a sense an exercise in eminent domain: The municipality took certain important rights from the neighborhood residents, but then provided compensation by giving the residents other new and valued collective rights. In most cases, the compensation was sufficient as the majority of neighborhood residents considered themselves as significantly better off in the end, and thus supported

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63 *Id.* at 248.

the new zoning for the existing neighborhood.[64] Some objectors were inevitable.[65] Under zoning, the preferences of holdouts were simply overriden by government action in accord with the wishes of the majority.

Nothing in American legal and policy traditions justified such a coercive government redistribution of residential private property rights within neighborhoods.[66] The closest analogy might be the urban renewal programs of the 1950s and 1960s, although in that case the government paid cash to owners of condemned property, rather than compensation through an assignment of new rights in the overall project.[67] Given the legal climate of the 1920s, had zoning been described accurately, the Supreme Court might have held it to be unconstitutional. At a minimum, the Court would have required local governments to enact legislation spelling out the true purposes of the rights assembly process provided by zoning, and the way in which new rights were created to compensate for the rights being taken. Instead, zoning operated under the various myths and fictions noted above, because it would have been politically difficult, if not impossible, to obtain acceptance for zoning if its real workings and purposes had been made explicit.

Thus, in retrospect, the nuisance law and planning justifications for zoning provided the necessary camouflage, as it were, to permit a fundamental land law innovation that was much more radical than the early advocates of zoning cared to admit.[68] Zoning did nothing less than redistribute neighborhood property rights to create a new de facto private collective right to the neighborhood environment, decades before the collective rights that are more explicitly and formally created today, as neighborhood associations spread across the landscape.[69]

Today, of course, zoning is entrenched in many thousands of American neighborhoods. Given this history, it would be a less radical step now to recognize formally the real workings of zoning by acting to privatize its functions in these neighborhoods. In short, the proposal to allow existing neighborhoods to establish neighborhood associations would in many ways formally recognize and improve upon a process that has existed in-

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64 Otherwise, politically, the zoning would not have happened.

65 *See* BABCOCK, *supra* note 55, at 140.

66 *See id.* at 115.

67 In other countries, there have been "land pooling" programs whereby the government condemns property in an area expected to be redeveloped in a new use, and then pays the original property owners by assigning them new rights in the overall collective land holding resulting from the pooling effort. *See* LAND READJUSTMENT: A DIFFERENT APPROACH TO FINANCING URBANIZATION (William A. Doebele ed., 1982).

68 *See* BABCOCK, *supra* note 55, at 115-16.

69 The growing popularity of historic districts in recent years reflects the fact that they accomplish much the same purposes as a full fledged neighborhood association and, like zoning, can be created by government fiat over the wishes of neighborhood holdouts. *See* Carol M. Rose, *Preservation and Community: New Directions in the Law of Historic Preservation*, 33 STAN. L. REV. 473 (1981).

formally for many years. It would be a logical extension of longstanding American zoning practice.[70]

D. *How Property Rights Evolve*

Such an evolution of zoning from a de facto collective right to a formal collective property right recognized in the law, moreover, would be consistent with longstanding patterns of property right evolution.[71] Except in times of revolutionary turmoil, legislatures seldom create new property rights from whole cloth.[72] Rather, property rights emerge gradually from informal practice, often at odds with the accepted economic and property right theories of the day. As experience accumulates, however, the informal practice becomes better understood and the merits better appreciated. At a still later point, the informal practice may then gain full acceptance and perhaps codification.[73] The typical role of the legislature, in short, is not to create new rights but to ratify rights that evolve. This process can take decades or even centuries.[74]

For example, early settlers of the American west engaged in widespread illegal occupancy of the land.[75] Although the federal government regarded squatters as law breakers, it was without the power to stop their actions on a distant frontier. Eventually, political pressures drove the federal government to confirm the original squatter occupancy as a legal property right. When the Homestead Act passed in 1862, it was not a new idea but a final recognition by the federal government that squatting was a fact of frontier life. Rather than futile and ultimately harmful efforts to prevent it, the better course was accepting and regulating squatter actions, as the Homestead Act did.

Describing the long history of British land law, Sir Frederick Pollock wrote that "[t]he history of our land laws, it cannot be too often repeated, is a history of legal fictions and evasions, with which the Legislature vainly endeavoured to keep pace until their results . . . were perforce acquiesced in as a settled part of the law itself."[76] Although the substantive workings changed dramatically, the outward form of English land tenure

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70 NELSON, *supra* note 43, at 7-21.

71 *See* Robert H. Nelson, *Private Rights to Government Actions: How Modern Property Rights Evolve*, 1986 U. ILL. L. REV. 361.

72 *See* Carol M. Rose, *Possession as the Origin of Property*, 52 U. CHI. L. REV. 73 (1985).

73 *See* OLIVER WENDELL HOLMES, THE COMMON LAW (Mark DeWolfe Howe ed., 1963) (1881).

74 The law of usury, for example, evolved in this manner. Usury was at first prohibited formally, but the charging of interest was widely practiced through a host of indirect devices that had the same practical effect. Eventually, although it took many centuries, the direct charging of interest became routine and legally permissible. *See* JOHN T. NOONAN, THE SCHOLASTIC ANALYSIS OF USURY (1957).

75 *See* PAUL W. GATES, A HISTORY OF PUBLIC LAND LAW DEVELOPMENT (1968); *see also* ROBERT H. NELSON, PUBLIC LANDS AND PRIVATE RIGHTS ch. 1 (1995).

76 FREDERICK POLLOCK, THE LAND LAWS 64-65 (Fred B. Rothman & Co. 3d ed. 1979) (1883).

varied little from the thirteenth to the nineteenth centuries. As Pollock described the manner of property right evolution in Britain up to the late nineteenth century,

> [Over this period] the system underwent a series of grave modifications. Grave as these were, however, the main lines of the fuedal theory were always ostensibly preserved. And to this day, though the really characteristic incidents of the feudal tenures have disappeared or left only the faintest of traces, the scheme of our land laws can, as to its form, be described only as a modified feudalism.[77]

In the twentieth century, we like to think that the world is more rational; governments should do what they say they are doing. Whole professions, including the field of American public administration, depend upon the assumption that the true goals of society can be stated directly, and realized by a process of rational selection among the alternatives. However, the history of zoning suggests otherwise. Zoning followed the traditional route of property right development; it was yet another process of land law making and evolution of rights under the guise of various legal myths and fictions that served to obscure its real purposes.

V. THE PROPERTY RIGHT SCHOOL OF ZONING

As the land law evolves, there usually have been some people who have foreseen and advocated the later property right outcome. As the evolving nature of the land laws is better understood, and the merits of new ways of doing things better appreciated, their views might even prevail. In the short run, the mainstream tended to dismiss their arguments as heretical and unacceptable because acceptance of these arguments would endanger the existing property right regime, an unacceptable outcome to the broader society.

In the 1960s, Richard Babcock, a leading American zoning lawyer took a dangerous step towards eroding the legitimacy of the system. Babcock provided an accurate depiction of zoning practice in the trenches, showing that there was little connection to the received legal theory.[78] By avoiding radical cures and proposing that the solution to zoning problems instead lay in reviving the original planning principles of zoning, however, Babcock largely preserved his mainstream status.

Instead, it was the members of a new "property right" school of zoning who flirted with, if not fully entered into, the realm of zoning heresy.[79] Although the members of this school differ on a number of points, they have in common outright dismissal of the traditional rationales for zoning

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77 *Id.* at 53.

78 BABCOCK, *supra* note 55.

79 Robert H. Nelson, *Zoning Myth and Practice: From Euclid into the Future*, *in* ZONING AND THE AMERICAN DREAM, *supra* note 47, at 299, 306.

and instead analyze zoning as a redistribution of property rights with certain social and economic consequences.

A. *Coasian Analysis*

Ronald Coase's path-breaking 1960 article, "The Problem of Social Cost," revived scholarly interest in the institutional role of property rights, first among economists and then extending to legal scholars through the law and economics movement.[80] In the article, Coase highlighted that adequately defined property rights obviated the need for government intervention in many perceived social problems. Instead, private negotiation could often resolve these problems.

An "externality," for example, did not necessarily require government regulation, as most economists had long supposed. Rather, a party negatively affected by the external impacts of some action could also stop it by paying for its cessation or modification. Or, if this party already had the legal right to stop the activity, payments could compensate him for allowing continued activity. In either case, the most economically efficient outcome resulted. The social importance of well-defined property rights was that their clear specification up front might greatly reduce the transactions costs of such efficient bargaining.[81]

Since zoning attempts to deal with the pervasive externalities in the urban land market, the institution of zoning was an obvious candidate for the application of Coasian principles. Among the first to recognize this possibility was Dan Tarlock, who argued in 1972 that

> contemporary zoning should be conceptualized as a system of joint ownership between the public entity and the regulated private owner. It is a form of joint ownership in which the owner of the fee [simple ownership] retains possession of the right to manage subject to a veto by a comanager, the public entity.[82]

Although Tarlock did not say so directly, such a form of joint ownership is also characteristic of a homeowners association, condominium or other collective private property ownership.

For existing neighborhoods with separately owned properties, Tarlock found that high transactions costs of private actions to protect neighborhood quality often posed an insurmountable obstacle to collective private efforts.[83] Zoning was therefore a second-best choice; lacking a solution to the free rider problem, government had to "intervene through a zoning

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80 R.H. Coase, *The Problem of Social Cost*, 3 J.L. & ECON. 1 (1960). This article was the most important reason for Coase's receipt of the Nobel prize in economics in 1991.

81 There was also a significant effect on the distributional outcome.

82 A. Dan Tarlock, *Toward a Revised Theory of Zoning*, *in* LAND USE CONTROLS ANNUAL 141 (Frank S. Bangs, Jr. ed., 1972).

83 *Id.* at 146.

ordinance to simulate the result that would have been accomplished had the initial landowners but for high transaction costs been able to impose a covenant scheme on surrounding landowners."[84] Zoning could thus be justified because by itself "private collective action fails to provide sufficient quantities of a desired public good, in this case [neighborhood] amenity levels."[85]

However, Tarlock recogized a problem: Municipalities tended to rigidly administer their new zoning authority. Unlike an ordinary private property owner, the municipality could not profit monetarily (legally, that is) from the transfer of the zoning rights to someone else. To address this problem, and thereby improve the efficiency of land market operations, Tarlock suggested it would be helpful "if existing [neighborhood] users took some sort of collective action to bind themselves to a bargain such as a voting procedure or the creation of a board to act for them."[86] With this collective organization they could bargain with potential entrants into the neighborhood. As Tarlock elaborated:

> Under the existing zoning system subsequent users who wish to deviate from the surrounding land-use pattern must "buy" their way in through the political process. Majority approval from an appointed commission or elected local legislative body is required. The process, I have argued, is very costly and produces doubtful efficiency gains. Arguably the costs of administering a zoning system would be decreased and efficiency gains more certain if entrants had to bargain directly with surrounding landowners. The function of the government would be to impose an initial covenant scheme and then let the market or a close proxy determine subsequent reallocations of land.[87]

In other words, as Tarlock suggested, the neighborhood should possess the property rights to neighborhood entry, with the option to sell these rights. This approach would open the land market to greater and easier entry for new uses that might be socially desirable. Professor Robert Ellickson developed a related proposal, if in considerably more detail, for the application of Coasian principles to land use regulation.[88] Nuisance law and zoning, Ellickson observed, ignored important options that might promote a more efficient use of the land.[89] If the courts declared an activity a nuisance, under current law they would simply issue an injunction to halt it or use zoning to keep it out in the first place.

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84 *Id.*

85 *Id.* at 145.

86 *Id.* at 146.

87 *Id.* at 147.

88 Robert C. Ellickson, *Alternatives to Zoning: Covenants, Nuisance Rules and Fines as Land Use Controls*, 40 U. CHI. L. REV. 681 (1973) [hereinafter Ellickson, *Alternatives to Zoning*]; *see also* Robert C. Ellickson, *Suburban Growth Controls: An Economic and Legal Analysis*, 86 YALE L.J. 385 (1977) [hereinafter Ellickson, *Suburban Growth Controls*].

89 Ellickson, *Alternatives to Zoning*, *supra* note 88.

B. *Compensation for Regulatory Changes*

A more economically efficient result, however, might be for the objectionable activity to locate where it wished but to pay nearby property owners compensation for any damages. For example, if a high tech company had a strong incentive to move into a particular neighborhood (perhaps its most valued employees lived there), it might be better to allow the company to negotiate with the neighbors living nearby, rather than issuing an absolute prohibition on nuisance or zoning grounds. In effect, following a Coasian scheme, this approach emphasizes property right negotiation, rather than public regulation of a perceived unacceptable harm through nuisance or zoning law.

In 1977 Ellickson extended this analysis to broader aspects of land use law.[90] He argued that there should be a "normal" standard of zoning restriction defined for undeveloped land in the specific circumstances of each suburban community. If the municipality wanted to impose tighter restrictions on a particular parcel, say to preserve open space, it would have to adequately compensate the landowner for the loss of land value. In effect, establishment of a "normal" standard of development created a legal criterion that allowed division of the development rights at any given site between the municipality and the land owner. The landowner would possess some "sticks" in the overall bundle of land rights outright, while the municipality shared the remaining development rights. Unlike a number of others in the property right school, for fairness and other reasons, Ellickson did not propose allowing the municipality to sell its zoning rights for general municipal revenues or other types of broad benefit.[91] Thus, the municipality would not possess the full benefits of ownership of its portion of the development rights (and in this respect, partly depending on how well "normal" development was defined, there could remain a legal obstacle to the efficient use of the land).

The basic thrust of the Tarlock and Ellickson arguments is that, in essence, zoning constitutes a redistribution of property rights and that there are significant advantages to more formally recognizing and dealing with it as such. Another law professor, Bernard Siegan, also viewed zoning as a matter of a redistribution of property rights but came to a much different policy conclusion.[92] The nuisance and planning justifications for zoning, he agreed, are patently false. Indeed, in Siegan's view there is no justification—either in legal thought or in social or economic theory for the coer-

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90 *Id.*

91 *Id.*

92 BERNARD H. SIEGAN, LAND USE WITHOUT ZONING (1972) [hereinafter SIEGAN, LAND USE WITHOUT ZONING]; *see also* BERNARD H. SIEGAN, PROPERTY AND FREEDOM (1998); BERNARD H. SIEGAN, OTHER PEOPLE'S PROPERTY (1976).

cive redistribution of property rights between municipalities and landowners that zoning accomplished.[93] The whole scheme is a fraud of sorts.[94] Once municipalities took possession of their new zoning rights, municipal politicians found it impossible to resist the temptation to exercise the rights promiscuously. Zoning ultimately served the political interests of the most powerful elements of the municipality, rather than any public interest. This result was unnecessary. As Siegan contends, and sought to demonstrate by his study of Houston,[95] covenants and other private solutions achieve valid zoning purposes just as well.[96] The solution to all this, as Siegan argued, is straightforward: Zoning must be abolished.

In 1977, I made the redistribution of property rights accomplished by zoning in existing neighborhoods still more explicit.[97] On the whole, while the legal profession did not get high marks for intellectual forthrightness or integrity, the scheme seemed to work in such neighborhoods. Creating new collective property rights for neighborhoods had the same beneficial incentive and other effects as any other system of property rights would have in other areas of economic activity. Property rights in neighborhood environmental quality created the necessary incentives to build and maintain high quality neighborhood environments. Similarly, the private rights to the profits of a business created the necessary incentives to form new businesses, or the private rights to the future use of one's personal property created the incentive to purchase and then maintain this property.

In undeveloped areas, however, I argued that the policy considerations relating to zoning were fundamentally different from existing neighborhoods.[98] On farm and other vacant land on metropolitan fringes, land facing the prospect of new housing development, zoning effectively redistributed the property rights from the original landowners to others in the municipality. Recent entrants, arriving at higher densities of housing development and with the voting strength to take political control in the municipality typically benefited from this redistribution. In existing neighborhoods zoning met a key test, as described by Richard Epstein, of an acceptable government regulation.[99] Although the existing neighborhood residents lost some rights, they gained sufficient other rights in return that, in most cases, they were adequately compensated. In an undeveloped area, however, farmers or other original landowners lost the development rights but did not receive any significant rights or other compensation in return.

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93 SIEGAN, LAND USE WITHOUT ZONING, *supra* note 92, at 231.

94 *See id.* at 75-76.

95 Houston is the only major city in the United States without zoning.

96 SIEGAN, LAND USE WITHOUT ZONING *supra* note 92.

97 *See* NELSON, *supra* note 43.

98 *See id.* at 22-51.

99 RICHARD EPSTEIN, TAKINGS 195-96 (1985).

In effect, zoning resulted in an outright confiscation of development rights by the municipal government.

C. *Buying and Selling Zoning*

One solution, following Siegan, would be to abolish zoning for undeveloped land, as an unconstitutional taking of private property. However, given the great political uproar that would follow any such step, and the inevitable hesitation of the courts to provoke such intense public anger, I suggested what might be a politically more promising possibility.[100] Municipalities should be allowed to sell zoning directly. This approach recognizes the urgent social need to make more land development rights available in the market, and that the municipalities effectively possess these rights.

Sale of zoning might be ethically questionable because it would reward municipalities for an unjustified initial confiscation of property rights. Nevertheless, in many cases the courts' failure to put any real limits on government zoning actions occurred decades ago; the resulting taking is an accomplished fact of life. There may be no way to compensate the original losers; subsequent purchasers of the land did not suffer any loss, because they had paid a lower price, reflecting the restricted development rights that went with the land. Indeed, giving later purchasers new development rights would bestow an unexpected windfall on this group.

Economics Professor William Fischel, in a series of writings beginning in 1978, focused his attention on the problem of zoning undeveloped land.[101] Like others in the property right school, Fischel argued that zoning transferred key development rights from owners of vacant land to the municipality. In his view, the problem was that the justifications for zoning also made the municipal sale of zoning difficult or impossible. Governments are not supposed to sell relief from their regulations; that would be regarded as "bribery."[102]

In practice, municipalities routinely sold zoning.[103] One commentator said in the mid-1960s that by the very nature of its workings, zoning posed an almost irresistable "invitation to bribery."[104] In 1966, observing the widespread corruption in zoning decisions, Marion Clawson proposed that

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100 Robert H. Nelson, *Marketable Zoning: A Cure for the Zoning System*, LAND USE L. & ZONING DIG., Nov. 1985, at 3.

101 FISCHEL, ECONOMICS OF ZONING LAWS, *supra* note 7; *see also* William Fischel, *Zoning and Land Use Reform: A Property Rights Perspective*, 1 VA. J. NAT. RESOURCE L. 69 (1980); William Fischel, *Equity and Efficiency Aspects of Zoning Reform*, 27 PUB. POL'Y 301 (1979) [hereinafter Fischel, *Equity and Efficiency*]; William Fischel, *A Property Rights Approach to Municipal Zoning*, 54 LAND ECON. 64 (1978).

102 *See* JOHN T. NOONAN, JR., BRIBES: THE INTELLECTUAL HISTORY OF A MORAL IDEA (1984).

103 RICHARD F. BABCOCK & WENDY U. LARSEN, SPECIAL DISTRICTS 1-2 (1990); *see also* ALTSHULER & GOMEZ-IBANEZ, *supra* note 56.

104 Alfred Balk, *Invitation to Bribery*, HARPER'S MAG., Oct. 1966, at 18.

it would be simpler and better to dispense with the fictions and to have "open, competitive sale of zoning and zoning classifications."[105] In essence, what Clawson was saying was, "Let's call it a property right and put it back into the marketplace like any other property right." In 1979, Fischel made a similar proposal, suggesting adoption of a new system in which "any existing zoning restriction may be sold by the community."[106] The payments received "should be made to the general municipal treasury, to be dispersed as decided upon by community rules."[107]

D. *Zoning under Attack*

By the early 1980s, the critique of zoning as developed by the property right school achieved wider recognition. New influential articles portrayed zoning as a redistribution of property rights with perhaps some practical benefits but also many harmful consequences. A succession of law journal articles appeared with titles such as *Abolish Zoning*,[108] *California's Land Planning Requirements: The Case for Deregulation*,[109] *Deregulating Land Use: An Alternative Free Enterprise Development System*,[110] *Brandeis Brief for Decontrol of Land Use: A Plea for Constitutional Reform*,[111] and *Local Land Use Controls: An Idea Whose Time Has Passed*.[112] By 1983, Douglas Porter asked, "Who likes zoning? Hardly anyone, if you listen to recent criticisms of zoning standards, zoning procedures, and the whole zoning concept. Bemoaning zoning seems to be a major sport these days."[113]

The critics' common theme was that the hopes for expert management of urban land use through comprehensive land planning had failed. Critics argued that a narrow group captured zoning benefits; zoning restrictions kept valuable suburban land bottled up in less productive uses; and that, in general, the broader public interest in a fair and efficient land

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105 Marion Clawson, *Why Not Sell Zoning and Rezoning (Legally, That Is)*, CRY CAL., Winter 1966-67, at 9.

106 Fischel, *Equity and Efficiency*, *supra* note 101, at 322.

107 *Id.*

108 Jan Z. Krasnowiecki, *Abolish Zoning*, 31 SYRACUSE L. REV. 719 (1980).

109 George Lefcoe, *California's Land Planning Requirements: The Case for Deregulation*, 54 S. CAL. L. REV. 447 (1981).

110 Douglas W. Kmiec, *Deregulating Land Use: Alternative Free Enterprise Development System*, 130 U. PA. L. REV. 28 (1981).

111 Mark S. Pulliam, *Brandeis Brief for Decontrol of Land Use: A Plea for Constitutional Reform*, 13 SW. U. L. REV. 435 (1983).

112 Orlando E. Delogu, *Local Land Use Controls: An Idea Whose Time Has Passed*, 36 MAINE L. REV. 261 (1984).

113 Douglas Porter, *On Bemoaning Zoning*, URBAN LAND, Mar. 1983, at 34; *see also* Robert Nelson, *Rethinking Zoning*, URBAN LAND, July 1983, at 36.

market suffered as a result.[114] The biggest beneficiaries were the groups already well off in American society, while the losers were those whose income level precluded them from finding good land at acceptable prices for homes. Lower and moderate income groups remained clustered in older housing in existing cities, the only places that they could afford.

The Report of the President's Commission on Housing in 1982 carried these arguments from the law journals to the public policy arena. The Commission found that "[e]xcessive restrictions on housing production have driven up the price of housing generally," creating concern for "the plight of millions of Americans of average and lesser income who cannot now afford homes or apartments."[115] To redress this unacceptable outcome, the Commission offered recommendations for a detailed "program of land use deregulation."[116]

E. *1980s Trends*

The old zoning warrior and practitioner, Richard Babcock, regarded these attacks on zoning as the lamentations of yet another group of academics removed from the real world. Babcock declared that, whatever the legal and economic scholars were saying, "people love zoning" and therefore it is "alive and well . . . in every urban and suburban neighborhood" and would remain for a long time to come.[117] Zoning was going its merry way, independent of all the scholarly fussing and fuming.[118] Rather than theorizing about an end to zoning, Babcock characteristically thought it more important to see what was really happening on the ground. Here, he discerned two basic trends in the 1980s in zoning practice. One was an increasing insistence by municipalities that they be compensated for zoning changes.[119] As Babcock wrote:

> Governments simply are not playing the game unless they demand exactions. In one of the last cases in which I was involved, a city asked the developer of a particular project to build a $750,000 swimming pool—on the other side of town from the project. What did the developer do? After figuring out the cost of litigation, the time it would take, and the interest on the construction loan he was paying the bank, he agreed to build the swimming pool—even though it had nothing to do with his development.[120]

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114 *See* RESOLVING THE HOUSING CRISIS: GOVERNMENT POLICY, DECONTROL, AND THE PUBLIC INTEREST (M. Bruce Johnson ed., 1982).

115 THE REPORT OF THE PRESIDENT'S COMMISSION ON HOUSING 199 (1982).

116 *Id.*

117 Richard Babcock, *The Outlook for Zoning*, URBAN LAND, Nov. 1984, at 34.

118 RICHARD F. BABCOCK & CHARLES L. SIEMON, THE ZONING GAME REVISITED (1985).

119 *See* Richard Babcock, *The City as Entrepreneur: Fiscal Wisdom or Regulatory Folly*, *in* CITY DEAL MAKING, *supra* note 56.

120 Babcock, *supra* note 117, at 34.

In Washington, D.C., the Department of Housing and Community Development wanted its compensation in cash, rather than an in-kind payment like a swimming pool. For example, in 1987 *The Washington Post* reported that the Hadid Development Company proposed building a large office building near the D.C. Convention Center. In exchange for development permission, Hadid offered to donate $1.4 million to a general purpose low income housing fund but the D.C. government wanted $4.6 million. The *Post* reported that "the zoning commission sent the entire Hadid case to the housing agency to determine if the cash offer was appropriate."[121]

The second important trend Babcock noted was the rise of "special districts" by municipalities. Cities exercised tighter control over new development in these districts. They also often imposed detailed requirements for development permission. For instance, New York City effectively required that new office towers and hotel buildings provide a Broadway theatre on the lower floors in the Times Square special district.[122]

As usual, Babcock was an accurate and insightful reporter on recent zoning practices. Unfortunately, his analysis in some ways missed the forest for the trees. The key fact that Babcock failed to note was that these trends are consistent with the predictions and recommendations of the property right school of zoning. By 1990, Babcock observed that the "bargaining for zoning—the let's make a deal mentality—became the common denominator of zoning in the 1980s. . . . Cynical observers suggested that the system of bargains and exactions was little more than 'zoning for sale.'"[123]

In other words, the earlier recommendations of Tarlock, Fischel and others that municipalities sell zoning were in a real sense being followed; cities and suburban municipalities alike routinely marketed zoning and other regulatory permissions. Marketable zoning also had the predicted salutory effect of opening up space for socially desirable new uses of land. Ironically perhaps this marketing reduced the pressures for more direct zoning reforms. But true to the history of land law evolution, this shift took place in indirect and informal ways, often at odds with the received theory of zoning. Babcock, for example, rather than welcoming it as a necessary corrective to fundamental problems in the basic workings of zoning, expressed his dismay and disgust with the widespread, thinly disguised

121 Tom Precious, *D.C. Seeks to Raise Hadid 'Linkage' Fee*, WASH. POST, Nov. 14, 1987, at E1.

122 BABCOCK & LARSEN, *supra* note 103, at 32.

123 *Id.* at 1-2.

sale of zoning. His criticisms notwithstanding, Babcock offered no practical proposal of his own to open up more land for development.[124]

A similar observation applies to special zoning districts.[125] Special districts were most common in larger cities. One effect of the special district was to shift the focus of zoning administration from the municipal to the neighborhood level. Rather than city-wide administration of zoning, each neighborhood had its own special zoning arrangements. Indeed, special districts often had much more detailed rules than in an ordinary zoning district, covering matters of architectural style and other aesthetic concerns. When combined with a "business improvement district," special districts can assess property owners within the district for security, street cleanup, and other district services.[126] In short, the new special district was virtually a private neighborhood association, except that it was created in an existing city neighborhood, rather than by the developer of a brand new neighborhood in the suburbs. Special districts also often actively entered into the ongoing bargaining processes for zoning sales as districts granted development permission in return for other general benefits provided by the developer.

VI. THE ORIGINS OF PRIVATE NEIGHBORHOODS

On the whole, the members of the property right school tended to focus on the need to recognize zoning as a basic new property right institution, and on the importance of allowing the freedom to buy and sell newly created rights in the market. There has been much less attention among the members of this school to the need to develop intermediate institutions such as the neighborhood association as a means of facilitating such market transactions.[127] Zoning theorists also pay less attention to the

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124 For a more ambitious set of proposals, see ANTHONY DOWNS, NEW VISIONS FOR METROPOLITAN AMERICA (1994).

125 *See* BABCOCK & LARSEN, *supra* note 103.

126 Richard Briffault, *A Government for our Time?: Business Improvement Districts and Urban Governance*, 99 COLUM. L. REV. (1999); *see also* LAWRENCE O. HOUSTON, JR., BUSINESS IMPROVEMENT DISTRICTS (1997).

127 One partial exception is Robert Nelson, *Private Neighborhoods: A New Direction for the Neighborhood Movement*, *in* LAND REFORM, AMERICAN STYLE (Charles C. Geisler & Frank J. Popper eds., 1984). The concept developed in this paper is briefly sketched in an earlier article as follows:

> Current trends toward greater collective possession of important neighborhood property rights could be significantly stimulated by the creation of a new, more satisfactory neighborhood tenure. Protection of neighborhood quality ought to be provided under private tenures. A new private tenure instrument—the neighborhood association—is proposed here for that purpose. The legal status of the neighborhood association would resemble in certain respects each of the already existing forms of collective property ownership. . . .
>
> Under zoning, the local government effectively holds the rights to control new uses and major changes in property in a neighborhood. Under the tenure proposed, the zoning rights would instead be held directly by the neighborhood association. Hence, where a neighbor-

non-zoning benefits of private neighborhoods, such as the provision of neighborhood services or the encouragement of a stronger sense of neighborhood identity and community spirit.[128]

Yet there is a rich history here. While the explosion of neighborhood associations occurred after the 1960s, neighborhood associations have been around in the United States since the nineteenth century, although used on only a limited scale.

A. *Early Neighborhood Associations*

The first neighborhood association in the United States was formed in 1831 to supervise the use of Gramercy Park in New York City.[129] A land developer, Samuel Ruggles, set aside and fenced in a common area for the mutual enjoyment of 66 surrounding residential lot owners. Ruggles then deeded over ownership of the central area to trustees with the lot owners collectively as the beneficiaries. The first homeowners association was established to provide for the upkeep of Louisberg Square in Boston. Built in 1826, the development included a central common area, but there was no special provision for its maintenance. In 1844, the twenty-eight nearby lot owners signed a mutual agreement establishing the Committee of the Proprietors of Louisberg Square, binding themselves and their successors to care for the park. This agreement was a rare instance in which a neighborhood association formed after the fact of development in individual home ownership.

Beginning in the 1890s, housing developers in the United States began building an increasing number of large planned private communities. To protect the character of the community environment, developers included extensive private covenants in the deeds binding both initial purchasers and subsequent owners. Enforcement in many cases depended on some individual pursuing the necessary legal actions. Since enforcement was uncertain, dependent on a volunteer willing to shoulder the costs, developers conceived the idea of a mandatory association to enforce the covenants and provide certain other common services. In 1914, a leading American community builder, James Nichols, established the first such association at the Mission Hills development near Kansas City, Missouri.[130]

> hood association was formed, the first step would be to transfer to it the existing zoning rights now held by the local government.

NELSON, *supra* note 43, at 207-08.

128 Other writers have, however, addressed these potential benefits of neighborhood revitalization. *See* HARRY C. BOYTE, THE BACKYARD REVOLUTION (1980); PEGGY WIREMAN, URBAN NEIGHBORHOODS, NETWORKS, AND FAMILIES (1984); DAVID J. MORRIS & KARL HESS, NEIGHBORHOOD POWER (1975); NAT'L COMM'N ON NEIGHBORHOODS, PEOPLE BUILDING NEIGHBORHOODS (1979).

129 This history draws heavily on MCKENZIE, *supra* note 4, at 29-78.

130 *See id.* at 40; *see also* MARC A. WEISS, THE RISE OF THE COMMUNITY BUILDERS (1987).

By the 1920s, similar land development projects spread across the United States. The famous Radburn new town in New Jersey, designed in the 1920s by progressive reformers seeking to demonstrate the advantages of comprehensive social and physical planning, included an association that enforced an extensive set of covenants.[131] The growing use of covenants and homeowner associations was, interestingly enough, almost coincident with the rapid spread of zoning. Both new property right institutions met similar needs; but, as noted above, in most cases only zoning was feasible in existing neighborhoods of individually owned homes. Where collective property rights could be established before-the-fact, it was possible to maintain a much tighter degree of control over neighborhood quality, as well as to employ the neighborhood association for various other common purposes. Another factor motivating the use of covenants was that the Supreme Court declared racial zoning unconstitutional in 1917, whereas it did not declare racially exclusive private covenants unconstitutional until 1948.[132] A formal policy of racial segregation was an unfortunate feature of many large housing developments in both the north and south in the period between the wars.

Following World War II, individual home ownership soared in the United States. The Urban Land Institute (formed in 1936) and other builder organizations promoted the mandatory homeowner association to take care of parks, tennis courts and other common property in large developments.[133] Many developers employed this device although, as noted above, it is estimated that fewer than 500 neighborhood associations existed in the United States in 1962.[134] By 1973, the creation in that year of the Community Associations Institute reflected the fact that neighborhood associations were now a routine part of the American land development process.[135]

VII. THEORIZING ABOUT PRIVATE NEIGHBORHOODS

Neighborhood associations were largely the response of land developers to practical real estate needs. However, although their work received little public attention, and had little impact on real world events, a few theorists wrote about private neighborhoods as early as the 1930s.[136] In a recent book, Fred Foldvary provides a useful survey of this early literature, introducing some of this insightful body of writings to a wider audience.[137]

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131 *See* Weiss & Watts, *supra* note 35, at 99.
132 *See* MCKENZIE, *supra* note 4, at 74-76.
133 *See id.* at 39.
134 *See* Dowden, *supra* note 17, at 27.
135 *See* MCKENZIE, *supra* note 4, at 27.
136 *See* FRED FOLDVARY, PUBLIC GOODS AND PRIVATE COMMUNITIES (1994).
137 *See id.* at 86-113.

A. *Privatization of Local Governance*

In 1936, Spencer Heath proposed substituting private neighborhoods for local governments.[138] Heath's concept was that "the proprietary department eventually will take on and exercise its full administrative functions over all the public services."[139] Private proprietors would provide services to neighborhood residents (including enforcement of land use restrictions), charge land rent for the services, and keep any residual as the profit for their entrepreneurial role. Heath used the hotel as a model. The hotel represented "an organized community with such services in common as policing, water, drainage, heat, light and power, communications and transportation, even education facilities such as libraries, musical and literary entertainment, swimming pools, garden and golf courses, with courteous service by the community officers and employees."[140] In the future, whole neighborhoods of many homes and other types of properties, Heath suggested, should be organized and managed on the model of the private hotel.

Heath's grandson, Spencer Heath MacCallum, took up the cause. MacCallum observed in a 1965 article that a new species of private property emerged in the United States after World War II.[141] The private shopping center, for example, built and operated by private entrepreneurs, was supplanting the strip highway development of the past. Other new forms of land development included industrial parks, professional and research centers, marinas, mobile home parks, medical centers, and many types of multifunctional building complexes. In these new forms of property, one found "all of the functional requirements of municipalities."[142] Indeed, MacCallum argued that "there are no longer any political functions being performed at the muncipal level and upward in our society that differ substantially from those that we can observe being performed on a smaller scale entirely within the context of normal property relations."[143]

In 1970, MacCallum observed further that in private ownerships "the manner of the relationship of each toward the others is specified in the terms of the individual contracts, the sum of which at any time is the social charter or constitution of the community."[144] Hence, constitutions were not

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138 Spencer Heath, Politics Versus Proprietorship (1936) (unpublished manuscript, on file with author).

139 Spencer Heath, Outline on the Economic, Political, and Proprietary Departments of Society 65-66 (1936) (unpublished manuscript, on file with author).

140 SPENCER HEATH, CITADEL, MARKET AND ALTAR 82 (1957).

141 Spencer MacCallum, *The Social Nature of Ownership*, 9 MODERN AGE 49, 58 (Winter 1964-65) [hereinafter MacCallum, *Social Nature*]; *see also* Spencer MacCallum, *Associated Individualism: A Victorian Dream of Freedom*, 4 REASON (April 1972).

142 MacCallum, *Social Nature*, *supra* note 141, at 58.

143 *Id.*

144 SPENCER MACCALLUM, THE ART OF COMMUNITY 5 (1970).

limited to nations, states, or other sovereign entities. A private organization, like a neighborhood association, could have a constitution of sorts as well, setting well defined and difficult-to-change rules governing future relations among those who lived within its boundaries.[145]

Municipal governments also had charters or other founding documents that represented yet another constitutional form. However, private territorial associations had an advantage in that their private status offered flexibility in constitutional design typically denied to public bodies. For example, as required by the Supreme Court, the rule of one-person, one-vote applied necessarily to a public entity, but private associations could experiment freely in this regard.[146] Private associations could engage in various profit making activities generally considered inappropriate for a municipal agency. They might, for example, operate a drug store, bank or insurance office. As mentioned above, they might also decide to enter the business of selling entry into a neighborhood, while a municipality could not similarly sell the zoning (or at least could not do so legally, in a manner that could be formally authorized by its constitution).

Another advantage of the private neighborhood association is its greater insulation from unilateral governmental alteration of the initial constitutional terms. For example, if the government attempted to regulate a private association such regulation might be declared a taking of private property, requiring that the state either desist or pay compensation for its impositions on the neighborhood. Certainly, new judicial decisions and legislation can override the provisions of a neighborhood association's founding documents, such as a new law banning age or handicapped discrimination in any private actions, including those of a neighborhood association. However, municipal governments are the creatures of state governments and the full terms of their municipal founding documents are potentially subject to state revision. The security of municipal constitutional forms, thus, may be less than private associations.

The private developers of new neighborhoods, MacCallum observed, seek "to optimize the total environment of each site within a system of sites to maximize the combined rents they will command."[147] MacCallum notes that in shopping centers and other large business properties, the ownership is typically retained by the developer, who then rents out space to the business tenants. In residential private neighborhoods, however, ownership typically transfers directly to the residents themselves through collective ownership vehicles such as a condominium or a homeowners

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145 *See* Susan F. French, *The Constitution of a Private Residential Association Should Include a Bill of Rights*, 27 WAKE FOREST L. REV. 345 (1992); Richard Epstein, *Covenants and Constitutions*, 73 CORNELL L. REV. 906 (1988).

146 *See* Baker v. Carr, 369 U.S. 186 (1962).

147 MACCALLUM, *supra* note 144, at 50.

association. MacCallum, who strongly favors the shopping center model of a single private owner renting to individual tenants, attributes the prevalence of individual resident ownership of one's own unit to the greater federal tax advantages afforded to owning a residence, as compared with renting.[148] Foldvary suggests that the scarcity of rental arrangements may be due as well to the "economic and cultural values of living in a democratically run community."[149] There may also be significant psychological benefits to owning property.[150]

Another possible explanation is that the "principal-agent" problem may take a different form in business and residential common properties. Many tenants of shopping centers typically have time horizons of five years or less, while purchasers of homes and other residential units commonly plan to stay for twenty years or more. It may be easier to move out of a shopping center that proves to have incompetent management, as compared with leaving a residential community. The determinants of neighborhood quality may involve greater elements of subjective judgment in the case of residential property, thus making it more difficult to specify in a contract the standards of quality to be maintained over a long period of time. As a result, residents of neighborhoods may prefer to take collective ownership of their own neighborhood, while control of business "neighborhoods," like shopping centers, is left more easily in the hands of the developer under a rental agreement with the tenants.

Drawing on the writings of Heath, MacCallum and others, Foldvary proposes that the advantages of private neighborhoods are so great that the place of municipal governments in American life should be greatly circumscribed. As Foldvary explains:

> To sum up, the theory of contractual community thus has these elements. The private ownership of space permits the collection of the rents generated by the civic services which induce the rents. Communities such as hotels, shopping centers, industrial parks and estates, and ships are examples of the [private] proprietary provision of civic goods. Residential community associations are another form of contractual governance, many of which implement Ebenezer Howard's conception of city services financed by site leases. Their constitutions are typically provided for by the developers, enhancing the value of the property with constraints against future exploitation by the association governance. Civic entrepreneurs also foster community spirit, sympathy with the community, which enables non-excludable civic goods to be produced in addition to funding by rental assessments. Finally, a theory of public goods needs to recognize that society is always in community, and that the realistic choice in the provision of civic goods is not market versus governance, but whether the governance that provides the goods is imposed or voluntary.[151]

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148 *See* Henry Hansmann, *Condominium and Cooperative Housing: Transactional Efficiency, Tax Subsidies, and Tenure Choice*, 20 J. LEGAL STUD. 25 (1991).

149 FOLDVARY, *supra* note 136, at 97.

150 *See* Mark Frazier, *Privatizing the City*, POL'Y REV. 91 (Spring 1980).

151 FOLDVARY, *supra* note 136, at 111.

B. *Liebmann Concept*

Another recent advocate of private neighborhoods is George Liebmann who, in a 1993 article, called for substantial "devolution of power to [private] community and block associations."[152] Private associations, he argued, could assume a much greater role in functions such as day care, traffic regulation, zoning adjustments, schooling, and law enforcement. Liebmann proposed that state governments enact enabling legislation to allow existing neighborhoods to form a neighborhood association. In order to establish a new association, he suggested a requirement that two-thirds of the neighborhood residents approve it.[153]

Neighborhood associations would have the authority to provide services in the neighborhood and would have much greater flexibility than existing zoning in administering controls over the entry of new uses into the neighborhood. Specific responsibilities suggested by Liebmann for neighborhood associations included, among others:

1. Operating or permiting the operation of family day care centers;
2. Operating or permiting the operation of convenience stores, of not more than 1,000 square feet in area, whose signage is not visible from a public road;
3. Permiting the creation of accessory apartments where a principal residence continues to be owner occupied;
4. Cooperatively acquiring building materials and services for the benefit of its members;
5. Partially closing roads and streets, imposing right of way regulations, and enhancing safety barriers, except where local government finds that the closure, regulation, or obstruction interferes with a street necessary to through traffic;
6. Petitioning local government for imposition of a juvenile curfew on association property;
7. Contracting with local government to assume responsibility for street paving, trash collection, street lighting, snow removal, and other services;
8. Acquiring from local government contiguous or nearby public lands;
9. Petitioning local government for realignment of election precinct and voting district boundaries to conform to association boundaries;

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152 George Liebmann, *Devolution of Power to Community and Block Associations*, 25 URB. LAW. 335 (1993) [hereinafter Liebmann, *Devolution of Power*]; *see also* GEORGE LIEBMANN, THE LITTLE PLATOONS (1994); George Liebmann, *Modernization of Zoning: A Means to Reform*, 23 URB. LAW. 1 (1991).

153 *See* Liebmann, *Devolution of Power*, *supra* note 152, at 382-83.

10. Maintaining an unarmed security force and appropriate communications facilities;

11. Issuing newsletters, which may contain paid advertising; and

12. Operating a credit union, to the extent otherwise permissible under state or federal law.[154]

The flexibility of the neighborhood association, as seen by Liebmann, would thus promote a happier blend of functions traditionally divided artificially into public and private domains.

C. *Cities as Private Businesses*

If municipal governments are today constitutionally restricted, in comparison to private neighborhood associations, an alternative reform would be to loosen the restrictions on the municipality. Indeed, in a 1980 article, Professor Gerald Frug demonstrated that the constricted range of current municipal functions is an historical artifact of the past 150 years.[155] As Frug observed, "before the nineteenth century, there was no distinction in England or America between public and private corporations, between businesses and cities."[156]

By the late nineteenth century, however, leading economic and legal theorists came to see the neighborhood and the city as parochial entities that presented an obstacle to the political and economic rationalization of society.[157] As a result, there was a concerted "attack on city power" that was "but an example of the more general liberal hostility towards all entities intermediate between the state and the individual, and thus all forms of decentralized power."[158] Instead, as the new professional classes in the social sciences and other expert fields saw matters, power should be concentrated in the marketplace, on the one hand, and in government at the national level, on the other hand. The market worked to advance national (and even international) economic efficiency; if automobiles could be manufactured more cheaply in Detroit than in other places, then the workings of markets meant that Detroit would supply the automotive needs of the whole nation. Similarly, as Frug wrote, at the national level "a rational, bureaucratic government of experts" would be entrusted with "wielding power in the public interest" for the benefit of the entire United States.[159]

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154 *See id.* at 381-82.

155 Gerald Frug, *The City as a Legal Concept*, 93 HARV. L. REV. 1059 (1980).

156 *Id.* at 1082.

157 ROBERT H. WIEBE, SELF-RULE: A CULTURAL HISTORY OF AMERICAN DEMOCRACY 138-61 (1995).

158 Frug, *supra* note 155, at 1080.

159 *Id.* at 1082.

Frug believes that the progressive-era claims of scientific rationality and management that justified the subsequent centralization of governing authority are no longer credible. Governing is about choices of values at least as much as about expert decisions, and these choices can only be made through the political process, preferably at the local level.[160] The current need, therefore, is for "a genuine transfer of power to the decentralized units" of American society.[161] In this category, Frug mentions regions, cities and neighborhoods. Yet, such a transfer will be no small task because "real decentralization requires rethinking and, ultimately, restructuring American society itself," including an end to "the current powerlessness" of American neighborhoods and cities.[162] The objective should be to create a new "ability of a group of people, working together, to control actively the basic social decisions that affect their lives."[163]

Frug says that this shift would require, as one element, "recognizing the rights of the city [and neighborhood] as an exercise of freedom of association."[164] It would involve a turn back to an earlier era when cities acted as corporations and "there was no difference between a corporation's property rights and its rights of group self-government."[165] Under the old model, Frug comments, the city (or neighborhood) could be "an association promoted by a powerful sense of community and an identification with the defense of property."[166] Regrettably, neighborhoods and cities today have "lost the elements of association and economic strength that formerly enabled them to have an important part to play in the development of Western society."[167]

Business corporations and cities represent alternative forms of decentralized association of people. Corporations are based on people coming together for the purposes of economic production; cities are based on a territorial kind of association. Frug suggests that the present private status of business gives it a large and unfair advantage in meeting the needs for communal association of Americans. To help equalize the competition, he proposes authorizing cities to operate their own private banks, credit unions, insurance companies and retail food outlets, among other business possibilities. The city must have powers more like those of a private business corporation because territorial association presents a fertile ground for reinjecting into American life the elements of community lost in the headlong rush to modernization and economic rationalization:

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160 *See id.* at 1070.
161 *Id.*
162 *Id.*
163 *Id.* at 1122.
164 *Id.* at 1106.
165 *Id.* at 1107.
166 *Id.* at 1119.
167 *Id.* at 1119-20.

> A territorial association . . . can readily include every individual in the geographic area, thereby presenting the greatest opportunity for widespread participation in its decisions. Because of this inclusiveness, it can further a broad range of possibilities for human association. It can also further stable expectations, since once formed, it cannot simply pack up its economic assets and leave town. On the other hand, a territorial association seems to present a visible threat to its participating members. Once a decision is made, members must choose to accept the decision, leave the association, or face the consequences of being dissenters. Being tied to a geographic area is in this sense a restriction of freedom.[168]

D. *Privatization by Neighborhood Association*

It is remarkable that, writing in 1980, Frug did not comment on the obvious parallels between his proposal for enhanced power for neighborhoods and cities and the rise of private collective ownership of property. It was Professor Robert Ellickson, responding in part to Frug's article, who made the connection. In 1982, Ellickson commented that "the private homeowner association . . . not the business corporation, is the obvious private alternative to the [public] city."[169]

Ellickson observed that the judiciary tended to treat municipalities and homeowner associations differently, sometimes to the advantage of the former and sometimes the latter. This different treatment reflected a view in the public mind that a definite distinction could be made between "public" and "private," a distinction that Frug rejected. Also finding this distinction tenuous, Ellickson suggested that perhaps the absence or presence of "involuntary members" could serve as an adequate basis of distinction. Ellickson suggested that membership in a homeowner's association is entirely voluntary, therefore making this a private activity, and justifying a freedom from many constitutional restrictions normally applied to governmental activities. However, cities contain at least some residents whose presence is involuntary, thus making them public entities.[170]

On reflection, however, this distinction may be difficult to sustain. The initial move into a small municipality seems just as voluntary as the initial move into a homeowners association. Thus, at some point, everyone (or at least their parents or some other ancestor) voluntarily chose to live in the municipality. It is true that among the members of a neighborhood association, most are likely to have entered more recently, thus making their grant of consent to its founding documents seem more clear. However, this greater element of voluntariness is a product of the relative youthfulness of the average neighborhood association, and does not provide a long run basis for making any fundamental distinctions between the two forms of territorial association.

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168 *Id.* at 1145.

169 Robert C. Ellickson, *Cities and Homeowners Associations*, 130 U. PA. L. REV. 1519, 1519 (1982).

170 *See id.* at 1523.

Rather, as suggested above, perhaps the best explanation for the difference between "public" and "private" is that these terms today create different legal and cultural expectations with respect to the permissible elements of a local constitution and the allowable procedures for a constitutional amendment.[171] Indeed, as Ellickson pointed out, the original governing documents of a private neighborhood association "are a true social contract" amounting to "a private 'constitution.'"[172] Ellickson also observed that private governments have a range of constitional options open to them in structuring democratic rules for decision-making, while cities are bound by the one-person, one-vote rulings of the Supreme Court. In a surprising twist, agreeing with Frug's basic viewpoint that cities are unduly restricted, Ellickson proposed that the constitional possibilities for cities might be expanded by means of a new Supreme Court decision that would "overrule *Avery* (and related decisions) to eliminate the current federal constitutional requirement that local elections be conducted on a one-resident/one-vote basis."[173] Municipalities might then be free to adopt, for example, "some system that weighted votes by acreage or property value,"[174] as was the case in local elections in the early history of the United States.[175]

The exchange between Frug and Ellickson showed that the current concepts of the private neighborhood association and the small local municipality are the product of one time and place in American history and culture. At least for the purposes of discussion, there is room for exploring many new constitional options for both types of institutions. Frug himself advocates steps to "privatize" local government, not by turning to private neighborhoods, as suggested in this Article, but by rethinking the basic concept of the municipality to make it comparable in property status to the private business corporation.[176] Although they did it in different ways, what is most important and interesting in the exchange between Frug and Ellickson is that both, representing two very different outlooks on the law,[177] came to a similar conclusion: That local government in the United States, presumably including its land use regulatory functions, should have more "private" activity status.[178]

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171 *See* CAROL ROSE, PROPERTY AND PERSUASION (1994).

172 Ellickson, *supra* note 169, at 1527.

173 *Id.* at 1558.

174 *Id.* at 1560-61.

175 Robert J. Steinfeld, *Property and Suffrage in the Early American Republic*, 41 STAN. L. REV. 335 (1989).

176 *See* Frug, *supra* note 155.

177 Frug wrote as a member of the critical legal studies movement, Ellickson as a member of the law and economics movement.

178 Norman Macrae phrophesies that in the future the dominant form of local governance may consist of "profit-making local governments run by private-enterprise performance contractors." NORMAN MACRAE, THE 2025 REPORT 124 (1984).

VIII. A MONSTER LET LOOSE?

By some estimates, neighborhood associations will house more than 50 million Americans, or about 20% of the population by the year 2000.[179] This remaking of the face of property ownership in suburban America occurred in a few decades without much critical scrutiny. Academic researchers and theorists recognized this trend only slowly; in the beginning, they had almost no role in initiating these property right developments.

Eventually, however, this was bound to change. A key event was a conference in 1988 sponsored by the Advisory Commission on Intergovernmental Relations (ACIR) on *Residential Community Associations: Private Governments in the Intergovernmental System?* The subsequent ACIR report stated that "traditionally the intergovernmental system has been thought to include the national government, state governments, and local governments of all kinds."[180] Such thinking now had to be modified to recognize that "the concept of intergovernmental relations should be adapted to contemporary developments so as to take account of territorial community associations that display many, if not all, of the characteristics of traditional local government."[181] Given the explosive growth of such associations, by which "private organizations substitute for local government service provision," it would be important to devote much greater critical attention to this new social phenomenon.[182]

Perhaps encouraged by the ACIR, and the ever-increasing number of Americans living in neighborhood associations, the literature on private neighborhoods is now growing rapidly.[183] On the whole, the more recent writings tend to have a less sympathetic outlook than earlier commentators. Indeed, some of the newer commentators are harsh critics, going so far as to suggest the unleashing of a new private monster in the land.[184] Although they recognize the great political obstacles at this point, rather than expand the realm of private neighborhoods further, some critics even suggest that it might be desirable to curtail sharply, or possibly eliminate, the role of the private neighborhood association from the land use scene.[185]

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179 *See* DILGER, *supra* note 4, at 145.

180 *See* RESIDENTIAL COMMUNITY ASSOCIATIONS, *supra* note 4, at ii.

181 *Id.*

182 *Id.* at ii-iii.

183 *See* BARTON & SILVERMAN, *supra* note 1; DILGER, *supra* note 4; GERALD KORNGOLD, PRIVATE LAND USE CONTROLS: BALANCING PRIVATE INITIATIVE AND THE PUBLIC INTEREST IN THE HOMEOWNER ASSOCIATION CONTEXT (Lincoln Institute of Land Policy, 1995); MCKENZIE, *supra* note 4; Robert G. Natelson, *Consent, Coercion and "Reasonableness" in Private Law: The Special Case of the Property Owners Association*, 51 OHIO STATE L.J. 41 (1990).

184 *See* GARREAU, *supra* note 31, at 183-93.

185 Gregory Alexander, *Dilemmas of Group Autonomy: Residential Associations and Community*, 75 CORNELL L. REV. (1989); *see also* Gregory Alexander, *Conditions of "Voice": Passivity, Disappointment, and Democracy in Homeowner Associations*, *in* BARTON & SILVERMAN, *supra* note 1.

Evan McKenzie, for one, rues the "astonishing nationwide growth" in neighborhood associations.[186] One consequence of the growth is that those who are wealthy enough to afford a private neighborhood and government will become "increasingly segregated from the rest of society."[187] Even the people who live in these private neighborhoods may become disenchanted.[188] For Americans used to democratic procedures, private associations are "illiberal and undemocratic."[189] For example, they disenfranchise renters, putting all the political power in the hands of the property owners. McKenzie argues that the proponents of private neighborhoods, are the captives of a "utopian faith." Like the advocates of other utopian communal movements, they believe that "the route to community is through joint ownership of private property by an exclusive group living according to its own rules."[190]

McKenzie quotes approvingly the characterization of Robert Reich, former Secretary of Labor, that neighborhood associations represent the "secession of the successful" from society.[191] Reich contends that "condominiums and the omnipresent residential communities dun their members to undertake work that financially strapped local governments can no longer afford to do well—maintaining roads, mending sidewalks, pruning trees, repairing street lights, cleaning swimming pools, paying for lifeguards, and, notably, hiring security guards to protect life and property. (The number of private security guards in the United States now exceeds the number of public police officers.)"[192]

Among a certain circle of American intellectuals, the private neighborhood association represents the epitome of a long lamented, indeed disastrous, trend—the balkanization of American life attendant to the suburbanization of the nation.[193] One critic wrote that "the suburb is the last word in privatization, perhaps even its lethal consummation, and it spells the end of authentic civic life."[194] More moderately, as political commentator William Schneider observed, "To move to the suburbs is to express a preference for the private over the public. . . . Suburbanites' preference for the private applies to government as well."[195]

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186 MCKENZIE, *supra* note 4, at 11.

187 *Id.* at 22.

188 For complaints about oppressive local controls in historic districts and other contexts, see Clint Bolick, *Leviathan in the Suburbs*, WKLY. STANDARD, Dec. 18, 1995; *see also* CLINT BOLICK, GRASSROOTS TYRANNY (1993).

189 MCKENZIE, *supra* note 4, at 21.

190 *Id.* at 24.

191 Robert Reich, *Secession of the Successful*, N.Y. TIMES MAG., Jan. 20, 1991, at 16.

192 *Id.* at 42.

193 *See* NANCY BURNS, THE FORMATION OF AMERICAN LOCAL GOVERNMENTS (1994).

194 Andres Duany & Elizabeth Plater-Zyberk, *quoted in* William Schneider, *The Suburban Century Begins*, ATLANTIC MONTHLY, July 1992, at 37.

195 Schneider, *supra* note 194, at 37.

For many critics, the ultimate symbol of the private neighborhood is the gated community. According to some estimates there are now 30,000 gated communities in the United States with nearly four million residents.[196] As many as one million Californians are believed to be living in what Edward Blakely and Mary Snyder characterize as "walled security compounds."[197] In a report for the Lincoln Institute of Land Policy, Blakely and Snyder see all this in the direst of terms:

> The forting up phenomenon also has enormous policy consequences. By allowing some citizens to internalize and to exclude others from sharing in their economic privilege, it aims directly at the conceptual base of community and citizenship in America. The old notions of community mobility are torn apart by these changes in commmunity patterns. What is the measure of nationhood when the divisions between neighborhoods require armed patrols and electric fencing to keep out other citizens? When public services and even local government are privatized, when the community of responsibility stops at the subdivision gates, what happens to the function and the very idea of democracy? In short, can this nation fulfill its social contract in the absence of social contact?[198]

It was inevitable, given the rapidly increasing social importance of private neighborhoods, that a public debate would arise concerning their social consequences. Thus far, however, it has been a more heated than insightful discussion. The critics often make points that apply to any system of private property rights.[199] As long ago as Plato, private property was condemned as socially divisive and an encouragement to base motives of self interest. It is no great contribution to public discussion to repackage these utopian themes for a new form of contemporary private property.

IX. NEIGHBORHOOD ASSOCIATIONS IN INNER CITY AREAS

The criticisms of private neighborhoods, although now heard with growing frequency, may have matters almost exactly backwards. The real inequality may not be the social divisions resulting from economically and socially segregated patterns of living in the suburbs. The fact that so many people, including people with many options, chose this style of private living is strong evidence that it has much to offer. Rather, the greatest inequality may be the denial of a similar private opportunity to people in the inner city. Many inner city residents would like to exclude criminals, hoodlums, drug dealers, truants, and others who often undermine the possibilities for a peaceful and vital neighborhood existence there.[200]

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196 *See* EDWARD BLAKELY & MARY SNYDER, FORTRESS AMERICA 7 (1997).

197 *Id.* at 1.

198 *Id.* at 2.

199 *See id.* at 81.

200 James Q. Wilson & George L. Kelling, *Broken Windows: The Police and Neighborhood Safety*, ATLANTIC MONTHLY, Mar. 1982, at 29.

Politically, rather than join the suburbs, civil rights groups and other organized supporters of inner city residents often seek to undermine suburban powers of exclusion.[201] A wiser approach, could they overcome their ideological straightjackets, might be to bring suburban powers of exclusion—the rights of private property, if now in a collective form—into the inner city. This strategic redirection requires strong inner city neighborhoods, free from the meddling of city hall, and able to choose who will live in and who will be excluded from the neighborhood. Inner city private neighborhoods could then exercise authority over their own police, garbage, street cleaning, snow removal, recreational facilities, and other services. They could have the ability to enforce aesthetic controls on the uses and alterations in neighborhood properties, thus ensuring the maintenance of an attractive exterior environmental appearance.[202] In short, what inner city neighborhoods really need is some form of private neighborhood association.

The single greatest problem for many neighborhoods in the inner city is the general lack of personal security for residents. Few things would do more to improve the overall quality of inner city life than a significant reduction in crime. Urban scholar John Dilulio recently argued that declining crime rates in the United States in part reflect the spread of private neighborhoods in the suburbs. As he put it, "potential victims are making it more difficult for criminals to prey on them," partly by moving into a "common interest development." Private neighborhoods "virtually guarantee . . . greater safety from crime: No criminals need apply, strangers are stopped before entering, and troublemakers are easily evicted."[203]

There is no physical or other practical reason why an inner city neighborhood could not become a gated neighborhood.[204] The potential benefits to the residents in reduced crime and general control over the character of the neighborhood environment are significant. That there are almost no such neighborhoods in inner cities shows that ideas do matter; many people are appalled at the idea of dividing the city into a web of walled neighborhoods.[205] Yet, it is the poor who pay a great price in the name of preserving an abstract ideal of an America undivided by racial, class, or other lines. The rich in the suburbs, given wider choices, refuse to make a similar sacrifice.

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201 *See* CHARLES MONROE HAAR, SUBURBS UNDER SIEGE (1996); *see also* MICHAEL N. DANIELSON, THE POLITICS OF EXCLUSION (1976).

202 For a study of the important role of neighborhoods in the city of Baltimore, suggesting an even greater potential with the proper institutional supports, see MATTHEW A. CRENSON, NEIGHBORHOOD POLITICS (1983).

203 John Dilulio, Jr., *A More Gated Union*, WKLY. STANDARD, July 7, 1997, at 14.

204 There are, however, ideological obstacles.

205 RICHARD LOUV, AMERICA II 127-46 (1985).

Hence, the proposed procedures described above for the creation of neighborhood associations should be available in inner cities as well. Indeed, this may be their most important application. Inner city neighborhoods should have the right to establish land use and other controls, including building neighborhood walls, if necessary, to maintain neighborhood quality. Just as businesses have been creating "business improvement districts" (BIDs) to improve the surrounding environment in cities across the United States, the residents of cities should be able to create what might be called "residential improvement districts" (RIDs).[206]

One American city has such a policy on a limited scale. Since the nineteenth century, St. Louis has allowed the privatization of municipal residential streets, an authority that remains in force.[207] In recent decades, a number of St. Louis neighborhoods have used this authority to take over ownership of their streets, including closing off streets to traffic and creating a neighborhood assocation to manage the street area. According to community planner Oscar Newman, the "residents claim that the physical closure of streets and their legal association together act to create social cohesion, stability and security."[208] Newman summarizes the findings from his study of this St. Louis experiment as follows:

> For many students of the dilemma of American cities, the decline of St. Louis, Missouri, has come to epitomize the impotence of federal, state, and local resources in coping with the consequences of large-scale population change. Yet buried within those very areas of St. Louis which have been experiencing the most rapid turnover of population are a series of streets where residents have adopted a program to stabilize their communities, to deter crime, and to guarantee the necessities of a middle-class lifestyle. These residents have been able to create and maintain for themselves what their city was no longer able to provide: low crime rates, stable property values, and a sense of community. Even though the areas surrounding them are experiencing significant socio-economic change, high crime rates, physical deterioration, and abandonment, these streets are still characterized by middle-class ownership—both black and white. The distinguishing characteristic of these streets is that they have been deeded back from the city to the residents and are now legally owned and maintained by the residents themselves.[209]

New institutions that facilitate the much wider privatization of inner city neighborhoods could offer similar benefits in cities across the United States. After decades of urban renewal, public housing, and other government efforts to improve the quality of life in inner city neighborhoods, the

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206 *See* Robert Ellickson, *New Institutions for Old Neighborhoods*, 48 DUKE L.J. 75 (1998).

207 *See* David T. Beito & Bruce Smith, *The Formation of Urban Infrastructure Through Nongovernmental Planning: The Private Places of St. Louis, 1869-1920*, 16 J. URB. HISTORY 263 (May 1990); *see also* DAVID T. BEITO & BRUCE SMITH, OWNING THE "COMMANDING HEIGHTS": HISTORICAL PERSPECTIVES ON PRIVATE STREETS (Public Works Historical Society, Chicago, Ill., December 1989); Ronald J. Oakerson, *Private Street Associations in St. Louis County: Subdivisions as Service Providers*, *in* RESIDENTIAL COMMUNITY ASSOCIATIONS, *supra* note 4, at 55.

208 OSCAR NEWMAN, COMMUNITY OF INTEREST 126 (1980).

209 *Id.* at 124.

time has come to try a private property approach, empowering local residents to help themselves and rely on market incentives.

X. LANDOWNER ASSOCIATIONS IN NEWLY DEVELOPING AREAS

Under the original zoning concept, municipalities determined in advance what housing would be located in which neighborhoods, and then established zoning districts accordingly. The net effect of the zoning was the imposition of a kind of rationing scheme on the supply of undeveloped land in the municipality. So many acres were available for townhouses, so many for certain types of homes on one-acre lots, so many for homes on three-acre lots, and so forth. With similar actions occurring throughout a metropolitan area, the cumulative rationing scheme among all municipalities controled the total supply of each kind of undeveloped land throughout the region.

Yet, among other problems, metropolitan land use planners had no economic or other models to project future housing needs with sufficient accuracy to meet the information requirements of this land allocation system. Moreover, in practice, zoning actions by one municipality were seldom closely coordinated with zoning actions of other municipalities. If the zoning districts remained fixed in place, as early zoning advocates urged, the overall effect inevitably would be to create systematic mismatches between available land supplies and the demands for different types of housing.

In practice, municipalities typically resolve this problem in part by refusing to zone in advance for a final lot size and type of housing. Instead, they zone undeveloped land for a highly restrictive category that prohibits virtually all new housing development. In order to develop, a rezoning is necessary—effectively transferring the development rights from the municipality to the developer. Then, as discussed above, muncipalities negotiate the terms of rezonings with developers, typically exacting some kind of compensation for the transfer of rights. In the more extreme cases, municipal practices verge on the outright sale of the zoning changes.

While such municipal flexibility in zoning administration introduced a necessary element of realism into the system, averting some of the worst potential problems, it still falls well short of resolving the problem of an adequate supply of undeveloped land for many kinds of new housing.[210] California courts have been particularly tolerant of muncipal restrictions, essentially giving municipalities the latitude to do almost anything they want with their zoning (or other types of growth controls). According to one study, the California Supreme Court has been "more hostile to devel-

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210 *See* SIDNEY PLOTKIN, KEEP OUT: THE STRUGGLE FOR LAND USE CONTROL (1987).

opment than any other high court in the nation."[211] Combined with the strong preference for open spaces and environmental amenities of many California residents, the result has been a severe restriction on the amount of land available for new housing in most metropolitan regions.

The net effect of this restriction is significant, it drives up the price of developable land in California and thus raises the price of housing. One study found housing in communities with growth controls selling at prices 17 to 38% higher than in communities without such controls.[212] In 1970, even before the growth control enthusiasm spread to municipalities throughout the state, the price of California housing on average was 35% higher than the rest of the nation.[213] By 1980, the cost of California housing was 79% higher than the national average, and by 1990 it was 147% higher.[214] Adjusted for quality, one estimate in 1978 showed that the cost of California housing was 57% higher than in other parts of the United States.[215]

Not all Californians wanted strict limits on new development. Many owners of undeveloped land would have preferred fewer restrictions and higher land prices. To understand why planners ignored the preferences of such land owners, it is necessary to examine the typical political dynamics of municipalities that lie in the path of metropolitan development.

A. *Suburbanites versus Farmers*

Consider a hypothetical municipality consisting initially almost entirely of farmers. Due to growth of the metropolitan area, development approaches this muncipality and the price of land rises. However, to preserve farming, and control the pace of development, the municipality imposes a ten-acre requirement for homes, effectively excluding almost all development. At some point, however, the rising land prices will cause some farmers to sell. Their fellow farmers have no incentive to block such sales, partly because they may expect to follow suit at some point in the future. Hence, the municipality will probably change the zoning to allow development, perhaps granting approval for homes on lots one or two acres in size. Such rezonings are likely to occur piecemeal, as developers

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211 Joseph F. DiMento et al., *Land Development and Environmental Control in the California Supreme Court: The Deferential, the Preservationist, and the Preservationist-Erratic Eras*, 27 UCLA L. REV. 859, 872 (1980).

212 *See* FISCHEL, REGULATORY TAKINGS, *supra* note 7, at 223.

213 *See id.*

214 *See id.*

215 Rosen describes an "affordability crisis" for California housing in which many current home buyers could not afford to buy the house the currently live in. *See* KENNETH T. ROSEN, CALIFORNIA HOUSING MARKETS IN THE 1980S 45 (1984).

propose new subdivisions and the municipality responds to some of the proposals favorably.

At some point, as development of the municipality proceeds, the incoming newer residents will begin to outnumber the farmers. At some further point, they will very likely obtain the political power to determine future municipal zoning decisions. Now, a new set of incentives comes into play. Unlike the remaining farmers, who stand to make a large profit from sale of their land, the incentive for the new residents is to limit further housing development as much as possible, to preserve open space and environmental amenities for their own enjoyment. If the courts allow them to exclude most prospective development, as has been the case in California and a number of other states, and if the new residents are indifferent to the fate of the farmers, the politically dominant majority of newer residents will simply refuse any further rezonings. The overall effect across many municipalities in similar circumstances will be to remove a large area of undeveloped metropolitan land from the market.[216]

While this example is hypothetical, and the typical circumstance in the real world involves a larger number of players and a more complex set of motivations, this basic scenario has repeated itself many thousands of times over the years in metropolitan areas across the United States.[217] Over the past few decades the "doorslammer" or "last-to-get-in" phenomenon has been a common practice. Large areas of metropolitan land in the United States have been held out of development, at large cost to the society as a whole but providing substantial environmental benefits to the locally dominant political groups of homeowners. As Fischel has explained:

> [Through zoning] communities can have a substantial impact on the overall density of population. The major reason is that courts of law are willing to sustain zoning laws (or, more frequently, amendments to zoning laws) that substantially reduce the value of undeveloped land. This allows the community to reap the benefits of restrictive zoning (to current homeowners and other voters) without having to confront the cost that these regulations impose on developers and prospective residents. . . . Communities do not have to do anything approximating benefit-cost analysis before imposing land use regulation. This leads to overregulation and residential densities that are too low.[218]

Much of the policy literature of zoning seeks a solution to this problem. A common, though politically naïve, policy proposal is that municipalities should take full account of broader metropolitan needs in their

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216 *See* NO LAND IS AN ISLAND: INDIVIDUAL RIGHTS AND GOVERNMENT CONTROL OF LAND USE (1975); *see also* DOWNS, *supra* note 124, at 9-11.

217 *See* PRESIDENT'S COMMITTEE ON URBAN HOUSING, A DECENT HOME (1968); *see also* ADVISORY COMM'N ON REGULATORY BARRIERS TO AFFORDABLE HOUSING, NOT IN MY BACKYARD (1990); EAGLE, *supra* note 41, at 346-351.

218 FISCHEL, ECONOMICS OF ZONING LAWS, *supra* note 7, at 65.

planning, and then actually follow their plans.[219] Others propose that state governments exercise greater oversight over municipal land use regulatory actions, ensuring the protection of statewide interests.[220] Still other observers suggest that the courts should more aggressively overturn unduly restrictive zoning practices.[221] The Supreme Court of New Jersey has prominently pursued this course.[222]

As discussed above, a much different policy alternative would allow the sale of zoning, giving municipalities a significant financial incentive to relax zoning. Through "impact fees" and other exactions, commitments to build recreational facilities for the benefit of all the municipal residents, and in other ways, developers possess a number of indirect ways of paying municipalities for valuable rezonings. Yet, while this strategy can work in practice, it requires the courts to look the other way in terms of ignoring the large departure from received legal theory.

The courts are not always willing to do this. Indeed, the Supreme Court in *Nollan v. California Coastal Commission*,[223] and in *Dolan v. City of Tigard*[224] posed significant new obstacles that potentially impede the ability of municipalities to go much further in selling zoning. In each case, the Court said that municipalities could establish conditions for rezonings that are closely related to the actual impacts of the specific project.[225] Such well intentioned interventions by the Court are economically harmful, and in that respect misguided. If carried to their logical conclusion, judicial interventions would upset much of the existing practices by which developers are now able to pay off municipalities to obtain socially desirable rezonings. The Court's insistence that future rezonings be in full accord with received zoning theory could bring the whole land development process to a virtual standstill.

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219 *See* ROBERT M. ANDERSON, AMERICAN LAW OF ZONING (1968); NORMAN WILLIAMS, AMERICAN PLANNING LAW (1974).

220 *See* TASK FORCE ON LAND USE AND URB. GROWTH, THE USE OF LAND (William Reilly ed., 1973); *see also* MODEL LAND DEV. CODE (1976); JOHN M. DEGROVE, PLANNING AND GROWTH MANAGEMENT IN THE STATES (1992); PLANNING THE OREGON WAY: A TWENTY-YEAR EVALUATION (Carl Abbott et al. eds., 1994).

221 *See* Lawrence Gene Sager, *Tight Little Islands: Exclusionary Zoning, Equal Protection, and the Indigent*, 21 STAN. L. REV. 767 (1969); DANIELSON, *supra* note 201, at 325; FISCHEL, REGULATORY TAKINGS, *supra* note 7, at 329. Hagman argued that courts should instead require the payment of compensation for unreasonable regulations. *See* Donald G. Hagman, *Compensable Regulation*, *in* WINDFALLS FOR WIPEOUTS: LAND VALUE CAPTURE AND COMPENSATION 292-93 (Donald G. Hagman & Dean J. Misczynski eds., 1978).

222 Southern Burlington County NAACP v. Township of Mt. Laurel, 336 A.2d 713 (N.J. 1975); Southern Burlington County NAACP v. Township of Mt. Laurel, 456 A.2d 390 (N.J. 1983); *see also* HAAR, *supra* note 201.

223 483 U.S. 825 (1987).

224 512 U.S. 374 (1994).

225 *See* EAGLE, *supra* note 41, at 255-57, 75.

B. *A Proposed Solution*

The proposed procedures described above for the creation of new neighborhood associations offer an effective and practical solution to the problem of insufficient land supplies for new development in suburban areas. Finding a solution starts with a recognition that the voting rules for private neighborhoods and municipalities serve to protect land owners from later confiscations of their development rights.

Consider the same example described above. Assume that everything is unchanged, except that instead of a municipality, the farmers formed a neighborhood association to hold their rights in collective ownership and assume control over land development in their area. Also assume that the municipality, now redundant, abolished its zoning restrictions over the area covered by the neighborhood association. Politically, this would be possible because the farmers would still have firm political control over the municipality.

In almost every large private development project over the past three decades, it has been understood from the start that there will be many potential conflicts of interest between the developer and the early residents of the project. It is well established and accepted among all the parties that the developer must have firm legal protection from the early residents of the project taking premature political control over later land development decisions.[226] Developers will not commit large amounts of capital if they face the risk that their development plans will later be overturned. Without such protection, the incoming residents of a project might, for example, block the developer from completing a key portion of the overall private project plan, or revise the plan significantly, and thereby deny the developer much of the total profit he expected. The incoming residents would benefit, however, from more greenspace than the original plan contained.

Protection for the developer from such outcomes is found in the voting rules generally adopted by neighborhood associations. In most new associations, the developer retains the majority of the votes until the late stages of project development, when he is no longer exposed to the risk of subsequently imposed restrictions. In the interim, the developer may transfer control over certain day-to-day aspects of project management to the residents, but retain control over the implementation of the overall development design for the project. In a typical arrangement, the developer retains three votes for every one assigned to new resident owners, until the overall development project is at least 75% complete.

Accordingly, if the farmers in the example above formed a neighborhood association, such a set of private voting rules would apply. The farm-

226 *See* HYATT, *supra* note 28, at 17-26.

ers would then retain political control over new uses of land, denying the incoming residents full voting power until the entire plan for sale of their farmland and its development neared completion. Unlike current political arrangements under zoning, the new residents in a private regime would not be able to change the planned future land uses or to impose other unreasonable restrictions on the sale of developable land in the area.

In concept, a municipal government could adopt the same voting procedure disenfranchising recent residents in land development matters. In fact, Ellickson hinted at such a solution in his proposal noted above—that the Supreme Court should abandon its one-person, one-vote rulings, and instead allow municipal voting rules based on considerations such as ownership of land and property.[227] However, short of a surprising reversal of the Court's earlier constitutional interpretations in this area, this approach is not available. Under the Court's current jurisprudence, and the cultural attitudes toward "public" and "private" that prevail in the United States today, it is simply a fact of life that private neighborhood associations will have considerably greater constitutional flexibility than municipalities in designing their internal voting rules.[228]

Hence, I propose that in a municipality containing mostly farmers and other owners of undeveloped land, the owners should have the legal option of following the five-step process laid out in Part II of this Article to create a new neighborhood assocation with collective ownership of the local development rights. If approved in an election along the lines proposed in Part II, the resulting private "neighborhood" of farmers, by law, would retain the right to regulate land use, until the entire municipality reached an advanced stage of land development. Until then, the incoming owners of residential property in the area encompassed by the farmer "neighborhood association" would have only a minority vote in basic land use matters. Upon completion of development (a process that could last as long as ten or twenty years), the majority of municipal residents would then be free to regulate land development however they wished, whether by continuation of the private association or through newly established municipal zoning powers.

In current political jurisdictions, with a mixture of some existing densely-developed residential areas along with substantial vacant farm land, the state government might have to mandate a similar process to establish one or more farmer land development associations. States should limit the zoning powers of such municipalities to the land areas already developed and occupied by recent (suburban residential) arrivals at higher densities.

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227 *See supra* text accompanying notes 171-173.

228 *See* Ellickson, *supra* note 206, for a discussion of innovative voting rules based on property.

XI. SECESSION, VOTING RULES, AND PROVISION OF PUBLIC SERVICES

Critics of neighborhood associations sometimes argue that they represent a form of secession from the municipality. As McKenzie comments, "some feel this division is reaching the point at which many CID [common interest development] residents may develop an attenuated sense of loyalty and commitment to the public communities in which their CIDs are located, even to the point of virtual or actual secession."[229]

Indeed, a few proponents of neighborhood associations would like to see their independence from existing municipal authority extended to the point of a true secession. Foldvary suggests that in an ideal world "any person or organization having a title to land [could] withdraw the site from any government jurisdiction and create its own governance."[230] In such a regime of "legalized geographic exit," it would be possible for people collectively to "withdraw from a dysfunctional process as an alternative to [attempting] an infeasible reform of the system."[231] Neighborhood groups choosing to withdraw from an existing municipality could do so at their option, like a no-fault divorce from a marriage, and thus would not be required to provide "any substantive grounds to justify the secession."[232]

Despite some suggestions to the contrary, neighborhood associations do not represent true secessions from the municipality.[233] First, the members of neighborhood associations commonly continue to pay their full share of municipal taxes. Second, the municipality continues to provide some services, such as schools. And, third, members of neighborhood associations have full voting rights in municipal elections.

In some cases, however, there have been steps toward secession. In Montgomery County, Maryland, and some other jurisdictions, the local government gives a property tax rebate to compensate for the costs of public service burdens that the neighborhood associations assumed.[234] If this approach were carried to its ultimate logical conclusion, the neighborhood association could provide all the services, and get a complete tax rebate. In that case, one might also argue that members should not vote in municipal elections, since the most important municipal decisions involve matters of public services. It would all amount to, as a practical matter, a true secession of the neighborhood from the municipality.

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229 MCKENZIE, *supra* note 4, at 186.

230 FOLDVARY, *supra* note 136, at 206.

231 *Id.*

232 *Id.*

233 In recent years, some local areas have actively attempted to secede from their existing jurisdictions. Two such efforts with high national visibility have been the attempts of Staten Island to secede from the City of New York and, most recently, the San Fernando Valley area from the City of Los Angeles.

234 RESIDENTIAL COMMUNITY ASSOCIATIONS, *supra* note 4, at 20.

Whether it would be a good thing to provide a full secession option for appropriate groupings of neighborhood residents of a municipality raises a number of complex issues.[235] Secession from an existing local government to incorporate as a new municipality is possible under existing laws of municipal incorporation for appropriate geographic groupings. Thus, the significance of a neighborhood association is not that it creates a secession option where none existed before. Rather, creating a private neighborhood allows a new form of secession as compared with incorporating a new public entity under current law. This potentially greater ease of exit is yet another example of how private neighborhoods provide greater constitutional flexibility. This flexibility creates institutional alternatives that would not otherwise be available.

Albert Hirshman provided a general analysis for all kinds of social issues of the secession option versus staying put and improving the existing system.[236] If a municipality is in the business of providing certain services, secession simply means taking your business elsewhere, just as someone might decide to buy a Chevrolet after driving a Ford for ten years. As the current debate over school vouchers and charter schools illustrates, there are many advantages to expanding the field of choices and the resulting enhancement of competition within the public sector.

The provision by a neighborhood association of some important public services, but reliance on the municipality for others can create significant complications for municipal governance. First, the members of the neighborhood association then have an interest in minimizing municipal spending for the services they obtain through their own private association, and potentially the voting power to express this preference effectively in municipal elections. On the other hand, other residents of the municipality (those not living in a neighborhood association) have an interest in providing a higher level of the same municipal services. They factor into their calculations the fact that the members of the neighborhood association will contribute significant taxes but not get any service benefits in return, thus significantly reducing the average cost per resident of those who continue to be publicly served.

There are possible ways of resolving these problems, although they are likely to be cumbersome to implement and may not work well in practice, depending on the specific local circumstances. Let us say a municipality provides a public service such as a school. Let us also say that the neighborhood association then decides to build and operate its own private elementary school to educate the children living in the private neighbor-

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235 *See* ALLEN BUCHANEN, SECESSION (1991); *see also* Cass Sunstein, *Constitutionalism and Secession*, 58 U. CHI. L. REV. 633 (1991); David Gauthier, *Breaking Up: An Essay on Secession*, 24 CANADIAN J. OF PHIL. 357 (1994).

236 ALBERT O. HIRSCHMAN, EXIT, VOICE AND LOYALTY (1970).

hood. Although seldom the case today in education, one can imagine that in the future, municipalities might even pressure developers to build and operate neighborhood schools, because provision of new schools is potentially costly to the municipality.

Then, a possible method of resolving the problems noted above would be as follows. For each student at the neighborhood school, the municipality would rebate the neighborhood the average public cost per elementary school student (amounting to an indirect voucher scheme). In turn, in any municipal election on new taxes for public schools, the residents of the neighborhood association would be ineligible to vote. If school matters came before the municipal council for a vote, the representatives from the district(s) with private neighborhoods would withdraw from the vote (as they might if they had any other type of conflict of interest). For this scheme to work, city council districts would have to match closely the boundaries of neighborhood associations.

Admittedly, a perfect system of municipal taxing, service provision and voting rules will never be possible. The difficulties posed in these regards by private neighborhoods are not fundamentally different from similar problems that already exist today, especially in larger local jurisdictions with a wide mixture of residents from different backgrounds and with different public service preferences.[237] For example, residents who currently send their children to private schools have an incentive to vote to minimize public school funding. In some municipalities where many children attend Catholic schools, this issue has long been divisive.[238] Some people will always be heavier users than others of particular municipal services, creating diverse incentives within the municipality.

XII. DISMANTLING A PROGRESSIVE LEGACY

De Tocqueville found the prominent role of associations to be one of the distinguishing features of American life.[239] As he commented, "nothing, in my view, deserves more attention than the intellectual and moral associations in America."[240] Americans were devoted to achieving "equality of conditions" but it was equally important that "the art of association must develop and improve among them at the same speed."[241] In his travels, he found that this requirement was being met amply:

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237 *See* FISCHEL, REGULATORY TAKINGS, *supra* note 7, at 253-88.

238 For a discussion of the effects of various fiscal incentives, see HELEN F. LADD & JOHN YINGER, AMERICA'S AILING CITIES (1989).

239 ALEXIS DE TOCQUEVILLE, DEMOCRACY IN AMERICA 517 (Jacob Peter Mayer ed., 1969) (1835).

240 *Id.*

241 *Id.*

> Americans of all ages, all stations in life, and all types of disposition are forever forming associations. There are not only commercial and industrial associations in which all take part, but others of a thousand different types—religious, moral, serious, futile, very general and very limited, immensely large and very minute. Americans combine to give fetes, found seminaries, build churches, distribute books, and send missionaries to the antipodes. Hospitals, prisons, and schools take shape in that way. Finally, if they want to proclaim a truth or propagate some feeling by the encouragement of a great example, they form an association.[242]

However, the nineteenth century American tradition of forming associations has, in significant part, been lost in the twentieth century. Frequently, government assumes the social roles formerly played by private associations. Where churches and other private charitable organizations provided support for the poor in the nineteenth century, in the twentieth century government welfare programs provide poverty relief. This movement away from associations was part of the shift to "scientific management" of American society, the guiding political ideal since the progressive era early this century.[243]

Scientific management was by its nature a centralizing undertaking.[244] The national government had the resources to find and attract the best scientists and to distribute the findings throughout the nation. The national government had the necessary scope of authority to implement comprehensive plans and coordinate economic activities throughout the United States. The assumption was that government decisions made on a scientific basis would provide the best answer in most circumstances. Because government was best equipped to discover this answer, the federal government could reasonably claim the authority and legitimacy to make the ultimate social decisions for every part of the nation.[245]

In the last decades of this century, there is a growing body of criticism that the progressive design did not serve the nation well.[246] In many cases, central scientific management means bureaucratic management. The methods of science, as applied in social and administrative realms, have been much less powerful than the earlier high progressive hopes. Government has been driven by interest-group bargaining, rather than expert determinations. Political meddling has not been separated from the day-to-

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242 *Id.* at 513.

243 *See* ROBERT NELSON, REACHING FOR HEAVEN ON EARTH ch. 5 (1991); *see also* WALDO, *supra* note 49.

244 *See* Lee, *supra* note 49, at 544.

245 Progressive ideas of scientific management justified, for example, the retention of management responsibility for the federal lands (almost 30% of the U.S. land area) at the federal level. *See* NELSON, *supra* note 243, at 47-51; ROBERT NELSON, THE MAKING OF FEDERAL COAL POLICY 15-22 (1983); A. Dan Tarlock, *The Making of Federal Coal Policy: Lessons for Public Land Management From a Failed Program, an Essay and Review*, 25 NAT. RESOURCES J. 349 (1985).

246 This literature is voluminous. For a few examples, see EPSTEIN, *supra* note 99; MILTON FRIEDMAN, CAPITALISM AND FREEDOM (1962); R.H. COASE, THE FIRM, THE MARKET, AND THE LAW (1988); WILLIAM A. NISKANEN, POLICY ANALYSIS AND PUBLIC CHOICE (1998).

day management of the government; and the transfer of major governing responsibilities to the national level all too often yielded partisan conflict and gridlock.

Indeed, an emerging conviction is that a revival of American democracy and of American civic life may require a turn away from traditional progressive precepts.[247] This could involve a rediscovery of the habits of small scale association of the nineteenth century. Robert Wiebe reports that in the nineteenth century there was a "vision of an all-inclusive People" that helped to hold American democracy together.[248] This vision found powerful symbolic expression in the rituals of a national presidential election, a time when the feeling of being part of a broad community of all Americans reached its height. The greater sense of community was one reason voter participation rates in national (and local) elections were much higher in the nineteenth century than they are today. If American democracy in that era was a rough and tumble affair, it also possessed a degree of vitality and energy now missing.

As Wiebe finds, beneath the "universalistic covering" of nineteenth century American democracy "lay a multitude of particularistic groupings whose values set boundaries and whose behavior policed them. The meaning of democracy flowed as much from these everyday urges toward exclusiveness as it did from an overarching spirit of inclusiveness, and the results, scarcely a celebration of universalism, showed it."[249] Government in the United States was characterized by "a persisting decentralization, even after the Civil War, [that] ensured an unevenness, an uncertainty to decisions about inclusion and exclusion."[250] Some groups were able to hold their own within "lodge democracies roughly egalitarian competition," while others were excluded from active participation.[251] Yet, even here, the struggles between "insiders and outsiders," involving a "procession of claimants" to full political inclusion, stimulated political activity and the sense of being part of a common national process of representative democracy.[252] The "tension between these assertions [of the various groupings] and the resistance to them became in its own right a defining component of democratic life" in the United States.[253]

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247 An early prominent example of this body of writings is PETER BERGER & RICHARD NEUHAUS, TO EMPOWER PEOPLE (1977). More recently, Rivlin has called for a reversal of centralizing trends in American government. *See* ALICE RIVLIN, REVIVING THE AMERICAN DREAM (1992).

248 WIEBE, *supra* note 157, at 110.

249 *Id.*

250 *Id.* at 86.

251 *Id.*

252 *Id.*

253 *Id.*

Like many others, Wiebe also faults the progressive era as the point at which a basic loss of civic energy occurred in American life.[254] It was perhaps an inevitable result of a governing vision that saw the political process as dominated by the discovery of expert solutions to well defined technical problems of management, hardly a vision designed to inspire the involvement of the citizenry. A turn away from the progressive vision could include a revival of the role of neighborhoods in American life. However, if neighborhoods are to become more important, new legal mechanisms are necessary to provide the requisite institutional support and foundation.

Neighborhood associations in new neighborhoods have already significantly displaced the role of one of the most important regulatory innovations of the progressive era, zoning control over the use of private land. The creation by state governments of a new and practical legal mechanism by which existing neighborhoods can also form their own private neighborhood associations, thereby rendering municipal zoning superfluous in these neighborhoods as well, would represent a large step towards the full dismantling of the failed zoning legacy of the progressive era.

CONCLUSION

As proposed in this Article, state governments should enact legislation enabling the creation of new private neighborhood associations to own and manage the common elements in existing neighborhoods. Citizens in an existing neighborhood could petition the state government, triggering procedures that could lead to the formation of this new instrument of private neighborhood ownership and governance. The full details of each collective ownership arrangement for each neighborhood, a kind of private constitution that could be tailored to the needs of each individual neighborhood, would have to be negotiated and presented to all the residents of the neighborhood. In order to create a new private neighborhood, a positive vote of (some kind of) super-majority of the neighborhood would have to occur.

New legal procedures for the creation of private neighborhoods would go far towards solving two urgent social problems. In inner city areas, creation of new private neighborhood associations would help greatly to improve the quality—including reducing the rate of crime—in these often deteriorated environments. In rural areas that will soon face development, new collective ownership instruments for groups of farmers (farmer "neighborhoods"), including voting rules to protect the original farmer developers, could open large areas of land for lower and moderate income housing. Generally, the establishment of private neighborhoods throughout

254 *Id.* at 113.

urban and suburban areas would offer major social and economic advantages over the existing zoning and public service delivery system. In the twenty first century, the general adoption of collective private ownership of residential property could offer social benefits as great as those experienced in the twentieth century as a result of widespread private corporate ownership of business property. There seems to be an inexorable process of collectivism in the ownership of private property—first business and now residential property—taking place in response to the institutional imperatives of modern life. State governments should facilitate this evolution, rather than obstruct it.

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TABLE OF CONTENTS

1. Introduction 1

2. Parking Management 2

2.1. Limiting Parking Supply 2
- 2.1.1. Reduced Minimum Parking Requirements
- 2.1.2. Parking Maximums and Areawide Parking Caps
- 2.1.3. Shared Parking
- 2.1.4. Parking Management Districts
- 2.1.5. Challenges to Limiting Parking Supply

2.2. Controlling Parking Demand 9
- 2.2.1. Transit Investments
- 2.2.2. Transit-Oriented Development and Traditional Neighborhood Design
- 2.2.3. Transportation Demand Management Associations and Transportation Management Associations
- 2.2.4. Unbundled Parking
- 2.2.5. Pricing Strategies
- 2.2.6. Challenges to Controlling Parking Demand

2.3. Possible Strategies 16

3. Parking Design 19

3.1. Objective: Design sites such that vehicles are not the dominant feature 19
- 3.1.1. Location
- 3.1.2. Screening and Landscaping
- 3.1.3. Architectural Treatments

3.2. Objective: Provide necessary parking without large expanses of pavement 20
- 3.2.1. Provision of On-Street Parking
- 3.2.2. Construction of Structures Rather than Lots
- 3.2.3. Automated Parking Structures
- 3.2.4. Reduced Stall Dimensions and Compact Car Spaces
- 3.2.5. Tandem/Stacked or Valet Parking
- 3.2.6. Alternative Pavers
- 3.2.7. Multiple Lots

3.3. Objective: Minimize runoff from parking facilities utilizing techniques to return surface water to the ground 23
- 3.3.1. Low Impact Development Techniques
- 3.3.2. Green Roofs

3.4. Objective: Encourage vibrant street level activity 24
- 3.4.1. Provision of On-Street Parking
- 3.4.2. Location
- 3.4.3. Retail and Commercial Uses

3.5. Objective: Create a safe and comfortable environment for pedestrians and bicyclists as well as vehicles 24
- 3.5.1. Provision of On-Street Parking
- 3.5.2. Limit Curb Cuts
- 3.5.3. Pedestrian Corridors
- 3.5.4. Pedestrian and Bicycle Entrances
- 3.5.5. Bicycle Parking
- 3.5.6. Signage
- 3.5.7. Lighting

3.6. Challenges to Smart Parking Design 26

3.7. Possible Strategies 26

4. Parking Financing 29

4.1. Privately-Owned Parking Structures 29
- 4.1.1. Bundled Parking
- 4.1.2. Parking Fees
- 4.1.3. Lease and/or Sell Space
- 4.1.4. Reduced Minimum Parking Requirements
- 4.1.5. Density Bonuses
- 4.1.6. Payment in Lieu of Taxes Agreements
- 4.1.7. Private Activity Bonds

4.2. Publicly-Owned Parking Structures 31
- 4.2.1. Revenue Bonds
- 4.2.2. General Obligation Bonds
- 4.2.3. Special Assessment Bonds
- 4.2.4. Double-Barreled Bonds
- 4.2.5. Tax Increment Finance Bonds
- 4.2.6. Public-Private Partnerships
- 4.2.7. Lease Purchase Financing

4.3. Challenges to Parking Financing 36

4.4. Possible Strategies 36

5. Conclusion 38

6. References 39

7. Useful Web-sites 41

8. Index 42

INTRODUCTION

Over the last 50 years, new patterns of development have reflected both the mobility and convenience provided by the car and the segregation of land uses decreed by zoning codes that put residences in one area, offices in another, and retail in yet another spot. Increasingly far-flung destinations and more complex daily activities rely on the ability to get from one place to another as fast and predictably as possible. We have to drive to get from work to home to shopping, and at each place, we need to park. We expect safe, plentiful, easily accessed parking at work, at home, and at the store. Parking has become part of our culture: an office perk, a selling point for retailers, a display case for a household's cars and a requirement for financing development projects.

Our communities have become increasingly worried, however, about the downside of an auto-based landscape that is no longer holding the promise of progress and growth, but rather fosters congestion that steals precious time from our lives. In contrast to auto-oriented sprawl, smart growth recognizes that the future and vitality of our communities is dependent upon our ability to foster a better planned, more environmentally protective, more sustainable pattern of development.

This work, however, does not come without its challenges, and no aspect of development illustrates this better than parking. Indeed, one of the biggest challenges facing smart growth is identifying new ways to address the need for parking while minimizing its negative impacts and encouraging better and different design. Parking is consuming a huge amount of land that could otherwise be developed. Surface and structured parking lots present sterile, unattractive environments that deaden city and suburban streets alike, further isolate uses and preclude lively pedestrian-friendly streets. Moreover, the adverse environmental impacts of parking lots, particularly on water quality, are increasingly recognized.

As developers attempt to meet the parking requirements of their projects, they find themselves beset with obstacles related to zoning, financing, and design, just to name a few. Parking requirements now drive many site designs, and are often the make or break issue for financing new developments. Too many quality smart growth projects remain on the drawing board because they simply cannot solve the parking dilemma. We need parking, but we need to re-think parking design, parking financing, and parking supply and demand to better meet the needs of communities, developers, and users.

This study presents an overview of parking strategies that meet the challenges faced by projects in the context of smart growth. Recognizing the importance of parking in development, it looks for new ways to manage parking supply and demand, to design parking facilities, and to provide financing, offering more, not fewer, options to communities, households and developers. These creative approaches are intended to promote better project design, reduce construction and operational costs, and add value to development projects.

The main sections of this study specifically address these three areas—parking management, parking design, and parking financing. The first section identifies parking management strategies that control the supply and demand for parking. The following section proposes innovative design strategies that reduce the aesthetic and environmental impacts of parking facilities, including on-street parking, surface parking lots, and parking structures. The final section outlines various financing mechanisms and incentives for the construction of both public and private parking structures.

It is hoped that this study will inform and engage local governments, developers, financial institutions, and citizens in a dialogue that will lead to broader implementation of "win-win" parking solutions, enhancing the attractiveness, convenience, and quality of life in communities across Maryland and beyond.

PARKING MANAGEMENT

As dependency on the automobile has grown, local policies have reinforced the car culture, accommodating increased parking demand through local zoning ordinances. The primary tool local governments have used to accommodate parking is parking ratio ordinances, which establish the minimum number of spaces a development project must provide for a given land use and project size. Table 1 outlines some of these general standards for minimum parking requirements based on land use. These ratios are typically drawn from generic parking generation rates, irrespective of site-specific and project-specific characteristics and other variables that would help to more accurately reflect market reality. The overstatement of parking ratios has in many cases led to an oversupply of parking.

There are many problems associated with current parking ratios and the subsequent oversupply of parking. These traditional approaches to regulating parking lead to vast expanses of parking which in turn separate land uses, reduce densities, impair walkability, and create obstacles to providing transit and pedestrian friendly communities. From a developer's perspective, inflated parking ratios reduce the development potential of a site, requiring more land to be used for parking as opposed to a higher and better use, and adding significant costs to development projects. In fact, some development projects may not be financially feasible under current local parking policies.

TABLE 1. General Standards for Minimum Parking Requirements

LAND USE	PEAK SPACE FACTOR	UNIT
Shopping Center > 600,000 square feet	4.5 spaces	per 1,000 square feet gross leasable area
Shopping Center < 600,000 square feet	4.0 – 4.5 spaces	per 1,000 square feet gross leasable area
Office	0.50 – 3.00 spaces	per 1,000 square feet gross leasable area, or
	0.10 – 0.75 space	per employee
Industrial	0.67 – 3.50 spaces	per 1,000 square feet gross leasable area, or
	0.36 – 1.60 spaces	per employee
Residential	0.20 – 2.00 spaces	per unit

Source: Urban Land Institute and National Parking Association, *The Dimensions of Parking*, Fourth Edition [Washington, D.C.: ULI, 2000]

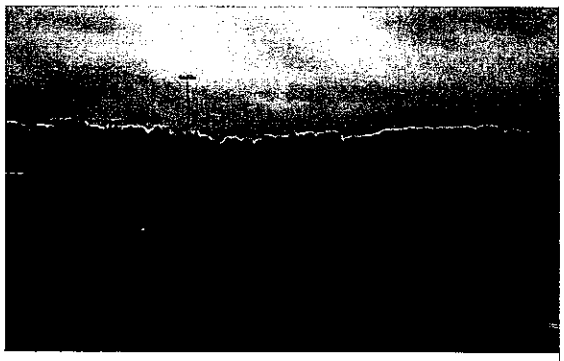
Addressing these concerns requires local jurisdictions and developers to work together to revise parking policies to more appropriately manage parking. Revised parking policies should accommodate necessary parking, while at the same time encouraging attractive, pedestrian and transit friendly urban design, promoting alternative modes of transportation, preserving open space, and improving air and water quality.

This section of the paper details parking management best practices that aim to achieve the above mentioned objectives. Such "practices" or strategies include reduced minimum parking requirements, parking maximums, area-wide parking caps, shared parking, and parking districts. These strategies could be required through local zoning ordinances or be voluntary, on a project-by-project basis, implemented through developers' agreements. Given that efforts to control the supply of parking will only be feasible and effective when there are concurrent efforts to reduce the demand for parking, this section also proposes various best practices to reduce the demand for parking including transit investments, transit-oriented development and traditional neighborhood design policies, transportation demand management programs, unbundled parking, and parking pricing strategies.

Limiting Parking Supply

Local planners have traditionally regulated the supply of parking through zoning codes that prescribe minimum parking requirements for development projects based on land use and size. These minimum

requirements are typically drawn from parking generation rates and standards that are published by the Institute of Transportation Engineers. In one such commonly used publication, *Parking Generation*, the parking generation rates are derived from a small number of studies that measure peak parking demand at suburban locations, where parking is free and there is no public transit (Shoup, *Roughly Right or Precisely Wrong*). The maximum parking demand from these studies oftentimes becomes the minimum parking requirement established in zoning codes. Recognizing the limitations of these parking generation rates, planners will sometimes look to zoning codes in comparable cities to further inform their own minimum parking requirements. However, this comparison is also quite limited in that it cannot account for all of the geographic and demographic factors specific to a particular jurisdiction or development site. As a result of applying published generic parking standards or borrowing parking standards from seemingly comparable cities, minimum parking requirements tend to be excessive and inflexible, leading to more parking than is necessary.



Vast expanse of underutilized parking at shopping center in Towson, Maryland.

One of the primary ways local planners can more appropriately control the supply of parking is by revising local zoning ordinances to more accurately reflect local parking demand and circumstances. This portion of this section proposes potential revisions to local zoning ordinances including reduced parking requirements given a project's proximity to transit, surrounding land uses, demographics of prospective users, implementation of transportation demand management programs, or payment of fees in lieu of parking. Other strategies that might be considered for incorporation in local ordinances include parking maximums, area-wide parking caps, and shared parking. The roles parking management districts can play in controlling the supply of parking are also discussed in this section.

Reduced Minimum Parking Requirements

Local zoning ordinances have historically controlled the amount of parking at a site by imposing minimum parking requirements, calculated as a ratio of the number of parking spaces required per square foot, per dwelling unit, or other measure of intensity. This ratio varies by the type of land use. Rather than imposing inflexible requirements, local zoning ordinances could incorporate mechanisms to tailor parking requirements to specific development projects. The following list of factors are among those that should be considered.

- *Locational Factors*. The location of the proposed project will impact parking demand. For example, if a project is well served by mass transit, the project might generate a lower parking demand than what would otherwise be anticipated, relying on generic parking generation formulas. Moreover, if the proposed project is located amidst high-density development with a mix of land uses, there might be existing parking facilities nearby, thus reducing the demand for parking on-site. Users may also access the project and other nearby uses on foot, further reducing parking demand.

- *Demographic Factors*. The demographics of the anticipated users of a project, including employees, customers, and residents, will impact parking demand. For example, due to

Reduced Minimum Requirements for Locational and Demographic Factors - San Diego, California

The San Diego Municipal Code permits reduced minimum parking requirements for residential, office, retail, institutional, and industrial uses in designated transit areas and for residential uses in designated very low income areas. With respect to residential uses, the minimum parking requirements can be reduced in multiple dwelling unit developments, depending on the multiple dwelling unit type (number of bedrooms). For example, in a multiple dwelling unit development with 2 bedroom units, the basic minimum parking requirement is 2 spaces per dwelling unit; however, in both transit areas and very low income areas this requirement is reduced to 1.75 spaces per dwelling unit. With respect to nonresidential uses, the reduction in minimum parking requirements for developments in transit varies based on use. However, in general the minimum parking requirement for nonresidential uses in transit areas is about 85% percent of the minimum requirement for development outside transit areas.

the high cost of car ownership, low-income residents generally have lower levels of car ownership than that of the general public. If the anticipated users of a proposed project have low levels of car ownership, the project might generate a lower parking demand than what would otherwise be anticipated. The age distribution of anticipated users will also be indicative of parking demand. For example, if the anticipated users of a proposed project are seniors, the project will necessitate less parking than what would otherwise be anticipated.

In addition to tailoring parking requirements to project-specific conditions such as locational and demographic factors, local zoning ordinances might also prescribe reductions to minimum parking requirements on a project-by-project basis in exchange for a developer's commitment to a transportation demand management program or payment of fees in lieu of providing the required parking.

- *Transportation Demand Management Programs.* Transportation Demand Management (TDM) programs are typically employer-led programs intended to reduce the parking demand of employees by supporting carpooling, offering subsidies for transit, furnishing bicycle facilities, and providing shuttle service from off-site parking facilities. These features of TDM programs are discussed in greater detail in the following section on controlling parking demand. An example of a jurisdiction that reduces minimum parking requirements in exchange for an employer's creation and implementation of a TDM program is Hartford, Connecticut, where parking requirements can be reduced up to 30 percent in exchange for discounted carpool parking, rideshare promotions, subsidized transit passes and shuttle service from off-site parking.

- *Fees-in-lieu.* Fees-in-lieu are established by jurisdictions as an alternative to requiring on-site parking facilities. More specifically, some local jurisdictions allow reductions to minimum parking requirements in exchange for developer payment into a municipal parking or traffic mitigation fund. The accrued money from the municipal parking fund helps finance city-owned, centrally located, off-site parking facilities. The in-lieu fees may be mandatory or voluntary and are set either by calculating a flat rate for each parking space not provided or by carefully determining appropriate development-specific fees on a case-by-case basis. By paying fees-in-lieu, developers have the ability to circumvent constructing on-site parking facilities, and are subsequently able to improve site design and preserve unique and historic resources that might otherwise be demolished to accommodate on-site parking. Fees-in-lieu tend to be very effective when rapid development is occurring in a defined area. However, absent a critical mass of concurrent development projects in a defined area, the municipal parking fund may only increase in increments insufficient to develop municipal parking structures in a timely manner (Urban Land Institute 2000). As a result, developers might only opt to pay in-lieu fees when a parking facility will be available on a definite schedule and within an acceptable proximity to the development project. An example of a jurisdiction that allows developers to pay fees-in-lieu of the required parking is the Town of Westport, Connecticut. The Town's Zoning Regulations allow for developers to pay fees-in-lieu of providing all or a portion of the off-street parking spaces required for projects located in a designated Historic Design District. In this example, the fee-in-lieu of parking is set at $2,000 per

Reduced Minimum Requirements for Transportation Demand Management Programs – Seattle, Washington

The Seattle Municipal Code stipulates that for office or manufacturing uses that require 40 or more parking spaces, the minimum parking requirements may be reduced up to 40% by substituting transportation demand management programs. These provisions include:

- for every certified carpool space, the total parking requirement may be reduced by 1-9/10 spaces up to a maximum of 40% of the total parking requirement;
- for every certified vanpool purchased or leased by the applicant for employee use, the total parking requirement may be reduced by 6 spaces up to a maximum of 20% of the total parking requirement;
- if transit passes are provided to all employees and transit service is within 800 feet of the development, the total parking requirement may be reduced up to 10%; and
- for every 4 covered bicycle parking spaces provided, the total parking requirement may be reduced by 1 space up to a maximum of 5% of the total parking requirement.

deficit parking space and must be paid in full by the applicant prior to the issuance of a zoning permit.

Local zoning ordinances should be clear about the terms and conditions for reductions to minimum parking requirements "by-right", specifying the percent of required spaces that can be reduced for such conditions as proximity to transit, surrounding land use mix and density, demographics and behaviors of prospective users, implementation of TDM programs, and payment of fees-in-lieu. By setting clearly defined terms and conditions for reductions in minimum parking requirements, local jurisdictions can limit the number of projects that have to go through the lengthy and uncertain process of receiving a zoning variance.

Although reduced minimum parking requirements might benefit developers by reducing the costs associated with the construction, operation, and maintenance of parking facilities, developers may not opt for the reduced parking requirement because of impacts insufficient parking might have on the marketability of the project to lending institutions and prospective users. As a result, developers might still oversupply parking in order to meet inflated financing standards set by lending institutions. However, in many cases, lending institutions do refer to local zoning, and local jurisdictions have been revising local zoning ordinances to incorporate parking maximums or area-wide parking caps to ensure there is not an oversupply of parking; these strategies are discussed in the next part of this section.

Parking Maximums and Areawide Parking Caps

As discussed in the previous section on reduced minimum parking requirements, local zoning ordinances usually establish the amount of parking developers must provide. However, in contrast to minimum parking requirements, it is becoming more and more common for local jurisdictions to revise zoning ordinances to incorporate parking maximums or areawide parking caps, both intended to ensure that there is not an excess supply of parking.

- *Parking Maximums*. Parking maximums restrict the total number of parking spaces that can be constructed at a particular development site. For example, the City of Seattle allows a maximum of one parking space per 1,000 square feet of downtown office space, and is considering extending this maximum to areas outside of the downtown. The City of San Francisco limits parking to 7% of a downtown building's floor area (Millard-Ball 2002). Maximums can complement minimum parking requirements, thus ensuring a threshold level of parking supply, or can stand alone, leaving individual developers to determine the appropriate amount of parking necessary. While reduced minimum parking requirements allow developers the choice of providing more parking than the required amount, parking maximums are absolute limits on the amount of parking that can be provided. As such, parking maximums leave little room for making mistakes in projecting parking demand. If a jurisdiction underestimates parking demand and sets maximums too low, developers cannot "second guess" that decision and provide more parking, as they can with reduced minimum parking requirements.

- *Areawide Parking Caps*. Areawide parking caps limit the total number of parking spaces that can be constructed in a defined area. Similar to parking maximums, areawide parking caps set

Parking Maximums – Portland, Oregon

The Portland City Code has implemented parking maximums to complement parking minimums in areas outside the Central City district. The zoning ordinance specifies that the purpose of such provisions is to promote the efficient use of land, enhance urban form, encourage use of alternative modes of transportation, provide for better pedestrian movement, and protect air and water quality. The maximums vary with the use the parking is serving and the location of the use. That is, areas that are zoned for more intense development and are easily reached by alternative modes of transportation have lower maximums than areas of less intense development or less frequent or no transit service. For example, the minimum parking requirement for general office use is 1 space per 500 square feet of floor area, and the maximum parking requirement is 1 space per 294 square feet of floor area. However, if the development is located more than ¼ mile from a transit stop with 20-minute peak-hour bus service and more than ½ mile from a transit stop or station with 20-minute peak-hour light rail or streetcar service, the maximum number of parking spaces is actually increased to 125% of what otherwise would be the maximum requirement.

an absolute limit on the amount of parking that can be provided, in so doing, leaving little room for mistakes in projecting parking demand. Areawide parking caps require considerable administrative and planning effort to determine the appropriate number of parking spaces for a defined area, and to accurately apportion the allotted spaces to specific development projects.

Both parking maximums and areawide parking caps encourage better utilization of existing parking facilities and force businesses to encourage their employees and customers to use alternative modes of transportation. In fact, many jurisdictions that have instituted parking maximums or areawide parking caps have done so in response to non-attainment of environmental standards, particularly, air quality standards. For either parking maximums or areawide parking caps to be successful, it is imperative to have accessible and frequent public transportation, and the jurisdiction must have a strong real estate market, where the locational advantages considerably outweigh the perceived drawback of a lack of parking.

Shared Parking

Shared parking can be defined as parking utilized jointly among different buildings and facilities in an area to take advantage of different peak parking characteristics that vary by time of day, day of week, and/or season of year. For example, many businesses or government offices experience their peak business during normal daytime business hours on weekdays, while restaurants and bars peak in the evening hours and on weekends. This presents an opportunity for shared parking arrangements. Historically, local zoning ordinances have not permitted shared parking—stating that if two or more uses are located on the same lot or in the same structure, the total number of parking spaces required equals the sum of spaces required for each individual use. Since most parking spaces are only used part time, this policy leads to the underutilization of many parking facilities, with a significant portion of spaces unused. On the other hand, by allowing for and encouraging shared parking, local jurisdictions can decrease the total number of spaces required relative to the total number of spaces needed for each land use separately. As a result, allowing for shared parking arrangements significantly reduces the amount of land devoted to parking and, in so doing, creates more opportunities for creative site planning and landscaping.

Some local jurisdictions do incorporate language in local ordinances to permit and even encourage shared parking. These jurisdictions allow shared parking to meet minimum parking requirements for uses located within the same lot or building and also permit off-site shared parking arrangements to meet on-site parking requirements for complementary uses within a defined area. One way in which local ordinances help enable shared parking is to allow for off-street parking facilities to be located off-site of the lot on which the structure or use being served is located. Such ordinances usually specify a maximum distance from the structure or use within which the off-site parking facility must be located. These location requirements are typically based on acceptable walking distances. For example, the San Diego (CA) Municipal Code states that shared parking facilities must be located within 600 feet of the uses served. The Eugene (OR) Municipal Code allows for a longer distance stating that required off-street parking facilities must be within 1320 feet of the development site that the parking is required to serve. In addition to revisions to local zoning codes to enable shared parking, shared parking arrangements can be implemented through shared parking agreements between individual developers or the construction of public parking facilities.

There are several barriers to implementing shared parking arrangements. In particular, there is a considerable amount of planning needed to determine the appropriate number of parking spaces under shared parking arrangements. Some local jurisdictions calculate this number through the following method: 1) determine the minimum amount of parking required for each land use as though it were a separate use, by time period; 2) calculate the total parking required across uses for each time period; and 3) set the requirement at the maximum total across time periods. Other jurisdictions allow for the parties involved to determine the appropriate number of spaces. In these cases, the applicants must submit an analysis that shows that peak parking times occur at different times and that the parking area will be large enough to accommodate the anticipated demand. Since changes in ownership, operations, or use, might alter parking demand in the future, many ordinances that allow for shared parking require contingency plans to accommodate additional parking that may be necessary in the future.

Shared Parking – Montgomery County, Maryland

The Montgomery County Zoning Ordinance allows for shared parking when any land or building is under the same ownership or under a joint use agreement and is used for 2 or more purposes. The uses being served by the shared parking arrangement must be within a 500 feet walking distance of the shared parking facility. The number of parking spaces required under a shared parking arrangement in Montgomery County is calculated by the previous mentioned method.

The following is a generalized example of calculating the shared parking requirement for a mixed use development, given the regulations in the Montgomery County Zoning Ordinance. The calculations are based on a development project with general retail and office uses. The retail use has a gross floor area of 100,000 square feet and the office use has a gross floor area of 100,000 square feet. The development is located in the designated Southern Area of Montgomery County and is located 1,000 feet from a Metro station. Given this location, the minimum amount of parking normally required for a retail use is 5 spaces per 1,000 square feet gross floor area and the minimum requirement for an office use is 2.1 spaces per 1,000 square feet gross floor area. The following table summarizes the calculations. The "percentage of parking requirement column" is based on the parking credit schedule in the Montgomery County Zoning Ordinance.

	Office Use			Retail Use			**Parking Requirement by Time Period**
	Minimum Parking Requirement	Percentage of Parking Requirement	**Adjusted Parking Requirement**	Minimum Parking Requirement	Percentage of Parking Requirement	**Adjusted Parking Requirement**	
Weekday Daytime	210	100%	**210**	500	60%	**300**	**510**
Weekday Evening	210	10%	**21**	500	90%	**450**	**471**
Weekend Daytime	210	10%	**21**	500	100%	**500**	**521**
Weekend Evening	210	5%	**10.5**	500	70%	**350**	**360.5**
Nighttime	210	5%	**10.5**	500	5%	**25**	**35.5**

For this example, the minimum parking requirement for the shared parking arrangement is **521 spaces** since that is the maximum number of spaces across the five time periods. This is significantly less than what would otherwise be required, 710 spaces, if shared parking were not permitted—a 26% reduction in the minimum parking requirement.

Parking Management Districts

Parking management districts are areas designated by local jurisdictions in which parking supply and rates are regulated to meet the parking needs of the area, at the same time as promoting transit use, ridesharing, and other alternative modes of transportation to the single occupancy vehicle. The two key components of parking management districts—supply management strategies and pricing policies—are designed to work together to enhance economic development and encourage a balanced transportation system in the parking management district. District-based supply management strategies are established to encourage mixed use development projects and areas and to ensure the maximum utilization of land, requiring less land area for parking and, in so doing, making more land available for tax-generating purposes. To complement these supply management strategies, district-based pricing policies are established to influence individual travel behavior and encourage alternative modes of transportation. These pricing policies are discussed in greater detail in the section of this paper on controlling parking demand.

With respect to district-based supply management strategies, the parking supply in parking management districts can be managed on a project-by-project basis or through the development of centralized, shared parking facilities. That is, some local jurisdictions manage parking supply in parking management districts by requiring parking ordinances for development projects located in the district. In applying for a parking

ordinance, developers must justify the parking levels that will be built as a part of the development project. For example, in Baltimore, Maryland, no land may be used as a parking lot nor may any building be razed so as to permit the use of the land as a parking lot unless authorized by an ordinance of the Mayor and City Council. This requirement is to permit the Mayor and City Council to consider and evaluate the need for the parking lot, the proposed appearance of the parking lot, and possible aesthetic damage to the area surrounding the parking lot, with particular respect to the proposed removal of historic or aesthetically valuable properties. By requiring a parking ordinance for development projects located in a parking district, jurisdictions can control the overall parking supply regulating on-site parking on a project-by-project basis.

Local jurisdictions can also manage parking supply in parking management districts by developing, operating, and maintaining publicly-owned, centralized parking facilities financed through fees in lieu and other methods described later in this paper in the section on parking financing. These facilities alleviate the need for individual development projects to provide parking on-site. For example, Montgomery County, Maryland, has established four parking management districts in Bethesda, Montgomery Hills, Silver Spring, and Wheaton. The purpose of each district is to support the comprehensive development of the central business district by providing, operating and maintaining economically self-sufficient parking facilities which keep pace with the needs generated by growth in each district. Moreover, the number of parking spaces provided in each district is carefully calculated given the desired modal split between private cars and transit. There are four major funding sources of the parking management districts including fees in lieu, parking receipts, enforcement revenues, and income from investments. By developing, operating, and maintaining centralized parking facilities, jurisdictions can control the overall parking supply, encouraging the shared use of off-site parking facilities by a variety of development projects.

Challenges to Limiting Parking Supply

There are several challenges to limiting parking supply through the above-mentioned strategies. Supply management strategies presuppose that the projected variations in parking demand are accurate, which is not always the case. Furthermore, changes in ownership or operations of existing uses, or future changes in land use, might alter parking demand. In case the projected parking demand proves inaccurate or changes over time and, as a result, projects generate a greater parking demand than originally anticipated, some local jurisdictions will only approve reduced minimum parking requirements or shared parking arrangements if the developer has an agreed upon plan to accommodate the additional spaces (Urban Land Institute 2000). Such plans might include land banks or landscaped reserves. For example, the Iowa City Zoning Ordinance allows for land banked areas to be used in place of up to 30% of the required parking. If at some point in the future, the additional parking spaces are needed, the property owner will be required to construct parking on the land banked area. Similar to Iowa City, Palo Alto, California, allows for land banked areas to be used in place of 50% of the required parking. However, in the case of Palo Alto, the land banked area is actually more appropriately called a landscaped reserve since the land must be landscaped or serve a recreational function such as a play area. Jurisdictions might also require developers' agreements and/or land covenants to ensure the continued implementation of agreed upon programs, irrespective of future ownership, operations, or change in use.

As discussed previously, parking maximums and areawide parking caps leave little room for mistakes in projecting parking demand. As a result, these policies must be somewhat flexible and regularly revised to ensure that an adequate level of parking is supplied. While some jurisdictions are revising local codes to incorporate maximums or areawide caps to complement minimum parking requirements, it is becoming more popular to replace minimums and maximums with more flexible parking medians. Under median parking requirements, a certain percentage of the median requirement is allowed above or below the median by right. Above or below this by right increase or decrease the developer must provide documentation to justify the levels of parking.

Overall, limiting parking supply might have unintended impacts should the actual parking demand exceed the anticipated level. If the parking supply is unable to accommodate demand, there might be spillover parking into adjacent uses and residential communities. In fact, many neighborhood residents will vehemently oppose any parking supply management strategy in fear that their neighborhood will become flooded by spillover parking with more cars bringing traffic and congestion. A potential solution to spillover parking is the creation and implementation of residential parking permit districts. Residential parking permit districts are designated areas in which the residents work with local jurisdictions to establish a program allowing them to park on the neighborhood streets, but restricts others from parking in these areas during certain hours. These districts are designed to reduce the impacts caused by students, customers, and

employees who do not park in the spaces provided in the nearby schools or businesses. In residential parking permit districts, permits could be made available to residents for a nominal fee—the revenues from these fees could in turn be used to fund neighborhood enhancements.

Finally, limiting parking supply will only be effective if there are concurrent efforts to control parking demand. Strategies to control parking demand, including transit investments, transit-oriented development and traditional neighborhood design policies, transportation demand management programs, unbundled parking, and pricing strategies, are discussed in this next portion of this section.

Controlling Parking Demand

One of the most effective ways of limiting parking supply is to reduce the needed supply through measures to control parking demand. In addition to the above mentioned supply management strategies, it is possible to reduce supply by influencing demand through investments in alternative modes of transportation, direct financial incentives for non-single occupancy vehicle use, pricing strategies, and policies supportive of transit-oriented development and traditional neighborhood design. This portion of this section outlines ways in which both the public and private sectors can influence parking demand, thus reducing the need for and subsequent provision of parking.

Transit Investments

One of the most effective ways of reducing the demand for parking is by providing people with a viable alternative to the personal automobile. Therefore, in seeking to control the demand for transportation facilities tailored to the automobile, the public sector must make a commitment to expand and otherwise improve transit systems and services. There are various ways in which transit systems could be improved to better meet the needs of existing users and potentially attract new users, including expanding already existing routes for existing modes, adding new routes for existing modes, and creating new modes such as express bus service. Capital investments could also be made to improve maintenance of facilities, such as buses and trains, and to revitalize transit stations, bus stops, and their surrounding neighborhoods. In addition to these capital investments in routes, modes, and facilities, operational improvements such as scheduling changes can be instituted to offer more frequent and convenient service. There are several challenges to these investments in transit. Capital projects may be extremely costly and demand a substantial upfront investment of government resources. Moreover, extensive planning and coordination is important to ensure appropriate location of routes and stations—this planning process adds additional time to what is already a time consuming process. As a result, it may take a long period of time before capital projects are fully operational. Finally, capital investments should be complemented by inducements such as marketing campaigns to help people realize the value of substituting mass transit for single occupancy vehicle use, improvements to fare structures, and enhanced passenger amenities.

MetroLink – St. Louis, Missouri

In July of 1993, MetroLink, a regional light rail system, began operating in St. Louis, Missouri. MetroLink's alignment stretches 34.3 miles from Lambert International Airport in St. Louis to Southwestern Illinois College in Belleville, Illinois. The system was built and is operated by Bi-State Development Agency as part of a fully integrated regional transportation system that also includes MetroBuses. The capital costs of the existing alignments was close to $800 million, of which the Federal Transit Administration paid about $600 million and the County governments paid the remaining portion. The federal contribution comes from its one-cent gasoline tax revenue base and covered all costs for design and engineering, construction, procurement, testing, start-up and project administration. The local match came from the asset value of the donated rights-of-way, structures, and facilities, and from a ½ cent sales tax. MetroLink operations are subsidized by sales taxes and passenger fares. The base fare is $1.25—service is free during lunch hours in the downtown district. In its first year of operation MetroLink carried nearly 9 million customers, almost double the projected ridership. In Fiscal Year 2001, 14.2 million customers rode MetroLink. It is estimated that 21% of MetroLink customers are former bus riders and the other 79% are new to transit. MetroLink has reduced vehicle miles traveled in the St. Louis region by as much as 139,100 miles per day, has saved 7,130 gallons of fuel each day, and in its first year of operation, reduced carbon emissions by between 4,500 and 9,600 metric tons (EPA TRAQ).

Transit-Oriented Development and Traditional Neighborhood Design Policies

To help foster pedestrian and transit friendly communities in which people do not need to rely exclusively on the personal automobile, local jurisdictions can develop policies that encourage transit-oriented development and traditional neighborhood design. Transit-oriented developments (TOD) are location-efficient, compact, walkable development projects with a balanced mix of residential, business, and institutional uses clustered around transit stations. Traditional neighborhood design (TND) developments are compact, mixed use, pedestrian-oriented communities that connect people to places and people to people. Both TODs and TND developments encourage the development of denser, mixed-use, pedestrian oriented areas where frequently visited services, jobs, housing, and, in the case of TOD, transit, are all easily accessible, reducing the reliance on the personal automobile and the subsequent need for parking facilities.

Although the benefits of TOD and TND have been well documented, there are still many challenges to both types of projects including community fears that increased densities will increase traffic congestion and lower property values, and developer and lender fears that TOD and TND projects have higher costs and risks than conventional development projects. Moreover, in many jurisdictions, existing codes and ordinances do not allow for the construction of mixed-use, pedestrian-oriented developments as alternatives to conventional use-segregated developments or require a prohibitive number of zoning variances.

Local jurisdictions can help enable TOD and TND by revising local zoning ordinances to include TOD and TND zones that allow for a mixing of uses and increased densities, can include affordable housing and reduced parking requirements, and prescribe design guidelines such as site development design criteria, street and streetscape design criteria, landscape design criteria, environmental standards, and scale requirements. Local jurisdictions can also help encourage TOD and TND projects by creating small area TOD and TND plans, making the necessary capital investments to support TOD and TND projects, and providing land assembly assistance and/or expedited permitting to developers wishing to undertake such projects.

Transit-Oriented Development Zoning – Concord, North Carolina

The Unified Development Ordinance of the City of Concord, North Carolina, designates transit-oriented development (TOD) districts to encourage a mixture of residential, commercial, and employment opportunities within a specified radius of identified light rail station or other public transit stations. The TOD zone allows for more intense and efficient use of land for the mutual reinforcement of public investments and private development in transit areas. The TOD zones are divided into two distinct subdistricts—TOD core and TOD periphery. All areas within ¼ mile of a transit station are classified as TOD core areas and all areas between ¼ and ½ mile of a transit station are classified as TOD periphery areas. The Unified Development Ordinance outlines different requirements for each of the subdistricts. The Ordinance allows for a mixing of residential and non-residential in both the TOD core and periphery areas, but does not prescribe the amount of land that needs to be allocated to each use. The Ordinance does regulate the density and floor area ratios in the TOD subdistricts. The following table illustrates this:

	Density (residential units per acre)		Floor Area Ratio (non-residential units)	
	Minimum	Maximum	Minimum	Maximum
TOD core				
Parcels, 2 acres or more	16	20	0.70	1.20
Parcels, less than 2 acres	12	16	0.50	1.00
TOD periphery				
Parcels, 2 acres or more	12	16	0.50	1.00
Parcels, less than 2 acres	8	12	0.30	0.60

The Concord Ordinance also details parking regulations specific to the TOD zones. More specifically, the Ordinance reduces minimum parking requirements in portions of TOD zones, stating that if a site is within 500 feet of a light rail alignment, the minimum required parking spaces is 50% of what otherwise would be required by the Ordinance. In addition, the Ordinance prohibits all surface parking facilities in the TOD core areas and allows for surface parking for only commercial uses in TOD periphery areas.

Traditional Neighborhood Design Zoning – Austin, Texas

The City of Austin's City Code allows for traditional neighborhood design by-right by designating traditional neighborhood zoning districts to encourage mixed use, compact, pedestrian-friendly development that diversifies and integrates land uses within close proximity to each other, and provides for the daily recreational and shopping needs of residents. As stipulated in the Austin Code, a traditional neighborhood district (TND) may consist of an area no less than 40 contiguous acres and not more than 250 contiguous acres. The City Code outlines five different types of areas in a TND—Neighborhood Center Area, Mixed Residential Area, Neighborhood Edge Area, Workshop Area, and Employment Center Area. The Code outlines different land use, site development, and design regulations for each type of area. A TND must have one Neighborhood Center Area and at least one Mixed Residential Area.

- A Neighborhood Center Area serves as the focal point of a TND, containing retail shops, offices, banks, a post office, places of worship, a community center, attached residential dwellings, and other uses that meet the daily needs of the residents. Townhouse, condominium, and multifamily uses shall be allocated not less than 20% of the land area, commercial uses shall be allocated not less than 20% of the land area, and civic uses shall be allocated not less than 5% of the land area in a Neighborhood Center Area. In addition, a Neighborhood Center Area is pedestrian-oriented, encouraging movement between the neighborhood center and Mixed Residential Area, and must include a public square.

- A Mixed Residential Area includes a variety of residential land uses including single-family homes, duplexes, townhouses, and apartments. Residential retail, commercial, and civic uses may also be located in a Mixed Residential Area. A Mixed Residential Area must include formal and informal open spaces and promote pedestrian activity. Single family residential use shall be allocated not less than 50% and not more than 80% of the land area, duplex use shall be allocated not more than 10% of the land area, townhouse, condominium, and multi-family uses shall be allocated not less than 10% of the land area, commercial uses shall be allocated not less than one percent and not more than two percent of the land area, and civic uses shall be allocated not less than two percent of the land area in a Mixed Residential Area.

In addition to a Neighborhood Center Area and at least one Mixed Residential Area, a TND may also have a Neighborhood Edge Area, a Workshop Area, or an Employment Center Area. A Neighborhood Edge Area is the least dense portion of a TND, with larger lots and greater setbacks than the rest of the area. A Workshop Area provides space for commercial and light industrial uses that are not appropriate for the Neighborhood Center Area, while an Employment Center Area provides space for large office and low-impact manufacturing uses.

Under the Austin City Code, formal and informal open spaces and an interconnected network of streets and alleys are all required components of a TND. More specifically, the Austin City Code requires that not less than 20% of the gross land area of the TND be open space and that overall impervious cover for a TND be limited to 65% of the net site area or the amount permitted in the watershed, whichever is less. The Code details impervious cover limits for each of the five types of areas as well.

Finally, the Austin City Code sets forth parking regulations specific to TND zones. Some of the more innovative TND parking regulations in the Code include the following: 1) A parking lot shall be located at the rear or side of a building (if at the side, appropriate screening must be provided; 2) A commercial use parking lot or garage must provide one bicycle parking space for every 10 motor vehicle parking spaces; 3) For parking in a Neighborhood Center Area, the required parking for a use may be located anywhere in the Neighborhood Center Area (community parking facilities are encouraged); 4) For parking in a Neighborhood Center Area, not more than 125% of the required parking for a use may be provided on-site; and 5) For parking in a Neighborhood Center Area, a commercial or a multi-family use may apply adjacent on-street parking toward the minimum parking requirements.

Transportation Demand Management Programs and Transportation Management Associations

According to Census 2000, it is estimated that 76% of workers sixteen years and over commute to work alone, 11% carpool, 5% take public transportation, and the remaining portion take another means or work from home. There are various reasons for this journey-to-work behavior—people may not live (or work) in an area that is within close proximity to transit service, people may want to have their personal automobile at work to perform errands or in case of emergency, or they may have off-site meeting during the day and need their personal automobile to get between the work place and the meeting site. In addition to these various and valid reasons, the provision of free parking at the workplace has clearly played a large role in influencing journey-to-work behavior. Most people want parking at work to be easily accessible and convenient so getting to and from the car does not add additional time to the workday. In response to these needs, free on-site parking has become a fringe benefit and a factor in the ability to recruit and retain employees.

Absent financial incentives for alternative travel modes to the single-occupancy vehicle and programs that alleviate the need for a personal automobile at work, solo driving will remain the overwhelmingly preferred mode of travel to work. Many employers and local jurisdictions have begun to implement transportation demand management (TDM) programs to influence travel behavior and induce people to take alternative modes to the personal automobile. TDM is a general term for programs that encourage a decrease in the demand for parking and other transportation tailored to the single-occupancy vehicle. TDM programs can either be employer-led programs designed to reduce the parking demand generated by employees, or publicly initiated programs to reduce the overall parking demand for all trips, not just journey to work trips. These programs might be direct financial incentives to use alternative travel modes or inducements such as preferential parking for carpools and vanpools, bicycle amenities, shuttles from peripheral parking locations and transit stations, and car sharing programs. Many of these programs are described in greater detail below.

- *Cash-Out Programs*. Many employers provide their employees with free on-site parking. Although employees do not see the costs of parking directly, these costs usually are passed on to all employees in the form of lower wages. Therefore, regardless of car ownership or journey to work mode, most employees end up paying for the costs of on-site parking facilities. In other words, employees who use alternative modes to the single occupancy vehicle in the end cross-subsidize those who drive to work alone. Many employers are now establishing and implementing cash-out programs to provide subsidized employees with a choice of receiving free parking or foregoing free parking for a cash payment equaling the cash equivalent of free parking, to use transit or other alternatives to the single-occupancy vehicle. As more and more employees opt for cash out, employers will likely require less and less parking. In fact, a Canadian study conducted by the Victoria Transport Policy Institute showed that cash out reduces parking demand by 15-25%. However, the effectiveness of cash out typically depends on the availability of transit and other alternative modes to solo driving and the availability, or lack thereof, of free and unregulated parking supplies, especially where employees could still park after taking the cash out rather than taking an alternative to the single occupancy vehicle. Moreover, cash out is not as effective in reducing solo driving as

Commuter Choice Maryland

Commuter Choice Maryland is a State-sponsored initiative to encourage employers to implement transportation demand management programs that reduce the use of single-occupancy vehicles. Commuter Choice Maryland programs can help employers save on taxes, reduce parking demand and costs, and recruit and retain valuable employees. Employers participating in Commuter Choice Maryland can develop a transportation demand management program tailored to their own individual needs—components of a Commuter Choice Maryland program might include employer-provided transit passes or vouchers, a vanpool program, a parking cash-out program, or a guaranteed ride home program. Employers implementing one of these programs through Commuter Choice Maryland can receive a Maryland state tax credit up to 50% for every dollar spent on commuter benefits programs. A maximum of $30 per participating employee per month applies to the state tax credit. In addition to the state tax credit, federal legislation passed as a part of the Transportation Equity Act of the 21st Century allows participating employers to offer federal tax-free commuter benefits to employees. As of January 1, 2002, tax-free benefits for transit and vanpool expenses can be offered in any amount up to $100 per month.

charging employees for parking with no other compensation. More specifically, according to a model developed by Donald Shoup at the University of California-Los Angeles, cash out is about two thirds as effective as charging for parking. Some local jurisdictions may enact ordinances to require employers who offer subsidized parking to offer eligible employees the option of taking the cash equivalent of free parking, while other jurisdictions leave it up to the employer as to whether or not they will implement a cash-out program. Finally, it is important to note that cash-out is different from transit subsidies, which are direct payments to employees for use of public transportation and usually equal the cost of a monthly pass or a portion thereof.

- *Peripheral Parking with Shuttles.* Local jurisdictions and employers may wish to provide peripheral parking locations outside the main activity center and offer shuttle service from those locations to the main core and employment sites. Local jurisdictions and employers might also wish to provide shuttle service from transit stations to employment sites that are located in areas that are not well-served by mass transit. Providing shuttle service from peripheral parking locations may not be effective in reducing single-occupancy vehicle use or overall parking demand, it might just shift where the necessary parking spaces are actually located from the main activity center to a more peripheral location. However, providing shuttle service from transit stations to employment sites can help reduce single-occupancy use and parking demand since people living in close proximity to a transit station will now have a viable alternative to driving to work. Shuttle service could also provide guaranteed ride home on an as needed basis.

- *Preferential Parking for Carpools and Vanpools.* In privately owned parking facilities developers or employers might provide incentives for alternative modes of travel to the single occupancy vehicle by reserving close-in, secure, covered, or otherwise preferable parking spaces for high-occupancy vehicles. Local jurisdictions can do the same in publicly owned facilities and might consider enacting legislation to require operators of privately owned facilities to do so. For example, the Portland Municipal Code requires for office, industrial, and institutional uses where more than 20 parking spaces are required that 5 spaces or 5% of the spaces, whichever is less, must be reserved for carpools. Moreover, the carpool spaces must be the closest spaces to the building entrance

Downtown Area Shuttle – Baltimore, Maryland

In March of 2002, Downtown Partnership of Baltimore began operating an employee shuttle program—the Downtown Area Shuttle (DASH). DASH service provides Downtown employees with access to over 1,200 parking spaces near Ravens Stadium and a convenient, reliable commuter bus connection to various employment sites and the core of Downtown Baltimore. The monthly fee for the use of the parking facilities at Ravens Stadium and the shuttle service is $50. Employees that carpool are charged a monthly rate of $20. Currently, this monthly program is only available to employees whose employers have contracted with Downtown Partnership. Other Downtown employees, residents, and visitors can ride the shuttle throughout Downtown for a 50-cent fare, but will not be able to park in the Ravens Stadium parking lots.

Triangle Transit Authority Rideshare Program – Greater Triangle Region, North Carolina

The Triangle Transit Authority (TTA), a regional public transportation authority serving Durham, Orange and Wake Counties in North Carolina, offers a rideshare program to provide vanpool and carpool services. In particular, as a part of the vanpool program, TTA provides a 15-passenger van to no fewer than seven commuters who live and work near each other and who share approximately the same work schedule. In addition to the vehicle, TTA pays for gas, and arranges and pays for maintenance. Vanpool riders pay a monthly fare based on monthly mileage. For example, a vanpool with a total monthly mileage of 520 miles pays in total $500.45 (or $35.75 per person based on a vanpool of 14). A vanpool with a total monthly mileage of 3145 miles pays in total $1,299.68. TTA offers a seat subsidy program to encourage the formation of vanpools. The rideshare program, among other TTA services and programs, is funded by a vehicle registration tax of up to $5 per registration, authorized by the North Carolina General Assembly in 1991, in addition to program revenues.

or elevator, but not closer than parking for the disabled. Local jurisdictions and employers could also promote carpooling or vanpooling by subsidizing vehicles or fuel costs.

- *Bicycle Facilities and Amenities*. Employers can encourage bicycling by providing bicycle parking or storage, showers, and lockers on-site. Local jurisdictions should consider requiring bicycle parking in zoning ordinances and reducing minimum parking requirements given the provision of bicycle parking over the required amount. For example, the Portland Municipal Code requires a minimum number of short term and long term bicycle spaces for residential and non residential uses. These requirements are intended to help meet the City's goal that 10% of all trips be made by bicycle. Moreover, bicycle parking may substitute for up to 25% of the required automobile parking—for every 5 non-required bicycle parking spaces, the automobile requirement is reduced by one space.

- *Car Sharing*. Both the public and private sector in the United States are beginning to follow Europe's lead in instituting car sharing programs to grant residents or employees access to a car when they need it without incurring the fixed costs associated with owning and operating a personal automobile. According to Zipcar, a privately owned car sharing company, each car sharing vehicle replaces four to eight privately owned cars, thus reducing parking demand. Moreover, car sharing reduces vehicle miles traveled, thereby, helping to alleviate traffic congestion and improve air quality. According to the Victoria Transport Policy Institute, car sharing is most effective in high-density, mixed-use areas where there are a variety of travel choices, flexible parking requirements, and transportation management associations that encourage employers and employees to use alternative travel modes to the single-occupancy vehicle. In car sharing arrangements, vehicle fleets are located in various areas throughout the jurisdiction, usually at transit nodes or in commercial districts. Residents can pay an annual membership fee and reserve a car by phone or on-line typically up to a year in advance. Members are then charged based on usage. This rate typically covers gas, maintenance, insurance, and parking. Some local jurisdictions are beginning to promote car sharing by reducing minimum parking requirements when developers or employers institute or participate in car sharing programs. For example, the Seattle Municipal Code allows for up to 5% of the total number of parking spaces provided in a project to be used to provide parking for vehicles operated by a City-recognized car sharing program. The number of required spaces may be reduced by one space for every parking space leased by a City-recognized car sharing program.

Car Sharing Programs in Washington D.C.

In December of 2001, the Washington Metropolitan Area Transit Authority (WMATA) launched a new car sharing program in the Washington D.C. area. WMATA is partnering with Flexcar, a privately owned, national car sharing company, to make cars available for hourly rental at or near selected Metro stations 24-hours-a-day, seven-days-a week. Flexcar charges a one-time $25 member initiation fee and offers different payments plans, including hourly and mileage rates, based on user needs and usage. One option charges members a monthly fee of $35 for 5 hours, while another option charges a $525 monthly fee for 100 hours of use. Flexcar currently has 36 cars at 21 locations in the Washington region and has over 500 approved members. The program has plans to expand to 200 cars by 2003 to keep pace with the increasing demand. Local jurisdictions in the Washington region are helping to ensure the success of car sharing programs. In Arlington County, Virginia, the County's Commuter Assistance Program is offering a $500 subsidy for businesses to join Flexcar or Zipcar, another for-profit car sharing company operating in the Washington region. The City of Alexandria, Virginia, will reimburse up to $105 of membership and application fees for residents and up to $50 for business membership fees and half of each employee's application fee up to $20 for membership to Flexcar or Zipcar.

As stated previously, TDM programs can be employer-led or publicly-initiated programs. However, it is becoming more common for TDM programs to be administered by transportation management associations. In fact, transportation management associations play an integral role in garnering support for and implementing demand management programs and district-based parking management strategies.

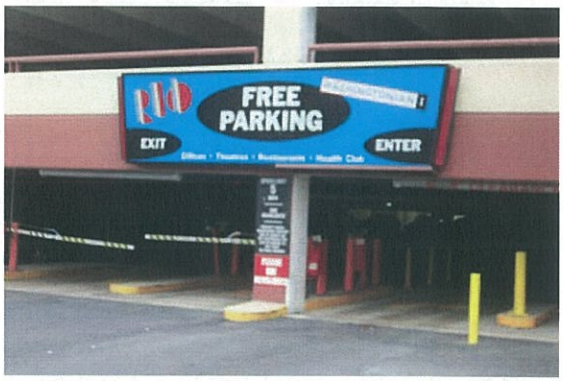
Transportation management associations are independent, non-profit, member-controlled organizations that bring together employees, retailers, business owners, public sector representatives and others to address transportation issues and provide transportation services in a particular area. The main objectives of transportation management associations are to improve air quality, circulation, and the attractiveness of the urban environment through the promotion of alternative modes to the single-occupancy vehicle. To achieve these objectives, transportation management associations might provide discounted transit passes, shuttle bus services from off-site parking facilities, guaranteed ride home programs, bicycle facilities, car sharing programs, and information kiosks.

Unbundled Parking

The costs of parking are often bundled into the rent or purchase price for residential and commercial units and buildings. This practice assumes that all tenants and owners have the same parking demand; therefore, regardless of car ownership all tenants and owners bear the costs of parking through increased rents or inflated purchase prices. Including costs of parking in rents and purchase prices encourages automobile ownership and is a disincentive for using alternative transportation modes. On the other hand, separating the payment of parking from the rent payment or purchase price, also known as "unbundling", can provide a more equitable allocation of costs by allowing tenants and owners to pay only for the parking they use and can reduce parking demand by making households pay the full cost of parking. Given that unbundling can reduce parking demand, development projects that unbundle parking or provide rebates to households who own fewer or no vehicles and will not use their allotted parking space or spaces could provide less parking than what otherwise might be required.

Pricing Strategies

One of the simplest ways to reduce parking demand is to charge users directly for the cost of parking. That is, parking prices for on-street meters and off-street parking facilities can be set to alter the cost of driving solo relative to travel alternatives, thereby influencing travel choice and reducing parking demand. In fact, according to the Victoria Transport Policy Institute, parking pricing typically reduces parking demand by 10-30% compared to unpriced parking. There are various ways in which operators of publicly owned and privately owned parking facilities can price parking to differentiate prices among different users to achieve economic, strategic, and policy objectives. Such pricing strategies include time-based pricing, vehicle occupancy pricing, and vehicle size pricing.



A sign on a parking garage in Gaithersburg, Maryland, advertises free parking, encouraging automobile use.

- *Time-Based Pricing*. Time-based pricing can be implemented in on-street parking and off-street parking facilities to discourage long-term commuter parking and encourage turnover, which is usually necessary for parking facilities to cover costs and earn a reasonable return. More specifically, meter rates and parking prices in lots and structures can be set to increase over time to variable rates that become more expensive for each additional hour.

- *Vehicle Occupancy Pricing*. Vehicle occupancy pricing can be established in off-street parking facilities to encourage the use of high occupancy vehicles. More specifically, rates can be set at or above market rates for solo drivers, while carpool or vanpool rates are discounted or free.

- *Vehicle Size Parking*. Vehicle size parking can be established in off-street parking facilities to encourage the use of compact cars, which demand a smaller land area for parking. More specifically, rates can be set at or above market rates for sport utility vehicles and other vehicles that might take up more than one space and can be set below market rate for compact vehicles.

To complement these parking pricing strategies, local jurisdictions could levy parking taxes on operators of off-street parking facilities. These taxes are typically passed on to users in the form of higher parking rates. For example, in Baltimore, Maryland, the Baltimore City Parking Authority collects a parking tax equal to

11% of a parking facility's gross transactions and $14 per month per monthly user. Moreover, local jurisdictions could implement and enforce time limits on meter parking to encourage turnover in commercial districts and discourage long-term commuter parking.

There are several challenges to implementing parking pricing, parking taxes, and time limits. First of all, it is generally difficult to impose parking pricing where parking is currently free. Moreover, if there are uncontrolled parking supplies nearby, users can circumvent paying for parking and park in those available spaces. Finally, as discussed previously in this paper, pricing strategies should only be implemented in areas where there is a viable alternative to the personal automobile and where the market is sufficiently strong so that pricing will not lead to economic dislocation.

Challenges to Controlling Parking Demand

The biggest challenge to controlling parking demand is that despite investments in transit infrastructure, parking pricing policies, and other demand management strategies, many people will still choose the single occupancy vehicle as their primary travel mode. Since the middle of the last century the American public indeed has had a love affair with the personal automobile—it is entrenched in the American way of life. Getting people to change their behavior has proven rather difficult. Demand management strategies must be complemented with aggressive marketing campaigns and education and outreach efforts to make people realize the value of substituting alternative modes to the personal automobile. Moreover, in developing and revising parking policies and programs, both the public and private sectors need to engage all of the stakeholders in the process so that the general public has a sense of collective responsibility over the success of such policies and programs. The following section is a summary of some of the supply and demand managements strategies proposed in this section that the public and private sectors might wish to include in parking policies and programs.

Possible Strategies

Local Jurisdictions

- Conduct a comprehensive review of parking requirements.
- Reduce parking requirements for specific locational and demographic factors.
- Reduce parking requirements when TDM programs are implemented.
- Reduce parking requirements in exchange for fees in lieu.
- Adopt maximums to complement minimum parking requirements or establish parking medians.
- Allow for shared parking at mixed-use development projects and in mixed-use areas.
- Designate parking management districts and develop area parking management plans for those districts. Parking management plans might include areawide parking caps, regulation of on-site parking facilities through parking ordinances, shared parking arrangements, construction of centralized publicly owned parking facilities, and pricing strategies.
- Allow landscaped reserves to meet parking requirements.
- Establish residential parking permit programs.
- Revise local zoning ordinances to create transit oriented development and traditional neighborhood design zones that allow a mixing of uses, increased densities, affordable housing, reduced parking requirements, and pedestrian oriented and environmentally friendly design.
- Enact ordinances to require employers who offer subsidized parking to offer eligible employees the option of taking the cash equivalent of free parking.

- Form public-private partnerships to provide shuttle service from peripheral parking locations and transit stations to employment site and the central business district.
- Require a certain percentage of spaces to be designated for carpools or vanpools.
- Form public-private partnerships to provide vanpool services or car sharing programs.
- Require development projects to include bicycle parking and reduce minimum parking requirements given the provision of bicycle parking over the required amount.
- Encourage unbundling of housing and parking costs.
- Set parking prices in municipal structures to benefit priority users such as high occupancy vehicles and compact cars.
- Implement time-based pricing to set prices higher during peak periods and increase over time.
- Provide signs, maps, and brochures to provide accurate information to users on parking facilities and availability.
- Elicit public involvement and include all stakeholders from the start in planning parking policies and programs.

Developers

- Provide an appropriate amount of parking given carefully estimated parking demand, as opposed to oversupplying parking.
- Seek opportunities to share parking between uses within a development project or with complementary uses in close proximity.
- Pursue transit-oriented development and traditional neighborhood design projects to create compact, mixed-use, pedestrian-friendly, walkable communities with viable alternatives to the personal automobile.
- Reserve close in, secure, covered, or otherwise preferable parking spaces for carpools and vanpools.
- Provide bicycle parking facilities including racks and lockers.
- Unbundle the cost of parking from the rent or purchase price of residential and commercial units or buildings.
- Charge users for the cost of parking and set parking rates to benefit priority users such as high occupancy vehicles and compact cars.

Employers

- Offer employees eligible for subsidized parking the option of taking the cash equivalent of free parking.
- Provide transit subsidies or discounted transit passes.
- Work with the public sector and/or other area employers to provide shuttle service from peripheral parking locations and/or transit stations.
- Work with the public sector and/or other area employers to develop and implement vanpool or car sharing programs.
- Reserve close in, secure, covered, or otherwise preferable parking spaces for carpools and vanpools.

- Provide bicycle parking facilities including racks and lockers and provide bicycle amenities such as showers and clothes lockers on-site.
- Implement a guaranteed ride home program.
- Provide information kiosks or bulletin boards to inform employees of ridesharing opportunities and programs.
- Charge users for the cost of parking and set parking rates to benefit priority users such as high occupancy vehicles and compact cars.

PARKING DESIGN

Since the advent of the personal automobile, the American landscape has become predominantly a habitat for cars, with streets, parking facilities, and other auto-oriented uses dominating the built environment. Parking facilities in particular have become an omnipresent feature of the American landscape, consuming land and resources, inhibiting the functioning of natural systems, creating dead gaps in what otherwise might be vibrant commercial areas, and creating conflicts between vehicles and pedestrians and bicyclists. This adverse impact on the walkability of communities is a particular challenge to creating lively, mixed use places with a unique sense of identity—attractive places where people want to linger, to gather, and to return over and over. It is precisely these kinds of walkable places that are essential to the success of smart growth development strategies.

This section of this paper proposes best practices to reverse the negative impacts parking facilities have traditionally had on the environment and the character of urban places. The best practices outlined in this section are organized by the objective each strategy or "practice" aims to achieve. The five main overarching objectives are:

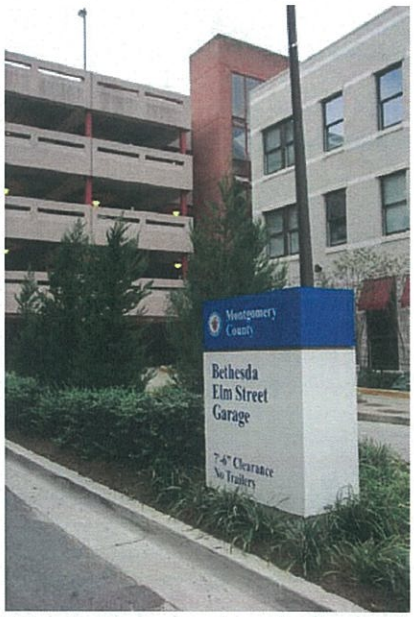
- Design sites such that vehicles are not the dominant feature;
- Provide necessary parking without large expanses of pavement;
- Minimize runoff from parking lots utilizing techniques to return surface water to the ground;
- Encourage vibrant street level activity; and
- Create a safe and comfortable environment for pedestrians and bicyclists as well as vehicles.

The three types of parking facilities—on-street parking, surface parking lots, and parking structures—are each appropriate in different settings and under different circumstances, and all play integral roles in shaping the character of the built environment. For each proposed best practice, the type of parking the strategy applies to is listed. The final portion of this section briefly discusses some of the challenges to implementing smart parking design best practices.

OBJECTIVE: Design sites such that vehicles are not the dominant feature.

No one wants acres of pavement or blank walls dominating the streetscape, yet parking needs to be convenient, safe, and accessible. Given the adverse impacts of the visual prominence of parking facilities, local jurisdictions and developers alike should seek innovative design strategies to ensure that parking facilities do not become the dominant feature of the streetscape. The following are some best practices that might be considered.

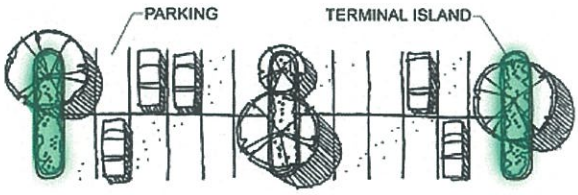
- *Location*. The location of parking facilities behind buildings is vital in creating more welcoming and pedestrian-friendly streetscapes that will attract users over and over again. The desire for safe, convenient, and accessible parking has typically led to the placement of parking areas in front of buildings. For example, in retail projects, shoppers typically want to enter and exit the parking facility with ease and want to avoid the frustration and stress associated with having to drive around and look for parking. In response to these needs, developers have typically provided parking areas in front of retail uses where it is highly visible and readily available. However, the placement of parking facilities in front of buildings has an effect on people as they walk or even drive by. Parking facilities in front of buildings create physical and psychological barriers to the building, as opposed to buildings placed close to the street, framing the public space and inviting people in. Indeed, from an urban design perspective, parking considerations should be secondary to the design and placement of buildings on the site. Parking facilities can be located in the interior of blocks and concealed by "liner" buildings with retail, offices, and housing. Parking is then



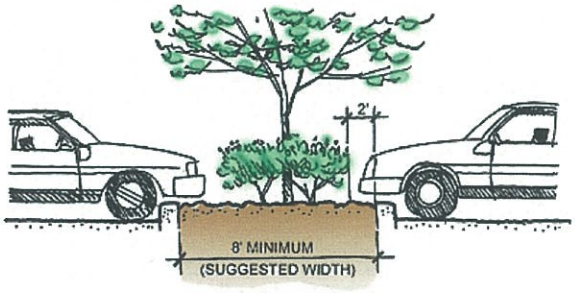
This parking structure in Bethesda, Maryland, is embedded in the block, obscured from street activity by more active uses.

found behind the building, accessible yet out of view. Signage could be used to direct users to the parking facility. And since for safety reasons developers typically want a single entrance, wayfinding will have to incorporated to get people from the parking area to the entrance, which may be in the front of the building. Moreover, on-street parking could be provided in the front of the building to provide visible and convenient auto access.
Applicability: Parking lots and structures

- *Screening and Landscaping*. As discussed previously, if at all possible, parking facilities should be placed behind buildings in the interior of blocks. For facilities placed to the front or side of buildings, there are various ways to screen parked cars from street level activity, thereby providing the necessary parking without overly compromising urban design. Parking facilities, including lots and structures, could be located where the site topography can help conceal them. Integrating parking facilities into site topography might also limit the impact a project may have on the functioning of natural systems. With respect to parking lots, when a parking lot abuts a public street the parked cars should be screened from public street frontage to obscure a majority of the parked cars. Screening can be continuous landscaping, attractive fencing or stone walls, among other materials. Overall, the buffer between the parking lot and the street should be no less than 15 feet wide—this liberal width should help to encourage the placement of parking lots behind buildings versus along the street. Finally, landscaping on the periphery of a parking facility and within parking areas can be used to soften the appearance of a parking facility from the street. More specifically, expanses of parking should be broken up with landscaped islands and planted strips, which include shade trees and shrubs. Such landscaping provides a canopy cover and reduces the urban heat island effect in the summer. Landscaping not only provides shade on hot days, absorbs carbon dioxide, and reduces pollutants emitted by vehicles as they sit in the sun, but also breaks up the visual impact, making the parking lot feel smaller and less overwhelming.
Applicability: Parking lots and structures



Terminal Islands



Divider Medians

These two figures from the Henderson (Nevada) Development Code illustrate two parking lot landscaping techniques—terminal islands and divider medians. According to the interior parking lot landscaping standards in the Code, terminal islands must be provided at the end of each parking row, and divider medians between abutting rows of parking spaces are encouraged. Moreover, the Code stipulates the following: 1) for parking lots with 5-100 spaces, 1 tree must be planted for every 10 spaces; 2) each parking space must be located within 40 feet of a tree; and 3) at least 10 percent of the interior area of a parking lot must be devoted to landscape planting areas.

- *Architectural Treatments.* With respect to parking structures, there are various ways to help integrate parking structures with their surroundings, particularly through scale, materials, colors, and style. Architectural treatments can be used to screen cars and relate to the design of adjacent buildings. The architectural treatments should be divided into 30′ increments to better integrate the parking structure with the scale and character of adjacent buildings and to provide the visual breaks to hold the interest of walkers passing by. Façade elements around the entry to the structure should be emphasized to reduce the visual prominence of the structure entry.
Applicability: Parking structures

OBJECTIVE: Provide necessary parking without large expanses of pavement.

According to the Center for Watershed Protection, as much as 65% of the total impervious surface cover in the American landscape are surfaces designed for cars including, but not limited to, streets, parking lots, and

driveways. The paving over of the American landscape is clearly unsustainable, consuming land and resources and creating huge volumes of stormwater runoff that tax the capacity of sewer systems and degrade water quality in streams and other waterways. Local jurisdictions and developers alike should determine ways in which they can provide the necessary parking, while minimizing the amount of acreage that is converted to parking. The following are some best practices that might minimize the amount of pavement required for a parking facility while allowing the most cars to park on the site.

- *Provision of On-Street Parking*. On-street parking provides convenient access to adjacent uses and provides the best possible option to visitors since it offers the shortest possible time between stopping and shopping. Moreover, the provision of on-street parking can lessen the need for parking lots and structures, which convert a significant amount of acreage to parking. There are three different types of on-street parking—head-in, angle, and parallel. Each type of on-street parking has its pros and cons. Both head-in and angle parking can provide for more cars than a parallel parking configuration, but both require a considerable amount of right-of-way and, therefore, necessitate wider streets. Moreover, both head-in parking and angled parking create the potential for a greater number of traffic accidents, as drivers must back out of spots into the flow of traffic. Therefore, both of these types of parking are best designed on streets with slow moving traffic. On the other hand, parallel parking decreases the potential for accidents and requires a narrower right-of-way; however, parallel parking accommodates fewer cars than the other types of on-street parking. While on-street parking—head-in, angled, or parallel—may not fully accommodate the amount of parking necessary, it does provide visible and convenient auto access and can satisfy short-term parking needs. To complement on-street parking, development projects can incorporate other parking facilities, namely surface lots and structures, to accommodate longer-term parking needs.
  Applicability: On-street parking

King Farm, a New Town in Rockville, Maryland, utilizes on-street parking to accommodate required parking spaces and alleviate the need for parking lots and structures. This street uses both parallel parking and angled parking.

- *Construction of Structures Rather Than Lots*. Building vertically reduces the acreage of land converted to parking, thereby, reducing impervious surfaces. However, the type of parking facility—lot or structure—in a development site is usually determined by balancing the cost of land against the cost of constructing parking. In urban areas where land costs are at a premium, it is more cost-effective to build a parking structure than to build a surface parking lot. In suburban areas, the availability and low cost of land make surface parking lots more cost effective than parking structures. In these suburban areas, absent significant incentives to defray the costs of structured parking, it is unlikely that structured parking will become the norm. The following section of this paper on parking financing outlines some incentives and financing programs for structured parking.
  Applicability: Parking structures

Washingtonian Center, a retail and entertainment center in Gaithersburg, Maryland, includes a large structured parking facility to accommodate the necessary parking. This view is of the back of the structure; the front of the structure incorporates retail uses on the first floors.

- *Automated Parking Structures*. Automated parking structures have the potential to change the dynamics of land use, significantly reducing the demand for land devoted to parking and making more land available for revenue generating purposes. Automated parking can squeeze up to two times the number of cars in the same space as a conventional garage or, in other words, accommodate the same number of cars in half the space, and can be built on a site as small as 60 feet by 60 feet, in structures up to 20 stories high, above or below ground. These facilities are able to be so space-efficient because they operate using a computerized network of rails and pallets that lift and carry cars from the entrance bay to available slots with no human intervention. In addition to reducing the amount of land devoted to parking, there are many other benefits to automated parking. Automated parking makes parking safer and more convenient, eliminating the risk of car damage, theft, or personal injury, and reducing the water and air pollution attributed to exhaust fumes and impervious surfaces. Moreover, automated parking structures have complete flexibility in the design of the façade; therefore, they can be easily incorporated into existing urban design. In terms of costs, automated parking is now becoming a price-competitive and viable alternative to traditional ramp garages, as land costs in urban areas are at a premium. Automated structures have lower land acquisition costs since they require less land, construction costs are typically about the same as conventional above ground structures, and operating costs are somewhat lower since many automated structure are completely computerized and only require one person on-site. One potential drawback to automated parking is that it might make parking too efficient, leading to an increased driving demand.
  Applicability: Parking structures

- *Reduced Stall Dimensions and Compact Car Spaces*. Reducing the size of parking stall dimensions overall and dedicating a certain percentage of stalls to compact cars can reduce impervious surface cover. While the trend toward larger sport utility vehicles is often cited as a barrier to implementing stall minimization, stall width requirements in most local ordinances are much larger than the widest sport utility vehicles (Center for Watershed Protection). Reducing stall dimensions and dedicating compact car spaces will only be effective in reducing the footprint of parking structures if the number of parking spaces per floor is limited and additional spaces are accommodated by building additional floors.
  Applicability: On-street parking and parking lots and structures

- *Tandem/Stacked or Valet Parking*. Providing the required parking spaces in tandem or stacked parking arrangements or offering valet parking service reduces the amount of land devoted to parking. The City of Portland, Oregon, allows stacked parking or valet parking if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, some form of guarantee must be filed with the City of Portland to ensure that an attendant will be present when the parking facility is in operation.
  Applicability: Parking lots and structures

- *Alternative Pavers*. Utilizing alternative pavers that permit water to penetrate reduces the overall impervious surface coverage and creates less stormwater runoff. Alternatives to concrete and asphaltic concrete include gravel, cobble, wood mulch, brick, grass pavers, turf blocks, natural stone, pervious concrete, and porous asphalt. Alternative pavers may not be ideal depending on site-specific characteristics such as climate, soil type, and traffic volume. However, they are recommended for overflow areas and can be used in cross walks and stalls to create a break in the paved area, thereby, facilitating groundwater recharge.
  Applicability: Parking lots

The use of alternative pavers in overflow areas reduces impervious surface coverage and helps facilitate groundwater recharge. *Credit*: Center for Watershed Protection

- *Multiple Lots*. Breaking up large parking lots into two or more areas can reduce the total amount of impervious surface and disconnect paved surfaces, thereby reducing stormwater runoff and facilitating

groundwater recharge. This practice also breaks up the perceived visual mass of parking facilities and can help to integrate "big box" uses, such as grocery stores, into neighborhood shopping districts.
Applicability: Parking Lots

OBJECTIVE: Minimize runoff from parking facilities utilizing techniques to return surface water to the ground.

