

This Instrument Prepared By:
 Thomas V. Eagan, P.A.
 Steel Hector & Davis
 4000 Southeast Financial Center
 Miami, Florida 33131

91 AUG 22 12:22

FILED FOR RECORD

DECLARATION OF NON-EXCLUSIVE EASEMENT
 (Emma Street and portions of Southard
 Street and Front Street)

This Declaration of Non-Exclusive Easement, entered into this 10th day of August, 1991, by and between The Truman Annex Master Property Owners' Associations, Inc., a non-for-profit Florida corporation, as "Grantor" and Union Federal Savings Bank, a Federal Savings Bank ("Union Federal"), Truman Annex Retail Development Company, a Florida corporation ("TARDCO") and TARDCO, as trustee, their successors and assigns, Union Federal, TARDCO and TARDCO, as trustee hereinafter collectively referred to as "Grantee".

W I T N E S S E T H:

WHEREAS, the Grantor is the owner of the real property more particularly described in Exhibit A attached hereto and made a part hereof (the "Burdened Property"); and

WHEREAS, Grantor desires to grant unto Grantee and the future owners of the real property more particularly described in Exhibit B attached hereto and made a part hereof (the "Benefitted Property"), as well as their successors or assigns and their customers, agents, tenants, employees and licensees, this non-exclusive easement over and across the Burdened Property, and for other purposes as detailed hereinbelow.

NOW, THEREFORE, in consideration of the sum of ten (\$10) dollars, the receipt and adequacy of which is hereby acknowledged, and for other good and valuable consideration as set forth below, Grantor hereby grants unto Grantee, its successors and assigns, and their customers, agents, employees and licensees, the non-exclusive right for ingress and egress over, through and across the Burdened Property, on the terms and conditions set forth as follows:

1. This easement shall be non-exclusive.
2. The use of the easement shall be limited to the purpose of uninterrupted and continuous vehicular and pedestrian ingress and egress over, through and across the Burdened Property by Grantee, its successors or assigns, and their customers, agents, tenants, employees and licensees to and from the Benefitted Property.
3. The easement shall be appurtenant to the Benefitted Property and shall be a perpetual easement running with the Benefitted Property and accruing to the benefit of said land.
4. Neither Grantee, nor its successors and assigns shall have any obligation by virtue of this grant of non-exclusive easement to install, repair, construct, improve or maintain any roads or roadways or other improvements upon the Burdened Property; provided, however, that the Grantee shall pay to the Grantor each year, starting in 1992, on or before the 15th day of January, a sum in the amount of \$10,000.00 to be used by the Grantor to repair, improve or maintain the roads or

roadways or other improvements on the Burdened Property, provided, further, that said annual fee shall increase to \$20,000.00 (subject to adjustment in accordance with the terms and provisions of the following paragraph) after a certificate of occupancy is obtained for the hotel to be constructed on Sunset Island. Grantor covenants that it will maintain and repair the roads or roadways and other improvements upon the Burden Property, and that said roads or roadways or any other improvements constructed on the Burdened Property shall conform at all times and in all respects with all applicable laws, ordinances and regulations.

