

**SURVEYOR'S NOTES:**  
 North arrow based on assumed median  
 Reference Bearing: R/W Caroline Street  
 3.4 stakes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No. Basic Elevation: 14.324

**Nonstandard:**  
 G = Set 1/2" Iron Pipe, P.I.S. No. 2749  
 F = Found 1/2" Iron Bar  
 A = Set P.X. Nail, P.L.S. No. 2749

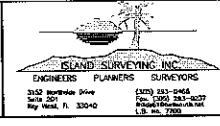
**Abbreviations:**  
 S/S = Slab  
 R/W = Right-of-Way  
 fd. = Found  
 A = Flat  
 m. = Measured  
 G. = Gage  
 N.T.S. = Not to Scale  
 C. = Centerline  
 Elev. = Elevation  
 B.M. = Bench Mark  
 P.O.D. = Point of Commencement  
 P.O.B. = Point of Beginning  
 P.B. = Plat Book  
 pg. = page

**Field Work performed on: 5/2/11**

| No. | Date | REVISIONS | Remarks |
|-----|------|-----------|---------|
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Sheet Description:  
**BOUNDARY SURVEY**

Project: Harborside, LLC  
 223 Elizabeth Street  
 Key West, FL 33040



Date: 5/12/11  
 Designed: FHH  
 Drawn: FHH  
 Checked: FHH  
 Job No. 11-193  
 Sheet No. 1 of 2

**LEGAL DESCRIPTION:**

**PARCEL A**

On the Island of Key West, Monroe County, State of Florida, being known as Part of Square Eleven (11), more particularly described as follows:  
Commencing at the Southern corner of Square Eleven (11) where Caroline and Elizabeth Streets intersect and proceed along the Northwesterly side of Elizabeth Street in a Northwesterly direction a distance of One Hundred Seventy Three (173) feet to a point proceed thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One (1) foot to the POINT OF BEGINNING; from the Point of Beginning, proceed at right angles in a Northwesterly direction One Hundred thirty five (135) feet; thence at right angles in a Southwesterly direction One Hundred thirty five (135) feet; thence at right angles in a Southwesterly direction One Hundred thirty five (135) feet; thence at right angles in a Northwesterly direction Fifty seven and two tenths (57.2) feet; thence at right angles in a Southwesterly direction One hundred thirty seven and six tenths (137.6) feet; thence at right angles in a Northwesterly direction Fifty three and seven tenths (53.7) feet to the POINT OF BEGINNING.  
This parcel is together with an easement of ingress and egress over the following described property:

Commencing at the Southern corner of Square eleven (11), at the intersection of Caroline Street and Elizabeth Street according to Whitehead's Map of Key West, Monroe County, Florida; thence in a Northwesterly direction along the Northwesterly right of way line of Elizabeth Street, One hundred seventy three (173) feet to the POINT OF BEGINNING; run thence at right angles in a Northwesterly direction, Fifty (50) feet; thence at right angles in a Southwesterly direction, one (1) foot; thence at right angles in a Northwesterly direction, twenty (20) feet; thence at right angles in a Northwesterly direction, twenty-three (23) feet; thence at right angles in a Southwesterly direction, seventy (70) feet; thence at right angles along Elizabeth Street, twenty-two feet to the POINT OF BEGINNING.

**PARCEL B**

On the Island of Key West and known as William A. Whitehead's Map delineated in February, A.D. 1829, as a parcel of land in Square Eleven (11) more particularly described as follows: Commencing at the Northwesterly corner of the intersection of Caroline and William Streets move Northwesterly a distance of 118.15 feet to the POINT OR PLACE OF BEGINNING. Thence at right angles in a Southwesterly direction a distance of 156.44 feet; thence at right angles in a Northwesterly direction a distance of 53.95 feet; thence at right angles in a Northwesterly direction a distance of 156.44 feet; thence at right angles in a Southwesterly direction along William Street a distance for 53.95 feet to the POINT OR PLACE OF BEGINNING, on William Street.

