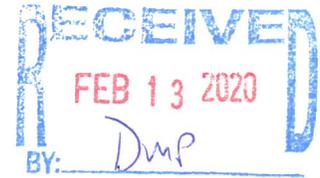


# Application



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

February 13, 2020

VIA e-mail to [rbishop@cityofkeywest-fl.gov](mailto:rbishop@cityofkeywest-fl.gov) and Hand-Delivery

Roy Bishop  
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

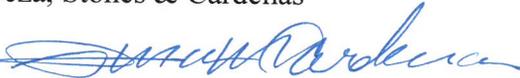
Dear Roy:

This firm represents KW Zion, LLC and its principal, Kellie Alpert. Enclosed please find a completed Application for Transfer of Transient Licenses from 529 Eaton Street, Key West, FL to 601 Duval Street / 504-506 Southard Street, Unit 202, Key West, FL, together with all of the required attachments and the fees.

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

**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

529 Eaton Street

RE# 00004140-000000

Name(s) of Owner(s):

THE STUDIOS OF KEY WEST, INC.

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

***Receiver Site***

Address of Site

601 Duval/504-506 Southard, Unit 202

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 "Carriage Trade House Inn" Zoning district HNC-1

Legal description \_\_\_\_\_

See Sender Site Warranty Deed attached hereto

Current use: Artist housing for the Studios of Key West, consisting of one 1 bdrm unit and one 2 bdrm unit

Number of existing transient units: 4 - 1 active, 3 inactive

Size of site 4,800 sq. ft. Number of existing city transient rental licenses: 4

What is being removed from the sender site? One transient unit and license

What are your plans for the sender site? To continue to use two units as artist housing at the Studios of Key West - one 1 bedroom unit; and one 2 bedroom unit.

**For Receiver Site:**

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

Legal description See Receiver Site Warranty Deed attached hereto

Current use First Floor - Commercial; Second Floor - 4 Transient rental units; 1 Non-Transient unit

Size of site: 5,123 Number of existing city transient rental licenses: 4

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

Existing non-residential floor area Second floor is entirely residential - 5 units (4 transient)

What will be transferred to the receiver site? One additional transient rental license

What are your plans for the receiver site? One additional transient residential rental unit, for a total of five (5) transient residential rental units. Applicant proposes to lift

one existing non-transient unit and revert same back to the City.

**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 THE STUDIOS OF KEY WEST, INC.  
B. STATE/COUNTRY OF INCORPORATION Florida

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA  YES  NO

**D. NAMES OF OFFICERS AND DESIGNATIONS**

Stephen Kitsakos President  
\_\_\_\_\_  
\_\_\_\_\_

**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:

The Studios of Key West, Inc. c/o Richard J. McChesney, Esq. +

500 Fleming Street, Key West, FL 33040 +

TELEPHONE(S) 305.294.9556 FAX 305. 504.2696

**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

## **CURRENT LICENSE**

**Sender Site – 529 Eaton Street**

# 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 THE STUDIOS OF KEY WEST

Location Addr UNASSIGNED

Lic NBR/Class LIC2019-000977

Issued Date 12/17/2019

Expiration Date: September 30, 2020

TRANSIENT UNASSIGNED

Comments: ONE UNASSIGNED TRANSIENT

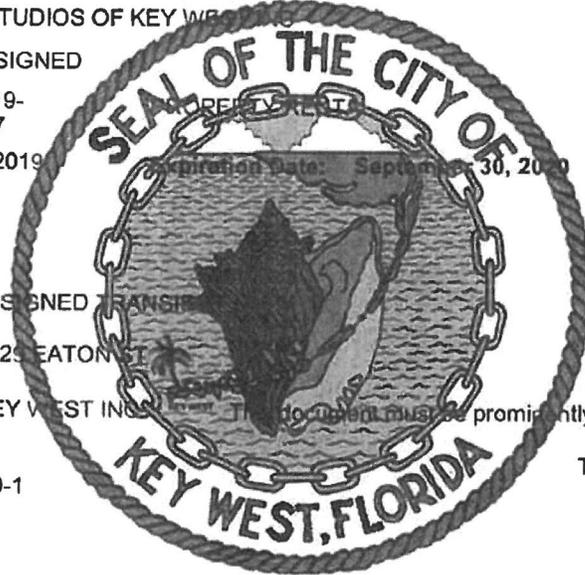
Restrictions: LUD FOR 525 EATON ST

THE STUDIOS OF KEY WEST INC  
533 EATON ST

KEY WEST, FL 33040-1

This document must be prominently displayed.

THE STUDIOS OF KEY WEST INC



## **CURRENT LICENSES**

**Receiver Site – 601 Duval / 504-506 Southard**

**Unit 202**

# 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

Location Addr 601 DUVAL ST 202

Lic NBR/Class 33708

Issued Date 11/21/2019

Expiration Date September 30, 2020

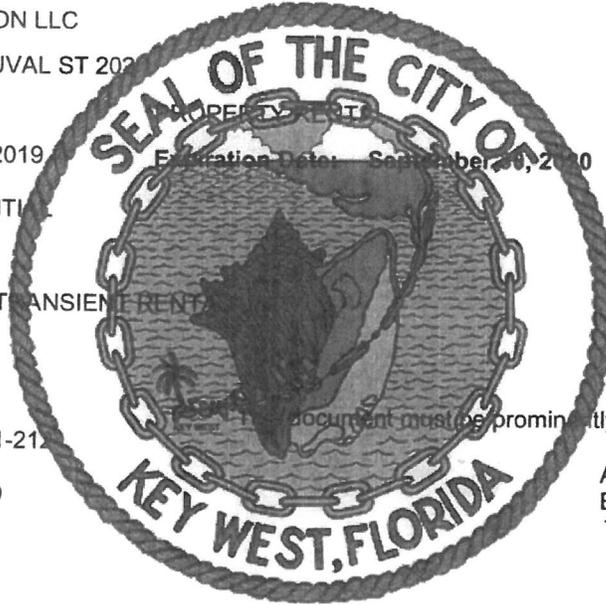
NON TRANSIENT RESIDENTIAL

Comments: ONE NON-TRANSIENT RENTAL

Restrictions:

KW ZION LLC  
1075 DUVAL ST #C21-211

KEY WEST, FL 33040



This document must be prominently displayed.

ALPERT, KELLIE & SMITH,  
EVERETT

# **Warranty Deed**

# **WARRANTY DEED**

**Sender Site – 529 Eaton Street**

Prepared by and return to:  
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC  
500 Fleming Street  
Key West, FL 33040  
305-294-9556  
File Number: 160-19.00044 RM  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 8th day of April, 2019 between Dr. Joseph E. O'Lear, Individually and as Successor Trustee of the The Carriage Trade Living Trust dated October 22, 2009 whose post office address is 1631 Laird Street, Key West, FL 33040, grantor, and The Studios of Key West, Inc., a Florida not for profit corporation whose post office address is 533 Eaton 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:

On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1829, and more particularly described as follows:

Commencing at a point on the NW'ly side of Eaton Street, distant 96 feet SW'ly from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SW'ly direction 48 feet; thence at right angles in a NW'ly direction 100 feet; thence at right angles in a NE'ly direction 48 feet; thence at right angles in a SE'ly direction 100 feet to the point or place of beginning on the NW'ly side of Eaton Street.

