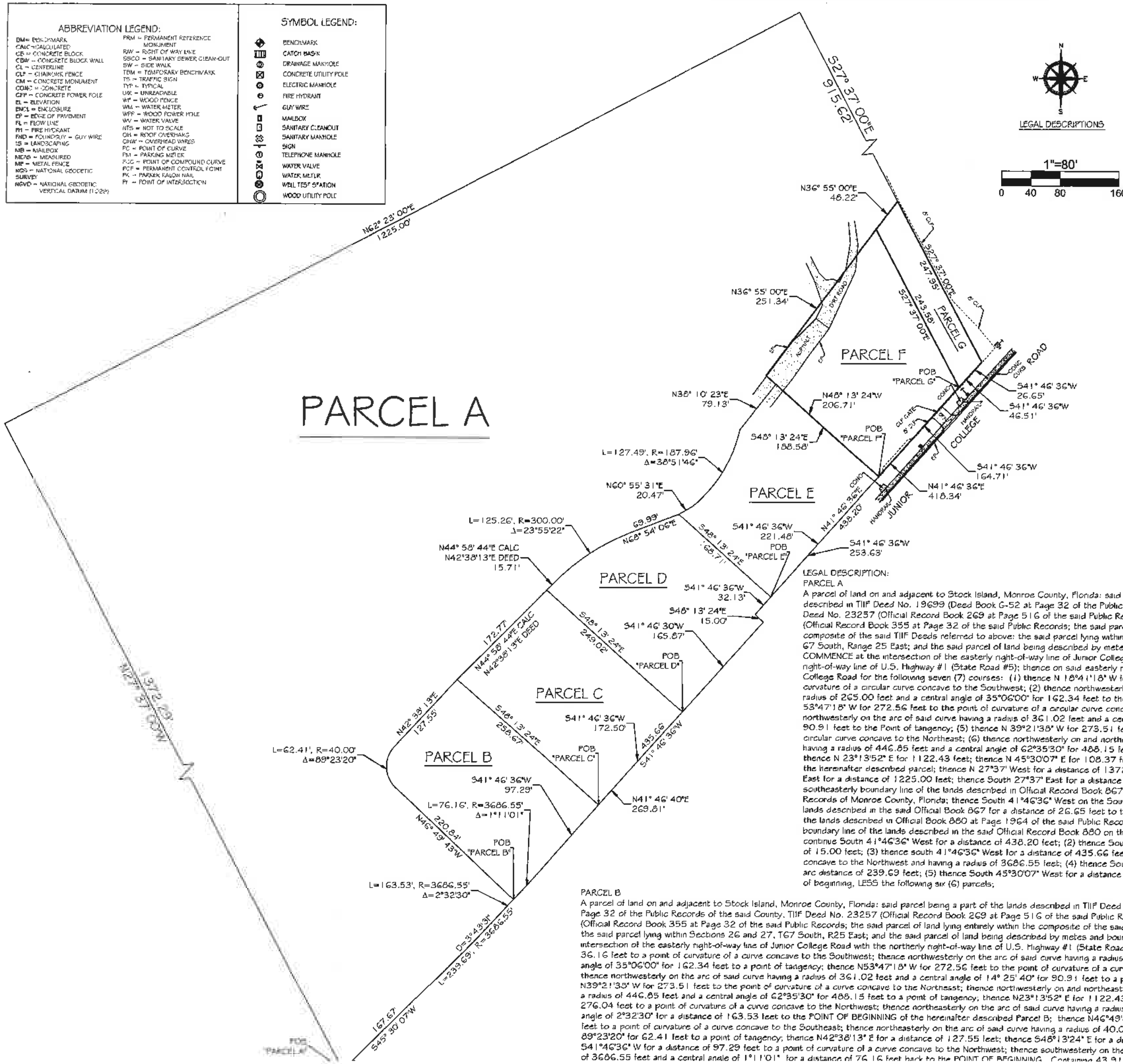
ABBREVIATION LEGEND:

BM = BENCHMARK
CALC = CALCULATED
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
CFP = CONCRETE POWER POLE
EL = ELEVATION
ENCL = ENCLOSURE
EP = EDGE OF PAVEMENT
FL = FLOW LINE
FH = FIRE HYDRANT
FND = FOUND GUY = GUY WIRE
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MF = METAL FENCE
NGS = NATIONAL GEODETIC SURVEY
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT OF WAY LINE
SSCO = SANITARY SEWER CLEAN-OUT
SW = SIDE WALK
TBM = TEMPORARY BENCHMARK
TS = TRAFFIC SIGN
TYP = TYPICAL
U/R = UNREADABLE
WF = WOOD FENCE
WM = WATER METER
WPP = WOOD POWER POLE
WV = WATER VALVE
NTS = NOT TO SCALE
OH = ROOF OVERHANG
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
PI = POINT OF INTERSECTION

