

GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

December 28, 2017

VIA e-mail to pwright@cityofkeywest-fl.gov and Hand-Delivery

Patrick Wright
Director of Planning
City of Key West
1300 White Street
Key West, FL 33041

Re: Application for Transient License Transfer to 601 Duval Street, Key West, FL

Dear Patrick:

This firm represents KW Zion, LLC and its principal, Kellie Alpert. Enclosed please find a completed Application for Transfer of Transient Licenses from "unassigned" to 601 Duval Street, Key West, Florida, together with all of the required attachments and the fees.

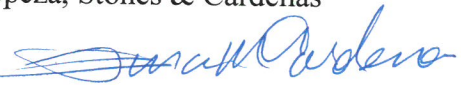
You will recall that this application was the subject of a pre-application discussion between you and Owen Trepanier on December 18, 2017.

If you have any questions regarding this filing, or if you require any additional documentation in support of the application, please do not hesitate to contact me.

Sincerely,

Oropeza, Stones & Cardenas

By:


Susan M. Cardenas, Esq.

c: KW Zion, LLC, via e-mail
Will Langley, via e-mail
Owen Trepanier, via e-mail

REQUIRED ATTACHMENTS

Sender Site

1. Current survey N/A - Unassigned.
2. Current floor plans N/A - Unassigned
3. Copies of current occupational license(s) for transient rental use See attached.
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application N/A - Unassigned
5. If property is mortgaged, a letter from the mortgagee consenting to the
transfer of the transient licenses and the proposed disposition of the property N/A - Unassigned
6. Proposed site plan if changed for future use N/A - Unassigned.
7. Proposed floor plans if changed for future use N/A - Unassigned
8. Detailed description of how use of transient rental units will be extinguished. N/A - Unassigned.
9. Other _____

Receiver Site

1. Current survey See attached.
2. Current floor plans See attached.
3. Copies of current occupational license(s). See attached.
4. Copy of last recorded deed to show ownership as listed on application. See attached.
5. If there is a homeowner's or condominium association, provide proof of the
association's approval of the transfer. (This approval must be by a majority vote as
defined by the governing documents of the association.) N/A
6. Proposed site plan if changed for future use N/A - no change.
7. Proposed floor plans if changed for future use N/A - no change.
8. Other _____

~ ***NOTE: The above items constitute one complete application package. Two signed
& sealed surveys and site plans are required ~***

**City of Key West Planning Department
P. O. Box 1409, Key West, FL 33041-1409
(305) 809-3720**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There are also **separate fees of \$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 1300 White Street, Key West. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Address of Site

UNASSIGNED

RE# N/A

Name(s) of Owner(s):

MGD SILVERPEAK, LLC

Name of Agent or Person to Contact:

JEFF DIERMAN

Address: 1313 DOLLEY MADISON BLVD.

SUITE 401, MCLEAN, VA 22101

Telephone 703.749.4506

Email Jeffdierman@drllc.com

Receiver Site

Address of Site

601 DUVAL / 504-506 SOUTHARD

RE# 00012290-000000

Name(s) of Owner(s):

KW ZION, LLC

Name of Agent or Person to Contact:

SUSAN M. CARDENAS, ESQ.

Address: OROPEZA, STONES CARDENAS

221 SIMONTON STREET, KEY WEST, FL 33040

Telephone 305.294.0252

Email susan@oropezastonescardenas.com

For Sender Site:

"Local name" of property N/A - UNASSIGNED Zoning district N/A

Legal description N/A - UNASSIGNED

Current use: N/A - UNASSIGNED

Number of existing transient units: TWO (2)

Size of site N/A Number of existing city transient rental licenses: 2

What is being removed from the sender site? N/A - UNASSIGNED

What are your plans for the sender site? N/A - UNASSIGNED

For Receiver Site:

"Local name" of property Key West Gallery Zoning district HRCC-1

Legal description See attached Warranty Deed

Current use First Floor - Commercial; Second Floor - 5 non-transient rental units

Size of site: 5,123 Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 5 existing residential units

Existing non-residential floor area Second floor is entirely residential - 5 units

What will be transferred to the receiver site? Two (2) transient rental licenses

What are your plans for the receiver site? Two (2) transient residential rental units and three (3) non-transient residential rental units.

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME MGD Silverpeak, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS
Theodore J. Georgelas Manager

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:
Jeff Dierman, 1313 Dolley Madison Blvd., Suite 401, McLean, VA 22101

TELEPHONE(S) 703.749.4506 FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME KW Zion, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO

D. NAMES OF OFFICERS AND DESIGNATIONS

Kellie Alpert Manager

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

Susan M. Cardenas, Esq. 221 Simonton St., Key West, FL 33040

TELEPHONE(S) 305.294.0252 FAX 305.294.5788

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Kellie Alpert
Please Print Name of person with authority to execute documents on behalf of entity as

Manager of KW Zion, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Susan M. Cardenas, Esq.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

Kellie Alpert
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this November 13, 2017
Date

by Kellie Alpert, Manager of KW Zion, LLC
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented personally known as identification.

[Signature]
Notary's Signature and Seal

Susan M. Cardenas
Name of Acknowledger typed, printed or stamped

Commission Number, if any





APPLICATION FOR TRANSFER OF TRANSIENT UNITS AND/OR LICENSES

City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
305.809.3720
www.keywestcity.com

Signature Page and Verification Form for Sender Site

I (We), Theodore J. Georgelas, being duly sworn, depose and say

Name of Owner(s) or Agent

that I am the (check one) Owner(s) or Authorized Agent X of owner(s) of the real property which is the subject matter of this Application and located at 119-135 Simonton Street, Key West Florida and having RE # 00000240-000000. All of the answers to the above questions, drawings, plans and any other attached data to this Application are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.


Signature of Owner/Authorized Agent

Theodore J. Georgelas
Print Name

November 1, 2017

Date

Manager of Brytrex, LLC
MGD Silverpeak, LLC, Manager

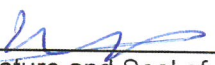
Designation

Subscribed and sworn to (or affirmed) before me on this day of 20 by
He She is personally known to me OR has presented as identification.

WILLIAM M. GALAYDA
NOTARY PUBLIC
REG. #363482

COMMONWEALTH OF VIRGINIA

MY COMMISSION EXPIRES NOVEMBER 30, 2017


Signature and Seal of Notary Public

William Galayda
Name of Acknowledger typed, printed or stamped

363482 11/30/17
Commission Number and Expiration Date

CURRENT LICENSES

Sender - Unassigned

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name	MGD SILVERPEAK LLC	CtlNbr:0000286
Location Addr	UNASSIGNED	
Lic NBR/Class	17-00032126 RENTAL-TRANSIENT RESIDENTIAL	
Issue Date:	July 08, 2016	Expiration Date:September 30, 2017
License Fee	\$56.00	
Add. Charges	\$56.00	
Penalty	\$0.00	
Total	\$56.00	
Comments:	2 TRANSIENT RENTAL UNIT	

This document must be prominently displayed.