Parcel Identification Number: 00004140-000000

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property hereby conveyed does not constitute the homestead of any Grantor or any beneficiary of the Trust within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trust resides on property which is contiguous or adjacent thereto.

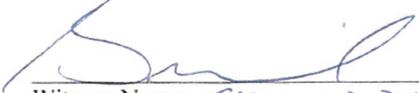
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

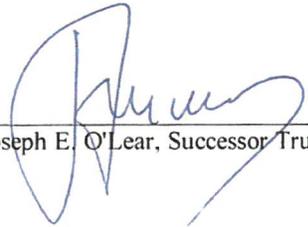
**To Have and to Hold**, the same in fee simple forever.

**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, 2018.

**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:

  
Witness Name: GREGOR D. DAVILA

  
Joseph E. O'Lear, Successor Trustee

  
Witness Name: HEIDI DAVILA

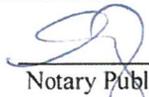
State of Florida  
County of Monroe

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2019 by Joseph E. O'Lear, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]



HEIDI E. DAVILA  
MY COMMISSION # GG 010372  
EXPIRES: November 11, 2020  
Bonded Thru Budget Notary Services

  
Notary Public

Printed Name: HEIDI E. DAVILA

My Commission Expires: Nov 11, 2020

**WARRANTY DEED**

**Receiver Site – 601 Duval / 504-506 Southard**

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:

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

[Signature]  
Witness Name: S. MONSALVATGE

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

[Signature]  
Witness Name: Hope CASAS

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

[Signature]  
Witness Name: Nancy ASPINWALL

[Signature]  
Witness Name: Hope CASAS

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

[Signature]  
Witness Name: Nancy ASPINWALL

[Signature]  
Witness Name: Hope CASAS

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  
My Commission Expires November 23, 2014  
Bonded Thru Troy Fain 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 Fain 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 11/23/2014  
 Bonded with Tery Fair 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° 57' 40" and in a Northwesterly direction 1.35 feet; thence at a right angle in a Northeasterly direction 22.50 feet; thence at a right angle and in a Northwesterly 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 Northwesterly 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**

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# **Authorization Form**

**City of Key West  
Planning Department**



**Authorization Form**  
*(Where Owner is a Business Entity)*

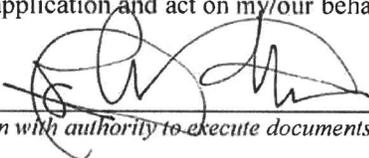
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, John E. Dodds as  
*Please Print Name of person with authority to execute documents on behalf of entity*

Executive Director of The Studios of Key West, Inc  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Susan Cardenas - Oropeza, Stones and Cardenas  
*Please Print Name of Representative*

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

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

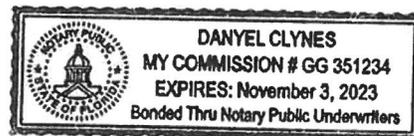
Subscribed and sworn to (or affirmed) before me on this 01/28/2020  
*Date*

by John E. Dodds.  
*Name of person with authority to execute documents on behalf on entity owner*

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

  
*Notary's Signature and Seal*

Danyel Clynes  
*Name of Acknowledger typed, printed or stamped*



11/3/2023  
*Commission Number, if any*

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 as  
*Please Print Name of person with authority to execute documents on behalf of entity*

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

authorize Susan M. Cardenas, Oropeza, Stones and Cardenas  
*Please Print Name of Representative*

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

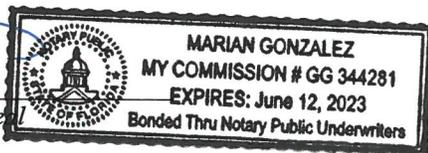
Kellie Alpert  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this 2.13.2020  
*Date*

by Kellie Alpert  
*Name of person with authority to execute documents on behalf on entity owner*

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

[Signature]  
*Notary's Signature and Seal*



~~Kellie Alpert~~ Marian Gonzalez  
*Name of Acknowledger typed, printed or stamped*

AH-344281  
*Commission Number, if any*

# **Verification Form**

**City of Key West  
Planning Department**



**Verification Form**

*(Where Authorized Representative is an Entity)*

I, Susan M. Cardenas, in my capacity as Attorney  
*(print name)* *(print position; president, managing member)*  
of The Studios of Key West, Inc. and KW Zion, LLC  
*(print name of entity serving as Authorized Representative)*

being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

601 Duval / 504-506 Southard Streets, Unit 202, Key West, FL

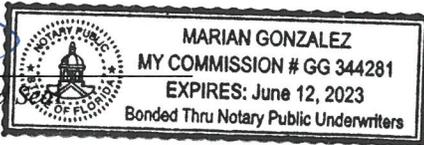
*Street Address of subject property*

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this 2.13.2020 by  
Susan M. Cardenas  
*Name of Authorized Representative*  
*date*

