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SUNSET HARBOR RESORT
A CONDO MINIMUM

SUNSET HARBOR RESORT - PHASE ONE.

A parcel of land on the Island of Key West, Monroe County, Florida, being portions of ...

SUNSET HARBOR RESORT - PHASE THREE.

A parcel of land on the Island of Key West, Monroe County, Florida, being portions of ...

SUNSET HARBOR RESORT - PHASE TWO.

A parcel of land on the Island of Key West, Monroe County, Florida, being portions of ...

SUNSET HARBOR RESORT - PHASE FOUR.

A parcel of land on the Island of Key West, Monroe County, Florida, being portions of ...

PHILLIPS & TRICE SURVEYING, LLC, 1204 SIMONTON ST. KEY WEST, FLA 33040 SHEET 2 OF 3

RECORDED'S MESSAGE
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

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SUNSET HARBOR RESORT A CONDOMINIUM PHASE ONE

CERTIFICATE OF SURVEY

The undersigned, being a Registered Land Surveyor, authorized to perform land surveys in the State of Florida, states as follows:

1. That the boundaries of the real property shown and marked hereon and made a part hereof are true and correct to the best of my knowledge and belief, the same based on a boundary survey carried out in compliance with Sections 100.01, 100.02 and 100.03 of the Florida Statutes and Chapter 61G17-4.001 of the Florida Administrative Code and that the survey was conducted in accordance with the Florida Professional Land Surveyor Board's rules.

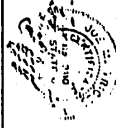
2. That all improvements shown on the drawing attached hereto with respect to Phase One are substantially complete so that the material, together with the provisions of the Declaration of Condominium describing the condominium property, are an accurate representation of the location and dimensions of the improvements and that the dimensions of the common streets and of each and every lot are as determined from these materials.

3. This certificate is made in accordance with Section 718.104(4)(c) of the Florida Statutes.

4. That the survey delineated hereon complies with the minimum technical standards and standards of practice of the Surveying and Mapping Board, Section 473.027, Florida Statutes and Chapter 61G17-4.001 of the Florida Administrative Code and that there are no encroachments, adverse ground, other than those shown hereon if any.

PHILLIPS & TRICE SURVEYING, INC.

Phillips & Trice
of P. Trice, Professional Land Surveyor
Florida Registration Certificate No. 2110
Signature date: 10-24-95



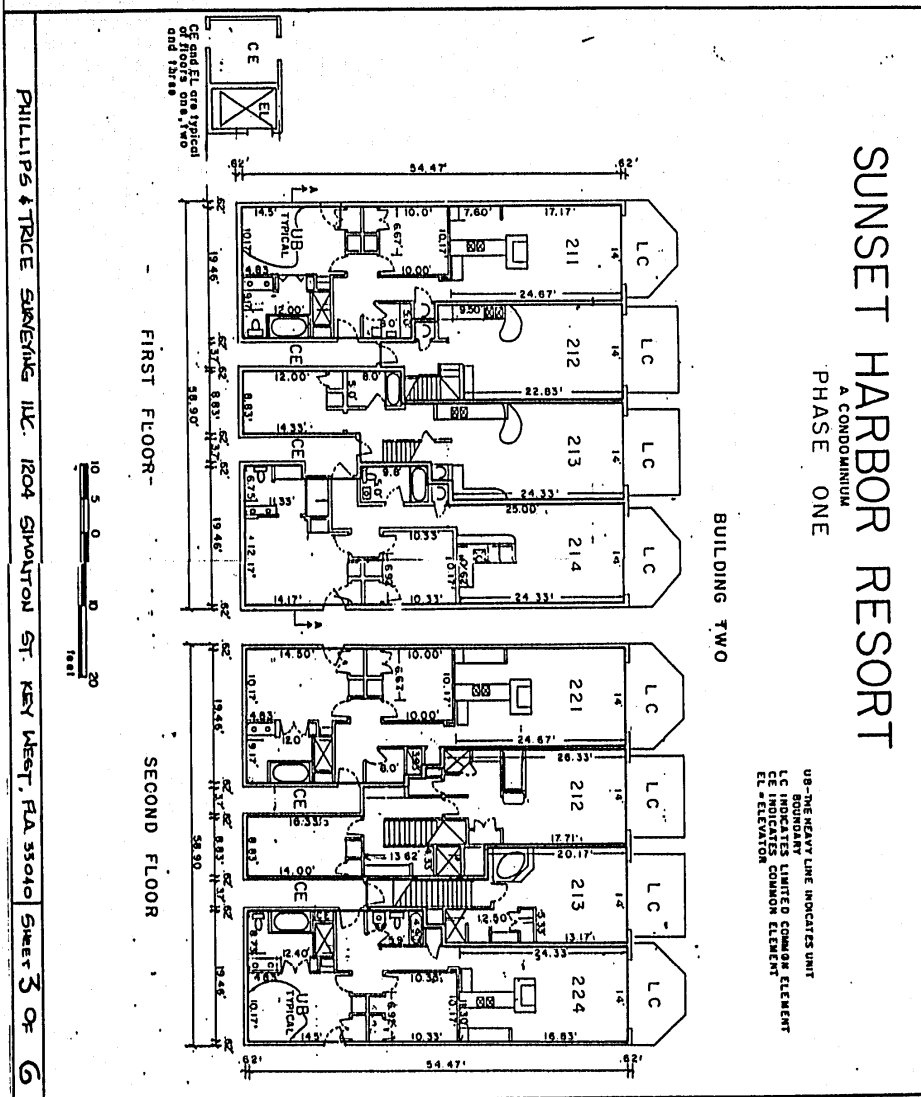
PHILLIPS & TRICE SURVEYING, INC. 1804 SIMONTON ST. KEY WEST, FLA 33040 SHEET 2 OF 6

