INSURANCE APPRAISAL FOR

GRAMERCY PLACE CONDOMINIUM

As of

January 7, 2022

Prepared by Florida Reserve Study and Appraisal, Inc.

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February 14, 2022

Gramercy Place Condominium
c/o Board of Directors

RE: Insurance Value Appraisal
Gramercy Place Condominium
3252 Gramercy Place
Tallahassee, FL 32308

Dear Board of Directors:

In accordance with your request, we have completed an appraisal of the property referred to as Gramercy Place Condominium in Tallahassee, Florida. The purpose of this report is to estimate replacement cost of the improvements new. These replacement costs are to assist the property's management company and the insurance company in determining the proper amount of insurance coverage. Our value is based on recent construction costs.

Gramercy Place Condominium was built from 2007-2014. Improvements on site are: 7 residential buildings, containing a total of 28 units, fencing, and monuments.

Data appearing in and relied upon in this report was derived from personal inspection of the subject property and condominium documents recorded in the Leon County Official Records Book 3699 Pages 2149-2156. Square foot information was obtained from these recorded documents and personal inspection. Cost estimates were obtained from CoreLogic Property Express and the Marshall Swift Valuation Service.

The following is a narrative report containing photographs, description of improvements, as well as our assumptions, limiting conditions and certifications.

As a result of our analysis, the estimated replacement cost new for the subject property identified as Gramercy Place Condominium follows. Date of value is January 7, 2022.

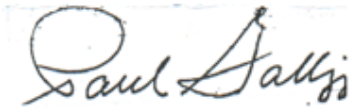
Totals for all improvements on site are:

Residential Buildings	**$5,775,019**
Monuments	**$31,500**
Perimeter Fencing	**$12,640**
Fencing on Top of Retaining Wall	**$5,800**
Rear Wooden Dividers	**$10,150**
Chain Link Fencing at Ponds	**$8,640**

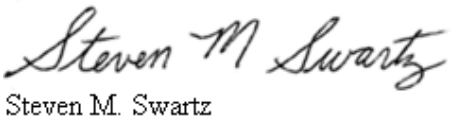
Grand Total: $5,843,749

FIVE MILLION EIGHT HUNDRED FORTY THREE THOUSAND SEVEN HUNDRED FORTY NINE DOLLARS

Respectfully submitted,



Paul Gallizzi
State-Certified General Real Estate Appraiser RZ110



Steven M. Swartz
State-Certified General Real Estate Appraiser RZ3479

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Certification of Value

This is to certify that, upon request for valuation by the Board of Directors; we have personally inspected, collected and analyzed various data, and appraised the replacement cost new of the subject development known as Gramercy Place Condominium. Development is located south of Miccosukee Road and just west of Miccosukee Loop in Tallahassee, Leon County, Florida. The property is more fully described in the accompanying report.

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and these are our personal, unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.
- Our compensation is not contingent upon an action or event resulting from the analyses, opinions or conclusions in, or the use of this report.
- This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or approval of a loan.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Steven Swartz and Paul Gallizzi have made a personal inspection of the property that is the subject of this report.
- We have not performed a prior service as appraisers regarding the property that is the subject of the report within the three year period immediately preceding acceptance of this assignment.
- No one provided significant professional assistance to the persons signing this report.
- The undersigned appraisers, based on education, work experience and the previous appraisal of properties similar to the subject, are competent and qualified to appraise the property.

This certificate is in accordance with the Uniform Standards of Professional Appraisal Practice Standard Rule 2-3 effective January 1, 1991. It is also a certification under Florida Real Estate License Law Chapter 475, effective October 1, 1988.

The reader should review the following Assumptions and Limiting Conditions, to which this analysis is subject.

The following values have been estimated as of January 7, 2022.

Totals for all improvements on site are:

Residential Buildings	**$5,775,019**
Monuments	**$31,500**
Perimeter Fencing	**$12,640**
Fencing on Top of Retaining Wall	**$5,800**
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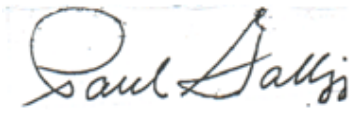
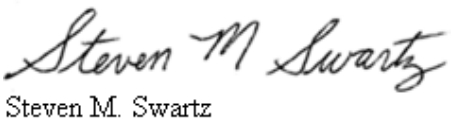


Paul Gallizzi
State-Certified General Real Estate Appraiser RZ110



Steven M. Swartz
State-Certified General Real Estate Appraiser RZ3479

Assumptions and Limiting Conditions

1. The conclusions as to replacement cost new of the improvements contained herein represent the opinion of the signing appraisers as of the date of appraisal.

2. Title to the property is assumed to be good and marketable unless otherwise stated.

3. No furniture, furnishings, or equipment, unless specifically indicated herein, have been included in our value conclusions.

4. No land value has been estimated as this report is to assist the property manager and insurance carrier in determining insurance premiums for the improvements. As such land value was not considered relevant and is not included within this report.

5. Because this report is for insurance purposes only, the income and sales comparison approaches are not applicable and have not been analyzed within this appraisal.

6. The property is appraised free and clear of all encumbrances, unless otherwise noted.

7. No survey of the property was made or caused to be made by the appraiser. The legal description found in the public records is assumed to closely delineate the property. Renderings in this report are to assist the reader in visualizing the property and were obtained from the county records. No warranty as to the accuracy of these records is given by means of this appraisal.

8. It is assumed that there are no hidden or unapparent conditions of the property's subsoil or structure that render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

9. Subsurface rights (minerals, oil, or water) were not considered in this report.

10. Description and condition of physical improvements described herein are based on visual observation. No engineering tests were conducted and no liability is assumed for soundness of any structural members.

11. Unless otherwise noted, the subject improvements are assumed to be free of dry rot, wet rot, termites or other infestation. Inspection by a reputable pest control company is recommended for any existing improvement.

12. All value estimates have been made contingent on zoning regulations and land use plans in effect as of the date of appraisal, and based on information provided by governmental authorities and employees.

13. Unless nonconformity has been stated, defined, and considered, it is assumed that all applicable zoning, land use regulations and restrictions have been complied with for purposes of this appraisal report.

14. This appraisal assumes that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is predicated.

15. This appraisal assumes that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in the report.

16. This appraisal does not constitute an inspection for compliance with local building, fire, or zoning codes. The reader is advised to contact local government offices to ensure compliance with applicable ordinances.

17. This appraisal report covers only the premises noted in the appraisal and no figures provided, analysis, or any unit values derived from are to be construed as applicable to any other property regardless of similarities between the properties.

18. Certain data used in compiling this report was furnished by the client, his counsel, employees, and/or agent, or from other sources believed reliable; however, no liability or responsibility may be assumed for complete accuracy.

19. Consideration for preparation of this appraisal report is payment in full by the client of all charges due the appraisers in connection with this analysis. Any responsibility by the appraisers for any part of this report is conditioned upon full and timely payment.

20. The appraisers, by reason of this report, are not required to give testimony in court with reference to the property the subject of this report, nor obligated to appear before any governmental body, board, or agent, unless arrangements have been previously made with the appraisers.

21. This document has been prepared for the use of the client who is noted within this report. This appraisal is to assist in developing an estimate of value for insurance premium estimates.

22. Neither all nor any portion of the contents of this appraisal shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraisers of this report. These restrictions pertain particularly to valuation conclusions, identity of the appraisers or firm with which they are connected. Furthermore, neither all nor any portion of the contents of this appraisal shall be used in connection with any offer, sale, or purchase of a security (as that term is defined in Section 2(l) of the Securities Act of 1933) without the prior express written consent of the appraisers.

23. This report is for the exclusive use of the client or any entity the client feels would benefit by having this report as pertains to insurance purposes. This report is not intended for any other use than support obtaining insurance for the subject property.

