

# **Request**



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

VIA HAND DELIVERY

July 17, 2018

Patrick Wright, Director of Planning  
City of Key West Planning Department  
1300 White Street  
Key West, FL 33040

RE: Request for Extension to Amended and Restated Development Agreement for  
The Key West Hotel Collection:

Dear Mr. Wright:

Please allow this correspondence to serve as a request pursuant to Section 90-689 of the City Land Development Regulations for an extension to that certain Amended and Restated Development Agreement for The Key West Hotel Collection, dated April 13, 2013 and recorded on August 19, 2013 with an Effective Date of September 18, 2013 (the "Development Agreement"). The Development Agreement encompasses the contiguous properties located at 3800, 3820, 3824, 3840, 3850 and 3852 North Roosevelt Boulevard, together with 1185 20<sup>th</sup> Street, which are collectively owned by SA Key West Owner VII, LP, SB Key West Owner VII, LP, SE Key West Owner VII LP, SC Key West Owner VII LP, SE Key West Owner VII, LP, and SF Key West Owner VII LP (collectively the "Applicants"). The Applicants are the successors in interest to the Owners as defined in the Development Agreement.

Pursuant to the Development Agreement, the properties located at 3820, 3824, 3850 and 3852 North Roosevelt have been completed as contemplated by the Development Agreement. There are currently ten (10) units of workforce housing nearing completion at 3840 North Roosevelt and 1185 20<sup>th</sup> Street. Certificates of occupancy are expected to be issued in the next thirty (30) days.

Currently, the Applicant has ten (10) additional units of workforce BPAS Units vested under the Development Agreement and is analyzing the feasibility to develop additional multifamily, workforce and market rate at 3800 North Roosevelt along with commercial development.

Very truly yours,

Gregory S. Oropeza, Esq.

GSO:gg  
Enclosures

# **Warranty Deeds**

THIS INSTRUMENT WAS  
PREPARED BY:  
PENELOPE P. CAMPBELL  
JENNER & BLOCK LLP  
353 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60654

AFTER RECORDING RETURN TO:  
LATHAM & WATKINS LLP  
330 NORTH WABASH AVENUE, SUITE 2800  
CHICAGO, ILLINOIS 60611  
ATTN: GARY E. AXELROD, ESQ.

Tax Parcel (Folio) Number:

**00065540-000000**

Doc# 2020062 03/16/2015 4:01PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

03/16/2015 4:01PM  
DEED DOC STAMP CL: Krys \$3,500.00

Doc# 2020062  
Bk# 2729 Pg# 1875

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into this 9<sup>th</sup> day of March, 2015, by **JLW KEY WEST 1, LLC**, a Florida limited liability company, having an address of c/o JL Woode Ltd., LLC, 35 E. Wacker Drive, Suite 3300, Chicago, IL 60601 ("**Grantor**"), for the benefit of **SF KEY WEST OWNER VII, L.P.**, a Delaware limited partnership, having a mailing address of c/o Rockpoint Group, LLC, Woodland Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, TX 75219 ("**Grantee**").

(Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

WITNESSETH

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Monroe County, Florida, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the “**Property**”) subject only to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

JLW KEY WEST 1, LLC,  
a Florida limited liability company

Catherine O'Connor  
Printed Name of Witness 1:

By: [Signature]  
Name: Andrew V. Agostini  
Title: Managing Member

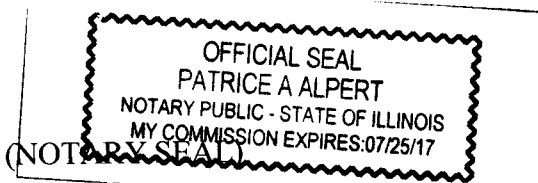
Catherine O'Connor

[Signature]  
Printed Name of Witness 2:

LAURA McMAHON

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

The foregoing instrument was acknowledged before me this 3rd day of MARCH, 2015 by Andrew V. Agostini as Managing Member of JLW KEY WEST 1, LLC, a Florida limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.



[Signature]  
(Notary Signature)

PATRICE A. ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

On the Island of Key West, Monroe County, Florida, and being a part of the lands formerly owned by the Key West Improvement, Inc. and being more particularly described as follows:

Begin at the Northwest corner of Parcel Number Two (2) as shown on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, recorded in Plat Book 3, at Page 35, of Monroe County Official Records, said corner being that established by John P. Goggin; thence South 05° 46' 25" East, a distance of 119.42 feet; thence North 84° 13' 35" East, a distance of 5.75 feet; thence South 05° 46' 25" East, a distance of 69.74 feet; thence North 84° 13' 35" East, a distance of 11.43 feet; thence South 05° 49' 37" East, a distance of 420.43 feet to the Northerly right of way line of Northside Drive; thence North 84° 09' 31" East, a distance of 6.03 feet to a point on a curve to the right, having a radius of 438.06 feet; a central angle of 09° 58' 38", a tangent length of 38.24 feet, a chord bearing of South 88° 46' 57" East and a chord length of 76.19 feet; thence along the arc of said curve, an arc length of 76.28 feet to the end of said curve; thence leaving the said Northerly right of way line of Northside Drive, North 03° 39' 42" East, a distance of 606.74 feet to the Southerly right of way line of North Roosevelt Boulevard (State Road No. 5) and to a point on a curve to the left, having a radius of 978.72 feet, a central angle of 10° 43' 40", a tangent length of 91.89 feet, a chord bearing of North 89° 35' 25" West, and a chord length of 182.99 feet; thence along the arc of said curve, an arc length of 183.25 feet to the point of tangency of said curve; thence South 84° 13' 35" West, a distance of 16.83 feet back to the Point of Beginning.

LESS SUCH PORTION OF THE FOLLOWING PARCEL 164 AFFECTING PARCEL 2 DESCRIBED ABOVE:

Parcel 164 as conveyed to State of Florida Department of Transportation pursuant to Quit Claim Deed dated July 23, 2012 and recorded October 11, 2012 in Official Records Book 2593, Page 963 of the Public Records of Monroe County, Florida and more particularly described as follows:

On the Island of Key West, Monroe County, Florida, being a Portion of that certain Exception Area from Parcel 3 of Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement, Inc., according to the plat thereof, as recorded in Plat Book 4, at Page 69, of the Public Records of Monroe County, Florida, and a portion of Parcel 2 in Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, more particularly described as follows:

Beginning at the Point of intersection of the Easterly line of the previously described Exception Area and the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010, said Point also being that certain Corner established by John P. Goggin as shown on the above mentioned Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement, Inc., said point also being on a circular curve concave to the South, and said point bears N 03°34'58" W from the center of said curve; Thence Westerly, along the arc of said curve to the left, and along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, having a radius of 972.99 feet and a central angle of 00°01'22" for a distance of 0.39 feet to the point of tangency; Thence S 86°23'39" W, along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, for a distance of 16.47 feet; Thence S03°36'20"E, departing the previously described Right-of-Way line, for a distance of 3.75 feet to a point on a line parallel with and 3.75 feet Southerly of, as measured at right angles, the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence N86°23'40"E, along the previously described line, for a distance of 16.47 feet to a point of curvature of a circular curve concave to the South, said curve also being 3.75 feet Southerly of and concentric with the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence Northeasterly, along the arc of said curve to the right, having a radius of 969.24 feet and a central angle of 28°27'39" for a distance of 481.45 feet; Thence N 20°17'52"E departing the previously described curve, for a distance of 3.76 feet to a point on the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, said point also being on a circular curve concave to the South and said point bears N 24°50'15"E from the center of said curve; Thence Northwesterly, along the previously described Right-of-Way line, and along the arc of said curve to the left, having a radius of 972.99 feet and a central angle of 28°25'13" for a distance of 482.63 feet to the Point of Beginning.

Tax Parcel (Folio) Number: **00065540-000000**



**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes which are a lien but not yet due and payable.
2. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.
3. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984 recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
4. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
6. Matters contained on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida.
7. Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, of the Public Records of Monroe County, Florida.
8. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, of the Public Records of Monroe County, Florida.
9. Egress License dated March 5, 2003 between Old Town Key West Development, Ltd, a Florida limited partnership, grantor, and Perry's Plaza, LLC, a Florida limited liability company, grantee.
10. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, of the Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths (3/4th) interest in all phosphate, minerals and metals; an undivided one-half (1/2) interest in all petroleum. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals and/or petroleum has been released by Florida Statute 270.11 (2).
11. Amended and Restated Development Agreement for The Key West Hotel Collection by and between JLW Key West 1, LLC, a Florida limited liability company; JLW Key

West 2, LLC, a Florida limited liability company, JL Key West II, LLC, a Florida limited liability company; RFA Key West II, LLC, a Florida limited liability company; JRC Key West Hotel, LLC, an Illinois limited liability company; RFA Key West LLC, an Illinois limited liability company; AVA Key West LLC, an Illinois limited liability company; and JL Key West LLC, an Illinois limited liability company (Collectively, as "Owners") and the City of Key West recorded August 19, 2013, in Official Records Book 2645, Page 1406, of the Public Records of Monroe County, Florida.

12. Non-Exclusive License Agreement with Buggy Bus, Inc., a Florida corporation and Conch Tour Train, Inc. a Florida corporation, as licensees, recorded November 9, 2006 in Official Records Book 2250, Page 2385, of the Public Records of Monroe County, Florida.
13. The following matters shown on the survey prepared by Island Surveying, Inc., dated June 27, 2006, last revised April 21, 2014, and designated as DWN No. 14-163-R:
  - a. Adjoiner's wall encroaches onto the Land 0.30 feet along the south line.
  - b. Planter located on the property west and adjoining encroaches onto the Land by an undefined distance.

**MONROE COUNTY  
OFFICIAL RECORDS**

THIS INSTRUMENT WAS  
PREPARED BY:  
PENELOPE P. CAMPBELL  
JENNER & BLOCK LLP  
353 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60654

11/05/2015 12:33PM  
DEED DOC STAMP CL: Krys \$388,500.00

Doc# 2052183  
Bk# 2768 Pg# 1051

AFTER RECORDING RETURN TO:  
LATHAM & WATKINS LLP  
330 NORTH WABASH AVENUE, SUITE 2800  
CHICAGO, ILLINOIS 60611  
ATTN: GARY E. AXELROD, ESQ.

Tax Parcel (Folio) Number: 00065530-000000

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into as of the 30<sup>th</sup> day of October, 2015, by **JLW KEY WEST 1, LLC**, a Florida limited liability company, having an address of c/o JL Woode Ltd., LLC, 35 E. Wacker Drive, Suite 3300, Chicago, IL 60601 (collectively, "**Grantor**"), for the benefit of **SC KEY WEST OWNER VII, L.P.**, a Delaware limited partnership, having a mailing address of c/o Rockpoint Group, LLC, Woodland Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("**Grantee**").

(Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

**W I T N E S S E T H**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Monroe County, Florida, being more particularly described on Exhibit A attached

hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the “**Property**”) subject only to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

**[SIGNATURE PAGES FOLLOW]**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

JLW KEY WEST 1, LLC,  
a Florida limited liability company

Michelle Wigg  
Printed Name of Witness 1:  
MICHELLE WIGLEY

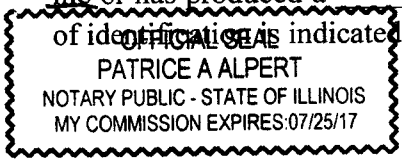
By: [Signature]  
Name: Andrew V. Agostini  
Title: Managing Member

Donna Lloz  
Printed Name of Witness 2:  
[Signature]

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The foregoing instrument was acknowledged before me this 30th day of OCTOBER, 2015 by Andrew V. Agostini as Managing Member of JLW KEY WEST 1, LLC, a Florida limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type

of identification is indicated, the above-named person is personally known to me.



[Signature]  
(Notary Signature)

(NOTARY SEAL)

PATRICE A. ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

Commence at the Northwest corner of Parcel 2 as shown on the Plat of Survey of Lands on the Island of Key West, Monroe County, Florida as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida; said Northwest corner being Northwest of and 2276.93 feet (measured along the South right of way curb line of North Roosevelt Boulevard) distant from the Northeast corner of Block 15, of the "KEY WEST FOUNDATION COMPANY'S PLAT NO. 2", as recorded in Plat Book 1, at Page 189, of the Official Records of Monroe County, Florida an run thence Easterly along the North boundary of said Parcel 2, for a distance of 200.79 feet to the Point of Beginning of the parcel of land being described herein; thence continue Easterly on the curve to the right having a radius of 978.72 feet, a central angle of 17° 33' 46", a tangent length of 151.19 feet, a chord bearing of South 76° 15' 52" East and a chord length of 298.83 feet; thence along the arc of said curve an arc length of 300.00 feet to the end of said curve; thence South 18° 07' 46" West, a distance of 598.34 feet to the Northerly right of way line of Northside Drive and a point on a curve to the left, having a radius of 438.06 feet, a central angle of 19° 18' 00", a tangent length of 74.49 feet, a chord bearing of North 76° 34' 44" West and a chord length of 146.86 feet; thence along the arc of said curve and the said Northerly right of way line of Northside Drive, an arc length of 147.56 feet to the end of said curve; thence North 03° 39' 42" East, a distance of 606.74 feet back to the Southerly right of way line of North Roosevelt Boulevard and to the Point of Beginning.