Parking facilities have serious impacts on the functioning of natural systems, depleting the water supply and degrading water quality. Traditional stormwater management systems carry and discharge runoff from parking facilities directly into streams and rivers, thereby preventing ground water recharge and dumping pollutant loads into our waterways. Local jurisdictions and developers should seek innovative ways to manage stormwater runoff that support the functioning of natural systems. The following are some best practices that might be considered. Some of these practices may be more expensive upfront than traditional approaches; however, the costs may be offset by the reduced need for stormwater facilities and reduced maintenance costs.

- *Low Impact Development Techniques*. Local jurisdictions and developers are increasingly turning to Low Impact Development (LID) techniques to manage stormwater on-site. In particular, LID techniques can be critical in controlling the quality and quantity of stormwater runoff generated from the impervious surface of parking facilities. LID uses a wide array of methods to retain, detain, filter, recharge, and pass runoff through decentralized, distributed, small-scale controls to reestablish the predevelopment volume of runoff, recharge, storage, and evaporation on a development site. Ultimately, LID seeks to protect and restore important ecological and hydrological functions. Major components of LID include: 1) conservation of forests, natural vegetation, streams, wetlands, and open space, to the greatest extend practicable; 2) minimization measures including reduced clearing and grading, saving infiltratable soils, reducing or disconnecting impervious surfaces, reforesting, and reducing the use of pipes, curbs, and gutters; 3) concentration of runoff in open drainage systems and vegetative swales to slow down runoff, reduce discharges, and encourage more infiltration and evaporation; 4) integration of retention, detention, filtration, storage, and capture of runoff systems into the site; and 5) promotion of pollution prevention measures. With respect to parking facilities, common LID techniques used to control stormwater runoff include open sections, swales, and bioretention areas. Open sections encourage sheet flow to open channels where pollutants are removed through infiltration and vegetation/soil filtering prior to discharge, as opposed to the traditional curb and gutter methods that convey stormwater runoff and associated pollutant loads into streams. Vegetative swales direct stormwater into shallow bioretention areas that temporarily detain the water, facilitating infiltration into the subsurface and slowing and cleaning the remaining stormwater before it is discharged into waterways. Proper plant material selection is critical to the success of these measures. The effective use of LID techniques can significantly reduce the cost of providing stormwater management by eliminating the use of costly stormwater management infrastructure including ponds, pipes, curbs, gutters and roadway paving, among others. In fact, LID can reduce stormwater and site development design construction and maintenance costs by 25-30% compared to conventional approaches (Prince George's County Department of Environmental Resources).
  Applicability: Parking lots

- *Green Roofs*. Some developers of parking structures are beginning to incorporate green roofs on parking structures to retain and naturally filter stormwater runoff, thereby improving water quality. According to Roofscapes, Inc., green roofs can retain 50-60% of the total annual runoff volume of a roof, reducing the need for costly stromwater management systems. Underground parking structures often have lawns and parks planted on top. Above ground parking structures could also incorporate roof systems of vegetation, soil, drainage, and waterproof membranes to alleviate environmental problems including storm water runoff and the urban heat island effect. Additional benefits of greenroofs include improved livability of the urban environment by buffering noise, reducing glare, and offering an aesthetic alternative to asphalt roofing. Green roofs are more costly than traditional roof systems; however, the associated costs could be offset by the reduced need for stormwater facilities.
  Applicability: Parking structures

OBJECTIVE: Encourage vibrant street level activity.

Local jurisdictions and developers often view parking facilities as generators of economic development, as adequate parking can enhance the marketability of development projects to tenants and customers. However, the inappropriate location and unattractive design of parking facilities can actually constrain economic development, creating dead gaps of inactivity in what otherwise might be vibrant commercial environments. Local jurisdictions and developers should seek ways in which the necessary parking can be accommodated, at the same time as the street activity is enlivened. The following are some best practices that might be considered.

- *Provision of On-Street Parking*. On-street parking can play a vital part of a streetscape, fostering a more vibrant pedestrian commercial environment. More specifically, on-street parking provides a mental and physical buffer between pedestrians on a sidewalk and cars on a busy street. The public safety aspects of on-street parking are discussed in greater detail under the following objective on creating a safe and comfortable environment for pedestrians and bicyclists as well as vehicles.
  Applicability: On-street parking

- *Location*. Parking lots and structures should be located behind buildings rather than in front of them so they do not dominate street frontage, thereby creating a more welcoming pedestrian-friendly streetscape. The location of parking facilities was discussed in greater detail under the objective on designing sites such that vehicles are not the dominant feature.
  Applicability: Parking lots and structures

Bethesda Row, a mixed-use retail and entertainment project in Bethesda, Maryland, incorporates on-street parking to foster a more vibrant pedestrian commercial environment.

- *Retail and Commercial Uses*. Parking structures with frontage along streets should provide retail and commercial uses along the street in order to enhance the pedestrian experience and create street level activity. Newsstands and coffee shops typically are successful, in addition to government offices, particularly public safety and police sub-stations, which act as crime deterrents. Incorporating retail and commercial uses in parking structures has the added benefit of generating additional sources of revenue through the lease or sale of space. This is discussed in greater detail in the section on parking financing.
  Applicability: Parking structures

Washingtonian Center in Gaithersburg, Maryland, incorporates retail and commercial uses on the first floor of the parking structure.

OBJECTIVE: Create a safe and comfortable environment for pedestrians and bicyclists as well as vehicles.

Cars are typically at odds with pedestrians and bicyclists on the roadway—and this is no different in parking facilities. Local jurisdictions and developers should seek design strategies to ensure pedestrian and bicycle safety, without compromising the safe and expeditious movement of cars. The following are some best practices that might be considered.

- *Provision of On-Street Parking*. On-street parking is typically used in tandem with other street design elements to ensure the safe co-existence of vehicles, pedestrians, and bicyclists.

Such street design elements are commonly referred to as traffic calming measures. Traffic calming is a method of reducing traffic speeds and volumes and/or cut through traffic by instituting both physical measures such as traffic circles, speed humps, chicanes, and chokers, and operational measures such as increased police enforcement, speed displays, and community speed watch programs. Ultimately, these traffic calming measures are intended to reduce the negative effects of motor vehicle use and improve conditions for non-motorized street users such as pedestrians and bicyclists. On-street parking is one type of traffic calming measure and can be used in tandem with other measures to slow vehicle traffic and provide a buffer between moving cars and pedestrians and bicyclists.
Applicability: On-street parking

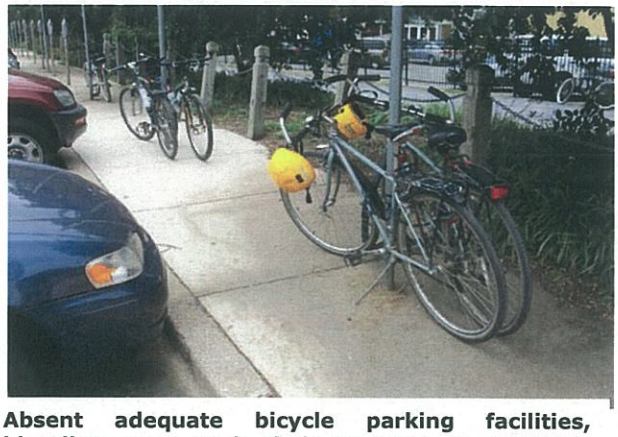
- *Limit Curb Cuts*. Curb cuts tend to increase pedestrian exposure to moving vehicles, limit opportunities for landscaping, eliminate on-street parking spaces, and aggravate traffic control. Limiting the number of curb cuts can help ensure pedestrian and bicycle safety, while allowing for safe and expeditious movement to and from the street system.
Applicability: Parking lots and structures

- *Pedestrian Corridors*. Pedestrians should not have to walk through parking facilities where they must be on constant guard for moving vehicles. Parking facilities should incorporate a clearly defined pedestrian pathway from the public sidewalk, bus stops and on-street parking, through parking lots, to building entrances. The pedestrian pathway should be landscaped and or delineated by non-asphaltic material in a different color or texture from the parking area to enhance pedestrian safety and improve the appearance of the parking lot. Pedestrian pathways through parking areas to stairwells and elevators should also be incorporated in parking structures.
Applicability: Parking lots and structures

Surface parking lots at King Farm in Rockville, Maryland, incorporate brick pavers to distinguish pedestrian walkways from the parking area.

- *Pedestrian and Bicycle Entrances*. Enhancing the pedestrian and bicycle entry to parking lots and structures helps buffer pedestrians and bicyclists from cars and reduce the relative importance of the vehicle entry.
Applicability: Parking lots and structures

- *Bicycle Parking*. Providing for bicycle parking in prominent, convenient, and secure locations, might encourage people to bike between places as opposed to driving their personal automobiles.
Applicability: On-street parking and parking lots and structures



Absent adequate bicycle parking facilities, bicyclists may park their bicycles in improper locations.

- *Signage*. Parking guidance systems can help alleviate congestion and enhance pedestrian safety. A parking guidance system that shows drivers where they can find available parking spaces in a given area or parking structure can help drivers pay more attention to pedestrian and bicyclists instead of focusing on looking for an available parking space. Parking guidance systems also help people avoid the stress and frustration involved with driving around looking for parking.
Applicability: Parking lots and structures

- *Lighting*. The way parking lot lighting is designed can make the difference between an attractive and safe place or a neighborhood eyesore. Parking lots should utilize low-angle, cut-off fixtures to better direct light to those areas where it is needed. Parking lot lighting often involves balancing the need to provide adequate lighting to ensure personal safety with the concerns of neighboring property owners about glare and spillover lighting. Low-angle, cut-off fixtures minimize glare, spillover effects, and light pollution, at the same time as ensuring there is adequate lighting. Adequate lighting creates a safe environment for pedestrians and vehicles, particularly at night, and can add an aesthetic quality to a project.
  Applicability: On-street parking and parking lots

Challenges to Smart Parking Design

As a major urban land use, the design and layout of parking facilities should be of primary importance to local planners. However, local jurisdictions have actually inhibited innovative parking design through a bewildering mix of shortsighted and outdated regulations that govern the development process. These regulations, codified in various documents, including zoning ordinances, parking and street standards, and stormwater management guidelines, are difficult to decipher and sometimes contradictory. As a result, regulations can discourage developers from incorporating innovative parking design in development projects, as they are concerned about the time and money it might cost to navigate through the approval process. Developers recognize that the construction, operation, and maintenance of parking facilities are costly components of development projects, and that innovative design solutions can translate into reduced development and maintenance costs and allow projects to operate at a greater floor area ratio, thereby increasing the profitability of the project. Local planners need to take a closer look at the regulations that govern parking design to enable and encourage innovation. Developers can pressure local governments to do so and continue to seek innovative design solutions that may cost more money upfront but could translate into higher densities and more successful projects.

Possible Strategies

This section has provided recommendations to developers and local governments on the integration of parking facilities into the urban fabric to minimize environmental and aesthetic impacts. Although these recommendations have been structured under the specific objectives they aim to achieve, many of these recommended design strategies actually support multiple objectives. The chart on Page 28 summarizes the recommended strategies and illustrates the respective objectives and types of parking facilities to which each recommendation applies.

The following is a list of recommendations for local governments to consider that support the recommended innovative parking design strategies discussed in this section:

- Adopt minimum setbacks from street to parking lot to encourage placement behind buildings
- Reduce minimum parking requirements for structures and lots placed behind buildings
- Revise parking design guidelines to require screening for parking lots and architectural treatments for parking structures
- Revise design guidelines to require landscaping (ratio of trees to parking spaces or certain % canopy cover at maturity)
- Revise street standards to require on-street parking where applicable
- Reduce minimum parking requirements if on-street parking accessible
- Reduce minimum parking requirements for structures
- Revise stall dimensions
- Require a certain percent of spaces designated for compact cars

- Allow tandem/stacked parking and valet parking to meet minimum parking requirements
- Revise stormwater management guidelines to enable and encourage innovative stormwater management systems
- Reduce minimum parking requirements for implementation of innovative stormwater management systems (alternative pavers, swales, bioretention areas, open sections, green roofs)
- Reduce minimum parking requirements for incorporation of retail and commercial uses in parking structures
- Require bicycle parking
- Reduce minimum parking requirements for bicycle facilities
- Revise design guidelines to require pedestrian pathway landscaped or delineated by non-asphaltic material
- Revise design guidelines to require low-angle, cut-off lighting fixtures

	OBJECTIVES					TYPE OF PARKING FACILITY		
	Design sites such that vehicles are not the dominant feature	**Provide parking without large expanses of pavement**	**Minimize runoff from parking facilities**	**Encourage vibrant street level activity**	**Create a safe and comfortable environment**	**On-Street Parking**	**Parking Lot**	**Parking Structure**
Locate facility behind building	X			X	X		X	X
Integrate facility into site topography	X	X	X				X	X
Screen facility through landscaping or architectural treatments	X			X			X	X
Landscape interior parking areas	X	X	X				X	
Provide on-street parking		X		X	X	X		
Construct parking structures	X	X						X
Build automated parking structures	X	X						X
Reduce stall dimensions		X	X			X	X	X
Provide compact car spaces		X	X			X	X	X
Incorporate tandem/stacked or valet parking		X	X				X	X
Use alternative pavers		X	X				X	
Break up large parking lots	X	X	X				X	
Utilize open sections		X	X				X	
Incorporate vegetative swales and bioretention areas on-site		X	X				X	
Construct a green roof			X					X
Incorporate retail and commercial uses	X			X				X
Limit curb cuts				X	X		X	X
Provide clearly defined pedestrian corridors					X		X	X
Enhance bicycle and pedestrian entrances	X				X		X	X
Provide bicycle parking facilities					X	X	X	X
Implement a parking guidance system					X		X	X
Utilize low-angle, cut-off lighting					X	X	X	

PARKING FINANCING

The cost of constructing, operating, and maintaining parking facilities has an enormous impact on development patterns and on the feasibility of smart growth projects. The type of parking facility constructed in a development project is usually determined by balancing the cost of land versus the cost of constructing parking. Parking structures can cost more than five times as much per space as parking lots. Therefore, in suburban and rural areas, the relatively low cost of land makes surface parking more cost-effective than building a garage. On the other hand, in urban areas, parking garages are more economical since land costs are at a premium. More specifically, according to the Victoria (Canada) Transport Policy Institute, structured parking typically becomes cost effective when land prices exceed about $1 million per acre. Even though parking garages are more economical in urban locations than in suburban locations, projects aimed at infill and redevelopment of urban areas might still be cost-prohibitive given minimum parking requirements and the high cost of constructing parking structures.

Absent creative financing mechanisms, suburban locations will continue to enjoy a significant competitive advantage over urban locations and vast expanses of parking will continue to dominate the American landscape. Surface parking is clearly not the most efficient and best use of land, having detrimental impacts on both neighborhood character and the environment. Structured parking can significantly reduce impervious cover by reducing acreage converted to parking and has less of a visual impact than surface parking. However, it is unlikely that structured parking will become the norm, outside of urban environments where land costs are high, absent significant incentives to defray the cost of constructing structured parking. This section discusses both traditional and creative financing mechanisms and incentives for the construction of both privately- and publicly-owned and operated parking structures.

Privately-Owned Parking Structures

The development of privately-owned and operated parking structures is typically financed through conventional construction financing through private banking institutions. There are various ways in which developers recoup these expenses including bundling the costs of parking into the rents and purchase prices of the uses the parking is serving, assessing parking fees on users, and leasing or selling space incorporated in the parking structure itself.

- *Bundled Parking*. Developers typically bundle the costs of parking into the rent or purchase price for residential and commercial units and buildings. Through this practice, visitors to the development project can typically park for free, while the tenants and owners bear the costs of parking through increased rents or purchase prices. Tenants and owners can in turn pass the costs on through higher priced goods for retail uses or lower employee salaries for office uses. While bundled parking has been a common practice and serves as a way to help cover costs related to the construction of parking facilities, bundling parking costs with rents and purchase prices is not a recommended strategy since it encourages automobile ownership and is a disincentive for using alternative transportation modes, as discussed in the section on parking management.

- *Parking Fees*. Another way in which developers can cover the costs of constructing, operating, and maintaining parking structures is by levying parking fees directly on the users of the parking facility. Parking rates can be set to defray the cost of constructing and operating a parking facility, or could be set to cover only the operating costs. The parking rates should be carefully structured to achieve a balance between the costs to be covered and the impact the fee may have on the demand for the facility.

- *Leases and/or Sell Space*. Structured parking facilities provide numerous opportunities to capture ancillary sources of revenue. Developers can incorporate retail or office space into lower levels of parking facilities and lease or sell this space to help pay for the costs of constructing, maintaining, and operating the parking facility. Developers could also sell development rights, including air rights over the parking facility, if the parking facility does not take full advantage of the permissible development rights.

In addition to these parking-related revenues, private sector developers can sometimes receive incentives from the public sector to help cover the costs of constructing structured parking facilities. These incentives include reduced development fees, land acquisition and assemblage assistance, reduced parking

requirements, density bonuses, and real estate tax abatements. Reduced minimum parking requirements, density bonuses, and real estate tax abatements are discussed in greater detail below:

- *Reduced Minimum Parking Requirements*. Local jurisdictions can help incentivize structured parking facilities by reducing minimum parking requirements for development projects that incorporate structured parking as opposed to surface parking. Reduced parking requirements allow development projects to operate at a higher floor area ratio, thereby increasing the profitability of the development project.

- *Density Bonuses*. Density bonuses are a tool used by local jurisdictions to allow a development project to have a floor area bonus to help offset the costs of constructing structured parking. For example, both the City of Suffolk, Virginia, and the City of San Antonio, Texas, offer density bonuses as incentives for converting surface parking to structured parking—in both cities, for each 100 spaces of surface parking converted to structured parking on an area not exceeding 20% of the site area, an additional 20,000 feet of non-residential space may be constructed. The City of Sioux Falls, Iowa, allows for density bonuses that vary according to the percent of required parking that is within a structured parking facility. For example, if 100% of the required parking is within a parking structure, the project receives a 10% density bonus; if 50% of the spaces are within a structure, the project receives a 5% density bonus. As with reduced minimum parking requirements, density bonuses allow the project to operate at a greater floor area ratio, thus increasing the profitability of the project.

- *Payment in Lieu of Taxes Agreements*. A payment in lieu of taxes (PILOT) agreement is essentially a real estate tax abatement that allows a developer of a specific type of real estate project, as typically defined in state and local statutes, to substitute for an established period of time the annual real estate taxes due on a property with a negotiated payment. With respect to parking facilities, PILOTs typically enable the development of parking facilities that otherwise might not be built since the private returns on parking facilities might be inadequate to assume the risk associated with constructing such facilities. Although PILOT agreements have been successful in getting parking facilities constructed, these agreements are not without their drawbacks. PILOTs can become very costly subsidies since the public sector may end up foregoing millions of dollars in property taxes during the term of a PILOT agreement.

Payment in Lieu of Taxes in Baltimore City

Expanding Baltimore City's payment in lieu of taxes (PILOT) program to include off-street parking facilities is one approach the City is using to help alleviate the downtown parking shortage, which was commonly viewed as one of the contributing factors in companies' decisions to relocate to the suburbs where there is plentiful and free parking.

In 1999, the State of Maryland expanded the PILOT authority in Baltimore City to enable the City to offer PILOTs for economic development projects that achieve a clear and well-documented public purpose, including the construction of downtown parking facilities (Tax Property Article, Section 7, Subtitle 5). To qualify as an economic development project, the parking facility must be located in a downtown urban renewal area, as defined by city ordinances, and contain at least 250 parking spaces. In addition, the developer or owner of the facility must invest at least $2.5 million in private capital and must pay property taxes on the original value of the land and a minimum of 5% of the incremental property taxes that would otherwise be due absent the PILOT agreement.

Developers or owners of proposed parking facilities that meet the above criteria may negotiate a PILOT agreement with the Baltimore Development Corporation (BDC), the quasi-public agency charged with overseeing the economic development of the city. In negotiating the agreement, BDC conducts an economic analysis of the project that includes identification of funding sources, projected returns to the developer, and the projected benefits of the project. including number of jobs created and other tax revenues generated by the project. The PILOT agreement must be approved by the City Council and the Board of Estimates. Construction must commence within eighteen months of the PILOT, otherwise the agreement will no longer be valid. The term of the PILOT agreement must not exceed 25 years, and full property taxes must be paid each year after the expiration of the agreement.

Although private developers typically rely on conventional financing, they are increasingly looking to local jurisdictions and state governments to help gain access to long-term capital markets through bond financing, rather than relying on construction financing through private banking institutions. Through state and local governments, private developers can gain access to private activity bonds for the financing of parking structures.

- *Private Activity Bonds*. Private activity bonds are bonds issued by a government entity to provide financing for projects used by a private or non-governmental entity. Private activity bonds are generally backed by project-related revenues. With respect to bonds issued for the construction of parking facilities, the interest on the bonds is usually taxable since privately-owned parking facilities typically do not meet the requirements for tax-exempt status established by the Internal Revenue Code—that is, they do not keep private use and private payment below the specified 10% threshold. In some cases, such private activity bonds may be tax-exempt, namely when government entities issue the bonds to provide financial assistance for projects that advance specific public policies such as urban redevelopment. For example, many local jurisdictions provide Enterprise Zone Facility Bonds to businesses located in designated enterprise communities or empowerment zones, low-income areas in which special tax credit programs and incentives are targeted to stimulate economic development. Enterprise Zone Facility Bonds provide tax-exempt financing to enterprise zone businesses to finance, refinance, and reimburse costs of a wide variety of capital projects. Eligible Enterprise Zone Facility Bond projects include the construction of parking facilities for customers and employees. The State of Maryland offers several different tax exempt and taxable private activity bond financing programs. With respect to parking facilities, the Maryland Transportation Authority provides bond financing for the development of parking structures in priority funding areas.

Maryland Transportation Authority Smart Growth Parking Program

In 2001, the Maryland General Assembly enacted legislation that authorizes the Maryland Transportation Authority to finance, construct, operate, maintain, and repair vehicle parking facilities in Priority Funding Areas. This legislation enables the Authority to issue revenue bonds to finance parking facilities. The bonds may be backed by a variety of sources including private and government grants and parking revenues. These revenues must be used to pay all operating and maintenance costs and debt service until the Authority bonds are retired. Authority participation is limited to the amount that can be covered by the revenue stream. Minimum debt coverage ratio to be attained is 1.25 times the debt service after operating costs. The Authority bonds are "stand-alone issues" whose cost is dependent on the financial feasibility of the project. The Authority cannot make a financial investment into the project. Project costs over the amount the Authority can finance through bonds must be covered by project partners. The Authority will retain an ownership interest in the facility for the term of the bonds, which may not exceed 30 years. The Authority's ownership interest will revert to the project partners with the retirement of the Authority bonds. This legislation requires the Authority to give priority to projects located within a transit-oriented development area.

Publicly-Owned Parking Structures

Publicly-owned parking structures are typically financed through the issuance of municipal bonds that are in turn repaid through a variety of sources including parking related revenues and tax revenues. The interest earned on these bonds is usually exempt from federal taxes, and may be exempt from state and local taxes as well. As a result of this tax exemption, municipal bonds carry relatively low interest rates. Therefore, the issuing entity benefits by paying lower interest rates and the investors benefit from tax-free interest income. With respect to the bonds issued for the financing of publicly-owned parking facilities, under the Tax Reform Act of 1986, 90% of the available parking spaces must be made available to the general public to be exempt from federal taxes. Bonds used to finance publicly-owned parking facilities that provide less than 90% of the spaces to the general public are subject to federal taxation.

Municipal bonds issued for the construction of parking facilities can be backed by either parking related revenues, including user fees and fines, lease or sale of development rights, parking taxes and development impact and in-lieu fees, or tax revenues, including ad valorem property taxes, special assessments, and tax increment financing. The public sector can rely on a variety of bonds, depending on which of these

repayment sources are used to back the bond—including general obligation bonds, special assessment bonds, revenue bonds, double-barreled obligations, and tax increment finance bonds. This section discusses the various types of municipal bond financing and the repayment methods.

- *Revenue Bonds*. Revenue bonds are one of the most commonly used forms of financing for parking facilities. Revenue bonds are bonds issued to finance revenue-generating uses, such as toll roads, bridges, airports, water and sewage treatment facilities, and hospitals. The principal and interest of revenue bonds are paid exclusively by project revenues such as tolls, charges, or rents paid by users of the facility. Therefore, revenue bonds are generally not backed by the credit or taxing power of the issuing entity. With respect to revenue bonds issued for parking facilities, the principal and interest is typically repaid from parking fees and other parking related revenues such as parking taxes and leases, among others. Revenue bonds, particularly for parking facilities, are not risk-free—that is, a parking facility financed with a revenue bond might not generate the projected revenue. In light of revenue shortfalls, revenue bonds typically have a reserve fund from which to draw. The following is a description of some of the repayment sources for revenue bonds issued for the construction of parking facilities.

    - *Parking Fees and Fines*. As in privately-owned and operated parking facilities, parking fees are common means of generating revenue for public parking development and maintenance. Parking rates can be set to defray the cost of constructing and operating a parking facility, or could be set to cover only the operating costs. The parking rates should be carefully structured to achieve a balance between the costs to be covered and the impact the fee may have on the demand for the facility. Moreover, the public sector can generate revenue through enforcement and the issuance of parking citations—these fees are generally used for parking-related maintenance and improvements.

    - *Leases and/or Sell Space*. As in privately-owned and operated parking facilities, the public sector can help cover the costs of constructing public parking facilities by capturing ancillary sources of revenue such as the lease or sale of retail or office space incorporated into the parking structure or the sale of development rights, including air rights over the parking facility.

    - *Parking Taxes*. The public sector can generate revenue by levying parking taxes on privately-operated parking structures to help fund the construction of public parking facilities. Parking taxes are taxes levied on operators of off-street parking facilities. For example, as was cited earlier, in the City of Baltimore, the Parking Authority collects a parking tax equal to 11% of a parking facility's gross transactions and a flat rate of $14 per month per monthly user.

    - *Development Impact and In-Lieu Fees*. The public sector can help finance centrally located, public parking facilities that offer shared parking opportunities through development impact fees or parking in-lieu fees. Development impact fees are fees paid by a developer as a condition of issuance of a building or zoning permit by a unit of government to fund public facilities, including parking structures, necessary to serve the new development. In-lieu fees are fees paid by a developer in exchange for reductions in minimum parking requirements. Parking impact fees, a specific type of development impact fee, are typically based on a flat fee per square foot of floor area and vary by land use. Therefore, parking impact fees are assessed regardless of how much parking is provided on site. On the other hand, parking in-lieu fees are based on the parking deficit generated for a specific development project. For example, the Town of Westport (Connecticut) Zoning Regulations allow for developers to pay fees-in-lieu of providing all or a portion of the off-street parking spaces required for projects located in a designated Historic Design District. In this example, the fee-in-lieu of parking is set at $2,000 per deficit parking space and must be paid in full by the applicant prior to the issuance of a zoning permit.

- *General Obligation Bonds*. Prior to the increasing popularity of revenue bonds, general obligation bonds were the primary way in which local jurisdictions financed public parking facilities. General obligation bonds are bonds secured by the full faith and credit of the issuing entity and backed by the issuer's taxing power. The principal and interest of general obligation bonds are typically repaid through an ad valorem property tax, a property tax levied across an entire jurisdiction to help fund

public improvements. General obligation bonds typically have the lowest possible interest rate or cost of borrowing since they have less risk than other type of bonds, particularly revenue bonds, as the debt-service is tied to the tax base rather than a revenue stream.

- *Special Assessment Bonds*. Like general obligations bonds, special assessment bonds are backed by a jurisdiction's taxing authority; however, special assessment bonds are backed by proceeds derived from a special tax levied on specific taxpayers that directly benefit from the public improvement, as opposed to an ad valorem tax levied across the jurisdiction. Special assessments are commonly used for such public works projects as street paving, drainage, water and sewer systems, and parking facilities. Special assessment bonds place a major share of the burden of financing on those individuals receiving the greatest benefit from the improvement. Depending on the cost a particular special assessment bond, the bond might be secured by the full faith and credit of the issuing entity.

Special Taxing Districts in the State of Maryland

The Annotated Code of Maryland authorizes ten counties—Anne Arundel, Calvert, Charles, Frederick, Garrett, Howard, Montgomery, Prince George's, Washington, and Wicomico—and all municipalities to create special taxing districts, issue tax-exempt bonds to finance infrastructure improvements in these designated districts, and levy ad valorem or special taxes to repay the issued bonds. The purpose of this authority is to provide financing, refinancing, or reimbursement for the cost of infrastructure improvements, including parking facilities. In order to implement this authority, a petition must be filed with the local jurisdiction by at least two-thirds of the property owners located within the district by number and by assessed valuation. Upon receipt of this petition and before issuing bonds, the governing body of the jurisdiction must designate by resolution an area or areas as a special taxing district, create by resolution a special fund into which the special taxes are to be deposited, and provide for the levy of an ad valorem or special tax on all real and personal property within the designated district at a rate designed to provide adequate tax revenues to pay the principal, interest, and redemption premium on the bonds and to replenish any reserve funds.

One example of the use of special taxing districts in Maryland is Montgomery County. In 1994, Montgomery County enacted the Development District Act, Chapter 14 of the Montgomery County Code, which authorized the County to provide financing, refinancing, or reimbursement for the cost of infrastructure improvements necessary for the development of land in areas of the County of high priority for new development or redevelopment by creating development districts in which special assessments, special taxes, or both may be levied. The Act also authorized the issuance of tax-exempt bonds or other obligations of the County payable from special assessments or special taxes collected, or tax increments created, in a development district, and specified the procedures to be followed in creating a development district, issuing bonds, and assessing and enforcing the collection of special assessments or special taxes in such a district. In accordance with Chapter 14 of the County Code, the County Council created two development districts in 1998—the Kingsview Village Center Development District and the West Germantown Development District. With respect to the West Germantown Development District, the District was created in an unincorporated area of Montgomery County, encompassing approximately 672 acres. Various transportation, public park, and sewer infrastructure improvements are intended to be constructed by developers and acquired by the County at completion. On April 11, 2002, Montgomery County issued approximately $16 million in special revenue bonds to fund the improvements. On May 23, 2002, the County Council approved a special tax of $0.224 per $100 of assessed value on all real property located in the District and a special benefit assessment on undeveloped residential property located in the District of $744.96 per equivalent dwelling unit. These rates were set at rates sufficient to pay the principal of, interest on, and any redemption premium on any special obligation bonds issued with respect to the District, and to replenish any related debt service reserve fund.

- *Double-Barreled Bonds*. Government entities sometimes issue a hybrid of general obligation bonds, special assessment bonds, and revenue bonds to finance capital projects—such bonds are called double-barreled bonds, as they are backed by two or more repayment sources. Double-barreled bonds used to finance parking facilities are backed by both parking related revenues and tax revenues. Typically, the parking related revenues are the first repayment source; should these not be sufficient, tax revenues can be utilized. Double-barreled bonds are typically used when the projected revenue stream is uncertain.

- *Tax Increment Finance Bonds*. Tax increment finance bonds are bonds backed by recapturing, for a time, all or a portion of the increase in property tax revenues generated by new development (both public and private) in a specified area. That is, the rationale behind tax increment financing is that an initial public investment in a defined area will increase property values in that area, which in turn will generate additional tax revenue that can then be used to pay off the loans issued to pay for the initial public investment. Tax increment financing is used by cities and redevelopment authorities to finance certain public redevelopment costs including acquiring properties, rehabilitating publicly-owned structures, demolishing buildings, relocating occupants, cleaning up contamination, constructing public improvements, and administrative costs. The construction of public parking facilities is typically an authorized use for tax increment financing since the construction of parking facilities is commonly viewed as an economic development generator that will spark commercial development and increase area property values. Tax increment financing enables municipalities to revitalize blighted communities without raising local property taxes or depleting general revenues.

Tax Increment Financing in the State of Maryland

The Tax Increment Financing Act of 1980 authorizes all counties and municipalities in the State of Maryland, except for Baltimore City, to establish tax increment finance districts and pledge property taxes on the increased assessed values in those districts toward payment of bonds used to finance development in the districts. According to the Act, tax increment financing can be used to finance certain public redevelopment costs including acquiring properties, rehabilitating publicly-owned structure, demolishing buildings, relocating occupants, and constructing public improvements including parking facilities. In 1994, State legislation provided Baltimore City with similar authority to utilize tax increment financing, but did not allow the City to use tax increment financing for parking facilities. In 2001, this legislation was amended to authorize the City to use tax increment financing for parking facilities that are either publicly or privately owned but serve a public purpose. The State legislation is enabling only, and counties and municipalities must implement the provisions of the Tax Increment Financing Act by local ordinance or resolution.

With budgetary constraints and limited bonding authority, local jurisdictions are turning to alternative financing arrangements for projects traditionally funded through municipal bonds. Two such methods that are becoming increasingly popular are public-private partnerships and lease purchase financing.

- *Public-Private Partnerships*. Government entities are increasingly looking to the private sector to assist in developing capital projects, including parking facilities. Public-private partnerships can leverage scarce funding resources by allowing private firms to own or operate a facility or service developed with public funds. More specifically, through public-private partnerships, a public entity and a private organization come together to plan, finance, and construct capital projects, in so doing, sharing responsibility for raising capital and project risks, and also sharing project rewards. By sharing these responsibilities, the public entity is able to reduce the direct costs of the project to the government, leverage private investment, and increase project viability. In public-private partnerships, public sector involvement is vital since it typically guarantees the tax-exempt status of bonds used to finance the project, thereby making what might otherwise be an infeasible project viable. An example of such a public-private partnership is the Hollywood and Highland project in Hollywood, California. This project is part of a redevelopment plan for a larger area and consists of a mixed-use redevelopment combining retail and entertainment uses, public spaces, and a hotel. The feasibility of this $300 million project hinged on the need for $80 million in public funds to finance a multi-story subterranean parking garage with 3,000 spaces to service the project and the surrounding area. In response, the City issued tax-exempt parking revenue bonds to generate the

$80 million. The tax-exempt public financing of the structure made what would have been an otherwise infeasible parking structure, which would have stalled the overall redevelopment project, feasible. The bonds are to be repaid by parking revenues collected from parking lots and meters citywide.

Public-Private Partnerships: Joint Development

Joint development is a specific type of public-private partnership in which government entities market publicly-owned, transit-oriented properties to private sector developers with the objective of developing commercial, residential, or mixed-use development projects that ultimately have a direct impact on increasing transit ridership. Joint development allows public entities to sell excess land around transit stations and use the proceeds to defray the capital costs of transit projects. This excess land, in many cases, is underutilized surface parking lots that serve the transit station. Therefore, one of the key features of joint development projects is a parking structure that replaces the parking that was previously accommodated in the surface lots. Finding innovative ways to finance these parking structures is critical in making joint development projects feasible. One such funding source is federal grants such as Congestion Mitigation and Air Quality (CMAQ) funds. That is, through joint development, the involvement of the public entity enables the use of CMAQ funds, which would not be otherwise available to private developers. CMAQ funds are funds provided by the federal government to State DOTs and local governments to invest in projects that reduce transportation related emissions in nonattainment and maintenance areas for ozone, carbon monoxide, and small particulate matter. Joint development is typically an eligible activity for CMAQ funds since it aims to create transit-oriented, high-density, mixed-use development that results in increased transit ridership. Moreover, the 1998 reauthorization of the CMAQ program provides greater flexibility for public-private partnerships, specifically joint development projects, by allowing States to allocate CMAQ funds to private and non-governmental agencies. Federal transit capital funds are also eligible for use in TOD projects when the project is physically proximate to the transit facility and the project will contribute to transit ridership.

The Washington D.C. Metropolitan Area Transit Authority (WMATA) operates the second largest commuter rail system in North America. The Metrorail system extends 103 miles and includes 83 stations on five separate lines. The $10 billion system carries over a half a million people each weekday and is clearly a tremendous asset to the Washington Metropolitan region. WMATA has a very active joint development program to seek public and private sector partners to develop WMATA-owned real property at and around transit stations. The four main goals of the joint development program are: 1) to promote transit-oriented development; 2) to attract new riders to the transit system; 3) to create a source of revenue for the Authority to operate and maintain the transit system; and 4) to assist local jurisdictions to recapture a portion of their past contributions. WMATA's participation in joint development projects typically includes either the sale or lease of excess WMATA-owned or controlled real property interests, including air rights, or the provision of direct physical connections, including pedestrian, vehicular, and visual connections, to WMATA facilities from adjoining private development. To date, WMATA has completed over 20 joint development projects.

- *Lease Purchase Financing*. A relatively new method of financing municipal parking structures is lease purchase financing. In a typical lease purchase agreement, a non-governmental party will construct or purchase a facility, as opposed to the local jurisdiction, and the local jurisdiction will make lease payments to the party. Lease purchase financing is typically structured as a series of one-year renewable obligations spread out over the life of an asset. Jurisdictions are turning to lease purchase financing as an alternative to the issuance of bonds, as it enables jurisdictions to finance capital projects, including public parking facilities, without incurring long-term debt obligations. The most commonly used form of lease purchase financing is Certificates of Participation (COP). Under COP arrangements, the private entity raises funds for the construction or purchase of the facility through the sale of COPs to multiple investors, who buy shares of the anticipated lease revenues rather than purchasing a bond secured by those revenues. The jurisdiction pays yearly lease

payments consisting of principal and interest to the certificate holders until the debt is repaid. The private entity also receives a portion of each lease payment as tax-exempt interest. A trustee, such as a bank or trust, typically prepares and executes the certificates, holds title to the leased asset, and receives the jurisdiction's payments and remits them to the certificate holders. Once repayment is complete, the ownership of the asset is transferred to the jurisdiction. If the jurisdiction should default on the lease payments, the trustee is responsible for selling the assets and using the proceeds to reimburse the certificate holders. Although COPs can bear a higher interest rate than general obligation bonds and revenue bonds, lease purchase financing and COPs have become increasingly popular as they allow for financing without incurring long-term debt or depleting general revenues and do not require a public referendum.

Challenges to Parking Financing

As stated in the beginning part of this section, parking structures are costly to construct—in fact, in some cases smart growth projects are infeasible given the exorbitant costs of providing structured parking. Developers have typically financed parking structures through traditional construction financing and passed the costs of constructing parking onto tenants and buyers. However, to offset the high costs of constructing parking structures, developers are increasingly relying on the public sector to gain access to bond financing. At the same time, the public sector is also relying on bond financing to finance public parking structures. Given today's budgetary constraints and limited bonding authority, there is therefore a large demand on what is increasingly becoming a scarce resource. Indeed, the public sector is finding it more and more difficult to finance parking structures through traditional general obligation bonds and, therefore, is seeking new ways to help finance parking structures. This section has provided an overview of traditional bond financing, such as general obligation bonds, and some of the more innovative bond financing mechanisms including special taxing districts and tax increment finance districts. In addition, this section has detailed other sources of revenue and incentives for the construction of parking structures. Through a combination of innovative bond financing, revenue sources, and incentives, parking structures that might otherwise be infeasible can be made viable and even preferable to surface parking lots. The final part of this section summarizes some of the actions both the public sector and developers can take to help make parking structures more cost-effective and viable.

Possible Strategies

Public Sector

- Reduce parking requirements for development projects that incorporate parking structures rather than parking lots
- Offer density bonuses to development projects that incorporate parking structures rather than parking lots
- Grant developers of parking structures access to long-term capital financing through tax-exempt, where applicable, and taxable bond financing
- Levy parking taxes on privately-owned parking facilities to help finance municipal parking structures
- Establish a development impact and/or in-lieu fee system to help finance municipal parking structures
- Assess parking fees on users of municipal parking facilities and differentiate those fees to benefit high priority users such as high occupancy vehicles and compact cars
- Enforce time limits on parking meters
- Incorporate retail and commercial uses into lower levels of municipal parking structures and sell or lease this space to raise revenue for the construction, operation, and maintenance of the parking facility

- Consider designating special taxing districts or tax increment finance districts to help finance parking structures
- Seek private sector partners to help develop municipal parking structures
- Explore the possibility of using lease purchase finance arrangements to finance municipal parking structures

Developers

- Assess parking fees on users of privately-owned parking facilities and differentiate those fees to benefit high priority users such as high occupancy vehicles and compact cars
- Incorporate retail and commercial uses into lower levels of privately-owned parking structures and sell or lease this space to raise revenue for the construction, operation, and maintenance of the parking facility
- Seek access to tax-exempt and taxable bond financing through local and state governments
- Seek public sector partner to help develop parking structures

CONCLUSION

Present development patterns all but necessitate the need for personal automobiles to move between places. The need for cars naturally generates the need for parking, yet accommodating parking needs can be one of the most challenging aspects of the development process. It is critical to provide enough parking without providing too much and integrating parking facilities into existing communities is often difficult. Vast expanses of surface parking have negative impacts on water quality, walkability, and the general aesthetic quality of the built environment. Multi-level parking garages in addition to being cost-prohibitive, often leave entire city blocks with little street level interest and activity. No one wants acres of pavement or dead gaps in the urban fabric, yet from the user's perspective parking needs to be convenient, safe, and accessible, and from the developer's perspective parking needs to be cost-effective.

This best practices study has detailed innovative approaches to parking—its management, design, and financing. The possible strategies listed at the end of each section give both the public and private sectors a range of options to consider when rethinking traditional ways of approaching parking. All of the answers are not found in these pages. Instead, this study should act as a springboard for conversations that will eventually lead to "win-win" parking scenarios for governments, for developers, and for communities.

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Westport (CT) Zoning Regulations

USEFUL WEB-SITES

Bi-State Development Agency – St. Louis, Missouri www.bi-state.org

Center for Watershed Protection www.cwp.org

Citizens for Modern Transit www.cmt-stl.org

Commuter Choice Maryland www.commuterchoicemaryland.com

Congress for the New Urbanism www.cnu.org

Downtown Partnership of Baltimore www.godowntownbaltimore.com

Environmental Protection Agency Smart Growth Policy Database cfpub.epa.gov/sgpdb

Internal Revenue Service www.irs.gov

Montgomery County, Maryland Department of Public Works and Transportation Parking Services www.dpwt.com/parking

National Association of Counties www.naco.org

Nelson/Nygaard Consulting Associates www.nelsonnygaard.com

Parking Cash Out. Federal Transit Administration. U.S. Department of Transportation. www.fta.dot.gov/library/planning/tdmstatus/FTACASH3.HTM

Parking Supply Management. Federal Transit Administration. U.S. Department of Transportation. www.fta.dot.gov/library/planning/tdmstatus/FTAPRKSP.HTM

Surface Transportation Policy Project www.transact.org

The Stormwater Manager's Resource Center www.stormwatercenter.net

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U.S. Department of Transportation Federal Highway Administration www.fhwa.dot.gov

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INDEX

Alternative Pavers	Page 22
Architectural Treatments	Page 20
Areawide Parking Caps	Page 5
Automated Parking Structures	Page 22
Bicycle Facilities and Amenities	Page 14, 25
Bundled Parking	Page 29
Car Sharing	Page 14
Cash Out	Page 12
Curb Cuts	Page 25
Density Bonus	Page 30
Development Impact Fees	Page 32
Double-Barreled Bonds	Page 34
Fees-in-lieu	Page 4, 32
General Obligation Bonds	Page 32
Green Roofs	Page 23
Joint Development	Page 35
Landscaping	Page 20
Lease Purchase Financing	Page 35
Lighting	Page 26
Low Impact Development	Page 23
On-street Parking	Page 21, 24
Parking Design	**Page 19**
Parking Fees	Page 29
Parking Financing	**Page 29**
Parking Fines	Page 32
Parking Management	**Page 2**
Parking Management Districts	Page 7
Parking Maximums	Page 5
Parking Taxes	Page 32
Payment in Lieu of Taxes	Page 30
Pedestrian Corridors	Page 25
Peripheral Parking	Page 13
Preferential Parking	Page 12
Pricing Strategies	Page 15
Private Activity Bonds	Page 31
Public-Private Partnerships	Page 34
Reduced Minimum Parking Requirements	Page 3
Reduced Stall Dimensions	Page 21
Revenue Bonds	Page 32
Screening	Page 20
Shared Parking	Page 6
Signage	Page 25
Special Assessment Bonds	Page 33
Stacked Parking	Page 22
Standard Minimum Parking Requirements	Page 2
Tandem Parking	Page 22
Tax Increment Finance Bonds	Page 34

Traditional Neighborhood Design Page 10
Transit Investments Page 9
Transit Oriented Development Page 10
Transportation Demand Management Pages 4, 12
Transportation Management Association Page 12
Unbundled Parking Page 15
Valet Parking Page 22

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
JUN 08 2020
MONROE CO. PLANNING DEPT.

Land Development Code (LDC) Text Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: $5,950.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Transportation Study Review: $5,000.00 Deposit (any unused funds will be returned upon approval)
Advertising and Noticing Fees for a Community Meeting: $245 plus $3.00/SPON

Date of Request: 05 / 29 / 2020
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: **(Agents must provide notarized authorization from all property owners.)**

SMITH / HAWKS, PL — BARTON W. SMITH, ESQ/JESS MILES GOODALL, ESQ.
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

138 SIMONTON STREET, KEY WEST, FLORIDA 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — BART@SMITHHAWKS.COM
Work Phone — Home Phone — Cell Phone — Email Address

Property Owner: **(Business/Corp must include documents showing who has legal authority to sign.)**

Ocean Reef Club, Inc — c/o Agent
(Name/Entity) — Contact Person

c/o Agent
Mailing Address (Street, City, State and Zip Code)

c/o Agent — c/o Agent
Work Phone — Home Phone — Cell Phone — Email Address

Section(s) of Land Development Code Affected :

The Text Amendment provides text for Section 130-141 ("Text Amendment") to the Monroe County Land Development Regulations ("LDC") by creating the Ocean Reef Club Overlay ("Overlay").

Please describe the reason for the proposed text amendment (attach additional sheets if necessary):

See attached letter.

Please describe how the proposed amendment implements and is consistent with the Comprehensive Plan:

See attached letter.

Please describe how proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

See attached letter.

The Board of County Commissioners may consider an amendment if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary)**:**

1) **Changed projections (e.g. regarding public service needs) from those on which the text was based**
   See attached letter.

2) **Changed assumptions (e.g. regarding demographic trends):**
   See attached letter.

3) **Data errors, including errors in mapping, vegetative types and natural features:**
   See attached letter.

4) **New issues:**
   See attached letter.

5) **Recognition of a need for additional detail or comprehensiveness:**
   See attached letter.

6) **Data updates:**
See attached letter.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located or **to any area in accordance with a Livable CommuniKeys master plan. Please describe how the text amendment would not result in an adverse community change** (attach additional sheets if necessary)**:**
See attached letter.

* * * * * * *

Applicants submitting an application for an amendment to the text of the Land Development Code shall participate in a concept meeting with the Planning and Environmental Resources Department, as indicated in Section 102-158(d)(3), to discuss the proposed amendment.

Scheduling. A concept meeting shall be scheduled by department staff once the application is determined to be complete.

As part of this concept meeting, department staff will identify whether or not the proposed text amendment will have a county-wide impact. If the proposal is determined to have a county-wide impact, a public meeting with the Board of County Commissioners (**"Impact Meeting"**) prior to the application proceeding to the DRC for review is required. The applicant shall coordinate with the Planning Director regarding the date and time of the Impact Meeting; however, all Impact Meetings shall be held in Marathon.

Notice of Meeting. The Impact Meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the Impact Meeting and provide proof of proper notice to the Planning Director.

The Impact Meeting is not to be a public hearing (the BOCC will not vote on the proposal), but a public meeting during which the BOCC may offer their initial opinions and the public may have input on the proposed amendment.

PROOF OF PROPER NOTICING ON THE IMPACT MEETING WILL BE REQUIRED.

Applicants requesting a Land Development Code Text Amendment shall provide for public participation through a community meetingas indicated in Code Section 102-159.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at least three (3) months prior to any of the public hearings.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

* * * * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☐ Completed application form (unaltered and unbound)
- ☐ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- ☐ Existing text of Land Development Code section(s) affected See attached letter.
- ☐ Proposed amendment(s) to text of Land Development Code section(s). *Must be provided in strikethrough and underline format.* See attached letter.
- ☐ If a site specific amendment is proposed:
  - ☐ Proof of ownership (i.e., Warranty Deed) Tab A
  - ☐ Ownership Disclosure Form Tab B
  - ☐ Current Property Record Card(s) from the Monroe County Property Appraiser Tab C
  - ☐ Location map Tab D
  - ☐ Photograph(s) of site(s) from adjacent roadway(s) Tab D
  - ☐ Signed and Sealed Boundary Survey(s), prepared by a Florida registered surveyor – eight (8) sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; total acreage by habitat; and total upland area Tab F
  - ☐ Typed name and address mailing labels of all property owners within a 600 foot radius of the property(s) – (three sets). This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included Tab G

If applicable, the following must be submitted in order to have a complete application submittal:

- ☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) Tab H
- ☒ Copy of current Future Land Use Map (*required if application affects specific and defined area)* Tab I
- ☒ 600ft Radius report, prepared by the Monroe County Property Appraiser's Office (*required if application affects specific and defined area*) Tab G
- ☐ Traffic Study, prepared by a licensed traffic engineer (*required if application affects specific and defined area*) N/A
- ☐ Transportation fee of $5,000 to cover the cost of experts hired by the Department to review the traffic study – any unused funds deposited will be returned upon approval (*required if application affects specific and defined area*) N/A

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.

Additional fees may apply pursuant to the approved fee schedule.

* * * * * * *

Has a previous application been submitted for this site(s) within the past two years? ☐ Yes ☐ No

Is there a pending code enforcement proceeding involving all or a portion of the parcel(s) proposed for development? ☐ Yes ☒ No Code Case file #_____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: _____ **Date:** 06/05/2020

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 5th day of June, 20 20,

by BARTON W. SMITH, who is personally known to me OR produced

(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.

(TYPE OF ID PRODUCED)

Brandi Green

Signature of Notary Public

Brandi Green

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 06/29/2020

BRANDI GREEN
MY COMMISSION # FF 965986
EXPIRES: June 29, 2020
Bonded Thru Notary Public Underwriters

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

774943 OFF REC 1247 PAGE 1856 3

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 1 day of MARCH, 1993, by and between **OCEAN REEF CLUB, INC.**, a Florida corporation ("Grantor"), having its place of business in the County of Monroe and State of Florida, whose mailing address is 31 Ocean Reef Drive, Suite C-300, Key Largo, Florida 33037, and **OCEAN REEF ACQUISITION CORP.** ("Grantee"), a not-for-profit corporation existing under the laws of the State of Florida, having its place of business in the County of Monroe and State of Florida, whose mailing address is 100 Anchor Drive, #511, Key Largo, Florida 33037.

58.00
11.00
1666.00

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 U.S Dollars ($10.00) to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described land (the "Property"), situate, lying and being in the Count of Monroe, State of Florida, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same in fee simple forever.

This conveyance is made subject to, and by acceptance of this Deed, Grantee accepts this conveyance subject to the following:

(a) applicable zoning and other regulatory laws, regulations and ordinances and other restrictions of governmental authorities; (b) taxes and assessments applicable for the year of conveyance and all subsequent years; (c) all matters which would be disclosed by an accurate survey and inspection of the Property; and (d) all title exceptions described on Exhibit B attached hereto and incorporated herein.

AND Grantor does hereby specially warrant the title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

DS Paid 1666.00 Date 3/8/93
MAYOR OF COUNTY
DANNY L. KOLHAGE, CLK. CIR. CT.
By _____ D.C.

FILED FOR RECORD
'93 MAR 8 PM 12 33
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLORIDA

Prepared by and Return to:

Dennis W. Hillier, Esq.
Florida Bar No. 111696
Hillier & Wanless, P.A.
Sanctuary Centre
4800 North Federal Highway
Tower B - Suite 300
Boca Raton, Florida 33431

774943 OFF REC 1247 PAGE 1857

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by the proper officers, and its corporate seal to be hereunto affixed, on the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Paul M. Gregory
Signature

PAUL M. GREGORY
Print Name of Witness

Thomas A. Hanson
Signature

THOMAS A. HANSON
Print Name of Witness

OCEAN REEF CLUB, INC., a Florida corporation

By: [signature]
Its: PRESIDENT

CHRISTOPHER B. HEWETT
Print Name

Whose Mailing Address is:

31 Ocean Reef Drive
Suite C-300
Key Largo, Florida 33037

(Corporate Seal)

STATE OF FLORIDA)
) SS.
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 2 day of March, 1993, by CHRISTOPHER B. HEWETT as PRESIDENT of Ocean Reef Club, Inc. on behalf of said corporation. He/she is personally known to me ~~or presented~~ _____ as ~~identification~~ and did not take an oath.

Thomas A. Hanson
THOMAS A. HANSON
Print Name

Notary Public
State of Florida at Large

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES APRIL 18, 1996
BONDED THRU HUCKLEBERRY & ASSOCIATES

NOTARY PUBLIC STATE OF FLORIDA

774943 OFF REC 1247 PAGE 1858

REVISED 2/24/93
REVISED 1/13/93
REVISED 4/6/90
REVISED 11/30/89
REVISED 2/17/87

EXHIBIT A

LEGAL DESCRIPTION
PARCEL 1

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF "HARBOR COURSE SECTION ONE OCEAN REEF PLAT NO. 13", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

THAT PORTION OF SAID TRACT A BELONGING TO JAMES P. STRODE AS RECORDED IN OFFICIAL RECORDS BOOK 940 AT PAGES 881 THROUGH 883 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

THAT PORTION OF SAID TRACT A BELONGING TO JOSEPH F. TRIGG AS RECORDED IN OFFICIAL RECORDS BOOK 923 AT PAGES 537 AND 538 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

A PORTION OF THE SE 1/4 OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST KEY LARGO, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 13; THENCE N88°24'20"E ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SE 1/4 FOR 516.27 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HARBOR DRIVE AS SHOWN ON THE PLAT OF "HARBOR COURSE SECTION TWO OCEAN REEF PLAT NO. 13" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 5 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S13°44'45"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 842.71 FEET TO AN INTERSECTION WITH THE NORTH LINE OF TRACT C AS SHOWN ON SAID PLAT; THENCE S88°30'25"W ALONG SAID NORTH LINE FOR 362.92 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE SE 1/4 OF SAID SECTION 13; THENCE N00°03'03"W ALONG SAID WEST LINE FOR 819.40 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

TRACT A OF "HARBOR COURSE SECTION TWO OCEAN REEF PLAT NO. 13", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 5 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

A SUBDIVISION OF A PORTION OF TRACT "A" OF HARBOR COURSE, SECTION ONE, OCEAN REEF PLAT NO. 13; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE MOST NORTHEASTERLY CORNER OF SAID TRACT "A" LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 86°16'39"; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE SOUTHWESTERLY FOR AN ARC DISTANCE OF 368.93 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE LEAVING SAID RIGHT OF WAY LINE S31°30'00"W - 153.01 FEET TO A POINT OF NONTANGENT INTERSECTION WITH A CIRCULAR CURVE, THE CENTER OF WHICH BEARS N78°32'00"W HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 32°00'00"; THENCE ALONG THE ARC OF SAID CURVE 78.19 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 31°36'37"; THENCE ALONG THE ARC OF SAID CURVE 110.33 FEET TO A POINT OF NONTANGENT INTERSECTION WITH A CIRCULAR CURVE, THE CENTER OF WHICH BEARS S83°08'07"W, HAVING A RADIUS OF 235.00 FEET AND A

CENTRAL ANGLE OF 52°02'14"; THENCE ALONG THE ARC OF SAID CURVE 213.43 FEET TO A POINT OF NONTANGENT INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 6, BLOCK 2, HARBOR COURSE SECTION ONE, OCEAN REEF PLAT NO. 13, AS RECORDED IN PLAT BOOK 7, PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CIRCULAR CURVE, THE CENTER OF WHICH BEARS S23°12'44"W HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 56°30'28"; THENCE ALONG THE NORTHEASTERLY LINES OF LOTS 6 AND 5 ON THE ARC OF SAID CURVE 295.87 FEET TO A POINT, THENCE N87°07'03"E - 54.62 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 79°52'04"; THENCE ALONG THE ARC OF SAID CURVE 76.67 FEET TO A POINT; THENCE N7°15'00"E - 96.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 29°00'00"; THENCE ALONG THE ARC OF SAID CURVE 151.84 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 37°00'00"; THENCE ALONG THE ARC OF SAID CURVE 245.39 FEET TO A POINT OF NONTANGENT INTERSECTION; THENCE N23°34'53"E - 62.28 FEET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED SOUTH HARBOR DRIVE, THENCE ALONG SAID RIGHT OF WAY LINE N66°25'07"W - 95.94 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 24°31'30"; THENCE ALONG SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 104.87 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A SUBDIVISION OF A PORTION OF TRACT "A" OF HARBOR COURSE, SECTION ONE, OCEAN REEF PLAT NO. 13; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHEASTERLY CORNER OF SAID TRACT "A", LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 49°04'23"; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 209.84 FEET; TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83°40'50"; SAID POINT OF REVERSE CURVATURE ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE ALONG THE AFOREMENTIONED CIRCULAR CURVE AN ARC DISTANCE OF 36.51 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 380.00 FEET AND A CENTRAL ANGLE OF 25°35'23"; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE A DISTANCE OF 169.72 FEET TO A POINT; THENCE N75°25'07"W - 100.00 FEET TO A POINT; THENCE N16°48'00"W - 92.16 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF GATEHOUSE ROAD AS SHOWN ON PLAT OF "HARBOR COURSE SECTION ONE, OCEAN REEF PLAT NO. 13", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 AT PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE S73°12'00"W - 275.27 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-905, SAID SOUTHEASTERLY RIGHT OF WAY LINE BEING A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, THE CENTER OF WHICH BEARS S33°01'07"E, AND HAVING A RADIUS OF 3744.72 FEET AND A CENTRAL ANGLE OF 3°57'35"; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 258.80 FEET TO A POINT; THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD S-905, S45°00'00"E - 138.33 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, THE CENTER OF WHICH BEARS S19°00'00"E - HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 17°38'00"; THENCE ALONG THE ARC OF SAID CURVE 80.02 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 260.00 FEET AND A CENTRAL ANGLE OF 22°52'00" THENCE ALONG THE ARC OF SAID CURVE 103.77 FEET TO A POINT; THENCE N65°46'00"E - 90.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR

CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 43°04'00"; THENCE ALONG THE ARC OF SAID CURVE 172.88 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 25°50'00"; THENCE ALONG THE ARC OF SAID CURVE 256.40 FEET TO A POINT OF NONTANGENT INTERSECTION WHICH BEARS S7°09'00"E FROM THE CENTER OF THE PREVIOUSLY DESCRIBED CURVE; THENCE N35°00'00"E - 77.30 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE, SAID POINT ALSO BEING A CIRCULAR CURVE CONCAVE TO THE NORTHEAST, THE CENTER OF WHICH BEARS N50°39'10"E, HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 28°39'29"; THENCE NORTH AND NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE, A DISTANCE OF 122.54 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PORTION OF TRACT A OF "HARBOR COURSE SECTION FOUR, OCEAN REEF PLAT NO. 13" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 AT PAGE 8 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE AND THE NORTH LINE OF THE NORTH 1/2 OF THE SW 1/4, OF THE SE 1/4, OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, MONROE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE N88°24'20"E - 537.60 FEET (BEARINGS DERIVED FROM RECORD PLAT) TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 37.50 FEET AND A CENTRAL ANGLE OF 120°33'10" AS SHOWN ON THE AFOREMENTIONED PLAT OF HARBOR COURSE SECTION FOUR, OCEAN REEF PLAT NO. 13, AND BEING A PORTION OF THE EASTERLY BOUNDARY LINE OF SAID TRACT A' THENCE ALONG SAID EASTERLY BOUNDARY LINE OF TRACT A AN ARC DISTANCE OF 78.90 FEET; THENCE S32°08'00"E - 114.28 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 52°31'40"; THENCE ALONG THE ARC OF SAID CURVE 275.03 FEET; THENCE S20°26'15"W - 60.39 FEET (S20°22'50"W - 60.12 - PLAT) TO THE NORTHEASTERLY CORNER OF LOT 7 IN BLOCK 3 OF SAID PLAT OF HARBOR COURSE SECTION FOUR; THENCE ALONG THE REAR BOUNDARY LINE OF SAID BLOCK 3, S02°46'02"W - 180.00 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 340.00 FEET AND A CENTRAL ANGLE OF 46°09'17"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 273.89 FEET TO POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF THE SW 1/4, OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 13; THENCE ALONG SAID LINE S88°30'25"W - 317.45 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N13°41'41"E - (N13°44'45"E - PLAT) 265.69 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE S76°18'19"E - 75.00 FEET; THENCE N13°41'41"E - 88.00 FEET; THENCE N76°18'19"W - 75.00 FEET TO A POINT ON THE PREVIOUSLY MENTIONED EASTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE N13°41'41"E (N13°44'45"E - PLAT) 270.00 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PORTION OF TRACT "A" OF HARBOR COURSE, SECTION ONE, OCEAN REEF PLAT NO. 13; ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 3 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHEASTERLY CORNER OF SAID TRACT "A" LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE, SAID CORNER ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 245.00 FEET AND A CENTRAL ANGLE OF 49°04'23" FOR 209.84 FEET; THENCE N11°43'40"W FOR 188.26 FEET TO A NON-TANGENTIAL INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST AND BEARING S25°47'08"E FROM THE CENTER OF SAID CURVE, SAID INTERSECTION BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF OATHOUSE ROAD AS SHOWN ON SAID

RECORDED IMAGE
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS UNSATISFACTORY ON THE DOCUMENT WHEN RECEIVED

PLAT OF "HARBOR COURSE SECTION ONE, OCEAN REEF PLAT NO. 13"; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 750.10 FEET AND A CENTRAL ANGLE OF 6°20'32" FOR 83.69 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT "A"; THENCE S45°36'58"E ALONG THE NORTHEASTERLY LIMITS OF SAID TRACT "A" FOR 47.81 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL II

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF "HARBOR COURSE SECTION FOUR OCEAN REEF PLAT NO. 13", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 AT PAGE 8 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SE CORNER OF THE NE 1/4, OF THE SW 1/4 OF SAID SECTION 13, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT A AS SHOWN ON "HARBOR COURSE SECTION TWO, OCEAN REEF PLAT NO. 13" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7 AT PAGE 8 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT A, N88°24'20"E - 516.04 (516.27 - PLAT) FEET (BEARINGS DERIVED FROM RECORD PLAT) TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE AS SHOWN ON THE AFOREMENTIONED PLAT; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S13°41'41"W - 233.00 FEET (S13°44'45"W - PLAT); THENCE LEAVING SAID RIGHT OF WAY LINE N76°18'19"W - 55.00 FEET; THENCE S13°41'41"W - 70.00 FEET; THENCE S76°18'19"E - 55.00 FEET TO A POINT ON THE PREVIOUSLY MENTIONED RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE S13°41'41'W - 340.56 FEET (S13°44'45"W - PLAT) TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4, OF THE SE 1/4, OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE S88°30'25"W - 303.05 FEET (302.92 - PLAT) TO A POINT OF INTERSECTION WITH THE WEST LINE, OF SE 1/4, OF SAID SECTION 13; THENCE ALONG SAID WEST LINE N0°03'03"W - 620.35 FEET (619.40 - PLAT) TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PORTION OF TRACT A AS SHOWN ON "HARBOR COURSE, SECTION FOUR, OCEAN REEF PLAT NO. 13" AS RECORDED IN PLAT BOOK 7 AT PAGE 8 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF SOUTH BRIDGE LANE AND THE EASTERLY BOUNDARY OF THE AFOREMENTIONED TRACT A; THENCE ALONG SAID EASTERLY BOUNDARY N10°55'56"W - 140.89 FEET; THENCE LEAVING SAID EASTERLY BOUNDARY OF TRACT A S30°33'24"W - 163.75 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF SOUTH BRIDGE LANE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE N88°30'27"E - 110.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL III

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF "HARBOR COURSE SECTION THREE OCEAN REEF PLAT NO. 13",

ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 7 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

THAT PORTION OF SAID TRACT A LYING WITHIN "HARBOUR GREEN CONDOMINIUM" AS RECORDED IN OFFICIAL RECORDS BOOK 848 AT PAGES 1211 THROUGH 1222, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LEGAL DESCRIPTION
PARCEL V

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST AND SECTIONS 12 AND 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A OF "GRAYVIK EXTENSION OCEAN REEF PLAT NO. 2" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 26 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

THAT PORTION OF SAID TRACT A, BELONGING TO ROY W. CRONACHER AND GEORGIA E. CRONACHER, ACCORDING TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 913 AT PAGE 1029 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

THAT PORTION OF SAID TRACT A, BELONGING TO THOMAS P. MURPHY, JR. AND KATHLEEN M. MURPHY, ACCORDING TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 862 AT PAGE 287 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 13, OF "ARSENAL POINT KEY LARGO PROPERTIES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 129 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GATEHOUSE ROAD AS SHOWN ON THE PLAT OF "HARBOR COURSE SECTION THREE OCEAN REEF PLAT NO. 13" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 7, AND NORTHWESTERLY AND NORTHEASTERLY OF LINDERMAN LANE AS SHOWN ON THE PLAT OF "HARBOR COURSE SECTION ONE OCEAN REEF PLAT NO. 13", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 3, AND NORTHEASTERLY OF THE EASTERLY PLATTED BOUNDARY OF "GOLF VILLAGE OCEAN REEF PLAT NO. 9", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6 AT PAGE 107, ALL OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 13, OF SAID PLAT OF "ARSENAL POINT KEY LARGO PROPERTIES" LYING NORTHWESTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID GATEHOUSE ROAD AS SHOWN ON SAID PLAT OF "HARBOR COURSE SECTION THREE OCEAN REEF PLAT NO. 13".

AND TOGETHER WITH:

THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 12, LYING EASTERLY AND SOUTHEASTERLY OF SAID PLAT OF "GRAYVIK EXTENSION OCEAN REEF PLAT NO. 2".

LESS AND EXCEPT THEREFROM:

THAT PORTION OF TRACT 6 OF "OCEAN REEF PLAT NO. 6", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 29 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

TRACT F OF "REPLAT OF PORTIONS OF BLOCKS 9, 10, 11, 12, 13 & 14 AND TRACTS "A" AND "B" OCEAN REEF PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 30 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

THAT AREA LYING WITHIN THE PLATTED BOUNDARIES OF "FAIRWAY LAKE COTTAGES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 71 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 7.

AND TOGETHER WITH:

THAT PORTION OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 7, OF "PLAT OF LANDS OF SEABOARD PROPERTIES, INC." ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 4 AT PAGE 83 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF OCEAN REEF DRIVE AS SHOWN ON THE PLAT OF "CHANNEL CAY OCEAN REEF PLAT NO. 4" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5 AT PAGE 122 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

A PORTION OF GOVERNMENT LOT 4 OF SAID SECTION 7 AS SHOWN ON SAID PLAT OF "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", LYING SOUTHWESTERLY OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID OCEAN REEF DRIVE, AND NORTHWESTERLY AND WESTERLY OF THE FOLLOWING DESCRIBED REFERENCE LINE:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE N2°16'20"W ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF SECTION 7 FOR 877.53 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY PROLONGATION OF THE CENTERLINE OF OCEAN REEF DRIVE, AS SHOWN ON SAID PLAT OF "CHANNEL CAY OCEAN REEF PLAT NO. 4"; THENCE S43°11'40"E ALONG SAID NORTHWESTERLY PROLONGATION AND ALONG THE CENTERLINE OF SAID OCEAN REEF DRIVE FOR 1438.05 FEET; THENCE S43°00'23"W FOR 35.08 FEET TO AN INTERSECTION WITH A LINE 35.00 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID CENTERLINE OF OCEAN REEF DRIVE, SAID INTERSECTION BEING THE POINT OF BEGINNING OF THE AFOREMENTIONED REFERENCE LINE; THENCE CONTINUE S43°00'23"W FOR 610.09 FEET; THENCE S65°35'24"W FOR 509.36 FEET; THENCE S1°39'03"E FOR 305 FEET MORE OR LESS TO AN INTERSECTION WITH THE SOUTHERLY LINE OF SAID SECTION 7 AND THE POINT OF TERMINATION OF THE AFOREMENTIONED REFERENCE LINE.

LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND BELONGING TO THE SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, AS RECORDED IN OFFICIAL RECORDS BOOK 380 AT PAGE 273 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND KNOWN AS "MARINA VILLAGE PHASE I CONDOMINIUM, INC." AS RECORDED IN OFFICIAL RECORDS BOOK 755 AT PAGE 720 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND KNOWN AS "MARINA VILLAGE PHASE II", AS RECORDED IN OFFICIAL RECORDS BOOK 763 AT PAGE 412 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND KNOWN AS "MARINA VILLAGE PHASE III" AS RECORDED IN OFFICIAL RECORDS BOOK 763 AT PAGE 481 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND KNOWN AS THE "OCEAN REEF OFFICE PLAZA" BELONGING TO JOSEPH J. SCHOTT, STEVE TORCISE AND SAM TORCISE AS RECORDED IN OFFICIAL RECORDS BOOK 825 AT PAGES 991 THROUGH 999 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

THAT PORTION OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 50 SOUTH, RANGE 41 EAST AS SHOWN ON SAID PLAT OF "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", KNOWN AS THE BERDUE DEAN BOAT STORAGE AREA AND THE FISHING VILLAGE STORES AND RESTAURANT AREA, LYING EASTERLY AND NORTHERLY THE FOLLOWING DESCRIBED REFERENCE LINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18 AS SHOWN ON SAID "PLAT OF LANDS OF SEABOARD PROPERTIES, INC."; THENCE N88°12'44"E ALONG THE NORTHERLY LINE OF SAID SECTION 18 FOR 705.83 FEET TO AN INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE WESTERLY FACE OF AN EXISTING CONCRETE SEAWALL AND THE POINT OF BEGINNING OF THE AFOREMENTIONED REFERENCE LINE; THENCE S1°42'56"E ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID WESTERLY FACE OF SAID EXISTING CONCRETE SEAWALL FOR 494.20 FEET TO THE SOUTHWEST CORNER OF SAID SEAWALL; THENCE ALONG THE SOUTHERLY FACE OF SAID CONCRETE SEAWALL FOR THE FOLLOWING THREE (3) COURSES: (1) N89°56'40"E FOR 363.50 FEET; (2) N87°34'18"E FOR 80.50 FEET; (3) CONTINUE EASTERLY ALONG SAID SOUTHERLY FACE OF SAID SEAWALL AND ITS EASTERLY PROLONGATION TO AN INTERSECTION WITH THE EASTERLY LINE OF SAID WEST 1/2 OF THE NW 1/4 OF SAID SECTION 18 AND THE POINT OF TERMINATION OF THE AFOREMENTIONED REFERENCE LINE.

LESS AND EXCEPT THEREFROM:

A PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 50 SOUTH, RANGE 41 EAST, AS SHOWN ON "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 7, ALL LYING ON KEY LARGO, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE N2°16'20"W ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 7 FOR 877.53 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF OCEAN REEF DRIVE, AS SHOWN ON THE PLAT OF "CHANNEL CAY OCEAN REEF PLAT NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 122 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S43°11'40"E ALONG SAID NORTHWESTERLY EXTENSION OF THE CENTERLINE OF OCEAN REEF DRIVE AND ALONG THE CENTERLINE OF SAID OCEAN REEF DRIVE FOR 1438.05 FEET; THENCE S43°00'23"W FOR 367.49 FEET TO AN INTERSECTION WITH THE EAST CORNER OF "MARINA VILLAGE PHASE, I CONDOMINIUM, INC.", AS RECORDED IN OFFICIAL RECORDS BOOK 755 AT PAGE 720 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHEASTERLY LIMITS OF SAID "MARINA VILLAGE PHASE I CONDOMINIUM, INC." FOR THE FOLLOWING TWO (2) COURSES: (1) S43°00'23"W FOR 286.08 FEET; (2) S55°35'24"W FOR 509.36 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE S1°39'03"E FOR 60.07 FEET TO AN INTERSECTION WITH THE NORTHEAST CORNER OF "MARINA VILLAGE PHASE III", AS RECORDED IN OFFICIAL RECORDS BOOK 763 AT PAGE 481 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY LIMITS OF SAID "MARINA VILLAGE PHASE III" FOR THE FOLLOWING THREE (3) COURSES: (1) S88°20'57"W FOR 77.68 FEET; (2) N65°29'29"W FOR 66.62 FEET; (3) S86°14'20"W FOR 61.64 FEET;

THENCE N13°35'38"E FOR 95.11 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY LIMITS OF "MARINA VILLAGE PHASE I CONDOMINIUM, INC."; THENCE ALONG SAID SOUTHWESTERLY AND SOUTHERLY LIMITS FOR THE FOLLOWING FOUR (4) COURSES: (1) S26°33'54"E FOR 26.83 FEET; (2) S43°49'09"E FOR 60.83 FEET; (3) N88°14'20"E FOR 108.00 FEET; (4) N55°35'24"E FOR 17.21 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST, OF "ARSENAL POINT KEY LARNEY PROPERTIES" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 129 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF GATEHOUSE ROAD AS SHOWN ON THE PLAT OF "HARBOR COURSE SECTION THREE OCEAN REEF PLAT NO. 13" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 7, AND NORTHWESTERLY AND NORTHEASTERLY OF LINDERMAN LANE AS SHOWN ON THE PLAT OF "HARBOR COURSE SECTION ONE OCEAN REEF PLAT NO. 13", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 3, ALL OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE S88°12'44"W ALONG THE NORTH LINE OF SAID SECTION 13 FOR 376.03 FEET TO AN INTERSECTION WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF GATEHOUSE ROAD; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) COURSES: (1) S61°12'40"W FOR 1033.57 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 285.00 FEET AND A CENTRAL ANGLE OF 16°40'53" FOR 83.72 FEET TO A POINT OF TANGENCY; (3) S44°22'47"W FOR 52.03 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: (1) S44°22'47"W FOR 156.08 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; (2) WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.70 FEET AND A CENTRAL ANGLE OF 85°10'11" FOR 53.10 FEET TO AN INTERSECTION WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF LINDERMAN LANE, SAID INTERSECTION ALSO BEING A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTH; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING FOUR (4) COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 57.00 FEET AND A CENTRAL ANGLE OF 68°29'17" FOR 68.13 FEET; (2) S61°12'40"W FOR 204.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; (3) WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 77°41'50" FOR 40.68 FEET (4) N41°05'30"W FOR 32.13 FEET; THENCE N56°31'09"E FOR 122.87 FEET; THENCE N51°08'18"E FOR 98.54 FEET; THENCE N57°16'02"E FOR 99.16 FEET; THENCE N65°56'09"E FOR 150.42 FEET; THENCE S40°07'28"E FOR 90.79 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, AND A PORTION OF TRACT D, HARBOR COURSE SECTION THREE OCEAN REEF PLAT NO. 13, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 7, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE N88°12'44"E ALONG THE NORTH LINE OF SAID SECTION 18 FOR 303.26 FEET; THENCE S1°47'16"E FOR 13.97 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N74°00'06"E FOR 39.01 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY ALONG THE ARC OF THE LAST DESCRIBED CURVE HAVING A RADIUS OF 743.96 FEET AND A CENTRAL ANGLE OF 1°19'05" FOR 17.11 FEET TO A NONTANGENTIAL INTERSECTION; SAID INTERSECTION BEARING S17°19'05"E FROM THE CENTER OF THE LAST DESCRIBED CURVE AND

ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 18; THENCE N88°22'44"E ALONG SAID NORTH LINE FOR 340.52 FEET; THENCE S1°02'49"E FOR 40.14 FEET TO THE NORTHEAST CORNER OF THE OUTSIDE FACE OF AN EXISTING SEAWALL; THENCE S88°57'11"W ALONG THE NORTHERLY LIMITS OF SAID SEAWALL FOR 151.04 FEET; THENCE S3°01'38"E ALONG THE WESTERLY LIMITS OF THE SAID SEAWALL FOR 289.18 FEET TO THE POINT OF TERMINATION OF SAID SEAWALL; THENCE MEANDER ALONG THE CUT LINE OF A MANMADE CANAL FOR THE FOLLOWING FIFTEEN (15) COURSES: (1) S43°13'31"E FOR 6.10 FEET; (2) S11°02'49"E FOR 8.59 FEET; (3) S82°08'04"W FOR 7.50 FEET; (4) N83°34'11"W FOR 6.77 FEET; (5) N59°11'35"W FOR 24.00 FEET; (6) N85°39'32"W FOR 21.44 FEET; (7) N74°43'21"W FOR 15.94 FEET; (8) N51°09'18"W FOR 32.44 FEET; (9) N32°43'00"W FOR 24.99 FEET; (10) N43°30'05"W FOR 35.31 FEET; (11) N44°39'34"W FOR 34.62 FEET; (12) N32°58'20"W FOR 27.59 FEET; (13) N32°53'05"W FOR 49.09 FEET TO (14) N42°49'59"W FOR 38.90 FEET; (15) N40°40'35"W FOR 49.09 FEET TO THE POINT OF TERMINATION ALONG THE AFOREMENTIONED CUT LINE; THENCE N10°13'36"W FOR 104.58 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL VI

A PARCEL OF LAND LYING IN SECTIONS 7 AND 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS G AND H OF "OCEAN REEF PLAT NO. 1 - AMENDED" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TOGETHER WITH THE 20 FOOT WIDE ROAD RIGHT-OF-WAY LYING BETWEEN SAID TRACTS G AND H.

AND TOGETHER WITH:

TRACTS A, B, C, D AND E, OF "OCEAN REEF PLAT NO. ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, TOGETHER WITH THE ADJOINING SLIPS AND BEACH ROAD AS SHOWN ON SAID PLAT OF "OCEAN REEF PLAT NO. ONE".

LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND KNOWN AS "MARINA INN CONDOMINIUM, INC.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT A, "OCEAN REEF PLAT NO. 1", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; TOGETHER WITH A PORTION OF GOVERNMENT LOT 4, SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AS SHOWN ON "PLAT OF LANDS OF SEABOARD PROPERTIES, INC." ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; ALL LYING ON KEY LARGO, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE N2°16'26"W (BEARINGS DERIVED FROM FLORIDA COORDINATE SYSTEM, EAST ZONE) ALONG THE WEST LINE OF THE SAID NE 1/4 OF THE SW 1/4 OF SECTION 7 FOR 877.53 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE CENTERLINE OF OCEAN REEF DRIVE, AS SHOWN ON "CHANNEL CAY, OCEAN REEF PLAT NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 122 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S43°11'40"E ALONG SAID NORTHWESTERLY EXTENSION OF AND SAID CENTERLINE OF OCEAN REEF DRIVE FOR 1482.45 FEET; THENCE S46°48'20"W FOR 35.00 FEET TO AN INTERSECTION WITH A LINE 35.00 FEET SOUTHWESTERLY OF A MEASURED AT RIGHT ANGLES, AND PARALLEL TO SAID CENTERLINE OF OCEAN REEF DRIVE; SAID INTERSECTION BEING THE POINT OF BEGINNING AND THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 281.20 FEET AND A CENTRAL ANGLE OF 41°27'00" FOR 203.47 FEET TO THE POINT OF TANGENCY;

THENCE S1°44'40"E ALONG A LINE 20.00 FEET WESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EASTERLY BOUNDARY LINE OF SAID TRACT A FOR 152.66 FEET; THENCE S88°15'20"W FOR 136.48 FEET; THENCE S41°02'00"W FOR 31.01 FEET; THENCE S1°44'40"E FOR 106.54 FEET; THENCE S88°27'56"W FOR 108.70 FEET; THENCE S46°12'11"W FOR 14.11 FEET; THENCE S1°26'35"E FOR 166.59 FEET; THENCE S88°33'30"W FOR 114.03 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE 10.00 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EXTERIOR FACE OF AN EXISTING CONCRETE SEAWALL, LYING ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT A; THENCE N1°20'49"W MORE OR LESS ALONG SAID PARALLEL LINE FOR 271.79 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE 10.00 FEET SOUTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EXTERIOR FACE OF AN EXISTING CONCRETE SEAWALL LYING ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT A; THENCE N41°55'33"E MORE OR LESS ALONG THE LAST DESCRIBED PARALLEL LINE FOR 10.00 FEET; THENCE N48°04'27"W FOR 20.00 FEET MORE OR LESS TO AN INTERSECTION WITH A LINE BEARING S41°56'08"W FROM THE POINT OF BEGINNING; THENCE N41°56'08"E FOR 479.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT:

A PARCEL OF LAND KNOWN AS "YACHTSMANS INN CONDOMINIUM" AS RECORDED IN OFFICIAL RECORDS BOOK 901 AT PAGES 877 THROUGH 897 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND KNOWN AS "OCEAN REEF MARINA CONDOMINIUM V", AS RECORDED IN OFFICIAL RECORDS BOOK 949, AT PAGE 1022 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

THOSE PORTIONS OF SAID TRACT D, BELONGING TO ROBERT H. MOROSKY, ACCORDING TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 956 AT PAGE 734 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

THOSE PORTIONS OF SAID TRACT D, BELONGING TO DONNA WALSH, ACCORDING TO WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 956 AT PAGE 699 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

THOSE PORTIONS OF THE AFOREDESCRIBED "MARINA INN CONDOMINIUM, INC." PROPERTY SPECIFICALLY RESERVED TO OCEAN REEF CLUB, INC., AS DESCRIBED AND SET FORTH IN THAT CERTAIN DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 728, AT PAGES 383 THROUGH 458, INCLUSIVE, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

LEGAL DESCRIPTION
PARCEL VII

A PARCEL OF LAND LYING IN GOVERNMENT LOTS 6 AND 9, SECTION 6 AND PORTIONS OF THE NE 1/4 AND THE NW 1/4 AND THE SW 1/4 OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AS SHOWN ON THE PLAT OF "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 83 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C OF "OCEAN REEF PLAT NO. 3.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 91 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

A PARCEL OF LAND LYING IN SAID GOVERNMENT LOTS 3 AND 9, SECTION 6 AND PORTIONS OF THE NE 1/4 AND THE NW 1/4 AND THE SW 1/4 OF SAID SECTION 7, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF TRACT "A" OF "AMENDED PLAT OF BARRACUDA CAY OCEAN REEF PLAT NO. 11", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 10 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S51°58'13"E ALONG THE SOUTHERLY LINE OF SAID TRACT "A" FOR 43.28 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF PARCEL "A" OF "FISHERMAN'S WHARF" AS SHOWN ON THE "SKETCH AND LEGAL DESCRIPTION" AS PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN,

INC. ON JANUARY 15, 1986; THENCE ALONG SAID WESTERLY BOUNDARY LINE FOR THE FOLLOWING FIVE (5) COURSES: (1) S86°16'53"W FOR 16.39 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 388.70 FEET AND A CENTRAL ANGLE OF 22°17'06" FOR 151.18 FEET TO THE POINT OF TANGENCY; (3) S38°01'47"W FOR 38.30 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (4) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 230.03 FEET AND A CENTRAL ANGLE OF 33°51'03" FOR 135.96 FEET TO THE POINT OF TANGENCY; (5) S4°10'44"W FOR 26.05 FEET TO THE MOST NORTHERLY CORNER OF "THE LANDINGS OF FISHERMAN'S COVE CONDOMINIUM" AS SHOWN IN EXHIBIT "B" OF THE DECLARATION OF CONDOMINIUM, PREPARED BY POST, BUCKLEY, SCHUH & JERNIGAN, INC., DATED FEBRUARY 16, 1982, SAID MOST NORTHERLY CORNER ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 203.50 FEET AND A CENTRAL ANGLE OF 11°43'07" FOR 41.62 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BARRACUDA LANE AS SHOWN ON SAID PLAT OF "AMENDED PLAT OF BARRACUDA CAY OCEAN REEF PLAT NO. 11", SAID INTERSECTION BEARING S74°06'09"E FROM THE CENTER OF SAID CURVE; THENCE S38°01'47"W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BARRACUDA LANE FOR 76.07 FEET; THENCE N51°58'13"W FOR 175.00 FEET; THENCE S38°01'47"W FOR 1246.00 FEET; THENCE S51°58'13"E FOR 150.00 FEET TO AN INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 345.96 FEET AND A CENTRAL ANGLE OF 25°58'13" FOR 156.81 FEET TO THE POINT OF TANGENCY; THENCE S64°00'00"W FOR 17.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 491.30 FEET AND A CENTRAL ANGLE OF 39°00'00" FOR 291.59 FEET TO THE POINT OF TANGENCY; THENCE S25°00'00"W FOR 260.20 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 570.42 FEET AND A CENTRAL ANGLE OF 5°46'05" FOR 57.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 9980.00 FEET AND A CENTRAL ANGLE OF 1°09'04" FOR 200.30 FEET TO THE POINT TANGENCY; THENCE S36°57'09"W FOR 960.77 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 93°16'30" FOR 105.82 FEET TO THE POINT OF TANGENCY; THENCE S56°19'21"E FOR 154.83 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°20'11" FOR 41.16 FEET TO THE POINT OF TANGENCY, SAID POINT BEING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANCHOR DRIVE AS SHOWN ON THE PLAT OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 AT PAGE 118 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ANCHOR DRIVE FOR THE FOLLOWING SIX (6) COURSES; (1) S38°00'50"W FOR 8.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 965.00 AND A CENTRAL ANGLE OF 4°53'51" FOR 82.49 FEET TO THE POINT OF TANGENCY; (3) S42°54'41"W FOR 943.20 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (4) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3535.00 FEET AND A CENTRAL ANGLE OF 3°21'10" FOR 206.86 FEET TO THE POINT OF TANGENCY; (5) S39°33'31"W FOR 229.23 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTH; (6) WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 97°14'49" FOR 42.43 FEET TO THE POINT OF TANGENCY AND THE POINT OF TERMINATION OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF ANCHOR DRIVE, SAID POINT BEING ON A LINE 25.00 FEET NORTHEASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE CENTERLINE OF OCEAN REEF DRIVE AS SHOWN ON SAID PLAT OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10", SAID LINE BEING ALSO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OCEAN REEF DRIVE; THENCE N43°11'40"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OCEAN REEF DRIVE AND ITS NORTHWESTERLY PROLONGATION FOR 413.30 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF "OCEAN REEF PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4 AT PAGE 91 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N2°21'50"W ALONG SAID EASTERLY BOUNDARY LINE FOR 3023.74 TO A POINT OF TERMINATION ALONG SAID EASTERLY BOUNDARY LINE; THENCE ALONG THE

RECORDING DATA, LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

WESTERLY AND SOUTHEASTERLY BOUNDARY LINES OF THE BARRACUDA GOLF COURSE AS RECORDED IN OFFICIAL RECORDS BOOK 599 AT PAGES 449 THROUGH 454 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA FOR THE FOLLOWING SEVEN (7) COURSES: (1) S41°35'50"E FOR 325.42 FEET; (2) S21°28'06"E FOR 754.54 FEET; (3) S01°44'50"E FOR 785.59 FEET; (4) S12°18'59"W FOR 144.65 FEET; (5) S52°50'14"E FOR 213.20 FEET; (6) N38°01'47"E FOR 3274.27 FEET; (7) S51°50'13"E FOR 192.82 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THEREFROM:

A PARCEL OF LAND OWNED BY THE OCEAN REEF VOLUNTEER FIRE DEPARTMENT, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 773 AT PAGE 1047 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND DEEDED BY OCEAN REEF CLUB, INC. TO THE GREAT AMERICAN LIFE INSURANCE COMPANY AS RECORDED IN OFFICIAL RECORDS BOOK 884, AT PAGES 2221 THROUGH 2227 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND BELONGING TO THE OCEAN REEF ART LEAGUE, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 920 AT PAGES 2128 THROUGH 2130 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND BELONGING TO CARD SOUND GOLF CLUB, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 861 AT PAGES 1568 AND 1569 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PARCEL OF LAND BELONGING TO THE FLORIDA KEYS AQUEDUCT AUTHORITY, AS RECORDED IN OFFICIAL RECORDS BOOK 897 AT PAGES 2223 THROUGH 2225 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND LESS AND EXCEPT:

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 83 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 7; THENCE N2°16'26"W (BEARINGS DERIVED FROM FLORIDA COORDINATE SYSTEM, EAST ZONE) ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4 OF SAID SECTION 7 FOR 877.53 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE CENTER LINE OF OCEAN REEF DRIVE, AS SHOWN ON THE PLAT OF "CHANNEL CAY OCEAN REEF PLAT NO. 4", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 122 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S43°11'40"E ALONG SAID NORTHWESTERLY EXTENSION OF THE CENTER LINE OF OCEAN REEF DRIVE AND ALONG THE CENTER LINE OF OCEAN REEF DRIVE FOR 375.65 FEET; THENCE N38°46'30"E FOR 298.32 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE N40°11'47"E FOR 245.00 FEET; THENCE S49°49'24"E FOR 47.31 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF ANCHOR DRIVE, AS SHOWN ON THE PLAT OF "ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT NO. 10", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 118 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE FOR THE FOLLOWING TWO (2) COURSES: (1) S42°54'41"W FOR 57.53 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 3535.00 FEET AND A CENTRAL ANGLE OF 3°17'52" FOR 203.47 FEET; THENCE N28°34'16"W FOR 43.77 FEET TO THE POINT OF BEGINNING.

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AND TOGETHER WITH:

A PARCEL OF LAND DEEDED FROM THE GREAT AMERICAN LIFE INSURANCE COMPANY TO THE OCEAN REEF CLUB, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 899 AT PAGES 961 THROUGH 962 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

AND TOGETHER WITH:

A PORTION OF TRACT "D" OF "OCEAN REEF PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 91 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST; THENCE S87°19'22"W ALONG THE NORTH LINE OF SAID SECTION 7 FOR 4221.61 FEET TO AN INTERSECTION WITH THE WESTERLY BOUNDARY LIMITS OF THE BARRACUDA GOLF COURSE, AS RECORDED IN OFFICIAL RECORDS BOOK 599 AT PAGE 442 THROUGH 454 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE N41°35'50"W ALONG SAID WESTERLY BOUNDARY LIMITS FOR 187.77 FEET TO AN INTERSECTION WITH THE EASTERLY BOUNDARY LINE OF SAID "OCEAN REEF PLAT NO. 3", SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE N41°35'50"W FOR 13.04 FEET TO THE EASTERLY LIMITS OF "CARDSOUND POINT 1, OCEAN REEF PLAT NO. 16", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7 AT PAGE 26 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY LIMITS FOR THE FOLLOWING FOUR (4) COURSES: (1) S69°45'50"W FOR 153.31 FEET TO A NONTANGENTIAL INTERSECTION WITH THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, SAID INTERSECTION BEARING N52°17'28"W FROM THE CENTER OF SAID CURVE; (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 25°15'00" FOR 44.07 FEET TO A POINT OF TANGENCY; (3) S12°27'32"W FOR 100.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST; (4) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 48°30'00" FOR 186.23 FEET TO A NONTANGENTIAL INTERSECTION WITH A LINE BEARING S27°18'34"E, SAID INTERSECTION BEARING S53°57'32"W FROM THE CENTER OF SAID CURVE; THENCE S27°18'34"E ALONG THE MOST SOUTHEASTERLY LIMIT OF SAID "CARDSOUND POINT 1" AND ITS SOUTHEASTERLY PROLONGATION FOR 259.25 FEET TO AN INTERSECTION WITH SAID EASTERLY BOUNDARY LINE OF "OCEAN REEF PLAT NO. 3"; THENCE N2°21'50"E ALONG SAID EASTERLY BOUNDARY LINE FOR 812.41 FEET TO THE POINT OF BEGINNING.

Exhibit "B"

Title Exceptions

AS TO PARCELS I and IV:

1. Plat of Harbor Course Section One, Ocean Reef Plat No. 13, according to the Plat thereof recorded in Plat Book 7, at Page 3.

2. Utility easements and reservation of roads as shown on Plat of Harbor Course Section One, Ocean Reef Plat No. 13, according to the Plat thereof in Plat Book 7, at Page 3.

3. Declaration of Restrictions, Limitations, Conditions and Agreements dated March 15, 1976, recorded March 18, 1976, in Official Records Book 648, at Page 107.

4. Plats of Lands of Harbor Course Section Two, Ocean Reef Plat No. 13, according to the Plat thereof, as recorded in Plat Book 7, at Page 5.

5. Utility easements and reservation of roads as shown on Plat of Harbor Course Section Two, Ocean Reef Plat No. 13, according to the Plat thereof, recorded in Plat Book 7, at Page 5.

6. Declaration of Restrictions, Limitations, Conditions and Agreements filed for record October 28, 1976, in Official Records book 678, at Page 154.

7. Rights and easements of the United States government for commerce, navigation, recreation and fisheries in and to any portion of said land which has been created by artificial means or accreted to any portion so created and riparian rights, if any.

8. Riparian rights and water privileges incident to the ownership of the land subject property, land between high and low water marks, submerged lands, bay bottoms and tide lands.

9. Transfer and Assignment Agreement between Ocean Reef Club, Inc., and Florida Keys Aqueduct Authority dated December 1, 1983 and recorded in Official Records Book 897, at Page 2296.

10. Grant of Easement in favor of Florida Keys Aqueduct Authority filed May 9, 1988 in Official Records Book 1051, at Page 811.

11. Grant of Easement in favor of Florida Keys Aqueduct Authority filed September 23, 1988 in Official Records Book 1066, at Page 2278.

12. Utility Easement(s) in favor of BellSouth Mobility Inc., filed August 13, 1991 in Official Records Book 1179, at Page 2273 and filed December 7, 1992 in Official Records Book 1236, at Page 1182.

13. Option and Lease Agreement in favor of BellSouth Mobility Inc., filed February 10, 1992 in Official Records Book 1200, at Page 403.

14. Rights of the State of Florida, Board of Trustees of the Internal Improvement Trust Fund by virtue of that certain Warranty Deed from Ocean Reef Club, Inc., dated August 10, 1989, filed November 1, 1989 in Official Records Book 1110, at Page 761.

PARCEL II

15. Plat of Harbor Course Section Four Ocean Reef Plat No. 13, according to the Plat thereof recorded in Plat Book 7, at Page 8.

16. Transfer and Assignment Agreement between Ocean Reef Club, Inc., and Florida Keys Aqueduct Authority dated December 1, 1983 and recorded in Official Records Book 897, at Page 2242.

17. Utility easements and reservation of roads, as shown on Plat of Harbor Course Section Four, Ocean Reef Plat No. 13, according to the Plat thereof, recorded in Plat Book 7, at Page 8.

18. Declaration of Restrictions dated August 26, 1977, filed September 2, 1977 in Official Records Book 727, at Page 771.

19. Riparian rights and water privileges incident to the ownership of the subject property, land between high and low water marks, submerged lands, bay bottoms and tide lands.

20. Rights and easements of the United States government for commerce, navigation, recreation and fisheries in and to any portion of said land which has been created by artificial means or accreted to any portion so created and riparian rights, if any.

PARCEL III

21. Plat of Lands of Harbor Course Section Three, Ocean Reef Plat No. 13, according to the Plat thereof, as recorded in Plat Book 7, at Page 7.

22. Utility Easements and private roadways as shown on the Plat of Harbor Course Section Three as recorded in Plat Book 7, at Page 7.

23. Riparian rights and water privileges incident to the ownership of subject property, land between high and low water marks, submerged lands, bay bottoms and tide lands.

24. Rights and easements of the United States government for commerce, navigation, recreation and fisheries in and to any portion of said land which has been created by artificial means or accreted to any portion so created and riparian rights, if any.

PARCEL V

25. Plat of Grayvik Extension, Ocean Reef Plat No. 2, dated October 13, 1969, filed for record December 9, 1969, recorded in Plat Book 6, at Page 28.

26. Declaration of Restrictions, Limitations, Conditions and Agreement dated December 17, 1969, filed for record December 17, 1969, recorded in Official Records Book 443, at Page 967 of the Public Records of Monroe County, Florida, where protective covenants were established relating to the Grayvik plat, also containing a six-foot (6') utility easement.

27. Plat of Lands of Seaboard Properties, Inc., according to the Plat thereof, as recorded in Plat Book 4, at Page 83.

28. Lease between Ocean Reef Club, Inc. and Norman B. Norman as recorded in Official Records Book 948, at Page 2421.

PARCEL VI

29. Plat of Lands Ocean Reef Plat No. 1, dated February 2, 1959, filed February 4, 1959, in Official Records Book 4, at Page 90.

30. Easement Agreement dated August 13, 1963, filed August 14, 1963, in Official Records Book 287, at Page 417, Monroe County, Florida, given by Seaboard Properties, Inc., to First Federal Savings and Loan Association of Miami, granting an easement of ingress and egress of the property from Ocean Reef Plat No. 3 to Ocean Reef Plat No. 1 and Ocean Reef Plat No. 1 amended.

31. Declaration of Restrictions, Grant of Easements and Operating Agreement recorded in Official Records Book 956, at Page 758.

32. Perpetual Exclusive Limited Use Easement from Ocean Reef Club, Inc. to Robert H. Morosky as recorded in Official Records Book 956, at Page 750.

33. Perpetual Exclusive Limited Use Easement from Ocean Reef Club, Inc. to Donna Walsh, a married woman as recorded in Official Records Book 956, at

Page 710. Conveyed thru mese conveyances to Carmen W. Elio and Elaine J. Elio by instrument filed June 15, 1989 in Official Records Book 1095, at Page 1217. Which is encumbered by that certain mortgage in favor of Chase Manhattan Financial Services, Inc., d/b/a Chase Manhattan of Florida dated June 8, 1989 filed June 15, 1989, in Official Records Book 1095, at Page 1226, and that certain mortgage in favor of The Chase Manhatten Bank (N.A.) dated June 8, 1989, filed June 19, 1989 in Official Records Book 1095, at Page 1740.

34. Rights, Licenses, Easements granted in Declaration of Condominium for Marina Inn Condominium as recorded din Official Records Book 728, at Page 383.

PARCEL VII

35. Plat of Ocean Reef Plat No. 3, dated January 21, 1959, recorded February 4, 1959, in Plat Book 4, at Page 91.

36. Easement Agreement given by Seaboard Properties, Inc. dated August 13, 1963, recorded August 14, 1963, in Official Records Book 287, at Page 417, wherein ingress and egress was given between Ocean Reef Plat No. 3 and Ocean Reef Plat No. 1 which also provided that same could not be cancelled without the written consent of First Federal Savings and Loan Association of Miami.

37. Grant of Easement by Ocean Reef Club, Inc. to Card Sound Golf Club, Inc., dated December 10, 1974, filed for record December 19, 1974 as recorded in Official Records Book 599, at Page 455.

38. Common Easements for Utility Services between Ocean Reef Club, Inc., and Card Sound Golf Club, Inc. dated December 10, 1974, filed for record December 19, 1974, as recorded in Official Records Book 599, at Page 458.

39. Transfer Assignment and Conveyance Agreement dated December 1, 1983 between the Ocean Reef Club, Inc. and the Florida Keys Aqueduct Authority as recorded in Official Records Book 897, at Page 2253.

AS TO ALL PARCELS

40. Rights and easements of the United States government for commerce, navigation, recreation and fisheries in and to any portion of said land which has been created by artificial means or accreted to any portion so created and riparian rights, if any.

41. Non-Exclusive Easement Grant dated August 1, 1977, filed October 3, 1977 in Official Records Book 733, at Page 603, granting Key Largo Foundation and Driscoll Properties, Inc. the right to use all streets, roads, bridges and utility easements in the Ocean Reef complex.

42. Effect of Chapter 22F-8 of Rules of the Department of Administration Commission declaring boundaries and principles of guiding development for Florida Keys Area of Critical State Concern, as filed in Official Records Book 668, at Page 44.

43. Agreement dated August 9, 1963, filed August 14, 1963 in Official Records Book 287, at Page 421-423, between Seaboard Properties, Inc. and Ocean Reef Improvement Association, reflecting that each such owner of property in any plat of Ocean Reef recorded by Seaboard Properties, Inc., has a right to use all streets and roads, etc., therein.

44. Right of Access and License Agreement dated December 1, 1983 between Ocean Reef Club, Inc. and the Florida Keys Aqueduct Authority recorded in the Official Records Book 897, at Page 2243.

45. Easement from Ocean Reef Club, Inc., to Florida Keys Aqueduct Authority dated December 1, 1983 and recorded in Official Records Book 897, at Page 2234.

46. Memorandum of Understanding filed August 25, 1992 in Official Records book 1224, at Page 1298.

47. Mortgage dated June 27, 1973, in favor of Associated Advertisers, Inc. ("AAI") from OCEAN REEF CLUB, INC., a Florida corporation ("Borrower"), as recorded in Official Records Book 544, commencing on Page 217, and Consolidation, Modification and Spreading Agreement in favor of AAI from the Borrower, as recorded in Official Records Book 544, commencing on Page 274;

Assignment of Leases, Rents and Profits, dated June 27, 1973, in favor of AAI from Borrower, as recorded in Official Records Book 544, commencing on Page 355;

a) Mortgage dated June 27, 1973, in favor of AAI from Borrower, as recorded in Official Records Book 544, commencing on Page 301;
b) Assignment of Leases, Rents and Profits dated June 27, 1973, in favor of AAI from the Borrower, as recorded in Official Records Book 544, commencing on Page 383;
c) Security Agreement dated June 27, 1973, among AAI, Borrower and other parties;
d) Agreement Affecting Participants' Shares, dated July 1, 1975, among AAI, Borrower and other parties;

ALL OF THE DOCUMENTS REFERRED TO IN PARAGRAPHS 48, 48(a), 48(b), 48(c) AND 48(d) WERE ASSIGNED BY AAI TO THE WESTPORT COMPANY, TRUSTEE, BY Assignment of Mortgage, as recorded in Official Records Book 786, commencing on Page 1817; and subsequently assigned by The Westport Company, Trustee to Great American Insurance Company ("GALIC") by Assignment as recorded in Official Records Book 834, commencing on Page 2274, and running through Page 2283, inclusive, and further assigned by GALIC to Centrust Federal Savings Bank by Assignment dated August 12, 1986, as recorded in Official Records Book 984, commencing on Page 2013.

48. a) Mortgage dated October 6, 1975, in favor of Southeast First National Bank of Miami ("SE") from Borrower, as recorded in Official Records Book 630, commencing on Page 82;

b) Assignment of Leases, Rent and Profits dated October 6, 1975, in favor of SE from Borrower, as recorded in Official Records Book 630, commencing at page 143;

c) Security Agreement dated October 6, 1975, among SE Borrower and other parties;

d) Agreement dated June 15, 1977, among SE, Borrower, and AAI;

ALL OF THE DOCUMENTS REFERRED TO IN PARAGRAPHS 49(a), 49(b) and 49(d) WERE ASSIGNED BY SE TO THE WESTPORT COMPANY, TRUSTEE, by Assignment of Mortgage, as recorded in Official Records Book 786, commencing on Page 1819; and subsequently assigned by The Westport Company, Trustee to Great American Insurance Company ("GALIC") by Assignment as recorded in Official Records Book 834, commencing on Page 2274, and running through Page 2283, inclusive, and further assigned by GALIC to Centrust Federal Savings Bank by Assignment dated August 12, 1986, as recorded in Official Records Book 984, commencing on Page 2013.

49. Mortgage Modification Agreement dated as of June 30, 1981, between GALIC and Borrower, notice of which was recorded in Official Records Book 835, commencing on Page 501, as amended by Amendment No. 1, dated as of July 15, 1981; Second Amendment dated May 24, 1982, as recorded in Official Records Book 854, commencing on Page 1902; Third Amendment dated June 29, 1983, as recorded in Official Records Book 891, at Page 1109; Fourth Amendment dated September 8, 1983; and Fifth Amendment dated January 12, 1984;

a) Restatement of Mortgage Modification Agreement dated August 10, 1984, between GALIC and Borrower, as recorded in Official Records Book 924, commencing on Page 1011;

b) First Amendment to Restatement of Mortgage Modification Agreement between Borrower and Centrust, dated August 20, 1986, as recorded in Official Records Book 0985, commencing on Page 1572;

c) All right, title and interest of GALIC under that certain Non-Disturbance and Attornment Agreement dated as of August 10, 1982, between Norman B. Norman and GALIC concerning rights under that certain Lease, dated November 28, 1981, between Ocean Reef Club, Inc., as Lessor and Norman B. Norman as Lessee, involving the "Fishing Village" at Ocean Reef; and

d) Uniform Commercial Code Financing Statement (UCC-1) between Ocean Reef Club, Inc., a Debtor, Key Largo, Florida 33037, and Centrust Savings Bank, as Secured Party, 101 East Flagler Street, Miami, Florida, as recorded in Official Records Book 0984, commencing on Page 2001.

ALL OF THE FOREGOING INSTRUMENTS WERE SUBSEQUENTLY ASSIGNED BY CENTRUST TO CITICORP SAVINGS OF FLORIDA by Assignment dated May 3, 1990, and recorded May 9, 1990, in Official Records Book 1130, at Page 2194; and

Modified by that certain Notice of Future Advance made by Citicorp Savings of Florida in the amount of $3,500,000 dated May 3, 1990 and recorded May 9, 1990, in Official Records Book 1130, at Page 2201; and

As amended by Second Amendment to Restatement of Mortgage Modification Agreement dated May 3, 1990, and recorded May 9, 1990, in Official Records Book 1130, at Page 2202.

50. Rights, if any, of Members of the Ocean Reef Club to the continued use of portions of the subject land as a Golf Course.

ALL OF THE FOREGOING DOCUMENTS ARE RECORDED AMONG THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Recorded In Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

Doc# 2169739 05/18/2018 11:40AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

05/18/2018 11:40AM
DEED DOC STAMP CL: Krys $84.00

Doc# 2169739
Bk# 2907 Pg# 1347

Prepared by and return to:
Sandra T. Lynn, Esq.
Attorney at Law
Turner & Lynn, P.A.
7 Barracuda Lane
Key Largo, FL 33037
305-367-0911
File Number: **Cunningham**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of **May, 2018** between **Ocean Reef Club, Inc., a Florida Not-for-Profit corporation,** whose post office address is **35 Ocean Reef Drive, Suite 200, Key Largo, FL 33037**, grantor, and **Centurion Properties, Inc., a New Hampshire corporation,** whose post office address is **P.O. Box 059, Hanover, NH 03755**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

A portion of Tract "A" of Harbor Course, Section One, Ocean Reef Plat No. 13; according to the plat thereof as recorded in Plat Book 7, at Page 3 of the Public Records of Monroe County, Florida and being more particularly described as follows: Commence at the most Northeasterly corner of said Tract "A" lying on the Northwesterly right of way line of South Harbor Drive, said corner also being the Point of Curvature of a circular curve concave to the east, having a radius of 245.00 feet; thence along said Northwesterly right of way line Southwesterly and Southeasterly for an arc distance of 473.80 feet to a point of tangency on the Southwesterly right of way line of said South Harbor Drive; thence continue along said right of way line S66°25'07"E a distance of 95.94 feet to a point; thence leaving said right of way line S23°34'53"W a distance of 62.28 feet to a point of a non-tangent circular curve concave to the Northwest, the center of which bears N89°14'58"E having for its elements a radius of 380.00 feet, an arc distance of 83.34 and a central angle of 12°33'57" to the Point of Beginning of the following described parcel of land; thence S67°29'25"E for a distance 7.15 feet; thence S32°57'15"W for a distance of 21.10 feet to a point on a non tangent circular curve the center of which bears N75°00'57"W; thence along the arc of said curve for a distance of 21.02 feet to the Point of Beginning.

Containing 72.0 square feet more or less by calculation.

Subject to taxes for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

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In Witness Whereof, grantor has hereunto set grantor's hand and seal.

Signed, sealed and delivered in our presence:

Witness Name: YAUGHN ROBERTS

Witness Name: Tony Bogdan

Ocean Reef Club, Inc., a Florida Not-for-Profit corporation

_____(Seal)
Michael G. Leemhuis, as President

Doc# 2169739
Bk# 2907 Pg# 1348

State of FLORIDA
County of MONROE

The foregoing instrument was acknowledged before me this 15 day of May, 2018 by **Michael G. Leemhuis, as President of Ocean Reef Club, Inc., a Florida Not-for-Profit corporation**, who [✓] is personally known or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
LuAnn V Lowen
My Commission FF 987636
Expires 06/23/2020

LuAnn V. Lowen
Notary Public

Printed Name: LuAnn V. Lowen

My Commission Expires: June 23, 2020

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®

Doc# 1962635 12/24/2013 10:07AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Mackinzie S. Ash
Hershoff, Lupino & Yagel, LLP
90130 Old Highway
Tavernier, Florida 33070

12/24/2013 10:07AM
DEED DOC STAMP CL: RE $25,135.60

Doc# 1962635
Bk# 2664 Pg# 1325

Property Appraisers Parcel Identification (Folio) Numbers: **00569500-000096**
$3,590,772.02

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 18th day of **December, 2013** by **U S. JET, LLC, a North Carolina Limited Liability Company,** herein called the grantor, to **Cresful William Horne, Jr., a married man,** whose post office address is **8605 Bonds Grove Church Road, Waxhaw, NC 28173,** hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

SEE EXHIBIT "A"

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Sandra H. Threatt
Witness #1 Signature

Sandra H. Threatt
Witness #1 Printed Name

Witness #2 Signature

Michael W. Waddell
Witness #2 Printed Name

U S. JET, LLC, a North Carolina Limited Liability Company

Cresful W. Horne, Jr., Manager
Highway 74 West, PO BOX 625, Marshville, NC 28103

DocH 1962635
BkH 2664 PgH 1326

STATE OF NORTH CAROLINA
COUNTY OF Union

The foregoing instrument was acknowledged before me this 18th day of December, 2013 by Cresful W. Horne, Jr., Manager of U S. JET, LLC, a North Carolina Limited Liability Company on behalf of the corporation. He is personally known to me or has produced _____ as identification.

SEAL

SHERRY S. BARE NOTARY PUBLIC UNION COUNTY, NC

Sherry S. Bare
Notary Signature

Sherry S. Bare
Printed Notary Signature

My Commission Expires:

My Commission Expires March 4, 2017

File No.: 13-1206

CONSENT

DocN 1962635
BkN 2664 PgN 1327

RE: Chairman's Suite

SELLER (S): Cress Horne indirectly through the wholly owned U.S. Jet, LLC. a North Carolina Limited Liability Company

PURCHASER (S): Cress William Horne, Jr.

OCEAN REEF COMMUNITY ASSOCIATION CONSENT

In connection with the above-captioned sales transaction, the above-named purchaser (s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION, INC.

DATED this 9th day of December, A.D., 2013

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: _____
Greg Lunsford
Vice President

(SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 9th day of December, 2013, by Greg Lunsford, Vice President of the OCEAN REEF COMMUNITY ASSOCIATION, INC., Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

My commission expires:

KELLYMARIE R. DENNIS
Notary Public - State of Florida
My Comm. Expires Sep 28, 2016
Commission # EE 832255
Bonded Through National Notary Assn.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION PARCEL NO.3

A PARCEL OF LAND BEING A PORTION OF TRACT "D" AS SHOWN ON OCEAN REEF PLAT NO, 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N,W. CORNER OF SECTION 18, T 59 S, R 41 E, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF OCEAN REEF PLAT NO.1, AMENDED, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THENCE RUN S 0°5'00" W - 29,87 FEET TO A POINT; THENCE RUN S 3°55'00" E - 400.00 FEET TO A POINT; THENCE RUN S 63°07'03" E 30.99 FEET TO A POINT" SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF THE "100 BUILDING" AT THE OCEAN REEF CLUB, THENCE RUN ALONG THE SOUTHWESTERLY EXTERIOR, FACE OF THE SAID BUILDING WALLS 52°04'55"E - 14.67 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, THENCE CONTINUE ALONG SAID EXTERIOR FACES 52°04'55" E - 5.38 FEET TO A CORNER OF SAID BUILDING; THENCE CONTINUE ALONG SAID EXTERIOR FACE S 37°55'05"W - 1.40 FEET TO A CORNER OF SAID BUILDING; THENCE CONTINUE ALONG SAID EXTERIOR FACES 52°04'55" E - 6,62 FEET TO A POINT; THENCE LEAVING THE EXTERIOR FACE, RUN S 37°55'05" W - 18,60 FEET TO A POINT; THENCE RUN N 52°04'55" W - 12.00 FEET TO A POINT; THENCE RUN N 37°55'05" E - 20.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY ELEVATION + 6.00 FEET N.G.V.D. AND AS ITS LIMITING UPPER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY ELEVATION +19,50 FEET N.G.V.D.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL NO.5

A PARCEL OF LAND BEING A PORTION OF TRACT "D" AS SHOWN ON OCEAN REEF PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 18, T 59 S, R 41 E, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE

REFERENCED PLAT) 2302,20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF OCEAN REEF PLAT NO.1 AMENDED, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN S 0°05'00" W - 29.87 FEET TO A POINT; THENCE RUN S 3°55'00" E - 300.00 FEET TO A POINT; THENCE RUN S 84°53'35" E- 151.76 FEET TO A POINT; THENCE RUNS 15°53'57" E - 17.02 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 54°40'17" E - 10,35 FEET TO A POINT; THENCE RUN S 35°19'43" W - 11.00 FEET TO A POINT; THENCE RUN N 54°40'17" W - 10.35 FEET TO A POINT; THENCE RUN N 35°19'43" E - 11.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAVING AS ITS LIMITING UPPER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE MANSARD ROOF STRUCTURE HAVING AN ELEVATION OF +42.4 +/- FEET N.G.V.D.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL NO.6

A PARCEL OF LAND, BEING A PORTION OF TRACT "0" AS SHOWN ON OCEAN REEF PLAT NO.1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 18, T 595, R 41 E, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM ABOVE REFERENCED PLAT) 2302,20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF OCEAN REEF PLAT NO.1 AMENDED, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN S 0°05'00" W 29.87 FEET TO A POINT, THENCE RUN S 3°55'00" E - 300,00 FEET TO A POINT; THENCE RUNS 84°53'35" E - 151.76 FEET TO A POINT; THENCE RUN S 30°32'46" E- 28.74 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 52°00'00" E - 2.5 FT. TO A POINT, THENCE RUN S 38°00'00" W - 8.5 FEET TO A POINT; THENCE RUN N 52°00'00" W - 2.5 FEET TO A POINT, THENCE RUN N 38°00'00" E - 8.5 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING UPPER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE UPPER SURFACE OF THE BRIDGE DECK FROM THE ELEVATOR TO THE THIRD FLOOR OF THE "100" BUILDING, SAID DECK HAVING AN ELEVATION OF +27.3 +/- FEET N.G.V.D.

TOGETHER WITH:

PARCEL 9

A PORTION OF THE THIRD FLOOR OF THE "100" BUILDING AT THE OCEAN REEF CLUB, KNOWN AS THE "CHAIRMANS SUITE LYING IN TRACT D, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST AS SHOWN ON OCEAN REEF PLAT NO, 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS

OF MONROE COUNTY, FLORIDA, THE PERIMETRICAL BOUNDARIES (FOOT PRINT PROJECTED ON THE EARTHS SURFACE) OF WHICH, ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N,W. CORNER OF THE SECTION 18, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF "OCEAN REEF PLAT NO, 1 AMENDED", AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA; THENCE RUN S0°05'00" W - 29,87 FEET TO A POINT; THENCE RUN S 3°55'00" E- 300.00 FEET TO A POINT; THENCE RUN S 84°53'35" E - 151.76 FEET TO A POINT; THENCE RUN S 38°09'22" E - 36.82 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PERIMETRICAL BOUNDARY; THENCE RUN ALONG THE EXTERIOR VERTICAL WALL OF THE BUILDING WITH THE FOLLOWING TWO COURSES:

1) SOUTHEASTERLY- 25.50 FEET

2) SOUTHWESTERLY - 0.10 FEET TO A POINT ON THE EXTERIOR FACE OF TOP OF THE BALCONY RAIL AROUND THE OPEN PATIO; THENCE RUN ALONG SAID EXTERIOR FACE OF THE TOP OF THE BALCONY RAIL WITH THE FOLLOWING FIVE COURSES:

1) SOUTHEASTERLY – 7.95 FEET

2) SOUTHWESTERLY – 16.90 FEET

3) NORTHWESTERLY - 7.90 FEET

4) SOUTHWESTERLY- 15.40 FEET

5) NORTHWESTERLY - 7.80 FEET TO A POINT ON THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR OF THE "100 BUILDING"; THENCE RUN ALONG SAID WALLS WITH THE FOLLOWING FIVE COURSES:

1) SOUTHWESTERLY - 15.70 FEET

2) NORTHWESTERLY - 8.50 FEET

3) SOUTHWESTERLY - 15.95 FEET

4) NORTHWESTERLY - 15.80 FEET

5) SOUTHWESTERLY- 3.85 FEET TO A POINT ON THE EXTERIOR FACE OF THE TOP OF THE BALCONY RAIL ON THE COVERED PATIO; THENCE RUN ALONG SAID RAIL WITH THE FOLLOWING TWO COURSES:

1) SOUTHWESTERLY - 11.65 FEET

2 NORTHWESTERLY - 8.10 FEET TO A CORNER OF THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR; THENCE RUN ALONG THE SAID WALL NORTHEASTERLY 0.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE DIVISION WALL BETWEEN THE PRESIDENTIAL SUITE AND THE CHAIRMAN'S SUITE; THENCE RUN AT RIGHT ANGLES TO THE AFOREMENTIONED COURSE, NORTHWESTERLY WITH THE CENTER LINE OF THE DIVISION WALL 1.0 FEET MORE OR LESS TO AN ANGLE POINT IN THE DIVISION WALL; THENCE CONTINUE ALONG THE SAID CENTER LINE NORTHERLY 22.5 FEET MORE OR LESS TO AN ANGLE POINT IN THE DIVISION WALL; THENCE CONTINUE ALONG THE SAID CENTERLINE NORTHWESTERLY 2.5 FEET MORE OR LESS; THENCE LEAVING SAID CENTER LINE, RUN

NORTHEASTERLY 0.19 FEET MORE OR LESS TO THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR OF THE "100 BUILDING" THENCE RUN ALONG THE SAID EXTERIOR VERTICAL WALL WITH THE FOLLOWING SIX COURSES:

1) NORTHEASTERLY - 15.70 FEET

2) SOUTHEASTERLY - 8.00 FEET

3) NORTHEASTERLY - 15.75 FEET

4) SOUTHEASTERLY - 7.95 FEET

5) NORTHEASTERLY - 21.10 FEET

6) NORTHWESTERLY - 1.90 FEET TO A POINT ON THE S.E. LINE OF PARCEL #5; THENCE RUN ALONG THE SOUTHEAST LINE OF PARCEL #4 N 35°19'43" E - 7.50 FEET TO A POINT ON THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR OF THE "100 BUILDING"; THENCE RUN ALONG THE SAID EXTERIOR FACE WITH THE FOLLOWING TWO COURSES:

1) SOUTHEASTERLY - 11.20 FEET

2) NORTHEASTERLY - 3.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERIMETRICAL BOUNDARIES HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE SHEATHING RESTING ON TOP OF THE TRUSSES ON THE SECOND FLOOR (FORMER ROOF MEMBERS) SAID TOP OF SHEATHING HAVING AN ELEVATION OF +27.3 FEET +/- WHEN COMPARED WITH THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND AS ITS LIMITING UPPER BOUNDARY THE HORIZONTAL PLANE CREATED BY THE BOTTOM OF THE TRUSS MEMBERS SUPPORTING THE ROOF OVER THE THIRD FLOOR, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +36.4 FEET MORE OR LESS WHEN COMPARED WITH THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND THAT PORTION OF THE ROOF COVERING THE SAID PERIMETRICAL BOUNDARIES EXTENDING OUTWARD 2.0 FEET AT RIGHT ANGLES TO THE EXTERIOR VERTICAL WALLS ABOVE DESCRIBED TO INCLUDE THE MANSARD SECTION AND HAVING FOR ITS LIMITING LOWER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY BOTTOM OF THE TRUSS MEMBERS OVER THE THIRD FLOOR, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +36.4 FEET MORE OR LESS AND A LIMITING UPPER VERTICAL BOUNDARY THE HORIZONTAL PLANE CREATED BY THE TOP EDGE OF THE METAL GRAVEL STOP, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +39.3 FEET MORE OR LESS WHEN COMPARED WITH THE NATIONAL GEODETIC VERTICAL DATUM. ALSO INCLUDED ARE ALL STRUCTURAL MEMBERS SUPPORTING THE THIRD FLOOR AND ATTACHED TO THE CONCRETE TIE BEAMS (BELOW THE BOTTOM OF THE SHEATHING AT ELEVATION +27.3+/- N.G.V.D. AT AN ELEVATION OF APPROXIMATELY +24.6 +/- N.G.V.D. AS WELL AS ALL CONDUITS, TRAINS, H.V.A.C. DUCTS, ELECTRICAL CONDUITS, WATER LINES, SOIL PIPES AND ANY OTHER APPURTENANCES SERVICING THE THIRD FLOOR OF SAID" 100 BUILDING" AND LYING BETWEEN ELEVATION 24.6 +/- AND ELEVATION +27.3 FEET N.G.V.D.

TOGETHER WITH:

PARCEL 11

A PORTION OF THE "100" BUILDING AT THE OCEAN REEF CLUB BEING THE THIRD FLOOR LANDING AND THE STAIRS TO THE SECOND FLOOR LANDING AT THE NORTHEASTERLY

END OF THE "100" BUILDING AT THE OCEAN REEF CLUB, KNOWN AS THE "CHAIRMANS SUITE" LYING IN TRACT D, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST AS SHOWN ON OCEAN REEF PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE PERIMETRICAL BOUNDARIES (FOOT PRINT PROJECTED ON THE EARTH'S SURFACE) OF WHICH, ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE SECTION 18, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF "OCEAN REEF PLAT NO.1 AMENDED", AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLA; THENCE RUN S 0°05'00" W - 29.87 FEET TO A POINT; THENCE RUN S 3°55'00"E - 300.00 FEET TO A POINT; THENCE RUN S 84°53'35" E - 130.79 FEET TO A POINT; THENCE RUN S 8°05'37" E - 43.27 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PERIMETRICAL BOUNDARY: SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE OUTSIDE EDGE OF THE HAND RAIL OF THE THIRD FLOOR LANDING; THENCE RUN ALONG THE HAND RAIL NORTHEASTERLY 4.8 FEET TO THE EDGE OF THE STAIRS; THENCE CONTINUE ALONG THE HAND RAIL OF THE STAIRS, NORTHEASTERLY 15.8 FEET AS MEASURED HORIZONTALLY TO A CORNER OF THE MIDFLOOR LANDING; THENCE RUN ALONG THE HAND RAIL OF THE MIDFLOOR LANDING, SOUTHEASTERLY 7.83 FEET TO A CORNER OF THE MIDFLOOR LANDING; THENCE RUN ALONG THE HANDRAIL OF THE MIDFLOOR LANDING SOUTHWESTERLY 15.9 FEET TO A POINT OF INTERSECTION WITH THE THIRD FLOOR LANDING THENCE RUN ALONG THE HAND RAIL OF THE THIRD FLOOR LANDING SOUTHEASTERLY 5.4 FEET TO A POINT OF INTERSECTION WITH THE EXTERIOR VERTICAL WALL OF PARCEL NO.9; THENCE RUN ALONG THE EXTERIOR VERTICAL WALLS OF PARCEL NO.9 WITH THE FOLLOWING THREE COURSES:

1) SOUTHWESTERLY - 3.9 FEET

2) NORTHWESTERLY - 7.95 FEET

3) SOUTHWESTERLY - 0.89 FEET

A POINT OF INTERSECTION WITH THE OUTSIDE EDGE OF THE HAND RAIL OF THE THIRD FLOOR LANDING; THENCE RUN ALONG THE OUTSIDE EDGE OF THE HAND RAIL NORTHWESTERLY 5.4 FT. TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY FOR THE STAIRS AND MIDFLOOR LANDING, THE HORIZONTAL PLANE CREATED BY THE TOP SURFACE OF THE SECOND FLOOR LANDING SAID SURFACE BEING AT AN ELEVATION OF + 16.1+/- N.G.V.D. AND THE LOWER LIMITING VERTICAL BOUNDARY OF THE THIRD FLOOR LANDING WITHIN THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY BEING THE HORIZONTAL PLANE CREATED BY THE UNDERSIDE OF THE DECKING OF THE THIRD FLOOR LANDING, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +27.1+E N.G.V.D. THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS, AS ITS UPPER LIMITING VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE HAND RAIL BORDERING THE THIRD FLOOR LANDING HAVING AN ELEVATION OF +30.3+/- N.G.V.D. ALSO INCLUDED IN THE ABOVE, ARE ALL THE SUPPORTING MEMBERS INCLUDING BUT NOT LIMITED TO COLUMNS, FOOTINGS, PILES, BEAMS AND ANGLES TO

THE BUILDING OR RESTING ON PILES BELOW GROUND SURFACE WHICH ARE BELOW THE LOWER LIMITING VERTICAL BOUNDARY.

TOGETHER WITH AN UNDIVIDED ONE-HALF (1/2) INTEREST IN:

PARCEL 12

A PORTION OF THE "100" BUILDING AT THE OCEANREEF CLUB BEING THE THIRD FLOOR LANDING AND THE STAIRS TO THE SECOND FLOOR LANDING AT THE MIDDLE OF THE BUILDING SERVING BOTH THE PRESIDENTIAL SUITE AND THE EXECUTIVE SUITE ON THE THIRD FLOOR OF THE SAID "100" BUILDING LYING IN TRACT "D" IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST AS SHOWN ON OCEAN REEF PLAT NO, 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE PERIMETRICAL BOUNDARIES (FOOT PRINT PROJECTED ON THE EARTH'S SURFACE) OF WHICH, ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N,W. CORNER OF THE SECTION 18, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF "OCEAN REEF PLAT NO.1 AMENDED", AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA; THENCE RUN S 0°05'00" W - 29.87 FEET TO A POINT; THENCE RUN S 3°55'00" E 300,00 FEET TO A POINT; THENCE RUN S 84°53'35" E - 41.42 FEET TO A POINT; THENCE RUN S 33°04'57" E - 86.65 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PERIMETRICAL BOUNDARY; SAID POINT OF BEGINNING BEING A POINT OF INTERSECTION OF THE OUTSIDE EDGE OF THE HAND RAIL OF THE THIRD FLOOR LANDING AND THE EXTERIOR VERTICAL WALL OF THE BRIDGE FROM THE ELEVATOR SHAFT TO THE PRESIDENTIAL SUITE; (PARCEL NO.8) THENCE RUN ALONG THE HAND RAIL NORTHEASTERLY 4.8 FEET TO THE EDGE OF THE STAIRS THENCE CONTINUE ALONG THE HAND RAIL OF THE STAIRS, NORTHEASTERLY 15.6 FEET AS MEASURED HORIZONTALLY TO A CORNER OF THE MIDFLOOR LANDING; THENCE RUN ALONG THE HAND RAIL OF THE MIDFLOOR LANDING, SOUTHEASTERLY 7.8 FEET TO A CORNER OF THE MIDFLOOR LANDING AND INTERSECTION WITH THE THIRD FLOOR LANDING THENCE RUN ALONG THE HAND RAIL OF THE THIRD FLOOR LANDING WITH THE FOLLOWING THREE COURSES:

1) SOUTHEASTERLY - 8.0 FEET

2) NORTHEASTERLY- 1.9 FEET

3) SOUTHEASTERLY - 5.55 FEET TO A POINT OF INTERSECTION WITH THE EXTERIOR VERTICAL WALL OF THE CHAIRMAN'S SUITE (PARCEL NO.9) THENCE RUN ALONG THE EXTERIOR VERTICAL WALLS OF BOTH PARCELS 9 AND 8 WITH THE FOLLOWING SIX COURSES:

1) SOUTHWESTERLY - 5.7 FEET

2) NORTHWESTERLY - 7.95 FEET

3) SOUTHWESTERLY - 15.70 FEET

4) NORTHWESTERLY - 7.50 FEET

5) SOUTHWESTERLY- 1.10 FEET

6) NORTHWESTERLY- 6.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY FOR THE STAIRS AND MIDFLOOR LANDING, THE HORIZONTAL PLANE CREATED BY THE TOP SURFACE OF THE SECOND FLOOR LANDING SAID SURFACE BEING AT AN ELEVATION OF +16.1+/- N.G.V.D, AND THE LOWER LIMITING VERTICAL BOUNDARY OF THE THIRD FLOOR LANDING WITHIN THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY BEING THE HORIZONTAL PLANE CREATED BY THE UNDERSIDE OF THE DECKING OF THE THIRD FLOOR LANDING, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +27.1+/- N.G.V.D. THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS, AS ITS UPPER LIMITING VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE HAND RAIL BORDERING THE THIRD FLOOR LANDING HAVING AN ELEVATION OF +30.3+/- N.G.V.D. ALSO INCLUDED IN THE ABOVE, ARE ALL THE SUPPORTING MEMBERS INCLUDING BUT NOT LIMITED TO COLUMNS FOOTINGS PILES, BEAMS AND ANGLES ATTACHED TO THE BUILDING OR RESTING ON PILES BELOW GROUND SURFACE WHICH ARE BELOW THE LOWER LIMITING VERTICAL BOUNDARY.

MONROE COUNTY
OFFICIAL RECORDS

56.50

Doc# 1975172 04/04/2014 9:49AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

04/04/2014 9:49AM
DEED DOC STAMP CL: Krys $35,000.00

Doc# 1975172
Bk# 2678 Pg# 142

Prepared by and return to:
Sandra T. Lynn, Esq.
Attorney at Law
Turner & Lynn, P.A.
7 Barracuda Lane
Key Largo, FL 33037
305-367-0911
File Number: **1442-14r**
Will Call No.:

Parcel Identification No. **00569500-000095**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **31st** day of **March, 2014** between **Royal Suite, LLC, a Florida Limited Liability Company** whose post office address is **391 E. Coconut Palm Road, Boca Raton, FL 33432** of the County of **Palm Beach**, State of **Florida**, grantor*, and **Lawrence J. Lukis, a married man** whose post office address is **125 Westwood Lane, Wayzata, MN 55391** of the County of **Hennepin**, State of **Minnesota**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida**, to-wit:

See Attached legal

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

S. Macaluso
Witness Name: Stacey Macaluso

Lisa Netherland
Witness Name: Lisa Netherland

Royal Suite, LLC, a Florida Limited Liability Company

By: Karen Elizabeth Terry 2012 Trust, under agreement dated November 8, 2012, as Manager

Karen E. Terry, Trustee
Karen E. Terry, as Trustee

DoubleTime®

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me this 31st day of March, 2014 by Karen E. Terry, Trustee of Karen Elizabeth Terry 2012 Trust, under agreement dated November 8, 2012, on behalf of the company for Royal Suite, LLC, a Florida Limited Liability Company. She [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

ANGELA J. ECKMAN
MY COMMISSION # EE 180556
EXPIRES: July 19, 2016
Bonded Thru Notary Public Underwriters

Angela J. Eckman
Notary Public

Printed Name: Angela J. Eckman

My Commission Expires: 7-19-16

Parcel No. 1:
Revised 6/24/98

A parcel of land, being the "Footprint" of the 1st floor of the "100 Building" at the Ocean Reef Club being a portion of Tract "D" as shown on Ocean Reef Plat No. 1 according to the plat thereof as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County Florida and lying in the North ½ of Section 18, Township 59 South, Range 41 East, and being more particularly described as follows:

Commence at the N.W. corner of Section 18, Township 59 South, Range 41 East, thence run along the north line of said section 18, East (bearings derived from above referenced plat) 2302.20 feet to a point on the West line of Tract "H" all as shown on the plat of Ocean Reef Plat No. 1 Amended as recorded in Plat Book 5, Page 72 of the Public Records of Monroe County Florida thence run S0°05'00"W 29.87 feet to a point; thence run S3°55'00"E - 400.00 feet to a point; thence run S 63°07'03" E - 30.99 feet to the POINT OP BEGINNING of the following described parcel of land, said point of beginning also being the Westerly-most corner of the building hereinafter described, thence run along the exterior vertical wall of said building with the following 44 courses:

1) Northeasterly - 16.50 feet
2) Southeasterly - 8.04 feet
3) Northeasterly - 15.66 feet
4) Southeasterly - 7.78 feet
5) Northeasterly - 15.62 feet
6) Southeasterly - 8.00 feet
7) Northeasterly - 15.57 feet
8) Southeasterly - 8.00 feet
9) Northeasterly - 15.61 feet
10) Southeasterly - 8.00 feet
11)Northeasterly - 15.61 feet
12)Southeasterly - 8.01 feet
13)Northeasterly - 15.65 feet
14)Southeasterly - 7.98 feet
15)Northeasterly - 15.65 feet
16) Southeasterly - 8.04 feet
17)Northeasterly - 15.84 feet
18)Southeasterly - 20.05 feet
19) Northeasterly - 1.34 feet
20) Southeasterly - 8.00 feet
21) Southwesterly - 1.37 feet
22) Southwesterly 10.64 feet
23) Southwesterly - 16.65 feet
24) Northwesterly - 8.00 feet
25) Southwesterly - 15.64 feet
26) Northwesterly - 8.02 feet.
27) Southwesterly - 15.60 feet
28) Northwesterly - 8.07 feet
29) Southwesterly - 15.80 feet
30) Northwesterly - 8.00 feet
31) Southwesterly 15.44 feet
32) Northwesterly - 8.10 feet
33) Southwesterly - 15.55 feet
34) Northwesterly - 7.96 feet
35) Southwesterly 15.75 feet
36) Northwesterly - 7.98 feet
37) Southwesterly - 15.65 feet
38) Northwesterly - 8.14 feet
39) Southwesterly - 15.65 feet
40) Northwesterly - 10.70 feet
41) Southwesterly - 1.62 feet
42) Northwesterly - 7.95 feat
43) Northwesterly - 1.62 feet
44) Northwesterly - 20.04 feet

to the Point of Beginning and containing 0.13 acres more or less. The above described perimetrical boundary has, as its limiting upper vertical boundary, the horizontal plane created by the top of the sheathing resting on top of the trusses on the second floor, (former roof members), said tap of sheathing having an elevation of +27.3 feet ± when compared with the National Geodetic Vertical Datum of 1929. Excluding herefrom all structural members supporting the third floor of said " 100 Building" And attached to the concrete tie beams below the bottom of the above referenced trusses at an approximate elevation of +24.6 feet ±. Also excluded are all conduits, drains, H.V.A.C. Ducts, Electrical conduits, waterlines, soil pipes and any other appurtenance servicing the third floor of said "100 Building" and lying between elevation +24.6 ± feet and elevation +27.3 ± feet N.G.V.D.

Parcel No. 4:
Revised 6/24/98

A parcel of land being a portion of Tract "D" as shown on Ocean Reef
Plat No. 1 according to the plat thereof as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County, Florida, lying in the North ½ of Section 18, Township 59 South, Range 41 East, and being more particularly described as follows:

Commence at the N.W. corner of Section 18, Township 59 South, Range 41 East, thence run along the north line of said Section 18, East (bearings derived from above referenced plat) 2302.20 feet to a point on the west line of Tract "H" all shown on the plat of Ocean Reef Plat No.1 Amended, as recorded in Plat Book 5, Page 72 of the Public Records of Monroe County. Florida; thence run S 0° 05'00" West - 29.87 feet to a point; thence run S 3°55'00"East -400.00 feet to point; thence run N 67° 06' 22" East - 67.97 feet to the POINT OF BEGINNING of the following described parcel of land; thence run N37° 34'32" East - 11.05 feet to a point; thence run S52°25'28" East - 10.40 feet to a point: thence run S 37° 34' 32" West - 11.05 feet to a point; thence run N 52° 25' 28" West - 10.40 feet to the Point of Beginning, containing 114.92 feet more or less, the above described perimetrical boundary having as its limiting upper vertical boundary the horizontal plane created by the top of the mansard roof structure having an elevation of +42.4 - feet N.G.V.D.

Parcel No. 7

A parcel of land being a portion of Tract "D" as shown on Ocean Reef
Plat No. 1 according to the plat thereof as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County, Florida, lying in the N ½ of
Section 18, Township 59 South, Range 41 East, and being more particu l riy described as follows:

Commence at the N.W. corner of Section 18, Township 59 South, Range 41 East, thence run along the north line of said Section 18, East (bearings derived from above referenced plat) 2302.20 feet to a point on the west line of Tract "H" all as shown on the plat of Ocean Reef Plat No.1 Amended as record in Plat Book 5, Page 72 of the Public Records of Monroe County, Florida; thence run S 0° 05'00"West - 29.87 feet to a point; thence run S3° 55'00" East -400.00 feet to a point; thence run N 56°05' 00" E - 32.00 feet to a point; thence run N88°47' 23" East - 47.40 feet to the POINT OF BEGINNING of the following described parcel of land; thence run

N 37°00'00" E-11.00 feet; thence run S 52° 00' 00" E - 2.5 feet; thence run S 37° 00' 00" W - 11.00 feet; thence run N 52° 00'00" W - 2.5 feet to the Point of Beginning 27.5 0 square feet more or less, the above described perimetrical boundary has as its limiting upper vertical boundary the horizontal plane created by the upper surface of the bridge deck from the elevator to the third floor of the "100 Building" said deck having an elevation of +27.3 ± feet N.G.V.D

Parcel No. 8
Revised 6/25/98

A Portion of the third floor of the "100 Building" at the Ocean Reef Club, known as the "Presidential Suite" lying in tract "D", in the North 1/2 of Section 18, Township 59 South, Range 41 East as shown on Ocean Reef Plat No. 1 according to the plat thereof as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County, Florida, the perimetrical boundaries(foot print projected on the earth's surface) of which, are more particularly described as follows:

Commence at the N.W. corner of the section 18, thence run along the North line of said Section 18, East (bearings derived from the above referenced plat) 2302.20 feet to a point, on the West line of tract "II" all as shown on the plat of "Ocean Reef Plat No. 1 Amended", as recorded in Plat Book 5, Page 72 of the Public Records of Monroe County, Florida; thence run S 0°05' 00" W - 29.87 feet to a point; thence run S 3° 55' 00" E - 400.00 feet to a point; thence run S 62° 47' 10" E - 30.55 feet to the POINT OF BEGINNING of the following described perimetrical boundary; said point of beginning being the most westerly corner of the third floor of the said "100 Building"; thence run along the exterior vertical wall of the building with the following two courses:

1) Southeasterly - 18.65 feet
2) Northeasterly - 0.37 feet to a point on the exterior face of top of the Balcony Rail around the open patio; thence run along said exterior face of the top of the Balcony Rail with the following two courses;
1) Southeasterly - 17.00 feet
2) Northeasterly - 15.35 feet to a point on the exterior vertical wall of the third floor of the "100 Building"; thence run along said walls with the following four courses;
1) Southeasterly - 8.85 feet
2) Northeasterly - 15.75 feet
3) Southeasterly - 8.70 feet
4) Northeasterly - 15.80 feet to a point on the exterior Face of the third floor of the "100 Building"; thence run along said exterior face with the following two courses;
1) Southeasterly - 7.92 feet
2) Northeasterly - 15.55 feet to a corner of the exterior vertical wall of the third floor; thence continue northeasterly 0.50 feet to a point; of intersection with the centerline of the division wall between the Presidential Suite and the Chairmans Suite; thence run at right angles to the aforementioned course, northwesterly with the C/L of the division wall 1.0 feet more or less to an angle point in the division wall; thence continue along the said C/L northerly 22.5 feet more or less to an angle point in the division wall; thence Continue along the said C/L northwesterly - 2.5 feet more or less; thence leaving said C/L, run northeasterly 0.19 feet more or less to the

exterior vertical wall of the third floor of the "100 Building"; thence run along the said exterior vertical wall with the following nine courses:

1) Northwesterly - 8.08 feet
2) Southwesterly - 13.50 feet
3) Westerly - 0.67 feet
4) Northerly - 0.33 feet
5) Westerly - 3.00 feet
6) Southwesterly - 0.33 feet
7) Northwesterly - 4.25 feet
8) Southwesterly - 1.10 foot
9) Northwesterly - 13.00 feet to a point on the SE line of Parcel No. 4 thence run along the Southeast line of Parcel No. 4 S 37° 34'32" W 7.15 feet to a point on the exterior vertical wall, of the third floor of the "100 Building"; thence run along the said exterior face with the following six courses:

1)Southeasterly -4.20
2)Southwesterly -23.00
3)Northwesterly -13.50
4) Southwesterly -15.75
5)Northwesterly -4.25
6)Southwesterly-17.10 feet to the POINT OF BEGINNING and containing 27.87 square feet more or less.

The above described perimetrial boundary has as its limiting lower vertical boundary, the horizontal plane created by the top of the sheathing resting on top of the trusses on the second floor (former roof members) said top of sheathing having an elevation of +27.3 feet - when compared with the National Geodetic Vertical Datum of 1929 and as its limiting upper boundary the horizontal plane created by the bottom of the truss members supporting the roof over the third floor, said horizontal plane having ., an elevation of +36.4 feet more or less when compared with the National Geodetic Vertical Datum of 1929. Together with that portion of the roof covering the said perimetrical boundary extending outward 2.0 feet at right angles to the exterior vertical walls above described to include the Mansard Section and having for its limiting lower vertical boundary, the horizontal plane created by bottom of the truss members over the third floor, said horizontal plane having an elevation of +36.4 feet more or less, when compared with the National Geodetic Vertical Datum . Also included are all structural members supporting the third floor and attached to the concrete tie beams (below the bottom of the sheathing at Elevation +27.3- N.G.V.D.) at an elevation of approximately +24.6- N.G.V.D. as well as all conduits, drains, H.V.A.C. Ducts, electrical conduits, water lines, soil pipes and any other appurtenances servicing the third floor of said "100 Building" and lying between elevation 24.6- and elevation +27.3 feet N.G.V.D.

[Continued on the following page.]

Parcel No. 10
Revised 6/24/98

A portion of the "100 Building" at the Ocean Reef Club being the third floor landing and the stairs to the second floor landing at the Westerly end of the building and being more particularly described as follows:

Commence at the Point of Beginning of Parcel No. 8 (known as the Presidential Suite) thence run along the exterior vertical wall northeasterly 16.10 feet to the Point of Beginning of the following described portion of the building: thence run along the hand rail of the 3rd floor landing northwesterly 3.7 feet to a corner thence run along the hand rail northeasterly 4.9 feet to the edge of the stairs; thence continue along the hand rail of the stairs, northeasterly 15.2 feet as measured horizontally to a corner of the midfloor landing; thence run along the hand rail of the midfloor landing, southeasterly 7.85 feet to a corner of the midfloor landing; thence run along the handrail of the midfloor landing southwesterly 3.2 feet to a point of intersection with the exterior vertical wall of Parcel No. 8; thence run along the exterior vertical walls of Parcel No. 8 with the following three courses:

1) Southwesterly - 15.75 feet
2) Northwesterly - 4.25 feet
3) Southwesterly - 1.00 feet to the Point of Beginning.

The above described perimetrical boundary has as its limiting lower vertical boundary for the stairs and midfloor landing, the horizontal plane created by the top surface of the second floor landing said surface being at an elevation of +16.1- N.G.V.D. and the lower limiting vertical boundary of the third floor landing within the above described perimetrical boundary being the horizontal plane created by the underside of the decking of the third floor landing, said horizontal plane having an elevation of 127.1 ± N.G.V.D. The above described perimetrical boundary has, as its upper limiting vertical boundary, the horizontal plane created by the top of the handrail bordering the third floor landing having an elevation of +30.31 feet N.G.V.D. Also included in the above, are all the supporting members including but not limited to columns, footings, piles, beams and angles attached to the building or resting on piles below ground surface which are below the lower limiting vertical boundary.

PARCEL NO. 12
Revised 6/24/98

A portion of the "100 Building" at the Ocean Reef Club being the third floor landing and the stairs to the second floor landing at the middle of the building serving both the Presidential Suite and the Executive Suite on the third floor of the said "100 Building" lying in Tract "D" in the North 1/2 of Section 18., Township 59 South, Range 41 East as shown on Ocean Reef Plat No.1 according to the plat thereof as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County, Florida, the perimetrical boundaries (foot print projected on the earth's surface) of which, are more particularly described as follows:

Commence at the N.W. Corner of the section 18, thence run along the North line of said Section 18, East (hearings derived from the above referenced plat) 2302.20 feet to a point on the west

line of Tract "H" all as shown on the plat "Ocean Reef - Plat No. 1 Amended" as recorded in Plat Book 5, Page 72 of the public records of Monroe County Florida; thence run S 0°05'00" W - 29.87 feet to a point; thence run S 3°55'00"E-300.00 feet to a point; thence run S 84°53'35" E - 41.42 feet to a point; thence run S 33° 04' 57" E - 86.65 feet to the Point of Beginning of the following described perimetrical boundary; said point of beginning being a point of intersection of the outside edge of the hand rail of the third floor landing and the exterior vertical wall of the bridge from the elevator shaft to the presidential Suite; (Parcel No. 8) thence run along the hand rail northeasterly 4.8 feet to the edge of the stairs; thence continue along the hand rail of the stairs, northeasterly 15.6 feet as measured horizontally to a corner of the midfloor landing; thence run along the hard rail of the midfloor landing, southeasterly 7.8 feet to a corner of the midfloor landing and intersection with the third floor landing thence run along the hand rail of the third floor landing with the following three courses:

1) Southeasterly - 8.0
2) Northeasterly - 1.9
3) Southeasterly - 5.55 feet to a point of intersection with the exterior vertical wall of the Chairmans Suite (Parcel No. 9) thence run along the exterior vertical walls of both parcels 9 and 8 with the following ten courses:

1) Southwesterly - 5.70 feet
2) Northwesterly - 8.08 feet
3) Southwesterly - 13.50 feet
4) Westerly - 0.67 feet
5) Northerly - 0.33 feet
6) Westerly - 3.00 feet
7) Southwesterly - 0.33 feet
8) Northwesterly - 4.25 feet
9) Southwesterly - 1.10 feet
10) Northwesterly - 6.00 feet to the Point of Beginning.

The above described perimetrical boundary has as its limiting lower vertical boundary for the stairs and midfloor landing, the horizontal plane created by the top surface of the second floor landing said surface being at an elevation of +16.1± N.G.V.D. and the lower limiting vertical boundary of the third floor landing within the above described perimetrical boundary being the horizontal plane created by the underside of the decking of the third floor landing, said horizontal plane having an elevation of +2.71±, N.G.V.D. The above described perimetrical boundary has, as its upper limiting vertical boundary, the horizontal plane created by the top of the hand rail bordering the third floor landing having an elevation of +30.3± N.G.V.D. Also included in the above, are all the supporting members including but not limited to columns, foolings, piles, beams and angles attached to the building or resting on piles below ground surface which are below the lower limiting vertical boundary.

PARCEL NO. 2
Revised 6/24/98
A parcel of land, being a portion of Tract "D" as shown on Ocean Reef Plat No. 1 according to the plat thereof as recorded in Plat Book 4,Page 90 of the Public Records of Monroe County,

Florida, lying in the North 1/2 of Section 18, Township 59 south, Range 41 East, and being more particularly described as follows:

Commence at the N.W. corner of Section 18,Township 59 South, Range 41 East, thence run along the North line of said Section 18, East (bearings derived from above referenced plat) 2302.20 feet to a point on the West line of Tract " H" , all as shown on the plat of Ocean Reef Plat No. 1 amended as recorded in Plat Book 5, Page 72 of the Public Records of Monroe County Florida; thence run S 0°05'00" W - 29.87 feet to a point, thence run S 3° 55' 00" E - 400.00 feet to a point; thence run S 63° 07' 03" E - 30.99 feet to a point, said point also being the most westerly corner of the " 100 Building" at the Ocean Reef Club; thence run along the Southwesterly exterior face of the said building wall S 52°04' 55" E - 3.88 feet to the POINT OF BEGINNING of the following described parcel of land, thence continue along said exterior face 52° 04' 55" E - 10.97 feet to a point, thence run S 37°55' 05" W - 18.86 feet; thence run N 52° 04' 55" W - 10.97 feet to a point; thence run N 37° 55'05" E; - 18.86 feet to the Point of Beginning containing 207.00 square feet more or loss, the above described perimetrical boundary has as its limiting lower vertical boundary the horizontal plane created by elevation + 6.00 feet N.G.V.D. and as its limiting upper vertical boundary the horizontal plane created by elevation + 19.50 feet N.G.V.D.

PARCEL NO. 14
A parcel of land, being a portion of Tract "D" as shown on Ocean Reef Plat No.1 according to the Plat thereof, as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County Florida, lying in the North 1/2 of Section 18, Township 59 South, Range 41 East, and being more particularly described as follows:

Commence at the N.W. corner of Section 18, Township 59 S, Range 41 East, thence run along the north line of said Section 18, East (bearings derived from above referenced plat) 2302.20 feet to a point on the west line of Tract "H" all as shown on the Plat of Ocean Reef Flat No. 1 Amended, as recorded in Plat Book 5, Page 72 of the Public Records of Monroe County, Florida; thence run S 0°05'00" W - 29.87 feet to a point, thence run S3°55' 00" 311.60 feet to a point; thence run N 82 ° 40' 47" E - 27.35 feet to a point; thence run S 6° 00' 54" E - 9.20 feet to the POINT OF BEGINNING of the following described parcel of land; thence run N 82° 40' 47" E - 18.00 feet to a point; thence run S 6° 00' 54" E 9.90 feet to a point; thence run S 82 ° 40'47" W - 18.00 feet to a paint; thence run N 6° 00' 54" W - 9.90 feet to the Point of Beginning containing 178.2 square feet, more or less.

AFFIDAVIT

RE: 35 Ocean Reef, The Royal Suite

Doc# 1975172
Bk# 2678 Pg# 151

SELLER (S): Royal Suite, LLC

PURCHASER (S): Lawrence Lukis

In connection with the captioned transaction, the above-named owner has paid their **2014** annual ORCA assessment in the amount of $3,935.00 there are no outstanding assessments due on the property to the OCEAN REEF COMMUNITY ASSOCIATION, INC.

Estoppel processing fee of $150.00 has not been paid. This amount is due at closing

DATED this 26th day of MARCH, A.D., 2014

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: _____
Greg Lunsford
Vice President

(SEAL)

STATE OF FLORIDA)
)SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 26th day of MARCH, 2014 by Greg Lunsford, as Vice President of OCEAN REEF COMMUNITY ASSOCIATION, INC., on behalf of OCEAN REEF COMMUNITY ASSOCIATION, INC. He is personally known to me, and did not take an oath.

My Commission Expires:

_____
Notary Public

KELLYMARIE R. ATWILL
Notary Public - State of Florida
My Comm. Expires Sep 28, 2016
Commission # FF 077300
Bonded Through National Notary Assn.

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

FILE #1224353
BK#1681 PG#1741

This Instrument Prepared by
and Return to:
Erica L. English, Esq.
Katz, Barron, Squitero & Faust, P.A.
2699 S. Bayshore Drive, 7th Floor
Miami, Florida 33133

RCD Mar 14 2001 09:19AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
03/14/2001 _____ DEP CLK

SPECIAL WARRANTY DEED

The property conveyed hereby is being transferred for nominal consideration by Grantor to Grantee. The Grantor is the sole beneficial owner of the Grantee, and no charge of beneficial ownership has occurred by virtue of this conveyance.

THIS SPECIAL WARRANTY DEED is made, executed and delivered this 26th day February, 2001 by and between **OCEAN REEF CLUB, INC., a Florida corporation not-for-profit** ("Grantor"), whose address is 31 Ocean Reef Drive, Suite C-300, Key Largo, Florida 33037, Attn: President, and **O.R. BUSINESS CENTER, LLC, a Florida limited liability company** ("Grantee"), whose address is 31 Ocean Reef Drive, Suite C-300, Key Largo, Florida 33037, Attn: Manager,

(The terms "Grantor" and "Grantee" shall be deemed to include each party's respective heirs, successors, assigns and personal representatives).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and conveys to the Grantee,, the following described real property (hereinafter, the "Property") lying and being in the **Monroe County, Florida** to-wit:

See Exhibit "A" attached hereto
and incorporated herein by this reference.

To have and to hold the same, together with all hereditaments and appurtenances relating thereto, unto Grantee and unto Grantee's successors and assigns.

SUBJECT TO the matters set forth in Exhibit "B" attached hereto and incorporated herein by this reference without serving to reimpose the same.

Grantor covenants that the Property is free from all encumbrances made by Grantor, except as set forth in Exhibit "B", and Grantor does hereby bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

Witnesses:

Judith A. Spitzer
Print Name: JUDITH A. SPITZER

Barbara G. Roush
Print Name: BARBARA G. ROUSH

OCEAN REEF CLUB, INC., Florida corporation not-for-profit.

By: _____
Paul M.G. Astbury, President

(CORPORATE SEAL)

FILE #1224353
BK#1681 PG#1742

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

This instrument was acknowledged before me this 26th day of February, 2001 by Paul M. G. Astbury, as President of Ocean Reef Club, Inc., a Florida corporation not-for-profit, on behalf of the corporation, who is personally known to me or who furnished _____ as identification.

NOTARY PUBLIC, State of Florida

Kenneth Alan Luban
Printed Notary Signature
Commission No.: CC 795504

My Commission Expires: 4/4/03

KENNETH A. LUBAN
MY COMMISSION # CC 795504
EXPIRES: April 4, 2003
Bonded Thru Notary Public Underwriters

H:\jspitler\KAL\2001\OREC LOAN\Special Warranty Deed.doc

EXHIBIT "A"

A parcel of land lying in the SW 1/4 of Section 7, Township 59 South, Range 41 East, North Key Largo, Monroe County, Florida, being more particularly described as follows:

Commence at the SW corner of said Section 7, thence South 89° 47' 34" East, 245.40 feet; thence North 84° 24' 16" East, 130.31 feet; thence North 54° 56' 29" East, 826.83 feet; thence North 47° 47' 31" East, 230.13 feet; thence North 43° 36' 59" East, 711.96 feet; thence North 35° 32' 01" West, 25.78 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue North 35° 32' 01" West, 343.49 feet; thence North 46° 48' 20" East, 294.00 feet to a point of intersection with the Southwesterly right-of-way line of Ocean Reef Drive; thence Southeasterly along the said right-of-way line South 43° 11' 40" East, 297.10 feet to a point of curvature with a circular curve concave to the West, having a radius of 25.00 feet and a central angle of 90° 00' 00"; thence along the arc of said curve 39.27 feet; thence South 46° 48' 20" West, 101.66 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 911.34 feet and a central angle of 6° 28' 04"; thence along the arc of said curve 102.88 feet; thence South 40° 20' 16" West, 111.18 feet to the POINT OF BEGINNING.

EXHIBIT "B"

1. The lien of all taxes and assessments for 2001 and thereafter.

2. Agreement between Seaboard Properties, Inc., and Ocean Reef Improvement Association, dated August 9, 1963, filed August 14, 1963, in Official Records Book 287, at Page 421, wherein all property owners in the Ocean Reef area were given the rights to use all streets, roads, lanes, etc., in all the plats recorded by Seaboard Properties, Inc.

3. Non-exclusive Easement Grant dated August 1, 1977, recorded October 3, 1977, in Official Records Book 733, Page 603, granting Key Largo Foundation and Driscoll Properties, Inc., the right to use all streets, roads, bridges, and utility easements in the Ocean Reef Complex.

3. Effect of Chapter 22F-8 of Rules of the Department of Administration Commission declaring boundaries and principles for guiding development for Florida Keys Area of Critical Concern, as recorded in Official Records Book 668, page 43, and any amendment(s).

4. Non-exclusive perpetual Easement dated December 1, 1983, and recorded December 6, 1983, in Official Records Book 897, Page 2234, granting Florida Keys Aqueduct Authority, a governmental agency of the State of Florida, use for the purpose of installation and maintenance of water mains and water lines.

5. Right of Access and License Agreement dated December 1, 1983, and recorded December 6, 1983, in Official Records Book 897, Page 2243, granting Florida Keys Aqueduct Authority, a governmental agency of the State of Florida, the right of access and license over, on and across the private roadways in the Ocean Reef Complex.

6. Terms, covenants and conditions contained in the Declaration of Restrictions executed by Ocean Reef Club, Inc. and Marina Village Condominium Phase I, Inc., and Community Bank of Homestead, filed October 20, 1995, in Official Records Book 1374, page 921.

7. Assignment of Easements between Ocean Reef Club, Inc., and North Key Largo Utility Corp., a Florida not-for-profit corporation, dated March 9, 1995, and recorded March 10, 1995, in Official Records Book 1344, Page 2079.

8. Grant of Easement dated March 9, 1995, made by Ocean Reef Club, Inc., a not-for-profit Florida corporation, in favor of North Key Largo Utility Corp., a Florida not-for-profit corporation, and recorded March 9, 1995, in Official Records Book 1344, Page 1772.

9. Grant of Easement dated March 9, 1995, made by Ocean Reef Community Association, a Florida not-for-profit corporation, in favor of North Key Largo Utility Corp., a Florida not-for-profit corporation, and recorded March 9, 1995, in Official Record Book 1344, Page 1769.

10. Non-Exclusive Easement Grant dated March 1, 1993, recorded April 12, 1992, in Official Records Book 1252, Page 836, granting Ocean Reef Club, Inc., Great American Life Insurance Company, and Ocean Reef Club Properties, Inc., the right to use all streets, roads, bridges, and parking lots, in the Ocean Reef Complex.

11. All roadways, and bridges within the Ocean Reef Complex as contained in the Quit Claim Deed and Easement from Ocean Reef Club, Inc., to Ocean Reef Community Association, dated April 19, 1994, and recorded January 26, 1995, in Official Records Book 1339, Page 255.

12. Consent for Use of Public Easements between Ocean Reef Cable Television, a general partnership, and Ocean Reef Club, Inc., dated July 18, 1979, and recorded in Official Records Book 811, Page 1463; and Easement Agreement between Ocean Reef Club, Inc., now known as Key Largo Group, Inc., and Ocean Reef Cable Television, recorded February 22, 1995, in Official Records Book 1342, Page 1428.

13. Certificate of Amendment to the Fifth Amended and Restated Bylaws (hereinafter referred to as the "Bylaws") of Ocean Reef Community Association, Inc., recorded December 30, 1996, in official Records Book 1436, Page 1192; and Affidavit executed by the President for Ocean Reef Community Association, Inc., a Florida corporation not for profit, acknowledged October 21, 1996, and recorded December 30, 1996, in Official Records Book 1436, Page 1198.

14. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished which may be imposed by law, by virtue of the filing of the following Notices of Commencement:

    a. Notices of Commencement filed October 16, 2000, in Official Records Book 1658, page 57;
    b. Notices of Commencement filed October 16, 2000, in Official Records Book 1658, page 56; and
    c. Notices of Commencement filed June 29, 2000, in Official Records Book 1640, page 2076.

All recording references are to the Public Records of Monroe County, Florida.

H:\KAL\2001\ORBC LOAN\Special Warranty Deed.doc

MONROE COUNTY
OFFICIAL RECORDS

This Instrument Prepared By:
William P. McCaughan, Esq.
Kirkpatrick & Lockhart Nicholson
Graham LLP
Miami Center 20th Floor
201 So. Biscayne Blvd.
Miami, Florida 33131

Doc# 1559122 12/30/2005 12:32PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

12/30/2005 12:32PM
DEED DOC STAMP CL: PW $10,500.00

Doc# 1559122
Bk# 2177 Pg# 724

Property Appraiser's Folio No.:00572795-001000, AK #1709051

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 22 day of December, 2005 from **The Medical Center at Ocean Reef, Inc.**, a Florida corporation not-for-profit, organized and existing under the laws of the State of Florida, with an address of 30 Ocean Reef Drive, Key Largo, Florida 33037 ("**Grantor**"), to **Ocean Reef Club, Inc.**, a Florida corporation not for profit, having an address of 35 Ocean Reef Drive, Suite 200, Key Largo, Florida 33037 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged by these presents does grant, bargain and sell unto Grantee, in fee simple, all of Grantor's right, title, interest, in and to the following described real property (the "**Property**") located and situate in the County of Monroe and State of Florida, to wit:

See Legal Description attached hereto as Exhibit A

Subject to real estate taxes for the year 2005 and any easements, restrictions or covenants of record without reimposing the same.

Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, Grantor has caused these present to be executed and its seal to be affixed the day and year first above written.

WITNESSES:

Print Name Gail Delfarro

Print Name Jennifer D. Rigby

THE MEDICAL CENTER AT OCEAN REEF, INC., a Florida corporation not-for-profit

By:
Tom Davidson, President

ACKNOWLEDGMENT APPEARS ON FOLLOWING PAGE

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 22 day of December, 2005 by Tom Davidson, President of The Medical Center at Ocean Reef, Inc., a Florida corporation not-for-profit, organized and existing under the laws of the State of Florida, who is personally known to me or who produced N/A as identification, on behalf of the company.

Clara M Carithers
NOTARY PUBLIC
STATE OF FLORIDA

SEAL

Clara M. Carithers
MY COMMISSION # DD223397 EXPIRES
September 25, 2007
BONDED THRU TROY FAIN INSURANCE, INC

Clara M Carithers
Printed Name of Notary

EXHIBIT "A"

TRACT A, of ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT THE MOST EASTERLY CORNER OF SAID TRACT "A", SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF LOT 1 OF SAID PLAT OF ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT NO. 10; THENCE S 42° 32' 52" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "A" FOR 160.88 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT "A"; THENCE N 47° 27' 08" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A" FOR 30.00 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF SAID TRACT "A"; THENCE N 42° 32' 52" E ALONG SAID PARALLEL LINE FOR 160.88 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED SOUTHWESTERLY LINE OF SAID LOT 1; THENCE S 47° 27' 08" E ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO THE POINT OF BEGINNING.

DocN 1559122
BkN 2177 PgN 727

CONSENT

RE: 30 Ocean Reef Drive
Tract A, of Anchor Drive Subdivision, Ocean Reef Plat No. 10, According to the Plat thereof, as Recorded in Plat Book 6, Page 118, of the Public Records of Monroe County, Florida

SELLER (S): Medial Center at Ocean Reef, Inc., a Florida Corporation not-for-profit

PURCHASER(S): Ocean Reef Club, Inc., a Florida Corporation not-for-profit

ORCA No.

OCEAN REEF COMMUNITY ASSOCIATION CONSENT

In connection with the above-captioned sales transaction, the above-named purchaser (s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION, INC.

DATED this 13th day of December, A.D., 2005

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: _____
Suzanne Carder
Treasurer

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 13th day of December, 2005, by Suzanne Carder as Treasurer of OCEAN REEF COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She is personally known to me and did not take an oath.

My commission expires:

GLENDA VIZZO
MY COMMISSION # DD 259882
EXPIRES: February 20, 2008
Bonded Thru Notary Public Underwriters

Orca - 12/12/05

Glenda Vizzo
Notary Public

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

FILE #1229464
BK#1688 PG#143

RCD Apr 12 2001 12:12PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 5600.00
04/12/2001 PP DEP CLK

[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this 28th day of ~~April~~ March, **2001**, BETWEEN **JAMES H. RICH and IDAMAE B. RICH, husband and wife**, whose address is 5023 Frew Street, Apt. 7D, Pittsburgh, Pennsylvania 15213, GRANTOR*, and **OCEAN REEF CLUB, INC., a Florida Non Profit Corporation**, whose address is 31 Ocean Reef Drive, Suite C300, Key Largo, Florida 33037, GRANTEE*.

W I T N E S S E T H, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee and grantee's heirs, successors and assigns, forever the following described land located in the County of Monroe, State of Florida, to-wit:

Lot 16, in Block 10, in OCEAN REEF PLAT NO. 1, AMENDED, a Subdivision of North Key Largo, according to the Plat thereof, recorded in Plat Book 5, at Page 72, of the Public Record of Monroe County, Florida.

Parcel Account No. 00570450-000000; Alternate No. 1703737.

SUBJECT TO:
1. Zoning and/or restrictions and prohibitions imposed by government authority. 2. Restrictions, easements and other matters appearing on the plat and/or common to the subdivision.
3. Taxes for the year 2001, and thereafter. 4. Public utility easements of record.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Witness No. 1 Signature

Judy Baker Washington
Witness No. 1 Printed Name

Witness No. 2 Signature

Richelle R. Johnson
Witness No. 2 Printed Name

JAMES H. RICH

IDAMAE B. RICH

FILE #1229464
BK#1688 PG#144

GRANTEE SOCIAL SECURITY NUMBER [redacted]

STATE OF Florida

COUNTY OF Monroe

I HEREBY CERTIFY that on this 28th day of March, 2001, before me, an officer duly qualified to take acknowledgements, personally appeared: **JAMES H. RICH and IDAMAE B. RICH**, (✓) who is/are personally known to me or ( ) who has produced a copy of his/her State Driver's License as identification as being the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same of his/her/their own free will.

Richelle R. Johnson
NOTARY PUBLIC
Print Name: Richelle R. Johnson
COMMISSION EXPIRATION:

(SEAL)

Prepared by:
CHARTER TITLE COMPANY, INC.
Joan G. Kaiser
31 Ocean Reef Drive, B208
Key Largo, FL 33037

NOTARY PUBLIC STATE OF FLORIDA
OFFICIAL NOTARY SEAL
RICHELLE R JOHNSON
COMMISSION NUMBER
CC875145
MY COMMISSION EXPIRES
OCT. 20,2003

FILE #1229464
BK#1688 PG#145

CONSENT

RE: L16, B10, Ocean Reef Plat No. 1 Amended
(101 Andros Road) 1703737

SELLER(S): JAMES H. RICH and IDAMAE B. RICH

PURCHASER(S): OCEAN REEF CLUB, INC.

ORCA MEMBER NO._____

In connection with the captioned sales transaction, the above named purchaser(s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION.

DATED this 16th day February, A.D., 2001.

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: Ivonne M. Ramirez
IVONNE M. RAMIREZ, TREASURER

(SEAL)

STATE OF FLORIDA)
: ss.
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 16th day of February, 2001 by Ivonne M. Ramirez, as Treasurer, of OCEAN REEF COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She is personally known to me.

My Commission Expires:

Glenda Vizzo
Notary Public

GLENDA VIZZO
MY COMMISSION # CC 893590
EXPIRES: February 20, 2004
Bonded Thru Notary Public Underwriters

(SEAL)

MONROE COUNTY
OFFICIAL RECORDS

13 00
2 00
6669.60

This instrument prepared by
and should be returned to:
Thomas A. Hanson
Carlton, Fields, et al.
222 Lakeview Avenue, Suite 1400
West Palm Beach, Florida 33401

961421 OFF REC 1417 PAGE 1599

DS Paid 6669.60 Date 8-13-96
MONROE COUNTY
DANNY L. KOLHAGE CLERK CIR. CT.
By [signature] D.C.

FILED FOR RECORD
96 AUG 13 P12:59
CLERK CIR. CT.
MONROE COUNTY, FLA.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 7th day of February, 1996, by DRISCOLL PROPERTIES, a Florida partnership ("Grantor") to OCEAN REEF CLUB, INC., a Florida not for profit corporation ("Grantee") whose address is 31 Ocean Reef Drive, Key Largo, Florida 33037:

WITNESSETH, that Grantor for and in consideration of the sum of Ten and No/100 Dollar ($10.00) in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the land described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, equity and claim whatsoever of Grantor, either in law or in equity, to the only proper use, benefit and behoof of Grantee forever.

IN WITNESS WHEREOF, Grantor has signed this Quit Claim Deed the day and year first above written.

WITNESSES:

Mary Kaye Morrell-Capocasa
Witness signature

Mary Kaye Morrell-Capocasa
Print Name

Susanne S Smith
Witness Signature

Susanne S. Smith
Print Name

DRISCOLL PROPERTIES, A FLORIDA PARTNERSHIP

By: W John Driscoll

Its: General Partner

Address:
Driscoll Properties
332 Minnesota St., Suite 2100
St. Paul, MN 55101

W#45594.1

STATE OF Minnesota }
COUNTY OF Ramsey }

961421 OFF REC 1417 PAGE 1600

The foregoing instrument was acknowledged before me this 7th day of February 1998, by W. John Driscoll, general partner of Driscoll Properties, a Florida partnership, who is personally known to me or who produced _____ as identification..

MARY BETH MARCINIAK
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2000

Mary Beth Marciniak
(Signature)
Mary Beth Marciniak
(Printed Name)

(NOTARIAL SEAL)

NOTARY PUBLIC, STATE OF Minnesota

EXHIBIT "A"

961421 OFF REC 1417 PAGE 1601

LEGAL DESCRIPTION
HARBOR COURSE CLUBHOUSE SITE LEGAL

A PARCEL OF LAND BEING ALL OF TRACT "C" OF "HARBOR COURSE SECTION TWO OCEAN REEF PLAT NO. 13" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 5 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF TRACT "A" OF "HARBOR COURSE SOUTH SECTION ONE OCEAN REEF PLAT NO. 14", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 9, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT "A"; THENCE N88°36'27"E (BEARINGS DERIVED FROM THE FLORIDA COORDINATE SYSTEM, EAST ZONE) ALONG THE NORTH LINE OF SAID TRACT "A" FOR 1059.03 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE N88°36'27"E ALONG THE SAID NORTH LINE OF TRACT "A" FOR 252.70 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HARBOR DRIVE AS SHOWN ON THE SAID PLAT OF "HARBOR COURSE SOUTH SECTION ONE OCEAN REEF PLAT NO. 14"; THENCE S01°33'42"E ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE FOR 260.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE CONTINUE SOUTHERLY AND SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 30°47'49" FOR 218.67 FEET TO A POINT ON SAID ARC, SAID POINT BEARING S55°45'53"E FROM THE CENTER OF SAID CURVE; THENCE S89°49'31"W FOR 186.64 FEET; THENCE N01°33'42"W FOR 461.02 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE SOUTHERLY 30 FEET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A", SAID CORNER BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH HARBOR DRIVE; THENCE S1°33'42"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 260.97 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 28°22'02" FOR 173.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, SAID POINT BEARING S63°11'40"E FROM THE CENTER OF SAID CURVE; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 7°25'47" FOR 45.36 FEET TO A POINT ON THE ARC OF SAID CURVE, SAID POINT BEARING S55°45'53"E FROM THE CENTER OF SAID CURVE; THENCE S89°49'31"W FOR 186.64 FEET; THENCE N1°33'42"W FOR 39.01 FEET; THENCE N89°49'31"E FOR 210.74 FEET TO THE POINT OF BEGINNING.

SAID HARBOR COURSE CLUBHOUSE SITE CONTAINS 7.46 ACRES MORE OR LESS.

Recorded In Official Records
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

DocH 1962635 12/24/2013 10:07AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Mackinzie S. Ash
Hershoff, Lupino & Yagel, LLP
90130 Old Highway
Tavernier, Florida 33070

12/24/2013 10:07AM
DEED DOC STAMP CL: RE $25,135.60

DocH 1962635
BkH 2664 PgH 1325

Property Appraisers Parcel Identification (Folio) Numbers: **00569500-000096**
$3,590,772.08

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **18th** day of **December, 2013** by **U S. JET, LLC, a North Carolina Limited Liability Company**, herein called the grantor, to **Cresful William Horne, Jr., a married man,** whose post office address is **8605 Bonds Grove Church Road, Waxhaw, NC 28173**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MONROE County, State of Florida, viz.:

SEE EXHIBIT "A"

Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

File No.: **13-1206**

Signed, sealed and delivered in the presence of:

Sandra H. Threatt
Witness #1 Signature

Sandra H. Threatt
Witness #1 Printed Name

Michael W. Waddell
Witness #2 Signature

Michael W. Waddell
Witness #2 Printed Name

U S. JET, LLC, a North Carolina Limited Liability Company

Cresful W. Horne, Jr.
Cresful W. Horne, Jr., Manager
Highway 74 West, PO BOX 625, Marshville, NC 28103

DocH 1982635
BkH 2664 PgH 1326

STATE OF NORTH CAROLINA
COUNTY OF Union

The foregoing instrument was acknowledged before me this 18th day of December, 2013 by Cresful W. Horne, Jr., Manager of U S. JET, LLC, a North Carolina Limited Liability Company on behalf of the corporation. He is personally known to me or has produced _____ as identification.

SEAL

SHERRY S. BARE NOTARY PUBLIC UNION COUNTY, NC

Sherry S. Bare
Notary Signature

Sherry S. Bare
Printed Notary Signature

My Commission Expires:

My Commission Expires March 4, 2017

File No.: 13-1206

CONSENT

DocN 1952635
BkN 2664 PgN 1327

RE: Chairman's Suite

SELLER (S): Cress Horne indirectly through the wholly owned U.S. Jet, LLC. a North Carolina Limited Liability Company

PURCHASER (S): Cress William Horne, Jr.

OCEAN REEF COMMUNITY ASSOCIATION CONSENT

In connection with the above-captioned sales transaction, the above-named purchaser (s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION, INC.

DATED this 9th day of December, A.D., 2013

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: _____
Greg Lunsford
Vice President

(SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 9th day of December, 2013, by Greg Lunsford, Vice President of the OCEAN REEF COMMUNITY ASSOCIATION, INC., Florida Corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

My commission expires:

KELLYMARIE R. DENNIS
Notary Public - State of Florida
My Comm. Expires Sep 28, 2016
Commission # EE 832255
Bonded Through National Notary Assn.

_____
Notary Public

EXHIBIT A

LEGAL DESCRIPTION PARCEL NO.3

A PARCEL OF LAND BEING A PORTION OF TRACT "D" AS SHOWN ON OCEAN REEF PLAT NO, 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N,W. CORNER OF SECTION 18, T 59 S, R 41 E, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF OCEAN REEF PLAT NO.1, AMENDED, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THENCE RUN S 0°5'00" W - 29,87 FEET TO A POINT; THENCE RUN S 3°55'00" E - 400.00 FEET TO A POINT; THENCE RUN S 63°07'03" E 30.99 FEET TO A POINT" SAID POINT ALSO BEING THE MOST WESTERLY CORNER OF THE "100 BUILDING" AT THE OCEAN REEF CLUB, THENCE RUN ALONG THE SOUTHWESTERLY EXTERIOR, FACE OF THE SAID BUILDING WALLS 52°04'55"E - 14.67 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND, THENCE CONTINUE ALONG SAID EXTERIOR FACES 52°04'55" E - 5.38 FEET TO A CORNER OF SAID BUILDING; THENCE CONTINUE ALONG SAID EXTERIOR FACE S 37°55'05"W - 1.40 FEET TO A CORNER OF SAID BUILDING; THENCE CONTINUE ALONG SAID EXTERIOR FACES 52°04'55" E - 6,62 FEET TO A POINT; THENCE LEAVING THE EXTERIOR FACE, RUN S 37°55'05" W - 18,60 FEET TO A POINT; THENCE RUN N 52°04'55" W - 12.00 FEET TO A POINT; THENCE RUN N 37°55'05" E - 20.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY ELEVATION + 6.00 FEET N.G.V.D. AND AS ITS LIMITING UPPER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY ELEVATION +19,50 FEET N.G.V.D.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL NO.5

A PARCEL OF LAND BEING A PORTION OF TRACT "D" AS SHOWN ON OCEAN REEF PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 18, T 59 S, R 41 E, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE

REFERENCED PLAT) 2302,20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF OCEAN REEF PLAT NO.1 AMENDED, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN S 0°05'00" W - 29.87 FEET TO A POINT; THENCE RUN S 3°55'00" E - 300.00 FEET TO A POINT; THENCE RUN S 84°53'35" E- 151.76 FEET TO A POINT; THENCE RUNS 15°53'57" E - 17.02 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 54°40'17" E - 10,35 FEET TO A POINT; THENCE RUN S 35°19'43" W - 11.00 FEET TO A POINT; THENCE RUN N 54°40'17" W - 10.35 FEET TO A POINT; THENCE RUN N 35°19'43" E - 11.00 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAVING AS ITS LIMITING UPPER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE MANSARD ROOF STRUCTURE HAVING AN ELEVATION OF +42.4 +/- FEET N.G.V.D.

TOGETHER WITH:

LEGAL DESCRIPTION PARCEL NO.6

A PARCEL OF LAND, BEING A PORTION OF TRACT "0" AS SHOWN ON OCEAN REEF PLAT NO.1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF SECTION 18, T 595, R 41 E, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM ABOVE REFERENCED PLAT) 2302,20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF OCEAN REEF PLAT NO.1 AMENDED, AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE RUN S 0°05'00" W 29.87 FEET TO A POINT, THENCE RUN S 3°55'00" E - 300,00 FEET TO A POINT; THENCE RUNS 84°53'35" E - 151.76 FEET TO A POINT; THENCE RUN S 30°32'46" E- 28.74 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 52°00'00" E - 2.5 FT. TO A POINT, THENCE RUN S 38°00'00" W - 8.5 FEET TO A POINT; THENCE RUN N 52°00'00" W - 2.5 FEET TO A POINT, THENCE RUN N 38°00'00" E - 8.5 FEET TO THE POINT OF BEGINNING, THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING UPPER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE UPPER SURFACE OF THE BRIDGE DECK FROM THE ELEVATOR TO THE THIRD FLOOR OF THE "100" BUILDING, SAID DECK HAVING AN ELEVATION OF +27.3 +/- FEET N.G.V.D.

TOGETHER WITH:

PARCEL 9

A PORTION OF THE THIRD FLOOR OF THE "100" BUILDING AT THE OCEAN REEF CLUB, KNOWN AS THE "CHAIRMANS SUITE LYING IN TRACT D, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST AS SHOWN ON OCEAN REEF PLAT NO, 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS

OF MONROE COUNTY, FLORIDA, THE PERIMETRICAL BOUNDARIES (FOOT PRINT PROJECTED ON THE EARTHS SURFACE) OF WHICH, ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N,W. CORNER OF THE SECTION 18, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF "OCEAN REEF PLAT NO, 1 AMENDED", AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA; THENCE RUN S0°05'00" W - 29,87 FEET TO A POINT; THENCE RUN S 3°55'00" E- 300.00 FEET TO A POINT; THENCE RUN S 84°53'35" E - 151.76 FEET TO A POINT; THENCE RUN S 38°09'22" E - 36.82 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PERIMETRICAL BOUNDARY; THENCE RUN ALONG THE EXTERIOR VERTICAL WALL OF THE BUILDING WITH THE FOLLOWING TWO COURSES:

1) SOUTHEASTERLY- 25.50 FEET

2) SOUTHWESTERLY - 0.10 FEET TO A POINT ON THE EXTERIOR FACE OF TOP OF THE BALCONY RAIL AROUND THE OPEN PATIO; THENCE RUN ALONG SAID EXTERIOR FACE OF THE TOP OF THE BALCONY RAIL WITH THE FOLLOWING FIVE COURSES:

1) SOUTHEASTERLY – 7.95 FEET

2) SOUTHWESTERLY – 16.90 FEET

3) NORTHWESTERLY - 7.90 FEET

4) SOUTHWESTERLY- 15.40 FEET

5) NORTHWESTERLY - 7.80 FEET TO A POINT ON THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR OF THE "100 BUILDING"; THENCE RUN ALONG SAID WALLS WITH THE FOLLOWING FIVE COURSES:

1) SOUTHWESTERLY - 15.70 FEET

2) NORTHWESTERLY - 8.50 FEET

3) SOUTHWESTERLY - 15.95 FEET

4) NORTHWESTERLY - 15.80 FEET

5) SOUTHWESTERLY- 3.85 FEET TO A POINT ON THE EXTERIOR FACE OF THE TOP OF THE BALCONY RAIL ON THE COVERED PATIO; THENCE RUN ALONG SAID RAIL WITH THE FOLLOWING TWO COURSES:

1) SOUTHWESTERLY - 11.65 FEET

2 NORTHWESTERLY - 8.10 FEET TO A CORNER OF THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR; THENCE RUN ALONG THE SAID WALL NORTHEASTERLY 0.50 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF THE DIVISION WALL BETWEEN THE PRESIDENTIAL SUITE AND THE CHAIRMAN'S SUITE; THENCE RUN AT RIGHT ANGLES TO THE AFOREMENTIONED COURSE, NORTHWESTERLY WITH THE CENTER LINE OF THE DIVISION WALL 1.0 FEET MORE OR LESS TO AN ANGLE POINT IN THE DIVISION WALL; THENCE CONTINUE ALONG THE SAID CENTER LINE NORTHERLY 22.5 FEET MORE OR LESS TO AN ANGLE POINT IN THE DIVISION WALL; THENCE CONTINUE ALONG THE SAID CENTERLINE NORTHWESTERLY 2.5 FEET MORE OR LESS; THENCE LEAVING SAID CENTER LINE, RUN

NORTHEASTERLY 0.19 FEET MORE OR LESS TO THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR OF THE "100 BUILDING" THENCE RUN ALONG THE SAID EXTERIOR VERTICAL WALL WITH THE FOLLOWING SIX COURSES:

1) NORTHEASTERLY - 15.70 FEET

2) SOUTHEASTERLY - 8.00 FEET

3) NORTHEASTERLY - 15.75 FEET

4) SOUTHEASTERLY - 7.95 FEET

5) NORTHEASTERLY - 21.10 FEET

6) NORTHWESTERLY - 1.90 FEET TO A POINT ON THE S.E. LINE OF PARCEL #5; THENCE RUN ALONG THE SOUTHEAST LINE OF PARCEL #4 N 35°19'43" E - 7.50 FEET TO A POINT ON THE EXTERIOR VERTICAL WALL OF THE THIRD FLOOR OF THE "100 BUILDING"; THENCE RUN ALONG THE SAID EXTERIOR FACE WITH THE FOLLOWING TWO COURSES:

1) SOUTHEASTERLY - 11.20 FEET

2) NORTHEASTERLY - 3.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERIMETRICAL BOUNDARIES HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE SHEATHING RESTING ON TOP OF THE TRUSSES ON THE SECOND FLOOR (FORMER ROOF MEMBERS) SAID TOP OF SHEATHING HAVING AN ELEVATION OF +27.3 FEET +/- WHEN COMPARED WITH THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND AS ITS LIMITING UPPER BOUNDARY THE HORIZONTAL PLANE CREATED BY THE BOTTOM OF THE TRUSS MEMBERS SUPPORTING THE ROOF OVER THE THIRD FLOOR, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +36.4 FEET MORE OR LESS WHEN COMPARED WITH THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, AND THAT PORTION OF THE ROOF COVERING THE SAID PERIMETRICAL BOUNDARIES EXTENDING OUTWARD 2.0 FEET AT RIGHT ANGLES TO THE EXTERIOR VERTICAL WALLS ABOVE DESCRIBED TO INCLUDE THE MANSARD SECTION AND HAVING FOR ITS LIMITING LOWER VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY BOTTOM OF THE TRUSS MEMBERS OVER THE THIRD FLOOR, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +36.4 FEET MORE OR LESS AND A LIMITING UPPER VERTICAL BOUNDARY THE HORIZONTAL PLANE CREATED BY THE TOP EDGE OF THE METAL GRAVEL STOP, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +39.3 FEET MORE OR LESS WHEN COMPARED WITH THE NATIONAL GEODETIC VERTICAL DATUM. ALSO INCLUDED ARE ALL STRUCTURAL MEMBERS SUPPORTING THE THIRD FLOOR AND ATTACHED TO THE CONCRETE TIE BEAMS (BELOW THE BOTTOM OF THE SHEATHING AT ELEVATION +27.3+/- N.G.V.D. AT AN ELEVATION OF APPROXIMATELY +24.6 +/- N.G.V.D. AS WELL AS ALL CONDUITS, TRAINS, H.V.A.C. DUCTS, ELECTRICAL CONDUITS, WATER LINES, SOIL PIPES AND ANY OTHER APPURTENANCES SERVICING THE THIRD FLOOR OF SAID" 100 BUILDING" AND LYING BETWEEN ELEVATION 24.6 +/- AND ELEVATION +27.3 FEET N.G.V.D.

TOGETHER WITH:

PARCEL 11

A PORTION OF THE "100" BUILDING AT THE OCEAN REEF CLUB BEING THE THIRD FLOOR LANDING AND THE STAIRS TO THE SECOND FLOOR LANDING AT THE NORTHEASTERLY

END OF THE "100" BUILDING AT THE OCEAN REEF CLUB, KNOWN AS THE "CHAIRMANS SUITE" LYING IN TRACT D, IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST AS SHOWN ON OCEAN REEF PLAT NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE PERIMETRICAL BOUNDARIES (FOOT PRINT PROJECTED ON THE EARTH'S SURFACE) OF WHICH, ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE SECTION 18, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF "OCEAN REEF PLAT NO.1 AMENDED", AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLA; THENCE RUN S 0°05'00" W - 29.87 FEET TO A POINT; THENCE RUN S 3°55'00"E - 300.00 FEET TO A POINT; THENCE RUN S 84°53'35" E - 130.79 FEET TO A POINT; THENCE RUN S 8°05'37" E - 43.27 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PERIMETRICAL BOUNDARY: SAID POINT OF BEGINNING ALSO BEING THE INTERSECTION OF THE OUTSIDE EDGE OF THE HAND RAIL OF THE THIRD FLOOR LANDING; THENCE RUN ALONG THE HAND RAIL NORTHEASTERLY 4.8 FEET TO THE EDGE OF THE STAIRS; THENCE CONTINUE ALONG THE HAND RAIL OF THE STAIRS, NORTHEASTERLY 15.8 FEET AS MEASURED HORIZONTALLY TO A CORNER OF THE MIDFLOOR LANDING; THENCE RUN ALONG THE HAND RAIL OF THE MIDFLOOR LANDING, SOUTHEASTERLY 7.83 FEET TO A CORNER OF THE MIDFLOOR LANDING; THENCE RUN ALONG THE HANDRAIL OF THE MIDFLOOR LANDING SOUTHWESTERLY 15.9 FEET TO A POINT OF INTERSECTION WITH THE THIRD FLOOR LANDING THENCE RUN ALONG THE HAND RAIL OF THE THIRD FLOOR LANDING SOUTHEASTERLY 5.4 FEET TO A POINT OF INTERSECTION WITH THE EXTERIOR VERTICAL WALL OF PARCEL NO.9; THENCE RUN ALONG THE EXTERIOR VERTICAL WALLS OF PARCEL NO.9 WITH THE FOLLOWING THREE COURSES:

1) SOUTHWESTERLY - 3.9 FEET

2) NORTHWESTERLY - 7.95 FEET

3) SOUTHWESTERLY - 0.89 FEET

A POINT OF INTERSECTION WITH THE OUTSIDE EDGE OF THE HAND RAIL OF THE THIRD FLOOR LANDING; THENCE RUN ALONG THE OUTSIDE EDGE OF THE HAND RAIL NORTHWESTERLY 5.4 FT. TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY FOR THE STAIRS AND MIDFLOOR LANDING, THE HORIZONTAL PLANE CREATED BY THE TOP SURFACE OF THE SECOND FLOOR LANDING SAID SURFACE BEING AT AN ELEVATION OF + 16.1+/- N.G.V.D. AND THE LOWER LIMITING VERTICAL BOUNDARY OF THE THIRD FLOOR LANDING WITHIN THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY BEING THE HORIZONTAL PLANE CREATED BY THE UNDERSIDE OF THE DECKING OF THE THIRD FLOOR LANDING, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +27.1+E N.G.V.D. THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS, AS ITS UPPER LIMITING VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE HAND RAIL BORDERING THE THIRD FLOOR LANDING HAVING AN ELEVATION OF +30.3+/- N.G.V.D. ALSO INCLUDED IN THE ABOVE, ARE ALL THE SUPPORTING MEMBERS INCLUDING BUT NOT LIMITED TO COLUMNS, FOOTINGS, PILES, BEAMS AND ANGLES TO

THE BUILDING OR RESTING ON PILES BELOW GROUND SURFACE WHICH ARE BELOW THE LOWER LIMITING VERTICAL BOUNDARY.

TOGETHER WITH AN UNDIVIDED ONE-HALF (1/2) INTEREST IN:

PARCEL 12

A PORTION OF THE "100" BUILDING AT THE OCEANREEF CLUB BEING THE THIRD FLOOR LANDING AND THE STAIRS TO THE SECOND FLOOR LANDING AT THE MIDDLE OF THE BUILDING SERVING BOTH THE PRESIDENTIAL SUITE AND THE EXECUTIVE SUITE ON THE THIRD FLOOR OF THE SAID "100" BUILDING LYING IN TRACT "D" IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 59 SOUTH, RANGE 41 EAST AS SHOWN ON OCEAN REEF PLAT NO, 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4 PAGE 90 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE PERIMETRICAL BOUNDARIES (FOOT PRINT PROJECTED ON THE EARTH'S SURFACE) OF WHICH, ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE N,W. CORNER OF THE SECTION 18, THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 18, EAST (BEARINGS DERIVED FROM THE ABOVE REFERENCED PLAT) 2302.20 FEET TO A POINT ON THE WEST LINE OF TRACT "H" ALL AS SHOWN ON THE PLAT OF "OCEAN REEF PLAT NO.1 AMENDED", AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA; THENCE RUN S 0°05'00" W - 29.87 FEET TO A POINT; THENCE RUN S 3°55'00" E 300,00 FEET TO A POINT; THENCE RUN S 84°53'35" E - 41.42 FEET TO A POINT; THENCE RUN S 33°04'57" E - 86.65 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PERIMETRICAL BOUNDARY; SAID POINT OF BEGINNING BEING A POINT OF INTERSECTION OF THE OUTSIDE EDGE OF THE HAND RAIL OF THE THIRD FLOOR LANDING AND THE EXTERIOR VERTICAL WALL OF THE BRIDGE FROM THE ELEVATOR SHAFT TO THE PRESIDENTIAL SUITE; (PARCEL NO.8) THENCE RUN ALONG THE HAND RAIL NORTHEASTERLY 4.8 FEET TO THE EDGE OF THE STAIRS THENCE CONTINUE ALONG THE HAND RAIL OF THE STAIRS, NORTHEASTERLY 15.6 FEET AS MEASURED HORIZONTALLY TO A CORNER OF THE MIDFLOOR LANDING; THENCE RUN ALONG THE HAND RAIL OF THE MIDFLOOR LANDING, SOUTHEASTERLY 7.8 FEET TO A CORNER OF THE MIDFLOOR LANDING AND INTERSECTION WITH THE THIRD FLOOR LANDING THENCE RUN ALONG THE HAND RAIL OF THE THIRD FLOOR LANDING WITH THE FOLLOWING THREE COURSES:

1) SOUTHEASTERLY - 8.0 FEET

2) NORTHEASTERLY- 1.9 FEET

3) SOUTHEASTERLY - 5.55 FEET TO A POINT OF INTERSECTION WITH THE EXTERIOR VERTICAL WALL OF THE CHAIRMAN'S SUITE (PARCEL NO.9) THENCE RUN ALONG THE EXTERIOR VERTICAL WALLS OF BOTH PARCELS 9 AND 8 WITH THE FOLLOWING SIX COURSES:

1) SOUTHWESTERLY - 5.7 FEET

2) NORTHWESTERLY - 7.95 FEET

3) SOUTHWESTERLY - 15.70 FEET

4) NORTHWESTERLY - 7.50 FEET

5) SOUTHWESTERLY- 1.10 FEET

6) NORTHWESTERLY- 6.0 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS AS ITS LIMITING LOWER VERTICAL BOUNDARY FOR THE STAIRS AND MIDFLOOR LANDING, THE HORIZONTAL PLANE CREATED BY THE TOP SURFACE OF THE SECOND FLOOR LANDING SAID SURFACE BEING AT AN ELEVATION OF +16.1+/- N.G.V.D, AND THE LOWER LIMITING VERTICAL BOUNDARY OF THE THIRD FLOOR LANDING WITHIN THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY BEING THE HORIZONTAL PLANE CREATED BY THE UNDERSIDE OF THE DECKING OF THE THIRD FLOOR LANDING, SAID HORIZONTAL PLANE HAVING AN ELEVATION OF +27.1+/- N.G.V.D. THE ABOVE DESCRIBED PERIMETRICAL BOUNDARY HAS, AS ITS UPPER LIMITING VERTICAL BOUNDARY, THE HORIZONTAL PLANE CREATED BY THE TOP OF THE HAND RAIL BORDERING THE THIRD FLOOR LANDING HAVING AN ELEVATION OF +30.3+/- N.G.V.D. ALSO INCLUDED IN THE ABOVE, ARE ALL THE SUPPORTING MEMBERS INCLUDING BUT NOT LIMITED TO COLUMNS FOOTINGS PILES, BEAMS AND ANGLES ATTACHED TO THE BUILDING OR RESTING ON PILES BELOW GROUND SURFACE WHICH ARE BELOW THE LOWER LIMITING VERTICAL BOUNDARY.

MONROE COUNTY
OFFICIAL RECORDS

DocH 1971328 03/05/2014 3:15PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This instrument prepared by:
Erica L. English, Esq.
Katz, Barron, Squitero, Faust, Friedberg, English & Allen, P.A.
2699 South Bayshore Drive, 7th Floor
Miami, FL 33133

03/05/2014 3:15PM
DEED DOC STAMP CL: Krys $0.70

DocH 1971328
BkH 2673 PgH 2088

Parcel ID Number: _____

Space above this line for recorder 's use

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 31st day of January, 2014 by and between **CROWN CREDIT COMPANY LTD.**, an Ohio limited liability company (**"Crown Credit"**), whose post office address is 102 S. Washington Street, New Bremen, OH 45869, and **JAMES F. DICKE, II, AS A TRUSTEE** (the **"Trustee"**) **OF THE DICKE FAMILY FOUNDATION**, a Trust established under Ohio law (the **"Trust"**), whose post office address is 102 S. Washington Street, New Bremen, OH 45869 (Crown Credit and the Trustee collectively, the **"Grantor"**) and **OCEAN REEF CLUB, INC.**, f/k/a Ocean Reef Acquisition Corp., a Florida corporation not-for-profit (hereinafter referred to as **"Grantee"**), whose post office address is 35 Ocean Reef Drive, Suite 200, Key Largo, Florida 33037.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand, if any, that Crown Credit, the Trust and the Co-Trustees (as hereinafter defined) have in and to that certain real property located in Monroe County, Florida, described as follows (the **"Property"**):

See Exhibit "A" attached hereto and incorporated herein by this reference

The particulars with respect to the existence of the Trust and the authority of the Trustee to execute and deliver this Quit-Claim Deed on behalf of the Trust and the Trustees thereof (the "Co-Trustees") are set forth in that certain Certification of Trust which is being executed and delivered by the Trustee together with this Quit-Claim Deed and shall be recorded simultaneously with this Quit-Claim Deed in the Public Records of Monroe County, Florida (the **"Records"**).

TOGETHER WITH, all rights of way, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever, if any, of Crown Credit, the Trust and the Co-Trustees, either in law or in equity, to the only proper use, benefit and behoof of the said Grantee.

The purpose of this Quit-Claim Deed is to convey any and all right, title and interest, if any, that Crown Credit, the Trust and the Co-Trustees may have to the Property by virtue of their ownership of all of the units in Marina Inn Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 728, Page 383, and as amended in Official Records Book 759, Page 95, and Official Records Book 1457, Page 1612, of the Records, including all of the undivided interests in the common elements.

(nothing further appears on this page; execution page follows)

Doc# 1971328
Bk# 2673 Pg# 2089

Doc# 1971328
Bk# 2673 Pg# 2090

(Quit Claim Deed by Crown Credit Company, Ltd. to Ocean Reef Club, Inc.)

Signed, sealed and delivered
in the presence of:

Debra H Freeman
Printed Name: Debra H Freeman

JoAn Balster
Printed Name: JoAn Balster

CROWN CREDIT COMPANY LTD.,
an Ohio limited liability company

By: [signature]
Bradley L. Smith, Secretary and Treasurer
102 S. Washington Street
New Bremen, OH 45869

STATE OF OHIO
COUNTY OF AUGLAIZE

The foregoing Quit Claim Deed was acknowledged before me this 28 day of January, 2014 by Bradley L. Smith as Secretary and Treasurer of Crown Credit Company Ltd, an Ohio limited liability company, on behalf of the company. He is personally known to me (or has produced a driver's license as identification).

Melanie M. Taylor
Notary Public

Expiration of Commission:

NOTARY PUBLIC STATE OF OHIO

MELANIE M. TAYLOR, Notary Public
In and for the State of Ohio
My Commission Expires 10.27.14

Doc# 1971328
Bk# 2673 Pg# 2091

(Quit Claim Deed by The Dicke Family Foundation to Ocean Reef Club, Inc.)

Signed, sealed and delivered
in the presence of:

Printed Name: Brooke L. Smith

Printed Name: Debra H Freeman

JAMES F. DICKE II, A TRUSTEE OF THE
DICKE FAMILY FOUNDATION, a Trust
established under Ohio law
102 S. Washington Street
New Bremen, OH 45869

STATE OF OHIO
COUNTY OF AUGLAIZE

The foregoing Quit Claim Deed was acknowledged before me this 31st day of January, 2014 by James F. Dicke II, as a Trustee of The Dicke Family Foundation, a trust established under Ohio law. He is personally known to me (or has produced a driver's license as identification).

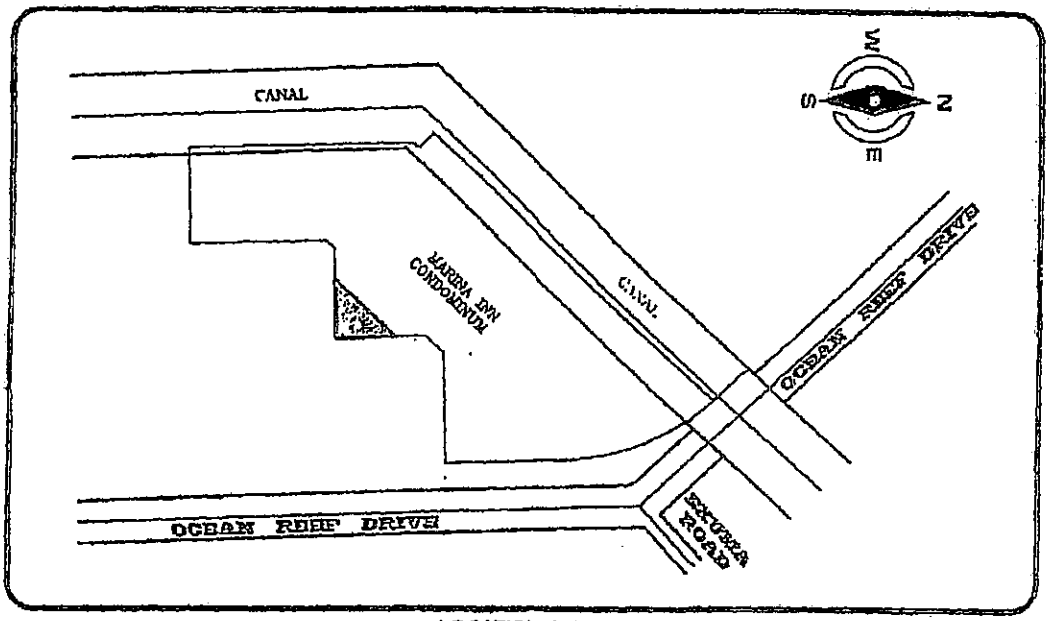
Notary Public

Expiration of commission:

NOTARY PUBLIC STATE OF OHIO

MELANIE M. TAYLOR, Notary Public
In and for the State of Ohio
My Commission Expires 10-27-14

766054.2



LOCATION MAP
NOT TO SCALE

SOURCES OF DATA:

The Legal Description of the Subject Parcel was generated from Tract "A", of the Plat hereof, Recorded in Plat Book 4 ,at Page 90 of the Public Records of Monroe County, Florida.

Bearings as shown hereon are based upon the West line of the NE 1/4, of the SW 1/4 of Section 7, Township 59 South, Range 41 East with an assumed bearing of N02°16'24"W.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other that what appears on the underlying Plat of record. Please refer to the Limitations item with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than what is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Sketch or contained within this report that may be found in the Public Records of Monroe County, Florida or any other public and private entities as their jurisdictions may appear.

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That the "Sketch to Accompany Legal Description" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Sketch to Accompany Legal Description" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Corporation
Florida Certificate of Authorization Number LB7335

By: _____ Date: 7/11/13
Ricardo Rodriguez, PSM for the Firm
Registered Su
State of Flori

JOB NO.: 13224
PAGE 1 OF 3
NOTICE: Not full and complete without all three (3) pages.

LONGITUDE
SURVEYORS
3900 NW 79TH AVENUE, SUITE 601
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

said Surveyor and
prohibited without the

Exhibit "A"

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LEGAL DESCRIPTION:

A Portion of TRACT "A", "OCEAN REEF PLAT No.1", according to the Plat thereof as Recorded in Plat Book 4, Page 90 of the Public Records of MONROE COUNTY, FLORIDA; together with a portion of Government Lot 4, Section 7, Township 59 South, Range 41 East as shown on "Plat of Seaboard Properties, Inc.", according to the Plat thereof as Recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA; all lying in KEY LARGO, MONROE COUNTY, FLORIDA, and being more particularly described as follows:

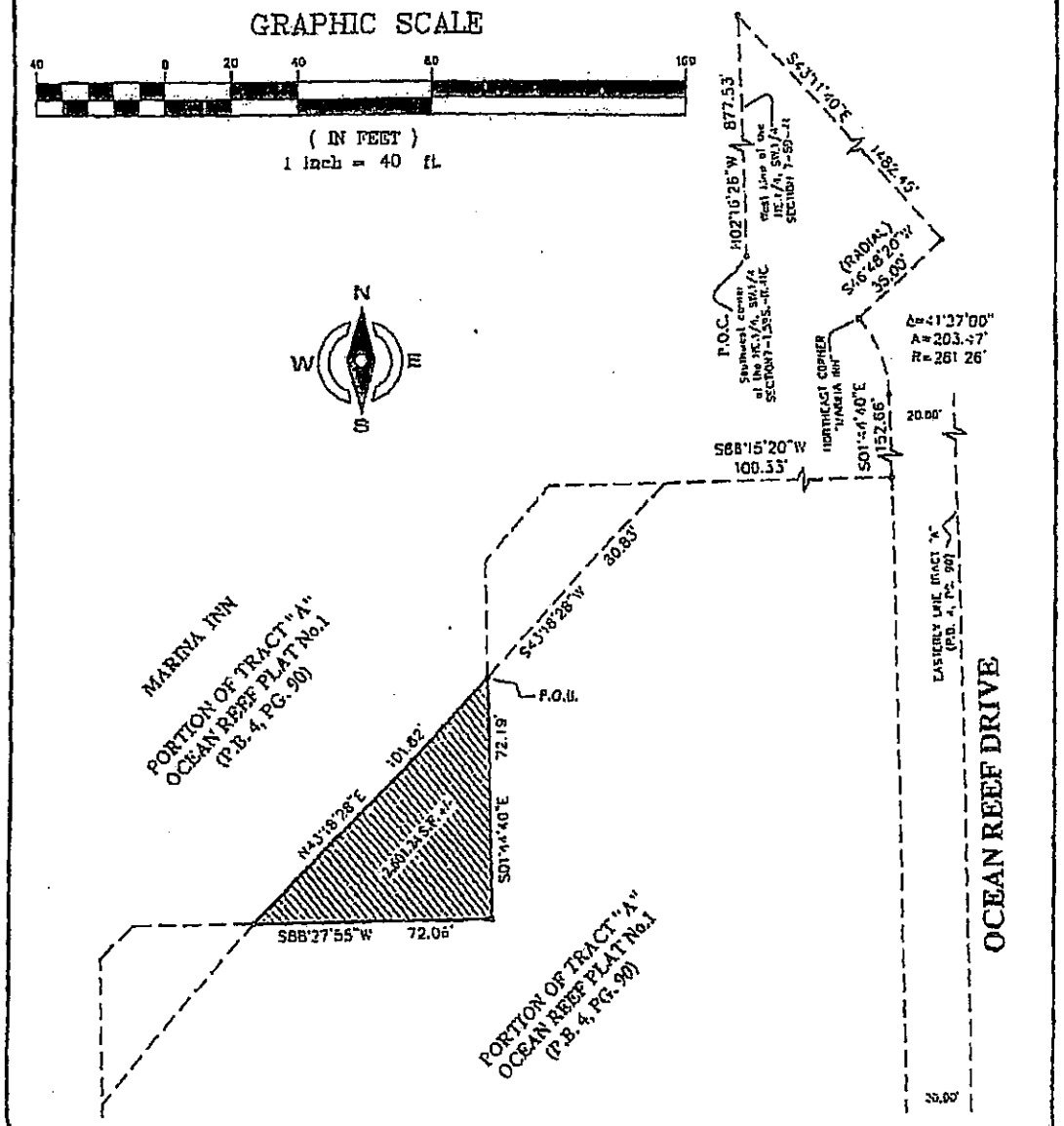
Commence at the Southwest corner of the NE.1/4 of the SW.1/4 of said Section 7; thence N02°16'26"W (bearings derived from FLORIDA COORDINATE SYSTEM, EAST ZONE) along the West line of the said NE.1/4 of the SW.1/4 of Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the centerline of OCEAN REEF DRIVE, as shown on "CHANNEL CAY, OCEAN REEF PLAT No. 4", according to the Plat thereof as Recorded in Plat Book 5, Page 122 of the Public Records of MONROE COUNTY, FLORIDA; thence S43°11'40"E along said Northwesterly extension of said centerline of OCEAN REEF DRIVE for 1482.45 feet; thence S46°48'20"W for 35.00 feet to an intersection with a line 35.00 feet Southwesterly of as measured at right angles, and parallel to said centerline of OCEAN REEF DRIVE; said intersection being the Northeasterly Corner of MARINA INN and the point of curvature of a circular curve concave to the Southwest; thence Southeasterly along the arc of said curve having a radius of 281.26 feet and a central angle of 41°27'00" for 203.47 feet to the point of tangency; thence S01°44'40"E along a line 20.00 feet Westerly of as measured at right angles and parallel to the Easterly boundary line of said TRACT "A" for 152.66 feet; thence S88°15'20"W for 100.33 feet; thence S43°18'28"W for a distance of 80.83 feet to the POINT OF BEGINNING of the hereinafter described Parcel of Land; thence S01°44'40"E for a distance of 72.19 feet; thence S88°27'55"W for a distance of 72.06 feet; thence N43°18'28"E for a distance of 101.82 feet to the POINT OF BEGINNING.

All of the above situated, being and lying in Monroe County, Florida and containing 2,601.24 Square Feet or 0.06 Acres more or less.

LONGITUDE
SURVEYORS
3900 NW 79TH AVENUE, SUITE 601
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

NOTICE: Not full and complete without all three (3) pages.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



LEGEND:

P.O.C. - POINT OF COMMENCE
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
PG. - PAGE
Δ - CENTRAL ANGLE
R= - RADIUS
A= - ARC

LONGITUDE SURVEYORS
3900 NW 79TH AVENUE, SUITE 601
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

NOTICE: Not full and complete without all three (3) pages.

JOB NO.: 13224
PAGE 3 OF 3

Kemron

Doc# 2117807 04/06/2017 2:35PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Record and Return to
Robert R. Adams, Esq.
Adams Gallinar PA
1000 Brickell Avenue
Suite 300
Miami Fl. 33131

04/06/2017 2:35PM
DEED DOC STAMP CL: MA $112,000.00

Doc# 2117807
Bk# 2847 Pg# 2451

Property Appraisers Parcel I.D. (Folio) Number:
See Rider "1"

WARRANTY DEED

THIS WARRANTY DEED is made as of the 31st day of March, 2017 by **YACHTSMAN'S INN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, as Termination Trustee pursuant to that certain Plan of Termination of Yachtsman's Inn Condominium (the "Grantor")**, to **YACHTSMAN INN LAND, LLC, a Florida limited liability company (the "Grantee")**, whose mailing address is: **240 Crandon Blvd, Suite 250, Key Biscayne, Florida 33149.**

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby conclusively acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its legal representatives, successors and assigns forever, all that certain real property situate in Monroe County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

THIS CONVEYANCE IS SUBJECT TO:

1. Real property taxes and assessments for the year 2017 and subsequent years, which are not yet due or payable.

2. All those matters set forth on Exhibit "B" attached hereto and made a part hereof; provided, however, that the foregoing shall not serve to impose or reimpose the same.

3. All laws, ordinances, regulations, restrictions, prohibitions, limitations, conditions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto or appertaining.

TO HAVE AND TO HOLD, the same unto Grantee, its legal representatives, successors and assigns, in fee simple forever.

AND Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this warranty deed the day and year first above written.

WITNESSES:

Printed Name: Robert R. Adams

Printed Name: Jeffrey Rodriguez

GRANTOR:

YACHTSMAN'S INN CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, as Termination Trustee pursuant to that certain Plan of Termination of Yachtsman's Inn Condominium

By: _____
Name: Roseanna Lee
Title: President

STATE OF FLORIDA)
) **SS:**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31st day of March, 2017 by Roseanna Lee, as President, of Yachtsman's Inn Condominium Association, Inc., a Florida not-for-profit corporation, as Termination Trustee pursuant to that certain Plan of Termination of Yachtsman's Inn Condominium, who is ☑ is personally known to me or ☐ has produced _____ as identification.

[NOTARIAL SEAL]

Notary: _____
Print Name: _____
Notary Public, State of _____
My commission expires: _____

ROBERT R. ADAMS
MY COMMISSION EXPIRES
June 26, 2017
#FF 031748
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

RIDER "1"

Folio Number	Unit	Folio Number	Unit
00569481-000100	YI-101	00569481-003100	YI-301
00569481-000200	YI-102	00569481-003200	YI-302
00569481-000300	YI-103	00569481-003300	YI-303
00569481-000400	YI-104	00569481-003400	YI-304 AND YI-305
00569481-000500	YI-105	00569481-003600	YI-306
00569481-000600	YI-106	00569481-003700	YI-307
00569481-000700	YI-107	00569481-003800	YI-308
00569481-000800	YI-108	00569481-003900	YI-309
00569481-000900	YI-109	00569481-004000	YI-310
00569481-001000	YI-110	00569481-004100	YI-3A
00569481-001100	YI-111	00569481-004200	YI-3B
00569481-001200	YI-112		
00569481-001300	YI-113		
00569481-001400	YI-1A		
00569481-001500	YI-1B		
00569481-001600	YI-201		
00569481-001700	YI-202		
00569481-001800	YI-203		
00569481-001900	YI-204		
00569481-002000	YI-205		
00569481-002100	YI-206		
00569481-002200	YI-207		
00569481-002300	YI-208		
00569481-002400	YI-209		
00569481-002500	YI-210		
00569481-002600	YI-211		
00569481-002700	YI-212		
00569481-002800	YI-213		
00569481-002900	YI-2A		
00569481-003000	YI-2B		

EXHIBIT "A"
(the "Property")

A parcel of land located in "Area A" of Seaboard Properties, Inc., according to the Plat thereof, as recorded in Plat Book 4, at Page 83, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 18, Township 59 South, Range 41 East; thence along the North line of said Section 18, East 1917.64 feet to a point, thence S 0° 09' 23" W 28.75 feet to a point; thence N 88° 16' 53" E 125.00 feet to a point; thence S 5° 24' 10" E 15.00 feet to the POINT OF BEGINNING of the following described parcel; thence N 88° 25' 07" E 120.87 feet to a point; thence S 4° 56' 37" E 98.20 feet to a point; thence S 24° 00' 00" W 20.21 feet to a point; thence S 4° 56' 37" E 257.62 feet to a point; thence S 67° 07' 08" E 37.84 feet to a point; thence S 4° 56' 37" E 84.04 feet to a point; thence S 85° 03' 23" W 140.48 feet to a point; thence N 5° 24' 10" W 482.32 feet to the POINT OF BEGINNING.

Legal Description
Phase I

A parcel of land located in "Area A" of Seaboard Properties, Inc., according to the plat thereof, as recorded in Plat Book 4, at Page 83, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 18, Township 59 South, Range 41 East, thence along the North line of said Section 18, East 1917.64 feet to a point; thence S 0° 09' 23" W 28.75 feet to a point; thence N 88° 16' 53" E 125.00 feet to a point; thence S 5° 24' 10" E 15.00 feet to the POINT OF BEGINNING of the following described parcel; thence N 88° 25' 07" E 120.87 feet to a point; thence S 4° 56' 37" E 98.20 feet to a point; thence S 24° 00' 00" W 20.21 feet to a point; thence S 4° 56' 37" E 143.56 feet to a point; thence S 85° 03' 23" W 108.75 feet to a point; thence N 5° 24' 10" W 266.55 feet to the POINT OF BEGINNING.

Legal Description
Phase II

A parcel of land located in "Area A" of Seaboard Properties, Inc., according to the Plat thereof, as recorded in Plat Book 4, at Page 83, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 18, Township 59 South, Range 41 East, thence along the North line of said Section 18, East 1917.64 feet to a point; thence S 0° 09' 23" W 28.75 feet to a point; thence N 88° 16' 53" E 125.00 feet to a point; thence S 5° 24' 10" E 281.55 feet to the POINT OF BEGINNING of the following described parcel; thence N 85° 03' 23" E 108.75 feet to a point; thence S 4° 56' 37" E 114.06 feet to a point; thence S 67° 07' 08" E 18.03 feet to a point; thence S 67° 52' 23" W 129.16 feet to a point; thence N 5° 24' 10" W 160.64 feet to the POINT OF BEGINNING.

Legal Description
Phase III

A parcel of land located in "Area A" of Seaboard Properties, Inc., according to the Plat thereof, as recorded in Plat Book 4, at Page 83, of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 18, Township 59 South, Range 41 East; thence along the North line of said Section 18, East 1917.64 feet to a point; thence S 0° 09' 23" W 28.75 feet to a point; thence N 88° 16' 53" E 125.00 feet to a point; thence S 5° 24' 10" E 442.19 feet to the POINT OF BEGINNING of the following described parcel; thence N 67° 52' 23" E 129.16 feet to a point; thence S 67° 07' 08" E 19.81 feet to a point; thence S 4° 56' 37" E 84.04 feet to a point; thence S 85° 03' 23" W 140.48 feet to a point; thence N 5° 24' 10" W 55.13 feet to the POINT OF BEGINNING.

Together with and as modified by the revised legal description attached as Exhibit A of the Revised Amendment To Declaration Of Condominium Establishing Yachtsman's Inn Condominium recorded in Official Records Book 901, Page 877, of the Public Records of Monroe County, Florida.

EXHIBIT "B"

(Permitted Exceptions)

1. Restrictions, conditions, reservations, easements and other matters contained on the Plat of OCEAN REEF PLAT NO. 1, recorded in Plat Book 4, Page 90, of the Public Records of Monroe County, Florida.

2. Agreement between Seaboard Properties, Inc. and Ocean Reef Improvement Association recorded August 14, 1963 in Official Records Book 287, Page 421, of the Public Records of Monroe County, Florida.

3. Effect of Chapter 22F-8 of Rules of the Department of Administration Commission declaring boundaries and principles for guiding development for Florida Keys Area of Critical State Concern as evidenced by Affidavit recorded August 13, 1976 in Official Records Book 668, Page 43, of the Public Records of Monroe County, Florida.

4. Non-Exclusive Easement Grant recorded October 3, 1977 in Official Records Book 733, Page 603, of the Public Records of Monroe County, Florida.

5. Consent for the Use of Public Easements between Ocean Reef Cable Television, a general partner and Ocean Reef Club, Inc. recorded June 2, 1980 in Official Records Book 811, Page 1463, and Easement Agreement between Ocean Reef Club, Inc. n/k/a Key Largo Group, Inc. and Ocean Reef Cable Television recorded February 22, 1995 in Official Records Book 1342, Page 1428, all of the Public Records of Monroe County, Florida.

6. Terms, provisions, covenants, liens, conditions, options and other provisions including provisions for a private charge or assessment, contained in the Declaration of Restrictions, Limitations, Conditions, and Agreements recorded August 4, 1983 in Official Records Book 887, Page 2269, Waiver and Release of Restrictions recorded in Official Records Book 1192, Page 2219 and Corrective Waiver recorded in Official Records Book 1196, Page 2076, all of the Public Records of Monroe County, Florida.

7. Non-Exclusive Perpetual Easement in favor of Florida Keys Aqueduct Authority recorded December 14, 1983 in Official Records Book 897, Page 2234, of the Public Records of Monroe County, Florida.

8. Right of Access and License Agreement recorded December 6, 1983 in Official Records Book 897, Page 2243, of the Public Records of Monroe County, Florida.

9. Non-Exclusive Easement Grant in favor of Ocean Reef Club, Inc., Great American Life Insurance Company and Ocean Reef Club Properties, Inc. recorded April 12, 1993 in Official Records Book 1252, Page 836, of the Public Records of Monroe County, Florida.

10. All roadways and bridges within the Ocean Reef Complex as contained in the Quit Claim Deed and Easement from Ocean Reef Club, Inc. to Ocean Reef Community Association recorded January 26, 1995 in Official Records Book 1339, Page 255, together with and as affected by Quit Claim Deed from Ocean Reef Community Association, Inc. to Marina Inn Land, LLC recorded December 30, 2016 in Official

Records Book 2832, Page 1919, Quit Claim Deed from Ocean Reef Club, Inc. (f/k/a Ocean Reef Acquisition Corp.) to Marina Inn Land, LLC recorded December 30, 2016 in Official Records Book 2832, Page 1922, and Non-Exclusive Roadway Easement Agreement by and between Ocean Reef Community Association, Inc., Ocean Reef Club, Inc., Marina Inn Land, LLC, and joined by 121 Marina Condominium Association, Inc. recorded December 30, 2016 in Official Records Book 2832, Page 1925, of the Public Records of Monroe County, Florida.

11. Grant of Easement from Ocean Reef Community Association, a Florida not-for-profit corporation in favor of North Key Largo Utility Corp., a Florida not-for-profit corporation recorded March 9, 1995 in Official Records Book 1344, Page 1769, of the Public Records of Monroe County, Florida.

12. Grant of Easement from Ocean Reef Club, Inc., a Florida not-for-profit corporation in favor of North Key Largo Utility Corp., a Florida not-for-profit corporation recorded March 9, 1995 in Official Records Book 1344, Page 1772, of the Public Records of Monroe County, Florida.

13. Assignment of Easements between Ocean Reef Club, Inc. and North Key Largo Utility Corp, a Florida not for profit corporation recorded March 10, 1995 in Official Records Book 1344, Page 2079, of the Public Records of Monroe County, Florida.

14. Certificate of Amendment to the Fifth Amendment and Restated ByLaws (hereinafter referred to as the ByLaws of Ocean Reef Community Association, Inc.) recorded December 30, 1996 in Official Records Book 1436, Page 1192, an Affidavit executed by the President for Ocean Reef Community Association Inc., a Florida corporation not for profit recorded December 30, 1996 in Official Records Book 1436, page 1198, both of the Public Records of Monroe County, Florida.

15. Grant of Easement in favor of Comcast of California/Colorado/Florida/Oregon, Inc. recorded January 23, 2008 in Official Records Book 2342, Page 81, of the Public Records of Monroe County, Florida.

16. Grant of Easement in favor of Comcast of California/Colorado/Florida/Oregon, Inc. recorded October 5, 2012 in Official Records Book 2592, Page 1268, of the Public Records of Monroe County, Florida.

17. Reservations contained in that certain Quit Claim Deed from Ocean Reef Club, Inc. to Ocean Reef Community Association, Inc. recorded November 10, 2004 in Official Records Book 2058, Page 174, of the Public Records of Monroe County, Florida.

18. Certificate of Amendment to Eight Amended and Restated Articles of Incorporation of Ocean Reef Community Association, Inc. recorded May 18, 2016 in Official Records Book 2797, Page 737, of the Public Records of Monroe County, Florida.

CONSENT

RE: 650 Beach Road, Key Largo, FL 33037 (formerly Yachtsman's Condominium)

SELLER: Yachtsman's Inn Condominium Association, Inc.

PURCHASER: Eric Soulavy through Yachtsman's Inn Land, LLC, a Florida limited liability company

---

OCEAN REEF COMMUNITY ASSOCIATION CONSENT

In connection with the above-referenced sales transaction, the Purchaser has been approved as the purchaser of the property, as and in the manner described above, and as the beneficial owner/occupant, and any right of first refusal in connection therewith is hereby waived. However, please be advised that nothing contained herein shall be deemed as an approval of any subsequent beneficial owner/occupant as any proposed change with respect to same must be submitted to the OCEAN REEF COMMUNITY ASSOCIATION, INC. for review.

DATED this 31st day of March, A.D., 2017

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: _____
Greg Lunsford,
Vice President

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

SEAL

The foregoing instrument was acknowledged before me this 31st day of March, 2017, by Greg Lunsford, Vice President of the OCEAN REEF COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

My commission expires:

Simona Wallace
Notary Public

SIMONA WALLACE
Notary Public – State of Florida
Commission # GG 067199
My Comm. Expires Apr 10, 2021
Bonded through National Notary Assn.

MONROE COUNTY
OFFICIAL RECORDS

DocH 1884905 05/30/2012 3:11PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This instrument prepared by:
Erica L. English, Esq.
Katz, Barron, Squitero, Faust, Friedberg, Grady, English & Allen, P.A.
2699 South Bayshore Drive, 7th Floor
Miami, FL 33133

05/30/2012 3:11PM
DEED DOC STAMP CL: NW $9,170.70

DocH 1884905
BkH 2572 PgH 435

Parcel ID Number: 0081780.000300

Space above this line for recorder's use

WARRANTY DEED

THIS WARRANTY DEED is made this 17 day of May, 2012 by and between THE HEALTH AND TENNIS CLUB AT OCEAN REEF, INC., a Florida corporation not-for-profit (the "Grantor"), whose mailing address is 31 Ocean Reef Drive, Suite C-303, Key Largo, Florida 33037 and OCEAN REEF CLUB, INC., a Florida corporation not-for-profit (the "Grantee"), whose mailing address is 35 Ocean Reef Drive, Suite 200, Key Largo, Florida 33037.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations to it in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains and sells to Grantee that certain real property located in Monroe County, Florida, described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property").

SUBJECT TO: zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat and otherwise common to the subdivision; public utility easements of record, without reimposing any of the foregoing, and taxes for 2012 and subsequent years.

TOGETHER WITH, all rights of way, tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor does hereby warrant the title to the Property and will defend the same against the lawful claims of all parties whomsoever; and that said Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

E.L.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed and delivered on the day and year first above written.

WITNESSES:

Signed, sealed and delivered
in the presence of:

Print Name: Monique Ehsani

Loredana Hadasan
Print Name:

THE HEALTH AND TENNIS CLUB AT OCEAN REEF, INC., a Florida corporation not-for-profit

By: Edgar DeSousa
Edgar DeSousa, President

STATE OF ~~FLORIDA~~ New Jersey)
)SS:
COUNTY OF ~~MONROE~~ Monmouth)

The foregoing instrument was acknowledged before me, a notary public, at the County and State last aforesaid, on this 18 day of May, 2012, by Edgar DeSousa, as President of The Health and Tennis Club at Ocean Reef, Inc., a Florida corporation not-for-profit, on behalf of the corporation, who [he] is personally known to me, or [he] has produced driver license as proof of identification.

~~Notary Public State of Florida~~ New Jersey

My Commission Expires:

Printed Notary Signature
Commission No.:

MONIQUE POURON EHSANI
Notary Public
State of New Jersey
My Commission Expires Mar 26, 2013

Doc# 1884905
Bk# 2572 Pg# 436

ERA

EXHIBIT "A"

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land being a portion of the Northwest ¼ of the Northeast ¼ of Section 7, Township 59 South, Range 41 East, as shown on "Plat of Lands of Seaboard Properties, Inc.", according to the plat thereof, as recorded in Plat Book 4, Page 83, of the Public Records of Monroe County, Florida; together with a portion of Barracuda Lane as shown on the plat of "Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 6, Page 120, of the Public Records of Monroe County, Florida, and the "Amended Plat of Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Monroe County, Florida; being more particularly described as follows:

COMMENCE at the most Northerly corner of the plat of "Pumpkin Cay Ocean Reef Plat No. 7", according to the plat thereof, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Pumpkin Cay Ocean Reef Plat No. 7", a portion of said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Pumpkin Cay Ocean Reef Plat No. 7", for 1542.01 feet to the most Northerly corner of "Angelfish Cay Ocean Reef Plat No. 5", according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Angelfish Cay Ocean Reef Plat No. 5", said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Angelfish Cay Ocean Reef Flat No. 5" for 35.37 feet to the point of curvature of a circular curve concave to the Southeast; thence continue Southwesterly, along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°25'04" for 20.34 feet to a point on the arc of said curve, said point being the Point of Beginning of the hereinafter described parcel and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W for 62.18 feet; thence N 54°46'02" W for 146.60 feet; thence N 20°51'08" W for 203.00 feet; thence N 47°04'34" W for 72.73 feet to a point on the arc of a circular curve concave to the Southeast, said point bearing N 38°24'24" W from the center of said curve; thence Southwesterly along the arc of said curve having a radius of 451.38 feet and a central angle of 21°35'36" for 170.11 feet to the point of tangency; thence S 30°00'00" W for 269.20 feet to the point of curvature of a circular curve concave to the Northwest; thence Southwesterly along the arc of said curve having a radius of 610.42 feet and a central angle of 5°48'05" for 61.81 feet to a point on the arc of said curve, said point bearing S 54°11'55" E from the center of said curve; thence S 60°14'36" E for 176.47 feet; thence S 21°47'56" E for 143.02 feet to an intersection with the aforementioned Northwesterly right of way line of said Anchor Drive, as shown on said plat of "Angelfish Cay Ocean Reef Plat No. 5", said intersection being on the arc of a circular curve concave to the Southeast and bearing N 40°44'44" W from the center of said curve; thence Northeasterly along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 8°48'04" for 428.54 feet to the Point of Beginning. Said parcel lying on Key Largo, Monroe County, Florida.

Said parcel being subject to the following described utility easement:

BEGIN at the most Easterly corner of the above described parcel, said Easterly corner being also the intersection of the northwesterly right-of-way line of Anchor Drive as shown on said "Angelfish Cay Ocean Reef Plat No. 5", with the Northeasterly boundary line of said parcel bearing S 26°00'00" E, said intersection being on the arc of a circular curve concave to the southeast and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W along said Northeasterly boundary line for 38.00 feet; thence S 64°00'00" W for 20.00 feet; thence S 26°00'00" E for 40.16 feet to an intersection with said Northwesterly right-of-way line of said Anchor Drive, said intersection being on the arc of the aforementioned circular curve concave to the Southeast and bearing N 32°21'26" W from the center of said curve; thence Northeasterly along said Northwesterly right-of-way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°24'27" for 20.11 feet to the Point of Beginning.

CONSENT

RE: 314 Anchor Drive

SELLER (S): The Health and Tennis Club of Ocean Reef, Inc.

PURCHASER (S): Ocean Reef Club, Inc.

OCEAN REEF COMMUNITY ASSOCIATION CONSENT

In connection with the above-captioned sales transaction, the above-named purchaser (s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION, INC.

DATED this 17 day of May ,A.D., 2012

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: _____
Greg Lunsford
Vice President

(SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 17 day of May, 2012, by Greg Lunsford of the OCEAN REEF COMMUNITY ASSOCIATION, INC., Florida corporation, on behalf of the corporation. He is personally known to me and did not take an oath.

My commission expires:

Theresa Boyce
Notary Public

Doc# 1884905
Bk# 2572 Pg# 438

THERESA J. BOYCE
Notary Public - State of Florida
My Comm. Expires May 23, 2016
Commission # EE 191015
Bonded Through National Notary Assn.

MONROE COUNTY
OFFICIAL RECORDS

17.00
2.50
2558.50

882121

OFF REC 1344 PAGE 1765

This instrument was prepared by:
John R. Jenkins, Esquire
Rose, Sundstrom & Bentley
2548 Blairstone Pines Drive
Tallahassee, FL 32301

(Part OF) RE 00081720-000000
Tax ID Number

DS Paid 2558.50 Date 3/9/95
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By [signature] D.C.

WARRANTY DEED

THIS WARRANTY DEED made the 9th day of March, 1995, by **OCEAN REEF CLUB, INC.**, a Florida not-for-profit corporation, whose address is 31 Ocean Reef Drive, Suite C-300, Key Largo, FL 33037, ("grantor"), to **NORTH KEY LARGO UTILITY CORP.**, a Florida not-for-profit corporation, whose address is 31 Ocean Reef Drive, Suite 301-A, Key Largo, FL 33037, ("grantee"):

WITNESSETH: That the grantor, for and in consideration of the sum of ten dollars ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

See attached Exhibit "A" which is incorporated herein by specific reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

SUBJECT TO current years taxes, easements, restrictions, limitations and conditions of record if any now exist.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the lands conveyed hereby are free from liens and encumbrances; that the grantor shall have quiet possession of the premises; and that the grantor will warrant and defend said land against the lawful claims and demands of all persons claiming by, through, or under the grantor, but against none other.

FILED FOR RECORD
95 MAR -9 P2:39
DANNY L. KOLHAGE, CLERK CIR. CT.
MONROE COUNTY, FLA.

882121 OFF REC 1344 PAGE 1766

IN WITNESS WHEREOF, the said grantor has hereunto set its hand and seal the day and year first above written.

Attest:

Print Name: Kenneth Alan Cuban

Print Name: DAVID RITZ

OCEAN REEF CLUB, INC.

Robert R. Ambridge
Executive Vice President
31 Ocean Reef Drive
Suite C-300
Key Largo, Florida, 33037

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 9th day of March, 1995, by Robert R. Ambridge, Executive Vice President, for Ocean Reef Club, Inc., a Florida not-for-profit corporation, on behalf of the Corporation. He is personally known to me or has produced _____ as identification.

(SEAL)

OFFICIAL NOTARY SEAL
MARGARET M TRUCKENBROD
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC402265
MY COMMISSION EXP. AUG. 22,1998

Notary Public
My Commission Expires

882121 EXHIBIT "A" OFF REC 1344 PAGE 1767

LEGAL DESCRIPTION
OCEAN REEF CLUB SEWAGE TREATMENT PLANT
AND
DISPOSAL WELL FIELD

Two parcels of land lying in the SE 1/4 of the NW 1/4 of Section 7, Township 59 South, Range 41 East, Key Largo, Monroe County, Florida as shown on the Plat of Lands of Seaboard Properties, Inc. according to the plat thereof, as recorded in Plat Book 4, Page 83 of the Public Records of Monroe County, Florida, being more particularly described as follows:

Parcel No.1 - Sewage Treatment Plant Site

Commence at a P.R.M. being the most northerly corner of Anchor Drive Subdivision, Ocean Reef Plat No. 10 according to the plat thereof, as recorded in Plat Book 6, Page 118 of the Public Records of Monroe County, Florida; thence run Southwesterly along the Northwesterly right-of-way line of Anchor Drive as shown on the aforementioned plat S 38° 00' 50" W - 55.78 feet to a point of curvature with a circular curve concave to the Northwest having for its elements a central angle of 4° 53' 51" and a radius of 965.00 feet; thence run along said right-of-way line on the arc of said curve for 82.49 feet to a point of tangency; thence continue along said right-of-way line S 42° 54' 41" W - 38.59 feet; thence leaving said right-of-way line, run N 49° 48' 56" W - 647.03 feet to a point, said point being the POINT OF BEGINNING of the following described parcel of land, said Point of Beginning also being a corner of the Florida Keys Aqueduct Authority Leasehold; thence S 40° 11' 04" W - 26.30 feet to a point; thence S 51° 42' 00" E - 83.46 feet to a point on the Northwesterly edge of an asphalt drive; thence run in a Southwesterly direction along the said Northwesterly edge of the asphalt drive, the following four courses - S 31° 46' 34" W - 42.34 feet; S 22° 35' 35" W - 70.90 feet; S 28° 24' 32" W - 53.36 feet; S 32° 10' 04" W - 56.10 feet; thence leaving said Northwesterly edge of the asphalt drive, run N 51° 49' 27" W - 105.31 feet; thence run S 37° 35' 44" W - 3.38 feet; thence run N 51° 30' 38" W - 58.82 feet to a point on the Easterly edge of an asphalt drive; thence run along said Easterly edge of the asphalt drive N 11° 46' 41" W - 57.32 feet; thence run N 5° 34' 03" E - 89.96 feet to a point, said point being a corner of the Florida Keys Aqueduct Authority Leasehold; thence run along the boundry of the said leasehold, the following four courses - S 49° 06' 21" E - 67.20 feet; N 49° 47' 18" E - 127.97 feet; N 63° 28' 13" E - 20.58 feet; S 49° 48' 56" E - 27.79 feet to the POINT OF BEGINNING, containing 0.931 Acres more or less.

AND

Legal Description Continued:

Parcel No. 2 - Disposal Well Field

Commence at the POINT OF BEGINNING of the above-described parcel of land; thence run S 40° 11' 04" W - 26.30 feet; thence run S 51° 42' 00" E - 103.46 feet to a point on the Southeasterly side of an asphalt drive and the POINT OF BEGINNING of the following described parcel of land; thence continue S 51° 42' 00" E - 65.00 feet to a point; thence run S 38° 00' 40" W - 247.67 feet to a point; thence run N 50° 54' 51" W - 24.50 feet to a point on the Southeasterly side of an asphalt drive; thence run Northeasterly along the said Southeasterly side of an asphalt drive the following four courses - N 32° 30' 25" E - 60.39 feet; N 30° 10' 45" E - 65.18 feet; N 23° 10' 28" E - 73.45 feet; N 30° 16' 30" E - 52.30 feet to the POINT OF BEGINNING, containing 0.242 Acres more or less.

Recorded in Official Records
In Monroe County, Florida
Record Verified
DARRYL L. KOLLMAGE
Clerk Circuit Court

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

Name and Address Yachtsman's Inn Land LLC (See attached)	*% of Ownership*

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

FORM

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Vaughn Roberts

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 20 day of May, 2020, by Vaughn Roberts He/she is personally known to me or has produced _____ as identification.

LUANN V. LOWEN
MY COMMISSION EXPIRES
JUNE 23, 2024
#GG 965010
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

LuAnn V. Lowen
Notary Public
My Commission Expires June 23, 2024

Florida Department of State

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
YACHTSMAN'S INN LAND, LLC

Filing Information

Document Number	L14000175882
FEI/EIN Number	47-2314202
Date Filed	11/13/2014
State	FL
Status	ACTIVE
Last Event	LC AMENDED AND RESTATED ARTICLES
Event Date Filed	04/14/2017
Event Effective Date	NONE

Principal Address

35 OCEAN REEF DR.
SUITE #200
KEY LARGO, FL 33037

Changed: 04/14/2017

Mailing Address

35 OCEAN REEF DR.
SUITE #200
KEY LARGO, FL 33037

Changed: 04/14/2017

Registered Agent Name & Address

BOGDAN, ROBERT A
35 OCEAN REEF DR.
SUITE #200
KEY LARGO, FL 33037

Name Changed: 04/14/2017

Authorized Person(s) Detail

Name & Address

Title MGR

Tonarelli, Alex

35 OCEAN REEF DR.
SUITE #200
KEY LARGO, FL 33037

Title MGR

WEINSTEIN, RICHARD K
35 OCEAN REEF DR.
SUITE #200
KEY LARGO, FL 33037

Title MGR

Roberts, Vaughn
35 OCEAN REEF DR.
SUITE #200
KEY LARGO, FL 33037

Title Manager

Franklin, Ruford D, II
35 Ocean Reef Drive
Suite 200
Key Largo, FL 33037

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2019	09/19/2019
2020	04/28/2020

Document Images

04/28/2020 -- ANNUAL REPORT	View image in PDF format
09/19/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/14/2017 -- LC Amended and Restated Art	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/04/2015 -- ANNUAL REPORT	View image in PDF format
11/13/2014 -- Florida Limited Liability	View image in PDF format

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

Name and Address Ocean Reef Club, Inc	*% of Ownership*
(See attached.)	

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

FORM

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Vaughn Roberts

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 20 day of May 2020, by Vaughn Roberts. He/she is personally known to me or has produced _____ as identification.

LUANN V LOWEN
MY COMMISSION EXPIRES
JUNE 23, 2024
#GG 965010
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

LuAnn V. Lowen
Notary Public
My Commission Expires June 23, 2024

Florida Department of State

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation
OCEAN REEF CLUB, INC.

Filing Information

Document Number	N92000000498
FEI/EIN Number	65-0371142
Date Filed	11/30/1992
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATED ARTICLES
Event Date Filed	01/26/2006
Event Effective Date	NONE

Principal Address

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Changed: 01/10/2003

Mailing Address

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Changed: 07/15/2010

Registered Agent Name & Address

Bogdan, Robert A
35 OCEAN REEF DR
STE 200 EO
KEY LARGO, FL 33037

Name Changed: 04/30/2014

Address Changed: 04/13/2006

Officer/Director Detail

Name & Address

Title Chairman

Manzo, Robert

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title VP, Asst. Treasurer

FRANKLIN, RUFORD DII
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title SVP

Roberts, Vaughn
35 OCEAN REEF DRIVE, STE EO 200
KEY LARGO, FL 33037

Title SVP

Weinstein, Richard K
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title Secretary, GC

Bogdan, Robert A
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Title VC

Larkin, Ray
35 Ocean Reef Drive
Suite 200
Key Largo, FL 33037

Title President

Tonarelli, Alex
35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2019	09/19/2019
2020	04/28/2020

Document Images

04/28/2020 -- ANNUAL REPORT	View image in PDF format
09/19/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/31/2019 -- Off/Dir Resignation	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/27/2017 -- ANNUAL REPORT	View image in PDF format
04/26/2016 -- ANNUAL REPORT	View image in PDF format
10/27/2015 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
04/27/2013 -- ANNUAL REPORT	View image in PDF format
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07/15/2010 -- ANNUAL REPORT	View image in PDF format
06/23/2010 -- ANNUAL REPORT	View image in PDF format
02/22/2010 -- ANNUAL REPORT	View image in PDF format
01/20/2009 -- ANNUAL REPORT	View image in PDF format
05/19/2008 -- ANNUAL REPORT	View image in PDF format
03/12/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
01/26/2006 -- Amended and Restated Articles	View image in PDF format
07/13/2005 -- ANNUAL REPORT	View image in PDF format
02/05/2004 -- ANNUAL REPORT	View image in PDF format
01/10/2003 -- ANNUAL REPORT	View image in PDF format
05/14/2002 -- ANNUAL REPORT	View image in PDF format
03/14/2001 -- ANNUAL REPORT	View image in PDF format
02/01/2000 -- ANNUAL REPORT	View image in PDF format
02/23/1999 -- ANNUAL REPORT	View image in PDF format
01/20/1998 -- ANNUAL REPORT	View image in PDF format
01/24/1997 -- ANNUAL REPORT	View image in PDF format
02/08/1996 -- ANNUAL REPORT	View image in PDF format
04/18/1995 -- ANNUAL REPORT	View image in PDF format

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

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This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

FORM

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

Name and Address O R Business Center, LLC	*% of Ownership*
(See attached)	

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

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Name and Address	*% of Ownership*

FORM

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: Vaughn Roberts

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 20 day of May, 2020, by Vaughn Roberts. He/she is personally known to me or has produced _____ as identification.

LUANN V. LOWEN
MY COMMISSION EXPIRES JUNE 23, 2024
#GG 965010
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Luann V. Lowen
Notary Public
My Commission Expires June 23, 2024

03/2013

Florida Department of State

DIVISION OF CORPORATIONS

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
O.R. BUSINESS CENTER, LLC

Filing Information

Document Number	L00000011753
FEI/EIN Number	65-1042993
Date Filed	09/28/2000
State	FL
Status	ACTIVE
Last Event	LC DISSOCIATION MEM
Event Date Filed	05/31/2019
Event Effective Date	NONE

Principal Address

35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Changed: 01/17/2003

Mailing Address

35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Changed: 01/17/2003

Registered Agent Name & Address

BOGDAN, ROBERT A
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Name Changed: 01/05/2015

Address Changed: 01/27/2002

Authorized Person(s) Detail

Name & Address

Title SVP

Roberts, Vaughn
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title VP, AT

FRANKLIN, RUFORD DII
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Title President

Tonarelli, Alex
35 OCEAN REEF DRIVE, SUITE #200
KEY LARGO, FL 33037

Annual Reports

Report Year	Filed Date
2019	04/29/2019
2019	09/19/2019
2020	04/28/2020

Document Images

04/28/2020 -- ANNUAL REPORT	View image in PDF format
09/19/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
05/31/2019 -- CORLCDSMEM	View image in PDF format
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04/25/2018 -- ANNUAL REPORT	View image in PDF format
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04/26/2016 -- ANNUAL REPORT	View image in PDF format
01/05/2015 -- ANNUAL REPORT	View image in PDF format
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07/13/2005 -- ANNUAL REPORT	View image in PDF format
02/09/2004 -- ANNUAL REPORT	View image in PDF format
01/17/2003 -- ANNUAL REPORT	View image in PDF format
01/27/2002 -- ANNUAL REPORT	View image in PDF format
01/31/2001 -- ANNUAL REPORT	View image in PDF format
09/28/2000 -- Florida Limited Liabilites	View image in PDF format

	RE NO.:	OWNER:	ADDRESS:
1.	00573630-002600	Ocean Reef Club, Inc.	395 S Harbor Dr.
2.	00572797-003600	Ocean Reef Club, Inc.	100 Anchor Dr.
3.	00572795-001000	Ocean Reef Club, Inc.	30 Ocean Reef Dr.
4.	00570460-000000	Ocean Reef Club, Inc.	90 Andros Rd.
5.	00570450-000000	Ocean Reef Club, Inc.	90 Andros Rd.
6.	00569510-000000	Ocean Reef Club, Inc.	90 Andros Rd.
7.	00569500-000096	William Horne, Jr.	35 Ocean Reef Dr.
8.	00569500-000095	Lawrence Lukis	35 Ocean Reef Dr.
9.	00569500-000000	Ocean Reef Club, Inc	Beach Rd.
10.	00569500-000000	Ocean Reef Club, Inc.	Beach Rd.
11.	00569490-000000	Ocean Reef Club, Inc	Beach Rd.
12.	00569470-000000	Ocean Reef Club, Inc	Ocean Reef Dr.
13.	00081880-000100	Ocean Reef Club, Inc	31 Ocean Reef Dr.
14.	00569482-000000	Yachtsman Inn Land, LLC	650 Brach Rd.
15.	00081780-000300	Ocean Reef Club, Inc	314 Anchor Dr.
16.	00081760-000100	Ocean Reef Club, Inc	1 Dockside Ln.
17.	00081760-000000	Ocean Reef Club, Inc	31 Ocean Reef Dr.
18.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
19.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
20.	00081740-000500	O R Business Center, LLC	395 S. Harbor Dr.
21.	00081720-000600	North Largo Utility Corp	Vacant Land
22.	00081720-000400	FKAA	Vacant Land
23.	00081720-000000	Ocean Reef Club, Inc	100 Country Club Rd.
24.	00081710-000000	Ocean Reef Club, Inc	120 Nirvana Ln. 100 Nirvana Ln.

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Summary

Parcel ID	00573630-002600
Account#	1710695
Property ID	1710695
Millage Group	500R
Location Address	395 S HARBOR Dr, KEY LARGO
Legal Description	HARBOR COURSE SEC 2 OCEAN REEF PLAT NO 13 PB7-5 KEY LARGO TRACT C & PT TR A HARBOR COURSE S SEC 1 OR PLAT #14 PB7-9 OR856-1810/1811 OR881-1943 OR881-2002/13(SUB-LEASE) OR1247-1891/94(ASSN) OR1417-1599/601 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	CLUB (7700)
Subdivision	HARBOR COURSE SEC 2 O.R. #13 REPLAT
Sec/Twp/Rng	13/59/40
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
C/O ACCOUNTING DEPT
35 Ocean Reef Dr Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$4,751,235	$0	$0	$0
+	Market Misc Value	$974,947	$0	$0	$0
+	Market Land Value	$989,370	$1,848,176	$1,848,176	$1,848,176
=	Just Market Value	**$6,715,552**	**$1,848,176**	**$1,848,176**	**$1,848,176**
=	Total Assessed Value	**$2,734,781**	**$1,848,176**	**$1,848,176**	**$1,848,176**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$6,715,552**	**$1,848,176**	**$1,848,176**	**$1,848,176**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(7700)	117,000.00	Square Foot	0	0
HARDWOOD HAMMOCK (00HH)	2.03	Acreage	0	0

Commercial Buildings

Style	CLUBS/LDG/HALLS B / 77B
Gross Sq Ft	37,365
Finished Sq Ft	33,717
Perimiter	2,344
Stories	2
Interior Walls	
Exterior Walls	CUSTOM
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1982
Year Remodeled	
Effective Year Built	2010
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	432	0	120
FLA	FLOOR LIV AREA	33,717	33,717	1,592
OUU	OP PR UNFIN UL	602	0	138
OPF	OP PRCH FIN LL	408	0	140
OUF	OP PRCH FIN UL	168	0	52

PTO	PATIO	1,773	0	186
PTX	PATIO CUSTOM	265	0	116
TOTAL		37,365	33,717	2,344

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	1976	1977	1	11040 SF	1
ASPHALT PAVING	1976	1977	1	12940 SF	3
CONC PATIO	1981	1982	1	208 SF	5
ASPHALT PAVING	1981	1982	1	40102 SF	3
BRICK PATIO	1997	1998	1	597 SF	2
LC UTIL BLDG	2006	2007	1	32 SF	1
CH LINK FENCE	2006	2007	1	8760 SF	3
ASPHALT PAVING	1999	2000	1	16340 SF	2
COMM POOL	2018	2019	1	4350 SF	2
CUSTOM PATIO	2018	2019	1	7088 SF	3

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/1/1996	$952,800	Quit Claim Deed		1417	1599	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17404070	8/14/2017		$1,000,000	Commercial	CONSTRUCT 4,018 SF LAP POOL & DECK
12300002	3/15/2012		$1		ADDITION/REMODEL/REPAIR INT & EXT.
08302824	9/4/2008	12/8/2008	$1		INTERIOR COMMERCIAL RENOVATIONS
04305397	9/9/2005	12/31/2006	$1		FERAL CAT CLINIC COMMERCIAL BUILDING
9832990	10/27/1999	12/31/1999	$1		PAVING
9931055	6/24/1999	12/31/1999	$1		REMODEL 1ST FLOOR
9830251	5/6/1998	11/25/1998	$1		BRICK PAVERS
9732244	10/9/1997	11/25/1998	$1	Commercial	COMM. INT. REMODEL

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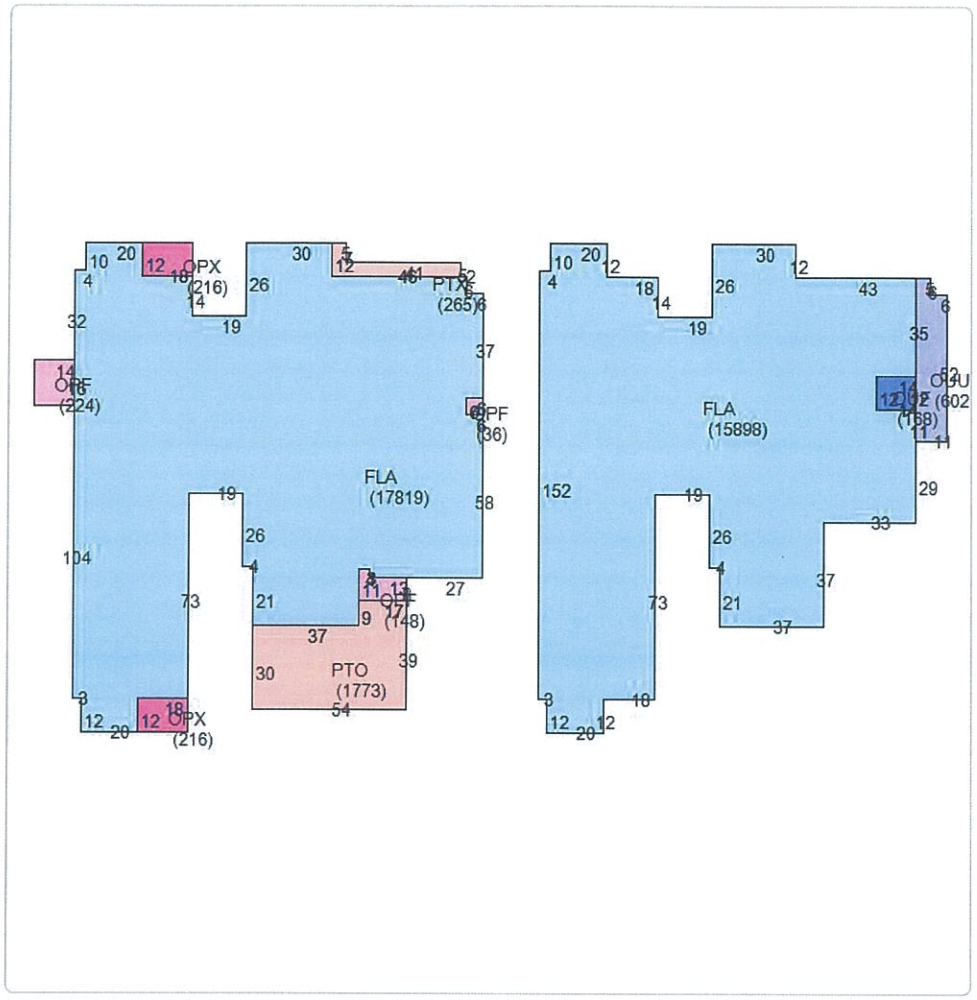
Sketches (click to enlarge)


OPX
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OPX
(216)
FLA
(15898)
OPU
(602

Photos

1710695-20190809

Map

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Summary

Parcel ID	00572797-003600
Account#	1709620
Property ID	1709620
Millage Group	500R
Location Address	100 ANCHOR Dr, KEY LARGO
Legal Description	HARBOR COURSE SEC ONE OCEAN REEF PLAT 13 PB7-3 PT TRACT A (36.62AC) OR714-723 OR721-587 OR856-1810/11 OR1060-527/33 OR1247-1856/76 OR2907-1347/48 (Note: Not to be used on legal documents.)
Neighborhood	10011
Property Class	CLUB (7700)
Subdivision	HARBOR COURSE SEC 1 O.R. #13
Sec/Twp/Rng	13/59/40
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$1,319,151	$1,319,151	$1,319,151	$1,319,151
=	Just Market Value	**$1,319,151**	**$1,319,151**	**$1,319,151**	**$1,319,151**
=	Total Assessed Value	**$1,319,151**	**$1,319,151**	**$1,319,151**	**$1,319,151**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,319,151**	**$1,319,151**	**$1,319,151**	**$1,319,151**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3800)	36.62	Acreage	0	0

Commercial Buildings

Style	OFF BLDG-1 STY-B / 17B
Gross Sq Ft	3,396
Finished Sq Ft	2,688
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	MIN WOOD SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	FCD/AIR DUCTED
Year Built	1986
Year Remodeled	
Effective Year Built	2013
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,688	2,688	0
OPF	OP PRCH FIN LL	708	0	0
TOTAL		**3,396**	**2,688**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2018	2019	1	110 SF	1

Sales

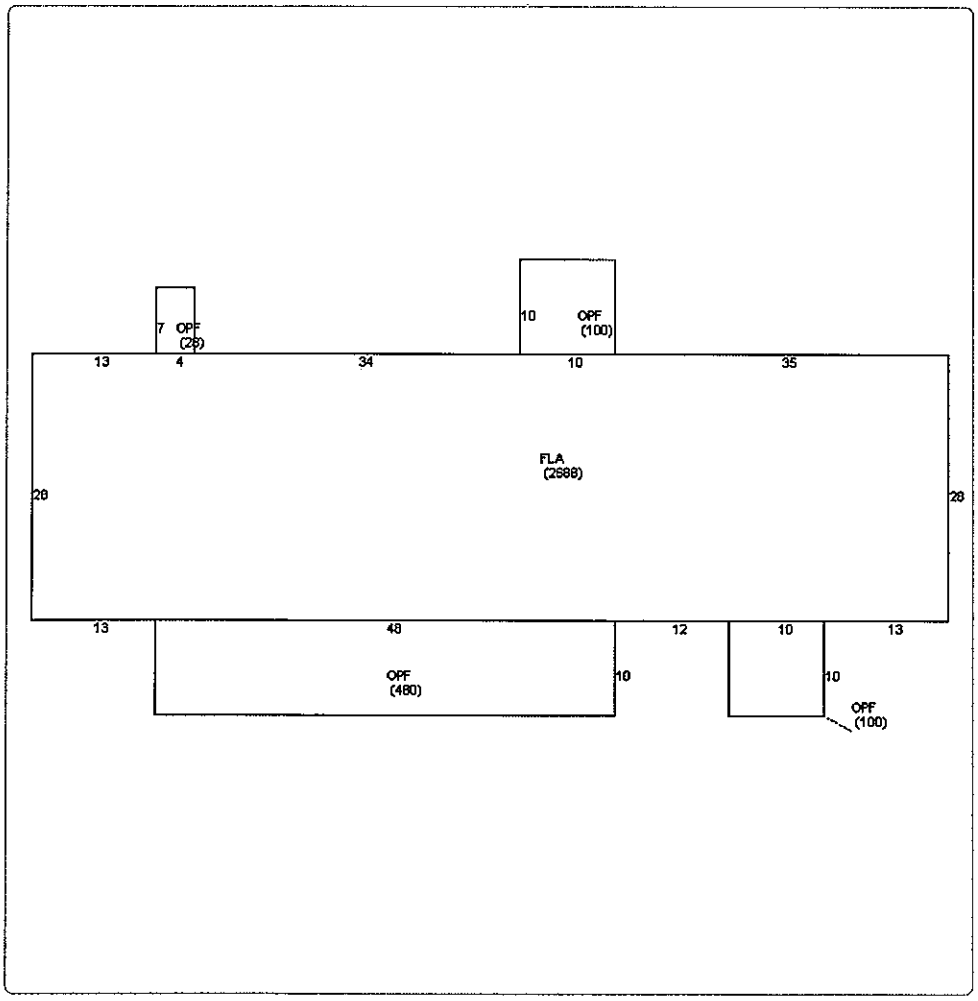
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$238,000	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19400427	1/21/2020		$13,000	Commercial	DEMOLISH 2438 SF
18400121	5/17/2018	6/18/2018	$1,700	Commercial	INSTALL 22 LF CHAIN LINK FENCE 5" HIGH
18400065	3/21/2018	4/3/2018	$3,200	Commercial	REPLACEMENT EXTERIOR ACCESS RAMP
17404260	11/27/2017	12/28/2017	$20,000	Commercial	
17404133	7/25/2017		$13,333	Commercial	SIDEWALK/LANDSCAPE
16408570	12/14/2016	2/15/2017	$18,000	Commercial	INT REMODEL/REPAIR
15300530	2/9/2015	6/4/2015	$20,125	Commercial	NEW BUILDING DEPT OFFICE (11601 COUNTY RD 905)
12300449	2/28/2012	8/28/2012	$1	Commercial	INSTALL NEW ATT EQUIPMENT AND REPLACE ANTENNAS ON EXISTING TOWERS.
2301152	5/3/2002	6/26/2002	$1	Commercial	INSTALL ANTENNAS/CABINET

View Taxes for this Parcel

Sketches (click to enlarge)



Photos

Map

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Summary

Parcel ID	00572795-001000
Account#	1709051
Property ID	1709051
Millage Group	500R
Location Address	30 OCEAN REEF Dr, KEY LARGO
Legal Description	ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO 10 KEY LARGO PB6-118 TRACT A OR968-1943/44 OR968-1945 OR2177-724/26 OR2205-271/79EASMENT (Note: Not to be used on legal documents.)
Neighborhood	10011
Property Class	PRIVATE HOSPITAL (7300)
Subdivision	ANCHOR DR SUB OCEAN REEF
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
C/O PRESIDENT
35 Ocean Reef Dr Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$0	$0	$503,351	$608,263
+	Market Misc Value	$0	$0	$10,238	$10,238
+	Market Land Value	$875,952	$875,952	$875,952	$875,952
=	Just Market Value	**$875,952**	**$875,952**	**$1,389,541**	**$1,494,453**
=	Total Assessed Value	**$875,952**	**$875,952**	**$1,389,541**	**$1,494,453**
-	School Exempt Value	$0	$0	($1,389,541)	($1,494,453)
=	School Taxable Value	**$875,952**	**$875,952**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	41,712.00	Square Foot	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/22/2005	$1,500,000	Warranty Deed		2177	724	K - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17403385	7/5/2017	8/28/2017	$80,000	Commercial	
9432229	2/1/1995	12/1/1996	$1	Commercial	ADDITION @ REMODEL

View Taxes for this Parcel

Photos

Map

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Summary

Parcel ID	00570460-000000
Account#	1703745
Property ID	1703745
Millage Group	500R
Location Address	90 ANDROS Rd, KEY LARGO
Legal Description	OCEAN REEF PLAT NO1 AMD KEY LARGO PB5-72 TRACT G OR288-513 OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	HOTEL/MOTEL (3900)
Subdivision	OCEAN REEF NO 1 AMD
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$4,317,101	$4,098,674	$4,195,711	$0
+	Market Misc Value	$479,678	$455,408	$466,190	$0
+	Market Land Value	$4,796,779	$4,554,082	$4,661,901	$8,474,701
=	Just Market Value	**$9,593,558**	**$9,108,164**	**$9,323,802**	**$8,474,701**
=	Total Assessed Value	**$3,388,275**	**$3,080,250**	**$2,800,228**	**$2,545,662**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$9,593,558**	**$9,108,164**	**$9,323,802**	**$8,474,701**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	24,805.00	Square Foot	0	0

Commercial Buildings

Style	HOTEL/MOTEL B / 39B
Gross Sq Ft	30,755
Finished Sq Ft	24,564
Perimiter	0
Stories	4
Interior Walls	
Exterior Walls	CUSTOM
Quality	600 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1988
Year Remodeled	
Effective Year Built	2006
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	6,191	0	0
FLA	FLOOR LIV AREA	24,564	24,564	0
TOTAL		**30,755**	**24,564**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	432 SF	2

Sales

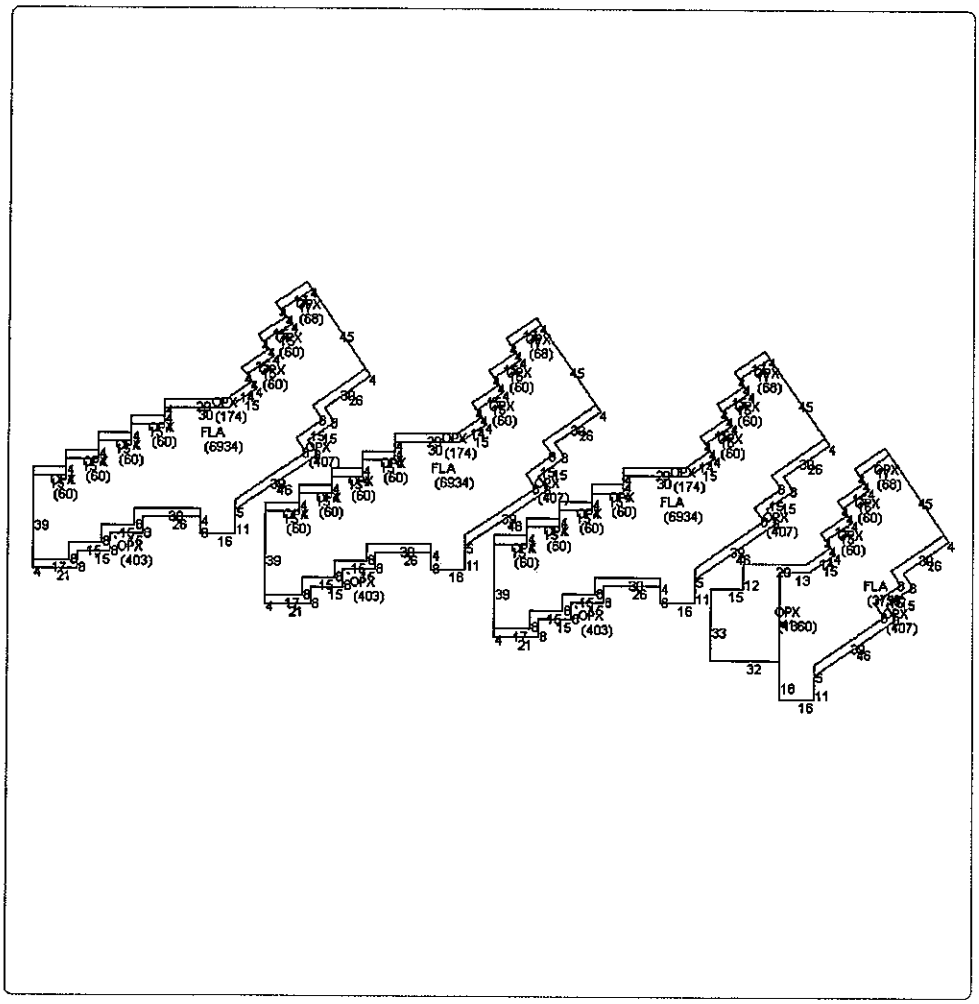
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18400279	7/26/2018	8/28/2018	$150,000	Residential	INTERIOR REMODEL/REPAIR
05305311	5/4/2006	12/31/2006	$1	Residential	INTERIOR RENOVATION OF HOTEL ROOMS

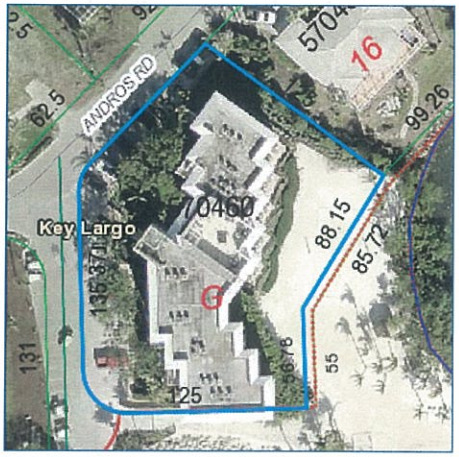
View Taxes for this Parcel

Sketches (click to enlarge)



Photos

Map



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Summary

Parcel ID	00570450-000000
Account#	1703737
Property ID	1703737
Millage Group	500R
Location Address	101 ANDROS Rd, OCEAN REEF
Legal Description	BK 10 LT 16 OCEAN REEF PLAT #1 AMD KEY LARGO PB5-72 OR456-757/758 SEE DEATH CERTIFICATE IN UNRECORDED FILE OR844-1268D/C OR1015-251/67WILL CASE#87-201-CP-10 OROR1049-2363/68PR OR1049-2369/71 OR1253-1674/75 OR1688-143/45 (Note: Not to be used on legal documents.)
Neighborhood	2251
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	OCEAN REEF NO 1 AMD
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
C/O ACCOUNTING DEPARTMENT
35 Ocean Reef Dr Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$333,178	$338,007	$338,007	$305,260
+	Market Misc Value	$21,551	$18,505	$19,429	$21,280
+	Market Land Value	$4,932,312	$4,382,331	$3,979,479	$3,589,869
=	Just Market Value	**$5,287,041**	**$4,738,843**	**$4,336,915**	**$3,916,409**
=	Total Assessed Value	**$4,528,046**	**$4,116,405**	**$3,742,187**	**$3,401,988**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$5,287,041**	**$4,738,843**	**$4,336,915**	**$3,916,409**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RESIDENTIAL VIEW (010V)	13,345.00	Square Foot	0	0

Buildings

Building ID	31468
Style	
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	3135
Finished Sq Ft	1922
Stories	1 Floor
Condition	AVERAGE
Perimeter	234
Functional Obs	0
Economic Obs	0
Depreciation %	32
Interior Walls	WD PANL/CUSTOM

Exterior Walls	CUSTOM
Year Built	1989
EffectiveYearBuilt	1995
Foundation	CONC PILINGS
Roof Type	IRR/CUSTOM
Roof Coverage	CONC/CLAY TILE
Flooring Type	CERM/CLAY TILE
Heating Type	NONE with 0% NONE
Bedrooms	3
Full Bathrooms	2
Half Bathrooms	0
Grade	650
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	67	0	34
SPX	EXEC SC PORCH	816	0	164
FLA	FLOOR LIV AREA	1,922	1,922	232
GBF	GAR FIN BLOCK	330	0	74
TOTAL		**3,135**	**1,922**	**504**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CUSTOM PATIO	1988	1989	1	104 SF	4
CUSTOM PATIO	1988	1989	1	1800 SF	4
RES POOL	1988	1989	1	84 SF	5

Sales

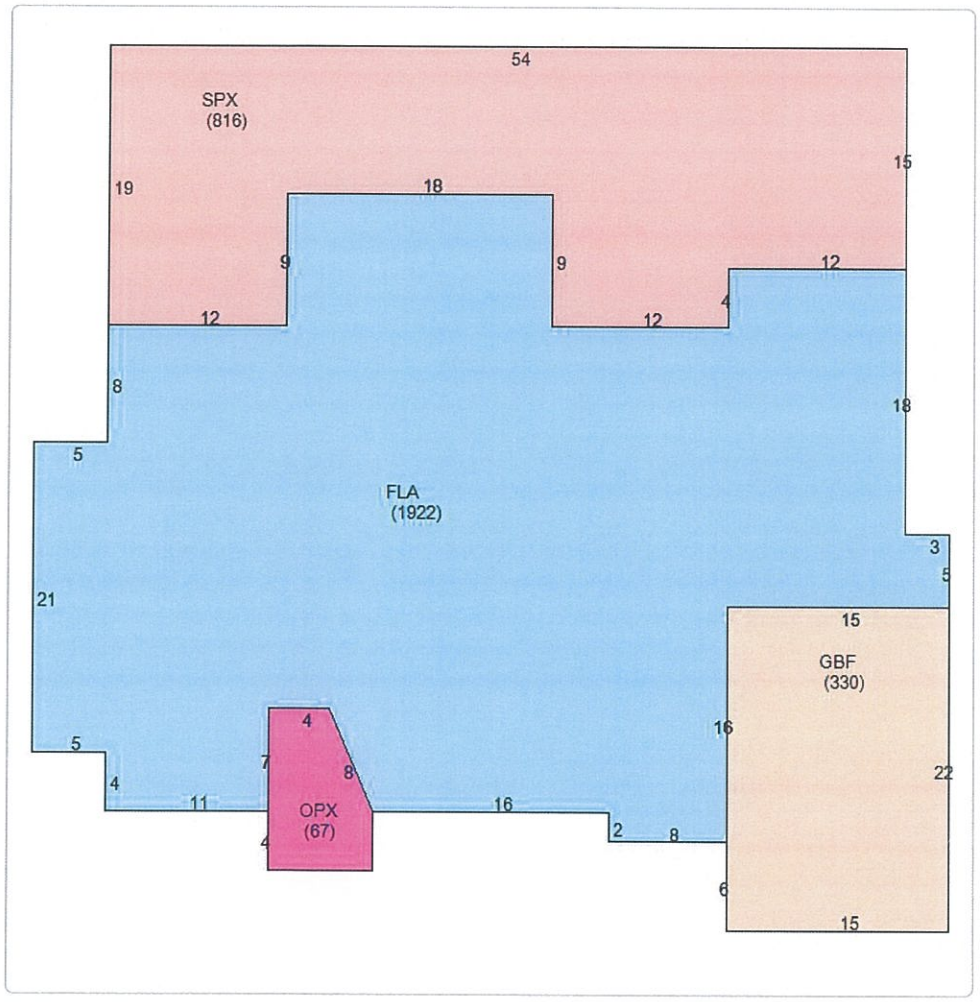
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/28/2001	$800,000	Warranty Deed		1688	0143	U - Unqualified	Improved
4/1/1993	$712,500	Warranty Deed		1253	1674	E - Unqualified	Improved
4/1/1988	$450,000	Warranty Deed		1049	2369	Q - Qualified	Improved
2/1/1970	$75,000	Conversion Code		456	757	Q - Qualified	Improved

Permits

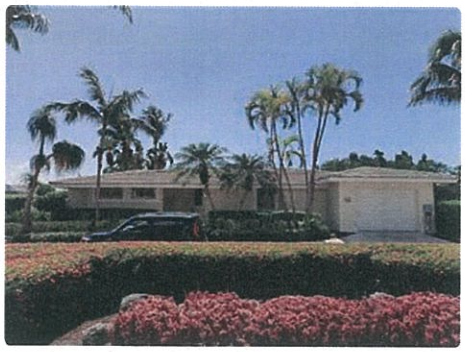
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
11304626	9/23/2011	12/31/2011	$1		REPLACEMENT SCREEN POOL ENCLOSURE

View Taxes for this Parcel

Sketches (click to enlarge)



Photos



Map

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2019 Notices Only

No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

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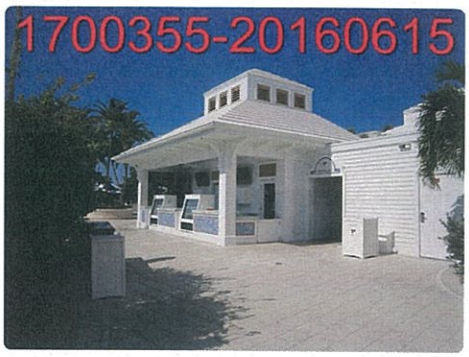
Summary

Parcel ID	00569510-000000
Account#	1700355
Property ID	1700355
Millage Group	500R
Location Address	90 ANDROS Rd, KEY LARGO
Legal Description	OCEAN REEF PLAT #1 PB4-90 KEY LARGO TR E OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	HOTEL/MOTEL (3900)
Subdivision	OCEAN REEF NO 1 RESUBD AREA A
Sec/Twp/Rng	07/59/41
Affordable Housing	No



Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$2,223,393	$2,167,622	$2,167,622	$0
+	Market Misc Value	$247,044	$240,847	$240,847	$0
+	Market Land Value	$2,470,437	$2,408,469	$2,408,469	$4,334,421
=	Just Market Value	**$4,940,874**	**$4,816,938**	**$4,816,938**	**$4,334,421**
=	Total Assessed Value	**$3,025,896**	**$2,750,815**	**$2,500,741**	**$2,273,401**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$4,940,874**	**$4,816,938**	**$4,816,938**	**$4,334,421**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	4.00	Acreage	0	0
(9500)	1.15	Acreage	0	0

Commercial Buildings

Style	REST/CAFET-A- / 21A
Gross Sq Ft	11,188
Finished Sq Ft	8,047
Perimiter	0
Stories	3
Interior Walls	
Exterior Walls	CUSTOM
Quality	550 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1988
Year Remodeled	
Effective Year Built	1999
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
EPB	ENCL PORCH BLK	1,487	0	0
OPX	EXC OPEN PORCH	1,654	0	0
FLA	FLOOR LIV AREA	8,047	8,047	0
TOTAL		**11,188**	**8,047**	**0**

Style	WAREHOUSE/MARINA A / 48A
Gross Sq Ft	379
Finished Sq Ft	256
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	REIN CONCRETE
Quality	500 ()
Roof Type	
Roof Material	
Exterior Wall1	REIN CONCRETE
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1982
Year Remodeled	
Effective Year Built	2005
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	256	256	0
OPF	OP PRCH FIN LL	123	0	0
TOTAL		379	256	0

Style	NIGHT CLUBS/BARS-A- / 33A
Gross Sq Ft	1,042
Finished Sq Ft	835
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	REIN CONCRETE
Quality	500 ()
Roof Type	
Roof Material	
Exterior Wall1	REIN CONCRETE
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1982
Year Remodeled	
Effective Year Built	2005
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	835	835	0
OPF	OP PRCH FIN LL	207	0	0
TOTAL		1,042	835	0

Style	NIGHT CLUBS/BARS-A- / 33A
Gross Sq Ft	437
Finished Sq Ft	209
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	REIN CONCRETE
Quality	500 ()
Roof Type	
Roof Material	
Exterior Wall1	REIN CONCRETE
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1982
Year Remodeled	
Effective Year Built	2005
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	209	209	0
SBF	UTIL FIN BLK	228	0	0
TOTAL		437	209	0

Style	NIGHT CLUBS/BARS-A- / 33A
Gross Sq Ft	993
Finished Sq Ft	796
Perimiter	0

Stories	1
Interior Walls	
Exterior Walls	REIN CONCRETE
Quality	500 0
Roof Type	
Roof Material	
Exterior Wall1	REIN CONCRETE
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1982
Year Remodeled	
Effective Year Built	2005
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	796	796	0
OPF	OP PRCH FIN LL	197	0	0
TOTAL		993	796	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
HOT TUB	1982	1983	1	1 UT	3
CON DKS/CONPIL	1982	1983	1	1200 SF	5
CONC PATIO	1982	1983	1	26000 SF	3
CUSTOM POOL	1982	1983	1	4884 SF	2
BOAT RAMP	1986	1987	1	750 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18400388	11/7/2018	1/17/2019	$47,320	Commercial	REPLACE 15 TON A/C UNIT
18400286	9/26/2018	2/25/2019	$1,030,704	Commercial	REMODEL/REPAIR - ISLANDER RESTAURANT ORC
18400241	7/12/2018	9/21/2018	$23,000	Residential	DEMOLISH ISLANDER RESTAURANT
18400139	6/12/2018		$27,000		POUR A NEW 413 SQ FT CONCRETE FLOOR TO REPLACE EXISTING WOOD FLOOR
14302107	5/22/2014	9/9/2014	$170,000	Commercial	SPALLING REPAIRS
13302397	10/22/2013	4/23/2014	$870,742	Commercial	INT/EXT REMODEL
13302665	7/30/2013	8/13/2013	$9,000	Commercial	DEMOLITION - BATHROOMS
07304072	10/9/2007	8/13/2013	$1	Commercial	A/C REPLACEMENT
06301709	5/1/2006	3/7/2007	$1	Commercial	ADDITION/RENOVATE/REMODEL
05304309	9/8/2005	3/7/2007	$1	Commercial	(ATF) INTERIOR RENOVATIONS
04303986	8/19/2004	1/1/2005	$1	Commercial	REMOVE/REPLACE FLOOR
9831818	8/18/1998	1/6/1999	$1	Commercial	COMMERCIAL REMODEL

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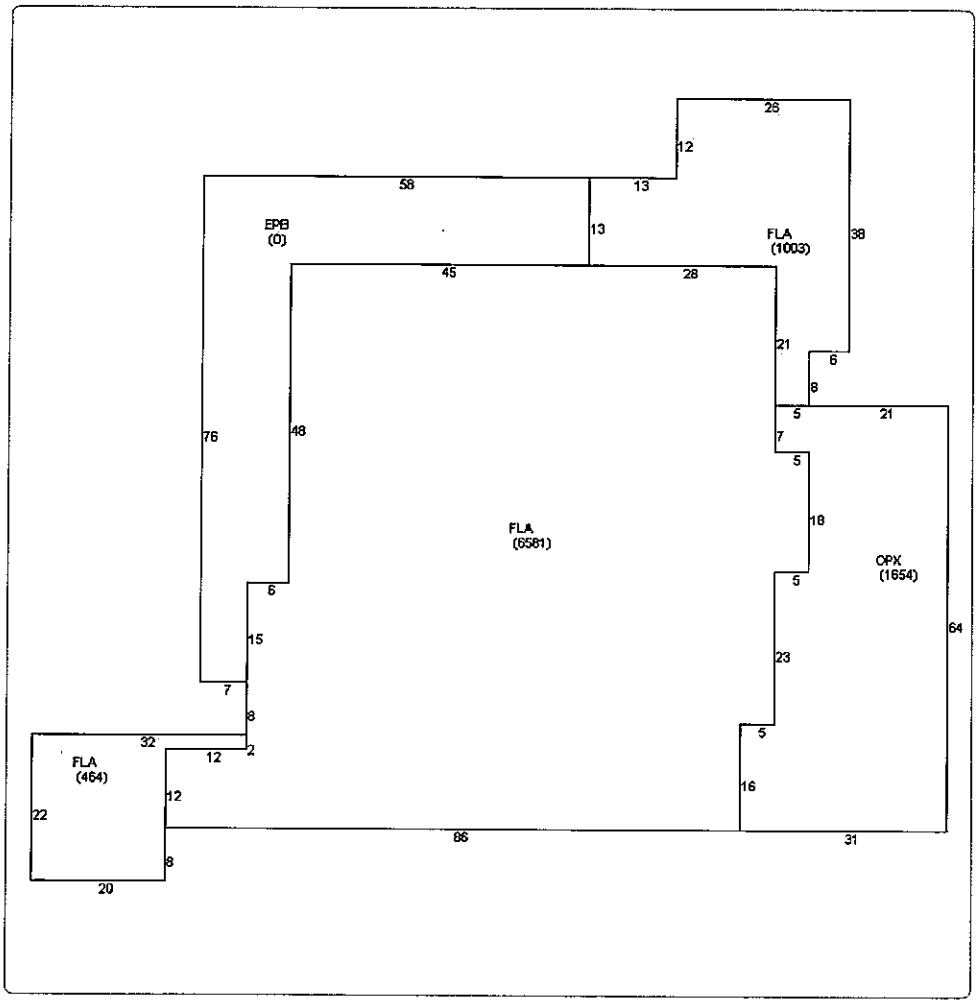
Sketches (click to enlarge)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FLA
(1003)
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45
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21
6
8
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21
76
48
7
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18
FLA
(6561)
OPX
(1654)
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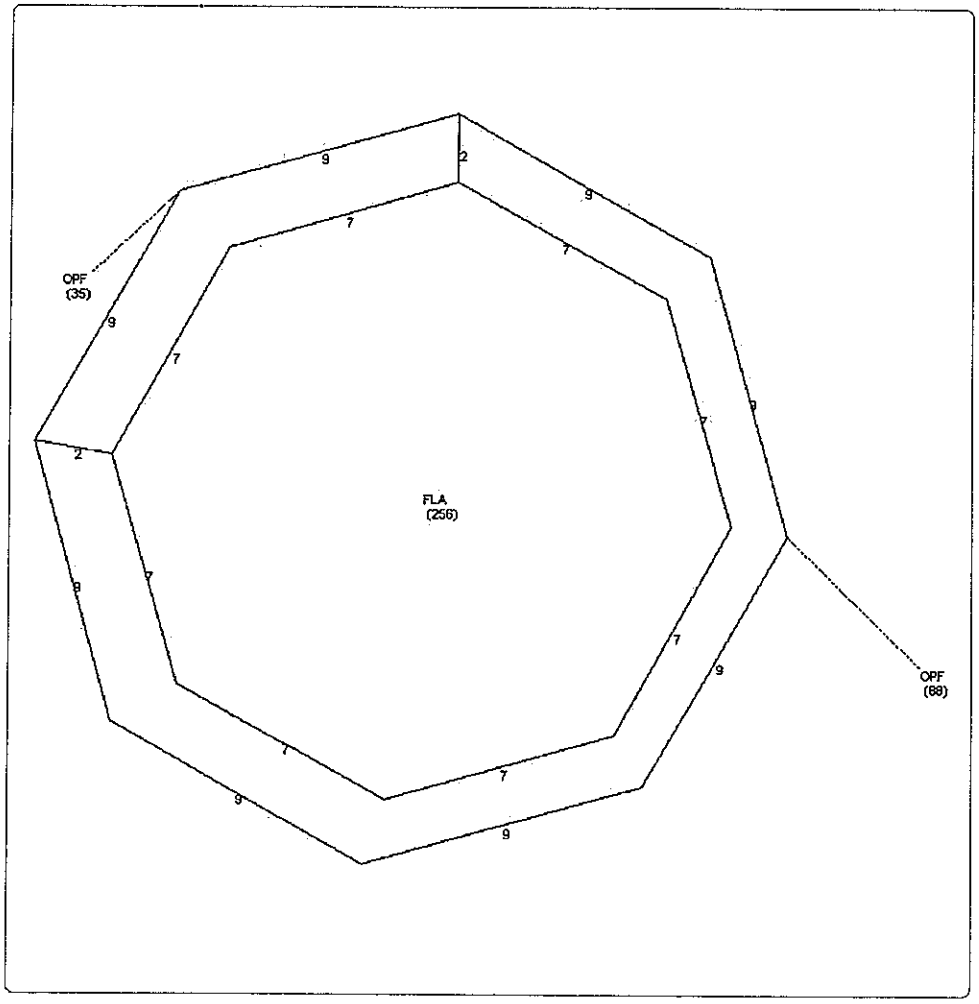
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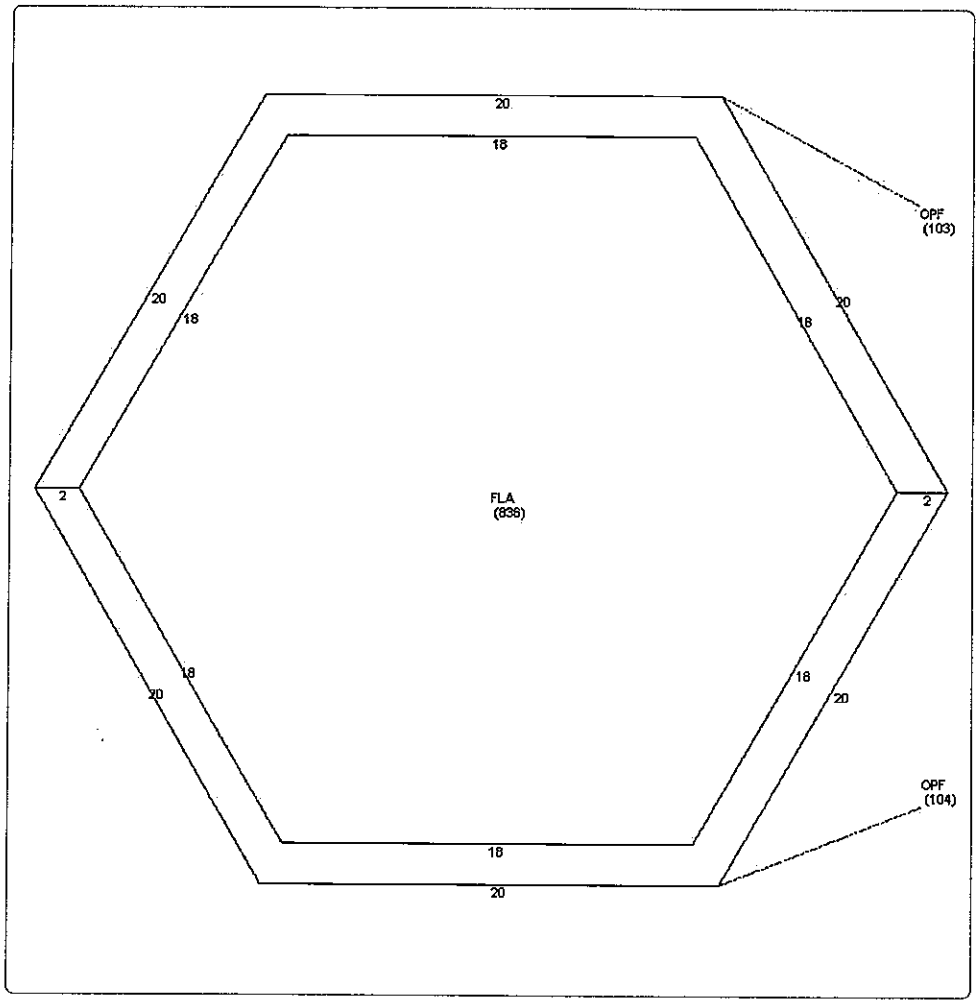
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OPF
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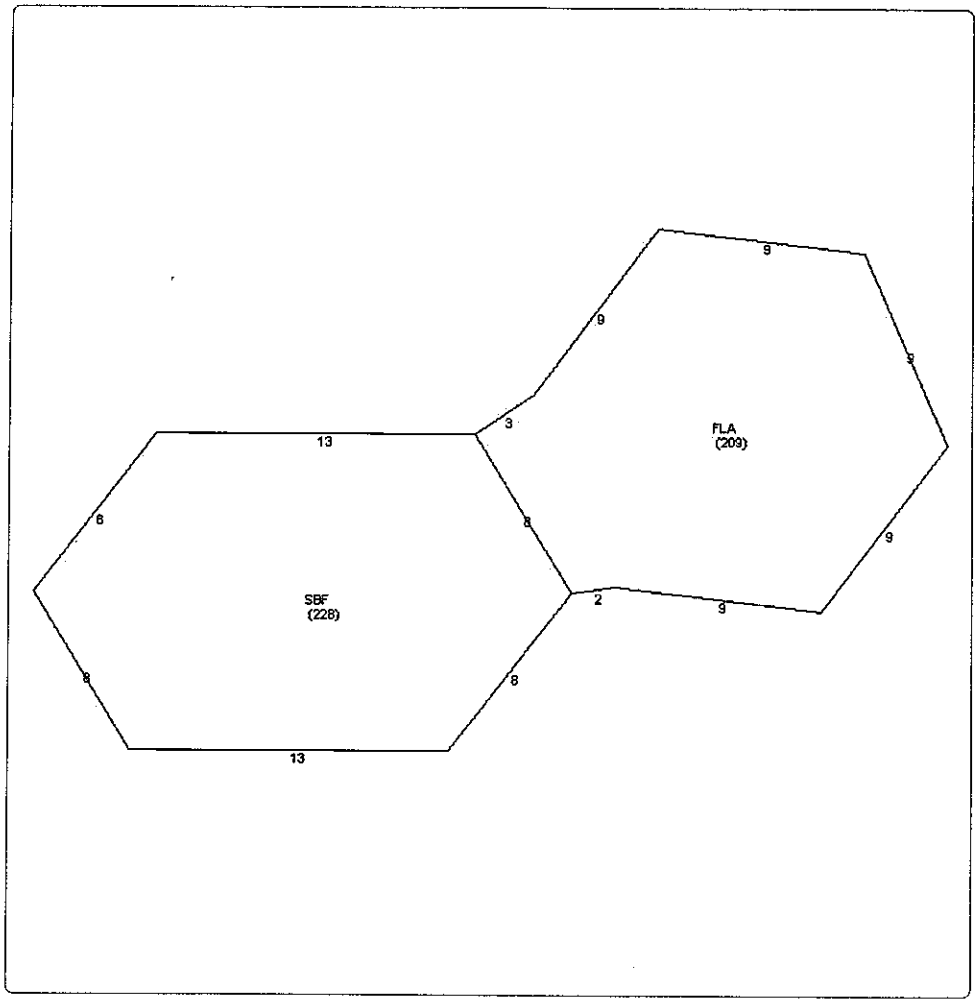
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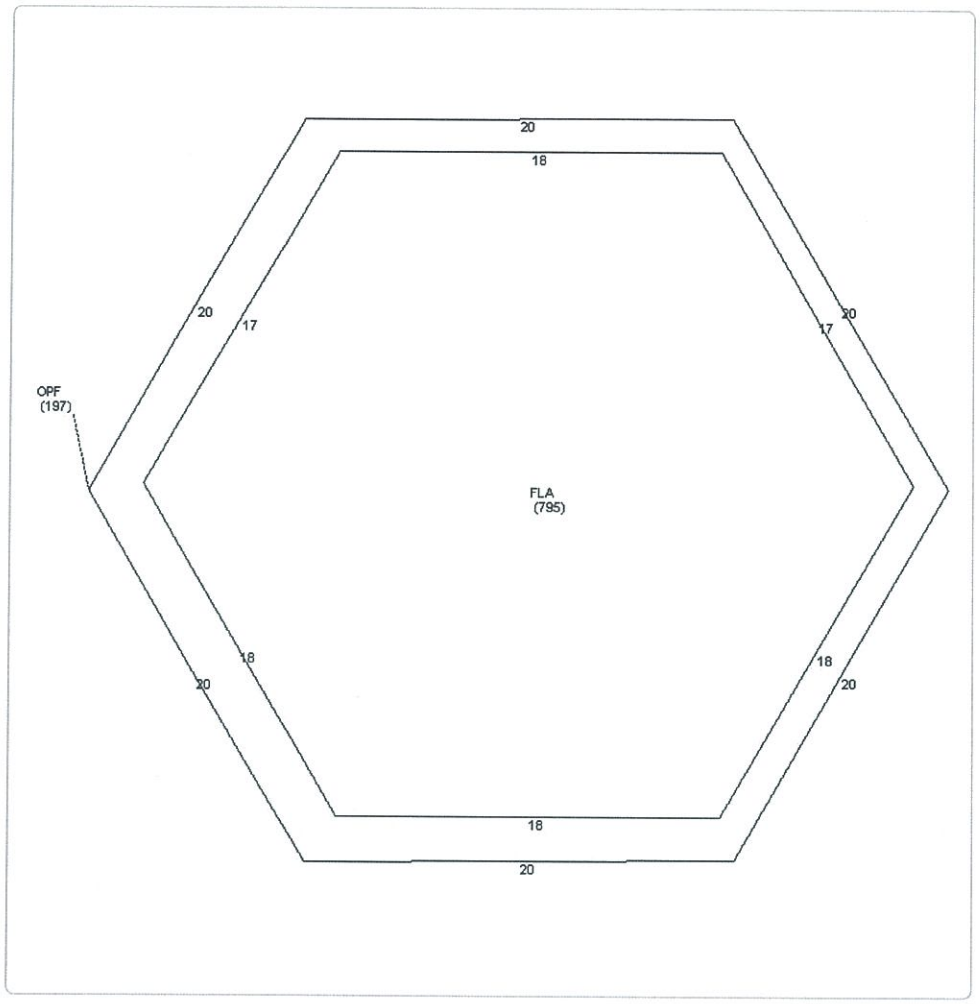
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OPF
(197)
FLA
(795)
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Photos

1700355-20160615

Map

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Summary

Parcel ID	00569500-000096
Account#	8712669
Property ID	8712669
Millage Group	500R
Location Address	35 OCEAN REEF Dr, OCEAN REEF
Legal Description	OCEAN REEF PLAT 1 PB4-90 KEY LARGO PT OF TR D (AKA CHAIRMANS SUITE 3RD FLOOR 100 BLDG OCEAN REEF FROM SURVEY 7/85 KNOWN AS PARCEL 9) OR956-734/40 OR1038-2028/35 OR1038-2039/40 OR1038-2041/42 OR1105-1289/95 OR1651-246/51 OR2134-704/12 OR2518-787/94 OR2664-1325/34 (Note: Not to be used on legal documents.)
Neighborhood	2265
Property Class	CONDOMINIUM (0400)
Subdivision	OCEAN REEF NO 1 RESUBD AREA A
Sec/Twp/Rng	07/59/41
Affordable Housing	No

AK 8712669 8/3/2010 Chairman's Suite 3RD Floor 100 BLDG Ocean Reef

Owner

HORNE JR CRESFUL WILLIAM
24 Dockside Ln
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$2,645,570	$2,645,570	$2,645,570	$2,645,570
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$0	$0	$0	$0
=	Just Market Value	**$2,645,570**	**$2,645,570**	**$2,645,570**	**$2,645,570**
=	Total Assessed Value	**$2,645,570**	**$2,645,570**	**$2,645,570**	**$2,645,570**
-	School Exempt Value	($25,000)	($25,000)	($25,000)	($25,000)
=	School Taxable Value	**$2,620,570**	**$2,620,570**	**$2,620,570**	**$2,620,570**

Buildings

Building ID	60538
Style	
Building Type	CN_1 / CN_1
Gross Sq Ft	2640
Finished Sq Ft	2640
Stories	
Condition	AVERAGE
Perimeter	0
Functional Obs	0
Economic Obs	0
Depreciation %	0
Interior Walls	

Exterior Walls	
Year Built	1971
EffectiveYearBuilt	1971
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Bedrooms	1
Full Bathrooms	0
Half Bathrooms	0
Grade	
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,640	2,640	0
TOTAL		**2,640**	**2,640**	**0**

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/18/2013	$3,590,800	Warranty Deed		2664	1325	30 - Unqualified	Improved
5/12/2011	$3,575,000	Warranty Deed		2518	787	02 - Qualified	Improved
7/6/2005	$2,200,000	Warranty Deed		2134	704	Q - Qualified	Improved
8/1/1989	$1,050,000	Warranty Deed		1105	1289	Q - Qualified	Improved
1/1/1988	$1,100,000	Warranty Deed		1038	2028	Q - Qualified	Improved
10/1/1985	$276,000	Warranty Deed		956	734	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06301151	6/12/2006	8/28/2006	$1		DEMOLITION OF 3RD STORY
06301152	6/12/2006	3/7/2007	$246,814	Commercial	INTERIOR REMODEL RENOVATION 3RD FLOOR SUITE - NO EXPANSION OF FOOTPRINT

View Taxes for this Parcel

Photos

Map

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Summary

Parcel ID	00569500-000095
Account#	8712651
Property ID	8712651
Millage Group	500R
Location Address	35 OCEAN REEF Dr, OCEAN REEF
Legal Description	OCEAN REEF PLAT 1 PB4-90 KEY LARGO PT OF TR D (AKA PRESIDENTIAL SUITE 3RD FLOOR 100 BLDG OCEAN REEF FROM SURVEY 7/85 KNOWN AS PARCEL 8) OR956-699/703 OR969-1502/06 OR1056-1284/89 OR1095-1217/23 OR1093-1773/79 OR1151-2025/30 OR1275-1941/47CT OR1298-1260/69 OR1524-892/901 OR2604-1846/56 OR2678-142/51 (Note: Not to be used on legal documents.)
Neighborhood	2265
Property Class	CONDOMINIUM (0400)
Subdivision	OCEAN REEF NO 1 RESUBD AREA A
Sec/Twp/Rng	07/59/41
Affordable Housing	No

AK 8712651 6/8/2011 Presidential Suite 3rd Floor 100 Bldg Ocean Reef

Owner

LUKIS LAWRENCE J
C/O ACCOUNTING RESOURCE GROUP INC
601 Carlson Pkwy Ste 1120
Minnetonka MN 55305

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$2,645,570	$2,645,570	$2,645,570	$2,645,570
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$0	$0	$0	$0
=	Just Market Value	**$2,645,570**	**$2,645,570**	**$2,645,570**	**$2,645,570**
=	Total Assessed Value	**$2,645,570**	**$2,645,570**	**$2,645,570**	**$2,645,570**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$2,645,570**	**$2,645,570**	**$2,645,570**	**$2,645,570**

Buildings

Building ID	60100
Style	
Building Type	CN_2 / CN_2
Gross Sq Ft	2700
Finished Sq Ft	2700
Stories	
Condition	AVERAGE
Perimeter	0
Functional Obs	0
Economic Obs	0
Depreciation %	0
Interior Walls	

Exterior Walls	
Year Built	1971
EffectiveYearBuilt	1971
Foundation	
Roof Type	
Roof Coverage	
Flooring Type	
Heating Type	
Bedrooms	1
Full Bathrooms	0
Half Bathrooms	0
Grade	
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,700	2,700	0
TOTAL		**2,700**	**2,700**	**0**

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/31/2014	$5,000,000	Warranty Deed		2678	142	01 - Qualified	Improved
11/20/2012	$100	Warranty Deed		2604	1846	11 - Unqualified	Improved
6/1/1998	$1,220,000	Warranty Deed		1524	0892	E - Unqualified	Improved
3/1/1994	$760,000	Warranty Deed		1298	1260	M - Unqualified	Improved
10/1/1993	$500,000	Certificate of Title		1275	1941	F - Unqualified	Improved
6/1/1988	$675,000	Warranty Deed		1056	1284	Q - Qualified	Vacant
10/1/1985	$376,400	Warranty Deed		956	699	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14301943	6/9/2014		$465,000	Residential	2354 SQ FT INTERIOR REMODEL/REPAIR INCLUDING INTERIOR DEMO AND REMODEL.
14302196	5/8/2014		$15,000	Residential	DEMOLITION OF 2354 SQ FT OF INTERIOR

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Photos

Map

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No data available for the following modules: Land, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Sketches (click to enlarge).

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Summary

Parcel ID	00569500-000000
Account#	1700347
Property ID	1700347
Millage Group	500R
Location Address	BEACH Rd, KEY LARGO
Legal Description	OCEAN REEF PLAT #1 PB4-90 KEY LARGO TR H & TR D OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents.)
Neighborhood	10011
Property Class	HOTEL/MOTEL (3900)
Subdivision	OCEAN REEF NO 1 RESUBD AREA A
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$9,491,965	$8,279,532	$8,066,985	$0
+	Market Misc Value	$1,054,663	$919,948	$896,332	$0
+	Market Land Value	$10,546,628	$9,199,480	$8,963,316	$10,236,927
=	Just Market Value	**$21,093,256**	**$18,398,960**	**$17,926,633**	**$10,236,927**
=	Total Assessed Value	**$6,384,284**	**$5,803,895**	**$5,276,269**	**$4,796,608**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$21,093,256**	**$18,398,960**	**$17,926,633**	**$10,236,927**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	173,653.00	Square Foot	0	0

Commercial Buildings

Style	HOTELS/MOTEL A / 39A
Gross Sq Ft	13,459
Finished Sq Ft	10,392
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	BRICK with 26% REIN CONCRETE
Quality	600 ()
Roof Type	
Roof Material	
Exterior Wall1	BRICK
Exterior Wall2	REIN CONCRETE
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1972
Year Remodeled	
Effective Year Built	2006
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,656	0	0
FLA	FLOOR LIV AREA	10,392	10,392	0
GBF	GAR FIN BLOCK	411	0	0
TOTAL		**13,459**	**10,392**	**0**

Style	HOTELS/MOTEL A / 39A
Gross Sq Ft	22,198
Finished Sq Ft	17,385
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	CUSTOM
Quality	600 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1967
Year Remodeled	
Effective Year Built	1995
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	3,810	0	0
OPX	EXC OPEN PORCH	660	0	0
FLA	FLOOR LIV AREA	17,385	17,385	0
CLP	LOAD PLATFM	235	0	0
SBF	UTIL FIN BLK	108	0	0
TOTAL		22,198	17,385	0

Style	HOTEL/MOTEL B / 39B
Gross Sq Ft	33,900
Finished Sq Ft	31,084
Perimiter	0
Stories	4
Interior Walls	
Exterior Walls	C.B.S.
Quality	600 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1967
Year Remodeled	
Effective Year Built	1995
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	2,816	0	0
FLA	FLOOR LIV AREA	31,084	31,084	0
TOTAL		33,900	31,084	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
DET CABANA	1979	1980	1	1708 SF	5
DET CABANA	1979	1980	1	3985 SF	3
CONC PATIO	1975	1976	1	428 SF	2
COMM ELEVATOR	1979	2008	1	1 UT	5
COMM ELEVATOR	1979	2008	1	1 UT	5

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

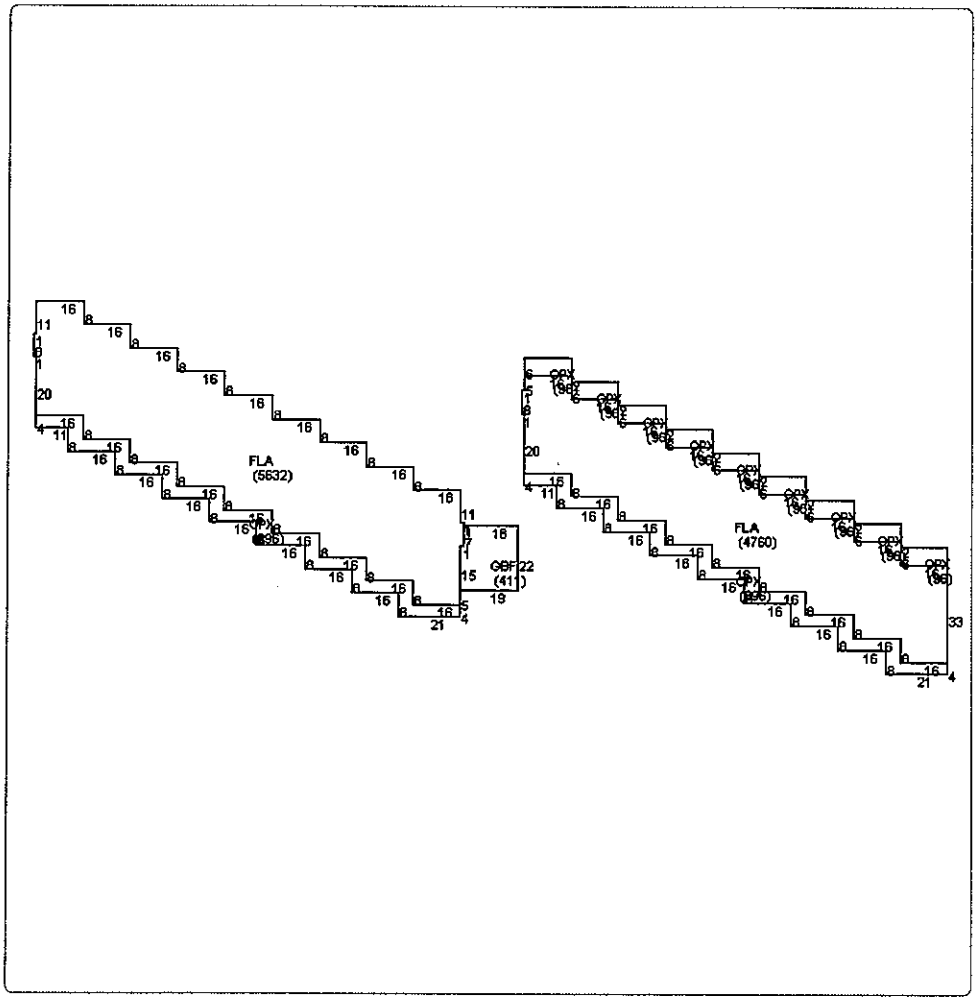
Permits

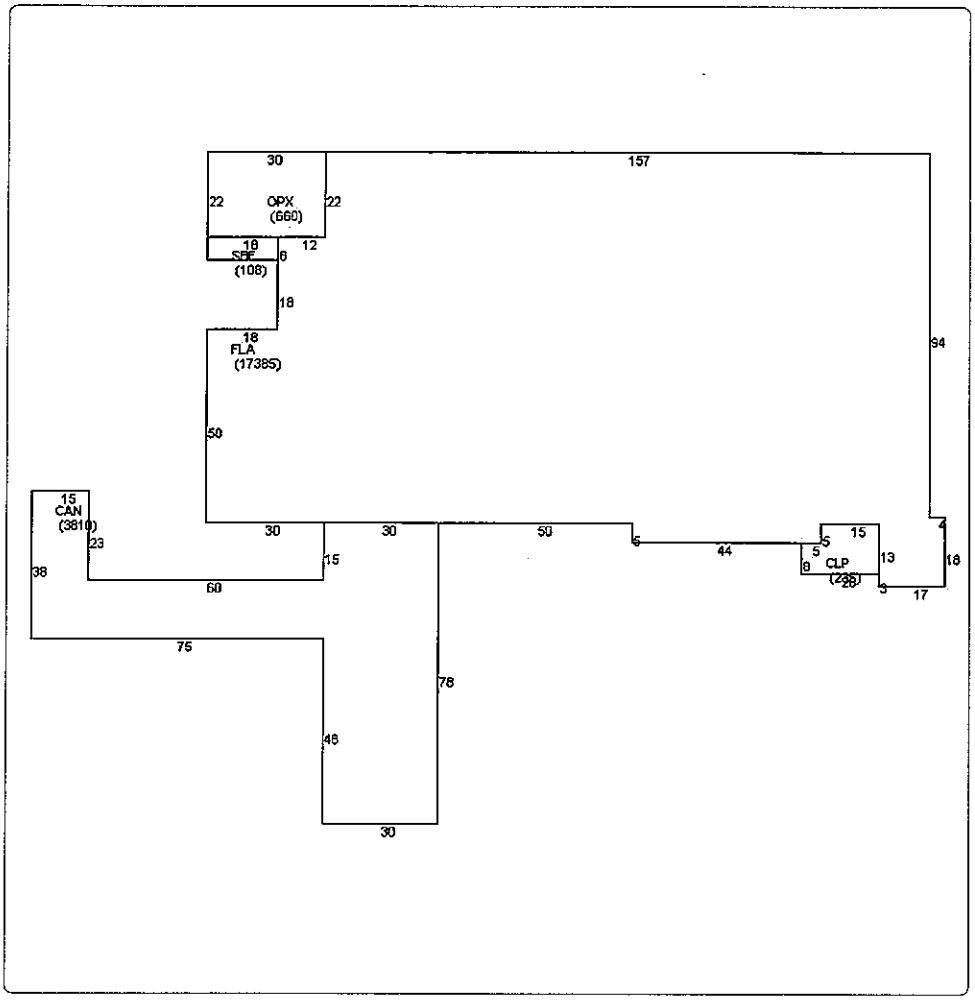
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19400211	9/6/2019		$350,000	Commercial	STRUCTURAL SPALLING REPAIRS TO EXISTING CONCRETE FOUNDATION PRECAST JOIST, CAST IN PLACE BEAMSBEANEATH KITCHEN/DINNING ROOM,INSTALLATION OF PILE JACKS TO EXISTING PILES.
18400278	7/26/2018	8/28/2018	$100,000	Commercial	INTERIOR REMODEL/REPAIR
17404124	7/21/2017	4/11/2018	$150,000	Commercial	INT REMODEL/REPAIR
15403493	9/3/2015	7/28/2016	$133,000	Commercial	INSTALL (43) WINDOWS & (2) DOORS
13302224	8/20/2013	10/11/2013	$1	Commercial	INT / EXT REMODEL / REPAIR
08300052	3/28/2008		$1	Commercial	INTERIOR EXTERIOR REMODEL
05305322	6/28/2006	12/31/2006	$1	Commercial	INTERIOR / EXTERIOR RENOVATIONS
05301280	12/14/2005	12/31/2006	$1		EXTERIOR RENOVATIONS

05304258	9/6/2005	3/7/2007	$1		WINDOW REPLACEMENT
05301282	6/20/2005	12/31/2006	$1		INTERIOR RENOVATIONS
04004028	9/17/2004	1/1/2006	$1	Commercial	REMOVE/REPLACE TILE
04302212	8/17/2004	1/1/2005	$1		INTERIOR RENOVATIONS
2305032	12/11/2002	1/1/2004	$1		DECK
2304689	10/25/2002	1/1/2003	$1	Commercial	AIR CONDITIONING
2303374	8/21/2002	1/1/2003	$1		LOUNGE RENOVATION
02302790	7/12/2002	1/1/2004	$1		INTERIOR DEMO

View Taxes for this Parcel

Sketches (click to enlarge)

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SBF
(108)
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FLA
(17385)
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CAN
(3810)
23
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CLP
(236)
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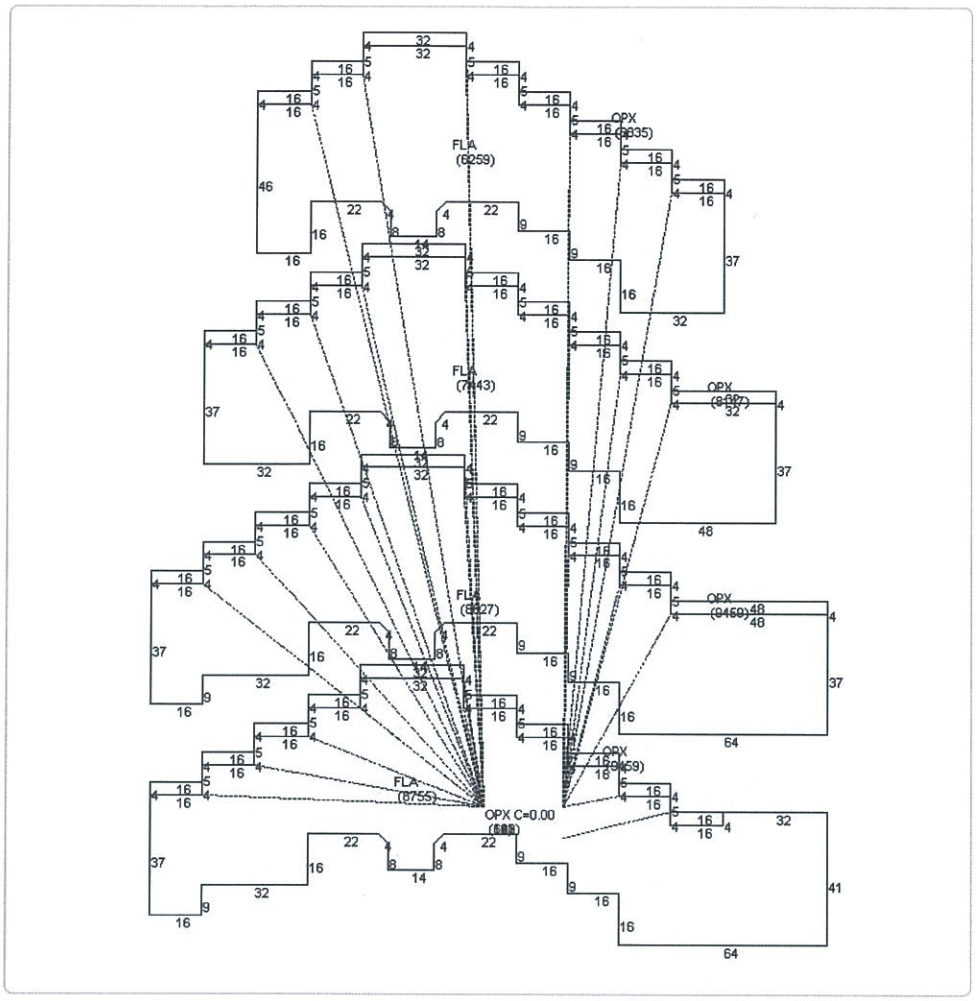
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OPX
FLA
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FLA
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FLA
(8755)
OPX C=0.00

Photos

1700347-20160615

Map

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No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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Summary

Parcel ID	00569490-000000
Account#	1700339
Property ID	1700339
Millage Group	500R
Location Address	BEACH Rd, KEY LARGO
Legal Description	OCEAN REEF PLAT #1 PB4-90 KEY LARGO PT TR C (.97 AC) OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	HOTEL/MOTEL (3900)
Subdivision	OCEAN REEF NO 1 RESUBD AREA A
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$7,222,040	$5,940,139	$7,568,865	$0
+	Market Misc Value	$802,449	$660,015	$840,985	$0
+	Market Land Value	$8,024,490	$6,600,155	$8,409,850	$12,385,759
=	Just Market Value	**$16,048,979**	**$13,200,309**	**$16,819,700**	**$12,385,759**
=	Total Assessed Value	**$5,760,100**	**$5,236,455**	**$4,760,414**	**$4,327,649**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$16,048,979**	**$13,200,309**	**$16,819,700**	**$12,385,759**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	2.21	Acreage	0	0

Commercial Buildings

Style	HOTELS/MOTEL A / 39A
Gross Sq Ft	44,514
Finished Sq Ft	30,488
Perimiter	0
Stories	3
Interior Walls	
Exterior Walls	C.B.S.
Quality	600 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1984
Year Remodeled	
Effective Year Built	2005
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	10,160	0	0
OPX	EXC OPEN PORCH	3,866	0	0
FLA	FLOOR LIV AREA	30,488	30,488	0
TOTAL		**44,514**	**30,488**	**0**

Style	HOTELS/MOTEL A / 39A
Gross Sq Ft	13,784
Finished Sq Ft	9,984
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	CUSTOM
Quality	600 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1966
Year Remodeled	
Effective Year Built	1995
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	3,800	0	0
FLA	FLOOR LIV AREA	9,984	9,984	0
TOTAL		13,784	9,984	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1979	1980	1	13600 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13301800	7/3/2013	10/4/2013	$1		12,750 SQ FT INTERIOR REMODEL TO POMPANO BLDG & ROOMS
10302660	6/11/2010	10/8/2010	$0		INTERIOR REMODEL
07304073	10/9/2007	1/1/2008	$1		A/C REPLACEMENT
07303551	9/26/2007	12/13/2007	$1		RE-ROOF WALKWAY TO METAL
07303489	9/4/2007	1/1/2009	$1		RE-ROOF
04305028	12/7/2004	1/1/2005	$1		INTERIOR REMODEL
04304182	9/22/2004	3/23/2005	$1		REPLACE WINDOWS. DHC
04303808	8/23/2004	1/1/2005	$1		REROOF RETAIL CENTER
02303580	11/7/2002	1/1/2004	$1		INTERIOR REMODEL

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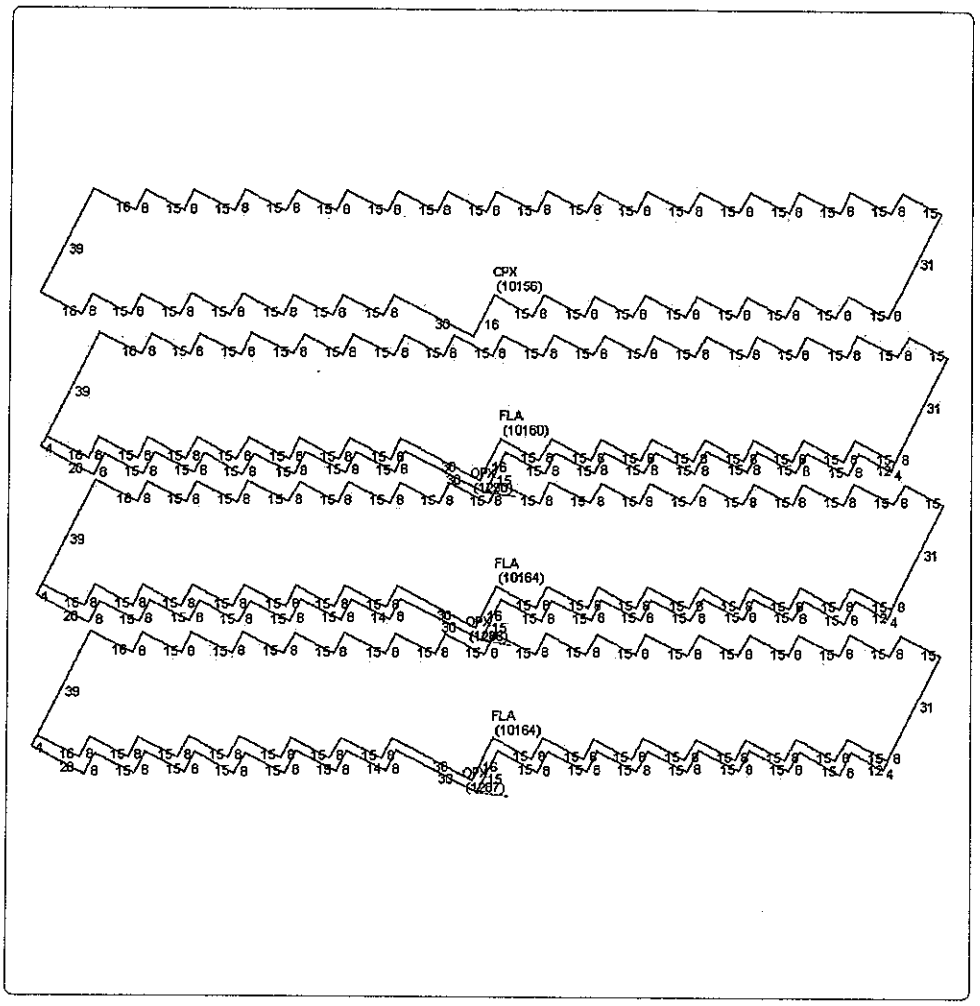
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FLA
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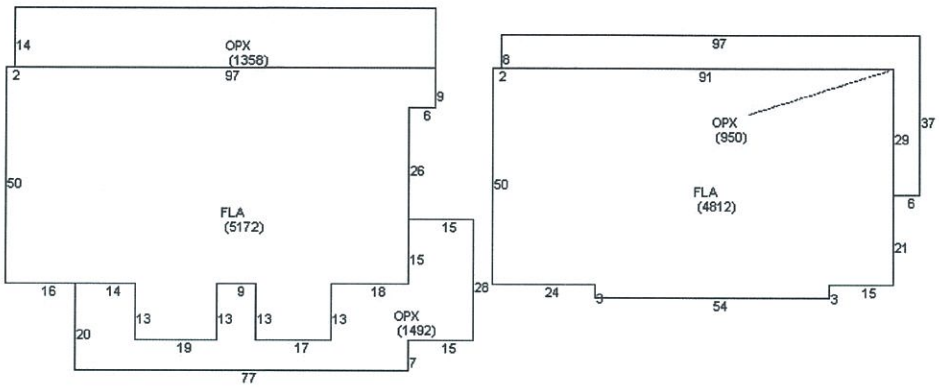
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OPX
(950)
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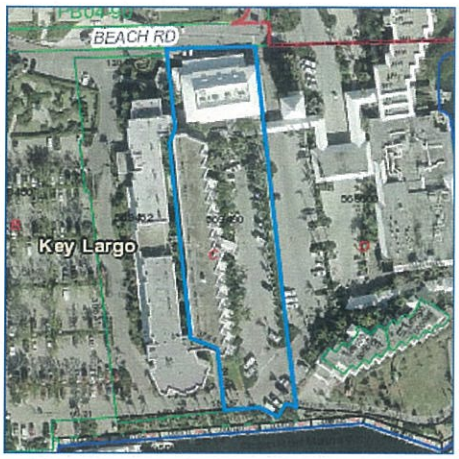
Photos

Pompano
1700339-20140522

Map



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Summary

Parcel ID	00569470-000000
Account#	1699870
Property ID	1699870
Millage Group	500R
Location Address	OCEAN REEF Dr, KEY LARGO
Legal Description	PT TR A OCEAN REEF PLAT NO 1 PB4-90 KEY LARGO OR435-855/61 OR1247-1856/76 OR2667-339/46 OR2667-352/56 OR2673-2008/94 OR2900-2133/38 OR2918-2306/2313 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	HOTEL/MOTEL (3900)
Subdivision	OCEAN REEF NO 1 RESUBD AREA A
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$4,460,169	$4,125,901	$4,125,901	$0
+	Market Misc Value	$642,009	$546,755	$552,124	$0
+	Market Land Value	$6,192,180	$7,946,631	$7,946,631	$2,914,600
=	Just Market Value	**$11,294,358**	**$12,619,287**	**$12,624,656**	**$2,914,600**
=	Total Assessed Value	**$11,294,358**	**$12,619,287**	**$12,624,656**	**$2,914,600**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$11,294,358**	**$12,619,287**	**$12,624,656**	**$2,914,600**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(3900)	229,340.00	Square Foot	0	0

Commercial Buildings

Style	HOTEL/MOTEL B / 39B
Gross Sq Ft	31,018
Finished Sq Ft	22,539
Perimiter	2,322
Stories	1
Interior Walls	
Exterior Walls	REIN CONC
Quality	450 ()
Roof Type	FLAT OR SHED with 55% IRR/CUSTOM
Roof Material	MIN/PAINT CONC with 55% ASPHALT SHINGL
Exterior Wall1	REIN CONC
Exterior Wall2	
Foundation	CONCR FTR
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2016
Year Remodeled	
Effective Year Built	2016
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	4,406	0	874
FLA	FLOOR LIV AREA	22,539	22,539	788
OPF	OP PRCH FIN LL	280	0	94
PDO	PATIO DIN OPEN	2,552	0	356
SBF	UTIL FIN BLK	1,241	0	210
TOTAL		**31,018**	**22,539**	**2,322**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BRICK PATIO	1971	1972	1	5348 SF	1
ASPHALT PAVING	1975	1976	1	35000 SF	2
ASPHALT PAVING	1975	1976	1	88204 SF	3
CH LINK FENCE	1981	1982	1	27180 SF	1
WATER FEATURE	2004	2005	1	1 UT	5
CONC PATIO	2004	2005	1	1050 SF	1
CONC PATIO	2004	2005	1	175 SF	5
ASPHALT PAVING	2004	2005	1	20792 SF	2
CONC PATIO	2004	2005	1	3071 SF	2
CONC PATIO	2004	2005	1	800 SF	2
FENCES	2004	2005	1	996 SF	3
CH LINK FENCE	2007	2008	1	3700 SF	1
COMM ELEVATOR	2004	2005	1	1 UT	5
CUSTOM PATIO	2016	2017	0	3040 SF	1
CONC PATIO	2016	2017	0	320 SF	2