The \$20,000.00 fee required to be paid by the Grantee pursuant to the preceding paragraph (the "Annual Charge") shall be adjusted on an annual basis beginning as of January 1 on the year immediately following the year in which the Grantee begins to pay the Annual Charge and annually thereafter as of January 1 of every year. This annual adjustment date shall be referred to herein as the "Adjustment Date." The "Consumer Price Index All Urban Consumers for Miami Florida, All Items (Average of 1982-1984=100)" issued by the Bureau of Labor Statistics of the U.S. Department of Labor (hereinafter referred to as "Index") shall be used to determine the adjustment of the Annual Charge under the terms and provisions of this Easement. The Base Number shall be the average of the Index for the year immediately following the year in which the Grantee begins to pay the Annual Charge. The term "Current Number" shall mean the latest Index published during the month prior to the Adjustment Date of each year by the Bureau of Labor Statistics, or other governmental agency then publishing the Index (or if the Index is no longer published, the index of consumer prices in Miami most closely comparable to the Index) after making such adjustments as may be prescribed by the agency publishing the same, or as otherwise may be required to compensate for changes subsequent to the Base Number and the Index, the items included therein or method of compilation thereof. Beginning as of the first Adjustment Date and on each Adjustment Date thereafter, if the Current Number exceeds the Base Number, then the then current Annual Charge shall be multiplied by a fraction, the numerator of which is the Current Number and the denominator of which is the Base Number, and the product shall thereupon be deemed to be the Annual Charge effective as of the then current Adjustment Date; provided, however, in no event shall the Annual Charge on any Adjustment Date increase by more than \$500.00. In the event that the Current Number shall be unavailable on the next ensuing Adjustment Date, the Grantee shall continue paying the Annual Charge as required to be paid for the preceding year until such time as the required adjustment is determined, at which time an accounting will be made retroactive to the Adjustment Date; provided, however, that any adjustment may not be retroactive for a period in excess of twelve (12) months. Any additional sums due to Grantor as a result of this adjustment shall be paid by the Grantee with the next ensuing Annual Charge due after notice of the amount of the new Annual Charge is delivered by Grantor.

At such time as the Grantee discontinues the use of the easement granted herein and delivers to the Grantor an executed and acknowledged Termination of Easement terminating all of Grantee's rights under this easement, all of Grantee's obligations under this Paragraph 4 and elsewhere in this easement shall terminate as of the date of delivery to the Grantor of said Termination of Easement.

5. Neither Grantor nor its successors and assigns assumes or shall have any liability or responsibility to any party whomsoever using the non-exclusive easement granted hereby, including, but not limited to, the Grantee, its successors and assign, and the contractors, agents, employees, customers, tenants, invitees, visitors and social guests of the Grantee or other persons who enter upon the easement with or without the consent of the Grantee.

6. By the acceptance hereof and the recording of this non-exclusive easement in the Public Records of Monroe County, Florida, Grantee, for itself, and its successors and assigns, including successors title to the Benefitted Property, agree to exercise the rights granted under this non-exclusive easement at their sole risk, and subject to the Amended and Restated Declaration of Covenants, Restrictions and Easements for the Truman Annex, as recorded in Official Records Book 1128, Page 272 of the Public Records of Monroe County, Florida.

7. Notwithstanding anything contained herein to the contrary, Grantor does hereby reserve for Grantor, its successors and assigns, the right to install, connect and maintain, from time to time, in the non-exclusive easement, sewer, gas, telephone, water and electric lines and conduits, poles and wires, and all utility lines and mains, and to use the non-exclusive easement for other purposes, provided that such other purposes shall not unreasonably interfere with the use of the non-exclusive easement by the Grantee for the purposes provided hereinabove.

IN WITNESS WHEREOF, the parties have hereunto set their hands in seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Jorge Diaz-Silveira
 Name: Jorge Diaz-Silveira
MARK T. REEVES
 Name: MARK T. REEVES

The Truman Annex Master Property Owners' Association, Inc., a not-for-profit Florida corporation

By: [Signature], President

Attest: Jacqueline E. Creath, Secretary

Mailing Address for Grantor:
 - Bldg 21
 - Truman Annex
 Key West FL



STATE OF Florida)
 COUNTY OF Dade)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgement and administer oaths, personally appeared Pritam Singh and Jacqueline E. Creath to me well known and known to me to be the individual described in and who executed the foregoing instrument as President and Secretary, respectively of The Truman Annex Master Property Owners' Association, Inc., a not-for-profit Florida corporation, and they severally acknowledge to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 10th day of August, 1991.

Jorge Diaz-Silveira
 NOTARY PUBLIC, STATE OF FLORIDA
 Name: Jorge Diaz-Silveira

My Commission Expires:

Notary Public, State of Florida
 My Commission Expires Jan. 3, 1995
 Bonded thru Troy Fair - Insurance Inc.