MGD SILVERPEAK LLC
8405 GREENSBORO DRIVE
SUITE P130
MC LEAN VA 22102

MGD SILVERPEAK LLC

PLANNING BOARD RESOLUTION NO. 2007-011

Original Sender Site – 916 Fleming

Receiver Site – 119-135 Simonton

PLANNING BOARD RESOLUTION
No. 2007-011

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD PURSUANT TO SECTION 122-1338, LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST APPROVING AN APPLICATION FOR THE TRANSFER OF TWO (2) TRANSIENT (.58) ROGO ALLOCATIONS AND TWO (2) TRANSIENT LICENSES FROM 916 FLEMING STREET (RE# 00007780-000000) TO 119-135 SIMONTON STREET (RE# 00000240-000000); PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Sec. 122-1338 of the Code of Ordinances of the City of Key West, Owen Trepanier of Trepanier & Associates, an agent for the owner of 916 Fleming Street (the sender site) and 119-135 Simonton Street (the receiver site), filed an application to transfer two (2) Transient (.58) ROGO Allocations and two (2) Transient Licenses from the property at 916 Fleming Street (the sender site); and

WHEREAS, the above-referenced parties presented to the City proof of transient licenses, Occupational License Number 07 00017141 for a total of two (2) Transient (.58) ROGO Allocations and two (2) Transient Licenses; and

WHEREAS, at the Planning Board Meeting of 17 May 2007, Ms. Kenson reported that there were 100 notices sent, 30 responses received, with 2 objections, 13 non-objections, and 1 written comment which was read into the record; and

WHEREAS, at the Planning Board Meeting of 17 May 2007, Ms. Kenson reported that there was a change in property ownership located at 119-135 Simonton Street and is now owned by Key West '07, LLC, a limited liability corporation; and

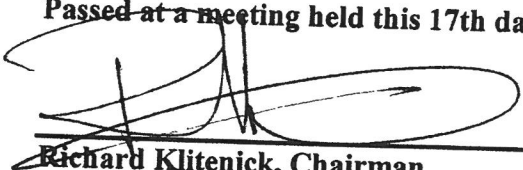
WHEREAS, at that Meeting, Ms. Kenson referenced a staff report for the meeting of 17 May 2007, that reviewed the application for compliance with all applicable regulations and reported the comments from the Development Review Committee of 8 February 2007 and recommended approval of the requested transfer of two (2) Transient (.58) ROGO Allocations and two (2) Transient Licenses based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance; and

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

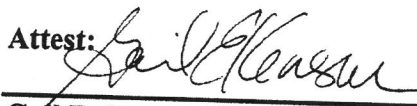
Section 1. That the Planning Board finds that the transfer of two (2) Transient (.58) ROGO Allocations and of two (2) Transient Licenses from 916 Fleming Street to 119-135 Simonton Street is approved.

Section 2. That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the Chairman of the Planning Board and Planning Director.

Passed at a meeting held this 17th day of May 2007.


Richard Klitenick, Chairman
Key West Planning Board

MAY 23, 2007
Date

Attest: 
Gail E. Kenson, AICP
Planning Director

23 May 07
Date

Filed with the Clerk:


Cheryl Smith, City Clerk

MAY 24, 2007
Date

PROPERTY RECORD CARD
Original Sender Site – 916 Fleming



Summary

Parcel ID 00007780-000000
Account # 1008052
Property ID 1008052
Millage Group 10KW
Location 916 FLEMING ST, KEY WEST
Address
Legal KW PT LOT 2 SQR 46 WW-40 YY-244 OR358-377/82 OR755-1436/37
Description OR870-361 OR870-362/63 OR869-2472/73 OR870-671 OR1330-2403
 OR1624-1870 OR2066-565 OR2195-1216/19 OR2204-1479/80
 OR2289-1276 OR2289-1869/71D/R OR2457-1872/73C/T OR2485-
 324/26 OR2647-257/58
 (Note: Not to be used on legal documents)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

COTTON ROBERTA
 3431 N 37TH ST
 HOLLYWOOD FL 33021

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$947,400	\$407,868	\$405,505	\$409,172
+ Market Misc Value	\$38,001	\$41,210	\$36,991	\$33,152
+ Market Land Value	\$628,682	\$913,400	\$711,284	\$714,577
= Just Market Value	\$1,614,083	\$1,362,478	\$1,153,780	\$1,156,901
= Total Assessed Value	\$1,396,073	\$1,269,158	\$1,153,780	\$1,156,901
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,614,083	\$1,362,478	\$1,153,780	\$1,156,901

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	3,870.00	Square Foot	43	90

Buildings

Building ID	541	Exterior Walls	ABOVE AVERAGE WOOD with 36% HARDIE BD
Style		Year Built	1938
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2005
Gross Sq Ft	3396	Foundation	WD CONC PADS
Finished Sq Ft	2670	Roof Type	GABLE/HIP
Stories	5 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC ABOVE GRD
Perimeter	364	Heating Type	FCD/AIR DUCTED with 0% NONE
Functional Obs	0	Bedrooms	4
Economic Obs	0	Full Bathrooms	5
Depreciation %	12	Half Bathrooms	1
Interior Walls	WALL BD/WD WAL	Grade	600
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	630	0	0
FAT	FINISHED ATTIC	96	0	0
FLA	FLOOR LIV AREA	2,670	2,670	0
TOTAL		3,396	2,670	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
HOT TUB	2007	2008	1	1 UT	2
WATER FEATURE	2007	2008	1	1 UT	2
RES POOL	2007	2008	1	140 SF	2
FENCES	2007	2008	1	172 SF	2
BRICK PATIO	2007	2008	1	320 SF	2
PATIO	2007	2008	1	430 SF	4
FENCES	2007	2008	1	966 SF	5

