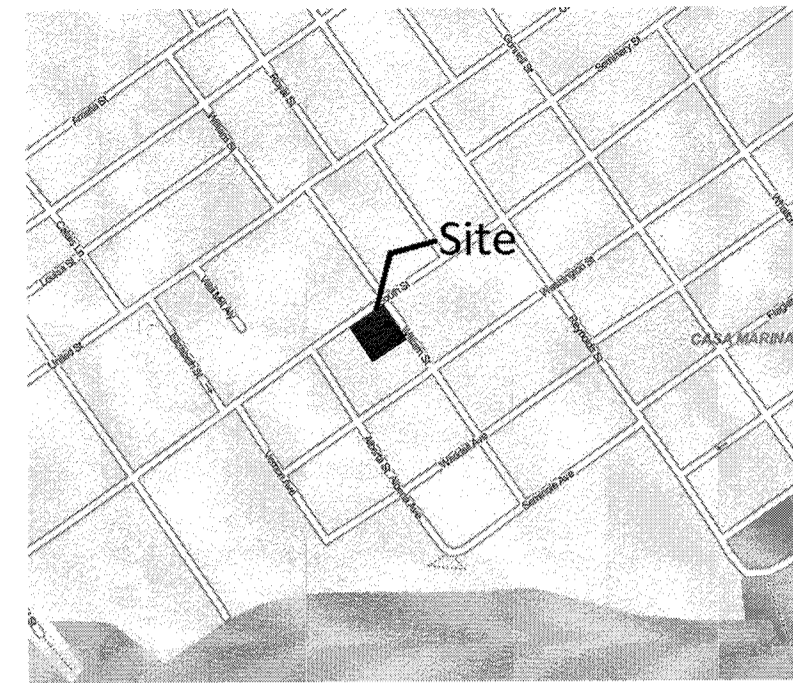
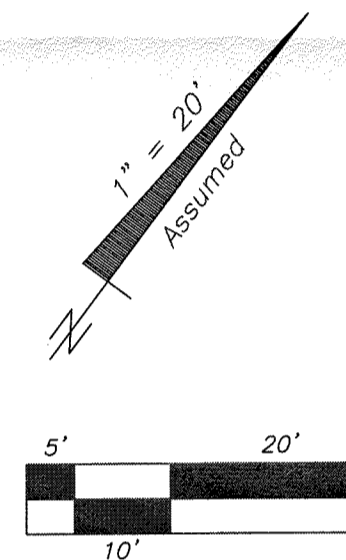


Survey



Location Map - Not to Scale



LEGEND

- Found screw (Phillips head)
- Found 1/2" Iron Rod (Unreadable)
- ▲ Found Nail & Disc (6298)
- ▲ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (C) Calculated
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- POC Point of Commencing
- POB Point of Beginning
- R/W Right of Way
- ⊙ Manhole
- ☆ Light Pole
- (6.5) Spot Elevation (Typical)
- CLF Chain Link Fence
- NSR Not Survey Related
- O.R. Official Records
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊗ Water Valve
- ⊗ Sewer Cleanout
- ⊗ Water Meter
- ⊗ Fire Hydrant
- Conc. Concrete
- ⊗ Tree (Diameter)
- ⊗ Palm

- NOTES:**
- Said described property is located within an area having a Zone Designation of X and AE (EL 6) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120168, with a date of identification of 2-18-05, for Community Panel No. 1516 K, in Key West, Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
 - The property has direct physical access to South Street and William Street, a dedicated public street or highway.
 - Gross Land Area: 13,744 +/- Square Feet.
 - The property described hereon is the same as the property described in Chicago Title Insurance Company Commitment No. 4543334 with an effective date of August 6, 2013, Revised 9/26/13 and that all easements, covenants and restrictions referred in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
 - Date of field work: October 7, 2013
 - Underground foundations and utilities were not located.
 - Ownership of fences is undeterminable, unless otherwise noted.
 - All angles are 90° (Measured & Record) unless otherwise noted.
 - Street address: 716-718 South, Key West, FL.
 - This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
 - Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record by this Surveyor. Easement information shown hereon was based on Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13 and Revised 9/26/13.
 - North Arrow is assumed and based on the Plat.
 - ZONING - per City of Key West Zoning Department: HRO (Historic Residential/Office District) -- Minimum Setbacks: Front= 5'; Side = 5'; Rear = 10'; Street side = 5'; Maximum height: 30'; Maximum Density: 16 Dwelling units per acre (16 du/acre); Maximum Floor Area Ratio: 1.0 (Refer to Section 122-926 for additional restrictions; Maximum lot coverage: a) Maximum building coverage: 50 percent; b) Impervious surface ratio: 60 percent; Minimum lot size: 5,000 square feet; a) minimum lot width: 50 feet; b) minimum lot depth: 100 feet
 - The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.
 - The legal description shown hereon was furnished by the client or their agent (Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13, Revised 9/26/13). This survey does not determine or imply ownership.
 - There are no cemeteries on or within 100 feet of the property.
 - There are no watercourses or wetlands on subject property.
 - Parking Spaces: 2 Regular
 - No evidence of current earth moving work, building construction or building additions.
 - No observed evidence of ADA accessible parking space as noted in Cross Easement Agreement recorded in Official Record Book 2366, at Page 2352.
 - Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