ACKNOWLEDGEMENT AND ACCEPTANCE BY GRANTEE

For good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned do hereby agree to accept all of the burdens, as well as the benefits imposed by the delivery, acceptance and recordation of this Declaration of Non-Exclusive Easement in the Public Records of Monroe County, Florida.

Signed, sealed and delivered in the presence of:

UNION FEDERAL SAVINGS BANK, a federally chartered savings bank

[Signature] SUSAN KHALIL

neena m. miller NEENA M. MILLER By: Ronald M. Griffith Sr. Vice President

(Corporate Seal)

STATE OF CALIFORNIA
COUNTY OF ORANGE } SS:



I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared, Ronald M. Griffith to me known and known to me to be the person described as the Sr. Vice President of UNION FEDERAL SAVINGS BANK, a federally chartered savings bank, who signed the foregoing instrument as such person, and acknowledged the execution thereof to be his free act and deed as such person for the uses and purposes therein mentioned, and he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 9th day of August, 1991.



neena m. miller (SEAL)
Notary Public
State of ~~Florida~~ at Large CALIFORNIA

My Commission Expires:

WITNESSES:

TRUMAN ANNEX RETAIL DEVELOPMENT COMPANY, a Florida corporation

[Signature] SUSAN KHALIL

neena m. miller NEENA M. MILLER By: Ronald M. Griffith Vice President

(Corporate Seal)



STATE OF CALIFORNIA
COUNTY OF ORANGE) SS

698719

SEP 11 11 180 AM 2023

I HEREBY CERTIFY that on this day before me, a Notary Public duly authorized in the State and County named above to take acknowledgments, personally appeared, Ronald M. Griffith, to me known and known to me to be the person described as the Vice President of TRUMAN ANNEX RETAIL DEVELOPMENT COMPANY, a Florida corporation, who signed the foregoing instrument as such person, and acknowledged the execution thereof to be his free act and deed as such person for the uses and purposes therein mentioned, and he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the State and County last aforesaid this 9th day of August, 1991.



Neena M. Miller (SEAL)
Notary Public, State of ~~Florida~~ CALIFORNIA
My Commission Expires:

TVE/7611

Exhibit A

698719

OFF REC 1180 PAGE 2024

FRONT & EMMA STREETS

6/21/91

A parcel of land on the Island of Key West being portions of Front Street, & Emma Street as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February 1829 by W.A. Whitehead" and being more particularly described as follows:

Begin at a P.K. Nail and Brass Washer stamped #2749 said point being the point of intersection of the Southeasterly right of way line of Greene Street and the Easterly right of way line of Front Street, thence run along the Easterly right of way line of Front Street S 1°56'59" E - 1443.85 feet to a point of intersection with the Southeasterly right of way line of Emma Street; thence run along said Southeasterly right of way line of Emma Street S 34°00'09"E - 598.17 feet to a point of intersection with the Northwesterly right of way line of an Access Road Easement; thence run along said Northwesterly right of way line of the Access Road Easement S 55°54'31" W - 50.00 feet to a point of intersection with the Southwesterly right of way line of Emma Street; thence run along the said Southwesterly right of way line of Emma Street N 34°00'09"W - 612.60 feet to a point of intersection with the Westerly right of way line of Front Street; thence run along the said Westerly right of way line of Front Street N 1°56'59" W - 1458.28 feet; thence leaving said Westerly right of way line of Front Street run N 88°06'46" E - 50.00 feet to the POINT OF BEGINNING, containing 2.360 acres more or less, the above described property subject to Water Main Easements, Electrical and Communication Line Easement, Water Supply Easements, Electrical Line Easements, and Access Easement to Southern Whitehouse, all as shown on the survey prepared by TASK Engineers, Inc., dated February 1987, Drawings No. 3012B, 3012C, 3012D and 3012E.