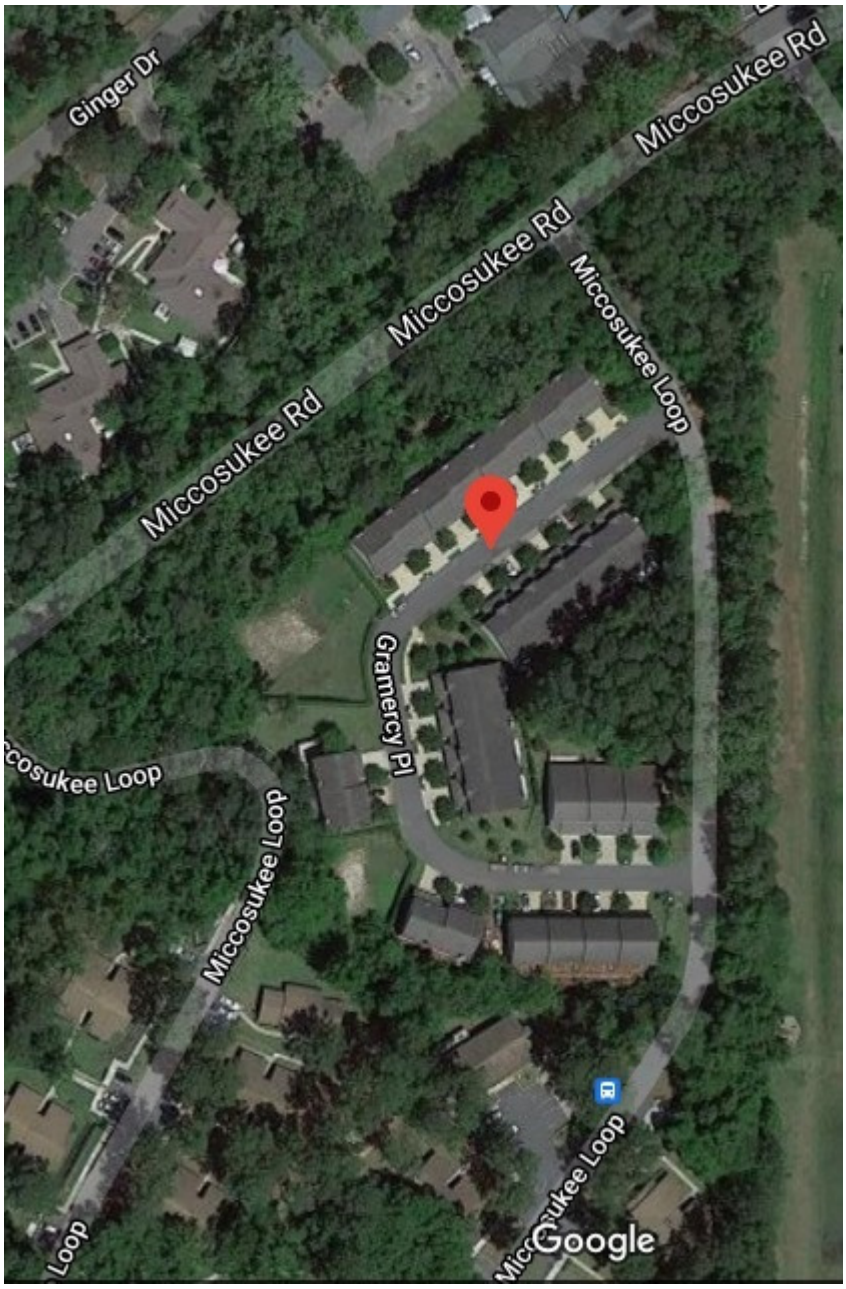
24. Possession of this report or copy thereof does not convey any right of reproduction or publication, by any state or federal department or agency without the prior written consent of both the client and the appraisers, and, in any event, only in the reports entirety.

25. Cost estimates for reproduction of improvements are based on information from CoreLogic Property Express and the Marshall Swift Valuation Service, and other sources referenced in the report and are assumed accurate.

26. Responsible ownership and competent property management are assumed.

27. Unless stated otherwise, the possibility of hazardous material, which may or may not be present on the property, was not observed by the appraiser during the course of the normal inspection and research conducted during the appraisal assignment. The appraisers; however, are not professionally qualified to detect such substances, and inspection by a professional in the field is recommended for any property. If found, the presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials could affect the value of the property. The value estimate is predicated on the assumption there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. This appraisal report is subject to receipt of an environmental audit confirming that no hazardous or toxic material is located on the premises. Should such material be discovered, final value estimates could be reduced by the cost to remove such substances and to restore the premises to serviceable condition, and could further be reduced by indirect expenses and income losses incurred by the owner during abatement. Such adjustments to the value estimate may be made only by the appraisers and will be based upon receipt of satisfactory data.

Subject Property Map



Subject Property Photograph

Typical Front

Typical Rear

Appraisal Overview

This appraisal is to be used to assist in determining insurance coverage of Gramercy Place Condominium, located south of Miccosukee Road and just west of Miccosukee Loop in Tallahassee, Leon County, Florida. Only the replacement cost new was completed for this appraisal. Land value or values by the sales comparison or income approaches were not required for this study. Please see "Scope of Work" for additional information on the full assignment.

Purpose

The purpose of this report is to estimate replacement cost new of the improvements for the subject development.

The use of this appraisal is to assist the property management company in providing insurance coverage for Gramercy Place Condominium. This report is not intended for any other use other than support for determining insurance premiums for the subject property.

Our value is based on current construction costs.

Terms and Definitions

Replacement Cost is the estimated cost to construct, at current prices as of the effective date of the appraisal, a building with utility equivalent to the building being appraised, using modern materials and current standards design and layout.

Insurance Value is the dollar amount required to replace a building at current construction costs. Included in insurance costs are basement excavations, foundations, and piping below ground.

Because owners of **condominiums** are responsible for insuring the interior of their space, an HOA typically has the following exclusions from the building policy: finished carpentry, interior wall finish, lighting fixtures, flooring, carpeting, bath accessories, shower/tub enclosures, countertops, cabinets, built in appliances, plumbing fixtures, plus fireplaces and chimneys.

Insurance Value is not market value by either the sales' comparison approach, income approach or cost approach. The sales comparison approach is based upon other recently sold properties similar to the property being appraised. The income approach is based upon the revenue generating potential of the property and takes into consideration the financial risks of ownership. The cost approach takes into the consideration the cost to replace the building, depreciation, plus land value and entrepreneurial profit on the entire development.

Gross Building Area is all enclosed floor areas as measured along the buildings outside parameters.

Gross Living Area is total finished, habitable, above grade space measured along the buildings outside perimeter.

Interior Living Space is all space from the painted wall to painted wall, under the same roof

line and is heated and/or cooled.

Average Construction is typically encountered more frequently than developments of other qualities. These developments are usually mass produced and meet or exceed minimum construction requirements; the quality of workmanship and materials is acceptable, but not custom designed. Cabinets, doors, hardware and plumbing are usually stock items. Architectural design will include ample fenestration and some ornamentation on the front elevation.

Scope of Work

The purpose of this report is to estimate value for the subject property. The use of this appraisal is to assist the property's management company and insurance company in determining the proper amount of insurance coverage for the improvements at Gramercy Place Condominium. Scope of work undertaken to complete this appraisal is detailed as follows: discussions with the management company, review of the neighborhood, an inspection of the site and improvements, securing site and property information from public records, compiling and analyzing this data and presenting our conclusions of replacement cost new in a summary report showing detailed cost breakdown for all buildings and other on-site improvements. Cost estimates were obtained from CoreLogic Property Express and the Marshall Swift Valuation Service.

Because the Scope of Work is limited to the replacement cost new of the improvements, this report does not contain the following: highest and best use study, land value, sales comparison value or income value. The report as developed is appropriate for the intended use in assisting management to obtain insurance coverage. The report can be distributed to anyone the management company feels will benefit from this information as pertains to insurance requirements for the property. This report is not intended for any other use other than support for determining insurance premiums for the subject property.

Legal Description

GRAMERCY PLACE
LEGAL DESCRIPTION (AS PROVIDED):
Commence at the Southeast corner of Lot "J" in Section 22, Township 1 North, Range 1 East, Leon County, Florida, as per map or plat thereof of Bernard's Survey of the Clifford Hill Place, recorded in Deed Book "BB", Page 590 of the Public Records of Leon County, Florida, and run North 89 degrees 34 minutes 07 seconds West along the South boundary of said Lot "J" a distance of 651.96 feet, thence North 00 degrees 11 minutes 42 seconds East 725.50 feet, thence North 00 degrees 15 minutes 39 seconds East 552.00 feet, thence North 89 degrees 50 minutes 14 seconds West 65.23 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 50 minutes 14 seconds West 175.00 feet, thence North 69 degrees 07 minutes 24 seconds West 130.99 feet, thence North 10 degrees 11 minutes 34 seconds West 187.00 feet, thence North 83 degrees 32 minutes 14 seconds West 236.05 feet to a point lying on the Southerly right of way boundary of State Road No. 146, Miccosukee Road, thence North 51 degrees 58 minutes 58 seconds East along said Southerly right of way boundary 529.48 feet to a point lying on a curve concave Southeasterly, thence along said right of way curve with a radius of 2515.09 feet, through a central angle of 00 degrees 46 minutes 45 seconds, for an arc distance of 34.21 feet (chord of said arc being North 53 degrees 18 minutes 46 seconds East 34.21 feet), thence leaving said Southerly right of way boundary run South 38 degrees 01 minutes 02 seconds East 170.59 feet to a point of curve to the right, thence along said curve with a radius of 80.74 feet, through a central angle of 38 degrees 15 minutes 14 seconds, for an arc distance of 53.91 feet, thence South 00 degrees 14 minutes 12 seconds West 419.89 feet to the POINT OF BEGINNING; containing 4.38 acres, more or less.