LESS THE FOLLOWING PARCEL 164 WHICH IS A PORTION OF PARCEL 3 DESCRIBED ABOVE:

Parcel 164 as conveyed to State of Florida Department of Transportation pursuant to Quit Claim Deed dated July 23, 2012 and recorded October 11, 2012 in Official Records Book 2593, Page 963 of the Public Records of Monroe County, Florida and more particularly described as follows:

On the Island of Key West, Monroe County, Florida, being a Portion of that certain Exception Area from Parcel 3 of Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement, Inc., according to the plat thereof, as recorded in Plat Book 4, at Page 69, of the Public Records of Monroe County, Florida, and a portion of Parcel 2 in Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida, more particularly described as follows:

Beginning at the Point of intersection of the Easterly line of the previously described Exception Area and the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010, said Point also being that certain Corner established by John P. Goggin as shown on the above mentioned Plat of Plat of Survey (on two sheets) Part of

Lands formerly owned by Key West Improvement, Inc., said point also being on a circular curve concave to the South, and said point bears N 03°34'58" W from the center of said curve; Thence Westerly, along the arc of said curve to the left, and along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, having a radius of 972.99 feet and a central angle of 00°01'22" for a distance of 0.39 feet to the point of tangency; Thence S 86°23'39" W, along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, for a distance of 16.47 feet; Thence S03°36'20"E, departing the previously described Right-of-Way line, for a distance of 3.75 feet to a point on a line parallel with and 3.75 feet Southerly of, as measured at right angles, the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence N86°23'40"E, along the previously described line, for a distance of 16.47 feet to a point of curvature of a circular curve concave to the South, said curve also being 3.75 feet Southerly of and concentric with the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence Northeasterly, along the arc of said curve to the right, having a radius of 969.24 feet and a central angle of 28°27'39" for a distance of 481.45 feet; Thence N 20°17'52"E departing the previously described curve, for a distance of 3.76 feet to a point on the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, said point also being on a circular curve concave to the South and said point bears N 24°50'15"E from the center of said curve; Thence Northwesterly, along the previously described Right-of-Way line, and along the arc of said curve to the left, having a radius of 972.99 feet and a central angle of 28°25'13" for a distance of 482.63 feet to the Point of Beginning.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes which are a lien but not yet due and payable;
2. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984 recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
3. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
4. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
5. Matters contained on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida.
6. Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, of the Public Records of Monroe County, Florida.
7. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, of the Public Records of Monroe County, Florida.
8. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, of the Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths (3/4th) interest in all phosphate, minerals and metals; an undivided one-half (1/2) interest in all petroleum.
9. Easement to the Utility Board of the city of Key West, Florida, recorded in Official Records Book 1769, Page 862, of the Public Records of Monroe County, Florida.
10. Grant of Easement to Comcast of California/Colorado/Florida/Oregon, Inc. recorded in Official Records Book 2243, Page 2038, and in Official Records Book 2243, Page 2042, of the Public Records of Monroe County, Florida.
11. Amended and Restated Development for The Key West Hotel Collection by and between JLW Key West 1, LLC, a Florida limited liability company; JLW Key West 2, LLC, a Florida limited liability company, JL Key West II, LLC, a Florida limited liability



company; RFA Key West II, LLC, a Florida limited liability company; JRC Key West Hotel, LLC, an Illinois limited liability company; RFA Key West LLC, an Illinois limited liability company; AVA Key West LLC, an Illinois limited liability company; and JL Key West LLC, an Illinois limited liability company (Collectively, as "Owners") and the City of Key West recorded August 19, 2013, in Official Records Book 2645, Page 1406, of the Public Records of Monroe County, Florida. As assigned by Partial Assignment and Assumption of Development Agreement recorded March 16, 2015, in Official Records Book 2729, Page 1675, of the Public Records of Monroe County, Florida.

12. Non-Exclusive License Agreement with Buggy Bus, Inc., a Florida corporation and Conch Tour Train, Inc. a Florida corporation, as licensees, recorded November 9, 2006 in Official Records Book 2250, Page 2385, of the Public Records of Monroe County, Florida.
13. Covenants, conditions, easements and restrictions set out in that Declaration of Covenants, Conditions and restrictions recorded March 16, 2015 in Official Records Book 2729, Page 1706.

THIS INSTRUMENT WAS  
PREPARED BY:  
PENELOPE P. CAMPBELL  
JENNER & BLOCK LLP  
353 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60654

Doc# 2020037 03/16/2015 3:54PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

03/16/2015 3:54PM  
DEED DOC STAMP CL: Krys \$275,100.00

Doc# 2020037  
Bk# 2729 Pg# 1663

AFTER RECORDING RETURN TO:  
LATHAM & WATKINS LLP  
330 NORTH WABASH AVENUE, SUITE 2800  
CHICAGO, ILLINOIS 60611  
ATTN: GARY E. AXELROD, ESQ.

Tax Parcel (Folio) Number: **00065550-000000**

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into this 9<sup>th</sup> day of March, 2015, by **JLW KEY WEST 2, LLC**, a Florida limited liability company, **RFA KEY WEST II LLC**, a Florida limited liability company, and **JL KEY WEST II LLC**, a Florida limited liability company, each having an address of c/o JL Woode Ltd., LLC, 35 E. Wacker Drive, Suite 3300, Chicago, IL 60601 (collectively, "**Grantor**"), for the benefit of **SC KEY WEST OWNER VII, L.P.**, a Delaware limited partnership, having a mailing address of c/o Rockpoint Group, LLC, Woodland Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("**Grantee**").

(Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

**WITNESSETH**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant,

bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Monroe County, Florida, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the "**Property**") subject only to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

**[SIGNATURE PAGES FOLLOW]**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.


**Signed, sealed and delivered  
in the presence of:**

Catherine O'Connor  
Printed Name of Witness 1:  
Catherine O'Connor

Lawrence M. McMeel  
Printed Name of Witness 2:

Lawrence M. McMeel

**JLW KEY WEST 2, LLC**, a Florida limited liability  
company

By:   
Name: Andrew V. Agostini  
Title: Managing Member

**[SIGNATURES OF GRANTOR CONTINUE]**

Signed, sealed and delivered  
in the presence of:

Catherine O'Connor  
Printed Name of Witness 1:  
Catherine O'Connor

Laura McMahon  
Printed Name of Witness 2:  
Laura McMahon

**RFA KEY WEST II LLC,**  
a Florida limited liability company

By: RFA Key West II Manager LLC,  
a Florida limited liability company,  
its manager

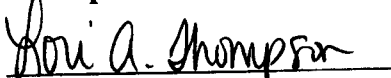
By: RFA Investors, LP,  
a Delaware limited partnership,  
its manager

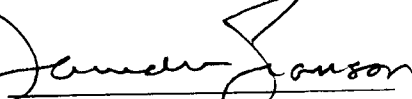
By: RFA Management  
Company LLC, a Delaware  
limited liability company, its  
general partner

By: Edward W. Ross  
Name: Edward W. Ross  
Title Manager

[SIGNATURES OF GRANTOR CONTINUE]

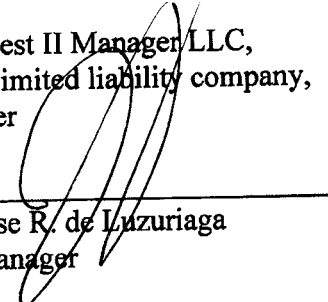
Signed, sealed and delivered  
in the presence of:

  
Printed Name of Witness 1:  
Lori A. Thompson

  
Printed Name of Witness 2:  
David S. Swanson

**JL KEY WEST II LLC,**  
a Florida limited liability company

By: JL Key West II Manager/LLC,  
a Florida limited liability company,  
its manager

By:   
Name: Jose R. de Luzuriaga  
Title: Manager

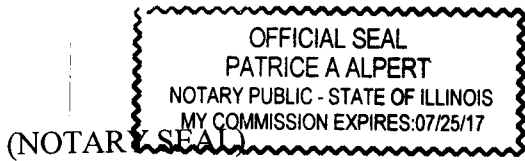
[END OF SIGNATURES OF GRANTOR]

[ACKNOWLEDGEMENTS OF GRANTOR FOLLOW]

**ACKNOWLEDGEMENT OF JLW KEY WEST 2, LLC**

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this 3rd day of MARCH, 2015 by Andrew V. Agostini as Managing Member of **JLW KEY WEST 2, LLC**, a Florida limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.



Patrice A. Alpert  
(Notary Signature)

PATRICE A. ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17

**[ACKNOWLEDGEMENTS OF GRANTOR CONTINUE]**





**ACKNOWLEDGEMENT OF JL KEY WEST II LLC**

STATE OF South Carolina)  
  ) SS  
COUNTY OF Charleston )

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2015 by Jose R. de Luzuriaga, as Manager of JL Key West II Manager LLC, a Florida limited liability company, being the manager of **JL KEY WEST II LLC**, a Florida limited liability company. The above-named person is personally known to me or has produced a South Carolina driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

Lori A. Thompson  
(Notary Signature)

(NOTARY SEAL)

Lori A. Thompson  
(Notary Name Printed)

Commission expires: 11/29/21

[END OF ACKNOWLEDGEMENTS OF GRANTOR]

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

Commencing at the Northwest corner of Parcel 2 on "Plat of Survey of Lands on the Island of Key West, Monroe County, Florida" as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida; thence Northeasterly and Easterly along the Southerly right of way line of North Roosevelt Boulevard 500.79 feet to a curve to the right and the Point of Beginning; said curve having a radius of 978.72 feet, a central angle of  $01^{\circ} 58' 48''$ , a tangent length of 16.91 feet, a chord bearing of South  $66^{\circ} 29' 35''$  East, and a chord length of 33.82 feet; thence along the arc of said curve, an arc length of 33.82 feet to the end of said curve; thence South  $65^{\circ} 16' 55''$  East, a distance of 265.99 feet; thence South  $33^{\circ} 07' 56''$  West, a distance of 622.55 feet to a point on a curve to the left, having a radius of 417.89 feet, a central angle of  $19^{\circ} 27' 37''$ , a tangent length of 71.66 feet; a chord bearing of North  $57^{\circ} 18' 20''$  West and a chord length of 141.25 feet; thence along the arc of said curve, an arc length of 141.93 feet to the end of said curve; thence North  $18^{\circ} 07' 46''$  East, a distance of 599.50 feet back to the Point of Beginning.

LESS:

Parcel 166 as conveyed to State of Florida Department of Transportation pursuant to Quit Claim Deed dated July 23, 2012 and recorded October 11, 2012 in Official Records Book 2593, Page 971 of the Public Records of Monroe County, Florida and more particularly described as follows:

A portion of Parcel 2 in Plat of Survey of Lands on Island of Key West, Monroe County, Florida, according to the plat thereof, as recorded in Plat Book 3, at Page 35, of the Public Records of Monroe County, Florida more particularly described as follows:

Commence at the Point of intersection of the Easterly line of the Exception Area of Parcel 3 of Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement, Inc., according to the plat thereof, as recorded in Plat Book 4, at Page 69, of the Public Records of Monroe County, Florida and the Existing Southerly Right-of-Way line of State Road No. 5, North Roosevelt Boulevard, as shown on the Florida Department of Transportation Right-of-Way map for State Road No.5, Section 90010, said Point also being that certain Corner established by John P. Goggin as shown on the above mentioned Plat of Survey (on two sheets) Part of Lands formerly owned by Key West Improvement, Inc., said point also being on a circular curve concave to the South, and said point bears  $N 03^{\circ}34'58'' W$  from the center of said curve; Thence Easterly, along the arc of said curve to the right, and along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, having a radius of 972.99 feet and a central angle of  $28^{\circ}25'13''$  for a distance of 482.63 feet to the Point of

Beginning of the hereinafter described parcel; Thence continue Southeasterly, along the arc of said curve to the right, and along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, having a radius of 972.99 feet and a central angle of 01°59'30" for a distance of 33.82 feet to the point of tangency; Thence S 63°10'15" E along the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard, for a distance of 265.52 feet; Thence S 35°18'02"W, departing the previously described Right-of-Way line, for a distance of 4.16 feet to a point on a circular curve concave to the Southwest, said point bears N 28°33'17" E from the center of said curve; Thence Northwesterly, along the arc of said curve to the left, having a radius of 809.84 feet and a central angle of 01°43'32" for a distance of 24.39 feet to the point of tangency, said point also being on a line parallel with and 3.75 feet Southerly of, as measured at right angles, the Existing Southerly Right-of-Way line of said State Road No. 5, North Roosevelt Boulevard; Thence N 63°10'15"W along the previously described line, for a distance of 240.52 feet to a point of curvature of a circular curve concave to the Southwest; Thence Northwesterly, along the arc of said curve to the left, having a radius of 969.24 feet and a central angle of 01°58'27" for a distance of 33.39 feet; Thence N 20°17'52" E for a distance 3.76 feet to the Point of Beginning.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes which are a lien but not yet due and payable
2. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.
3. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984 recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
4. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
6. Matters contained on the Plat of Survey of Lands on Island of Key West, Monroe County, Florida, as recorded in Plat Book 3, Page 35, of the Public Records of Monroe County, Florida.
7. Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, of the Public Records of Monroe County, Florida.
8. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, of the Public Records of Monroe County, Florida.
9. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, of the Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths (3/4th) interest in all phosphate, minerals and metals; an undivided one-half (1/2) interest in all petroleum. NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals and/or petroleum has been released by Florida Statute 270.11 (2).

10. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 442, Page 578, of the Public Records of Monroe County, Florida.
11. Amended and Restated Development Agreement for The Key West Hotel Collection by and between JLW Key West 1, LLC, a Florida limited liability company; JLW Key West 2, LLC, a Florida limited liability company, JL Key West II, LLC, a Florida limited liability company; RFA Key West II, LLC, a Florida limited liability company; JRC Key West Hotel, LLC, an Illinois limited liability company; RFA Key West LLC, an Illinois limited liability company; AVA Key West LLC, an Illinois limited liability company; and JL Key West LLC, an Illinois limited liability company (Collectively, as "Owners") and the City of Key West recorded August 19, 2013, in Official Records Book 2645, Page 1406, of the Public Records of Monroe County, Florida.
12. Non-Exclusive License Agreement with Buggy Bus, Inc., a Florida corporation and Conch Tour Train, Inc. a Florida corporation, as licensees, recorded November 9, 2006 in Official Records Book 2250, Page 2385, of the Public Records of Monroe County, Florida.
13. The following matters shown on the survey prepared by Island Surveying, Inc., dated June 27, 2006, last revised 2/22, 2015, and designated as DWN No. 14-163-C:
  - a. Encroachment of fence and parking spaces onto the property easterly and adjoining.
  - b. Encroachment of fence onto the land southerly and adjoining.
  - c. Encroachment of sign into the Roosevelt Boulevard right of way along the northerly line.

THIS INSTRUMENT WAS  
PREPARED BY:  
PENELOPE P. CAMPBELL  
JENNER & BLOCK LLP  
353 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60654

AFTER RECORDING RETURN TO:  
LATHAM & WATKINS LLP  
330 NORTH WABASH AVENUE, SUITE 2800  
CHICAGO, ILLINOIS 60611  
ATTN: GARY E. AXELROD, ESQ.

Tax Parcel (Folio) Number: 00064950-000000

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into this 14<sup>th</sup> day of April, 2016, by **JLW KEY WEST 1, LLC**, a Florida limited liability company, having an address of c/o JL Woode Ltd., LLC, 35 E. Wacker Drive, Suite 3300, Chicago, IL 60601 ("**Grantor**"), for the benefit of **SE KEY WEST OWNER VII, L.P.**, a Delaware limited partnership, having a mailing address of c/o Rockpoint Group, LLC, Woodland Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("**Grantee**").

(Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

**W I T N E S S E T H**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Monroe County, Florida, being more particularly described on Exhibit A attached

hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the “**Property**”) subject only to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

JLW KEY WEST 1, LLC,  
a Florida limited liability company

[Signature]  
Printed Name of Witness 1:

By: [Signature]  
Name: Andrew V. Agostini  
Title: Managing Member

[Signature]

Doc# 2072691  
Bk# 2793 Pg# 58

[Signature]  
Printed Name of Witness 2:

Catherine O'Connor

STATE OF Illinois )  
  ) SS  
COUNTY OF Cook )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of March, 2016 by Andrew V. Agostini as Managing Member of JLW KEY WEST 1, LLC, a Florida limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.



(NOTARY SEAL)

[Signature]  
(Notary Signature)

PATRICE A. ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17



**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**SITE E**

Doc# 2072691  
Bk# 2793 Pg# 59

**Parcel 4 (Site E (Conch Tour Train/Welcome Center and Affordable Housing)):**

A parcel of land on the Island of Key West, Monroe County, Florida, and being described by metes and bounds as follows;

Commence at the Northeast corner of Parcel 2, according to the Plat thereof as recorded in Plat Book 3, at Page 35, of the Public Records of said Monroe County, Florida, thence South 33° 07' 56" West, a distance of 7.59 feet to the Point of Beginning; thence continue South 33° 07' 56" West, a distance of 613.04 feet to the Northeasterly right of way line of Northside Drive as existing and constructed, and a point on a curve to the right, having a radius of 438.06 feet, a central angle of 13° 20' 33", a tangent length of 51.24 feet, a chord bearing of South 41° 39' 37" East and a chord length of 101.78 feet; thence along the arc of said curve, an arc length of 102.01 feet to the end of said curve, thence North 37° 37' 40" East, a distance of 646.24 feet to the Southwesterly right of way line of North Roosevelt Boulevard (State Road No. 5) and a point on a curve to the left, having a radius of 524.51 feet, a central angle of 14° 58' 17", a tangent length of 68.92 feet, a chord bearing of North 57° 59' 55" West, and a chord length of 136.66 feet; thence along the arc of said curve, an arc length of 137.05 feet to the end of said curve; thence North 65° 16' 67" West, a distance of 12.37 feet back to the Point of Beginning.

Tax Parcel (Folio) Number: **00064950-000000**

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical Concern recorded in Official Records Book 668, Page 43, and Final Judgment recorded in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.
3. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984 recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
4. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
6. Easement to the City of Key West, Florida recorded in Official Records Book 179, Page 29, of the Public Records of Monroe County, Florida.
7. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 218, Page 6, of the Public Records of Monroe County, Florida.
8. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, of the Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths (3/4th) interest in all phosphate, minerals and metals; an undivided one-half (1/2) interest in all petroleum.  
  
NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals and/or petroleum has been released by Florida Statute 270.11 (2).
9. Covenants and conditions set forth in Special Warranty Deed recorded in Official Records Book 884, Page 1974, of the Public Records of Monroe County, Florida.

10. Agreement for Grant of Easement in favor of TCI Cablevision of Florida, Inc. as recorded in Official Records Book 1731, Page 2450, of the Public Records of Monroe County, Florida.
11. Easement Agreement in favor of the City of Key West, recorded in Official Records Book 1778, Page 196, of the Public Records of Monroe County, Florida, and shown on the survey prepared by Island Surveying, Inc., dated June 27, 2006, last revised April 21, 2014, and designated as DWN No. 14-165-W.
12. Easement to Marjean, Inc. recorded in Official Records Book 190, Page 550, of the Public Records of Monroe County, Florida.
13. Declaration of Affordable Housing Restrictions recorded in Official Records Book 2427, Page 279, and Consent, Non-Disturbance and Subordination Agreement recorded August 13, 2009 in Official Records Book 2427, Page 286, of the Public Records of Monroe County, Florida.
14. Amended and Restated Development Agreement for The key West Hotel Collection by and between JLW Key West 1, LLC, a Florida limited liability company; JLW Key West 2, LLC, a Florida limited liability company, JL Key West II, LLC, a Florida limited liability company; RFA Key West II, LLC, a Florida limited liability company; JRC Key West Hotel, LLC, an Illinois limited liability company; RFA Key West LLC, an Illinois limited liability company; AVA Key West LLC, an Illinois limited liability company; and JL Key West LLC, an Illinois limited liability company (Collectively, as "Owners") and the City of Key West recorded August 19, 2013, in Official Records Book 2645, Page 1406, of the Public Records of Monroe County, Florida.
15. Non-Exclusive License Agreement with Buggy Bus, Inc., a Florida corporation and Conch Tour Train, Inc. a Florida corporation, as licensees, recorded November 9, 2006 in Official Records Book 2250, Page 2385, of the Public Records of Monroe County, Florida.
16. Declaration of Covenants, Conditions, and Easements recorded March 16, 2015 in Official Records Book 2729, Page 1706.

THIS INSTRUMENT WAS  
PREPARED BY:  
PENELOPE P. CAMPBELL  
JENNER & BLOCK LLP  
353 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60654

AFTER RECORDING RETURN TO:  
LATHAM & WATKINS LLP  
330 NORTH WABASH AVENUE, SUITE 2800  
CHICAGO, ILLINOIS 60611  
ATTN: GARY E. AXELROD, ESQ.

Tax Parcel (Folio) Number: **00064940-000000**

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into this 14<sup>th</sup> day of April, 2016, by **JRC KEY WEST HOTEL LLC**, an Illinois limited liability company, **RFA KEY WEST LLC**, an Illinois limited liability company, **AVA KEY WEST LLC**, an Illinois limited liability company, and **JL KEY WEST LLC**, an Illinois limited liability company, as tenants-in-common, each having an address of c/o JL Woode Ltd., LLC, 35 E. Wacker Drive, Suite 3300, Chicago, IL 60601 (collectively, "**Grantor**"), for the benefit of **SB KEY WEST OWNER VII, L.P.**, a Delaware limited partnership, having a mailing address of c/o Rockpoint Group, LLC, Woodland Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("**Grantee**").

(Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

**WITNESSETH**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged,

has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Monroe County, Florida, being more particularly described on Exhibit A attached hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the "**Property**") subject only to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

**[SIGNATURE PAGES FOLLOW**

**Doc# 2072690  
Bk# 2793 Pg# 41**


IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

**Signed, sealed and delivered  
in the presence of:**



Printed Name of Witness 1:


Kevin Mc Mahon



Printed Name of Witness 2:

Catherine O'Connor

**JRC KEY WEST HOTEL, LLC**, an Illinois limited liability company

By: 

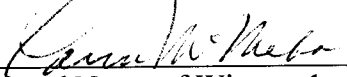
Name: Andrew V. Agostini


Title: Manager

Doc# 2072690  
Bk# 2793 Pg# 42


[SIGNATURES OF GRANTOR CONTINUE]

**Signed, sealed and delivered  
in the presence of:**

  
Printed Name of Witness 1:  
Linda McHale

  
Printed Name of Witness 2:  
Catherine O'Connor

**RFA KEY WEST LLC,**  
an Illinois limited liability company

By:   
Name: Andrew V. Agostini  
Title: President

Doc# 2072690  
Bk# 2793 Pg# 43

**[SIGNATURES OF GRANTOR CONTINUE]**

**Signed, sealed and delivered  
in the presence of:**

*Laura McMahon*  
Printed Name of Witness 1:  
Laura McMahon

*Catherine O'Connor*  
Printed Name of Witness 2:  
Catherine O'Connor

**AVA KEY WEST LLC,**  
an Illinois limited liability company

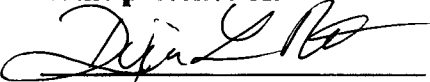
By: *[Signature]*  
Name: Andrew V. Agostini  
Title: Sole Member

**Doc# 2072690**  
**Bk# 2793 Pg# 44**

**[SIGNATURES OF GRANTOR CONTINUE]**



Signed, sealed and delivered  
in the presence of:



Printed Name of Witness 1:

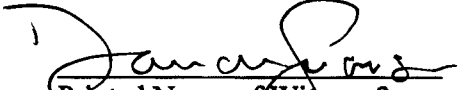
Dixie L Roth

**JL KEY WEST LLC,**  
an Illinois limited liability company

By: 

Name: Jose R. de Luzuriaga

Title: Sole Member



Printed Name of Witness 2:

David W. Swanson

Doc# 2072690  
Bk# 2793 Pg# 45

**[END OF SIGNATURES OF GRANTOR]**

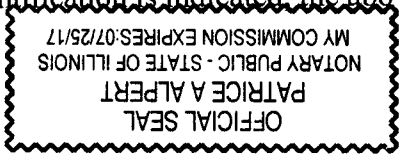
**[ACKNOWLEDGEMENTS OF GRANTOR FOLLOW]**

**ACKNOWLEDGEMENT OF JRC KEY WEST HOTEL LLC**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

Doc# 2072690  
Bk# 2793 Pg# 46

The foregoing instrument was acknowledged before me this 17th day of March, 2016 by Andrew V. Agostini as Manager of **JRC KEY WEST HOTEL LLC**, an Illinois limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.



(NOTARY SEAL)

Patrice A. Alpert  
(Notary Signature)

PATRICE A ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17

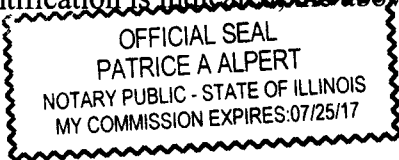
**[ACKNOWLEDGEMENTS OF GRANTOR CONTINUE]**

**ACKNOWLEDGEMENT OF RFA KEY WEST LLC**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

Doc# 2072690  
Bk# 2793 Pg# 47

The foregoing instrument was acknowledged before me this 17th day of March, 2016 by Andrew V. Agostini, as President of **RFA KEY WEST LLC**, an Illinois limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.



(NOTARY SEAL)

Patrice A. Alpert  
(Notary Signature)

PATRICE A. ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17

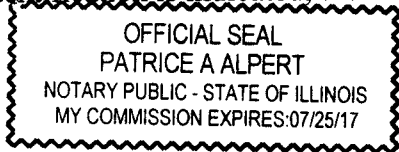
**[ACKNOWLEDGEMENTS OF GRANTOR CONTINUE]**

**ACKNOWLEDGEMENT OF AVA KEY WEST LLC**

STATE OF Illinois )  
 ) SS  
COUNTY OF Cook )

Doc# 2072690  
Bk# 2793 Pg# 48

The foregoing instrument was acknowledged before me this 17th day of March, 2016 by Andrew V. Agostini, as Sole Member of AVA KEY WEST LLC, an Illinois limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.