LESS

A parcel of land on the Island of Key West, being a portion of Front Street as shown on the unrecorded "Map of the Town of Key West together with the Island" as surveyed and delineated February 1829 by W.A. Whitehead and being more particularly described as follows: Commence at an aluminum disc stamped No. 928 at the intersection of the Southeasterly right of way line of Greene Street and the Southwesterly right of way line of Whitehead Street, thence along said Southeasterly right of way line of Greene Street S 55°59'14" W - 85.77 feet to a point of intersection with the Easterly right of way line of Front Street; said point being the POINT OF BEGINNING of the following described parcel of land; thence continue along said Easterly right of way line S 1°56'59" E - 488.50 feet; thence leaving said Easterly right of way line S 48°28'13"W - 52.47 feet; thence N 52°17'55" W - 3.97 feet; thence S 88°03'01" W - 6.47 feet to a point of intersection with the Westerly right of way line of Front Street; thence along said Westerly right of way line N 1°56'59" W - 519.47 feet; thence leaving said Westerly right of way line N 88°06'46" E - 50.00 feet to the POINT OF BEGINNING. All containing 5.5195 acres, more or less. All the above described land lying in Section 6, Township 68 South, Range 25 East, Monroe County, Florida. Subject to easements of record.

ORIGINAL DOCUMENT
POOR/ILLEGIBLE

509583

OFF REC 1028 PAGE 1232



REC 180 JUL 20 25
698719

Southern Street R/W
August 26, 1887

LEGAL DESCRIPTION

A parcel of land on the Island of Key West, Monroe County, Florida being a portion of an unnumbered tract lying Southwesterly of Emma Street, and a portion of Lots 2 & 3, Block 64, and a portion of Lots 1 & 4, Block 52, and a portion of Southern Street all as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February 1829 by W.A. Whitehead" and more particularly described as follows:

Commence at an aluminum disc in concrete stamped 1920 said point being the intersection of the Southwesterly right of way line of Thomas Street and the Northwesterly right of way line of Angela Street; thence run along the Southwesterly right of way line of Thomas Street N 33°59'24" W - 397.87 feet to the POINT OF BEGINNING of the following described parcel of land; thence leaving said right of way line, run S 55°57'21" W - 272.00 feet; thence run S 55°48'38" E - 395.43 feet to a point on the boundary of the U.S. Naval Property; said point lying on a line 3.00 feet Northeastly of, as measured at right angles, and parallel with the back of a curb of an unnamed road in the Key West Naval Air Station, thence run along said line N 33°58'33" W - 55.15 feet; thence leaving said boundary line run N56°02'07"E - 215.39 feet to a point of intersection with the Southwesterly right of way line of Emma Street; thence run along said right of way line S 34°00'09" E - 3.32 feet to a point of intersection with the Northwesterly line of an access road easement; thence run along said Northwesterly line N55°54'31"E - 50.00 feet to a point of intersection with the Northeastly right of way line of Emma Street; thence run along the said Northeastly right of way line of Emma Street N 34°00'09" W - 31.34 feet to a point of curvature with a circular curve concave to the North, having for its elements a central angle of 90°02'30" and a radius of 25.00 feet; thence run along the arc of said curve Southeastly, Easterly, and Northeastly 39.29 feet to a point of tangency; thence N 55°57'21" E - 377.01 feet to a point on the Southwesterly right of way line of Thomas Street; thence run along said right of way line S 33°59'24" W - 56.89 feet to the POINT OF BEGINNING, containing 0.8576 acres more or less. All the above described land lying in Section 6, Township 68 South, Range 25 East, Monroe County, Florida.

