

A portion of land located on the Island of Key West, Monroe County, Florida, said parcel also located in Truman Annex (formerly U.S. Navy) and being more particularly described as follows:

Commence at the National Ocean Survey Triangulation Station GSL, being a brass disc set in concrete, located on the outer mole of Truman Annex, the coordinates of which are N 81,406.14 and E 386,795.78 (1983/89), based on the U.S. Coast and Geodetic Survey mercator grid coordinate system which has for its zero coordinate a point of Latitude North 24°20'00" and 500.00 feet West of Longitude West 81°00'00"; thence S 48°11'15"E for a distance of 2194.90 feet, said point also being the intersection of the extension of the Southwesterly Right-of-Way line of Fort Street with the Southeasterly Right-of-Way Line of Angela Street; thence S 33°54'27" E along the extension of the Southwesterly Right-of-Way line of Fort Street and the Southwesterly Line of Fort Street for 223.47 feet to the Point of Beginning; thence continue S 33°54'27" E along the said Southwesterly Right-of-Way line of Fort street for 393.58 feet; thence S 56°05'33" W for a distance of 89.80 feet; thence S 76°53'05" W for a distance of 217.59 feet to a point on a curve concave to the North; thence along the curve to the right, having for its elements a radius of 40.00 feet; a central angle of 69°12'28", a cord bearing N 68°30'14" W, a cord length of 45.43 feet and an arc length of 48.32 feet to a point of tangency; thence N 35°54'27" W for a distance of 278.95 feet; thence N 56°05'33" E for a distance of 319.02 feet to the Point of Beginning.

Parcel contains 115,447.55 square feet or 2.65 acres, more or less.

Subject to a thirty five foot Access Easement.