Sales

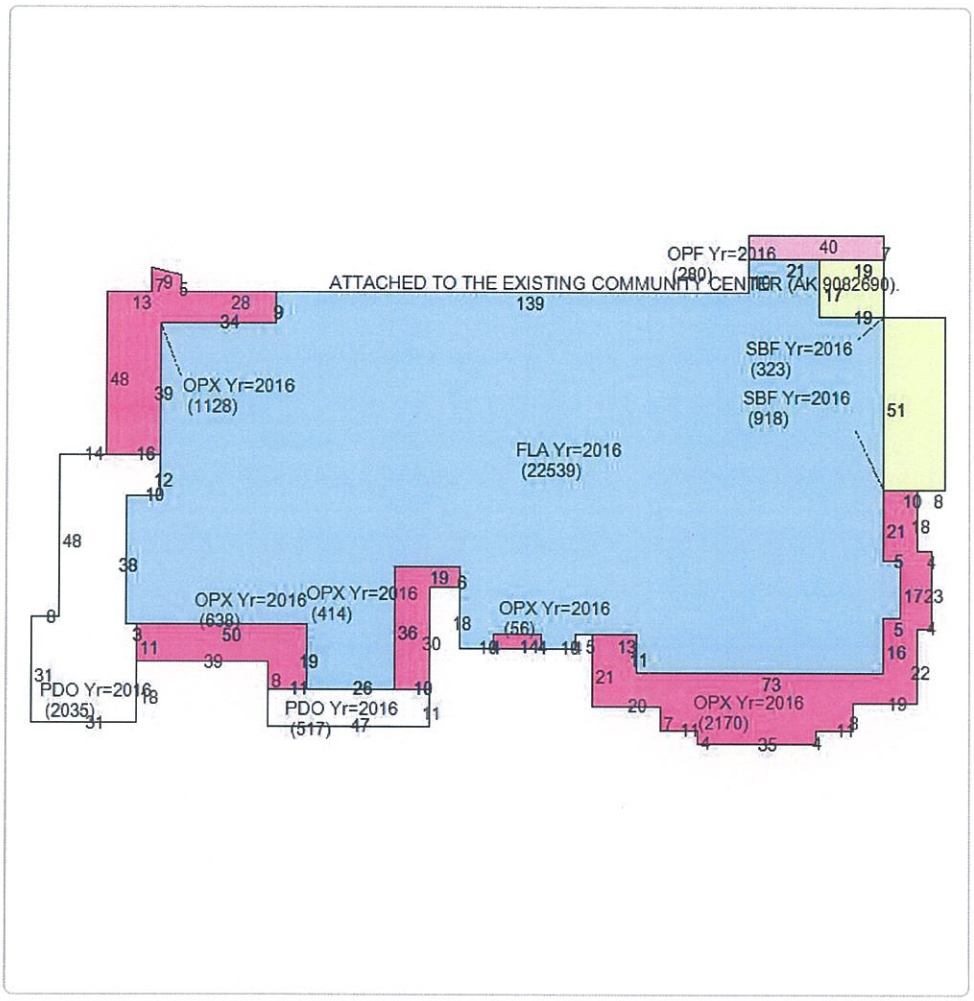
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/28/2014	$100	Quit Claim Deed		2673	2088	11 - Unqualified	Improved
1/9/2014	$100	Quit Claim Deed		2667	352	11 - Unqualified	Improved
1/9/2014	$47,900	Warranty Deed		2667	339	30 - Unqualified	Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15300432	6/22/2015	3/15/2016	$5,000,000		30,165 SF INT/EXT REMODEL/REPAIR
15401962	5/5/2015	7/27/2015	$100,000		DEMO 19,561 SF COMMERCIAL BLDG
08303054	8/22/2008	12/9/2008	$1		RE-ROOF
07302961	9/17/2007	11/27/2008	$1		REMOVE AND REPLACE FENCING
05303018	8/9/2005	3/7/2007	$1		INTERIOR EXTERIOR REMODEL
05303088	7/27/2005	3/7/2007	$1		ATF TENNIS COURTS,FENCE AND NETS
03303587	3/11/2004	1/7/2005	$1		COMM BLDG-TOWN HALL
03303588	9/12/2003	1/1/2004	$1		DECK REPAIR
9431745	10/1/1994	12/1/1996	$1		DECK WALKWAY

View Taxes for this Parcel

Sketches (click to enlarge)


ATTACHED TO THE EXISTING COMMUNITY CENTER (AK 9082690).
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SBF Yr=2016
(323)
SBF Yr=2016
(918)
OPX Yr=2016
(1128)
FLA Yr=2016
(22539)
OPX Yr=2016
(638)
OPX Yr=2016
(414)
OPX Yr=2016
(56)
PDO Yr=2016
(2035)
PDO Yr=2016
(517)
OPX Yr=2016
(2170)

Photos

1699870-20160802

Map

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Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	CUSTOM
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1983
Year Remodeled	
Effective Year Built	2001
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	605	0	0
FLA	FLOOR LIV AREA	2,357	2,357	0
TOTAL		2,962	2,357	0

Style	TOURIST ATTRAC / 35C
Gross Sq Ft	1,864
Finished Sq Ft	1,576
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	CUSTOM
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1983
Year Remodeled	
Effective Year Built	2001
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
SPX	EXEC SC PORCH	288	0	0
FLA	FLOOR LIV AREA	1,576	1,576	0
TOTAL		1,864	1,576	0

Style	TOURIST ATTRAC / 35C
Gross Sq Ft	1,611
Finished Sq Ft	1,286
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	CUSTOM
Quality	400 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1984
Year Remodeled	
Effective Year Built	2001
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	325	0	0
FLA	FLOOR LIV AREA	1,286	1,286	0
TOTAL		1,611	1,286	0

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Summary

Parcel ID	00081880-000100
Account#	1090409
Property ID	1090409
Millage Group	500R
Location Address	31 OCEAN REEF Dr, OCEAN REEF
Legal Description	18 59 41 ISLAND OF KEY LARGO PB4-83 PT W1/2 OF NW1/4 (BOAT STORAGE AREA) G19-71 OR435-855/861 OR1247-1882/87Q/C (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	AIRPORT, MARINAS, BUS TERM (2000)
Subdivision	
Sec/Twp/Rng	18/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$3,329,663	$0	$0	$0
+	Market Misc Value	$422,653	$0	$0	$0
+	Market Land Value	$5,304,301	$4,184,136	$4,184,136	$4,184,136
=	Just Market Value	**$9,056,617**	**$4,184,136**	**$4,184,136**	**$4,184,136**
=	Total Assessed Value	**$4,602,549**	**$4,184,136**	**$4,184,136**	**$4,184,136**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$9,056,617**	**$4,184,136**	**$4,184,136**	**$4,184,136**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM WATERFT MARINA (10WM)	178,596.00	Square Foot	0	0

Commercial Buildings

Style	WAREHOUSE/MARINA C / 48C
Gross Sq Ft	89,080
Finished Sq Ft	89,080
Perimiter	0
Stories	3
Interior Walls	
Exterior Walls	METAL SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	METAL SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1970
Year Remodeled	
Effective Year Built	1993
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	89,080	89,080	0
TOTAL		**89,080**	**89,080**	**0**

Style	OFF BLDG-1 STY-B / 17B
Gross Sq Ft	2,962
Finished Sq Ft	2,357

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
BOAT RAMP	1975	1976	1	416 SF	2
CH LINK FENCE	1980	1981	1	2500 SF	1
ASPHALT PAVING	1981	1982	1	12000 SF	2
CH LINK FENCE	1987	1988	1	3600 SF	1
SEAWALL	2011	2012	1	3180 SF	5
WOOD DECK	2016	2018	1	150 SF	1

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19400154	7/15/2019	3/17/2020	$121,795	Commercial	INSTALL FOUR FENDER PILES, 230 SF FLOATING DOCK, 300 SF FLOATING DOCK AND 365 SF FLOATING DOCK
16402012	7/8/2016	12/30/2016	$30,000		WOOD WALKWAY
12304554	11/9/2012	2/1/2012	$1		
11302200	5/19/2011	10/31/2011	$1		SEAWALL REPAIR/CAP REPLACEMENT
11300631	2/28/2011	3/28/2011	$1		A/C REPLACEMENT
10304722	9/3/2010	9/24/2010	$1		A/C REPLACEMENT
09304134	10/26/2009	12/31/2010	$1		CONCRETE CAP ON SEAWALL
09301955	6/23/2009	7/9/2009	$1		REPLACE BOAT RACK
08302484	8/4/2008	11/26/2008	$1		DEMOLITION INTERIOR OF EXISTING STORE
08301925	6/30/2008	12/9/2008	$1		SEAWALL REPLACEMENT
07304132	2/13/2008	12/9/2008	$1		REPLACE SEAWALL & FLOATING DOCK
9632922	12/1/1997	1/1/1998	$1		COMM. RETAIL SPACE
9632923	12/1/1997	1/1/1998	$1		COMM. RETAIL SPACE
9632922	7/1/1997	12/1/1997	$1		COMM. RETAIL SPACE
9311410	11/1/1993	1/1/1996	$1		INTERIOR RENOVATION
9311025	9/1/1993	1/1/1996	$1		COMM. MISCL

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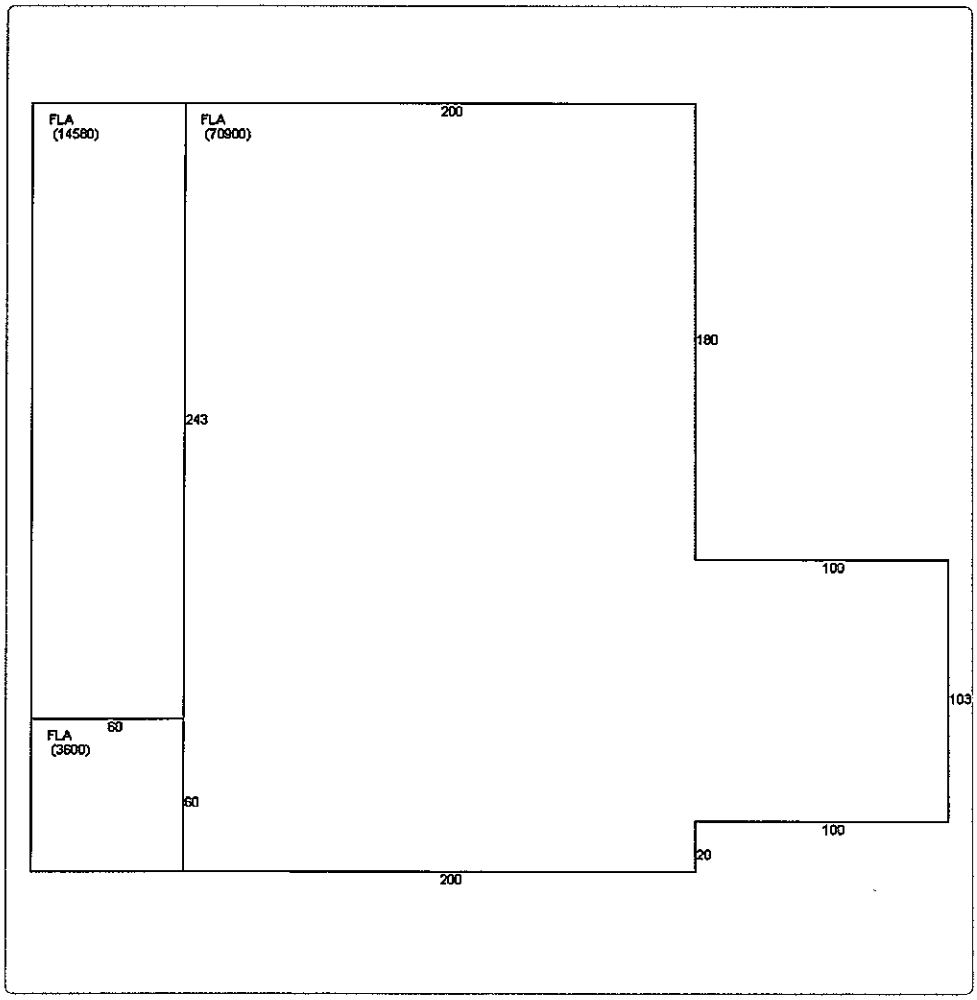
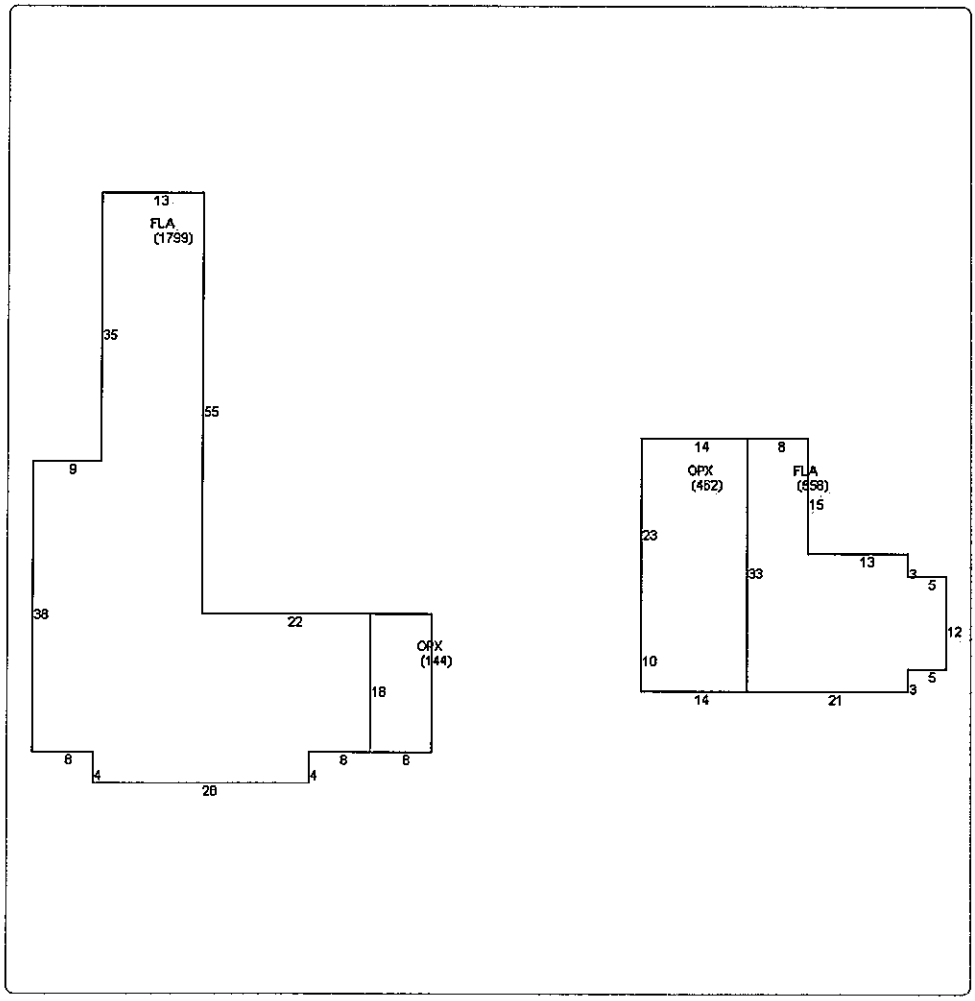
Sketches (click to enlarge)

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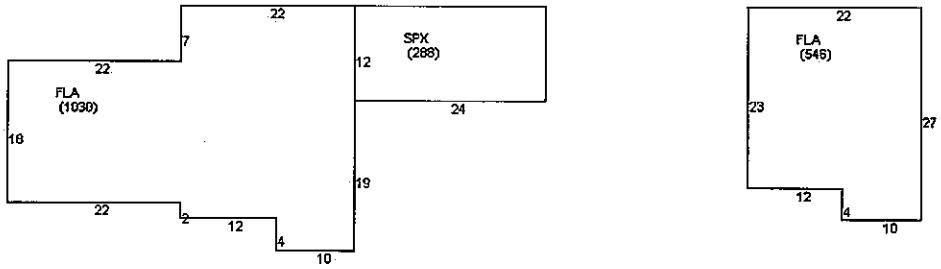
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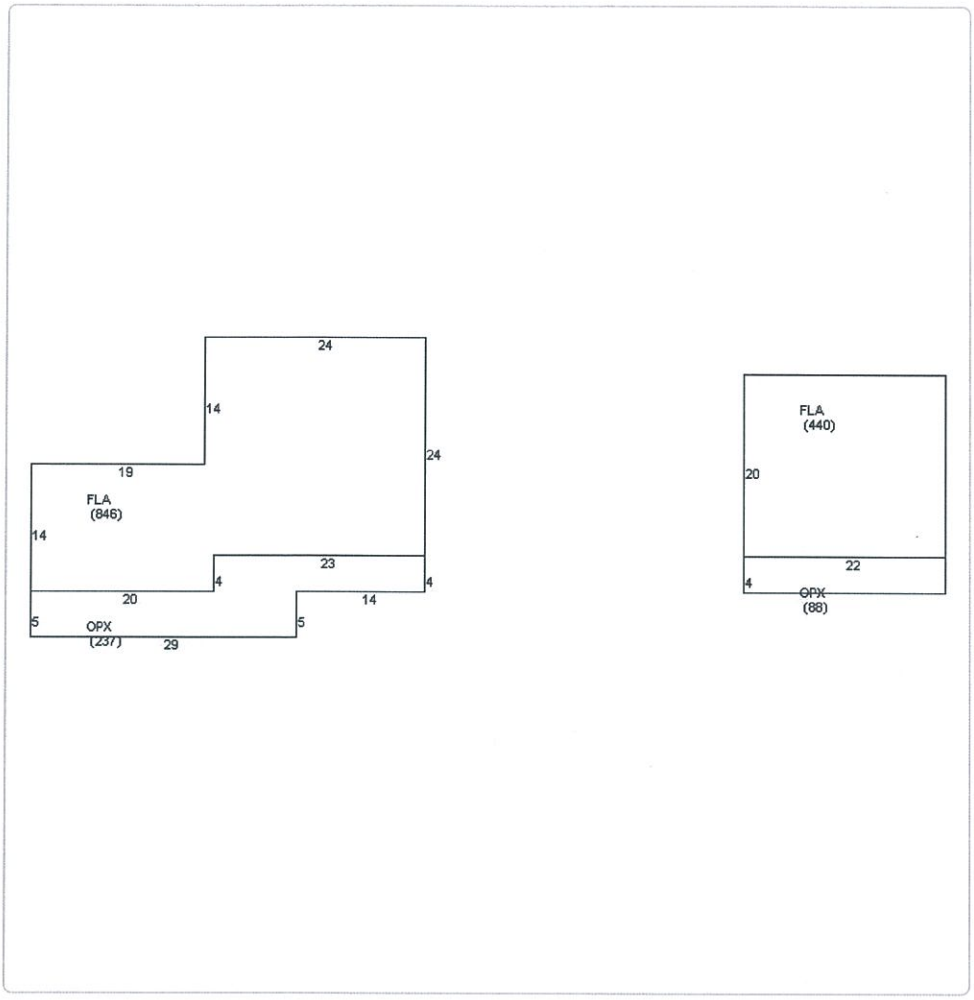
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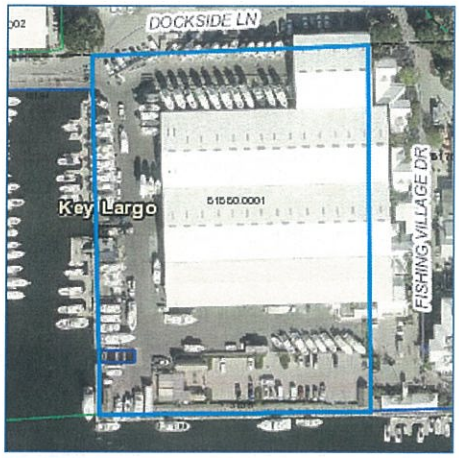
Photos

1090409-20130327

Map



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Summary

Parcel ID	00569482-000000
Account#	9104226
Property ID	9104226
Millage Group	500R
Location Address	650 BEACH Rd, OCEAN REEF
Legal Description	PARCEL OF LAND IN AREA A OF SEABOARD PROPERTIES INC PB4-83 PB4-90 (1.294 AC) (F/K/A YACHTSMANS INN CONDOMINIUM – WHICH HAS BEEN TERMINATED) OR2749-214/257(PLAN/TERMINATION) OR2847-2383/2441(PLAN/TERMINATION) OR2847-2442/2445QC OR2847-2446/2450QC OR2847-2451/2458 OR2858-1244/1303(PLAN/TERMINATION) OR2858-1239/1240(CERT/TERMINATION) (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	HOTEL/MOTEL (3900)
Subdivision	OCEAN REEF NO 1 RESUBD AREA A
Sec/Twp/Rng	18/59/41
Affordable Housing	No

Owner

YACHTSMAN INN LAND LLC
C/O ROBERT ANTHONY BOGDAN AGENT
35 Ocean Reef Dr Ste 200
Key Largo FL 33037

Valuation

		2019	2018
+	Market Improvement Value	$0	$0
+	Market Misc Value	$0	$0
+	Market Land Value	$13,600,000	$13,600,000
=	Just Market Value	**$13,600,000**	**$13,600,000**
=	Total Assessed Value	**$13,600,000**	**$13,600,000**
-	School Exempt Value	$0	$0
=	School Taxable Value	**$13,600,000**	**$13,600,000**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMM WATERFT MARINA (10WM)	1.29	Acreage	0	0

Sales

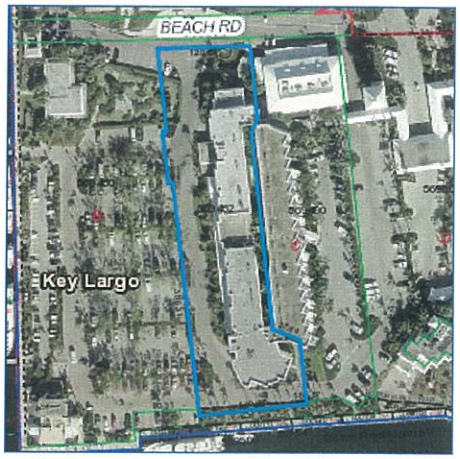
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/31/2017	$16,000,000	Warranty Deed	2117807	2847	2451	30 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19400142	7/29/2019		$10,247		INSTALL (8) IMPACT WINDOWS
18400067	3/20/2018	4/3/2018	$6,200		INSTALL (8) WINDOWS
02300196	1/23/2002		$29,100	Residential	
01302586	8/21/2001		$29,100	Residential	

View Taxes for this Parcel

Map



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Summary

Parcel ID	00081780-000300
Account#	8557124
Property ID	8557124
Millage Group	500R
Location Address	314 ANCHOR Dr, KEY LARGO
Legal Description	7 59 41 OF KEY LARGO PB4-83 PT NW 1/4 OF NE 1/4 (3.79AC) OR806-715/17 OR2572-435/38 (Note: Not to be used on legal documents.)
Neighborhood	10011
Property Class	CLUB (7700)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$1,224,638	$1,144,200	$1,152,488	$1,249,345
+	Market Misc Value	$378,453	$352,798	$349,241	$357,887
+	Market Land Value	$379,000	$379,000	$379,000	$379,000
=	Just Market Value	**$1,982,091**	**$1,875,998**	**$1,880,729**	**$1,986,232**
=	Total Assessed Value	**$1,982,091**	**$1,875,998**	**$1,880,729**	**$1,986,232**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,982,091**	**$1,875,998**	**$1,880,729**	**$1,986,232**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	3.79	Acreage	0	0

Commercial Buildings

Style	OFF BLDG MULT STY-A / 18A
Gross Sq Ft	11,235
Finished Sq Ft	10,551
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	CUSTOM with 0% C.B.S.
Quality	300 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	C.B.S.
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2015
Year Remodeled	
Effective Year Built	2015
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	648	0	0
FLA	FLOOR LIV AREA	10,551	10,551	0
SBF	UTIL FIN BLK	36	0	0
TOTAL		**11,235**	**10,551**	**0**

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1979	1980	1	72000 SF	3
CONC PATIO	1989	1990	1	6708 SF	2
BRICK PATIO	1992	1993	1	7000 SF	4
ASPHALT PAVING	2007	2008	1	2600 SF	3
CH LINK FENCE	2007	2008	1	2636 SF	1
BRICK PATIO	2016	2018	0	1000 SF	1

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
5/18/2012	$1,310,100	Warranty Deed		2572	435	30 - Unqualified	Improved
2/1/1980	$98,000	Warranty Deed		806	715	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16406727	9/21/2016	4/10/2017	$100,000		CONVERT EXISTING TENNIS COURTS TO PICKLE BALL COURTS. REPLACE ALL EXISTING POLES, FENCING AND WINDSCREEN. INSTALL NEW 4 FT FENCING ON COURTS.
16402866	4/28/2016	7/1/2016	$12,000		NEW PAVERS/REPAIR EXISTING PAVERS
15405269	12/21/2015	7/28/2016	$50,000		FOUNDATION/TENNIS LIGHTS & FOOTERS
14305145	5/13/2015	12/30/2015	$2,000,000		REMODEL/REPAIR & ADDITION
15300430	2/12/2015	12/30/2015	$60,000		PARTIAL DEMO AT TENNIS CENTER
07302408	7/24/2007	11/27/2008	$1		FENCE (HEALTH CLUB)
06303187	6/19/2006	3/7/2007	$1		INTERIOR/EXTERIOR RENOVATIONS
04-304573	10/28/2004	1/1/2005	$6,828	Commercial	REPLACE FLOORING
04301700	4/23/2004	1/1/2005	$1		RE-ROOF
302489	7/20/2000	1/1/2001	$1		INTERIOR RENOVATIONS
9331050	7/1/1993	1/1/1996	$15,000		REPLACE 600 SF STORAGE
9238148	11/1/1992	1/1/1996	$24,000		7000SF BRICK PATIO
9236205	6/1/1992	1/1/1996	$1		ADD'N COMMERCIAL
9236250	6/1/1992	1/1/1996	$140,000		ADDITION

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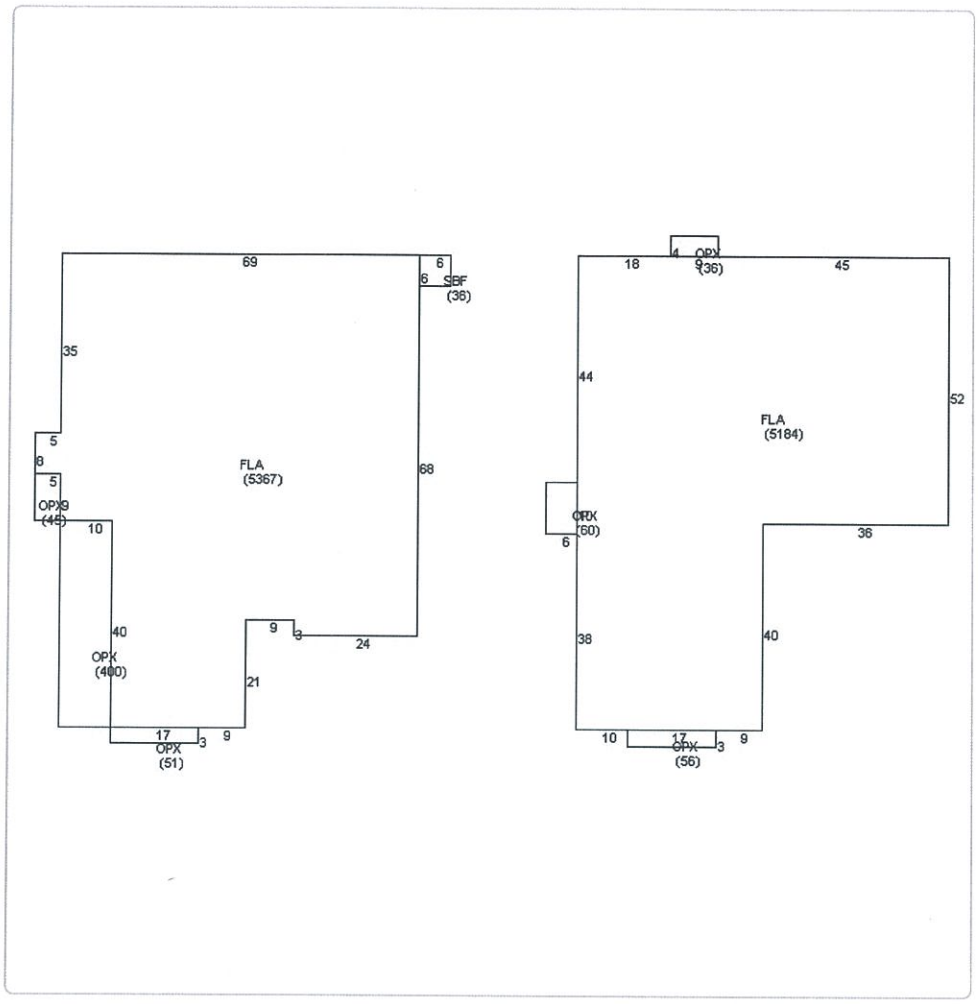
Sketches (click to enlarge)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OPX
(56)

Photos

8557124-20180116

Map

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Summary

Parcel ID	00081760-000100
Account#	1090093
Property ID	1090093
Millage Group	500R
Location Address	1 DOCKSIDE Ln, OCEAN REEF
Legal Description	7 59 41 KEY LARGO PT SW1/4 OF SW1/4 OR419-525 OR425-1034 OR1247-1856/1876 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	SERVICE STATION (2600)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$322,256	$303,552	$303,552	$374,575
+	Market Misc Value	$36,432	$36,432	$36,432	$36,432
+	Market Land Value	$854,545	$606,060	$606,060	$606,060
=	Just Market Value	**$1,213,233**	**$946,044**	**$946,044**	**$1,017,067**
=	Total Assessed Value	**$1,040,648**	**$946,044**	**$946,044**	**$943,770**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,213,233**	**$946,044**	**$946,044**	**$1,017,067**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(2600)	23,310.00	Square Foot	0	0

Commercial Buildings

Style	SERVICE STATION-A- / 26A
Gross Sq Ft	2,201
Finished Sq Ft	1,769
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	CUSTOM
Quality	350 ()
Roof Type	
Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1969
Year Remodeled	
Effective Year Built	2005
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	432	0	0
FLA	FLOOR LIV AREA	1,769	1,769	0
TOTAL		**2,201**	**1,769**	**0**

Style	WAREHOUSE/MARINA D / 48D

Gross Sq Ft	1,560
Finished Sq Ft	1,560
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	C.B.S.
Quality	300 0
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1994
Year Remodeled	
Effective Year Built	2000
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,560	1,560	0
TOTAL		1,560	1,560	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1975	1976	1	12000 SF	1

Sales

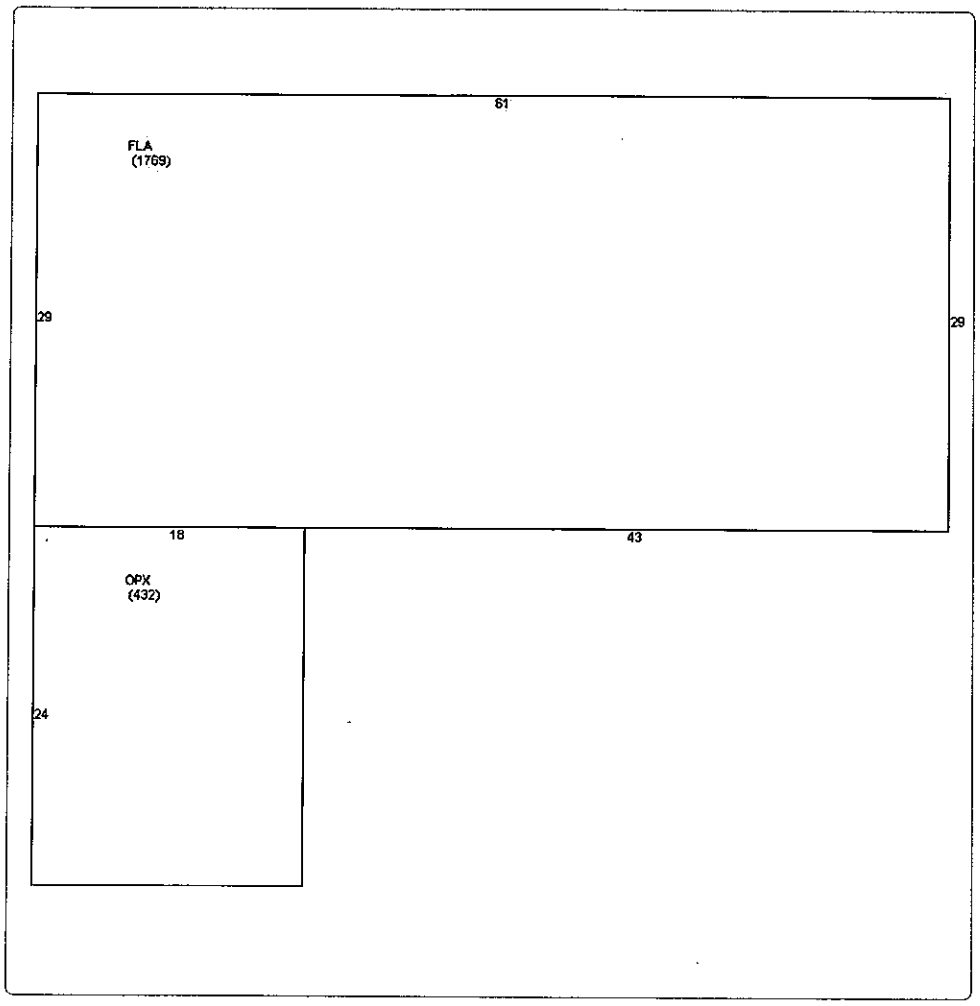
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13301701	7/30/2013		$33,050	Commercial	GAS TANK - IN GROUND

View Taxes for this Parcel

Sketches (click to enlarge)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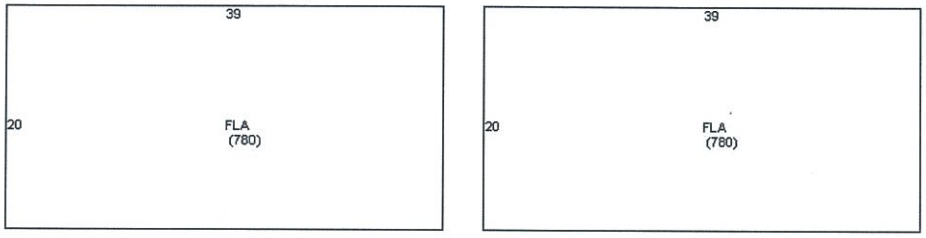

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Map

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No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
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Disclaimer

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Summary

Parcel ID	00081760-000000
Account#	1090085
Property ID	1090085
Millage Group	500R
Location Address	31 OCEAN REEF Dr, OCEAN REEF
Legal Description	7 59 41 KEY LARGO PB4-83 PT SW1/4 OF SW1/4 G19-71 OR298-535 OR297-471 OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	STORE COMBO (1200)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$4,012,798	$4,012,798	$4,012,798	$4,012,798
=	Just Market Value	**$4,012,798**	**$4,012,798**	**$4,012,798**	**$4,012,798**
=	Total Assessed Value	**$4,012,798**	**$4,012,798**	**$4,012,798**	**$4,012,798**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$4,012,798**	**$4,012,798**	**$4,012,798**	**$4,012,798**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	20.76	Acreage	0	0
COMM WATERFT MARINA (10WM)	1.74	Acreage	0	0
COMM WATERFT MARINA (10WM)	1.20	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	0.70	Acreage	0	0

Commercial Buildings

Style	CLUBS/LDG/HALLS A / 77A
Gross Sq Ft	19,351
Finished Sq Ft	12,452
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	CUSTOM
Quality	350 ()
Roof Type	IRR/CUSTOM
Roof Material	METAL
Exterior Wall1	CUSTOM
Exterior Wall2	
Foundation	CONC PILINGS
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2000
Year Remodeled	0
Effective Year Built	2006
Condition	AVERAGE

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	6,050	0	0
OPX	EXC OPEN PORCH	586	0	0
FLA	FLOOR LIV AREA	12,452	12,452	0

PTO	PATIO	228	0	0
SBF	UTIL FIN BLK	35	0	0
TOTAL		19,351	12,452	0

Style	WAREHOUSE/MARINA C / 48C
Gross Sq Ft	1,640
Finished Sq Ft	1,640
Perimiter	0
Stories	1
Interior Walls	NONE
Exterior Walls	C.B.S.
Quality	250 ()
Roof Type	NONE
Roof Material	NONE
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	NONE
Interior Finish	NONE
Ground Floor Area	
Floor Cover	NONE
Full Bathrooms	0
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1968
Year Remodeled	
Effective Year Built	1995
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,640	1,640	0
TOTAL		1,640	1,640	0

Style	SERV SHOPS ETC / 25C
Gross Sq Ft	9,500
Finished Sq Ft	8,000
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	METAL SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	METAL SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1978
Year Remodeled	
Effective Year Built	1991
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	1,500	0	0
FLA	FLOOR LIV AREA	8,000	8,000	0
TOTAL		9,500	8,000	0

Style	OFFICE BLD-1 STORY / 17C
Gross Sq Ft	1,380
Finished Sq Ft	1,156
Perimiter	0
Stories	1
Interior Walls	NONE
Exterior Walls	C.B.S.
Quality	250 ()
Roof Type	GABLE/HIP
Roof Material	METAL
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	NONE
Ground Floor Area	
Floor Cover	NONE
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1948
Year Remodeled	
Effective Year Built	1995
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,156	1,156	0
OPF	OP PRCH FIN LL	224	0	0
TOTAL		1,380	1,156	0

Style	OFFICE BLD-1 STORY / 17C
Gross Sq Ft	472
Finished Sq Ft	432
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1968
Year Remodeled	
Effective Year Built	1994
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	40	0	0
FLA	FLOOR LIV AREA	432	432	0
TOTAL		472	432	0

Style	OFFICE BLD-1 STORY / 17C
Gross Sq Ft	351
Finished Sq Ft	351
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1968
Year Remodeled	
Effective Year Built	1994
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	351	351	0
TOTAL		351	351	0

Style	1 STY STORE-B / 11B
Gross Sq Ft	12,372
Finished Sq Ft	10,302
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	INSULATED METAL
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	INSULATED METAL
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1968
Year Remodeled	
Effective Year Built	1991
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	81	0	0
FLA	FLOOR LIV AREA	10,302	10,302	0
OPF	OP PRCH FIN LL	1,989	0	0
TOTAL		12,372	10,302	0

Style	WAREHOUSE/MARINA B / 48B
Gross Sq Ft	780
Finished Sq Ft	780

Perimiter	118
Stories	1
Interior Walls	
Exterior Walls	MIN WOOD SIDING
Quality	250 ()
Roof Type	
Roof Material	ASPHALT SHINGL
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1976
Year Remodeled	
Effective Year Built	1991
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	780	780	118
TOTAL		780	780	118

Style	SHP CNTR-COMTY-A / 16A
Gross Sq Ft	13,854
Finished Sq Ft	10,038
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	AVE WOOD SIDING
Quality	350 ()
Roof Type	
Roof Material	
Exterior Wall1	AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1975
Year Remodeled	
Effective Year Built	1994
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	398	0	0
FLA	FLOOR LIV AREA	10,038	10,038	0
OPF	OP PRCH FIN LL	3,358	0	0
SBF	UTIL FIN BLK	60	0	0
TOTAL		13,854	10,038	0

Style	RESTAURANT & CAFETR / 21C
Gross Sq Ft	1,554
Finished Sq Ft	1,554
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	AVE WOOD SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1985
Year Remodeled	
Effective Year Built	1994
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,554	1,554	0
TOTAL		1,554	1,554	0

Style	1 STORY STORES / 11C
Gross Sq Ft	4,000
Finished Sq Ft	4,000
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	INSULATED METAL

Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	INSULATED METAL
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1980
Year Remodeled	
Effective Year Built	1994
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,000	4,000	0
TOTAL		4,000	4,000	0

Style	REST/CAFET-A- / 21A
Gross Sq Ft	33,664
Finished Sq Ft	21,048
Perimiter	0
Stories	3
Interior Walls	WD PANL/CUSTOM
Exterior Walls	CUSTOM with 43% C.B.S.
Quality	350 ()
Roof Type	IRR/CUSTOM
Roof Material	METAL
Exterior Wall1	CUSTOM
Exterior Wall2	C.B.S.
Foundation	
Interior Finish	WD PANL/CUSTOM
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2006
Year Remodeled	
Effective Year Built	2006
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
EUF	ELEV UNFIN FD	7,378	0	0
OPX	EXC OPEN PORCH	3,047	0	0
FLA	FLOOR LIV AREA	21,048	21,048	0
GBF	GAR FIN BLOCK	1,640	0	0
OUU	OP PR UNFIN UL	551	0	0
TOTAL		33,664	21,048	0

Style	ELEC/TELEPHONE ETC C / 91C
Gross Sq Ft	876
Finished Sq Ft	432
Perimiter	182
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	150 ()
Roof Type	REINFORC CONC
Roof Material	MIN/PAINT CONC
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	CONC PILINGS
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2000
Year Remodeled	0
Effective Year Built	2000
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	432	432	84
OUF	OP PRCH FIN UL	12	0	14
SBU	UTIL UNFIN BLK	432	0	84
TOTAL		876	432	182

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1967	1968	1	12500 SF	5
CUSTOM POOL	1971	1972	1	391 SF	2
CONC PATIO	1971	1972	1	698 SF	2
TIKI	1984	1985	1	468 SF	5

UTILITY BLDG	1985	1986	1	6440 SF	2
WOOD DECK	1996	1997	1	1750 SF	2
CONC PATIO	1996	1997	1	590 SF	2
FLOATING DOCK	2000	2001	1	3 UT	5
BRICK PATIO	2000	2001	1	480 SF	2
FENCES	2000	2001	1	480 SF	3
ASPHALT PAVING	2001	2002	1	744 SF	1
TIKI	2006	2007	1	288 SF	4
COMM ELEVATOR	2000	2016	1	1 UT	1
COMM ELEVATOR	2006	2016	1	1 UT	5
CONC PATIO	2000	2018	1	48 SF	2
CH LINK FENCE	2000	2018	1	480 SF	3

Sales

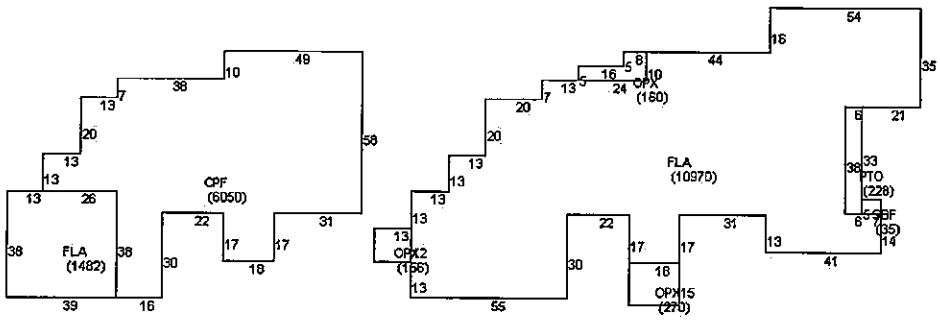
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
20400018	3/13/2020		$106,250	Commercial	DEMOLISH 14,612 SQFT EXISITNG CLUBHOUSE AND ACCRESSORY STURCTURES
19400155	7/15/2019	3/17/2020	$59,989	Commercial	INSTALL FOUR FENDER PILES, 230 SF FLOATING DOCK, 300 SF FLOATING DOCK AND 365 SF FLOATING REPAIR EXISTING SEAWALL/DOCK
18400413	10/11/2018		$17,957	Commercial	2,300 SF INTERIOR REMODEL/REPAIR
18400040	2/23/2018	8/29/2018	$119,400	Commercial	RE-ROOF (Hurricane IRMA)
17404262	12/1/2017	5/9/2018	$11,000	Commercial	INTERIOR REMODEL/REPAIR (Hurricane IRMA)
17403412	5/19/2017	1/30/2018	$86,000	Commercial	RE-ROOF - TILE
17402897	5/2/2017	5/19/2017	$7,700	Commercial	RE-ROOF - SHINGLE
14304174	10/31/2014	11/12/2014	$40,000		ELEVATOR LIFT
14303273	9/17/2014	1/28/2015	$200,000		6,000 SQ FT INT REMODEL
14302979	7/29/2014	1/15/2015	$1,225,000		INTERIOR REMODEL/GALLEY RESTAURANT
14302515	6/16/2014	5/1/2014	$6,500	Commercial	INSTALL 50 WINDOWS
14302515	6/16/2014	8/11/2014	$65,500		INSTALL 50 WINDOWS
14302156	5/30/2014	7/22/2014	$16,500		RE-ROOF SHINGLES
14301227	4/9/2014	9/17/2014	$1		DEMOLISH 800 SQ FT BUILIDNG
14300231	3/18/2014	3/31/2014	$1		INTERIOR REMODEL/REPAIR
13304325	12/4/2013	12/23/2013	$1		INT REMODEL/REPAIR
13303545	10/4/2013		$1		INTERIOR REMODEL/REPAIR
13303491	10/1/2013	10/15/2013	$1		REPLACEMENT WINDOWS (41 IMPACT)
12303888	9/18/2012	10/18/2012	$26,300	Commercial	NEW ROOF
12303890	9/18/2012	10/18/2012	$24,000	Commercial	NEW ROOF
12303891	9/18/2012		$24,000	Commercial	NEW ROOF
12303891	9/18/2012	11/7/2012	$1		REROOF
12303892	9/18/2012	10/18/2012	$24,000	Commercial	NEW ROOF
12302153	6/27/2012	11/1/2012	$467,558	Commercial	REMODEL/REPAIR INT/EXT
11305558	1/26/2012	7/12/2012	$151,238	Commercial	COMMERCIAL BUILDING
08303153	10/9/2008	12/1/2008	$1		INTERIOR RENOVATIONS
08303152	9/19/2008	12/1/2008	$1		DEMO INTERIOR OF STORE
08302485	8/4/2008	12/1/2008	$1		INTERIOR DEMOLITION
07304287	10/25/2007	12/9/2008	$1		INTERIOR REMODEL
06304957	9/11/2006	12/31/2006	$1		INTERIOR RENOVATIONS
06304600	9/6/2006	12/31/2006	$1		CHICKEE HUT
05303659	7/29/2005	1/1/2006	$1		REPAVING
05301283	6/30/2005	2/2/2006	$1		REPLACEMENT OF GALLEY RESTAURANT
05302061	5/4/2005	6/30/2005	$1		NEW FOUNDATION FOR NEW GALLEY REST.
05-302061	5/4/2005		$300,000	Commercial	NEW FOUNDATION.
04304621	4/8/2005	7/6/2005	$1		REPLACE COUNTERTOPS
05300698	4/1/2005	4/20/2005	$1		DEMO GALLEY RESTAURANT
04303910	9/22/2004	12/1/2004	$1		RE-ROOF
04304029	9/17/2004	12/1/2004	$1		Laminate
04304030	9/17/2004	12/1/2004	$1		Remove/Replace Tile
3304311	9/30/2003	1/1/2004	$1		REROOF
03301378	6/30/2003	12/17/2004	$1		INTERIOR REMODEL. DHC
2304633	11/25/2002	12/17/2004	$1		REPLACE WINDOWS
02304523	10/29/2002	1/1/2004	$1		REROOF
02303845	10/8/2002	1/1/2004	$1		INTERIOR REMODEL
0133583	11/19/2001	12/31/2001	$1		PAVE CART PATH
9931490	9/21/1999	1/1/2001	$1		REMODEL OF GROCERY STORE
9732289	8/1/1997	12/1/1997	$1		ATF DECK

View Taxes for this Parcel

Sketches (click to enlarge)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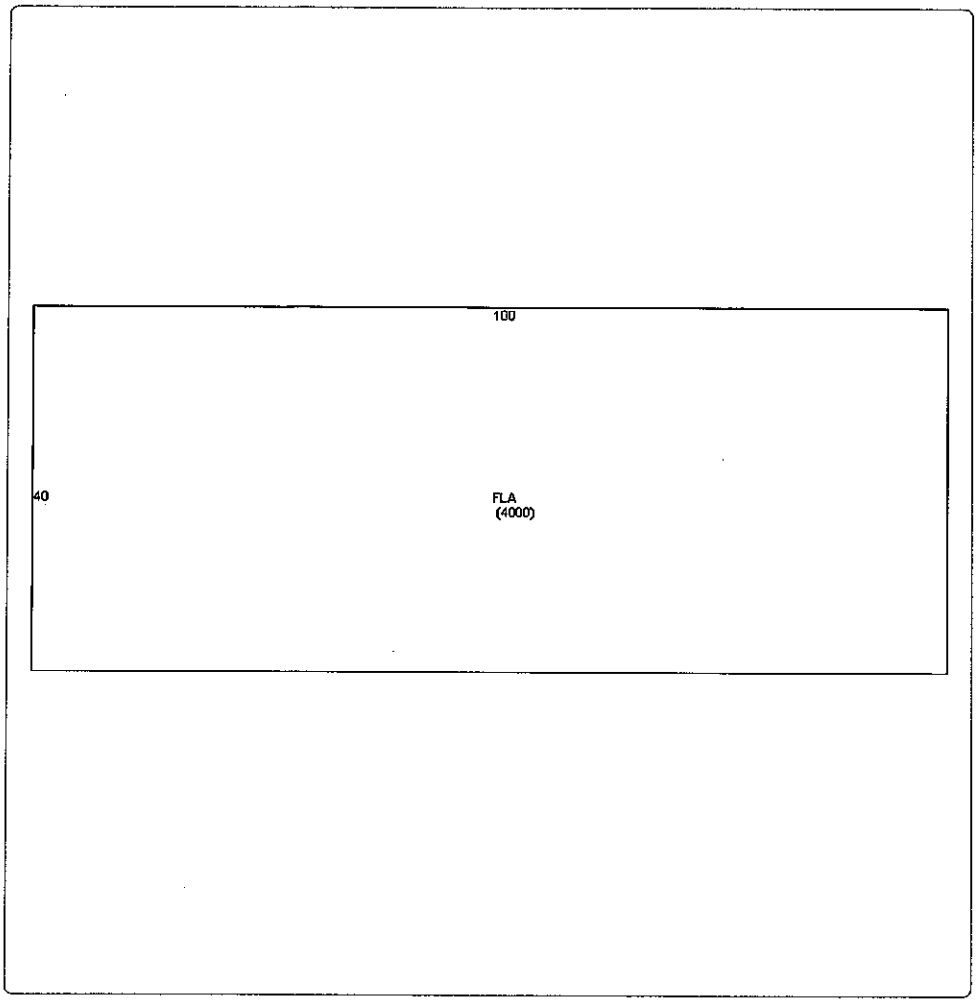
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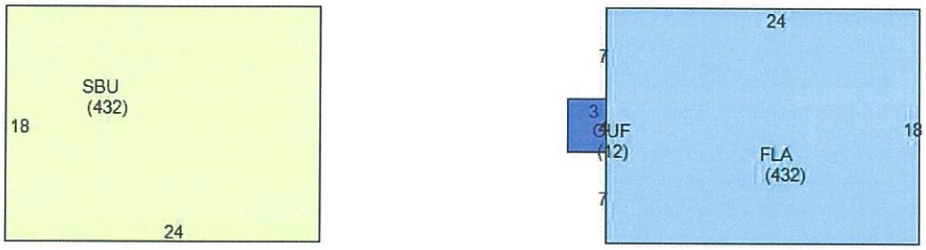
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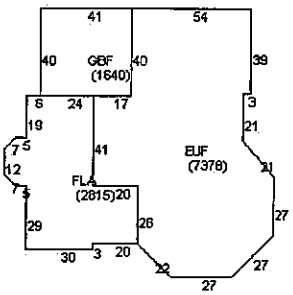
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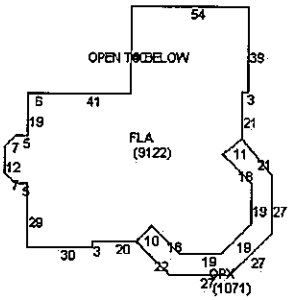
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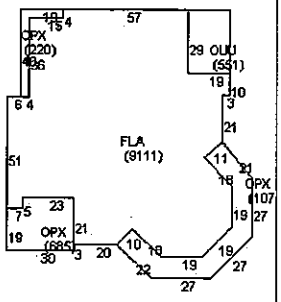
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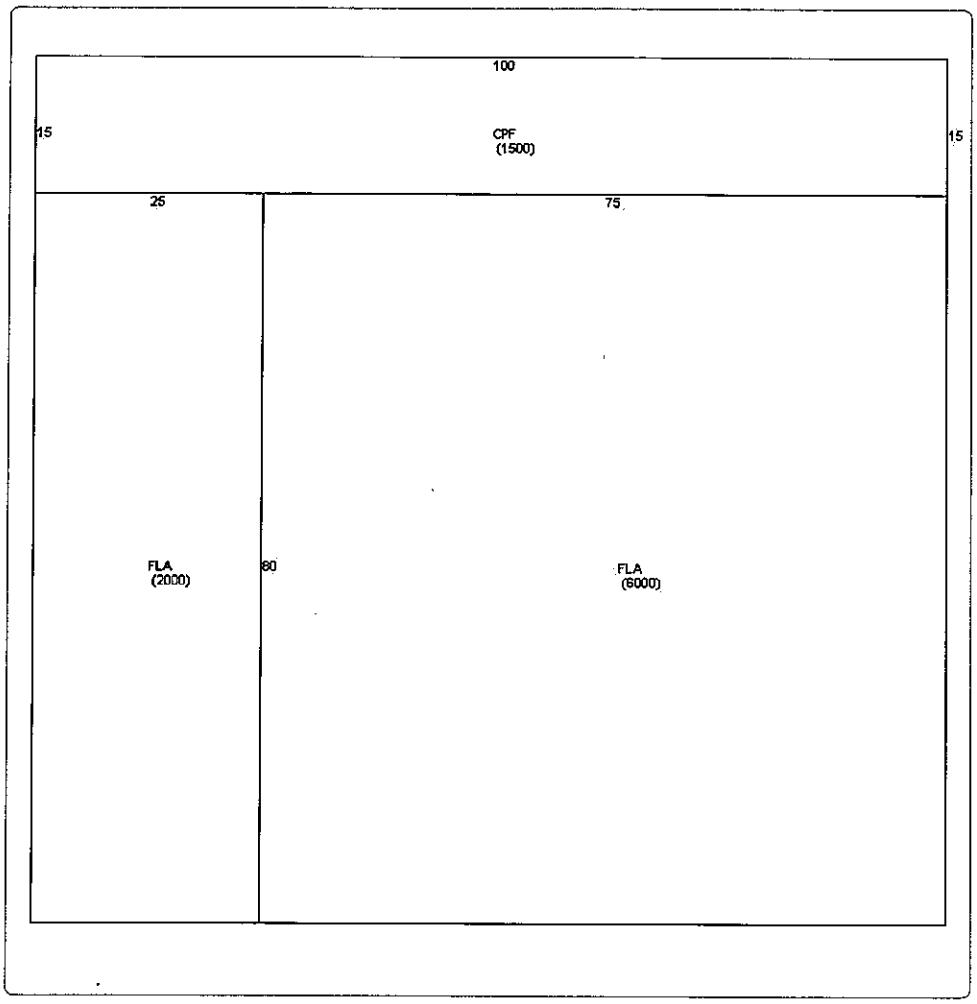
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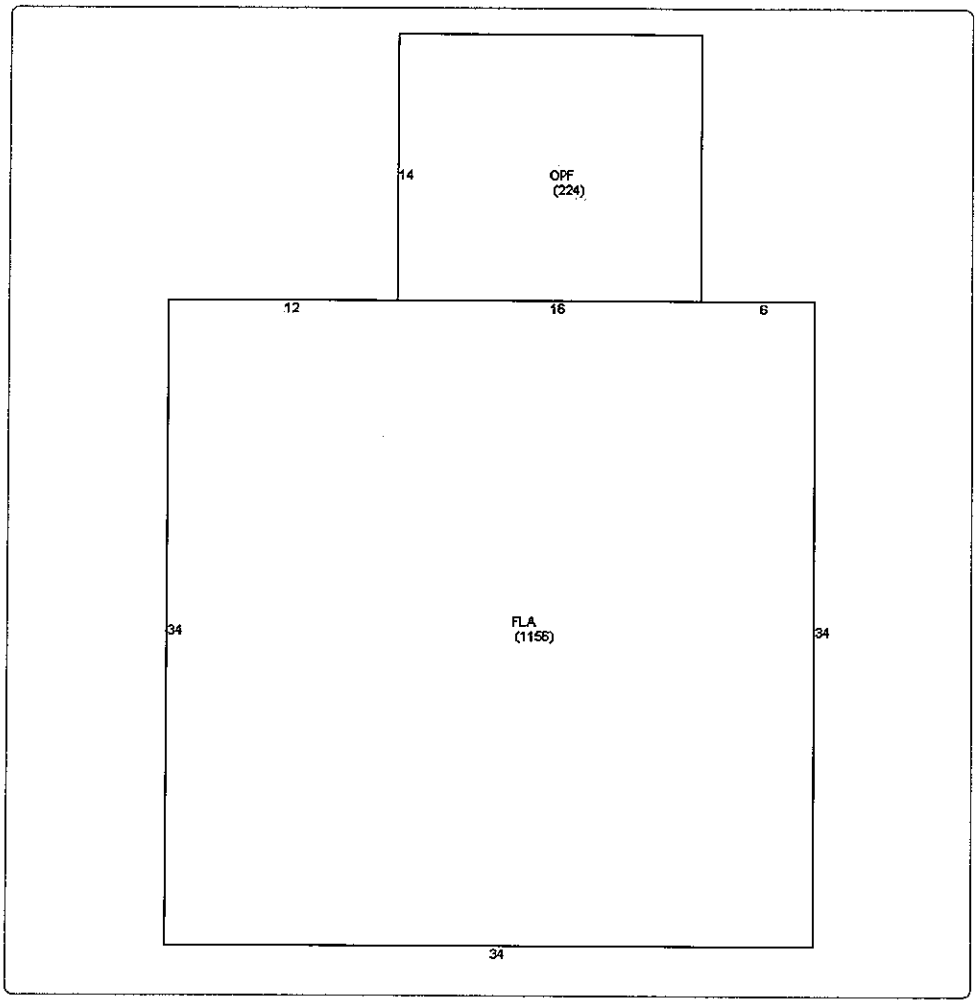
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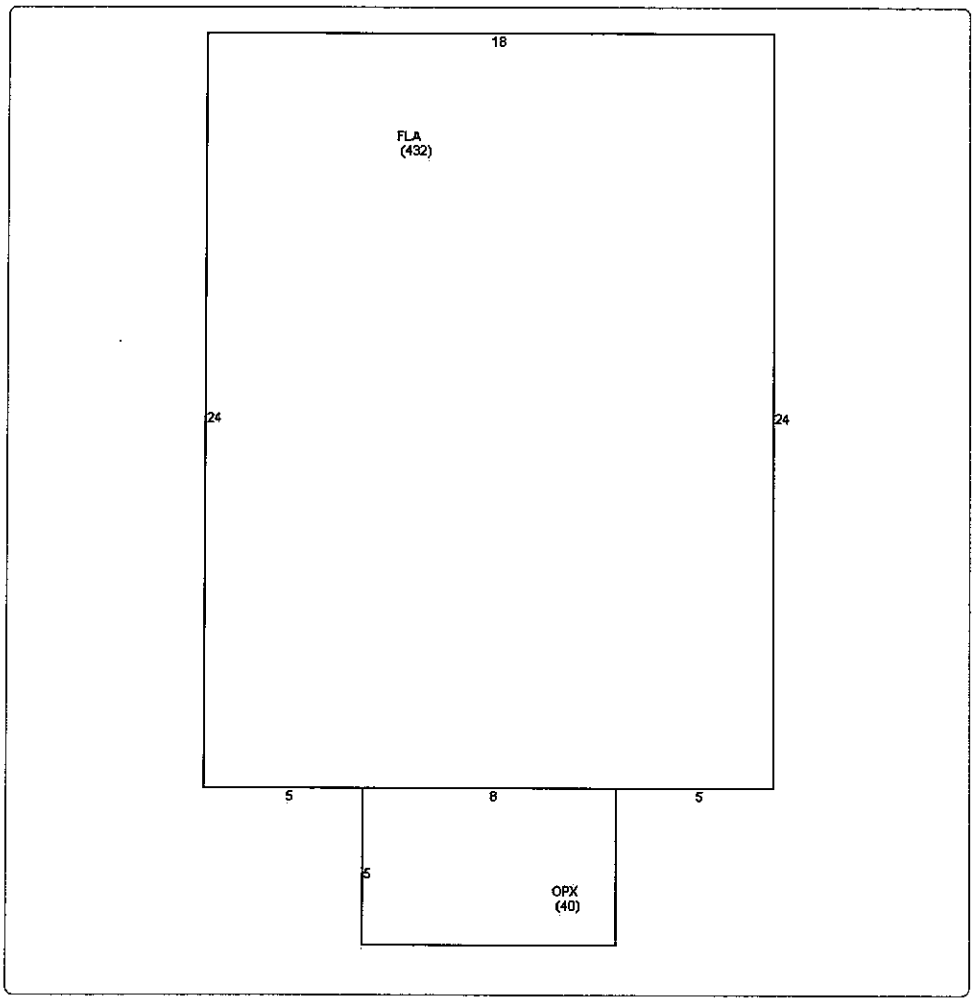
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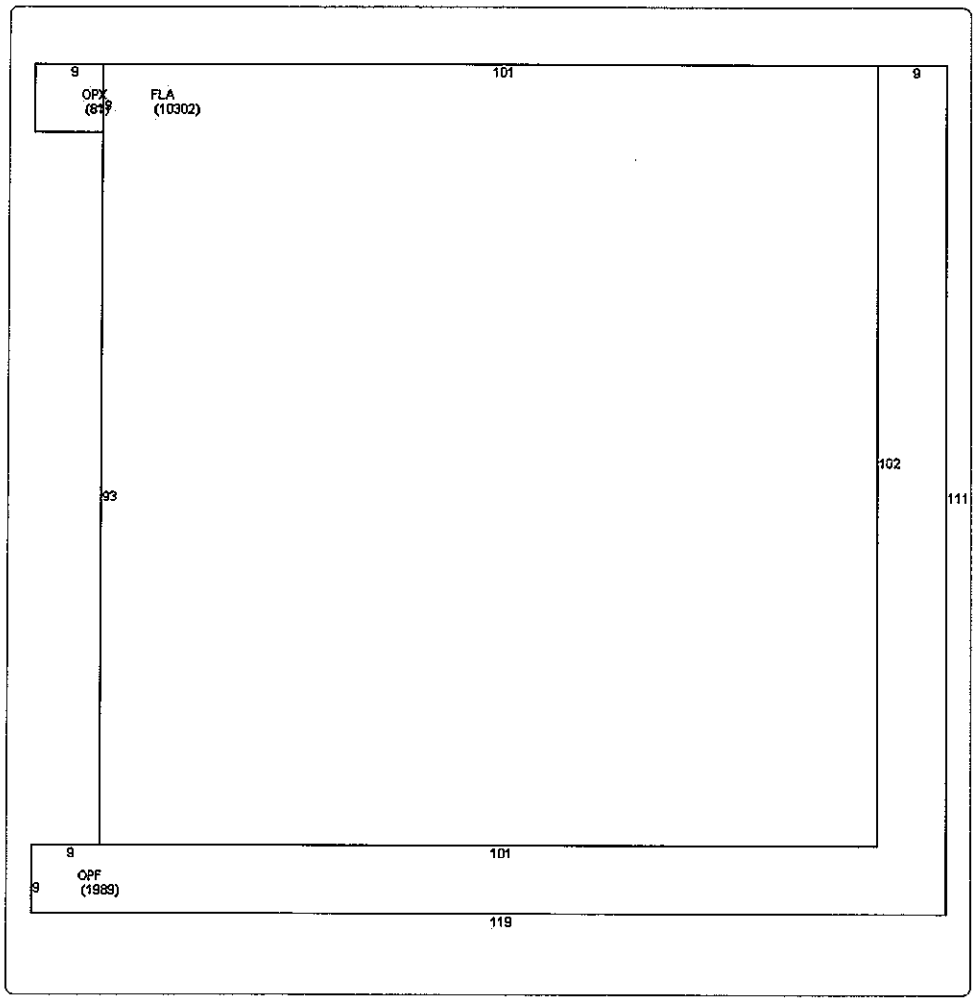
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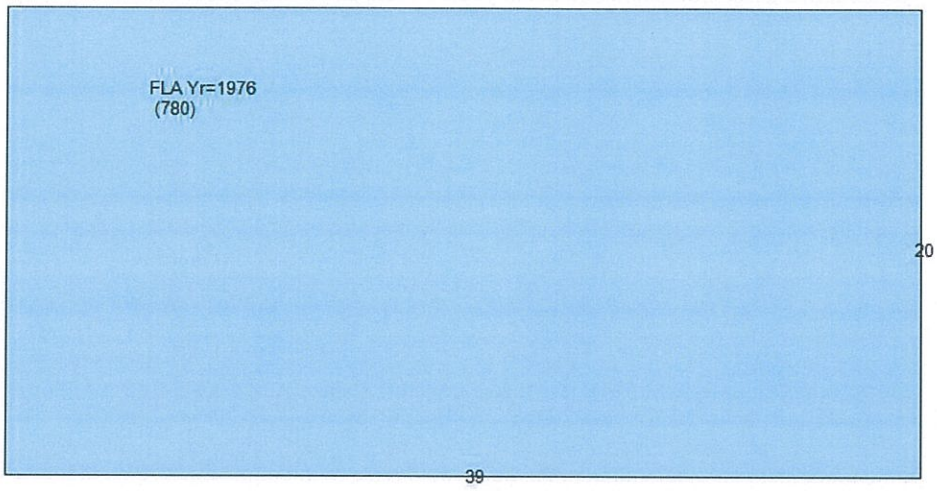
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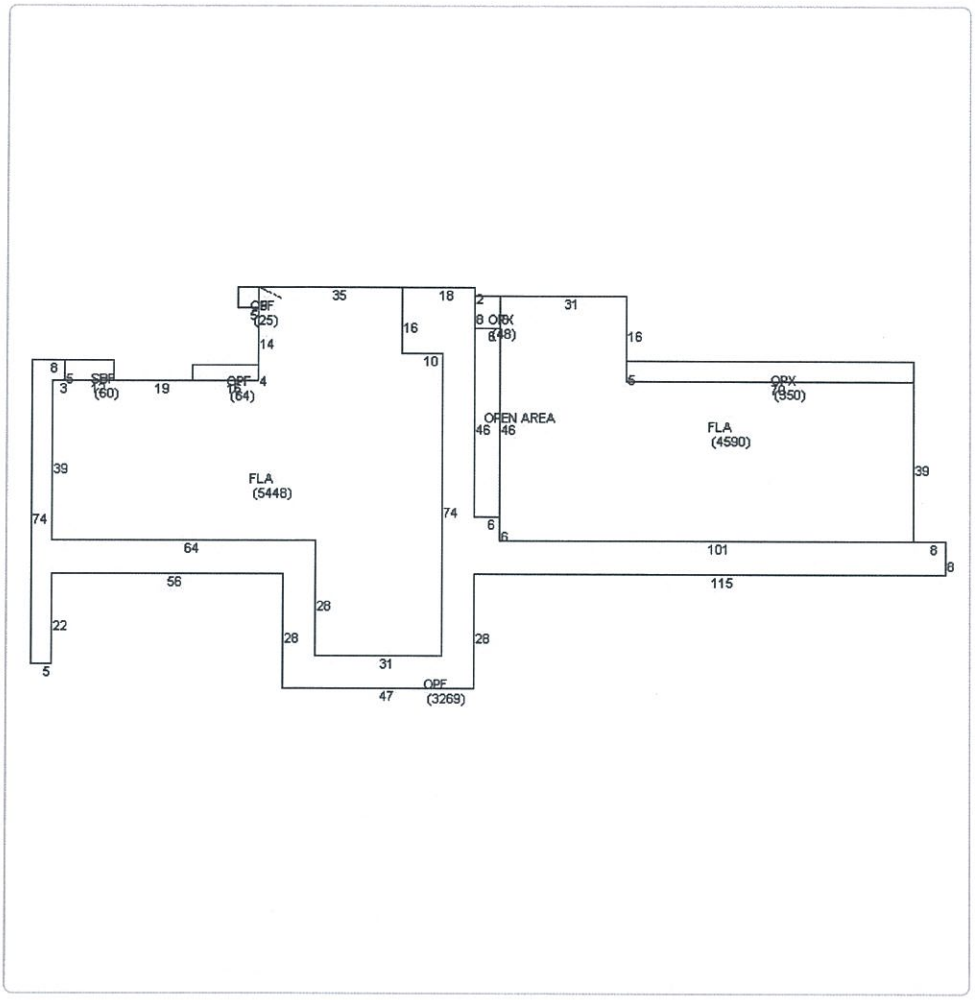

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OPF
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Photos

1090085-20160701o

1090085-20171228

Map

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Trim Notice

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Summary

Parcel ID	00081740-000500
Account#	9011663
Property ID	9011663
Millage Group	500R
Location Address	35 OCEAN REEF Dr, OCEAN REEF
Legal Description	7 59 41 ISLAND OF KEY LARGO PB4-83 PT NE 1/4 OF SW 1/4 OR1681-1741/45 (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	MULTISTORY (1800)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

O R BUSINESS CENTER LLC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$4,147,601	$0	$0	$0
+	Market Misc Value	$137,651	$0	$0	$0
+	Market Land Value	$1,929,500	$6,838,736	$6,838,736	$6,838,736
=	Just Market Value	**$6,214,752**	**$6,838,736**	**$6,838,736**	**$6,838,736**
=	Total Assessed Value	**$6,214,752**	**$6,838,736**	**$6,838,736**	**$6,838,736**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$6,214,752**	**$6,838,736**	**$6,838,736**	**$6,838,736**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	103,237.00	Square Foot	0	0

Commercial Buildings

Style	OFF BLDG MULT STY-A / 18A
Gross Sq Ft	32,949
Finished Sq Ft	30,766
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	C.B.S.
Quality	500 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2001
Year Remodeled	
Effective Year Built	2010
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
CPX	CARPORT LATTIC	711	0	0
OPX	EXC OPEN PORCH	1,472	0	0
FLA	FLOOR LIV AREA	30,766	30,766	0
TOTAL		**32,949**	**30,766**	**0**

Yard Items

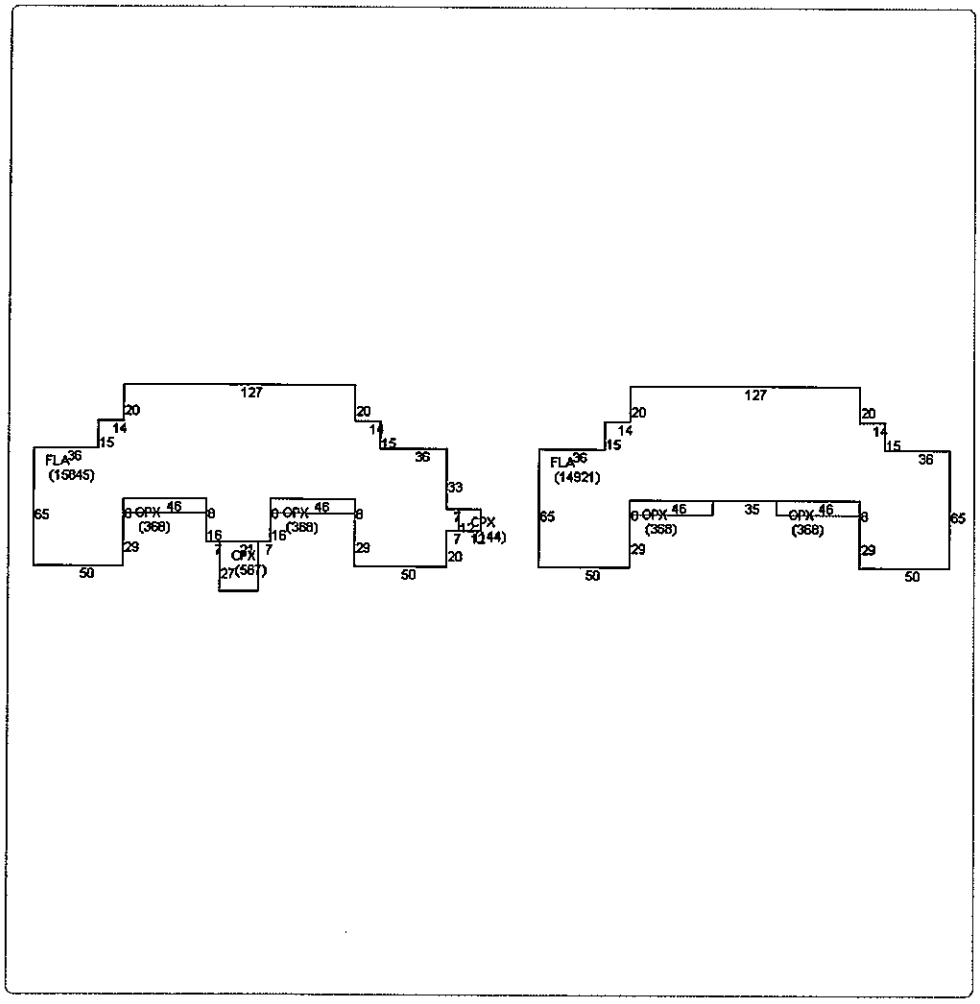
Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2001	2002	1	144 SF	3
FENCES	2001	2002	1	400 SF	5
UTILITY BLDG	2001	2002	1	480 SF	5
ASPHALT PAVING	2001	2002	1	51100 SF	2
CONC PATIO	2001	2002	1	975 SF	2

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
19400227	8/13/2019		$5,629	Commercial	TO REPLACE 3.5 TON A/C UNIT
19400153	8/5/2019		$192,065	Commercial	INSTALL NEW ELECTRICAL SERVICE WITH 96 SQ FT ELEVATED CONCRETE PAD WITH STAIRS & RAILING,
18400211	6/22/2018	2/7/2019	$30,000	Commercial	REMOVE WINDOW & INSTALL COMMERCIAL DOOR
16402014	5/2/2016	5/24/2016	$45,000		INSTALL (1) DOOR/PAINT DOOR & TRIM
13303227	10/15/2013	3/5/2014	$1		INT REMODEL/REPAIR
3300489	3/4/2003		$1		INTERIOR BUILD OUT
1301400	7/2/2001		$1	Commercial	INTERIOR REMODEL
0302445	9/19/2000		$1	Commercial	OFFICE BUILDING
0302446	9/19/2000		$1	Commercial	SITE WK, PAVING, DRAINAGE
0301938	5/31/2000		$1	Commercial	DEMO STAFF HOUSING

View Taxes for this Parcel

Sketches (click to enlarge)



Photos

Map

TRIM Notice

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Summary

Parcel ID	00081720-000600
Account#	8867964
Property ID	8867964
Millage Group	500R
Location Address	VACANT LAND, KEY LARGO
Legal Description	7 59 41 ISLAND OF KEY LARGO PT SE 1/4 OF NW 1/4 (DISPOSAL WELL FIELD) OR1344-1765/68 (Note: Not to be used on legal documents.)
Neighborhood	10011
Property Class	UTILITY (9100)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

NORTH KEY LARGO UTILITY CORP
24 DOCKSIDE LANE PMB 512
KEY LARGO FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$48,000	$48,000	$48,000	$48,000
=	Just Market Value	**$48,000**	**$48,000**	**$48,000**	**$48,000**
=	Total Assessed Value	**$48,000**	**$48,000**	**$48,000**	**$48,000**
-	School Exempt Value	($48,000)	($48,000)	($48,000)	($48,000)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(9100)	0.24	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1995	$1	Warranty Deed		1344	1765	M - Unqualified	Improved

View Taxes for this Parcel

Map

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Summary

Parcel ID	00081720-000400
Account#	8655037
Property ID	8655037
Millage Group	500R
Location Address	VACANT LAND, KEY LARGO
Legal Description	7 59 41 ISLAND OF KEY LARGO PB4-83 PT OF SE 1/4 OF NW 1/4 (.73AC) OR897-2223/2225 (Note: Not to be used on legal documents.)
Neighborhood	10011
Property Class	UTILITY (9100)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 Kennedy Dr
Key West FL 33040

Valuation

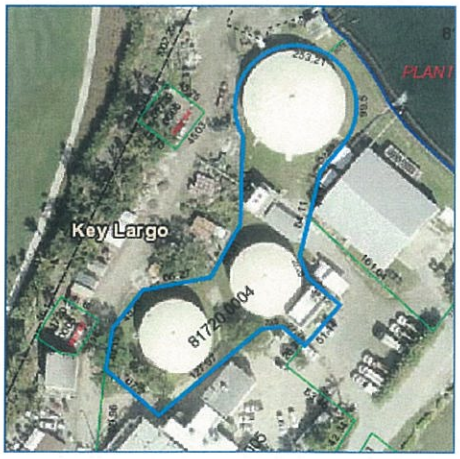
		2019	2018	2017	2016
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$146,000	$146,000	$146,000	$146,000
=	Just Market Value	**$146,000**	**$146,000**	**$146,000**	**$146,000**
=	Total Assessed Value	**$13,765**	**$12,514**	**$11,377**	**$10,343**
-	School Exempt Value	($146,000)	($146,000)	($146,000)	($146,000)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(9100)	0.73	Acreage	0	0

View Taxes for this Parcel

Map



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Summary

Parcel ID	00081720-000000
Account#	1089991
Property ID	1089991
Millage Group	500R
Location Address	100 COUNTRY CLUB Rd, OCEAN REEF
Legal Description	7 59 41 ISLAND OF KEY LARGO PB4-83 PT SE 1/4 OF NW1/4 G62-114/15 OR435-855/56 OR517-361E OR571-919Q OR594-631Q OR897-2228/29E OR1247-1856/76 OR1952-1866/68E OR2846-1053/57 OR2846-1058/60 OR2846-1070E (Note: Not to be used on legal documents.)
Neighborhood	10010
Property Class	SERVICE SHOPS (2500)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
35 Ocean Reef Dr
Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$1,175,185	$1,175,185	$1,175,185	$1,175,185
=	Just Market Value	**$1,175,185**	**$1,175,185**	**$1,175,185**	**$1,175,185**
=	Total Assessed Value	**$1,175,185**	**$1,175,185**	**$1,175,185**	**$1,175,185**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$1,175,185**	**$1,175,185**	**$1,175,185**	**$1,175,185**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	3.00	Acreage	0	0
(3800)	20.28	Acreage	0	0

Commercial Buildings

Style	OFFICE BLD-1 STORY / 17C
Gross Sq Ft	1,200
Finished Sq Ft	1,200
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	AVE WOOD SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1943
Year Remodeled	
Effective Year Built	1991
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,200	1,200	0
TOTAL		**1,200**	**1,200**	**0**

Style	OFF BLDG-1 STY-D / 17D

Gross Sq Ft	858
Finished Sq Ft	343
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	AVE WOOD SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1943
Year Remodeled	
Effective Year Built	1991
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	343	343	0
PTO	PATIO	515	0	0
TOTAL		858	343	0

Style	WAREHOUSE/MARINA A / 48A
Gross Sq Ft	3,514
Finished Sq Ft	3,514
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	MIN WOOD SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1943
Year Remodeled	
Effective Year Built	1991
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	3,514	3,514	0
TOTAL		3,514	3,514	0

Style	WAREHOUSE/MARINA D / 48D
Gross Sq Ft	780
Finished Sq Ft	780
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1960
Year Remodeled	
Effective Year Built	1994
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	780	780	0
TOTAL		780	780	0

Style	ELEC/TELEPHONE ETC C / 91C
Gross Sq Ft	5,682
Finished Sq Ft	4,640
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	C.B.S.
Quality	250 ()

Roof Type	
Roof Material	
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1973
Year Remodeled	
Effective Year Built	1994
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,640	4,640	0
OUF	OP PRCH FIN UL	1,042	0	0
TOTAL		5,682	4,640	0

Style	FOOD PROCESSING -A- / 46A
Gross Sq Ft	21,108
Finished Sq Ft	19,547
Perimiter	0
Stories	2
Interior Walls	
Exterior Walls	METAL SIDING
Quality	300 ()
Roof Type	
Roof Material	
Exterior Wall1	METAL SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1999
Year Remodeled	
Effective Year Built	2000
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	19,547	19,547	0
CLP	LOAD PLATFM	1,125	0	0
OUF	OP PRCH FIN UL	436	0	0
TOTAL		21,108	19,547	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1975	1976	1	100 SF	4
UTILITY BLDG	1975	1976	1	120 SF	4
CONC PATIO	1975	1976	1	1680 SF	2
UTILITY BLDG	1975	1976	1	192 SF	2
CONC PATIO	1975	1976	1	240 SF	2
ASPHALT PAVING	1975	1976	1	43050 SF	2
CONC PATIO	1975	1976	1	650 SF	2
UTILITY BLDG	1984	1985	1	100 SF	2
UTILITY BLDG	1997	1998	1	120 SF	2
CONC PATIO	2000	2001	1	1020 SF	2
UTILITY BLDG	2004	2005	1	200 SF	5

Sales

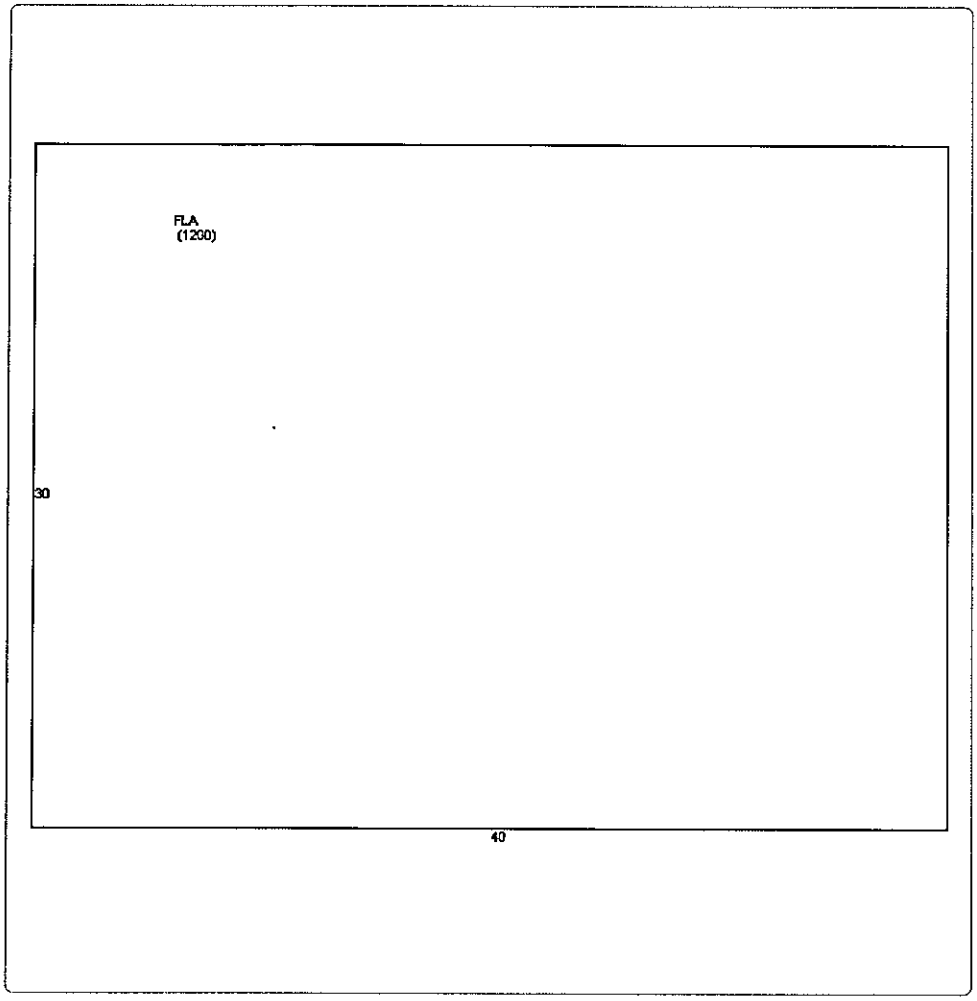
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/3/2017	$5,200	Warranty Deed	2116595	2846	1058	20 - Unqualified	Improved
3/3/2017	$225,200	Warranty Deed	2116594	2846	1053	20 - Unqualified	Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

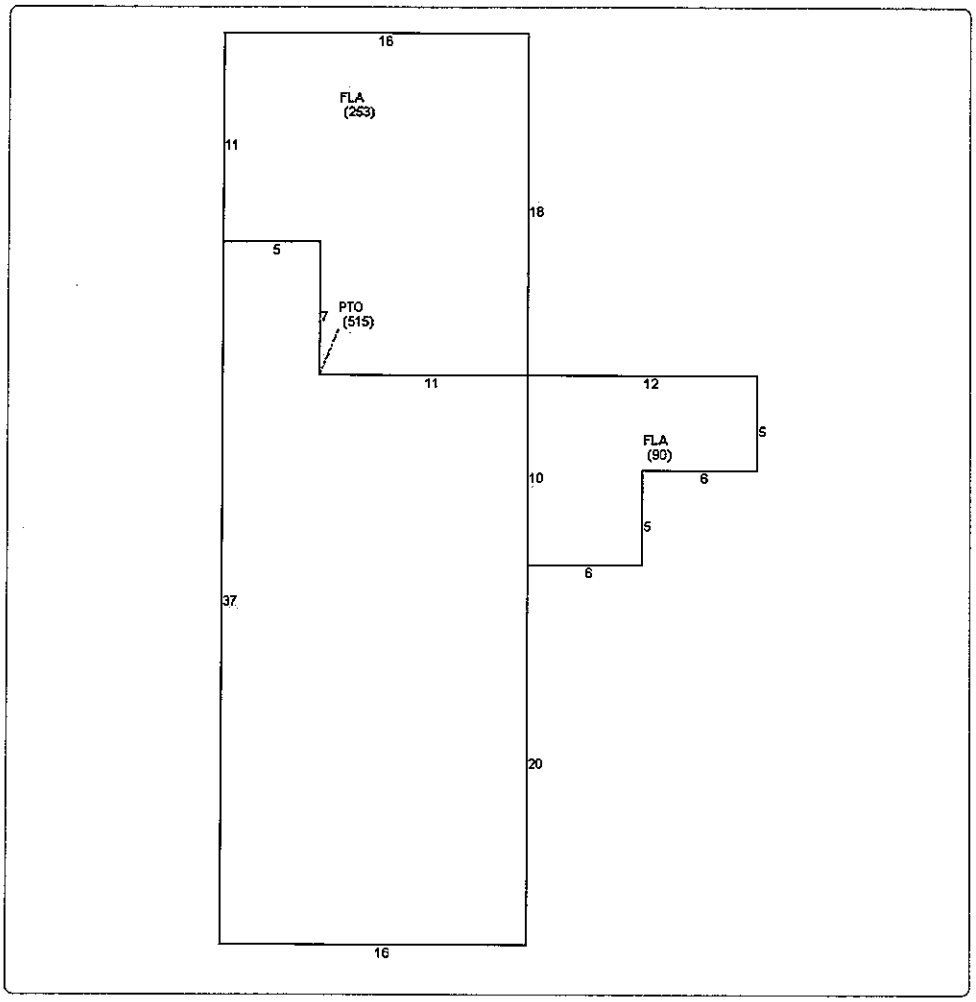
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18400046	3/7/2018	4/26/2018	$84,000	Commercial	RE-ROOF - METAL (Hurricane IRMA)
17404311	2/16/2018		$210,000	Commercial	RE-ROOF (Hurricane IRMA)
17404274	12/22/2017	3/29/2019	$103,500	Commercial	MAINTENANCE BLDG - INTERIOR DEMO (Hurricane IRMA)
08303649	3/5/2009	6/22/2012	$1		CONSTRUCT NEW PRE-ENGINEERED METAL BLDG.
07303906	10/30/2007	12/9/2008	$1		DEMOLITION AND REPLACEMENT OF PUMP HOUSE
05303899	7/28/2005	3/7/2007	$1		REMOVE/REPLACE 3 ROOF TOP A/C PACKAGE UNITS WITH 2 6 TON AND 1 TEN TON UNITS
4300468	5/5/2004	12/31/2004	$1		CONCRETE SLAB. DHC
3303241	9/17/2003	12/31/2004	$1		CONCRETE PUMP HOUSE. DHC
0030225	2/1/2000	12/31/2000	$1		CONCRETE SLAB FOR DUMPSTE
9830093	5/7/1998	3/30/1999	$1		WAREHOUSE

View Taxes for this Parcel

Sketches (click to enlarge)

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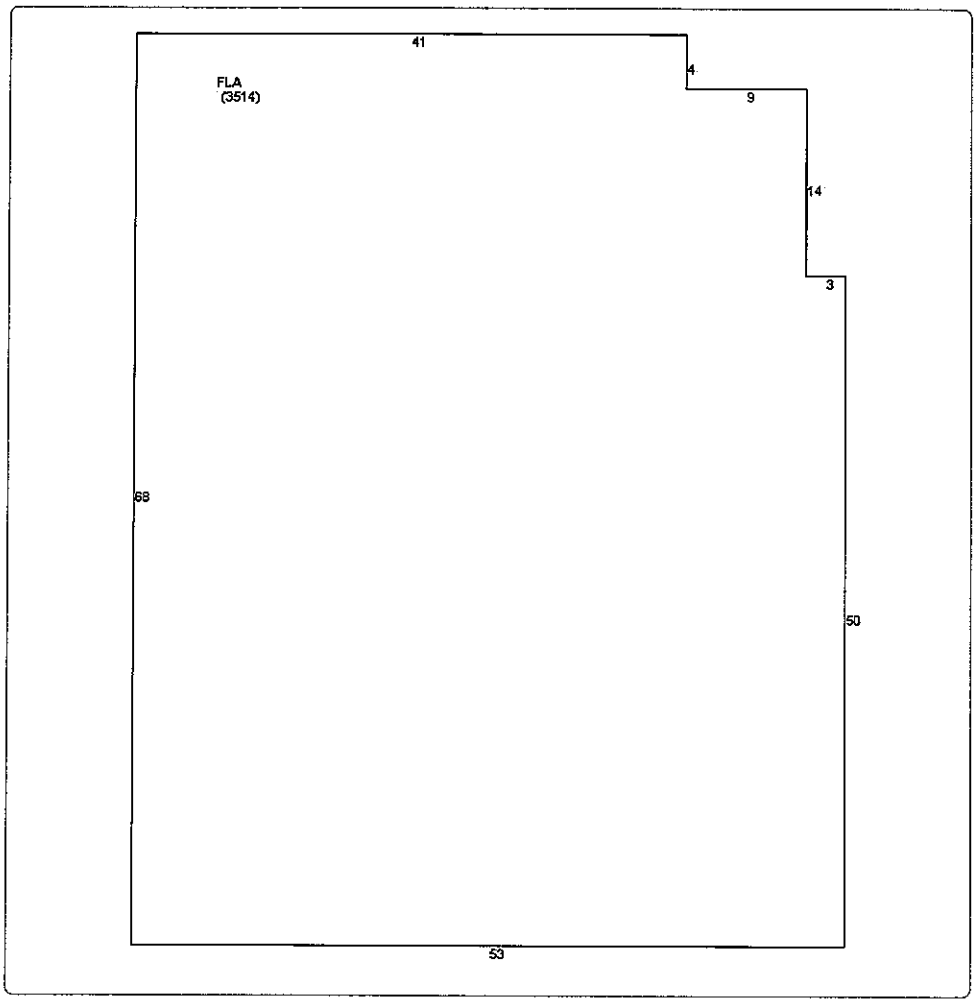
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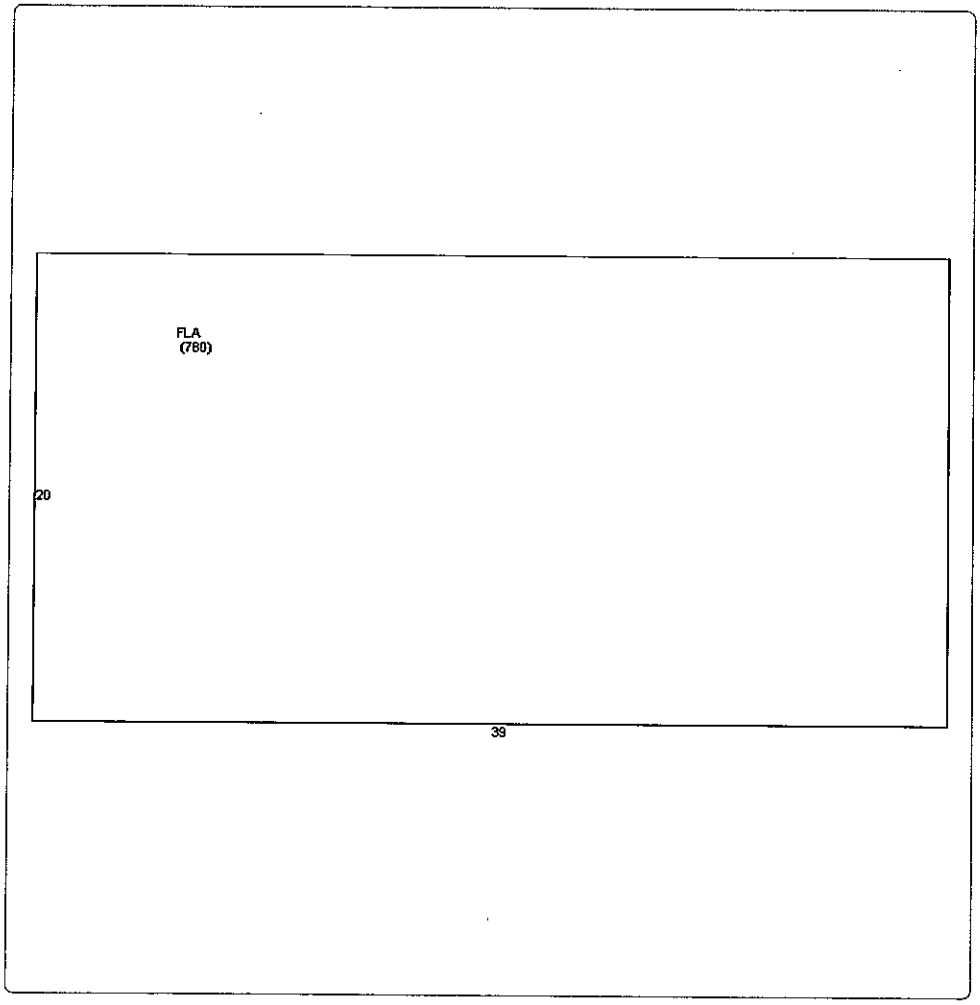
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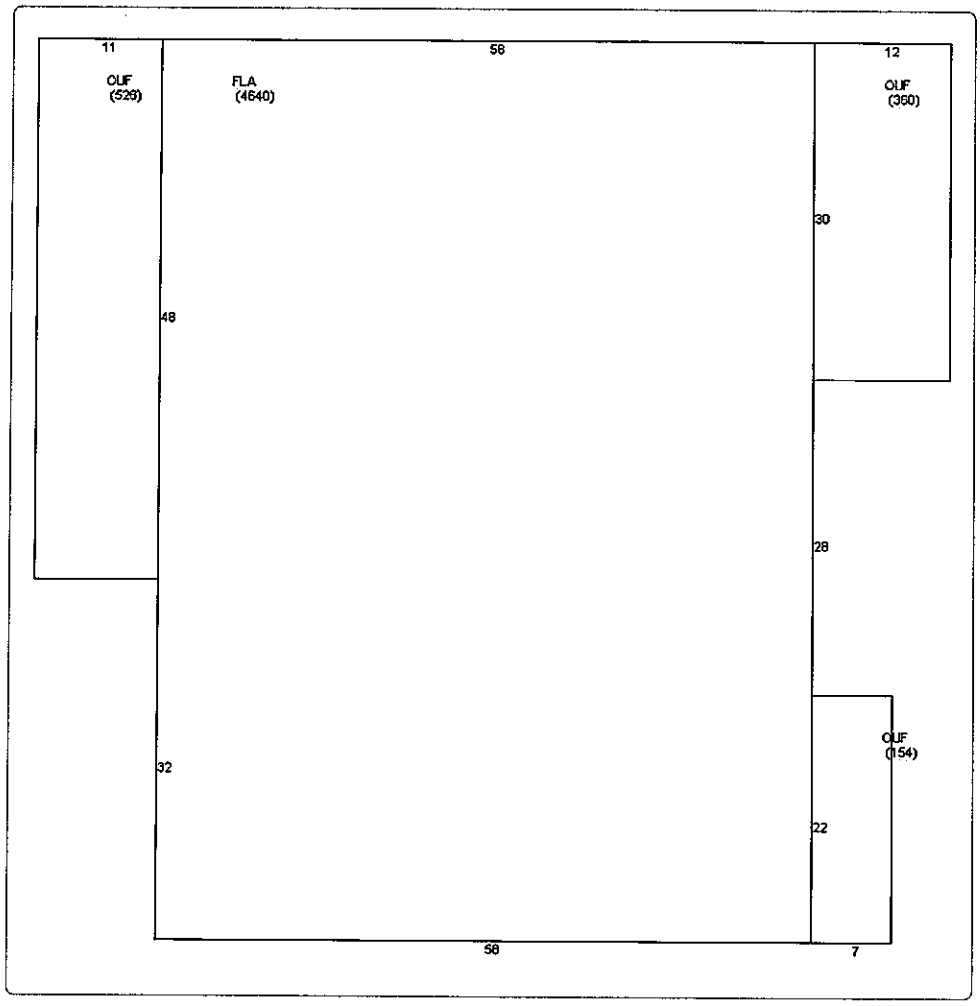
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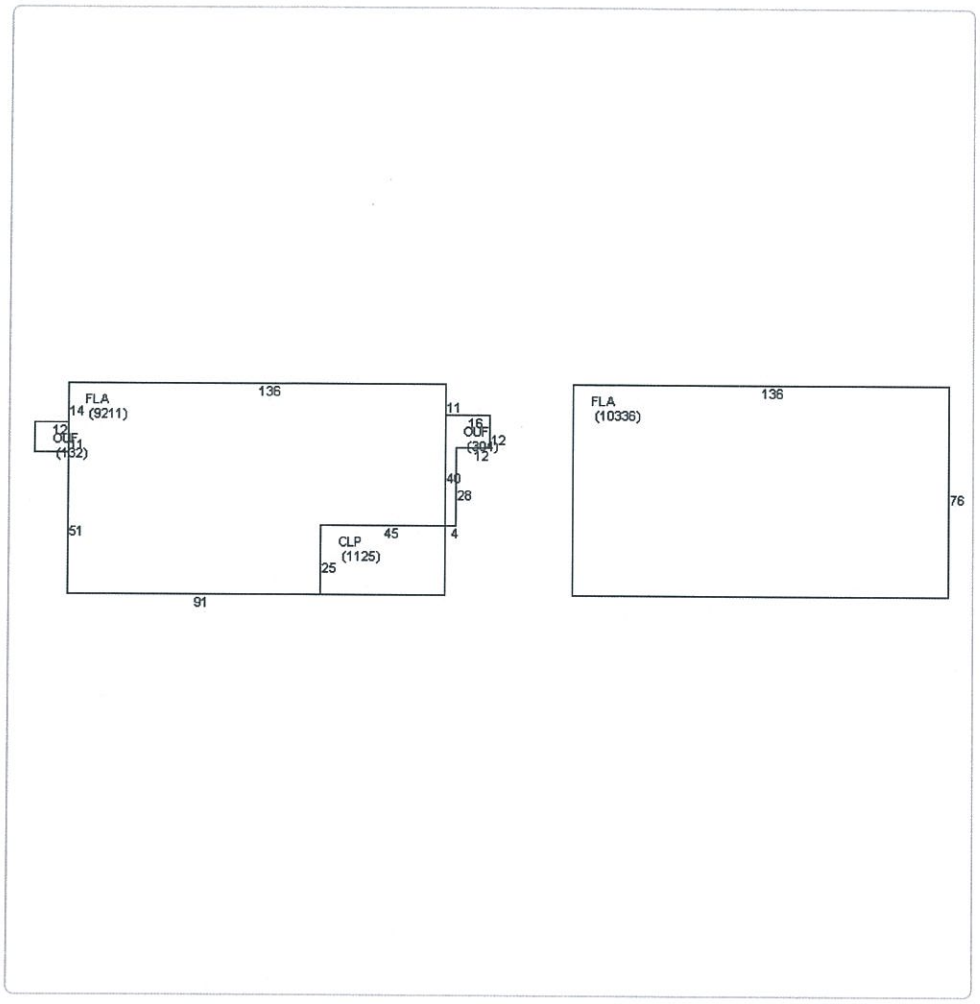
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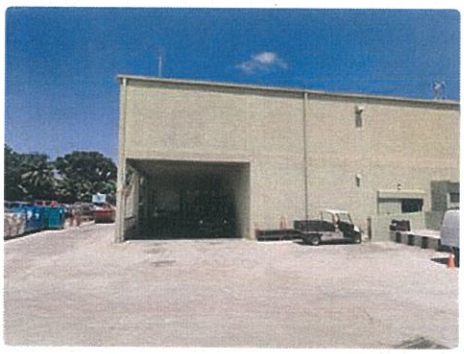
Photos

1089991-20120622



Map

TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
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Disclaimer

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Summary

Parcel ID	00081710-000000
Account#	1089061
Property ID	1089061
Millage Group	500R
Location Address	120 NIRVANA Ln, OCEAN REEF
Legal Description	7 59 41 ISLAND OF KEY LARGO PB4-83 PT GOV LT 4 AND PT SW1/4 (9.70 AC) G19-71 G55-68/69 G55-105/106 G67-441 G68-172 OR297-471 OR298-535 OR435-855/861 OR571-919QC OR594-631QC OR1020-1158 OR1247-1856/1876 OR1339-255/258 OR2680-522/524Q/C (Note: Not to be used on legal documents.)
Neighborhood	10011
Property Class	CLUB (7700)
Subdivision	
Sec/Twp/Rng	07/59/41
Affordable Housing	No

Owner

OCEAN REEF CLUB INC
C/O ACCOUNTING DEPARTMENT
35 Ocean Reef Dr Ste 200
Key Largo FL 33037

Valuation

		2019	2018	2017	2016
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$2,836,229	$2,836,229	$2,836,229	$2,836,229
=	Just Market Value	**$2,836,229**	**$2,836,229**	**$2,836,229**	**$2,836,229**
=	Total Assessed Value	**$2,836,229**	**$2,836,229**	**$2,836,229**	**$2,836,229**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$2,836,229**	**$2,836,229**	**$2,836,229**	**$2,836,229**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	9.70	Acreage	0	0

Commercial Buildings

Style	S.F.R. - R1 / R1
Gross Sq Ft	1,032
Finished Sq Ft	1,032
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,032	1,032	0
TOTAL		**1,032**	**1,032**	**0**

Style	S.F.R. - R1 / R1
Gross Sq Ft	1,035
Finished Sq Ft	768

Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	768	768	0
OPF	OP PRCH FIN LL	15	0	0
PUF	SC PRCH FIN UL	252	0	0
TOTAL		1,035	768	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	1,497
Finished Sq Ft	1,345
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1963
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,345	1,345	0
OPF	OP PRCH FIN LL	152	0	0
TOTAL		1,497	1,345	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	1,032
Finished Sq Ft	816
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	816	816	0
PUF	SC PRCH FIN UL	216	0	0
TOTAL		1,032	816	0

Style	OFFICE BLD-1 STORY / 17C
Gross Sq Ft	1,057
Finished Sq Ft	634
Perimiter	0
Stories	1
Interior Walls	DRYWALL

Exterior Walls	MIN WOOD SIDING with 38% C.B.S.
Quality	250 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	C.B.S.
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	0
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1963
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	634	634	0
OPF	OP PRCH FIN LL	25	0	0
SPF	SC PRCH FIN LL	216	0	0
SBF	UTIL FIN BLK	182	0	0
TOTAL		1,057	634	0

Style	APARTMENTS / 03C
Gross Sq Ft	1,688
Finished Sq Ft	1,316
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	MIN WOOD SIDING
Quality	250 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	0
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1963
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	372	0	0
FLA	FLOOR LIV AREA	1,316	1,316	0
TOTAL		1,688	1,316	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	1,032
Finished Sq Ft	1,032
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,032	1,032	0
TOTAL		1,032	1,032	0

Style	APARTMENTS / 03C
Gross Sq Ft	51,608
Finished Sq Ft	51,016
Perimiter	0
Stories	3
Interior Walls	
Exterior Walls	CUSTOM with 33% INSULATED METAL
Quality	300 ()
Roof Type	

Roof Material	
Exterior Wall1	CUSTOM
Exterior Wall2	INSULATED METAL
Foundation	CONCR FTR
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2007
Year Remodeled	
Effective Year Built	2007
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	592	0	0
FLA	FLOOR LIV AREA	51,016	51,016	0
TOTAL		51,608	51,016	0

Style	OFF BLDG-1 STY-D / 17D
Gross Sq Ft	8,651
Finished Sq Ft	7,811
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	INSULATED METAL
Quality	200 ()
Roof Type	
Roof Material	
Exterior Wall1	INSULATED METAL
Exterior Wall2	
Foundation	CONC PILINGS
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2007
Year Remodeled	
Effective Year Built	2008
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	7,811	7,811	0
CLP	LOAD PLATFM	434	0	0
PTO	PATIO	406	0	0
TOTAL		8,651	7,811	0

Style	OFF BLDG-1 STY-D / 17D
Gross Sq Ft	10,129
Finished Sq Ft	8,420
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	METAL SIDING with 19% INSULATED METAL
Quality	200 ()
Roof Type	
Roof Material	
Exterior Wall1	METAL SIDING
Exterior Wall2	INSULATED METAL
Foundation	CONC PILINGS
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2007
Year Remodeled	
Effective Year Built	2008
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	8,420	8,420	0
OPF	OP PRCH FIN LL	1,097	0	0
PTO	PATIO	612	0	0
TOTAL		10,129	8,420	0

Style	R8 / R8
Gross Sq Ft	12,523
Finished Sq Ft	9,106
Perimiter	0
Stories	2
Interior Walls	DRYWALL
Exterior Walls	C.B.S.
Quality	500 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	C.B.S.

Exterior Wall2	
Foundation	CONCR FTR
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	8
Half Bathrooms	0
Heating Type	FCD/AIR DUCTED
Year Built	1964
Year Remodeled	
Effective Year Built	2000
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	9,106	9,106	0
OPF	OP PRCH FIN LL	1,545	0	0
SPF	SC PRCH FIN LL	1,773	0	0
SBF	UTIL FIN BLK	99	0	0
TOTAL		12,523	9,106	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	584
Finished Sq Ft	560
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	C.B.S. with 4% WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	C.B.S.
Exterior Wall2	WD FRAME
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	560	560	0
OPF	OP PRCH FIN LL	24	0	0
TOTAL		584	560	0

Style	WAREHOUSE/MARINA D / 48D
Gross Sq Ft	592
Finished Sq Ft	560
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	MIN WOOD SIDING
Quality	250 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	560	560	0
OPF	OP PRCH FIN LL	32	0	0
TOTAL		592	560	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	626
Finished Sq Ft	576
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK

Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	576	576	0
OPF	OP PRCH FIN LL	50	0	0
TOTAL		626	576	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	476
Finished Sq Ft	448
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1963
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	448	448	0
OPF	OP PRCH FIN LL	28	0	0
TOTAL		476	448	0

Style	S.F.R. - R1 / R1
Gross Sq Ft	476
Finished Sq Ft	448
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	WD FRAME
Quality	450 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	WD FRAME
Exterior Wall2	
Foundation	CONC BLOCK
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	PLYWD/PR BD
Full Bathrooms	1
Half Bathrooms	0
Heating Type	
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	448	448	0
OPF	OP PRCH FIN LL	28	0	0
TOTAL		476	448	0

Style	OFFICE BLD-1 STORY / 17C
Gross Sq Ft	1,057
Finished Sq Ft	933
Perimiter	0
Stories	1
Interior Walls	
Exterior Walls	MIN WOOD SIDING
Quality	250 ()
Roof Type	
Roof Material	
Exterior Wall1	MIN WOOD SIDING
Exterior Wall2	
Foundation	CONC PILINGS
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0

Half Bathrooms	0
Heating Type	
Year Built	1958
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	933	933	0
OPF	OP PRCH FIN LL	99	0	0
PTO	PATIO	25	0	0
TOTAL		1,057	933	0

Style	R9 / R9
Gross Sq Ft	5,040
Finished Sq Ft	4,200
Perimiter	0
Stories	1
Interior Walls	DRYWALL
Exterior Walls	C.B.S.
Quality	500 ()
Roof Type	GABLE/HIP
Roof Material	ASPHALT SHINGL
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	CONCRETE SLAB
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	9
Half Bathrooms	0
Heating Type	
Year Built	1964
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	4,200	4,200	0
OPF	OP PRCH FIN LL	786	0	0
SBF	UTIL FIN BLK	54	0	0
TOTAL		5,040	4,200	0

Style	APARTMENTS / APT
Gross Sq Ft	43,316
Finished Sq Ft	32,656
Perimiter	0
Stories	13
Interior Walls	DRYWALL
Exterior Walls	C.B.S.
Quality	250 ()
Roof Type	PRESTRESS CONC
Roof Material	MIN/PAINT CONC
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	CONC PILINGS
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	CONC ABOVE GRD
Full Bathrooms	89
Half Bathrooms	0
Heating Type	
Year Built	1984
Year Remodeled	
Effective Year Built	1985
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	756	0	0
FLA	FLOOR LIV AREA	32,656	32,656	0
OPF	OP PRCH FIN LL	6,004	0	0
SBF	UTIL FIN BLK	3,900	0	0
TOTAL		43,316	32,656	0

Style	OFF BLDG MULT STY-B / 18B
Gross Sq Ft	16,876
Finished Sq Ft	9,480
Perimiter	0
Stories	2
Interior Walls	DRYWALL
Exterior Walls	C.B.S.
Quality	300 ()
Roof Type	PRESTRESS CONC
Roof Material	MIN/PAINT CONC
Exterior Wall1	C.B.S.
Exterior Wall2	
Foundation	CONC PILINGS
Interior Finish	DRYWALL
Ground Floor Area	
Floor Cover	CONC ABOVE GRD

Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	2015
Year Remodeled	
Effective Year Built	2015
Condition	

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	COVERED PARKING FIN	4,704	0	0
OPX	EXC OPEN PORCH	2,626	0	0
FLA	FLOOR LIV AREA	9,480	9,480	0
SBF	UTIL FIN BLK	66	0	0
TOTAL		16,876	9,480	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/1/1993	$1	Warranty Deed		1247	1856	M - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18400296	8/14/2018		$8,300	Commercial	YACHTEL A-5 RE-ROOF - TIMBERLINE HD ASPHALT SHINGLE
18400297	8/14/2018	11/8/2018	$9,400	Commercial	YACHTEL A-10 RE-ROOF - TIMBERLINE HD ASPHALT SHINGLE
18400298	8/14/2018	4/6/2019	$9,000	Commercial	YACHTEL A-9 RE-ROOF - TIMBERLINE HD ASPHALT SHINGLE
18400299	8/14/2018	11/8/2018	$15,400	Commercial	YACHTEL B-3 RE-ROOF - TIMBERLINE HD ASPHALT SHINGLE
18400300	8/14/2018	11/8/2018	$7,850	Commercial	YACHTEL A-3 RE-ROOF - TIMBERLINE HD ASPHALT SHINGLE
17404288	4/24/2018	5/17/2018	$2,400	Commercial	INSTALL 303 LF WOOD FENCE
17404310	2/16/2018	9/26/2018	$136,000	Commercial	
17404312	1/4/2018	1/25/2018	$12,600	Commercial	RE-ROOF - ASPHALT ROOF SINGLE
17404313	12/20/2017	2/21/2018	$12,600	Commercial	RE-ROOF - SHINGLES (Hurricane IRMA)
16406491	10/13/2016	11/29/2016	$95,430		PLUMBING FOR MARINA PUMPOUT SYSTEM. KEYED FOR NO VALUE CHANGE. ASSIGNED TO WRONG AK?
16406496	10/13/2016	11/29/2016	$190,855	Commercial	PLUMBING LINES FOR PUMPOUT AT MARINA. MIS-ASSIGNED PERMIT. KEYED FOR NO VALUE CHANGE.
16404838	7/8/2016	8/8/2016	$40,000		INTERIOR REMODEL/REPAIR
16400410	2/22/2016		$8,100		RE-ROOF - SHINGLE
16400411	2/22/2016		$8,100		RE-ROOF - SHINGLE
14301193	7/29/2014	2/4/2015	$1		NEW COMMERCIAL BLDG - HR/MARINA DRIVE
12304633	12/3/2012	3/6/2013	$1		REPLACE ROOF
12304634	12/3/2012	3/6/2013	$8,100	Commercial	NEW ROOF
07304978	3/18/2008	10/14/2008	$1	Commercial	NEW COMMERCIAL BLDG - UNIT #1
08301006	3/18/2008	10/14/2008	$1	Commercial	NEW COMMERCIAL BLDG #2
07301099	4/4/2007	11/9/2007	$1		FOUNDATION/STAFF HOUSING
07300539	3/30/2007	11/9/2007	$1		DEMOLITION OF STAFF HOUSING

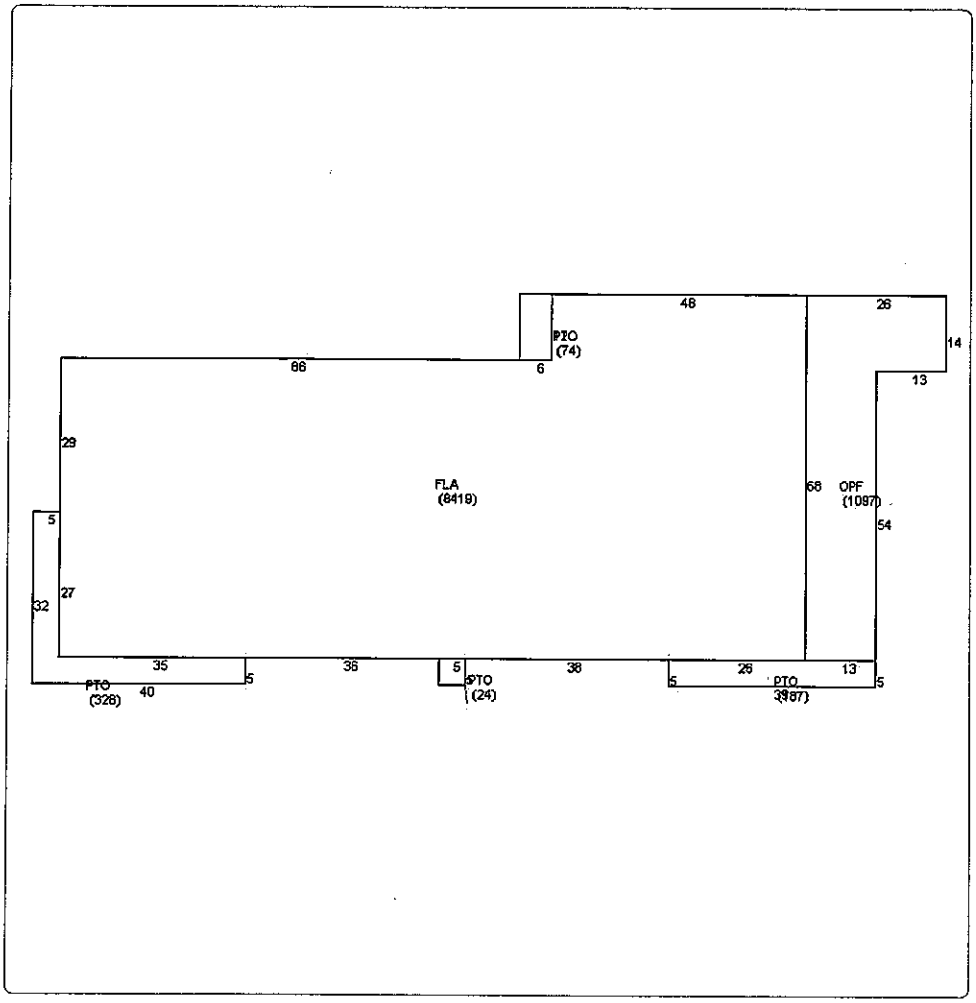
View Taxes for this Parcel

Sketches (click to enlarge)

24

FLA
(1032)

43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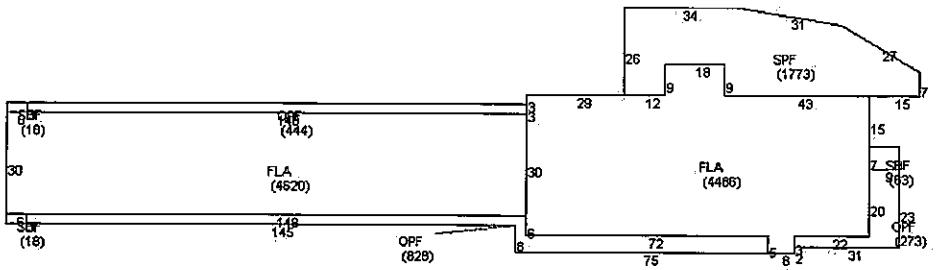
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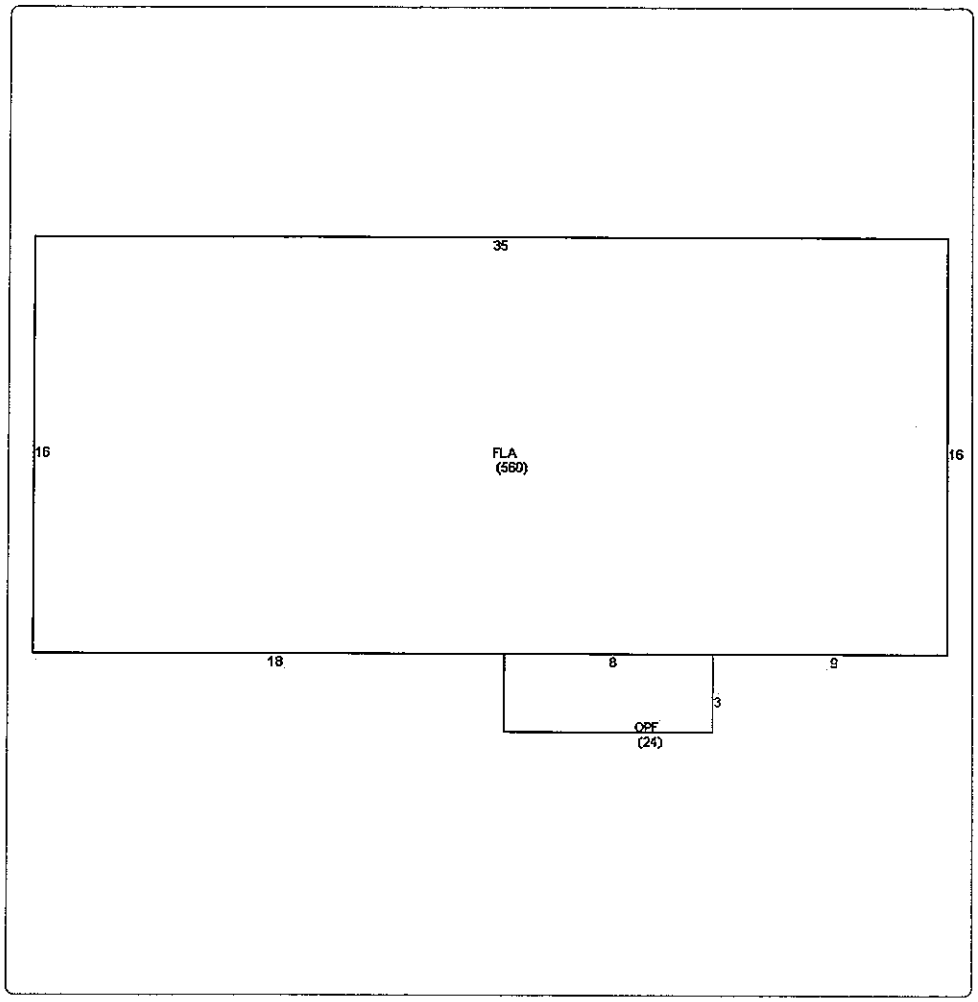
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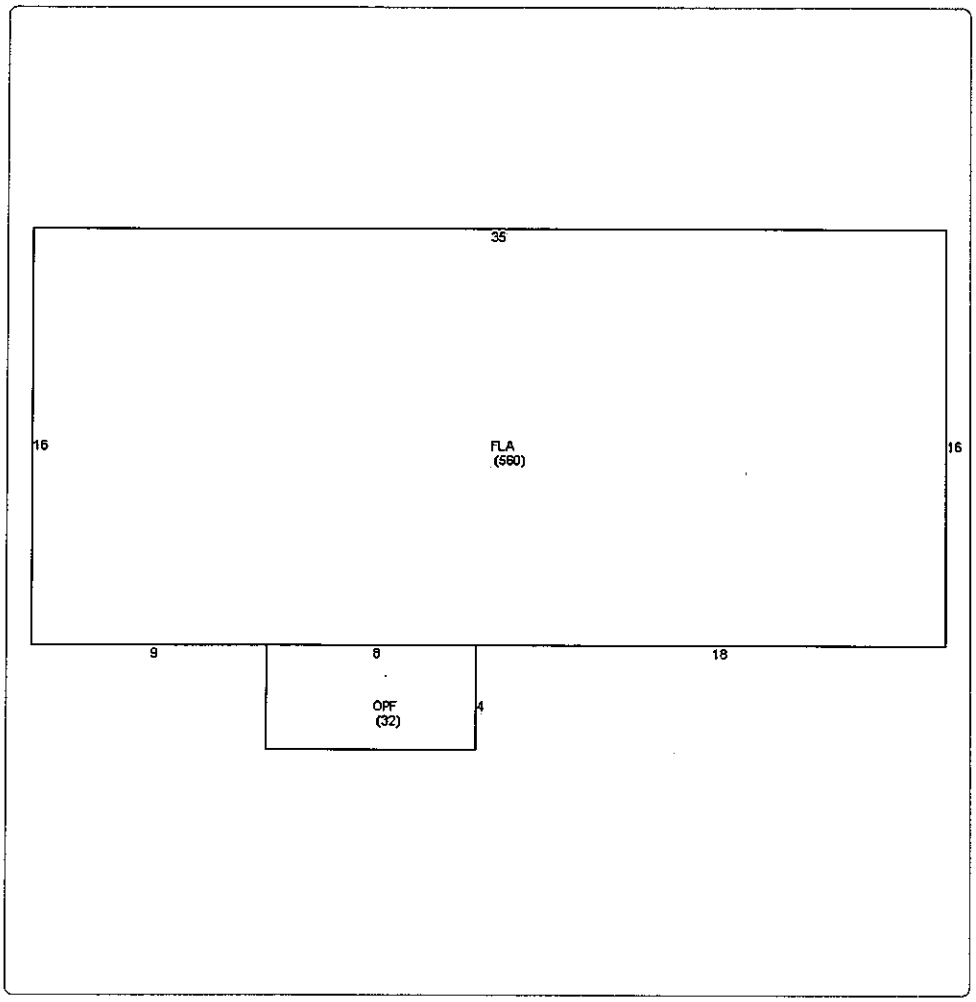
(24)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OPF
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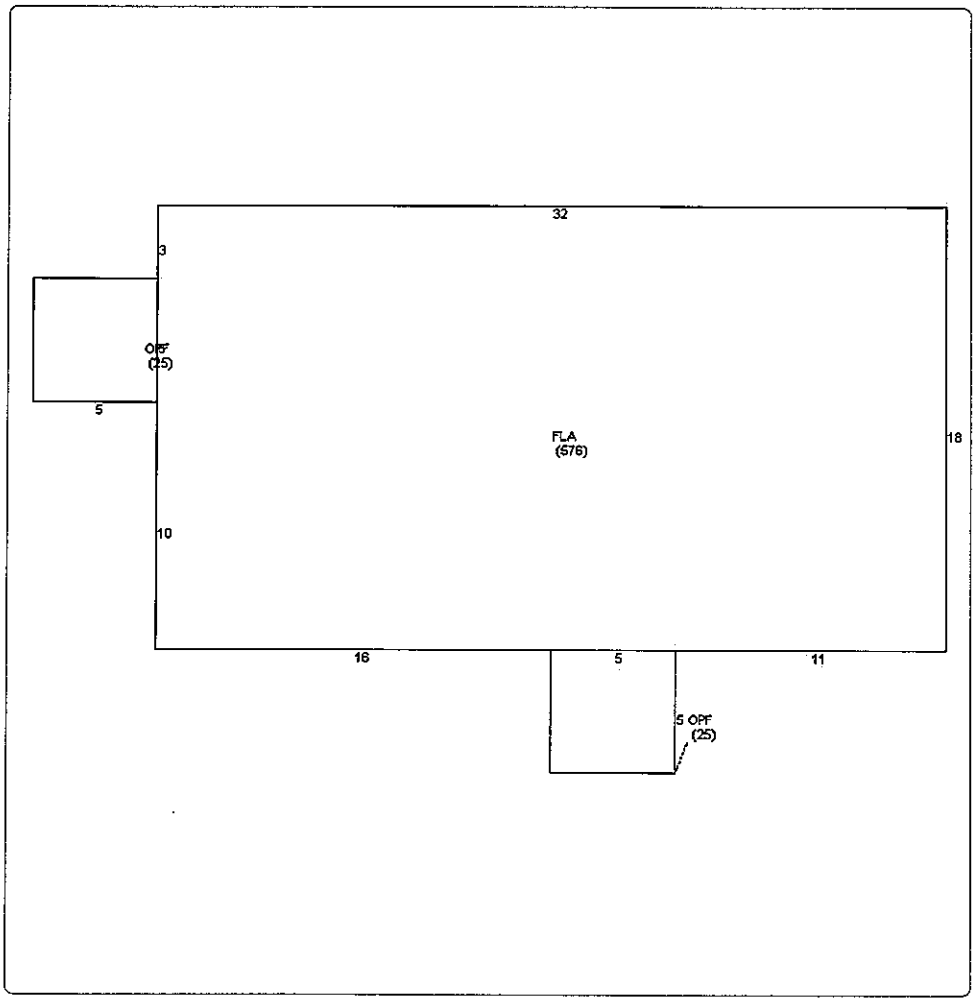
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16
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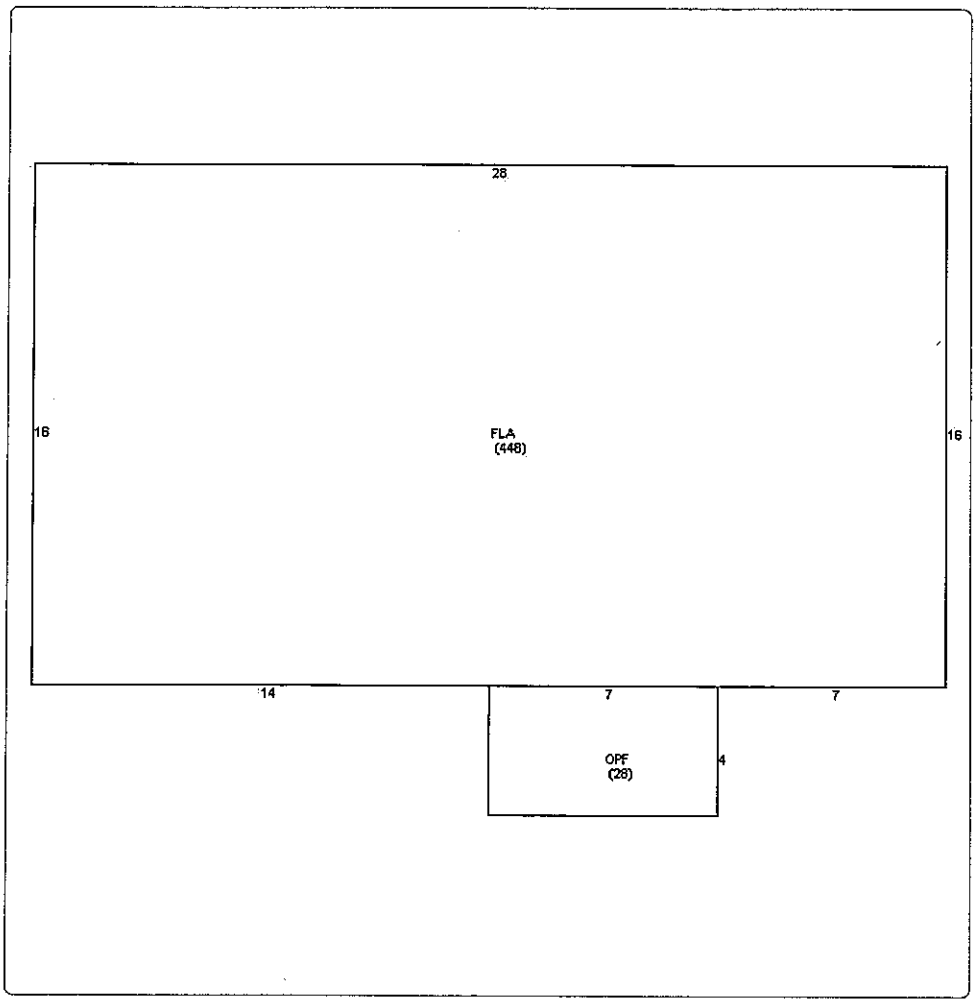
11
5 OPF
(25)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7
7
OPF
(28)
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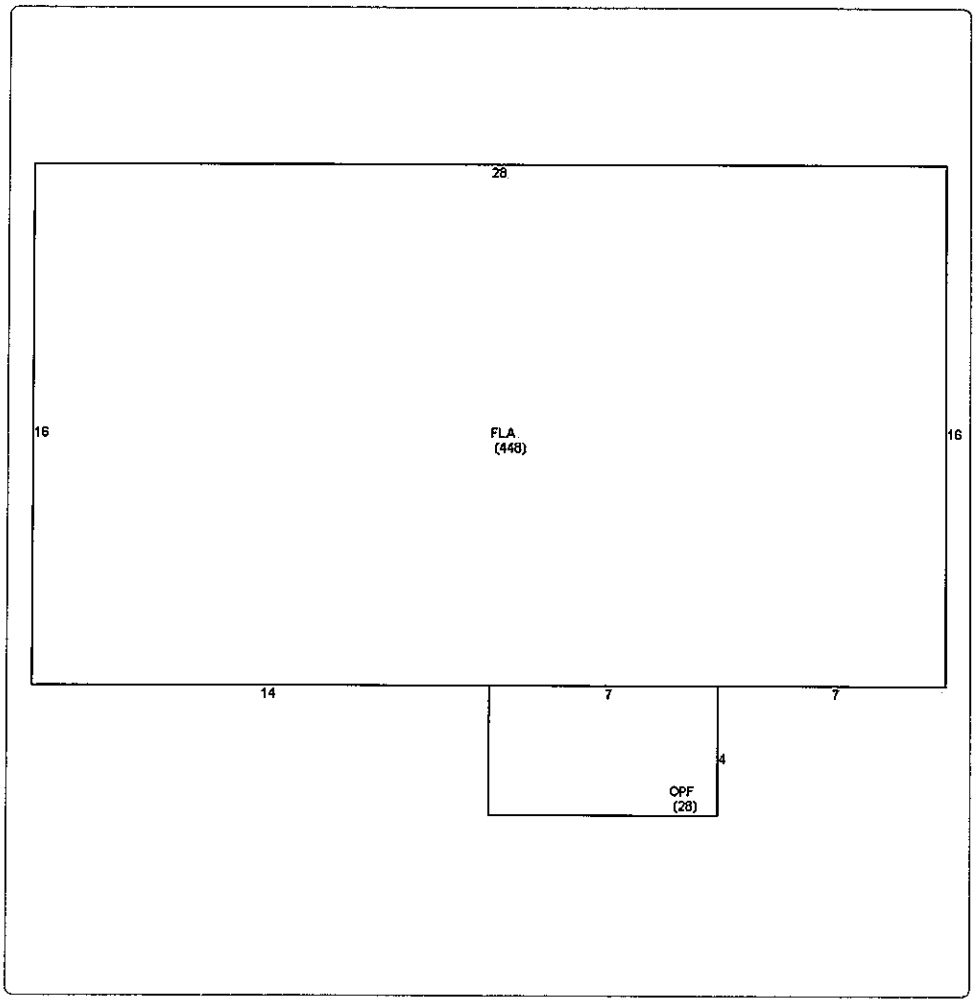
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4
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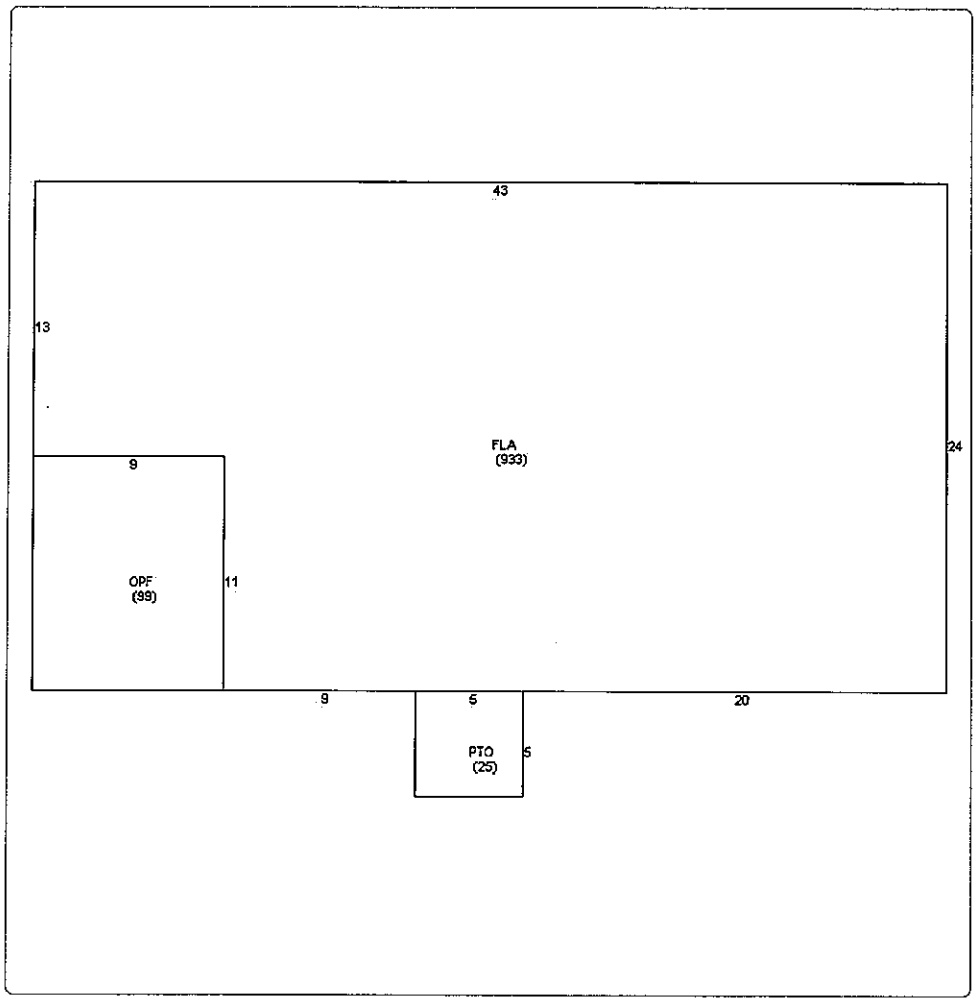
(28)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OPF
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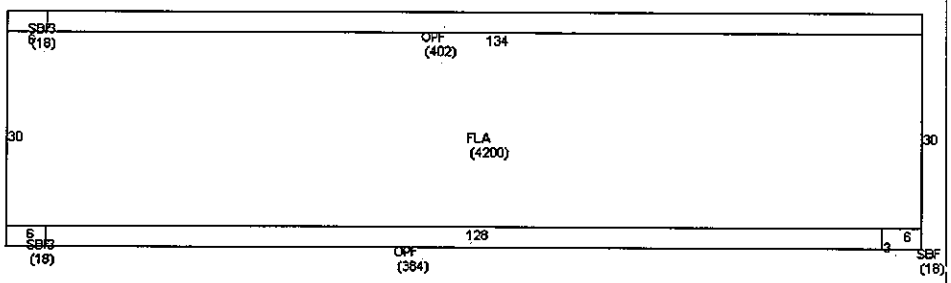
11
9
5
20
PTO
(25)
5


SBG
(18)
OPF
(402)
134
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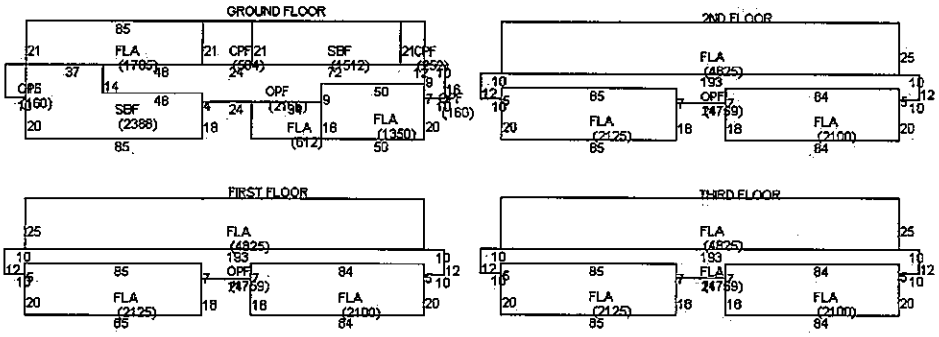
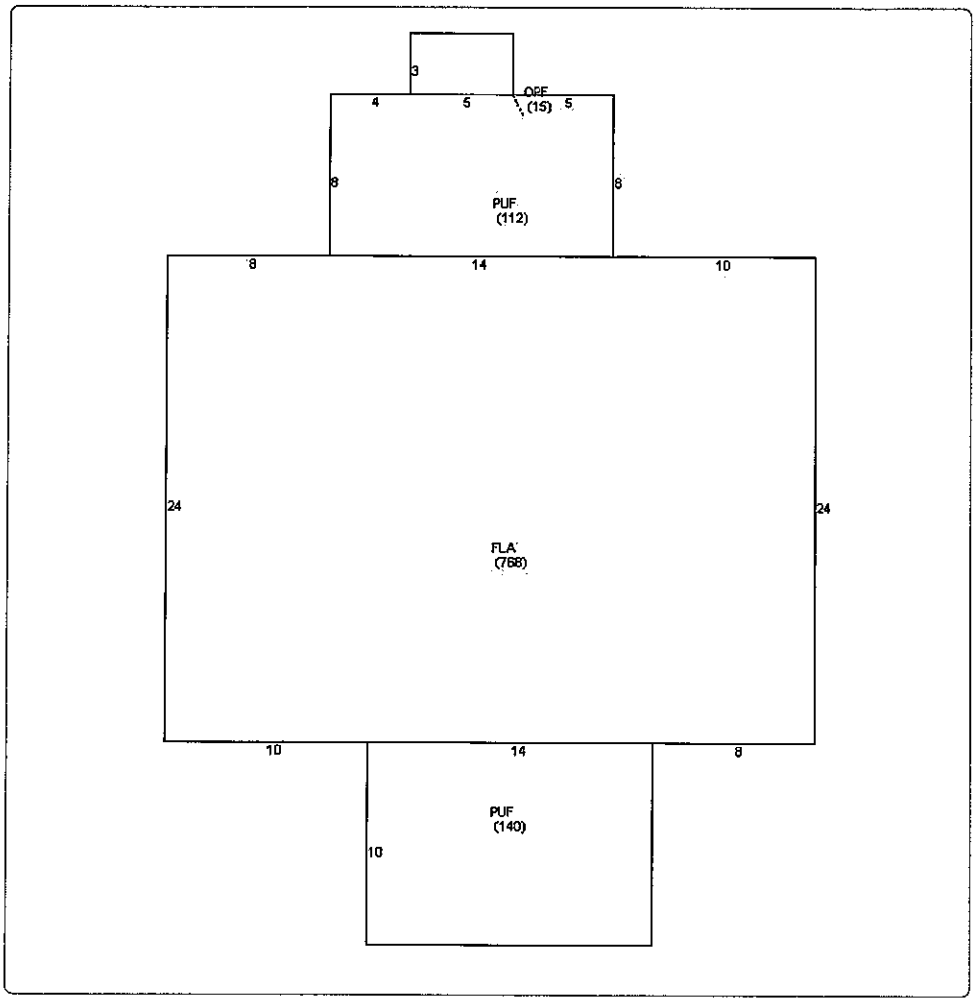
FLA
(4200)
30
6
SBG
(18)
128
OPF
(384)
6
SBF
(18)


GROUND FLOOR
FLA (1705)
CPF (584)
SBF (1512)
CPF (852)
OPF (160)
SBF (2388)
OPF (2196)
FLA (612)
FLA (1350)
2ND FLOOR
FLA (4825)
OPF (4759)
FLA (2125)
FLA (2100)
FIRST FLOOR
FLA (4825)
OPF (4759)
FLA (2125)
FLA (2100)
THIRD FLOOR
FLA (4825)
FLA (4759)
FLA (2125)
FLA (2100)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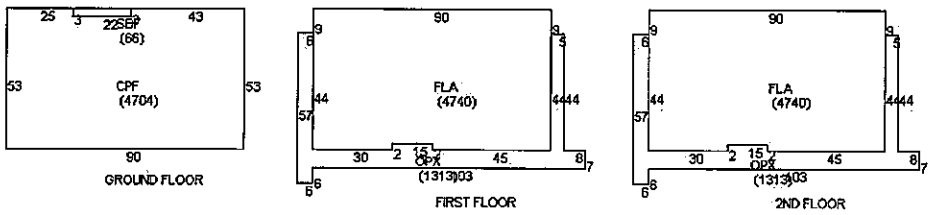
25
3
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(66)
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CPF
(4704)
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90
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9
6
3
3
44
57
FLA
(4740)
4444
30
2
15
OPX
45
8
7
(1313)03
6
FIRST FLOOR
90
9
6
3
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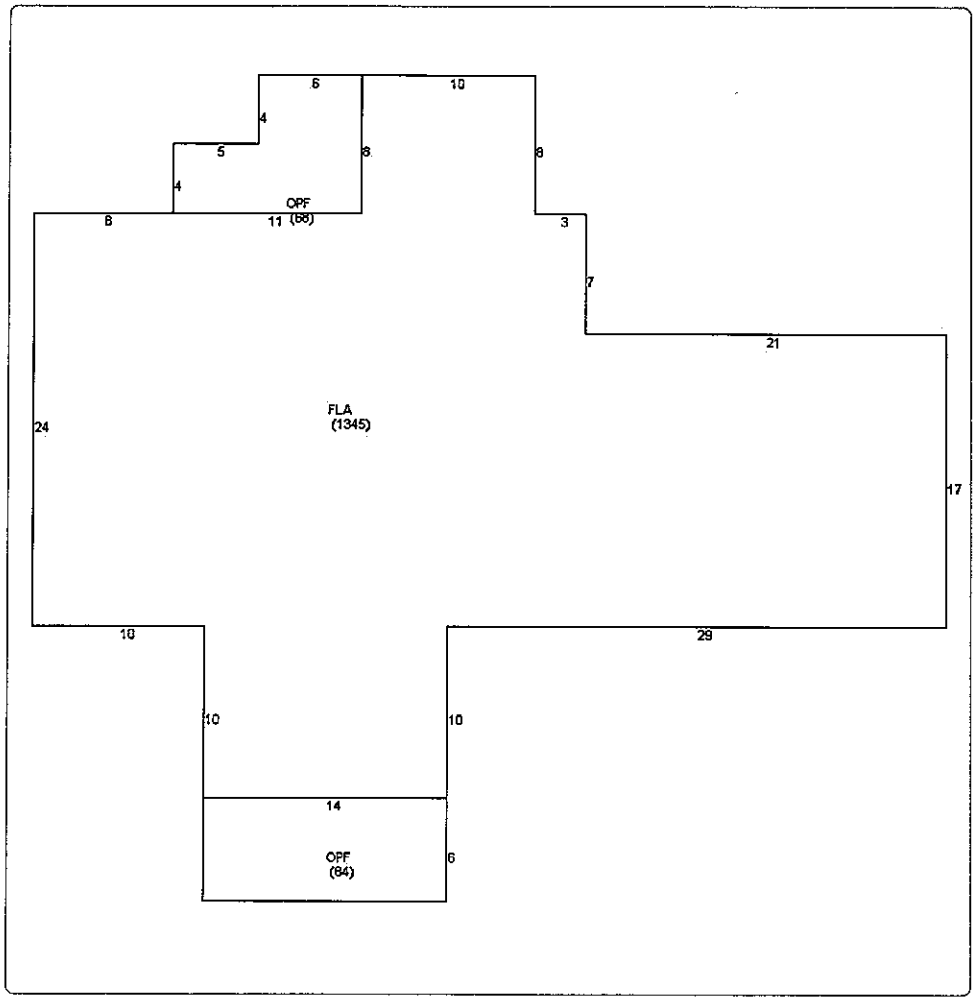
2ND FLOOR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OPF
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OPF
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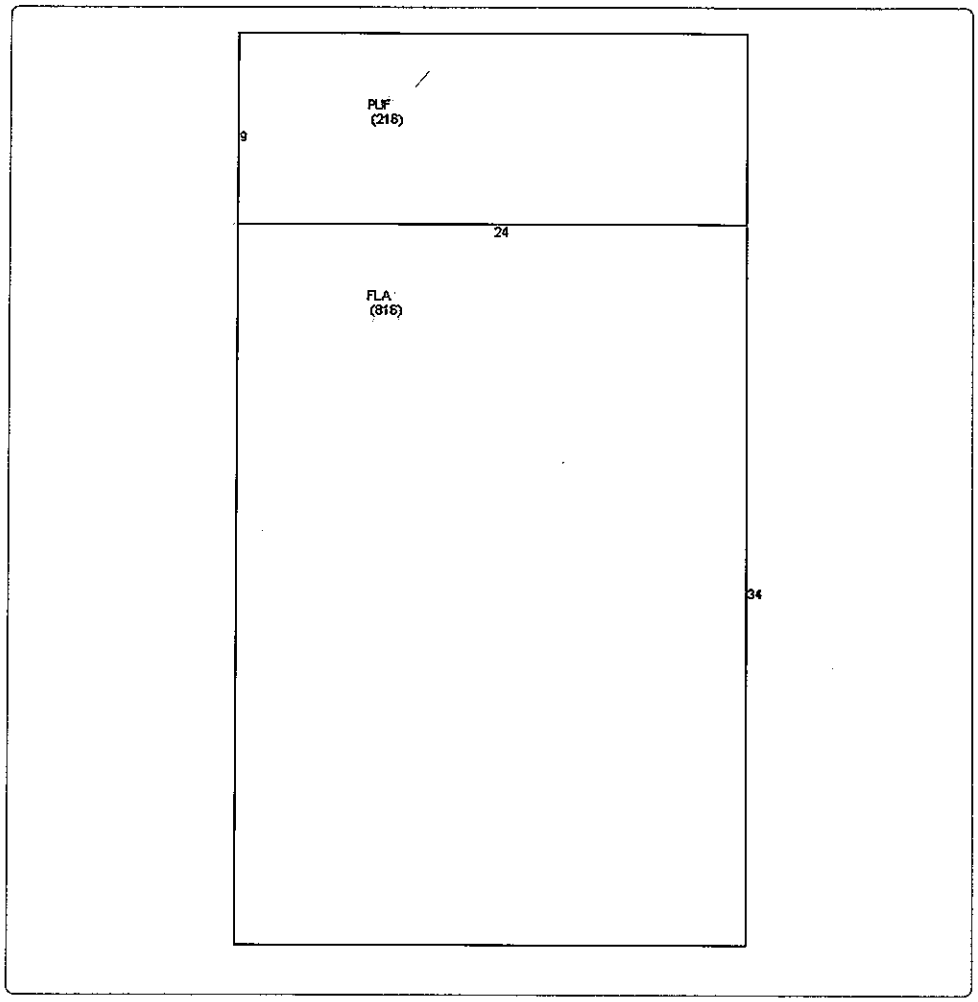
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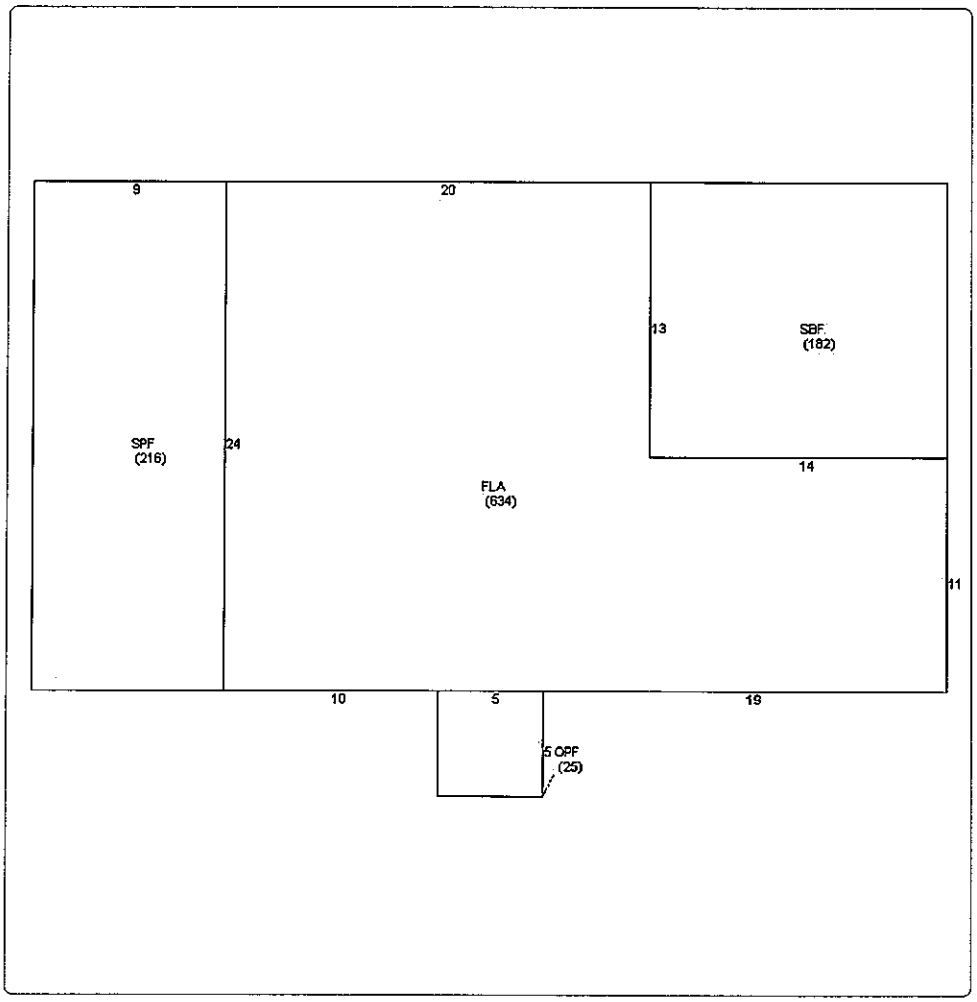
9
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SBF
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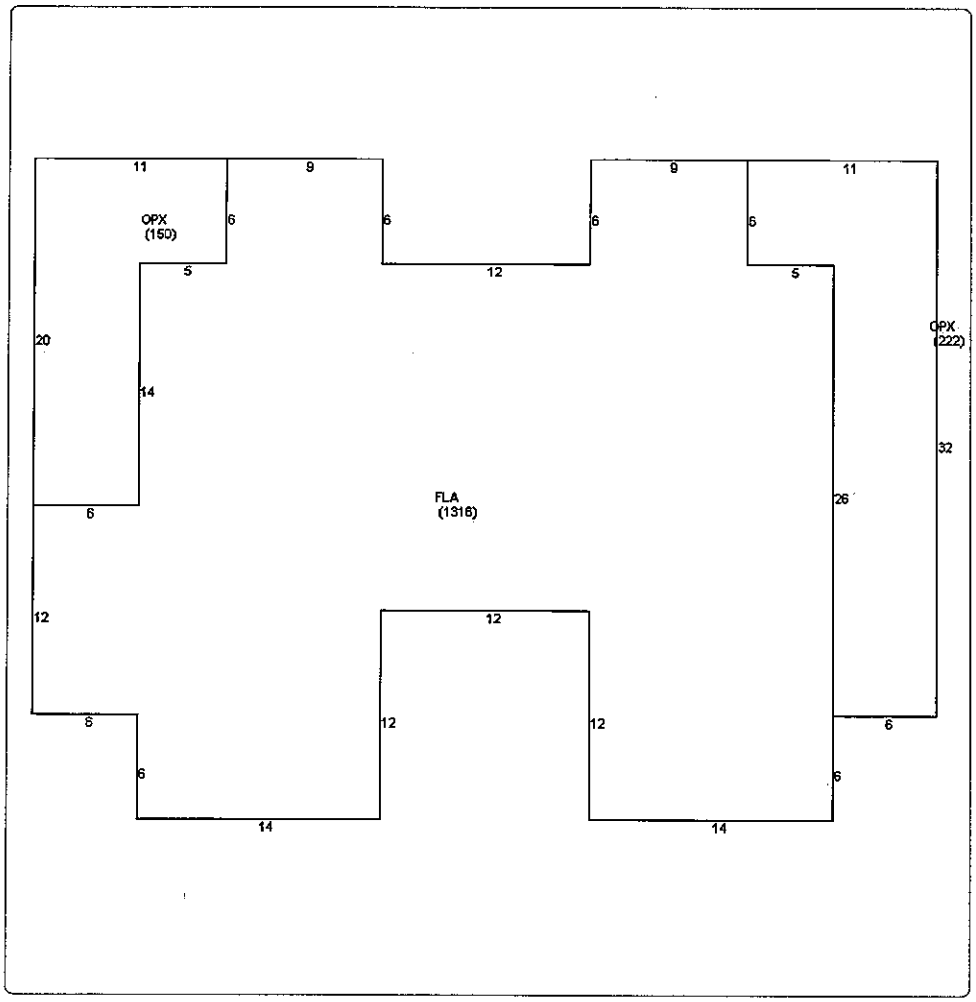
FLA
(634)
11
10
5
19
5 OPF
(25)


11
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(150)
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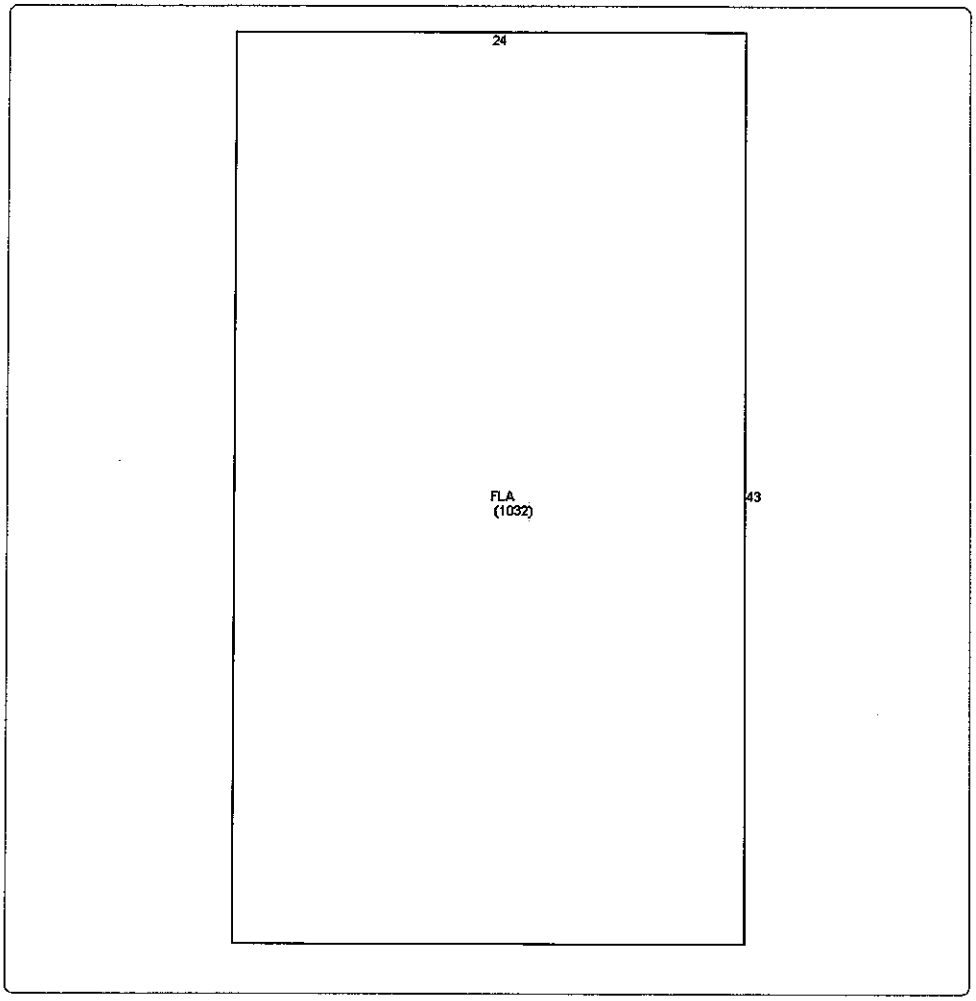
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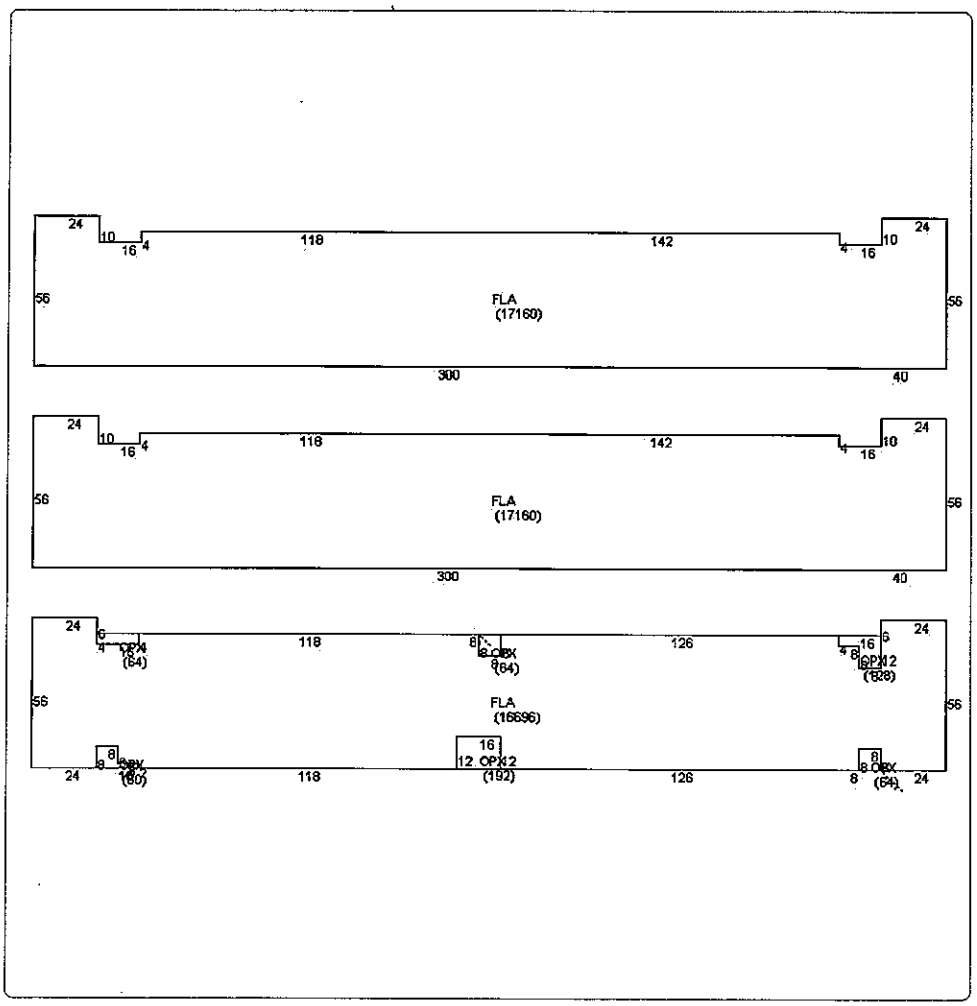

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16
4
118
142
4
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24
56
FLA
(17160)
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300
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6
4
OPX
(64)
118
8
8
OPX
(64)
126
4
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OPX
(128)
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FLA
(16696)
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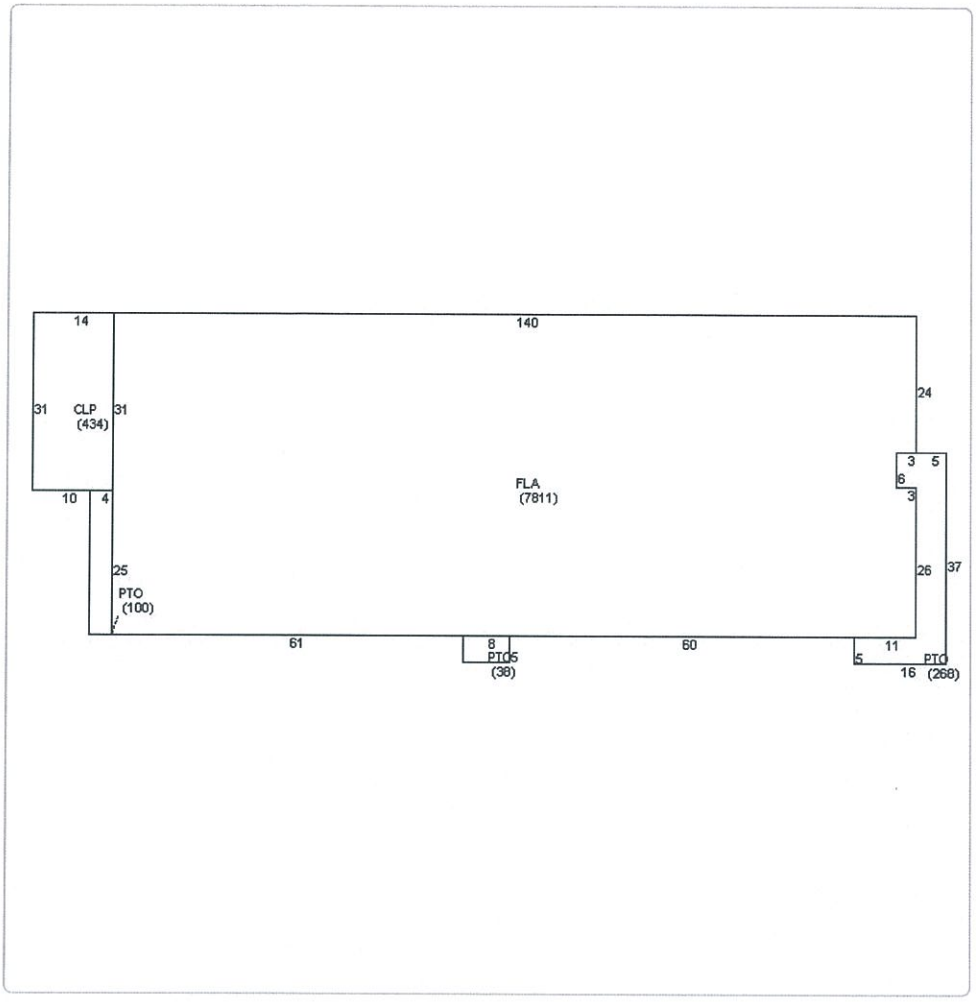
14
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FLA
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10
4
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PTO
(100)
26
37
61
8
PTO5
(36)
60
11
5
PTO
16
(268)

Photos

1089061-20160212-A8

Map

TRIM Notice

Trim Notice

2019 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Yard Items, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the
User Privacy Policy
GDPR Privacy Notice

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Last Data Upload: 5/20/2020, 2:34:35 AM

Version 2.3.60

	RE NO.:	OWNER:	ADDRESS:
1.	00573630-002600	Ocean Reef Club, Inc.	395 S Harbor Dr.
2.	00572797-003600	Ocean Reef Club, Inc.	100 Anchor Dr.
3.	00572795-001000	Ocean Reef Club, Inc.	30 Ocean Reef Dr.
4.	00570460-000000	Ocean Reef Club, Inc.	90 Andros Rd.
5.	00570450-000000	Ocean Reef Club, Inc.	90 Andros Rd.
6.	00569510-000000	Ocean Reef Club, Inc.	90 Andros Rd.
7.	00569500-000096	William Horne, Jr.	35 Ocean Reef Dr.
8.	00569500-000095	Lawrence Lukis	35 Ocean Reef Dr.
9.	00569500-000000	Ocean Reef Club, Inc	Beach Rd.
10.	00569500-000000	Ocean Reef Club, Inc.	Beach Rd.
11.	00569490-000000	Ocean Reef Club, Inc	Beach Rd.
12.	00569470-000000	Ocean Reef Club, Inc	Ocean Reef Dr.
13.	00081880-000100	Ocean Reef Club, Inc	31 Ocean Reef Dr.
14.	00569482-000000	Yachtsman Inn Land, LLC	650 Brach Rd.
15.	00081780-000300	Ocean Reef Club, Inc	314 Anchor Dr.
16.	00081760-000100	Ocean Reef Club, Inc	1 Dockside Ln.
17.	00081760-000000	Ocean Reef Club, Inc	31 Ocean Reef Dr.
18.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
19.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
20.	00081740-000500	O R Business Center, LLC	395 S. Harbor Dr.
21.	00081720-000600	North Largo Utility Corp	Vacant Land
22.	00081720-000400	FKAA	Vacant Land
23.	00081720-000000	Ocean Reef Club, Inc	100 Country Club Rd.
24.	00081710-000000	Ocean Reef Club, Inc	120 Nirvana Ln. 100 Nirvana Ln.

