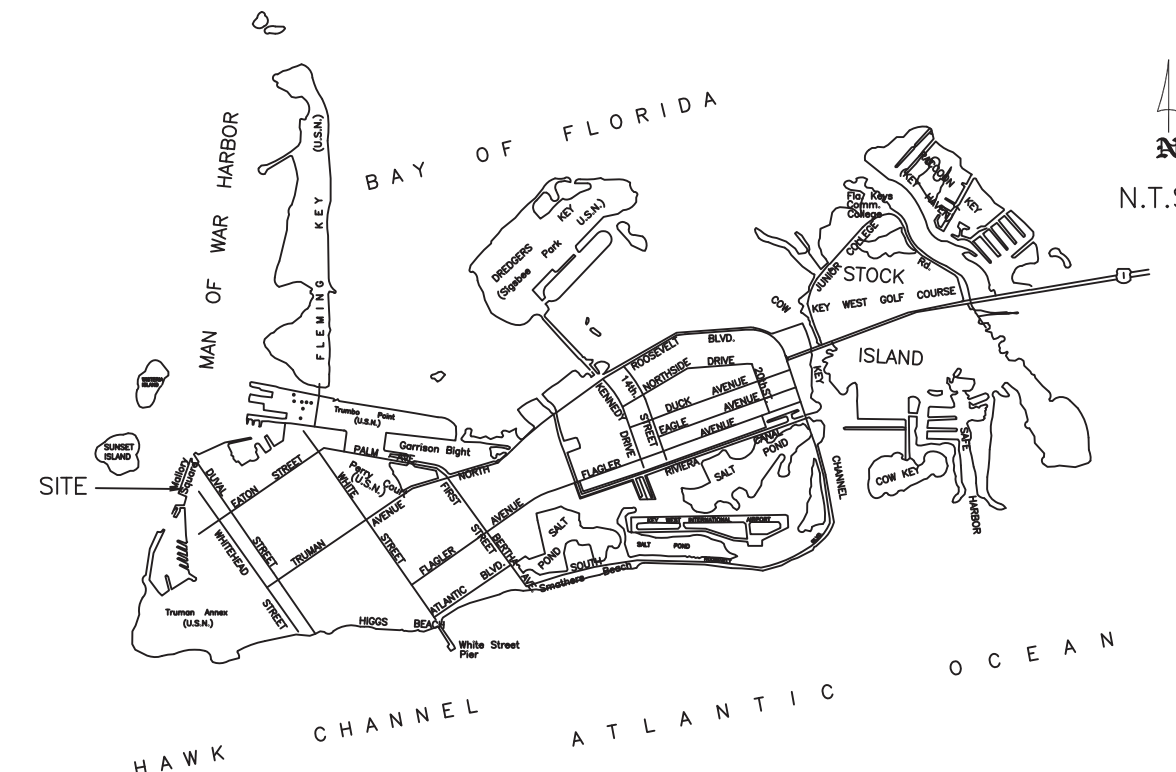


KEY WEST BRIGHT

LEASE AREA



LOCATION MAP  
City of Key West & Stock Island

**LEGAL DESCRIPTION**  
Lease Area "A":  
Prepared by undersigned:  
On the Island of Key West, Monroe County Florida, and being a part of Lots 4 and 5, in Square 3, according to a Map or Plan of the City of Key West prepared by William A. Whitehead in February 1829 and being more particularly described as follows:  
Begin at the intersection of the Northwesterly Right-of-Way Line of Front Street and the Northeasterly Right-of-Way Line of David Wolkowsky Street (A.K.A. as Whitehead Street); thence in a Northeasterly direction along the said Northwesterly Right-of-Way Line of Front Street for 166.00 feet; thence at a right angle and in a Northwesterly direction along the Southwesterly Right-of-Way Line of Tift's Alley for 100.00 feet; thence at a right angle and in a Southwesterly direction along the Southeasterly Right-of-Way Line of Wall Street for 166.00 feet; thence at a right angle and in a Southeasterly direction along the said Northeasterly Right-of-Way Line of David Wolkowsky Street for 100.00 feet to the Point of Beginning. Containing 16,600 Square Feet.