**PARCEL C**

On the Island of Key West and known as William A. Whitehead's Map delineated in February, A.D. 1829, as a parcel of land in Square Eleven (11) more particularly described as follows: Commencing at the Northwesterly corner of the intersection of Caroline and Elizabeth Streets move Northwesterly along Elizabeth Street a distance of 172 feet to the POINT OF BEGINNING. Thence continue in a Northwesterly direction along Elizabeth Street a distance of 27 feet to a point; thence at right angles in a Northwesterly direction parallel to Caroline Street a distance of 200 feet to a point; thence at right angles in a Southwesterly direction a distance of 9 feet to a point; thence at right angles in a Northwesterly direction a distance of 200 feet to a point on the Westerly right of way of William Street; thence at right angles in a Southwesterly direction parallel to Caroline Street a distance of 32.04 feet to a point on the property line owned by Victoria E. Freeman West; thence at right angles in a Northwesterly direction a distance of 2 feet to a point; thence at right angles in a Southwesterly direction a distance of 50 feet to the POINT OF BEGINNING.

**Parcel D**

On the Island of Key West and is part of Square 11 according to William A. Whitehead's Map of said Island delineated in 1829 and is more particularly described as follows: From the intersection of the Southwesterly line of Green Street and Northwesterly line of Elizabeth Street go Northwesterly along the Northwesterly line of Elizabeth Street a distance of 95.50 feet to a point; thence at right angles and Northwesterly a distance of 100 feet to a point, which point is the POINT OF BEGINNING; thence continue Northwesterly along the previously described course a distance of 73.04 feet to a point; thence at right angles and Northwesterly a distance of 47.10 feet to a point; thence at right angles and Northwesterly a distance of 52.44 feet to a point; thence at right angles and Southwesterly a distance of 62.20 feet to a point; thence at right angles and Southwesterly a distance of 8.00 feet to a point; thence at right angles and Southwesterly a distance of 85.40 feet to a point; thence at right angles and Southwesterly a distance of 125.48 feet to a point; thence at right angles and Northwesterly a distance of 104.30 feet back to the POINT OF BEGINNING.

**PARCEL E 1**

A parcel of land in the Island of Key West, Monroe County, Florida, said parcel being a Part of Lot 1 of Square 11 of Whitehead's Map of the said Island as delineated in February 1829 and the said parcel being more particularly described by metes and bounds as follows: Commence at the intersection of the Northwesterly right of way line (ROWL) of Caroline Street with the Southwesterly ROWL of William Street and run thence in a Southwesterly direction along the Northwesterly ROWL of the said Caroline Street for a distance of 201.00 feet; thence Northwesterly and at right angles for a distance of 181.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northwesterly along a prolongation of the preceding course for a distance of 9.00 feet; thence Northwesterly and at right angles for a distance of 24.48 feet; thence Southwesterly and at right angles for a distance of 9.00 feet; thence Southwesterly and at right angles for a distance of 24.48 feet back to the POINT OF BEGINNING.

**PARCEL E 2**

A parcel of land on the Island of Key West, Monroe County, Florida, said parcel being a Part of Lot 1 of Square 11 of Whitehead's Map of the said Island as delineated in February 1829 and the said parcel being more particularly described by metes and bounds as follows: Commence at the intersection of the Northwesterly right-of-way line (ROWL) of Caroline Street with the Southwesterly (ROWL) of William Street and run thence in a Southwesterly direction along the Northwesterly (ROWL) of the said Caroline Street for a distance of 201.00 feet; thence Northwesterly and at right angles for a distance of 60.00 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northwesterly along a prolongation of the preceding course for a distance of 57.20 feet; thence Northwesterly and at right angles for a distance of 6.50 feet; thence Southwesterly and at right angles for a distance of 57.20 feet; thence Southwesterly and at right angles for a distance of 6.50 feet to the POINT OF BEGINNING.

