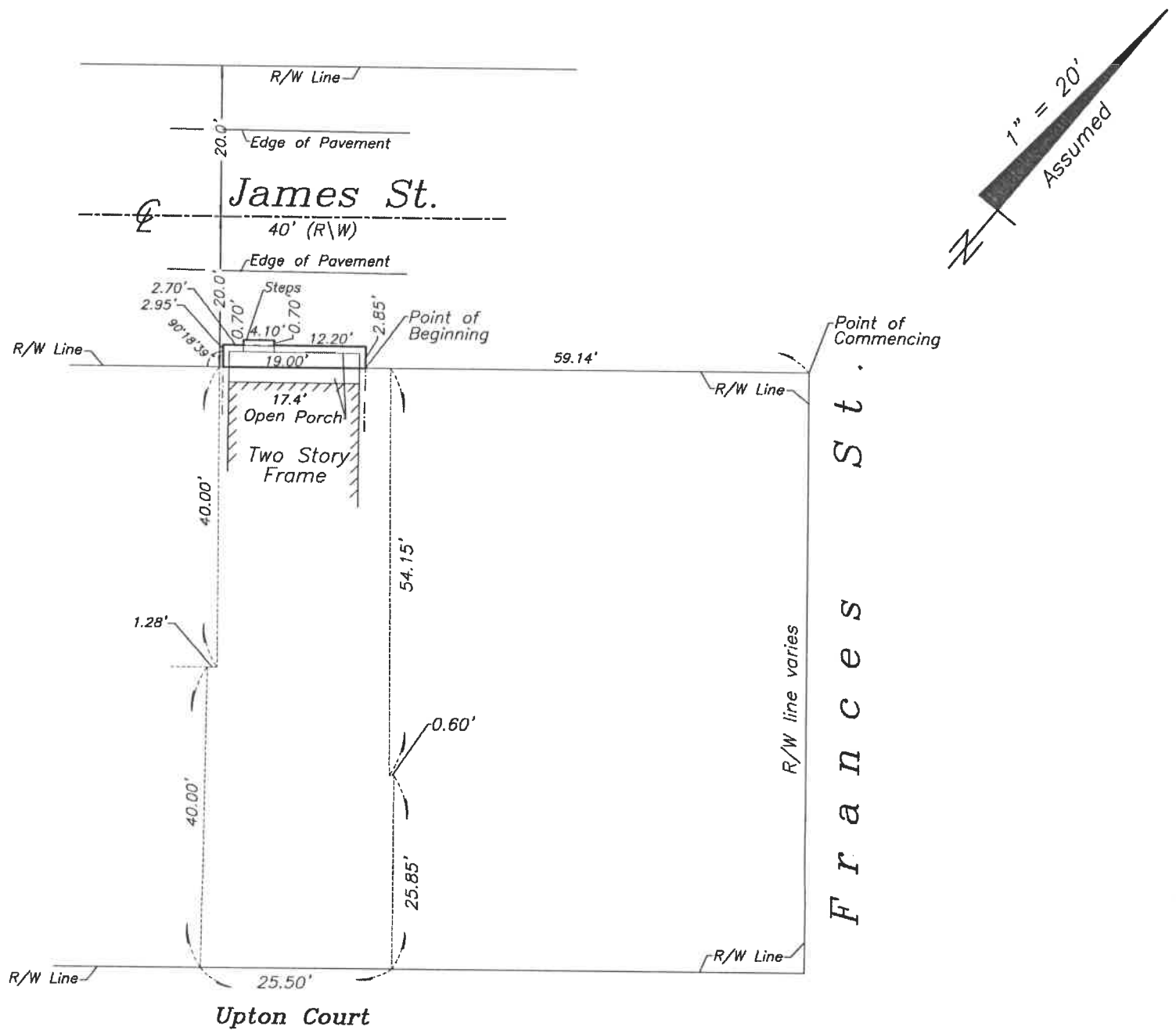


Specific Purpose Survey to illustrate a legal description  
of part of the right of way of James Street, adjacent to  
Lot 1, Square 19, Island of Key West,  
prepared by the undersigned



NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 1026 James Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION  
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and known as a portion of the right of way of James Street adjacent to Lot 2, of John Lowe Jr.'s corrected Subdivision of Lot 1, Square 19, according to the plat thereof as recorded in Plat Book 1, Page 28, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southeasterly right of way line of James Street with the Southwesterly right of way line of Frances Street and run thence Southwesterly along the Southeasterly right of way line of the said James Street for a distance of 59.14 feet to the Northeasterly face of an overhang on an existing two story frame building, said point also being the Point of Beginning; thence continue Southwesterly along the Southeasterly right of way line of the said James Street for a distance of 19.00 feet to the Southwesterly face of an overhang on said building; thence Northwesterly with a deflection angle of 90°18'39" to the right and along said overhang for a distance of 2.95 feet; thence Northeasterly and at right angles along said overhang for a distance of 2.70 feet to wooden steps; thence Northwesterly and at right angles along said steps for a distance of 0.70 feet; thence Northeasterly and at right angles along said steps for a distance of 4.10 feet; thence Southeasterly and at right angles along said steps for a distance of 0.70 feet to said overhang; thence Northeasterly and at right angles along said overhang for a distance of 12.20 feet; thence Southeasterly and at right angles along said overhang for a distance of 2.85 feet back to the Point of Beginning, containing 58 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Natures Boundary LLC; City of Key West; 1026 James Street LLC;

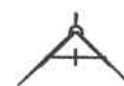
I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

July 12, 2019  
10/16/19 Revise Certification

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper  
PSM #6298

3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244