ORIGINAL DOCUMENT
POOR/ILLEGIBLE

West of Front Street Property

698719

SEE
REC 1180 142026

LEGAL DESCRIPTION
TRACT & REMAINDER
(WEST OF FRONT STREET)

7/25/89
Revised 9/14/89
Revised 10/10/89
Revised 1/10/90
Corrected 1/12/90
- Revised 6/27/91
(Steel, Hector & Davis)

A parcel of land on the Island of Key West, Monroe County, Florida, being a portion of Block 4, Greene Street and portions of Lots 1, 2 & 3, Block 17 (unnumbered), and filled submerged lands all as shown on the unrecorded "Map of the Town of Key West together with the Island", as surveyed and delineated February, 1829 by W.A. Whitehead and being more particularly described as follows:

Commence at the intersection of the Southwesterly right of way line of Whitehead Street and the Southeasterly right of way line of Greene Street; said point marked by an aluminum disc stamped No. 928; thence run along the Southeasterly right of way line of Greene Street S 55°59'14" W - 85.77 feet to a point of intersection with the Easterly right of way line of Front Street; thence S 88°06'46" W - 50.00 feet to a point on the Westerly right of way line of Front Street and the POINT OF BEGINNING of the following described parcel of land; thence along the said Westerly right of way line of Front Street S 1°56'59" E - 341.62 feet; thence leaving said right of way line S 88°07'26" W - 152.00 feet; thence S 1°56'59" E - 176.00 feet; thence N 88°07'26" E - 152.00 feet to a point of intersection with the aforementioned Westerly right of way line of Front Street; thence along said Westerly right of way line S 1°56'59" E - 12.00 feet to a point; thence leaving said right of way line S 88°07'26" W - 362.85 feet to a point of intersection with a line lying 30.00 feet, as measured at right angles, landward of and parallel with the outermost face of a bulkhead cap; thence along the previously described line S 1°53'20" E - 245.45 feet to a point of intersection with the outermost seaward face of the bulkhead cap in the "Commodore Slip"; thence along said seaward face N 88°04'02" E - 17.65 feet; thence continue along said seaward face S 1°52'53" E - 47.95 feet; thence S 88°11'56" W - 52.64 feet to a point of intersection with a line lying 5.00 feet, as measured at right angles, seaward of and parallel with the outermost face of the bulkhead cap; thence along said line N 1°53'20" W - 523.06 feet to a point of intersection with a line lying 5.00 feet seaward of and parallel with the concrete face of an access pier, thence along lines that are 5.00 feet waterward of and parallel with said access pier and piers known as Pier "B" and Pier "Bravo" the following 15 courses; 1). N 83°11'52" W - 139.14 feet; 2). S 60°30'23" W - 31.35 feet; 3). S 26°50'02" W - 51.69 feet; 4). S 64°14'51" E - 74.05 feet; 5). S 26°44'49" W - 275.62 feet; 6). N 61°01'50" W - 116.87 feet; 7). N 27°41'02" E - 270.25 feet; 8). S 63°54'18" E - 6.94 feet; 9). N 27°03'27" E - 49.23 feet; 10). N 42°32'12" W - 15.02 feet; 11). N 84°46'59" W - 61.65 feet; 12). S 27°45'56" W - 298.78 feet; 13). N 62°37'32" W - 62.81 feet; 14). N 27°13'10" E - 313.12 feet; 15). S 83°14'07" E - 325.39 feet to a point of intersection with the outermost face of a bulkhead cap between the access Pier to Pier Bravo, and Pier A, thence along said outermost face of the bulkhead cap and the prolongation thereof, N 17°01'56" E - 293.57 feet to a point of intersection with the outermost face of the bulkhead cap of Pier "A"; thence along the outermost face of the bulkhead cap of Pier "A", N 72°51'30" W - 206.12 feet; thence N 68°40'27" W - 1.49 feet; thence leaving said face, N 17°07'10" E - 210.00 feet; thence N 72°43'50" W - 37.81 feet; thence N 17°07'10" E - 83.65 feet to a point of intersection with the northerly face of the bulkhead of Pier "A", thence along said face S 72°54'10" E - 147.59 feet to a corner of the bulkhead; thence continuing along said bulkhead N 16°55'28" E - 26.34 feet to the Westerly prolongation of the Southerly right of way line of Whitehead Street; thence along said prolongation and the southerly right of way line of Whitehead Street, S 70°26'40" E - 110.86 feet; thence leaving said right of way line S 19°39'46" W - 90.19 feet; thence S 70°25'50" E - 82.23 feet; thence S 1°15'24" E - 208.31 feet; thence N 88°26'19" E - 123.00 feet; thence N 43°03'01" E - 23.00 feet to the POINT OF BEGINNING. Containing 7.7218 acres, more or less. All the above described land lying in Section 6, Township 68 South, Range 25 East, Monroe County, Florida.