(NOTARY SEAL)

Patrice Alpert  
(Notary Signature)

PATRICE A ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17

**[END OF ACKNOWLEDGEMENTS OF GRANTOR]**

**ACKNOWLEDGEMENT OF JL KEY WEST LLC**

STATE OF SC )  
 ) SS  
COUNTY OF Charleston )

Doc# 2072690  
Bk# 2793 Pg# 49

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2016 by Jose R. de Luzuriaga, as Sole Member of JL KEY WEST LLC, an Illinois limited liability company. The above-named person is personally known to me or has produced a SC driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]  
(Notary Signature)

(NOTARY SEAL)

Daniel M. Sparks  
(Notary Name Printed)

Commission expires: 10/20/20

**[ACKNOWLEDGEMENTS OF GRANTOR CONTINUE]**

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

**SITE B**

Doc# 2072690  
Bk# 2793 Pg# 50

Parcel A:

A parcel of land on the Island of Key West, Monroe County, Florida, and being described as, follows:

Commence at the Northeast corner of Block 15 of the KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, as recorded in Plat Book 1, at Page 189, of the Public Records of Monroe County, Florida, and run thence North 68°45'40" East for a distance of 15 feet to the Westerly curb line of Roosevelt Boulevard; thence run North 21°22'20" West along the said Westerly curb line of Roosevelt Boulevard for a distance of 600 feet to the Point of Beginning of the parcel of land being described herein; thence run South 68°45'40" West for a distance of 255 feet; thence run North 21°22'20" West for a distance of 77.62 feet to a point on the dividing line between Parcel 1 and Parcel 22 as shown on an unrecorded map compiled by Bailey-Crawshaw, thence run North 68°41'40" East along the dividing line between the said Parcel 1 and 22 for a distance of 255 feet to a point being the Southeast corner of the said Parcel 1 and the Northeast corner of the said Parcel 22 and said point also being on the Westerly right away (curb line) of the said Roosevelt Boulevard; thence run South 21°22'20" East along the Westerly right of way (curb line) of the said Roosevelt Boulevard for a distance of 77.90 feet back to the Point of Beginning; Less and Except right of way for North Roosevelt Boulevard (U.S. Highway No.1) as set forth in Order of Taking recorded in Official Records Book 923, Page 199, Public Records of Monroe County, Florida

AND

Parcel B:

A parcel of land on the Island of Key West, Monroe County, Florida, and being described as follows:

Commence at the Northeast corner of Block 15 of the KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, as recorded in Plat Book 1, at Page 189, of the Public Records of Monroe County, Florida, and run thence North 68°45'40" East for a distance of 15 feet to the Westerly curb line of Roosevelt Boulevard; thence run North 21°22'20" West along the said Westerly curb line a Roosevelt Boulevard for a distance of 677.90 feet to the Point of Beginning of the parcel of land being described herein said Point of Beginning also known as the Southeast corner of Parcel 1 and the Northeast corner of Parcel 22 as shown on an unrecorded map compiled by Bailey-Crawshaw; thence run South 68°41'40" West along the dividing line between the said Parcels 1 and 22 for a distance of 240 feet; thence run North 21°22'20" West for a distance of 373.27 feet to the beginning of a curve, concave to the Southwest and having a radius of 305.43 feet; thence run Northwesterly along said curve for an arc distance of 85.90 feet;

thence run North  $62^{\circ}51'49''$  East for a distance of 243.95 feet; more or less, to the Westerly right of way (curb line) of the said Roosevelt Boulevard; run thence Southeasterly along the curved Westerly right of way (curb line) of the said Roosevelt Boulevard, said curve being concave to the Southwest and having a radius of 536.16 feet, for an arc distance of 95.50 feet; thence run South  $21^{\circ}22'20''$  East along the Westerly right of way (curb line) of the said Roosevelt Boulevard for a distance of 387.93 feet back to the Point of Beginning; Less and Except right of way for North Roosevelt Boulevard (U.S. Highway No.1) as set forth in Order of Taking recorded in Official Records Book 923, Page 199, Public Records of Monroe County, Florida.

AND

Parcel C:

A parcel of land on the Island of Key West, Monroe County, Florida, and being described as follows:

Commence at the Northeast corner of Block 15 of the KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, as recorded in Plat Book 1, at Page 189, of the Public Records of Monroe County, Florida, and run thence North  $68^{\circ}45'40''$  East for a distance of 15 feet to the Westerly curb line of Roosevelt Boulevard; thence run North  $21^{\circ}22'20''$  West along the said Westerly curb line of Roosevelt Boulevard for a distance of 677.90 feet to a point known as the Southeast corner of Parcel 1 and the Northeast corner of Parcel 22 as shown on an unrecorded map compiled by Bailey-Crawshaw; thence run South  $68^{\circ}41'40''$  West along the dividing line between the said Parcels 1 and 22 for a distance of 240 feet to the Point of Beginning of the parcel of land being described herein, thence continue South  $68^{\circ}41'40''$  West for a distance of 26.62 feet; thence run North  $21^{\circ}14'20''$  West for a distance of 457.62 feet to the beginning of a curve, concave to the Southwest and having a radius of 100 feet; thence run Northwesterly along the said curve for an arc distance of 54.21 feet; thence run North  $37^{\circ}37'40''$  East for a distance of 6.69 feet thence run Southeasterly along a curve concave to the Southwest and having a radius of 305.43 feet for an arc distance of 145.90 feet, thence run South  $21^{\circ}22'20''$  East for a distance of 373.27 feet back to the Point of Beginning

AND

Parcel D:

A parcel of land on the Island of Key West, Monroe County, Florida, and being described as follows:

Commence at the Northeast corner of Block 15 of the KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, as recorded in Plat Book 1, at Page 189, of the Public Records of Monroe County, Florida, and run thence North  $68^{\circ}45'40''$  East for a distance of 15 feet to the Westerly curb line of Roosevelt Boulevard; thence run North  $21^{\circ}22'20''$  West along the said Westerly curb line of Roosevelt Boulevard for a distance of 600 feet, thence run South  $68^{\circ}45'40''$  West for a distance of 255 feet to the Point of Beginning of the parcel of land being described herein; thence run North  $21^{\circ}22'20''$  West for a distance of 77.62 feet; thence run South  $68^{\circ}41'40''$

West for a distance of 1.75 feet; thence run South 21°22'20" East for a distance of 77.62 feet; thence run North 68°45'40" East for a distance of 1.75 feet back to the Point of Beginning.

AND

**Doc# 2072690  
Bk# 2793 Pg# 52**

Parcel E:

A parcel of land on the Island of Key West, Monroe County, Florida, and being described as follows:

Commence at the Northeast corner of Block 15 of the KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, as recorded in Plat Book 1, at Page 189, of the Public Records of Monroe County, Florida, and run thence North 68°45'40" East for a distance of 15 feet to the Westerly curb line of Roosevelt Boulevard; thence run North 21°22'20" West along the said Westerly curb line of Roosevelt Boulevard for a distance of 1065.83 feet to the beginning of a curve concave to the Southwest and having a radius of 536.16 feet; thence run Northwesterly along said curve and Westerly right of way (curb line) of the said Roosevelt Boulevard for an arc distance of 95.50 feet to the Point of Beginning of the parcel of land being described herein; thence run South 62°51'49" West for a distance of 243.95 feet to a point on a curve concave to the Southwest and having a radius of 305.43 feet; thence run Northwesterly along the said curve for an arc distance of 60 feet; thence run North 37°37'40" East for a distance of 241.66 feet more or less to the Westerly right of way (curb line) of the said Roosevelt Boulevard; thence run Southeasterly along the curved Westerly right of way (club line) of the said Roosevelt Boulevard, said curve being concave to the Southwest and having a radius of 536.16 feet for an arc distance of 165 feet back to the Point of Beginning; Less and Except right of way for North Roosevelt Boulevard (U.S. Highway No.1) as set forth in Order of Taking recorded in Official Records Book 923, Page 199, Public Records of Monroe County, Florida.

Tax Parcel (Folio) Number: **00064940-000000**



**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984 recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
3. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
4. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
5. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book G-45, Page 323, of the Public Records of Monroe County, Florida, as to all fissionable material; an undivided three-fourths (3/4th) interest in all phosphate, minerals and metals; an undivided one-half (1/2) interest in all petroleum.

NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals and/or petroleum has been released by Florida Statute 270.11 (2).

6. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book G-45, Page 325, both of the Public Records of Monroe County, Florida, as to: (a) 3/4th's interest in all phosphate, mineral and metal rights; (b) 1/2 interest in all petroleum rights and (c) Fissionable material.

NOTE: The right of entry and exploration running with the above reservation of an interest in phosphate, minerals, metals, and/or petroleum has been released by Florida Statute 270.11(2).

7. Reservation of 30 foot easement for street purposes as reserved in Warranty Deed recorded in Official Records Book 82, Page 32, Public Records of Monroe County, Florida.
8. Easement, conditions and reservations in favor of Marjean, Inc., recorded in Official Records Book 190, Page 550, Public Records of Monroe County, Florida, and shown on

the survey prepared by Island Surveying, Inc., by Frederick H. Hildebrandt under Drawing No. 16-162, dated January 17, 1999 and most recently updated March 1, 2016 (the "Survey").

9. Easement in favor of the Utility Board of the City of Key West recorded in Official Records Book 218, Page 6, Public Records of Monroe County, Florida.
10. Easement in favor of the City of Key West recorded in Official Records Book 501, Page 687, as subordinated to the rights of the State of Florida by Subordination recorded in Official Records Book 770, Page 1822, Public Records of Monroe County, Florida.
11. Easement in favor of The Utility Board of the City of Key West, Florida recorded in Official Records Book 1146, Page 218, Public Records of Monroe County, Florida.
12. Grant of Easement in favor of the Florida Keys Aqueduct Authority recorded in Official Records Book 1662, Page 1453, Public Records of Monroe County, Florida, and shown on the Survey.
13. Easement in favor of The Utility Board of the City of Key West, Florida recorded in Official Records Book 1662, Page 2168, Public Records of Monroe County, Florida.
14. Easement Agreement between Island Hotel Ventures, Ltd. and the City of Key West, Florida recorded in Official Records Book 1668, Page 2199, Public Records of Monroe County, Florida, and shown on the Survey.
15. Grant of Easement to Comcast of California/Colorado/Florida/Oregon, Inc. recorded in Official Records Book 2267, Page 2104, Public Records of Monroe County, Florida.
16. Amended and Restated Development Agreement for The Key West Hotel Collection by and between JLW Key West 1, LLC, a Florida limited liability company; JLW Key West 2, LLC, a Florida limited liability company, JL Key West II, LLC, a Florida limited liability company; RFA Key West II, LLC, a Florida limited liability company; JRC Key West Hotel, LLC, an Illinois limited liability company; RFA Key West LLC, an Illinois limited liability company; AVA Key West LLC, an Illinois limited liability company; and JL Key West LLC, an Illinois limited liability company (Collectively, as "Owners") and the City of Key West recorded August 19, 2013, in Official Records Book 2645, Page 1406, of the Public Records of Monroe County, Florida.
17. Non-Exclusive License Agreement with Buggy Bus, Inc., a Florida corporation and Conch Tour Train, Inc. a Florida corporation, as licensees, recorded November 9, 2006 in Official Records Book 2250, Page 2385, of the Public Records of Monroe County, Florida.

18. Declaration of Covenants, Conditions and Restrictions recorded March 16, 2015 in  
Official Records Book 2729, Page 1706.

MONROE COUNTY  
OFFICIAL RECORDS

THIS INSTRUMENT WAS  
PREPARED BY:  
PENELOPE P. CAMPBELL  
JENNER & BLOCK LLP  
353 NORTH CLARK STREET  
CHICAGO, ILLINOIS 60654

Doc# 2030376 05/26/2015 3:35PM  
Filed & Recorded in Official Records of  
MONROE COUNTY AMY HEAVILIN

05/26/2015 3:35PM  
DEED DOC STAMP CL: Krys \$354,200.00

AFTER RECORDING RETURN TO:  
LATHAM & WATKINS LLP  
330 NORTH WABASH AVENUE, SUITE 2800  
CHICAGO, ILLINOIS 60611  
ATTN: GARY E. AXELROD, ESQ.

Doc# 2030376  
Bk# 2742 Pg# 693

Tax Parcel (Folio) Number: 00065060-000000

Above Space for Recorder's Use Only

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made and entered into as of the 20th day of May, 2015, by **JLW KEY WEST 1, LLC**, a Florida limited liability company, having an address of c/o JL Woode Ltd., LLC, 35 E. Wacker Drive, Suite 3300, Chicago, IL 60601 (collectively, "**Grantor**"), for the benefit of **SA KEY WEST OWNER VII, L.P.**, a Delaware limited partnership, having a mailing address of c/o Rockpoint Group, LLC, Woodland Hall at Old Parkland, 3953 Maple Avenue, Suite 300, Dallas, Texas 75219 ("**Grantee**").

(Which terms "Grantor" and "Grantee" shall include singular and plural and shall include their respective successors, legal representatives, heirs and assigns where the context requires or permits.)

**WITNESSETH**

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto said Grantee, all that tract or parcel of land lying and being in Monroe County, Florida, being more particularly described on Exhibit A attached

57 50

hereto and by this reference made a part hereof, together with any and all plants, trees, timber, shrubbery, improvements and fixtures located thereon or attached thereto, and all rights, easements, licenses and benefits appurtenant thereto (hereafter referred to as the "**Property**") subject only to those matters set forth on Exhibit B attached hereto and by this reference made a part hereof (hereinafter referred to as the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property with all and singular rights, members and appurtenances thereto, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behalf of the Grantee forever in FEE SIMPLE.

AND GRANTOR will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons claiming by, under or through Grantor, but not otherwise, subject only to the Permitted Exceptions.

**[SIGNATURE PAGES FOLLOW]**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

JLW KEY WEST 1, LLC,  
a Florida limited liability company

Catherine S. O'Connor

Printed Name of Witness 1:

Catherine S. O'Connor

By: [Signature]

Name: Andrew V. Agostini

Title: Managing Member

Donna M. Mroz

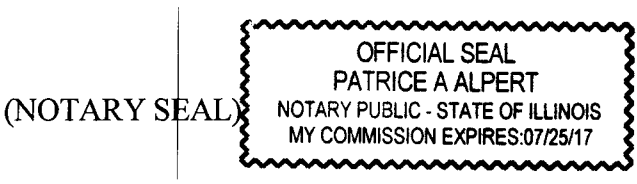
Printed Name of Witness 2:

DONNA M. MROZ

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 2015 by Andrew V. Agostini as Managing Member of **JLW KEY WEST 1, LLC**, a Florida limited liability company. The above-named person is personally known to me or has produced a \_\_\_\_\_ driver's license as identification. If no type of identification is indicated, the above-named person is personally known to me.