SYMBOL LEGEND:

BENCHMARK
CATCH BASIN
DRAINAGE MANHOLE
CONCRETE UTILITY POLE
ELECTRIC MANHOLE
FIRE HYDRANT
GUY WIRE
MAILBOX
SANITARY CLEANOUT
SANITARY MANHOLE
SIGN
TELEPHONE MANHOLE
WATER VALVE
WATER METER
WELL TEST STATION
WOOD UTILITY POLE



LEGAL DESCRIPTION:

PARCEL A

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIIF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and TIIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said TIIF Deeds referred to above: the said parcel lying within Sections 26 and 27, Township 67 South, Range 25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence on said easterly right-of-way line of said Junior College Road for the following seven (7) courses: (1) thence N 18°41'18" W for 36.16 feet to a point of curvature of a circular curve concave to the Southwest; (2) thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to the point of tangency; (3) thence N 53°47'18" W for 272.56 feet to the point of curvature of a circular curve concave to the Northeast; (4) thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to the Point of tangency; (5) thence N 39°21'38" W for 273.51 feet to the point of curvature of a circular curve concave to the Northeast; (6) thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; (7) thence N 23°13'52" E for 1122.43 feet; thence N 45°30'07" E for 108.37 feet to the POINT OF BEGINNING of the hereinafter described parcel; thence N 27°37' West for a distance of 1372.29 feet; thence North 62°23' East for a distance of 1225.00 feet; thence South 27°37' East for a distance of 915.62 feet to the southeasterly boundary line of the lands described in Official Record Book 867 at Page 1449 of the Public Records of Monroe County, Florida; thence South 41°46'36" West on the Southeasterly boundary line of the lands described in the said Official Book 867 for a distance of 26.65 feet to the Northwesterly boundary lines of the lands described in Official Book 880 at Page 1964 of the said Public Records; thence on the Northwesterly boundary line of the lands described in the said Official Record Book 880 on the following five (5) courses: (1) continue South 41°46'36" West for a distance of 438.20 feet; (2) thence South 48°13'24" East for a distance of 15.00 feet; (3) thence south 41°46'36" West for a distance of 435.66 feet to the beginning of a curve being concave to the Northwest and having a radius of 3686.55 feet; (4) thence Southwesterly on the said curve for an arc distance of 239.69 feet; (5) thence South 45°30'07" West for a distance of 167.67 feet back to the point of beginning, LESS the following six (6) parcels;

PARCEL B

A parcel of land on and adjacent to Stock Island, Monroe County, Florida: said parcel being a part of the lands described in TIIF Deed No. 19699 (Deed Book G-52 at Page 32 of the Public Records of the said County, TIIF Deed No. 23257 (Official Record Book 269 at Page 516 of the said Public Records) and TIIF Deed No. 24067 (Official Record Book 355 at Page 32 of the said Public Records; the said parcel of land lying entirely within the composite of the said TIIF Deeds referred to above: the said parcel lying within Sections 26 and 27, T67 South, R25 East; and the said parcel of land being described by metes and bounds as follows: COMMENCE at the intersection of the easterly right-of-way line of Junior College Road with the northerly right-of-way line of U.S. Highway #1 (State Road #5); thence N18°41'18" W for 36.16 feet to a point of curvature of a curve concave to the Southwest; thence northwesterly on the arc of said curve having a radius of 265.00 feet and a central angle of 35°06'00" for 162.34 feet to a point of tangency; thence N53°47'18" W for 272.56 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on the arc of said curve having a radius of 361.02 feet and a central angle of 14° 25' 40" for 90.91 feet to a point of tangency; thence N39°21'38" W for 273.51 feet to the point of curvature of a curve concave to the Northeast; thence northwesterly on and northeasterly on the arc of said curve having a radius of 446.85 feet and a central angle of 62°35'30" for 488.15 feet to a point of tangency; thence N23°13'52" E for 1122.43 feet; thence N45°30'07" E for 276.04 feet to a point of curvature of a curve concave to the Northwest; thence northeasterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 2°32'30" for a distance of 163.53 feet to the POINT OF BEGINNING of the hereinafter described Parcel B; thence N46°49'43" W for a distance of 220.84 feet to a point of curvature of a curve concave to the Southeast; thence northeasterly on the arc of said curve having a radius of 40.00 feet and a central angle of 89°23'20" for 62.41 feet to a point of tangency; thence N42°38'13" E for a distance of 127.55 feet; thence S48°13'24" E for a distance of 258.67 feet; thence S41°46'36" W for a distance of 97.29 feet to a point of curvature of a curve concave to the Northwest; thence southwesterly on the arc of said curve having a radius of 3686.55 feet and a central angle of 1°11'01" for a distance of 76.16 feet back to the POINT OF BEGINNING. Containing 43,910 sq. ft. (1.01