

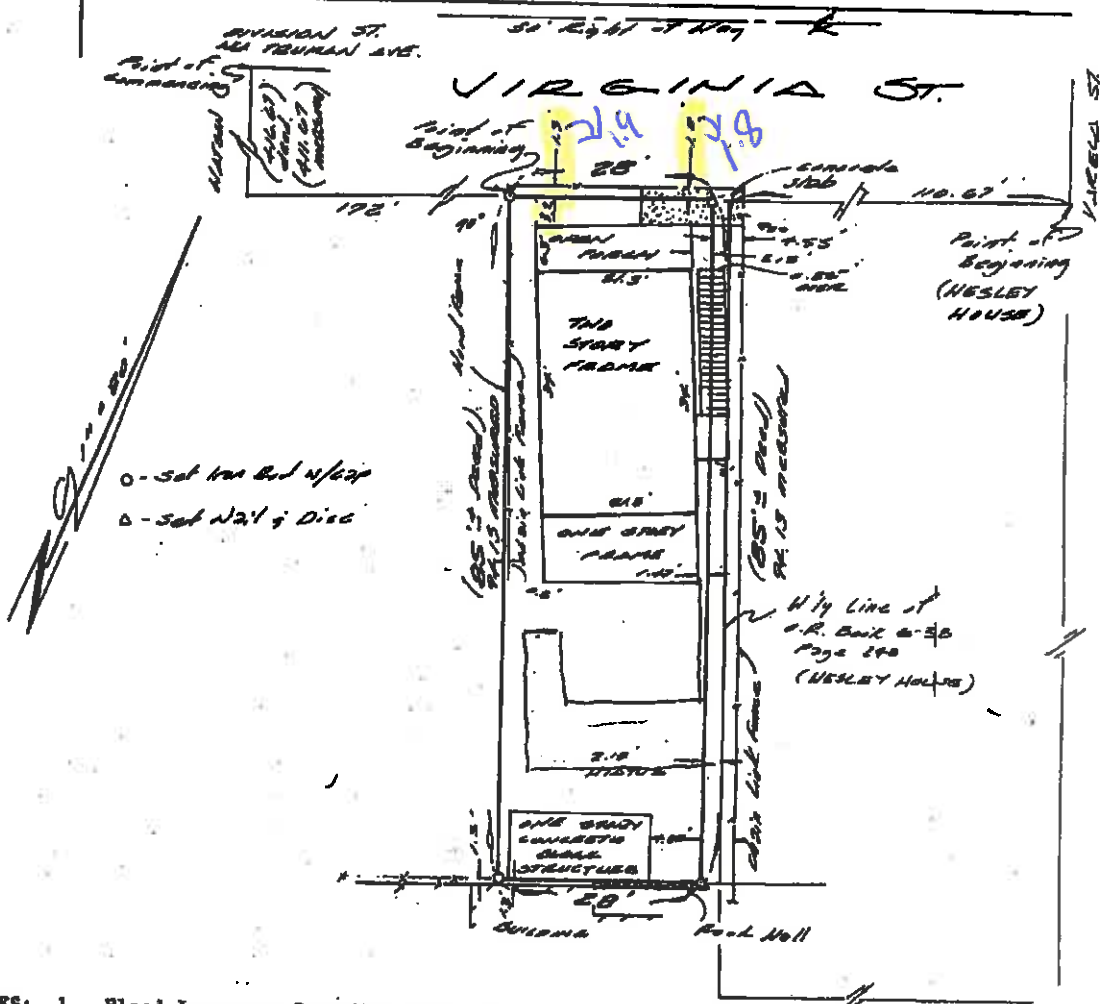


PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.E.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



- NOTES:**
1. Flood Insurance Rate Map Zone: X
 2. Street address: 1104 Virginia Street, Key West, Florida.
 3. Date of field work: February 22, 1991.

BOUNDARY SURVEY OF: On the Island of Key West, and is a Part of Tract Thirteen (13), according to WILLIAM A. WHITEHEAD'S Map of said Island, delineated February A.D. 1829, but more particularly described as follows: COMMENCING, at the corner of Division and Watson Streets; thence in a Southeasterly direction and along the Northeasterly side of Watson Street 416.67 feet; thence at right angles and in a Northeasterly direction 172 feet to a point or place of beginning; thence at right angles in a Southeasterly direction 85 feet more or less; thence at right angles and in a Northeasterly direction 28 feet; thence at right angles and in a Northwesterly direction 85 feet more or less; thence at right angles and in a Southwesterly direction 28 feet back to the point or place of beginning.

BOUNDARY SURVEY FOR: ARTICA YBARMEA; KEVIN TALBOTT; and YVETTE M. TALBOTT

I HEREBY CERTIFY to Artica Ybarnea; Kevin Talbott and Yvette M. Talbott, his wife; William B. Spottwood; Attorneys' Title Insurance Fund, Inc.; and Centrust Mortgage Corporation, its successors and/or assigns that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL

February 26, 1991
Key West, Florida
REVISED TO SHOW
WESLEY HOUSE DESC.
4/22/91

PHILLIPS & TRICE SURVEYING, INC.

Joe M. Trice, P.S.
Florida Reg. Cert. #2110