**PARCEL F**

On the Island of Key West and is part of Square 11 according to William A. Whitehead's map of said Island delineated in 1829 and is more particularly described as follows:  
From the intersection of the Northwesterly line of Caroline Street and the Southwesterly line of William Street, go Northwesterly along the said Southwesterly line of William Street a distance of 181 feet to a point; thence at right angles in a Northwesterly direction One Hundred thirty five (135) feet; thence at right angles in a Southwesterly direction One Hundred thirty five (135) feet; thence at right angles in a Southwesterly direction One Hundred thirty five (135) feet; thence at right angles in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred thirty five (135) feet; thence at right angles in a Southwesterly direction Fifty (50) feet to the point of beginning. Reference being had to a deed of conveyance from Whitmore Pinder et al to Louis Morton dated August 25, 1900 and recorded in Deed Book "1", page 416, of the public records of Monroe County, Florida.

**PARCEL H**

In the City of Key West and known as a part of Lot Four (4) in Square Eleven (11) according to Charles H. Hill's map of said City, commencing at a point on Elizabeth Street opposite the Northeast corner of land owned on the 25th day of August, A.D. 1900 by the Estate of J.P. Roberts and extending thence in a Northwesterly direction One Hundred and Thirteen (113) feet; thence in a Northwesterly direction Fifty (50) feet; thence in a Southwesterly direction Fifty (50) feet; thence in a Southwesterly direction One Hundred and Thirteen (113) feet; thence in a Southwesterly direction Fifty (50) feet to the point of beginning. Reference being had to a deed of conveyance from Whitmore Pinder et al to Louis Morton dated August 25, 1900 and recorded in Deed Book "1", page 416, of the public records of Monroe County, Florida.

**LEGAL DESCRIPTION (cont.):**

**PARCEL I:**

In the City of Key West and is known as Part of Lot Two (2), of Square 11, according to the Map or Plat of the Island of Key West delineated in February A.D. 1829, by William A. Whitehead and being more particularly described as follows:  
Beginning at this point of intersection of the Northwesterly right-of-way boundary of Caroline Street with the Easterly right-of-way boundary line of Elizabeth Street and thence Northwesterly along Caroline Street 120 feet to a point; thence Northwesterly at right angles 120 feet to a point; thence Southwesterly at right angles 60.75 feet to a point; thence Southwesterly at right angles 60 feet to a point; thence Southwesterly at right angles 60.25 feet to a point on the Easterly right-of-way boundary of said Elizabeth Street; thence Southwesterly along the said line of Elizabeth Street 60 feet back to the Point of Beginning.

**CERTIFICATION made to:**  
HARBORSIDE, LLC  
Knight-Borzy Title, Inc.  
Fidelity National Title Insurance Company

**FLOOD MAP INFORMATION:**  
Flood Map Number 12067C1516 K  
Map Revised 2/18/2005  
Property Lies in Flood Zones AE 7- VE 10

**CERTIFICATION:**  
I HEREBY CERTIFY that the attached Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61E17-6, Florida Statute Section 472.007, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

**FREDERICK M. HEIDBRANDT**  
Professional Land Surveyor & Mapper No. 2749  
Professional Engineer No. 38510  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