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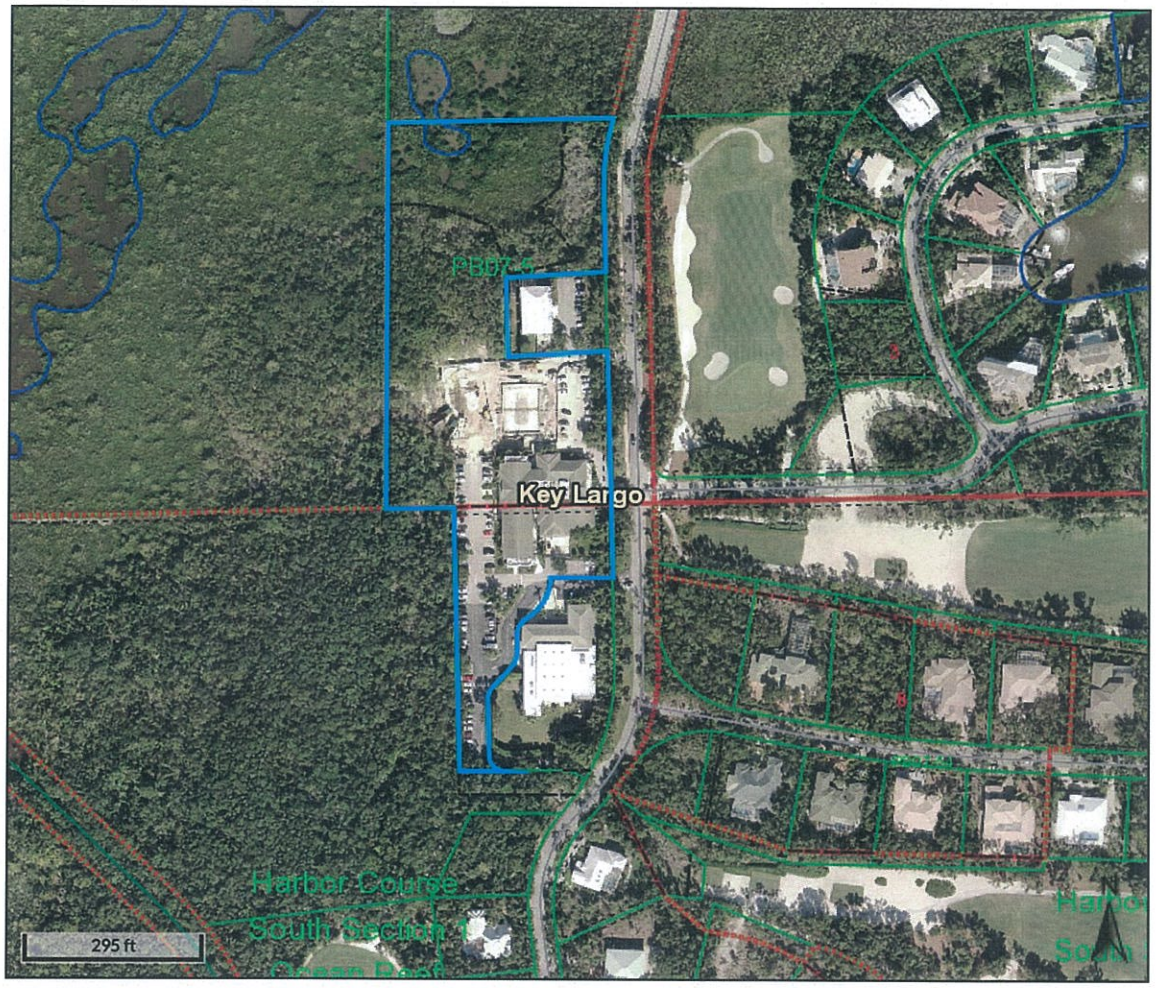

Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00573630-002600	**Alternate ID**	1710695	**Owner Address**	OCEAN REEF CLUB INC C/O ACCOUNTING DEPT 35 Ocean Reef Dr Ste 200 Key Largo, FL 33037
Sec/Twp/Rng	13/59/40	**Class**	CLUB		
Property Address	395 S HARBOR Dr KEY LARGO				
District	500R				

Brief Tax Description HARBOR COURSE SEC 2 OCEAN REEF PLAT NO 13 PB7-5 KEY LARGO TRACT C & PT TR A HARBOR COURSE S SEC 1 OR PLAT #14 PB7-9 OR856-1810/1811 OR881-1943 OR881-2002/13(SUB-LEASE) OR1247-1891/94(ASSN) OR1417-1599/601
(Note: Not to be used on legal documents)

Date created: 5/20/2020
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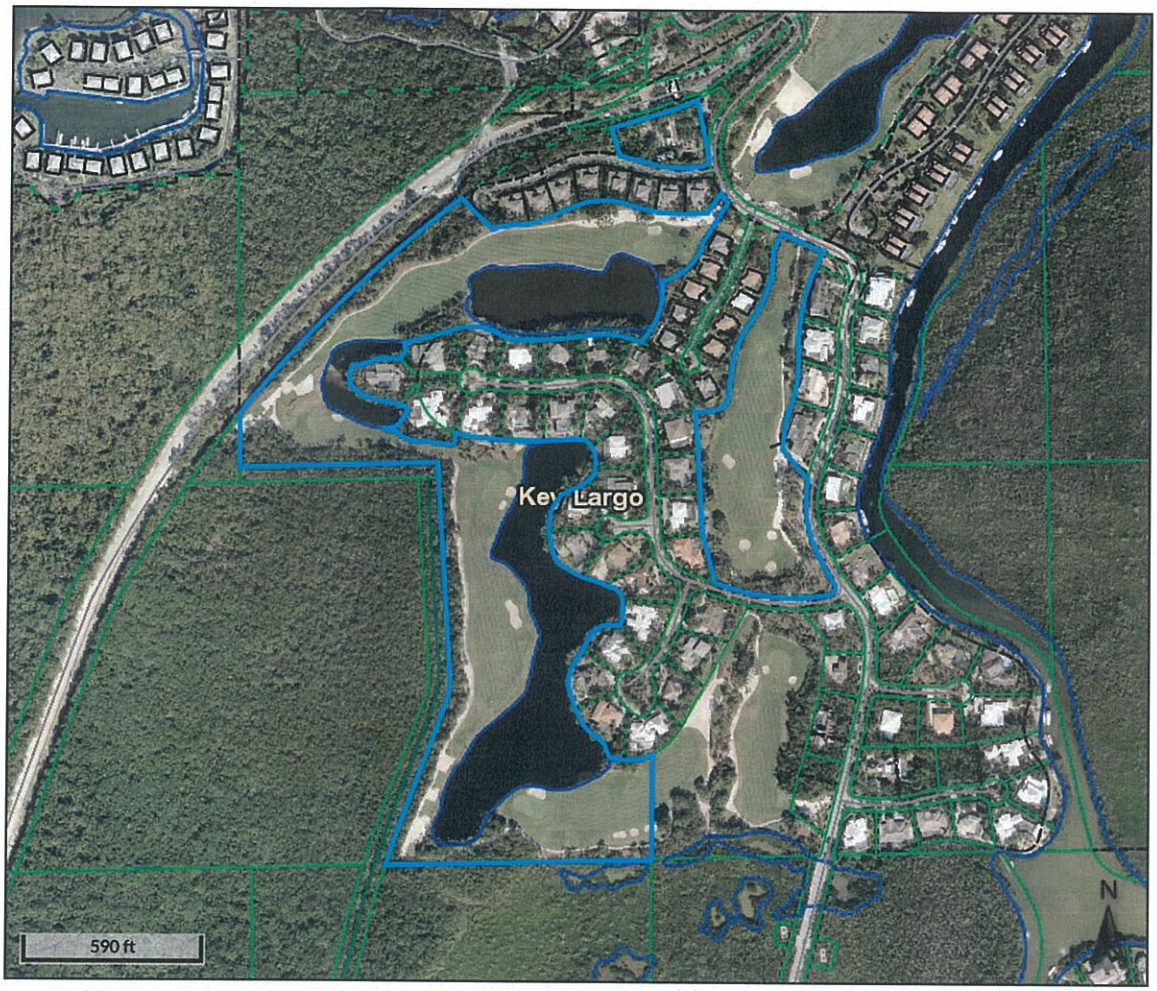

Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00572797-003600	**Alternate ID**	1709620	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	13/59/40	**Class**	CLUB		
Property Address	100 ANCHOR Dr KEY LARGO				
District	500R				
Brief Tax Description	HARBOR COURSE SEC ONE OCEAN REEF PLAT 13 PB7-3 PT TRACT A (36.62AC) OR714-723 OR721-587 OR856-1810/11 OR1060-527/33 OR1247-1856/76 OR2907-1347/48 (Note: Not to be used on legal documents)				

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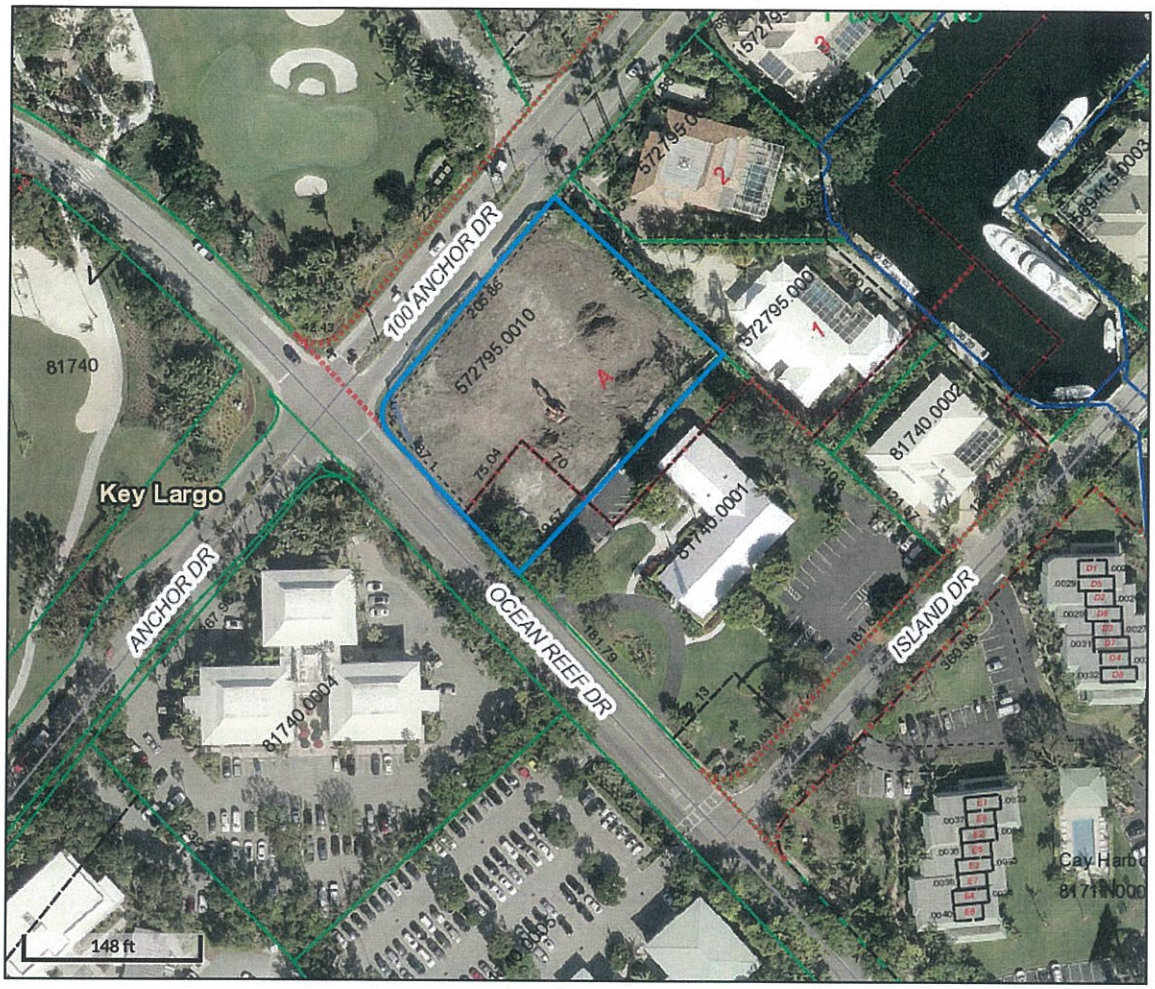

Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00572795-001000	**Alternate ID**	1709051	**Owner Address**	OCEAN REEF CLUB INC C/O PRESIDENT 35 Ocean Reef Dr Ste 200 Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	PRIVATE HOSPITAL		
Property Address	30 OCEAN REEF Dr KEY LARGO				
District	500R				
Brief Tax Description	ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO 10 KEY LARGO PB6-118 TRACT A OR968-1943/44 OR968-1945 OR2177-724/26 OR2205-271/79EASMENT (Note: Not to be used on legal documents)				

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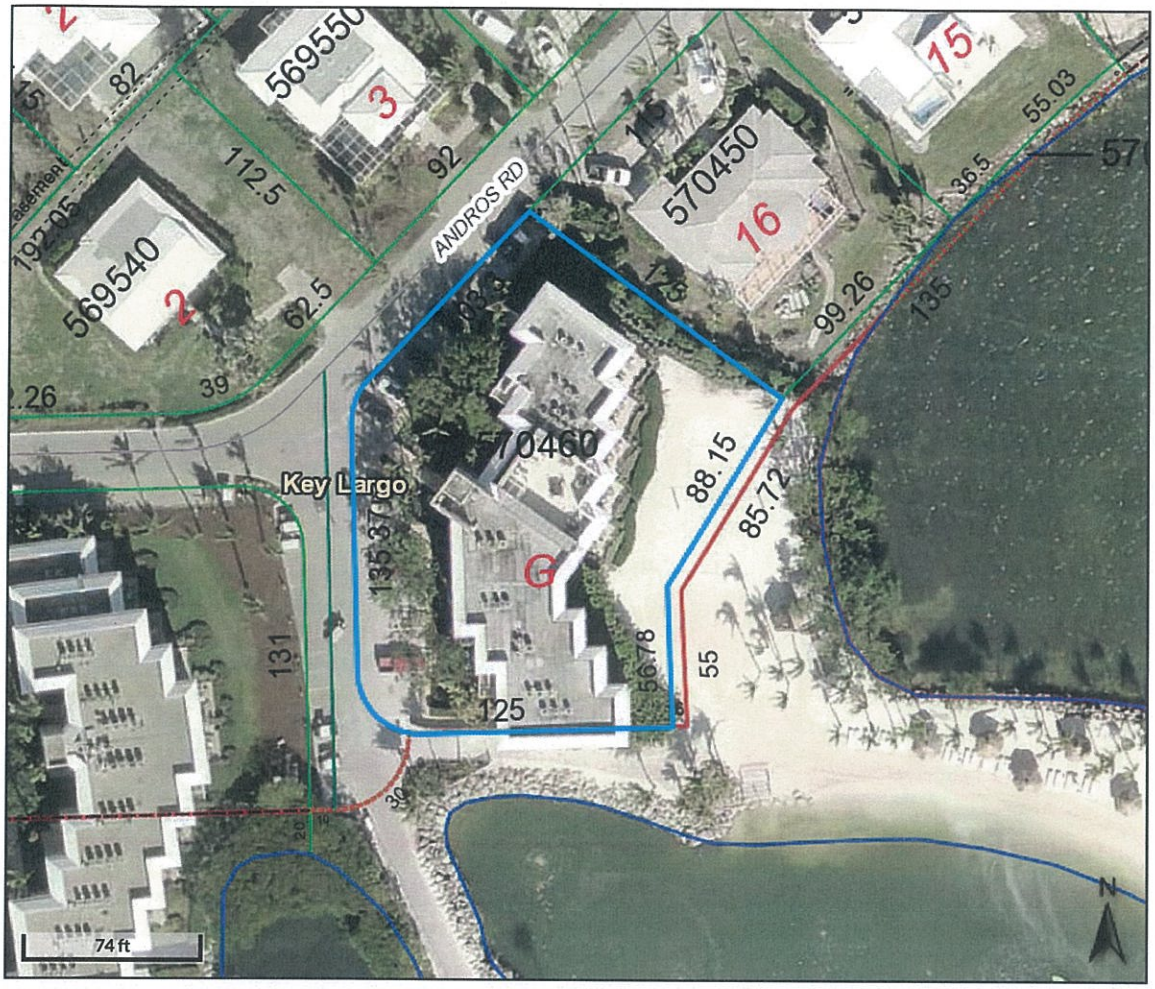

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- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00570460-000000	**Alternate ID**	1703745	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	HOTEL/MOTEL		
Property Address	90 ANDROS Rd KEY LARGO				
District	500R				
Brief Tax Description	OCEAN REEF PLAT NO1 AMD KEY LARGO PB5-72 TRACT G OR288-513 OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents)				

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Overview

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- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00570450-000000	**Alternate ID**	1703737	**Owner Address**	OCEAN REEF CLUB INC C/O ACCOUNTING DEPARTMENT 35 Ocean Reef Dr Ste 200 Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	SINGLE FAMILY RESID		
Property Address	101 ANDROS Rd OCEAN REEF				
District	500R				

Brief Tax Description BK 10 LT 16 OCEAN REEF PLAT #1 AMD KEY LARGO PB5-72 OR456-757/758 SEE DEATH CERTIFICATE IN UNRECORDED FILE OR844-1268D/C OR1015-251/67WILL CASE#87-201-CP-10 OROR1049-2363/68PR OR1049-2369/71 OR1253-1674/75 OR1688-143/45

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- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00569510-000000	**Alternate ID**	1700355	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	HOTEL/MOTEL		
Property Address	90 ANDROS Rd KEY LARGO				

District 500R

Brief Tax Description OCEAN REEF PLAT #1 PB4-90 KEY LARGO TR E OR435-855/861 OR1247-1856/1876
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Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00569500-000096	**Alternate ID**	8712669	**Owner Address**	HORNE JR CRESFUL WILLIAM 24 Dockside Ln Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	CONDOMINIUM		
Property Address	35 OCEAN REEF Dr OCEAN REEF				
District	500R				

Brief Tax Description OCEAN REEF PLAT 1 PB4-90 KEY LARGO PT OF TR D (AKA CHAIRMANS SUITE 3RD FLOOR 100 BLDG OCEAN REEF FROM SURVEY 7/85 KNOWN AS PARCEL 9) OR956-734/40 OR1038-2028/35 OR1038-2039/40 OR1038-2041/42 OR1105-1289/95 OR1651-246/51 OR2134-704/12 OR2518-787/94 OR2664-1325/34

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Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00569500-000095	**Alternate ID**	8712651	**Owner Address**	LUKIS LAWRENCE J C/O ACCOUNTING RESOURCE GROUP INC 601 Carlson Pkwy Ste 1120 Minnetonka, MN 55305
Sec/Twp/Rng	07/59/41	**Class**	CONDOMINIUM		
Property Address	35 OCEAN REEF Dr OCEAN REEF				
District	500R				

Brief Tax Description OCEAN REEF PLAT 1 PB4-90 KEY LARGO PT OF TR D (AKA PRESIDENTIAL SUITE 3RD FLOOR 100 BLDG OCEAN REEF FROM SURVEY 7/85 KNOWN AS PARCEL 8) OR956-699/703 OR969-1502/06 OR1056-1284/89 OR1095-1217/23 OR1093-1773/79 OR1151-2025/30 OR1275-1941/47CT OR1298-1260/69 OR1524-892/901 OR2604-1846/56 OR2678-142/51
(Note: Not to be used on legal documents)

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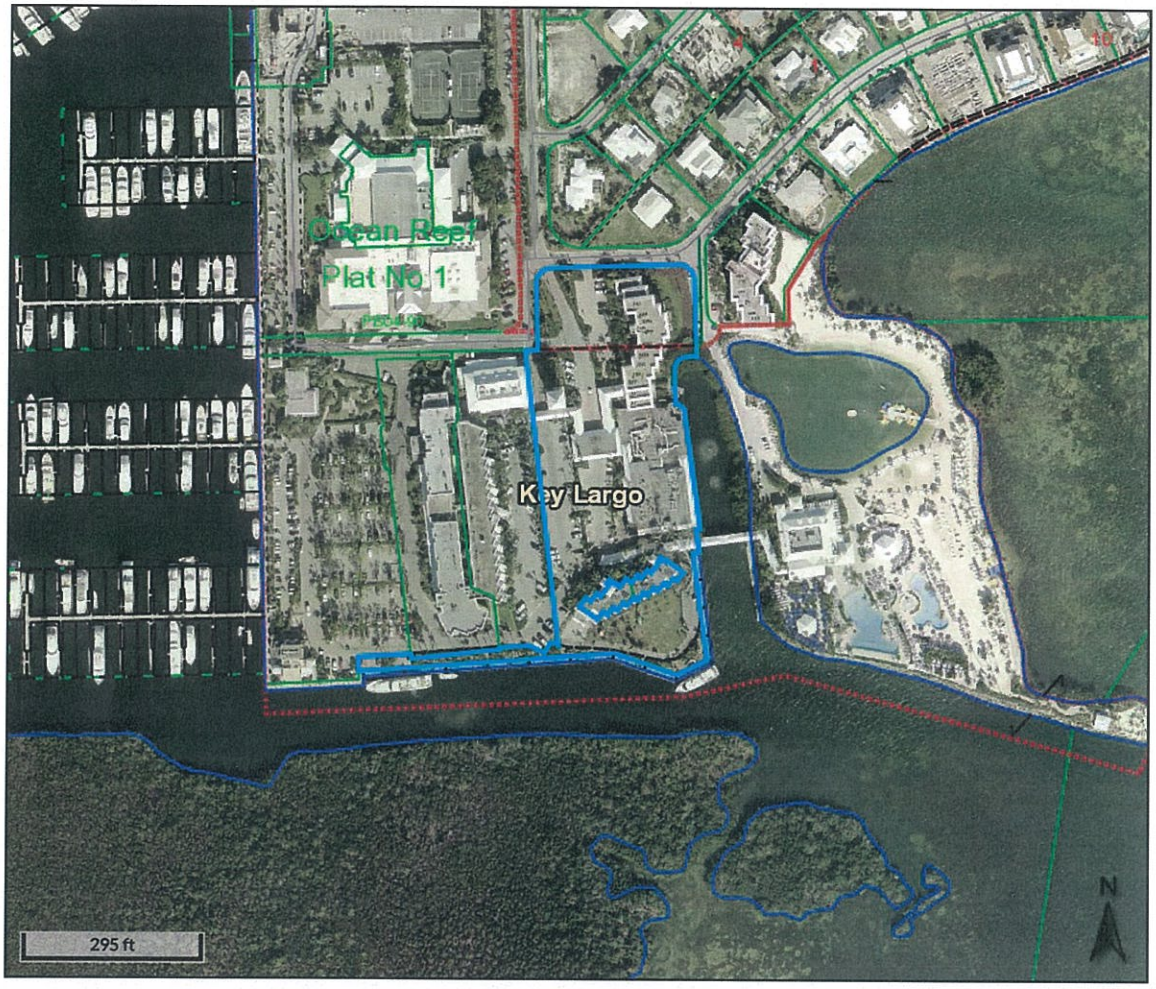

Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00569500-000000	**Alternate ID**	1700347	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	HOTEL/MOTEL		
Property Address	BEACH Rd KEY LARGO				
District	500R				
Brief Tax Description	OCEAN REEF PLAT #1 PB4-90 KEY LARGO TR H & TR D OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents)				

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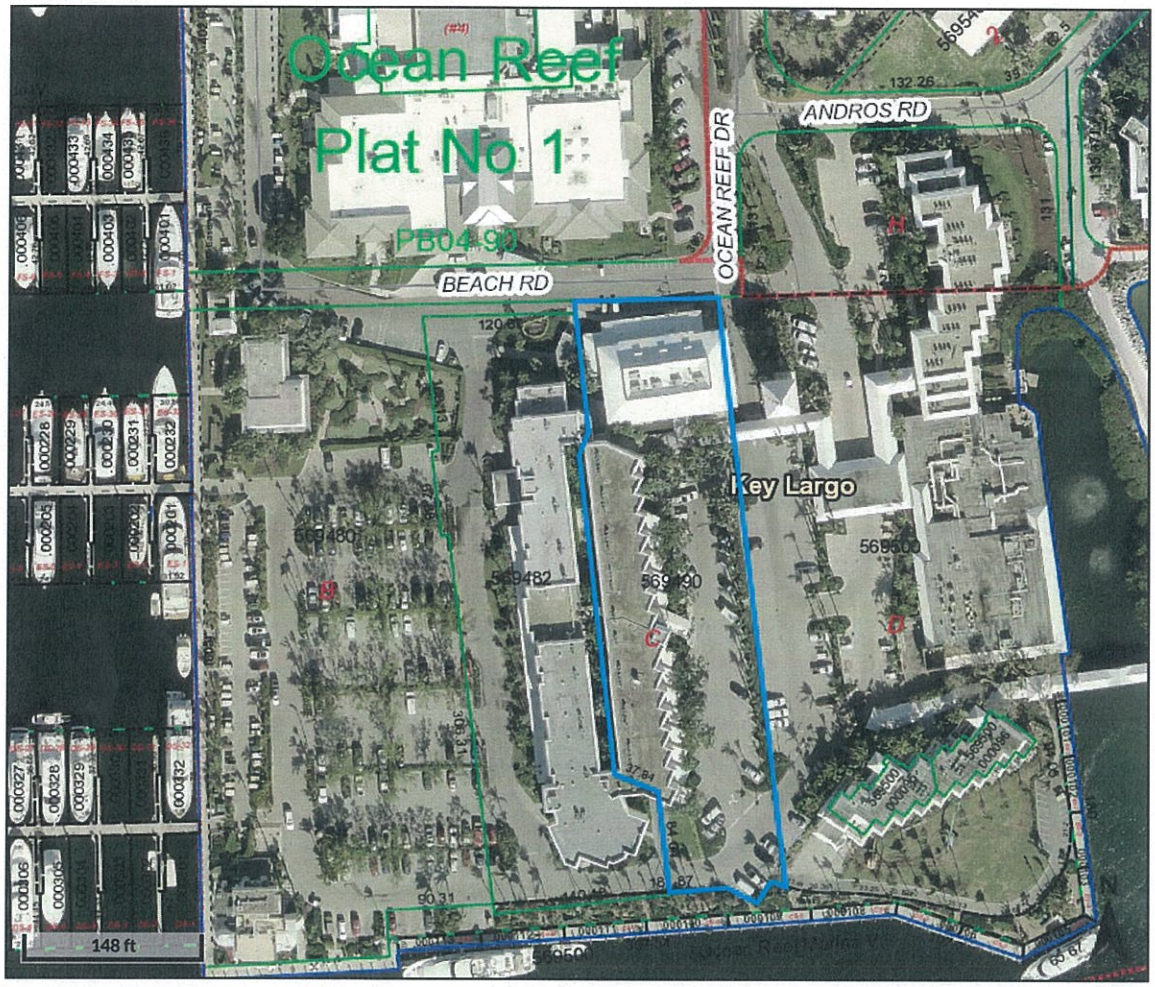

Overview

Legend

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- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00569490-000000	**Alternate ID**	1700339	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	HOTEL/MOTEL		
Property Address	BEACH Rd KEY LARGO				
District	500R				
Brief Tax Description	OCEAN REEF PLAT #1 PB4-90 KEY LARGO PT TR C (.97 AC) OR435-855/861 OR1247-1856/1876 (Note: Not to be used on legal documents)				

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Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
- Road Center
- Rights of Way
- Shoreline
- Condo Building
- Key Names
- Subdivisions
- Parcels

Parcel ID	00569470-000000	**Alternate ID**	1699870	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	HOTEL/MOTEL		
Property Address	OCEAN REEF Dr KEY LARGO				
District	500R				
Brief Tax Description	PT TR A OCEAN REEF PLAT NO 1 PB4-90 KEY LARGO OR435-855/61 OR1247-1856/76 OR2667-339/46 OR2667-352/56 OR2673-2008/94 OR2900-2133/38 OR2918-2306/2313 (Note: Not to be used on legal documents)				

Date created: 5/20/2020
Last Data Uploaded: 5/20/2020 2:34:35 AM

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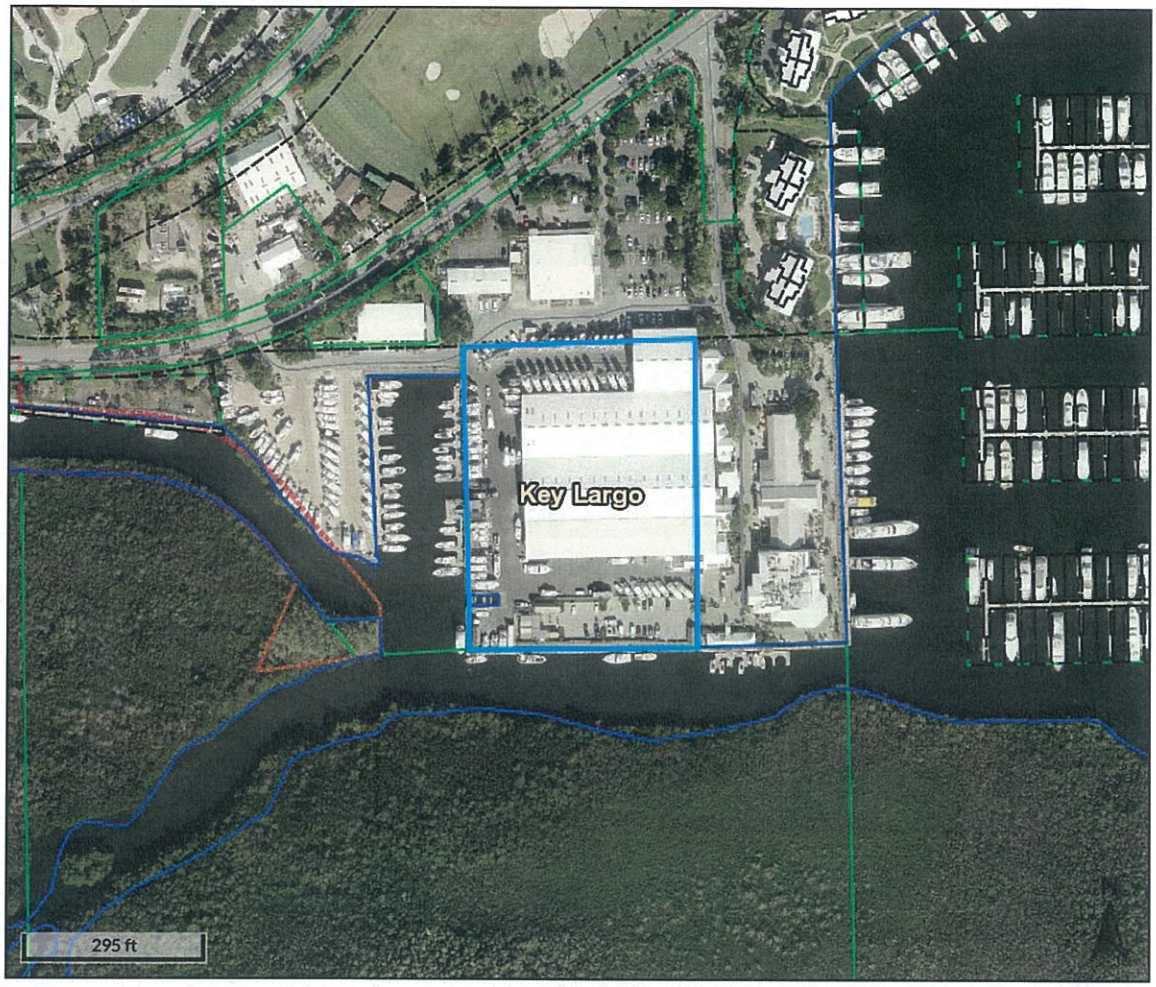

Overview

Legend

- Centerline
- Easements
- Hooks
- Lot Lines
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Parcel ID	00081880-000100	**Alternate ID**	1090409	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	18/59/41	**Class**	AIRPORT, MARINAS, BUS TERM		
Property Address	31 OCEAN REEF Dr OCEAN REEF				
District	500R				
Brief Tax Description	18 59 41 ISLAND OF KEY LARGO PB4-83 PT W1/2 OF NW1/4 (BOAT STORAGE AREA) G19-71 OR435-855/861 OR1247-1882/87Q/C (Note: Not to be used on legal documents)				

Date created: 5/20/2020
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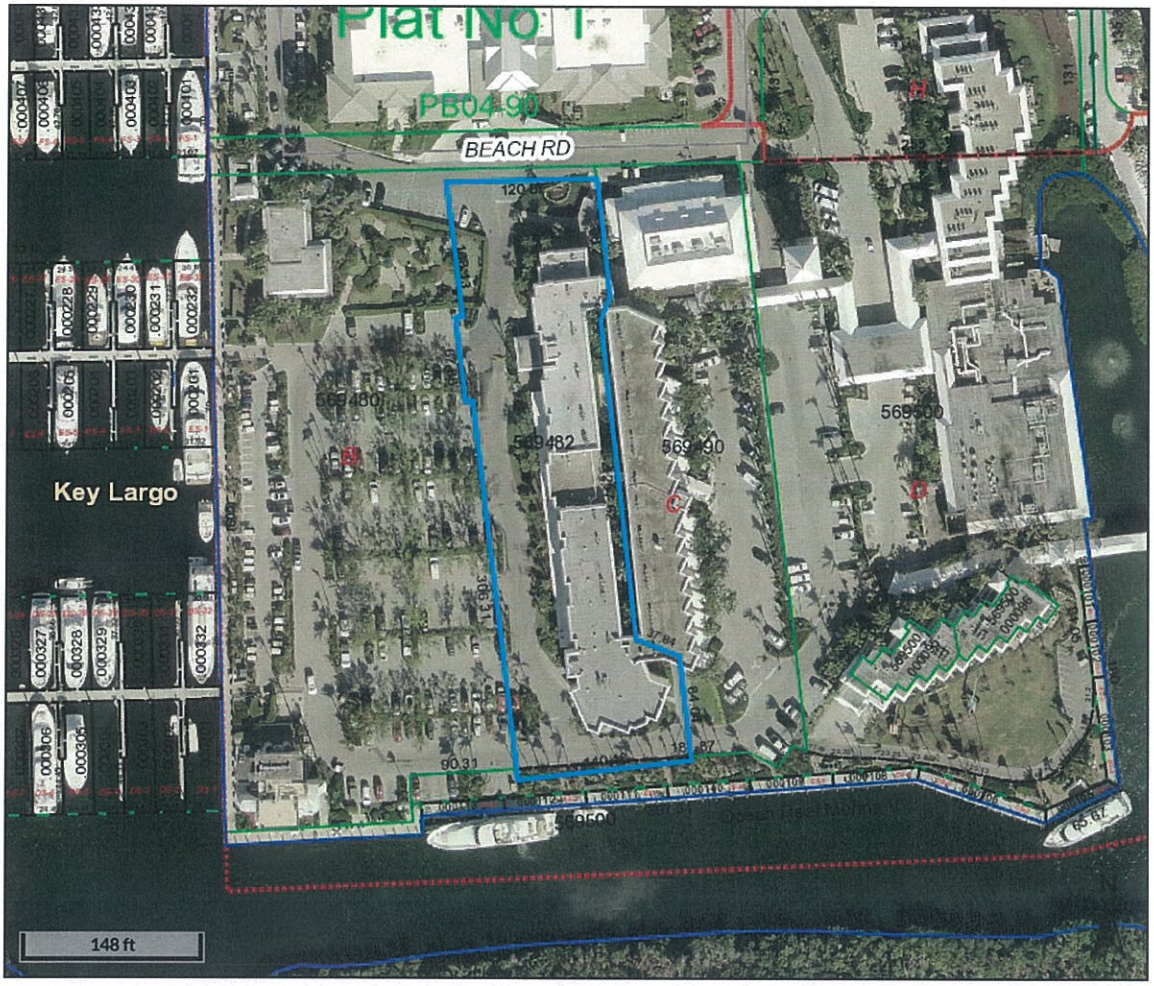

Overview

Legend

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Parcel ID	00569482-000000	**Alternate ID**	9104226	**Owner Address**	YACHTSMAN INN LAND LLC C/O ROBERT ANTHONY BOGDAN AGENT 35 Ocean Reef Dr Ste 200 Key Largo, FL 33037
Sec/Twp/Rng	18/59/41	**Class**	HOTEL/MOTEL		
Property Address	650 BEACH Rd OCEAN REEF				
District	500R				

Brief Tax Description PARCEL OF LAND IN AREA A OF SEABOARD PROPERTIES INC PB4-83 PB4-90 (1.294 AC) (F/K/A YACHTSMANS INN CONDOMINIUM – WHICH HAS BEEN TERMINATED)
OR2749-214/257(PLAN/TERMINATION) OR2847-2383/2441(PLAN/TERMINATION) OR2847-2442/2445QC OR2847-2446/2450QC OR2847-2451/2458 OR2858-1244/1303(PLAN/TERMINATION) OR2858-1239/1240(CERT/TERMINATION)
(Note: Not to be used on legal documents)

Date created: 5/20/2020
Last Data Uploaded: 5/20/2020 2:34:35 AM

Developed by Schneider GEOSPATIAL

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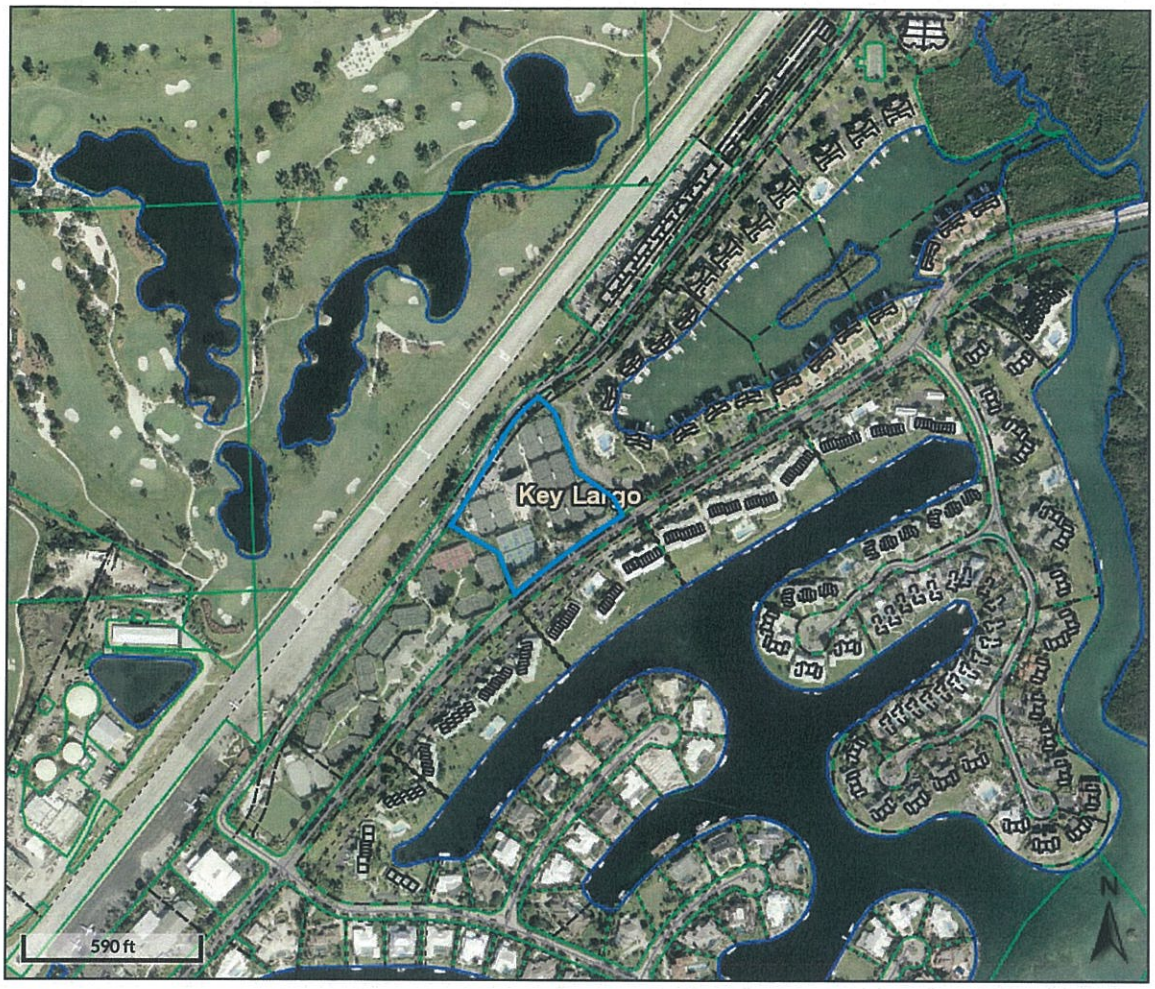

Overview

Legend

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Parcel ID	00081780-000300	**Alternate ID**	8557124	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	CLUB		
Property Address	314 ANCHOR Dr KEY LARGO				
District	500R				
Brief Tax Description	7 59 41 OF KEY LARGO PB4-83 PT NW 1/4 OF NE 1/4 (3.79AC) OR806-715/17 OR2572-435/38 (Note: Not to be used on legal documents)				

Date created: 5/20/2020
Last Data Uploaded: 5/20/2020 2:34:35 AM

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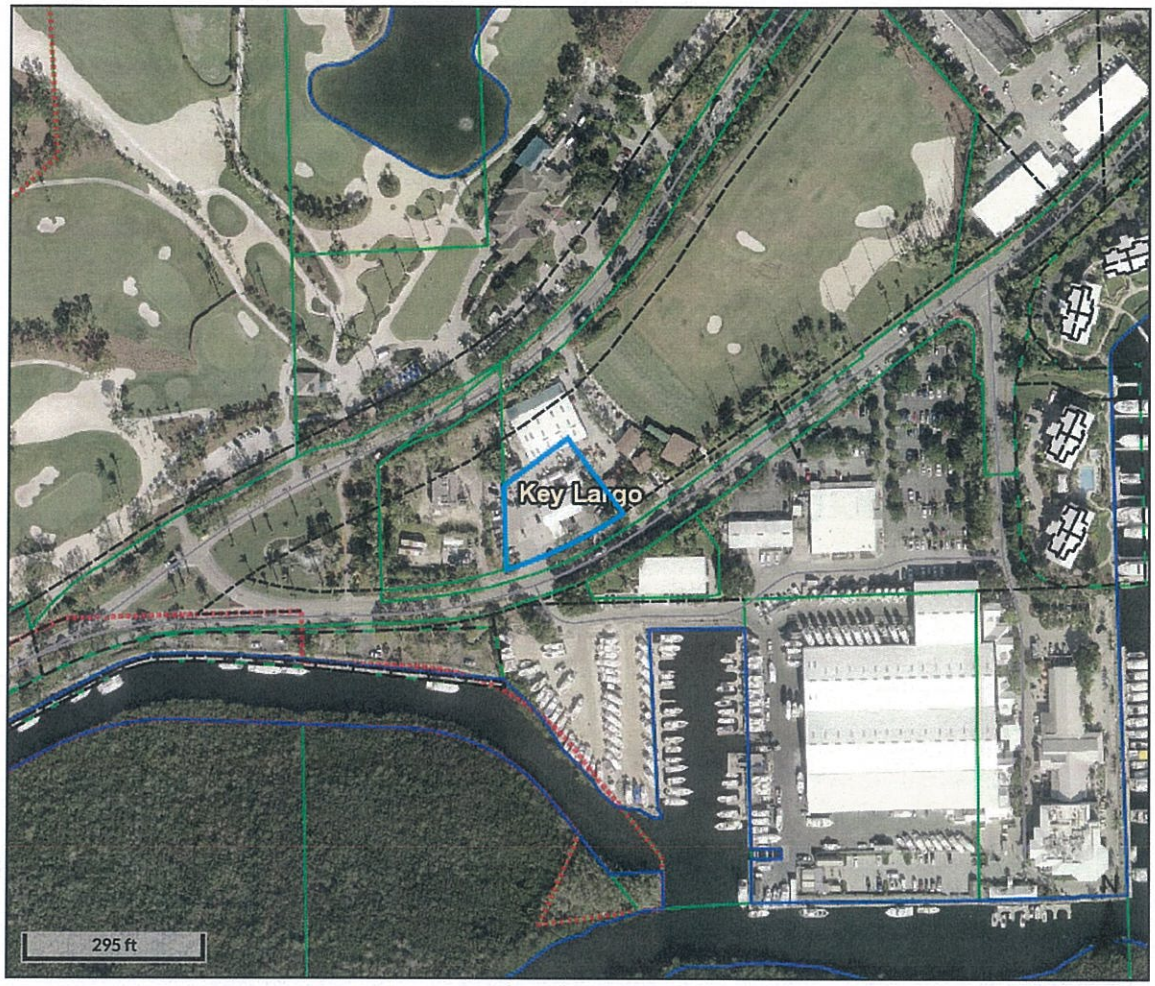

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Parcel ID	00081760-000100	**Alternate ID**	1090093	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	SERVICE STATION		
Property Address	1 DOCKSIDE Ln OCEAN REEF				
District	500R				
Brief Tax Description	7 59 41 KEY LARGO PT SW1/4 OF SW1/4 OR419-525 OR425-1034 OR1247-1856/1876 (Note: Not to be used on legal documents)				

Date created: 5/20/2020
Last Data Uploaded: 5/20/2020 2:34:35 AM

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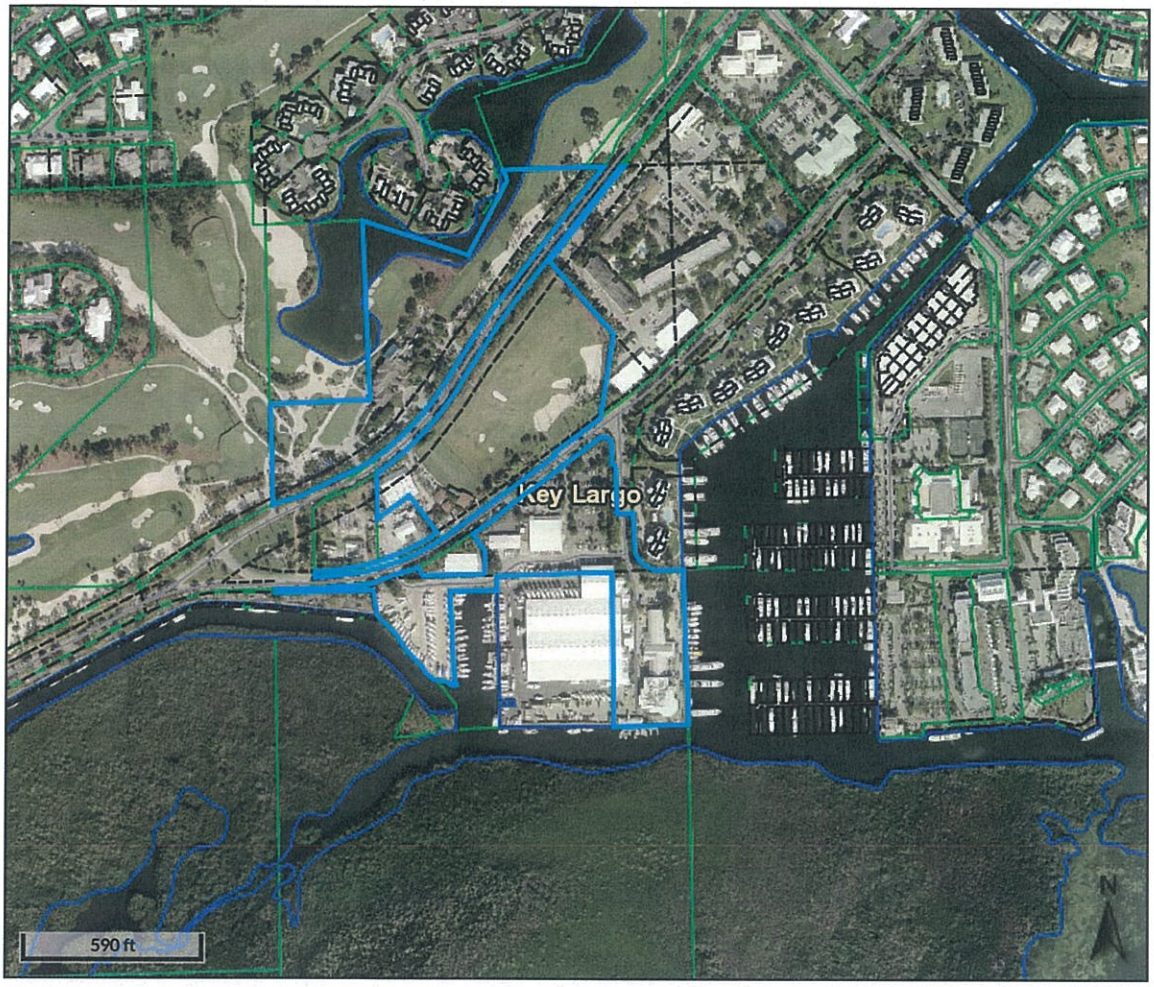

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Parcel ID	00081760-000000	**Alternate ID**	1090085	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	STORE COMBO		
Property Address	31 OCEAN REEF Dr OCEAN REEF				
District	500R				

Brief Tax Description 7 59 41 KEY LARGO PB4-83 PT SW1/4 OF SW1/4 G19-71 OR298-535 OR297-471 OR435-855/861 OR1247-1856/1876
(Note: Not to be used on legal documents)

Date created: 5/20/2020
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Parcel ID	00081740-000500	**Alternate ID**	9011663	**Owner Address**	O R BUSINESS CENTER LLC
Sec/Twp/Rng	07/59/41	**Class**	MULTISTORY		35 Ocean Reef Dr
Property Address	35 OCEAN REEF Dr				Key Largo, FL 33037
	OCEAN REEF				

District 500R

Brief Tax Description 7 59 41 ISLAND OF KEY LARGO PB4-83 PT NE 1/4 OF SW 1/4 OR1681-1741/45
(Note: Not to be used on legal documents)

Date created: 5/20/2020
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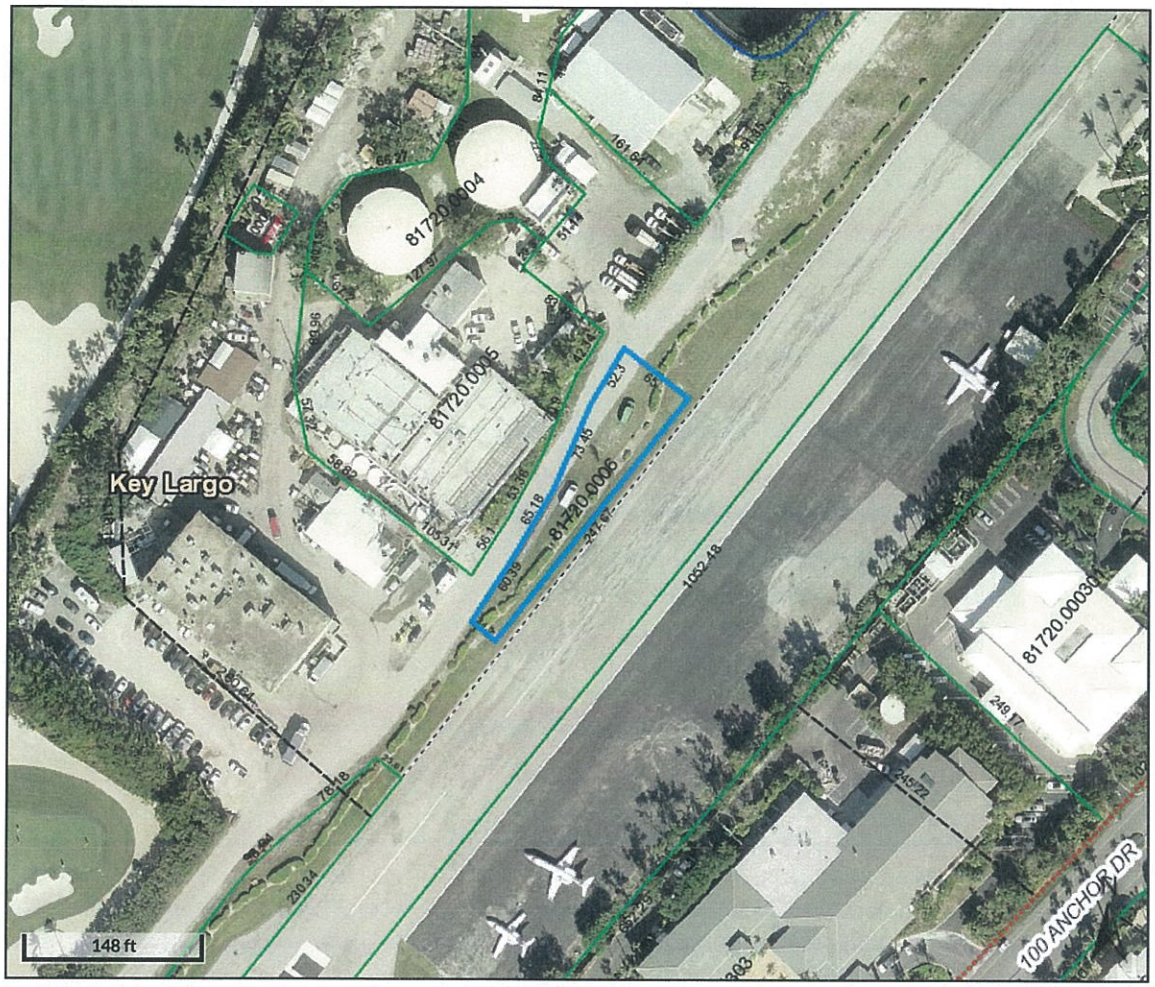

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Parcel ID	00081720-000600	**Alternate ID**	8867964	**Owner Address**	NORTH KEY LARGO UTILITY CORP 24 DOCKSIDE LANE PMB 512 KEY LARGO, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	UTILITY		
Property Address	VACANT LAND KEY LARGO				
District	500R				
Brief Tax Description	7 59 41 ISLAND OF KEY LARGO PT SE 1/4 OF NW 1/4 (DISPOSAL WELL FIELD) OR1344-1765/68 (Note: Not to be used on legal documents)				

Date created: 5/20/2020
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Parcel ID	00081720-000400	**Alternate ID**	8655037	**Owner Address**	FLORIDA KEYS AQUEDUCT AUTHORITY 1100 Kennedy Dr Key West, FL 33040
Sec/Twp/Rng	07/59/41	**Class**	UTILITY		
Property Address	VACANT LAND KEY LARGO				
District	500R				
Brief Tax Description	7 59 41 ISLAND OF KEY LARGO PB4-83 PT OF SE 1/4 OF NW 1/4 (.73AC) OR897-2223/2225 (Note: Not to be used on legal documents)				

Date created: 5/20/2020
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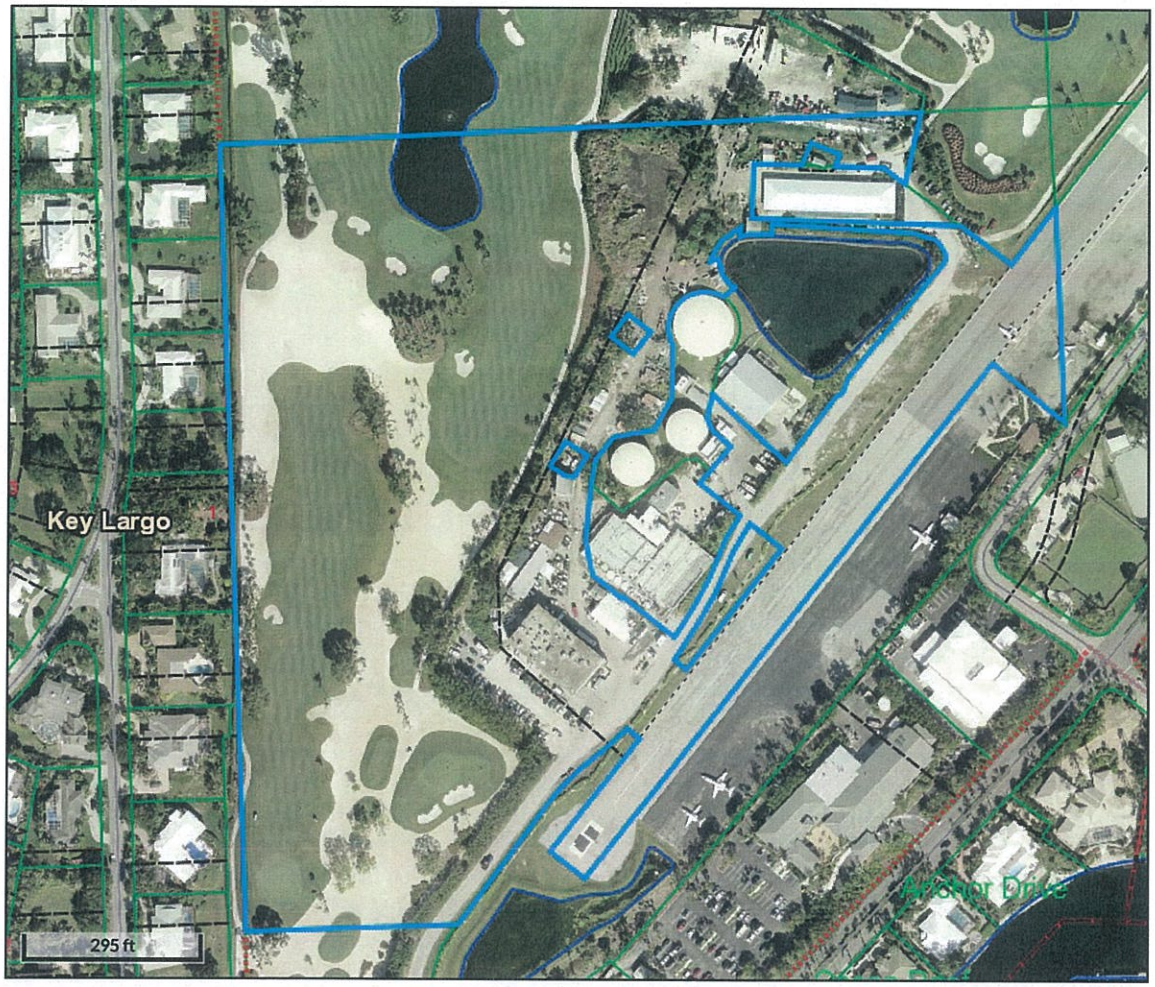

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Parcel ID	00081720-000000	**Alternate ID**	1089991	**Owner Address**	OCEAN REEF CLUB INC 35 Ocean Reef Dr Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	SERVICE SHOPS		
Property Address	100 COUNTRY CLUB Rd OCEAN REEF				
District	500R				

Brief Tax Description 7 59 41 ISLAND OF KEY LARGO PB4-83 PT SE 1/4 OF NW1/4 G62-114/15 OR435-855/56 OR517-361E OR571-919Q OR594-631Q OR897-2228/29E OR1247-1856/76 OR1952-1866/68E OR2846-1053/57 OR2846-1058/60 OR2846-1070E

(Note: Not to be used on legal documents)

Date created: 5/20/2020
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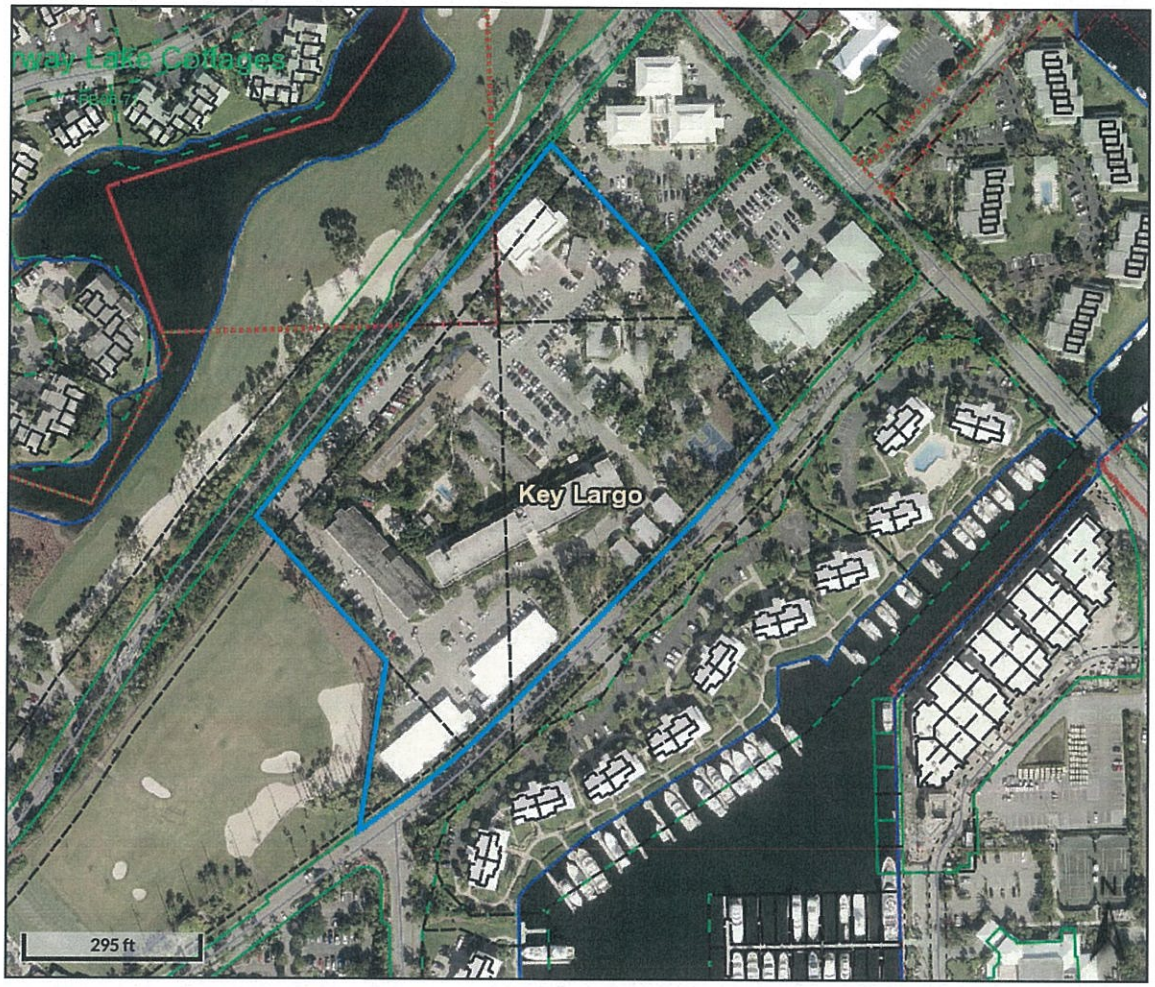

Overview

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Parcel ID	00081710-000000	**Alternate ID**	1089061	**Owner Address**	OCEAN REEF CLUB INC C/O ACCOUNTING DEPARTMENT 35 Ocean Reef Dr Ste 200 Key Largo, FL 33037
Sec/Twp/Rng	07/59/41	**Class**	CLUB		
Property Address	120 NIRVANA Ln OCEAN REEF				
District	500R				

Brief Tax Description 7 59 41 ISLAND OF KEY LARGO PB4-83 PT GOV LT 4 AND PT SW1/4 (9.70 AC) G19-71 G55-68/69 G55-105/106 G67-441 G68-172 OR297-471 OR298-535 OR435-855/861 OR571-919QC OR594-631QC OR1020-1158 OR1247-1856/1876 OR1339-255/258 OR2680-522/524Q/C

(Note: Not to be used on legal documents)

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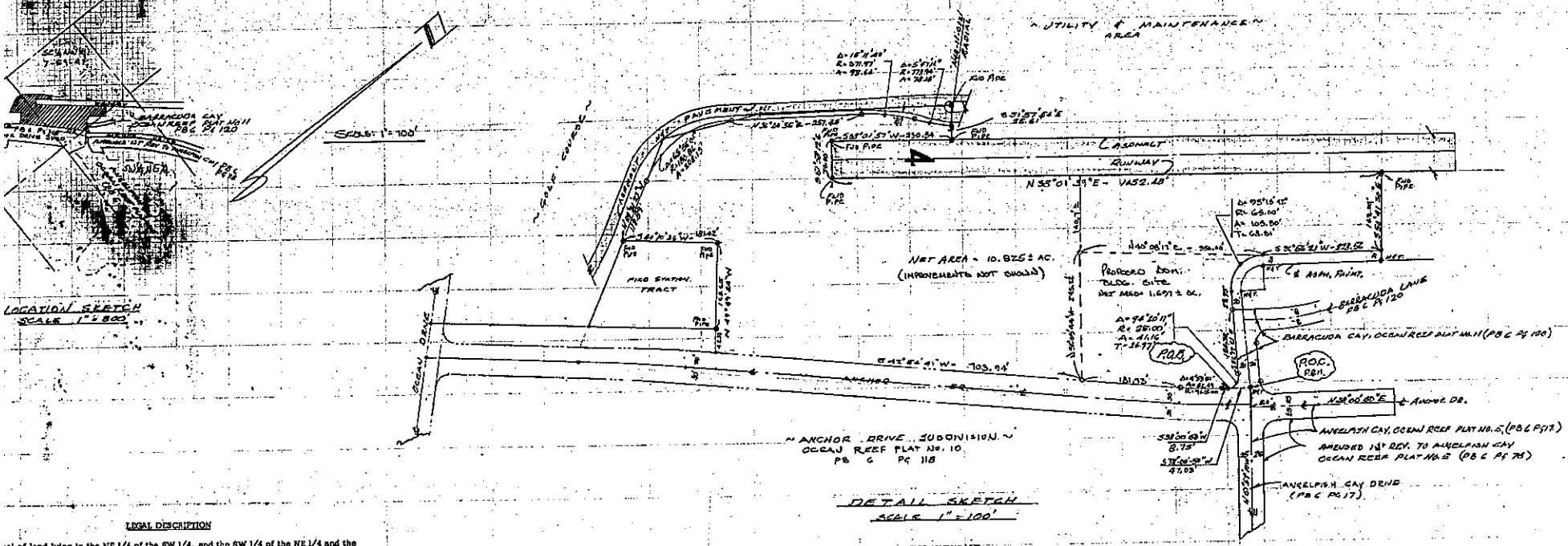


LOCATION SKETCH
SCALE 1" = 800'

DETAIL SKETCH
SCALE 1" = 100'

LEGAL DESCRIPTION

cel of land lying in the NE 1/4 of the SW 1/4, and the SW 1/4 of the NE 1/4 and the s NW 1/4 of Section 7, Township 59 South, Range 41 East, Key Largo, Monroe County, hown on the Plat of Lands of Seaboard Properties, Inc., according to the plat thereof, in Plat Book 4, Page 83 of the Public Records of Monroe County, Florida, being more described as follows.

ence at a P.R.M. being the most northerly corner of Anchor Drive Subdivision, Ocean , 10 according to the plat thereof, as recorded in Plat Book 6, Page 118 of the Public Monroe County, Florida; thence run Southwesterly along the northwesterly right-of- Anchor Drive as shown on the aforementioned plat S 38° 00' 50" W - 47.03 feet to the BEGINNING of the following described parcel of land: thence continue along said right- S 38° 00' 50" W - 8.75 feet to a point of curvature with a circular curve concave to st having for its elements a central angle of 4° 53' 51" and a radius of 965.00 feet; along said right-of-way line on the arc of said curve for 82.49 feet to a point of hence continue along said right-of-way line S 42° 54' 41" W - 885.67 feet; thence right-of-way line, run N 49° 49' 24" W - 47.31 feet to a found pipe, said pipe est easterly corner of the fire station tract; thence continue N 49° 49' 24" W (Fire ey N 49° 48' 13" W) 163.65 feet to a found pipe (most northerly corner of fire station e run S 40° 10' 36" W (Fire Station survey S 40° 11' 47" W) 181.42 feet to a vesterly corner of fire station tract); thence run N 29° 31' 27" W - 118.89 feet to a vature with a circular curve concave to the East; thence run along the arc of said curve, a elements a central angle of 65° 56' 01" and a radius of 180.86 feet for a distance et to a point of tangency; thence run N 36° 24' 35" E - 251.48 feet to a point of th a circular curve concave to the Southeast; thence run along the arc of said curve, a elements a central angle of 15° 11' 40" and a radius of 371.97 feet for a distance of o a point of reverse curvature with a circular curve concave to the Northwest; thence e arc of said curve, having for its elements a central angle of 5° 47' 16" and a radius et, for a distance of 78.18 feet to a point of nontangency, said center of curve 1° 22' 01" W from said point of nontangency; thence run S 51° 57' 54" E - 25.61 feet ipe at the northwesterly edge of the existing asphalt runway of the Ocean Reef Airport; 38° 01' 57" W along the edge of said asphalt runway 230.34 feet to a found pipe orner of the asphalt runway; thence run S 51° 58' 12" E - 70.00 feet to a found pipe lt runway 1052.48 feet to a found pipe; thence leaving said runway, run S 38° 41' 30" eet; thence run S 35° 56' 21" W - 228.56 feet to a point of curvature with a circular ve to the East; thence run along the arc of said curve, having for its elements a e of 93° 15' 42" and a radius of 65.00 feet, for a distance of 105.80 feet to a point thence run S 56° 19' 21" E - 29.95 feet to a point, said point being a corner of the of Barracuda Lane as shown on the Plat of Barracuda Cay, Ocean Reef Plat No. 11 in Plat Book 6, Page 120 of the Public Records of Monroe County, Florida; thence id right-of-way S 56° 19' 21" E - 124.98 feet to a point of curvature with a circular ve to the West; thence run along the arc of said curve, having for its elements a of 94° 20' 11" and a radius of 25.00 feet for a distance of 41.16 feet to a point and the POINT OF BEGINNING, containing 10.825 acres, more or less.

SURVEYORS NOTES:
1). BEARINGS SHOWN ARE BASED ON PLAT OF ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT NO. 10 PB 6 PG 118

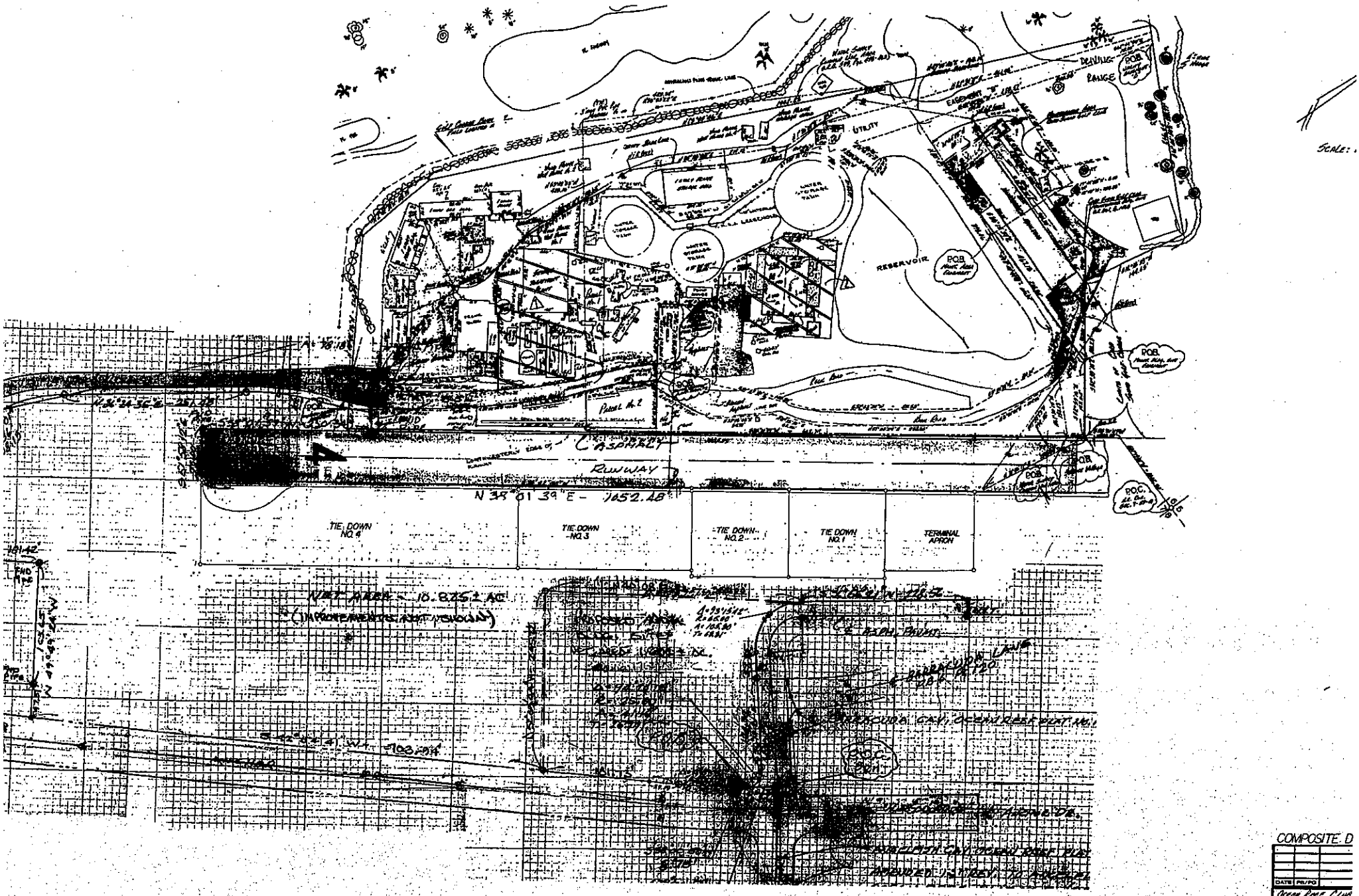
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALSO THAT THE SURVEY MEETS MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 472.027 FLORIDA STATUTES

JOSEPH J. STEIVOCHER
REG. ENGR. NO. 10792
REG. SURVEYOR NO. 3014
STATE OF FLORIDA

BOUNDARY SURVEY & LEGAL DE
OF AIRPORT AREA AT
OCEAN REEF CLUB, KEY LARGO, MONR
FLORIDA

TASK Engineers,
CONSULTING ENGINEERS AND SURVE
MIAMI
238-5394

	FB 1059 PG 20
Date: 5-25-83	Job No. 20
Drwn. by: J.S.	Chkd. by:



RESERVOIR
P.O.B.
P.O.C.
ASPHALT
RUNWAY
N 38°01'39"E - 1052.48'
TIE DOWN NO. 4
TIE DOWN NO. 3
TIE DOWN NO. 2
TIE DOWN NO. 1
TERMINAL APRON
NET AREA - 10.825± AC
(IMPROVEMENTS NOT SHOWN)
BARRACUDA CAY, OCEAN REEF PLAT NO. 1
SCALE:
COMPOSITE D
DATE
TASK
SURVEY
CONSULTING
ENGINEER

PROPOSED

PAVEMENT REHABILITATION FOR THE RESORT OFFICE BUILDING

AND

PARKING LAYOUT FOR THE POMPANO WING

OCEAN REEF CLUB

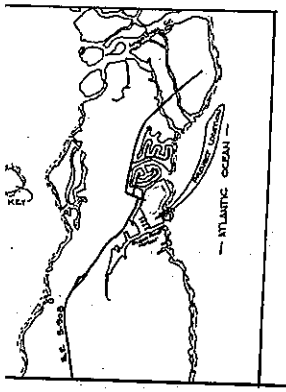
KEY LARGO, MONROE COUNTY, FLORIDA

PREPARED BY:

TASK ENGINEERS, INC.
CONSULTING ENGINEERS AND SURVEYORS
MATERIALS TESTING
MIAMI 238-5394

ATION SKETCH

N.T.S.

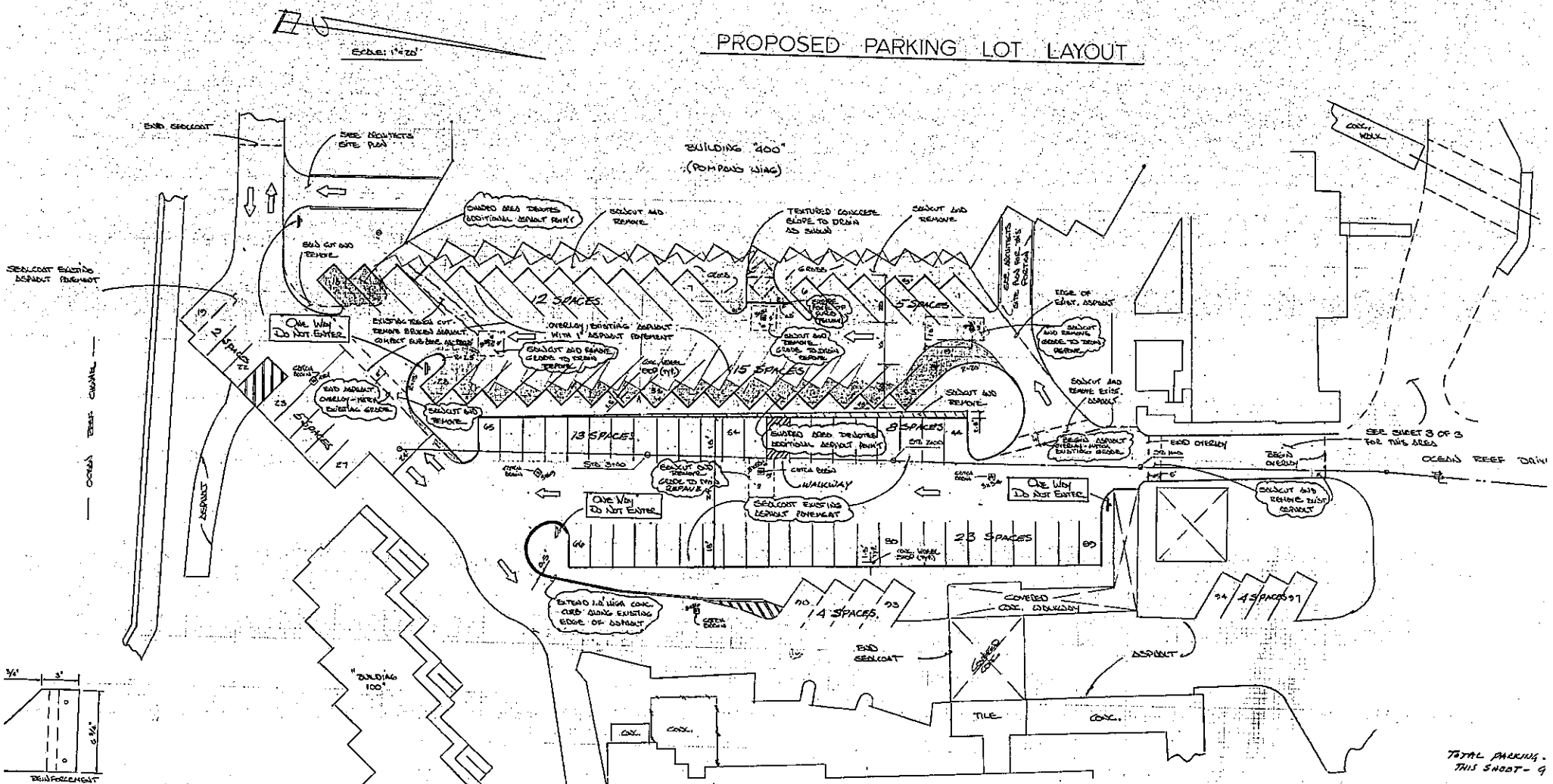


JOSEPH J. STEINOCHER
Reg. Engineer No. 10792
Reg. Land Surveyor No. 3026
State of Florida

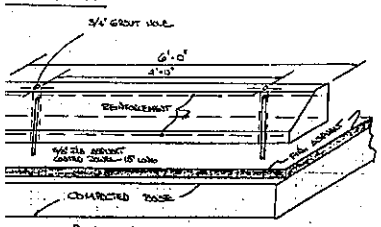
OCEAN REEF CLUB
KEY LARGO MONROE COU
TASK ENGINEE
CONSULTING ENGINEERS AN
MATERIALS TESTI
MIAMI 238-539
DATE: 9-6-84 F.B.
JOB NO: 2025.28 PG.

SHEET 1 OF

PROPOSED PARKING LOT LAYOUT



SECTION VIEW



PLAN VIEW

WHEEL STOP DETAIL

N.T.S.

TOTAL PARKING - THIS SHEET - 9

ENGINEER'S NOTES:

1) CONTRACTOR TO VERIFY EXISTENCE AND LOCATION OF ALL UTILITIES AND/OR OBSTRUCTIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2) REMOVE EXISTING ASPHALT AS NOTED - STRIP AND REMOVE FROM JOBSITE.
3) CONC. WHEEL STOPS TO BE INSTALLED AT EACH PARKING SPACE/REPLACE EXISTING AS DIRECTED BY OWNER.
4) TOTAL NUMBER OF CAR PARKING SPACES = 97
5) CONTRACTOR TO VERIFY THAT STORM WATER DRAINS IE, CATCH BASINS ARE IN WORKING ORDER & CLEANED OUT PRIOR TO PAVING. DRAINS FOUND TO BE PLUGGED, TO BE REDRILLED AT THE DIRECTION OF THE OWNER.
6) WHERE SEALCOAT IS SHOWN ON PLANS CONTRACTOR TO PROVIDE AND PLACE MINERAL SEAL COAT IN ACCORDANCE WITH FLO. DOT. SPECIFICATION 310 "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION 1982 EDITION," USING GRADE 16, SIZE 10 AGGREGATE FOR COVER MATERIAL.

JOSEPH J. STEINOCHER
PROFESSIONAL ENGINEER No 10792
PROFESSIONAL LAND SURVEYOR No 3026
STATE OF FLORIDA

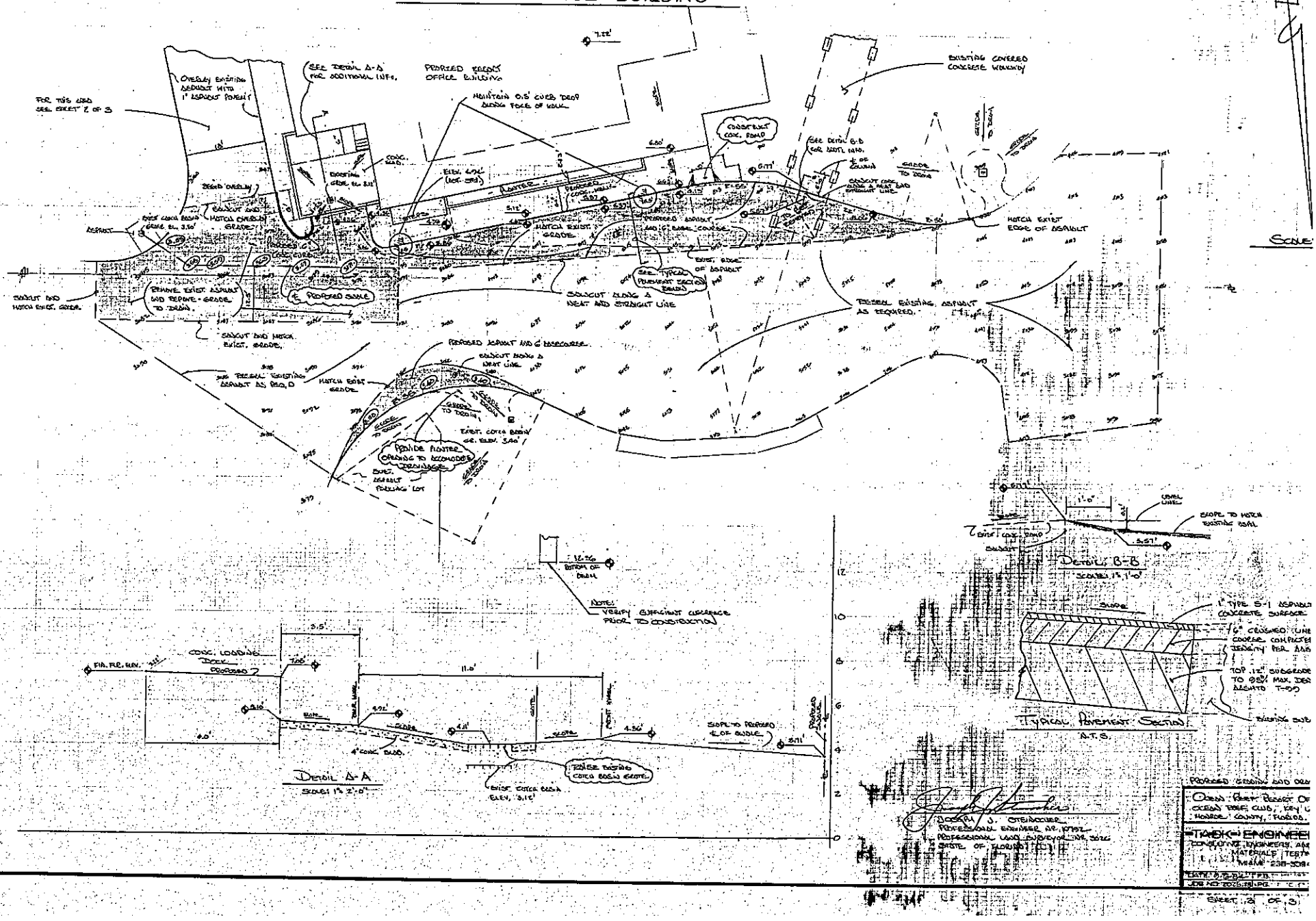
SKETCH OF:
PROPOSED PARKING LOT LAYO
OCEAN REEF CLUB - POMP
KEY LARGO, MONROE COUNTY

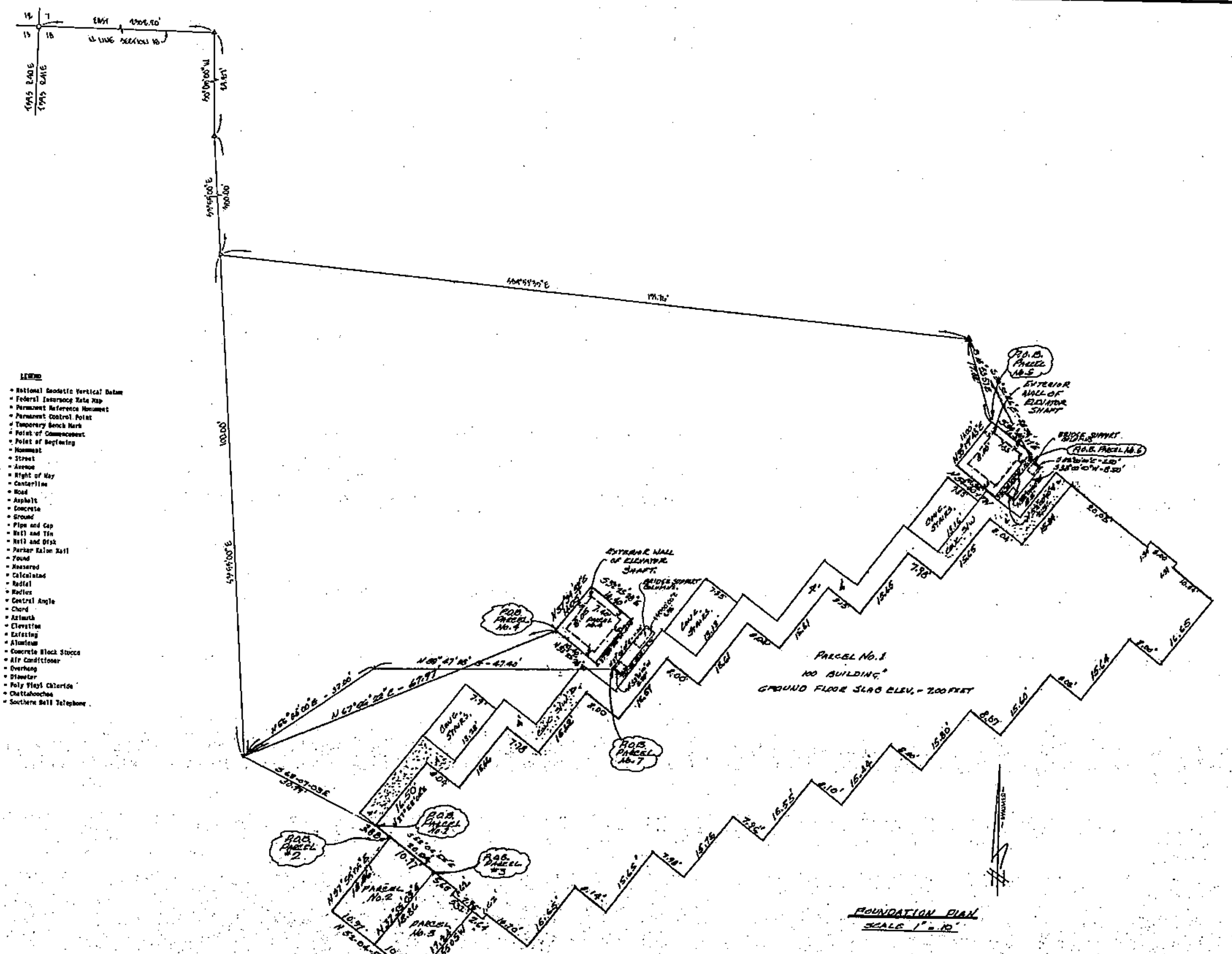
TASK ENGINEE
CONSULTING ENGINEERS AN
MATERIALS TESTI
MIAMI 238-539

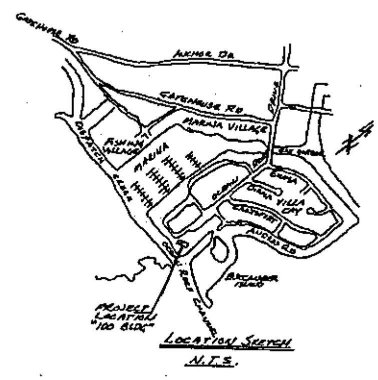
11-3-86	PARKING SPACE COUNT ADDED	DATE: AUG. 21, 1984 F.B.
DATE	REV/ADD.	JOB NO. 7025.28 PG

SHEET 2 OF

PROPOSED ENTRANCE and PAVEMENT REHABILITATION
RESORT OFFICE BUILDING







LEGEND

.V.D.	= National Geodetic Vertical Datum
.R.M.	= Federal Insurance Rate Map
.M.	= Permanent Reference Monument
.P.	= Permanent Control Point
.M.	= Temporary Bench Mark
.C.	= Point of Commencement
.B.	= Point of Beginning
.	= Monument
	= Street
	= Avenue
	= Right of Way
	= Centerline
	= Road
	= Asphalt
	= Concrete
RND	= Ground
C	= Pipe and Cap
T	= Nail and Tin
D	= Nail and Disk
NAIL	= Parker Kalon Nail
	= Found
	= Measured
	= Calculated
	= Radial
	= Radius
	= Central Angle
	= Chord
	= Azimuth
EV.	= Elevation
	= Existing
	= Aluminum
	= Concrete Block Stucco
	= Air Conditioner
	= Overhang
	= Diameter
	= Poly Vinyl Chloride
	= Chattahoochee
& T.	= Southern Bell Telephone

Surveyor's Report

1) Zoning, Zoned Street Lines, Setbacks, Underground Easements and Right-of-Ways, etc. from Abstract to be verified and/or obtained by Owner, Architect or Builder before design or construction.
2) Property lies within Flood Zone "VE", F.I.R.M. Base Flood Elevation (+) 14.0', Dated JUNE 14, 1994.
NOTE: CONTACT COMMUNITY REPOSITORY FOR REVISIONS, UPDATES, OR SPECIAL STUDIES OF FLOOD ZONE BOUNDARY AND/OR ELEVATION PRIOR TO DESIGN OR CONSTRUCTION.)
3) Elevations if shown refer to the National Geodetic Vertical Datum of 1929 unless otherwise noted.
4) Bearings shown are based on an assumed bearing of EAST along the NORTH LINE of SECTION 18.
5) Boundary pipe sizes shown denote outside diameter.
6) Benchmark Description: ELEV. 9.81' USC & GS BENCHMARK DISC L-239 1966

CERTIFIED TO:

EDMUND TERRY & BARBARA L. TERRY
OCEAN BANK
CHARTER TITLE COMPANY, INC.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

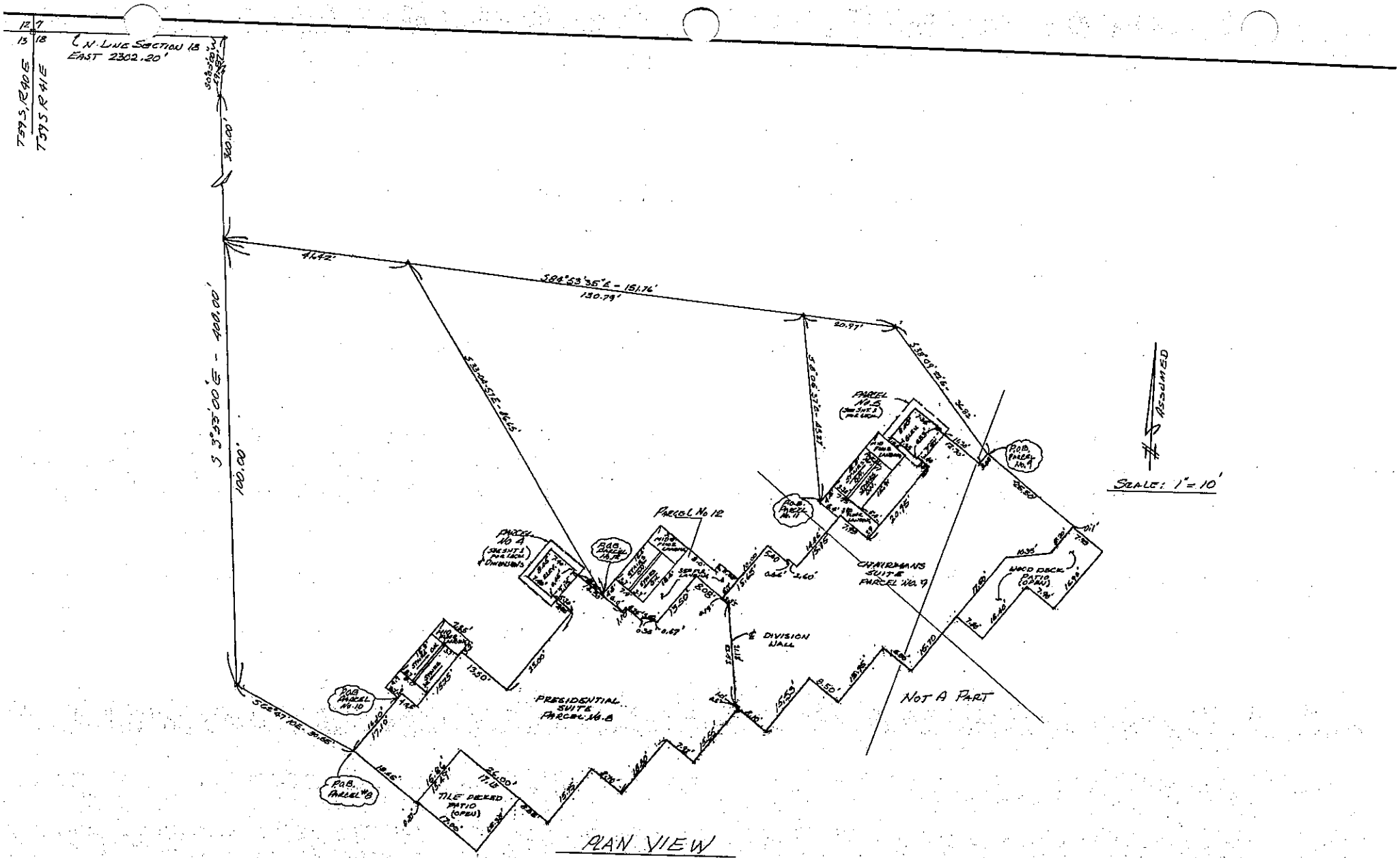
6-25-98

JOSEPH J. STEINOCHER
PROFESSIONAL ENGINEER NO. 10792
PROFESSIONAL LAND SURVEYOR NO. 3026
STATE OF FLORIDA

Not Valid without signature and the seal of a Florida licensed Surveyor and Mapper.

FOUNDATION SURVEY 1st FLOOR
BUILDING "100"
OCEAN REEF, MONROE COUNTY

TASK SURVEYO[R]
ENGINEERS/LAND SURVEYOR[S]



PLAN VIEW

EXTERIOR FOOTPRINT OF THIRD FLOOR OF "100" BUILDING OCEAN REEF CLUB

6-25-98

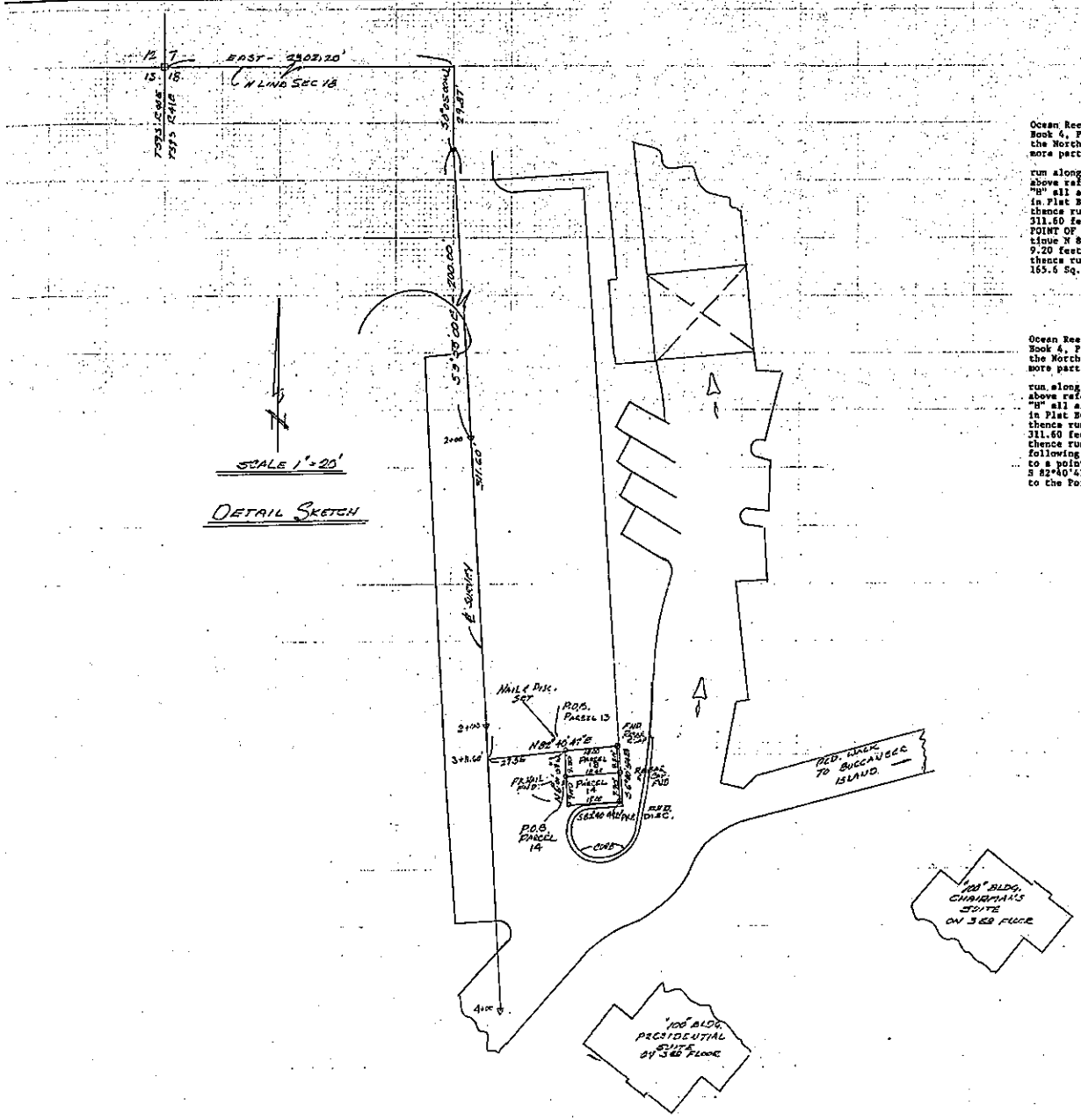
JOSEPH J. STEINBOCKER
PROFESSIONAL ENGINEER NO. 10792
PROFESSIONAL LAND SURVEYOR NO. 3026
STATE OF FLORIDA

Not Valid without signature and the seal of a Florida licensed Surveyor

DATE	PR/PL	REVISION

RESIDENTIAL SUITE
3RD FLOOR OF BUILDING "100"
OCEAN REEF, MONROE COUNTY, FL

TASK SURVEYORS
ENGINEERS/LAND SURVEYORS/PL



LEGAL DESCRIPTION - PARCEL NO. 13

A parcel of land, being a portion of Tract "D" as shown on Ocean Reef Plat No. 1 according to the plat thereof, as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County Florida, lying in the North 1/2 of Section 18, Township 59 South, Range 41 East, and being more particularly described as follows:

Commence at the N.W. corner of Section 18, T59S, R41E, thence run along the north line of said Section 18, East (Bearings derived from above referenced plat) 2302.20 feet to a point on the west line of Tract "H" all as shown on the Plat of Ocean Reef Plat No. 1 Amended, as recorded in Plat Book 5, Page 72 of the Public Records of Monroe County, Fla, thence run S 0°05'00" W - 29.87 feet to a point, thence run S 3°55'00"E - 311.60 feet to a point; thence run N 82°40'47" E - 27.35 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N 82°40'47" E - 18.00 feet to a point; thence run S 6°00'54" E - 9.20 feet to a point; thence run S 82°40'47" W - 18.00 feet to a point; thence run N 6°00'54" W - 9.20 feet to the Point of Beginning containing 165.6 Sq. Ft., more or less.

LEGAL DESCRIPTION - PARCEL NO. 14

A parcel of land, being a portion of Tract "D" as shown on Ocean Reef Plat No. 1 according to the plat thereof, as recorded in Plat Book 4, Page 90 of the Public Records of Monroe County Florida, lying in the North 1/2 of Section 18, Township 59 South, Range 41 East, and being more particularly described as follows:

Commence at the N.W. corner of Section 18, T59S, R41E, thence run along the north line of said Section 18, East (bearings derived from above referenced plat) 2302.20 feet to a point on the west line of Tract "H" all as shown on the Plat of Ocean Reef Plat No. 1 Amended, as recorded in Plat Book 5, Page 72 of the Public Records of Monroe County, Fla; thence run S 0°05'00" W - 29.87 feet to a point, thence run S 3°55'00" E- 311.60 feet to a point; thence run N 82°40'47" E - 27.35 feet to a point; thence run S 6°00'54"E - 9.20 feet to the POINT OF BEGINNING of the following described parcel of land; thence run N 82°40'47" E - 18.00 feet to a point; thence run S 6°00'54" E - 9.90 feet to a point; thence run S 82°40'47" W - 18.00 feet to a point; thence run N 6°00'54" W - 9.90 feet to the Point of Beginning containing 178.2 square feet, more or less.

6-25-98

JOSEPH J. STEINOCHER
PROFESSIONAL ENGINEER NO. 10792
PROFESSIONAL LAND SURVEYOR NO. 3026
STATE OF FLORIDA

Not Valid without signature and the seal of a Florida licensed Surveyor and Mapper.

6-25-98	-	LEGAL DESC
DATE	FR/PD	

MERIDIONAL &
MINING LOCATION
MEAN REEF, MONROE

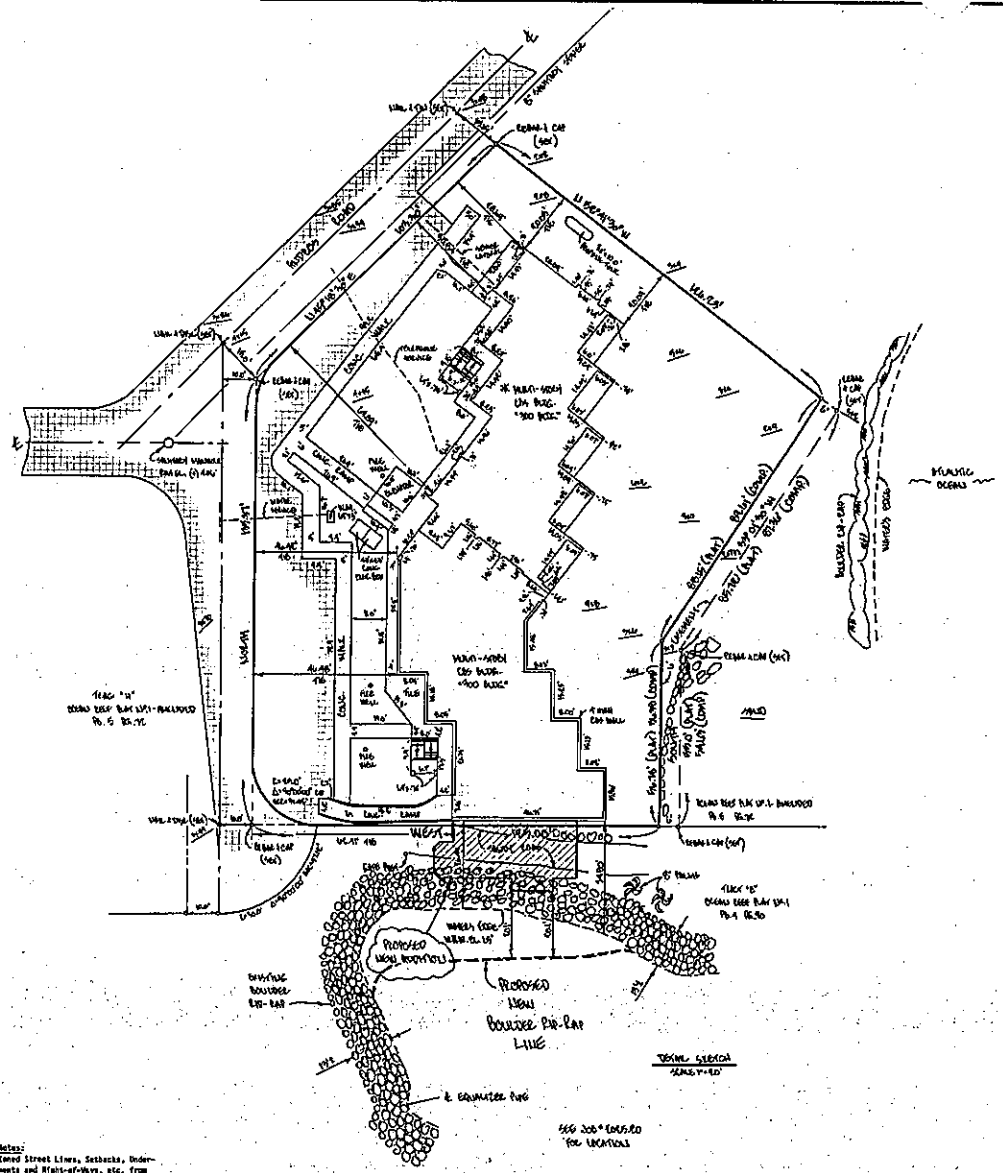
TASK SURVE
ENGINEERS/LAND SUR
17050 NW 57th AVENUE, M
TEL: (305) 233-3030 F
CERTIFICATE OF AUTHORIZ

PRESIDENTIAL & C
PARKING LOCAT
OCEAN REEF C
MONROE CO

TASK ENGINI
CONSULTING ENGINEERS
MATERIALS, TI
MIAMI 238-

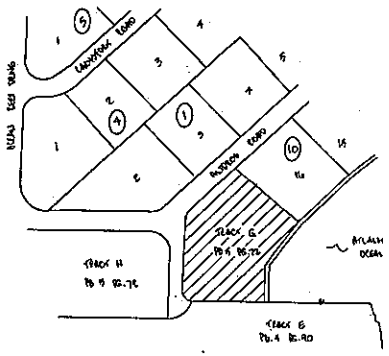
DATE: 9-16-85 F.B. 10
JOB NO 2025.92 PG.

SHEET 4 OF 4



* FLOOD HAZARD ELEVATIONS (NAVD 1988)

NAV LIP.	101-N	1.49'
" "	102-N	1.97'
" "	103-N	1.54'
" "	104-N	1.98'
" "	105-N	1.48'
AVERAGE ELEVATION		1.47'
& BUILDING POINTS		1.99'



LOCATION SKETCH
SCALE 1" = 100'

LEGEND

CONC.	CONCRETE
C.B.S.	CONCRETE BLOCK STUCCO
BLDG.	BUILDING
H.W.W.	MEAN HIGH WATER
W.M.	WATER METER
EL.	ELEVATION
E.	CENTERLINE
CONC.	CONCRETE
R.	RADIUS
Δ	CENTRAL ANGLE
REC.	RECORD LENGTH
ELEC.	ELECTRIC

LEGAL DESCRIPTION

TRACK "G", OCEAN DEEP PLAT UNIT 1 INCLUDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 72,

ALSO

A PORTION OF TRACK "G", OCEAN DEEP PLAT UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 90, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA

Surveyor's Notes:

1) Zoning, Zoned Street Lines, Setbacks, Underground Easements and Right-of-Ways, etc. from Abstract to be verified and/or obtained by Owner, Architect or Builder before design or Construction.
2) Property Site within Flood Zone VE, October 17, 1989. F.I.R.M. Base Flood Elevation (+) 7.0'
3) Elevations if shown refer to the National Geodetic Vertical Datum of 1929 unless otherwise noted.
4) Bearings and distances based on Record Plat.
5) Benchmark Description: Elev. 4.74'
(+4.04 NGVD)(NAVD) Spec. L-347
6) ⊕ Denotes Sign. Elevation Elev. at Centerline Elev.
⊕ Denotes Sign. Elevation Elev. at Centerline Elev.

Surveyor's Certifications:

I hereby certify that the above "Special Purpose Survey" was prepared under my direction and is true and correct to the best of my knowledge and belief, and that the survey meets minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 21HH-6, Florida Administrative Code.

5/2/91

Joseph A. Stamacher
Professional Engineer No. 10782
Professional Land Surveyor No. 3025
State of Florida

5-1-91	-	[illegible]
5-10-91	WM-(F)	[illegible]
DATE	FB/PG	[illegible]

[illegible] SURVEY - BLDG. 300
OCEAN DEEP CLUB, KEY LARGO
MONROE COUNTY, FLORIDA

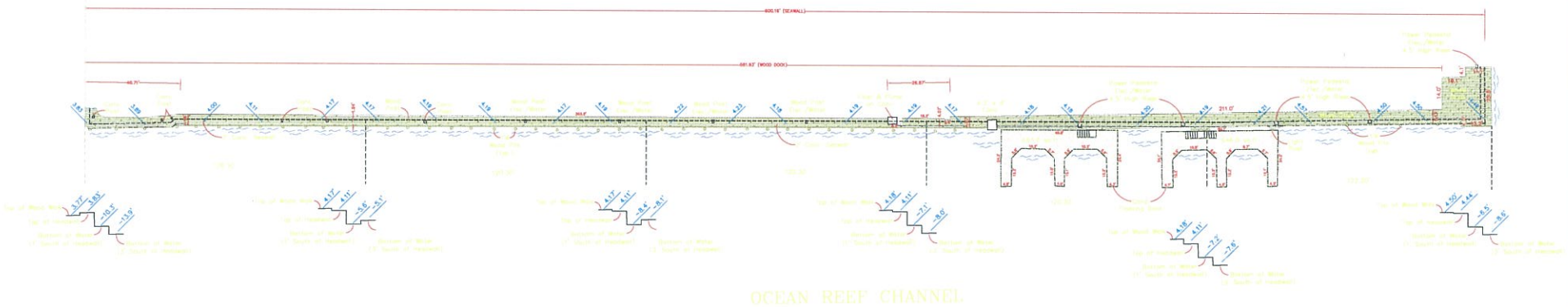
TASK SURVEYO
CONSULTING ENGINEERI

20335 OLD OUTLER ROAD/P.
233 3026

DATE 4-23-91 F.B.
JOB NO. [illegible] P.G. [illegible]

SPECIAL PURPOSE SURVEY

RAW BAR SEAWALL



OCEAN REEF CLUB
RAW BAR SEAWALL
MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.

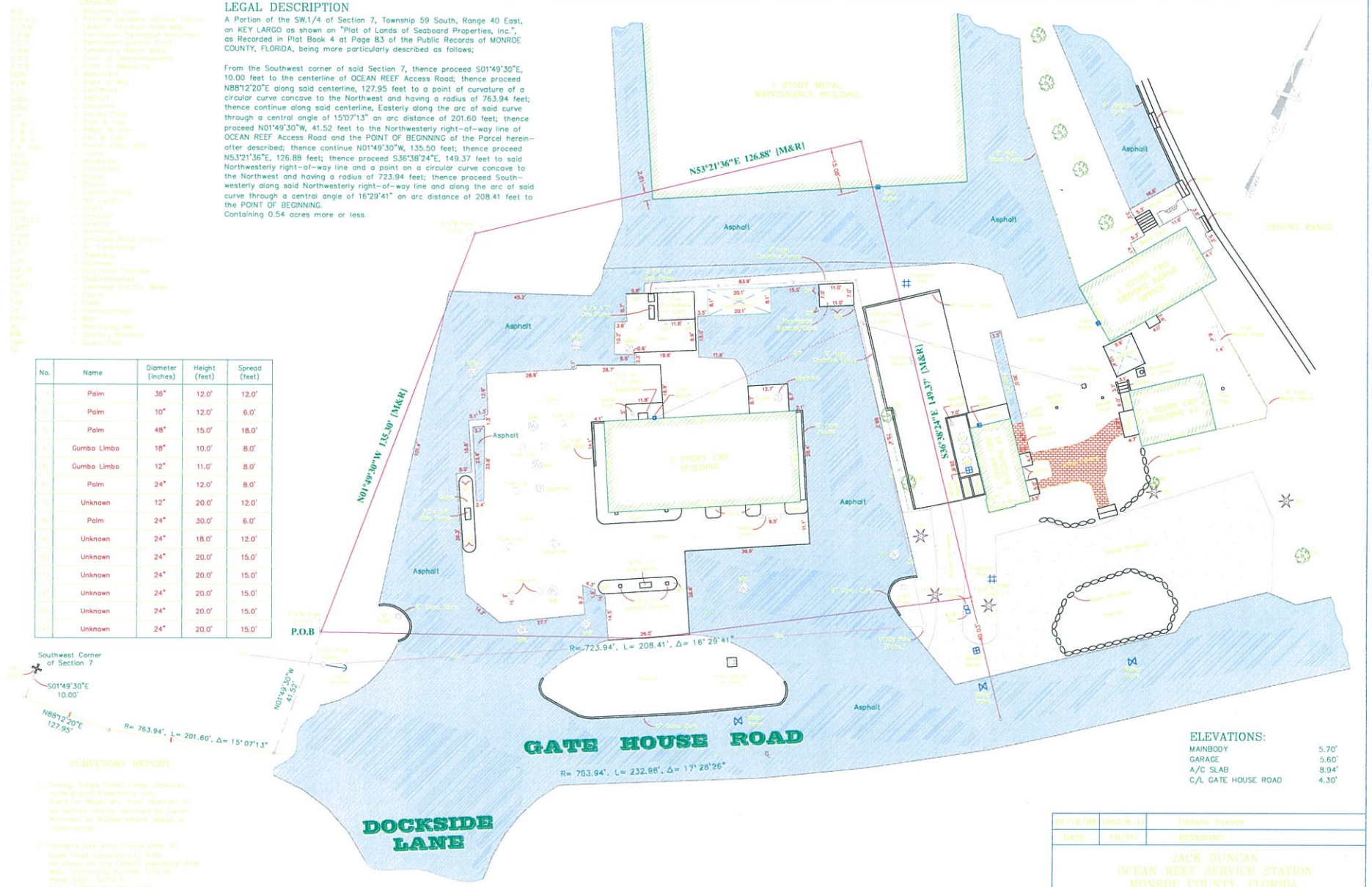
17835 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL. (305) 223-3035 FAX. (305) 255-5939
CERTIFICATE OF AUTHORIZATION No.0004867

LEGAL DESCRIPTION

A Portion of the SW.1/4 of Section 7, Township 59 South, Range 40 East, on KEY LARGO as shown on "Plat of Lands of Seaboard Properties, Inc.", as Recorded in Plat Book 4 at Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows;

From the Southwest corner of said Section 7, thence proceed S01°49'30"E, 10.00 feet to the centerline of OCEAN REEF Access Road; thence proceed N88°12'20"E along said centerline, 127.95 feet to a point of curvature of a circular curve concave to the Northwest and having a radius of 763.94 feet; thence continue along said centerline, Easterly along the arc of said curve through a central angle of 15°07'13" an arc distance of 201.60 feet; thence proceed N01°49'30"W, 41.52 feet to the Northwesterly right-of-way line of OCEAN REEF Access Road and the POINT OF BEGINNING of the Parcel hereinafter described; thence continue N01°49'30"W, 135.50 feet; thence proceed N53°21'36"E, 126.88 feet; thence proceed S36°38'24"E, 149.37 feet to said Northwesterly right-of-way line and a point on a circular curve concave to the Northwest and having a radius of 723.94 feet; thence proceed Southwesterly along said Northwesterly right-of-way line and along the arc of said curve through a central angle of 16°29'41" an arc distance of 208.41 feet to the POINT OF BEGINNING.
Containing 0.54 acres more or less.

No.	Name	Diameter (inches)	Height (feet)	Spread (feet)
1	Palm	36"	12.0'	12.0'
2	Palm	10"	12.0'	6.0'
3	Palm	48"	15.0'	18.0'
4	Gumbo Limbo	18"	10.0'	8.0'
5	Gumbo Limbo	12"	11.0'	8.0'
6	Palm	24"	12.0'	8.0'
7	Unknown	12"	20.0'	12.0'
8	Palm	24"	30.0'	6.0'
9	Unknown	24"	18.0'	12.0'
10	Unknown	24"	20.0'	15.0'
11	Unknown	24"	20.0'	15.0'
12	Unknown	24"	20.0'	15.0'
13	Unknown	24"	20.0'	15.0'
14	Unknown	24"	20.0'	15.0'



ELEVATIONS:

MAINBODY	5.70'
GARAGE	5.60'
A/C SLAB	8.94'
C/L GATE HOUSE ROAD	4.30'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

JOSEPH J. STEINOCHER
PROFESSIONAL ENGINEER No.10792
PROFESSIONAL LAND SURVEYOR & MAPPER No.3028
STATE OF FLORIDA

Not valid without signature and the seal of a Florida Licensed Surveyor and Mapper

DATE	FB/PG	REVISIONS
01/18/08	1282/8-11	Update Survey

JACK DUNCAN
OCEAN REEF SERVICE STATION
MONROE COUNTY, FLORIDA.

TASK SURVEYORS INC.
ENGINEERS/LAND SURVEYORS/PLANNERS
17638 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3038 FAX: (305) 255-5939
CERTIFICATE OF AUTHORIZATION No.0004867

DRWN BY: R.O.C.	F.B/PG: 1280/46-48	DATE: 8/14/07
CHKD BY: J.J.S.	PATH: Land Project 82/C 2025-356	JOB No. 2025-356

LEGAL DESCRIPTION

A Parcel of Land lying in the South 1/2 of Section 7 and the North 1/2 of Section 18, Township 59 South, Range 41 East, MONROE COUNTY, FLORIDA, being a portion of Area "A" as shown on the "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as Recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA and more particularly described as follows: Commence at the most Northerly corner of TRACT "G" as shown on "OCEAN REEF PLAT No. 1 AMENDED", according to the Plat thereof as Recorded in Plat Book 5, Page 72 of the Public Records of MONROE COUNTY, FLORIDA; thence along the common line between TRACT "G" and Lot 16, Block 10 of last referenced Plat S52°41'30"E for 128.23 feet; thence S50°09'27"E for 8.03 feet to a point of intersection with said Plat Boundary and the POINT OF BEGINNING of the following described Parcel of Land; thence N45°18'30"E for 38.74 feet to a point of intersection with the MEAN HIGH WATER LINE of the ATLANTIC OCEAN; thence along the MEAN HIGH WATER LINE with the following (56) fifty six courses:

1) S32°44'03"W for 24.70 feet
2) S08°23'58"W for 38.83 feet
3) S08°13'13"E for 17.04 feet
4) S13°12'27"E for 46.05' feet
5) S41°03'50"E for 28.02 feet
6) S88°23'49"E for 37.70 feet
7) S82°43'12"E for 45.49 feet
8) S77°59'10"E for 22.80 feet
9) S84°51'08"E for 27.46 feet
10) S52°22'18"E for 29.93 feet
11) S42°43'09"E for 35.97 feet
12) S33°16'55"E for 6.75 feet
13) S00°55'58"W for 57.25 feet
14) S38°25'47"E for 65.30 feet
15) S01°27'53"E for 56.43 feet
16) S00°14'03"E for 45.30 feet
17) S28°52'03"E for 1.93 feet
18) S17°41'27"E for 38.59 feet
19) S15°53'03"E for 36.69 feet
20) S14°04'58"E for 77.60 feet
21) S10°38'32"E for 49.85 feet
22) S11°54'09"E for 36.09 feet
23) S08°23'43"E for 42.57 feet
24) S02°22'50"E for 26.85 feet
25) S43°48'10"E for 23.27 feet
26) S70°00'55"E for 40.88 feet
27) S78°30'03"E for 85.44 feet
28) N68°16'38"E for 21.01 feet
29) S76°06'48"E for 34.21 feet
30) S25°05'56"E for 35.50 feet
31) S35°08'20"W for 33.88 feet
32) N84°57'17"W for 17.95 feet
33) N74°54'15"W for 26.95 feet
34) N73°07'18"W for 42.11 feet
35) N71°29'23"W for 31.58 feet
36) N68°31'24"W for 33.87 feet
37) N78°12'21"W for 29.20 feet
38) N71°53'01"W for 58.97 feet
39) N70°27'05"W for 146.80 feet
40) N73°52'11"W for 65.91 feet
41) N79°11'25"W for 63.00 feet
42) N69°02'20"W for 15.22 feet
43) N87°00'51"W for 8.24 feet
44) N68°32'48"W for 21.07 feet
45) N83°03'43"W for 33.40 feet
46) N35°04'14"W for 14.89 feet
47) N22°15'58"W for 37.76 feet
48) N07°14'30"W for 61.61 feet
49) N08°48'13"W for 51.62 feet
50) N04°56'37"W for 38.13 feet
51) N09°40'33"W for 48.14 feet
52) N08°23'58"W for 62.56 feet
53) N08°37'04"E for 8.07 feet
54) N19°08'15"W for 149.78 feet
55) N28°24'17"W for 13.89 feet
56) N59°00'07"W for 22.77 feet

to a point of intersection with the South Line of TRACT "H" as shown on "OCEAN REEF PLAT No. 1 AMENDED", according to the Plat thereof as Recorded in Plat Book 5, Page 72 of the Public Records of MONROE COUNTY, FLORIDA; thence East for 17.74 feet to a point of curvature with a circular curve concave to the Northwest; thence along the arc of said curve, having a central angle of 90°00'00" and a Radius of 30.00 feet for 47.12 feet to a point of intersection with the South Line of TRACT "G" as shown on the above referenced Plat; thence along said South Line East for 111.00 feet to the Southeasterly boundary of the above referenced Plat; thence along said boundary North for 54.83 feet (Plat - 55.00 feet); thence N33°01'30"E for 87.09 feet (Plat - 85.72 feet) to the POINT OF BEGINNING. Containing 5.44 acres more or less.

Page 3 of 3

07/29/05	FIELD	Complete Field Survey
07/29/05	DRAW	Initial Drawing
08/02/05	REVISE (1)	Added High Water Elevation
DATE	REVISE	REVISIONS

OCEAN REEF CLUB
DUCKANEER ISLAND
MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.

PROFESSIONAL LAND SURVEYORS & MAPPERS
17836 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 253-3035 FAX: (305) 255-5209
CERTIFICATE OF AUTHORIZATION No.0004987

DRAWN BY: R.G.S.	FIELD CREW: CHIEF: R.G.S.	DATE: 10/01/05
CHECKED BY: R.G.S.	FIELD BOOK: PAGE:	FILE No.: 05-0-7-1

LEGAL DESCRIPTION

A Parcel of Land lying in the South 1/2 of Section 7 and the North 1/2 of Section 18, Township 59 South, Range 41 East, MONROE COUNTY, FLORIDA, being a portion of Area "A" as shown on the "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as Recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA and more particularly described as follows: Commence at the most Northerly corner of TRACT "G" as shown on "OCEAN REEF PLAT No. 1 AMENDED", according to the Plat thereof as Recorded in Plat Book 5, Page 72 of the Public Records of MONROE COUNTY, FLORIDA; thence along the common line between TRACT "G" and Lot 16, Block 10 of last referenced Plat S52°41'30"E for 126.23 feet; thence S50°09'27"E for 8.03 feet to a point of intersection with said Plat Boundary and the POINT OF BEGINNING of the following described Parcel of Land; thence N45°18'30"E for 39.74 feet to a point of intersection with the MEAN HIGH WATER LINE of the ATLANTIC OCEAN; thence along the MEAN HIGH WATER LINE with the following (58) fifty six courses:

1) S33°44'03"W for 24.70 feet
2) S08°23'56"W for 38.93 feet
3) S08°13'13"E for 17.04 feet
4) S13°12'27"E for 46.05' feet
5) S41°03'50"E for 28.02 feet
6) S88°23'49"E for 37.70 feet
7) S82°43'13"E for 43.49 feet
8) S77°59'10"E for 22.80 feet
9) S84°01'08"E for 27.48 feet
10) S52°22'19"E for 29.93 feet
11) S42°43'09"E for 35.97 feet
12) S33°16'55"E for 8.75 feet
13) S00°55'58"W for 57.25 feet
14) S28°25'47"E for 65.30 feet
15) S01°27'53"E for 56.43 feet
16) S00°14'03"E for 45.30 feet
17) S29°52'07"E for 1.93 feet
18) S13°41'27"E for 36.59 feet
19) S15°53'03"E for 36.69 feet
20) S14°04'58"E for 77.60 feet
21) S10°38'32"E for 49.85 feet
22) S11°54'09"E for 36.09 feet
23) S08°23'43"E for 42.57 feet
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26) S70°00'55"E for 40.88 feet
27) S78°30'03"E for 85.44 feet
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31) S35°08'20"W for 33.88 feet
32) N84°57'17"W for 17.95 feet
33) N74°54'15"W for 26.95 feet
34) N75°07'18"W for 42.11 feet
35) N71°29'37"W for 31.58 feet
36) N68°31'24"W for 33.87 feet
37) N78°10'21"W for 29.20 feet
38) N71°53'01"W for 68.97 feet
39) N70°27'05"W for 146.80 feet
40) N73°52'11"W for 65.91 feet
41) N79°11'25"W for 83.00 feet
42) N69°02'20"W for 13.22 feet
43) N87°00'51"W for 9.24 feet
44) N68°32'48"W for 21.07 feet
45) N63°03'43"W for 33.40 feet
46) N35°04'14"W for 14.89 feet
47) N22°15'58"W for 37.76 feet
48) N07°14'30"W for 61.61 feet
49) N08°48'13"W for 51.62 feet
50) N04°56'37"W for 38.13 feet
51) N09°40'33"W for 48.14 feet
52) N08°23'58"W for 62.56 feet
53) N09°37'04"E for 8.07 feet
54) N19°08'15"W for 149.78 feet
55) N26°24'17"W for 13.89 feet
56) N56°00'07"W for 22.77 feet

to a point of intersection with the South Line of TRACT "H" as shown on "OCEAN REEF PLAT No. 1 AMENDED", according to the Plat thereof as Recorded in Plat Book 5, Page 72 of the Public Records of MONROE COUNTY, FLORIDA; thence East for 17.74 feet to a point of curvature with a circular curve concave to the Northwest; thence along the arc of said curve, having a central angle of 90°00'00" and a Radius of 30.00 feet for 47.12 feet to a point of intersection with the South Line of TRACT "G" as shown on the above referenced Plat; thence along said South Line East for 111.00 feet to the Southeasterly boundary of the above referenced Plat; thence along said boundary North for 54.63 feet (Plat – 55.00 feet); thence N33°01'30"E for 87.09 feet (Plat – 85.72 feet) to the POINT OF BEGINNING. Containing 5.44 acres more or less.

08-30-05	FIELD	Updated Field Work
08-30-05	OFFICE	Update Boundary
08-30-05	CERTIFICATE	Mean High Water Survey
DATE	FIELD/OFFICE	REVISIONS

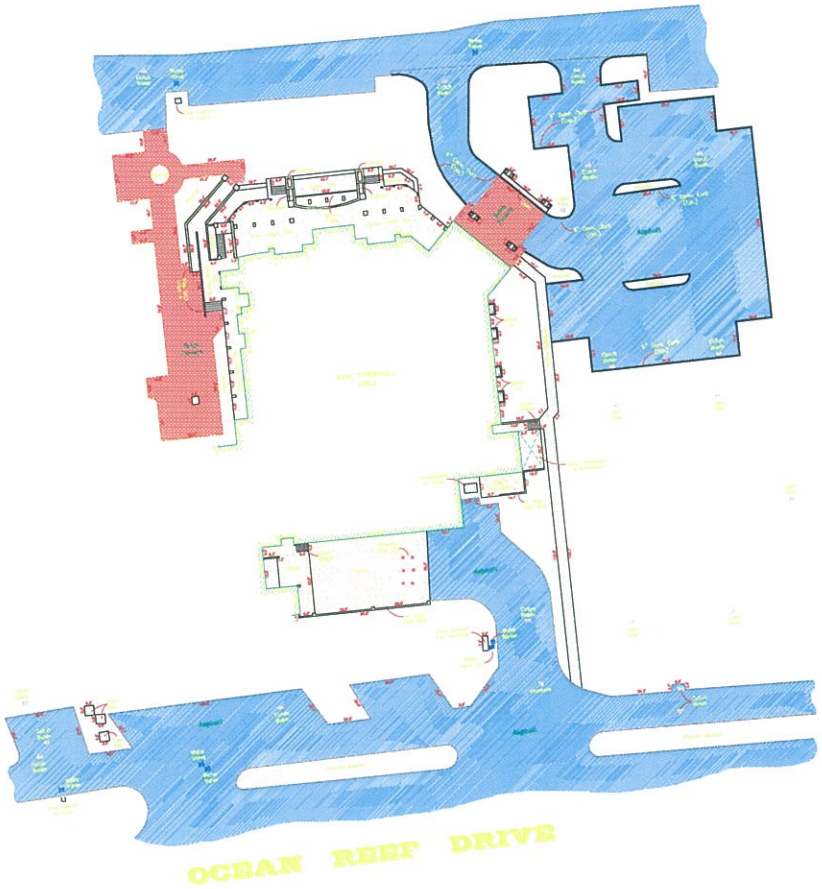
OCEAN REEF CLUB
RICKENKER ISLAND
MONROE COUNTY, FLORIDA

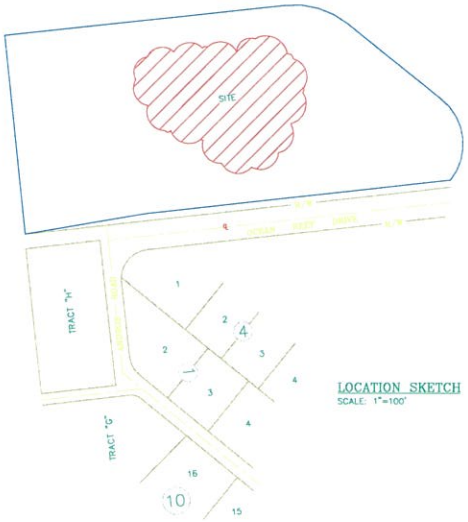
TASK SURVEYORS INC.

17838 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 235-3058 FAX: (305) 255-5239
CERTIFICATE OF AUTHORIZATION No.0004887

SPECIAL PURPOSE SURVEY

AS-BUILT OCEAN REEF TOWNHALL





LOCATION SKETCH
SCALE: 1"=100'

GRAPHIC SCALE

OCEAN REEF CLUB
TOWNHALL
MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.

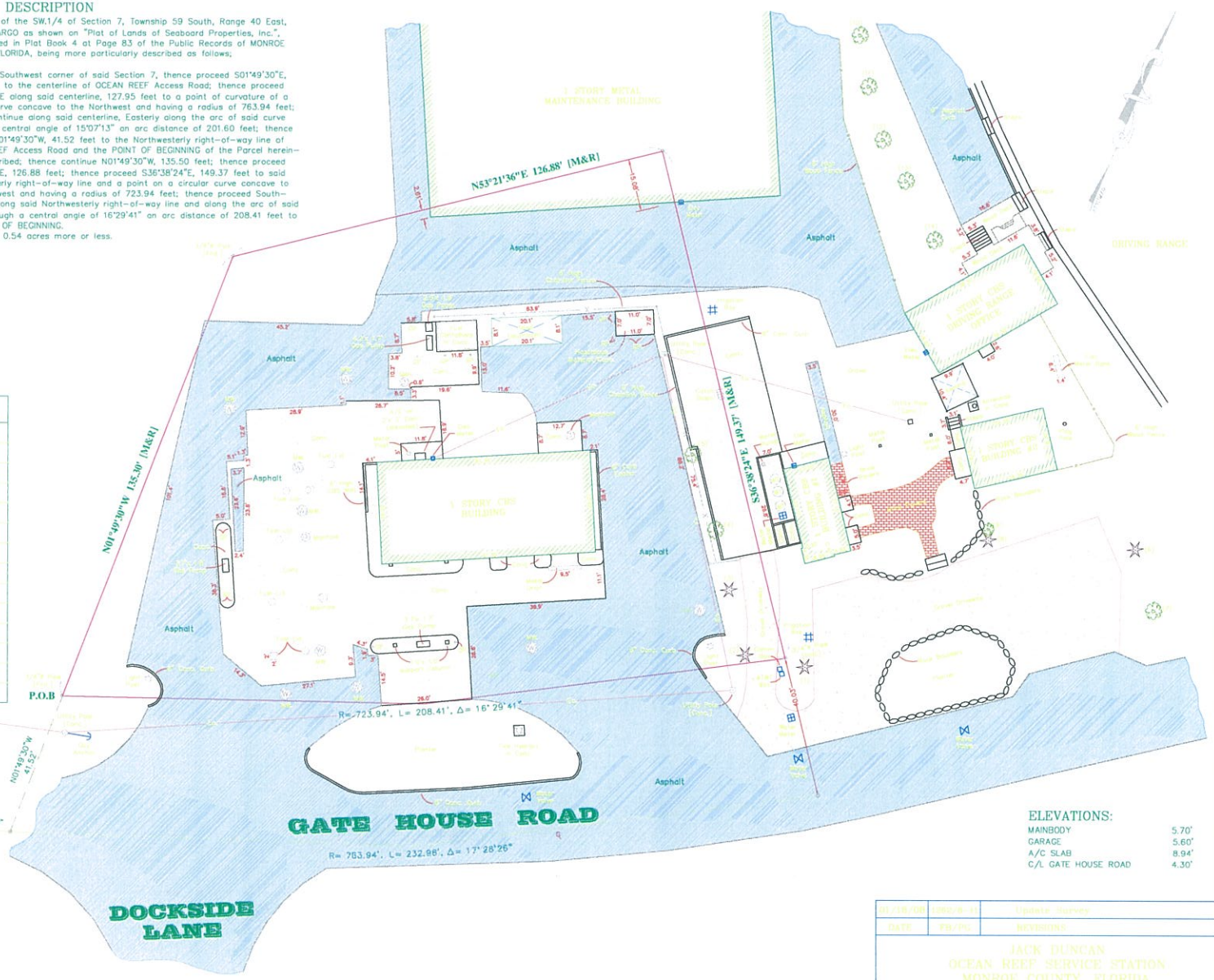
17638 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 235-3036 FAX: (305) 255-5839
CERTIFICATE OF AUTHORIZATION No.0004867

LEGAL DESCRIPTION

A Portion of the SW.1/4 of Section 7, Township 59 South, Range 40 East, on KEY LARGO as shown on "Plat of Lands of Seaboard Properties, Inc.", as Recorded in Plat Book 4 at Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows;

From the Southwest corner of said Section 7, thence proceed S01°49'30"E, 10.00 feet to the centerline of OCEAN REEF Access Road; thence proceed N88°12'20"E along said centerline, 127.95 feet to a point of curvature of a circular curve concave to the Northwest and having a radius of 763.94 feet; thence continue along said centerline, Easterly along the arc of said curve through a central angle of 15°07'13" an arc distance of 201.60 feet; thence proceed N01°49'30"W, 41.52 feet to the Northwesterly right-of-way line of OCEAN REEF Access Road and the POINT OF BEGINNING of the Parcel hereinafter described; thence continue N01°49'30"W, 135.50 feet; thence proceed N53°21'36"E, 126.88 feet; thence proceed S36°38'24"E, 149.37 feet to said Northwesterly right-of-way line and a point on a circular curve concave to the Northwest and having a radius of 723.94 feet; thence proceed Southwesterly along said Northwesterly right-of-way line and along the arc of said curve through a central angle of 16°29'41" an arc distance of 208.41 feet to the POINT OF BEGINNING.
Containing 0.54 acres more or less.

No.	Name	Diameter (inches)	Height (feet)	Spread (feet)
1	Palm	36"	12.0'	12.0'
2	Palm	10"	12.0'	6.0'
3	Palm	48"	15.0'	18.0'
4	Gumbo Limbo	18"	10.0'	8.0'
5	Gumbo Limbo	12"	11.0'	8.0'
6	Palm	24"	12.0'	8.0'
7	Unknown	12"	20.0'	12.0'
8	Palm	24"	30.0'	6.0'
9	Unknown	24"	18.0'	12.0'
10	Unknown	24"	20.0'	15.0'
11	Unknown	24"	20.0'	15.0'
12	Unknown	24"	20.0'	15.0'
13	Unknown	24"	20.0'	15.0'
14	Unknown	24"	20.0'	15.0'



ELEVATIONS:

MAINBODY	5.70'
GARAGE	5.60'
A/C SLAB	8.94'
C/L GATE HOUSE ROAD	4.30'

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

JOSEPH J. STRINGER
PROFESSIONAL ENGINEER No.10792
PROFESSIONAL LAND SURVEYOR & MAPPER No.5029
STATE OF FLORIDA

Not valid without signature and the raised or a Florida License Surveyor and Mapper.

6/14/07	FBC-B-31	Update Survey
DATE	FB/PG	REVISIONS

JACK DUNCAN
OCEAN REEF SERVICE STATION
MONROE COUNTY, FLORIDA

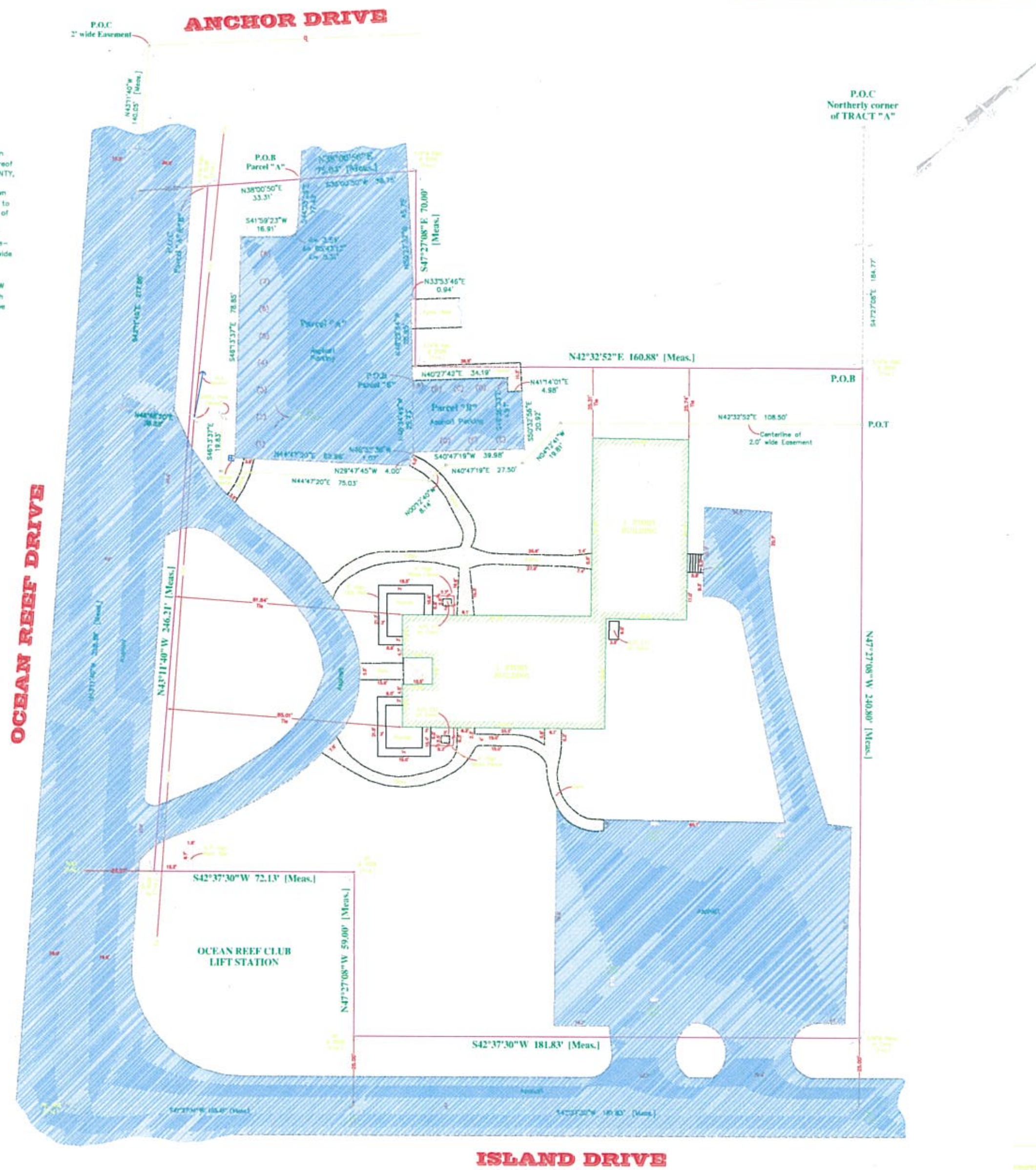
TASK SURVEYORS INC.
ENGINEERS • SURVEYORS • MAPPERS
17638 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3038 FAX: (305) 255-5939
CERTIFICATE OF AUTHORIZATION No.0004867

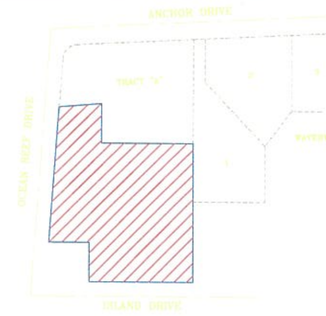
DRWN BY: R.O.C.	F.B./PG: 1260/46-48	DATE: 6/14/07
CHKD BY: J.J.S.	PATH: Land Project 90's / Jack Duncan	JOB No.: 0926.256

LEGAL DESCRIPTION

UTILITY EASEMENT

A Parcel of land lying in Section 7, Township 59 South, Range 41 East, as shown on "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as Recorded in Plat Book 4, at Page 83, of the Public Records of MONROE COUNTY, FLORIDA being more particularly described as follows:
Commence at the intersection of ANCHOR DRIVE and OCEAN REEF DRIVE as shown on the Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No.10", according to the Plat thereof as Recorded in Plat Book 6 at Page 118 of the Public Records of MONROE COUNTY, FLORIDA; thence along the centerline of OCEAN REEF DRIVE, S43°11'40"E for 217.66 feet; thence N46°48'20"E for 36.68 feet to a power pole with an electric meter attached thereto and the POINT OF BEGINNING of the hereafter described Parcel of land; thence along the centerline of a two (2.0) foot wide strip of land lying 1.00 foot on each side of the following described centerline; thence S46°13'57"E 19.83 feet; thence N44°47'20"E for 75.03 feet; thence N00°12'40"W for 8.14 feet; thence N40°47'19"E for 27.50 feet; thence N04°12'41"W for 19.81 feet; thence N42°32'52"E for 108.50 feet to a point of intersection with the Southwesterly property line of lot 1 and the point of termination of the above described centerline.





LOCATION SKETCH
SCALE : 1"=100'

LEGAL DESCRIPTION

PARENT TRACT

A Parcel of land lying in Section 7, Township 59 South, Range 41 East, as shown on "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as Recorded in Plat Book 4, at Page 83, of the Public Records of MONROE COUNTY, FLORIDA being more particularly described as follows:
Commence at the most Northerly corner of Tract "A" as shown on "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No.10", according to the Plat thereof as Recorded in Plat Book 6 at Page 118 of the Public Records of MONROE COUNTY, FLORIDA, thence S47°27'18"E (bearings derived from Florida Coordinate System East Zone), along the Northeasterly boundary line of said TRACT "A" for 184.77 feet and the POINT OF BEGINNING of the hereinafter described Parcel; thence Southwesterly, Northwesterly and Southwesterly for the following three (3) courses: 1) S42°32'52"W for 160.88 feet; 2) N47°27'08"W for 70.00 feet and 3) S38°00'50"W for 75.04 feet to an intersection with the Northeasterly right-of-way line of OCEAN REEF DRIVE as shown on the Plat of ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT No.10, according to the Plat thereof as Recorded in Plat Book 6, Page 118 of the Public Records of MONROE COUNTY, FLORIDA; thence S43°11'40"E along the said Northeasterly right-of-way line of OCEAN REEF DRIVE for 246.15 feet to an intersection with a line that is 59.00 feet Northwesterly of as measured at right angles and parallel to the Northwesterly boundary of TRACT "E" according to said Plat of "CHANNEL CAY OCEAN REEF PLAT No.4", thence N42°37'30"E along the last described parallel line for 72.13 feet; thence S47°27'08"E for 59.00 feet to an intersection with the said Northwesterly boundary of TRACT "E", thence N42°37'30"E along the said Northwesterly boundary of TRACT "E" for 181.83 feet to the intersection with the Southeasterly prolongation of the Northeasterly boundary line of said TRACT "A"; thence N47°27'08"W along said Southeasterly prolongation for 240.80 feet to the POINT OF BEGINNING, said Parcel contains 1.3954 acres more or less.

LESS PARCEL "A"

Commence at the Northwesterly corner of the above described Parent Tract; thence run N38°00'50"E for 33.31 feet to the POINT OF BEGINNING of the following described parcel of land; thence S44°35'25"E for 17.43 feet to a point of curvature with a circular curve concave to the Northwest having for it's elements a radius of 3.55 feet, a central angle of 85°43'12" and an arc length of 5.31 feet; thence S41°59'23"W for 16.91 feet; thence S46°13'37"E for 78.85 feet; thence N44°47'20"E for 62.88 feet; thence N29°47'45"W for 4.00 feet; thence N46°32'38"W for 1.07 feet; thence N48°34'49"W for 25.73 feet; thence N48°29'54"W for 28.85 feet; thence N33°53'46"E for 0.94 feet; thence N50°27'32"W for 45.75 feet; thence S38°00'50"W for 38.75 feet to the POINT OF BEGINNING.
Containing 5,917.0 sq.ft./0.14 acres more or less.

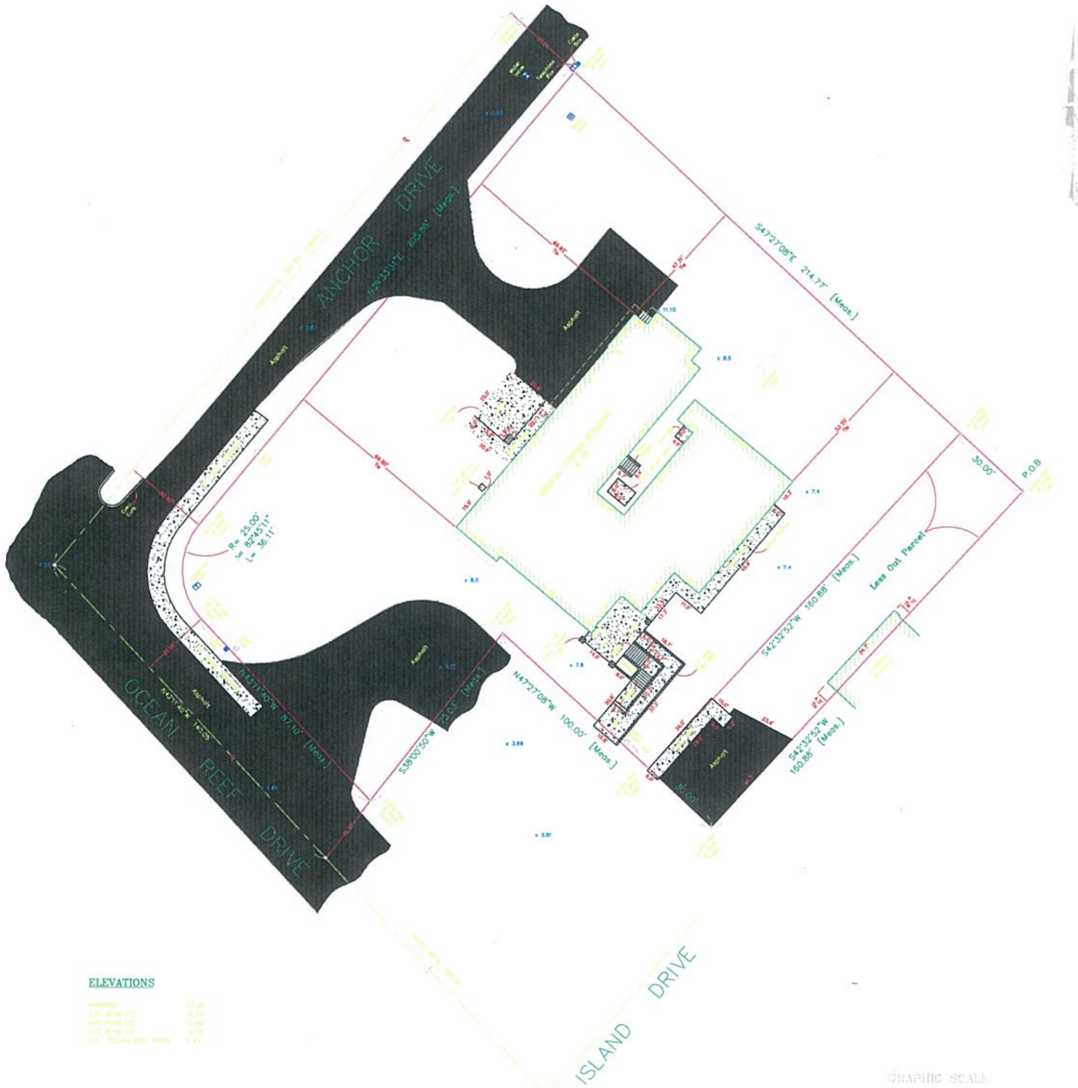
LESS PARCEL "B"

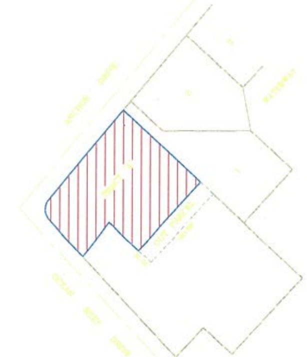
Commence at the Northwesterly corner of the above described Parent Tract; thence run N38°00'50"E for 33.31 feet; thence S44°35'25"E for 17.43 feet to a point of curvature with a circular curve concave to the Northwest having for it's elements a radius of 3.55 feet, a central angle of 85°43'12" and an arc length of 5.31 feet; thence S41°59'23"W for 16.91 feet; thence S46°13'37"E for 78.85 feet; thence N44°47'20"E for 62.88 feet; thence N29°47'45"W for 4.00 feet; thence N46°32'38"W for 1.07 feet; thence N48°34'49"W for 25.73 feet to the POINT OF BEGINNING of the following described parcel of land; thence N40°27'42"E for 34.19 feet; thence S49°36'23"E for 4.97 feet; thence N41°14'01"E for 4.98 feet; thence S50°32'56"E for 20.92 feet; thence S40°47'19"W for 39.98 feet; thence N48°34'49"W for 25.73 feet to the POINT OF BEGINNING.
Containing 997.0 sq.ft./0.02 acres more or less.

CHAPEL
OCEAN REEF DRIVE & ISLAND DRIVE
MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.

17636 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3036 FAX: (305) 255-6939
CERTIFICATE OF AUTHORIZATION No.0004887





LOCATION SKETCH
SCALE : 1"=100'

LEGAL DESCRIPTION

Tract "A", "ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT No.10", as Recorded in Plat Book 6, Page 118, of the Public Records of MONROE COUNTY, FLORIDA; less the following described property:
Begin at the most Easterly corner of said TRACT "A", said corner being on the Southwesterly line of Lot 1 of said Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No.10"; thence S42°32'52"W along the Southeasterly line of said TRACT "A" for 160.88 feet to the most Southerly corner of said TRACT "A"; thence N47°27'08"W along the Southwesterly line of said TRACT "A" for 30.00 feet to an intersection with a line 30.00 feet Northwesterly of, as measured at right angles and parallel to the aforementioned Southeasterly line of said TRACT "A"; thence N42°32'52"E along said parallel line for 160.88 feet to the intersection with the aforementioned Southwesterly line of said Lot 1; thence S47°27'08"E along said Southwesterly line for 30.00 feet to the POINT OF BEGINNING.