Property Overview

The property was built from 2007-2014. Improvements on site are: 7 residential buildings, containing a total of 28 units, fencing, and monuments.

Property is located south of Miccosukee Road and just west of Miccosukee Loop in Tallahassee, Leon County, Florida. One-half mile to the southwest, Miccosukee Road connects to US-319, a primary north/south toll highway that provides access throughout the area.

All residential services are readily available. Overall, this area is adequately maintained and proximate to a number of employment centers.

Building Description

The subject property is a 28 unit condominium development on 4.38 acres of land. The development is comprised of 7 residential buildings.

The residential buildings are average quality construction with a combination of brick and hardiboard siding over wood frame. The residential buildings contain between 2 and 8 units. All of the units also contain garages. The following chart summarizes the specific building types.

	Buildings of this Type	Stories	Units	GLA	Covered Entries	Garages	Total Building Area SF
Building Type 1	1	2	8	14,120	248	3,304	17,672
Building Type 2	1	2	5	9,135	175	2,020	11,330
Building Type 3	1	2	4	7,308	140	1,616	9,064
Building Type 4	2	2	2	3,530	62	826	4,418
Building Type 5	1	2	3	5,481	105	1,212	6,798
Building Type 6	1	2	4	7,060	124	1,652	8,836

The buildings have poured reinforced concrete foundations under all bearing walls. The first floor of the units has a poured slab sub-floor. The roof systems are prefabricated wooden trusses with exterior grade plywood sheathing and medium weight composition shingle.

Interior walls and ceilings are taped, finished and textured dry wall. Kitchen cabinets and counter tops are average quality with laminate or solid surface finishes. Doors are hollow core with standard grade hardware. Windows are average quality with aluminum frames. Sliding glass patio doors are of average quality with aluminum frames. Baseboards and casings are stock. Flooring varies and includes average quality carpet and tile.

Heating and cooling is forced air with heat pumps and "emergency" resistant heating. Plumbing is of average quality copper supply lines and cast iron waste lines. Plumbing fixtures are of average quality.

Overall, the buildings are well suited for the intended use. The property has been maintained in average condition.

Site Analysis

Site contains 4.38 acres of land. Site is slightly above road grade. Primary entry is off of Miccosukee Loop into the subject development. All roads and parking area are asphalt paved, in average condition and provide access throughout the development. Buildings have sufficient space to allow for privacy and access. Overall, the site is adequately suited for the use as developed.

Building Replacement Costs

Building Type 1:			$1,535,775
	1	Building of this type:	**$1,535,775**
Building Type 2:			$1,042,916
	1	Building of this type:	**$1,042,916**
Building Type 3:			$849,768
	1	Building of this type:	**$849,768**
Building Type 4:			$441,502
	2	Building of this type:	**$883,004**
Building Type 5:			$654,904
	1	Building of this type:	**$654,904**
Building Type 6:			$808,652
	1	Building of this type:	**$808,652**

Building Totals $5,775,019

Building Replacement Costs by Building Type

Valuation Detailed Report

Gramercy Place Condominium

2/9/2022

VALUATION

Valuation Number:	ESTIMATE-0000127	Effective Date:	02/09/2022
Value Basis:	Reconstruction	Expiration Date:	02/09/2023
		Estimate Expiration Date:	05/10/2022
		Cost as of:	09/2021

BUSINESS

Gramercy Place Condominium
3252 Gramercy Pl
Tallahassee, FL 32308-0580 USA

LOCATION 1 - Gramercy Place Condominium

Gramercy Place Condominium
3252 Gramercy Pl
Tallahassee, FL 32308-0580 USA

BUILDING 1 - Building Type 1

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	14,120 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				$1,860
Foundations			$47,521	$39,884

CoreLogic

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			$315,050	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	26% Brick on Frame			
	74% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			$118,507	
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			$374,946	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		2,017 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			$363,184	$29,649
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	80 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		0 Freight		
Built-ins			$142,686	
SUBTOTAL RC			$1,361,895	$71,393
ADDITIONS				
Custom Items				
Garages - 3304 SF			$165,200	
Covered Entries - 248 SF			$8,680	
Total Additions			$173,880	
TOTAL RC Section 1			**$1,535,775**	**$71,393**
TOTAL RC BUILDING 1 Building Type 1			**$1,535,775**	**$71,393**

BUILDING 2 - Building Type 2

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,135 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				$1,203
Foundations			$30,744	$31,363
Foundation Wall				
Interior Foundations				
Slab On Ground				

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			$228,442	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	22% Brick on Frame			
	78% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			$81,071	
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			$245,854	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		1,305 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			$257,368	$22,237
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	60 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			$92,311	
SUBTOTAL RC			$935,791	$54,803

ADDITIONS		
Custom Items		
Garages - 2020 SF	$101,000	
Covered Entries - 175 SF	$6,125	
Total Additions	$107,125	
TOTAL RC Section 1	**$1,042,916**	**$54,803**
TOTAL RC BUILDING 2 Building Type 2	**$1,042,916**	**$54,803**

BUILDING 3 - Building Type 3

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	7,308 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				$963
Foundations			$24,595	$27,773
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			$194,487	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	20% Brick on Frame			

CoreLogic

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	80% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			$66,982	
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			$198,260	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		1,044 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			$205,895	$17,789
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	48 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			$73,849	
SUBTOTAL RC			$764,068	$46,525
ADDITIONS				
Custom Items				
Garages - 1616 SF			$80,800	
Covered Entries - 140 SF			$4,900	

Total Additions	$85,700	
TOTAL RC Section 1	**$849,768**	**$46,525**
TOTAL RC BUILDING 3 Building Type 3	**$849,768**	**$46,525**

BUILDING 4 - Building Type 4

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	3,530 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				$465
Foundations			$11,880	$18,803
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			$124,172	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	32% Brick on Frame			
	68% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			$36,621	

CoreLogic

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			$98,891	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		504 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			$90,796	$7,412
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	20 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			$35,672	
SUBTOTAL RC			$398,032	$26,680
ADDITIONS				
Custom Items				
Garages - 826 SF			$41,300	
Covered Entries - 62 SF			$2,170	
Total Additions			$43,470	
TOTAL RC Section 1			**$441,502**	**$26,680**
TOTAL RC BUILDING 4 Building Type 4			**$441,502**	**$26,680**

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

BUILDING 6 - Building Type 5

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	5,481 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				$722
Foundations			$18,446	$23,779
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			$159,375	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	19% Brick on Frame			
	81% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			$52,572	
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			

CoreLogic

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Interior			$150,428	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		783 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			$154,421	$13,342
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	36 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			$55,387	
SUBTOTAL RC			$590,629	$37,843
ADDITIONS				
Custom Items				
Garages - 1212 SF			$60,600	
Covered Entries - 105 SF			$3,675	
Total Additions			$64,275	
TOTAL RC Section 1			**$654,904**	**$37,843**
TOTAL RC BUILDING 6 Building Type 5			**$654,904**	**$37,843**
BUILDING 7 - Building Type 6				
Section 1				
SUPERSTRUCTURE				

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	7,060 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

Architect Fees:	7% is included
Overhead and Profit:	20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				$930
Foundations			$23,761	$27,258
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			$188,267	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	17% Brick on Frame			
	83% Siding, Fiber Cement on Frame			
Structural Floor				
Roof			$65,047	
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			$191,701	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				

CoreLogic

Valuation Detailed Report

Gramercy Place Condominium

Policy Number: ESTIMATE-0000127 2/9/2022

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Length		1,008 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			$181,592	$14,824
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing	40 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			$71,343	
SUBTOTAL RC			$721,712	$43,013
ADDITIONS				
Custom Items				
Garages - 1652 SF			$82,600	
Covered Entries - 124 SF			$4,340	
Total Additions			$86,940	
TOTAL RC Section 1			**$808,652**	**$43,013**
TOTAL RC BUILDING 7 Building Type 6			**$808,652**	**$43,013**