ORIGINAL DOCUMENT
POOR/ILLEGIBLE

Exhibit B

LEGAL DESCRIPTION
REMAINDER OF TRACT 2
(EASTERLY OF FRONT STREET

Jan. 9, 1989
Rev. Oct. 2, 1989
Rev. July 1, 1991
Steele, Hector

A parcel of land on the Island of Key West being a portion of Block 16 as shown on the unrecorded "Map of the Town of Key West together with the Island as surveyed and delineated February 1829 by W.A. Whitehead" and being more particularly described as follows: Commence at a P.K. Nail and Brass Washer stamped 2749, said point being the point of intersection of the Southeasterly right of way line of Greene Street and Easterly right of way line of Front Street; thence run along said Easterly right of way line of Front Street S 1°56'59" E - 154.65 feet to the POINT OF BEGINNING of the following described parcel of land; thence leaving said right of way line, run S 89°41'19" E - 85.79 feet; thence run N 1°57'35" W - 14.23 feet; thence run N 88°03'01" E - 22.59 feet to a point of non-radial intersection with a circular curve concave to the Southeast, the center of which bears S 55°29'18" E having a central angle of 30°55'40" and a radius of 50.90 feet; thence along the arc of said curve 27.48 feet; thence N 88°05'24" E - 51.42 feet to a point on the Southwesterly right of way line of Whitehead Street; thence run along the said right of way line S 34°04'40" E - 197.72 feet to a point of intersection with the Northwesterly right of way line of Caroline Street; thence run along the said Northwesterly right of way line of Caroline Street S 55°51'43" W - 288.13 feet; thence leaving said Northerly right of way line of Caroline Street N 1°39'19" W - 49.76 feet; thence S 88°20'41" W - 42.66 feet to a point of intersection with the Easterly right of way of Front Street; thence run along the said Easterly right of way line of Front Street N 1°56'59" W - 243.41 feet to a POINT OF BEGINNING, containing 1.3591 acres, more or less, subject to a Water Supply Easement, as recorded in Official Records Book 1005, Page 106 of the Public Records of Monroe County, Florida and an Electrical Line Easement as recorded in Official Records Book 1005, Page 104 of the Public Records of Monroe County, Florida across the above described land. All the above described parcel of land lying in Section 6, Township 68 South, Range 25 East, Monroe County, Florida. Subject to easements of record.

698719
REC 180 JAN 2027

LEGAL DESCRIPTION
TANK ISLAND AND SURROUNDING BAY BOTTOM

698719
081180
112028

A parcel of submerged and filled land lying Westerly of the Island of Key West in Section 36, Township 67 South, Range 24 East and Section 1, Township 68 South, Range 24 East, Monroe County, Florida, and being more particularly described as follows:

Commence at a found P.K. nail and brass washer stamed #2437 being the Westerly right of way line of Front Street and the Southerly right of way line of Whitehead Street; thence run along said Westerly right of way line of Front Street S 01°56'59" E - (Bearings derived from the State Plane Coordinate System, Florida East Zone, National Geodetic Survey, 1982 Adjustment) - 99.02 feet; thence leaving said right of way line, run N 70°31'09" W - 220.72 feet; thence run S 10°47'42" W - 220.41 feet; thence run N 71°43'15" W - 315.95 feet to a brass disc stamped "N.O.S. PIER A - 1981" the State Plane Coordinates for which are North 82419.914 - East 231252.582; thence run N 82°45'19" W - 1478.33 feet to a point of submerged land whose State Plane Coordinates are North 82606.34 - East 229786.05; said point being the POINT OF BEGINNING of the following described parcel of land. Thence run N 60°00'00" W - 1500 feet; thence run N 30°00'00" E - 1600 feet; thence run S 60°00'00" E - 1500 feet; thence run S 30°00'00" W - 1600 feet to the POINT OF BEGINNING. Containing 55.096 acres, more or less.