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

  
*Notary's Signature and* 

Marian Gonzalez  
*Name of Acknowledger typed, printed or stamped*

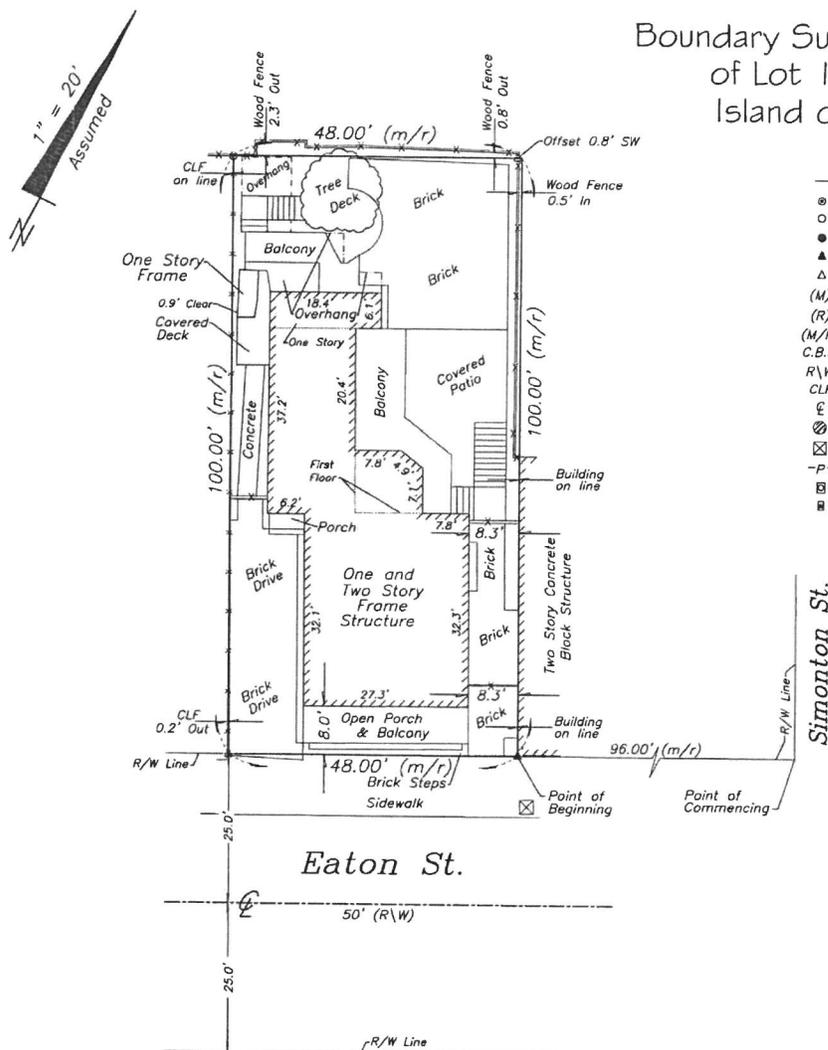
aa-344281  
*Commission Number, if any*

# Site Plans

# **SURVEY**

**Sender Site – 529 Eaton**

# Boundary Survey Map of part of Lot 1, Square 24 Island of Key West



### LEGEND

- Found 4" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (Unreadable)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊗ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Sewer Cleanout
- ⊕ Water Meter

- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
  2. Underground foundations and utilities were not located.
  3. All angles are 90° (Measured & Record) unless otherwise noted.
  4. Street address: 529 Eaton Street, Key West, FL.
  5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
  6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
  7. North Arrow is assumed and based on the legal description.
  8. Date of field work: February 27, 2019
  9. Ownership of fences is undeterminable, unless otherwise noted.
  10. Approximate location of tree deck shown, could not access.

**BOUNDARY SURVEY OF:** On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1829, and more particularly described as follows:  
Commencing at a point on the NW'y side of Eaton Street, distant 96 feet SW'y from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SW'y direction 48 feet; thence at right angles in a NW'y direction 100 feet; thence at right angles in a NE'y direction 48 feet; thence at right angles in a SE'y direction 100 feet to the point or place of beginning on the NW'y side of Eaton Street.

**BOUNDARY SURVEY FOR:** The Studios of Key West, Inc., a Florida non-profit corporation;  
Carriage Trade Living Trust;  
Spottswood, Spottswood, Spottswood & Sterling, PLLC;  
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM  
Florida Reg. #6298

March 1, 2019

THIS SURVEY  
IS NOT  
ASSIGNABLE

**J. LYNN O'FLYNN, Inc.**

Professional Surveyor & Mapper  
PSM #6298

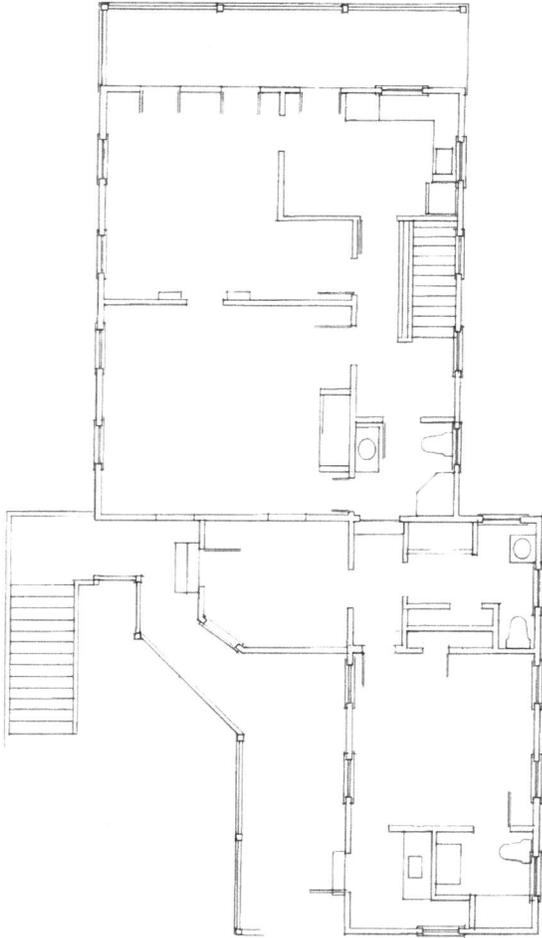
3430 Duck Ave., Key West, FL 33040  
(305) 296-7422 FAX (305) 296-2244

# **FLOOR PLANS**

**Sender Site – 529 Eaton Street**



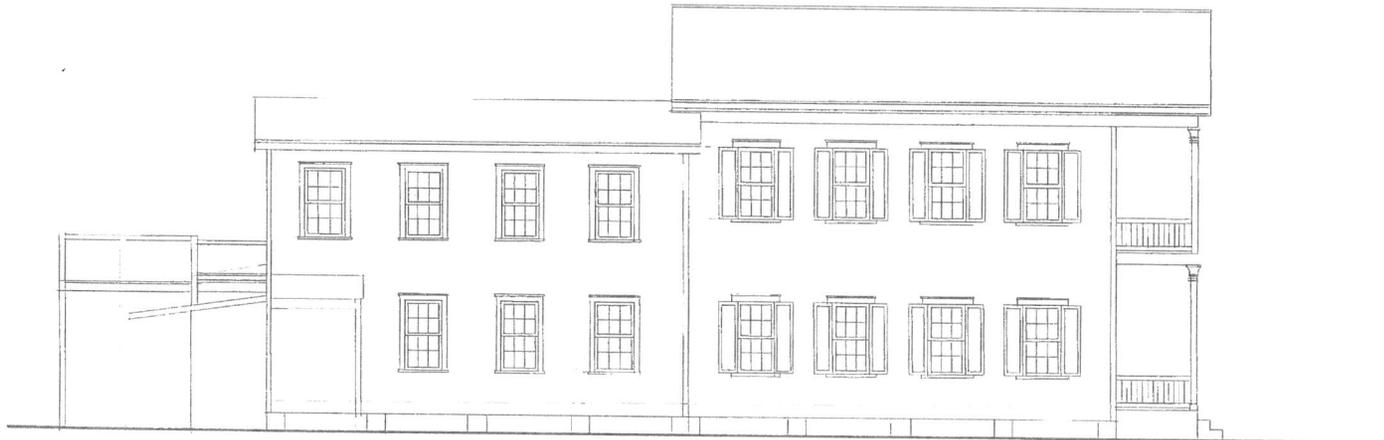
EXISTING SECOND FLOOR PLAN 1/4" = 1'-0"