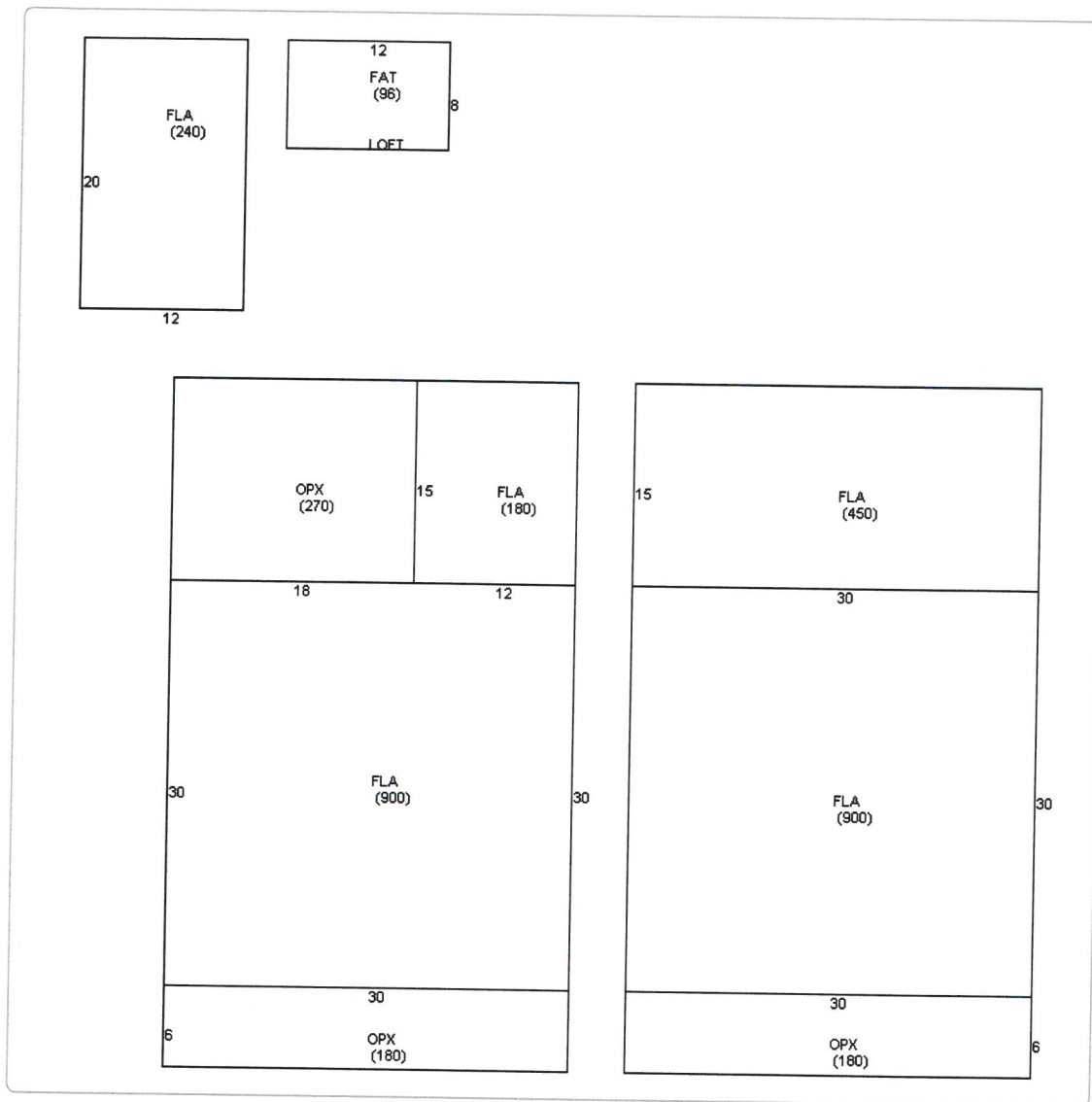
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
8/23/2013	\$1,475,000	Warranty Deed		2647	257	02 - Qualified	Improved
9/24/2010	\$1,300,000	Warranty Deed		2485	324	02 - Qualified	Improved
3/22/2010	\$800,000	Certificate of Title		2457	1872	12 - Unqualified	Improved
4/27/2006	\$1,605,000	Warranty Deed		2204	1479	Q - Qualified	Improved
12/8/2004	\$1,300,000	Warranty Deed		2066	565	Q - Qualified	Improved
11/1/1994	\$95,700	Quit Claim Deed		1330	2403	H - Unqualified	Improved
11/1/1982	\$87,000	Warranty Deed		870	671	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-2064	5/29/2015	3/10/2016	\$2,300		PAINT FRONT STEP SECTION OF ROOF - 3.5 SQS. REPLACE 1 ROW RUSTED VICTORIAN SHINGLES WITH SAME 32' X 12'. 32 SQ/FT. NEW METAL SHINGLES TO MATCH EXISTING.
07-3258	7/5/2007	7/2/2007	\$1,000		INSTALL MINI SPLIT AC UNIT UP TO 2 TON (POOL HOUSE ONLY)
07-0698	2/14/2007	7/27/2007	\$2,100	Residential	ROUGH & SET TOILET FOR POOL HOUSE
07-0039	1/7/2007	7/27/2007	\$600	Residential	RUN COPPER FROM TANK TO RANGE
06-6131	11/14/2006	7/27/2007	\$30,000	Residential	BUILD POOL HOUSE WITH BATH & OUTDOOR SHOWER
06-5374	9/25/2006	7/27/2007	\$1,200	Residential	ELECTRIC FOR POOL
06-5096	9/13/2006	7/27/2007	\$30,000	Residential	INSTALL RESIDENTIAL SWIMMING POOL
06-4530	7/28/2006	7/27/2007	\$18,750	Residential	INSTALL 3 SPLIT SYSTEMS
06-3870	6/30/2006	7/27/2007	\$3,000	Residential	PICKET FENCE FOR REAR OF PROPERTY 161' x 6'
06-3924	6/30/2006	7/27/2007	\$1,000	Residential	REVISED DRAWINGS AS PER PLANS
06-3914	6/27/2006	7/27/2007	\$21,500	Residential	ROUGH & SET 4 1/2 BATHROOMS
06-3442	6/21/2006	7/27/2007	\$6,500	Residential	COMPLETE ELECTRICAL INSTALLATION OF SFR
05-2215	5/10/2006	7/27/2007	\$369,900	Residential	CONTRACTOR RELEASED PERMIT TO OWNER
06-1125	2/24/2006	7/27/2007	\$1,500	Residential	REPLACE CHAINLINK FENCE WITH WOOD PICKET FENCE 43'x2"
05-4204	10/5/2005	7/27/2007	\$1,700	Residential	INSTALL SECURITY SYSTEM
05-4413	10/4/2005	7/27/2007	\$14,000	Residential	INSTALL 3 CENTRAL A/C
05-3824	9/6/2005	7/27/2007	\$1,500	Residential	INSTALL 320SF BRICK PAQVERS ON DRIVEWAY & WALKWAYS
05-2843	7/7/2005	7/27/2007	\$20,000	Residential	WIRING HOUSE AND POOL AND ADD GENERATOR
05-2623	6/29/2005	7/27/2007	\$300	Residential	ELECTRIC WORK
05-2212	6/20/2005	7/27/2007	\$369,900	Residential	RENOVATION & RESTORATION OF EXISTIN SFR TO ADD 2-SORY ADDITION AT THE REAR
05-2480	6/20/2005	7/27/2007	\$2,350	Residential	INSTALL 7 SQS OF V-CRIMP ROOFING
05-0674	3/2/2005	7/27/2007	\$16,000	Residential	REMOVE APPROX 2500SF OF SIDING
05-0394	2/9/2005	7/27/2007	\$350	Residential	REMOVAL OF ROTTED INTERIOR FLOORING 40SF
04-3571	1/11/2005	7/27/2007	\$499	Residential	EXPLORATORY INTERIOR DEMO
04-3571	11/25/2004	4/4/2008	\$499	Residential	EXPLORATORY INTERIOR DEMO
02-2594	9/24/2002	10/28/2002	\$1,100	Residential	UPGRADE ELECTRIC
B93-1580	6/1/1993	12/1/1994	\$3,000	Residential	REPAIR WALK, INST BRICK

Sketches (click to enlarge)