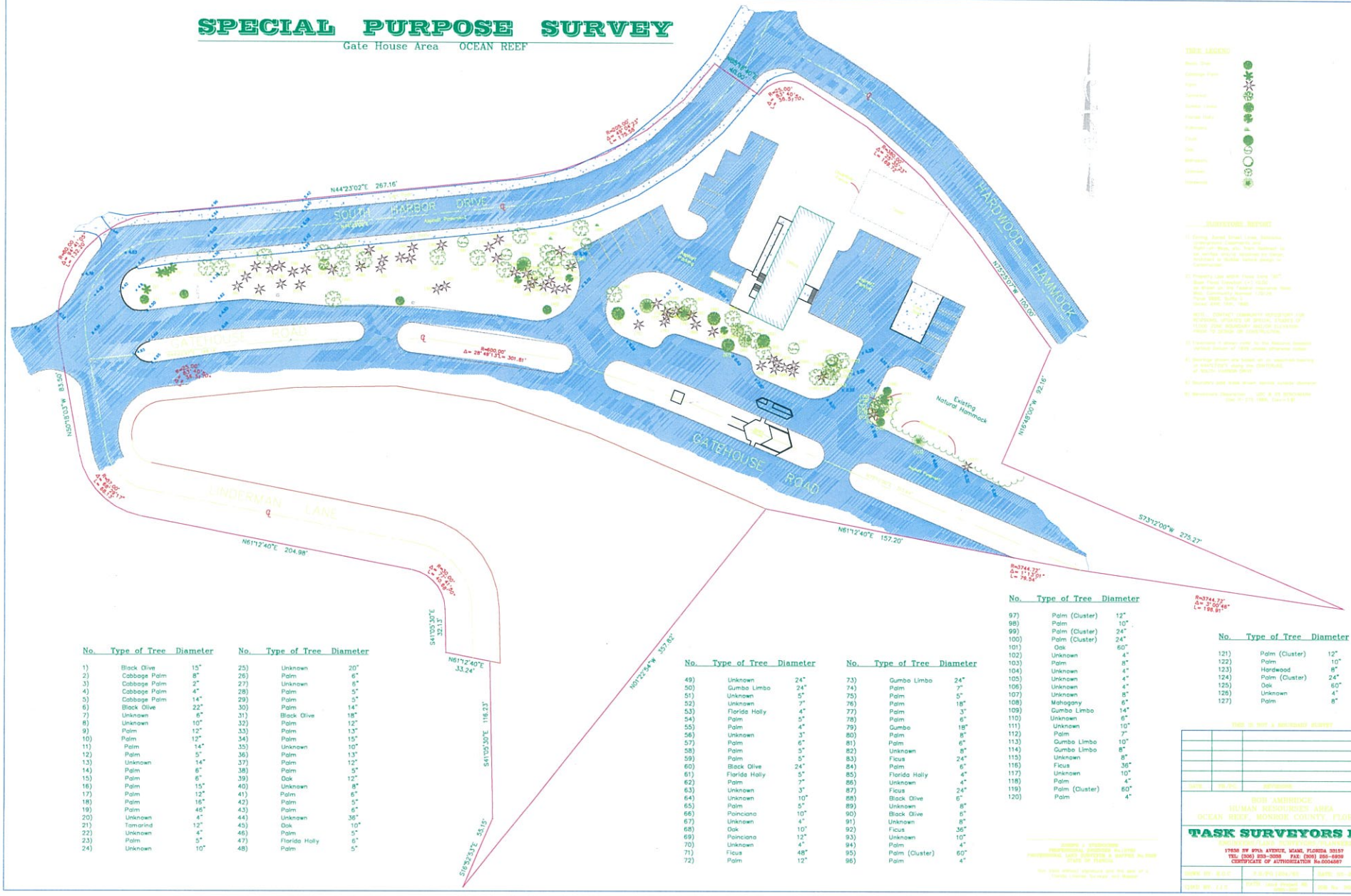
ELEVATIONS

MEDICAL CENTER
@ 30 OCEAN REEF DRIVE
MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.
17635 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3036 FAX: (305) 255-5939
CERTIFICATE OF AUTHORIZATION No.0004587

SPECIAL PURPOSE SURVEY

Gate House Area OCEAN REEF



No.	Type of Tree	Diameter
1)	Black Olive	15"
2)	Cabbage Palm	8"
3)	Cabbage Palm	2"
4)	Cabbage Palm	4"
5)	Cabbage Palm	14"
6)	Black Olive	22"
7)	Unknown	6"
8)	Unknown	10"
9)	Palm	12"
10)	Palm	12"
11)	Palm	14"
12)	Palm	5"
13)	Unknown	14"
14)	Palm	6"
15)	Palm	6"
16)	Palm	15"
17)	Palm	12"
18)	Palm	16"
19)	Palm	46"
20)	Unknown	4"
21)	Tamarind	12"
22)	Unknown	4"
23)	Palm	5"
24)	Unknown	10"

No.	Type of Tree	Diameter
25)	Unknown	20"
26)	Palm	6"
27)	Unknown	6"
28)	Palm	5"
29)	Palm	5"
30)	Palm	14"
31)	Black Olive	18"
32)	Palm	12"
33)	Palm	13"
34)	Palm	15"
35)	Unknown	10"
36)	Palm	13"
37)	Palm	12"
38)	Palm	5"
39)	Oak	12"
40)	Unknown	8"
41)	Palm	6"
42)	Palm	5"
43)	Palm	6"
44)	Unknown	36"
45)	Oak	10"
46)	Palm	5"
47)	Florida Holly	6"
48)	Palm	5"

No.	Type of Tree	Diameter
49)	Unknown	24"
50)	Gumbo Limbo	24"
51)	Unknown	5"
52)	Unknown	7"
53)	Florida Holly	4"
54)	Palm	5"
55)	Palm	4"
56)	Unknown	3"
57)	Palm	6"
58)	Palm	5"
59)	Palm	5"
60)	Black Olive	24"
61)	Florida Holly	5"
62)	Palm	7"
63)	Unknown	3"
64)	Unknown	10"
65)	Palm	5"
66)	Poinciana	10"
67)	Unknown	4"
68)	Oak	10"
69)	Poinciana	12"
70)	Unknown	4"
71)	Ficus	48"
72)	Palm	12"

No.	Type of Tree	Diameter
73)	Gumbo Limbo	24"
74)	Palm	7"
75)	Palm	5"
76)	Palm	18"
77)	Palm	3"
78)	Palm	6"
79)	Gumbo	18"
80)	Palm	8"
81)	Palm	6"
82)	Unknown	8"
83)	Ficus	24"
84)	Palm	6"
85)	Florida Holly	4"
86)	Unknown	4"
87)	Ficus	24"
88)	Black Olive	6"
89)	Unknown	8"
90)	Black Olive	6"
91)	Unknown	8"
92)	Ficus	36"
93)	Unknown	10"
94)	Palm	4"
95)	Palm (Cluster)	60"
96)	Palm	4"

No.	Type of Tree	Diameter
97)	Palm (Cluster)	12"
98)	Palm	10"
99)	Palm (Cluster)	24"
100)	Palm (Cluster)	24"
101)	Oak	60"
102)	Unknown	4"
103)	Palm	8"
104)	Unknown	4"
105)	Unknown	4"
106)	Unknown	4"
107)	Unknown	8"
108)	Mahogany	6"
109)	Gumbo Limbo	14"
110)	Unknown	6"
111)	Unknown	10"
112)	Palm	7"
113)	Gumbo Limbo	10"
114)	Gumbo Limbo	8"
115)	Unknown	8"
116)	Ficus	36"
117)	Unknown	10"
118)	Palm	4"
119)	Palm (Cluster)	60"
120)	Palm	4"

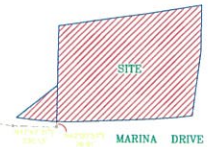
No.	Type of Tree	Diameter
121)	Palm (Cluster)	12"
122)	Palm	10"
123)	Hardwood	8"
124)	Palm (Cluster)	24"
125)	Oak	60"
126)	Unknown	4"
127)	Palm	8"

DATE	REVISED	REMARKS

BOB AMBRIDGE
HUMAN RESOURCES AREA
OCEAN REEF, MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.

17638 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3388 FAX: (305) 255-6939
CERTIFICATE OF AUTHORIZATION No.0004087



LOCATION SKETCH
SCALE : 1"=300'

LEGAL DESCRIPTION

A Parcel of land lying in the SW1/4 of SECTION 7, Township 59 South, Range 41 East, North Key Largo, MONROE COUNTY, FLORIDA, being more particularly described as follows:
Commence at the SW. corner of said Section 7, thence S89°47'34"E for 245.40 feet; thence N84°24'16"E for 130.31 feet; thence N42°00'57"W for 28.91 feet to the POINT OF BEGINNING of the following described Parcel of land, said point of beginning being a point on a circular curve concave to the Northwest the center of which bears N41°50'28"W from said POINT OF BEGINNING, thence Southwesterly along the arc of said curve having a radius of 1243.11 feet and a central angle of 05°33'10" for 120.48 feet; thence S53°43'44"W for 93.94 feet; thence N08°51'51"E for 275.50 feet; thence S42°00'57"E for 189.40 feet to the POINT OF BEGINNING.
Containing 0.4736 acres more or less.

AND

A Parcel of land lying in the SW1/4 of Section 7, Township 59 South, Range 41 East, North Key Largo, MONROE COUNTY, FLORIDA, being more particularly described as follows:
Commence at the SW. corner of said Section 7, thence S89°47'34"E for 245.40 feet; thence N84°24'16"E for 130.31 feet; thence N54°56'29"E for 626.83 feet; thence N47°47'31"E for 230.13 feet; thence N42°00'57"W for 28.91 feet to the POINT OF BEGINNING of the following described Parcel of land; thence continue N42°00'57"W for 501.54 feet; thence N37°59'34"E for 282.43 feet; thence N38°46'03"E for 179.93 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 4083.43 feet and a central angle of 02°11'33", thence along the arc of said curve 155.49 feet; thence N36°34'30"E for 44.46 feet to a point of curvature with a circular curve concave to the Southeast, having a radius of 2873.27 feet, and a central angle of 01°54'48", thence along the arc of said curve 95.95 feet; thence S43°11'40"E for 239.23 feet; thence S35°32'01"E for 343.49 feet; thence S40°20'18"W for 86.06 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 2015.09 feet and a central angle of 04°05'37", thence along the arc of said curve 143.97 feet; thence S44°25'53"W for 404.20 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 1243.11 feet and a central angle of 03°43'41"; thence along the arc of said curve 80.89 feet to the POINT OF BEGINNING.
Containing 9.2266 acres more or less.

11/15/06	Revised	Updated Survey, Title Survey & Elevations
10/11/06	Revised	Property Development Added
9/13/06	Revised	Updated & Revised
8/17/06	Revised	Elevations Location & Elevations
DATE:	REVISED:	DESCRIPTION

STAFF HOLDING
OCEAN REEF CLUB
MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.
LAND SURVEYORS
17835 SW 87th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3058 FAX: (305) 255-5829
CERTIFICATE OF AUTHORIZATION No.0004867

DRAWN BY: R.C.V.	SCALE: 1"=300'	DATE: 11/15/06
CHKD BY: J.J.S.	STATE Land Surveyor No. 4536	JOB No. 0505.000

LEGAL DESCRIPTION – Ingress Easement

A Parcel of Land lying in the SE.1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW. Corner of the SE.1/4 of Section 13, Township 59 South, Range 40 East; thence N00°03'03"W along the West line of the SE.1/4 of Section 13, 244.74 feet to a point, thence N89°56'57"E for a distance of 195.20 feet; thence N86°25'19"E for a distance of 98.90 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N86°25'19"E for a distance of 61.10 feet to a point on the Westerly Right-of-Way line of SOUTH HARBOR DRIVE; thence S01°33'42"E for a distance of 24.25 feet; thence S87°43'40"W for a distance of 61.06 feet; thence N01°35'21"W for a distance of 22.86 feet to the POINT OF BEGINNING. All of the above described land containing 1,438 sq.ft or 0.03 acres more or less.

WETLANDS AREA LEGAL DESCRIPTION

Job No.2025.321

A Portion of Tract "C" of Harbor Course Section Two Ocean Reef Plat No. 13 as recorded in Plat Book 7 Page 5 of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the SW. corner of the SE. 1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida: thence N00°03'03"W for 492.67 feet to the POINT OF BEGINNING of the following described Parcel of land: thence continue with the following 24 courses:

1) S89°03'06"E – 54.59 feet, 2) S78°26'24"E – 35.52 feet, 3) S72°24'13"E – 42.28 feet, 4) S86°42'46"E – 39.88 feet, 5) S20°30'37"E – 83.32 feet, 6) N78°29'51"E – 111.15 feet, 7) N20°26'28"W – 11.37 feet, 8) N35°37'17"W – 15.40 feet, 9) N35°17'18"W – 12.33 feet, 10) N35°01'49"W – 18.97 feet, 11) N43°07'56"W – 19.15 feet, 12) S76°51'03"W – 8.51 feet, 13) N08°15'20"W – 25.71 feet, 14) N85°28'32"W – 11.82 feet, 15) N55°49'56"E – 30.53 feet, 16) N45°05'44"E – 23.24 feet, 17) N09°54'05"E – 19.75 feet, 18) N00°48'45"E – 27.58 feet, 19) N04°36'23"W – 18.49 feet, 20) N61°47'27"E – 10.56 feet, 21) N15°37'35"W – 14.79 feet, 22) N10°19'40"E – 23.34 feet, 23) S88°30'25"W – 291.48 feet, 24) S00°03'03"E – 126.73 feet to the POINT OF BEGINNING.

Containing 1.1259 Acres, more or less.

LEGAL DESCRIPTION – CONSERVATION AREA

A Parcel of Land lying in the SE.1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Begin at the SW. Corner of the SE.1/4 of Section 13, Township 59 South, Range 40 East; thence N00°03'03"W along the West line of the SE.1/4 of Section 13, 492.67 feet to a point, thence run S89°03'06"E for a distance of 54.59 feet; thence run S78°26'24"E for a distance of 35.52 feet; thence run S72°24'13"E for a distance of 42.28 feet; thence run S86°42'46"E for a distance of 39.88 feet; thence run S20°30'37"E for a distance of 89.56 feet; thence run S86°25'19"W for a distance of 6.24 feet; thence run S01°47'31"E for a distance of 117.16 feet; thence run S88°29'23"W for a distance of 87.76 feet; thence run S01°30'37"E for a distance of 249.75 feet; thence run S88°36'28"W for a distance of 113.56 feet to the POINT OF BEGINNING.

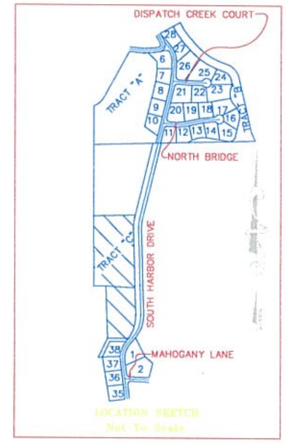
All of the above described land containing 70,274.0 sq.ft.

TOGETHER WITH

A Parcel of Land lying in the SE.1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW. Corner of the SE.1/4 of Section 13, Township 59 South, Range 40 East; thence N00°03'03"W along the West line of the SE.1/4 of Section 13, 619.40 feet to a point; thence run N88°30'25"E for a distance of 291.48 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence continue N88°30'25"E for a distance of 71.44 feet to a point on the Westerly Right-of-Way line of SOUTH HARBOR DRIVE; thence run S13°44'45"W for a distance of 20.95 feet to a point of curvature with a circular curve concave to the Southeast; thence along the arc of said curve having a Radius of 345.00 feet and a central angle of 15°18'27" for a distance of 92.17 feet; thence run S01°33'42"E for a distance of 135.32 feet; thence run S86°25'19"W for a distance of 39.55 feet; thence run N20°26'28"W for a distance of 33.61 feet; thence run N35°37'17"W for a distance of 15.40 feet; thence run N35°17'18"W for a distance of 12.33 feet; thence run N35°01'49"W for a distance of 16.97 feet; thence run N43°07'56"W for a distance of 19.15 feet; thence run S76°51'03"W for a distance of 8.51 feet; thence run N08°15'20"W for a distance of 25.71 feet; thence run N85°28'32"W for a distance of 11.82 feet; thence run N55°49'56"E for a distance of 30.53 feet; thence run N45°05'44"E for a distance of 23.24 feet; thence run N09°54'05"E for a distance of 19.75 feet; thence run N00°48'45"E for a distance of 27.58 feet; thence N04°36'23"W for a distance of 18.49 feet; thence run N61°47'28"E for a distance of 10.56 feet; thence run N15°38'35"W for a distance of 14.79 feet; thence run N10°19'40"E for a distance of 23.34 feet to the POINT OF BEGINNING.

All of the above described land containing 17,493.49 sq.ft.

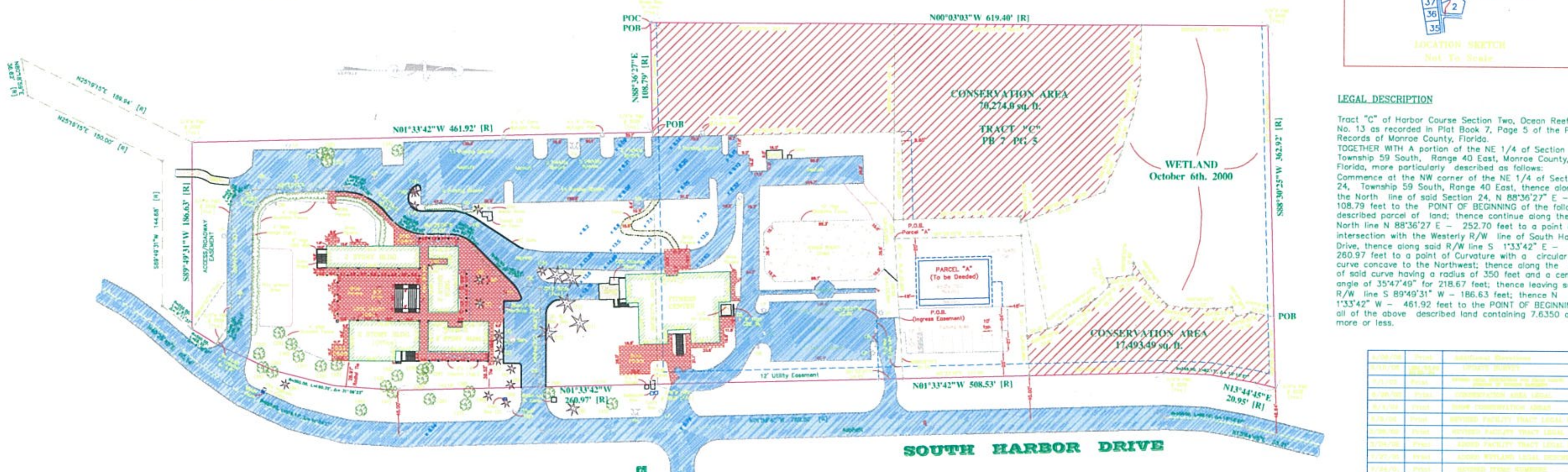


LEGAL DESCRIPTION

Tract "C" of Harbor Course Section Two, Ocean Reef Plat No. 13 as recorded in Plat Book 7, Page 5 of the Public Records of Monroe County, Florida.

TOGETHER WITH A portion of the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the NW corner of the NE 1/4 of Section 24, Township 59 South, Range 40 East, thence along the North line of said Section 24, N 88°36'27" E – 108.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along the North line N 88°36'27 E – 252.70 feet to a point of intersection with the Westerly R/W line of South Harbor Drive, thence along said R/W line S 1°33'42" E – 260.97 feet to a point of Curvature with a circular curve concave to the Northwest; thence along the arc of said curve having a radius of 350 feet and a central angle of 35°47'49" for 218.67 feet; thence leaving said R/W line S 89°49'31" W – 186.63 feet; thence N 1°33'42" W – 461.92 feet to the POINT OF BEGINNING, all of the above described land containing 7.6350 acres, more or less.



No.	Diam.	Height	Spread	Desc.
1)	18"	8.0'	8.0'	Palm Cluster
2)	24"	10.0'	8.0'	Palm Traveler
3)	18"	8.0'	8.0'	Palm Cluster
4)	24"	10.0'	8.0'	Palm Traveler
5)	18"	30.0'	12.0'	Palm Royal
6)	18"	30.0'	12.0'	Palm Royal
7)	18"	30.0'	12.0'	Palm Royal
8)	18"	30.0'	12.0'	Palm Royal
9)	18"	20.0'	16.0'	Unknown
10)	18"	20.0'	16.0'	Unknown
11)	18"	20.0'	16.0'	Unknown
12)	18"	25.0'	12.0'	Unknown
13)	24"	30.0'	18.0'	Oak
14)	12"	30.0'	15.0'	Gumbo Limbo
15)	12"	25.0'	14.0'	Unknown
16)	18"	18.0'	8.0'	Palm Sable
17)	12"	18.0'	6.0'	Palm
18)	12"	8.0'	6.0'	Unknown
19)	12"	18.0'	6.0'	Palm
20)	18"	12.0'	10.0'	Unknown
21)	18"	30.0'	18.0'	Unknown
22)	18"	30.0'	18.0'	Unknown
23)	24"	30.0'	18.0'	Unknown

No.	Diam.	Height	Spread	Desc.
24)	24"	25.0'	18.0'	Oak
25)	24"	25.0'	18.0'	Poinciana
26)	18"	12.0'	10.0'	Palm
27)	18"	25.0'	8.0'	Unknown
28)	12"	20.0'	4.0'	Unknown
29)	12"	18.0'	12.0'	Unknown
30)	12"	11.0'	2.0'	Gumbo Limbo
31)	12"	18.0'	4.0'	Oak
32)	12"	20.0'	8.0'	Oak
33)	12"	18.0'	8.0'	Unknown
34)	18"	25.0'	16.0'	Gumbo Limbo
35)	18"	30.0'	12.0'	Palm
36)	18"	30.0'	12.0'	Palm
37)	18"	30.0'	12.0'	Palm
38)	24"	32.0'	22.0'	Poinciana
39)	22"	28.0'	18.0'	Oak
40)	12"	18.0'	12.0'	Poinciana
41)	24"	18.0'	11.0'	Unknown
42)	24"	18.0'	10.0'	Unknown
43)	12"	20.0'	16.0'	Unknown
44)	24"	18.0'	22.0'	Poinciana
45)	26"	26.0'	18.0'	Palm
46)	12"	12.0'	15.0'	Unknown

ELEVATIONS:

GRAPHIC SCALE

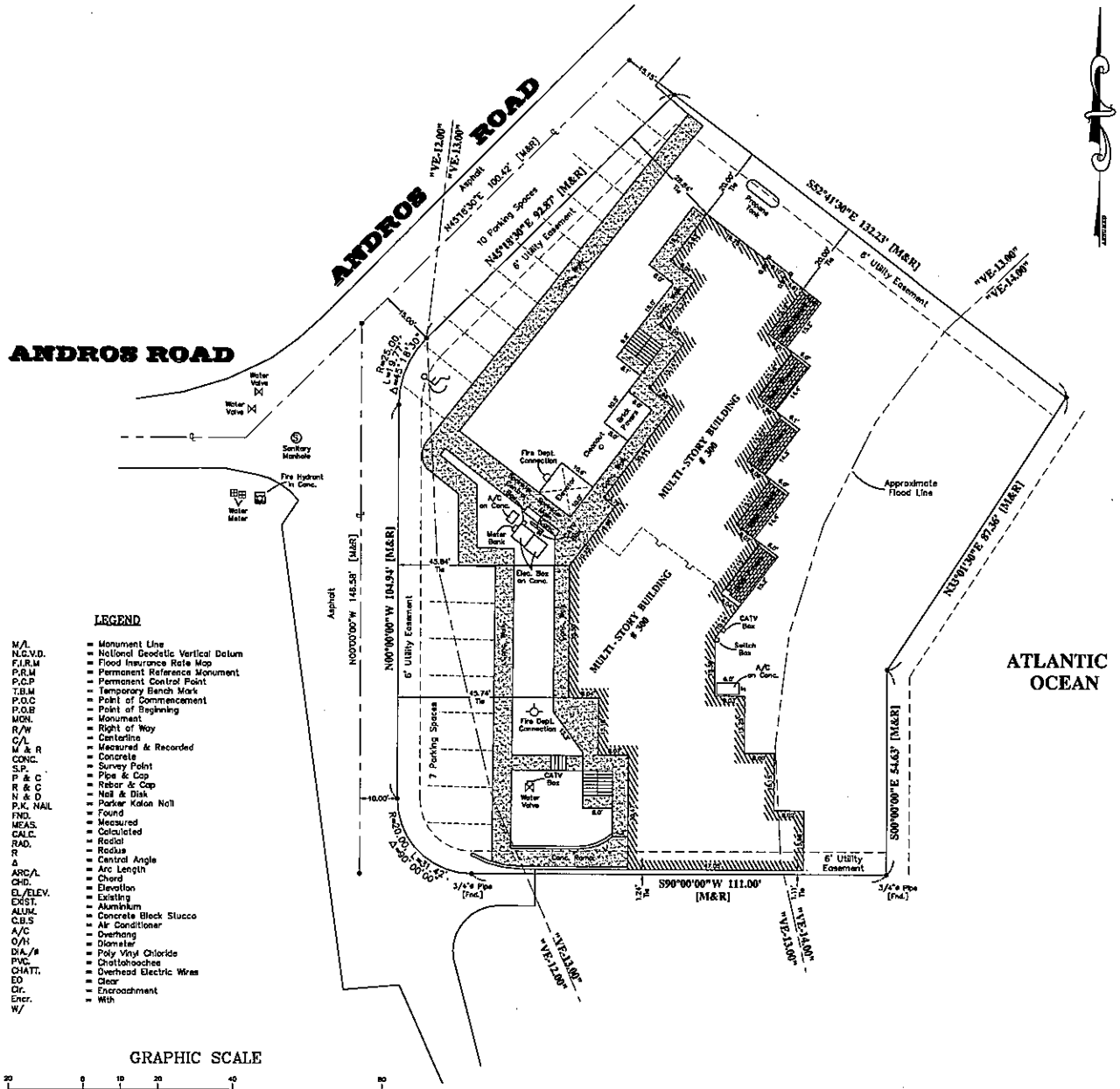
INSURANCE COMMITMENT No. FA-CC-386189

NOTES

Items 9,11,14,24,26 are shown on Survey
Items 10,12,13,15-22,28,29 relate to Survey but not Plottable.
Items 23,25,27,30-39 not related to Project

TASK SURVEYORS INC.

17636 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3088 FAX: (305) 256-6939
CERTIFICATE OF AUTHORIZATION No.0004867



LEGEND

M/L	= Monument Line
N.G.V.D.	= National Geodetic Vertical Datum
F.I.R.M	= Flood Insurance Rate Map
P.R.M	= Permanent Reference Monument
P.C.P	= Permanent Control Point
T.B.M	= Temporary Bench Mark
P.O.C	= Point of Commencement
P.O.B	= Point of Beginning
MON.	= Monument
R/W	= Right of Way
C/L	= Centerline
M & R	= Measured & Recorded
CONC.	= Concrete
S.P.	= Survey Point
P & C	= Pipe & Cap
R & C	= Rebar & Cap
N & D	= Nail & Disk
P.K. NAIL	= Parker Kalon Nail
FND.	= Found
MEAS.	= Measured
CALC.	= Calculated
RAD.	= Radial
R	= Radius
Δ	= Central Angle
ARC/L	= Arc Length
CHD.	= Chord
EL/ELEV.	= Elevation
EXIST.	= Existing
ALUM.	= Aluminium
C.B.S	= Concrete Block Stucco
A/C	= Air Conditioner
O/H	= Overhang
DIA./ø	= Diameter
PVC.	= Poly Vinyl Chloride
CHATT.	= Chattahoochee
EO	= Clear
Ctr.	= Encroachment
Encr.	= With
W/	

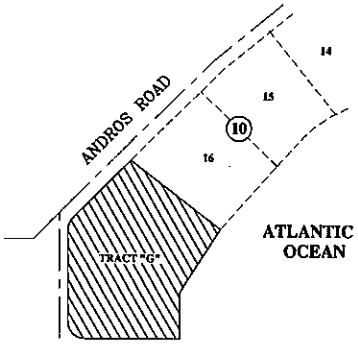
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

JOSEPH J. STEINOCHER
PROFESSIONAL LAND SURVEYOR & MAPPER No.3026
STATE OF FLORIDA

Not Valid without signature and the seal of a Florida License Surveyor and Mapper



LOCATION SKETCH
SCALE : 1"=100'

LEGAL DESCRIPTION

TRACT "G", "OCEAN REEF PLAT No. 1 AMENDED", according to the Plat thereof, as Recorded in Plat Book 5, at Page 72 of the Public Records of MONROE COUNTY, FLORIDA.

SURVEYORS REPORT

1) Zoning, Zoned Street Lines, Setbacks, Underground Easements and Right-of-Ways, etc. from Abstract to be verified and/or obtained by Owner, Architect or Builder before design or Construction.

2) Property Lies within Flood Zone See Sketch, Base Flood Elevation (+) See Sketch, as shown on the Federal Insurance Rate Map, Community Number 125129, Panel 0592, Suffix K Dated FEBRUARY 18th. 2005.

NOTE : CONTACT COMMUNITY REPOSITORY FOR REVISIONS, UPDATES OR SPECIAL STUDIES OF FLOOD ZONE BOUNDARY AND/OR ELEVATION PRIOR TO DESIGN OR CONSTRUCTION.

3) Elevations if shown refer to the National Geodetic Vertical Datum of 1929 unless otherwise noted.

4) Bearings shown are based on an assumed bearing of N45°18'30"E along the CENTERLINE of ANDROS ROAD.

5) Boundary pipe sizes shown denote outside diameter.

6) Benchmark Description : Elev.= 2.64' USC & GS DISC R-275 1966.

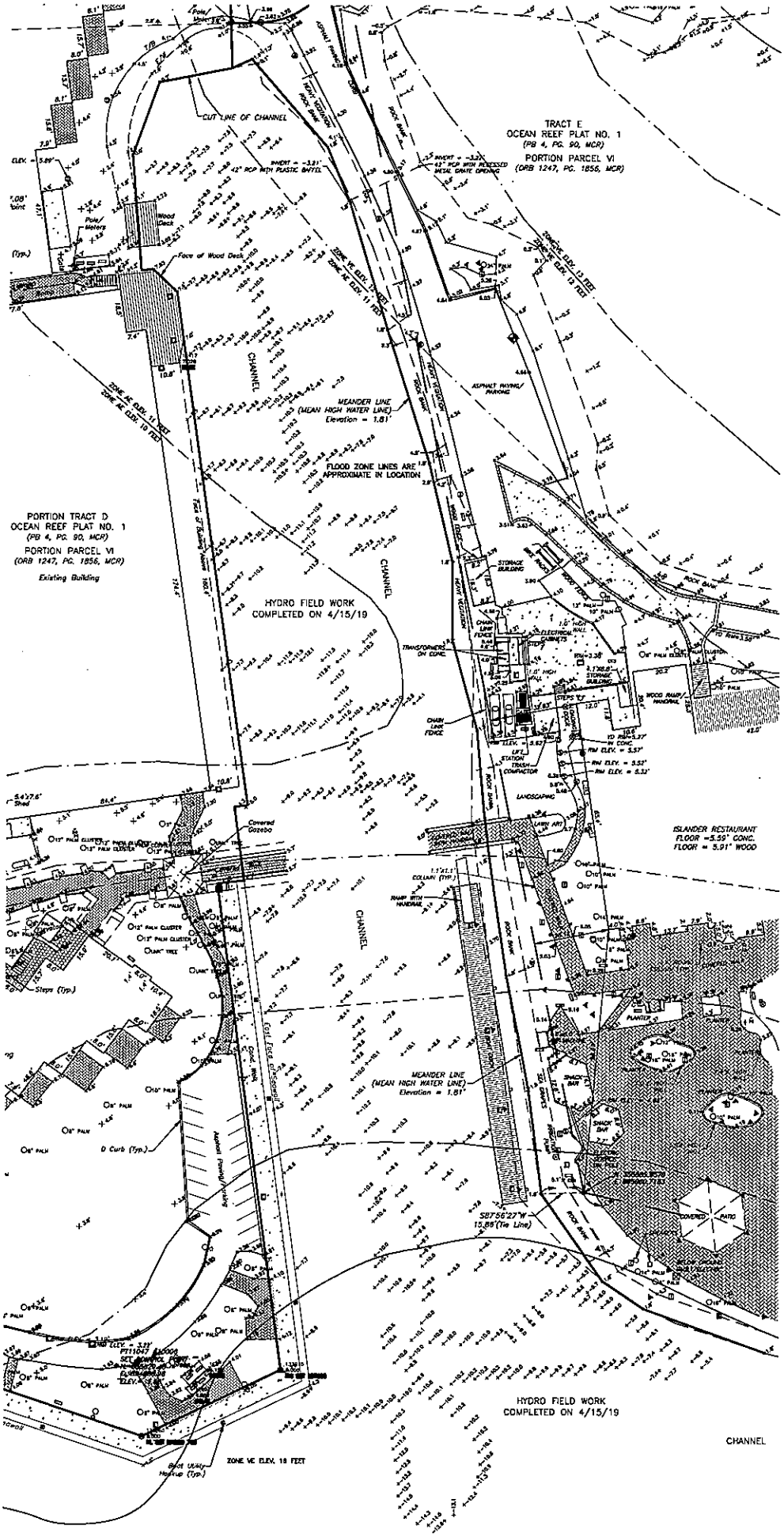
7) 6.0' Sides and 6.0' Front Utility Easement per Official Records Book 373, at Page 931.

DATE:	FB/PG.	REVISIONS:

OCEAN REEF CLUB
300 BUILDING - MARLIN HOTEL
ANDROS ROAD
MONROE COUNTY, FLORIDA.

TASK SURVEYORS INC.
ENGINEERS/LAND SURVEYORS/PLANNERS
17638 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3036 FAX: (305) 255-5939
CERTIFICATE OF AUTHORIZATION No.0004867

DRWN BY: R.O.C	F.B/PG. Print	DATE: 01/30/13
CHKD BY: J.J.S	PATH: Land Project 82/G 2025-124	JOB No. 2025-124



TRACT E
OCEAN REEF PLAT NO. 1
(PB 4, PG. 90, MCR)
PORTION PARCEL VI
(ORB 1247, PG. 1856, MCR)
CUT LINE OF CHANNEL
INVERT = -3.31'
42" RCP WITH PLASTIC BAFFEL
INVERT = -3.32'
42" RCP WITH RECESSED METAL GRATE OPENING
Wood Deck
Face of Wood Deck
ZONE VE ELEV. 12 FEET
ZONE AE ELEV. 11 FEET
ZONE AE ELEV. 10 FEET
ZONE VE ELEV. 13 FEET
ZONE VE ELEV. 12 FEET
CHANNEL
MEANDER LINE
(MEAN HIGH WATER LINE)
Elevation = 1.81'
ASPHALT PAVING/ PARKING
FLOOD ZONE LINES ARE APPROXIMATE IN LOCATION
PORTION TRACT D
OCEAN REEF PLAT NO. 1
(PB 4, PG. 90, MCR)
PORTION PARCEL VI
(ORB 1247, PG. 1856, MCR)
Existing Building
HYDRO FIELD WORK
COMPLETED ON 4/15/19
STORAGE BUILDING
TRANSFORMERS ON CONC.
CHAIN LINK FENCE
ELECTRICAL CABINETS
WOOD RAMP/ HANDRAIL
LIFT STATION TRASH COMPACTOR
LANDSCAPING
ISLANDER RESTAURANT
FLOOR =5.59' CONC.
FLOOR = 5.91' WOOD
Covered Gazebo
COLUMN (TYP.)
RAMP WITH HANDRAIL
Steps (Typ.)
D Curb (Typ.)
Asphalt Paving/Parking
MEANDER LINE
(MEAN HIGH WATER LINE)
Elevation = 1.81'
S87°56'27"W
15.85'(Tie Line)
COVERED PATIO
HYDRO FIELD WORK
COMPLETED ON 4/15/19
CHANNEL
ZONE VE ELEV. 18 FEET
Boat Utility Hookup (Typ.)

TOPOGRAPHIC S U R V E Y PHASE 1 AND 2

SECTION 7 - TOWNSHIP 59 SOUTH - RANGE 41 EAST
LYING AND BEING IN KEY LARGO, MONROE COUNTY FLORIDA

SCALE 1" = 20'

ANCHOR DRIVE

N36°46'03"E 179.93' [MR]

R=4063.43, L= 195.49', D= 2°11'33"

N36°34'30"E 44.46' [MR]

R=2973.27, L= 93.95', D= 1°54'48"

N53°03'00"W 343.49' [MR]

Temporary Benchmark 1 SET NAIL & DISC

Temporary Benchmark 2 SET NAIL & DISC

One Story Building

Gravel

Grass

Gate

Chainlink

Brick Pavers

Palm Tree

Sanitary Manhole Rim Elev = 5.48

Sanitary Manhole Rim Elev = 5.61

Guardhouse

Guardhouse Lanai

Hotel Building

Human Sized Air Conditioner

3/4" Pipe (Typ)

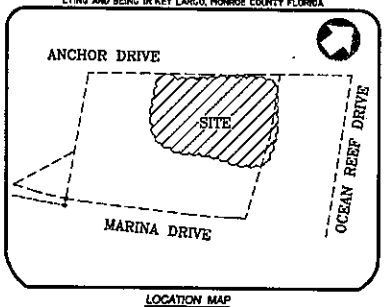
Bollard

Curb

Edge of Asphalt

LEGEND

CO/C.	= CONCRETE		= TEMPORARY BENCHMARK
(C)	= CALCULATED		= ELECTRIC BOX
C.B.S.	= CONCRETE BLOCK STUCCO		= SANITARY SEWER MANHOLE
R/W	= RIGHT-OF-WAY		= SIGN
℄	= CENTERLINE		
⅊	= HOMEBANK LANE		
P.B.	= PLAT BOOK		= PALM TREE
P.O.	= PAGE		
	= LIGHT POST		= TREE
	= WOOD POWER POLE		
	= WOOD FENCE		= UNIDENTIFIED MANHOLE
	= GUY ANCHOR		= OVERHEAD WIRE
	= ELEVATION		= IRON FENCE
	= CATCH BASIN		= CONCRETE LIGHT POLE
	= WATER VALVE		= STORM DRAINAGE MANHOLE
	= WATER METER		= BOLLARD
	= FPAL BOX		= ORNAMENTAL TREE



LOCATION MAP
NOT TO SCALE

SURVEYORS REPORT:

DATE OF FIELD SURVEY:

The date of completion of the original field survey was on October 21, 2013.

The date of completion of the office drafting work was on November 1, 2013.

LEGAL DESCRIPTION:

A Parcel of land lying in the SW 1/4 of Section 7, Township 59 South, Range 41 East, North Key Largo, MONROE COUNTY, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 7; thence S89°47'34"E for 56.40 feet; thence N54°34'41"E for 130.31 feet; thence N34°46'03"E for 224.53 feet; thence N34°01'31"E for 232.15 feet; thence N27°03'21"W for 24.11 feet to the POINT OF BEGINNING of the hereinafter described Parcel of land; thence continue N27°03'21"W for 371.34 feet; thence N53°03'34"E for 282.43 feet; thence N89°44'02"E for 174.93 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 4063.43 feet and a central angle of 02°11'33"; thence along the arc of said curve 155.49 feet; thence N36°34'30"E for 44.46 feet to a point of curvature with a circular curve concave to the Southeast, having a radius of 2973.27 feet, and a central angle of 01°54'48"; thence along the arc of said curve 93.95 feet; thence S43°11'42"E for 237.33 feet; thence S33°22'13"E for 313.49 feet; thence S40°22'14"W for 84.86 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 201.00 feet and a central angle of 01°35'37"; thence along the arc of said curve 14.97 feet; thence S44°23'31"W for 20.94 feet to point of curvature, with a circular curve concave to the Northwest, having a radius of 13.00, 11 feet and a central angle of 57°43'41"; thence along the arc of said curve 20.98 feet to the POINT OF BEGINNING.
Containing 2.264 acres more or less.

PROPERTY ADDRESS:

STAR HOUSING ANCHOR DRIVE, OCEAN REEF, KEY LARGO, FL 33037
folio no.:

ACCURACY:

The accuracy achieved by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (urban): 1 foot in 7,500 feet as defined in Rule 61-17.051, 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.

The map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

SOURCES OF DATA:

North arrow direction is based on assumed meridian.

Bearings as shown hereon are based upon the centerline of ANCHOR DRIVE with an assumed bearing of N36°34'30"E, said line to be considered a well established and monumented line.

This property appears to be located in a Flood zone "AE" with a base flood Elevation 9 ft, as per Federal Emergency Management Agency (FEMA) Community Panel Number 125129 [KEY LARGO], Map no. 0095, Suffix L, Map Revised Date: February 18, 2005.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of the Public Works Department of Monroe County, Florida.

Benchmark # 8-375 Elevation= 3.44

Legal Description was furnished by client

LIMITATIONS:

Since no other information were furnished other than that is cited in the sources of data, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Monroe County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any party or hereinbout that may appear on the PUBLIC Records of the County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY

The Survey was ordered for Design Purposes.

CLIENT INFORMATION:

This boundary Survey was prepared at the instance of and certified to:

OCEAN REEF CLUB

ENCROACHMENTS:

As shown on survey

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Topographic Survey" and the Survey Map resulting therefrom was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said "Specific Purpose Survey" meets the intent of the applicable provisions of the Minimum Technical Standards for Land Surveying in the State of Florida, pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Corporation
Florida Certificate of Authorization Number LB7325

By: _____ 11/11/13
Eduardo R Blanco, PSM
Registered Surveyor and Mapper 5143
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS
3900 NW 79TH AVENUE, SUITE 601
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 13463 DRAWN BY: ROC
FIELD BOOK: 1286/54 & EFB SHEET 1 OF 1

BOUNDARY/TOPOGRAPHIC SURVEY
LOCATED IN SECTION 18, TOWNSHIP 59 S, RANGE 41 E
MONROE COUNTY, FLORIDA

TITLE INFORMATION:

ALTA COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B – Section 2

Commitment Number 10-0088-010-00000011, @ XX:XX a.m. effective date xx/xx/xxxx

5. Restrictions, dedications and easements set out on the Plat of Woolbright Place Plat 1, recorded in Plat Book 67, Page 47.

6. Oil, gas and mineral reservations (exploration subject to consent of surface owner) and State Road right-of-way reservations as set forth in Deed from the Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 814, Page 49.

7. Restrictions as set forth in Deeds from Palm Beach Boynton Development Company recorded in Deed Book 409, Page 286 and in Deed Book 409, Page 288.

8. Terms and provisions as set forth in Stipulation of Settlement (and exhibits attached thereto) recorded in Official Records Book 6416, Page 987

9. All right, title and interest of the Division of Administration, State of Florida Department of Transportation, in and to that portion of the subject property described in Final Judgement recorded in Official Records Book 2468, Page 1996.

10. Maintenance obligations as set forth in License Agreement recorded in Official Records Book 6667, Page 103.

NOTE: All of the recording information contained herein refers to the Public Records of Palm Beach County, Florida, unless otherwise indicated.

NOTE: On loan policies, junior and subordinate matters, if any, will not be reflected in Schedule B.

LEGEND:

BOT.	= Bottom of Structure
	= Bollard
	= Backflow Preventor
	= Cable Television Riser
	= Catch Basin
C/L	= Center Line
	= Cleanout
Conc.	= Concrete
Conc. Pav.	= Concrete Paver Blocks
CMP	= Corrugated Metal Pipe
Δ	= Delta (Central Angle)
	= Drainage Manhole
DIP	= Ductile Iron Pipe
	= Electrical Junction Box/Unless Noted
EO	= Electrical Outlet
	= Electric Manhole
ELEC	= Electric Meter
x 0.00	= Existing Elevation
	= Fence Line
FO	= Fiber Optic
	= Fire Hydrant
	= Flood Light
Fnd.	= Found
	= Greasetrap Manhole
	= Guy Wire Anchor
HDPE	= High Density Ployethylene Pipe
	= Irrigation Valve
Inv.	= Invert
L	= Length of Arc
LB	= Licensed Business
	= Light Pole
	= Mailbox
MCR	= Monroe County Records
NAD	= North American Datum
NAVD	= North American Vertical Datum
N/A	= Not Accessible
ORB	= Official Records Book
	= Overhead Utility Wires
	= Piling or Column
Pg.	= Page
PRM	= Permanent Reference Monument
PB	= Plat Book
PVC	= Polyvinyl Chloride Pipe
R	= Radius
RCP	= Reinforced Concrete Pipe
R/W	= Right-of-Way
	= Sanitary Sewer Manhole
	= Signs (Information)
	= Telephone Junction Box/Unless Noted
	= Telephone Manhole
	= Tree Symbol/Type & Size
T/B	= Top of Bank
T/S	= Toe of Slope
	= Utility Cabinet
	= Unknown Valve
	= Water Meter
	= Water Valve/Unless Noted
YD	= Yard Drain

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2–3	Sketch of Survey with Elevations
Sheet 4–5	Sketch of Survey with Trees

LOCATION/KEY MAP
(NOT TO SCALE)

N

LEGAL DESCRIPTION:

ALL OF THE PLAT OF, XXXXXXX, according to the Plat thereof as recorded Plat Book xxx, at Page xxx, of the Public Records, xxxxxxx County, Florida.

ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

FOR THE BENEFIT OF:

Ocean Reef Club

SURVEYORS NOTES:

1. The survey date is <Month Day, Year>.
2. This is a <As-Built or Record, Boundary, Condominium, Construction Layout, Control, Hydrographic, Mean High Water Line, Quantity, Specific or Special Purpose, Topographic, or combination of any of these ONLY> Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2010 by Wantman Group, Inc.
6. The bearings shown upon this survey are based on Grid North as established by the National Ocean Service ("NOS") through its program office National Geodetic Survey ("NGS") and the <Describe a well-established and monumented line> being <give bearing>.
7. Elevations shown hereon are referenced to the <Vertical Datum (example: National Geodetic Vertical Datum of 1929 or North American Vertical Datum of 1988)>, as established by <Agency (NGS/Palm Beach/SFWMD/etc.)> benchmark <Designation and description of benchmark>.
8. The coordinate system utilized hereon is relative to the <Horizontal Datum (example: Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment)> as established using <method (example: Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods)> using <Designation and description of points or network (example: the public Florida Department of Transportation's Florida Permanent Reference Network ("FPRN") and the private Lengemann of Florida L-Net Network of fixed base stations. FPRN bases GLAD (Belle Glade) and LBLL (Labelle) and L-Net's single baseline solution using GLAD and multi baseline solution using Virtual Reference Stations were utilized throughout this project)>. The corrected positions computed by these networks were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for <Commercial/High Risk Linear: 1 foot in 10,000 feet: Suburban: Linear: 1 foot in 7,500 feet; Rural: Linear: 1 foot in 5,000 feet>. All distances shown hereon are in U.S. Survey Feet <optional: grid or ground distances>.
11. This survey is based on a review of <Title Insurance Company Commitment/Opinion/Abstract #####>, with an effective date of <Month/Day/Year> at <Time>. The title exceptions listed on this survey are from Schedule B – Section 2 of the Title <Commitment/Opinion/Abstract> above. The applicability of the title exceptions shown on this survey only indicate that the lands described in the title exception document describe lands contained within the boundary survey description but is not to be construed as validating the legality of the exception itself.
11. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
12. The description of the land contained in this boundary survey <is per title commitment/opinion/abstract referenced above, was written from portions of the lands described in deeds recorded in the following documents, was provided by the client, is based on the description recorded in Deed Book and Page, etc.>.
12. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
13. Underground improvements, if any, were not located except as shown.
15. Adjoining property information was obtained from <the County Property Appraisers Office>.
9. Aerial imagery shown hereon was provided by <FDEP, County, SFWMD> and is shown for informational purposes. The imagery was flown in <Date, Month, and/or Year> and has <state the pixel-feet, if known> resolution.
11. The intended features on this survey that were intended to be topographically surveyed include <road from back of curb to back of curb, open un-obscured field, spoil pile, 10 feet outside of the R/W, etc>.

For the Firm:
Wantman Group, Inc.

_____DATE_____

DEREK G. ZEMAN, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 5655

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(866) 899-1220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB-7653
CERTIFICATE OF AUTHORIZATION No. LB-8253
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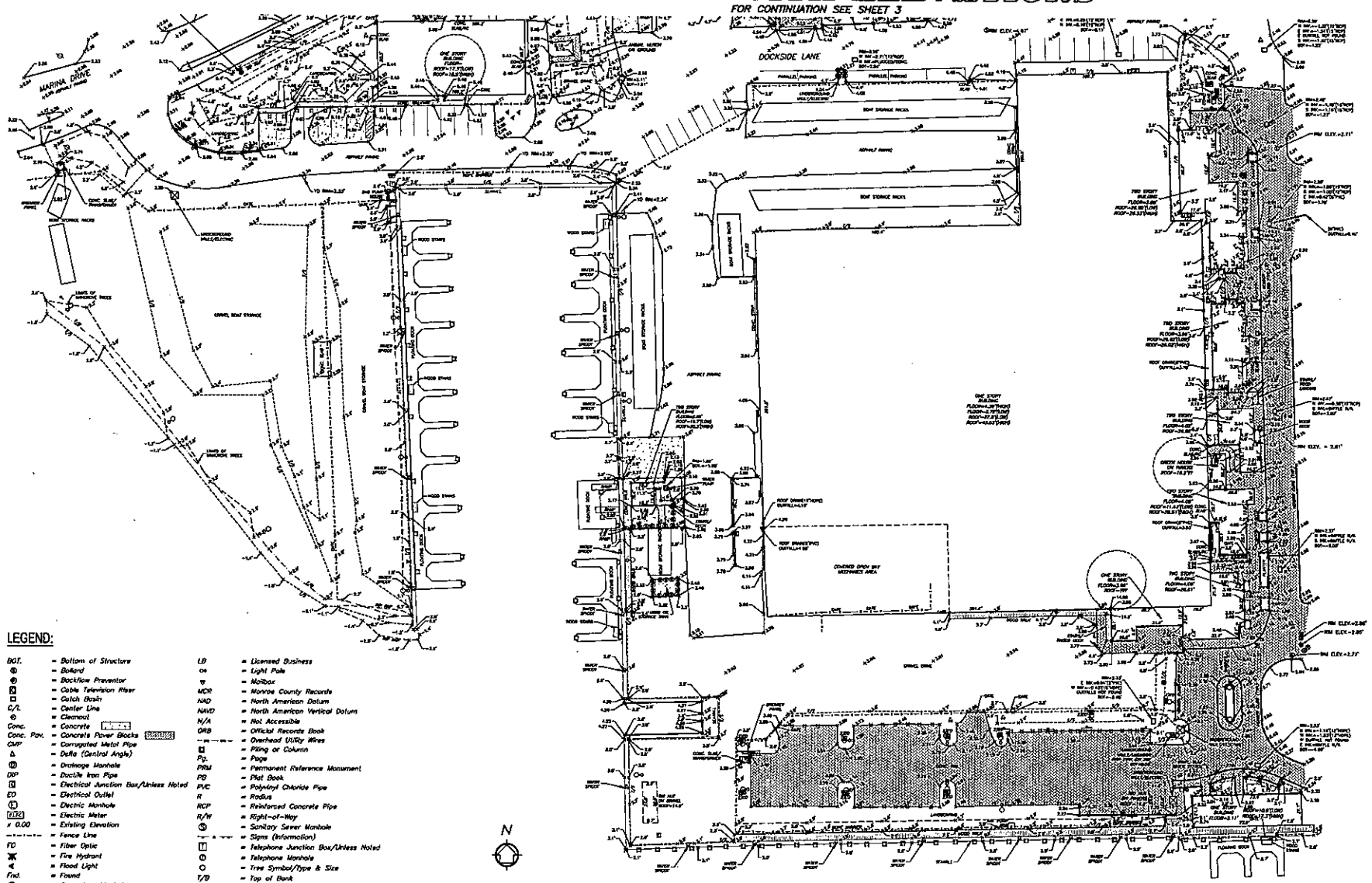
OFF	MRG, RB	591/3-10	DATE 04/29/15		
CKD	EM	SHEET 1 OF 5	DWG 153503_TOPO	DATE:	REVISIONS: BY:

BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 18, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
OCEAN REEF CLUB

SKETCH OF SURVEY WITH ELEVATIONS

FOR CONTINUATION SEE SHEET 3



ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

LEGEND:

BOT.	= Bottom of Structure	LB	= Licensed Business
	= Bollard	LP	= Light Pole
	= Backflow Preventor		= Mailbox
	= Cable Television Riser	MCR	= Monroe County Records
	= Catch Basin	NAD	= North American Datum
C/L	= Center Line	NAVD	= North American Vertical Datum
	= Cleanout	N/A	= Not Accessible
Conc.	= Concrete	ORB	= Official Records Book
Conc. Pav.	= Concrete Paver Blocks		= Overhead Utility Wires
CMP	= Corrugated Metal Pipe		= Piling or Column
Δ	= Delta (Central Angle)	Pg.	= Page
	= Drainage Manhole	PRM	= Permanent Reference Monument
DIP	= Ductile Iron Pipe	PB	= Plat Book
	= Electrical Junction Box/Unless Noted	PVC	= Polyvinyl Chloride Pipe
EO	= Electrical Outlet	R	= Radius
	= Electric Manhole	RCP	= Reinforced Concrete Pipe
	= Electric Meter	R/W	= Right-of-Way
x 0.00	= Existing Elevation		= Sanitary Sewer Manhole
	= Fence Line		= Signs (Information)
FO	= Fiber Optic		= Telephone Junction Box/Unless Noted
	= Fire Hydrant		= Telephone Manhole
	= Flood Light		= Tree Symbol/Type & Size
Fnd.	= Found	T/B	= Top of Bank
	= Greasetrap Manhole	T/S	= Toe of Slope
	= Guy Wire Anchor		= Utility Cabinet
HDPE	= High Density Ploythylene Pipe		= Unknown Valve
	= Irrigation Valve		= Water Meter
Inv.	= Invert		= Water Valve/Unless Noted
L	= Length of Arc	YD	= Yard Drain

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(239) 995-7200 FAX (239) 995-7210
CERTIFICATE OF AUTHORIZATION No. LB 7555
WWW.WANTMANGROUP.COM

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			591/5-10
OFF	MRC, RB	JOB	31411533.03
CKD	EM	DATE	04/23/13
		DWG	1533OL.TGPD
		SHEET	2 OF 3

BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 18, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
MONROE COUNTY, FLORIDA

DATE	REVISIONS	BY

SKETCH OF SURVEY WITH ELEVATIONS

LEGEND:

- BOT. = Bottom of Structure
- = Bollard
- = Backflow Preventor
- = Cable Television Riser
- = Catch Basin
- C/L = Center Line
- = Cleanout
- Conc. = Concrete
- Conc. Pav. = Concrete Paver Blocks
- CMP = Corrugated Metal Pipe
- Δ = Delta (Central Angle)
- = Drainage Manhole
- DIP = Ductile Iron Pipe
- = Electrical Junction Box/Unless Noted
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- = Electric Manhole
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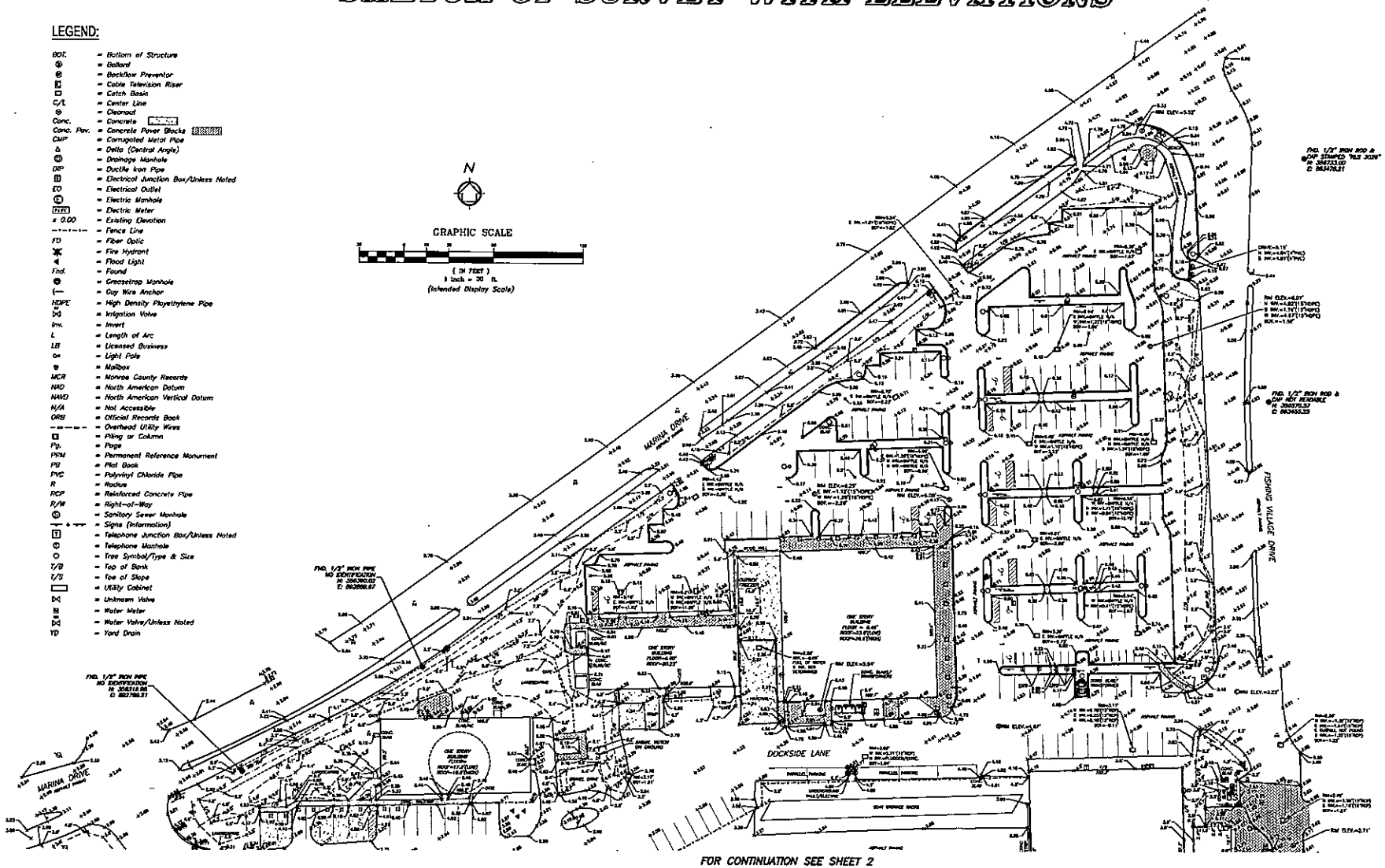
- x 0.00 = Existing Elevation
- = Fence Line
- FO = Fiber Optic
- = Fire Hydrant
- = Flood Light
- Fnd. = Found
- = Greasetrap Manhole
- = Guy Wire Anchor
- HDPE = High Density Polyethylene Pipe
- = Irrigation Valve
- Inv. = Invert
- L = Length of Arc
- LB = Licensed Business
- = Light Pole
- = Mailbox
- MCR = Monroe County Records
- NAD = North American Datum
- NAVD = North American Vertical Datum
- N/A = Not Accessible
- ORB = Official Records Book
- = Overhead Utility Wires
- = Piling or Column
- Pg. = Page
- PRM = Permanent Reference Monument
- PB = Plat Book
- PVC = Polyvinyl Chloride Pipe
- R = Radius
- RCP = Reinforced Concrete Pipe
- R/W = Right-of-Way
- = Sanitary Sewer Manhole
- = Signs (Information)
- = Telephone Junction Box/Unless Noted
- = Telephone Manhole
- = Tree Symbol/Type & Size
- T/B = Top of Bank
- T/S = Toe of Slope
- = Utility Cabinet
- = Unknown Valve
- = Water Meter
- = Water Valve/Unless Noted
- YD = Yard Drain



FOR CONTINUATION SEE SHEET 2

ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

WGI
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833 Venetia Street, Suite 106, Key West, Florida 33040
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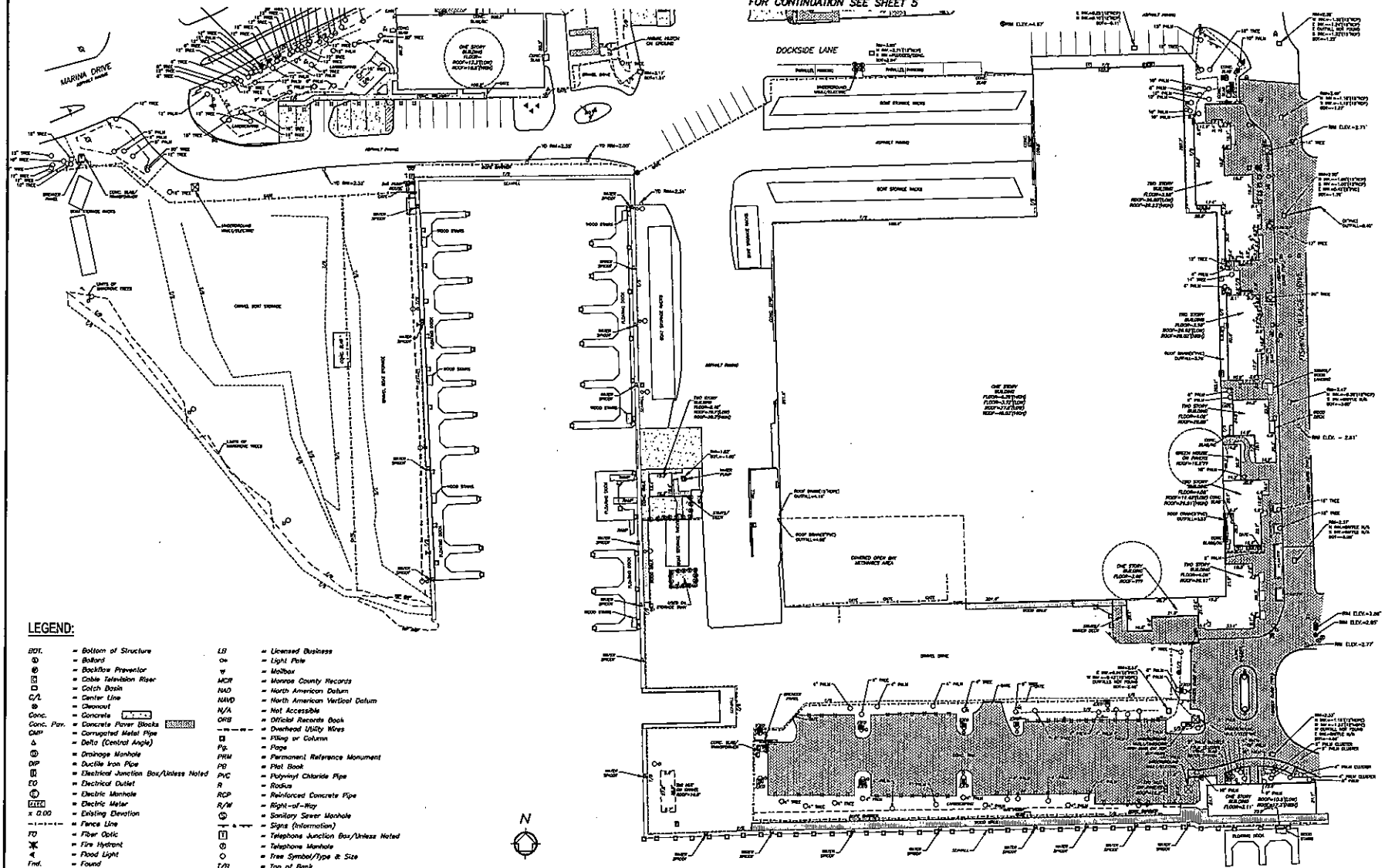
CERTIFICATE OF AUTHORIZATION No. LB 7553
ORLANDO ◆ JACKSONVILLE ◆ TAMPA
www.wantmangroup.com

CAD	C:\pwworking\wgi\don.dawson\dms14597\				
REF	C:\pwworking\wgi\don.dawson\dms14597\VAC01				
FLD	JF	FB/PG. 539/46-79	JOB 31411535.03		
OFF	MRG, RB	591/3-10	DATE 04/20/15	------	------
CKD	GJ	SHEET 3 OF 3	DWG 15356J_TOPO	DATE	REVISIONS: BY:

BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 18, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
MONROE COUNTY, FLORIDA

SKETCH OF SURVEY WITH TREES

FOR CONTINUATION SEE SHEET 5



LEGEND:

BOT.	= Bottom of Structure	LB	= Licensed Business
	= Bollard		= Light Pole
	= Backflow Preventor		= Mailbox
	= Cable Television Riser	MCR	= Monroe County Records
	= Catch Basin	NAD	= North American Datum
C/L	= Center Line	NAVD	= North American Vertical Datum
	= Cleanout	N/A	= Not Accessible
Conc.	= Concrete	ORB	= Official Records Book
Conc. Pav.	= Concrete Paver Blocks		= Overhead Utility Wires
CMP	= Corrugated Metal Pipe		= Piling or Column
Δ	= Delta (Central Angle)	Pg.	= Page
	= Drainage Manhole	PRM	= Permanent Reference Monument
DIP	= Ductile Iron Pipe	PB	= Plat Book
	= Electrical Junction Box/Unless Noted	PVC	= Polyvinyl Chloride Pipe
EO	= Electrical Outlet	R	= Radius
	= Electric Manhole	RCP	= Reinforced Concrete Pipe
	= Electric Meter	R/W	= Right-of-Way
x 0.00	= Existing Elevation		= Sanitary Sewer Manhole
	= Fence Line		= Signs (Information)
FO	= Fiber Optic		= Telephone Junction Box/Unless Noted
	= Fire Hydrant		= Telephone Manhole
	= Flood Light		= Tree Symbol/Type & Size
Fnd.	= Found	T/B	= Top of Bank
	= Greasetrap Manhole	T/S	= Toe of Slope
	= Guy Wire Anchor		= Utility Cabinet
HDPE	= High Density Ployethylene Pipe		= Unknown Valve
	= Irrigation Valve		= Water Meter
Inv.	= Invert		= Water Valve/Unless Noted
L	= Length of Arc	YD	= Yard Drain

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.
(Intended Display Scale)

ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

WGI
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(561) 305-7230 (MAIN) (561) 831-1115 fax
CORPORATE OFFICE: 2200 N. Commerce Pkwy., Suite 208
ORLANDO • PORT St. LUCIE • TAMPA
www.wantmangroup.com

REVISIONS	DATE	BY

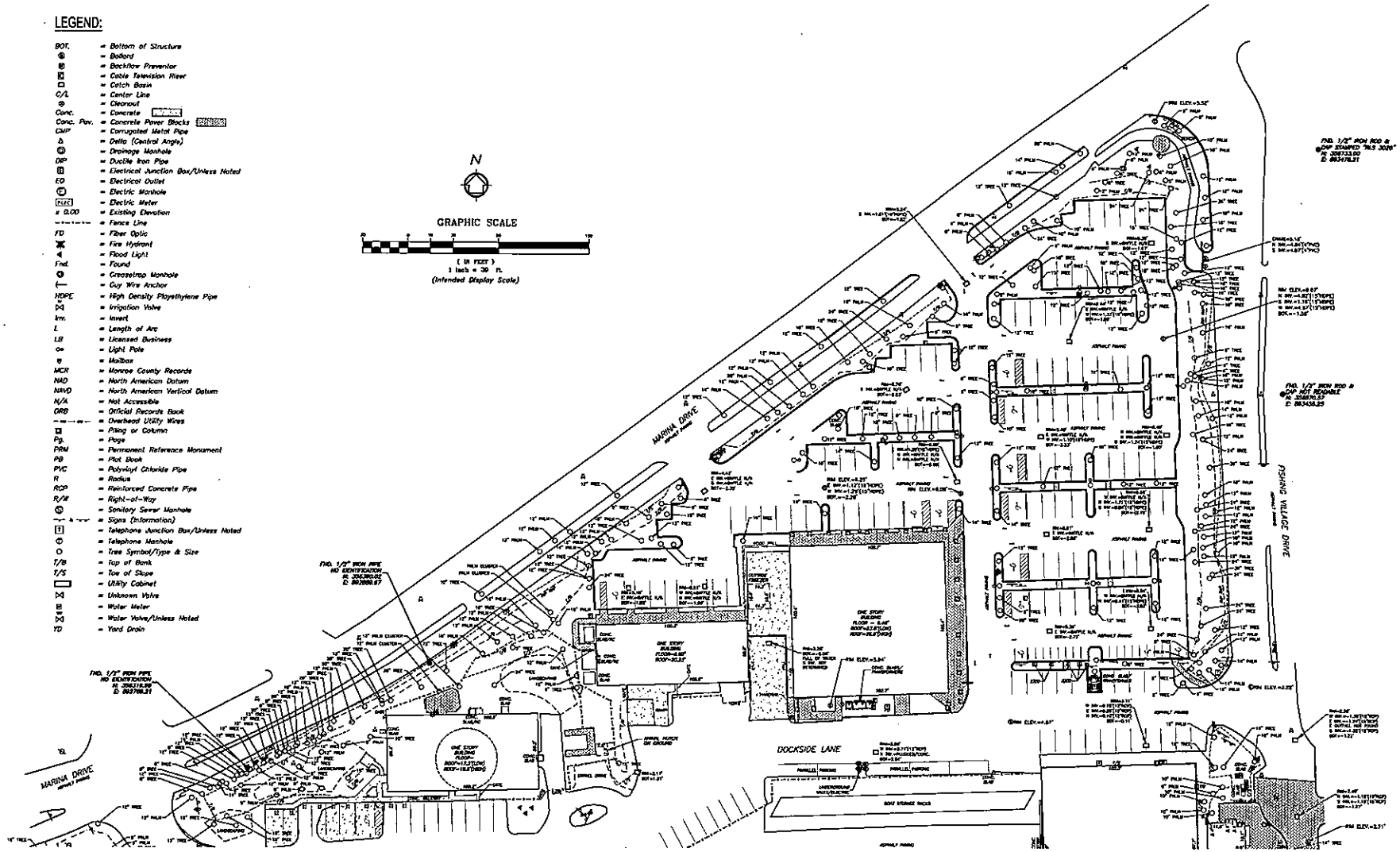
CAD C:\projects\ref\dsn.dwsun\dms14597\
REF C:\projects\wgi\dsn.dwsun\dms14597\x001
FLD JF FB/PG. 535/56-78 JOB 31413535.03
OFF MRG, RB 591/3-10 DATE 04/10/15
CKD EM DWG 1513503_TOPO
SHEET 4 OF 5

BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 18, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
MONROE COUNTY, FLORIDA

SKETCH OF SURVEY WITH TREES

LEGEND:

- BOT. = Bottom of Structure
- = Bollard
- = Backflow Preventor
- = Cable Television Riser
- = Catch Basin
- C/L = Center Line
- = Cleanout
- Conc. = Concrete
- Conc. Pav. = Concrete Paver Blocks
- CMP = Corrugated Metal Pipe
- Δ = Delta (Central Angle)
- = Drainage Manhole
- DIP = Ductile Iron Pipe
- = Electrical Junction Box/Unless Noted
- EO = Electrical Outlet
- = Electric Manhole
- = Electric Meter
- x 0.00 = Existing Elevation
- = Fence Line
- FO = Fiber Optic
- = Fire Hydrant
- = Flood Light
- Fnd. = Found
- = Greasetrap Manhole
- = Guy Wire Anchor
- HDPE = High Density Ployethylene Pipe
- = Irrigation Valve
- Inv. = Invert
- L = Length of Arc
- LB = Licensed Business
- = Light Pole
- = Mailbox
- MCR = Monroe County Records
- NAD = North American Datum
- NAVD = North American Vertical Datum
- N/A = Not Accessible
- ORB = Official Records Book
- = Overhead Utility Wires
- = Piling or Column
- Pg. = Page
- PRM = Permanent Reference Monument
- PB = Plat Book
- PVC = Polyvinyl Chloride Pipe
- R = Radius
- RCP = Reinforced Concrete Pipe
- R/W = Right-of-Way
- = Sanitary Sewer Manhole
- = Signs (Information)
- = Telephone Junction Box/Unless Noted
- = Telephone Manhole
- = Tree Symbol/Type & Size
- T/B = Top of Bank
- T/S = Toe of Slope
- = Utility Cabinet
- = Unknown Valve
- = Water Meter
- = Water Valve/Unless Noted
- YD = Yard Drain



FOR CONTINUATION SEE SHEET 4

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

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CERTIFICATE OF AUTHORIZATION No. LB 7255
WRIGHT-PIERCE ENGINEERS
www.wantmangroup.com

CAD	C:\pwworking\wgi\den.demaio\dms14597\		
REF	C:\pwworking\wgi\den.demaio\dms14597\WG01		
FLD	JF	FB./PG. 539/48-79	JOB 3141153.03
OFF	MRG, RB	591/3-10	DATE 04/20/15
CKD	DJ	SHEET 5 OF 5	DWG 153503_TOPO

REVISIONS:	DATE:	BY:

BOUNDARY/TOPOGRAPHIC SURVEY
SECTION 18, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
MONROE COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
OLD MEDICAL CENTER
LOCATED IN SECTION 7, TOWNSHIP 59 S, RANGE 41 E
MONROE COUNTY, FLORIDA

FOR THE BENEFIT OF:

OCEAN REEF CLUB INC.

INDEX OF SHEETS:

SHEET 1	COVER
SHEET 2	BOUNDARY SURVEY
SHEET 3	TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

EXHIBIT "A" (ORB 2205, PAGE 271)
TRACT "A" OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO.10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND BEING A PORTION OF TRACT "A" OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY CORNER OF SAID TRACT "A", SAID CORNER BEING ON THE SOUTHWESTERLY LINE OF LOT 1 OF SAID PLAT OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10"; THENCE S 42°32'52" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "A" FOR 160.88 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT "A"; THENCE N 47°27'08" W ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A" FOR 30.00 FEET TO A INTERSECTION WITH A LINE 30.00 FEET NORTHWESTERLY OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL TO THE AFOREMENTIONED SOUTHEASTERLY LINE OF SAID TRACT "A"; THENCE N 42°32'52" E ALONG SAID PARALLEL LINE FOR 160.88 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED SOUTHWESTERLY LINE OF SAID LOT 1; THENCE S 47°27'08" E ALONG SAID SOUTHWESTERLY LINE FOR 30.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH (ORB 2205 PAGE 266)

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, AS SHOWN ON "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, AT PAGE 83, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF ANCHOR DRIVE AND OCEAN REEF DRIVE, AS SHOWN ON THE PLAT OF "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 118, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE CENTERLINE OF OCEAN REEF DRIVE S 43°11'40" E FOR 140.05 FEET; THENCE LEAVING CENTERLINE N 38°00'50" E FOR 25.30 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF OCEAN REEF DRIVE AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT OF LAND: THENCE CONTINUE N 38°00'50" E FOR 75.04 FEET; THENCE S 47°27'08" E FOR 70.00 FEET; THENCE S 42°32'52" W FOR 79.57 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF OCEAN REEF DRIVE; THENCE N 43°11'40" W FOR 64.25 FEET TO THE POINT OF BEGINNING.

LOCATION/KEY MAP N
(NOT TO SCALE)

ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

SURVEYORS NOTES:

1. The survey date is 06/16/16
2. This is a Boundary & Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2016 by Wantman Group, Inc.
6. Bearings shown hereon are plotted, and are based on the Northwest line of Tract A, ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10, as recorded in PB 6, PG 118, public records of Monroe County, having a bearing of N39°33'31"E, and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the North American Vertical Datum of 1988 (NAVD 88), as established by National Geodetic Survey (NGS) benchmark "G327" having a published elevation of 2.33' (NAVD 88).
8. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
9. The legal description of the land contained in this boundary survey is based on Official Records Book 2205, Page 266 & 271, as recorded in the public records of Monroe County, Florida.
10. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
11. Underground improvements, if any, were not located except as shown.
12. Adjoining property and Right-of-Way information was obtained from Monroe County's Property Appraiser Office.
13. Aerial imagery shown hereon was obtained from the Land Boundary Information System (LABINS) dated 2015 and is shown for informational purposes only.

For the Firm:
Wantman Group, Inc.

_____DATE_____

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

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(866) 994-2320 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7635
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CAD	C:\Users\Don.Dawson\appdata\local\temp\AcPublish_14360\		
REF	C:\Users\Don.Dawson\appdata\local\temp\AcPublish_14360\M001		
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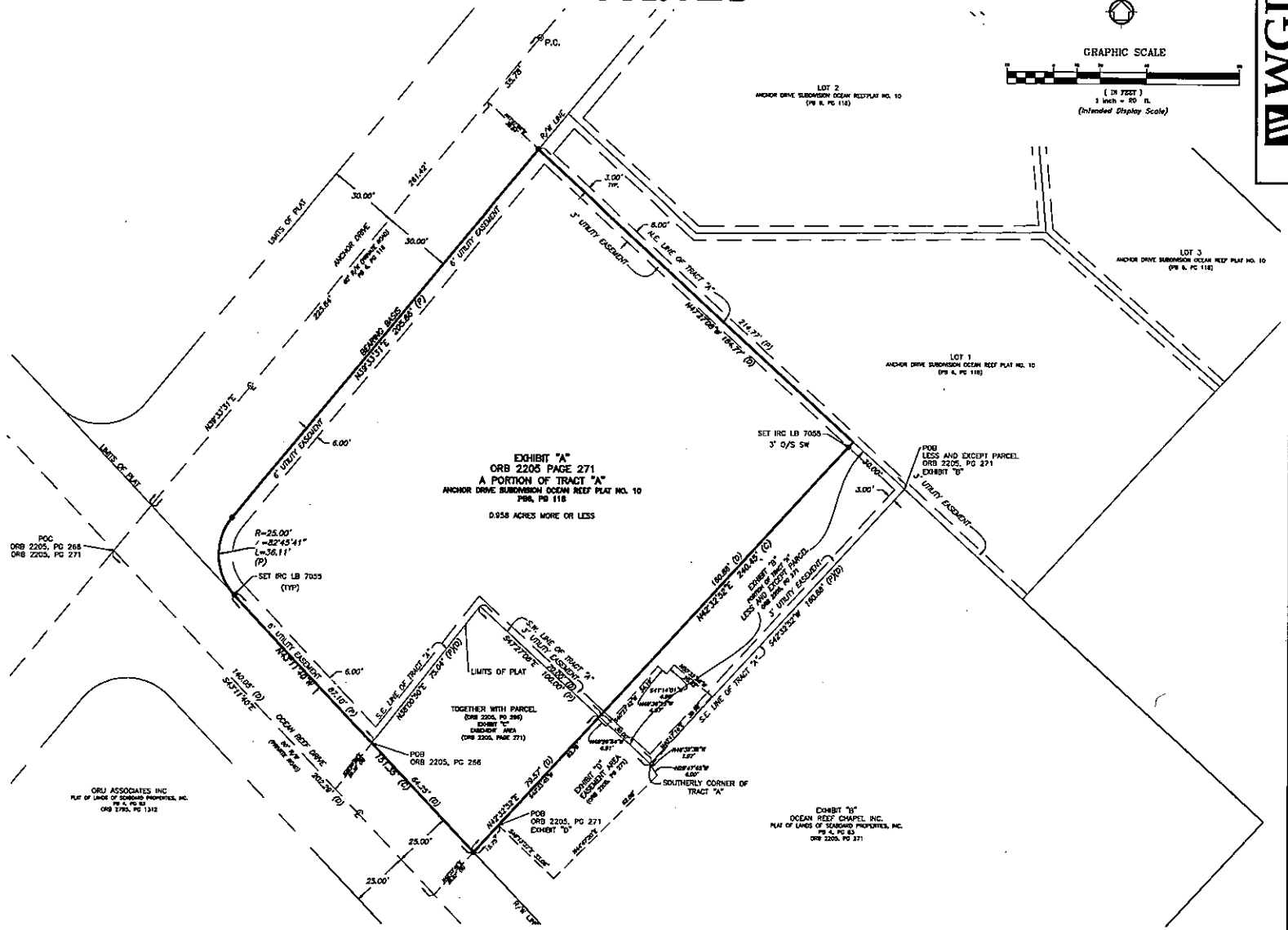
OFF	DJD		DATE 6-16-16
CKD	ERM	SHEET 1 OF 3	DWG 153506_M001

BOUNDARY & TOPOGRAPHIC SURVEY
OLD MEDICAL BUILDING
SECTION 7, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
OCEAN REEF CLUB INC.

BOUNDARY SURVEY



LEGEND:

	= Cable Television Riser (CATV)
CB	= Catch Basin
℄	= Center Line
CO	= Cleanout
Conc.	= Concrete
Asph.	= Asphalt
CMP	= Corrugated Metal Pipe
	= Concrete Power Pole/CPP
C&G	= Curb & Gutter
CI	= Curb Inlet
Δ	= Delta (Central Angle)
DE	= Drainage Easement
	= Drainage Manhole
DIP	= Ductile Iron Pipe
	= Electrical Junction Box
x 0.00	= Existing Elevation
FH	= Fire Hydrant
FP&L	= Florida Power & Light
Fnd.	= Found
	= Gate Valve (WV=Water Valve) (SV=Sewer Valve)
	= Guy Wire Anchor
Inv.	= Invert
L	= Length of Arc
LB	= Licensed Surveying Business
	= Light Pole
NAD	= North American Datum
NAVD	= North American Vertical Datum
ORB	= Official Records Book
— OHU —	= Overhead Utility Wires
Pg.	= Page
PK	= Parker Kaylon Nail
PLS	= Professional Land Surveyor
PRM	= Permanent Reference Monument
PSM	= Professional Surveyor & Mapper
PB	= Plat Book
PVC	= Polyvinyl Chloride Pipe (Plastic)
R	= Radius
RCP	= Reinforced Concrete Pipe
R/W	= Right-of-Way
	= Sanitary Sewer Manhole
	= Information Signs
	= Telephone Riser
	= Tree Symbol/Type & Size
UE	= Utility Easement
	= With
	= Wood Power Pole/WPP
	= Set 5/8" Iron Rod and Cap LB 7055
	= (P.C.P.) permanent control point
IRC	= Iron Rod and Cap
(C)	= Calculated from field measurements
(P)	= Plat
(D)	= Deed

ELEVATIONS SHOWN HEREON
ARE ON NORTH AMERICAN
VERTICAL DATUM 1988.

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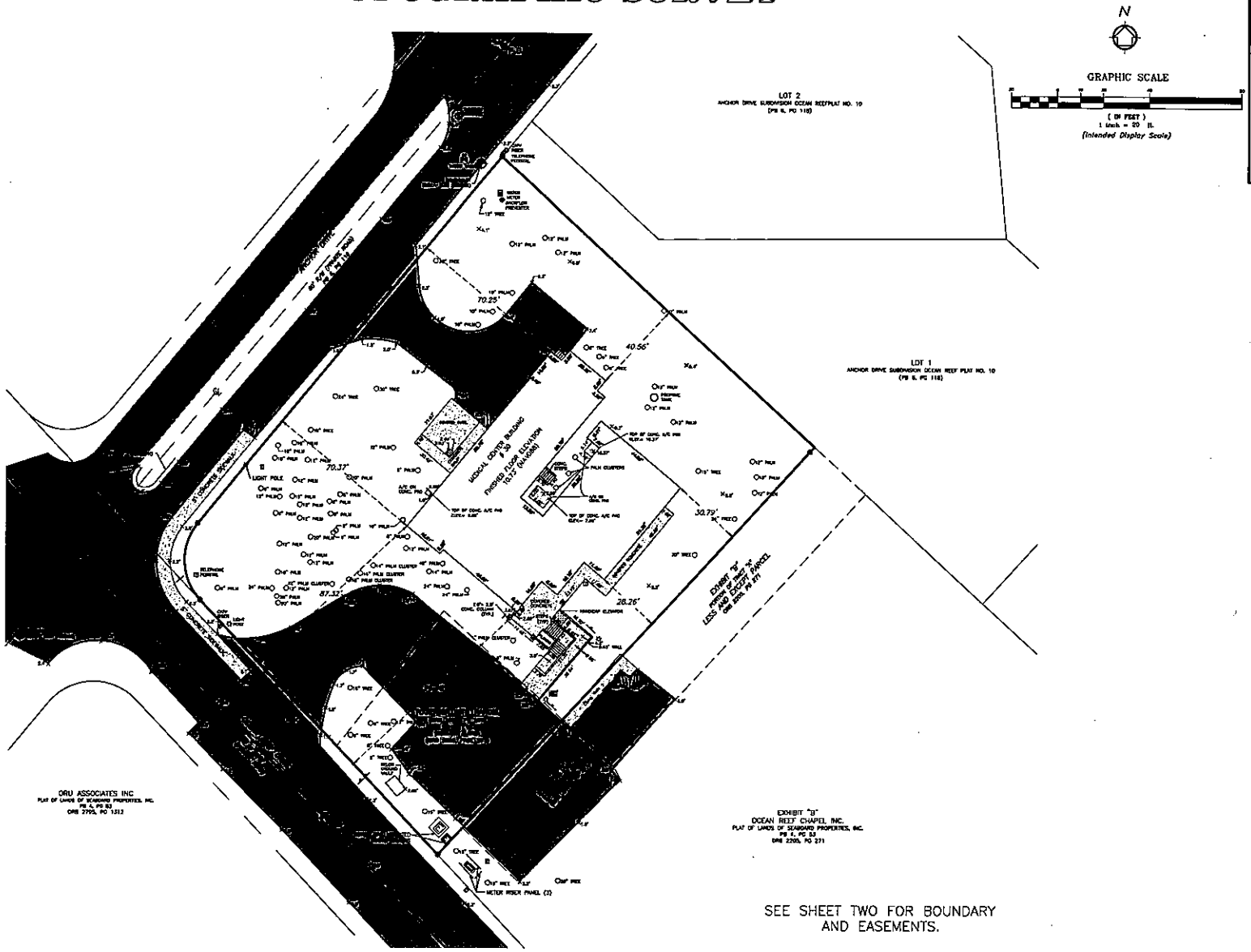
(561) 833-7200 phone (561) 697-1110 fax
ORLANDO OFFICE LICENSE No. LB-7955
www.wantmangroup.com

CAD	C:\Users\Don Dawson\appdata\local\temp\AcPublish_14361\		
REF	C:\Users\Don Dawson\appdata\local\temp\AcPublish_14361\M201		
FLD	KB	FB./PG. 531/21-23	JOB 31411535.05
CKF	DJD		DATE 6/16/16
CKD	ERM	SHEET 3 OF 3	DWG 15J306_M201

BOUNDARY SURVEY
OCEAN REEF CLUB MEDICAL BUILDING
SECTION 7, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

TOPOGRAPHIC SURVEY



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- Δ = Delta (Central Angle)
- DE = Drainage Easement
- = Drainage Manhole
- DIP = Ductile Iron Pipe
- = Electrical Junction Box
- x 0.00 = Existing Elevation
- FH = Fire Hydrant
- FP&L = Florida Power & Light
- Fnd. = Found
- = Gate Valve (WV=Water Valve) (SV=Sewer Valve)
- = Guy Wire Anchor
- Inv. = Invert
- L = Length of Arc
- LB = Licensed Surveying Business
- = Light Pole
- NAD = North American Datum
- NAVD = North American Vertical Datum
- ORB = Official Records Book
- — OHU — = Overhead Utility Wires
- Pg. = Page
- PK = Parker Kaylon Nail
- PLS = Professional Land Surveyor
- PRM = Permanent Reference Monument
- PSM = Professional Surveyor & Mapper
- PB = Plat Book
- PVC = Polyvinyl Chloride Pipe (Plastic)
- R = Radius
- RCP = Reinforced Concrete Pipe
- R/W = Right-of-Way
- = Sanitary Sewer Manhole
- = Information Signs
- = Telephone Riser
- = Tree Symbol/Type & Size
- UE = Utility Easement
- w/ = With
- = Wood Power Pole/WPP
- = Set 5/8" Iron Rod and Cap LB 7055
- = (P.C.P.) permanent control point
- IRC = Iron Rod and Cap
- (C) = Calculated from field measurements
- (P) = Plat
- (D) = Deed
- = Backflow Preventer

SEE SHEET TWO FOR BOUNDARY AND EASEMENTS.

ELEVATIONS SHOWN HEREON ARE ON NORTH AMERICAN VERTICAL DATUM 1988.

WGI
Wantman Group, Inc.
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2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
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CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - FORT ST. LUCIE - TAMPA
www.wantmangroup.com

CAD	C:\Users\Don.Denison\appdata\local\temp\AcPublish_14360\		
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OFF	DAD		DATE 6/16/16
CKD	ERM	SHEET 3 OF 3	DWG 153506_MGO1

TOPOGRAPHIC SURVEY
OCEAN REEF CLUB MEDICAL BUILDING
SECTION 7, TOWNSHIP 59 S, RANGE 41 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

BOUNDARY/TOPOGRAPHIC SURVEY

LOCATED IN SECTION 7 & 18, TOWNSHIP 59, RANGE 41

MONROE COUNTY, FLORIDA

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2–3	Sketch of Survey with Elevations
Sheet 4–5	Sketch of Survey with Trees

LEGAL DESCRIPTION:

A portion of Tract D and a portion of the contiguous canal also known as Ocean Reef Club Channel as shown on OCEAN REEF PLAT NO. 1, according to the Plat thereof as recorded Plat Book 4, at Page 90, and all of Tract H of, OCEAN REEF PLAT NO. 1 AMENDED, according to the Plat thereof as recorded Plat Book 5, at Page 72, both of the Public Records, Monroe County, Florida, said lands also being a portion of Parcel VI of the lands recorded in Official Records Book 1247, at Page 1856, of the Public Records, of Monroe County, Florida and lying and situate in Sections 7 and 18, Township 59 South, Range 41 East, Monroe County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 18; Thence North 88°12'14" East along the North line of Section 18, for 2,356.00 feet to the POINT OF BEGINNING and to a point on the West line of said Tract H, the following five (5) courses being along the west, North and East lines of said Tract H; Thence North 01°35'53" West, for 75.69 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 25.00 feet and a central angle of 89°48'07"; Thence Northeasterly along said curve for 39.18 feet; Thence North 88°12'14" East, for 204.63 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 25.00 feet and a central angle of 90°00'00"; Thence Southeasterly along said curve for 39.27 feet; Thence South 01°47'46" East along said East line of Tract H and the Southerly extension thereof, for 122.42 feet to a point on the cut line of a manmade canal, the following three (3) courses being along said cut line; Thence South 79°02'24" West, for 27.89 feet; Thence South 19°53'41" West, for 29.26 feet; Thence South 04°39'44" East, for 43.21 feet to a point on the North face of an existing wooded deck; Thence North 85°20'16" East along said North face, for 4.52 feet; Thence South 45°36'21" East along the Northeasterly face of said wood deck, for 12.36 feet; Thence South 05°08'16" East along the East face of said wood deck and the Southerly extension thereof, for 194.04 feet; Thence South 81°51'44" West, for 4.93 feet to a point on a line of the Northerly extension of the East face of an existing seawall; Thence South 07°31'31" East along said line, for 27.69 feet; Thence South 82°28'29" West, for 10.00 feet to a point on a line lying 10.00 feet West of and parallel with the East face of said existing seawall; Thence South 07°31'31" East along said parallel line, for 183.63 feet to a point on a line lying North of and parallel with the South face of said existing seawall, the following three (3) courses being along said parallel line; Thence South 64°06'21" West, for 57.19 feet; Thence North 71°14'49" West, for 105.33 feet; Thence South 85°33'30" West, for 407.01 feet to a point on a line of the Southerly extension of the edge of pavement of an existing parking lot; Thence North 03°39'55" West along said line, for 25.37 feet to a point on a line of the Westerly extension of the edge of pavement of said parking lot; Thence North 86°23'22" East along said line and the Easterly extension thereof, for 85.80 feet to a point on the West line of the lands recorded in Official Record Book 901, at Page 877, of the Public Records of Monroe County, Florida; Thence South 06°57'39" East along said West line, for 8.64 feet; Thence North 83°19'13" East, for 141.02 feet to a point on the East line of the lands recorded in Official Record Book 901, at Page 877, of the Public Records of Monroe County, Florida; Thence North 06°09'05" West, for 3.40 feet to a point on the edge of pavement of aforesaid existing parking lot, the following four (4) courses being along said edge of pavement; Thence North 85°30'53" East, for 44.93 feet; Thence South 52°25'21" East, for 15.96 feet; Thence South 83°09'49" East, for 7.85 feet; Thence North 41°50'53" East, for 20.50 feet to a point on on the edge of an existing asphalt path, the following two (2) courses being along said edge of path; Thence South 77°23'06" East, for 6.21 feet; Thence South 74°02'44" East, for 12.34 feet to a point on a line of the Southerly extension of the edge of pavement of said existing parking lot; Thence North 07°47'04" West along said line line and the Northerly extension thereof, for 376.24 feet; Thence North 81°42'46" East, for 8.90 feet; Thence North 08°17'14" West, for 100.23 feet to a point on the South right-of-way line for Beach Road as shown on said OCEAN REEF PLAT NO. 1 AMENDED; Thence North 88°12'14" East along said South right-of-way line, for 16.55 feet to the West line of aforesaid Tract H; Thence North 01°35'53" West along said West line, for 30.00 feet to the POINT OF BEGINNING.

Said lands lying and situate in Monroe County, Florida.

Said lands contain 3.69 acres, more or less.

LOCATION MAP
(NOT TO SCALE)

N

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club

SURVEYORS NOTES:

1. The survey date is January 19, 2017.
2. This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code and was prepared in accordance with the "Standards of Practice" for surveying and mapping in the State of Florida.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2017 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 18, Township 59 South, Range 41 East, said South line bears N 88°12'14" E and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29), as established by National Geodetic Survey (NGS) benchmark "D327" having a published elevation of 3.89' (NGVD 29).
8. The coordinates shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment (NAD83/2007), as established using Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using Lengemann of Florida Network and a local base station. The corrected positions computed were verified through a redundancy of measurements to meet or exceed closure for Commercial/High Risk: Linear 1 foot in 10,000 feet. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. The description of the land contained in this boundary survey was prepared by Wantman Group, Inc., at the request of the client.
11. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
12. Underground improvements, if any, were not located except as shown.
13. Adjoining property information was obtained from the Monroe County Property Appraisers Office.
14. Aerial imagery shown hereon was taken from Google Earth is for informational purposes only and is not part of this survey.

For the Firm:
Wantman Group, Inc.

_____DATE_____

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

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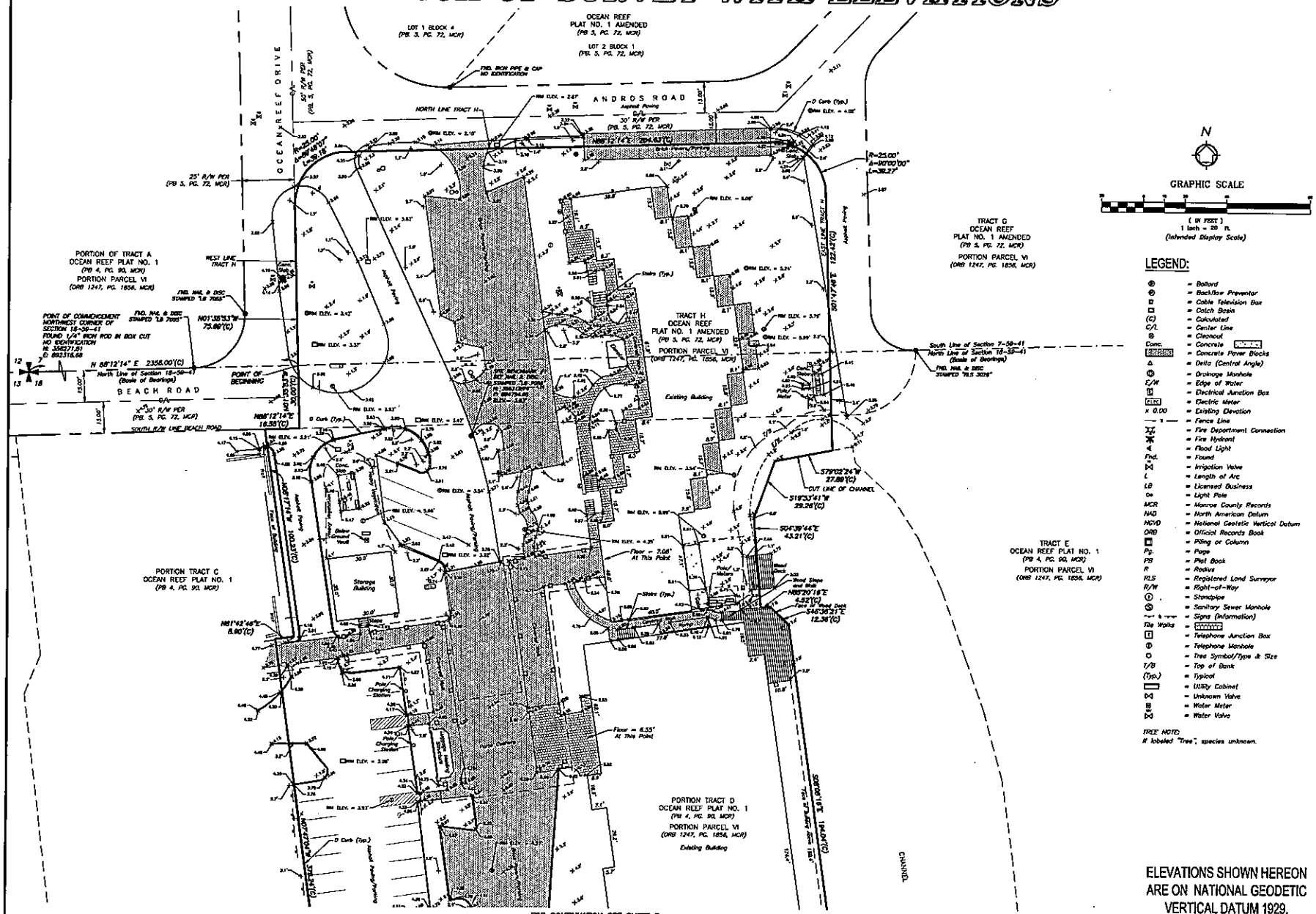
OFF	MRG		
CKD	EM	SHEET 1 OF 5	
JOB	31411535.07		
DATE	02/01/17		
DWG	153501_Survey		

REVISIONS: ---- ---- ----

DATE: BY:

BOUNDARY/TOPOGRAPHIC SURVEY
OCEAN ROOM
SECTION 7 & 18, TOWNSHIP 59, RANGE 41
AS PREPARED FOR
OCEAN REEF CLUB

SKETCH OF SURVEY WITH ELEVATIONS



LEGEND:

- = Bollard
- = Backflow Preventor
- = Cable Television Box
- = Catch Basin
- (C) = Calculated
- C/L = Center Line
- = Cleanout
- Conc. = Concrete
- = Concrete Paver Blocks
- Δ = Delta (Central Angle)
- = Drainage Manhole
- E/W = Edge of Water
- = Electrical Junction Box
- = Electric Meter
- x 0.00 = Existing Elevation
- — x — = Fence Line
- = Fire Department Connection
- = Fire Hydrant
- = Flood Light
- Fnd. = Found
- = Irrigation Valve
- L = Length of Arc
- LB = Licensed Business
- = Light Pole
- MCR = Monroe County Records
- NAD = North American Datum
- NGVD = National Geodetic Vertical Datum
- ORB = Official Records Book
- = Piling or Column
- Pg. = Page
- PB = Plat Book
- R = Radius
- RLS = Registered Land Surveyor
- R/W = Right-of-Way
- = Standpipe
- = Sanitary Sewer Manhole
- = Signs (Information)
- Tile Walks = Tile Walks
- = Telephone Junction Box
- = Telephone Manhole
- = Tree Symbol/Type & Size
- T/B = Top of Bank
- (Typ.) = Typical
- = Utility Cabinet
- = Unknown Valve
- = Water Meter
- = Water Valve

TREE NOTE:
If labeled "Tree", species unknown.

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR CONTINUATION SEE SHEET 3

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CBE/LB No. 2656 CBE/LB No. 7768
ORLANDO ◆ PORT ST. LUCIE ◆ KEY WEST
www.wantmangroup.com

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CKD	DM	SHEET 2 OF 5	

JOB 31411.535.07
DATE 03/01/17
DWG 153502_Survey

BOUNDARY/TOPOGRAPHIC SURVEY
OCEAN ROOM
SECTION 7 & 18, TOWNSHIP 59, RANGE 41
AS PREPARED FOR
OCEAN REEF CLUB

DATE:	REVISIONS:	BY:
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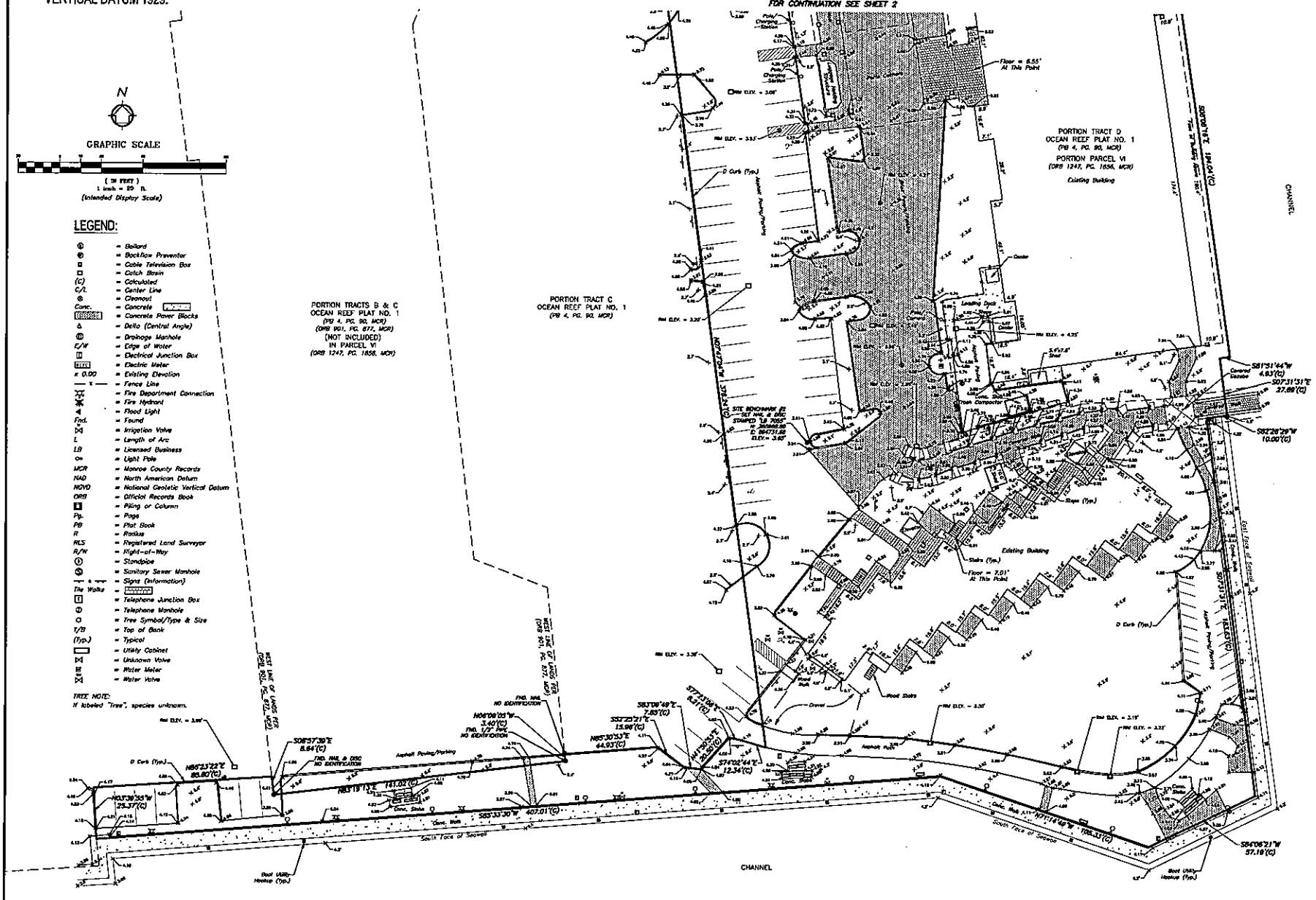
SKETCH OF SURVEY WITH ELEVATIONS

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR CONTINUATION SEE SHEET 2



LEGEND:

- = Bollard
- = Backflow Preventer
- = Cable Television Box
- = Catch Basin
- (C) = Calculated
- C/L = Center Line
- = Cleanout
- Conc. = Concrete
- = Concrete Paver Blocks
- Δ = Delta (Central Angle)
- = Drainage Manhole
- E/W = Edge of Water
- = Electrical Junction Box
- = Electric Meter
- x 0.00 = Existing Elevation
- — x — = Fence Line
- = Fire Department Connection
- = Fire Hydrant
- = Flood Light
- Fnd. = Found
- = Irrigation Valve
- L = Length of Arc
- LB = Licensed Business
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- = Piling or Column
- Pg. = Page
- PB = Plat Book
- R = Radius
- RLS = Registered Land Surveyor
- R/W = Right-of-Way
- = Standpipe
- = Sanitary Sewer Manhole
- = Signs (Information)
- The Walks = Concrete
- = Telephone Junction Box
- = Telephone Manhole
- = Tree Symbol/Type & Size
- T/B = Top of Bank
- (Typ.) = Typical
- = Utility Cabinet
- = Unknown Value
- = Water Meter
- = Water Valve

TREE NOTE:
If labeled "tree", species unknown.

WGI
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(561) 689-2699 phone (561) 439-1119 fax
CERTIFICATE OF AUTHORIZATION NUMBER LB 7055
CHA.NAGO = PORT St. LUCIE = OKLAHOMA
www.wantmangroup.com

CAD	C:\pwworking\wp\mka\d0542253\
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OFF	MRC
DATE	03/01/17
CKD	EM
DWG	153507_Survey
JOB	314115553.07
SHEET 3 OF 5	

DATE:	REVISIONS:	BY:

BOUNDARY/TOPOGRAPHIC SURVEY
OCEAN ROOM
SECTION 7 & 18, TOWNSHIP 59, RANGE 41
AS PREPARED FOR
OCEAN REEF CLUB

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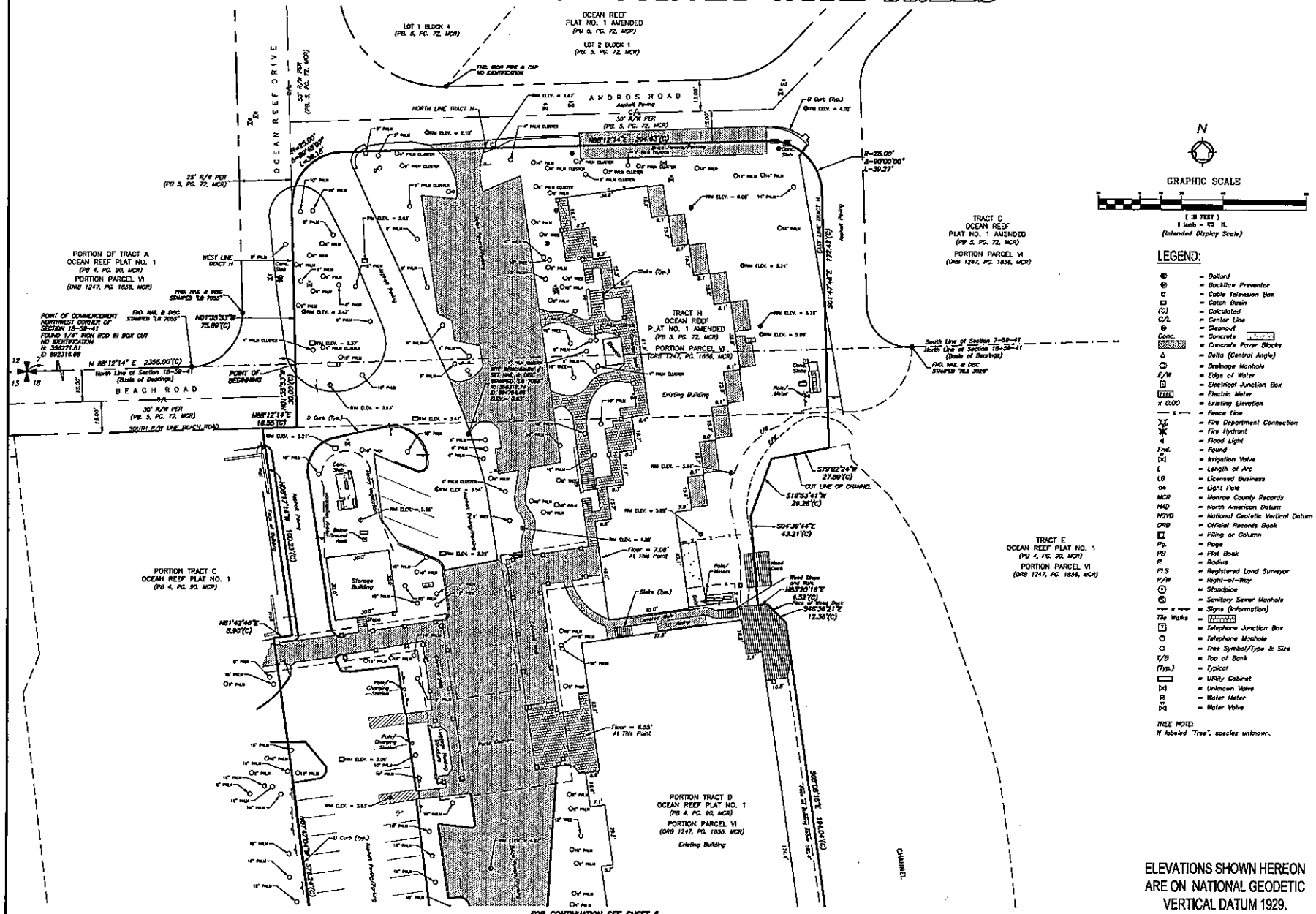
SKETCH OF SURVEY WITH TREES



FOR CONTINUATION SEE SHEET 5

WGI
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(561) 832-7700 FAX (561) 832-1110
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REVISIONS	DATE	BY

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REF C:\projects\wg\sdn\05242531
FLD CW | FB/PG. 391/25-27 | JOB 314111535.07
OFF MRC | | DATE 03/01/17
CKD DJ | SHEET 4 OF 5 | DWG 153507_Survey

BOUNDARY/TOPOGRAPHIC SURVEY
OCEAN ROOM
SECTION 7 & 18, TOWNSHIP 59, RANGE 41
AS PREPARED FOR
OCEAN REEF CLUB

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

SKETCH OF SURVEY WITH TREES

FOR CONTINUATION SEE SHEET 4

N

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.
(Intended Display Scale)

LEGEND:

- = Bollard
- = Backflow Preventor
- = Cable Television Box
- = Catch Basin
- (C) = Calculated
- C/L = Center Line
- = Cleanout
- Conc. = Concrete
- = Concrete Power Blocks
- Δ = Delta (Central Angle)
- = Drainage Manhole
- E/W = Edge of Water
- = Electrical Junction Box
- ELEC = Electric Meter
- x 0.00 = Existing Elevation
- — E — = Fence Line
- = Fire Department Connection
- = Fire Hydrant
- = Flood Light
- Fnd. = Found
- = Irrigation Valve
- L = Length of Arc
- LB = Licensed Business
- = Light Pole
- MCR = Monroe County Records
- NAD = North American Datum
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- ORB = Official Records Book
- = Piling or Column
- Pg. = Page
- PB = Plat Book
- R = Radius
- RLS = Registered Land Surveyor
- R/W = Right-of-Way
- = Standpipe
- = Sanitary Sewer Manhole
- = Signs (Information)
- Tile Walks = Tile Walks
- = Telephone Junction Box
- = Telephone Manhole
- = Tree Symbol/Type & Size
- T/B = Top of Bank
- (Typ.) = Typical
- = Utility Cabinet
- = Unknown Valve
- = Water Meter
- = Water Valve

TREE NOTE:
If labeled "Tree", species unknown.

PORTION TRACTS B & C
OCEAN REEF PLAT NO. 1
(PB 4, PG. 90, MCR)
(ORB 901, PG. 877, MCR)
(NOT INCLUDED)
IN PARCEL VI
(ORB 1247, PG. 1856, MCR)

PORTION TRACT C
OCEAN REEF PLAT NO. 1
(PB 4, PG. 90, MCR)

PORTION TRACT D
OCEAN REEF PLAT NO. 1
(PB 4, PG. 90, MCR)
PORTION PARCEL VI
(ORB 1247, PG. 1856, MCR)

Existing Building

Floor = 6.55' At This Point

Floor = 7.01' At This Point

Loading Dock

Cooler

Asphalt Parking/Parking

Asphalt Path

Wood Walk

Wood Stairs

Gravel

Conc. Slabs

Conc. Walk

Conc. Dock

Conc. Stairs

Curbed Garden

Stairs (Typ.)

Poles/Charging Station

D Curb (Typ.)

Bent Utility Hookup (Typ.)

South Face of Seawall

East Face of Seawall

CHANNEL

SITE BENCHMARK #2
— SET NAIL & DISC
STAMPED "LB 7055"
N: 353986.80
E: 894731.88
ELEV.= 3.95'

S06°57'59"E 8.64'(C)

N89°23'22"E 85.80'(C)

N03°36'30"W 25.37'(C)

S88°13'13"E 141.02'(C)

S88°33'30"W 407.01'(C)

N08°09'05"W 5.40'(C)

FND. NAIL NO IDENTIFICATION

N85°30'53"E 44.93'(C)

S52°25'21"E 15.96'(C)

S88°08'49"E 7.85'(C)

S77°31'06"E 6.31'(C)

N41°53'57"E 10.50'(C)

S74°02'44"E 12.34'(C)

S88°33'30"W 407.11'(C)

N71°14'49"W 105.31'(C)

S84°06'21"W 57.18'(C)

S81°31'44"W 4.93'(C)

S07°31'31"E 27.89'(C)

S82°26'29"W 10.00'(C)

S05°05'31"E 194.01'(C)

S05°13'13"E 153.93'(C)

RW ELEV. = 3.95'

RW ELEV. = 3.97'

RW ELEV. = 3.20'

RW ELEV. = 3.30'

RW ELEV. = 4.25'

RW ELEV. = 3.19'

RW ELEV. = 3.22'

WEST LINE OF LANDS PER ORB 1247, PG. 1856, MCR

(NOT THE TRUE WEST LINE OF THE LANDS)

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(561) 697-2200 — PART 61, LICENSE — PLANNING
(561) 697-2200 — PART 51, LICENSE — SURVEYING
www.wantmangroup.com

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OFF	ARG		
CKD	DM		

JOB J14418535.07
DATE 03/01/17
DWG 153507_Survey
SHEET 3 OF 5

DATE	REVISIONS	BY

BOUNDARY/TOPOGRAPHIC SURVEY
OCEAN ROOM
SECTION 7 & 18, TOWNSHIP 59, RANGE 41
AS PREPARED FOR
OCEAN REEF CLUB

C:\surveying\sp\main\05402531\153507_Survey.dwg Sh 3 Mar 24, 2017

BOUNDARY & TOPOGRAPHIC SURVEY
ORC FITNESS CENTER
LOCATED IN SECTION 13 & 24, TOWNSHIP 59 S, RANGE 40 E
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION

ORB 1417 PG 1601 EXHIBIT "A"
A PARCEL OF LAND BEING ALL OF TRACT "C" OF "HARBOR COURSE SECTION TWO OCEAN REEF PLAT NO. 13" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, AT PAGE 5 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

TOGETHER WITH:
A PORTION OF TRACT "A" OF HARBOR COURSE SOUTH SECTION ONE OCEAN REEF PLAT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 9, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:
COMMENCE AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT "A"; THENCE N88°36'27"E (BEARINGS DERIVED FROM THE FLORIDA COORDINATE SYSTEM, (EAST ZONE) ALONG THE NORTH LINE OF SAID TRACT "A" FOR 1059.03 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE N88°36'27"E ALONG THE SAID NORTH LINE OF TRACT "A" FOR 252.70 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE AS SHOWN ON THE SAID PLAT OF "HARBOR COURSE SOUTH SECTION ONE OCEAN REEF PLAT NO. 14"; THENCE S01°33'42"E ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 260.97 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE CONTINUE SOUTHERLY AND SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 35°47'49" FOR 218.67 FEET TO A POINT ON SAID ARC; SAID POINT BEARING S55°45'53"E FROM THE CENTER OF SAID CURVE; THENCE S89°49'31"W FOR 186.64 FEET; THENCE N01°33'42"W FOR 461.92 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE SOUTHERLY 39 FEET BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "A" SAID CORNER BEING ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH HARBOR DRIVE; THENCE S01°33'42"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 260.97 FEET TO A POINT CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHEASTERLY ALONG ARC OF SAID CURVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 28°22'02" FOR 173.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, SAID POINT BEARING S63°11'40"E FROM THE CENTER OF SAID CURVE; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 7°25'47" FOR 45.38 FEET TO A POINT ON THE ARC OF SAID CURVE, SAID POINT BEARING S55°45'53"E FROM THE CENTER OF SAID CURVE; THENCE S89°49'31"W FOR 186.64 FEET; THENCE N01°33'42"W FOR 39.01 FEET; THENCE N89°49'31"E FOR 210.74 FEET TO THE POINT OF BEGINNING.
SAID HARBOR COURSE CLUBHOUSE SITE CONTAINS 7.46 ACRES MORE OR LESS.

ORB 1737 PG 414
TOGETHER WITH:
A PORTION OF TRACT A OF HARBOR COURSE SOUTH, SECTION ONE OCEAN REEF PLAT NO. 14, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE 9, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN THE NE 1/4 OF SECTION 24, TOWNSHIP 59 SOUTH, RANGE 40 EAST, MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SW CORNER OF THE SE 1/4 OF SECTION 13, TOWNSHIP 59 SOUTH, RANGE 40 EAST; THENCE N88°36'27"E ALONG THE SOUTH LINE OF SECTION 13, 361.49 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE; THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE S01°33'42"E, 117.79 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, S01°33'42"E, 143.18 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 31°09'22"; THENCE ALONG THE ARC OF SAID CURVE 190.32 FEET TO A POINT OF INTERSECTION WITH A CIRCULAR CURVE CONCAVE TO THE NORTH, THE CENTER OF WHICH BEARS N27°20'45"E; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 13°05'00" FOR 5.71 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 49.00 FEET AND A CENTRAL ANGLE OF 40°36'14"; THENCE ALONG THE ARC OF SAID CURVE FOR 34.72 FEET; THENCE S89°49'31"W, 93.11 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 88°36'47"; THENCE ALONG THE ARC OF SAID CURVE, 38.66 FEET; THENCE N01°33'42W, 91.44 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 44°54'36"; THENCE ALONG THE ARC OF SAID CURVE 19.6 FEET; THENCE N43°20'54"E, 40.52 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 45°00'00"; THENCE ALONG THE ARC OF SAID CURVE 35.34 FEET; THENCE N01°39'06"W, 22.50 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE TO THE SOUTHEAST HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 60°53'24"; THENCE ALONG THE ARC OF SAID CURVE 31.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 80.00 FEET AND A CENTRAL ANGLE OF 57°27'56"; THENCE ALONG THE SAID CURVE FOR 80.24 FEET; THENCE N89°49'31"E, 99.03 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE AND THE POINT OF BEGINNING.INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF SOUTH HARBOR DRIVE AND THE POINT OF BEGINNING.

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2	Boundary Survey
Sheet 3	Topographic Survey

FOR THE BENEFIT OF:

OCEAN REEF CLUB INC.

LOCATION/KEY MAP
1" = 200'
N

ELEVATIONS SHOWN HEREON
ARE ON NATIONAL GEODETIC VERTICAL DATUM OF
1929.

SURVEYORS NOTES:

1. The survey date is January 5, 2017
2. This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2017 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 24, Township 59 South, Range 40 East, Monroe County, Florida being North 88°36'05" East and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929, as established by National Geodetic Survey (NGS) Point "M 327" (PID AC1057) a Second Order Vertical Point having a published elevation of 5.97' (NGVD).
8. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. The description of the land contained in this boundary survey was compiled from ORB 1605, PG. 668 and ORB 1737, PG. 411, as recorded in the Public Records of Monroe County, Florida.
11. This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
12. Underground improvements, if any, were not located except as shown.
13. The aerial imagery shown hereon was saved from Labins.com and is not part of this survey and shown for informational purposes only.

For the Firm:
Wantman Group, Inc.

_____DATE_____

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 928-2229 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION NO. LB-3925
ORLANDO – PORT ST. LUCIE – NAPLES
www.wantmangroup.com

CAD	C:\Users\Don-Denise\appdata\local\temp\AcPublish_13980\		
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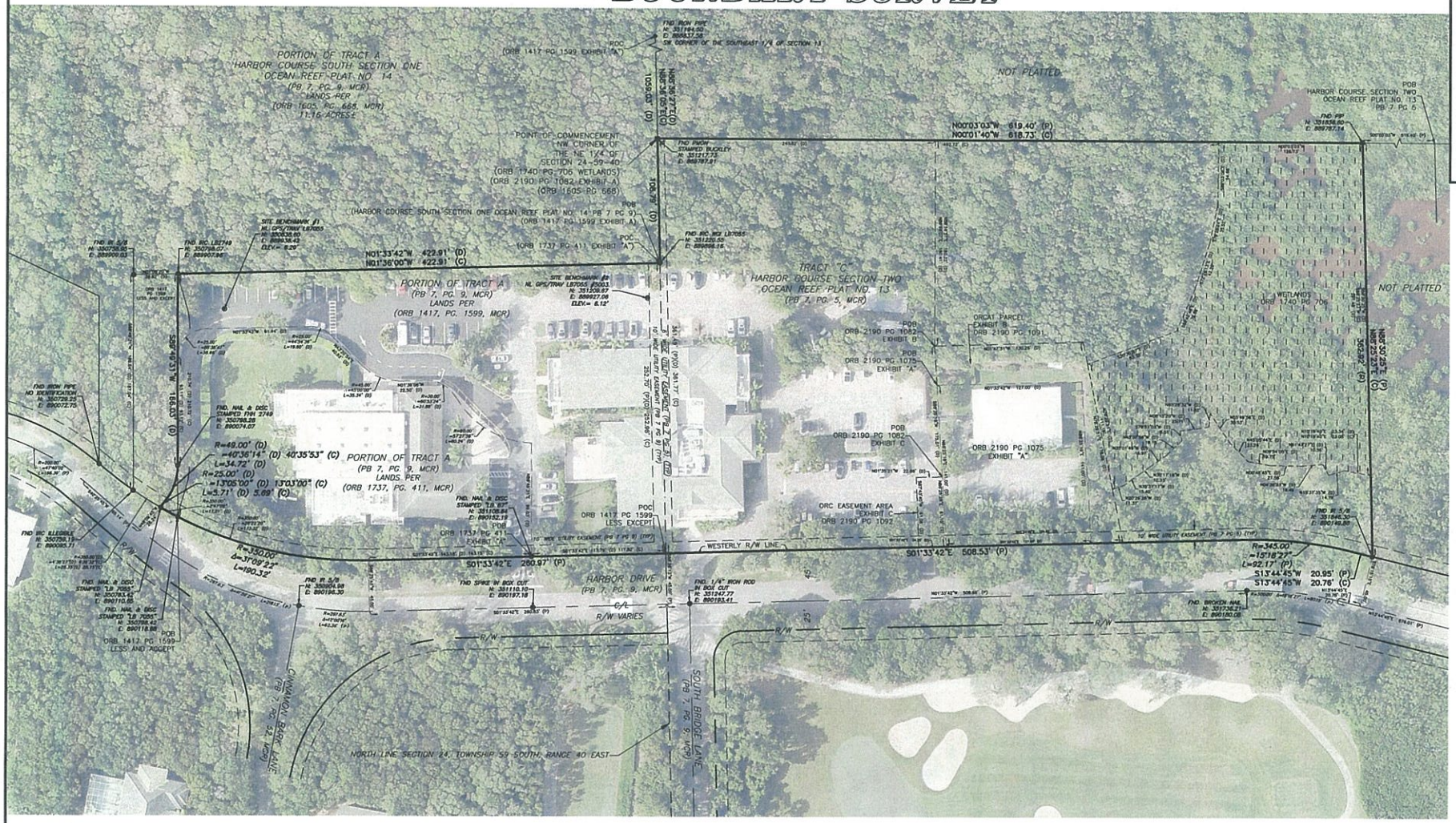
OFF	DJD	JOB	31411535.08
CKD	ERM	DATE	FEB 17 2017
		SHEET 1 OF 3	DWG 1535GB_Boundary Survey

BOUNDARY & TOPOGRAPHIC SURVEY
ORC FITNESS CENTER
SECTION 13&24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB INC.

BOUNDARY SURVEY



LEGEND:

(C)	= Calculated
℄	= Center Line
(D)	= Deeded
(P)	= Platted
PG	= Page
PB	= Plat Book
ORB	= Official Records Book
R/W	= Right-of-Way
w/	= With

ELEVATIONS SHOWN HEREON
ARE ON NATIONAL GEODETIC VERTICAL DATUM OF
1929.

N

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.
(Intended Display Scale)

WGI
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3035 VETA Highway, SUITE 100, WEST PALM BEACH, FL 33411
PHONE: (561) 687-1220 FAX: (561) 687-1110
CERTIFICATE OF AUTHORIZATION No. LB 7055
CHARLES A. WANTMAN, P.S.M. LS5182 - STATE OF FLORIDA
www.wantmangroup.com

CAD	C:\Users\Don.Dawson\appdata\local\temp\AcPublish_13980\
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FLD CW	FB./PG. 591/55-77 JOB 31411535.08
OFF DAD	DATE FEB 17 2017
CKD ERM	SHEET 2 OF 3 DWG 153508_Boundary Survey

BOUNDARY & TOPOGRAPHIC SURVEY
ORC FITNESS CENTER
SECTION 13&24, TOWNSHIP 59 S, RANGE 40 E
MIAMI-DADE COUNTY, FLORIDA
OCEAN REEF CLUB INC.

TOPOGRAPHIC SURVEY

PORTION OF TRACT A
HARBOR COURSE SOUTH SECTION ONE
OCEAN REEF PLAT NO. 14
(PB 7, PG. 9, MCR)
LANDS PER
(ORB 1605, PG. 668, MCR)
11.16 ACRES±

TRACT "C"
HARBOR COURSE SECTION TWO
OCEAN REEF PLAT NO. 13
(PB 7, PG. 5, MCR)

SITE BENCHMARK #1
NL GPS/TRAV LB7055
N: 350838.60
E: 889938.42
ELEV.= 6.20'

SITE BENCHMARK #2
NL GPS/TRAV LB7055 #5003
N: 351209.67
E: 889927.06
ELEV.= 6.12'

N00°03'03"W 619.40' (P)
N00°01'40"W 618.73' (C)

N01°33'42"W 422.91' (D)
N01°36'00"W 422.91' (C)

108.79' (D)

S01°33'42"E 260.97' (P)

S01°33'42"E 508.53' (P)

WESTERLY R/W LINE

10' WIDE UTILITY EASEMENT (PB 7 PG 5, MCR) (TYP)

ORCAT PARCEL
EXHIBIT B
(ORB 2190 PG 1091, MCR)

WETLANDS
(ORB 1740 PG 706, MCR)

FITNESS CENTER
2 STORY CBS BLDG
FFL = 8.30'

CONCRETE WOOD DECK

2 STORY CBS BUILDING
FFL = 8.97'

2 STORY CBS BUILDING
FFL = 9.02'

2 STORY CBS BUILDING
FFL = 9.01'

2 STORY CBS BUILDING
FFL = 9.00'

MCH

PLAYGROUND

R/W VARIES

R/W

CINNAMON BARK LANE
(PB 7, PG. 52, MCR)

SOUTH BRIDGE LANE
(PB 7, PG. 9, MCR)

NORTH LINE SECTION 24, TOWNSHIP 59 SOUTH, RANGE 40 EAST

R=25.00' (D)
Δ=13°05'00" (D) 13°03'00" (C)
L=5.71' (D) 5.68' (C)

R=49.00' (D)
Δ=40°36'14" (D) 40°35'53" (C)
L=34.72' (D)

L=90.33' (D)

LEGEND:

Asph.	= Asphalt	ORB	= Official Records Book
	= Bollard	PG	= Page
	= Cable Television Riser (CATV)	(P)	= Platted
(C)	= Calculated	PB	= Plat Book
CB	= Catch Basin	R/W	= Right-of-Way
℄	= Center Line		= Sanitary Sewer Manhole
	= Cleanout		= Storage Tank
Conc.	= Concrete		= Storm Sewer Catch Basin
	= Concrete Power Pole/CPP		= Telephone Riser
C&G	= Curb & Gutter		= Water Meter
(D)	= Deeded	w/	= With
	= Drainage Manhole		
	= Electrical Junction Box		
	= Electrical Service Box		
x 0.00	= Existing Elevation		
FH	= Fire Hydrant		
	= Fire Hydrant		
	= Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)		
	= Grease Trap Manhole		
	= Information Signs		
	= Light Pole / Area Light		
	= Mail Box		

ELEVATIONS SHOWN HEREON
ARE ON NATIONAL GEODETIC VERTICAL DATUM OF
1929.

N

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
(Intended Display Scale)

WGI
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(561) 392-1991 FAX (561) 392-1992
CERTIFICATE OF AUTHORIZATION No. LB 7055
BROWARD • DADE • MARTIN • PALM BEACH
www.wantmangroup.com

CAD	C:\projects\proj\Jac.dwson\v03341121\		
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OFF	DJG		DATE 1/03/2017
CPD	ERM		DWG 153908_Topographic Survey

SHEET 2 OF 3

Jess Goodall

From: Alejandra Fox
Sent: Tuesday, July 23, 2019 4:33 PM
To: Mic O'Keeffe; Ashley Parks
Cc: Thomas Pagnotta
Subject: RE: property lines - airport N. end.
Attachments: SKM_C25819072314240.pdf; 1535.10 Boundary Survey WGI 4 6 2018.pdf; 16137 Boundary Survey.pdf

Hi Mic,

Please see the attached printouts from the Monroe County website as well as boundary surveys from 2016 & 2018. Let us know if these work.

Thank you,
Alejandra

Alejandra Fox
Project Manager
Ocean Reef Club - *"A Unique Way of Life"*
35 Ocean Reef Drive, Ste. 200, Key Largo, FL 33037
P:305-501-5501 C:305-395-1295
afox@oceanreef.com
www.oceanreef.com

From: Mic O'Keeffe
Sent: Tuesday, July 23, 2019 3:29 PM
To: Alejandra Fox ; Ashley Parks
Cc: Thomas Pagnotta
Subject: property lines - airport N. end.

Team –
Possible to send me a doc. that shows the property lines around the airport north end, behind the min-storage rental, Card Sound Golf, etc.

Mr. Manzo and CSGC are interested in seeing the detail of the property around there.

Thanks a lot.
Mic

Mic O'Keeffe
Executive Director of Sports & Recreation
Ocean Reef Club - *"A Unique Way of Life"*
35 Ocean Reef Drive, Ste. 200, Key Largo, FL 33037
P:305-367-6501
mokeeffe@oceanreef.com
www.oceanreef.com

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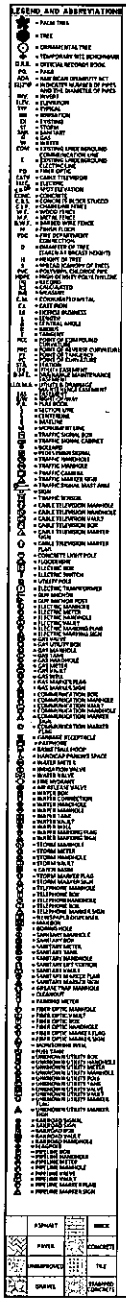
MAP OF BOUNDARY SURVEY



LEGAL DESCRIPTION (PREPARED BY LONGSURV)

A parcel of land lying in the NE ¼ of the SW ¼ and the SW ¼ of the NE ¼ and the SE ¼ of the NW ¼ of Section 7, Township 59 South, Range 41 East and portions of Government Lot 9, lying in Section 6, Township 59 South, Range 41 East, plat of Lands of Seaboard Properties, Inc., according to the plat thereof as recorded in Plat Book 4, at Page 83, of the Public Records of Monroe County, Florida and a portion of that certain roadway known as Barracuda Lane of the plat Barracuda Cay Ocean Reef Plat No. 11, according to the plat thereof as recorded in Plat Book 6, at Page 120 of the Public Records of Monroe County, Florida, said portion of Barracuda Lane being vacated, abandoned and discontinued from non-exclusive use as shown on Amended Plat of Barracuda Cay Ocean Reef Plat No. 11, according to the plat thereof as recorded in Plat Book 7, at Page 10, of the Public Records of Monroe County, Florida, lying in Key Largo, Monroe County, Florida, said lands more particularly described as follows;

COMMENCING at the northernmost corner of the Plat known as Anchor Drive Subdivision, Ocean Reef Plat No. 10, according to the plat thereof, as recorded in Plat Book 6, Page 118 of the public records of Monroe County, Florida; thence run southwesterly along the northwesterly projection of the right of way line of Anchor Drive as shown on the aforementioned plat S37°57'00"W for a distance of 55.77 feet to the beginning of a curve concave to the northwest, having a radius of 965.00 feet; thence southwesterly 82.49 feet along said curve through a central angle of 4°53'51" to a point of tangency; thence continue along said right-of-way line S42°50'51"W for a distance of 102.73 feet to a point; thence leaving said right-of-way line run N47°09'09"W for a distance of 249.38 feet to the POINT OF BEGINNING of the following described parcel of land; said point coincides with the northwesterly corner of the Ocean Reef Medical centre Property as per O.R.B. 899 Page 541; thence S40°04'27"W for a distance of 452.36 feet to a point; thence run N49°52'03"W for a distance of 4.55 feet to a point; thence run S52°27'37"W for a distance of 145.00 feet to a point; thence run S49°55'14"E for a distance of 57.90 feet to a point; thence run S40°06'46"W for a distance of 181.42 feet to a point lying on the easterly right of way line of Service Village Drive; the following four (4) courses all being along the easterly right of way of Service Village Drive; thence run N29°35'17"W for a distance of 118.89 feet to the beginning of a curve concave to the northeast, having a radius of 180.86 feet; thence northwesterly 208.13 feet along said curve through a central angle of 65°56'01" to a point of tangency; thence run N36°20'44"E for a distance of 251.48 feet to the beginning of a curve concave to the southeast, having a radius of 371.97 feet; thence northeasterly 98.64 feet along said curve through a central angle of 15°11'40" to the beginning of a reverse curve concave to the northwest having a radius of 773.94 feet; a radial line through said beginning of reverse curve bears S38°38'35"E; thence northeasterly 78.16 feet along said curve through a central angle of 05°47'14" to a point; thence run S52°01'44"E for a distance of 25.41 feet to a point lying on the northwesterly edge of the existing asphalt runway; thence run along the existing asphalt runway of the Ocean Reef Airport N37°57'57"E for a distance of 4,234.87 feet to a point; thence run S52°02'03"E for a distance of 188.90 feet to a point; thence run S40°15'02"W for a distance of 1.00 feet to the beginning of a curve concave to the southeast, having a radius of 428.70 feet; thence southwesterly 166.74 feet along said curve through a central angle of 22°17'06" to a point of tangency; thence run S37°57'56"W for a distance of 38.30 feet to the beginning of a curve concave to the southeast, having a radius of 270.03 feet; thence southwesterly 159.54 feet along said curve through a central angle of 33°51'03" to a point of tangency; thence run S04°06'53"W for a distance of 26.73 feet to the beginning of a curve concave to the southwest, having a radius of 163.50 feet; thence southwesterly 95.11 feet along said curve through a central angle of 33°19'48" to a point lying on the westerly right of way line of Barracuda Lane; thence run N52°02'06"W for a distance of 150.00 feet to a point; thence run S37°57'57"W for a distance of 1,244.00 feet to a point; thence run S52°02'06"E for a distance of 175.00 feet to a point lying on the westerly right of way line of Barracuda Lane, (the following seven (7) courses all being along the westerly right of way of Barracuda Lane as per the aforementioned "Amended Plat of Barracuda Cay Ocean Reef Plat No. 11") said point being a point of non-tangency with a curve concave to the northwest, having a radius of 380.00 feet and to which a radial line bears S52°02'05"E; thence southwesterly 116.46 feet along said curve through a central angle of 17°33'35" to a point of tangency; thence run S55°31'22"W for a distance of 142.66 feet to the beginning of a curve concave to the southeast, having a radius of 420.00 feet; thence southwesterly 147.79 feet along said curve through a central angle of 20°09'43" to a point of tangency; thence run S35°21'49"W for a distance of 295.05 feet to the beginning of a curve concave to the southwest, having a radius of 9,980.00 feet; thence southeasterly 245.63 feet along said curve through a central angle of 01°31'30" to a point of tangency; thence run S34°53'19"W for a distance of 402.71 feet to a point; thence run S34°56'29"W for a distance of 258.09 feet to a point; thence run S40°04'27"W for a distance of 249.16 feet to the POINT OF BEGINNING.

SURVEYOR'S REPORT:

DATE OF FIELD NOTES:

The date of completion of field Survey was on April 25, 2016
The date of completion of drawing was on April 29, 2016
The date of completion of update Schedule B - Part II, was on May 19, 2016
(prepared by First American Title Insurance Company

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, 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.

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

PERTINENT INFORMATION USED FOR SURVEY:

For Horizontal Control:

Bearings and Coordinates are relative to the State Plane Coordinate System, Florida East Zone (0901), North American Datum (N.A.D.) of 1983, adjustment of 2011 (NAD 83/2011)(Epoch 2010.0000; with a bearing of S36°53'19"W, being established for the centerline of Barracuda Lane, said line to be considered a well established and monumented line.

Global Positioning System (G.P.S.), measurements were conducted in the field to acquire said coordinate values, which are based on the following Horizontal Control Stations:

Name: Fire	Name: PUMPKIN
Code: AC4793	Code: AC4772
Geographic Coordinates:	Geographic Coordinates:
Latitude: 25° 19' 07.45512" N	Latitude: 25° 19' 26.71600" N
Longitude: 80° 16' 49.77394" W	Longitude: 80° 16' 56.49667" W
State Plane Coordinates:	State Plane Coordinates:
Northing: 358,731.72 US Feet	Northing: 360,672.90 US Feet
Easting: 893,839.33 US Feet	Easting: 896,212.03 US Feet

All referenced Stations are part of the Florida Permanent Reference Network (www.dot.state.fl.us/surveyingandmapping/fprn.shtm)

All measurements are in U.S. Survey feet.

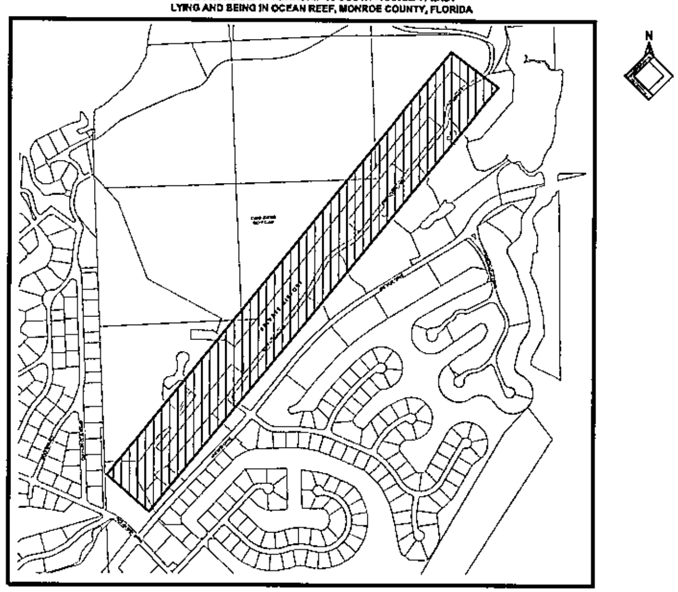
Plat of "SEABOARD PROPERTIES, INC" recorded in Plat Book 4 at Page 83 of the Public Records of Monroe County, Florida.

Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No 10" recorded in Plat Book 6 at Page 118 of the Public Records of Monroe County, Florida.

Plat of "BARRACUDA CAY OCEAN REEF PLAT No 11" recorded in Plat Book 6 at Page 120 of the Public Records of Monroe County, Florida.

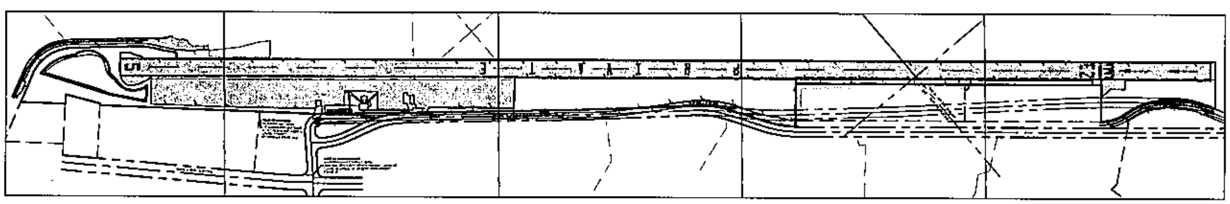
Plat of "AMENDED PLAT OF BARRACUDA CAY OCEAN REEF PLAT No 11" recorded in Plat Book 7 at Page 10 of the Public Records of Monroe County, Florida.

SECTIONS 6 & 7 - TOWNSHIP 59 SOUTH - RANGE 41 EAST
LYING AND BEING IN OCEAN REEF, MONROE COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

KEY MAP



SCHEDULE B - PART II, DOCUMENT REVIEW COMMENTS:
Subject to the following:

The exceptions of Schedule B-II of the Title Commitment prepared by First American Title Insurance Company, Agent File No. 15120138 Ocean Reef Airport, Fast File Number 1062-3533344 with an effective search date covering up to March 18, 2016 at 8:00 P.M., and furnished to the undersigned Professional Surveyor and Mapper to show any matters of record affecting the subject property, the same being more detailed as follows:

Items # 1, 2, 3, 4, 5, 6, 7, 8, 10, 22 and Item # 27, inclusive, contain general conditions that have been addressed on the Survey Map or falls outside the purview of the Land Surveying profession.

Item # 9 Matters shown on the plat of PLAT OF LANDS OF SEABOARD PROPERTIES, INC., as recorded in Plat Book 4, at Page 83.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 11 Nonexclusive Easement Grant between Ocean Reef Club Inc., a Florida corporation, R.L. Guinard, individually and as Trustee, as Grantor, and The Key Largo Foundation, Inc., a Florida not for Profit Corporation, and Driscoll Properties, a Florida partnership, as Grantee, recorded October 3, 1977, in Official Records Book 733, at Page 803.
Does not affect the Subject Property.

Item # 12 Consent for Use of Public Easements between Ocean Reef Cable Television, a general partnership, and Ocean Reef Club Inc., recorded June 2, 1980, in Official Records Book 811, at Page 1443, as affected and amended by Easement Agreement, recorded February 22, 1995, in Official Records Book 1342, at Page 1479.
Does not affect the Subject Property.

Item # 13 Mutual Nonexclusive Access / Roadway Easement between Driscoll Properties, a Florida general partnership, as Grantor, and Ocean Reef Club Inc., a Florida corporation, and Harbor Course Club, Inc., a Florida not for Profit Corporation, as Grantee, recorded May 31, 1983, in Official Records Book 881, at Page 1985.
Does not affect the Subject Property.

Item # 14 Easement granted to the Florida Keys Aqueduct Authority, recorded December 6, 1983, in Official Records Book 897, at Page 2228.
Does not affect the Subject Property.

Item # 15 Easement granted to the Florida Keys Aqueduct Authority, recorded December 6, 1983, in Official Records Book 897, at Page 2234.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 16 Right of Access and License Agreement between Ocean Reef Club, Inc., a Florida corporation, and Florida Keys Aqueduct Authority, recorded December 6, 1983, in Official Records Book 897, at Page 2243.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 17 Non-Exclusive Easement Grant in favor of Ocean Reef Club Inc., a Florida corporation, Great American Life Insurance Company and Ocean Reef Club Properties, Inc., recorded April 12, 1993, in Official Records Book 1252, at Page 836.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 18 Quit Claim Deed and Easement between Ocean Reef Club Inc., a Florida not for Profit Corporation, f/k/a Ocean Reef Acquisition Corp. and Ocean Reef Community Association, a Florida not for Profit Corporation, recorded January 26, 1995, in Official Records Book 1339, at Page 255.
Contains blanket conditions that affects the Subject Property, not plottable.

Item # 19 Grant of Easement in favor of North Key Largo Utility Corp., a Florida not for Profit Corporation, recorded March 9, 1995, in Official Records Book 1344, at Page 1769.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 20 Grant of Easement in favor of North Key Largo Utility Corp., a Florida not for Profit Corporation, recorded March 9, 1995, in Official Records Book 1344, at Page 1772.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 21 Assignment of Easements between Ocean Reef Club, Inc., a Florida not for Profit Corporation, and North Key Largo Utility Corp., a Florida not for Profit Corporation, recorded March 10, 1995, in Official Records Book 1344, at Page 2079.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 23 Distribution Right-of-Way Easement (Agreement) granted to the Florida Keys Electric Cooperative Association, Inc., recorded February 18, 1998, in Official Records Book 1490, at Page 1526.
Affects the Subject Property and also plottable items as shown on the Map of Survey.

Item # 24 Distribution Right-of-Way Easement (Corporation) granted to the Florida Keys Electric Cooperative Inc., recorded June 5, 1998, in Official Records Book 1518, at Page 2490.
Affects the Subject Property and also plottable items as shown on the Map of Survey.

Item # 25 Reservation of easements as set forth in Quit Claim Deed from Ocean Reef Club Inc., a Florida not for Profit Corporation, to Ocean Reef Community Association, Inc., a Florida not for Profit Corporation, recorded November 10, 2004, in Official Records Book 2058, at Page 174.
Contains blanket conditions that affect the Subject Property, not plottable.

Item # 26 Easement granted to Ocean Reef Club, Inc., a Florida not for Profit Corporation, and Ocean Reef Cultural Center, Inc., a Florida not for Profit Corporation, recorded December 27, 2005, in Official Records Book 2175, at Page 2287.
Does not affect the Subject Property.

RESTRICTIONS:

Since no other information were furnished other than that is cited under pertinent information, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County, Florida.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of Public Records of this County.

No improvements were located, other than those shown.

No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The purpose of this survey is for design.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

OCEAN REEF CLUB

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Corporation
Florida Certificate of Authorization Number LB7335

By: ______________________________
Eduardo M. Suarez, PSM *Signature Date*
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.

NOTICE:
This Document is not full and complete without all pages. Total of Six (6) pages)

LONGITUDE SURVEYORS
7715 NW 48th STREET
SUITE 310
DORAL, FL 33166
PH: (305) 463-0912
FAX: (305) 513-5680
L.B. No. 7335
WWW.LONGITUDESURVEYORS.COM

RECORD OF REVISION

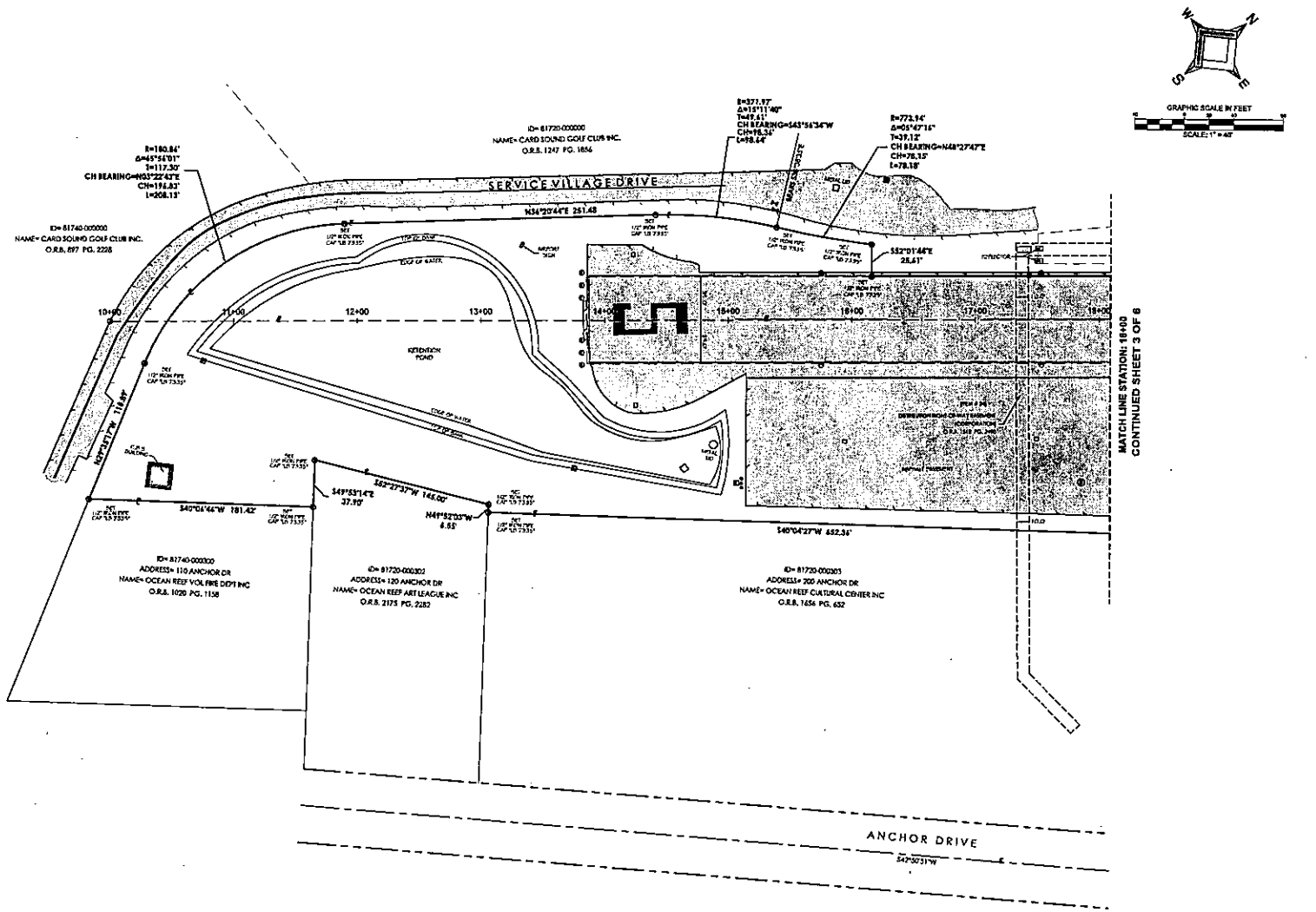
No.:	Date:	Description	By:

Project Name: OCEAN REEF CLUB - AIRPORT
KEY LARGO, FLORIDA

Type of Project: BOUNDARY SURVEY

Scale:	
Drawn By:	ACS
Checked By:	EMS
Managed By:	TM
Drawing Date:	APRIL 26, 2016
Project No.:	16137.0.00
Sheet No.:	1 OF 6

MAP OF BOUNDARY SURVEY



LEGEND AND ABBREVIATIONS

LONGITUDE SURVEYORS
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DORAL, FL 33166
PH: (305) 463-0912
FAX: (305) 513-5680
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No.	Date:	Description	By:

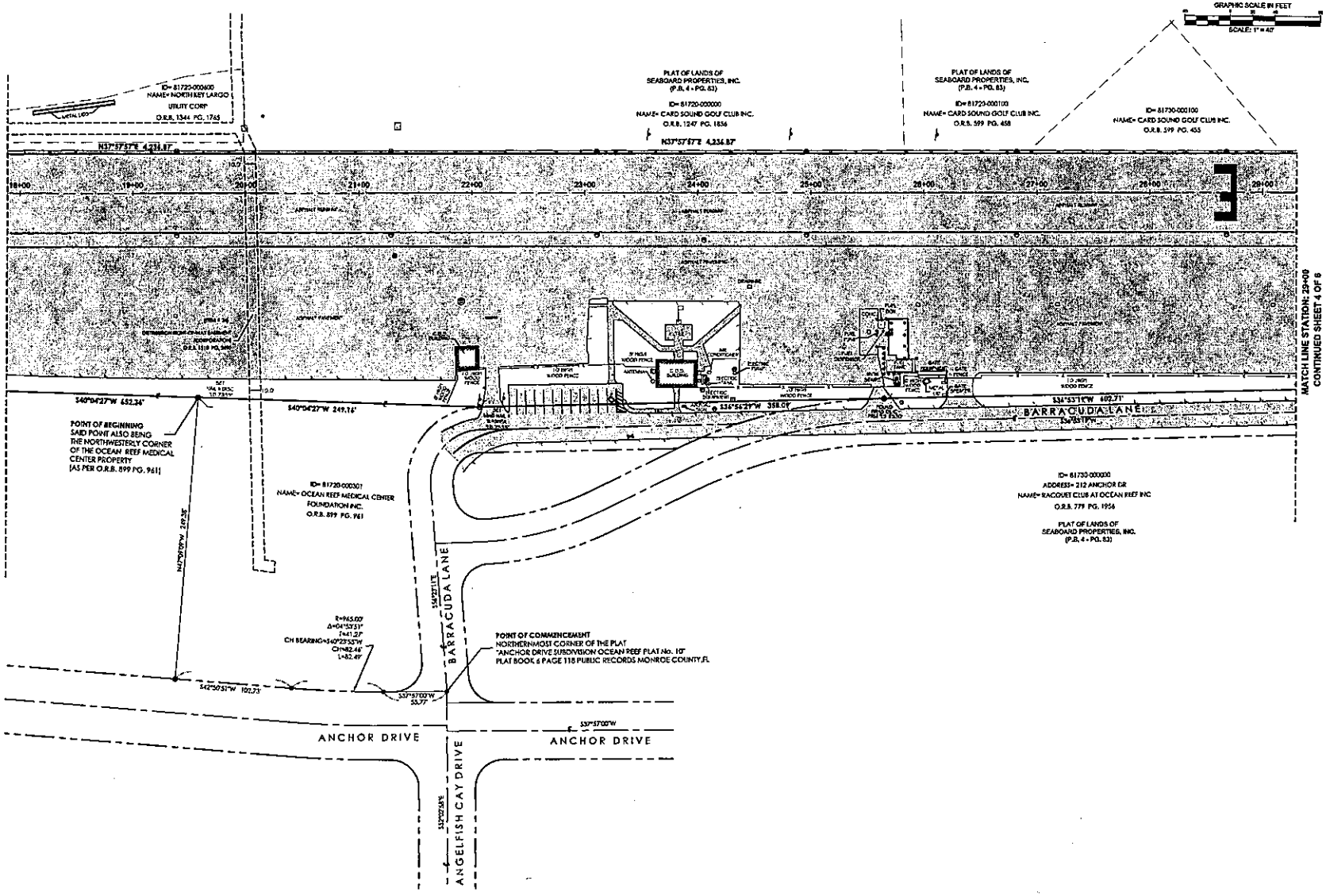
RECORD OF REVISION

Project Name: **OCEAN REEF CLUB - AIRPORT**
KEY LARGO, FLORIDA

Type of Project: **BOUNDARY SURVEY**

Scale:	1:40
Drawn By:	ACS
Checked By:	EMS
Managed By:	TM
Drawing Date:	APRIL 26, 2016
Project No.:	16137.0.00
Sheet No.:	2 OF 6

MAP OF BOUNDARY SURVEY



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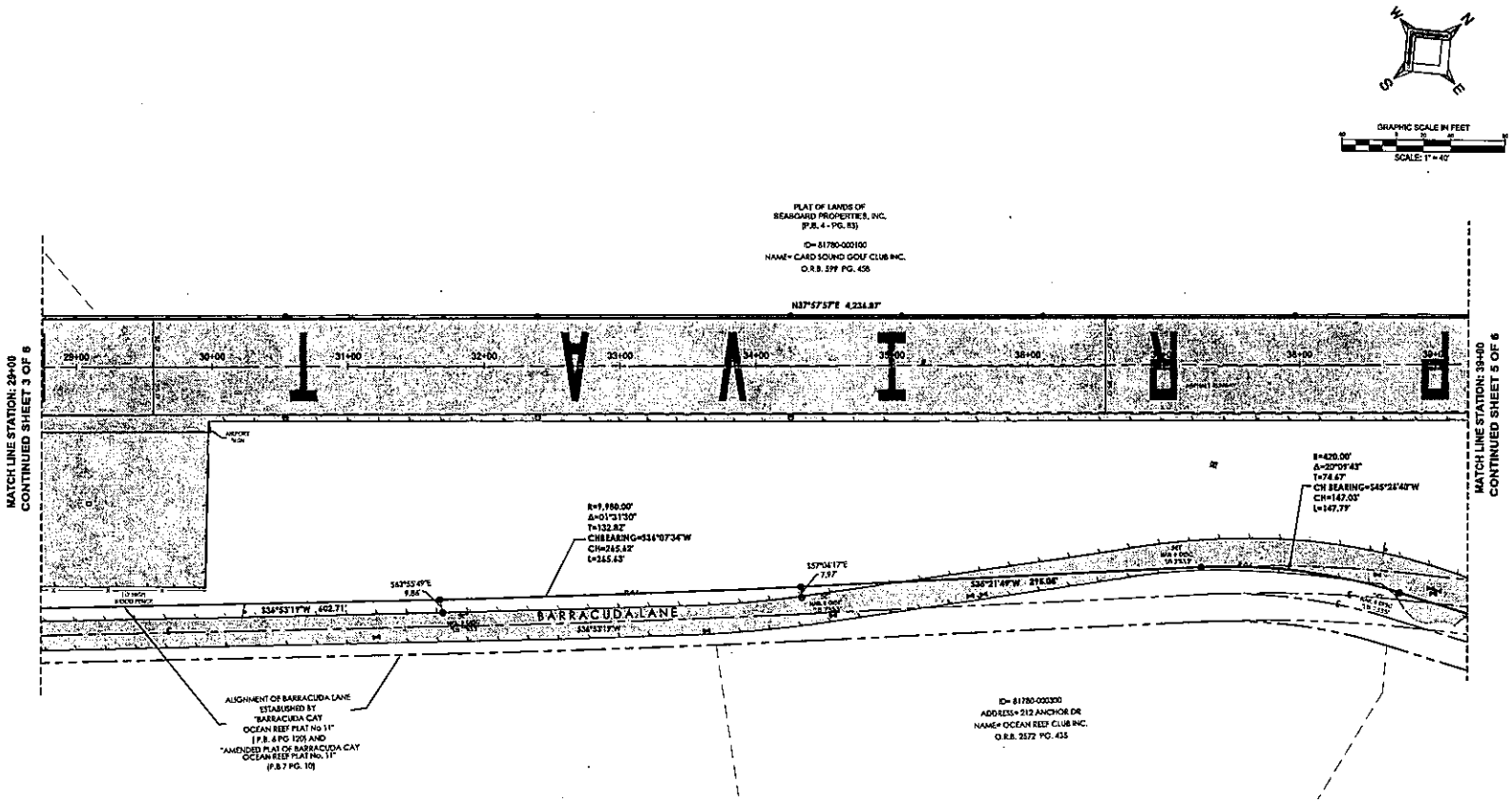
Managed by:	TM
Drawing Date:	APRIL 26, 2016
Project No.:	16137.0.00
Sheet No.:	3 OF 6

MAP OF BOUNDARY SURVEY



GRAPHIC SCALE IN FEET

SCALE: 1" = 40'

LONGITUDE SURVEYORS
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PH: (305) 463-0912
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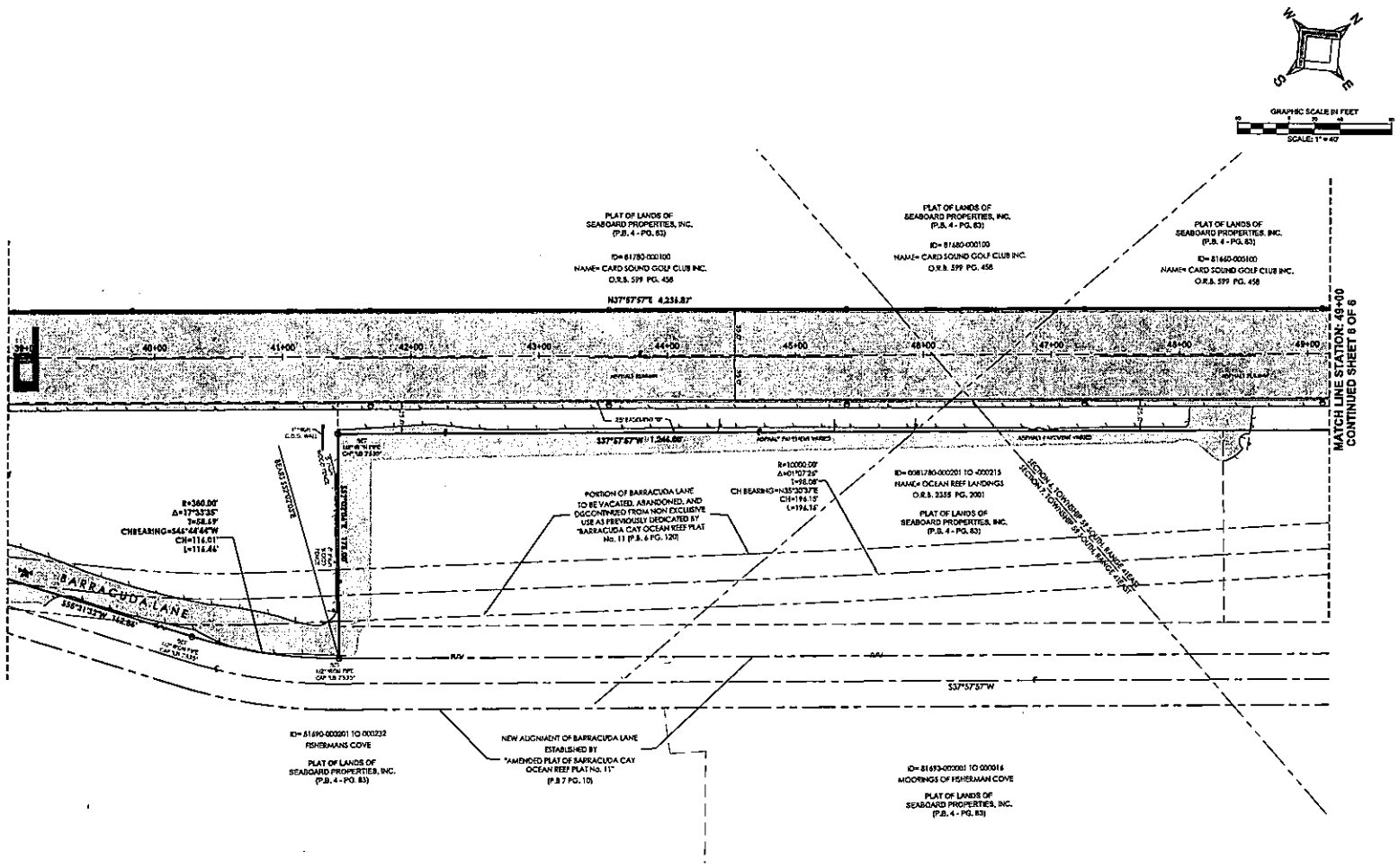
RECORD OF REVISION			
No.:	Date:	Description	By:

Project Name: **OCEAN REEF CLUB - AIRPORT**
KEY LARGO, FLORIDA

Type of Project: **BOUNDARY SURVEY**

Scale:	1:40
Drawn By:	ACS
Checked By:	EAS
Managed By:	TM
Drawing Date: APRIL 26, 2016	
Project No.:	16137.0.00
Sheet No.:	4 OF 6

MAP OF BOUNDARY SURVEY



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KEY LARGO, FLORIDA

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Drawn By:	ACS
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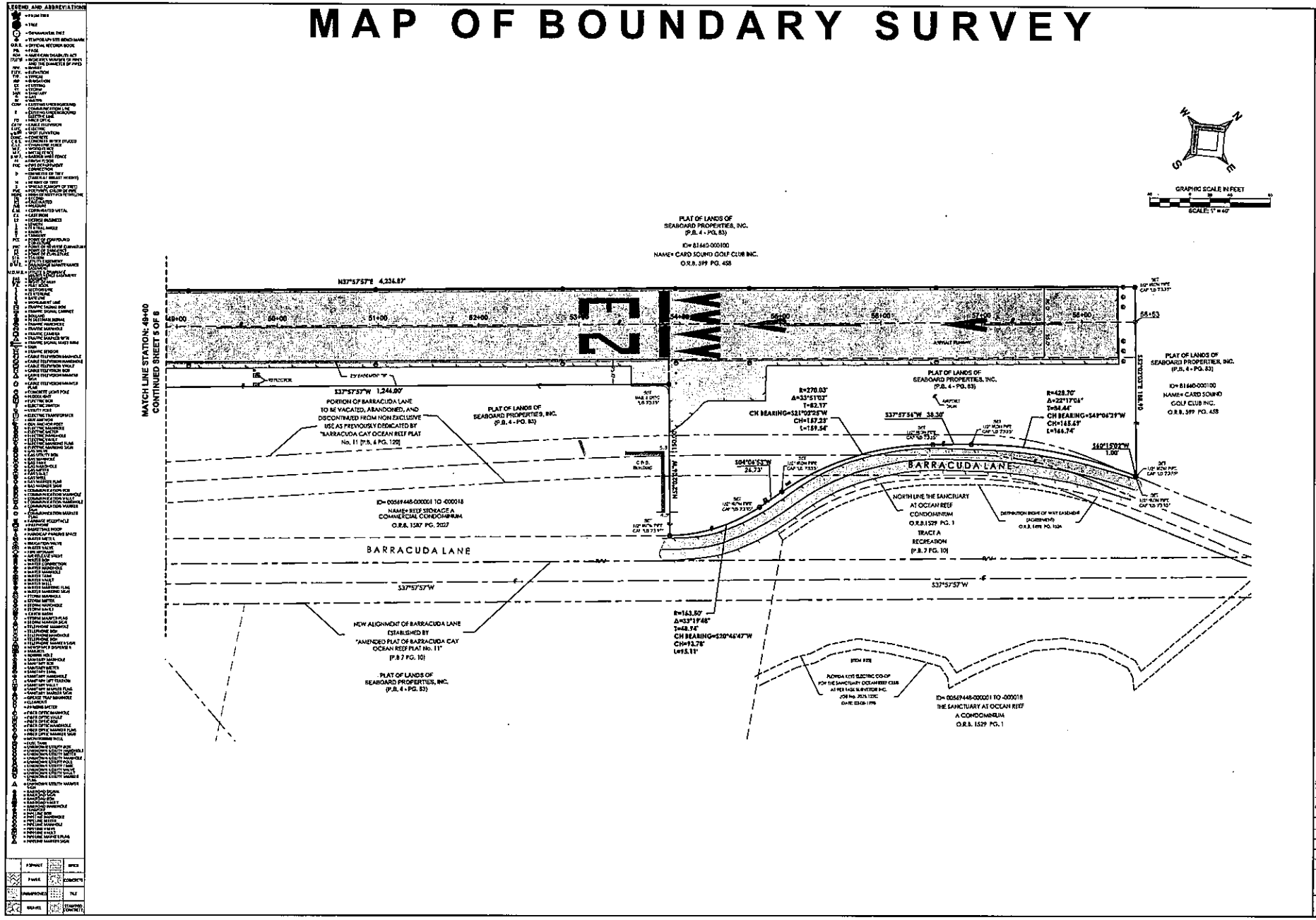
Managed By:	TM
Drawing Date:	APRIL 26, 2016
Project No.:	16137.0.00
Sheet No.:	5 OF 6

MAP OF BOUNDARY SURVEY



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Drawing Date:	APRIL 26, 2016
Project No.:	16137.0.00
Sheet No.:	6 OF 6

LEGEND

M/L	= Monument Line
N.G.V.D.	= National Geodetic Vertical Datum
F.I.R.M	= Federal Insurance Rate Map
P.R.M	= Permanent Reference Monument
P.C.P	= Permanent Control Point
T.B.M	= Temporary Bench Mark
P.O.C	= Point of Commencement
P.O.B	= Point of Beginning
MON.	= Monument
R/W	= Right of Way
C/L	= Centerline
ASPH.	= Asphalt
CONC.	= Concrete
S.P.	= Survey Point
P & C	= Pipe & Cap
R & C	= Rebar & Cap
N & D	= Nail & Disk
P.K. NAIL	= Parker Kalon Nail
FND.	= Found
MEAS.	= Measured
CALC.	= Calculated
RAD.	= Radial
R	= Radius
D	= Central Angle
ARC/L	= Arc Length
CHD.	= Chord
EL/ELEV.	= Elevation
EXIST.	= Existing
ALUM.	= Aluminium
C.B.S	= Concrete Block Stucco
A/C	= Air Conditioner
O/H	= Overhang
DIA./ø	= Diameter
PVC	= Poly Vinyl Chloride
CHATT.	= Chattahoochee
ED	= Overhead Electric Wires
Fnd.	= Found
Clr.	= Clear
Encr.	= Encroachment
W/	= With
LP.	= Light Post
CB	= Catch Basin
WP.	= Wood Post
CO	= Cleanout
GP	= Guard Post

SURVEYORS REPORT

1) Zoning, Zoned Street Lines, Setbacks, Underground Easements and Right-of-Ways, etc. from Abstract to be verified and/or obtained by Owner, Architect or Builder before design or Construction.