EXISTING SIDE ELEVATION (EAST) 1/4" = 1'-0"



EXISTING SIDE ELEVATION (WEST) 1/4" = 1'-0"

REVISIONS BY

NO.	DATE	DESCRIPTION	BY

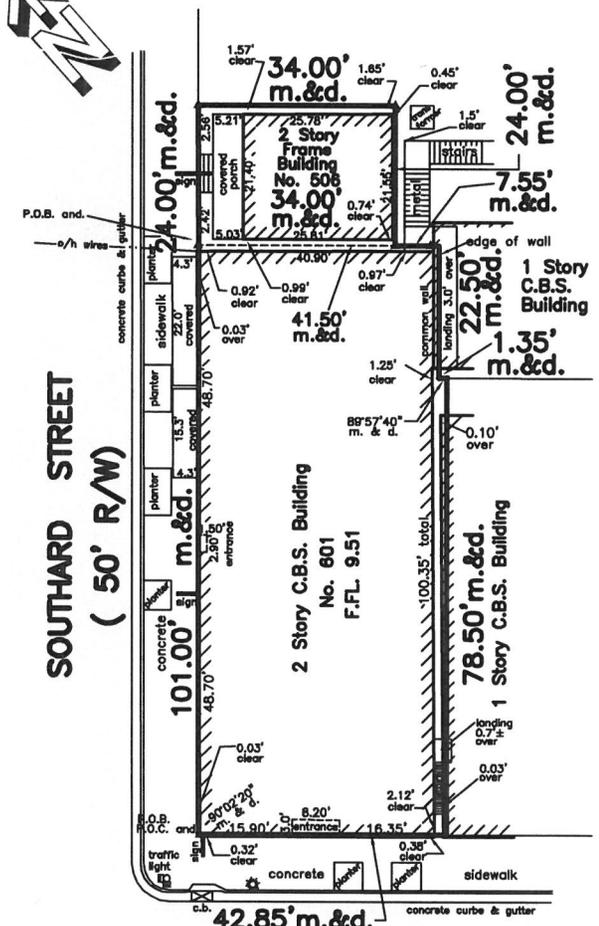
Renovations and additions to:  
**529 EATON STREET**  
 Key West - Florida

**Guillermo A. Orozco**  
 Residential Design  
 1901 South Roosevelt Blvd, 207-S  
 Ft. Lauderdale, FL 33309  
 954-582-1894

Date: 1-27-20  
 Scale: 1/4" = 1'-0"  
 Drawn: GAO  
 Job: TSKW  
 Sheet: 4  
 Of: 4 Sheets

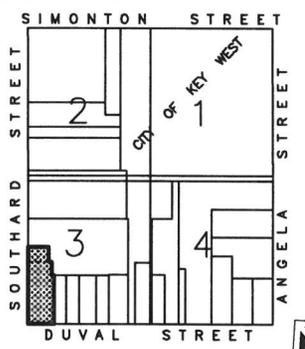
# **SURVEY**

**Receiver Site – 601 Duval / 504-506 Southard**



**SOUTHARD STREET  
( 50' R/W )**

**DUVAL STREET  
(50' R/W)**



**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: Begin 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 Northeastly 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 angle to the Right of 89°57'40" and in a Northwestly direction for 1.35 feet; thence at a right angle and in a Northeastly direction for 22.50 feet; thence at a right angle and in a Northwestly direction for 41.50 feet to the said Southeastly Right-of-Way Line of Southard Street; thence at a right angle and in a Southwestly direction along the said Southeastly Right-of-Way Line of Southard Street for 101.00 feet to the Point of Beginning. Containing 4,297.4750 Square Feet, more or less.

AND  
 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 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 Southard 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 Southard Street for 24.00 feet; thence at a right angle and in a Southeastly direction for 34.00 feet; thence at a right angle and in a Northwestly direction for 24.00 feet; thence at a right angle and in a Northwestly direction for 34.00 feet to the said Southeastly Right-of-Way Line of Southard Street and the Point of Beginning. Containing 116 Square Feet, more or less.

**LEGEND**

A/C	Air Conditioner	LB	Licensed Business
BAL	Balcony		Number
BM	Bench Mark	M	Measured
CB	Catch Basin	N.T.S.	Not To Scale
CL	Center Line	O.R.	Official Records
CO	Clean Out	OH	Over Head
CONC	Concrete	P	Plat
C.B.S.	Concrete Block Stucco	PB	Plat Book
CUP	Concrete Utility Pole	P.O.B.	Point of Beginning
COV'D	Covered	P.O.C.	Point of Commence
D	Deed	R/W	Right of Way
ELEV	Elevation	SIB	Set Iron Bar
F.F.L.	Finished Floor Elevation	SIP	Set Iron Pipe
FD	Found	SPK	Set Nail And Disc
FIB	Found Iron Bar	STY	Story
FIP	Found Iron Pipe	UP	Utility Pole
INV	Invert	WM	Water Meter
IRR	Irregular	WV	Water Valve

**SURVEYOR'S NOTES:**

North arrow based on assumed median Reference Bearing: R/W Duval Street  
 3.4 denotes existing elevation  
 Elevations based on N.G.V.D. 1929 Datum  
 Bench Mark No.: Basic Elevation: 14.324  
 Survey performed without benefit of Title search on this or surrounding properties. All angles are 90°00'00" unless otherwise described.

**MONUMENTATION:**

- ▲ = Found P.K. Nail
- △ = 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

**SYMBOLS**

- ☒ 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

**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 technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statute Section 472.027, and the American land Title Association, and that there are no viable encroachments unless shown hereon.

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

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

<b>Key West Gallery Inc.</b>			
<b>801 Duval Street, Key West, Florida 33040</b>			
<b>BOUNDARY SURVEY</b>		Dwn No.: <b>14-361</b>	
Scale: <b>1"=20'</b>	Ref. 21-10 33-66	Flood panel No. 1509 K	Dwn. By: F.H.H.
Date: <b>6/4/96</b>		Flood Zone: x	Flood Elev. -
REVISIONS AND/OR ADDITIONS			
9/5/14: updated, owner, cert.			
fred/dwa/keywest/block54/801duval			

**ISLAND SURVEYING INC.**

ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive  
 Suite 201  
 Key West, Fl. 33040