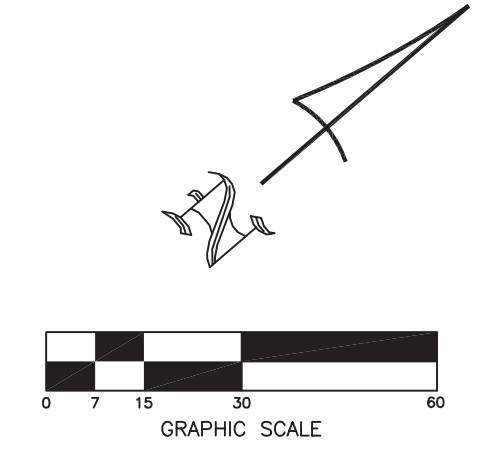
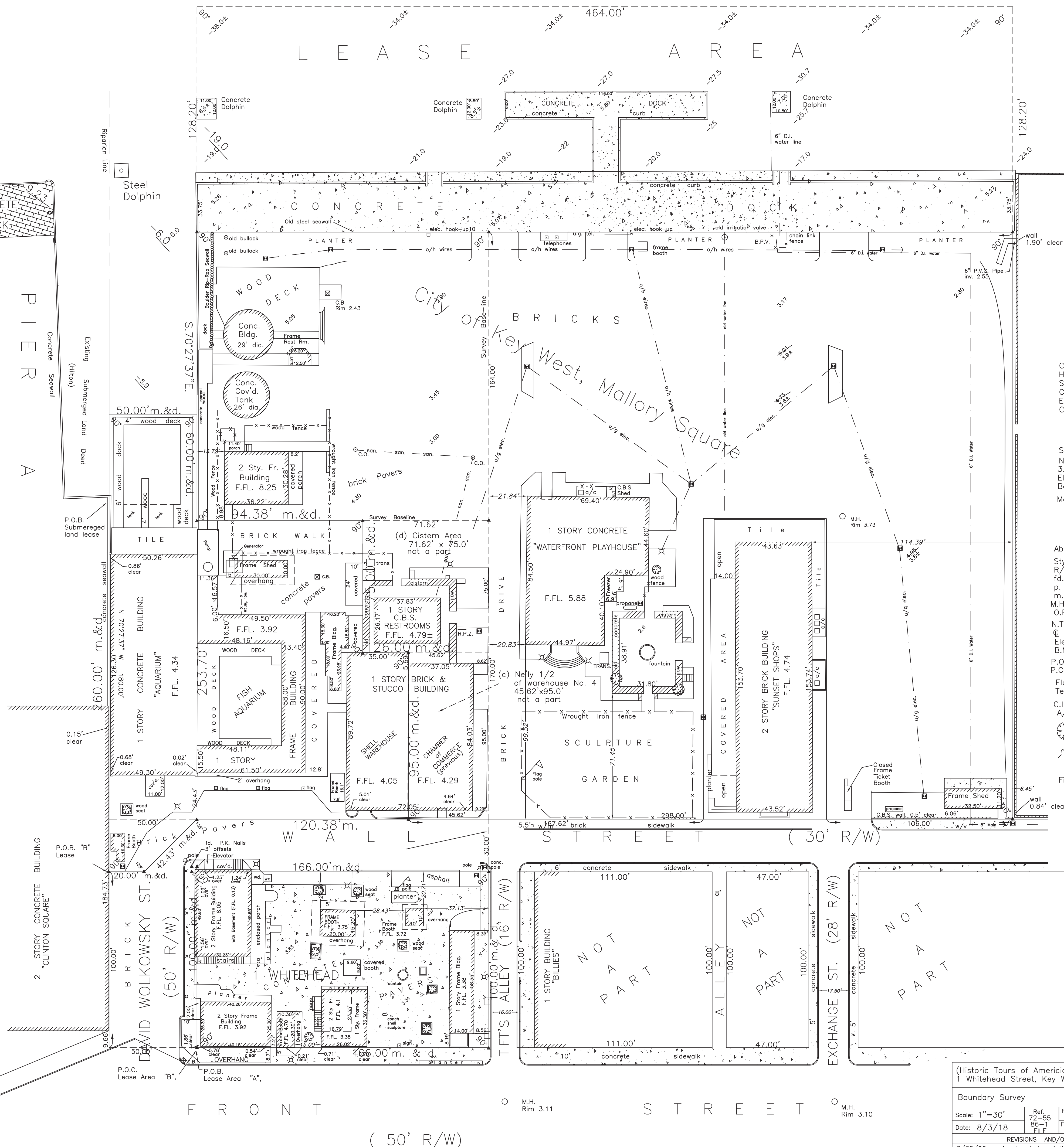
Lease Area "B":  
Prepared by undersigned:  
On the Island of Key West, Monroe County Florida, and being a part of Lots 4 and 5, in Square 3, according to a Map or Plan of the City of Key West prepared by William A. Whitehead in February 1829 and adjacent filled Submerged land and being more particularly described as follows:  
Begin at the intersection of the Northwesterly Right-of-Way Line of Front Street and the Northeasterly Right-of-Way Line of David Wolkowsky Street (A.K.A. as Whitehead Street); thence in a Southwesterly direction along the extension of the said Northwesterly Right-of-Way Line of Front Street for 50.00 feet to the Southwesterly Right-of-Way of David Wolkowsky Street; thence at a right angle and in a Northwesterly direction along the said Southwesterly Right-of-Way Line of David Wolkowsky Street for 100.00 feet to the Point of Beginning; thence continue in a Northwesterly direction for 260.00 feet; thence at a right angle and in a Southeasterly direction for 60.00 feet; thence at a right angle and in a Northeasterly direction for 94.38 feet; thence at a right angle and in a Southeasterly direction for 75.00 feet; thence at a right angle and in a Northeasterly direction for 26.00 feet; thence at a right angle and in a Southeasterly direction and thought a brick building for 95.00 feet to the Northwesterly Right-of-Way Line of Wall Street; thence at a right angle and in a Southwesterly direction along the said Northwesterly Right-of-Way Line of Wall Street for 120.38 feet; thence at an angle of 135 degrees to the right and in a Southerly direction for 42.43 feet; thence at an angle of 135 degrees to the left and in a Southwesterly direction for 20.00 feet to the said Southwesterly Right-of-Way Line of David Wolkowsky Street and the Point of Beginning. Containing 40,237.40 Square Feet, more or less.