LAND SUBMITTED TO CONDOMINIUM OWNERSHIP

A parcel of land on the Island of Key West, Monroe County, Florida, being portions of Caroline Street, of Lot 4 in Block 17 (unsubdivided), and filled submerged lands, all as shown on the annexed "MAP OF THE TOWN OF KEY WEST TOGETHER WITH THE ISLAND" as surveyed and delineated February 1829 by W. A. Withland and being more particularly described as follows: COMMENCE at the intersection of the Southwesterly right of way line of Withland Street and the Southwesterly right of way line of Green Street, said point being marked by an aluminum disk stamped No. 928, thence run along the Southwesterly right of way line of Green Street S 35° 39' 14" W, 63.77 feet to a point of intersection with the Easterly right of way line of Front Street, thence S 88° 06' 46" W, 84.00 feet to a point on the Westerly right of way line of Front Street, thence along said Westerly right of way line S 1° 56' 39" E, 517.62 feet to the Point of Beginning of the following described parcel of land, thence continue along said right of way line S 1° 56' 39" E, 12.00 feet, thence leaving said right of way line, S 88° 07' 26" W, 162.85 feet to a point of intersection with a line lying 30.00 feet backward of and parallel with the westermost face of a bulkhead, thence along said line N 1° 57' 20" W, 116.50 feet, thence N 88° 06' 46" E, 94.50 feet, thence N 49° 16' 43" E, 29.30 feet, thence N 1° 57' 20" W, 18.30 feet, thence S 39° 30' 24" E, 21.88 feet, thence N 88° 07' 26" E, 70.35 feet, thence S 1° 56' 39" E, 140.00 feet, thence S 88° 07' 01" W, 18.50 feet, thence N 1° 57' 20" W, 23.50 feet, thence S 88° 07' 01" W, 94.00 feet, thence S 1° 56' 39" E, 63.00 feet, thence N 88° 07' 01" E, 113.50 feet, thence N 1° 56' 39" W, 1.50 feet, thence N 88° 07' 26" E, 132.00 feet to the Point of Beginning. Containing 0.605 acres, more or less.