(305) 293-0466  
 Fax. (305) 293-0237  
 fhildeb1@bellsouth.net  
 L.B. No. 7700

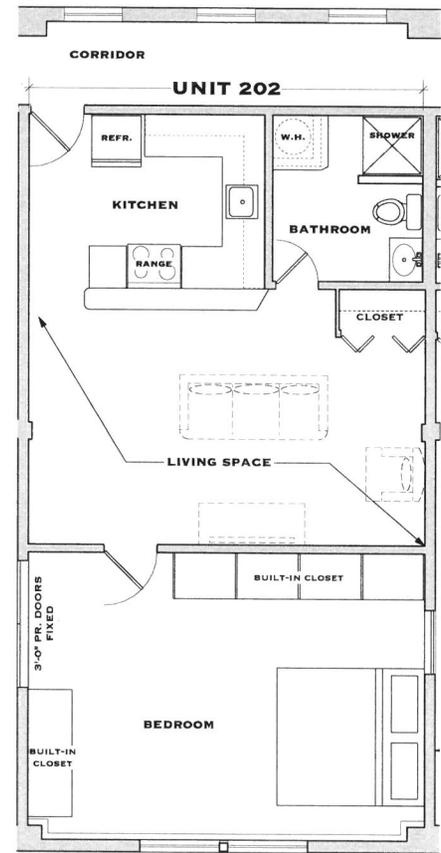
# **FLOOR PLANS**

**Receiver Site - 601 Duval / 504-506 Southard**

**Unit 202**



**UNIT 202**  
**601 DUVAL STREET**  
 KEY WEST, FL 33040



**1** EXISTING FLOOR PLAN: UNIT 202  
 EX1 SCALE: 3/8" = 1'-0"

**DRAWING TITLE:**  
**EXISTING FLOOR PLAN**  
**UNIT 202**  
 DRAWN: TSN & EDA  
 CHECKED: \_\_\_\_\_  
 DATE: 06-10-19

REVISION #	DATE

**EX1.1**  
 SHEET #

# Site Visit

Sender Site: 529 Eaton Street  
Site Visit Photos





The Carriage Inn

305.294.74





































Receiver Site: 601 Duval Street  
Site Visit Photos





# 601 DUVAL

UNIT #201



UNIT #202



UNIT #203



UNIT #204



UNIT #205



202

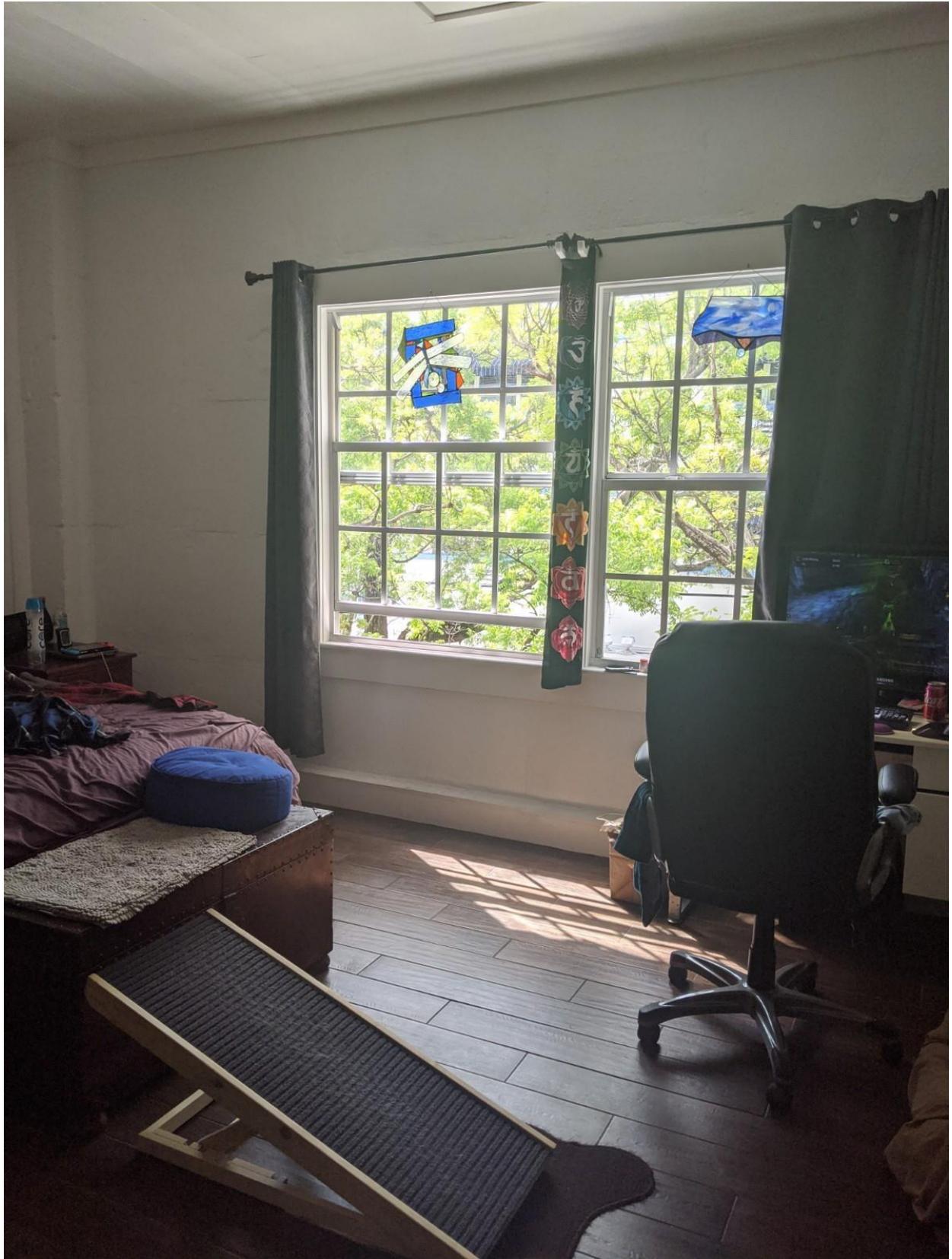


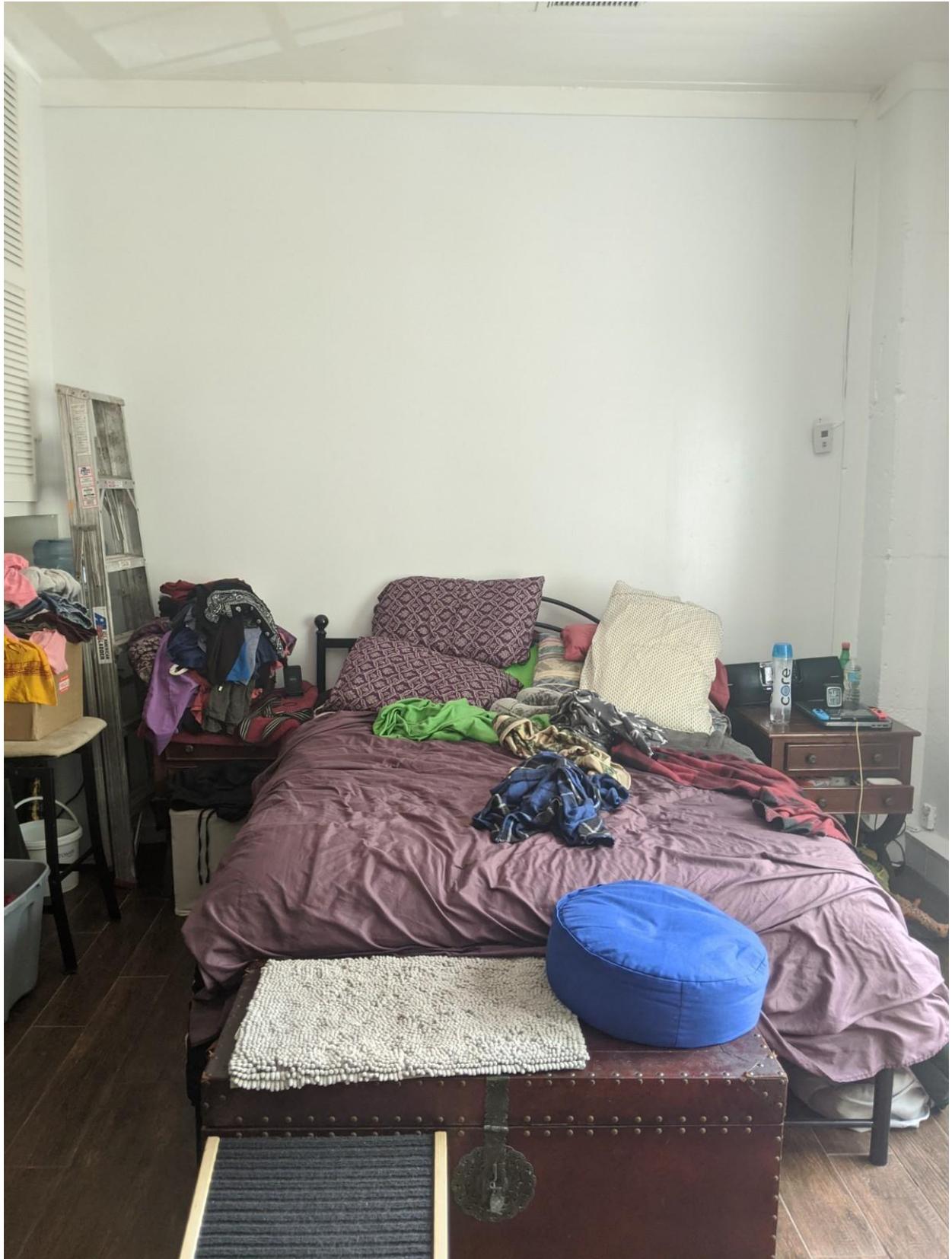






















# **Additional Information**

**PROPERTY RECORD CARD**

**Sender Site – 529 Eaton Street**



**Disclaimer**

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00004140-000000  
 Account# 1004308  
 Property ID 1004308  
 Millage Group 10KW  
 Location 529 EATON St, KEY WEST  
 Address  
 Legal KW PT LOT 1 SQR 24 E647-675 OR45-1/4 OR49-213/16 OR96-421/30INC CO  
 Description JUDGES DOCKET 78-81 OR756-857 OR756-101/02 OR936-1325/26 CASE85-89-CP-12 OR1066-2241/42 OR2437-655/56 OR2958-1208  
 (Note: Not to be used on legal documents.)  
 Neighborhood 32040  
 Property STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

THE STUDIOS OF KEY WEST INC  
 533 Eaton St  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$422,431	\$406,334	\$406,334	\$422,162
+ Market Misc Value	\$2,975	\$2,986	\$2,997	\$3,262
+ Market Land Value	\$839,040	\$820,800	\$820,800	\$800,177
= Just Market Value	\$1,264,446	\$1,230,120	\$1,230,131	\$1,225,601
= Total Assessed Value	\$1,264,446	\$1,230,120	\$1,230,131	\$1,225,601