Photos



Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

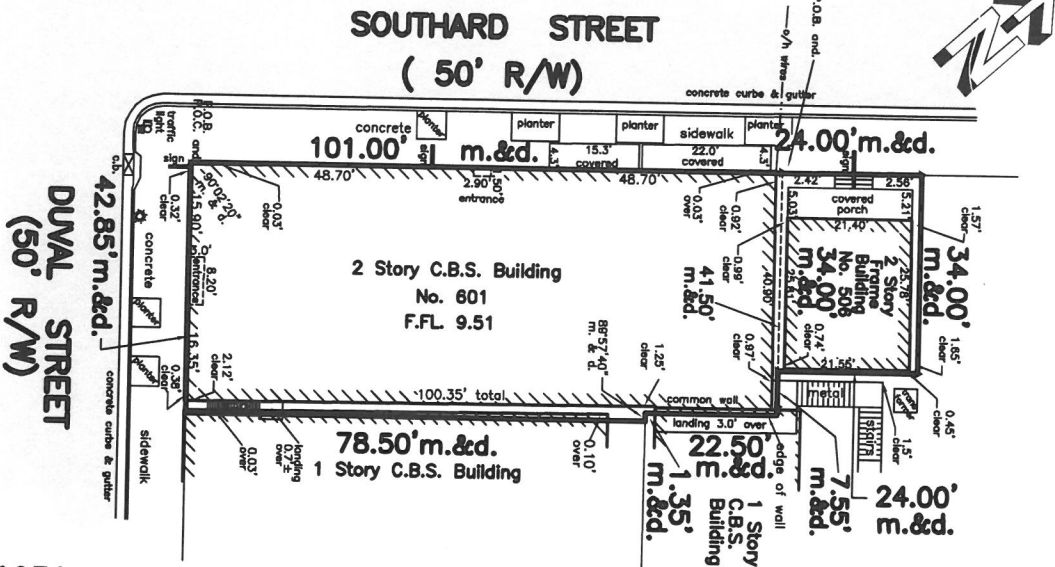
Last Data Upload: 10/28/2017 12:10:04 AM



Developed by
The Schneider
Corporation

SURVEY

Receiver Site – 601 Duval / 504-506 Southard

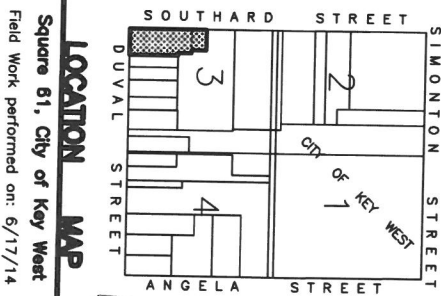


CERTIFICATION:
 I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimum Florida Statute Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

MONUMENTATION:
 ▲ = Found P.K. Nail
 Δ = Set P.K. Nail, P.L.S. No. 2749
 ● = Set 1/2" I.B., P.L.S. No. 2749
 ○ = Found 1/2" Iron pipe/bar

STABOLIS:
 ☒ Concrete Utility Pole
 ☒ Fire Hydrant
 ☒ Sanitary Sewer Clean Out
 ☒ Street Light
 ☒ Wood Utility Pole
 ☒ Water Meter

CERTIFICATION made to:
 Key West Gallery Inc.
 Chicago Title Insurance Company
 Small Business Finance, Inc. and/or
 its successors and assigns, as their
 interests may appear



LOCATION MAP
 Square 61, City of Key West
 Field Work performed on: 6/17/14

LEGAL DESCRIPTION:

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: BEGINNING at the intersection of the Northeastly Right-of-Way Line of Duval Street and the Southeastly Right-of-Way Line of Southard Street; thence Southeastly along the said Southeastly Right-of-Way Line of Duval Street for 42.85 feet; thence at a right angle and in a Northeastly direction for 78.50 feet; thence at an angle to the Right of 89°57'40" Northeastly direction for 22.50 feet; thence at a right angle and in a Northeastly direction for 1.35 feet; thence at a right angle and in a Northeastly direction for 24.00 feet; thence at a right angle and in a Northeastly direction for 34.00 feet; thence at a right angle and in a Northeastly direction for 24.00 feet; thence at a right angle and in a Northeastly direction for 34.00 feet to the said Southeastly Right-of-Way Line of Southard Street and the Point of Beginning. Containing 816 Square Feet, more or less.

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: BEGINNING at the intersection of the Northeastly Right-of-Way Line of Duval Street and the Southeastly Right-of-Way Line of Southard Street; thence in a Northeastly direction along the said Southeastly Right-of-Way Line of Duval Street for 101.00 feet to the Point of Beginning; thence continue in a Northeastly direction along the said Southeastly Right-of-Way Line of Duval Street for 24.00 feet; thence at a right angle and in a Northeastly direction for 34.00 feet; thence at a right angle and in a Northeastly direction for 24.00 feet; thence at a right angle and in a Northeastly direction for 34.00 feet to the said Southeastly Right-of-Way Line of Southard Street and the Point of Beginning. Containing 816 Square Feet, more or less.

LEGEND

A/C	LB
BAU	Air Conditioner
BL	Balcony
BM	Bench Mark
CB	Center Basin
CL	Center Line
CO	Clean Out
CONE	Concrete
CUP	Concrete Block Stucco
COV/D	Covered Utility Pole
D	Deed
ELEV	Elevation
F.F.L.	Finished Floor Elevation
FD	Found
FIP	Found Iron Pipe
INV	Invent
IRR	Irregular
LB	Licensed Business
M	Measured
N.T.S.	Not To Scale
O.R.	Official Records
PH	Pier Head
P	Pole
PR	Pole Back
P.O.B.	Point of Beginning
P.O.C.	Point of Commencement
R/W	Right of Way
SIB	Set Iron Bar
SPK	Set Nail And Disc
STY	Story
UP	Utility Pole
WM	Water Meter
WV	Water Valve

FREDERICK H. HILDEBRANDT
 Professional Land Surveyor & Mapper No. 2749
 Professional Engineer No. 36810
 State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Key West Gallery Inc.
 601 Duval Street, Key West, Florida 33040

ISLAND SURVEYING INC.
 3152 Northside Drive
 Suite 201
 Key West, FL 33040
 (305) 293-0466
 Fax: (305) 293-0237
 hildebr1@islandsurveying.net
 L.B. No. 7700

BOUNDARY SURVEY
 Scale: 1"=20'
 Date: 6/4/06
 Revisions: AND/OR ADDITIONS
 9/5/14: updated, owner, cert.