Schedule B-II Exception Table:

	PLOTTED
11. Easement given to Comcast recorded in Official Records Book 1958, Page 243.	Entire Site
12. Deed for conveyance of Development Rights and Rogo Allocations filed 6/23/2007 recorded in Official Records Book 2303, Page 2055.	Entire Site
13. Resolution No 08-107, Granting Cross Easement filed 6/17/2008 recorded in Official Records Book 2366, Page 2352.	Yes

BOUNDARY SURVEY OF: Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows: Commencing at the Southernmost corner of the Intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William Street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

AND

A parcel of land on the Island of Key West, said parcel being the NE'ly 32.15 feet of Lot 3 in Block 15 of Key West Investment Co's Subdivision as recorded in Plat Book 1 at Page 69 of the Public Records of Monroe County, Florida; and said parcel being more particularly described as follows: COMMENCE at the intersection of the SW'ly right-of-way line (ROWL) of William Street with the SE'ly ROWL of South Street and run thence SW'ly along the ROWL of the said South Street for a distance of 100.00 feet to the Point of Beginning the parcel of land being described herein, thence continue SW'ly along the SE'ly ROWL of the said South Street for a distance of 32.15 feet; thence SE'ly and at right angles for a distance of 104.00 feet; thence NE'ly and at right angles for a distance of 32.15 feet; thence NW'ly and at right angles for a distance of 104.00 feet back to the Point of Beginning.

SURVEYOR'S CERTIFICATION

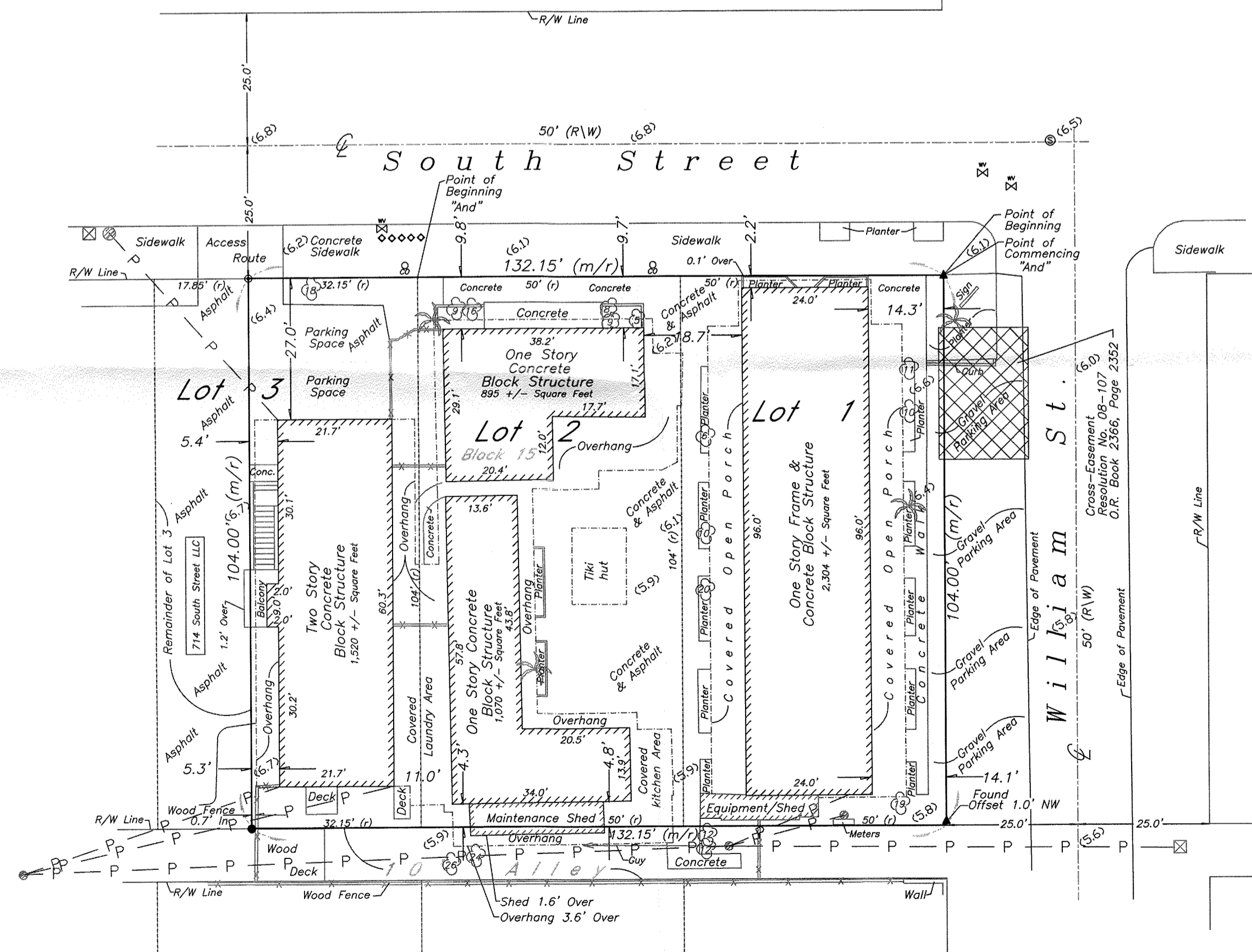
This survey is made for the benefit of: South Street Hospitality, LLC; Centennial Bank; Stones & Cardenas; and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16, of Table A thereof. The field work was completed on October 7, 2013