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,264,446	\$1,230,120	\$1,230,131	\$1,225,601

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,800.00	Square Foot	48	100

**Commercial Buildings**

Style APTS-B / 03B  
 Gross Sq Ft 5,160  
 Finished Sq Ft 2,704  
 Perimiter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls AB AVE WOOD SIDING  
 Quality 450 ()  
 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 1938  
 Year Remodeled  
 Effective Year Built 1998

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	1,020	0	0
FLA	FLOOR LIV AREA	2,704	2,704	0
OPF	OP PRCH FIN LL	180	0	0
PTO	PATIO	221	0	0
PDO	PATIO DIN OPEN	566	0	0
PDE	PTO DIN ENCL	469	0	0
TOTAL		5,160	2,704	0

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
WALL AIR COND	1983	1984	1	1 UT	2
WROUGHT IRON	1984	1985	1	48 SF	2
TILE PATIO	1987	1988	1	462 SF	4

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/8/2019	\$1,800,000	Warranty Deed	2215030	2958	1208	30 - Unqualified	Improved
10/22/2009	\$0	Warranty Deed		2437	655	30 - Unqualified	Improved
9/1/1988	\$75,000	Warranty Deed		1066	2241	U - Unqualified	Improved

### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9903044	12/1/1999	12/16/1999	\$1,450		ELECTRICAL
9903044	9/29/1999	11/3/1999	\$1,450		INTERIOR REMODELING
9903083	9/9/1999	11/3/1999	\$975		FASTEN TREE PLATFORM

### View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)



Map



TRIM Notice

Trim Notice

2019 Notices Only

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 [User Privacy Policy](#) and [GDPR Privacy Notice](#)

Developed by  
 Schneider  
GEOSPATIAL

Last Data Upload: [2/10/2020, 2:08:39 AM](#)

[Version 2.3.39](#)

**PROPERTY RECORD CARD**

**Receiver Site – 601 Duval / 504-506 Southard**



**Disclaimer**

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By continuing into this site you assert that you have read and agree to the above statement.