[Signature]  
(Notary Signature)



PATRICE A. ALPERT  
(Notary Name Printed)

Commission expires: 7/25/17

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE PROPERTY**

A parcel of land located and situate on the Island of Key West, County of Monroe, State of Florida, being more particularly described by metes and bounds as follows:

Starting at the intersection of the Northerly property line of Duck Avenue and the Southeast corner of Block 15, KEY WEST FOUNDATION COMPANY'S PLAT NO. 2, recorded in Plat Book 1, Page 189; thence North 21° 22' 20" West, 135.00 feet along the Westerly property line of Roosevelt Boulevard to the Point of Beginning; thence South 68° 45' 40" West, 240.00 feet to a corner; thence North 21° 22' 20" West, 600.00 feet; thence North 68° 45' 40" East, 240.00 feet to the Westerly property line of Roosevelt Boulevard; thence South 21° 22' 20" East, 600.00 feet along the Westerly property of Roosevelt Boulevard to the Place of Beginning, all in Tract 22 of the lands of the Key West Improvement Company, Inc.

Tax Parcel (Folio) Number: 00065060-000000

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes which are a lien but not yet due and payable;
2. Easement to the Utility Board of the City of Key West, Florida recorded in Official Records Book 598, Page 252, of the Public Records of Monroe County, Florida, and shown on the survey prepared by Island Surveying, Inc., dated March 3, 1999, last revised May 8, 2015 and designated as DWN No. 14-163-D.
3. City of Key West Area of Critical State Concern, Rule 27F-15 of the Florida Administrative Code, adopted by the Administration Commission pursuant to Section 380.05, Florida Statutes, on February 7, 1984, effective February 28, 1984 recorded in Official Records Book 906, Page 200, of the Public Records of Monroe County, Florida.
4. City Ordinance No. 81-43 and Amendment 82-5 thereof, which provides for the assessment and collection of waste in the City of Key West, Monroe County, Florida.
5. Code of Ordinances of the City of Key West, Section 74, which provides for the assessment and collection of sewer charges.
6. Agreement for Grant of Easement to TCI Cablevision of Georgia, Inc. recorded in Official Records Book 1755, Page 224, of the Public Records of Monroe County, Florida.
7. Amended and Restated Development for The Key West Hotel Collection by and between JLW Key West 1, LLC, a Florida limited liability company; JLW Key West 2, LLC, a Florida limited liability company, JL Key West II, LLC, a Florida limited liability company; RFA Key West II, LLC, a Florida limited liability company; JRC Key West Hotel, LLC, an Illinois limited liability company; RFA Key West LLC, an Illinois limited liability company; AVA Key West LLC, an Illinois limited liability company; and JL Key West LLC, an Illinois limited liability company (Collectively, as "Owners") and the City of Key West recorded August 19, 2013, in Official Records Book 2645, Page 1406, of the Public Records of Monroe County, Florida. As assigned by Partial Assignment and Assumption of Development Agreement recorded March 16, 2015, in Official Records Book 2729, Page 1675, of the Public Records of Monroe County, Florida.
8. The following matters shown on the survey prepared by Island Surveying, Inc., dated March 3, 1999, last revised May 18, 2015, and designated as DWN No. 14-163-D:
  - a) Encroachment of C.B.S. trash bin into the 5 foot utility easement recorded in Official Records Book 598, Page 252 and noted herein at Exception5;
  - b) Violation of 25 foot setback by cabanas located on the north portion of the Land.



9. Declaration of Covenants, Conditions and Easements by and between JLW Key West 1, LLC, a Florida limited liability company, JRC Key West Hotel, LLC, an Illinois limited liability company, AVA Key West LLC, an Illinois limited liability company, JL Key West LLC, an Illinois limited liability company, SC Key West Owner VII, L.P., a Delaware limited partnership, and SF Key West Owner VII, L.P., a Delaware limited partnership, dated March 9, 2015, filed March 16, 2015 in Official Records Book 2729 page 1706.

# **Property Record Cards**

**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 00065540-000000  
 Account # 1068241  
 Property ID 1068241  
 Millage Group 10KW  
 Location 3800 N ROOSEVELT Blvd, KEY WEST  
 Address  
 Legal KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY  
 Description FLA PT TR 2 PB3-35 OR68-438-439 OR70-231 OR439-663-664 OR598-462D/C OR739-235-236 PROBATE77-299-CP-12 OR741-188 OR744-770/71 OR739-676 OR739-682/716 OR741-188 OR744-770/71 OR795-688/89 OR842-2392 OR842-2393 OR1865-637/643P/R OR1865-661/662 OR2250-2253/57 OR2729-1875/81 (Note: Not to be used on legal documents)  
 Neighborhood 31030  
 Property Class RESTAURANT (2100)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

SF KEY WEST OWNER VII LP  
 C/O ROCKPOINT GROUP LLC  
 3953 Maple Ave Ste 300  
 Dallas TX 75219

**Valuation**

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$670,266	\$670,266	\$671,173	\$671,173	\$706,039
+ Market Misc Value	\$64,475	\$64,475	\$64,475	\$56,065	\$50,958
+ Market Land Value	\$2,311,989	\$2,311,989	\$2,317,210	\$2,317,210	\$726,172
= Just Market Value	\$3,046,730	\$3,046,730	\$3,052,858	\$3,044,448	\$1,483,169
= Total Assessed Value	\$3,046,730	\$3,046,730	\$3,052,858	\$1,586,967	\$1,483,169
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,046,730	\$3,046,730	\$3,052,858	\$3,044,448	\$1,483,169

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	82,867.00	Square Foot	200	600

**Commercial Buildings**

Style RESTRNT/CAFETR-B- / 21B  
 Gross Sq Ft 7,481  
 Finished Sq Ft 6,151  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 2  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1980  
 Year Remodeled  
 Effective Year Built 1996  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	644	0	0
FLA	FLOOR LIV AREA	6,151	6,151	0
OPF	OP PRCH FIN LL	184	0	0
SBF	UTIL FIN BLK	502	0	0
<b>TOTAL</b>		<b>7,481</b>	<b>6,151</b>	<b>0</b>

## Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
UTILITY BLDG	1979	1980	1	120 SF	3
UTILITY BLDG	1979	1980	1	36 SF	1
CONC PATIO	1979	1980	1	402 SF	2
ASPHALT PAVING	1979	1980	1	52043 SF	2
CH LINK FENCE	1979	1980	1	5328 SF	1
TILE PATIO	1979	1980	1	648 SF	5

## Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/3/2015	\$500,000	Warranty Deed		2729	1875	37 - Unqualified	Improved
11/6/2006	\$5,500,000	Warranty Deed		2250	2253	Q - Qualified	Improved
2/28/2003	\$1,700,000	Warranty Deed		1865	0637	Q - Qualified	Improved
10/1/1981	\$240,000	Warranty Deed		842	2393	U - Unqualified	Improved
8/1/1979	\$45,000	Conversion Code		795	688	Q - Qualified	Improved

## Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-0807	4/13/2016		\$20,000	Commercial	515lf of 6' HIGH PVC PRIVACY FENCE. 1 X 16' DOUBLE DRIVE GATE.
11-0740	3/9/2011		\$6,141	Commercial	REPLACE A FIVE (5) TON SPLIT SYSTEM W/EXISTING POWER ON ALUMINUM STAND
11-0555	2/17/2011		\$6,336	Commercial	REPLACE 10-TON CONDENSOR STAND WITH EXISTING POWER ON EXISTING PLATFORM
10-2919	9/2/2010		\$850	Commercial	DECOMMISSION 400 GENERATOR TRANSFER SWITCH & REMOVE RECONFIGURE WIRES TO BE DIRECT FROM MAIN DISCONNECT TO INTERIOR DISTRIBUTION PANEL.
08-3640	9/29/2008		\$9,000	Commercial	REPLACE A TEN (10) TON CONDENSOR ON ROOF OF PUMP ROOM WITH EXISTING POWER
05-2885	7/12/2005	8/7/2006	\$1,500	Commercial	HOOKUP 150KW GENERATOR
04-1110	4/13/2004	11/23/2004	\$1,000	Commercial	REPAIR CH
03-4236	1/12/2004	11/23/2004	\$1,000	Commercial	R&R LIGHT FIXT'S
03-4331	1/2/2004	11/23/2004	\$48,685	Commercial	INTERIOR RENOV
03-1511	4/28/2003	9/19/2003	\$2,400	Commercial	INTERIOR WALL REPAIR
02-3393	12/18/2002	9/19/2003	\$2,400	Commercial	CHANGE 4-TON A/C
01-2414	6/27/2001	11/15/2001	\$3,500	Commercial	CHANGEOUT AC
99-2131	6/22/1999	11/17/1999	\$3,000	Commercial	REPLACE 5 TON AC
9901645	5/12/1999	11/17/1999	\$4,500	Commercial	INSTALL AC UNIT
99-1081	3/31/1999	11/17/1999	\$5,000	Commercial	INSTALL COOLERS
99-1098	3/30/1999	11/17/1999	\$500	Commercial	ELECTRICAL
99-0244	1/19/1999	11/17/1999	\$2,500	Commercial	STORM DAMAGE/SIGN
98-4051	12/28/1998	11/17/1999	\$1,500	Commercial	REPAIR/REPL SHINGLES
98-2822	9/10/1998	12/8/1998	\$2,500	Commercial	REPLACE A/C
96-3515	8/1/1996	11/1/1996	\$3,000	Commercial	REMODELING
96-2913	7/1/1996	11/1/1996	\$400	Commercial	REMODELING
96-2915	7/1/1996	11/1/1996	\$5,000	Commercial	PAINTING
96-2504	6/1/1996	11/1/1996	\$2,000	Commercial	A/C
96-1249	3/1/1996	11/1/1996	\$2,200	Commercial	A/C
96-0459	1/1/1996	11/1/1996	\$2,000	Commercial	SIGN
A953833	11/1/1995	12/1/1995	\$8,000	Commercial	REPL 40 SQS BUILTUP ROOF
A953834	11/1/1995	12/1/1995	\$3,000	Commercial	REPL 9 SQS V-CRIMP ROOF
E953988	11/1/1995	12/1/1995	\$400	Commercial	MINIMUM FEE & INSPECTION
M954116	11/1/1995	12/1/1995	\$1,800	Commercial	RELOCATE DUCT-18 DROPS
P953660	10/1/1995	12/1/1995	\$2,500	Commercial	RESET FIXTURES
B952772	8/1/1995	12/1/1995	\$75,000	Commercial	REMODEL DINING ROOM
B941721	5/1/1994	12/1/1994	\$5,000	Commercial	ENCLOSE MIDDLE BAY OF CP

Sketches (click to enlarge)



## Map



## TRIM Notice

Trim Notice

2018 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

Last Data Upload: 10/31/2018 1:55:13 AM

Developed by  
 Schneic  
GEOSPAT

**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 00065530-000000  
 Account # 1068233  
 Property ID 1068233  
 Millage Group 10KW  
 Location 3820 N ROOSEVELT Blvd, KEY WEST  
 Address  
 Legal KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY  
 Description FLA PT TR 2 PB3-35 OR237-346/47 OR452-97/101 OR585-637/38 OR638-698/99 OR856-2227/29 OR909-70/83 OR914-1705/06C/T OR1041-1103/04 OR1076-1023/24 OR1552-1841/42 OR1995-798/800 OR2250-2213/18AFF OR2250-2219/24 OR2768-1051/57  
 (Note: Not to be used on legal documents)  
 Neighborhood 31030  
 Property Class HOTEL/MOTEL (3900)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

SC KEY WEST OWNER VII LP  
 C/O ROCKPOINT GROUP LLC  
 3953 Maple Ave Ste 300  
 Dallas TX 75219

**Valuation**

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$7,825,406	\$8,780,355	\$0	\$0	\$0
+ Market Misc Value	\$869,490	\$975,595	\$0	\$0	\$0
+ Market Land Value	\$8,694,896	\$9,755,950	\$10,133,743	\$10,133,743	\$10,667,421
= Just Market Value	\$17,389,792	\$19,511,900	\$10,133,743	\$10,133,743	\$10,667,421
= Total Assessed Value	\$12,261,829	\$11,147,117	\$10,133,743	\$10,133,743	\$10,667,421
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$17,389,792	\$19,511,900	\$10,133,743	\$10,133,743	\$10,667,421

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	133,481.00	Square Foot	300	606

**Commercial Buildings**

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 97,441  
 Finished Sq Ft 104,894  
 Perimeter 0  
 Stories 8  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 450 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 154  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1971  
 Year Remodeled  
 Effective Year Built 2008  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	5,019	0	0
FLA	FLOOR LIV AREA	67,454	104,894	0
OPF	OP PRCH FIN LL	375	0	0
OUF	OP PRCH FIN UL	14,680	0	0
PTO	PATIO	9,761	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
SBF	UTIL FIN BLK	152	0	0
<b>TOTAL</b>		<b>97,441</b>	<b>104,894</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 1,820  
 Finished Sq Ft 1,440  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 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 2000  
 Year Remodeled  
 Effective Year Built 2001  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	380	0	0
FLA	FLOOR LIV AREA	1,440	1,440	0
<b>TOTAL</b>		<b>1,820</b>	<b>1,440</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2000	2001	1	1035 SF	1
TILE PATIO	2000	2001	1	19476 SF	3
CONC PATIO	2000	2001	1	2020 SF	2
BRICK PATIO	2000	2001	1	230 SF	3
FENCES	2000	2001	1	252 SF	2
CH LINK FENCE	2000	2001	1	2628 SF	1
CUSTOM POOL	2000	2001	1	2744 SF	2
TIKI	2000	2001	1	49 SF	1
FENCES	2000	2001	1	828 SF	2
WALL AIR COND	2003	2004	1	1 UT	2
WOOD DECK	2003	2004	1	336 SF	1
WOOD DECK	2003	2004	1	550 SF	1
ASPHALT PAVING	2002	2003	1	46776 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
10/30/2015	\$55,500,000	Warranty Deed		2768	1051	43 - Unqualified	Improved
11/1/2006	\$29,928,000	Warranty Deed		2250	2219	Q - Qualified	Improved
6/1/1984	\$2,572,000	Warranty Deed		914	1705	U - Unqualified	Improved
6/1/1982	\$3,450,000	Warranty Deed		856	2227	Q - Qualified	Improved
2/1/1975	\$1,895,000	Conversion Code		638	698	Q - Qualified	Improved