2) Property Lies within Flood Zone "AE", Base Flood Elevation (+) 8.00, as shown on the Federal Insurance Rate Map, Community Number 125129, Panel 0884, Suffix K Dated FEBRUARY 18th, 2005

NOTE : CONTACT COMMUNITY REPOSITORY FOR REVISIONS, UPDATES OR SPECIAL STUDIES OF FLOOD ZONE BOUNDARY AND/OR ELEVATION PRIOR TO DESIGN OR CONSTRUCTION.

3) Elevations if shown refer to the National Geodetic Vertical Datum of 1929 unless otherwise noted.

4) Bearings shown are based on an assumed bearing of N09°57'35"W along the Northeasterly right of way line of PUMPKIN CAY ROAD.

5) Boundary pipe sizes shown denote outside diameter.

6) Benchmark Description: Elev.= 2.64' USC & GS DISC R-275 1986

7) This Property has not been ABSTRACTED by TASK SURVEYORS, INC.
Existence of Easements of Record, rights-of-way, restrictions, etc., not appearing on record Plat to be verified by owner, or owner's agent.

8) 12.0' Front and 6.0' Sides Utility Easements per Official Records Book 678, at Page 154.

9) Access/Roadway Easement per Official Records Book 881, at Page 1385.

10) Total Area = 332564.85 sq.ft./ 7.6350 acres± Wetland Area = 49347.24 sq.ft./ 1.1253 acres± % of Wetland Area to total Area = 14.75%

11) Fitness Center Roof Height = 35.00'

LEGAL DESCRIPTION - Ingress Easement

A Parcel of Land lying in the SE.1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW. Corner of the SE.1/4 of Section 13, Township 59 South, Range 40 East; thence N00°03'03"W along the West line of the SE.1/4 of Section 13, 244.74 feet to a point, thence N89°56'57"E for a distance of 195.20 feet; thence N86°25'19"E for a distance of 98.90 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue N86°25'19"E for a distance of 61.10 feet to a point on the Westerly Right-of-Way line of SOUTH HARBOR DRIVE; thence S01°33'42"E for a distance of 24.25 feet; thence S87°43'40"W for a distance of 61.06 feet; thence N01°35'21"W for a distance of 22.88 feet to the POINT OF BEGINNING. All of the above described land containing 1,438 sq.ft or 0.03 acres more or less.

WETLANDS AREA LEGAL DESCRIPTION

Job No.2025.321

A Portion of Tract "C" of Harbor Course Section Two Ocean Reef Plat No. 13 as recorded in Plat Book 7 Page 5 of the Public Records of Monroe County, Florida, being more particularly described as follows:

Commence at the SW. corner of the SE.1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida: thence N00°03'03"W for 402.67 feet to the POINT OF BEGINNING of the following described Parcel of land; thence continue with the following 24 courses:

1) S89°03'06"E - 54.59 feet, 2) S78°28'24"E - 35.52 feet, 3) S72°24'13"E - 42.26 feet, 4) S66°42'46"E - 39.88 feet, 5) S20°30'37"E - 83.52 feet, 6) N78°29'51"E - 111.15 feet, 7) N20°26'28"W - 11.37 feet, 8) N35°37'17"W - 15.40 feet, 9) N35°17'18"W - 12.33 feet, 10) N35°01'49"W - 16.97 feet, 11) N43°07'56"W - 19.15 feet, 12) S76°51'03"W - 8.51 feet, 13) N08°15'20"W - 25.71 feet, 14) N85°28'32"W - 11.82 feet, 15) N55°49'58"E - 30.53 feet, 16) N45°05'44"E - 23.24 feet, 17) N09°54'05"E - 19.75 feet, 18) N00°48'45"E - 27.58 feet, 19) N04°36'23"W - 18.49 feet, 20) N61°47'27"E - 10.56 feet, 21) N15°37'35"W - 14.79 feet, 22) N10°19'40"E - 23.34 feet, 23) S88°30'25"W - 291.48 feet, 24) S00°03'03"E - 108.73 feet to the POINT OF BEGINNING.

Containing 1.1259 Acres, more or less.

LEGAL DESCRIPTION - CONSERVATION AREA

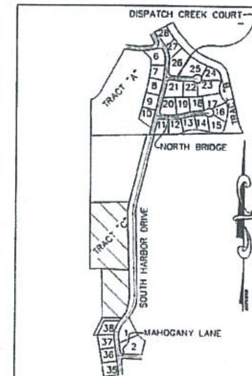
A Parcel of Land lying in the SE.1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Begin at the SW. Corner of the SE.1/4 of Section 13, Township 59 South, Range 40 East; thence N00°03'03"W along the West line of the SE.1/4 of Section 13, 402.67 feet to a point, thence run S89°03'06"E for a distance of 54.59 feet; thence run S78°28'24"E for a distance of 35.52 feet; thence run S72°24'13"E for a distance of 42.26 feet; thence run S66°42'46"E for a distance of 39.88 feet; thence run S20°30'37"E for a distance of 89.56 feet; thence run S85°25'19"W for a distance of 6.24 feet; thence run S01°47'31"E for a distance of 117.16 feet; thence run S88°29'23"W for a distance of 87.76 feet; thence run S01°30'37"E for a distance of 249.75 feet; thence run S88°36'28"W for a distance of 113.56 feet to the POINT OF BEGINNING.
All of the above described land containing 70,274.0 sq.ft.

TOGETHER WITH

A Parcel of Land lying in the SE.1/4 of Section 13, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

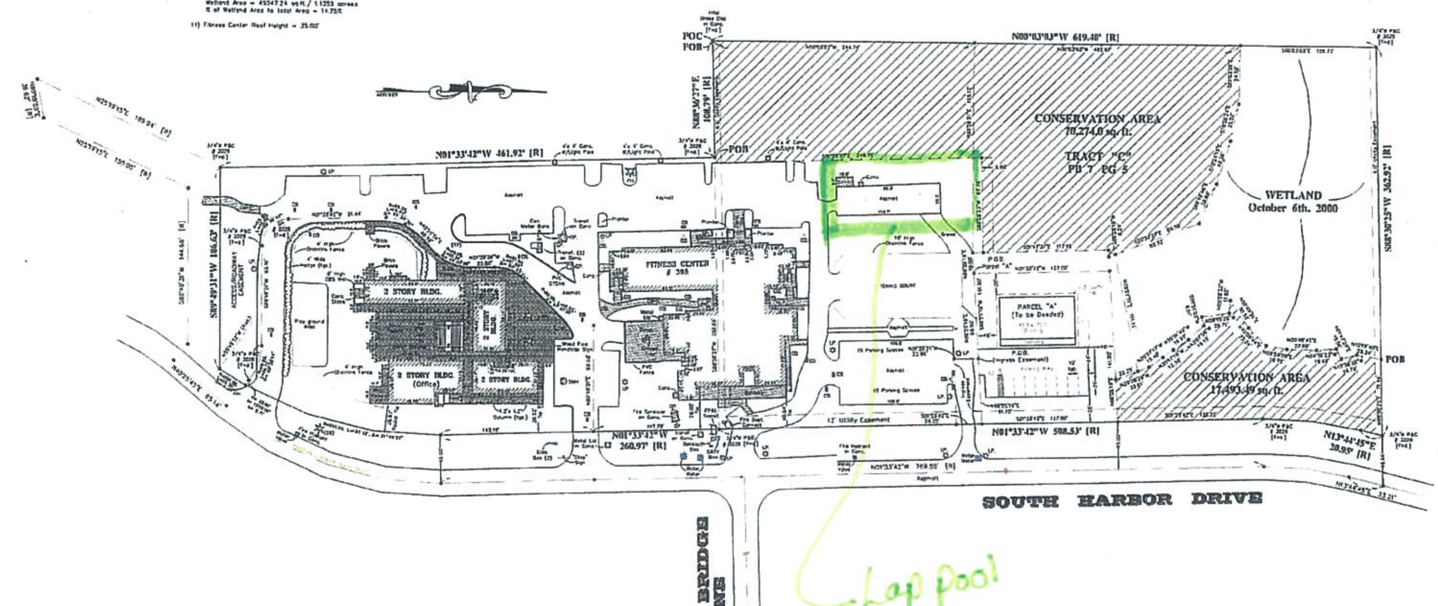
Commence at the SW. Corner of the SE.1/4 of Section 13, Township 59 South, Range 40 East; thence N00°03'03"W along the West line of the SE.1/4 of Section 13, 619.40 feet to a point; thence run N88°30'25"E for a distance of 291.48 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence continue N88°30'25"E for a distance of 71.44 feet to a point on the Westerly Right-of-Way line of SOUTH HARBOR DRIVE; thence run S13°44'45"W for a distance of 20.95 feet to a point of curvature with a circular curve concave to the Southeast; thence along the arc of said curve having a Radius of 345.00 feet and a central angle of 15°18'27" for a distance of 92.17 feet; thence run S01°33'42"E for a distance of 135.32 feet; thence run S85°25'19"W for a distance of 39.55 feet; thence run N20°26'28"W for a distance of 33.61 feet; thence run N35°37'17"W for a distance of 15.40 feet; thence run N35°17'18"W for a distance of 12.33 feet; thence run N35°01'49"W for a distance of 16.97 feet; thence run N43°07'56"W for a distance of 19.15 feet; thence run S76°51'03"W for a distance of 8.51 feet; thence run N08°15'20"W for a distance of 25.71 feet; thence run N85°28'32"W for a distance of 11.82 feet; thence run N55°49'58"E for a distance of 30.53 feet; thence run N45°05'44"E for a distance of 23.24 feet; thence run N09°54'05"E for a distance of 19.75 feet; thence run N00°48'45"E for a distance of 27.58 feet; thence N04°36'23"W for a distance of 18.49 feet; thence run N61°47'25"E for a distance of 10.56 feet; thence run N15°38'35"W for a distance of 14.79 feet; thence run N10°19'40"E for a distance of 23.34 feet to the POINT OF BEGINNING.
All of the above described land containing 17,493.49 sq.ft.



LOCATION SKETCH
Not To Scale

LEGAL DESCRIPTION

Tract "C" of Harbor Course Section Two, Ocean Reef Plat No. 13 as recorded in Plat Book 7, Page 5 of the Public Records of Monroe County, Florida.
TOGETHER WITH A portion of the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:
Commence at the NW corner of the NE 1/4 of Section 24, Township 59 South, Range 40 East, thence along the North line of said Section 24, N 88°36'27" E - 108.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along the North line N 88°36'27 E - 252.70 feet to a point of intersection with the Westerly R/W line of South Harbor Drive, thence along said R/W line S 1°33'42" E - 260.97 feet to a point of Curvature with a circular curve concave to the Northwest; thence along the arc of said curve having a radius of 350 feet and a central angle of 35°47'49" for 218.67 feet; thence leaving said R/W line S 89°49'31" W - 186.63 feet; thence N 1°33'42" W - 461.92 feet to the POINT OF BEGINNING, all of the above described land containing 7.6350 acres, more or less.



ELEVATIONS:

MAINBODY (Existing Fitness Center)	6.37'
UPPERMAINBODY (Existing Fitness Center)	16.27'
MAINBODY (New addition to Fitness Center)	7.93'
UPPER MAINBODY (New addition to Fitness Center)	20.06'
A/C SLAB	8.34'
C/L SOUTH HARBOR DRIVE	5.77'

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

JOSEPH J. STEINOCHER
PROFESSIONAL LAND SURVEYOR & MAPPER No.3026
STATE OF FLORIDA

Not Valid without signature and the seal of a Florida License Surveyor and Mapper

DATE:	FB/PG.	REVISIONS:
12/04/12	1282/31-42	Final Survey [Fitness Center]
10/28/11	Print	Update Survey
8/23/11	1278/15	Update Survey
4/08/08	Print	Additional Elevations
3/10/08	1251/2158	UPDATE SURVEY
7/1/02	Print	REVISED LEGAL DESCRIPTION FOR GREAT PARCEL ADDITION OF INGRESS EASEMENT
6/28/02	Print	CONSERVATION AREA LEGAL
6/4/02	Print	SHOW CONSERVATION AREAS
5/8/02	Print	REVISED FACILITY TRACT LEGAL DESCRIPTION
3/28/02	Print	REVISED FACILITY TRACT LEGAL DESCRIPTION
3/04/02	Print	ADDED FACILITY TRACT LEGAL DESCRIPTION
7/27/01	Print	ADDED WETLAND LEGAL DESCRIPTION
7/24/01	Print	REVISED ITEMS NUMBERS
7/23/01	Print	ITEMS SHOWN
6/18/01	Print	CERTIFICATION & EASEMENTS ADDED
4/3/01	Print	REVISED WETLAND AREA
12/13/00	Print	REVISED PROPOSED ACADEMY SITE LEGAL
11/2/00	Print	REVISED PROPOSED ACADEMY SITE
10/6/00	Print	WETLAND LOCATION & AREA ADDED
5/4/00	Print	ADDED EXISTING IMPROVEMENTS
5/2/00	Print	ADDED EXISTING PAVEMENT & ELEVATIONS
12/13/99	Print	ADDED ACADEMY SITE & LEGAL
11/20/99	Print	TRACED IMPROVEMENTS ADDED

D GARRETT CONSTRUCTION
#395 SOUTH HARBOR DRIVE
MONROE COUNTY, FLORIDA.

TASK SURVEYORS INC.
ENGINEERS/LAND SURVEYORS/PLANNERS
17030 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 231-3038 FAX: (305) 255-5639
CERTIFICATE OF AUTHORIZATION No.6304687

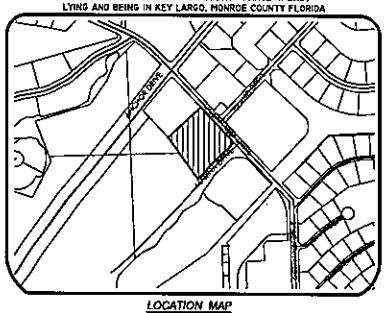
DRWN BY: R.O.C	F.B/PG. Print	DATE: 11/10/99
CHKD BY: J.J.S	PATH: Land Project R2/C 2025-321new	JOB No. 2025.321

MAP OF BOUNDARY SURVEY

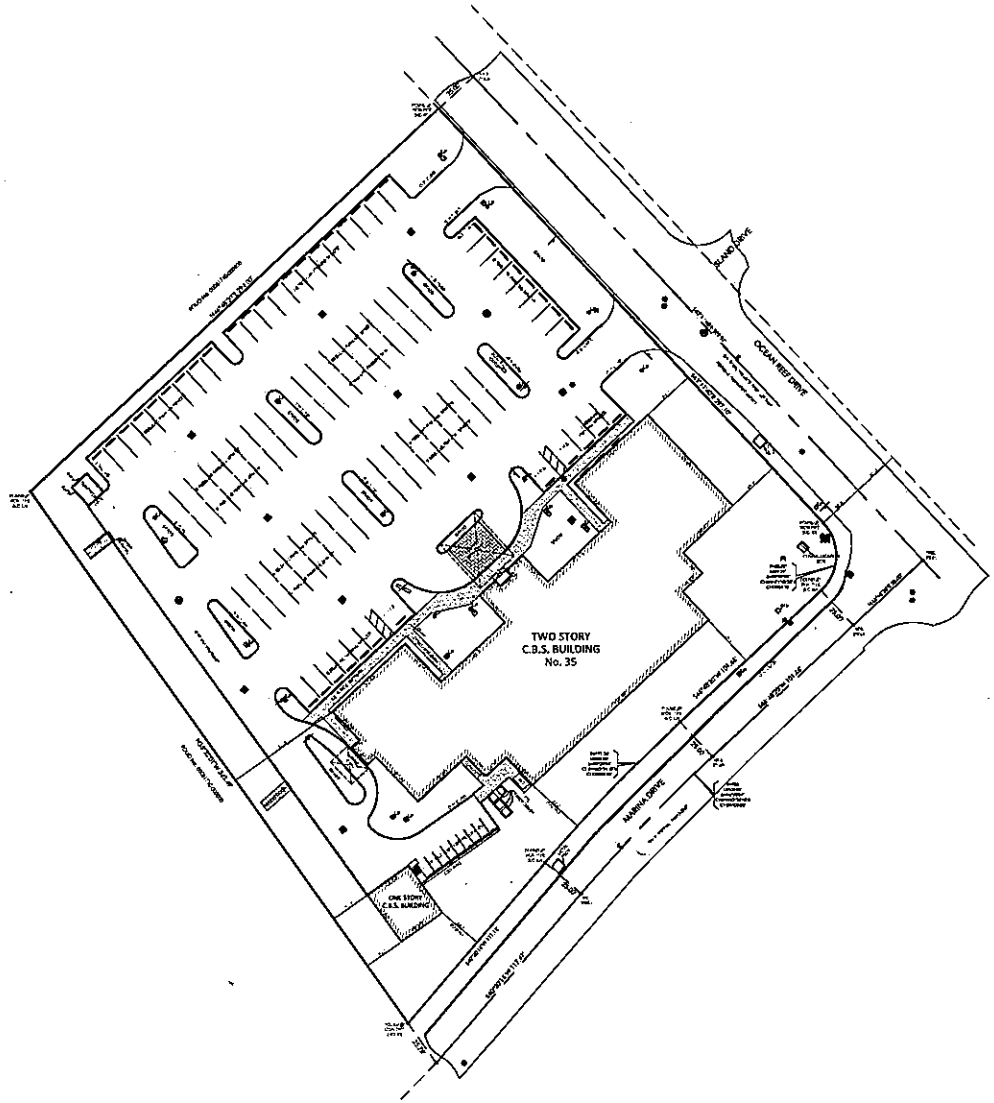
N
W E
S

0 15 30
SCALE
1" = 30'

SECTION 07 - TOWNSHIP 59 SOUTH - RANGE 41 EAST
LYING AND BEING IN KEY LARGO, MONROE COUNTY FLORIDA



LOCATION MAP
NOT TO SCALE



LEGEND

CONC. = CONCRETE	= MONUMENT LINE
= MEASURED VALUE	= CHAINLINK FENCE
= MEASURED VALUE	= WATER VALVE
= CONCRETE BLOCK & STUCCO	= WATER METER
= CENTERLINE	= FIRE HYDRANT
P.B. = PLAT BOOK	= TEMPORARY SITE BENCHMARK
PG. = PAGE	= EDGE OF LANDSCAPED AREA
W.F. = METAL FENCE	= CLEAN OUT
= WOOD POWER POLE	= SANITARY SEWER MANHOLE
= GUY ANCHOR	= STORM DRAINAGE MANHOLE
= CONCRETE POWER POLE	= EXPANSION MAN TAP
= ORNAMENTAL FLOAT	= FP. MANHOLE
= BOLLARD	C.L.F. = CHAINLINK FENCE
= SIGN	W.F. = W. FENCE
= MAN TRAP	= WOOD FENCE
= TREE	= MAILBOX
= CHAIN LINK FENCE	= SIGNAL MAST ARM
= WOOD FENCE	= STREET LIGHT SIGNAL
= METAL FENCE	= STOCK
= COLUMN	= CONCRETE
= GAS VALVE	= PAVER
= CATCH BASIN	= TILE
= ORNAMENTAL LIGHT	= STAMPED CONCRETE
= ORNAMENTAL LIGHT POLE	= ASPHALT
= LIGHT POLE	= A/C
= FLAG POLE	L = LENGTH
= RADIUS	= MAKE OF THE ORNAMENTAL LIGHT POLE
= IDENTIFICATION	
= LIGHT POLE	

SURVEY OF HOTEL

DATE OF FIELD SURVEY:

The date of completion of the original field Survey was on March 3, 2019.

LEGAL DESCRIPTION:

A Parcel of Land lying in the SW of Section 7, Township 59 South, Range 41 East, North Key Largo, Monroe County, Florida, being more particularly described as follows:

Commence at the SW corner of said Section 7, thence South 89°27'36" East, 345.45 feet; thence North 84°24'18" East, 130.31 feet; thence North 34°46'39" East, 67.65; thence North 47°47'31" East, 238.13 feet; thence North 42°36'59" East, 751.96 feet; thence North 39°37'01" West, 26.78 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue North 39°37'01" West, 345.49 feet; thence North 46°48'37" East, 314.00 feet to a point of intersection with the Southwesterly right of way line of Ocean Reef Drive; thence Southeasterly along the said right of way line South 43°11'40" East, 297.10 feet to a point of curvature with a circular curve concave to the Southwest having a radius of 111.36 feet and a central angle of 36°30'41"; thence along the arc of said curve 182.98 feet; thence South 40°50'30'18" West, 111.16 feet to the POINT OF BEGINNING.

PROPERTY ADDRESS:

35 Ocean Reef Drive, OCEAN REEF, KEY LARGO, FL 33037
Folio No.: 09087170-000000

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well-defined 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-defined features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One Inch equals Thirty feet or smaller.

SOURCES OF DATA:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline at Ocean Reef Drive with an assumed bearing of S43°11'40"E, said line to be considered a well established and monumented line.

This property appears to be located in a Flood Zone "AE" with a base flood elevation 9, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 125129 [KEY LARGO], Map No. 12087C0184L, Suffix L, Map Revised Date: February 18, 2005.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a benchmark supplied by the Public Works Department of the Public Works Department of Monroe County, Florida.

Benchmark: # G-227 Elevation: 3.89

Legal Description was furnished by client

LIMITATIONS:

Since no other information were furnished other than that is cited in the sources of data, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Monroe County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of the County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The Survey was ordered for Ocean Reef Club Records.

CLIENT INFORMATION:

This Boundary Survey was prepared at the instance of and certified to:

Ocean Reef Club

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice" for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 Through 5J-17.053 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

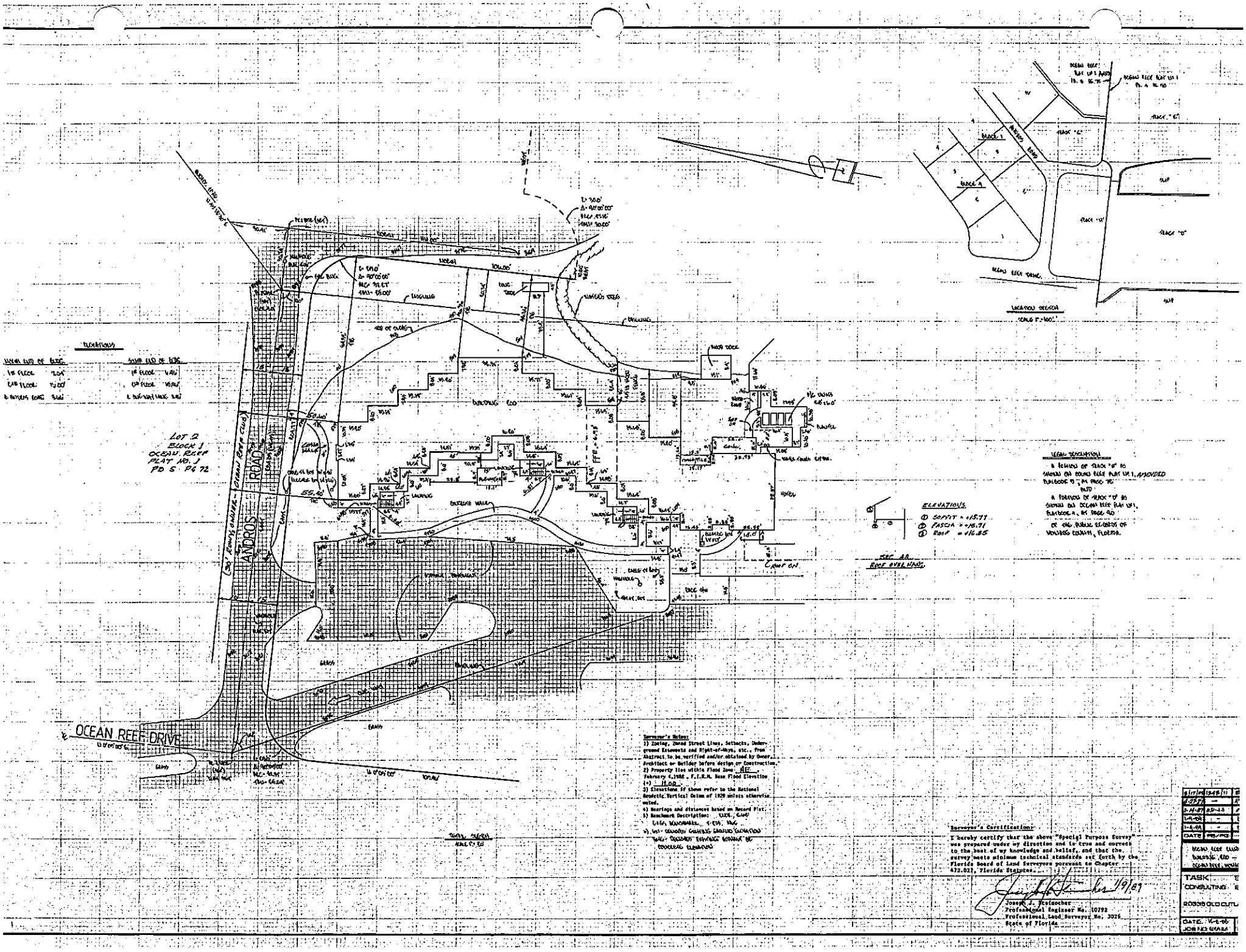
LONGITUDE SURVEYORS LLC., a Florida Corporation
Florida Certificate of Authorization Number LB7533

By: _____ Signature Date:
Eduardo M Sarria, PSM
Registered Surveyor and Mapper LS4513
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey maps by other than the signing party are prohibited without the written consent of the signing party.

LONGITUDE SURVEYORS
7915 NW 79TH AVENUE, SUITE 375
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 16152.1.00 DRAWN BY: G.P.
FIELD BOOK: EFB SHEET 1 OF 1



Surveyor's Notes:

1) Zoning, Zoned Street Lines, Setbacks, Underground Easements and Right-of-Ways, etc., from Abstract to be verified and/or obtained by Owner, Architect or Builder before design or Construction.
2) Property lies within Flood Zone AE, February 4, 1988, F.I.R.M. Base Flood Elevation (+) 11.00
3) Elevations if shown refer to the National Geodetic Vertical Datum of 1929 unless otherwise noted.
4) Bearings and distances based on Record Plat.
5) Benchmark Description: [illegible]
6) [illegible]

Surveyor's Certification:

I hereby certify that the above "Special Purpose Survey" was prepared under my direction and is true and correct to the best of my knowledge and belief, and that the survey meets minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter 472.027, Florida Statutes.

1/9/89

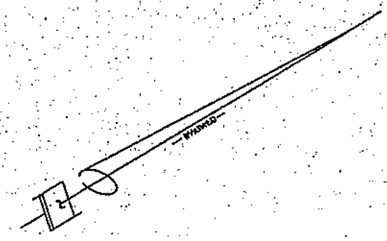
Joseph J. Steinocher
Professional Engineer No. 10792
Professional Land Surveyor No. 3026
State of Florida

8/17/88	12-4-88	
4-25-88	—	
3-14-88	8-31-88	
1-4-88	—	
1-4-88	—	
DATE	PB/PG	

OCEAN REEF CLUB
BUILDING ROD —
OCEAN REEF, MONR

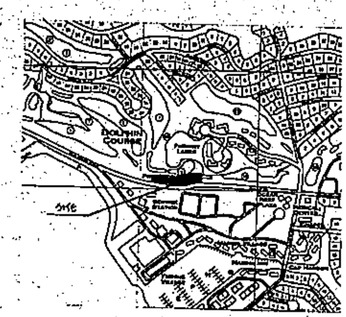
TASK
CONSULTING
20335 OLD CUTL

DATE: 11-2-86
JOB NO. [illegible]

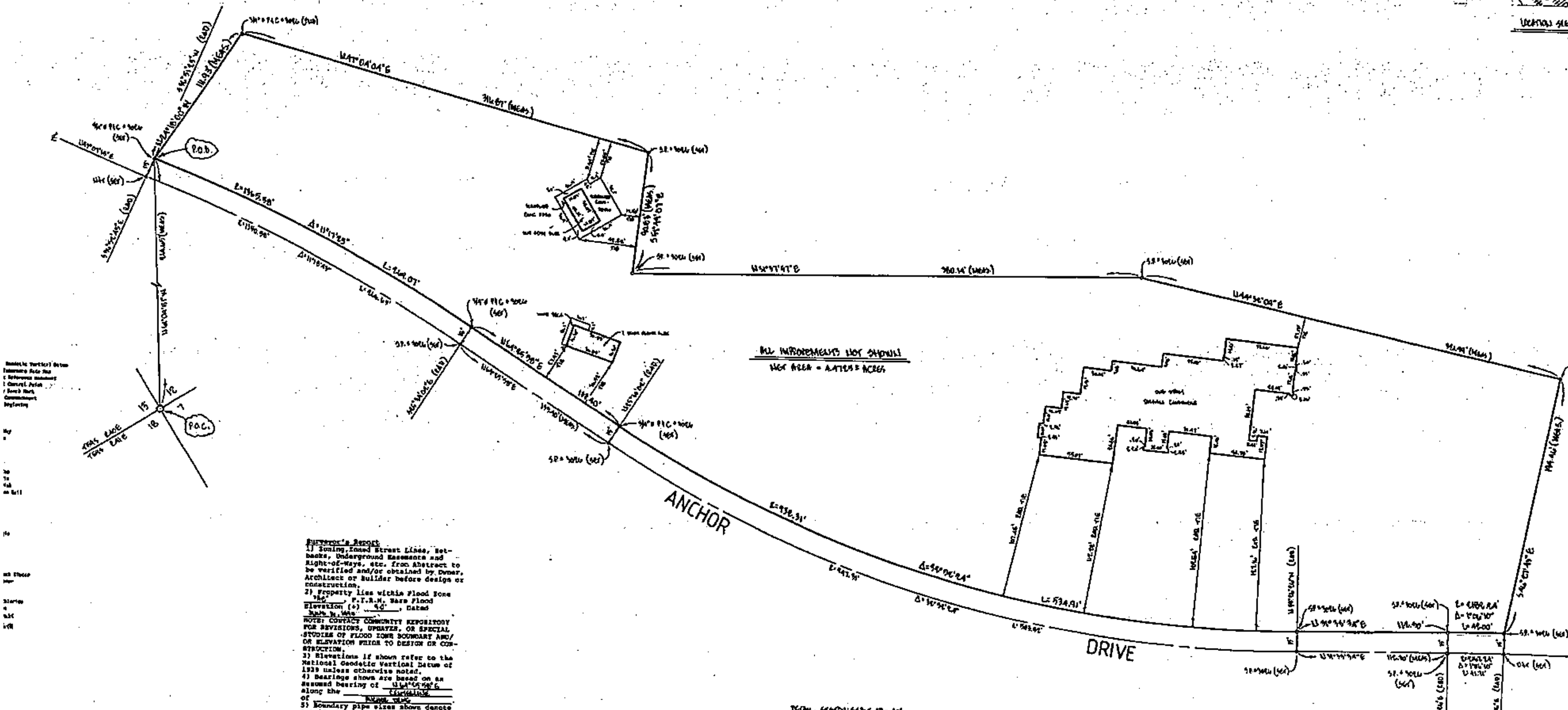


LEGAL DESCRIPTION

A parcel of land lying in the SE 1/4 of Section 12, Township 59 South, Range 40 East, and in the SW 1/4 of Section 7, Township 59 South, Range 41 East, Monroe County, Florida, being more particularly described as follows:
Commence at the SE corner of said Section 12, thence N61°04'51"W-214.65 feet to a point of non-radial intersection with a circular curve, the center of which bears S36°51'25"E from said intersection point, said point also being the POINT OF BEGINNING of the following described parcel of land; thence N24°18'00"W-111.93 feet; thence N47°04'04"E-316.87 feet; thence S51°49'07"E-90.53 feet; thence N31°37'57"E-380.14 feet; thence N44°32'09"E-321.99 feet; thence S46°27'43"E-194.46 feet to a point of non-radial intersection with a circular curve concave to the Southeast, the center of which bears S57°20'16"E from said intersection point; thence Southwesterly along the arc of said curve having a central angle of 1°06'10" and a radius of 2182.24 feet, for 42.00 feet; thence S31°33'34"W-112.30 feet to a point of curvature with a circular curve concave to the Northwest having a central angle of 32°52'24" and a radius of 932.31 feet, thence Southwesterly along the arc of said curve 534.91 feet; thence S64°25'58"W-133.40 feet to a point of curvature with a circular curve concave to the Southeast having a central angle of 11°17'23" and a radius of 1365.58 feet, thence along the arc of said curve 269.07 feet to the POINT OF BEGINNING, containing 4.4725 acres more or less.



LOCATION SKETCH: N.T.S.



DETAIL SKETCH: SCALE 1" = 40'

Surveyor's Report
1) Zoning, Zoned Street Lines, Setbacks, Underground Easements and Right-of-Ways, etc. from Abstract to be verified and/or obtained by Owner, Architect or Builder before design or construction.
2) Property lies within Flood Zone "AE", F.I.R.M. Base Flood Elevation (+) 9.0', Dated ____.
NOTE: CONTACT COMMUNITY REPOSITORY FOR REVISIONS, UPDATES, OR SPECIAL STUDIES OF FLOOD ZONE BOUNDARY AND/OR ELEVATION PRIOR TO DESIGN OR CONSTRUCTION.
3) Elevations if shown refer to the National Geodetic Vertical Datum of 1929 unless otherwise noted.
4) Bearings shown are based on an assumed bearing of ____ along the ____ of ____
5) Boundary pipe sizes shown denote outside diameter.
6) Benchmark Description-.

10-12-98
JOSEPH J. STEINOCHER
PROFESSIONAL ENGINEER NO. 10791
PROFESSIONAL LAND SURVEYOR NO. 3036
STATE OF FLORIDA

Not valid without signature and the seal of a Florida licensed Surveyor Mapper.

DATE	REVISION	

Ocean Reef Club
Dolphin Clubhouse
Ocean Reef, Monroe County, Flo

TASK SURVEY
ENGINEERS/LAND SURVEY
17630 SW 97th AVENUE, MIAMI,
TEL: (305) 253-3030 FAX: (3
CERTIFICATE OF AUTHORIZATION

DRWN BY: TAC | F.B./PG. NO. |
CHKD. BY: | DATE:

"BOUNDARY & TOPOGRAPHIC SURVEY"

OCEAN REEF HEALTH CLUB - 314 ANCHOR DRIVE, KEY LARGO, FLORIDA

LEGAL DESCRIPTION:

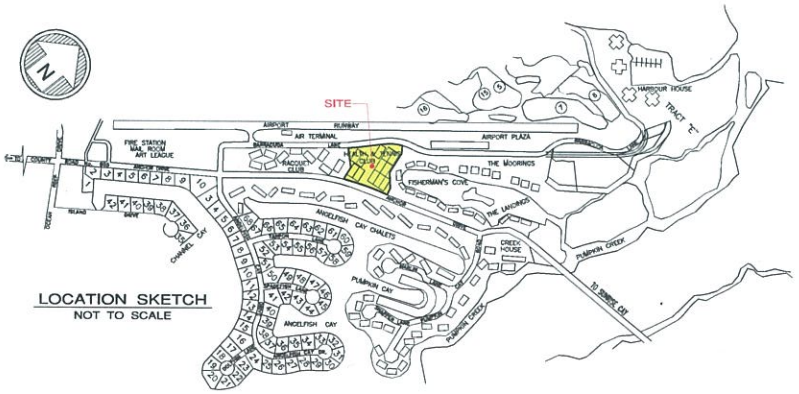
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land being a portion of the Northwest ¼ of the Northeast ¼ of Section 7, Township 59 South, Range 41 East, as shown on "Plat of Lands of Seaboard Properties, Inc.", according to the plat thereof, as recorded in Plat Book 4, Page 83, of the Public Records of Monroe County, Florida; together with a portion of Barracuda Lane as shown on the plat of "Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 6, Page 120, of the Public Records of Monroe County, Florida, and the "Amended Plat of Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Monroe County, Florida; being more particularly described as follows:

COMMENCE at the most Northerly corner of the plat of "Pumpkin Cay Ocean Reef Plat No. 7", according to the plat thereof, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Pumpkin Cay Ocean Reef Plat No. 7", a portion of said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Pumpkin Cay Ocean Reef Plat No. 7", for 1542.01 feet to the most Northerly corner of "Angelfish Cay Ocean Reef Plat No. 5", according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Angelfish Cay Ocean Reef Plat No. 5", said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Angelfish Cay Ocean Reef Plat No. 5" for 35.37 feet to the point of curvature of a circular curve concave to the Southeast; thence continue Southwesterly, along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°25'04" for 20.34 feet to a point on the arc of said curve, said point being the Point of Beginning of the hereinafter described parcel and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W for 62.18 feet; thence N 54°48'02" W for 146.60 feet; thence N 20°51'05" W for 203.00 feet; thence N 47°04'34" W for 72.73 feet to a point on the arc of a circular curve concave to the Southeast, said point bearing N 38°24'24" W from the center of said curve; thence Southwesterly along the arc of said curve having a radius of 451.38 feet and a central angle of 21°35'36" for 170.11 feet to the point of tangency; thence S 30°00'00" W for 269.20 feet to the point of curvature of a circular curve concave to the Northwest; thence Southwesterly along the arc of said curve having a radius of 610.42 feet and a central angle of 5°48'05" for 61.81 feet to a point on the arc of said curve, said point bearing S 64°11'55" E from the center of said curve; thence S 62°14'36" E for 176.47 feet; thence S 21°47'56" E for 143.02 feet to an intersection with the aforementioned Northwesterly right of way line of said Anchor Drive, as shown on said plat of "Angelfish Cay Ocean Reef Plat No. 5", said intersection being on the arc of a circular curve concave to the Southeast and bearing N 42°44'44" W from the center of said curve; thence Northeasterly along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 8°45'04" for 426.54 feet to the Point of Beginning. Said parcel lying on Key Largo, Monroe County, Florida.

Said parcel being subject to the following described utility easement:

BEGIN at the most Easterly corner of the above described parcel, said Easterly corner being also the intersection of the northeasterly right-of-way line of Anchor Drive as shown on said "Angelfish Cay Ocean Reef Plat No. 5", with the Northeasterly boundary line of said parcel bearing S 28°00'00" E, said intersection being on the arc of a circular curve concave to the southeast and bearing N 31°56'40" W from the center of said curve; thence N 28°00'00" W along said Northeasterly boundary line for 38.00 feet; thence S 64°00'00" W for 20.00 feet; thence S 28°00'00" E for 40.16 feet to an intersection with said Northeasterly right-of-way line of said Anchor Drive, said intersection being on the arc of the aforementioned circular curve concave to the Southeast and bearing N 32°21'26" W from the center of said curve; thence Northeasterly along said Northeasterly right-of-way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°24'27" for 20.11 feet to the Point of Beginning.



LOCATION SKETCH
NOT TO SCALE

SURVEYORS NOTES:

- This site lies in Section 7, Township 59 South, Range 41 East, City of Key Largo, Monroe County, Florida.
- All documents are recorded in the Public Records of Monroe County, Florida, unless otherwise noted.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per First American Title Insurance Company Fast File No.: 1062-2735710 with an effective date of April 24, 2012. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary & Topographic Survey".

SCHEDULE B – SECTION II
There are no plottable exceptions in said "Schedule B – Section II" to be shown on the survey.

- Bearings hereon are referred to an assumed value of S30°00'00"W for the Northeasterly line of the subject property, and evidenced by two (2) 1/2" pipes & caps LB3653.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Bench Mark Disk Stamped T 275 1966, Elevation +2.62, located on May 11, 2012.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12087C0564K, for Community No. 125129, Index map revised on February 18, 2005, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 165,269 square feet, or 3.794 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon based on title commitment furnished by client and no claims as to ownership are made or implied.

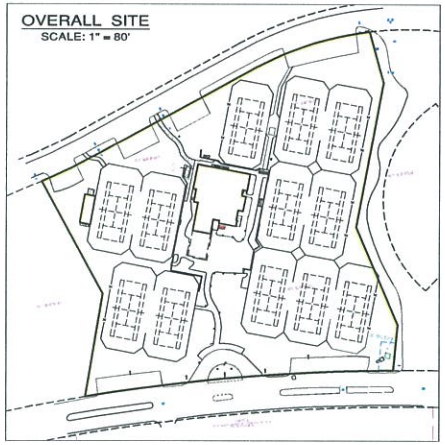
SURVEYORS CERTIFICATION:

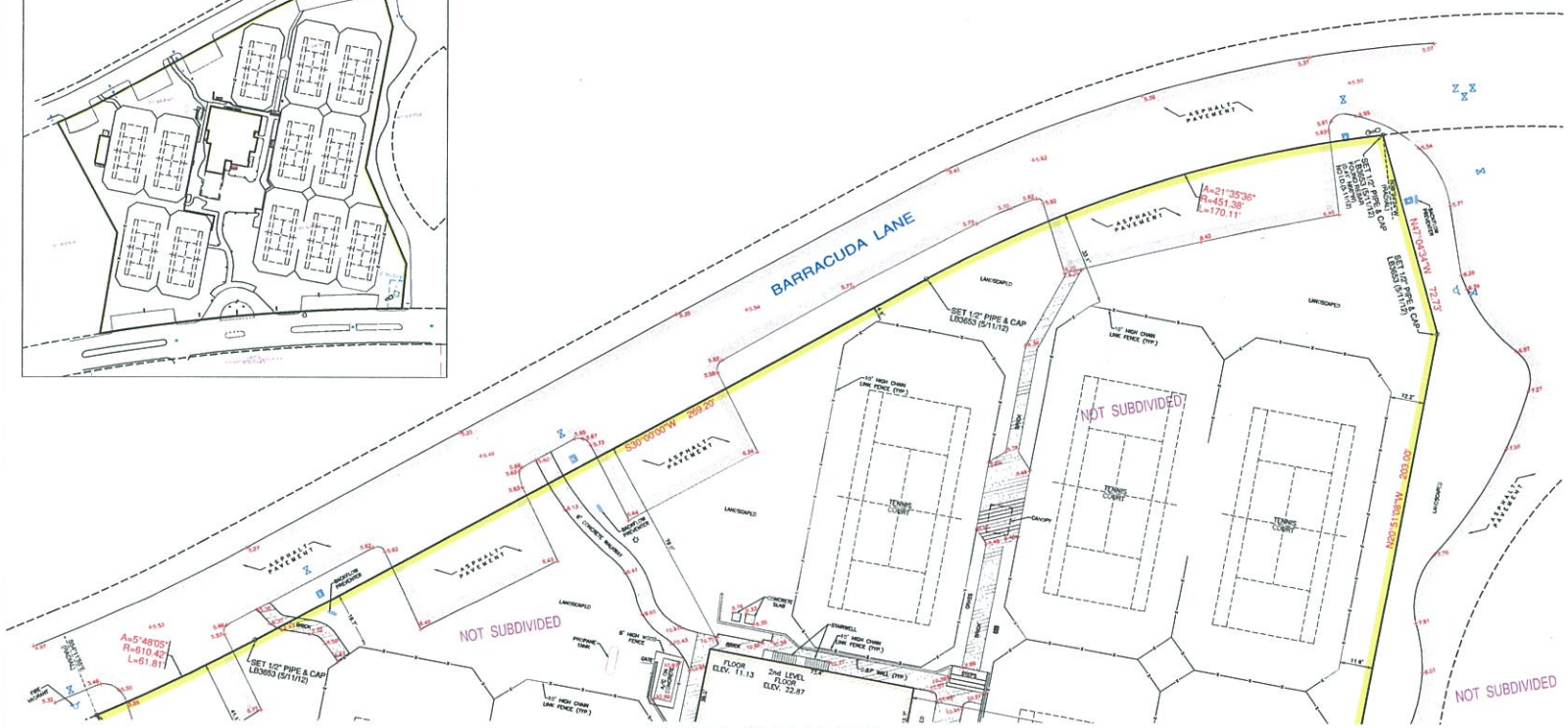
I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on May 11, 2012, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"
FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

OVERALL SITE
SCALE: 1" = 80'





SEE SHEET 2

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

LEGEND

= CATCH BASIN	= OVERHEAD UTILITY WIRE
= CATCH BASIN INLET	= CHAIN LINK FENCE
= MANHOLE	= NON-VEHICULAR ACCESS LINE
= LIGHT POLE	= 2.00' CURB & GUTTER
= WATER METER	EL. = ELEVATION
= WATER VALVE	INV. = INVERT
= UTILITY POLE	SAN. = SANITARY
= WELL	P.R.M. = PERMANENT REFERENCE MONUMENT
= FIRE HYDRANT	F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
= HANDHOLE	= CONCRETE
= SERVICE/GAS VALVE	= ASPHALT PAVEMENT
= CLEANOUT	R/W = RIGHT-OF-WAY LINE
= BOLLARD	= MONUMENT LINE
= DRAIN	℄ = CENTER LINE
= GRADE ELEVATION	
= BOLLARD	
= SIGN	

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KEY LARGO, FLORIDA

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Written and Express Permission of Same.

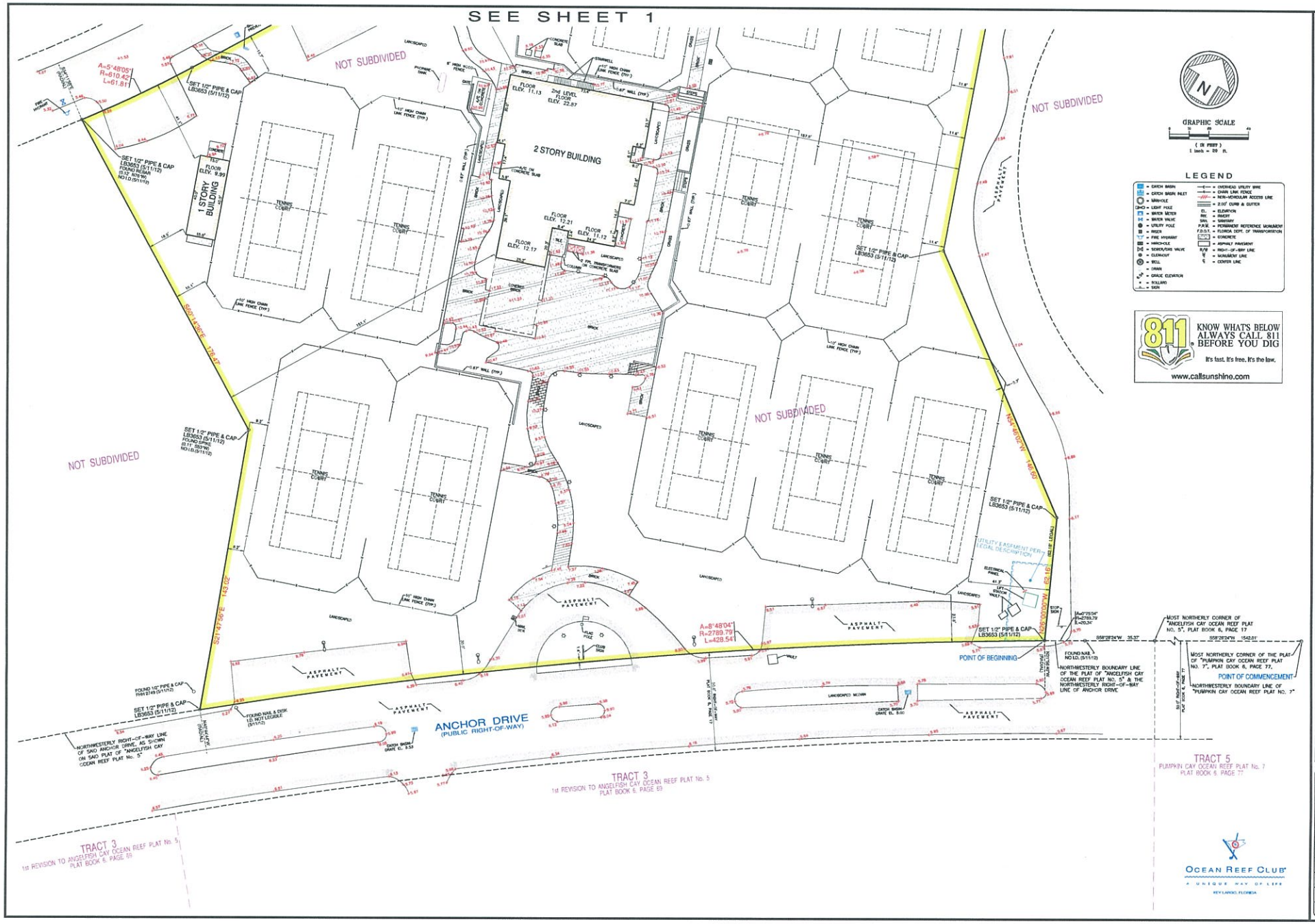
No.	Revision Description	O.K.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
100 Wallace Avenue, Suite 107 - North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fleai@bellsouth.net

BOUNDARY & TOPOGRAPHIC SURVEY
OCEAN REEF HEALTH CLUB - 314 ANCHOR DRIVE
KEY LARGO, FLORIDA

Date	5/11/12
Scale	1" = 20'
Drawn By.	GEM
Cad. No.	120549
Plotted:	5/15/12 1:24p
Ref. Dwg.	N/A
Field Book.	620/04-05 SJH & SJD
Job. No.	120549
Dwg. No.	2012-072
Sheet	1 of 2

SEE SHEET 1



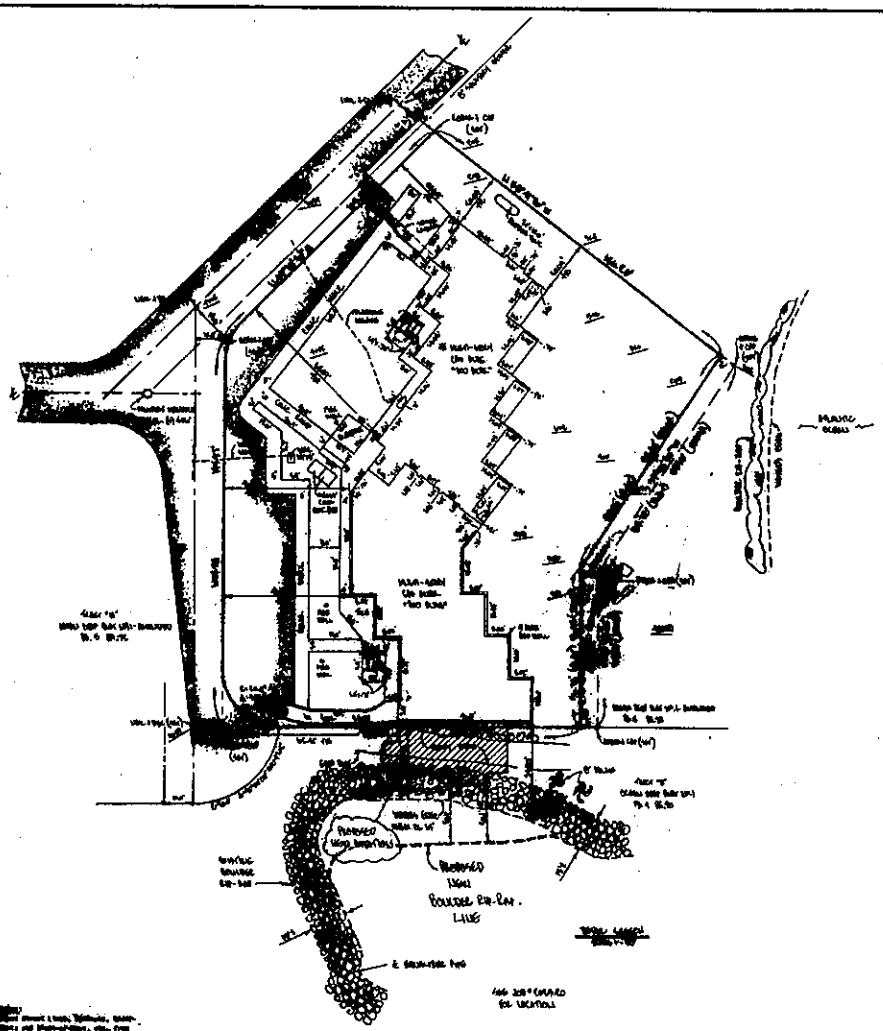
This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

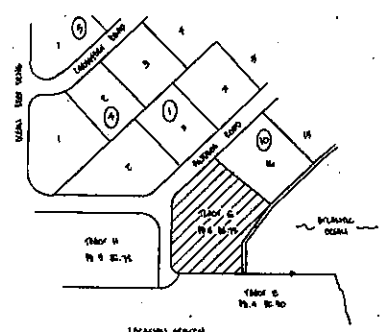
No.	Revision Description

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: flsi@fleurvcy.com

BOUNDARY & TOPOGRAPHIC SURVEY
OCEAN REEF HEALTH CLUB - 314 ANCHOR DRIVE
KEY LARGO, FLORIDA

Date	5/11/12
Scale	1" = 20'
Drawn By.	GEM
Cad. No.	120549
Plotted:	5/15/12 1:24p
Ref. Dwg.	N/A
Field Book.	620/04-05 SJH & SJD
Job. No.	120549
Dwg. No.	2012-072
Sheet	2 of 2





LOCATION SKETCH
SCALE 1" = 100'

LEGEND

CONC.	CONCRETE
CBS.	CONCRETE BLOCK STUCCO
BLDG.	BUILDING
M.H.W.	MEAN HIGH WATER
W.H.	WATER METER
EL.	ELEVATION
℄	CENTERLINE
CONC.	CONCRETE
R.	RADIUS
A.	CENTRAL ANGLE
ALL	ARC LENGTH
ELEC.	ELECTRIC

LEGAL DESCRIPTION

[illegible]

Surveyor's Certification:

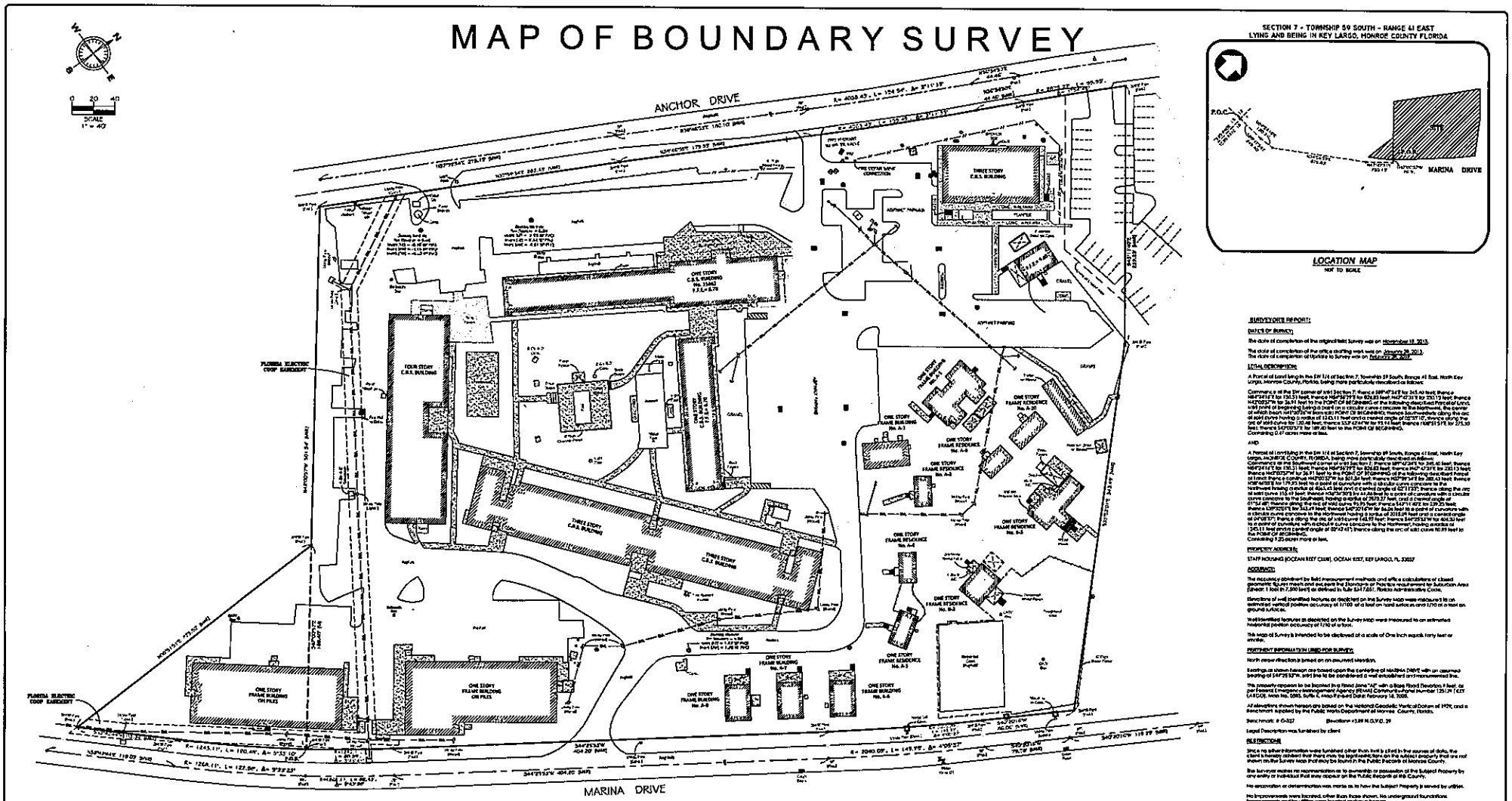
I hereby certify that the above "Special Purpose Survey" was prepared under my direction and is true and correct to the best of my knowledge and belief, and that the survey meets Minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Chapter [illegible], Florida Administration Code.

[illegible]

TASK SURVEYORS, INC.
CONSULTING ENGINEERS AND SURVEYORS

MAP OF BOUNDARY SURVEY

SECTION 7 - TOWNSHIP 59 SOUTH - RANGE 41 EAST
LYING AND BEING IN KEY LARGO, MONROE COUNTY FLORIDA



SURVEYOR'S REPORT:

DATE OF SURVEY:

The date of completion of the original field Survey was on November 18, 2013.

The date of completion of the office drafting work was on January 28, 2013.
The date of completion of Update to Survey was on February 20, 2014.

LEGAL DESCRIPTION:

A Parcel of Land lying in the SW 1/4 of Section 7, Township 59 South, Range 41 East, North Key Largo, Monroe County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Section 7; thence S89°47'34"E for 345.40 feet; thence N87°41'12" for 130.31 feet; thence N89°59'17" for 826.83 feet; thence N47°47'31" for 230.13 feet; thence N42°05'27"W for 36.91 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence continue N42°05'27"W for 501.34 feet; thence N89°59'14" for 380.43 feet; thence N38°46'51" for 179.25 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 465.45 feet and a central angle of 02°11'33"; thence along the arc of said curve 19.14 feet; thence N40°58'39" to a point of curvature with a circular curve concave to the Southeast, having a radius of 267.37 feet, and a central angle of 17°04'14"; thence along the arc of said curve 79.70 feet; thence S43°31'40" for 239.25 feet; thence S46°28'20"W for 15.00 feet; thence N43°31'40" for 86.06 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 201.67 feet and a central angle of 01°05'37"; thence along the arc of said curve 3.85 feet; thence N44°37'17" for 21.00 feet; thence N45°22'43"E for 14.00 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 245.11 feet and a central angle of 02°42'41"; thence along the arc of said curve 10.99 feet to the POINT OF BEGINNING.
Containing 1.25 acres more or less.

PROPERTY ADDRESS:

STAFF HOUSING (OCEAN REEF CLUB), OCEAN REEF, KEY LARGO, FL 33037

ACCURACY:

The accuracy achieved by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Class: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, 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.

This map of Survey is intended to be displayed at a scale of One inch equals forty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North angle direction is based on an assumed direction.

Bearings or direction hereon are based upon the centerline of MARINA DRIVE with an assumed bearing of S47°25'57"W, said line to be considered well established and monumented line.

This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation 8 feet, as per Federal Emergency Management Agency (FEMA) Communitypanel number 125129 1637 (ARCGIS, Area No. 0260, Suffix E, Map Revised Date February 18, 2005.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a benchmark supplied by the Public Works Department of Monroe County, Florida.

Benchmark: # D-327 Elevation: +3.89 N.G.V.D. 29

Legal Description was furnished by client

RESTRICTIONS:

Since no other information was furnished other than that listed in the source of data, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Monroe County.

The surveyor makes no representations to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The Survey was ordered for Construction.

Total Square Feet of Property = 42,133.60

CLIENT INFORMATION:

This Boundary Survey was prepared at the instance of and certified to:

OCEAN REEF CLUB

SURVEYOR'S CERTIFICATE:

Hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC, a Florida Corporation
Florida Certificate of Authorization Number LB7535

By: _____
Alejandro M Serrano, PSM
Registered Surveyor and Mapper LS4313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper. Additions or deletions to survey maps by other than the signing party are prohibited without the written consent of the signing party.

LEGEND

CONC.	= CONCRETE	◆	= TEMPORARY BENCH MARK
CB	= CALCULATED		ELECTRIC BOX
C.B.S.	CONCRETE BLOCK STUCCO		
R/W	= RIGHT OF WAY		= SANITARY SEWER MANHOLE
℄	= CENTERLINE		= SIGN
)	= BASE LINE		
P.B.	= PLAT BOOK	R	= RADIUS
PG.	= PAGE	L	= ARC LENGTH
5.0	ELEVATION	Δ	= DELTA
	WOOD POWER POLE	SP	= SURVEY POINT
	CHAIN LINK FENCE		
	= GUY ANCHOR	OUL	= CULVERT PIPE
	= BASELINE		= IRON FENCE
	= CATC. BASIN		= CONCRETE LIGHT POLE
	WATER VALVE		= STORM DRAINAGE MANHOLE
	= WATER METER		
	= FIRE HYDRANT		= BOLLARD
	= CLOSE OUT VALVE	T. L	= THRESHOLD FLOOR ELEVATION

LONGITUDE SURVEYORS

7769 NW 48TH STREET, SUITE 375
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 13463.0.05	DRAWN BY: ROC
FIELD BOOK: 1286/64-67 & EFB	SHEET 1 OF 1

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
KEY LARGO, FLORIDA

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2	Sketch of Survey

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land being a portion of the Northwest ¼ of the Northeast ¼ of Section 7, Township 59 South, Range 41 East, as shown on "Plat of Lands of Seaboard Properties, Inc.", according to the plat thereof, as recorded in Plat Book 4, Page 83, of the Public Records of Monroe County, Florida; together with a portion of Barracuda Lane as shown on the plat of "Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 6, Page 120, of the Public Records of Monroe County, Florida, and the "Amended Plat of Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Monroe County, Florida; being more particularly described as follows:

COMMENCE at the most Northerly corner of the plat of "Pumpkin Cay Ocean Reef Plat No. 7", according to the plat thereof, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Pumpkin Cay Ocean Reef Plat No. 7", a portion of said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Pumpkin Cay Ocean Reef Plat No. 7", for 1542.01 feet to the most Northerly corner of "Angelfish Cay Ocean Reef Plat No. 5", according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Angelfish Cay Ocean Reef Plat No. 5", said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Angelfish Cay Ocean Reef Flat No. 5" for 35.37 feet to the point of curvature of a circular curve concave to the Southeast; thence continue Southwesterly, along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°25'04" for 20.34 feet to a point on the arc of said curve, said point being the Point of Beginning of the hereinafter described parcel and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W for 62.18 feet; thence N 54°46'02" W for 146.60 feet; thence N 20°51'08" W for 203.00 feet; thence N 47°04'34" W for 72.73 feet to a point on the arc of a circular curve concave to the Southeast, said point bearing N 38°24'24" W from the center of said curve; thence Southwesterly along the arc of said curve having a radius of 451.38 feet and a central angle of 21°35'36" for 170.11 feet to the point of tangency; thence S 30°00'00" W for 269.20 feet to the point of curvature of a circular curve concave to the Northwest; thence Southwesterly along the arc of said curve having a radius of 610.42 feet and a central angle of 5°48'05" for 61.81 feet to a point on the arc of said curve, said point bearing S 54°11'55" E from the center of said curve; thence S 60°14'36" E for 176.47 feet; thence S 21°47'56" E for 143.02 feet to an intersection with the aforementioned Northwesterly right of way line of said Anchor Drive, as shown on said plat of "Angelfish Cay Ocean Reef Plat No. 5", said intersection being on the arc of a circular curve concave to the Southeast and bearing N 40°44'44" W from the center of said curve; thence Northeasterly along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 8°48'04" for 428.54 feet to the Point of Beginning. Said parcel lying on Key Largo, Monroe County, Florida.

Said parcel being subject to the following described utility easement:

BEGIN at the most Easterly corner of the above described parcel, said Easterly corner being also the intersection of the northwesterly right-of-way line of Anchor Drive as shown on said "Angelfish Cay Ocean Reef Plat No. 5", with the Northeasterly boundary line of said parcel bearing S 26°00'00" E, said intersection being on the arc of a circular curve concave to the southeast and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W along said Northeasterly boundary line for 38.00 feet; thence S 64°00'00" W for 20.00 feet; thence S 26°00'00" E for 40.16 feet to an intersection with said Northwesterly right-of-way line of said Anchor Drive, said intersection being on the arc of the aforementioned circular curve concave to the Southeast and bearing N 32°21'26" W from the center of said curve; thence Northeasterly along said Northwesterly right-of-way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°24'27" for 20.11 feet to the Point of Beginning.

SURVEYORS NOTES:

1. The survey date is 05/08/14
2. This is a Boundary Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the Northerly line of the plat PUMPKIN CAY OCEAN REEF PLAT NO. 7, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida, said Northerly line bears S 58°29'08" W and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29), as established by National Geodetic Survey (NGS) benchmark "G327" having a published elevation of 3.89' (NGVD 29).
8. The coordinates shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment (NAD83/2007), as established using Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using Lengemann of Florida Network base point FLWP. The corrected positions computed were verified through a redundancy of measurements to meet or exceed closure for Rural: Linear 1 foot in 7,500 feet. All distances shown hereon are grid U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. The legal description of the land contained in this boundary survey is based on Official Records Book 2572, Page 435, as recorded in the public records of Monroe County, Florida.
11. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
12. Underground improvements, if any, were not located except as shown.
13. Interior improvements were not located except as shown.
14. Adjoining property information was obtained from Monroe County's Property Appraiser Office.
15. Aerial imagery shown hereon was obtained from the Land Boundary Information System (LABINS) dated 2012 and is shown for informational purposes only.

LEGEND:

LB = Licensed Business	(C) = Calculated Dimension From Field Measurement	= Drainage Structure	= Sanitary Sewer Valve
ORB = Official Records Book	(P) = Platted Dimension	= Electric Service Box	= Wire Pull Box
PG = Page	PRM = Permanent Reference Monument	= Utility Service Cabinet	= Back Flow Preventer
PB = Plat Book	No. = Number	= Water Valve	= Cable TV Service Box
DB = Deed Book	= Nail or Pipe	= Water Meter	= Drainage Manhole
R/W = Right of Way	= Concrete Monument	= Telephone Pedestal	= Transformer
C/L = Centerline	= Iron Rod	= Telephone Manhole	
(D) = Deeded Dimension	= Water Manhole	= Sanitary Sewer Manhole	
		= Light Pole	

CERTIFICATION:

I HEREBY CERTIFY That the attached survey is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 Florida statutes.

For the Firm:
Wantman Group, Inc.

________________Date___________

Eric R. Matthews, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO – PORT ST. LUCIE – TAMPA
www.wantmangroup.com

REVISIONS:	DATE:	BY:

CAD S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\
REF S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\WCO

FLD SM	FB./PG. 539 #1 /5-15	JOB# 41111199.08	
OFF RB		DATE 03/04/14	
CKD EM	SHEET 1 OF 2	DWG 14400_BND_TENNIS	

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.

SKETCH OF SURVEY

LEGEND:

LB	=	Licensed Business
ORB	=	Official Records Book
PG	=	Page
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▫	=	Wire Pull Box
Ⓑ	=	Back Flow Preventer
▫	=	Cable TV Service Box
◎	=	Drainage Manhole
▫	=	Drainage Structure
▫	=	Electric Service Box
▭	=	Utility Service Cabinet
Ⓥ	=	Water Valve
▫	=	Water Meter
▫	=	Telephone Pedestal
Ⓣ	=	Manhole Telephone
▼	=	Transformer

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 30 ft.
(Intended Display Scale)

WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 Vista Parkway, Suite 100, West Palm Beach, FL 33411
(561) 939-7200 phone (561) 687-1110 fax
CORPORATE OFFICE: 5100 W. LAMBERT, TAMPA
PORT St. LUCIE, Inc. LB 7555
www.wantmangroup.com

CAD	S:\171411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\		
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FLD	SM	FB./PG.	JOB# 41111139.08
OFF	RB	539 #1 /3-15	
CKD	EM	DATE 03/04/14	
		SHEET 2 OF 2	DWG 14400_BND_TENNIS

DATE:	REVISIONS:	BY:

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
KEY LARGO, FLORIDA

INDEX OF SHEETS:

Sheet 1 — Cover
Sheet 2 — Sketch of Survey

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Said parcel being subject to the following described utility easement:

BEGIN at the most Easterly corner of the above described parcel, said Easterly corner being also the intersection of the northwesterly right-of-way line of Anchor Drive as shown on said "Angelfish Cay Ocean Reef Plat No. 5", with the Northeasterly boundary line of said parcel bearing S 26°00'00" E, said intersection being on the arc of a circular curve concave to the southeast and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W along said Northeasterly boundary line for 38.00 feet; thence S 64°00'00" W for 20.00 feet; thence S 26°00'00" E for 40.16 feet to an intersection with said Northwesterly right-of-way line of said Anchor Drive, said intersection being on the arc of the aforementioned circular curve concave to the Southeast and bearing N 32°21'26" W from the center of said curve; thence Northeasterly along said Northwesterly right-of-way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°24'27" for 20.11 feet to the Point of Beginning.

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5. Copyright © 2014 by Wantman Group, Inc.
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9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
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C/L	= Centerline	●	= Iron Rod	⦶	= Telephone Manhole		
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				⊸	= Light Pole		

CERTIFICATION

I HEREBY CERTIFY That the attached survey is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 Florida statutes.

For the Firm:
Wantman Group, Inc.

________________Date____________

Eric R. Matthews, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO – PORT ST. LUCIE – TAMPA
www.wantmangroup.com

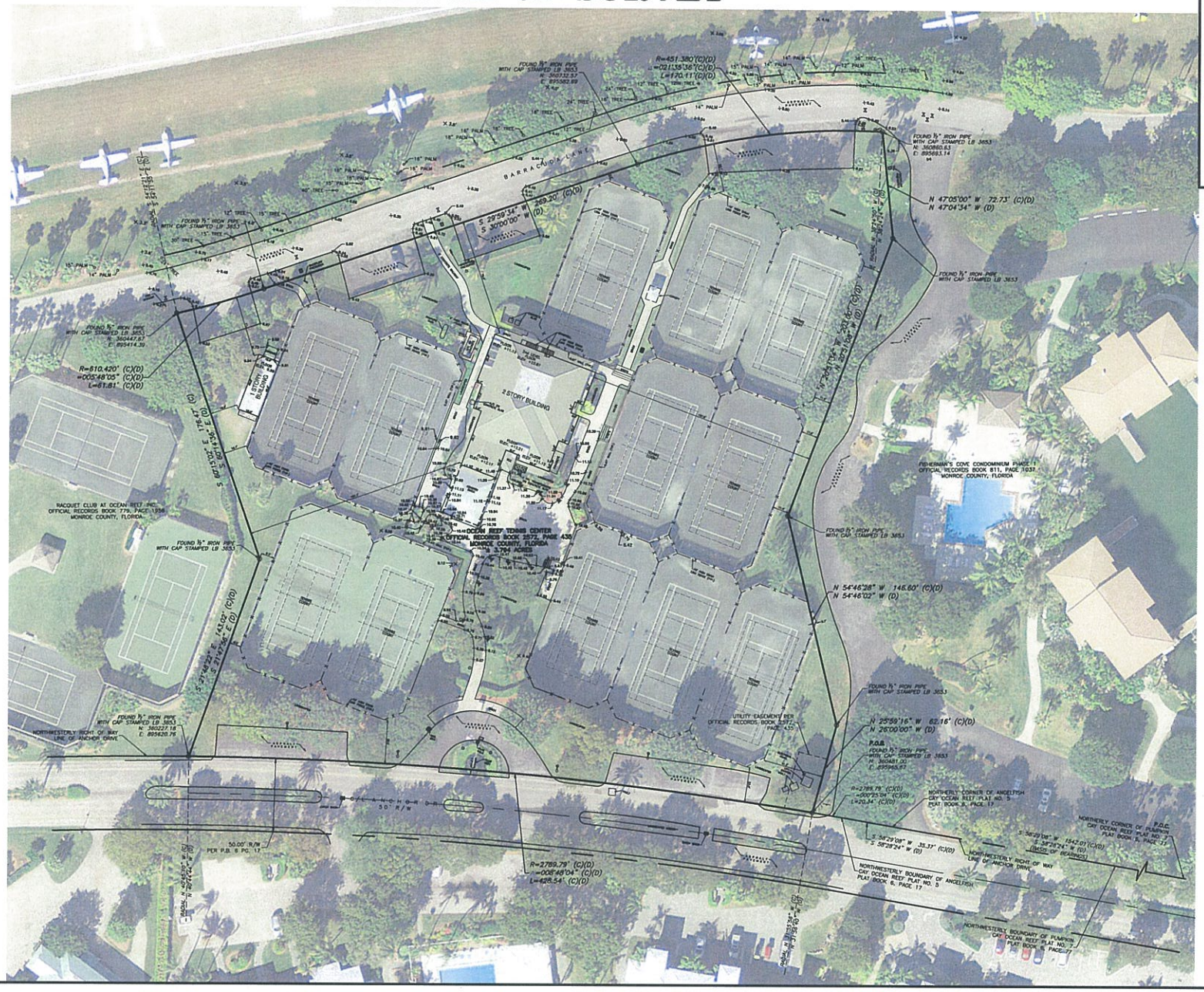
REVISIONS:	DATE:	BY:

CAD S:\1141\1440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\
REF S:\1141\1440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\WGO
FLD SM | FB./PG. 539 #1 /5-15 | JOB# 41111199.08
OFF RB | DATE 03/04/14
CKD EM | SHEET 1 OF 2 | DWG 14400_BND_TENNIS

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.

S:\1141\1440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\14400_BND_TENNIS.dwg SH 1 Jul 07, 2014

SKETCH OF SURVEY



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	= Manhole Sanitary Sewer
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	= Electric Service Box
	= Utility Service Cabinet
	= Water Valve
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	= Telephone Pedestal
	= Manhole Telephone
	= Transformer

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 30 ft.
(Intended Display Scale)

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Engineering ◆ Planning ◆ Surveying ◆ Environmental
2033 WISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL. 33411
(561) 832-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION LB 3653
ORLANDO – PORT ST. LUCIE – TAMPA
www.wantmangroup.com

CAD	S:\171411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\		
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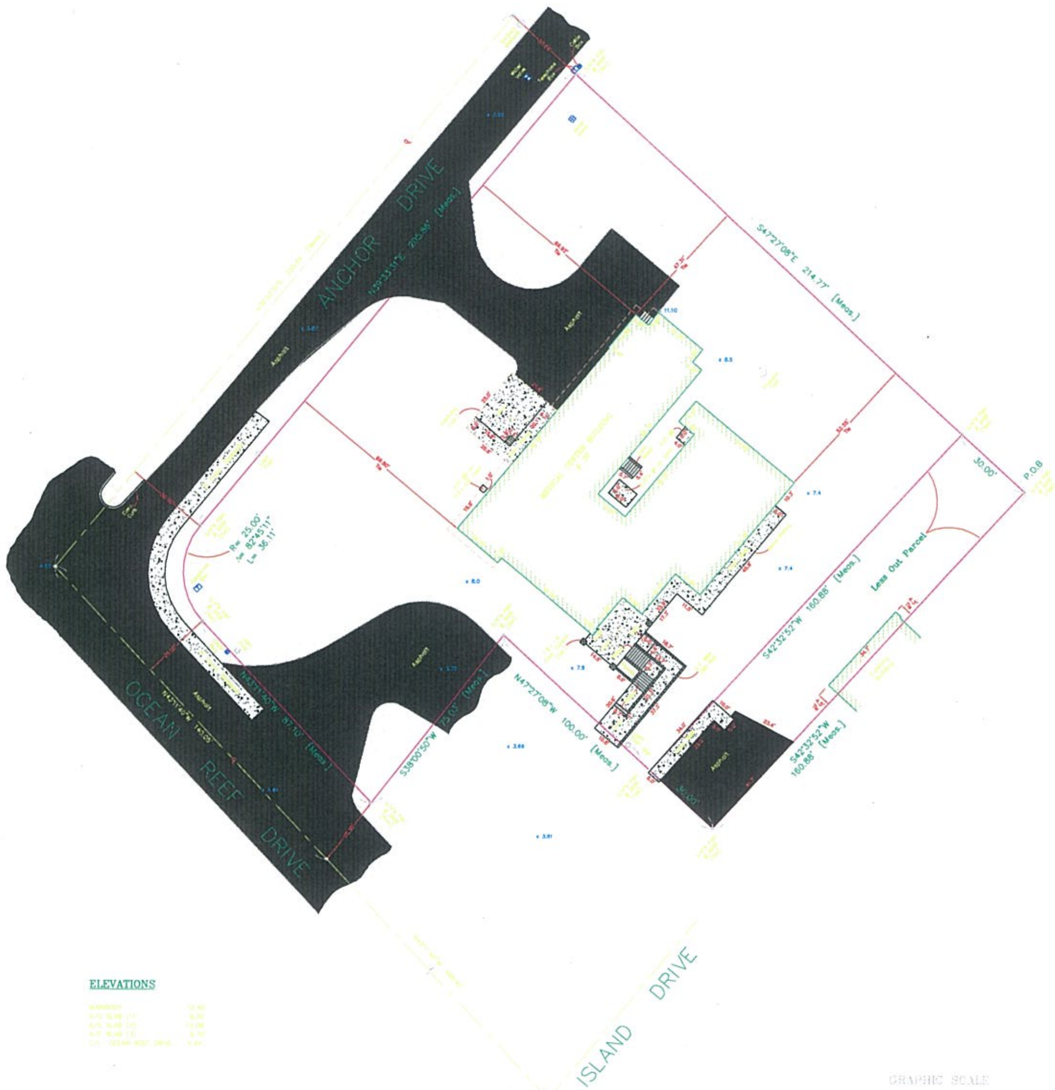
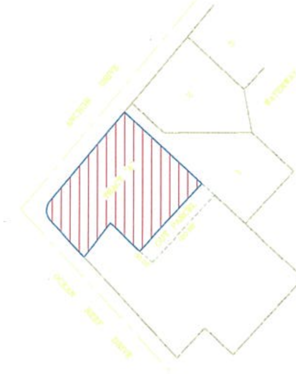
FLD	SM	FB/PG	JOB# 411111399.08
OFF	RB	339 F1 /3-15	DATE 03/04/14
CKD	EM	SHEET 2 OF 2	DWG 14400_BND_TENNIS

DATE:	REVISIONS:	BY:

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.





LOCATION SKETCH
SCALE : 1"=100'

LEGAL DESCRIPTION

Tract "A", "ANCHOR DRIVE SUBDIVISION, OCEAN REEF PLAT No.10", as Recorded in Plat Book 6, Page 118, of the Public Records of MONROE COUNTY, FLORIDA; less the following described property:
Begin at the most Easterly corner of said TRACT "A", said corner being on the Southwesterly line of Lot 1 of said Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No.10"; thence S42°32'52"W along the Southeasterly line of said TRACT "A" for 160.88 feet to the most Southerly corner of said TRACT "A"; thence N47°27'08"W along the Southwesterly line of said TRACT "A" for 30.00 feet to an intersection with a line 30.00 feet Northwesterly of, as measured at right angles and parallel to the aforementioned Southeasterly line of said TRACT "A"; thence N42°32'52"E along said parallel line for 160.88 feet to the intersection with the aforementioned Southwesterly line of said Lot 1; thence S47°27'08"E along said Southwesterly line for 30.00 feet to the POINT OF BEGINNING.

MEDICAL CENTER
30 OCEAN REEF DRIVE
MONROE COUNTY, FLORIDA

TASK SURVEYORS INC.
17635 SW 97th AVENUE, MIAMI, FLORIDA 33157
TEL: (305) 233-3035 FAX: (305) 255-5939
CERTIFICATE OF AUTHORIZATION No.0004587

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
KEY LARGO, FLORIDA

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2–3	Sketch of Survey

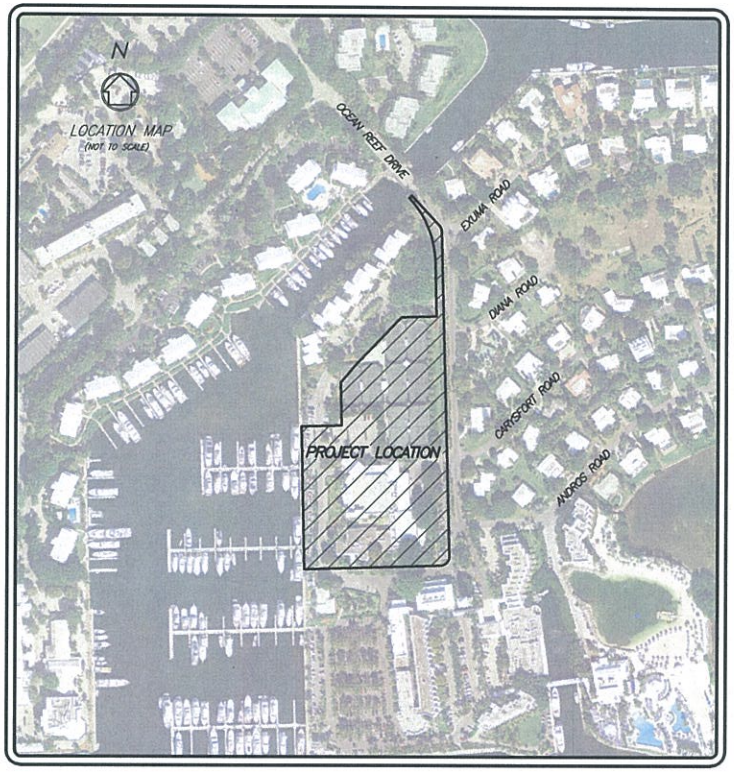
LEGAL DESCRIPTION:

A portion of Tract A of OCEAN REEF PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 4 at Page 90, of the Public Records of Monroe County, Florida, lying and situate in a portion of Section 7, Township 59 South, Range 41 East and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 7; Thence North 88°12'14" East, along the South line of said Section 7 for 1,917.54 feet to the Southwest corner of said Tract A and the POINT OF BEGINNING; Thence North 01°21'02" West, along the West line of said Tract A for 404.52 feet to the Southwest corner of the lands described in Official Records Book 759 at Page 95, of the Public Records of Monroe County, Florida, the following two (2) courses being along said lands; Thence North 88°42'17" East, for 114.03 feet; Thence North 01°17'54" West, for 122.76 feet to the Southwest corner of lands described in Official Records Book 2667 at Page 328, of the Public Records of Monroe County, Florida; Thence North 40°09'32" East, along the Southerly line of said lands for 71.23 feet to the Southwest corner of lands described in Official Records Book 2667 at Page 339, of the Public Records of Monroe County, Florida; Thence North 43°27'11" East, along the Northerly line of said lands for 101.79 feet to the Southwest corner of lands described in Official Records Book 2667 at Page 328, of the Public Records of Monroe County, Florida; Thence North 43°27'11" East, along the Southerly line of said lands for 80.83 feet to a point on the Southerly line of lands described in Official Records Book 759 at Page 95, of the Public Records of Monroe County, Florida, the following three (3) courses being along said lands; Thence North 88°24'07" East, for 100.33 feet; Thence North 01°35'53" West, for 152.66 feet to a point at the beginning of a non-tangent curve, concave to the West, said curve having a radius of 281.26 feet, a central angle of 41°26'56" and from said point a radial line bears South 88°24'01" West; Thence Northerly along said curve for 203.47 feet to a point on the North line of said Tract A; Thence North 46°57'07" East, along said line for 10.00 feet to a point on the Westerly Right-of-Way line of Ocean Reef Drive as shown on OCEAN REEF PLAT NO. 1 AMENDED, according to the Plat thereof, as recorded in Plat Book 6 at Page 72, of the Public Records of Monroe County, Florida, the following four (4) courses being along said Right-of-Way line; Thence South 43°02'53" East, for 115.85 feet to a point of curvature with a curve concave to the West, said curve having a radius of 25.00 feet and a central angle of 41°27'00"; Thence Southerly along said curve for 18.09 feet; Thence South 01°35'53" East, for 924.59 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 25.00 feet and a central angle of 89°48'07"; Thence Southwesterly along said curve for 39.18 feet to a point on the North Right-of-Way line of Beach Road as shown on OCEAN REEF PLAT NO. 1 AMENDED, according to the Plat thereof, as recorded in Plat Book 6 at Page 72, of the Public Records of Monroe County, Florida also being the South line of said Section 7; Thence South 88°12'14" West along said line, for 388.55 feet to the POINT OF BEGINNING.

Said lands contain 248,725 square feet or 5.710 acres, more or less.

Said lands lying and situate in Monroe County, Florida.



SURVEYORS NOTES:

1. The survey date is 05/09/14
2. This is a Boundary Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the South line of Section 7, Township 59 South, Range 41 East, said South line bears N 88°12'14" E and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29), as established by National Geodetic Survey (NGS) benchmark "G327" having a published elevation of 3.89' (NGVD 29).
8. The coordinates shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment (NAD83/2007), as established using Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using Lengemann of Florida Network base point FLWP. The corrected positions computed were verified through a redundancy of measurements to meet or exceed closure for Rural: Linear 1 foot in 7,500 feet. All distances shown hereon are grid U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. The legal description of the land contained in this boundary survey is based on a description written by the signing Professional Surveyor and Mapper. The description was created by adjoining deeds of record provided by the client and various Right-of-Ways dedicated per Plat Book 6, Page 72, of the Public Records of Monroe County, Florida.
11. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
12. Underground improvements, if any, were not located except as shown.
13. Improvements shown hereon are a compilation of data provided by a survey done by Task Surveyors Inc., dated 02/13/2013, and field work done by Wantman Group Inc.
14. Adjoining property information was obtained from Monroe County's Property Appraiser Office.
15. Aerial imagery shown hereon was obtained from the Land Boundary Information System (LABINS) dated 2012 and is shown for informational purposes only.

LEGEND:

LB	= Licensed Business	No.	= Number		= Cable TV Service Box		= Concrete
ORB.	= Official Records Book		= Nail or Pipe		= Drainage Manhole		= Brick Paver
PG.	= Page		= Concrete Monument		= Drainage Structure		= Building
PB.	= Plat Book		= Iron Rod		= Electric Service Box		= Catch Basin
DB.	= Deed Book		= Manhole Water		= Utility Service Cabinet		= Section Corner
R/W	= Right of Way		= Light Pole		= Water Valve		
C/L	= Centerline		= Manhole Sanitary Sewer		= Water Meter		
(D)	= Deeded or Platted Dimension		= Sanitary Sewer Valve		= Telephone Pedestal		
(C)	= Calculated Dimension From Field Measurement		= Wire Pull Box		= Manhole Telephone		
			= Back Flow Preventer		= Transformer		
PRM	= Permanent Reference Monument						

CERTIFICATION

I HEREBY CERTIFY That the attached survey is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 Florida statutes.

For the Firm:
Wantman Group, Inc.

_____Date_____

Eric R. Matthews, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

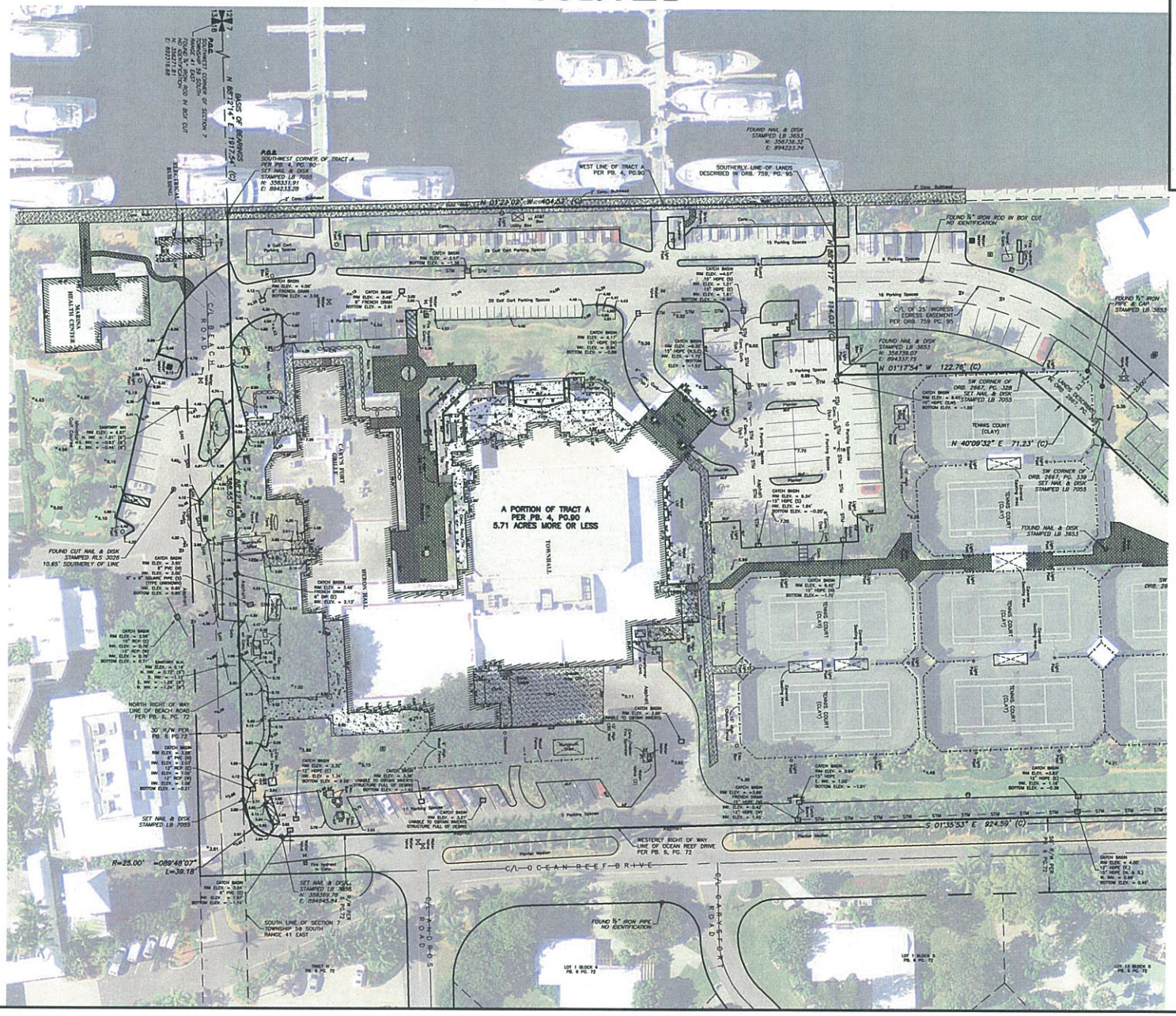
WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 VISTA PARKWAY, SUITE 100 WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 683-1110 fax
CERTIFICATE OF AUTHORIZATION LB 3591
ORLANDO – PORT ST. LUCIE – TAMPA
www.wantmangroup.com

CAD	S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WG Survey\Drawings\AutoCAD\		
REF	S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WG Survey\Drawings\AutoCAD\WCS		
FLD	SM	FB./PG. 539 #1 /3-15	JOB# 411111598.08
OFF	RB		DATE 07/07/14
CKD	EM	SHEET 1 OF 3	DWG 14400_BNDL_TOWNHALL

DATE:	REVISIONS:	BY:

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
AS PREPARED FOR
OCEAN REEF CLUB INC.

SKETCH OF SURVEY



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- = Utility Service Cabinet
- = Water Valve
- = Water Meter
- = Telephone Pedestal
- = Manhole Telephone
- = Transformer
- = Concrete
- = Brick Paver
- = Building
- = Catch Basin
- = Section Corner

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.
(Intended Display Scale)

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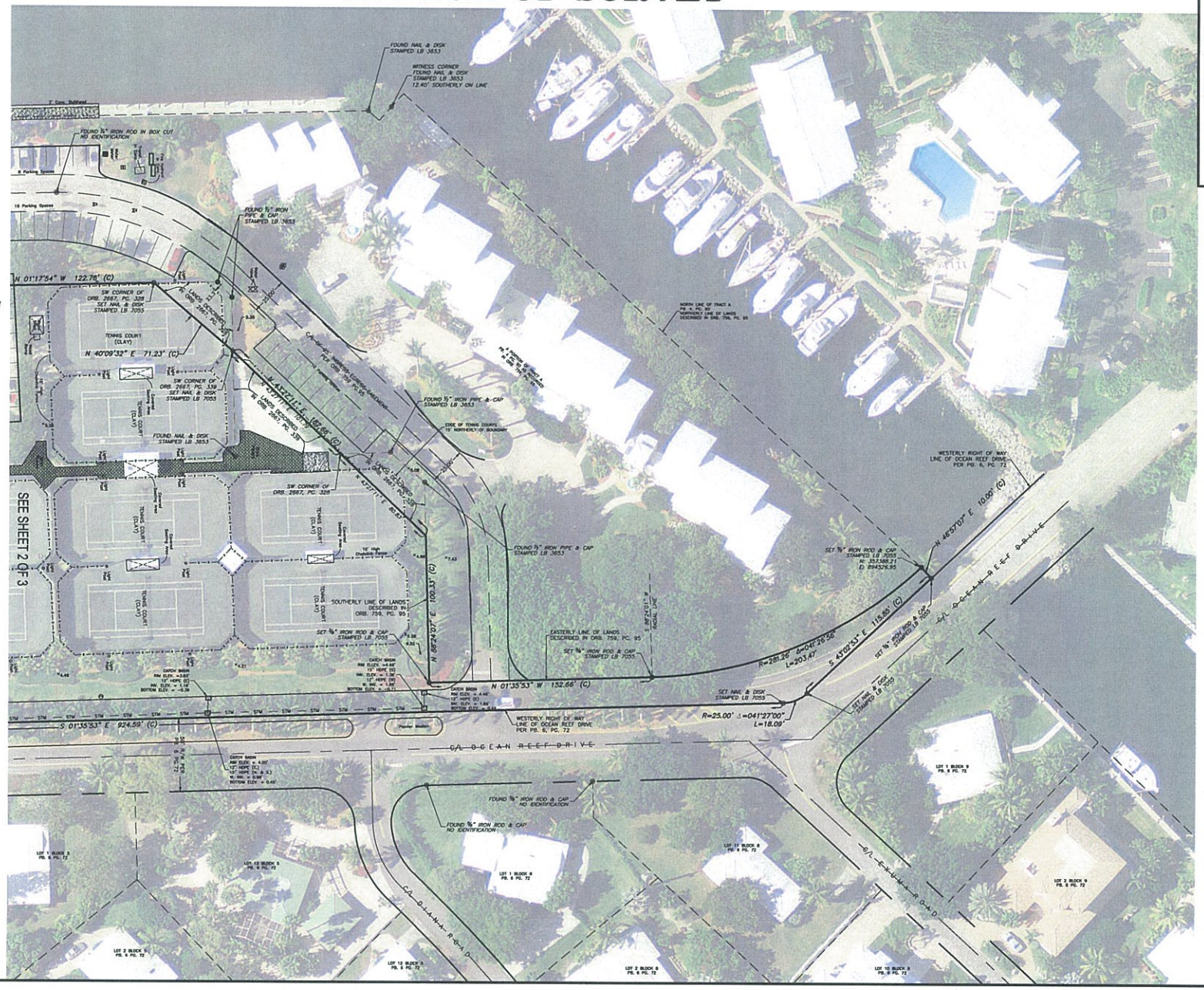
OFF	RB — DATE 03/04/14
CKD	EM — SHEET 2 OF 3 — DWG 14400_BND_TOWNHALL

DATE:	REVISIONS:	BY:

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
AS PREPARED FOR
OCEAN REEF CLUB INC.

SKETCH OF SURVEY



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GRAPHIC SCALE
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(IN FEET)
1 inch = 30 ft.
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CAD	S:\171411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\
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OFF	RB
CKD	EM
PB./PG.	339 #1 /3-15
JOB#	171411440.00
DATE	05/10/14
SHEET	3 OF 3
DWG	14400_BND_TOWNHALL
DATE:	
REVISIONS:	
BY:	

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
AS PREPARED FOR
OCEAN REEF CLUB INC.

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
KEY LARGO, FLORIDA

INDEX OF SHEETS:

Sheet 1 Cover
Sheet 2 Sketch of Survey

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land being a portion of the Northwest ¼ of the Northeast ¼ of Section 7, Township 59 South, Range 41 East, as shown on "Plat of Lands of Seaboard Properties, Inc.", according to the plat thereof, as recorded in Plat Book 4, Page 83, of the Public Records of Monroe County, Florida; together with a portion of Barracuda Lane as shown on the plat of "Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 6, Page 120, of the Public Records of Monroe County, Florida, and the "Amended Plat of Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Monroe County, Florida; being more particularly described as follows:

COMMENCE at the most Northerly corner of the plat of "Pumpkin Cay Ocean Reef Plat No. 7", according to the plat thereof, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Pumpkin Cay Ocean Reef Plat No. 7", a portion of said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Pumpkin Cay Ocean Reef Plat No. 7", for 1542.01 feet to the most Northerly corner of "Angelfish Cay Ocean Reef Plat No. 5", according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Angelfish Cay Ocean Reef Plat No. 5", said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Angelfish Cay Ocean Reef Flat No. 5" for 35.37 feet to the point of curvature of a circular curve concave to the Southeast; thence continue Southwesterly, along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°25'04" for 20.34 feet to a point on the arc of said curve, said point being the Point of Beginning of the hereinafter described parcel and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W for 62.18 feet; thence N 54°46'02" W for 146.60 feet; thence N 20°51'08" W for 203.00 feet; thence N 47°04'34" W for 72.73 feet to a point on the arc of a circular curve concave to the Southeast, said point bearing N 38°24'24" W from the center of said curve; thence Southwesterly along the arc of said curve having a radius of 451.38 feet and a central angle of 21°35'36" for 170.11 feet to the point of tangency; thence S 30°00'00" W for 269.20 feet to the point of curvature of a circular curve concave to the Northwest; thence Southwesterly along the arc of said curve having a radius of 610.42 feet and a central angle of 5°48'05" for 61.81 feet to a point on the arc of said curve, said point bearing S 54°11'55" E from the center of said curve; thence S 60°14'36" E for 176.47 feet; thence S 21°47'56" E for 143.02 feet to an intersection with the aforementioned Northwesterly right of way line of said Anchor Drive, as shown on said plat of "Angelfish Cay Ocean Reef Plat No. 5", said intersection being on the arc of a circular curve concave to the Southeast and bearing N 40°44'44" W from the center of said curve; thence Northeasterly along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 8°48'04" for 428.54 feet to the Point of Beginning. Said parcel lying on Key Largo, Monroe County, Florida.

Said parcel being subject to the following described utility easement:

BEGIN at the most Easterly corner of the above described parcel, said Easterly corner being also the intersection of the northwesterly right-of-way line of Anchor Drive as shown on said "Angelfish Cay Ocean Reef Plat No. 5", with the Northeasterly boundary line of said parcel bearing S 26°00'00" E, said intersection being on the arc of a circular curve concave to the southeast and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W along said Northeasterly boundary line for 38.00 feet; thence S 64°00'00" W for 20.00 feet; thence S 26°00'00" E for 40.16 feet to an intersection with said Northwesterly right-of-way line of said Anchor Drive, said intersection being on the arc of the aforementioned circular curve concave to the Southeast and bearing N 32°21'26" W from the center of said curve; thence Northeasterly along said Northwesterly right-of-way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°24'27" for 20.11 feet to the Point of Beginning.

SURVEYORS NOTES:

1. The survey date is 05/08/14
2. This is a Boundary Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the Northerly line of the plat PUMPKIN CAY OCEAN REEF PLAT NO. 7, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida, said Northerly line bears S 58°29'08" W and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29), as established by National Geodetic Survey (NGS) benchmark "G327" having a published elevation of 3.89' (NGVD 29).
8. The coordinates shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment (NAD83/2007), as established using Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using Lengemann of Florida Network base point FLWP. The corrected positions computed were verified through a redundancy of measurements to meet or exceed closure for Rural: Linear 1 foot in 7,500 feet. All distances shown hereon are grid U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. The legal description of the land contained in this boundary survey is based on Official Records Book 2572, Page 435, as recorded in the public records of Monroe County, Florida.
11. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
12. Underground improvements, if any, were not located except as shown.
13. Interior improvements were not located except as shown.
14. Adjoining property information was obtained from Monroe County's Property Appraiser Office.
15. Aerial imagery shown hereon was obtained from the Land Boundary Information System (LABINS) dated 2012 and is shown for informational purposes only.

LEGEND:

LB	= Licensed Business	(C)	= Calculated Dimension From Field Measurement
ORB	= Official Records Book	(P)	= Plotted Dimension
PG	= Page	PRM	= Permanent Reference Monument
PB	= Plat Book	No.	= Number
DB	= Deed Book	●	= Nail or Pipe
R/W	= Right of Way	■	= Concrete Monument
C/L	= Centerline	●	= Iron Rod
(D)	= Deeded Dimension	⊛	= Water Manhole

- = Drainage Structure
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- = Wire Pull Box
- = Back Flow Preventer
- = Cable TV Service Box
- = Drainage Manhole
- ▼ = Transformer

CERTIFICATION

I HEREBY CERTIFY That the attached survey is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 Florida statutes.

For the Firm:
Wantman Group, Inc.

________________Date___________

Eric R. Matthews, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

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REVISIONS:	DATE:	BY:

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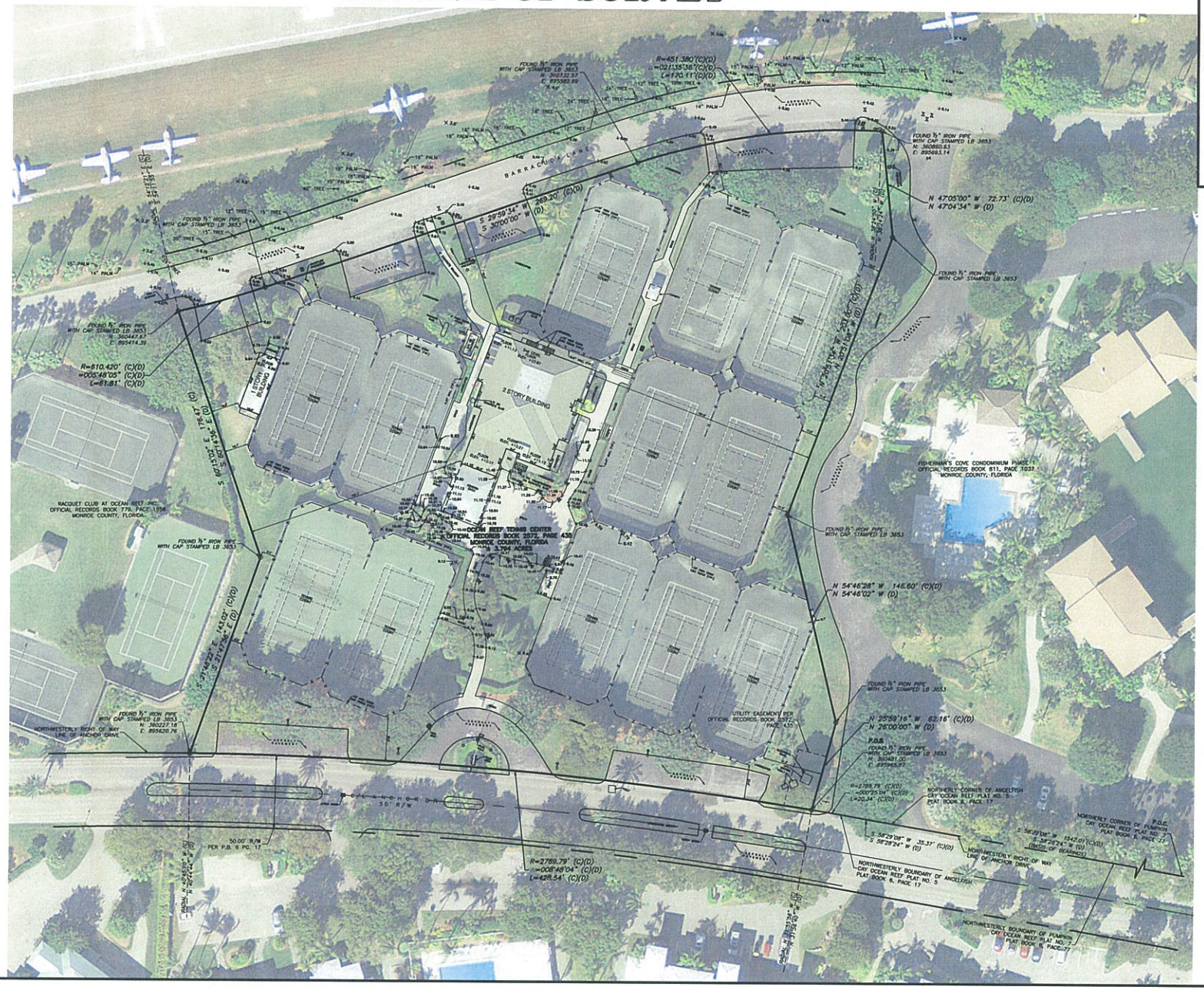
CKD EM	SHEET 1 OF 2
DWG	14400_BND_TENNIS

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.

SKETCH OF SURVEY



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GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
(Intended Display Scale)

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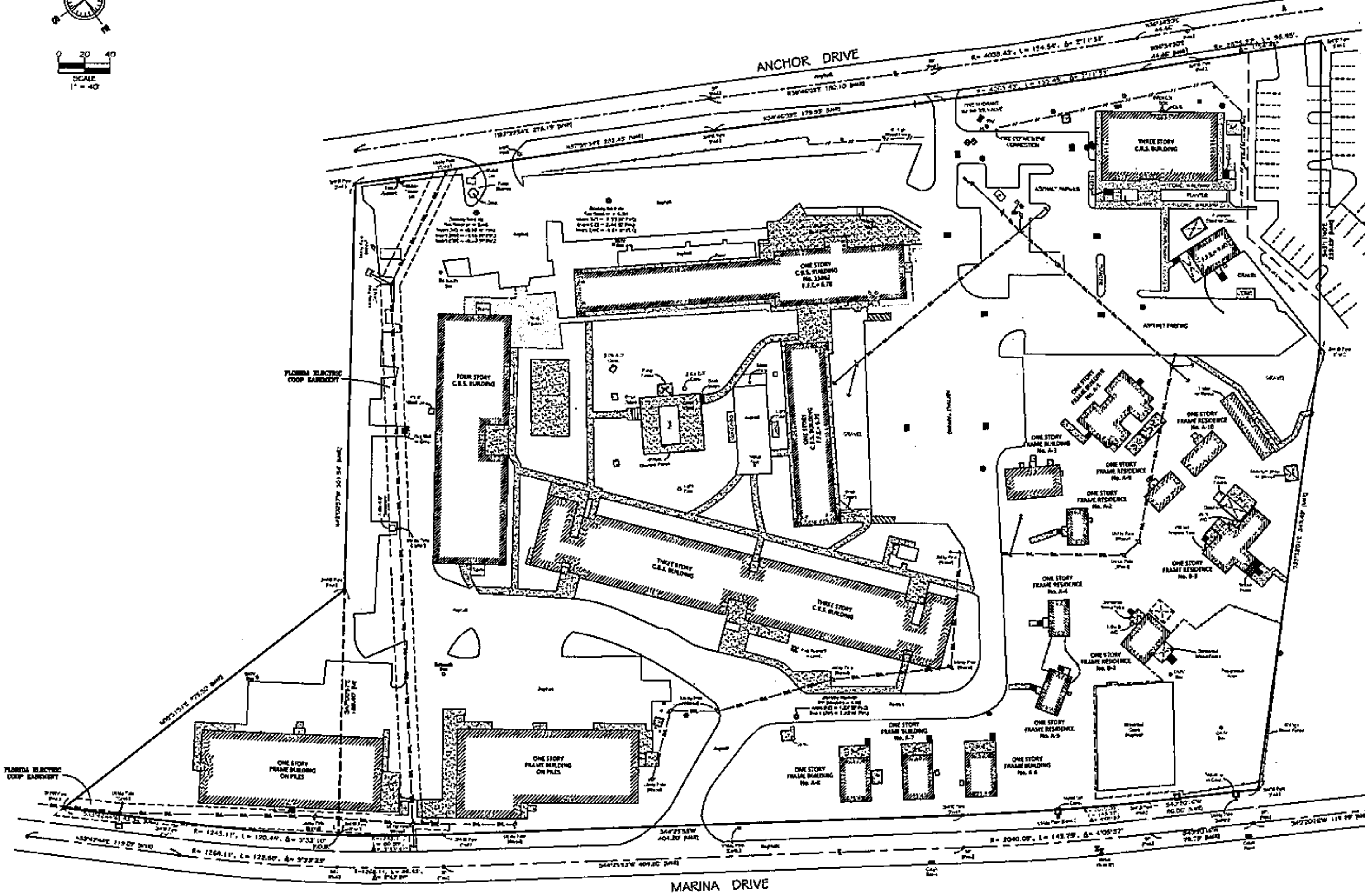
CAD S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\			
REF S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\MOD1			
FLD SM	FB/PG. 539 #1 /5-15	JOB# 41111199.08	
OFF RB		DATE 03/04/14	
CKD EM	SHEET 2 OF 2	DWG 14400_BND_TENNIS	

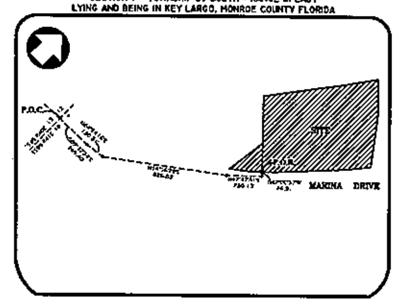
DATE: REVISIONS: BY:

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.

MAP OF BOUNDARY SURVEY



SECTION 7 - TOWNSHIP 59 SOUTH - RANGE 41 EAST
LYING AND BEING IN KEY LARGO, MONROE COUNTY FLORIDA



LOCATION MAP
NOT TO SCALE

SURVEYOR'S REPORT:

DATES OF SURVEY:

The date of completion of the original field Survey was on November 18, 2015.

The date of completion of the office drafting work was on January 28, 2015.
The date of completion of Update to Survey was on February 28, 2017.

LEGAL DESCRIPTION:

A Parcel of Land lying in the SW 1/4 of Section 7, Township 59 South, Range 41 East, North Key Largo, Monroe County, Florida, being more particularly described as follows:

Commence at the SW corner of said Section 7; thence S89°47'34"E for 243.40 feet; thence N44°34'16"E for 130.31 feet; thence N54°56'29"E for 826.83 feet; N47°47'31"E for 230.13 feet; thence N42°07'57"W for 26.91 feet to the POINT OF BEGINNING of the following described Parcel of Land, said point of beginning being a point on a circular curve concave to the Northwest, the center of which bears N41°30'26"W from said POINT OF BEGINNING; thence Southwesterly along the arc of said curve having a radius of 1243.11 feet and a central angle of 05°32'10"; thence along the arc of said curve for 120.48 feet; thence S53°42'48"W for 93.94 feet; thence N08°51'51"E for 275.50 feet; thence S42°03'57"E for 189.40 feet to the POINT OF BEGINNING.
Containing 0.47 acres more or less.

AND

A Parcel of Land lying in the SW 1/4 of Section 7, Township 59 South, Range 41 East, North Key Largo, MONROE COUNTY, FLORIDA, being more particularly described as follows:
Commence at the Southwest Corner of said Section 7; thence S89°47'34"E for 243.40 feet; thence N44°34'16"E for 130.31 feet; thence N54°56'29"E for 826.83 feet; thence N47°47'31"E for 230.13 feet; thence N42°07'57"W for 26.91 feet to the POINT OF BEGINNING of the following described Parcel of Land; thence continue N42°07'57"W for 301.54 feet; thence N37°59'54"E for 282.43 feet; thence N08°46'03"E for 179.53 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 4043.43 feet and a central angle of 02°11'35"; thence along the arc of said curve 155.49 feet; thence N54°34'28"E for 44.46 feet to a point of curvature with a circular curve concave to the Southeast, having a radius of 2873.27 feet, and a central angle of 01°54'48"; thence along the arc of said curve 95.95 feet; thence S43°11'40"E for 239.23 feet; thence S35°32'01"E for 343.49 feet; thence S40°37'14"W for 86.06 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 2015.09 feet and a central angle of 04°05'27"; thence along the arc of said curve 143.97 feet; thence S44°25'53"W for 404.20 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 1243.11 feet and a central angle of 03°43'41"; thence along the arc of said curve 80.89 feet to the POINT OF BEGINNING.
Containing 9.23 acres more or less.

PROPERTY ADDRESS:

STAFF HOUSING (OCEAN REEF CLUB), OCEAN REEF, KEY LARGO, FL 33037

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, 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.

This map of Survey is intended to be displayed at a scale of One inch equals forty feet or smaller.

PERTINENT INFORMATION USED FOR SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of MARINA DRIVE with an assumed bearing of S44°25'53"W, said line to be considered a well established and monumented line.

This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation 9 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 125129 (KEY LARGO), Map No. 0985, Suffix K, Map Revised Date: February 18, 2005.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Public Works Department of Monroe County, Florida.

Benchmark # C-327 Elevation= +3.89 N.G.V.D. 29

Legal Description was furnished by client

RESTRICTIONS:

Since no other information were furnished other than that is cited in the sources of data, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Monroe County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY:

The Survey was ordered for Construction.

Total Square Feet of Property = 422,534.6

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

OCEAN REEF CLUB

SURVEYOR'S CERTIFICATE:

I hereby certify: that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Corporation
Florida Certificate of Authorization Number LB7335

By: ______________________
Eduardo M. Suarez, PSM
Registered Surveyor and Mapper LS6313
State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps by other than the signing party are prohibited without the written consent of the signing party.

LEGEND

CONC.	= CONCRETE	◆	= TEMPORARY BENCH MARK
(C)	= CALCULATED	⊠	ELECTRIC BOX
C.B.S.	= CONCRETE BLOCK STUCCO		
R/W	= RIGHT OF WAY		= SANITARY SEWER MANHOLE
℄	= CENTERLINE		= SIGN
	= BASE LINE	R	= RADIUS
P.B.	= PLAT BOOK	L	= ARC LENGTH
PG.	= PAGE	Δ	= DELTA
	ELEVATION	SP	= SURVEY POINT
	WOOD POWER POLE	—OHL—	= OVERHEAD WIRE
—X—	CHAIN LINK FENCE		= IRON FENCE
	= GUY ANCHOR		= CONCRETE LIGHT POLE
	= BASELINE		= STORM DRAINAGE MANHOLE
■	= CATCH BASIN	●	= BOLLARD
⋈	WATER VALVE	F.F.E.	= FINISHED FLOOR ELEVATION
⊞	= WATER METER		
	= FPL TRANSFORMER		
	= CLEAN OUT VALVE		

LONGITUDE SURVEYORS
7769 NW 48TH STREET, SUITE 375
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-5680
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 13463.0.05 DRAWN BY: ROC
FIELD BOOK: 1286/64-67 & EFB SHEET 1 OF 1

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
KEY LARGO, FLORIDA

INDEX OF SHEETS:

Sheet 1 Cover
Sheet 2 Sketch of Survey

LEGAL DESCRIPTION:

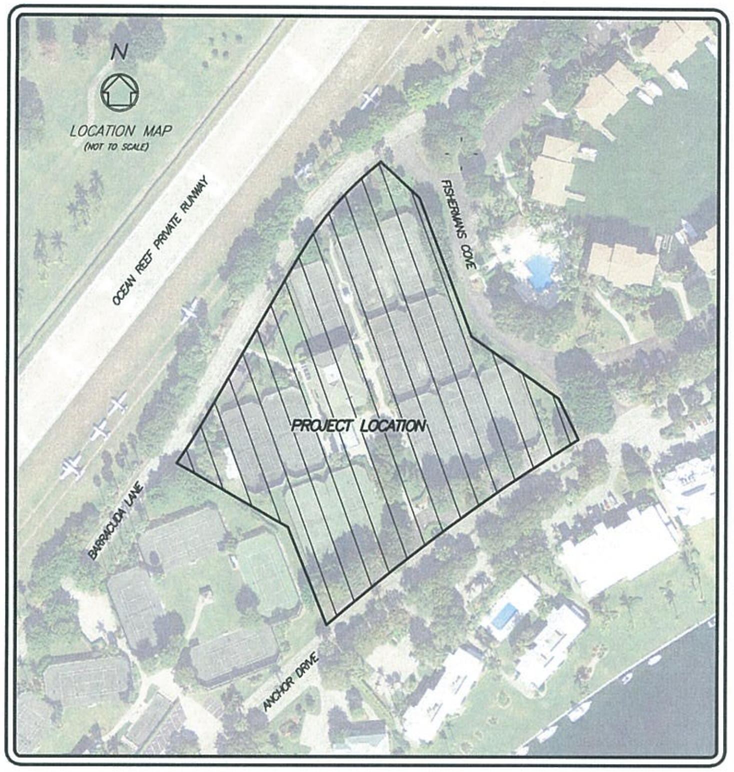
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONROE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land being a portion of the Northwest ¼ of the Northeast ¼ of Section 7, Township 59 South, Range 41 East, as shown on "Plat of Lands of Seaboard Properties, Inc.", according to the plat thereof, as recorded in Plat Book 4, Page 83, of the Public Records of Monroe County, Florida; together with a portion of Barracuda Lane as shown on the plat of "Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 6, Page 120, of the Public Records of Monroe County, Florida, and the "Amended Plat of Barracuda Cay Ocean Reef Plat No. 11", according to the plat thereof, as recorded in Plat Book 7, Page 10, of the Public Records of Monroe County, Florida; being more particularly described as follows:

COMMENCE at the most Northerly corner of the plat of "Pumpkin Cay Ocean Reef Plat No. 7", according to the plat thereof, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Pumpkin Cay Ocean Reef Plat No. 7", a portion of said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Pumpkin Cay Ocean Reef Plat No. 7", for 1542.01 feet to the most Northerly corner of "Angelfish Cay Ocean Reef Plat No. 5", according to the plat thereof, as recorded in Plat Book 6, Page 17, of the Public Records of Monroe County, Florida; thence S 58°28'24" W along the Northwesterly boundary line of said plat of "Angelfish Cay Ocean Reef Plat No. 5", said Northwesterly boundary line being also the Northwesterly right of way line of Anchor Drive as shown on said plat of "Angelfish Cay Ocean Reef Flat No. 5" for 35.37 feet to the point of curvature of a circular curve concave to the Southeast; thence continue Southwesterly, along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°25'04" for 20.34 feet to a point on the arc of said curve, said point being the Point of Beginning of the hereinafter described parcel and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W for 62.18 feet; thence N 54°46'02" W for 146.60 feet; thence N 20°51'08" W for 203.00 feet; thence N 47°04'34" W for 72.73 feet to a point on the arc of a circular curve concave to the Southeast, said point bearing N 38°24'24" W from the center of said curve; thence Southwesterly along the arc of said curve having a radius of 451.38 feet and a central angle of 21°35'36" for 170.11 feet to the point of tangency; thence S 30°00'00" W for 269.20 feet to the point of curvature of a circular curve concave to the Northwest; thence Southwesterly along the arc of said curve having a radius of 610.42 feet and a central angle of 5°48'05" for 61.81 feet to a point on the arc of said curve, said point bearing S 54°11'55" E from the center of said curve; thence S 60°14'36" E for 176.47 feet; thence S 21°47'56" E for 143.02 feet to an intersection with the aforementioned Northwesterly right of way line of said Anchor Drive, as shown on said plat of "Angelfish Cay Ocean Reef Plat No. 5", said intersection being on the arc of a circular curve concave to the Southeast and bearing N 40°44'44" W from the center of said curve; thence Northeasterly along said Northwesterly right of way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 8°48'04" for 428.54 feet to the Point of Beginning. Said parcel lying on Key Largo, Monroe County, Florida.

Said parcel being subject to the following described utility easement:

BEGIN at the most Easterly corner of the above described parcel, said Easterly corner being also the intersection of the northwesterly right-of-way line of Anchor Drive as shown on said "Angelfish Cay Ocean Reef Plat No. 5", with the Northeasterly boundary line of said parcel bearing S 26°00'00" E, said intersection being on the arc of a circular curve concave to the southeast and bearing N 31°56'40" W from the center of said curve; thence N 26°00'00" W along said Northeasterly boundary line for 38.00 feet; thence S 64°00'00" W for 20.00 feet; thence S 26°00'00" E for 40.16 feet to an intersection with said Northwesterly right-of-way line of said Anchor Drive, said intersection being on the arc of the aforementioned circular curve concave to the Southeast and bearing N 32°21'26" W from the center of said curve; thence Northeasterly along said Northwesterly right-of-way line, along the arc of said curve having a radius of 2789.79 feet and a central angle of 0°24'27" for 20.11 feet to the Point of Beginning.



SURVEYORS NOTES:

1. The survey date is 05/08/14
2. This is a Boundary Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the Northerly line of the plat PUMPKIN CAY OCEAN REEF PLAT NO. 7, as recorded in Plat Book 6, Page 77, of the Public Records of Monroe County, Florida, said Northerly line bears S 58°29'08" W and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29), as established by National Geodetic Survey (NGS) benchmark "G327" having a published elevation of 3.89' (NGVD 29).
8. The coordinates shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment (NAD83/2007), as established using Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using Lengemann of Florida Network base point FLWP. The corrected positions computed were verified through a redundancy of measurements to meet or exceed closure for Rural: Linear 1 foot in 7,500 feet. All distances shown hereon are grid U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. The legal description of the land contained in this boundary survey is based on Official Records Book 2572, Page 435, as recorded in the public records of Monroe County, Florida.
11. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
12. Underground improvements, if any, were not located except as shown.
13. Interior improvements were not located except as shown.
14. Adjoining property information was obtained from Monroe County's Property Appraiser Office.
15. Aerial imagery shown hereon was obtained from the Land Boundary Information System (LABINS) dated 2012 and is shown for informational purposes only.

LEGEND:

LB = Licensed Business
ORB = Official Records Book
PG = Page
PB = Plat Book
DB = Deed Book
R/W = Right of Way
C/L = Centerline
(D) = Deeded Dimension
(C) = Calculated Dimension From Field Measurement
(P) = Platted Dimension
PRM = Permanent Reference Monument
No. = Number
= Nail or Pipe
= Concrete Monument
= Iron Rod
= Water Manhole
= Drainage Structure
= Electric Service Box
= Utility Service Cabinet
= Water Valve
= Water Meter
= Telephone Pedestal
= Telephone Manhole
= Sanitary Sewer Manhole
= Light Pole
= Sanitary Sewer Valve
= Wire Pull Box
= Back Flow Preventer
= Cable TV Service Box
= Drainage Manhole
= Transformer

CERTIFICATION

I HEREBY CERTIFY That the attached survey is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 Florida statutes.

For the Firm:
Wantman Group, Inc.

_______________Date___________

Eric R. Matthews, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

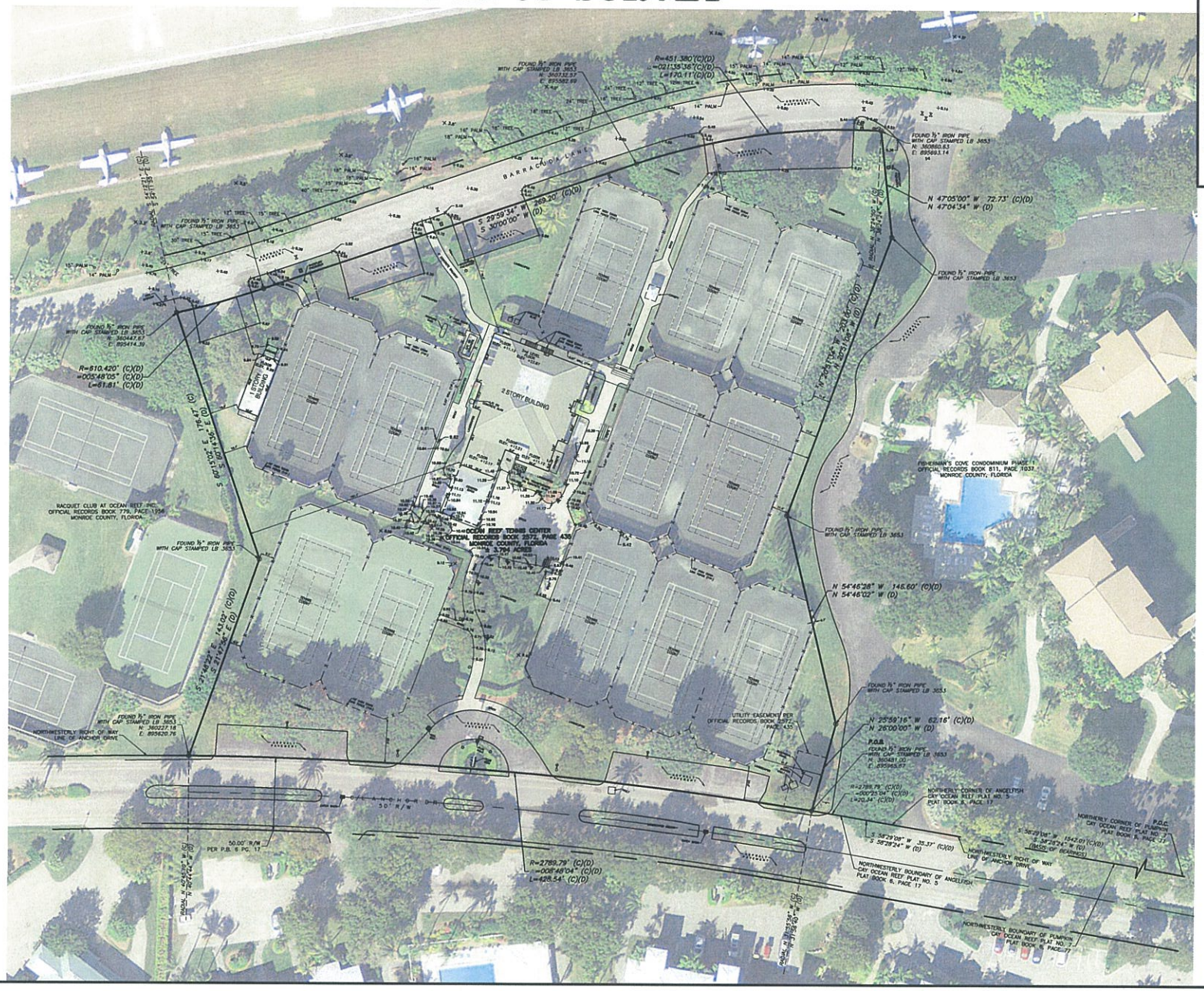
WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
www.wantmangroup.com

REVISIONS:	DATE:	BY:

CAD S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\
REF S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\WGO
FLD SM | FB./PG. 539 #1 /5-15 | JOB# 41111199.08
OFF RB | DATE 03/04/14
CKD EM | SHEET 1 OF 2 | DWG 14400_BND_TENNIS

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.

SKETCH OF SURVEY



LEGEND:

LB	= Licensed Business
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	= Back Flow Preventer
	= Cable TV Service Box
	= Drainage Manhole
	= Drainage Structure
	= Electric Service Box
	= Utility Service Cabinet
	= Water Valve
	= Water Meter
	= Telephone Pedestal
	= Manhole Telephone
	= Transformer

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
(Intended Display Scale)

WGI
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2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(561) 832-3225 phone (561) 687-1110 fax
(866) 832-3225 phone (561) 687-1110 fax
CRL/AVO – PORT ST. LUCIE – FMPA
www.wantmangroup.com

CAD	S:\17\1411440.00 Ocean Reef Tom Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\		
REF	S:\17\1411440.00 Ocean Reef Tom Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\XR01		
FLD	SM	FB./PG. 339 #1 /3-15	JOB# 411111199.08
OFF	RB		DATE 03/04/14
CKD	EM	SHEET 2 OF 2	DWG 14400_BWD_TENNIS

REVISIONS:

DATE: BY:

BOUNDARY SURVEY
OCEAN REEF TENNIS CENTER
AS PREPARED FOR
OCEAN REEF CLUB INC.

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
KEY LARGO, FLORIDA

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2–3	Sketch of Survey

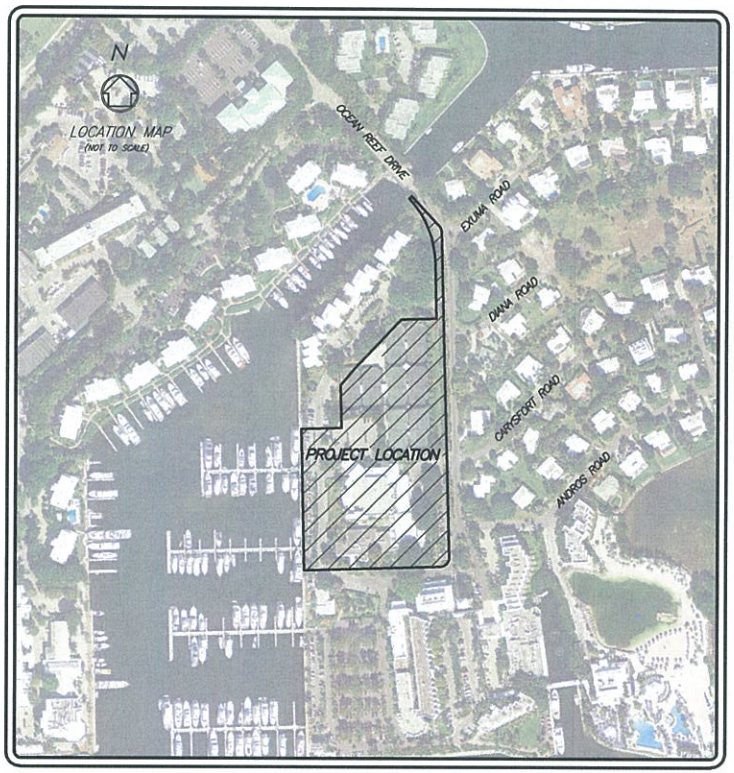
LEGAL DESCRIPTION:

A portion of Tract A of OCEAN REEF PLAT NO. 1, according to the Plat thereof, as recorded in Plat Book 4 at Page 90, of the Public Records of Monroe County, Florida, lying and situate in a portion of Section 7, Township 59 South, Range 41 East and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 7; Thence North 88°12'14" East, along the South line of said Section 7 for 1,917.54 feet to the Southwest corner of said Tract A and the POINT OF BEGINNING; Thence North 01°21'02" West, along the West line of said Tract A for 404.52 feet to the Southwest corner of the lands described in Official Records Book 759 at Page 95, of the Public Records of Monroe County, Florida, the following two (2) courses being along said lands; Thence North 88°42'17" East, for 114.03 feet; Thence North 01°17'54" West, for 122.76 feet to the Southwest corner of lands described in Official Records Book 2667 at Page 328, of the Public Records of Monroe County, Florida; Thence North 40°09'32" East, along the Southerly line of said lands for 71.23 feet to the Southwest corner of lands described in Official Records Book 2667 at Page 339, of the Public Records of Monroe County, Florida; Thence North 43°27'11" East, along the Northerly line of said lands for 101.79 feet to the Southwest corner of lands described in Official Records Book 2667 at Page 328, of the Public Records of Monroe County, Florida; Thence North 43°27'11" East, along the Southerly line of said lands for 80.83 feet to a point on the Southerly line of lands described in Official Records Book 759 at Page 95, of the Public Records of Monroe County, Florida, the following three (3) courses being along said lands; Thence North 88°24'07" East, for 100.33 feet; Thence North 01°35'53" West, for 152.65 feet to a point at the beginning of a non-tangent curve, concave to the West, said curve having a radius of 281.26 feet, a central angle of 41°26'56" and from said point a radial line bears South 88°24'01" West; Thence Northerly along said curve for 203.47 feet to a point on the North line of said Tract A; Thence North 46°57'07" East, along said line for 10.00 feet to a point on the Westerly Right-of-Way line of Ocean Reef Drive as shown on OCEAN REEF PLAT NO. 1 AMENDED, according to the Plat thereof, as recorded in Plat Book 6 at Page 72, of the Public Records of Monroe County, Florida, the following four (4) courses being along said Right-of-Way line; Thence South 43°02'53" East, for 115.85 feet to a point of curvature with a curve concave to the West, said curve having a radius of 25.00 feet and a central angle of 41°27'00"; Thence Southerly along said curve for 18.09 feet; Thence South 01°35'53" East, for 924.59 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 25.00 feet and a central angle of 89°48'07"; Thence Southwesterly along said curve for 39.18 feet to a point on the North Right-of-Way line of Beach Road as shown on OCEAN REEF PLAT NO. 1 AMENDED, according to the Plat thereof, as recorded in Plat Book 6 at Page 72, of the Public Records of Monroe County, Florida also being the South line of said Section 7; Thence South 88°12'14" West along said line, for 388.55 feet to the POINT OF BEGINNING.

Said lands contain 248,725 square feet or 5.710 acres, more or less.

Said lands lying and situate in Monroe County, Florida.



SURVEYORS NOTES:

1. The survey date is 05/09/14
2. This is a Boundary Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. 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.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the South line of Section 7, Township 59 South, Range 41 East, said South line bears N 88°12'14" E and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum of 1929 (NGVD 29), as established by National Geodetic Survey (NGS) benchmark "G327" having a published elevation of 3.89' (NGVD 29).
8. The coordinates shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment (NAD83/2007), as established using Real-Time Kinematic Global Positioning System (RTK GPS) survey methods using Lengemann of Florida Network base point FLWP. The corrected positions computed were verified through a redundancy of measurements to meet or exceed closure for Rural: Linear 1 foot in 7,500 feet. All distances shown hereon are grid U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. The legal description of the land contained in this boundary survey is based on a description written by the signing Professional Surveyor and Mapper. The description was created by adjoining deeds of record provided by the client and various Right-of-Ways dedicated per Plat Book 6, Page 72, of the Public Records of Monroe County, Florida.
11. This survey delineates the location of the legal description on the ground, but does not determine ownership or property rights.
12. Underground improvements, if any, were not located except as shown.
13. Improvements shown hereon are a compilation of data provided by a survey done by Task Surveyors Inc., dated 02/13/2013, and field work done by Wantman Group Inc.
14. Adjoining property information was obtained from Monroe County's Property Appraiser Office.
15. Aerial imagery shown hereon was obtained from the Land Boundary Information System (LABINS) dated 2012 and is shown for informational purposes only.

LEGEND:

LB	= Licensed Business	No.	= Number		= Cable TV Service Box		= Concrete
ORB.	= Official Records Book		= Nail or Pipe		= Drainage Manhole		= Brick Paver
PG.	= Page		= Concrete Monument		= Drainage Structure		= Building
PB.	= Plat Book		= Iron Rod		= Electric Service Box		= Catch Basin
DB.	= Deed Book		= Manhole Water		= Utility Service Cabinet		= Section Corner
R/W	= Right of Way		= Light Pole		= Water Valve		
C/L	= Centerline		= Manhole Sanitary Sewer		= Water Meter		
(D)	= Deeded or Platted Dimension		= Sanitary Sewer Valve		= Telephone Pedestal		
(C)	= Calculated Dimension From Field Measurement		= Wire Pull Box		= Manhole Telephone		
			= Back Flow Preventer		= Transformer		
PRM	= Permanent Reference Monument						

CERTIFICATION

I HEREBY CERTIFY That the attached survey is true and correct to the best of my knowledge and belief and that it meets the minimum technical standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472.027 Florida statutes.

For the Firm:
Wantman Group, Inc.

_____Date_____

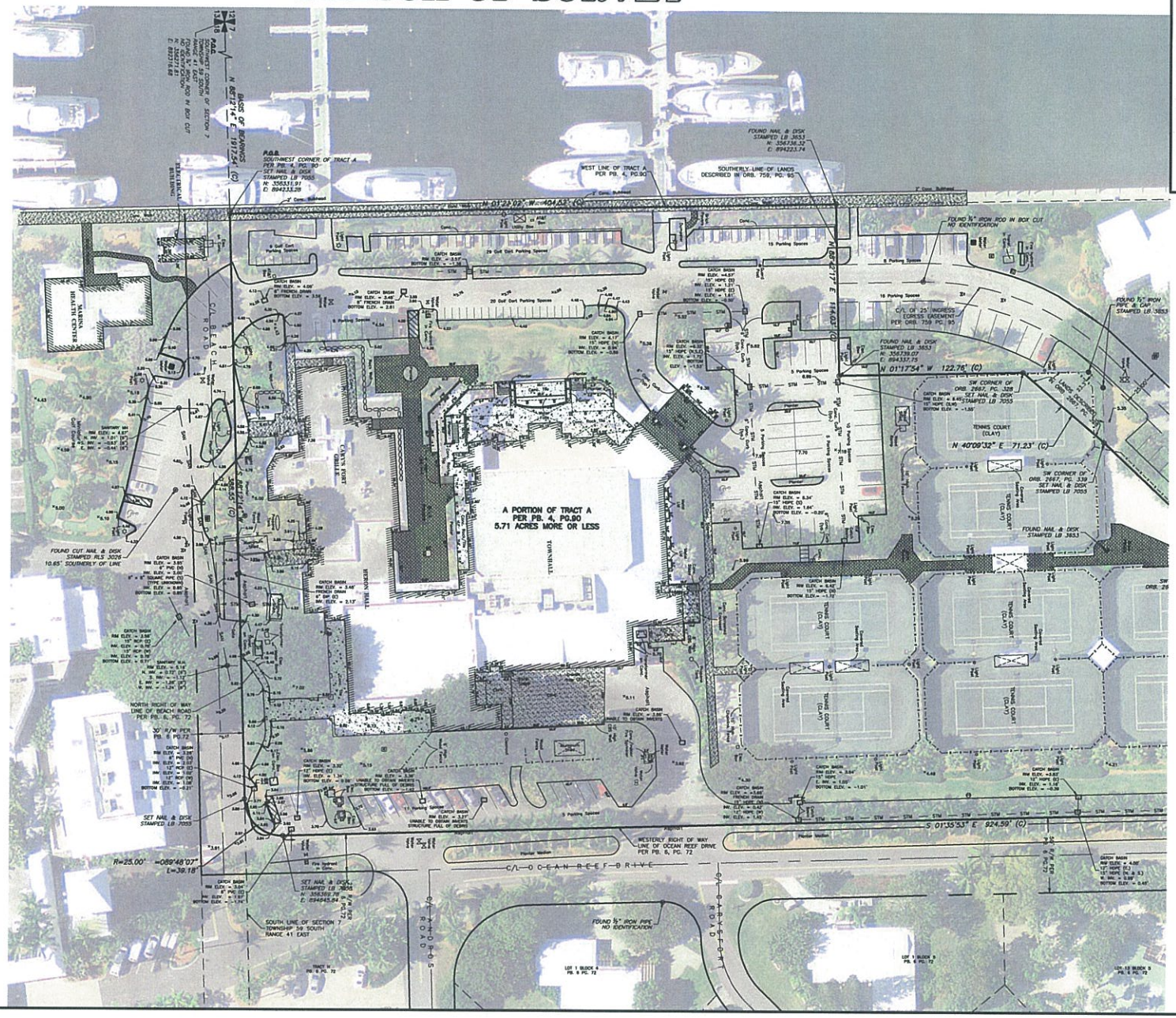
Eric R. Matthews, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2905 Stirling Road, Suite 300 Fort Lauderdale, FL 33312
(866) 928-3220 phone (561) 687-1110 fax
CBE#2657 CBLB#6907 LB#6907
ORLANDO ~ PORT ST. LUCIE ~ TAMPA
www.wantmangroup.com

CKD	S:\1141144000 Ocean Reef Town Hall & Tennis Center\WG Survey\Drawings\AutoCAD\				
REF	S:\1141144000 Ocean Reef Town Hall & Tennis Center\WG Survey\Drawings\AutoCAD\WCD				
FLD	SM	FB./PG. 539 #1 /3-15	JOB# 41111199.08		
OFF	RB		DATE 07/07/14		
CKD	EM	SHEET 1 OF 3	DWG 14400_BND_TOWNHALL	DATE:	REVISIONS: BY:

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
AS PREPARED FOR
OCEAN REEF CLUB INC.

SKETCH OF SURVEY



LEGEND:

- LB = Licensed Business
- ORB. = Official Records Book
- PG. = Page
- PB. = Plat Book
- DB. = Deed Book
- R/W = Right of Way
- C/L = Centerline
- (D) = Deeded or Platted Dimension
- (C) = Calculated Dimension From Field Measurement
- PRM = Permanent Reference Monument
- No. = Number
- = Nail or Pipe
- = Concrete Monument
- = Iron Rod
- = Manhole Water
- = Light Pole
- = Manhole Sanitary Sewer
- = Sanitary Sewer Valve
- = Wire Pull Box
- = Back Flow Preventer
- = Cable TV Service Box
- = Drainage Manhole
- = Drainage Structure
- = Electric Service Box
- = Utility Service Cabinet
- = Water Valve
- = Water Meter
- = Telephone Pedestal
- = Manhole Telephone
- = Transformer
- = Concrete
- = Brick Paver
- = Building
- = Catch Basin
- = Section Corner

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.
(Intended Display Scale)

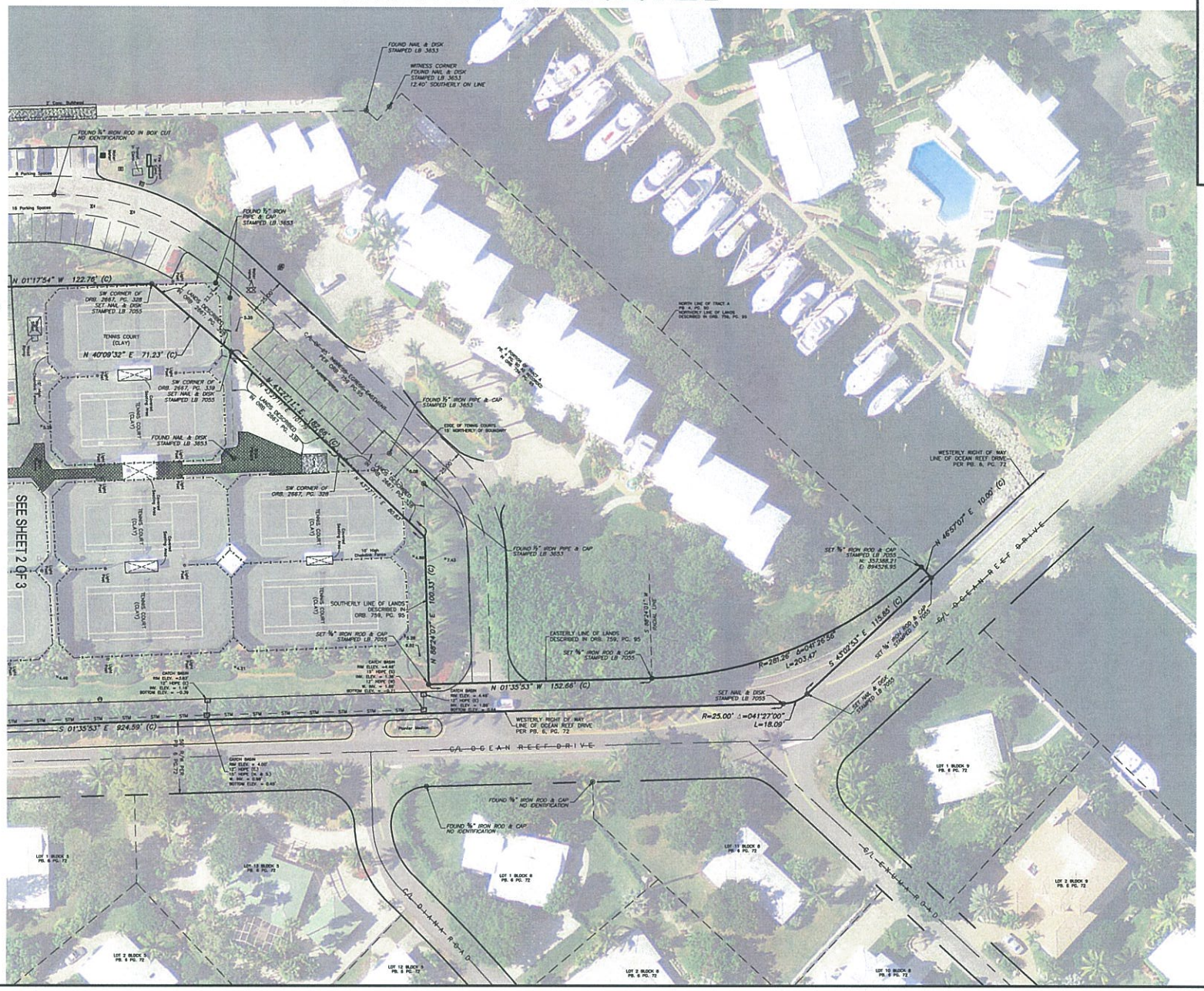
WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 Vista Parkway, West Palm Beach, FL 33411
(561) 939-7200 phone (561) 687-1110 fax
CAB 6607 ◆ LB 7768 ◆ LB 6607
ORLANDO — PORT ST. LUCIE — PALM BEACH
www.wantmangroup.com

CAD	S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\Auto\CAD\
REF	S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\Auto\DAD\MOD\
FLD	SM — FB./PG. 339 #1 /3-15 — JOB# 11411440.00
OFF	RB — DATE 03/04/14
CKD	EM — SHEET 2 OF 3 — DWG 11440L_BND_TOWNHALL

DATE:	REVISIONS:	BY:

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
AS PREPARED FOR
OCEAN REEF CLUB INC.

SKETCH OF SURVEY



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	= Drainage Manhole
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	= Water Meter
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	= Manhole Telephone
	= Transformer
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(IN FEET)
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WGI
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Engineering ◆ Planning ◆ Surveying ◆ Environmental
3535 VISTA AVENUE, SUITE 100, WEST PALM BEACH, FL 33411
(561) 686-6700 FAX (561) 686-7811
CERTIFICATE OF AUTHORIZATION No. LB 7055
GRANDE & ASSOCIATES, INC. 1984
www.wantmangroup.com

CAD	S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\		
REF	S:\11411440.00 Ocean Reef Town Hall & Tennis Center\WGI Survey\Drawings\AutoCAD\W001		
FLD	GS	FB./PG. 539 #1 /3-15	JOB# 11411440.00
OFF	RB		DATE 05/10/14
CKD	EM	SHEET 3 OF 3	DWG 14400_BND_TOWNHALL

DATE:	REVISIONS:	BY:

BOUNDARY SURVEY
OCEAN REEF TOWN HALL SITE
AS PREPARED FOR
OCEAN REEF CLUB INC.