**Summary**

Parcel ID 00012290-000000  
 Account# 1012629  
 Property ID 1012629  
 Millage Group 10KW  
 Location 601 DUVAL St, KEY WEST  
 Address  
 Legal KW PT LOT 3 SQR 61 G6-340 G9-281 OR74-36/37 OR564-115/117/118 OR577-988  
 Description 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 STORE COMBO (1200)  
 Class  
 Subdivision  
 Sec/Twp/Rng 06/68/25  
 Affordable No  
 Housing



**Owner**

KW ZION LLC  
 1075 Duval St  
 Key West FL 33040

**Valuation**

	2019	2018	2017	2016
+ Market Improvement Value	\$1,281,934	\$1,210,431	\$1,210,431	\$1,243,211
+ Market Misc Value	\$1,312	\$1,312	\$1,312	\$1,312
+ Market Land Value	\$770,936	\$770,936	\$548,221	\$551,657
= Just Market Value	\$2,054,182	\$1,982,679	\$1,759,964	\$1,796,180
= Total Assessed Value	\$2,054,182	\$1,935,960	\$1,759,964	\$1,796,180
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,054,182	\$1,982,679	\$1,759,964	\$1,796,180

**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 ()  
 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  
 Effective Year Built 1998

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	44	0	0
FLA	FLOOR LIV AREA	7,976	7,976	0
OOU	OP PR UNFIN UL	96	0	0
<b>TOTAL</b>		<b>8,116</b>	<b>7,976</b>	<b>0</b>

**Style** OFF BLDG-1 STY-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 ()  
**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**  
**Effective Year Built** 1992

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	210	0	0
FLA	FLOOR LIV AREA	1,092	1,092	0
<b>TOTAL</b>		<b>1,302</b>	<b>1,092</b>	<b>0</b>

**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
BLD2019-2134	6/17/2019	10/15/2019	\$8,500	Commercial	R/R old tank style water heater, with new on demand heater in closet. Bathroom remodel: Extend shower along the back wall.
BLD2019-2149	6/14/2019	8/15/2019	\$9,850	Commercial	RENOVATION BATHROOM AND KITCHEN
BLD2019-2150	6/14/2019	9/11/2019	\$12,800	Commercial	BATHROOM AND KITCHEN RENOVATION
BLD2019-2151	6/14/2019	10/23/2019	\$12,800	Commercial	BATHROOM AND KITCHEN RENOVATION.
BLD2019-2036	6/12/2019	9/6/2019	\$8,500	Commercial	Take out old tank style water heater, install new on-demand heater in closet. Bathroom remodel: Extend shower along the back wall.
BLD2019-2035	6/7/2019	8/5/2019	\$8,500	Commercial	Take out old tank style water heater, install new on-demand heater in closet. Bathroom remodel: Extend shower along the back wall.
BLD2019-2083	6/7/2019	10/17/2019	\$1,600	Commercial	Wiring of water heater. Replace existing outlets with GFI's or tamper resistant as needed , per NEC requirements.
18-2896	8/13/2018	1/15/2019	\$5,600	Commercial	REPLACE KITCHEN CABINETS
18-3190	7/31/2018	12/4/2018	\$2,500	Commercial	BATHROOM REMODEL PLUMBING
18-00002896	7/7/2018	1/15/2019	\$5,600	Commercial	REPLACE KITCHEN CABINETS WITH LIKE KIND AND QUALITY AS PREVIOUS IN THE SAME POSTION. PLMB AND ELEC TO REMAIN IN EXISTING POSTION. R/R VANITY AND SHOWER IN BATHROOM. RESET TOILET (PLMB UNDER SEPARATE PERMIT BY OTHERS). REMOVE EXISTING WOOD FLOOR LEVERL W/2X6 GLUE AND SCREW 3/4 T&G DECKING. N.O.C. W/APPLICATION.
18-00002566	6/17/2018	1/15/2019	\$3,000	Commercial	REMOVE APPROX. 3' OF FLOORING AND SHEETROCK AROUND 2 POST UNDER ABANDONED ELEVATOR FOR EXPLORATORY OBSERVATION SO ENGINEER MAY CREATE REPAIR PROTOCOL
17-00002217	3/22/2018	12/4/2018	\$0	Commercial	EXISTING 10X4 KIT HOOD MAKE UP AIR FAN EXHAUST COOK FAN ON ROOF. 16 GA WALLED DUCT EXHUAST GREASER DOOR 90 S.S. NOC WITH APPLICATION. HARC INSPECTION REQUIRED. GH.

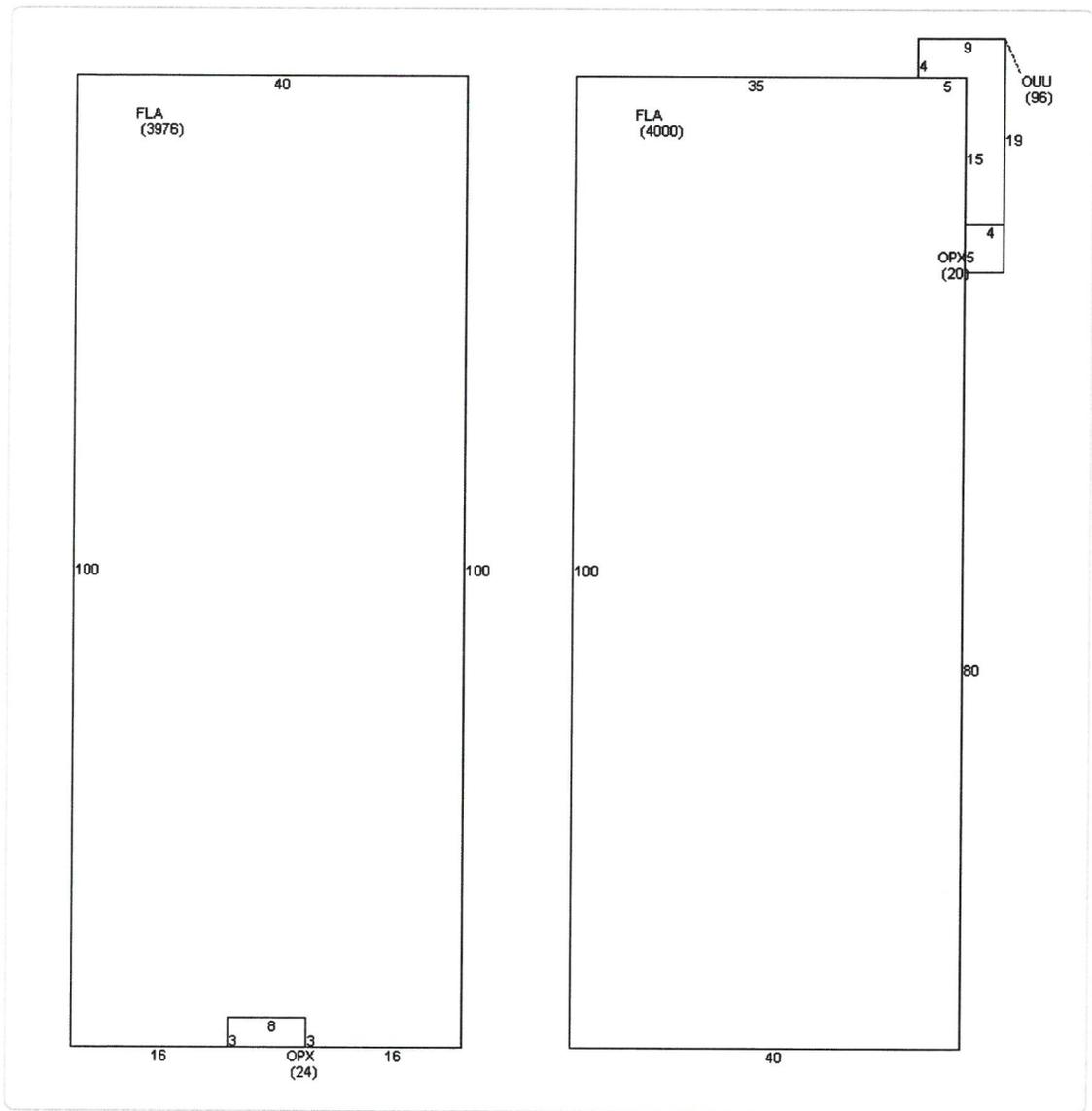
17-00003277	2/5/2018	12/4/2018	\$89,000		CONSTRUCT APPROX. 42 IF O NEW 42' TALL SHEETED WITH 1/2 PLYWOOD SCREWED TO METAL STUDS 8" O/C COVERED 2/FRP PANEL ON INSIDE AND BAMBOO PANEL ON THE OUTSIDE AND BAMBOO PANEL ON INSIDE AND BAMBOO PANEL ON THE OUTSIDE. COVER EXISTING WALL APPROX. 48 IF W/FRP PANEL AND APPROX. 40 IF W/STAINLESS STEEL 20 GAUGE SHEETS. INSTALL 44 SHEETING OVER EXISTING FLOOR UPSTAIRS AND THEN INSTALL NEW VINYLE FLOORING. R/R (2) 2'6" INTERIOR DOORS, PATCH AND PAINT EXISTING CEILING AND ALL OTHER REMAINING WALLS. **NOC REQUIRED** AUGUST 17, 2017 2:48:27 PM KEYWVXC
17-00003636	11/4/2017	9/13/2018	\$28,000	Commercial	INSTALL TPO ROOF DUE TO IRMA. EXISING ROOF WAS MODIFIED BITUMIN (4100 SQ FT) *** N.O.C REQUIRED*** HARC INSPECTION REQUIRED***
17-1260	4/3/2017	12/4/2018	\$7,500	Commercial	INTERIOR EXPLORATORY DEMO
16-4288	12/22/2016	3/23/2017	\$50,000	Commercial	Demo as required and structural repairs to existing building, including 5 new foundation piers, new floor joists, replace existing interior staircase with new code compliant staircase and handrails. Repair floor section removed for piers, replace one exterior 6 x 6 porch column. Repaint interior
14-4060	8/28/2014	5/14/2017	\$2,400	Commercial	EMERGENCY REPLACEMENT***** *CHANGE OUT THREE (3. MC
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 WS 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
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