Replacement Cost New of Other Improvements

Monuments	
Count	21
Cost/Each	1500.00
Total Cost	**$31,500**
Perimeter Fencing	
Size	316 LF
Cost/LF	$40.00
Total Cost	**$12,640**
Fencing on Top of Retaining Wall	
Size	116 LF
Cost/LF	$50.00
Total Cost	**$5,800**
Rear Wooden Dividers	
Count	29
Cost/Each	$350.00
Total Cost	**$10,150**
Chain Link Fencing at Ponds	
Size	480
Cost/LF	$18.00
Total Cost	**$8,640**

Other Improvements Total $68,730

Photo Addendum

Building Type 1
(Units 1-8)

Building Front

Building Rear

Building Type 2
(Units 9-13)

Building Front

Building Rear

Building Type 3
(Units 14-17)

Building Front

Building Rear

Building Type 4
(Units 18-19; also Units 20-21)

Building Front

Building Rear

Building Type 5
(Units 22-24)

Building Front

Building Rear

Building Type 6
(Units 25-28)

Building Front

Building Rear

Perimeter Fencing

Monuments

Condominium Plats

GRAMERCY PLACE CONDOMINIUMS

SHEET INDEX

GRAMERCY PLACE
LEGAL DESCRIPTION (AS PROVIDED):
Commence at the Southeast corner of Lot "J" in Section 22, Township 1 North, Range 1 East, Leon County, Florida, as per map or plat thereof of Bernard's Survey of the Clifford Hill Place, recorded in Deed Book "BB", Page 590 of the Public Records of Leon County, Florida, and run North 89 degrees 34 minutes 07 seconds West along the South boundary of said Lot "J" a distance of 651.96 feet, thence North 00 degrees 11 minutes 42 seconds East 725.50 feet, thence North 00 degrees 15 minutes 39 seconds East 552.00 feet, thence North 89 degrees 50 minutes 14 seconds West 65.23 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 89 degrees 50 minutes 14 seconds West 175.00 feet, thence North 69 degrees 07 minutes 24 seconds West 130.99 feet, thence North 10 degrees 11 minutes 34 seconds West 187.00 feet, thence North 83 degrees 32 minutes 14 seconds West 236.05 feet to a point lying on the Southerly right of way boundary of State Road No. 146, Miccosukee Road, thence North 51 degrees 58 minutes 58 seconds East along said Southerly right of way boundary 529.48 feet to a point lying on a curve concave Southeasterly, thence along said right of way curve with a radius of 2515.09 feet, through a central angle of 00 degrees 46 minutes 45 seconds, for an arc distance of 34.21 feet (chord of said arc being North 53 degrees 18 minutes 46 seconds East 34.21 feet), thence leaving said Southerly right of way boundary run South 38 degrees 01 minutes 02 seconds East 170.59 feet to a point of curve to the right, thence along said curve with a radius of 80.74 feet, through a central angle of 38 degrees 15 minutes 14 seconds, for an arc distance of 53.91 feet, thence South 00 degrees 14 minutes 12 seconds West 419.89 feet to the POINT OF BEGINNING; containing 4.38 acres, more or less.

ADDITIONAL NOTES:

1. ALL IMPROVEMENTS SHOWN ARE PROPOSED.
2. ALL AREAS OUTSIDE UNIT BOUNDARIES ARE LIMITED COMMON AREAS OR COMMON AREAS.
3. THE DEVELOPER RESERVES THE RIGHT TO GRANT, WITHOUT JOINDER FROM UNIT OWNERS, SPECIFIC EASEMENTS ACCORDING TO THIS PLOT PLAN AND TO ACCOMPLISH THE DEVELOPMENT ACCORDING TO THE CONDOMINIUM DECLARATION, AND TO PROVIDE UNITS WITH UTILITY SERVICES, PHONE LINES, CABLE, WATER, INTERNET, SEWER OR OTHER SERVICES TO THE UNITS OR COMMON AREAS. THE CONDOMINIUM PROPERTY IS SUBJECT TO ALL SUCH EASEMENTS EXECUTED AND RECORDED IN THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.
4. MAXIMUM BUILDING HEIGHT IS APPROXIMATELY 25 FEET; PROVIDED THAT IT IS SUBJECT TO VARIATION ACCORDING TO APPROVED BUILDING PLANS AND SPECS.
5. USE = RESIDENTIAL CONDOMINIUMS. TOTAL UNITS = 28
6. APPROXIMATE UNIT SIZE
(UNIT A) IS 2,242 SQUARE FEET;
(UNIT B) IS 2,122 SQUARE FEET;
(UNIT C) IS 2,218 SQUARE FEET;
PROVIDED THAT IT IS SUBJECT TO VARIATION ACCORDING TO APPROVED BUILDING PLANS AND SPECS.

NOTES:

1. THERE ARE NO VISIBLE ENCROACHMENTS ON THIS PROPERTY, UNLESS SHOWN.
2. THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE OTHER DEEDS, EASEMENTS, ETC., RECORDED OR UNRECORDED, THAT MAY AFFECT THE BOUNDARIES.
3. RECORD, DEED, AND COMPUTED MEASUREMENTS ARE SHOWN IN PARENTHESIS
4. THIS PROPERTY LIES IN FLOOD ZONE "X", AS PER FLOOD INSURANCE MAP PANEL No. 120144 0301 D, DATED 11/19/97.
5. IT IS POSSIBLE THERE ARE OTHER DRAINAGE STUDIES DONE SINCE THE THE PUBLISHED DATE OF THE FLOOD INSURANCE RATE MAP PANEL, THAT MAY AFFECT FLOOD ZONE DESIGNATION, THAT THIS SURVEYOR HAS NOT BEEN PROVIDED.
6. ADJOINERS, UNLESS NOTED WERE NOT FURNISHED TO THIS SURVEYOR
7. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS WERE NOT LOCATED
8. THE TIE FROM THE P.O.C. TO THE P.O.B. IS NOT TO SCALE
9. ELEVATIONS ARE BASED ON N.G.V.D. 1929 DATUM.
10. SURVEY BEARINGS ARE BASED ON GRID NORTH, FLORIDA NORTH ZONE.

SYMBOLS & ABBREVIATIONS

Δ – CENTRAL ANGLE
AC. – ACRES ±
CH – CHORD
D.B. – DEED BOOK
FCM – FOUND CONCRETE MONUMENT
FIR – FOUND IRON ROD (5/8" UNLESS NOTED.)
F.I.R.M. – FLOOD INSURANCE RATE MAP
FIP – FOUND IRON PIPE
FPIP – FOUND PINCHED IRON PIPE
FNC – FOUND NAIL AND CAP
L – ARC LENGTH T – TOWNSHIP
LB. – LICENSED BUSINESS
O.R. – OFFICIAL RECORD BOOK
PG. – PAGE
P.O.C. – POINT OF COMMENCEMENT
P.O.B. – POINT OF BEGINNING
R – RADIUS OR RANGE
R/W – RIGHT OF WAY
SCM – SET CONCRETE MONUMENT (4" X 4") UNLESS NOTED
SEC. – SECTION
SIR – SET 5/8" IRON ROD/CAP
SNC – SET NAIL AND CAP
UNREC. – UNRECORDED
N.G.V.D. – NATIONAL GEODETIC VERTICAL DATUM

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THE PLAT AND DESCRIPTION ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (R.A.C. 61G17-6).

ALAN D. PLATT, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSED No. 4664

03/26/07
DATE SIGNED
05/10/06
DATE SURVEYED

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SHEET 1 OF 1

GRAMMERCY PLACE
CONDOMINIUMS
SHEET 1 OF 8

DRAWING: 7781-CONDO
PROJECT: 7781

BOUNDARY SURVEY OF:
A CONDOMINIUM DOCUMENT OF GRAMERCY PLACE
IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST
LEON COUNTY, FLORIDA
rev. 2/25/07

A. D. Platt & ASSOCIATES, INC.
489 JOHN KNOX ROAD, TALLAHASSEE, FL. 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 6590

CERTIFIED TO:
GRAMERCY PLACE, INC.
EVERGREEN COMMUNITIES, INC.
CAPITAL CITY BANK
SMITH, THOMPSON, SHAW & MANAUSA, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY, INC.