Date of Plat or Map: October 9, 2013

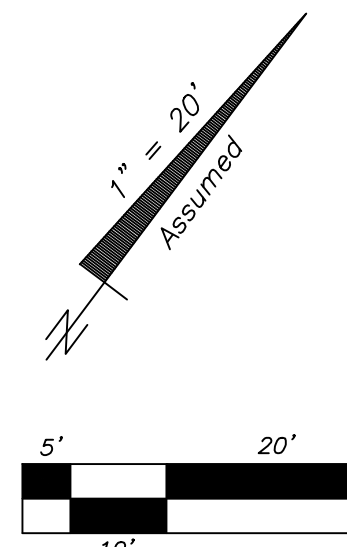
J. Lynn O'Flynn, Inc.

J. Lynn O'Flynn
 J. Lynn O'Flynn
 Professional Surveyor & Mapper
 Florida Registration #6298



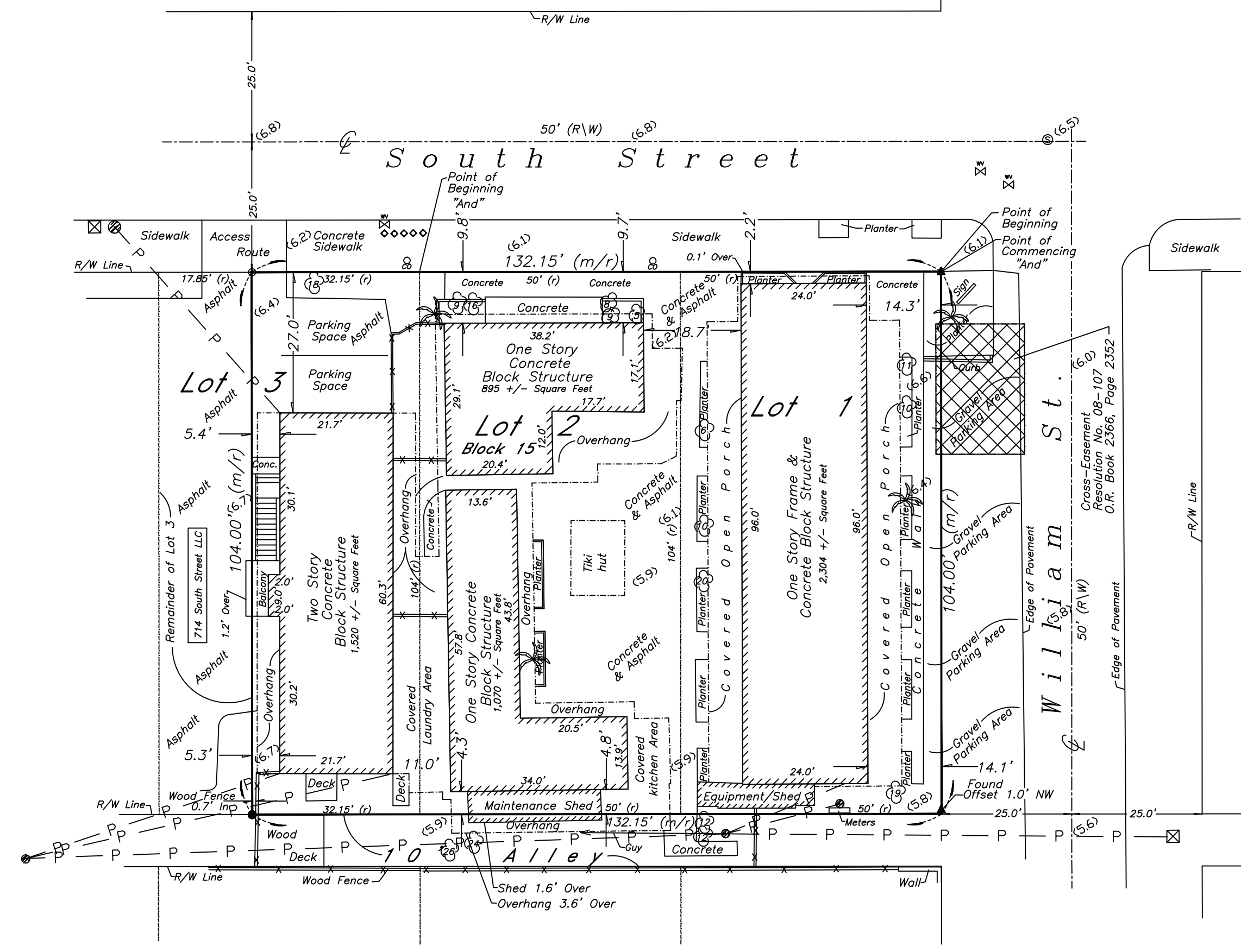


Location Map - Not to Scale



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- ⊕ Water Meter
- ⊕ Fire Hydrant
- Conc. Concrete
- ⊕ Tree (Diameter)
- 🌴 Palm



NOTES:

1. Said described property is located within an area having a Zone Designation of X and AE (EL 6) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120168, with a date of identification of 2-18-05, for Community Panel No. 1516 K, in Key West, Monroe County, State of Florida, which is the current Flood Insurance Rate Map for the community in which the premises is situated.
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14. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of Florida.
15. The legal description shown hereon was furnished by the client or their agent (Chicago Title Insurance Company, Title Commitment No. 4543334, dated 8/6/13, Revised 9/26/13). This survey does not determine or imply ownership.
16. There are no cemeteries on or within 100 feet of the property.
17. There are no watercourses or wetlands on subject property.
18. Parking Spaces: 2 Regular
19. No evidence of current earth moving work, building construction or building additions.
20. No observed evidence of ADA accessible parking space as noted in Cross Easement Agreement recorded in Official Record Book 2366, at Page 2352.
21. Elevations are shown in parenthesis and refer to Mean Sea Level, N.G.V.D. 1929 Datum.