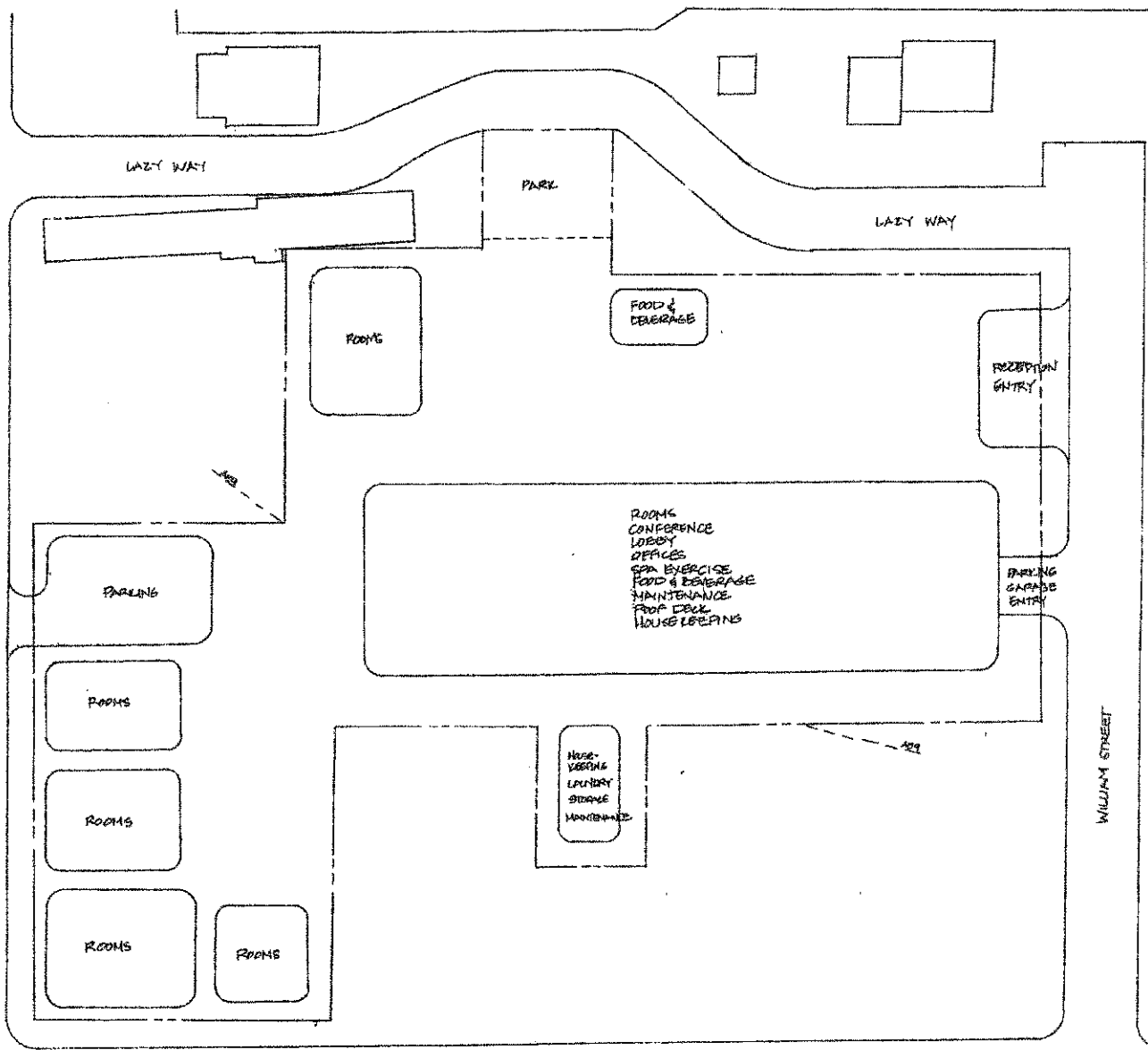
| No. | Date | REVISIONS | Remarks |
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Sheet Description:  
**BOUNDARY SURVEY**

Project: Harborside, LLC  
223 Elizabeth Street  
Key West, FL 33040



Date: 5/12/11  
Designed: FHH  
Drawn: FHH  
Checked: FHH  
Job No. 11-193  
Sheet No. 2 of 2



DESIGN DESP:

FRAME ENCLOSED HALLWAYS AND  
 COMMON AREAS COMBINED NOT TO EXCEED 55,200 SF

LOBBY, OFFICES, SPA, EXERCISE,  
 FOOD & BEVERAGE, MAINTENANCE,  
 ROOF DECK, HOUSEKEEPING AND  
 CONFERENCE COMBINED NOT TO EXCEED 7,000 SF

HOUSE KEEPING, LAUNDRY,  
 STORAGE AND MAINTENANCE  
 COMBINED NOT TO EXCEED 1,750 SF

TOTAL ENCLOSED AC AREA 63,950 SF

CAROLINE STREET

CONCEPTUAL SITE LAYOUT DIAGRAM  
 JUNE 7, 2011