LEGAL DESCRIPTION

CONSERVATION EASEMENT "A":

Commence at the Southeast corner of Lot "J" in Section 22, Township 1 North, Range 1 East, Leon County, Florida, as per map or plat thereof of Bernard's Survey of the Clifford Hill Place, recorded in Deed Book "BB", Page 590 of the Public Records of Leon County, Florida, and run North 89 degrees 34 minutes 07 seconds West along the South boundary of said Lot "J" a distance of 651.96 feet, thence North 00 degrees 11 minutes 42 seconds East 725.50 feet, thence North 00 degrees 15 minutes 39 seconds East 552.00 feet, thence North 89 degrees 50 minutes 14 seconds West 65.23 feet, thence run South 89 degrees 55 minutes 10 seconds West a distance of 175.00 feet, thence run North 69 degrees 20 minutes 01 seconds West a distance of 130.99 feet, thence run North 10 degrees 25 minutes 07 seconds West a distance of 186.93 feet, thence run North 83 degrees 45 minutes 57 seconds West a distance of 139.56 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue along said line North 83 degrees 45 minutes 57 seconds West a distance of 96.44 feet to the Southeasterly right of way boundary of Miccosukee Road (66' wide), thence run North 51 degrees 44 minutes 53 seconds East a distance of 148.40 feet, thence leaving said right of way boundary run South 37 degrees 19 minutes 37 seconds East a distance of 67.59 feet, thence run South 51 degrees 44 minutes 53 seconds West a distance of 78.50 feet, to the POINT OF BEGINNING, said lands containing 0.18 acres, more or less.

CONSERVATION EASEMENT "B":

Commence at the Southeast corner of Lot "J" in Section 22, Township 1 North, Range 1 East, Leon County, Florida, as per map or plat thereof of Bernard's Survey of the Clifford Hill Place, recorded in Deed Book "BB", Page 590 of the Public Records of Leon County, Florida, and run North 89 degrees 34 minutes 07 seconds West along the South boundary of said Lot "J" a distance of 651.96 feet, thence North 00 degrees 11 minutes 42 seconds East 725.50 feet, thence North 00 degrees 15 minutes 39 seconds East 552.00 feet, thence North 89 degrees 50 minutes 14 seconds West 65.23 feet, thence run South 89 degrees 55 minutes 10 seconds West a distance of 175.00 feet, thence run North 69 degrees 20 minutes 01 seconds West a distance of 130.99 feet, thence run North 10 degrees 25 minutes 07 seconds West a distance of 186.93 feet, thence run North 83 degrees 45 minutes 57 seconds West a distance of 236.00 feet to the Southeasterly right of way boundary of Miccosukee Road (66' wide), thence run North 51 degrees 44 minutes 53 seconds East a distance of 183.40 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 51 degrees 44 minutes 53 seconds East along said right of way boundary a distance of 346.07 feet to the point on a curve of a non tangent curve to the right, thence run northeasterly along said curve having a radius of 2,515.09 feet, through a central angle of 00 degrees 46 minutes 45 seconds for an arc distance of 34.20 feet (chord of said arc bears North 52 degrees 58 minutes 14 seconds East 34.20 feet), thence leaving said right of way boundary run South 38 degrees 15 minutes 47 seconds East a distance of 69.66 feet, thence run South 52 degrees 28 minutes 29 seconds West a distance of 221.45 feet, thence run South 51 degrees 44 minutes 53 seconds West a distance of 159.94 feet, thence run North 37 degrees 19 minutes 37 seconds West a distance of 67.59 feet, to the POINT OF BEGINNING, said lands containing 0.60 acres, more or less.

ACCESS & UTILITY EASEMENT:

Commence at the Southeast corner of Lot "J" in Section 22, Township 1 North, Range 1 East, Leon County, Florida, as per map or plat thereof of Bernard's Survey of the Clifford Hill Place, recorded in Deed Book "BB", Page 590 of the Public Records of Leon County, Florida, and run North 89 degrees 34 minutes 07 seconds West along the South boundary of said Lot "J" a distance of 651.96 feet, thence North 00 degrees 11 minutes 42 seconds East 725.50 feet, thence North 00 degrees 15 minutes 39 seconds East 552.00 feet, thence North 89 degrees 50 minutes 14 seconds West 65.23 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run South 89 degrees 55 minutes 10 seconds West a distance of 15.00 feet, thence run North 00 degrees 00 minutes 13 seconds East a distance of 84.46 feet, thence run South 89 degrees 35 minutes 33 seconds West a distance of 145.45 feet, to the point of curve of a non tangent curve to the right, thence run northwesterly along said curve having a radius of 80.00 feet, through a central angle of 70 degrees 33 minutes 00 seconds for an arc distance of 98.51 feet (chord of said arc bears North 55 degrees 34 minutes 19 seconds West 92.40 feet), thence run North 10 degrees 16 minutes 16 seconds West a distance of 77.01 feet, thence run South 85 degrees 49 minutes 39 seconds West a distance of 76.77 feet, thence run North 10 degrees 25 minutes 07 seconds West a distance of 24.40 feet, thence run North 83 degrees 45 minutes 57 seconds West a distance of 31.24 feet, thence run North 37 degrees 19 minutes 37 seconds West a distance of 143.50 feet, thence run North 51 degrees 44 minutes 53 seconds East a distance of 21.00 feet, thence run South 37 degrees 19 minutes 37 seconds East a distance of 142.11 feet, thence run South 86 degrees 56 minutes 47 seconds East a distance of 79.11 feet, thence run North 79 degrees 34 minutes 53 seconds East a distance of 10.05 feet, thence run North 10 degrees 25 minutes 07 seconds West a distance of 16.24 feet, to a point on a curve concave northeasterly, thence run northeasterly along said curve having a radius of 80.00 feet, through a central angle of 68 degrees 27 minutes 45 seconds for an arc distance of 95.59 feet (chord of said arc bears North 23 degrees 48 minutes 46 seconds East 90.01 feet), thence run North 51 degrees 51 minutes 16 seconds East a distance of 241.18 feet, thence run South 38 degrees 15 minutes 47 seconds East a distance of 28.45 feet, to the point of curve of a non tangent curve to the right, thence run southeasterly along said curve having a radius of 80.74 feet, through a central angle of 10 degrees 25 minutes 34 seconds for an arc distance of 14.69 feet (chord of said arc bears South 32 degrees 54 minutes 20 seconds East 14.67 feet), thence run South 51 degrees 51 minutes 16 seconds West a distance of 239.90 feet, to a point on a curve concave southerly, thence run southerly along said curve having a radius of 50.00 feet, through a central angle of 62 degrees 07 minutes 32 seconds for an arc distance of 54.21 feet (chord of said arc bears South 20 degrees 47 minutes 30 seconds West 51.60 feet), thence run South 10 degrees 16 minutes 16 seconds East a distance of 100.27 feet, to a point on a curve concave southeasterly, thence run southeasterly along said curve having a radius of 50.00 feet, through a central angle of 80 degrees 08 minutes 11 seconds for an arc distance of 69.93 feet (chord of said arc bears South 50 degrees 20 minutes 22 seconds East 64.37 feet), thence run North 89 degrees 35 minutes 33 seconds East a distance of 148.78 feet, thence run South 00 degrees 00 minutes 13 seconds West a distance of 122.46 feet, to the POINT OF BEGINNING, said lands containing 0.82 acres, more or less.

PRIVATE STORMWATER POND "A"