### Permits

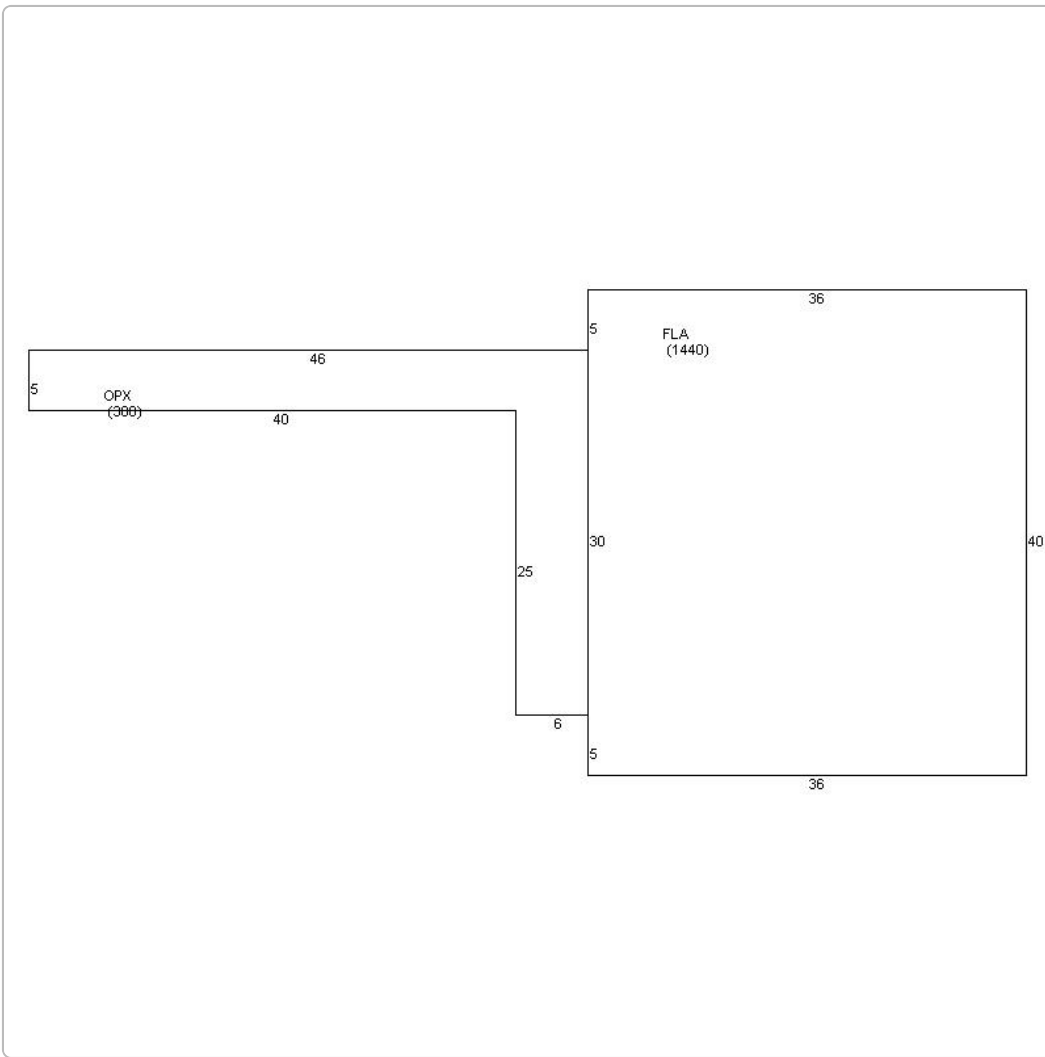
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3033	10/10/2017		\$9,900	Commercial	RELOCATE EXISTING HEADS
17-2848	7/24/2017		\$27,100	Commercial	PROVIDE WATER AND DRAIN FOR 1 HAND SINK, 2 ICE BINS, 1 CONDENSATE/BEER TRAY, 2 MIXING VALVES, 1 TRIPLE COMPARTMENT SINK AND 1 HOSE BIBB. INSTALL 4 FLOOR SINKS AND 1 FLOOR DRAIN. RELOCATE EXISTING STORY PIPING AROUND NEW ELEVATED BUILDING.
17-1152	5/11/2017		\$430,000	Commercial	DEMO CONC AND ASPHALT, BUILD NEW STORE SEWER, LANDSCAPING FLAGSTONE, PAVERS - 9000 SQ FT AND CONCRETE SIDEWALK
16-1722	5/11/2016		\$25,000	Commercial	DEMO EXISTING WIRING INSTALL ELECTRIC WIRING
15-0736	4/10/2015		\$5,000	Commercial	PEEL STICK 5-V CRIMP TO BLDG #4 (1,120 SF)
14-5811	12/31/2014		\$2,300		SET A 800 GALLON TANK
14-5448	11/26/2014		\$18,000		INSTALL 325 LF ALUMINUM FENCE WITH 2 GATES AROUND POOL AND 270' OF PVC FENCE 6'
13-2631	12/11/2013		\$0		REVISION: PAVING AND DRAINAGE ADD TO SITE WORK. ORIGINAL COST WAS ALREADY PAID AND CALCULATED W/ THE MASTER BUILDING PERMIT.
13-4873	11/18/2013		\$300	Commercial	INSTALL 1 LOW VOLT CAMERA PER SITE.
13-2631	10/3/2013		\$4,852,000	Commercial	REPLACEMENT/IMPROVEMENTS TO FINISHED, EXTERIOR WALL SYSTEM, STRUCTURAL REPAIRS, WEATHERPROOFING, LANDSCAPING, SWIMMING POOL, AND BUILDING SYSTEMS.
13-3638	9/11/2013		\$4,000	Commercial	INSTALL TEMPORARY CONSTRUCTION TRAILER 12 X 60 TO REMAIN ON JOBSITE FOR APPROX. 180 DAYS
13-1558	8/30/2013		\$1,200,000	Commercial	RED TAG: REMOVE AND REPLACE ALL DEVATED WALKWAYS AND EXTERIOR FACADE OF EXISTING BUILDING.



Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-2293	5/29/2013		\$300	Commercial	BOND NEW STEEL FOR POOL LIFT TO EXISTING POOL STEEL.
13-2055	5/9/2013		\$12,000	Commercial	SELECTIVE DEMOLITION OF INTERIOR WALLS TO REMOVE ASBESTOS CONTAINING MATERIALS FOUND ABOVE METAL FRAMING WITHIN THE WALLS. DEMOLITION INCLUDES, THE CLOSET CEILINGS AND THE WALLS DOWN WITHIN 16" OF THE CEILINGS IN ALL ROOMS. DEMO ALL INTERIOR WALLS IN SUITE 207, 307, 407, 507, AND 601-604.
13-1966	5/2/2013		\$900	Commercial	INSTALL ADA "THE SCOUT POOL LIFT"
13-0322	3/27/2013		\$80,000	Commercial	REMOVE & REPLACEMENT OF EXISTING DOORS, WINDOWS, INTERIOR FINISHES, REMOVAL ONLY OF PLUMBING FIXTURES HVAC UNITS, ELECTRICAL DEVICES, FURNISHINGS & FIXTURES.
11-2099	6/21/2011		\$2,000	Commercial	REPLACE FACES ON "DENNY'S" SIGNS X 2
10-347	2/9/2010	4/12/2010	\$1,710	Commercial	INSTALL TEMPORARY BANNERS TO COVER RADISSON POLE SIGN SIZE
09-0772	3/17/2009		\$2,500	Commercial	REPAIR STUCCO & PATCHING APPROX. 200 SF
07-1912	4/24/2007	4/24/2007	\$3,500	Commercial	CONNECT TWO WATER HEATERS
05-0179	2/10/2005	4/24/2007	\$5,000	Commercial	DEMO EXISTING STORAGE SHED
04-1963	6/23/2004	11/23/2004	\$9,000	Commercial	RESEAL ASPHALT
03-3940	11/14/2003	12/31/2003	\$10,000	Commercial	REPAIR 1ST FLR BALCONY
01-3143	11/8/2003	11/15/2003	\$11,605	Commercial	ALARM SYSTEM
03-2675	8/5/2003	9/19/2003	\$5,000	Commercial	REPLACED A/C UNIT
02-2014	7/25/2003	9/19/2003	\$10,000	Commercial	BUILD NEW DECK
03-2063	6/10/2003	9/19/2003	\$36,000	Commercial	REPAIR EXTERIOR, STUCCO
02-0446	4/22/2003	11/15/2003	\$84,900	Commercial	BUILD ANTENNA&SHELTER
03-0449	2/12/2003	9/19/2003	\$500	Commercial	MINOR ELECTRICAL WORK
03-0267	2/7/2003	9/19/2003	\$2,900	Commercial	FIRE SUPPRESS SYS
03-0267	2/7/2003	11/15/2003	\$2,900	Commercial	FIRE SUPP.,SYSTEM
03-0093	1/14/2003	9/19/2003	\$66,468	Commercial	ROOF REPAIR
03-0093	1/14/2003	11/15/2003	\$66,468	Commercial	ROOFING
02-1681	9/18/2002	12/11/2003	\$80,000	Commercial	BUILD GYM
00-3645	10/31/2000	11/29/2000	\$6,000	Commercial	17 SQS SBS
00-0846	6/15/2000	11/29/2000	\$40,000	Commercial	RADISSON SIGN
00-0753	6/8/2000	11/29/2000	\$300,000	Commercial	REBUILD PARKING LOT
00-1196	5/15/2000	11/29/2000	\$55,400	Commercial	NEW POOL
00-1076	5/5/2000	11/29/2000	\$70,000	Commercial	INSTALL 22 PARKING LIGHTS
99-4164	1/25/2000	11/29/2000	\$250,000	Commercial	DEMO/REMODEL LOBBY
99-4162	1/10/2000	11/29/2000	\$40,000	Commercial	RENOVATIONS TO DENNY'S
99-4188	1/3/2000	11/29/2000	\$55,000	Commercial	PATCT/REPAIR STUCCO
99-3288	12/27/1999	11/29/2000	\$225,000	Commercial	30 SQS V-CRIMP
99-4146	12/22/1999	11/29/2000	\$3,500	Commercial	MOVE 4 AC UNITS
99-4139	12/21/1999	11/29/2000	\$5,000	Commercial	MOVE 4 CONDENSORS
99-*3630	10/27/1999	11/29/2000	\$59,000	Commercial	ELECTRICAL
99-3288	10/25/1999	11/29/2000	\$225,000	Commercial	DEMO/REBUILD LAUNDRY
99-3288	10/25/1999	11/29/2000	\$225,000	Commercial	MOVE 3 COMPRESSORS
99-3362	10/20/1999	11/29/2000	\$986,066	Commercial	RENOVATIONS TO 137 ROOMS
99-3366	10/20/1999	11/29/2000	\$700,000	Commercial	REPAIRS/RENOVATIONS
99-2076	6/21/1999	11/29/2000	\$100,000	Commercial	RENOVATE 10 ROOMS
99-2110	6/21/1999	11/29/2000	\$1,000	Commercial	REPLACE AIR FAN ON HOOD
99-1550	5/5/1999	11/29/2000	\$11,500	Commercial	REPAINT INTERIOR WALLS
99-1365	4/23/1999	11/29/2000	\$1,000	Commercial	ELECTRICAL
99-1327	4/21/1999	11/29/2000	\$3,350	Commercial	NEW AWNINGS OVER WALKWAY
99-0512	2/16/1999	11/29/2000	\$600	Commercial	DENNY'S SIGN
99-0279	1/22/1999	11/29/2000	\$2,000	Commercial	UPGRADE PERMIT 9803689
98-3928	12/11/1998	11/29/2000	\$6,000	Commercial	ROOF REPAIRS

Sketches (click to enlarge)





Photos



## Map



## TRIM Notice

Trim Notice

2018 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

Last Data Upload: 10/31/2018 1:55:13 AM

Developed by  
 Schneic  
GEOSPAT

**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 00065550-000000  
 Account # 1068250  
 Property ID 1068250  
 Millage Group 10KW  
 Location 3824 N ROOSEVELT Blvd, KEY WEST  
 Address  
 Legal KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY  
 Description FLA PT TR 2 PB3-35 OR92-343/44 OR359-148 OR360-44/45 OR360-267 OR362-262/63 OR434-678/80 OR493-339/40 OR856-2066/67 OR898-2180/81 OR2070-1326/27 OR2073-19/20 OR2250-2168/73AFF OR2250-2186/90 OR2581-34/40 OR2729-1663/74  
 (Note: Not to be used on legal documents)  
 Neighborhood 31030  
 Property Class HOTEL/MOTEL (3900)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

SC KEY WEST OWNER VII LP  
 C/O ROCKPOINT GROUP LLC  
 3953 Maple Ave Ste 300  
 Dallas TX 75219