FLOOR PLANS



T.S. NEAL
ARCHITECTS INC.
848 POWELL AVENUE
FLORIDA 33042
251.422.9947

UNITS 201 & 205
601 DUVAL STREET
KEY WEST, FL 33040

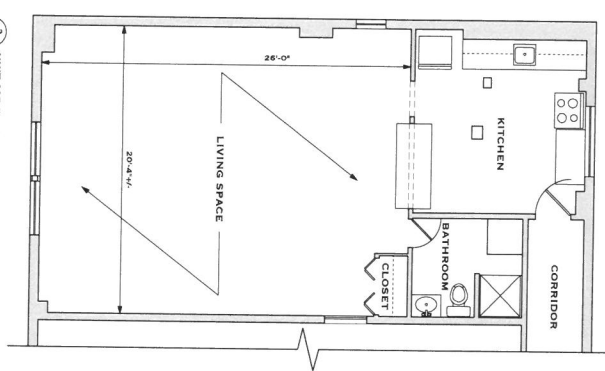
DRAWING TITLE:
EXISTING FLOOR PLANS

DRAWN: TSN
CHECKED: TSN
DATE: 12/21/17

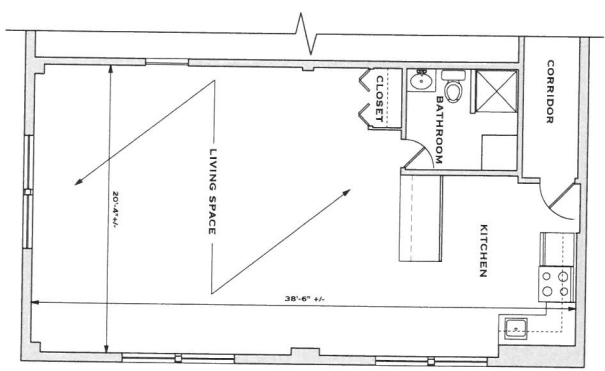
REVISION #	DATE
A1.1	



2 UNIT 205 EXISTING FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



1 UNIT 201 EXISTING FLOOR PLAN
A1.1 SCALE: 1/4" = 1'-0"



TIMOTHY SETH NEAL P.L.A. REGISTRATION # AB97305

CURRENT LICENSES

Receiver Site – 601 Duval

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all city zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name	KW ZION LLC	CtlInbr:0027344
Location Addr	601 DUVAL ST 201	
Lic NBR/Class	18-00033707 RENTAL-NON-TRANSIENT RESIDENTIAL	
Issue Date:	November 29, 2017	Expiration Date:September 30, 2018
License Fee	\$18.33	
Add. Charges	\$18.33	
Penalty	\$0.00	
Total	\$18.33	
Comments:	ONE NON-TRANSIENT RENTAL UNIT	

This document must be prominently displayed.

ALPERT, KELLIE

KW ZION LLC
1075 DUVAL ST #C21-212
KEY WEST FL 33040

Oper: KEYWJAB Type: 00 Drawer: 1
Date: 11/23/17 63 Receipt no: 3552
2018 33707
OR LIC OCCUPATIONAL RENEWAL
Trans number: 1.00 \$18.33
OK CHECK 556378 3115704 \$91.65
Trans date: 11/23/17 Time: 9:04:22

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name	KW ZION LLC	CtlnBr:0027345
Location Addr	601 DUVAL ST 202	
Lic NBR/Class	18-00033708 RENTAL-NON-TRANSIENT RESIDENTIAL	
Issue Date:	November 29, 2017	Expiration Date:September 30, 2018
License Fee	\$18.33	
Add. Charges	\$18.33	
Penalty	\$0.00	
Total	\$18.33	

Comments: ONE-NON-TRANSIENT RENTAL UNIT

This document must be prominently displayed.

ALPERT, KELLIE

KW ZION LLC
1075 DUVAL ST #C21-212

KEY WEST FL 33040

Oper: KEMJAB Type: OC Draw: 1
Date: 11/29/17 63 Receipt no: 3552
2018 33708
OR LIC 001PATIOWA RENEW
1.00 \$18.33
Trans number: 3115705
OK CHECK 556378 \$91.65
Trans date: 11/29/17 Time: 5:04:22

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KW ZION LLC Ctlnbr: 0027346

Location Addr 601 DUVAL ST 203

Lic NBR/Class 18-00033709 RENTAL-NON-TRANSIENT RESIDENTIAL

Issue Date: November 29, 2017 Expiration Date: September 30, 2018

License Fee \$18.33

Add. Charges \$18.33

Penalty \$0.00

Total \$18.33

Comments: ONE NON-TRANSIENT RENTAL UNIT

This document must be prominently displayed.

ALPERT, KELLIE

KW ZION LLC

1075 DUVAL ST #C21-212

KEY WEST FL 33040

Oper: KEYWLAB Date: 11/29/17 63 Type: OC Drawer: 1
2018 38709 Receipt no: 3552
CR LIC 00033709 RENTAL RENEW 1.00 \$18.33
Trans number: 3115706
OK CHECK 556378 \$91.65
Trans date: 11/29/17 Time: 9:04:22

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KW ZION LLC

CtINBr:0027347

Location Addr 601 DUVAL ST 204

Lic NBR/Class 18-00033710 RENTAL-NON-TRANSIENT RESIDENTIAL

Issue Date: November 29, 2017 Expiration Date: September 30, 2018

License Fee \$18.33

Add. Charges \$18.33

Penalty \$0.00

Total \$18.33

Comments: ONE NON-TRANSIENT RENTAL UNIT

This document must be prominently displayed.

ALPERT, KELLIE

KW ZION LLC

1075 DUVAL ST #C21-212

KEY WEST FL 33040

Oper: KEYWLAB Type: OC Drav: 1
Date: 11/29/17 63 Receipt no: 3552
2018 33710
CR LIC OPERATIONAL RENEWAL
Trans number: 1.00 \$18.33
OK CHECK 556378 3115707 \$91.65
Trans date: 11/29/17 Time: 9:04:22

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt

Holder must meet all City zoning and use provisions.

P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name KW ZION LLC

CtlNbr: 0027348

Location Addr 601 DUVAL ST 205

Lic NBR/Class 18-00033711 RENTAL-NON-TRANSIENT RESIDENTIAL

Issue Date: November 29, 2017 Expiration Date: September 30, 2018

License Fee \$18.33

Add. Charges \$18.33

Penalty \$0.00

Total \$18.33

Comments: ONE NON-TRANSIENT RENTAL UNIT

This document must be prominently displayed.

ALPERT, KELLIE

KW ZION LLC

1075 DUVAL ST #C21-212

KEY WEST FL 33040

Oper: KEMJAB Type: OC Drawer: 1
Date: 11/29/17 63 Receipt no: 3552
CR 2018 33/11
LIC OCCUPATIONAL RENTAL
1.00
Trans number: \$18.33
OK CHECK 556378 3115708
\$91.65
Trans date: 11/29/17 Time: 5:04:22

PROPERTY RECORD CARD

Receiver Site – 601 Duval / 504-506 Southard



Summary

Parcel ID 00012290-000000
 Account # 1012629
 Property ID 1012629
 Millage Group 10KW
 Location 504 SOUTHARD ST, KEY WEST
 Address
 Legal Description KW PT LOT 3 SQR 61 G6-340 G9-281 OR74-36/37 OR564-115/117/118 OR577-988 OR588-155 OR638-647/648 OR807-67/68 OR1844-1682/87AFFD OR2703-883/86
 (Note: Not to be used on legal documents)
 Neighborhood 32050
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