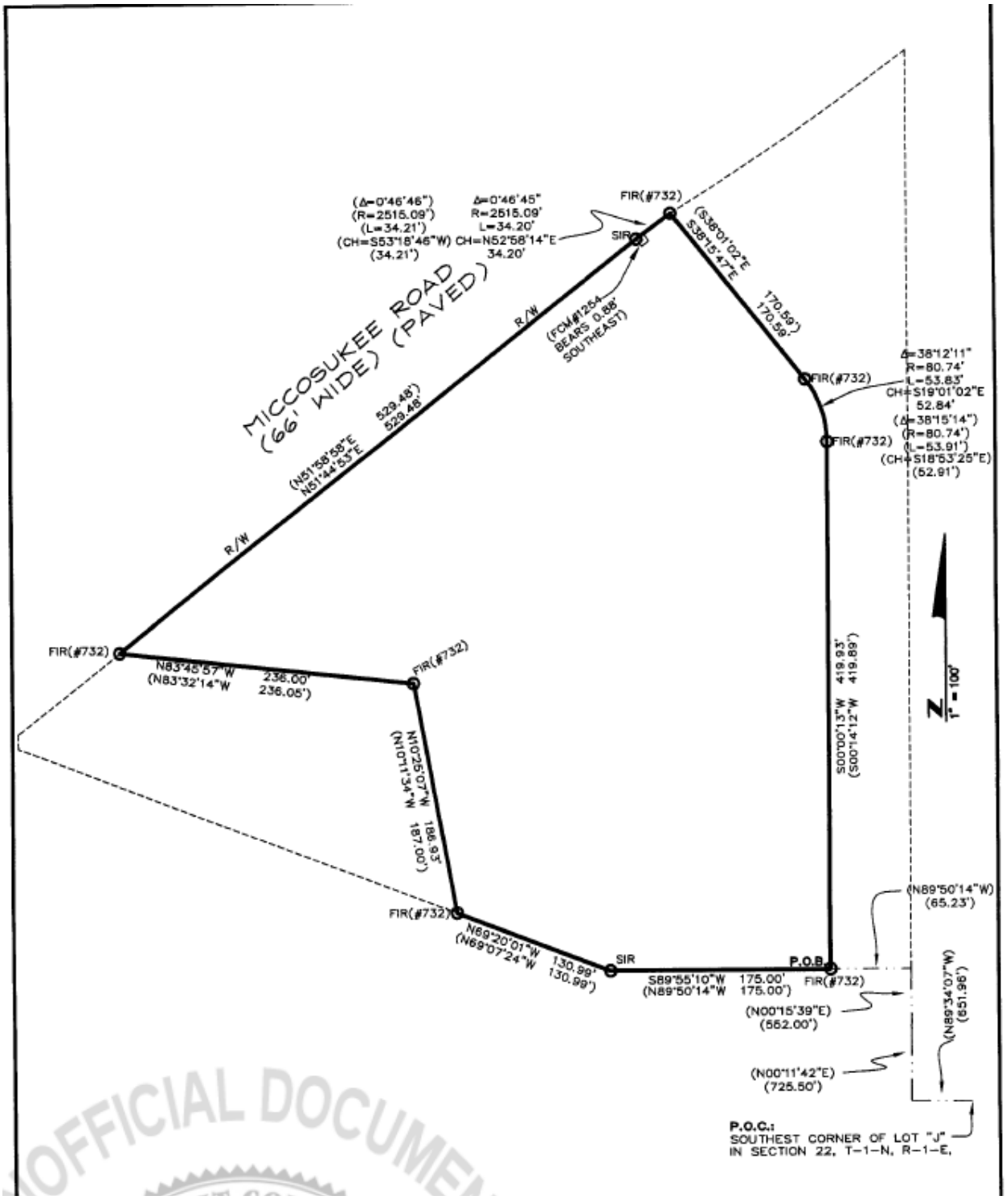
Commence at the Southeast corner of Lot "J" in Section 22, Township 1 North, Range 1 East, Leon County, Florida, as per map or plat thereof of Bernard's Survey of the Clifford Hill Place, recorded in Deed Book "BB", Page 590 of the Public Records of Leon County, Florida, and run North 89 degrees 34 minutes 07 seconds West along the South boundary of said Lot "J" a distance of 651.96 feet, thence North 00 degrees 11 minutes 42 seconds East 725.50 feet, thence North 00 degrees 15 minutes 39 seconds East 552.00 feet, thence North 89 degrees 50 minutes 14 seconds West 65.23 feet, thence run South 89 degrees 55 minutes 10 seconds West a distance of 175.00 feet, thence run North 69 degrees 20 minutes 01 seconds West a distance of 130.99 feet, thence run North 10 degrees 25 minutes 07 seconds West a distance of 186.93 feet, thence run North 41 degrees 20 minutes 58 seconds West 23.32 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 37 degrees 19 minutes 37 seconds West a distance of 142.11 feet, thence run North 51 degrees 44 minutes 53 seconds East a distance of 14.00 feet, thence run South 37 degrees 19 minutes 37 seconds East a distance of 74.17 feet, thence run North 51 degrees 31 minutes 25 seconds East a distance of 110.62 feet, thence run South 38 degrees 28 minutes 35 seconds East a distance of 70.98 feet to a point on a curve concave to the east, thence run southerly along said curve having a radius of 80.00 feet, through a central angle of 47 degrees 12 minutes 28 seconds for an arc distance of 65.91 feet (chord of said arc bears South 13 degrees 11 minutes 07 seconds West for a distance of 64.07 feet), thence run South 10 degrees 25 minutes 07 seconds East a distance of 16.24 feet, thence run South 79 degrees 34 minutes 53 seconds West a distance of 10.05 feet, thence run North 86 degrees 56 minutes 47 seconds West a distance of 79.11 feet to the POINT OF BEGINNING, containing 0.29 acres, more or less.

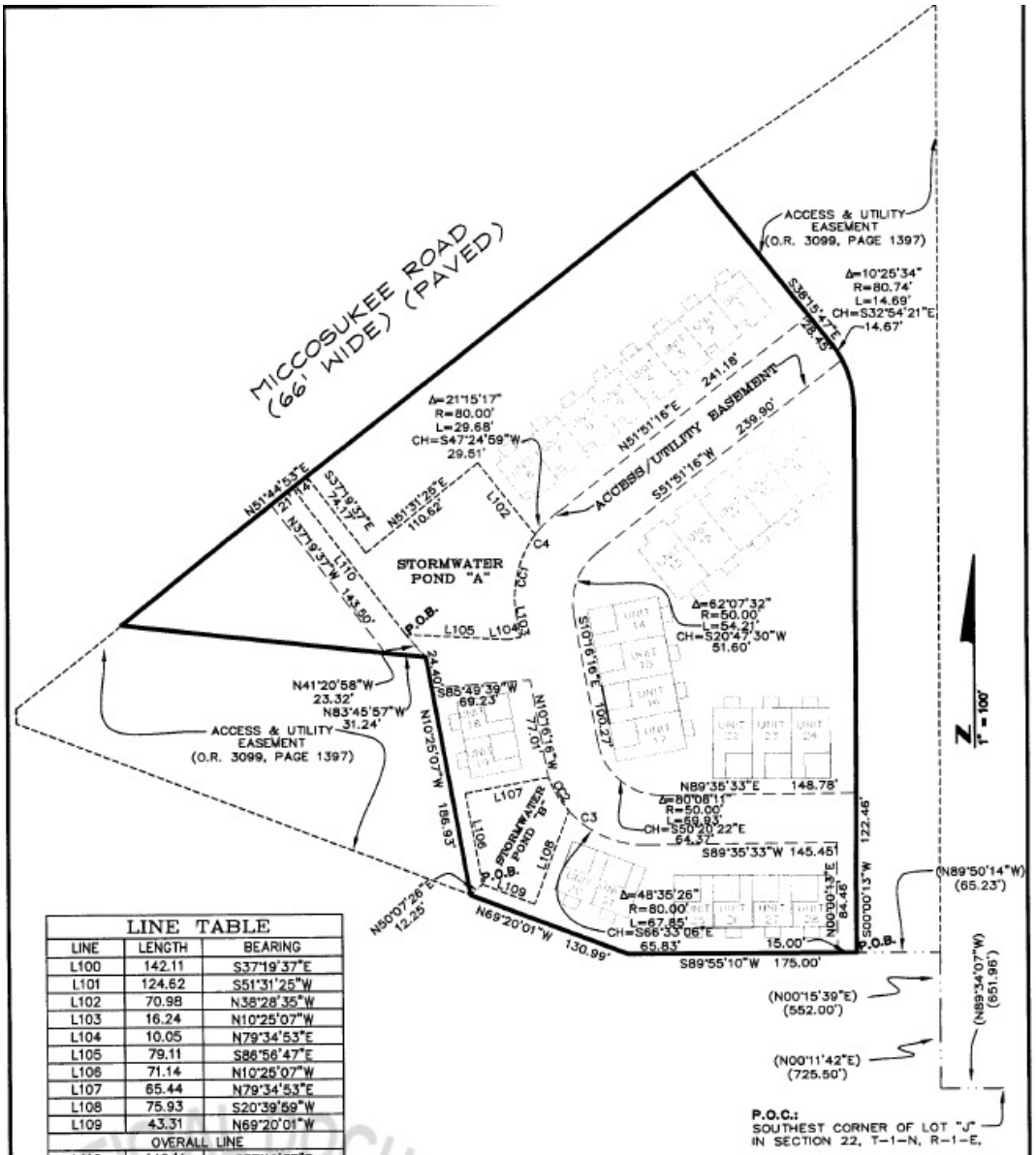
PRIVATE STORMWATER POND "B"

Commence at the Southeast corner of Lot "J" in Section 22, Township 1 North, Range 1 East, Leon County, Florida, as per map or plat thereof of Bernard's Survey of the Clifford Hill Place, recorded in Deed Book "BB", Page 590 of the Public Records of Leon County, Florida, and run North 89 degrees 34 minutes 07 seconds West along the South boundary of said Lot "J" a distance of 651.96 feet, thence North 00 degrees 11 minutes 42 seconds East 725.50 feet, thence North 00 degrees 15 minutes 39 seconds East 552.00 feet, thence North 89 degrees 50 minutes 14 seconds West 65.23 feet, thence run South 89 degrees 55 minutes 10 seconds West a distance of 175.00 feet, thence run North 69 degrees 20 minutes 01 seconds West a distance of 130.99 feet, thence run North 50 degrees 07 minutes 26 seconds East a distance of 12.25 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run North 10 degrees 25 minutes 07 seconds West a distance of 71.14 feet, thence run North 79 degrees 34 minutes 53 seconds East a distance of 65.44 feet, to the point of curve of a non tangent curve to the left, thence run southeasterly along said curve having a radius of 80.00 feet, through a central angle of 21 degrees 57 minutes 34 seconds for an arc distance of 30.66 feet (chord of said arc bears South 31 degrees 16 minutes 36 seconds East 30.47 feet), thence run South 20 degrees 39 minutes 59 seconds West a distance of 75.93 feet, thence run North 69 degrees 20 minutes 01 seconds West a distance of 43.31 feet, to the POINT OF BEGINNING, said lands containing 0.12 acres, more or less.