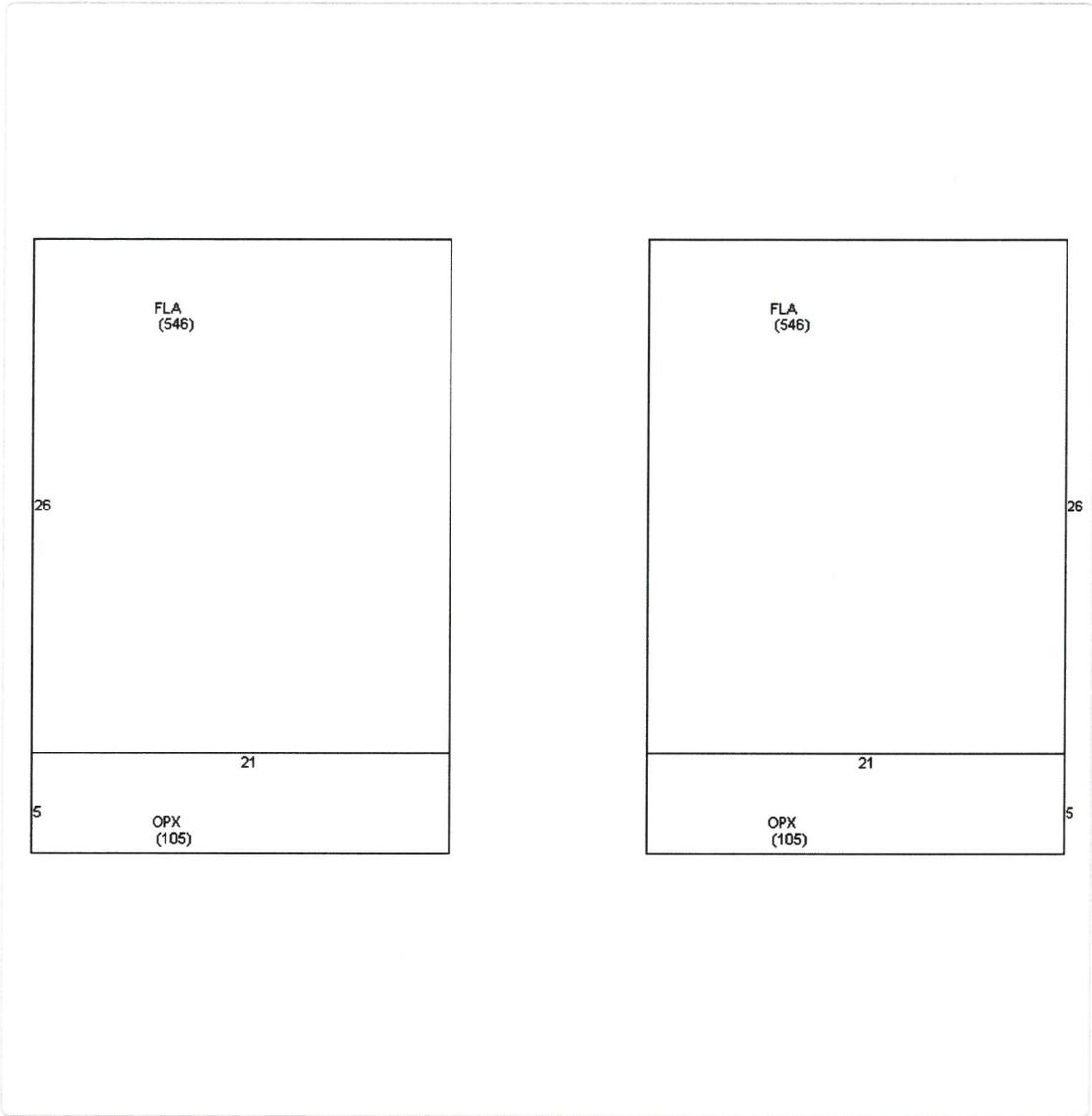
97-0116	1/1/1997	7/1/1997	\$250	Commercial	SIGN
9602743	7/1/1996	8/1/1996	\$1,950		MECHANICAL
9603053	7/1/1996	8/1/1996	\$450		ELECTRICAL
9602619	6/1/1996	8/1/1996	\$500		ELECTRICAL
M953068	9/1/1995	11/1/1995	\$6,000		2-2.5 TON AC'S
B942728	8/1/1994	8/1/1995	\$50		REPAIR TIE BEAM
M942303	7/1/1994	12/1/1994	\$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

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