Owner

KW ZION LLC
 1075 DUVAL ST
 KEY WEST FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$1,210,431	\$1,243,211	\$1,306,710	\$1,230,565
+ Market Misc Value	\$1,312	\$1,312	\$1,144	\$1,040
+ Market Land Value	\$548,221	\$551,657	\$551,657	\$558,336
= Just Market Value	\$1,759,964	\$1,796,180	\$1,859,511	\$1,789,941
= Total Assessed Value	\$1,759,964	\$1,796,180	\$1,859,511	\$1,773,343
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,759,964	\$1,796,180	\$1,859,511	\$1,789,941

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	5,114.00	Square Foot	42.8	125

Commercial Buildings

Style APTS-A / 03A
 Gross Sq Ft 8,116
 Finished Sq Ft 7,976
 Perimeter 0
 Stories 2
 Interior Walls
 Exterior Walls C.B.S.
 Quality 500 (500)
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1938
 Year Remodeled 0
 Effective Year Built 1998
 Condition GOOD

Style OFF BLDG-1STY-B / 17B
 Gross Sq Ft 1,302

Finished Sq Ft	1,092
Perimeter	0
Stories	2
Interior Walls	
Exterior Walls	AB AVE WOOD SIDING
Quality	400 (400)
Roof Type	
Roof Material	
Exterior Wall1	AB AVE WOOD SIDING
Exterior Wall2	
Foundation	
Interior Finish	
Ground Floor Area	
Floor Cover	
Full Bathrooms	0
Half Bathrooms	0
Heating Type	
Year Built	1919
Year Remodeled	0
Effective Year Built	1992
Condition	AVERAGE

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1979	1980	1	1 UT	3
WALL AIR COND	1981	1982	1	4 UT	2

Sales

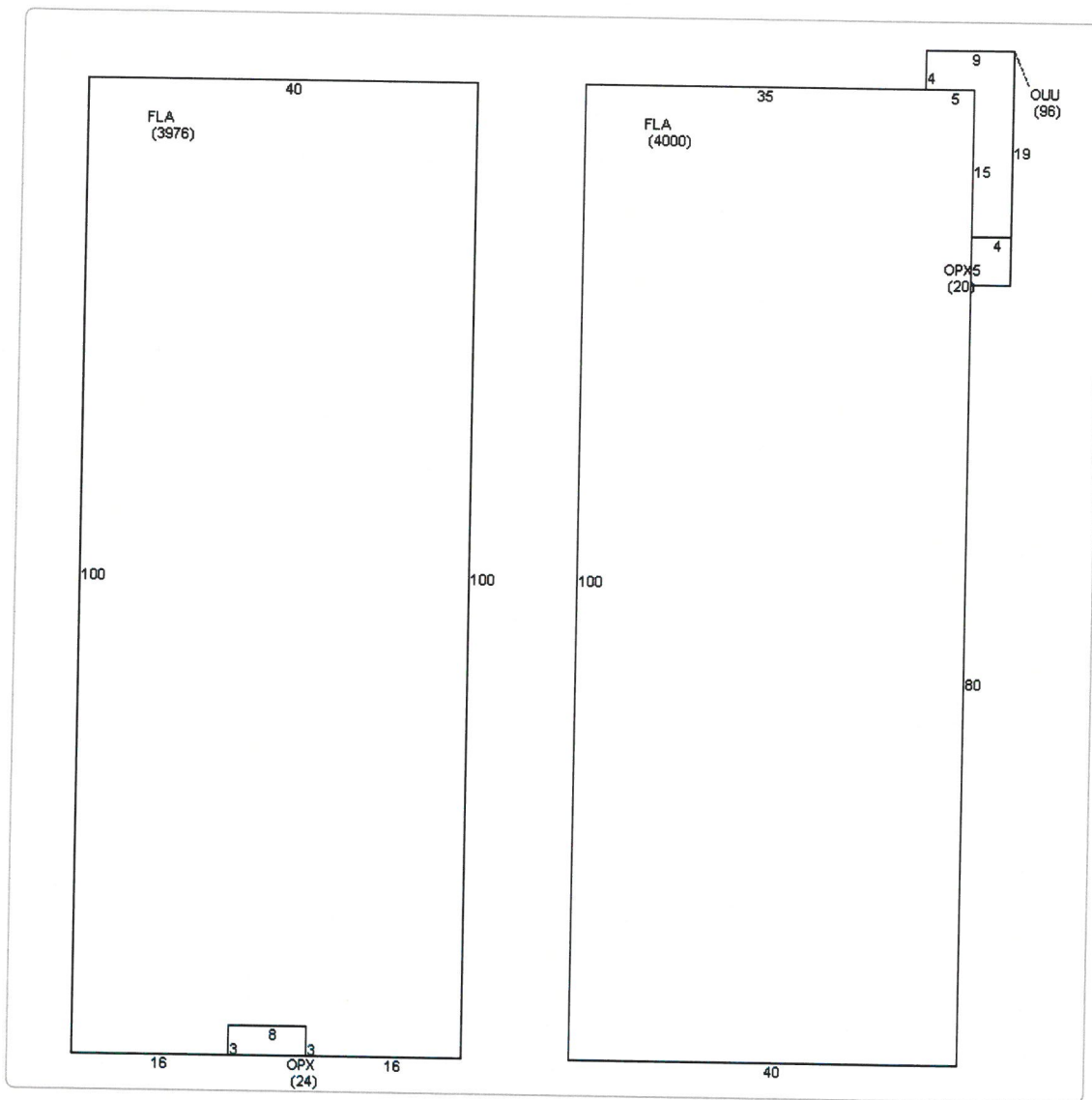
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/12/2014	\$5,900,000	Warranty Deed		2703	883	30 - Unqualified	Improved