THIS DOCUMENT WAS ELECTRONICALLY SIGNED AND SEALED BY EDDIE A. MARTINEZ, PSM ON 08-09-2018 UNDER THE RULES SET FORTH BY CHAPTER SJ-17 F.A.C. STATE OF FLORIDA

**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 required by the Florida Board of Land Surveyors, Chapter SJ-17, Florida Statutes, Sections 42.027, and the American Land Title Association, and that there are no visible encroachments unless shown herein.

EDDIE A. MARTINEZ, PSM  
Professional Engineer, License No. LS6755  
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE



**CERTIFICATION** made to:  
Historic Tours of America, Inc. A Florida Corporation  
Spottswood, Spottswood, Spottswood & Sterling  
Chicago Title Insurance Company  
Eagle Bank  
City of Key West

**SURVEYOR'S NOTES:**  
North arrow based on assumed median  
3.4 denotes existing elevation  
Elevations based on N.G.V.D. 1929 Datum  
Bench Mark No.: Basic Elevation: 14.324  
Monumentation:  
▲ = fd. P.K. Nail, P.L.S. No. 2749

- Abbreviations:**
- Sty. = Story
  - R/W = Right-of-Way
  - fd. = Found
  - p. = Plat
  - m. = Measured
  - M.H.W. = Mean High Water
  - O.R. = Official Records
  - N.T.S. = Not to Scale
  - C = Centerline
  - Elev. = Elevation
  - B.M. = Bench Mark
  - P.O.C. = Point of Commence
  - P.O.B. = Point of Beginning
  - Elec. = Electric
  - Tel. = Telephone
  - C.L.F. = Chain Link Fence
  - A/C = Air Conditioner
  - tree = tree
  - Elev. of bottom of bay at N.G.V.D. Datum
  - Field Work performed on: 5/1/18
- o/h = Overhead
  - u/g = Underground
  - F.F.L. = Finish Floor Elevation
  - conc. = concrete
  - bl. = Baseline
  - C.B.S. = Concrete Block Stucco
  - cov'd. = Covered
  - wd. = Wood
  - w.m. = Water Meter
  - Pl. = Planter
  - Hydt. = Fire Hydrant
  - F.W. = Fire Well
  - light = light
  - wood pole = wood pole
  - conc. pole = conc. pole
  - catch basin = catch basin
  - Man Hole = Man Hole
  - B.P.V. = Backflow preventer valve
  - D.I. = Ductile Iron

(Historic Tours of America) 1 Whitehead Street, Key West, FL 33040			
Boundary Survey		Dwn No.: 18-503	
Scale: 1"=30'	Ref. 72-55	Flood panel No. 1518 K	Dwn. By: F.H.H.
Date: 8/3/18	FILE 86-1	Flood Zone: AE-VE	Flood Elev. 7'-13"
REVISIONS AND/OR ADDITIONS			
3/30/99: revise legal descriptions			
10/18/10: Correct lease area per City's Lease, Update Survey			
10/19/10: Added Submerged land Lease			
1/20/16: at/dref/dwg/Block 3/City of K.W. to HTA			

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L.B. No. 7700