**Valuation**

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$10,172,176	\$12,256,546	\$0	\$0	\$0
+ Market Misc Value	\$1,130,242	\$1,361,838	\$0	\$0	\$0
+ Market Land Value	\$11,302,418	\$13,618,384	\$6,043,400	\$6,043,400	\$9,621,294
= Just Market Value	\$22,604,836	\$27,236,768	\$6,043,400	\$6,043,400	\$9,621,294
= Total Assessed Value	\$7,312,514	\$6,647,740	\$6,043,400	\$6,043,400	\$9,621,294
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$22,604,836	\$27,236,768	\$6,043,400	\$6,043,400	\$9,621,294

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	131,626.00	Square Foot	300	621.6

**Commercial Buildings**

Style REST/CAFET-A- / 21A  
 Gross Sq Ft 11,492  
 Finished Sq Ft 7,712  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 450 ()  
 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 1970  
 Year Remodeled  
 Effective Year Built 1998

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	676	0	0
FLA	FLOOR LIV AREA	7,712	7,712	0
OPF	OP PRCH FIN LL	3,104	0	0
<b>TOTAL</b>		<b>11,492</b>	<b>7,712</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 14,308  
 Finished Sq Ft 10,448  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 450 ()  
 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 1972  
 Year Remodeled  
 Effective Year Built 1998  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	10,448	10,448	0
OPF	OP PRCH FIN LL	1,894	0	0
OUF	OP PRCH FIN UL	1,930	0	0
SBF	UTIL FIN BLK	36	0	0
<b>TOTAL</b>		<b>14,308</b>	<b>10,448</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 12,508  
 Finished Sq Ft 9,408  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 450 ()  
 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 1972  
 Year Remodeled  
 Effective Year Built 1998  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	9,408	9,408	0
OPF	OP PRCH FIN LL	2,080	0	0
OUF	OP PRCH FIN UL	1,020	0	0
<b>TOTAL</b>		<b>12,508</b>	<b>9,408</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 18,998  
 Finished Sq Ft 14,798  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 450 ()  
 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 1972  
 Year Remodeled  
 Effective Year Built 1998  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	14,798	14,798	0
OPF	OP PRCH FIN LL	2,100	0	0
OUF	OP PRCH FIN UL	2,100	0	0
<b>TOTAL</b>		<b>18,998</b>	<b>14,798</b>	<b>0</b>

Style HOTEL/MOTEL D / 39D  
 Gross Sq Ft 1,330  
 Finished Sq Ft 1,278  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 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 1972  
 Year Remodeled  
 Effective Year Built 1998  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,278	1,278	0
SBF	UTIL FIN BLK	52	0	0
<b>TOTAL</b>		<b>1,330</b>	<b>1,278</b>	<b>0</b>

**Yard Items**

Description	Year Built	Roll Year	Quantity	Units	Grade
CUSTOM POOL	1976	1977	1	1250 SF	5
FENCES	1976	1977	1	1430 SF	5
CUSTOM PATIO	1976	1977	1	2598 SF	4
CONC PATIO	1976	1977	1	474 SF	2
ASPHALT PAVING	1976	1977	1	66082 SF	2
WROUGHT IRON	1976	1977	1	864 SF	1
TIKI	1983	1984	1	144 SF	1
TIKI	1988	1989	1	408 SF	4
CH LINK FENCE	1988	1989	1	852 SF	2
FENCES	1989	1990	1	3726 SF	5
WALL AIR COND	1976	2007	1	4 UT	2

**Sales**

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/3/2015	\$39,300,000	Warranty Deed		2729	1663	37 - Unqualified	Improved
7/18/2012	\$5,096,500	Warranty Deed		2581	34	16 - Unqualified	Improved
11/1/2006	\$18,982,300	Warranty Deed		2250	2186	Q - Qualified	Improved
12/13/2004	\$100,000	Quit Claim Deed		2070	1326	P - Unqualified	Improved
12/13/2004	\$100,000	Quit Claim Deed		2073	19	J - Unqualified	Improved
2/1/1969	\$137,500	Conversion Code		493	339	Q - Qualified	Improved

**Permits**

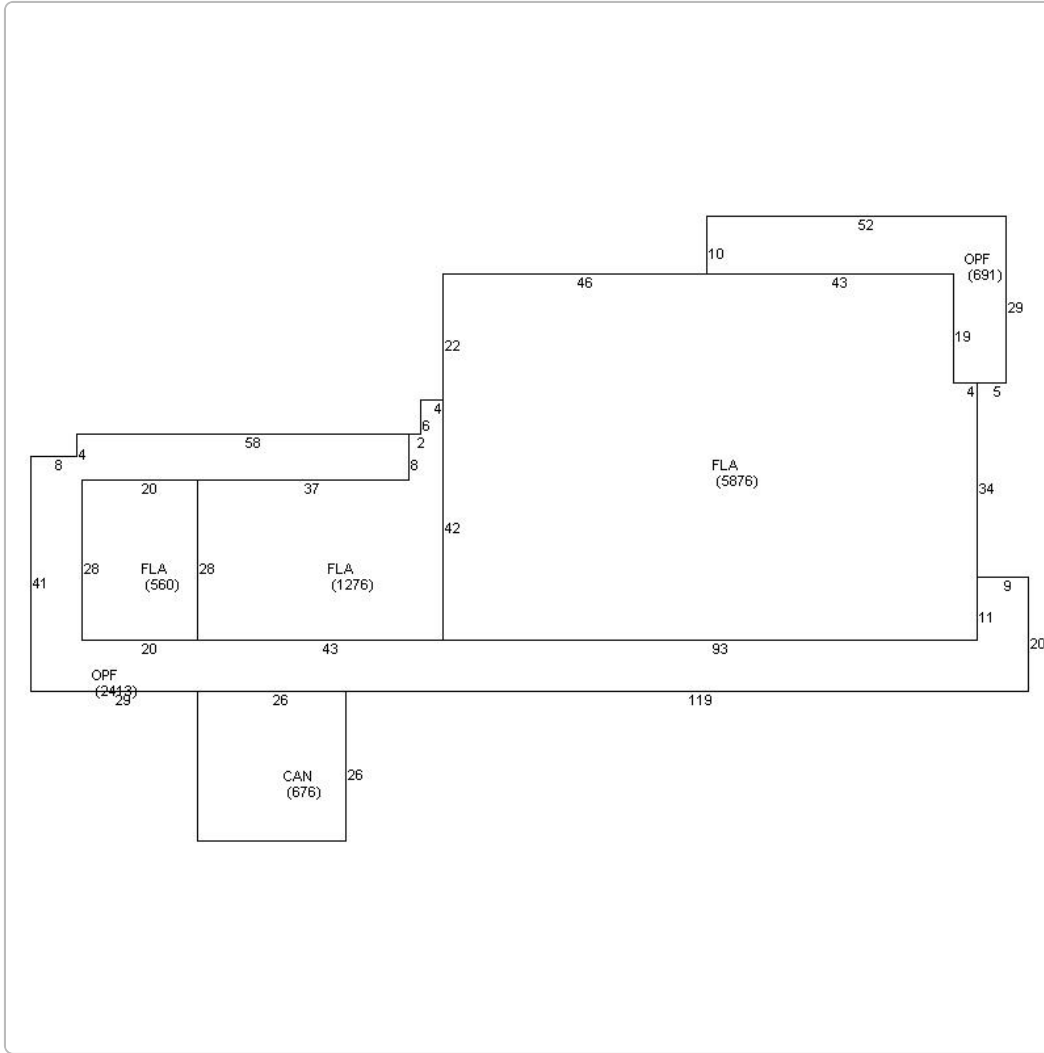
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-1921	5/17/2017		\$134,000	Commercial	INSTALL PANELS, DISCONNECTS, CONDUIT, FEEDERS, GROUNDING, FOR EVENT ELECTRICAL DISTRIBUTION SYSTEM
17-733	5/11/2017		\$290,000	Commercial	NEW CONC, LANDSCAPING, DRAINAGE, SIDEWALK, CURBS, CONQUINA, GRASS PAVERS, FLAGSTONE & SOD
15-1431	4/22/2015		\$22,000		12 X 20 CONCRETE SLAB EXCAVATE COMPACT PLACE VISCONE AND 5BAR 12" OC PLACE AND FINISH CONCRETE BROOM FINISH. PLACE 300 SQ/FT PAVERS. ONE ADDITIONAL PARKING SPACE W/PAVERS PER PLANS.
14-0866	12/8/2014	12/30/2014	\$85,750		BUILDING C1 INSTALL 3 TOILETS, 4 LAVS, 1 URINAL, 5 FLOOR DRAINS, 2 HAND SINKS, 13 CAMP. SINK, 1 GRESE TRAP, 2 HOSE BIBS, 1 PANTRY SINK, 2 FLOOR SINKS.
14-5453	11/26/2014	12/30/2014	\$15,000		INSTALL 410 LF OF 6' FENCE
14-2334	10/17/2014	12/30/2014	\$38,815		SIGN REFACE 9' X 21'
14-3732	9/30/2014	12/30/2014	\$1,500		FACE CHANGE ON EXSISTING SIGNS FREE STANDING
14-3733	9/30/2014	12/30/2014	\$2,400		INSTALL WALL SIGN 29 SF
14-3734	9/30/2014	12/30/2014	\$150		HOOK UP WALL SIGN
14-1849	6/24/2014	12/30/2014	\$120,000	Commercial	SUPPLY AND INSTALL NEW INCOMING FIRE LINE TO THE BUILDING.
14-2227	5/28/2014	12/30/2014	\$10,426	Commercial	CAT-6 AND RISER CABLING AND CLOSET BUILD OUT FOR FIBER DATA, VOICE WIRELESS ACCESS POINTS. DEVICES AND SERVICE TO BE PROVIDED BY OTHERS.
14-2229	5/28/2014	12/30/2014	\$14,642	Commercial	CAT-6 AND RISER CABLING AND CLOSET BUILD OUT FOR FIBER DATA, VOICE WIRELESS ACCESS POINTS. DEVICES AND SERVICE TO BE PROVIDED BY OTHERS.
14-2231	5/28/2014	12/30/2014	\$14,642	Commercial	CAT-6 AND RISER CABLING AND CLOSET BUILD OUT FOR FIBER DATA, VOICE WIRELESS ACCESS POINTS. DEVICES AND SERVICE TO BE PROVIDED BY OTHERS.
14-2232	5/28/2014	12/30/2014	\$23,010	Commercial	CAT-6 AND RISER CABLING AND CLOSET BUILD OUT FOR FIBER DATA VOICE AND WIRELESS ACCESS POINTS. DEVICES AND SERVICE TO BE PROVIDED BY OTHERS.
14-1859	5/23/2014	12/30/2014	\$40,000	Commercial	SUPPLY AND INSTALL NEW WET PIPE FIRE SPRINKLER SYSTEM.
14-0922	5/16/2014	12/30/2014	\$25,000	Commercial	INSTALLATION ELECTRICAL
14-2186	5/16/2014	12/30/2014	\$25,000	Commercial	INSTALLATION OF ELECTRICAL
14-2187	5/16/2014	12/30/2014	\$25,000	Commercial	INSTALLATION OF ELECTRICAL.
14-2188	5/16/2014	12/30/2014	\$25,000	Commercial	INSTALLATION ELECTRICAL