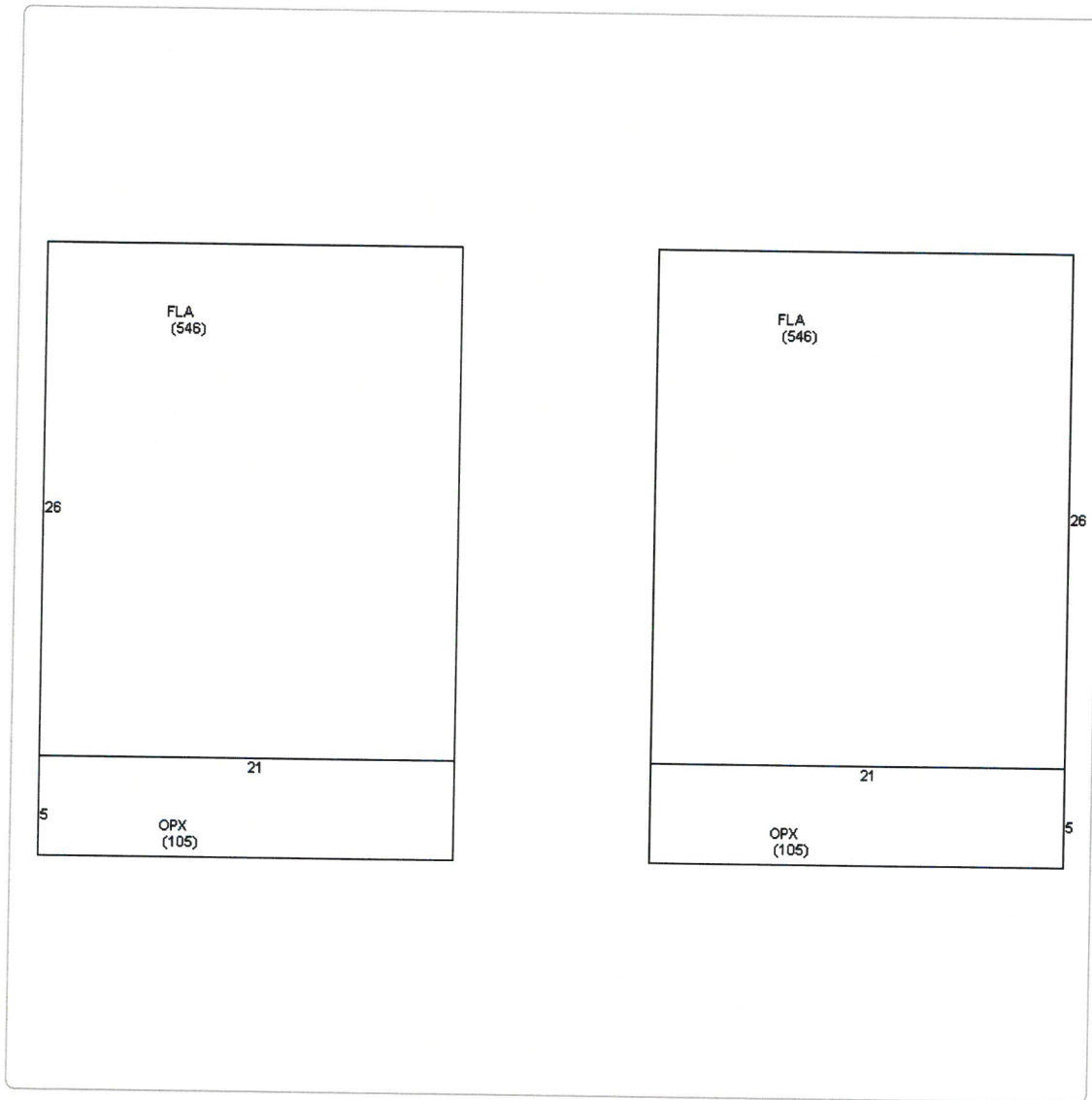
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
10-3878	12/6/2010		\$200	Commercial	ADD TWO LAYERS OF 5/8 FIRE RATED DRYWALL IN KITCHEN
10-3391	11/30/2010		\$450	Commercial	RE-ROUTE SUPPLY AIR DUCT FOR THE GREASE HOOD FROM MUA LOWER AS PLANNED TO THE ROOF 10' IN FROM EDGE OF PROPERTY LINE. NEW DUCT WILL PARALLEL THE NEW EXHAUST DUCT THAT WAS JUST INSTALLED LAST WEEK.
10-3391	11/10/2010		\$9,800	Commercial	INSTALL ONE HOOD, ONE EXHAUST FAN, ONE SUPPLY FAN.
10-3381	11/4/2010		\$900	Commercial	ADD SIGNAGE TO AWNING.
10-3381	10/27/2010		\$900	Commercial	FABRICATE AND INSTALL AWNING ON EXISTING OVER SIDEWALK
10-3424	10/26/2010		\$300	Commercial	PLACE CONCRETE IN A HOLE WITH REBAR.
10-3426	10/25/2010		\$1,500	Commercial	SET HORIZONTAL 120 TANK AND CONCRETE PAD. RUN 100' GASOLINE FROM TANK TO LINE OF APPLIANCES IN KITCHEN.
10-3405	10/15/2010		\$3,000	Commercial	WIRE NEW HOOD EXHAUST SUPPLY. WIRING.
10-3323	10/8/2010		\$2,200	Commercial	INSTALL GREASE TRAP, MOVE FLOOR DRAIN, REPLACE HAND SINK AND MOVE SINK.
10-3288	10/5/2010		\$6,000	Commercial	INSTALL 5/8 DRYWALL 2 LAYER IN KITCHEN PER SK-1-A. INSTALL NON LOAD BEARING PARTITION PER SK-1&2 DETAIL.
10-3018	9/14/2010		\$900	Commercial	DEMO/REMOVE FIRST FLOOR COUNTERTOPS AND CABINETS. ALL INTERIOR WORK/NON STRUCTURAL.
10-1950	6/17/2010		\$2,200	Commercial	REMOVE AND REPLACE ROTTEN WINDOW FRAME AND PAINT TO MATCH EXISTING 10LF. CAULK BOX CRACKS IN WALL AND APPLY TO P COAT 100SF. REPAIR DRYWALL AND REPAINT 40SF.
08-0131	1/18/2008		\$2,500	Commercial	INSTALL 64' OF TRACK LIGHTS & 4 SMOKE DETECTORS,
07-5383	1/4/2008		\$2,500	Commercial	CONSTRUCTION OF APPROX 64 SF OF 7' 2" WIDE X 8' HIGH NEW CBS WALL
07-5397	12/19/2007		\$3,000	Commercial	CONSTRUCT 22' X 7' 6" HIGH NEW WALL WITH POCKET DOOR
07-2208	5/9/2007		\$20,000	Commercial	INSTALL 4 ACCORDIAN SHUTTERS
06-6819	12/28/2006		\$480	Commercial	REPLACE 118 FIXTURES
06-4038	7/6/2006	7/26/2006	\$2,500	Commercial	REPLACE PANEL AND METER CAN
06-1936	3/26/2006	7/26/2006	\$1,000	Commercial	NEW 200 AMP PANEL
06-1518	3/6/2006	7/26/2006	\$600	Commercial	INSTALL EXISTG BRANCH CIRCUITS INTO CONDUIT
06-0342	1/23/2006	7/26/2006	\$7,000	Commercial	ALUMINUM GUTTER
05-5999	12/30/2005	7/26/2006	\$2,100	Commercial	REPAIR ROTTED WINDOW JAMS AND PAINT FRONT OF COFFEE SHOP
05-2945	11/14/2005	12/31/2005	\$20,000	Commercial	REPLACE THE 2ND STORY WINDOWS (24)
05-3761	9/1/2005	7/26/2006	\$2,300	Commercial	REPAIR 3 SQRS
05-2945	7/19/2005	7/26/2006	\$20,000	Commercial	REPLACE 2ND STORY WINDOWS
05-1780	5/23/2005	7/26/2006	\$1,800	Commercial	INTERIOR WORK ONLY - BLD COUNTER
05-1964	5/23/2005	7/26/2006	\$1,500	Commercial	RUN SIX DEDICATED OUTLETS FOR NEW BAKERY