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BOUNDARY SURVEY OF: Lots 1 and 2, of Square 15, Tract 17, as per plat recorded in Plat Book 1, Page 69, of the Public Records of Monroe County, Florida, platted by the Key West Investment Company, which said property was formerly known as: On the Island of Key West, and known on William A. Whitehead's Map of said Island, delineated in February A.D. 1829 as Part of Lot 4, of Tract 17, but better described as Lots 10 and 11, according to PIERCE and WHITE'S DIAGRAM of said Lot 4, Tract 17, recorded in Book N of Deeds, on Page 613, Monroe County, Florida Records. Said property is more particularly described as follows: Commencing at the southernmost corner of the intersection of South and William Streets; thence proceed along South Street in a Southwesterly direction 100 feet; thence at right angles proceed in a Southeasterly direction 104 feet; thence at right angles proceed in a Northeasterly direction 100 feet to the Westerly line of William street; thence proceed at right angles in a Northwesterly direction along William Street 104 feet to the Place of Beginning.

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SURVEYOR'S CERTIFICATION

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Date of Plat or Map: October 9, 2013

J. Lynn O'Flynn, Inc.

J. Lynn O'Flynn
Professional Surveyor & Mapper
Florida Registration #6298

SHEET: 1
OF: 1

DATE: 12-22-13
REVISIONS:
1. Add Trees/Elevations
DRAWN BY: JLO
CHECKED BY: JLO
DATE: 10-9-13

ALTA/ACSM LAND TITLE SURVEY
Lots 1, 2, & Northeasterly 32.15' of Lot 3, Block 15,
KEY WEST INVESTMENT CO'S SUB

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.