together with

A parcel of submerged land lying Westerly of the Island of Key West in Section 36, Township 67 South, Range 24 East and Section 1, Township 68 South, Range 24 East, Monroe County, Florida, and being more particularly described as follows:

Commence at a found P.K. nail and brass washer stamed #2437 being the Westerly right of way line of Front Street and the Southerly right of way line of Whitehead Street; thence run along said Westerly right of way line of Front Street S 01°56'59" E - (Bearings derived from the State Plane Coordinate System, Florida East Zone, National Geodetic Survey, 1982 Adjustment) - 99.02 feet; thence leaving said right of way line, run N 70°31'09" W - 220.72 feet; thence run S 10°47'42" W - 220.41 feet; thence run N 71°43'15" W - 315.95 feet to a brass disc stamped "N.O.S. PIER A - 1981" the State Plane Coordinates for which are North 82419.914 - East 231252.582; thence run N 82°45'19" W - 1478.33 feet to a point of submerged land whose State Plane Coordinates are North 82606.34 - East 229786.05; said point being the POINT OF BEGINNING of the following described parcel of land. Thence run N 30°00'00" E - 900 feet; thence run S 60°00'00" E - 150 feet; thence run S 30°00'00" W - 900 feet; thence run N 60°00'00" W - 150 feet to the POINT OF BEGINNING. Containing 3.099 acres, more or less.

The following Legal Description has, in part, been translated from a legal description in the Mercator System attached to a Mean High Water Survey performed by Others for the Florida Department of Natural Resources in December, 1906 and TASK Engineers, Inc. assumes no liability for the accuracy of the Mean High Water Survey described herein.

OVERFILL ON
FUEL ISLAND
(TANK ISLAND)

A parcel of Filled Submerged land lying Westerly of the Island of Key West in Section 36, Township 67 South, Range 24 East, Monroe County, Florida and being more particularly described as follows:

Commence at a found P.K. Nail and Brass washer stamped #2437 being the Westerly right of way line of Front Street and the Southwly right of way line of Whitehead Street; thence run along said Westerly right of way line of Front Street S 01°56'59" E - (Bearings derived from the State Plane Coordinate System, Florida East Zone, National Geodetic Survey, 1982 Adjustment) - 99.02 feet; thence leaving said right of way line, run N 70°31'09" W - 220.72 feet; thence run S 10°47'42" W - 220.41 feet; thence run N 71°43'13" W - 315.93 feet to a brass disc stamped "N.O.R. PIER A - 1981" the State Plane Coordinates for which are North 82419.914 - East 231252.582; thence run N 82°45'19" W - 1478. feet to a point of Submerged land whose State Plane Coordinates are North 82606.34 - East 229786.05; thence run N 60°00'00" W - 1500 feet to a point of Submerged land whose coordinates are North 83356.34 - East 228,487.00; thence run N 30°00'00" E - 557.05 feet to a point on the Mean High Water Line of Fuel (Tank) Island and the Point of Beginning of the following described parcel of Filled Submerged land. Thence run along the Mean High Water Line the following four courses:

1. N 1°34'39" E - 47.01 feet
2. N 19°15'25" E - 57.18 feet
3. N 36°25'18" E - 45.35 feet
4. N 56°05'21" E - 63.59 feet

Thence leaving said Mean High Water Line run S 30°00'00" W - 199.70 feet to the Point of Beginning containing 4,192 square feet.