GRAMMERCY PLACE
CONDOMINIUMS
SHEET 2 OF 8

DRAWING: 7781-CONDO PROJECT: 7781	BOUNDARY SURVEY OF: A CONDOMINIUM DOCUMENT OF GRAMERCY PLACE IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST LEON COUNTY, FLORIDA rev. 2/25/07	A.D. Platt & ASSOCIATES, INC. 489 JOHN KNOX ROAD, TALLAHASSEE, FL. 32303 PHONE: (850) 385-1036 FAX: (850) 385-1108 LICENSED BUSINESS No. 6590	CERTIFIED TO: GRAMERCY PLACE, INC. EVERGREEN COMMUNITIES, INC. CAPITAL CITY BANK SMITH, THOMPSON, SHAW & MANAUSA, P.A. FIRST AMERICAN TITLE INSURANCE COMPANY, INC.





LINE TABLE		
LINE	LENGTH	BEARING
L100	142.11	S37°19'37"E
L101	124.62	S51°31'25"W
L102	70.98	N38°28'35"W
L103	16.24	N10°25'07"W
L104	10.05	N79°34'53"E
L105	79.11	S86°56'47"E
L106	71.14	N10°25'07"W
L107	65.44	N79°34'53"E
L108	75.93	S20°39'59"W
L109	43.31	N69°20'01"W
OVERALL LINE		
L110	142.11	S37°19'37"E

CURVE TABLE						
CURVE SEGMENTS						
CURVE	LENGTH	RADIUS	TANGENT	CH BEARING	CHORD	DELTA
CC1	65.91'	80.00'	34.96	S13°11'07"W	64.07'	47°12'28"
CC2	30.66'	80.00'	15.52	S31°16'36"E	30.47'	21°57'34"
OVERALL CURVES						
C3	98.51'	80.00'	56.59	S55°34'19"E	92.40'	70°33'00"
C4	95.59'	80.00'	54.43	S23°48'45"W	90.01'	68°27'45"

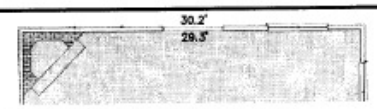
GRAMMERCY PLACE
CONDOMINIUMS
ACCESS, UTILITY &
DRAINAGE EASEMENTS
SHEET 4 OF 8

DRAWING: 7781-CONDO
PROJECT: 7781

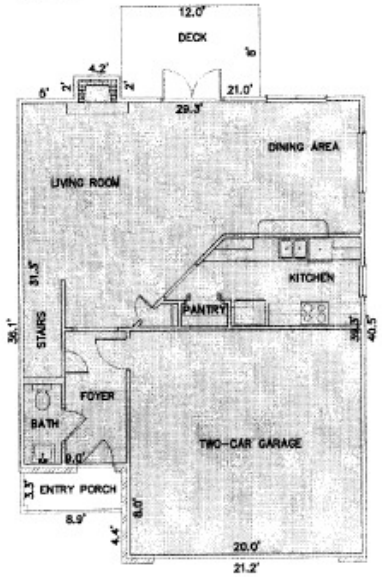
BOUNDARY SURVEY OF:
4.38 ACRE PARCEL IN SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, (A.K.A. GRAMMERCY PLACE)
LEON COUNTY, FLORIDA
FOUNDATION LOCATIONS FOR BUILDING "A"
rev. 2/25/07

A.D. Platt
& ASSOCIATES, INC.
489 JOHN KNOX ROAD, TALLAHASSEE, FL. 32303
PHONE: (850) 385-1036 FAX: (850) 385-1108
LICENSED BUSINESS No. 6590

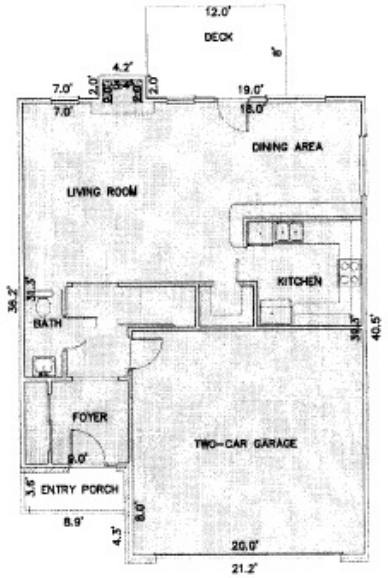
CERTIFIED TO:
GRAMMERCY PLACE, INC.
EVERGREEN COMMUNITIES, INC.
CAPITAL CITY BANK
SMITH, THOMPSON, SHAW & MANAUSA, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY, INC.



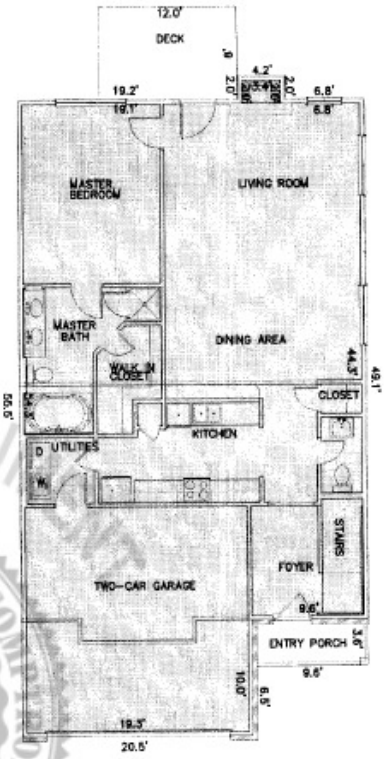
PARTIAL FIRST FLOOR PLAN
UNIT "A"



DIMENSIONED FIRST FLOOR PLAN
UNIT "A" (UNITS 2, 4, 6, 8, 19, 21, 26 & 28)



DIMENSIONED FIRST FLOOR PLAN
UNIT "B" (UNITS 1, 3, 5, 7, 18, 20, 25 & 27)



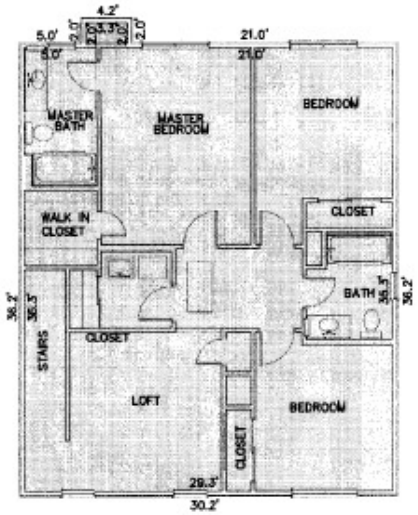
DIMENSIONED FIRST FLOOR PLAN
UNIT [illegible]

GRAMMERCY PLACE
CONDOMINIUMS
FIRST FLOOR PLAN
SHEET 5 OF 8

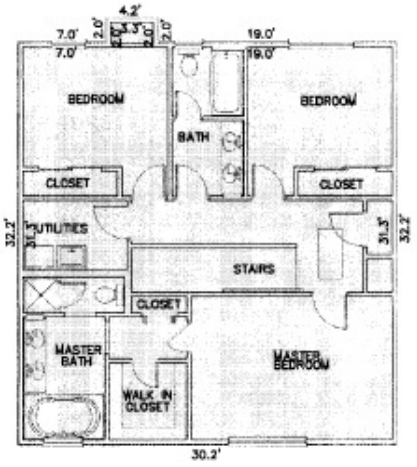
BOUNDARY SURVEY OF:

CERTIFIED TO:

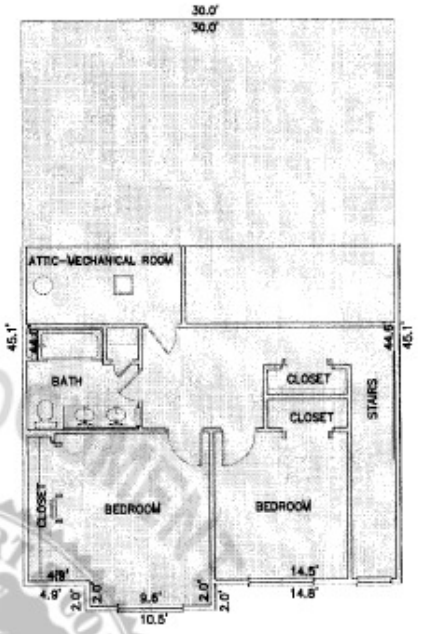
PARTIAL SECOND FLOOR PLAN
UNIT "B"



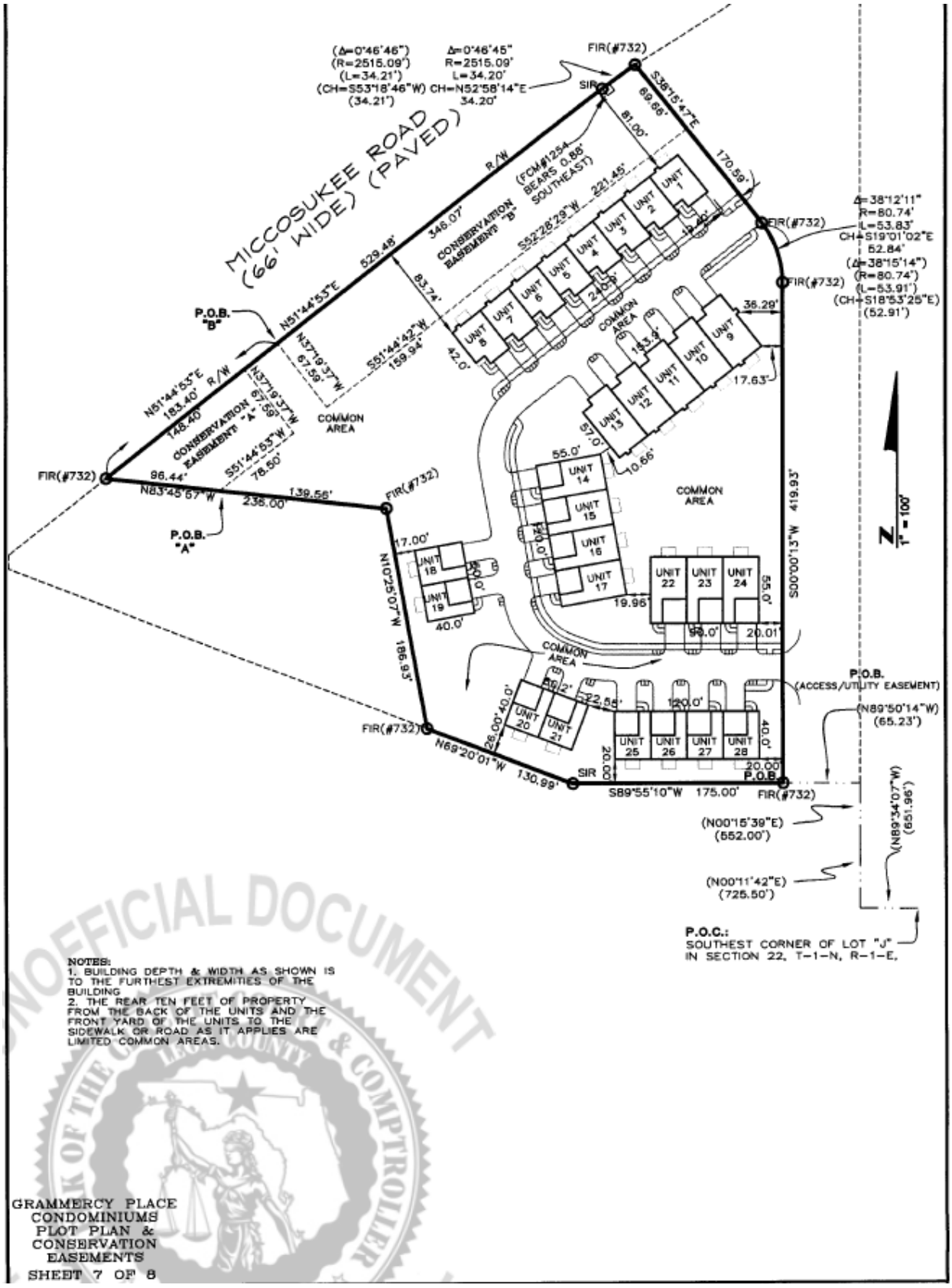
DIMENSIONED SECOND FLOOR PLAN
UNIT "A" (UNITS 2, 4, 6, 8, 19, 21, 26 & 28)



DIMENSIONED SECOND FLOOR PLAN
UNIT "B" (UNITS 1, 3, 5, 7, 18, 20, 27 & 29)



DIMENSIONED SECOND FLOOR PLAN
UNIT "C" (UNITS 9, 10, 11, 12, 13, 14, 15, 16, 17, 22, 23, & 24)



Comprehensive Address List for All Units

Address		Building	Unit Type	GLA	Garage	Entry	Parcel ID
3288 GRAMERCY PL	UNIT 1	1	B	1705	413	31	1122370000010:
3286 GRAMERCY PL	UNIT 2	1	A	1825	413	31	1122370000020:
3284 GRAMERCY PL	UNIT 3	1	B	1705	413	31	1122370000030:
3282 GRAMERCY PL	UNIT 4	1	A	1825	413	31	1122370000040:
3280 GRAMERCY PL	UNIT 5	1	B	1705	413	31	1122370000050:
3278 GRAMERCY PL	UNIT 6	1	A	1825	413	31	1122370000060:
3276 GRAMERCY PL	UNIT 7	1	B	1705	413	31	1122370000070:
3274 GRAMERCY PL	UNIT 8	1	A	1825	413	31	1122370000080:
3289 GRAMERCY PL	UNIT 9	2	C	1827	404	35	1122370000090:
3287 GRAMERCY PL	UNIT 10	2	C	1827	404	35	1122370000100:
3285 GRAMERCY PL	UNIT 11	2	C	1827	404	35	1122370000110:
3283 GRAMERCY PL	UNIT 12	2	C	1827	404	35	1122370000120:
3281 GRAMERCY PL	UNIT 13	2	C	1827	404	35	1122370000130:
3267 GRAMERCY PL	UNIT 14	3	C	1827	404	35	1122370000140:
3265 GRAMERCY PL	UNIT 15	3	C	1827	404	35	1122370000150:
3263 GRAMERCY PL	UNIT 16	3	C	1827	404	35	1122370000160:
3261 GRAMERCY PL	UNIT 17	3	C	1827	404	35	1122370000170:
3262 GRAMERCY PL	UNIT 18	4	B	1705	413	31	1122370000180:
3260 GRAMERCY PL	UNIT 19	4	A	1825	413	31	1122370000190:
3252 GRAMERCY PL	UNIT 20	5	B	1705	413	31	1122370000200:
3250 GRAMERCY PL	UNIT 21	5	A	1825	413	31	1122370000210:
3245 GRAMERCY PL	UNIT 22	6	C	1827	404	35	1122370000220:
3243 GRAMERCY PL	UNIT 23	6	C	1827	404	35	1122370000230:
3241 GRAMERCY PL	UNIT 24	6	C	1827	404	35	1122370000240:
3246 GRAMERCY PL	UNIT 25	7	B	1705	413	31	1122370000250:
3244 GRAMERCY PL	UNIT 26	7	A	1825	413	31	1122370000260:
3242 GRAMERCY PL	UNIT 27	7	B	1705	413	31	1122370000270:
3240 GRAMERCY PL	UNIT 28	7	A	1825	413	31	1122370000280:

Building Addresses and Replacement Cost

Address	Building	Building Type	GLA	Garage	Entry	Replacement Cost
3274-88 GRAMERCY PL	1	1	14,120	3,304	248	$1,535,775
3281-89 GRAMERCY PL	2	2	9,135	2,020	175	$1,042,916
3261-67 GRAMERCY PL	3	3	7,308	1,616	140	$849,768
3260-62 GRAMERCY PL	4	4	3,530	826	62	$441,502
3250-52 GRAMERCY PL	5	4	3,530	826	62	$441,502
3241-45 GRAMERCY PL	6	5	5,481	1,212	105	$654,904
3240-46 GRAMERCY PL	7	6	7,060	1,652	124	$808,652
Totals			50,164	11,456	916	$5,775,019