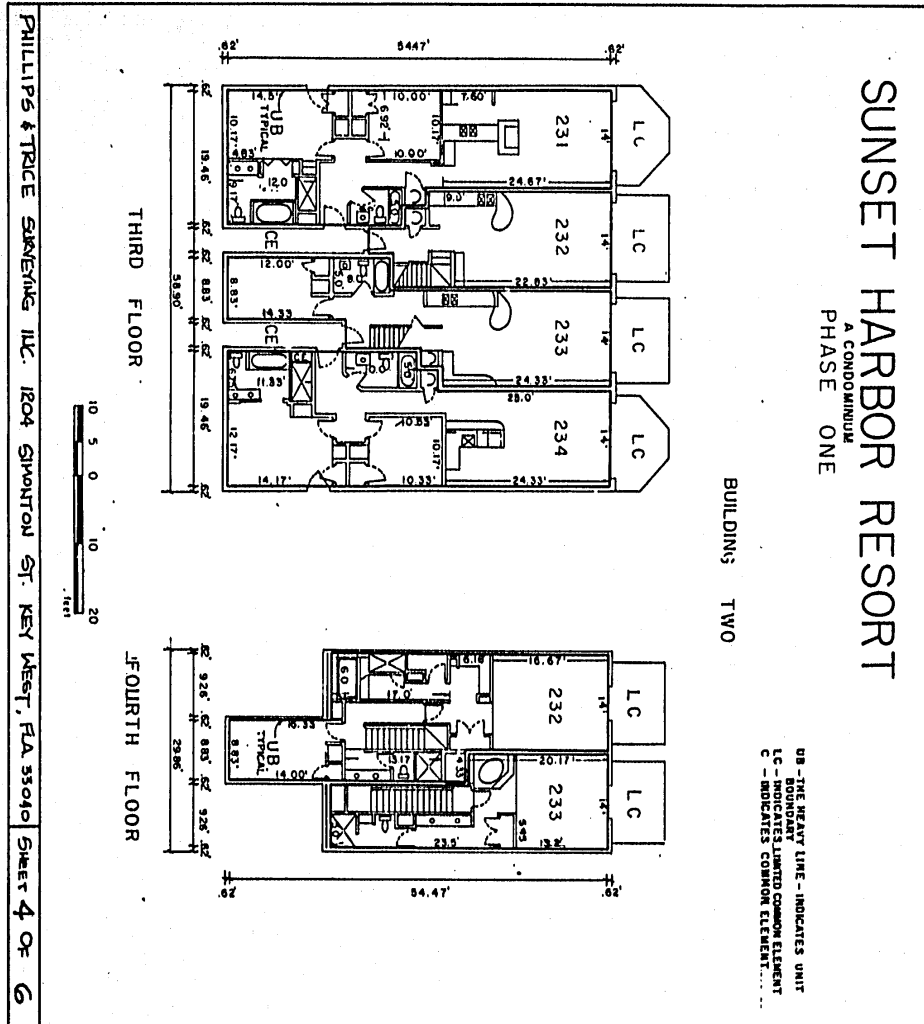
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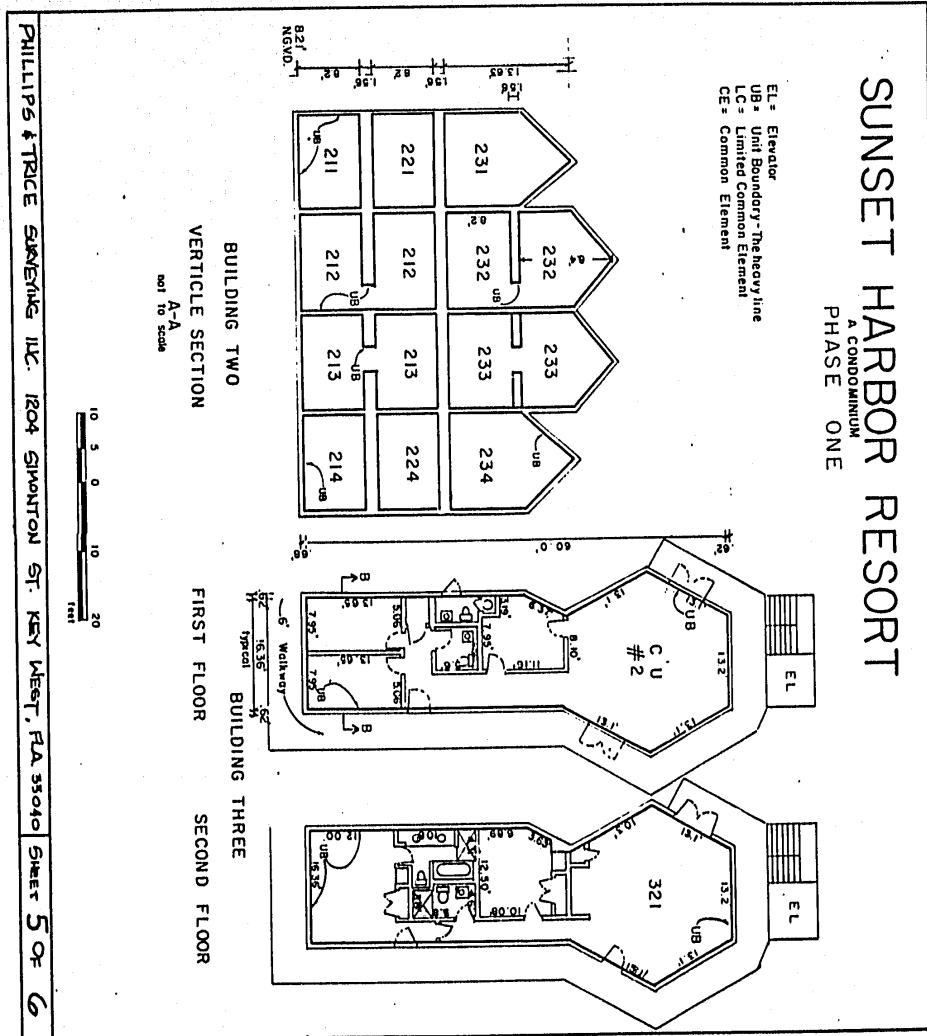
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