REC-180 JAN 20 29

698719

LEGAL DESCRIPTIONAdmiral's Slip
December 21, 1988

A parcel of submerged land adjacent to the Island of Key West, being more particularly described as follows:

Commence at an aluminum disc in concrete stamped #928 said point being the intersection of the Southwesterly right of way line of Thomas Street and the Northwesterly right of way line of Angela Street; thence run along the Northwesterly right of way line of Angela Street and the Southwesterly prolongation thereof S 55°59'38" W - 667.52 feet to a point on the prolongation of a line that is 3.00 feet Northeasterly of and parallel with the Northeasterly back of curb of an unnamed street in the Key West Naval Air Station Truman Annex; thence run along said line that is 3.00 feet North-easterly of and parallel with the Northeasterly back of curb of an unnamed street in the Key West Naval Air Station Truman Annex, N 33°58'33" W - 842.44 feet to a found P.K. Nail and Brass Washer stamped No. 3263; said point marking the intersection of the Easterly prolongation of a line that is 3.00 feet Northerly of and parallel with the back of curb of an unnamed street in the Key West Naval Air Station Truman Annex; thence run along said line that is 3.00 feet Northerly of and parallel with the North-erly back of curb of an unnamed street in the Key West Naval Air Station Truman Annex S 89°48'15" W - 100.84 feet to a point; thence run N 0°20'50" W - 409.02 feet to a P.K. Nail and Brass Washer stamped #3263; thence N 19°55'07" W - 549.75 feet; thence S 88°11'56" W - 20.02 feet to a point on the seaward face of concrete bulkhead, said point being the POINT OF BEGINNING of the following described parcel of submerged land; thence continue S 88°11'56" W - 52.64 feet; thence N 1°53'20" W - 47.84 feet; thence N 88°04'02" E - 5.00 feet to a point on the seaward face of a concrete bulk-head; thence along the seaward face of a concrete bulkhead continue N 88°04'02" E - 47.65 feet; thence continue along the seaward face of a concrete bulkhead S 1°52'58" E - 47.96 feet to the POINT OF BEGINNING. Containing 0.0579 acres, more or less.

OFFICE
REC-180
FBI/2030

698719

LEGAL DESCRIPTION

FRONT STREET NORTH OF PRESIDENTIAL PARK

July 1, 1991



A parcel of land on the Island of Key West, Monroe County, Florida, being a portion of Front Street, as shown on the unrecorded "Map of the Town of Key West together with the Island" as surveyed and delineated February 1829 by W.A. Whitehead" and being more particularly described as follows:

Commence at the intersection of the Southwesterly right of way line of Whitehead Street and the Southeasterly right of way line of Greene Street; said point marked by an aluminum disc stamped No. 928; thence run along the Southeasterly right of way line of Greene Street S 55°59'14" W - 85.77 feet to a point of intersection with the Easterly right of way line of Front Street said point of intersection being the POINT OF BEGINNING of the following described parcel of land; thence S 88°06'46" W - 50.00 feet to a point on the Westerly right of way line of Front Street; thence along said Westerly right of way line S 1°56'59" E - 333.09 feet to a point of non-tangent intersection with circular curve having a radius of 12.58 feet and a central angle of 37°36'20" the center of which bears S 2°43'00" E; thence Southeasterly along the arc of said curve 8.26 feet to a point of reverse curvature of a circular curve concave to the North having a radius of 6.34 feet and a central angle of 35°55'31"; thence Easterly along the arc of said curve 3.98 feet to a point; thence N 65°00'31" E - 31.75 feet to a point of non-tangent intersection with a circular curve having a radius of 13.67 feet and a central angle of 42°16'47", the center of which bears S 44°34'01" E; thence Northeasterly along the arc of said curve 10.09 feet to a point of intersection with the aforementioned Easterly right of way line of Front Street; thence along said right of way line N 1°56'59" W - 320.14 feet to the POINT OF BEGINNING. Containing 0.3779, acres, more or less.

OFF REC 180 PAGE 2031

698719

Recorded in County Records Book
 No. 111
 Date July 1, 1991
 Clerk of County