	ID	NAME	ADD1	ADD2	CITY	UNIT	STATE	COUNTRY	ZIP
1	570070.00000000	1 EXUMA ROAD LLC	224 Saint Charles Way		York	Ste 290	PA	US	17402
2	569471.00610300	103 MARINA LLC	4600 S Syracuse St		Denver	Floor 11	CO	US	80237
3	81712.00180000	15 MARINA DRIVE UNIT B LLC	C/O RAYMOND J MCROY ESQ	124 CHERRY VALLEY AVE	Garden City		NY	US	11530
4	569442.00020200	16 ANCHOR DRIVE INC	31 Ocean Reef Dr		Key Largo	Ste A201	FL	US	33037
5	569480.00032400	2 J'S PROPERTIES LLC	PO Box 1089		Conway		AR	US	72033
6	569471.00620700	2017 WALDEN TENANCY BY THE ENTIRETY TRUST 07/20/2017	C/O WALDEN MICHAEL S AND AMY S CO-TRUSTEES	111 Beach Rd Unit 207	Key Largo		FL	US	33037
7	573670.00100000	21 HARBOR ISLAND DR LLC	C/O SHIMM KENNETH L	PO Box 1831	Boca Raton		FL	US	33429
8	81714.00030000	22 MARINA VILLAGE LLC	4141 S Pulaski Rd		Chicago		IL	US	60632
9	570580.00000000	22 OCEAN REEF LLC	240 Southdown Rd		Lloyd Harbor		NY	US	11743
10	573630.00190000	24 DISPATCH CREEK LLC	17800 Laurel Park Dr		Livonia	Ste 200C	MI	US	48152
11	573630.00200000	25 DISPATCH LLC	4900 W Cornwallis Rd		Durham		NC	US	27705
12	573690.00030000	3 MAHOGANY LLC	1390 Brickell Ave		Miami	Ste 200	FL	US	33131
13	572798.00030000	3 SOUTH HARBOR LP	4635 Newark Rd		Cochranville		PA	US	19330
14	572797.00350000	30 DILLY TREE LLC	5652 Morse Rd		Alexandria		OH	US	43001
15	569730.00000000	305 CARYSFORT ROAD LLC	PO Box 40		Marblehead		MA	US	01945
16	569650.00000000	309 CARYSFORT ROAD LLC	PO Box 40		Marblehead		MA	US	01945
17	569513.00073000	30B MARLIN LANE LLC	24 Dockside Ln		Key Largo		FL	US	33037
18	573651.00160000	31 HARBOUR GREEN LLC	21218 Saint Andrews Blvd		Boca Raton	Unit 404	FL	US	33433
19	81711.00180000	34 OCEAN REEF DRIVE CH2C LLC	2 Commonwealth Ave		Boston		MA	US	02116
20	573690.00350000	355 SOUTH HARBOR DEVELOPERS LLC	50 W Mashta Dr		Key Biscayne	Ste 3A	FL	US	33149
21	573690.00360000	365 SOUTH HARBOR DEVELOPERS LLC	50 W Mashta Dr		Key Biscayne	Ste 3A	FL	US	33149
22	573690.00380000	385 SOUTH HARBOR DEVELOPERS LLC	50 W Mashta Dr		Key Biscayne	Ste 3A	FL	US	33149
23	569780.00000000	402 CARYSFORT LLC	24 Dockside Ln		Key Largo	# 459	FL	US	33037
24	569880.00000000	409 CARYSFORT LLC	801 Elderberry Way		Boca Raton		FL	US	33486
25	571010.00000000	41A LAKESIDE LANE LLC	4520 East West Hwy		Bethesda	Ste 200	MD	US	20814
26	573651.00230000	45 HARBOR GREEN LLC	19840 Foggy Bottom Rd		Bluemont		VA	US	20135
27	81711.00360000	4E CAY HARBOR LLC	4520 East West Hwy		Bethesda	Ste 200	MD	US	20814
28	569513.00060800	530 MASHTA LLC	530 Mashta Dr		Key Biscayne		FL	US	33149
29	569511.00331100	53A ANGELFISH CAY LLC	31 Whitestone Ln		Rochester		NY	US	14618
30	569511.00331400	54B ANCHOR DRIVE LLC	4995 Hammock Lake Dr		Coral Gables		FL	US	33156
31	569511.00331800	56 ANCHOR DRIVE LLC	56 Anchor Dr		Key Largo	Unit B	FL	US	33037
32	569511.00332200	58B ANCHOR LLC	333 International Dr		Buffalo		NY	US	14221
33	569513.00060400	6 CRESCENT DRIVE LLC	PO Box 817		Farmingdale		NJ	US	07727
34	569750.00000000	6 PAGES LLC	2250 E Maya Palm Dr		Boca Raton		FL	US	33432
35	81780.00020700	7 BARRACUDA LLC	7 Barracuda Ln		Key Largo		FL	US	33037
36	80020.00020900	9 SOUTH MARINA LLC	240 Crandon Blvd		Key Biscayne	Ste 250	FL	US	33149
37	569480.00040700	9348-1786 QUEBEC INC	2806 RICHELIEU ST		BELOEIL			CA	J3G2C9
38	569471.00610400	9348-1786 QUEBEC INC	2806 RICHELIEU St		Beloeil			Canada	J3G 2C9
39	569850.00000000	AARON INVESTMENT PROPERTIES LLC	C/O AARON BONNIE B	27 Channel Cay	Key Largo		FL	US	33037
40	569442.00021000	ABAGAIL MARTHA LLC	1230 Route 73		Mount Laurel		NJ	US	08054
41	80020.00022300	ABANTO CYNTHIA S DECLARATION OF TRUST 11/21/2014	23 S Island Dr		Key Largo		FL	US	33037

42	570720.00000000	ABBEY STEPHEN P REVOCABLE TRUST 12/20/2013	7270 Cardinal Ln		Chagrin Falls		OH	US	44022
43	569442.00032800	AC47B LLC	31 Ocean Reef Dr		Key Largo	# C101-154	FL	US	33037
44	569511.00330300	AC56A LLC	C/O GRANDIS LESLIE A	120 E HILLCREST AVE	Richmond		VA	US	23226
45	569513.00071000	AC-71B TRUST 4/25/2003	C/O SUTTON VICKI	520 N CHURCH	Charlotte		NC	US	28202
46	569435.00030000	ACHESON MICHAEL H TRUST 5/7/1973	C/O FIRST STATE TRUST COMPANY TRUSTEE	1 RIGHTER PKWY STE 120	Wilmington		DE	US	19803
47	81713.00090000	ACM REAL ESTATE HOLDING LLC	8360 W Flagler St		Miami	Ste 100	FL	US	33144
48	81711.00330000	ADAMS DAVID B	1395 Lands End Rd		Lantana		FL	US	33462
49	572793.00070400	ADAMS DAVID H REV TRUST 01/26/2015	1150 5th Ave		New York	Apt 6A	NY	US	10128
50	569442.00012200	ADAMS JENNIFER CALLOWAY	1 Delavue Rd		Yardley		PA	US	19067
51	569513.00073500	AKHTAR AMER	24 Dockside Ln		Key Largo		FL	US	33037
52	80020.00024700	ALANDT PAUL	2000 Brush St		Detroit	Ste 440	MI	US	48226
53	80020.00028900	ALANDT PAUL	2000 Brush St		Detroit	Ste 440	MI	US	48226
54	80020.00028700	ALANDT PAUL D	2000 Brush St		Detroit	Ste 440	MI	US	48226
55	80020.00025900	ALLEN JOAN H REVOCABLE TRUST 6/25/2009	24 Dockside Ln		Key Largo		FL	US	33037
56	569442.00020500	ALU MEDICAL INC	570 Marquesa Dr		Coral Gables		FL	US	33156
57	572795.00050000	ANCHOR DRIVE HOLDINGS LLC	C/O GREENE AMANDA AND THOMAS	72 GOETZE ST	BAYHEAD		NJ	US	08742
58	572797.00240000	ANDERTON JAMES F	2555 Eagle Island Rd		Boyne City		MI	US	49712
59	569480.00043200	ANGELA ONE BOATING INC	6185 NW 33rd Ave		Boca Raton		FL	US	33496
60	570740.00000000	ANGELFISH 34 LLC	201 NE 1st Ave		Delray Beach		FL	US	33444
61	569442.00021700	ANGELFISH 34 LLC	C/O SLPA INC	201 NE 1st Ave	Delray Beach		FL	US	33444
62	569442.00021800	ANGELFISH CAY 24B LLC	1346 SW Mulberry Way		Boca Raton		FL	US	33486
63	569442.00021900	ANGELFISH CAY 25 LLC	C/O KENNEDY JAMES	14 Chowning	Malvern		PA	US	19355
64	569442.00010700	ANGELFISH CAY 7 LLC	3059 Grand Ave		Miami	Ste 340	FL	US	33133
65	569442.00020400	ANGELFISH EQUITY LLC	648 E Vine Ct		Sturgeon Bay		WI	US	54235
66	569511.00332900	ANGELFISH PROPERTY LLC	62 Anchor Dr		Key Largo		FL	US	33037
67	569511.00333500	ANGELFISHLLC	102 Camilo Ave		Coral Gables		FL	US	33134
68	80020.00030100	ANGLERS CLUB HOMEOWNERS	50 Club House Rd		Key Largo		FL	US	33037
69	80020.00026500	ANGLERS CLUB INC	50 Club House Rd		Key Largo		FL	US	33037
70	80020.00027000	ANGLERS CLUB MEMBERS	50 CLUB HOUSE RD		KEY LARGO		FL		33037
71	80020.00030000	ANGLERS CLUB MEMBERS ASSOCIATION INC	50 Club House Rd		Key Largo		FL	US	33037
72	569480.00042800	AQUA KAT LLC	101 Zebulon Ct		Rocky Mount		NC	US	27804
73	81712.00280000	ARBIL PROPERTIES INC	C/O GONZALEZ MIGUEL M	P O BOX N-	NASSAU			BS	
74	573720.00490000	ARGUELLO LUIS	6103 Aqua Ave		Miami Beach		FL	US	33141
75	572793.00010200	ARKELL ROSALIE	PO Box 2701		East Hampton		NY	US	11937
76	81712.00190000	ARMAS JOSE J	225 Arvida Pkwy		Miami		FL	US	33156
77	569513.00061600	ARONOFF ROMA C	52 Marlin Ln		Key Largo	# B	FL	US	33037
78	80020.00023500	ASPEN GROVE CAPITAL MANAGEMENT LLC	C/O STRUNK PATRICIA LYNN	50 CLUB HOUSE RD	Key Largo		FL	US	33037
79	81690.00021700	AUSTIN RICHARD T	5 Woodhill Rd		Louisville		KY	US	40207
80	569511.00333600	AVALLONE CAROLINE J	204 Trenton Blvd		Sea Girt		NJ	US	08750
81	570420.00000000	BABCOCK KATHY J TRUST 2/10/1989	PO Box 189		Grandville		MI	US	49468

82	80020.00023800	BABCOCK MARY ARECA QUALIFIED PERS RES TR 6/13/12	60 Edgewater Dr		Coral Gables	Apt 17D	FL	US	33133
83	81711.00140000	BACHER FRED	24 Dockside Ln		Key Largo	PMB 101	FL	US	33037
84	569480.00011100	BACHSCHMIDT WILLIAM J	PO Box 1396		Inglis		FL	US	34449
85	569442.00023300	BACHSCHMIDT WILLIAM J	PO Box 1396		Inglis		FL	US	34449
86	569441.00620000	BAER JEROME I	311 San Marco Dr		Fort Lauderdale		FL	US	33301
87	573650.00401800	BAIGORRI FRANCISCO JAVIER	625 San Juan Dr		Coral Gables		FL	US	33143
88	81711.00290000	BAILEY JAMES H P JR	517 E Fort Macon Rd		Atlantic Beach		NC	US	28512
89	80020.00023300	BAKER WILLIAM L	6487 Clearbrook Dr		Saugatuck		MI	US	49453
90	572793.00100300	BALDWIN NANCY F 2002 REVOCABLE TRUST 4/8/2002	2323 Edinboro Rd		Erie		PA	US	16509
91	569860.00000000	BARDING JERRY K	711 3rd St		Delray Beach		FL	US	33483
92	573630.00120000	BARFORD JOCELYN ELIZABETH	56 GARFIELD AVE		TORONTO		ONTARIO	CA	M4T 1E9
93	81780.00020100	BARNES REV LIVING TRUST 2/27/07	12455 N 163rd East Ave		Collinsville		OK	US	74021
94	572793.00042000	BARNHILL LISA A	10801 Stevenson Rd		Stevenson		MD	US	21153
95	569442.00031200	BARRISTERS REEF	C/O PATCHEN BRIAN P PA	6840 White	Miami Lakes		FL	US	33014
96	569830.00000000	BATTIN DEVELOPMENT LLC	675 Paradise Ave		Middletown		RI	US	02842
97	569442.00020900	BATTLES JANE M TRUSTEE	200 Eagle Rd		Wayne	Ste 118	PA	US	19087
98	569471.00630500	BAXTER TERRY L	PO Box 130		Lyme		NH	US	03768
99	81690.00022900	BAYREUTHER GERALD	190 Tahlulah Ln		West Islip		NY	US	11795
100	569471.00620300	BCPF LLC	C/O CLARK ORR	3010 Grand Bay Blvd Unit	Longboat Key		FL	US	34228
101	81712.00030000	BEAN PATRICIA W REVOCABLE TRUST	C/O BEAN LORRAINE	8990 SW 58th	Pinecrest		FL	US	33156
102	571020.00000000	BEHRMAN-MARTIN EVA L REV TRUST 6/28/2013	24 Perky Rd		Key Largo		FL	US	33037
103	573651.00190000	BENSUR WILLIAM G JR	104 Westchester Dr		Pittsburgh		PA	US	15215
104	573651.00110000	BEREND KEITH R OCEAN REEF TRUST	7419 Helmsley		New Albany		OH	US	43054
105	569480.00030200	BERKLEY WILLIAM	C/O W R BERKLEY CORP	475 Steamboad Rd FL 2ND	Greenwich		CT	US	06830
106	569500.00011300	BERKLEY WILLIAM R	475 Steamboat Rd		Greenwich	Fl 4	CT	US	06830
107	569500.00011200	BERKLEY WILLIAM R	475 Steamboat Rd		Greenwich	Fl 1	CT	US	06830
108	569480.00020700	BERMANT ORC DOCK LLC	10482 Stonebridge Blvd		Boca Raton		FL	US	33498
109	81711.00050000	BERROS LLC	1239 W Altgeld St		Chicago		IL	US	60614
110	81693.00090000	BERRY ARTHUR	35 Moorings		Key Largo	Unit A	FL	US	33037
111	80020.00022800	BERWIND COMPANIES LLC	PO Box 760		Harvard		MA	US	01451
112	573651.00020000	BESTOSO EDMUND J	1707 SE 12th Ct		Fort Lauderdale		FL	US	33316
113	81693.00050000	BETZ JOHN DREW JR	24 Dockside Ln		Key Largo		FL	US	33037
114	80020.00022900	BEY JEFFREY	29 S Island Dr		Key Largo		FL	US	33037
115	571230.00000000	BIGGS WILLIAM D SR REV TR 7/30/2003	106 Village Way		Panama City Beach		FL	US	32413
116	570880.00000000	BLACK DOUGLAS	104-743 RAILWAY AVENUE #674		CANMORE			CA	AB T1WP2
117	569760.00000000	BLACK JAMES B JR	PO Box 558748		Miami		FL	US	33255
118	572797.00060000	BLOCK JENNIE WEISS REV TRUST 2/21/2017	3250 Granada Blvd		Coral Gables		FL	US	33134
119	569480.00011400	BLOOM GEOFFREY B	24 Dockside Ln		Key Largo		FL	US	33037
120	569511.00331900	BORBOLLA IGNACIO	320 Sevilla Ave		Coral Gables	Ste 202	FL	US	33134

121	80050.00010000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
122	80070.00000000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
123	80010.00000000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
124	573670.00590100	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
125	80100.00000000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
126	80120.00010000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
127	79990.00000000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
128	81880.00030000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
129	81940.00000000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
130	81800.00010000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
131	81820.00000000	BOT TIIF		C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399

132	80740.00000000	BOT TIIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
133	80190.00000000	BOT TIIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
134	80030.00000000	BOT TIIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
135	80160.00000000	BOT TIIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
136	80200.00030200	BOT TIIF	C/O DEP, DIVISION OF STATE LANDS	3900 Commonwealth Blvd Mail Station 108	Tallahassee		FL	US	32399
137	569471.00620200	BOTICA MATTHEW	141 Beach Rd		Key Largo	Unit 202	FL	US	33037
138	569442.00031600	BOTY LLC	5659 Virginia Beach Blvd		Norfolk		VA	US	23502
139	81711.00200000	BOYD DOUGLAS J	5124 Arrowhead Ln		Plano		TX	US	75093
140	570710.00000000	BOZEMAN DONALD	9 Boone Trl		Severna Park		MD	US	21146
141	569480.00041400	BPK PROPERTIES LLC	107 WYNFIELD Ln		New Hope		PA	US	18938
142	81691.00080000	BRAINARD ROBERT	12 Landings		Key Largo	Unit B	FL	US	33037
143	573630.00180000	BRANDT DEBRA ANN 2016 TRUST 4/15/2016	1152 Windslow Cir		Crystal Lake		IL	US	60014
144	572797.00380400	BREWSTER PRISCILLA	10 Crocus Pl		Saint Paul		MN	US	55102
145	573650.00020000	BROEMAN CHARLES W II REVOCABLE TRUST 7/15/2015	30 S Harbor Dr		Key Largo		FL	US	33037
146	569480.00042400	BROGAN JAMES	7230 S Polo Ridge Dr		Littleton		CO	US	80128
147	80020.00020300	BROOKS CARROLL C REVOCABLE TRUST 10/31/2007	730 2nd Ave		Minneapolis	Ste 1400	MN	US	55402
148	573650.00400500	BROOKS NEAL PALMER SR DEC OF TRUST 05/27/2009	15720 SW 264th St		Homestead		FL	US	33031
149	573650.00401400	BROOKS NEAL PALMER SR DEC OF TRUST 05/27/2009	15720 SW 264th St		Homestead		FL	US	33031
150	81712.00090000	BROUSSARD BRUCE D REV TRUST 01/15/2019	1604 Cherokee Rd		Louisville	Apt 1	KY	US	40205
151	572797.00230000	BROWN BARBARA E	18 Caloosa Rd		Key Largo		FL	US	33037
152	81780.00021000	BROWN BARRACUDA LLC	240 NW 76th Dr		Gainesville	Ste D	FL	US	32607
153	572793.00041800	BROWN FAMILY REVOCABLE TRUST 3/16/10 AMD 10/30/2018	C/O MAX DOUGLAS BROWN AND MARY	7575 LAKE ST APT 2A	RIVER FOREST		IL		60305
154	81711.00370000	BROWN JANET K REVOCABLE TRUST AGR 3/20/1992	5 Cromwell Ct		Old Saybrook		CT	US	06475
155	81712.00040000	BROYHILL MARKHAM HUNT	PO Box 500		Lenoir		NC	US	28645
156	572797.00170000	BRUNO KIM A REVOCABLE TRUST 9/19/2012	21457 Crestfalls Ct		Boca Raton		FL	US	33428

157	572797.00360100	BRUNO KIM A REVOCABLE TRUST 9/19/2012	21457 Crestfalls Ct		Boca Raton		FL	US	33428
158	569480.00043100	BUCKTHAL W PAUL	900 S Lincoln St		Amarillo		TX	US	79101
159	80020.00021900	BUERMANN ERIC	19 S Island Dr		Key Largo		FL	US	33037
160	569480.00022800	BURKE SCOTT A	38 Royal Ann Dr		Englewood		CO	US	80111
161	569511.00333300	BURTON DONALD	2720 47th St		Lighthouse Point		FL	US	33064
162	81713.00100000	C AND M REAL PROPERTIES LTD	C/O ENRIQUEZ MARIA C	1234 Andora	Coral Gables		FL	US	33146
163	569442.00011400	C V STARR & CO INC	399 Park Ave		New York	Fl 17	NY	US	10022
164	569513.00061100	CAICEDO HERNANDO	19667 Turnberry Way		Miami	Apt Tsj	FL	US	33180
165	572797.00360200	CALDWELL CHARLES C LIVING TRUST 3/12/2008	3806 NW 46th St		Oklahoma City		OK	US	73112
166	573651.00250000	CALLAWAY LINDA M REVOCABLE TRUST 12/20/2007	4772 S Lake Dr		Boynton Beach		FL	US	33436
167	80020.00024100	CALLSEN CHRISTIAN E	157 HUDSON ST		HUDSON		OH		44236
168	572793.00060800	CAMAJI INC	5959 Collins Ave		Miami Beach	Apt 802	FL	US	33140
169	569480.00040400	CAMPO FERNANDO J	5655 SW 81st Ter		Miami		FL	US	33143
170	570680.00000000	CANIDA WILLIAM J	6900 Mira Flores Ave		Coral Gables		FL	US	33143
171	569720.00000000	CAPITAL PROPERTIES OF RALEIGH III LLC	3724 National Dr		Raleigh	# 220	NC	US	27612
172	569540.00000000	CARD PROPERTIES LLC	24 Dockside Ln		Key Largo		FL	US	33037
173	81730.00010000	CARD SOUND GOLF CLUB INC	100 Country Club Rd		Key Largo		FL	US	33037
174	81780.00010000	CARD SOUND GOLF CLUB INC	100 Country Club Rd		Key Largo		FL	US	33037
175	81790.00010000	CARD SOUND GOLF CLUB INC	100 Country Club Rd		Key Largo		FL	US	33037
176	81720.00020000	CARD SOUND GOLF CLUB INC	100 Country Club Rd		Key Largo		FL	US	33037
177	81720.00010000	CARD SOUND GOLF CLUB INC	100 Country Club Rd		Key Largo		FL	US	33037
178	80020.00026800	CART SARAH AUSTELL FAMILY TR AMD RESTATED 6/2/2011	24 Dockside Ln		Key Largo	# PMB453	FL	US	33037
179	573651.00170000	CARVILL ANDREW KERR	800 Michigan Ave		Chicago	Apt 2301	IL	US	60611
180	569511.00332400	CARYSFORT HOLDINGS LLC	40 Marvelle Rd		Fayetteville		NY	US	13066
181	572797.00320000	CASA DEZ LLC	835 Belle Meade Island Dr		Miami		FL	US	33138
182	569480.00021400	CASTELLANOS ALEJANDRO	815 Slaters Ln		Alexandria		VA	US	22314
183	81711.00010000	CAY HARBOR IA LLC	19840 Foggy Bottom Rd		Bluemont		VA	US	20135
184	81711.00380000	CAY HARBOR ORC LLC	1420 Rocky Ridge Dr		Roseville	Ste 380	CA	US	95661
185	81711.00210000	CAY HARBOR REEF LLC	13555 Fiji Way		Marina del Rey		CA	US	90292
186	81711.00250000	CCK PROPERTIES LLC	83 Fairfield Rd		Greenwich		CT	US	06830
187	81780.00020500	CENTER MEETING ASSOCIATES LLC	300 Water St		Wilmington	Ste 300	DE	US	19801
188	572797.00380100	CENTURION PROPERTIES INC	11 Partridge Rd		Etna		NH	US	03750
189	569480.00042200	CHAMBERS 33037 LLC	31 Ocean Reef Dr		Key Largo	# C101-310	FL	US	33037
190	569480.00032900	CHAMBERS 33037 LLC	31 OCEAN REEF DR		Key Largo		FL	US	33037
191	572797.00400200	CHAMBERS RICHARD F	31 Ocean Reef Dr	PMB 310	Key Largo	# 101	FL	US	33037
192	569471.00620100	CHANEY CAROLYN REVOCABLE TRUST 12/16/2010	141 Beach Rd		Key Largo	201	FL	US	33037
193	569410.00000000	CHANEY WILLIAM R REVOCABLE TRUST 12/16/2010	40 Island Dr		Key Largo		FL	US	33037
194	81711.00320000	CHANEY WILLIAM R TRUST 12/16/2010	40 Island Dr		Key Largo		FL	US	33037
195	570060.00000000	CHANIN RICHARD B	9104 Broad St		Boca Raton		FL	US	33434
196	572793.00040600	CHARLES ATWOOD COMPANY	136 Michigan Ave		Kalamazoo	Ste 1201	MI	US	49007
197	569610.00000000	CHARMING C'S LLC	24 Dockside Ln		Key Largo	# 465	FL	US	33037

198	573650.00401300	CHASE-CHAN MARINA INVESTMENTS LLC	2 Caloosa Rd		Key Largo		FL	US	33037
199	569442.00022200	CHIAPPY LUIS G	880 Jeronimo Dr		Coral Gables		FL	US	33146
200	569480.00021100	CHONY OR11 LLC	20900 NE 30th Ave		Miami	Ste 901	FL	US	33180
201	572793.00010900	CILLEY JONATHAN H JR	52 Lakeside Ln		Key Largo		FL	US	33037
202	569480.00030700	CLARK BETTY DAVIS CHILDRENS TRUST 3/4/2016	ONE ST LOUIS St		MOBILE	1000	AL		36602
203	569480.00022100	CLARKE THOMAS	580 Washington St		Wellesley	Unit 405	MA	US	02482
204	569480.00010900	CLARKE THOMAS J	580 Washington St		Wellesley	Unit 405	MA	US	02482
205	569480.00033100	CLC REALTY TR 9/30/1998	C/O LETENDRE GERALD TRUSTEE	4 W Wind Dr	Bedford		NH	US	03110
206	569442.00022600	COCHAB INVESTMENTS LLC	748 Jacaranda Cir		Hillsborough		CA	US	94010
207	572793.00011200	COFFMAN TOM M	1725 Lands End Rd		Lantana		FL	US	33462
208	570020.00000000	COHEN JEFFREY H	10 Exuma Rd		Key Largo		FL	US	33037
209	569442.00023200	COIN ACCEPTORS INC	300 Hunter Ave		Saint Louis		MO	US	63124
210	569442.00023000	COIN ACCEPTORS INC	300 Hunter Ave		Saint Louis		MO	US	63124
211	572793.00040300	COLEMAN ELIZABETH N TRUST RESTATED 9/22/14	3 Lakeside Ln		Key Largo	Unit A	FL	US	33037
212	569511.00333400	COMFER REEF PROPERTY	637 Almeria Ave		Coral Gables		FL	US	33134
213	572792.00010300	COMMOCEAN LTD	PO BOX FL 617		FLATTS		BERMUDA	BM	FLBX
214	572793.00040700	CONLEY MICHAEL A REVOCABLE TRUST 9/22/2006	9611 Carriage Rd		Kensington		MD	US	20895
215	569480.00040600	CONNELLEE CLARK D JR	3205 Cool Branch Rd		Churchville		MD	US	21028
216	573630.00210000	CONNOR JAYMEL REVOCABLE TRUST 6/26/2014	4045 Church Point Rd		Virginia Beach		VA	US	23455
217	569480.00021300	COOK REVOCABLE TRUST 06/28/1989	C/O COOK CHARLES E AND PAMELA A CO-TRUSTEES	31 Ocean Reef DR # C101-194	Key Largo		FL	US	33037
218	573670.00110000	COPELAND DARRYL W	22 Harbor Island Dr		Key Largo		FL	US	33037
219	81711.00230000	COPPEDGE JOHN B REVOCABLE TRUST 2/9/06	1147 Pilot Boy		Wadmalaw Island		SC	US	29487
220	569511.00330900	COSSETTE DANI J TRUST 07/24/09	1100 S Marymount Rd		Salina		KS	US	67401
221	572793.00100600	COSTAS BARBARA S REV TR 7/19/2010	24 Dockside Ln		Key Largo	PMB 454	FL	US	33037
222	569810.00000000	COTTAGE 405 LLC	C/O DOLBEN	150 PRESIDENTIAL	Woburn		MA	US	01801
223	80020.00023900	COUZENS JOHN M	378 N Lafayette St		Denver		CO	US	80218
224	572797.00310000	COVINGTON CHRISTOPHER	126 Coles Island Rd		Gloucester		MA	US	01930
225	569513.00072100	COVINGTON CHRISTOPHER H	99 Summer St		Boston	Ste 200	MA	US	02110
226	81714.00080000	COWAN JOSEPH W	10711 Greenspring Ave		Lutherville Timonium		MD	US	21093
227	569442.00011300	COXHEAD STEPHEN F	PO Box 143539		Coral Gables		FL	US	33114
228	572793.00070100	CRISP CARA SUE TRUST 12/12/1985	C/O BECKER FRED TRUSTEE	PO BOX 1070	Marion		IL	US	62959
229	572793.00080500	CRISP CAROLE JO TRUST 12/12/1985	C/O BECKER FRED TRUSTEE	PO BOX 1070	Marion		IL	US	62959
230	572792.00010000	CRISP CHERYL JEAN TRUST 12/12/1985	C/O BECKER FRED	PO BOX 1070	Marion		IL	US	62959
231	572793.00080700	CRISP CYNTHIA ANN TRUST 12/12/1985	C/O BECKER FRED TRUSTEE	PO BOX 1070	Marion		IL	US	62959
232	572793.00060100	CRISP REALTY COMPANY	PO Box 1070		Marion		IL	US	62959
233	573651.00290000	CRISP REALTY COMPANY	PO Box 1070		Marion		IL	US	62959
234	81690.00020800	CROSSGROVE PROPERTY FAMILY TRUST	C/O CROSSGROVE ALEC	430 WESTMOUNT	SUDBURY		ONTARIO	CA	P3A 5Z8
235	81780.00021200	CROWN CREDIT COMPANY LTD	40 WASHINGTON St		New Bremen		OH	US	45869

236	573650.00402000	CSMC HOLDINGS INC	1840 W Fawsett Rd		Winter Park		FL	US	32789
237	80020.00020600	CURRY CHARLOTTE T	6 S Marina Dr		Key Largo		FL	US	33037
238	81780.00020200	D AND B ECUYER REALTY	2 Barracuda Ln		Key Largo		FL	US	33037
239	569513.00072700	DABNEY FREDERICK	2 Westham Pkwy		Henrico		VA	US	23229
240	569442.00031800	DAGNY 42B LLC	411 N New River Dr		Fort Lauderdale	Apt 102	FL	US	33301
241	81711.00170000	DALE JERRY M	6455 SW 122nd Ave		Miami		FL	US	33183
242	569511.00330700	DALIA PHYLLIS E	24 Dockside Ln		Key Largo		FL	US	33037
243	569480.00040500	DARNALL FAMILY LLC	16 Hazel St		Key Largo		FL	US	33037
244	572793.00030700	DAVIDE ANTHONY	8841 105th St		Miami		FL	US	33176
245	573720.00510000	DAVIDSON THOMAS N JR	14822 MISSISSAUGA RD		CHELTENHAM		ON	CA	L7C 1WS
246	81712.00130000	DBI PROPERTIES/ORC LLC	3700 Cahaba Beach Rd		Birmingham		AL	US	35242
247	569480.00020400	DE QUESADA ALEJANDRO	8408 Benjamin Rd		Tampa		FL	US	33634
248	81690.00020600	DE SOUSA EDGAR K	PO Box 687		Rumson		NJ	US	07760
249	572793.00040900	DE VILLIERS DAVID H JR	42 Woodward Ln		Lutherville		MD	US	21093
250	572793.00080100	DECARDENAS JORGE	5125 Donatello St		Coral Gables		FL	US	33146
251	572793.00100100	DEL VECCHIO CHARLES F	1330 NE 103rd St		Miami Shores		FL	US	33138
252	81712.00160000	DELLIGATTI MICHAEL J	118 Riding Trail Ln		Pittsburgh		PA	US	15215
253	573651.00210000	DEMCHAK WILLIAM	5564 Aylesboro Ave		Pittsburgh		PA	US	15217
254	569480.00020800	DEMCHAK WILLIAM S	C/O PNC FINANCIAL	300 5th Ave	Pittsburgh		PA	US	15222
255	81711.00160000	DEMMERLY FRANK R	216 E Oak Ave		Moorestown		NJ	US	08057
256	80020.00020100	DENISON KENELM W RESIDENCE TRUST 1 12/20/2012	C/O DENISON VICKI TRUSTEE	1 S MARINA DR	Key Largo		FL	US	33037
257	80020.00022100	DENNIS QUALIFIED PERSONAL RESIDENCE TRUST 6/24/2008	C/O DENNIS ROBERT F AND PEGGY K TRUSTEE	21 Ferry Landing NW Ln	Atlanta		GA	US	30305
258	572793.00070600	DEPASCALE EDWARD J	27 Pembroke Dr		Mendham		NJ	US	07945
259	569441.00640000	DEQ OCEAN REEF LLC	8408 Benjamin Rd		Tampa		FL	US	33634
260	81712.00060000	DEVAN ENTERPRISES CORPORATION	PO BOX 75069 RPO BOLTON SOUTH		BOLTON		ONTARIO	CA	L7E 1H6
261	80020.00021100	DEWEY CHRISTOPHER C TRUST 5/3/2018	11 S Marina Dr		Key Largo		FL	US	33037
262	573651.00050000	DEWEY MANAGEMENT TR 2/5/2003	9 Harbour Green Dr		Key Largo		FL	US	33037
263	80020.00026900	DICKE JAMES F II	40 S Washington St		New Bremen		OH	US	45869
264	572797.00110000	D'IGNAZIO MICHAEL OWSLEY	560 Bethel Rd		Oxford		PA	US	19363
265	81693.00100000	DIXON KENNETH O	24 Dockside Ln	PMB 100	Key Largo		FL	US	33037
266	81714.00070000	DOCKSIDE 24 LLC	4905 Trent Woods Dr		Trent Woods		NC	US	28562
267	570540.00000000	DOOLAN TODD H	PO Box 411		South Freeport		ME	US	04078
268	569480.00010800	DOROTHEA KAREN LISENBY LLC	411 Walnut St		Green Cove Springs	# 7194	FL	US	32043
269	569480.00010700	DOROTHEA KAREN LISENBY LLC	411 Walnut St		Green Cove Springs	# 7194	FL	US	32043
270	80020.00021300	DORSEY JEFFREY A	13 S Marina Dr		Key Largo		FL	US	33037
271	79980.00010000	DOT/ST.OF FL	(STATE OF FLORIDA)		TALLAHASSEE		FL		32399
272	573630.00010000	DOW GIL LLC	607 S Gaskins Rd		Henrico		VA	US	23238
273	569480.00030900	DS-9 LLC	C/O FAIRHOLME	4400 BISCAYNE BLVD FL 9	Miami		FL	US	33137
274	570100.00000000	DUFF EDWARD F	5 Exuma Rd		Key Largo		FL	US	33037
275	80020.00029200	DUFF THOMAS	92 E Lake Rd		Key Largo		FL	US	33037
276	573690.00370000	DUKE GROUP	C/O DAY AND ZIMMERMANN	1500 SPRING GARDEN ST	Philadelphia		PA	US	19130

277	81690.00021900	DURKIN PATRICIA A	24A Fishermans		Key Largo		FL	US	33037
278	573651.00330000	DWIGHT HEATHER B REVOCABLE TRUST 11/17/2006	700 Crosswind Rd		Charlotte		VT	US	05445
279	569513.00060700	EAGLE KATHLEEN M REVOCABLE INTERVIVOS TR 9/20/2007	44 Marlin Ln		Key Largo	Unit A	FL	US	33037
280	570790.00000000	EAGLES BEST LLC	C/O SARA CONNOLLY	53 State St NIXON PEABODY PL	Boston		MA	US	02109
281	569442.00011500	EASA LAURENCE J	1414 22nd St		Washington	Apt 32	DC	US	20037
282	569480.00011800	EBER STEVEN & BEATRIZ LIVING TRUST 6/28/2017	9365 BALADA ST		CORAL GABLES		FL		33156
283	573630.00170000	ECUYER ROBERT EDWARD	22 Dispatch Creek Ct		Key Largo		FL	US	33037
284	569660.00000000	EFD INVESTMENT LLC	2193 Jones Rd		Winchester		VA	US	22602
285	572710.00000000	EFD INVESTMENT LLC	2193 Jones Rd		Winchester		VA	US	22602
286	573651.00030000	EGAN CYNTHIA LEE	24 Dockside Ln		Key Largo	# 12	FL	US	33037
287	569513.00071600	EGB PARTNERS LP	C/O BARROSO EDUARDO	6141 SUNSET DR STE 100	South Miami		FL	US	33143
288	573630.00230000	EGB PARTNERS LP	6141 Sunset Dr		South Miami	Ste 100	FL	US	33143
289	573720.00540000	EISENBREY JOHN R	1 Bassett Ave		Rehoboth Beach		DE	US	19971
290	569500.00010800	ELAINE J WOLD LLC	C/O BAYVIEW LEASING CORPORATION	1515 S FEDERAL HWY	Boca Raton		FL	US	33432
291	569500.00010900	ELAINE J WOLD LLC	C/O BAYVIEW LEASING CORPORATION	1515 S FEDERAL HWY	Boca Raton		FL	US	33432
292	569480.00042700	ELENBAAS NANETTE LIV TR 10/27/1998	24 Dockside Ln		Key Largo		FL	US	33037
293	569480.00010100	ELENBAAS NANETTE S LIVING TRUST 10/27/1998	24 Dockside Ln		Key Largo		FL	US	33037
294	569500.00010600	ELIOT HOTEL ASSOCIATES LIMITED PARTNERSHIP	76 Hyde Ave		Newton		MA	US	02458
295	81690.00022700	ELLIOTT MARY JO	925 Harvest Dr		Blue Bell		PA	US	19422
296	572792.00010200	ELLIS CHRISTOPHER	900 Bestgate Rd		Annapolis	Ste 412	MD	US	21401
297	570620.00000000	ELLIS EDWARD H III	14 Country Club Rd		Key Largo		FL	US	33037
298	569511.00333100	ELSON STEPHEN	7260 116th St		Pinecrest		FL	US	33156
299	81711.00080000	ENK WILLIAM A	PO Box 24203		Blue Springs		MO	US	64013
300	573650.00402700	ENTENMANN CHARLES E	PO Box 612		Brightwaters		NY	US	11718
301	81690.00020500	ERNST CHARLES A	206 Avon Rd		Haverford		PA	US	19041
302	572798.00020000	ERSEK KRISTINA B	1010 Revolutionary Dr		West Chester		PA	US	19382
303	569710.00000000	ETHINGTON PATRICIA B QUAL PER RES TR 11/15/2011	1850 Midland Trl		Shelbyville		KY	US	40065
304	572793.00150000	FAIRWAY LAKES ASSOCIATION INC	C/O MARQUIS ASSOCIATION	31 Ocean Reef Dr Ste C303	Key Largo		FL	US	33037
305	572793.00130000	FAIRWAY LAKES ASSOCIATION INC	C/O CSI MANAGEMENT SERVICES	31 Ocean Reef Dr Ste C303	Key Largo		FL	US	33037
306	572793.00140000	FAIRWAY LAKES ASSOCIATION INC	C/O MARQUIS ASSOCIATION	31 Ocean Reef Dr Ste C303	Key Largo		FL	US	33037
307	572791.00150000	FAIRWAY LAKES ASSOCIATION INC	C/O MARQUIS ASSOCIATION	31 Ocean Reef Dr Ste C303	Key Largo		FL	US	33037

308	572793.00120000	FAIRWAY LAKES ASSOCIATION INC	C/O MARQUIS ASSOCIATION	31 Ocean Reef Dr Ste C303	Key Largo		FL	US	33037
309	571040.00000000	FAIRWAY PROPERTY MANAGERS INC	24 Dockside Ln		Key Largo		FL	US	33037
310	569442.00023600	FAIRWAY PROPERTY MANAGERS INC	24 Dockside Ln		Key Largo	# 459	FL	US	33037
311	573651.00340000	FAIST NANCY SUE SELF DECLARATION TRUST 9/24/2001	31 Ocean Reef Dr		Key Largo	Ste C101234	FL	US	33037
312	569480.00043300	FAJT MIROSLAV M TRUSTEE UNDER AFREEMENT 10/26/1987	24 Dockside Ln		Key Largo	374	FL	US	33037
313	569480.00042600	FAJT MIROSLAV M TRUSTEE UNDER AGREEMENT 10/26/1987	24 Dockside Ln		Key Largo	374	FL	US	33037
314	570160.00000000	FALK ROBERT I	11 Exuma Rd		Key Largo		FL	US	33037
315	570140.00000000	FALK ROBERT I	11 Exuma Rd		Key Largo		FL	US	33037
316	569480.00010600	FARBOLIN GREG	200 Cessna Blvd		Port Orange		FL	US	32128
317	81693.00150000	FARERI-WIEBEL MICHELLE	16 Fox Run Rd		Sparta		NJ	US	07871
318	572793.00041200	FASH DOUGLAS	1134 Marble Way		Boca Raton		FL	US	33432
319	572793.00010300	FASSBINDER JEFFREY	1633 Stardance Cir		Longmont		CO	US	80504
320	80020.00022400	FAUBER MARGARET A RESTATEMENT TRUST 2/4/1977	24 Dockside Ln	PMB 479	Key Largo		FL	US	33037
321	569442.00021200	FAY MICHAEL T	4900 SW 74th Ter		Miami		FL	US	33143
322	81711.00110000	FEHLHABER REAL ESTATE FAMILY PARTNERSHIP 1	C/O TRION CENTER	2020 W McNab Rd Ste 101	Fort Lauderdale		FL	US	33309
323	81711.00030000	FERGER JANE D	70 Pumpkin Cay Rd		Key Largo		FL	US	33037
324	81690.00021800	FERNANDEZ FERNANDO LUIS TRUST AGREEMENT 5/4/2012	540 Tivoli Ave		Coral Gables		FL	US	33143
325	569480.00031600	FETNER HAROLD A	C/O FETNER MANAGEMENT	675 3rd Ave Rm 2800	New York		NY	US	10017
326	80020.00023100	FIDELITONE INC	1260 Karl Ct		Wauconda		IL	US	60084
327	80020.00021200	FIDELITONE INC	1260 Karl Ct		Wauconda		IL	US	60084
328	570400.00000000	FINDLAY DAVID	26 Skyridge Rd		Greenwich		CT	US	06831
329	569480.00042300	FINK KYLE	265 Elk Spring Trl		Edwards		CO	US	81632
330	569480.00032700	FINN NEIL A AND CELIA LIVING TRUST 8/28/1987	2800 Island Blvd		Aventura	Apt 2105	FL	US	33160
331	569513.00073300	FISCHER MARLENE K	6417 Lybrook Dr		Bethesda		MD	US	20817
332	80020.00026300	FISHER CHRISTINA S QPRT	PO Box 472		Lake Forest		IL	US	60045
333	80020.00025100	FISHER RUSSELL W TRUSTEE	PO Box 472		Lake Forest		IL	US	60045
334	570780.00000000	FL 38B LLC	4915 Pine Tree Dr		Boynton Beach		FL	US	33436
335	572793.00010400	FL46B LLC	345 Eisenhower Pkwy		Livingston		NJ	US	07039
336	572793.00090300	FLDC PROPERTIES LLC	38A Lakeside Ln		Key Largo		FL	US	33037
337	81712.00210000	FLEET SAMUEL H	1 Brookfield Ct		East Greenwich		RI	US	02818
338	569442.00031700	FLEITAS ROBERTO F	908 Paradiso Ave		Coral Gables		FL	US	33146
339	80020.00022000	FLIPPIN FRED L	24 Dockside Ln		Key Largo		FL	US	33037
340	80200.00020000	FLORIDA KEYS AQUEDUCT	1100 Kennedy Dr		Key West		FL	US	33040
341	81720.00040000	FLORIDA KEYS AQUEDUCT AUTHORITY	1100 Kennedy Dr		Key West		FL	US	33040
342	79980.00010100	FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION	91630 OVERSEAS Hwy		Tavernier		FL	US	33070
343	569442.00023400	FLOYD JOHN F	24 Dockside Ln		Key Largo		FL	US	33037

344	573651.00200000	FMT LLC	1527 Scenery Ridge Dr		Pittsburgh		PA	US	15241
345	569442.00020300	FOLEY STEPHEN X JR	485 Holland Ct		Lake Forest		IL	US	60045
346	569442.00020800	FONVILLE BRIAN	41521 Belvidere St		Harrison Township		MI	US	48045
347	569480.00043000	FOSTER JAMES B REV TRUST 05/12/2008	PO Box 306		Charlotte		VT	US	05445
348	572797.00380600	FOSTER MARY MCCOLLUM REV TRUST 7/1/2008	6 Torchwood Ln		Key Largo		FL	US	33037
349	572793.00041500	FOSTER PHYLLIS S REVOCABLE TRUST 06/13/1989	31 Ocean Reef Dr		Key Largo	# C101-197	FL	US	33037
350	572793.00100500	FOVEL CAROLYN W TRUST 12/27/2010	900 Adams Crossing		Cincinnati	Ste 10600	OH	US	45202
351	569480.00031400	FRANCESCA'S LLC	1 Osprey Ln		Key Largo		FL	US	33037
352	572797.00400600	FRAZIER DIANA H TRUST OF JUNE 2000	31 Ocean Reef Dr		Key Largo	Ste C101	FL	US	33037
353	81693.00070000	FRESHLEY FRED R	340 Atterbury Blvd		Hudson		OH	US	44236
354	569415.00030000	FRIEDMAN EDWINA BAGWELL	321 Starlight		Natchitoches		LA	US	71457
355	569480.00041600	FS16 LLC	35 Ocean Reef Dr		Key Largo	Ste 145	FL	US	33037
356	572792.00060300	FUISZ ROBERT E	180 Green Pond Rd		Bethlehem		PA	US	18020
357	573670.00020000	FURNARI GERALD D	948 Krome Ave		Homestead		FL	US	33030
358	81691.00020000	FUTCH CLARKE	465 Round Hill Rd		Greenwich		CT	US	06831
359	81693.00080000	GABRIEL RICHARD P	8 Hanson Rd		Darien		CT	US	06820
360	81690.00020300	GALLARDO JOHN PAUL	1025 Alhambra Cir		Coral Gables		FL	US	33134
361	81693.00160000	GARCES ROBERT D	38B Moorings		Key Largo		FL	US	33037
362	81690.00020400	GARCIA ANDREW J JR	7766 Apple Tree Cir		Orlando		FL	US	32819
363	569480.00022000	GB DOCK LLC	7 Perky Rd		Key Largo		FL	US	33037
364	573651.00220000	GEAUX SOUTH LLC	148 Stallings Island St		Bluffton		SC	US	29910
365	572797.00340000	GELLER ALAN	31 Ocean Reef Dr		Key Largo	# C101-110	FL	US	33037
366	569442.00010100	GERRARD MICHAEL L REV LIV TR 3/13/2019	4931 SW 75th Ln		Miami		FL	US	33143
367	573650.00400600	GERSHON ROGER M	4 Depeyster Ave		Tenafly		NJ	US	07670
368	572793.00090600	GIES BRIAN	1709 Granada Blvd		Coral Gables		FL	US	33134
369	572797.00120000	GIFFORD JOHN F	86 Colbourne		Brookline		MA	US	02445
370	569471.00610100	GILBERT MICKEY	141 Beach Rd		Key Largo	101	FL	US	33037
371	572793.00060200	GLIDDEN ROBERT D	5707 Glen Iris Dr		Clarence Center		NY	US	14032
372	569442.00031100	GLORVIGEN INVESTMENTS GROUP LLC	200 1st Ave		Grand Rapids		MN	US	55744
373	569513.00070300	GOLDBERG MARLA	31 Wayne Ave		Atlantic Beach		NY	US	11509
374	569480.00030600	GOLDSMITH HERMAN	320 Dolphin Dr		Woodmere		NY	US	11598
375	569442.00020600	GOLDSTEIN JEFFREY	64 Glenwood Rd		Colts Neck		NJ	US	07722
376	570890.00000000	GOLF DREAMS REALTY LLC	1880 Abbotsford Green Dr		Powell		OH	US	43065
377	572797.20380100	GOLF MANOR I CONDOMINIUM ASSOCIATION INC	9 Torchwood Ln		Key Largo		FL	US	33037
378	572793.00041700	GOOCH BARBARA L REVOCABLE TRUST 10/1/2003	24 Dockside Ln		Key Largo	PMB 23	FL	US	33037
379	81712.00250000	GOOD ANSWER II LLC	24 Dockside Ln		Key Largo		FL	US	33037
380	81713.00030000	GOOD ANSWER II LLC	24 Dockside Ln		Key Largo		FL	US	33037
381	569480.00033000	GOODMAN H GREG	3314 Huffman Mill		Lexington	Unit 1	KY	US	40511
382	80020.00020500	GORDY ELIZABETH S TRUST 4/17/2012	5 S Marina Dr		Key Largo		FL	US	33037
383	569511.00330600	GOW FAMILY ORC TRUST 5/14/13	C/O GOW SUSAN TRUSTEE	103 CORTLEIGH BLVD	TORONTO ON			CA	M4R 1K7
384	81711.00070000	GPFP OCEAN REEF LLC	PO Box 460		Ocean City		MD	US	21843

385	572793.00100800	GRAEBE KURTIS F REVOCABLE TRUST 3/1/2001	309 Lake Lorraine Dr	Swansea		IL	US	62226
386	571270.00000000	GRASSO RICHARD	PO Box 385	Locust Valley		NY	US	11560
387	572793.00030200	GRAYBILL JAN L	3526 Rome Ct	Orefield		PA	US	18069
388	81693.00040000	GREENBERG FISHERMAN'S COVE HOLDINGS LLC	950 Park Ave	New York	Unit 10B	NY	US	10028
389	572793.00070200	GREENBERG PHILIP R	10048 125th St	Miami		FL	US	33176
390	569480.00031000	GREENSHIELDS SIMON TW AND JULENE M FAM TR 07/29/00	246 Whipstick Rd	Wilton		CT	US	06897
391	81780.00020800	GROOM SUSAN REV TR 6/19/2006	4 Cache Cay Dr	Vero Beach		FL	US	32963
392	569442.00030400	GROSS ANTHONY J	1 Tyler Ct	Medford		NJ	US	08055
393	572797.00380800	GROSS JOAN DIANE REVOCABLE TRUST 5/18/1995	3000 Island Blvd	Aventura	Apt 1003	FL	US	33160
394	573651.00260000	GROTE THOMAS JR	8105 Kroger Farm Rd	Cincinnati		OH	US	45243
395	569511.00331000	GUERRIERI DANIEL	52B Anchor Dr	Key Largo		FL	US	33037
396	80020.00024300	GUMAER LUCIA G	PO Box 30478	Sea Island		GA	US	31561
397	81711.00150000	GUTIERREZ RICARDO	4209 Santa Maria St	Coral Gables		FL	US	33146
398	569690.00000000	GUTIERREZ TERESA MARIA	21 Tahiti Beach Island Rd	Miami		FL	US	33143
399	81690.00022200	GUYTON BRADLEY C	217 Wiltshire Ln	Severna Park		MD	US	21146
400	572797.00381000	G'VAN INVESTMENTS INC	10900 NW 21st St	Miami	Ste 190	FL	US	33172
401	81712.00080000	GW REALTY ASSOCIATES II LP	6216 Sheaff Ln	Fort Washington		PA	US	19034
402	571060.00000000	HACKBARTH PM 2008 TR 1/13/2009	30 Bay Ridge Rd	Key Largo		FL	US	33037
403	569480.00040200	HACKMAN JOHN E	4901 Bay Cir	Orange Beach		AL	US	36561
404	569513.00071200	HALPRYN DAVID G	1025 Kane Concourse	Bay Harbor Islands	Ste 215	FL	US	33154
405	569511.00330100	HAMILTON MARTINA REVOCABLE TRUST AGREEMENT 5/4/11	48 Anchor Dr	Key Largo	Unit A	FL	US	33037
406	572797.00250000	HANNOCH JAMES C 2019 TRUST 10/16/2019	24 Dockside Ln	Key Largo	PMB 208	FL	US	33037
407	571300.00000000	HARBOR DOG LLC	12 Piedmont	Atlanta	Ste 1000	GA	US	30305
408	573651.00280000	HARBOR GREEN REALTY LLC	1525 S Ocean Dr	Fort Lauderdale		FL	US	33316
409	573651.00070000	HARCO DISTRIBUTORS INC	1328 Old Post Rd	Havre de Grace		MD	US	21078
410	572797.00400300	HARDWOOD HAMMOCK 3 LLC	31 Angelfish Cay Dr	Key Largo		FL	US	33037
411	571030.00000000	HART CHRISTOPHER K	67 Ledgeways	Wellesley		MA	US	02481
412	569480.00010500	HARTER REAL ESTATE INVESTMENT GROUP LLC	600 N Washington St	Naperville		IL	US	60563
413	573650.00401000	HARTER REAL ESTATE INVESTMENT GROUP LLC	600 N Washington St	Naperville		IL	US	60563
414	572797.00290000	HARTMANN DEBORAH A	24 Dilly Tree	Key Largo		FL	US	33037
415	570120.00000000	HARTZ CHARLES M	7 Exuma Rd	Key Largo		FL	US	33037
416	570700.00000000	HASTINGS FRANK CURTIS	3636 Lake Mendota Dr	Madison		WI	US	53705
417	569480.00030300	HAUGLAND WILLIAM	11 COMMERCIAL St	Plainview		NY	US	11803
418	572793.00070300	HAYWARD WALLACE M	22 Lakeside Ln	Key Largo	# A	FL	US	33037
419	570030.00000000	HAZARD LUCY P	102 Valley Rd	New Canaan		CT	US	06840
420	573651.00090000	HEALEY ANN S TRUST AG 3/2/2011	17 Harbour Green Dr	Key Largo		FL	US	33037
421	572793.00010800	HEILPERN PERSONAL RESIDENCE TRUST 9/20/2007	161 Wampum Ln	West Islip		NY	US	11795
422	570920.00000000	HEIM JANICE L REV TRUST 12/29/2005	21 Rotary Dr	Summit		NJ	US	07901

423	573651.00240000	HELKATYK TRUST	C/O BRUNO NANCY L TRUSTEE	4301 N Ocean Blvd Ph 4	Boca Raton		FL	US	33431
424	569471.00620500	HEMPLEMAN PHILIP	111 Beach Rd		Key Largo	Unit 207	FL	US	33037
425	569442.00030800	HENDRICKS JAMES W	31 Jean La Fitte Dr		Key Largo		FL	US	33037
426	569442.00011900	HENN BARBARA J	20 Card Sound Rd		Key Largo		FL	US	33037
427	569442.00012100	HENN BARBARA J	20 Card Sound Rd		Key Largo		FL	US	33037
428	572793.00080400	HENNEBERRY WILLIAM	30 Lakeside Ln		Key Largo	Unit B	FL	US	33037
429	570810.00000000	HENRICH HAROLD R JR	24 Dockside Ln		Key Largo		FL	US	33037
430	569513.00070900	HENRIQUEZ MARIO E	777 Brickell Ave		Miami	Ste 1010	FL	US	33131
431	569570.00000000	HERSON GERALD	24 Dockside Ln		Key Largo	# 414	FL	US	33037
432	569480.00023100	HERSON GERALD	15525 Frederick Rd		Derwood		MD	US	20855
433	569480.00023200	HERSON JERRY	15525 Frederick Rd		Derwood		MD	US	20855
434	569511.00332100	HERTZMAN JOSEPH H	4321 Barbour Ln		Louisville		KY	US	40241
435	81690.00021000	HEWETT LYNN H	616 BRUSH GROVE		AURORA		ONTARIO	CA	L4G 0L4
436	569442.00031900	HIGH TIDE RE I LLC	7901 4th St		St Petersburg	Ste 300	FL	US	33702
437	572792.00060400	HIGHER GROUND HOLDINGS OF FL LLC	4650 Johnston Pkwy		Cleveland		OH	US	44128
438	572793.00060500	HILBERG HENRY S JR	6934 Miami Ave		Cincinnati	Ste 22	OH	US	45243
439	569480.00022600	HILLMAN DAVID H	5700 Fern Hill Run		McLean		VA	US	22101
440	81711.00350000	HILLYER CURTIS	24 Dockside Ln		Key Largo	205	FL	US	33037
441	80020.00029500	HILTON JOHN A	60 Edgewater Dr		Coral Gables	Apt 7A	FL	US	33133
442	572793.00060300	HOFF MARY BARBARA REVOCABLE TRUST 7/14/1989	24 Dockside Ln		Key Largo		FL	US	33037
443	572797.00100000	HOLBROOK RANDY	1523 Berwyn Rd		La Fayette		NY	US	13084
444	573670.00030000	HOLBROOK RANDY J SR	1519 Berwyn Rd		La Fayette		NY	US	13084
445	573651.00310000	HOLL JOSEPH A	6 Harbour Green Dr		Key Largo		FL	US	33037
446	573651.00180000	HOME FURNISHING CENTER LLC	6431 Norwood St		Mission Hills		KS	US	66208
447	81693.00140000	HOOD DONALD C	450 Riverside Dr		New York		NY	US	10027
448	573650.00402400	HOOG ROBERT C	18540 Fishing Hawk Ln		Loxahatchee		FL	US	33470
449	569480.00041300	HOPKINS CARTER W REV TRUST 9/29/1965	PO Box 644396		Vero Beach		FL	US	32964
450	572797.00220000	HOPKINS SUSAN R REV TRUST AGR 4/3/1997	PO Box 644396		Vero Beach		FL	US	32964
451	569500.00009600	HORNE CRESFUL WILLIAM JR	24 Dockside Ln		Key Largo		FL	US	33037
452	569480.00040300	HOYT BRADLEY A	1907 Wayzata Blvd		Wayzata	Ste 250	MN	US	55391
453	569480.00022400	HUBBARD ROBERT	1175 Quinlan Ave		Lakeland		MN	US	55043
454	573650.00400100	HUBBARD STANLEY E REVOCABLE TRUST 5/17/2006	4909 Guadalupe Trl		Albuquerque		NM	US	87107
455	569740.00000000	HUBBARD STANLEY E REVOCABLE TRUST 5/17/2006	4909 Guadalupe Trl		Albuquerque		NM	US	87107
456	572795.00040000	HUBBARD VIRGINIA ANNE	303 Woodlawn Ave		Saint Paul		MN	US	55105
457	569513.00072300	HUBBELL JUDITH A TRUST 3/11995	1250 Medinah Dr		Itasca		IL	US	60143
458	80020.00025200	HUDSON CAROL K TRUST AMD 10/14/03	50 Club House Rd		Key Largo		FL	US	33037
459	81711.00240000	HUEY REVOCABLE TRUST	4000 Miramar Ave		Dallas		TX	US	75205
460	573651.00150000	HUGE-JENSEN PER	526 Queen St		Alexandria		VA	US	22314
461	80020.00026200	HUGHES LIVING TRUST 5/11/2006	563 2nd St		Sonoma		CA	US	95476
462	572793.00040400	HUMMEL REV TR AGR 2/15/2007	C/O HUMMEL ROBERT P TRUSTEE	24 Dockside Ln	Key Largo		FL	US	33037
463	80020.00022500	HUMMINGBIRD SOUTH LLC	24 Dockside Ln		Key Largo		FL	US	33037

464	571250.00000000	HUNTERSVILLE ROAD INVESTORS LP	300 Winding Way		Batesville	Ste 200	IN	US	47006
465	569442.00023100	HUNTLEY & BURGESS LLC	7145 Bridlewood Dr		Painesville		OH	US	44077
466	573651.00080000	ISHAM JOHN	4523 Wayland Dr		Nashville		TN	US	37215
467	571240.00000000	IZZO ANTHONY J	4853 Cordell Ave		Bethesda	Ph 6	MD	US	20814
468	569480.00010200	J R AND R L L C	8245 Oakwood Ave		Munster		IN	US	46321
469	81690.00020900	JAAG INVESTMENTS INC	23 LESMILL RD STE 301		TORONTO		ON	CA	M3B3P6
470	81711.00270000	JACOBS JOHN W	2640 E Mel Currie Rd		Bloomington		IN	US	47408
471	569513.00060100	JAG INVESTMENTS LLC	9385 Gallardo St		Coral Gables		FL	US	33156
472	572793.00030600	JARED TODD W REVOCABLE TRUST AMENDED AND RESTATE 6/6/2007	811 Cavalier Dr		Virginia Beach		VA	US	23451
473	573650.00400200	JD-SD INVESTMENTS LTD	4201 Churchill Downs Dr		Austin		TX	US	78746
474	569480.00040100	JEFFREYS BRUCE W	24 Dockside Ln		Key Largo		FL	US	33037
475	569513.00072800	JERKOVICH JOAN MYERS	539 Upper Mill Heights Dr		Salina		KS	US	67401
476	80020.00028500	JJ KLAC 85 ASSOCIATES LLC	40 WASHINGTON St		New Bremen		OH	US	45869
477	572793.00030800	JOHASKY AMELIA B REV LIVING TRUST 06/02/2014	2817 NE 24th Pl		Fort Lauderdale		FL	US	33305
478	569471.00610500	JOHNS MARGARET M	8044 Montgomery Rd		Cincinnati	Ste 480	OH	US	45236
479	569471.00630400	JOHNSON DAVID	1512 Larimer St		Denver	Ste 100	CO	US	80202
480	570730.00000000	JOHNSON DOREEN MCCONNELL TR AGR 4/28/1997	1 Country Club Rd		Key Largo		FL	US	33037
481	80020.00024500	JOHNSON FRANCESCA A REVOCABLE TRUST 10/5/2006	2024 Sanctuary Ter		Key Largo		FL	US	33037
482	570900.00000000	JOHNSON PETER A	1 Bay Ave		Oyster Bay		NY	US	11771
483	573650.00402100	JOHNSON RICHELLE R REV TRUST 04/07/2016	27 Cinnamon Bark Ln		Key Largo		FL	US	33037
484	569480.00012400	JOHNSTON FBO WILLIAM D TR 6/3/1988	211 S Rose St		Kalamazoo		MI	US	49007
485	569500.00010100	JOHNSTON LAWRENCE R	1775 W State St		Boise	Unit 362	ID	US	83702
486	569500.00010200	JOHNSTON LAWRENCE R	1775 W State St		Boise	Unit 362	ID	US	83702
487	572221.00570000	JOHNSTON LINDA E 2001 TRUST 2/22/2001	28 HALFWAY Rd		Key Largo		FL	US	33037
488	569480.00011700	JOHNSTON WILLIAM D	211 S Rose St		Kalamazoo		MI	US	49007
489	81710.00010000	JOHNSTON WILLIAM D 1988 TR UAD 06/03/88	211 S Rose St		Kalamazoo		MI	US	49007
490	569480.00012200	JOHNSTON WILLIAM D 1988 TRUST 6/3/1988	211 S Rose St		Kalamazoo		MI	US	49007
491	569442.00010900	JOSEPH BRADLEY K REV TR 6/9/2014	8 Anchor Dr		Key Largo	Unit A	FL	US	33037
492	569442.00010500	JOSEPH RICHARD S	2887 Alpine Ter		Cincinnati		OH	US	45208
493	569480.00040900	JOSEPH RONALD G	1116 Leaftree Ct		Cincinnati		OH	US	45208
494	569480.00031500	JOSEPH RONALD G	1116 Leaftree Ct		Cincinnati		OH	US	45208
495	569480.00010300	JR AND R LLC	1425 Augusta Way		Dyer		IN	US	46311
496	572793.00070500	JUDY MARIA OLGA REV TR AGREE 08/14/1974	24 Lakeside Ln		Key Largo	Unit A	FL	US	33037
497	81712.00150000	KACHMARIK GEORGE S	6526 Saint Partin Pl		Belle Isle		FL	US	32812
498	569511.00330400	KAHN FAMILY TRUST 10/21/2013	C/O KAHN JOSHUA DELANSEN AND ELAZABETH PIRTLE	1048 Whitwell Rd	Hillsborough		CA	US	94010
499	570010.00000000	KAMELA KAST KROUSKOS REV TRUST 8/24/2019	5 Diana Rd		Key Largo		FL	US	33037
500	573651.00390000	KAMFJORD KAREN V TRUST AG 9/19/2000	22 Harbour Green Dr		Key Largo		FL	US	33037
501	573670.00090000	KANTOR BRADLEY	20 Harbor Island Dr		Key Largo		FL	US	33037
502	572793.00041600	KAPLAN JAMES L	3240 Muirfield		Weston		FL	US	33332

503	569442.00032500	KAPLAN JUDITH ANNE TRUST 2/5/1993	80 E Sir Francis Drake Blvd		Larkspur	Ste 4D	CA	US	94939
504	569480.00030500	KARL STEPHANIE 2012 FAMILY TRUST 12/27/2012	24 Dockside Ln		Key Largo	# 446	FL	US	33037
505	569511.00332000	KAROL SUSAN V	57 Anchor Dr		Key Largo	# B	FL	US	33037
506	569513.00061000	KATLIN ANDREW	1314 E Las Olas Blvd		Fort Lauderdale	# 109	FL	US	33301
507	569590.00000000	KATLIN ANDREW	1314 E Las Olas Blvd		Fort Lauderdale	# 109	FL	US	33301
508	570970.00000000	KATZ JUNE H	PO Box 270		Stroudsburg		PA	US	18360
509	573650.00401500	KAUFMAN DAVID LAMPI	4307 Ocean Front Ave		Virginia Beach		VA	US	23451
510	80020.00029300	KAZMAIER PATRICIA H REVOCABLE TRUST 5/5/1989	24 Dockside Ln		Key Largo		FL	US	33037
511	572797.00380900	KB AND P REAL ESTATE INC	9 Torchwood Ln		Key Largo		FL	US	33037
512	569442.00031000	KELLOM MARC	7416 Van Tuyl Pkwy		McKinney		TX	US	75070
513	80020.00023700	KELLY L PATRICK	2200 N Greenway Dr		Coral Gables		FL	US	33134
514	80020.00023600	KELLY NICHOLAS D	640 Arvida Pkwy		Miami		FL	US	33156
515	80020.00025800	KENDALL LINDA GORDON REV LIV TR 12/28/1960	1627 Hill Rd		Novato		CA	US	94947
516	572797.00270000	KENISON ROBERT W	22 Caloosa Rd		Key Largo		FL	US	33037
517	570630.00000000	KENNEDY BEN S JR	705 S Ocean Blvd		Boca Raton		FL	US	33432
518	570440.00000000	KENTCO LIMITED PARTNERSHIP	C/O KENT JOHN VINCENT AND OLIVIA	3 W Hawthorn Pkwy Ste 250	Vernon Hills		IL	US	60061
519	569550.00000000	KENTCO LIMITED PARTNERSHIP	C/O KENT RICHARD AND PATRICIA	3 W Hawthorn PKWY Ste 250	Vernon Hills		IL	US	60061
520	573670.00010000	KEY LARGO GRACAT FAMILY TRUST	C/O FISCHER C TRUSTEE	PO Box 271	Cape Canaveral		FL	US	32920
521	569480.00031800	KEY LARGO MARINE LLC	11409 Coyote Ct		Sterling		VA	US	20165
522	81691.00070000	KIBEL ADAM	300 E 34th St		New York	Apt 30D	NY	US	10016
523	569480.00021900	KINNEY D BROOKE	24 Dockside Ln		Key Largo	PMB 440	FL	US	33037
524	571300.00010000	KINNEY SARINA FLEISCHER TRUST 9/24/2001	27 Bay Ridge Rd		Key Largo		FL	US	33037
525	81690.00021400	KIRBY CORAY S	91 Phillips Rd		Newton		NJ	US	07860
526	573651.00130000	KITCHINGS SUZANNE D	PO Box 308		Essex		CT	US	06426
527	573651.00140000	KITCHINGS SUZANNE D	PO Box 308		Essex		CT	US	06426
528	573650.00401600	KLEYSEN INC	PO Box 14296		Grand Forks		ND	US	58208
529	569513.00070600	KLIMOWICZ JACK C AND CHRISTOPHER J TRUST	3827 W Le Grande Blvd		Mequon		WI	US	53092
530	80020.00026400	KLINE CHARLES C	50 Club House Rd		Key Largo		FL	US	33037
531	80020.00023200	KLINEDINST BETTY B ANGLERS TRUST 12/21	C/O TOMBA	2010 Madison Rd Ste 207	Cincinnati		OH	US	45208
532	570830.00000000	KNAPP FAMILY TRUST 7/24/2009	C/O RINGDAHL FRANCES LOUISE KNAPP	19 Country Club Rd	Key Largo		FL	US	33037
533	80020.00029600	KNICKERBOCKER BONNIE REV TRUST 7/14/95	19 N Hidden Harbour Dr		Delray Beach		FL	US	33483
534	569480.00042900	KOCISCAK ANDREW P	6750 Stillwater Blvd		Stillwater	Ste 4	MN	US	55082
535	81780.00020600	KP PARTNERS 2 LLC	1 Barracuda Ln		Key Largo		FL	US	33037
536	569513.00072400	KROLL STEVEN	84 GREENWICH RD		BEDFORD		NY		10506
537	81713.00040000	KRUMPFES BRENTON	2 W Delaware Pl		Chicago	Unit 504	IL	US	60610
538	569442.00032400	KUNZ DONALD J	1157 Glengarry Cir		Bloomfield Hills		MI	US	48301
539	572793.00020700	KUNZ FAMILY LLC	26909 Woodward Ave		Huntington Woods		MI	US	48070

540	569513.00061300	KURZ QUAL PERSONAL RES TRUST (CWK-1) 12/21/12	C/O KURZ ROBERT KARL TRUSTEE	504 HOBBY HORSE HL	Ambler		PA	US	19002
541	569480.00043600	L L TRAVEL LLC	1930 Ray Shell Ct		Seabrook		TX	US	77586
542	572221.00580000	LACHER SUZANNE S	6020 Suburban Dr		Pinecrest		FL	US	33156
543	570000.00000000	LAIRD FRANCIS JUDSON IV	1460 21st St		Miami Beach		FL	US	33140
544	569513.00070700	LAKE WALTER J SR	24 Dockside Ln		Key Largo		FL	US	33037
545	572793.00090100	LAKESIDE 36 LLC	3158 N Bay Rd		Miami Beach		FL	US	33140
546	572793.00041400	LAKESIDE LANE ORC LLC	16120 W Troon Cir		Miami Lakes		FL	US	33014
547	572792.00060500	LAKEVIEW 2 OCEAN LLC	4700 Lake Rd		Miami		FL	US	33137
548	569511.00332800	LAKEWIND LLC	PO Box 1765		Enid		OK	US	73702
549	573651.00300000	LANGWORTHY WILSON B	31 Ocean Reef Dr		Key Largo	Ste C101	FL	US	33037
550	80020.00020200	LANNI NICOLA J	C/O 50 CLUB HOUSE RD	2 S Marina Dr	Key Largo		FL	US	33037
551	569442.00011200	LARSEN JOHN R	10A Anchor Dr		Key Largo		FL	US	33037
552	573690.00040000	LATITUDE 25 CAPITAL LLC	10631 N Kendall Dr		Miami	Ste 205	FL	US	33176
553	572797.00210000	LATOUR JOSE E	2071 NW 14th St		Miami		FL	US	33125
554	81713.00010000	LEBEN DANIEL S	24 Dockside Ln		Key Largo	#185	FL	US	33037
555	572795.00010000	LEE JOHN	24 Dockside Ln		Key Largo		FL	US	33037
556	569415.00010000	LEENHOUTS JAMES W	41 Island Dr		Key Largo		FL	US	33037
557	572793.00030300	LEENHOUTS NELSON B QPRT 9/13/2004	23 Lakeside Ln		Key Largo	Unit A	FL	US	33037
558	572792.00010400	LEIGHOW GEORGE WENDEL REV TRUST 10/31/2003	PO Box 448		Danville		PA	US	17821
559	572793.00080800	LERMA MARLINA	8035 109th Ter		Miami		FL	US	33156
560	81713.00080000	LERNER ESTHER	49 Beach Rd		Belvedere Tiburon		CA	US	94920
561	572793.00020300	LETITIA REAL ESTATE MANAGEMENT LT CO	2622 Glenmont Rd		Canton		OH	US	44708
562	569442.00031500	LEVIN STEVEN R	2615 Prairie Ave		Evanston	Unit 304	IL	US	60201
563	569513.00071400	LEVITETZ JEFFREY A REVOCABLE TRUST 05/03/2007	5001 Egret Point Cir		Boca Raton		FL	US	33431
564	572792.00010100	LEVY EDWARD J	47 Lakeside Ln		Key Largo		FL	US	33037
565	81712.00220000	LEVY MARINA VILLA LLC	24 Dockside Ln		Key Largo	# 372	FL	US	33037
566	569700.00000000	LGM ENTERPRISES LLC	3407 Timberlake Ct		Kinston		NC	US	28504
567	569560.00000000	LGM FLORIDA LLC	2860 Jetport Rd		Kinston		NC	US	28504
568	569480.00030100	LIAUTAUD DEVELOPMENT GROUP LLC-ANDROS SERIES	2212 Fox Dr		Champaign		IL	US	61820
569	569630.00000000	LIAUTAUD JAMES J	24 Dockside Ln		Key Largo		FL	US	33037
570	570430.00000000	LIFES A GIFT LLC	5340 Fairchild Way		Coral Gables		FL	US	33156
571	81712.00140000	LILLY J RICHARD	C/O ANDERSON CATHERY	5804 Baltimore	Hyattsville		MD	US	20781
572	569480.00032600	LINDER CARL H III	9450 Whitegate Ln		Cincinnati		OH	US	45243
573	569840.00000000	LITCH JOHN M AND JUNE E REVOCABLE TRUST 11/20/2012	15300 Windmill Pointe Dr		Grosse Pointe Park		MI	US	48230
574	569471.00610700	LJD KEY LARGO PROPERTIES LLC	410 Interstate 10		Beaumont		TX	US	77707
575	569513.00072000	LK MARLIN HOLDINGS LLC	70 PROTHERO RD		COLTS NECK		NJ		07722
576	570750.00000000	LOBDELL JON A AND BEVERLY REVOCABLE TRUST 7/7/1997	81 Isla Bahia Dr		Fort Lauderdale		FL	US	33316
577	573630.00020000	LOGAN THOMAS B	7 S Harbor Dr		Key Largo		FL	US	33037
578	573670.00060000	LONDON FINANCIAL CINNAMON BARK LLC	965 Crandon Blvd		Key Biscayne		FL	US	33149

579	569480.00012100	LUKIS LAWRENCE J	C/O ACCOUNTING RESOURCE GROUP INC	601 Carlson Pkwy Ste 1120	Minnetonka		MN	US	55305
580	570530.00000000	LYNN SANDRA T REVOCABLE TRUST 2/27/2018	7 Barracuda Ln		Key Largo		FL	US	33037
581	81712.00240000	MACAULAY OCEAN REEF TRUST	1126 MORRISON HEIGHTS		OAKVILLE		ON	CA	L6J 4J1
582	572797.00140000	MACFARLANE BRUCE	9 Caloosa Rd		Key Largo		FL	US	33037
583	81690.00022500	MACKELL THOMAS E LIVING TRUST 12/16/2015	PO Box 482		Gwynedd Valley		PA	US	19437
584	572793.00100700	MACKINTOSH JOHN CLIVE	93 ELIZABETH ST		LONDON			GB	SW1W 9PG
585	569513.00071300	MANOS GUY L	3900 E Indiantown Rd		Jupiter	Ste 607-180	FL	US	33477
586	572797.00400800	MANOS JOSEPH	8 Hardwood Hammocks Dr		Key Largo		FL	US	33037
587	573720.00560000	MARCHESE JOSEPH F REVOCABLE TRUST 6/4/1996	4 Cinnamon Bark Ln		Key Largo		FL	US	33037
588	80020.00023400	MARICICH ROBERT J AND ANDREA E FAMILY TR 10/11/13	50 Club House Rd		Key Largo	# 34	FL	US	33037
589	569480.00041000	MARINA BETH LLC	201 Ocean Reef Dr		Key Largo	# FS-10	FL	US	33037
590	569471.00620400	MARINA INN LAND LLC	4000 Ponce de Leon Blvd		Coral Gables	Ste 420	FL	US	33146
591	569480.00041700	MARINA SLIP FS-17 LLC	6465 SW 132nd St		Miami		FL	US	33156
592	81714.00040000	MARINA VILLAGE 22B LLC	17 Holly Ln		Darien		CT	US	06820
593	81712.00010000	MARINA VILLAGE IRREV DEED OF TRUST 01/30/2020	C/O BREZNICKY CHARLES & MASSE FRANCIS X II	117 Masons Way	Newtown Square		PA	US	19073
594	569820.00000000	MARKS ANTONIO C REV TR 9/26/94	406 Carysfort Rd		Key Largo		FL	US	33037
595	569480.00043500	MARKS SANFORD H REVOCABLE TRUST 5/10/2013	3201 SW 131st Ter		Davie		FL	US	33330
596	569513.00070100	MARLIN LANE 2A LLC	PO Box 402566		Miami Beach		FL	US	33140
597	569480.00011900	MARQUARDT JOHN L	116 Andros Rd		Key Largo		FL	US	33037
598	569511.00332700	MARRERO ARTURO	2307 Castilla		Ft Lauderdale		FL	US	33301
599	569990.00000000	MARTIN BRIAN	32 Club Way		Cedar Grove		NJ	US	07009
600	569511.00333000	MARTIN JOHN CRAIG TR AG 8/4/2010	62 Anchor Dr		Key Largo	Ste B	FL	US	33037
601	572793.00020100	MARTIN RONALD C	24 Dockside Ln		Key Largo		FL	US	33037
602	569511.00331700	MARTINS EDWARD	2 Grove Isle Dr		Coconut Grove	Apt 1208	FL	US	33133
603	573651.00040000	MAST ALFRED B	7 Harbour Green Dr		Key Largo		FL	US	33037
604	572793.00011100	MATHIS HANS GREGORY	1005 Lillies Ln		Ellicott City		MD	US	21043
605	570910.00000000	MATHIS MARVIN A	9 Golf Ter		Key Largo		FL	US	33037
606	80020.00024900	MCALEVEY LYNNE H REVOCABLE TRUST AGREEMENT 7/23/08	PO Box 8716		Cincinnati		OH	US	45208
607	572793.00070700	MCCANN CLAIRE A	26 Lakeside Ln		Key Largo	Unit A	FL	US	33037
608	569442.00030100	MCCARRON DIANE	24 Dockside Ln		Key Largo	# 147	FL	US	33037
609	573651.00400000	MCCARTHY DANIEL D	12 Essex Ln		Rockville Centre		NY	US	11570
610	80020.00026000	MCCONNELL JOHN N REVOCABLE TRUST 7/24/1992	715 Sandfly Ln		Vero Beach		FL	US	32963
611	573651.00270000	MCINTOSH PARTNERS LLC	C/O REYNOLDS JAMES M	PO Box 683	Great Barrington		MA	US	01230
612	569442.00022400	MCKEON JOHN	27 Anchor Dr		Key Largo	Unit B	FL	US	33037
613	569480.00042100	MCMAHON JOHN M	7101 Wisconsin Ave		Bethesda	Ste 800	MD	US	20814
614	81690.00022600	MCSTRAVICK JAMES W	15 Wellfleet Ln		Chesterbrook		PA	US	19087
615	569480.00030800	MCVEAN AVIATION OF NORTH CAROLINA	850 Ridge Lake Blvd		Memphis	Ste 1	TN	US	38120

616	572793.00020200	MEDINGER JOANNE (RIPICH) REV TR INDENTURE 2/13/01	107 Partridge Ln		Chagrin Falls		OH	US	44022
617	572797.00400500	MEENAN JAMES J	5 Hardwood Hammocks Dr		Key Largo		FL	US	33037
618	569513.00073100	MEISEL BRUCE	20 Powder Hill Rd		Saddle River		NJ	US	07458
619	572793.00090800	MERCURIO PETER	73 Old Oscaleta Rd		South Salem		NY	US	10590
620	80020.00022200	MEREDITH DAVID R REVOCABLE TRUST RESTATED 7/24/2015	24 Dockside Ln		Key Largo	PMB 395	FL	US	33037
621	569511.00333200	MESTDAGH JAMES T	380 Provencal Rd		Grosse Pointe Farms		MI	US	48236
622	81690.00021500	MEYER JAMES R	15226 Long Cove Blvd		Carmel		IN	US	46033
623	573650.00401900	MGR CAPITAL LLC	11040 Snapper Creek Rd		Coral Gables		FL	US	33156
624	573650.00401200	MILAM CLIFFORD W	3273 Burnt Pine Cir		Miramar Beach		FL	US	32550
625	573651.00360000	MILES ELIZABETH A	16 Harbour Green Dr		Key Largo		FL	US	33037
626	572797.00260000	MILES MICHAEL R	16 Harbour Green Dr		Key Largo		FL	US	33037
627	569513.00060900	MILLER JAN N REV TR AGR 3/6/2007	C/O MILLER JAN N TRUSTEE	46 MARLIN LN UNIT A	KEY LARGO		FL		33037
628	569471.00630200	MILLER KEITH	PO Box 27		Harbor Springs		MI	US	49740
629	81690.00021600	MILLER ROBERT B JR	10 Oak Bend Dr		Saint Louis		MO	US	63124
630	572798.00040000	MILLREEF PROPERTY INVESTMENT LTD	PO BOX HM 1192		HAMILTON		HMEX BERMUDA	BM	
631	80020.00025000	MIMS LEON H III	69 Cutlers		Asheville		NC	US	28805
632	81711.00280000	MINARD ROSE REBECCA M REVOCABLE TRUST 7/28/2014	31 Ocean Reef Dr		Key Largo	Ste C	FL	US	33037
633	572793.00070800	MINSCH WILLIAM J	100 Old Stage Coach Rd		Basking Ridge		NJ	US	07920
634	572793.00090200	MITCHELL CYNTHIA P	5729 Jardin Pl		Columbus		OH	US	43213
635	569513.00073400	MIX JANINA F TRUST OF 2003	22 Meadowbrook Rd		Dover		MA	US	02030
636	570590.00000000	MOKRIS JEFFREY G	1854 Highland Dr		Fernandina Beach		FL	US	32034
637	569480.00041100	MONKX11 LLC	C/O MONKS CONSTRUCTION CO LLC	8355 VOLLMER RD	Colorado Springs		CO	US	80908
638	80200.00030300	MONROE COUNTY	500 Whitehead St		Key West		FL	US	33040
639	573651.00370000	MOORE LINDA GAIL KERR TRUST 10/08/2019	2408 Lake Dr		Raleigh		NC	US	27609
640	569513.00072500	MORENO ALEJANDRO	6401 CONGRESS AVE STE		BOCA RATON		FL		33487
641	569441.00030000	MORLEY H BARCLAY LIVING TRUST 12/10/97	3 Angelfish Cay Dr		Key Largo		FL	US	33037
642	81713.00020000	MOSLER BRUCE E	C/O CUSHMAN WAKEFIELD	1290 Avenue of the Americas Fl	New York		NY	US	10104
643	80020.00021600	MOSS GAIL	16 S Marina Dr		Key Largo		FL	US	33037
644	81712.00260000	MTB 2000 TRUST 10/25/2018	16 Island Ave		Miami Beach	Apt 6A	FL	US	33139
645	81712.00020000	MTB 2000 TRUST FBO DWD 10/25/2018	16 Island Ave		Miami Beach	Apt 6A	FL	US	33139
646	81713.00050000	MTJ TRUST 11/25/2008	400 Alton Rd		Miami Beach	Apt 2604	FL	US	33139
647	569442.00021600	MULLRAY EILEEN P	24 Dockside Ln	PMB 425	Key Largo		FL	US	33037
648	81691.00050000	MURPHY D MICHAEL REVOCABLE TRUST 6/29/06	11 Landings		Key Largo	Unit A	FL	US	33037
649	569511.00332600	MURPHY DANIEL H II	186 JERRY BROWNE Rd		MYSTIC	UNIT 5405	CT	US	06355
650	569513.00061200	MURRAY ROBERT J FAM TRST 10/18/2005 RST 12/10/2009	24 Dockside Ln		Key Largo	# 254	FL	US	33037
651	81691.00030000	MURTAGH STEPHANIE A	4330 Brookside Rd		Ottawa Hills		OH	US	43615
652	570080.00000000	MUSTO MICHAEL L FAMILY TRUST 9/24/1992	3 Exuma Rd		Key Largo		FL	US	33037
653	81712.00050000	MV 9A LLC	545 Miller Rd		Wyckoff		NJ	US	07481

654	573720.00500000	MVP KEYS INC	2307 Castilla		Fort Lauderdale		FL	US	33301
655	80020.00021400	MWM PROPERTY TRUST 6/4/2014	242 Laurel St		San Francisco		CA	US	94118
656	569471.00610900	NAHMAD ALBERT	18 Tahiti Beach Island Rd		Miami		FL	US	33143
657	569471.00620900	NANAN 209 LLC	101 Beach Rd		Key Largo	Unit 209	FL	US	33037
658	569480.00031300	NARDONE NICHOLAS	21 Appian Dr		Wellesley Hills		MA	US	02481
659	80020.00020800	NEELY JOYCE RIDDLE QPRT NO 1 TR AGR 12/28/07	2705 Bartram Pl		Winston Salem		NC	US	27106
660	569500.00011100	NEW YORK UNIVERSITY	C/O GRACE Y KO SENIOR VP DEVELOPMENT AND ALUMINI AFFAIRS	1 Park Ave Fl 17	New York		NY	US	10016
661	572793.00080300	NEWBOLD CATHERINE LAURA TRUST 12/12/1985	PO Box 1070		Marion		IL	US	62959
662	569480.00033200	NIRVANA SUNRISE LLC	1887 W State Road 84		Fort Lauderdale		FL	US	33315
663	81691.00110000	NO GREEF LLC	405 Alan a Dale Rd		Sherwood Forest		MD	US	21405
664	569442.00011700	NOONAN JOHN R	609 Gravers Ln		Philadelphia		PA	US	19118
665	573630.00140000	NORTH BRIDGE LLC	300 Water St		Wilmington	Ste 300	DE	US	19801
666	81720.00050000	NORTH KEY LARGO UTILITY CORP	24 DOCKSIDE LANE PMB		KEY LARGO		FL		33037
667	573650.00400900	NOYES BRADLEY P GEN PARTNER NOYES REALTY LLLP	PO Box 40		Marblehead		MA	US	01945
668	569442.00022300	NOYES DAVID	PO Box 132		Spruce Head		ME	US	04859
669	81780.00020400	NOYES REALTY LLLP	C/O NOYES BRADLEY P	PO BOX 40	Marblehead		MA	US	01945
670	569471.00630300	NR FLORIDA INVESTMENTS LP	5690 ROYALMOUNT		MONT-ROYAL QC			CA	H4P1K4
671	569442.00022000	NUCCI NANCY J	31 Ocean Reef Dr		Key Largo	Ste C101245	FL	US	33037
672	570050.00000000	NWCOR LLC	38 Shrewsbury Dr		Rumson		NJ	US	07760
673	81740.00050000	O R BUSINESS CENTER LLC	35 Ocean Reef Dr		Key Largo	Ste 200	FL	US	33037
674	569511.00332300	O REEF HOLDINGS LLC	2100 Salzedo St		Coral Gables	Ste 303	FL	US	33134
675	570650.00000000	OBRE JANICE COPLEY	425 58th St		New York	Apt 33E	NY	US	10022
676	569442.00021300	OCEAN HEDGE LLC	3120 NE 56th Ct		Ft Lauderdale		FL	US	33308
677	573630.00250000	OCEAN REEF ACQUISITION CORP	C/O BURTON JOE M AND ISABEL R	35 Ocean Reef Dr Ste 200	Key Largo		FL	US	33037
678	81720.00030200	OCEAN REEF ART LEAGUE INC	120 Anchor Dr		Key Largo		FL	US	33037
679	81740.00010000	OCEAN REEF CHAPEL INC	32 Ocean Reef Dr		Key Largo		FL	US	33037
680	81690.00010000	OCEAN REEF COMMUNITY ASSOCIATION	C/O ACCOUNTING DEPT	35 Ocean Reef Dr Ste 200	Key Largo		FL	US	33037
681	81720.00030300	OCEAN REEF CULTURAL CENTER INC	24 Dockside Ln		Key Largo	Unit 505	FL	US	33037
682	81720.00030100	OCEAN REEF MEDICAL CENTER FOUNDATION INC	50 Barracuda Ln		Key Largo		FL	US	33037
683	81714.00060000	OCEAN REEF ONE LLC	PO Box 2349		Crystal River		FL	US	34423
684	81712.00120000	OCEAN REEF TRUST 10/17/2013	247 Greco Ave		Coral Gables		FL	US	33146
685	81740.00030000	OCEAN REEF VOL FIRE DEPT INC	110 Anchor Dr		Key Largo		FL	US	33037
686	572793.00030500	OCEAN REEF VOLUNTEER FIRE DEPARTMENT INC	24 Dockside Ln		Key Largo		FL	US	33037
687	569480.00011500	OCEAN VISTA FORIDA INC	4010 Airline Dr		Houston		TX	US	77022
688	572793.00020400	OCEANWALK HOMES LLC	728 Tequesta St		Fort Lauderdale	Apt 1	FL	US	33312
689	569513.00072600	OHNELL CARIN	2000 Broadway		New York	Apt 8E	NY	US	10023
690	81693.00120000	OLEARY RICHARD	101 Riverdale Rd		Port Jervis		NY	US	12771

691	569442.00032600	OLEFSON JEFFREY M DEC OF TRUST AGR 12/10/2009	2760 NW 63rd Ct		Fort Lauderdale		FL	US	33309
692	573650.00400400	OLIVER ROY T	101 N Robinson Ave		Oklahoma City	Ste 900	OK	US	73102
693	572797.00080000	OLMERT ANTHONY B	900 Bestgate Rd		Annapolis	Ste 206	MD	US	21401
694	80020.00025300	OLSEN STEPHEN	50 Club House Rd		Key Largo	Unit 53	FL	US	33037
695	569480.00032000	OMNI PARTNERS LLC	24 Dockside Ln		Key Largo		FL	US	33037
696	569442.00022100	OR26A LLC	7405 SW 115th St		Miami		FL	US	33156
697	572793.00080600	OR32B LLC	2745 Stirrup Ln		Weston		FL	US	33331
698	569500.00010500	ORC BERTH LLC	351 W Hubbard St		Chicago	Ste 610	IL	US	60654
699	81712.00270000	ORC MARINA VILLAGE 20 LLC	C/O KEVIN ROBERT SCALIA	20 MARINA VLG Unit A	Key Largo		FL	US	33037
700	573630.00260200	ORCAT INC	C/O OCEAN REEF COMMUNITY ASSOC INC	97 S Harbor Dr	Key Largo		FL	US	33037
701	569480.00031100	ORCD11 LLC	12 Sandpiper		Ponte Vedra		FL	US	32082
702	569480.00042000	ORC-FS25 LLC	4201 Garden Ave		Western Springs		IL	US	60558
703	81712.00070000	ORCMV10A LLC	219 E 1st St		Hinsdale		IL	US	60521
704	569442.00012000	ORGEL WILLIAM E	6415 Ronald Rd		Memphis		TN	US	38120
705	569480.00011300	ORMCHS 12-13 LLC	874 Walker Rd		Dover	Ste C	DE	US	19904
706	81740.00040000	ORU ASSOCIATES INC	31 Ocean Reef Dr		Key Largo	Ste A301	FL	US	33037
707	81690.00021100	OWSLEY RICHARD P JR REV TR 12/6/2005	20A Fishermans		Key Largo		FL	US	33037
708	80020.00021500	PAIGE FRANCIS U	15 S Marina Dr		Key Largo		FL	US	33037
709	81691.00100000	PALENZUELA GONZALO	825 S Alhambra Cir		Coral Gables		FL	US	33146
710	569480.00021500	PALEOLOGOS NICHOLAS G	10721 Stanmore Dr		Potomac		MD	US	20854
711	569441.00590000	PARFET WILLIAM U	15570 Northwood Ln		Hickory Corners		MI	US	49060
712	572797.00380700	PARIDY DIANNE E	24 Dockside Ln		Key Largo	# PMB52	FL	US	33037
713	569480.00041500	PARKER MARGARET A	111 Andros Rd		Key Largo		FL	US	33037
714	572797.00280000	PARKER ROBERT	3790 Darlington Rd		Bloomfield Hills		MI	US	48301
715	573650.00402200	PARKER STEVE	111 Andros Rd		Key Largo		FL	US	33037
716	573650.00030000	PASTOR CARLOS	13770 Old Cutler Rd		Palmetto Bay		FL	US	33158
717	569511.00330500	PATCHEN BRIAN P	6840 White Oak Dr		Miami Lakes		FL	US	33131
718	80020.00021000	PATTON RODMAN D	10 S Marina Dr		Key Largo		FL	US	33037
719	570040.00000000	PAULUS THOMAS D	6 Exuma Rd		Key Largo		FL	US	33037
720	570840.00000000	PEARSON REVOCABLE TRUST LLC	99 Belmont Ave		Lowell		MA	US	01852
721	80020.00025400	PEDDLE HELENE M REV TRUST AGR 12/5/2005	72 W Lake Rd		Key Largo		FL	US	33037
722	569442.00032700	PELICAN GENERAL INC	1000 Elm St		Manchester	Ste 1900	NH	US	03101
723	569471.00630600	PELLAR SANDRA TRUST 12/20/2006	24 Dockside Ln		Key Largo	# 211	FL	US	33037
724	572793.00011000	PELTON JACK	13030 Killenwood Dr		Wichita		KS	US	67230
725	572797.00090000	PENELY LLC	5640 Pamlico Ln		Cincinnati		OH	US	45243
726	572793.00010700	PEPE THINGS LLC	3158 Bay Rd		Miami Beach		FL	US	33140
727	81690.00021200	PERENIC FREDERIC	32450 Scottsdale		Franklin		MI	US	48025
728	569500.00010300	PERETZ MURRAY S REVOCABLE TRUST 1/27/1999	351 W Hubbard St		Chicago	Ste 610	IL	US	60654
729	80020.00025700	PERIN LAURA M REVOCABLE TRUST 11/06/2019	2335 Drury Ln		Mission Hills		KS	US	66208
730	570980.00000000	PERKY PARTNERS LLC	C/O REVORD MARGARET	85 Indian Hill	Winnetka		IL	US	60093
731	569513.00061500	PESTER SCOTT A	PO Box 620		New Vernon		NJ	US	07976

732	573650.00010000	PETERSON DAVID M	5720 State Line Rd		Mission Hills		KS	US	66208
733	572793.00100200	PETERSON TRUST DTD 12/28/07	C/O PETERSON WILLIAM W TRUSTEE	24 DOCKSIDE LN	KEY LARGO		FL		33037
734	572720.00000000	PETROSINO DIANE TRUST 4/17/2013	11 Ocean Reef Dr		Key Largo		FL	US	33037
735	569442.00023500	PHELAN CHARELS C	410 S I Oka Ave		Mt Prospect		IL	US	60056
736	573651.00380000	PHILIPS B CALVIN REVOCABLE TRUST THIRD AMENDED AND RESTATED TRUST AGREEMENT 06/26/2018	20 Harbour Green Dr		Key Largo		FL	US	33037
737	569513.00071900	PHILLARY MANAGEMENT INC	PO BOX 828		FAR HILLS		NJ		07931
738	80020.00023000	PHILLIPS JOHN C	1200 N Broom St		Wilmington		DE	US	19806
739	569480.00030400	PINE FALLS LLC	68 Old Ridge Rd		Strafford		NH	US	03884
740	573630.00050000	PLASKY PAUL E	450 Tivoli Ave		Coral Gables		FL	US	33143
741	572793.00041900	PLATNER BRIAN IRR TRUST FBO AMANDA K ASMAN	3 S Pelican Dr		Key Largo		FL	US	33037
742	572793.00040800	POHLHAUS KAREN W	24 Dockside Ln		Key Largo	PMB 222	FL	US	33037
743	81714.00020000	POLLARD THOMAS B	5331 Sunbury Rd		Westerville		OH	US	43082
744	573650.00401700	POMFRET LLC	24 Dockside Ln		Key Largo		FL	US	33037
745	572798.00010000	POMPIZZI E MICHAEL RESTATED DECL OF TR	1 S Harbor Dr		Key Largo		FL	US	33037
746	80020.00020700	POST CHARLES T JR REVOCABLE TRUST 10/18/2007	7 S Marina Dr		Key Largo		FL	US	33037
747	569442.00032300	POTTER WILLIAM S	32 DINGLETOWN Rd		Greenwich		CT	US	06830
748	80020.00024000	PRATT FANNY GRAY 1993 TRUST 3/31/1993	C/O TIMKEN FAMILY PARTNERSHIP LLC	200 Market N Ave Ste 210	Canton		OH	US	44702
749	572793.00040500	PRICE FAMILY REVOCABLE TRUST 7/2/1994	62 Willits Rd		Glen Cove		NY	US	11542
750	569513.00070400	PRICE PAUL A	C/O PRICE TERRY	241 Stetson Dr	Danville		CA	US	94506
751	569513.00072900	PROTESTANT CONGREGATION OF OCEAN REEF INC	31 Ocean Reef Dr		Key Largo	Ste C101248	FL	US	33037
752	81711.00040000	PUIG JUAN	8015 Los Pinos Blvd		Coral Gables		FL	US	33143
753	572793.00060400	PWLM LLC	7407 53rd Pl		Miami		FL	US	33143
754	81780.00021500	R T LEASING CORPORATION	7739 Kingsbury Blvd		Saint Louis	Unit 11	MO	US	63105
755	81730.00000000	RACQUET CLUB AT OCEAN REEF INC	212 Anchor Dr		Key Largo		FL	US	33037
756	572795.00030000	RAGUCCI JEANETTE D LIVING TRUST 06/27/2002	105 Anchor Dr		Key Largo		FL	US	33037
757	569513.00070800	RAPPAPORT MICHAEL J	9711 Washingtonian Blvd		Gaithersburg	Ste 500	MD	US	20878
758	569442.00022500	REAL ESTATE EQUITY FUND INC	201 Hooper Ave		Toms River	Ste 2	NJ	US	08753
759	573651.00060000	RED BIRD HILL LLC	2109 Randolph Rd		Charlotte		NC	US	28207
760	570670.00000000	REED JEAN FREEMAN	4 Country Club Rd		Key Largo		FL	US	33037
761	81690.00023200	REED JOHN C LIVING TRUST 03/04/2020	134 Wentworth Ave		Nashville		TN	US	37215
762	81711.00390000	REEF GABRIEL LLC	879 BUTTONWOOD Dr		BOCA RATON		FL		33432
763	572793.00020600	REEF MANAGEMENT COMPANY INC	PO Box 149428		Orlando		FL	US	32814
764	81780.00020300	REEF PROJECT MANAGEMENT LLC	1414 22nd St		Washington	Apt 32	DC	US	20037
765	573690.00010000	REEF RETREAT LLC	123 Coulter Ave		Ardmore	Ste 200	PA	US	19003
766	569442.00010400	REEL CENTS LLC	2504 W Main St		Rapid City		SD	US	57702
767	569480.00042500	REEL DOCK LIFE LLC	PO Box 975		Osterville		MA	US	02655
768	569435.00010000	REEVES WILLIAM H REV LIV TR 1/4/2006	31 Ocean Reef Dr		Key Largo		FL	US	33037
769	81693.00110000	REGO RODRIGO DA CUNHA	5820 SW 97th St		Miami		FL	US	33156

770	573650.00040000	REMOS ALEJANDRO	6883 112th St		Pinecrest		FL	US	33156
771	572611.00500000	RESIDENCES ORC LLC	31 Ocean Reef Dr		Key Largo	Ste C201	FL	US	33037
772	81690.00020100	REX ALBERT	15 Fishermans		Key Largo	# A	FL	US	33037
773	81691.00060000	REX ALBERT G	11 Landings		Key Largo	Unit B	FL	US	33037
774	569441.00610000	REYNOLDS INGE C REVOCABLE TRUST AGR 8/21/1991	PO BOX 683		GREAT BARRINGTON		MA	US	01230
775	572797.00150000	REYNOLDS JOAN M BANEY REV TR 4/20/2004	10 Caloosa Rd		Key Largo		FL	US	33037
776	81780.00021100	REYNOLDS WINIFRED S 2018 REV TRUST 10/12/2018	PO Box 371283		Key Largo		FL	US	33037
777	569435.00020000	RICH MICHAEL	610 Raring Dr		Orwigsburg		PA	US	17961
778	569513.00061400	RILEY RICHARD	24 Dockside Ln	PMB 58	Key Largo		FL	US	33037
779	569480.00022700	RILEY ROBERT E 2001 REVOCABLE TRUST 1/29/2001	483 Jerusalem Rd		Cohasset		MA	US	02025
780	569442.00022700	RIVERA JOEY	1999 Plum Woods Ct		Sellersburg		IN	US	47172
781	569442.00020100	RLLM LLC	645 SW 48th Ln		Ocala		FL	US	34471
782	81712.00170000	ROAMAN CAROL	411 5th Ave		New York	Rm 901	NY	US	10016
783	572797.00180000	ROASEAU LAWRENCE W	24 Dockside Ln		Key Largo	PMB 405	FL	US	33037
784	569480.00021800	ROBERT C NOLAN JR LLC	81483 Highway 1082		Bush		LA	US	70431
785	569980.00000000	ROBILLARD JOSEPH C	25 Woodstone Cir		Short Hills		NJ	US	07078
786	569480.00022200	ROCHE THOMAS F III 2019 FAMILY TRUST 09/24/2019	1600 S Ocean Blvd		Pompano Beach	Apt 1604	FL	US	33062
787	569480.00031200	ROCK CRUSHER LLC	6800 SW 101st St		Coral Gables		FL	US	33156
788	569511.00331500	ROCKABELLA LLC	90 Dickman Dr		Lavallette		NJ	US	08735
789	80020.00021800	RODGERS COWAN	PO Box 10766		Knoxville		TN	US	37939
790	569442.00011000	RODGERS COWAN III	PO Box 10766		Knoxville		TN	US	37939
791	81711.00310000	RODRIGUEZ JA (TONY) AND JUDITH T LIV TR 12/20/2005	17070 SW 74th Pl		Palmetto Bay		FL	US	33157
792	569442.00030700	RODRIGUEZ JEANNETTE CLARA REV TRUST 04/16/1998	2006 Walnut Dr		Corinth		MS	US	38834
793	81693.00030000	ROGERS MICHAEL	840 Tara Estates Ct		Chesterfield		MO	US	63005
794	569580.00000000	ROHAN NANCY FREDERICK REV TRUST 5/30/2014	206 Andros Rd		Key Largo		FL	US	33037
795	80020.00020400	ROHRBACH RICHARD ALAN	24 Dockside Ln		Key Largo		FL	US	33037
796	569513.00060600	ROLLS STEVEN G	3818 Miami Rd		Cincinnati	Apt 101	OH	US	45227
797	569480.00020500	ROSE REBECCA M MINARD REVOCABLE 7/28/2014	105 Surplus St		Duxbury		MA	US	02332
798	569442.00011600	ROSEN HOLDINGS OCEAN REEF LLC	277 Galeon Ct		Coral Gables		FL	US	33143
799	572793.00041000	ROUNTREE DAVID A	3 Cabot Rd		Andover		MA	US	01810
800	570850.00000000	RTF PROPERTY TRUST 2/12/2006	C/O ROEDING RICHARD L JR TRUSTEE	8044 MONTGOMERY RD STE 480	CINCINNATI		OH	US	45236
801	573650.00050000	RTWRDA INC	3224 Beau Mont Farm Rd		Charlottesville		VA	US	22901
802	569425.00000000	RUBINSEIN PAUL	4216 BRITANNIA DR SW		CALGARY		ALBERTA	CA	T2S 1J3
803	80020.00024800	RUFFING ARTHUR L JR	50 Club House Rd		Key Largo	Unit 48	FL	US	33037
804	569511.00331300	RUMSON PARTNERS LLC	25 Wardell Ave		Rumson		NJ	US	07760
805	569471.00630100	RUSHMORE JULIA K	38 Marlin Ln		Key Largo	Unit B	FL	US	33037

806	571260.00000000	RUSTY HILL PROPERTIES LLC	6300 Aberdeen Rd		Mission Hills		KS	US	66208
807	569513.00070200	RYAN MATTHEW	2 Marlin Ln		Key Largo	Unit B	FL	US	33037
808	572797.00380300	RYON & CO GP	200 E Norwegian St		Pottsville		PA	US	17901
809	569480.00023000	S & Z RESIDENTIAL LLC	2805 E Oakland Park Blvd		Fort Lauderdale	# 365	FL	US	33306
810	569770.00000000	S AND Z RESIDENTIAL LLC	2889 NE 26th Pl		Fort Lauderdale		FL	US	33306
811	570990.00000000	SALT KETTLE LTD	PO BOX HM 653		HAMILTON			BM	HM CX
812	573650.00401100	SANABRIA GONZALO	944 San Pedro Ave		Coral Gables		FL	US	33156
813	569513.00071700	SANCHEZ ALEJANDRO G	740 Calatrava Ave		Coral Gables		FL	US	33143
814	573651.00350000	SANCHEZ IGNACIO E	11525 Lake Potomac Dr		Potomac		MD	US	20854
815	81693.00010000	SARCO AND COMPANY	555 17th St		Denver	Ste 2400	CO	US	80202
816	81693.00020000	SARCO MOORINGS 31B LLC	555 17th St		Denver	Ste 2400	CO	US	80202
817	569511.00330800	SARCO REAL ESTATE LLC	555 17th St		Denver	Ste 2400	CO	US	80202
818	569480.00032200	SATORI MARINE LLC	4600 S Syracuse St		Denver	Fl 11	CO	US	80237
819	80020.00024400	SAUER ROBERT C TRUST AGREEMENT 7/8/2002	50 Club House Rd		Key Largo	Unit 44	FL	US	33037
820	569480.00020600	SCALIA KEVIN	20 MARINA VILLAGE		Key Largo	UNIT A	FL	US	33037
821	569480.00020300	SCHAAD LOUIS E JR TRUSTEE	318 Erin Dr		Knoxville	Ste 11	TN	US	37919
822	572797.00400100	SCHAEFER ANDREA L	40 Clark Rd		Bedford		NY	US	10506
823	570570.00000000	SCHAEFER JANE I	24 Country Club Rd		Key Largo		FL	US	33037
824	569442.00030500	SCHIAVONE JEAN R	11 Hill St		Morristown		NJ	US	07960
825	569441.00630000	SCHIEVELBEIN THOMAS C REV LIV TR 11/26/1996	24 Dockside Ln		Key Largo	PMB 63	FL	US	33037
826	81712.00100000	SCHMETTERER ROBERT	C/O COOPERMAN CITRIN	529 5TH AVE FL	New York		NY	US	10017
827	572793.00041100	SCHMIDT JANET SURVIVORS TRUST 7/10/14	324 E Harbor View Dr		Fond du Lac		WI	US	54935
828	572793.00020800	SCHMIDT JUDITH G DECLARATION OF TRUST 12/14/1993	35 Lakeside Ln		Key Largo	Unit B	FL	US	33037
829	569511.00330200	SCHNEIDER FRANK	DUESSELDORFER STR 71		DUESSELDORF			DE	40545
830	570550.00000000	SCHNEIDERS GREG	6302 30th St		Washington		DC	US	20015
831	569442.00011800	SCHOLD ERIC W	815 Homestead Blvd		Homestead		FL	US	33030
832	572797.00380500	SCHUBLE DALE D	24 Dockside Ln		Key Largo	PMB 392	FL	US	33037
833	569442.00032200	SCHULTZ WILLIAM	38A Anchor Dr		Key Largo		FL	US	33037
834	572793.00090700	SCHUMER JEFF M	6410 Cloister Gate Dr		Baltimore		MD	US	21212
835	569442.00021100	SCHUPP RUDY E	11874 Lake Shore Pl		North Palm Beach		FL	US	33408
836	572795.00110000	SCHWARTZ FAMILY HOUSE TRUST 11/9/2012	24 Dockside Ln		Key Largo		FL	US	33037
837	569480.00031700	SCOTT SHERMAN A	PO Box 129		Broussard		LA	US	70518
838	569800.00000000	SCULLY-LERNER JENNIFER	1170 5th Ave		New York	# 14B	NY	US	10029
839	572797.00070000	SEAVIEW REALTY IRREVOCALBE TRUST 11/5/1999	C/O ALTER PETER JAY TRUSTEE	6 VISTA DR STE 200	Old Lyme		CT	US	06371
840	569442.00032000	SEPE BRIAN	13073 Zambrana St		Coral Gables		FL	US	33156
841	569471.00610200	SERAPHIM POINT TWO LLC	301 E 4th St		Cincinnati	Fl 40	OH	US	45202
842	572797.00130000	SHAPIRO LAWRENCE REV TR AG 2/15/05	8 Caloosa Rd		Key Largo		FL	US	33037
843	569513.00071500	SHAPIRO LIBBY P TRUST FBO CAROL SHAPIRO ENGEL	211 E 77th St		New York		NY	US	10075
844	569480.00040800	SHAW JUDD	901 NE 2nd Ter		Boca Raton		FL	US	33432
845	569870.00000000	SHEA MICHAEL	1905 Stone Gate Rd		Louisville		KY	US	40223
846	81711.00220000	SHEA PETER	31 Ocean Reef Dr		Key Largo	Ste C101255	FL	US	33037

847	569471.00630900	SHEEHAN TIMOTHY G	470 Atlantic Ave		Boston	Fl 4	MA	US	02210
848	569480.00020100	SHEETZ G ROBERT	1388 Sabal Palm Dr		Boca Raton		FL	US	33432
849	572797.00300000	SHEPARD JANE S REVOCABLE LIVING TRUST 1/5/1990	C/O ASSOCIATED TRUST COMPANY NA TRUSTEE	PO BOX 408	Neenah		WI	US	54957
850	81690.00021300	SHERRILL DEBORAH S LIVING TRUST REST 09/30/2015	21 Fishermans		Key Largo	Unit A	FL	US	33037
851	81690.00020700	SHULDMAN SUSAN LEVY AGR TRUST 11/14/2002	24 Dockside Ln		Key Largo	#164	FL	US	33037
852	81714.00050000	SICO INVESTMENTS INC	C/O OSBORNE STUART	P O BOX HM	HAMILTON			BM	
853	81690.00023100	SIEDLE KENT	12261 NW 48th Dr		Coral Springs		FL	US	33076
854	81691.00120000	SIMMS CHARLES H	2785 Orchard Run Rd		Dayton		OH	US	45449
855	573650.00060000	SIMS JANE W	24 Dockside Ln		Key Largo		FL	US	33037
856	569513.00073200	SINGER CARA	1100 SW Tamarind Way		Boca Raton		FL	US	33486
857	569513.00070500	SLIP AWAY CORPORATION	449 Leaning Oak St		Gaithersburg		MD	US	20878
858	80020.00026600	SMALLEY FAMILY REVOCABLE TRUST AGR 7/8/2004	C/O SMALLEY RANDALL S TRUSTEE	12 OCEAN HARBOUR CIR	Ocean Ridge		FL	US	33435
859	80020.00026100	SMALLEY ROBERT AND PAULA TRUST 7/8/04	50 Club House Rd		Key Largo		FL	US	33037
860	570660.00000000	SMITH ALLERTON G	6 Country Club Rd		Key Largo		FL	US	33037
861	570610.00000000	SMITH ASHLEY WALTER LIVING TRUST 11/6/2013	6105 Leonardo St		Coral Gables		FL	US	33146
862	572797.00400700	SMITH C ALAN TRUSTEE	28 EAGLE RIDGE PL SW		CALGARY		AB	CA	T2V 2V8
863	573690.00340000	SMITH RAYMOND WALLACE	345 Harbor Dr		Key Largo		FL	US	33037
864	572792.00060100	SMITH STEVEN L TRUST 8/20/2001	3420 Woodhaven Dr		Bourbonnais		IL	US	60914
865	573690.00020000	SMITH STEVEN LYLE	2 Mahogany Ln		Key Largo		FL	US	33037
866	81691.00010000	SMITH TIMOTHY WAYNE REV TRUST 05/17/2019	87 E Andrews Dr		Atlanta		GA	US	30305
867	569471.00630800	SOMMER LORRAINE	8044 Montgomery Rd		Cincinnati	Ste 480	OH	US	45236
868	572797.00400400	SORENSON JULIA R	2820 Drane Field Rd		Lakeland		FL	US	33811
869	573630.00030000	SOUTH HARBOR ANGLERS LLC	8390 SW 134th St		Pinecrest		FL	US	33156
870	81770.00000000	SOUTHERN BELL TEL AND TELEGRAPH	C/O PROPERTY TAX DEPT	1010 Pine St 9E-L-01	Saint Louis		MO	US	63101
871	569442.00030200	SOWLE LISA LEE	W237N Hastings Ln		Sussex		WI	US	53089
872	81740.00020000	SPEAR INVESTMENT ASSOCIATES	20 Spear Rd		Ramsey		NJ	US	07446
873	80020.00022700	SPINA JOHN V	4303 E Emory Rd		Knoxville		TN	US	37938
874	572793.00040200	SPITZER A-TEAM LP	150 Bridge St		Elyria		OH	US	44035
875	572793.00030100	SPOOR ANN O	21 Lakeside Ln		Key Largo	Apt A	FL	US	33037
876	572797.00330000	SPORT WILLIAM A	28 Dilly Tree		Key Largo		FL	US	33037
877	569480.00022300	ST CLAIR WILLIAM PAXSON TRUST 09/19/2003	42 Spadefish Ln		Key Largo		FL	US	33037
878	81710.00020100	STANDICK LLC	3415 University Ave		Saint Paul		MN	US	55114
879	81711.00120000	STAVOLA CHRISTOPHER W	PO Box 419		Kingston		NJ	US	08528
880	81711.00130000	STAVOLA JASON W	808 Ashley Ave		Brielle		NJ	US	08730
881	573651.00120000	STEIN MARTIN G	24 Dockside Ln		Key Largo		FL	US	33037
882	571050.00000000	STEINHILBER DIANE REST DEC OF TRUST 4/12/2013	36 Bay Ridge Rd		Key Largo		FL	US	33037
883	569513.00072200	STEVENS BARBARA F	175 BYRAM SHORE RD		GREENWICH		CT		06830

884	573690.00130000	STEVENS JANET M REV TRUST OF 1998 01/02/1998	29 Harborview Dr		Rye		NH	US	03870
885	569442.00031300	STEVENS MELISSA ANN	92 North Ave		New Rochelle		NY	US	10801
886	81690.00020200	STEVENS ROBERT	29 Harborview Dr		Rye		NH	US	03870
887	573651.00100000	STINNETT JAMES B	607 Berkshire Ct		Downers Grove		IL	US	60516
888	572793.00090500	STOCKER WILBUR E JR	1864 Walnut Grove Dr		State College		PA	US	16801
889	570390.00000000	STONE HOUSE 1 LLC	650 25th St		Cleveland	Ste 401	TN	US	37311
890	569620.00000000	STONE HOUSE 2 LLC	650 25th St		Cleveland	Ste 401	TN	US	37311
891	572797.00200000	STORM JOHN F	15 Caloosa Rd		Key Largo		FL	US	33037
892	569480.00022500	STREAMRUNNER PROPERTIES LLC	1440 NE 101st St		Miami Shores		FL	US	33138
893	569480.00031900	STREET DAVID A	9896 Brassie		Naples		FL	US	34108
894	570960.00000000	STREIT CHRISTOPHER	12 Perky Rd		Key Largo		FL	US	33037
895	81780.00020900	STRODE FAMILY PROPERTIES LLC	31 Ocean Reef Dr		Key Largo	Ste C101280	FL	US	33037
896	81690.00022000	STRODE JAMES P	2250 Beach Blvd		Jacksonville		FL	US	32250
897	569513.00071100	STRUPP DAVID J	12 Marlin Ln		Key Largo	Unit A	FL	US	33037
898	569511.00331200	SULLIVAN CORNELIUS JOSEPH REVOCABLE TRUST 07/25/2018	957 Melvin Rd		Annapolis		MD	US	21403
899	81690.00022800	SWANSON ROBERT R	28B Fishermans Cove		Key Largo		FL	US	33037
900	569480.00021200	SWOPE SUSAN E REVOCABLE TRUST 12/20/2018	4969 US Highway 42		Louisville	Ste 2000	KY	US	40222
901	569442.00021500	SZYMANSKY ROMAN	2849 NE 32nd St		Lighthouse Point		FL	US	33064
902	569480.00020900	TALLARDY CHARLES C III	PO Box 2530		Newburgh		NY	US	12550
903	569513.00073600	TANIA L MERCANTE REV TR AGREE 12/2/2010	8923 SW 67th Ave		Pinecrest		FL	US	33156
904	80020.00024200	TATLOCK R IAN	50 Club House Rd		Key Largo		FL	US	33037
905	569442.00020700	THATCH PALM LLC	24 Dockside Ln		Key Largo	377	FL	US	33037
906	573630.00260100	THE ACADEMY AT OCEAN REEF INC	395 S Harbor Dr		Key Largo		FL	US	33037
907	572793.00060600	THIELE KAREN M	24 Dockside Ln		Key Largo	PMB 21	FL	US	33037
908	569480.00021000	THIES DENNIS AMD AND REST REV BUSINESS TR 12/5/03	1000 E Hillsboro Blvd		Deerfield Beach	Ste 201	FL	US	33441
909	81711.00020000	THIES PEGGY REV TR AGR 7/2/2008	C/O COMERICA BANK	2401 Pga Blvd Ste 198	Palm Beach Gardens		FL	US	33410
910	81714.00010000	THORNTON MARGARET M TR 4/9/2009	C/O DUHON MARGARET TRUSTEE	24 Dockside Ln PMB 221	Key Largo		FL	US	33037
911	569480.00011600	TIARA AQUA LLC	801 Laurel Oak Dr		Naples	Ste 705	FL	US	34108
912	569480.00022900	TIME 2 XPLORE LLC	73 Hautaluoma Rd		Esko		MN	US	55733
913	569513.00060500	TIRICO MICHAEL T	2320 Tall Oaks Dr		Ann Arbor		MI	US	48103
914	569441.00600000	TR FLORIDA ACQUISITIONS LLC	255 Alhambra Cir		Coral Gables	Ste 700	FL	US	33134
915	81713.00120000	TR OCEAN REEF LLC	1000 Brickell Ave		Miami	Ste 201	FL	US	33131
916	81690.00022400	TRANE REUBEN J	8260 159th St		Palmetto Bay		FL	US	33157
917	569480.00020200	TRAUB RONALD	5500 Collins Ave		Miami Beach	Apt 2304	FL	US	33140
918	81711.00060000	TRILLIAM PROPERTIES LLC	4545 NW 24th Ter		Boca Raton		FL	US	33431
919	569480.00021600	TRIPLE T DOCK LLC	2865 NE 25th St		Fort Lauderdale		FL	US	33305
920	572795.00090000	TRUCHAN JORDAN	24 Dockside Ln		Key Largo	# 432	FL	US	33037
921	81690.00023000	TUNDIDOR HECTOR JR	11040 73rd Ct		Pinecrest		FL	US	33156
922	569480.00032800	TUROWSKI LEONARD A JR	45100 Warren Rd		Canton		MI	US	48187
923	81711.00400000	TWT OCEAN REEF LLC	3401 Norman Berry Dr		Atlanta	Ste 101	GA	US	30344

924	569600.00000000	URBINATI JOSEPH JR	79 Rye Ridge Rd		Harrison		NY	US	10528
925	573650.00402600	URIE DONALD & KATHRYN JT REV LIV TRUST 07/25/2019	1034 North Waterway Dr		Fort Myers		FL	US	33919
926	573630.00220000	VALVERDE RENE	460 Leucadendra Dr		Coral Gables		FL	US	33156
927	573651.00320000	VAN DELLEN SHARON R TRUST 3/20/1991	777 Bagley Ave		Grand Rapids		MI	US	49506
928	572797.00160000	VAN PELT R SCOTT	5 Jefferson		Farmington		CT	US	06032
929	573630.00060000	VANDENBERG PETER	6660 SW 100th St		Miami		FL	US	33156
930	80020.00024600	VASILIOU BASIL	800 S Pointe Dr		Miami Beach	Apt 2001	FL	US	33139
931	573670.00040000	VASQUEZ MARY D	4 Harbor Island Dr		Key Largo		FL	US	33037
932	573630.00160000	VENTURA JUAN C	21 Dispatch Creek Ct		Key Largo		FL	US	33037
933	573720.00550000	VERNACE ANNA MARIE LIVING TRUST 1/8/2016	6 Cinnamon Bark Ln		Key Largo		FL	US	33037
934	569480.00032300	VIN SANTO HOLDINGS LLC	PO Box 1089		Weatherford		TX	US	76086
935	81690.00022100	VINCUNAS RAYMOND M REV TRUST 10/23/1989	C/O DEVELOPMENT ASSOCIATES	PO BOX 528	Agawam		MA	US	01001
936	81693.00130000	WAGNER GEORGE	313 Coralberry Rd		Louisville		KY	US	40207
937	573651.00010000	WALKER AND CO LP	PO Box 189		Pottsville		PA	US	17901
938	572793.00010100	WALKER W AND A TRUST 12/14/2004	C/O WALKER WILLIAM AND ANNA TRUSTEES	44 Lakeside Ln Apt A	Key Largo		FL	US	33037
939	81691.00090000	WALLER GLADYS O REV TR OF 2003 03/14/2003	4200 Theall Rd		Rye		NY	US	10580
940	573650.00070000	WALSH PAUL S	CEDAR FARM , BALLS CROSS, KIRDFORD		BILLINGSHURST		WEST SUSSEX	GB	RH14 0JJ
941	569480.00041200	WALSTAD DAVID	5526 Navarro St		Houston		TX	US	77056
942	572793.00010500	WARDWELL SAMUEL A	40 Laurel Ave		Wellesley Hills		MA	US	02481
943	569480.00041800	WATERWAYS SLIP INC	418 Hillbrook Rd		Bryn Mawr		PA	US	19010
944	569442.00022900	WATSON ROBERT P REVOCABLE TRUST	31 Ocean Reef Dr		Key Largo	# C101-148	FL	US	33037
945	570760.00000000	WAXMAN EARL	24 Dockside Ln		Key Largo		FL	US	33037
946	571000.00000000	WEBSTER DANIEL	20 Perky Rd		Key Largo		FL	US	33037
947	81693.00060000	WELLS HAROLD WILLIAMS	PO Box 2320		Wilmington		NC	US	28402
948	573650.00400300	WESTER DAVID	4244 Chase Ave		Miami Beach		FL	US	33140
949	81711.00190000	WHISPERING GRAY LLC	322 Caravelle Dr		Jupiter		FL	US	33458
950	80020.00025500	WHITBECK MARIE G REVOCABLE LIVING TRUST 1/28/2015	50 Club House Rd		Key Largo		FL	US	33037
951	573670.00050000	WHITE MICHAEL W	5 Harbor Island Dr		Key Largo		FL	US	33037
952	572797.00190000	WHITTEN JACQUIE M	2825 LLOYDTOWN/AURORA RD		KING CITY		ONTARIO	CA	L7B IA3
953	81713.00070000	WILKIE MICHAEL	31 Ocean Reef Dr		Key Largo	# C101-1	FL	US	33037
954	81780.00021300	WILLIAM U PARFET REVOCABLE LIVING TRUST DTD 5/23/1984	277 S Rose St		Kalamazoo	3500	MI	US	49007
955	573650.00402500	WILLIAMS DOUGLAS M	PO Box 1950		Bozeman		MT	US	59771
956	81711.00090000	WILLIAMSON GEORGE E	5501 Oak Ln		Coral Gables		FL	US	33156
957	572793.00041300	WILLISON LAWRENCE D	13 Lakeside Ln		Key Largo	# A	FL	US	33037
958	569480.00043400	WILLOW RUN FARMS INC	6895 SW 112th St		Miami		FL	US	33156
959	573690.00120000	WILLSON WILLIAM F	24 Dockside Ln		Key Largo	# 461	FL	US	33037

960	569511.00331600	WILSON RODNEY AND MARLENE QUAL SPOUSAL TR 12/26/12	4 Fair Oaks Dr		Saint Louis		MO	US	63124
961	570690.00000000	WILSON WILLIAM W III	9 Country Club Rd		Key Largo		FL	US	33037
962	569442.00022800	WINTER WAVES LLC	107 Rockaway Ave		Garden City		NY	US	11530
963	572795.00080000	WINTON JAMES T	115 Anchor Dr		Key Largo		FL	US	33037
964	571220.00000000	WITZ FAY S REVOCABLE TRUST 05/22/2001	39 Bay Ridge Rd		Key Largo		FL	US	33037
965	569513.00060300	WOLF CHARLES JR	303 Gravel Hill Rd		Mount Wolf		PA	US	17347
966	570640.00000000	WOODMAN ANDREW	206 Cloister Green Ln		Memphis		TN	US	38120
967	573650.00402300	WOODS JAMES D	6 Pine Hill Rd		Burlington		CT	US	06013
968	81691.00040000	WOODS RICHARD R	24 Dockside Ln		Key Largo	PMB 10	FL	US	33037
969	572793.00100400	WOODSTREAM TRAIL LLC	2338 Immokalee Rd		Naples	# 105	FL	US	34110
970	572793.00020500	WOOTEN SIMEON F	29B Lakeside Ln		Key Largo		FL	US	33037
971	572797.00380200	WYER BARBARA JUDGE	2 Torchwood Ln		Key Largo		FL	US	33037
972	572793.00090400	WYLIE SUZANNA	PO Box 849		Killen		AL	US	35645
973	81713.00060000	WYLLIE CAROL G	626 Solar Isle Dr		Fort Lauderdale		FL	US	33301
974	569442.00021400	WYLLIE STUART S	626 Solar Isle Dr		Ft Lauderdale		FL	US	33301
975	569482.00000000	YACHTSMAN INN LAND LLC	C/O ROBERT ANTHONY BOGDAN AGENT	35 Ocean Reef Dr Ste 200	Key Largo		FL	US	33037
976	572792.00060200	YATES THOMAS E	42 White St		New York	Apt 4	NY	US	10013
977	572793.00010600	YEAGER HOWARD B JR REV TRUST AGR 5/22/2002	5210 Worthington Dr		Bethesda		MD	US	20816
978	569790.00000000	YONKE ERIC T	2000 Hycroft Dr		Pittsburgh		PA	US	15241
979	572795.00070000	YOUNG ROBERT J TRUST	PO Box 10000		Glenwood Springs		CO	US	81602
980	572793.00030400	Z8ORC VENTURES LLC	22 Liberty Dr		Boston	Unit 5A	MA	US	02210
981	570410.00000000	ZEIGLER HAROLD J TRUST 1/25/1994	3939 Stadium Dr		Kalamazoo		MI	US	49008
982	81713.00110000	ZERGA JOSEPH L	3677 Winding Wood Ln		Lexington		KY	US	40515
983	81711.00100000	ZIEGLER LINDA J REVOCABLE TRUST 3/14/2008	5748 Jardin Pl		Columbus		OH	US	43213
984	569442.00010200	ZIFFERER MORTON F JR	3392 Lower Glades Rd		York		PA	US	17406
985	569480.00032500	ZIFFERER SCOTT C LIVING TRUST	24 Dockside Ln		Key Largo		FL	US	33037
986	569513.00071800	ZUCCOTTI SUSAN N	40 E 84th St		New York	Apt 6A	NY	US	10028

AGENT AUTHORIZATION FORM

Date of Authorization: 05 / 20 / 2020
Month Day Year

I hereby authorize BARTON W. SMITH, ESQ. / JESS MILES GOODALL, ESQ. / SMITH HAWKS, PL be listed as authorized agent
(Print Name of Agent)

representing O R Business Center, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Land Development Code Text Amendment Application and Land Use Designation Zoning Map Amendment
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

SEE ATTACHED

Lot Block Subdivision Key (Island)

SEE ATTACHED

Real Estate (RE) Number Alternate Key Number

201 OCEAN REEF DRIVE, KEY LARGO, FLORIDA 33037 106

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 SIMONTON STREET, KEY WEST, FLORIDA 33040

Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [signature]

Printed Name of Property Owner: Vaughn Roberts

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 20 day of May, 2020,

by Vaughn Roberts, who is personally known to me OR produced
(Print Name of Person Making Statement)

_____ as identification.
(Type of ID Produced)

LuAnn V. Lowen
Signature of Notary Public

LuAnn V. Lowen
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: June 23, 2024

LUANN V LOWEN
MY COMMISSION EXPIRES
JUNE 23, 2024
#GG 965010
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

AGENT AUTHORIZATION FORM

Date of Authorization: 05 / 20 / 2020
Month Day Year

I hereby authorize BARTON W. SMITH, ESQ. / JESS MILES GOODALL, ESQ. / SMITH HAWKS, PL be listed as authorized agent
(Print Name of Agent)

representing Yachtsman Inn Land, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Land Development Code Text Amendment Application and Land Use Designation Zoning Map Amendment
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

SEE ATTACHED

Lot Block Subdivision Key (Island)

SEE ATTACHED

Real Estate (RE) Number Alternate Key Number

201 OCEAN REEF DRIVE, KEY LARGO, FLORIDA 33037 106

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 SIMONTON STREET, KEY WEST, FLORIDA 33040

Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [signature]

Printed Name of Property Owner: Vaughn Roberts

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 20 day of May, 20 20,

by Vaughn Roberts, who is personally known to me OR produced
(Print Name of Person Making Statement)

_____ as identification.
(Type of ID Produced)

LuAnn V. Lowen
Signature of Notary Public

LuAnn V. Lowen
Print, Type or Stamp Commissioned Name of Notary Public

LUANN V LOWEN
MY COMMISSION EXPIRES
JUNE 23, 2024
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: June 23, 2024

AGENT AUTHORIZATION FORM

Date of Authorization: 05 / 20 / 2020
Month Day Year

I hereby authorize BARTON W. SMITH, ESQ. / JESS MILES GOODALL, ESQ. / SMITH HAWKS, PL be listed as authorized agent
(Print Name of Agent)

representing OCEAN REEF CLUB, INC. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Land Development Code Text Amendment Application and Land Use Designation Zoning Map Amendment
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

SEE ATTACHED

Lot Block Subdivision Key (Island)

SEE ATTACHED

Real Estate (RE) Number Alternate Key Number

201 OCEAN REEF DRIVE, KEY LARGO, FLORIDA 33037 106

Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:

138 SIMONTON STREET, KEY WEST, FLORIDA 33040

Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 BART@SMITHHAWKS.COM

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: V. R.

Printed Name of Property Owner: Vaughn Roberts

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 20 day of May, 2020,

by Vaughn Roberts, who is personally known to me OR produced
(Print Name of Person Making Statement)

_____ as identification.
(Type of ID Produced)

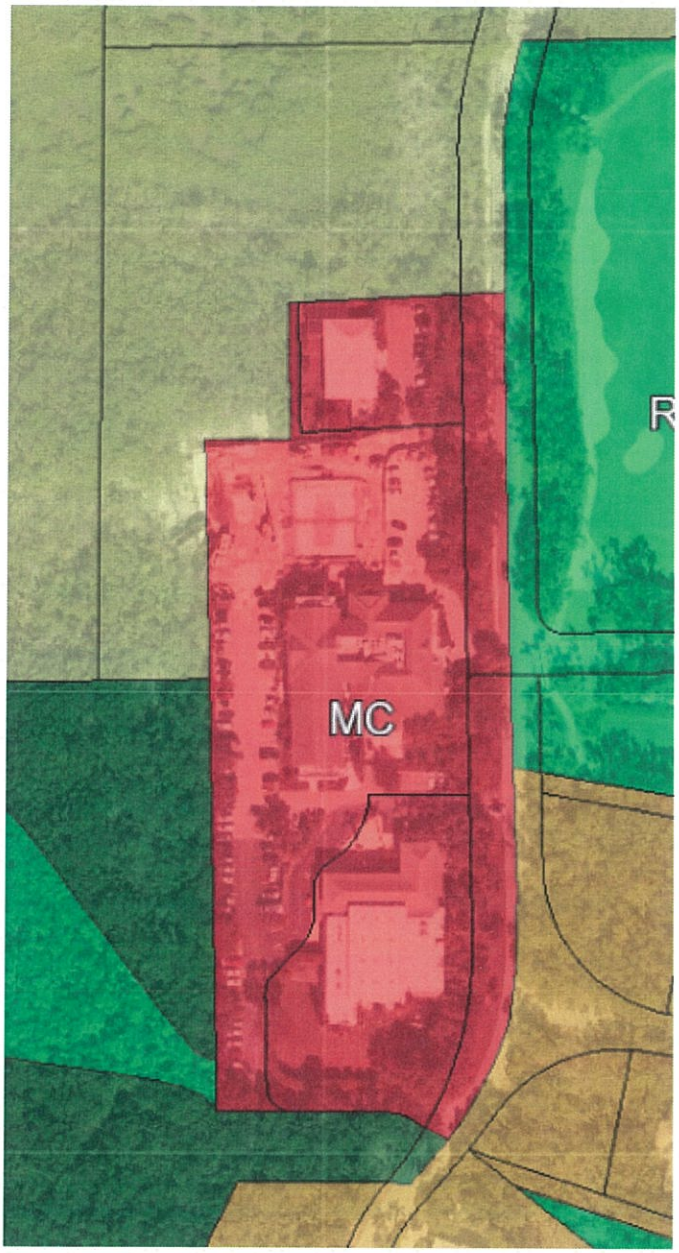
LuAnn V. Lowen
Signature of Notary Public

LuAnn V. Lowen
Print, Type or Stamp Commissioned Name of Notary Public

LUANN V LOWEN
MY COMMISSION EXPIRES
JUNE 23, 2024
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

My commission expires: June 23, 2024

	RE NO.:	OWNER:	ADDRESS:
1.	00573630-002600	Ocean Reef Club, Inc.	395 S Harbor Dr.
2.	00572797-003600	Ocean Reef Club, Inc.	100 Anchor Dr.
3.	00572795-001000	Ocean Reef Club, Inc.	30 Ocean Reef Dr.
4.	00570460-000000	Ocean Reef Club, Inc.	90 Andros Rd.
5.	00570450-000000	Ocean Reef Club, Inc.	90 Andros Rd.
6.	00569510-000000	Ocean Reef Club, Inc.	90 Andros Rd.
7.	00569500-000096	William Horne, Jr.	35 Ocean Reef Dr.
8.	00569500-000095	Lawrence Lukis	35 Ocean Reef Dr.
9.	00569500-000000	Ocean Reef Club, Inc	Beach Rd.
10.	00569500-000000	Ocean Reef Club, Inc.	Beach Rd.
11.	00569490-000000	Ocean Reef Club, Inc	Beach Rd.
12.	00569470-000000	Ocean Reef Club, Inc	Ocean Reef Dr.
13.	00081880-000100	Ocean Reef Club, Inc	31 Ocean Reef Dr.
14.	00569482-000000	Yachtsman Inn Land, LLC	650 Brach Rd.
15.	00081780-000300	Ocean Reef Club, Inc	314 Anchor Dr.
16.	00081760-000100	Ocean Reef Club, Inc	1 Dockside Ln.
17.	00081760-000000	Ocean Reef Club, Inc	31 Ocean Reef Dr.
18.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
19.	00081760-000000	Ocean Reef Club, Inc	1 Dockside Ln.
20.	00081740-000500	O R Business Center, LLC	395 S. Harbor Dr.
21.	00081720-000600	North Largo Utility Corp	Vacant Land
22.	00081720-000400	FKAA	Vacant Land
23.	00081720-000000	Ocean Reef Club, Inc	100 Country Club Rd.
24.	00081710-000000	Ocean Reef Club, Inc	120 Nirvana Ln. 100 Nirvana Ln.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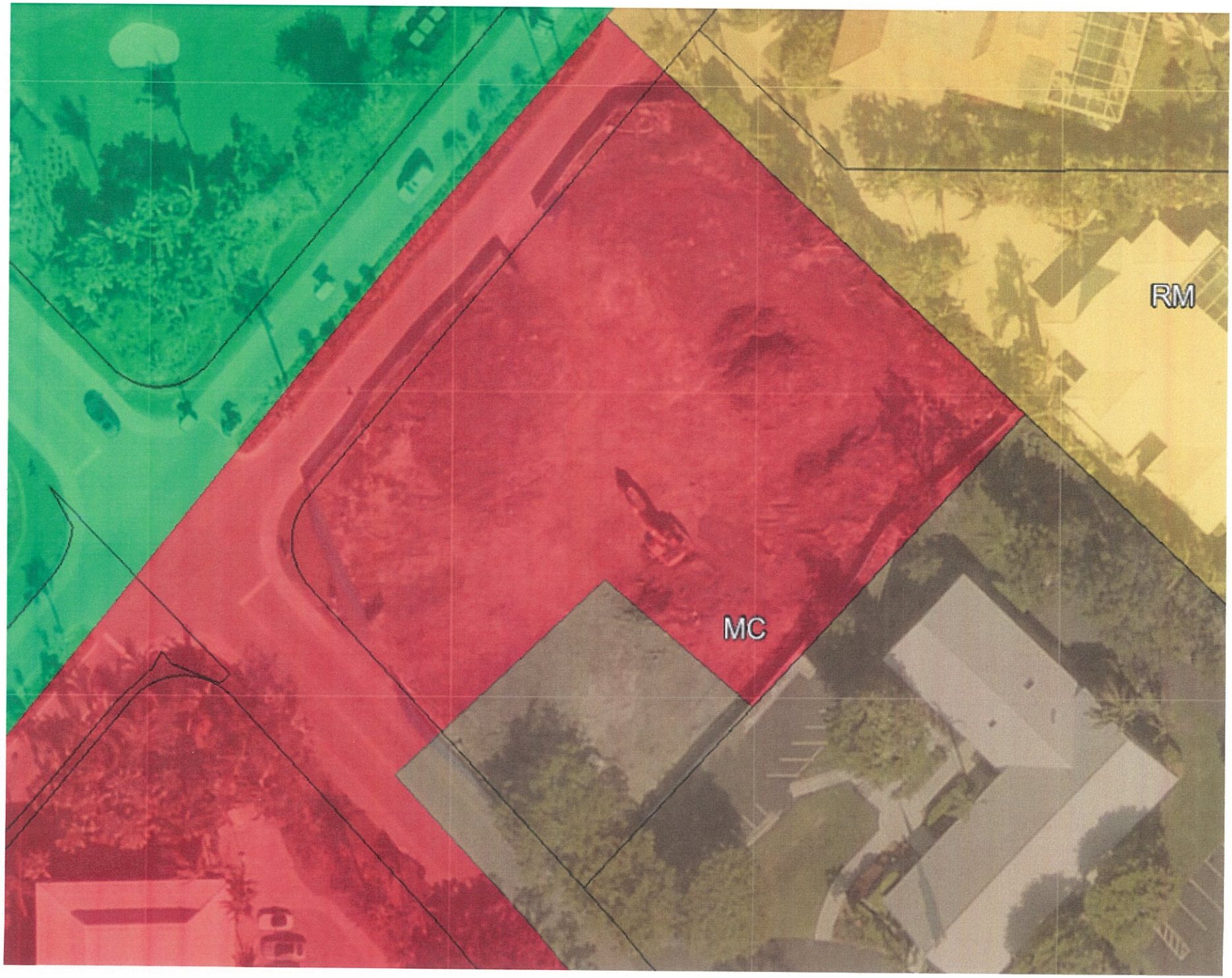
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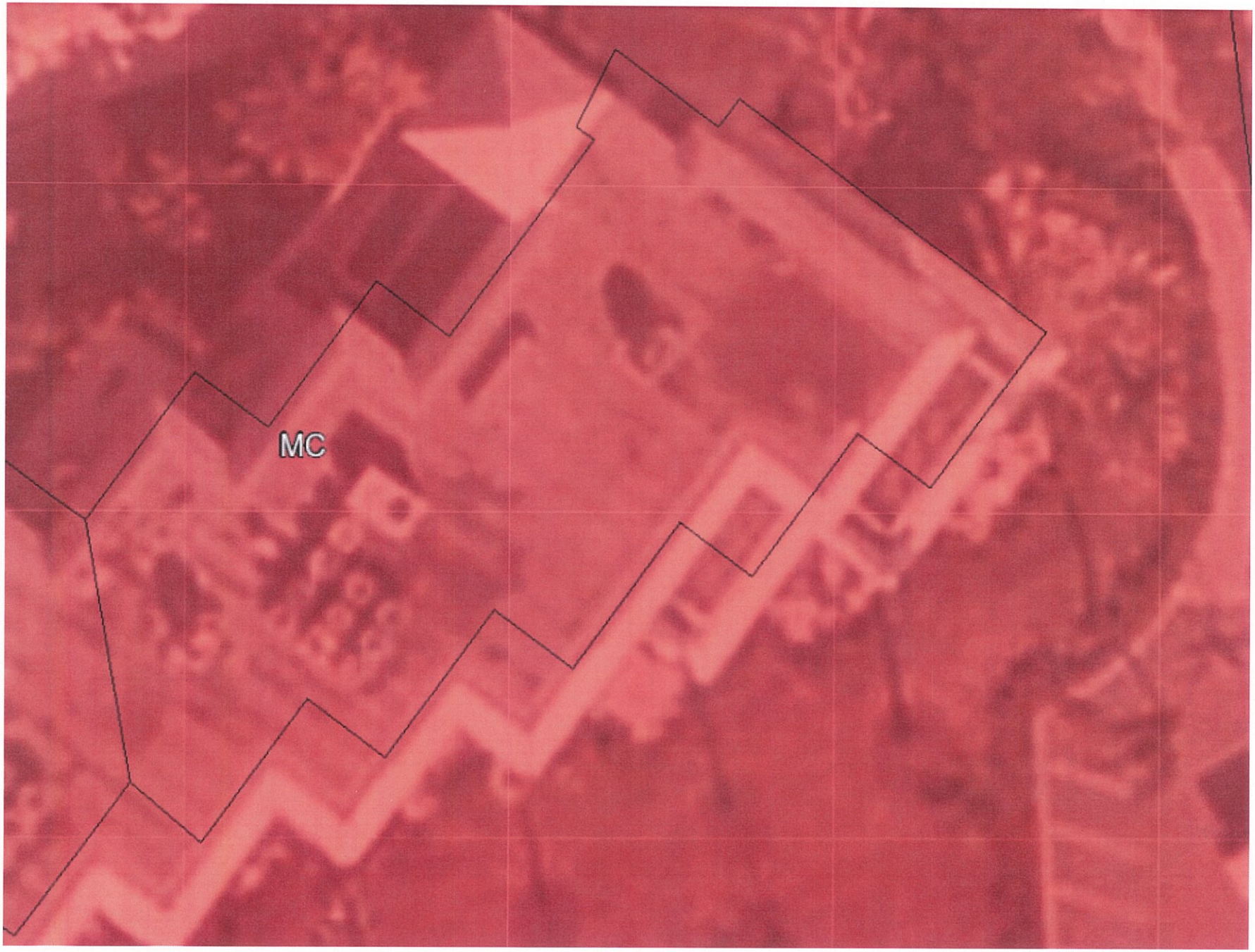
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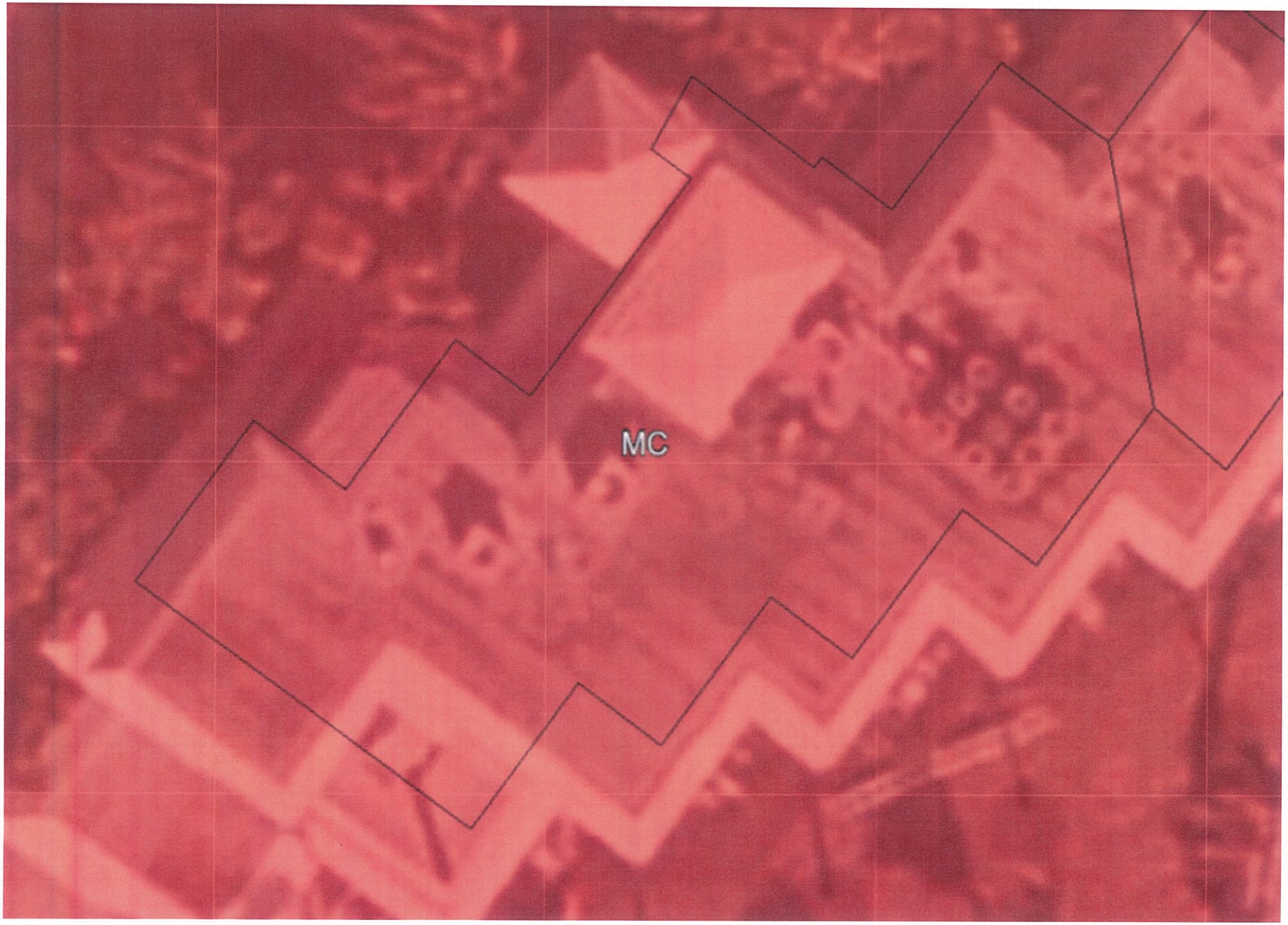
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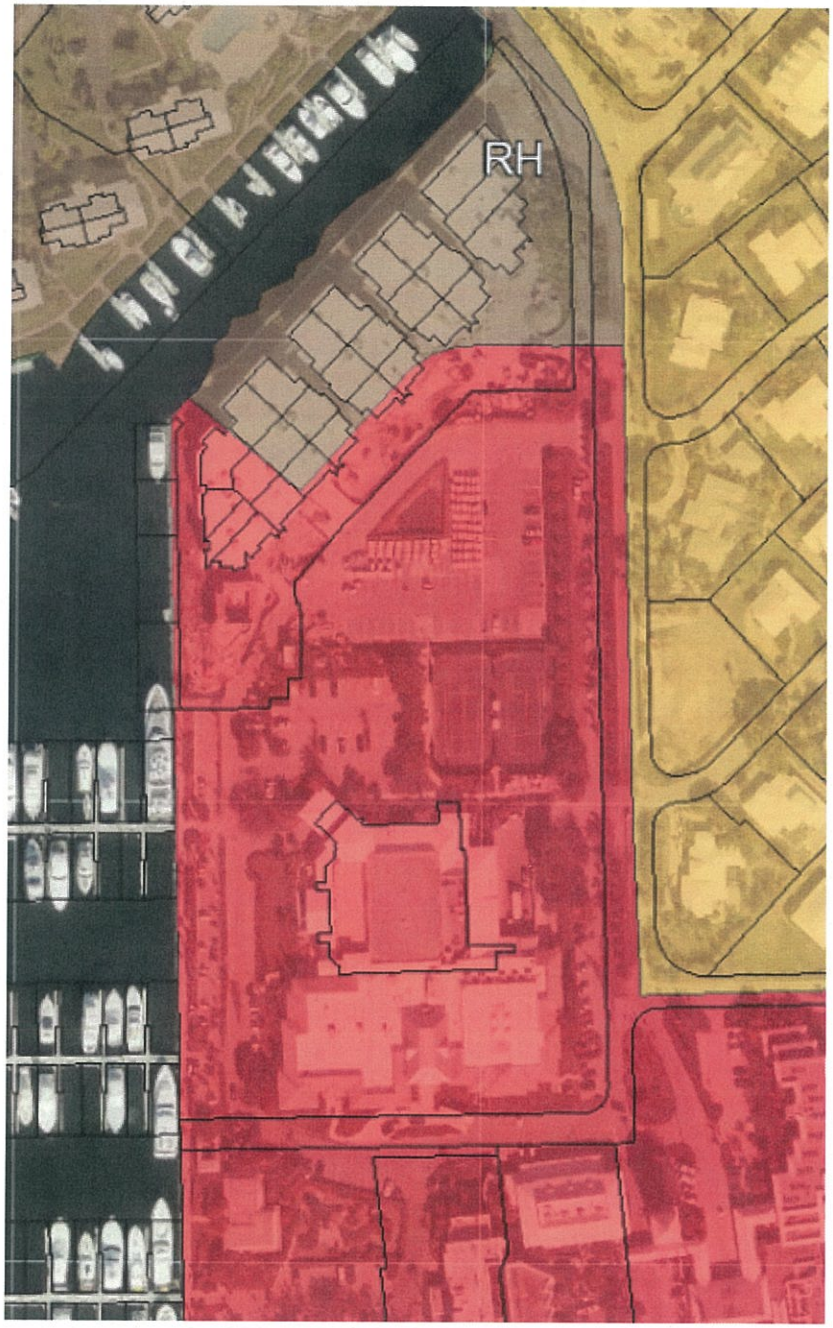
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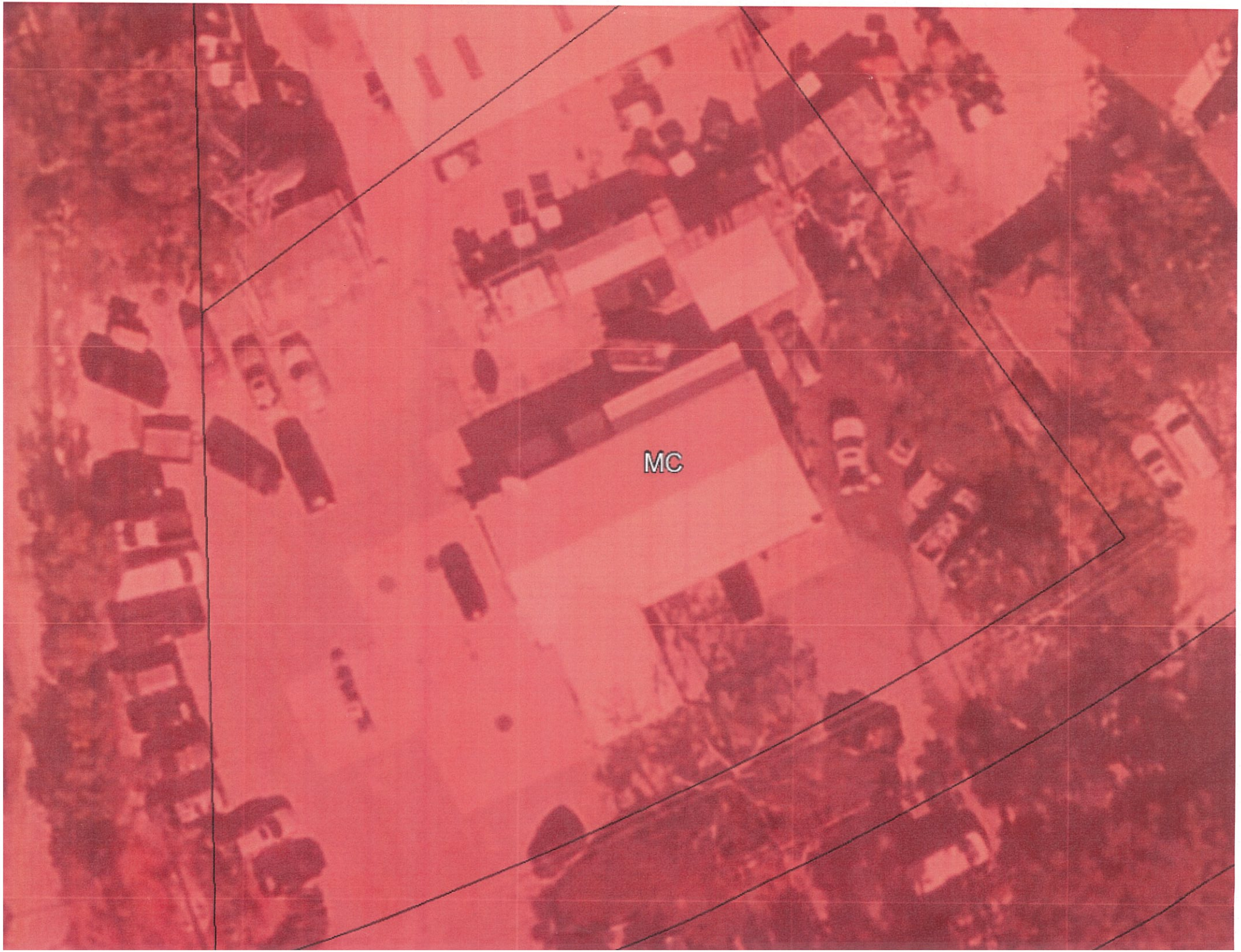
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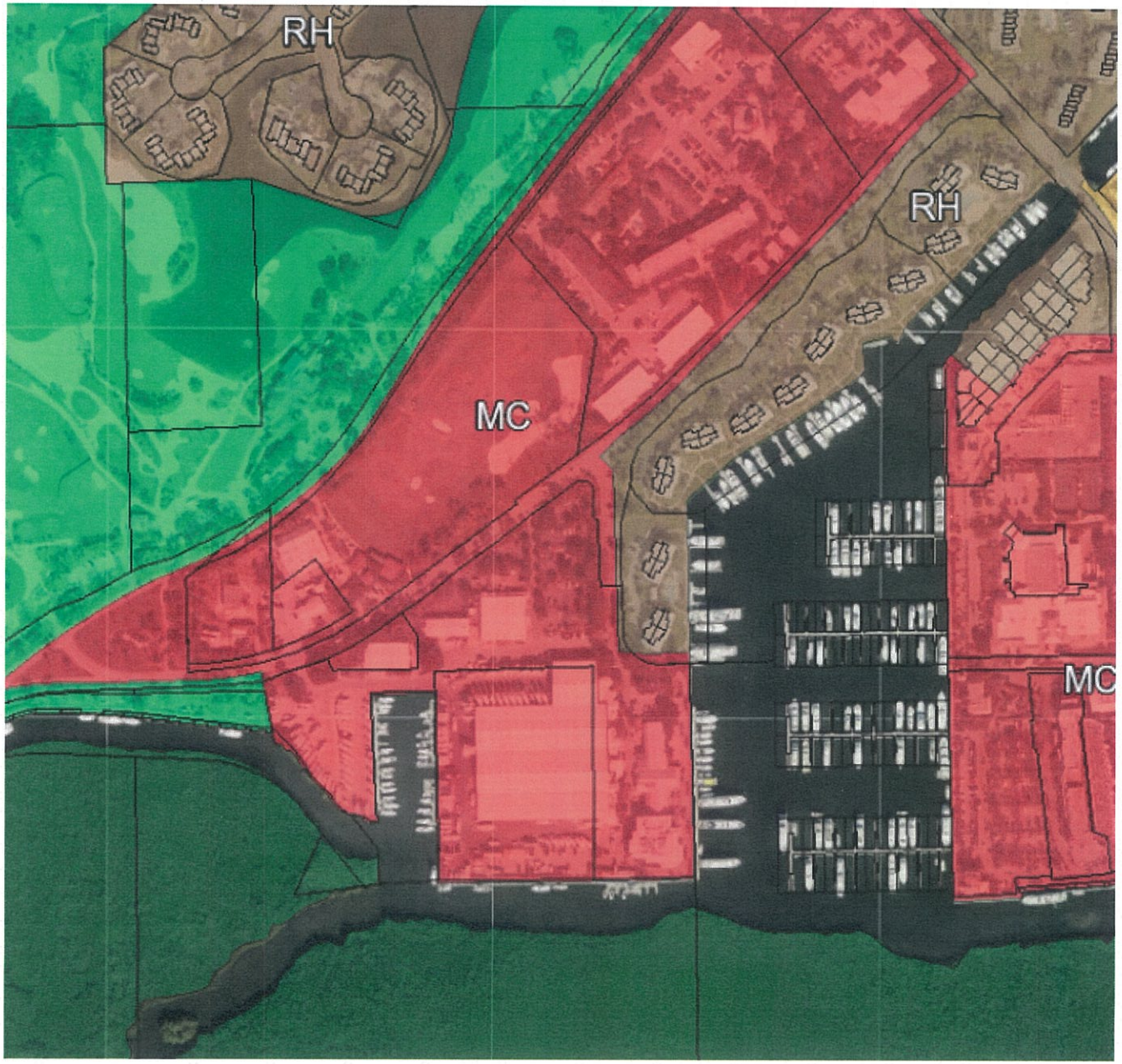
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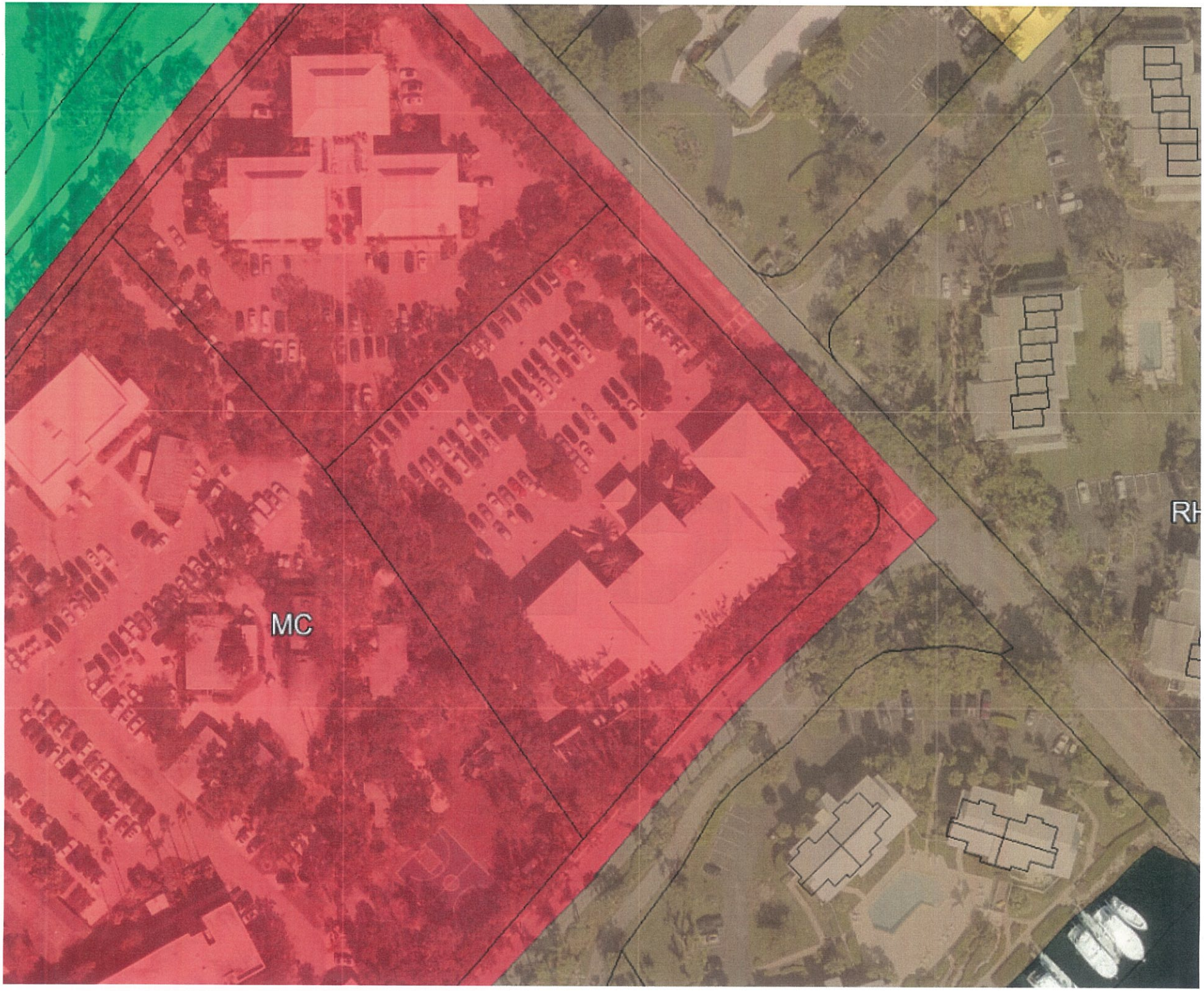
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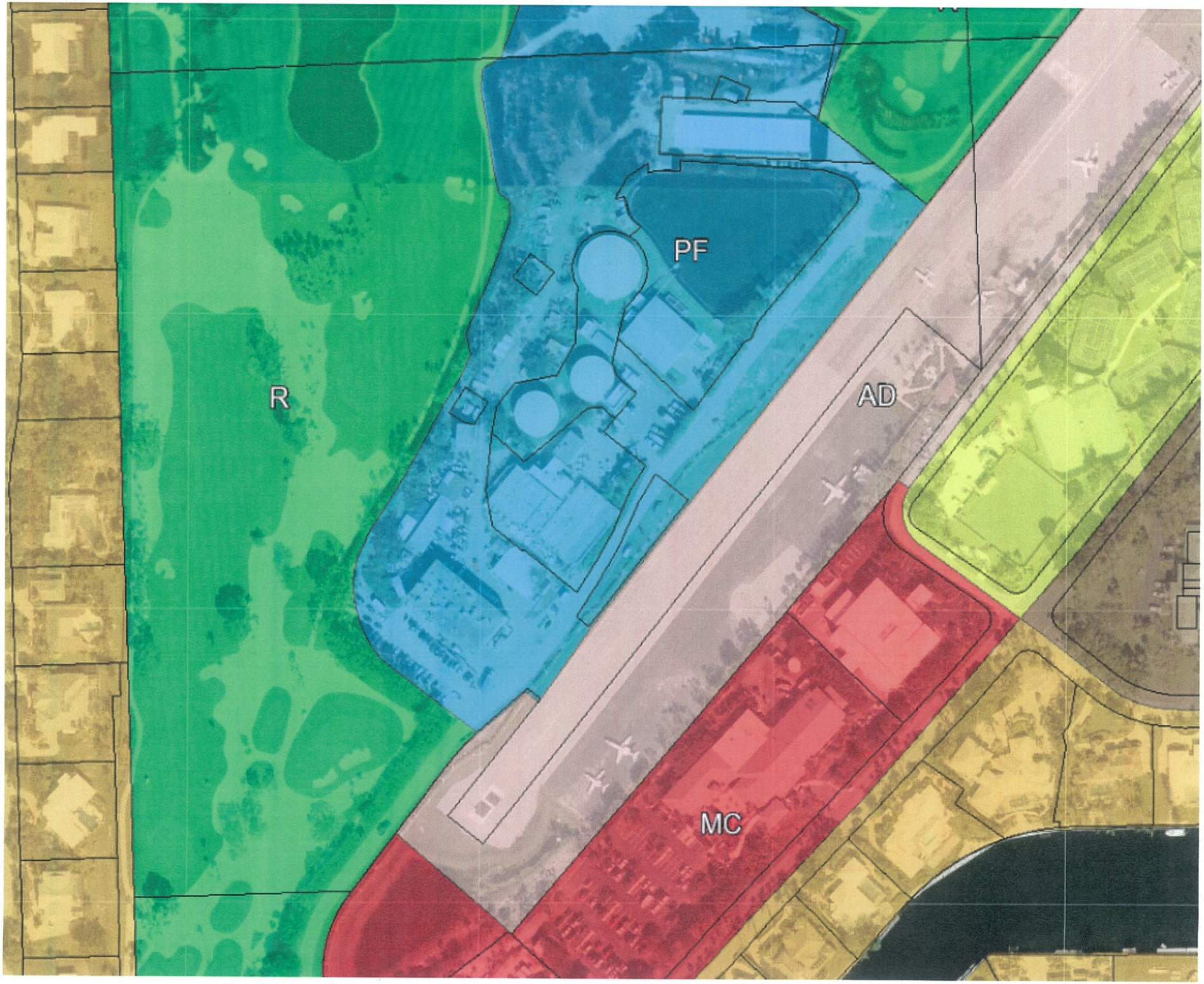
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