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05-1676	5/16/2005	7/26/2006	\$200,000	Commercial	REPAIR/REPLACE DETERIORATION PARAPET AND EXTERIOR WALLS OF STRUCTURE 500SF
05-1681	5/16/2005	7/26/2006	\$300	Commercial	RUN COPPER TUBING LINE TO CONVECTION OVEN
05-1343	5/12/2005	7/26/2006	\$2,000	Commercial	INSTALL SINKS AND GREASE TRAP
05-1103	4/7/2005	7/26/2006	\$2,500	Commercial	REMOVE ROTTED FLOOR IN 2ND FLR STORAGE AREA
04-2852	3/2/2005	7/27/2006	\$2,500	Commercial	plumbing
04-2852	9/1/2004	2/16/2004	\$30,000	Commercial	REPAIR FIRE DAMAGE
03-1451	4/28/2003	9/29/2003	\$500	Commercial	ELE. #508
03-1017	3/20/2003	9/29/2003	\$1,400	Commercial	ELE. #506
00-3420	10/23/2000	11/16/2001	\$20,000	Commercial	REPLASTER/REPLACE WOOD
00-0743	4/5/2000	11/1/2000	\$4,000	Commercial	PAINT ROOF
04-3160	1/4/2000	2/16/2004	\$28,000	Commercial	ROOF
99-3731	11/8/1999	12/7/1999	\$1,800	Commercial	CHANGEOUT AC UNIT
99-1806	5/27/1999	11/3/1999	\$3,860	Commercial	REPAIR/REPLACE ROOF
98-2757	9/18/1998	1/1/1999	\$2,900	Commercial	REMOVE NON-BEARING WALL
98-2408	8/4/1998	1/1/1999	\$350	Commercial	RELOCATE ELEC METER ETC
98-1688	6/8/1998	1/1/1999	\$875	Commercial	CANVAS AWNING
98-1435	6/3/1998	1/1/1999	\$400	Commercial	SIGN
98-0973	3/27/1998	1/1/1999	\$150	Commercial	RELOCAT 2 FRONT DOORS ETC
97-1064	4/1/1997	7/1/1997	\$600	Commercial	REPLACE EXTERIOR DOORS
97-1137	4/1/1997	7/1/1997	\$850	Commercial	SECURITY ALARM
9604844	1/1/1997	7/1/1997	\$3,000		MECHANICAL
9700244	1/1/1997	7/1/1997	\$1,500		1500
97-0116	1/1/1997	7/1/1997	\$250	Commercial	SIGN
9602743	7/1/1996	8/1/1996	\$1,950		MECHANICAL
9603053	7/1/1996	8/1/1996	\$450		ELECTRICAL
9602619	6/1/1996	8/1/1996	\$500		ELECTRICAL
M953068	9/1/1995	11/1/1995	\$6,000		2-2.5 TON AC'S
B942728	8/1/1994	8/1/1995	\$50		REPAIR TIE BEAM
M942303	7/1/1994	12/1/1994	\$5,000		REPLACE A/C 7/DROPS, DUCT
B941833	6/1/1994	12/1/1994	\$2,000		RENOVATIONS
B941891	6/1/1994	12/1/1994	\$16,000		RENOVATIONS

Sketches (click to enlarge)





Photos



Map



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 10/28/2017 12:10:04 AM



Schneider

Developed by
The Schneider
Corporation

WARRANTY DEED

Receiver Site – 601 Duval / 504-506 Southard

Doc# 1997965 09/17/2014 10:25AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/17/2014 10:25AM
DEED DOC STAMP CL: Krys \$41,300.00

Prepared by and return to:
JOHN M. SPOTTSWOOD, JR.
Attorney at Law
Spottswood, Spottswood & Spottswood
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 14-220-ej
Will Call No.:

Doc# 1997965
Bk# 2703 Pg# 883

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 12th day of September, 2014 between Old Town Key West Development, Ltd., a Florida limited partnership whose post office address is 201 Front Street, Key West, FL 33040, grantor, and KW Zion LLC, a Florida limited liability company whose post office address is 1075 Duval Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida to-wit:

See Attached Exhibit "A"

Parcel Identification Number: 00012290-000000

Subject to taxes for 2014 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: S. MONSALVATGE

Hope Casar
Witness Name: Hope CASAR

[Signature]
Witness Name: Nancy Aspinwall

Hope Casar
Witness Name: Hope CASAR

[Signature]
Witness Name: Nancy Aspinwall

Hope Casar
Witness Name: Hope CASAR

Old Town Key West Development, Ltd., a Florida limited partnership

By: [Signature]
Edwin O. Swift, III, General Partner

By: [Signature]
Gerald R. Mosher, General Partner

By: [Signature]
Christopher C. Belland, General Partner

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of September, 2014 by Edwin O. Swift, III, General Partner of Old Town Key West Development, Ltd., a Florida limited partnership, on behalf of said limited partnership. He ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: S. MONSALVATGE
Commission # EE 034932
Expires November 23, 2014
Bonded Thru Troy Fair Insurance 800-385-7019

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of September, 2014 by Gerald R. Mosher, General Partner, of Old Town Key West Development, Ltd., on behalf of said limited partnership who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

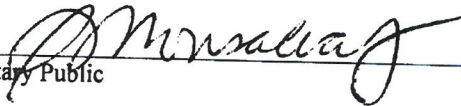
[Signature]
Notary Public

Printed Name: S. MONSALVATGE
Commission # EE 034932
Expires November 23, 2014
Bonded Thru Troy Fair Insurance 800-385-7019

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 12th day of September, 2014 by Christopher C. Belland, General Partner, of Old Town Key West Development, Ltd. on behalf of said limited partnership who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: S. MONSALVATGE
Commission # EE 034932
Expires November 23, 2014
My Commission Expires
 BONDED 100% TROY FIDELITY INSURANCE 800-385-7019

EXHIBIT "A"Doc# 1997965
Bk# 2703 Pg# 886**PARCEL A**

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, A.D. 1829, and being more particularly described by metes and bounds as follows: Begin at the intersection of the Northeasterly Right of Way Line of Duval and Street the Southeasterly Right of Way Line of Southard Street; thence Southeasterly along the Northeasterly Right of Way line of Duval Street for 42.85 feet; thence at a right angle and in a Northeasterly direction for 78.50 feet; thence at angle to the Right of $89^{\circ} 57' 40''$ and in a Northwesternly direction 1.35 feet; thence at a right angle in a Northeasterly direction 22.50 feet; thence at a right angle and in a Northwesternly direction 41.50 feet to the said Southeasterly Right of Way Line of Southard Street; thence at a right angle and in a Southwesterly direction along the said Southeasterly Right of Way Line of Southard Street for 101.00 feet to the Point of Beginning.

AND ALSO

A Part of Lot 3, Square 61, as delineated by William A. Whitehead's Map of said City of Key West, on February, 1829 A.D. and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly Right of Way Line of Duval and Street the Southeasterly Right of Way Line of Southard Street; thence in a Northeasterly direction along the said Southeasterly Right of Way Line of Southard Street for 101.00 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Southeasterly Right of Way Line of Southard Street for 24.00 feet; thence at a right angle and in a Southeasterly direction for 34.00 feet; thence at a right angle and in a Southwesterly direction for 24.00 feet; thence at a right angle and in a Northwesternly direction for 34.00 feet to the said Southeasterly Right of Way Line of Southard Street and the Point of Beginning.

**MONROE COUNTY
OFFICIAL RECORDS**

Copyright American Land Title Association. All rights reserved.

The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association. ALTA Commitment (6/17/06) (with FL Modifications)