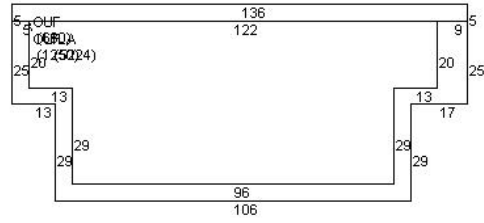
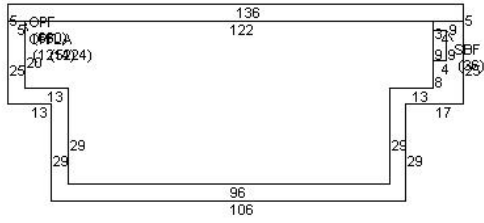
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1859	5/12/2014	12/30/2014	\$40,000	Commercial	SUPPLY AND INSTALL NEW INCOMING FIRE LINE TO THE BUILDING.
14-1519	4/28/2014	12/30/2014	\$26,666	Commercial	INSTALL WALKWAY AWNINGS IN 2ND FLOOR WALKWAY, INSTALL 2 CROSSOVER CANOPIES BETWEEN.
14-1520	4/28/2014	12/30/2014	\$26,666	Commercial	INSTALL WALKWAY AWNING IN 2ND FLOOR HALLWAY, INSTALL 2 CROSSOVER CANOPIES BETWEEN BUILDINGS.
14-1521	4/28/2014	12/30/2014	\$26,666	Commercial	INSTALL WALKWAY AWNINGS ON 2ND FLOOR WALKWAY. INSTALL 2 CROSSOVER CANOPIES BETWEEN BUILDINGS. 17675F
14-1529	4/28/2014	12/30/2014	\$26,666	Commercial	INSTALL WALKWAY AWNINGS ON 2ND FLOOR WALKWAY. INSTALL TWO CROSSOVER CANOPIES BETWEEN BUILDINGS.
14-1176	4/24/2014	12/30/2014	\$221,000	Commercial	NEW POOL 60 X 22 (1630SF) AND NEW PAVER DECK (3636SF)
14-1351	4/15/2014	12/30/2014	\$32,500	Commercial	INSTALLING 103 EXHAUST FANS ONLY.
14-1463	4/15/2014	12/30/2014	\$14,000	Commercial	CHANGE OUT OF A 7.5 TON PACKAGE UNIT W/16 NEW DOORS
14-1464	4/15/2014	12/30/2014	\$10,400	Commercial	INSTALLING 34 EXHAUST FANS.
14-1465	4/15/2014	12/30/2014	\$10,400	Commercial	INSTALLING 35 EXHAUST FANS.
14-0867	3/18/2014	12/30/2014	\$204,000	Commercial	BUILDING C-2 PROVIDE AND INSTALL PLUMBING FOR: 44 TOILET, 44 LAV SINKS, 10 SHOWERS, 34 TUBS, 1 HOSEBIB, 1 SEWER SERVICE AND 1 WATER SERVICE, 12 ROOF DRAINS.
14-0868	3/18/2014	12/30/2014	\$180,500	Commercial	PLUMBING FOR 28 BATHROOMS
14-0869	3/18/2014	12/30/2014	\$183,000	Commercial	PLUMBING FOR 28 BATHROOMS
14-0978	3/16/2014	12/30/2014	\$133,498	Commercial	INSTALL NEW TAPERED ISO OVER CONCRETE DECK SET IN 2 PORT ADHESIVE 1/2" HD COVER BOARD ALSO SET IN ADHESIVE 60 MILL FIRESTONE TPO MEMBRANE COVERING FULLY ADHERED 7291 SF.
140979	3/16/2014	12/30/2014	\$87,888	Commercial	INSTALLING NEW TAPERED ISO OVER CONCRETE SET IN Z PORT ADHESIVE 1/2 HD ISO COVER BOARD ALSO SET IN ADHESIVE AND 60 NIL FIRESTONE TPO MEMBRANE COVERING 4800SF.
14-0980	3/16/2014	12/30/2014	\$97,207	Commercial	INSTALL NEW TAPERED ISO OVER CONCRETE DECK SET IN PORT ADHESIVE 1/2" HD COVER BOARD ALSO SET IN PORT ADHESIVE 60 MIL FIRESTONE TPO MEMBRANE COVERING FULLY ADHERED 5309SF.
14-0981	3/16/2014	12/30/2014	\$58,592	Commercial	INSTALLING NEW TAPERED ISO SET IN 2 PORT ADHESIVE ON CONCRETE DECK 1/2" ISO HD COVER BOARD ALSO SET IN 2 PORT ADHESIVE ADHERED 60 MIL TPO FIRESTONE MEMBRANE COVERING 1700SF STANDING SIMULATED ROOF TO CODE OVER WOOD DECK PEEL N STICK ICE AND WATER SHEILD 2300SF.
14-0923	3/13/2014	12/30/2014	\$9,000	Commercial	INSTALLATION OF POOL ELECTRICAL
14-1010	3/13/2014	12/30/2014	\$500	Commercial	INSTALL TEMPORARY POWER POLE
14-0874	3/10/2014	12/30/2014	\$12,000	Commercial	INSTALLATION OF ELECTRICAL
14-0875	3/10/2014	12/30/2014	\$1,500	Commercial	INSTALLATION OF ELECTRICAL
14-0876	3/10/2014	12/30/2014	\$15,000	Commercial	INSTALLATION OF ELECTRICAL.
14-0877	3/10/2014	12/30/2014	\$1,500	Commercial	INSTALLATION OF ELECTRICAL
14-0878	3/10/2014	12/30/2014	\$16,000	Commercial	INSTALLATION OF ELECTRICAL
14-0879	3/10/2014	12/30/2014	\$1,500	Commercial	INSTALLATION OF ELECTRICAL
14-0880	3/10/2014	12/30/2014	\$16,000	Commercial	INSTALLATION OF ELECTRICAL.
14-0881	3/10/2014	12/30/2014	\$1,500	Commercial	INSTALLATION OF ELECTRICAL
13-5000	2/19/2014	12/30/2014	\$1,400,000	Commercial	REVISION #1: REPLACE WALKWAYS @ GUEST ROOMS
13-4500	2/18/2014	12/30/2014	\$78,000	Commercial	CONSTRUCTION OF NEW WOOD EVENT TERRACE AND PAVILLION
13-4499	2/14/2014	12/30/2014	\$141,000	Commercial	CONSTRUCT NEW COVERED POOL BAR 1560SF STRUCTURE.
13-4498	1/31/2014	12/30/2014	\$1,780,000	Commercial	REPLACEMENT OF ELEVATED AND ON-GRADE WALKWAY INCLUDING NEW SUPPORTING STRUCTURES; IMPROVMENTS TO FINISHES, EXTERIOR WALL SYSTEM, WEATHERPROOFING, LANDSCAPING, SWIMMING POOL, LIGHTING SYSTEMS, SITE DRAINAGE AND SURFACING.
13-4875	11/18/2013	12/30/2014	\$300	Commercial	INSTALL 1 LOW VOLT CAMERA
13-2911	11/14/2013	12/30/2014	\$240,000	Commercial	DEMOLITION OF GUEST ROOMS WALKWAYS AND ROOF OVERHANG, DEMO EXISTING POOL AND APPURTENANT STRUCTURES AND EQUIPMENT. DEMO OF FORMER BLACK ANGUS STREAKHOUSE STRUCTURE.
13-4693	11/4/2013	12/30/2014	\$7,200	Commercial	REMOVE EXISTING 280 GALLON UNDERGROUND EMERGENCY FUEL TANK FILL EXCAVATION W/CLEAN BEDROCK TO FINISH GRADE.
13-2294	5/29/2013	12/30/2014	\$350	Commercial	BOND NEW STEEL FOR POOL LIFT
13-2294	5/29/2013	12/30/2014	\$350	Commercial	BOND NEW STEEL FOR POOL LIFT TO EXISING POOL STEEL.
13-1967	5/2/2013	12/30/2014	\$900	Commercial	INSTALL ADA "SCOUT POOL LIFT"
11-0931	3/22/2011	12/30/2014	\$9,850	Commercial	INSTALL NEW IRRIGATION SYSTEM FOR ENTIRE FRONT OF QUALITY INN HOTEL, INCLUDE CONTROLLED, VALVES POP-UPS & NECESSARY PIPING
11-0124	1/18/2011	12/30/2014	\$2,000	Commercial	REPAIR BUSTED/BROKEN WATER LINES
06-5912	10/26/2006	12/31/2006	\$2,400	Commercial	RUBBER ROOF PATCH
06-3201	6/28/2006	10/6/2006	\$18,000	Commercial	REPLACE 2X4 ALUMINUM ON FACADE.
05-3671	9/8/2005	12/12/2005	\$2,400	Commercial	REPLACE 1200LF OF HANDRAIL
04-1964	6/23/2004	11/16/2004	\$5,500	Commercial	RESEAL ASPHALT
03-4064	12/1/2003	11/16/2004	\$13,000	Commercial	BRICK PAVERS AROUND POOL
00-3330	10/31/2000	11/29/2000	\$150,000	Commercial	RENOVATE & EXPAND LOBBY
99-2928	8/30/1999	11/17/1999	\$6,120	Commercial	SEALCOAT PARKING
99-2624	7/27/1999	11/17/1999	\$970	Commercial	REPL CONDUIT FOR AC
99-2465	7/15/1999	11/17/1999	\$10,000	Commercial	V-CRIMP MANSARD
99-1333	4/30/1999	12/31/1999	\$8,000	Commercial	REPAIR 300 FT RAILINGS
99-0758	3/9/1999	11/17/1999	\$5,000	Commercial	REPLACE SIGN
98-3690	11/19/1998	12/8/1998	\$2,500	Commercial	ELECTRICAL
98-3605	11/13/1998	12/8/1998	\$10,000	Commercial	PLUMBING
98-3486	11/3/1998	12/8/1998	\$65,000	Commercial	RENOVATIONS
98-2651	8/27/1998	12/8/1998	\$2,000	Commercial	A/C
97-2867	8/1/1997	12/1/1997	\$55,850	Commercial	CONCRETE REPAIRS
96-0348	1/1/1996	11/1/1996	\$25,000	Commercial	ELECTRICAL
95-0091	12/1/1995	11/1/1996	\$6,500	Commercial	REMODELING
B951177	4/1/1995	12/1/1995	\$6,850	Commercial	RECOVER DECK BY POOL
B951344	4/1/1995	12/1/1995	\$4,500	Commercial	SEALCOAT PARKING LOT

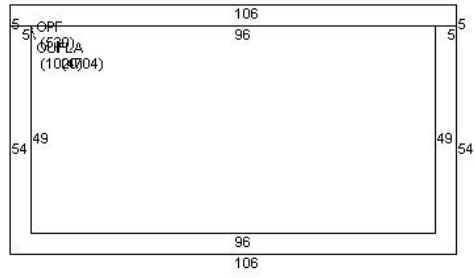
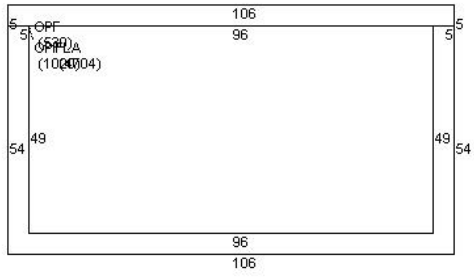


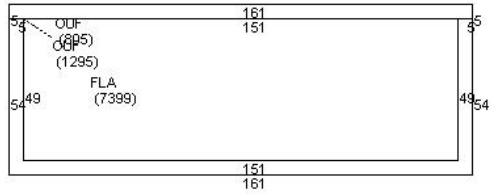
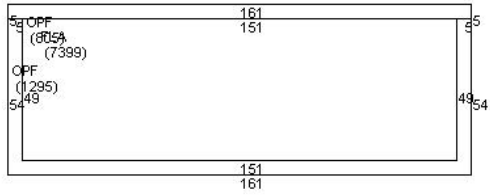
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
B932000	7/1/1993	12/1/1993	\$11,000	Commercial	REPL STOREFRONT W/ALUM/GLAS
B923119	12/1/1992	12/1/1993	\$3,500	Commercial	REPAIRS TO CONCRETE WALL

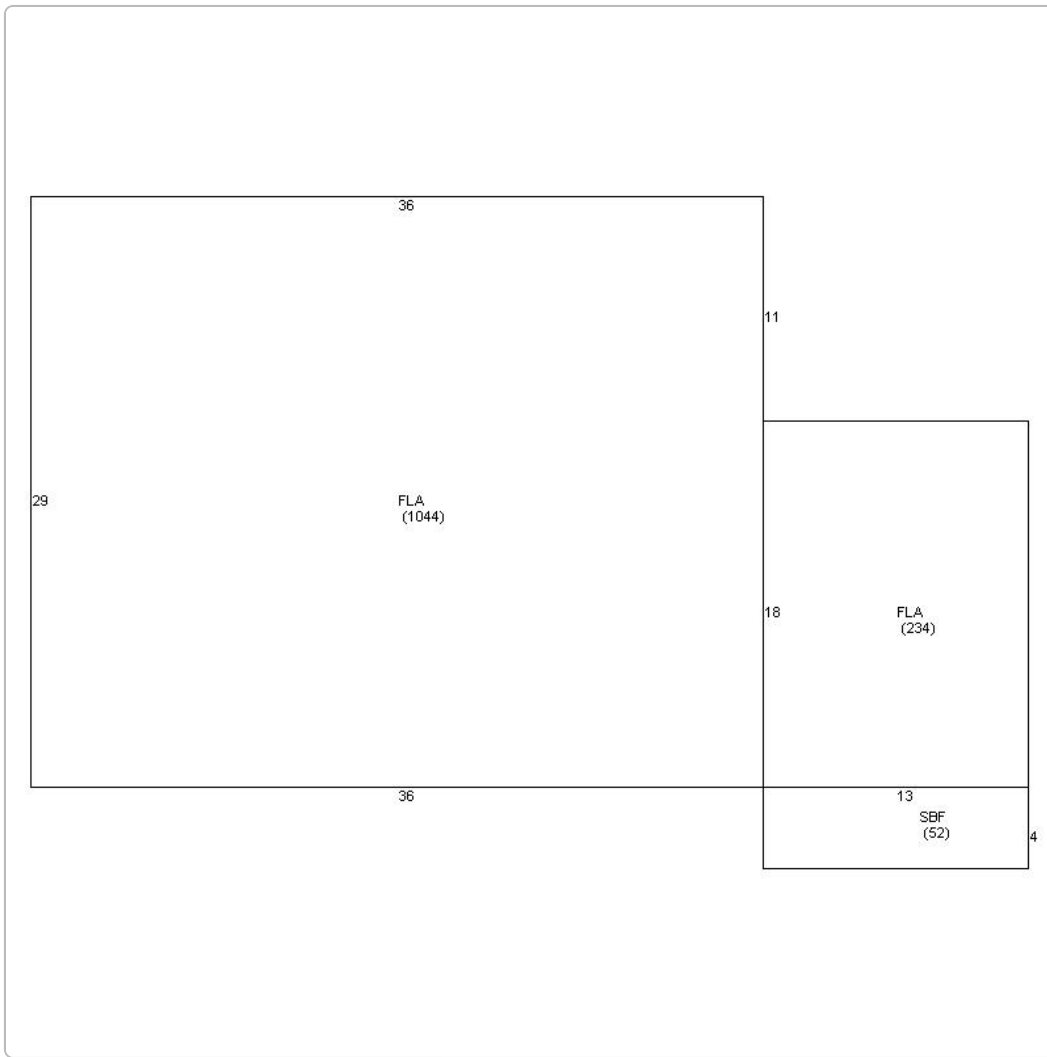
Sketches (click to enlarge)











**Photos**



## Map



## TRIM Notice

Trim Notice

2018 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

Last Data Upload: 10/31/2018 1:55:13 AM

Developed by  
 Schneic  
GEOSPAT

**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 00064950-000000  
 Account # 1065471  
 Property ID 1065471  
 Millage Group 10KW  
 Location 3840 N ROOSEVELT Blvd., KEY WEST  
 Address  
 Legal PT KW NO 1 A PARCEL OF LAND LYING SW OF NORTH ROOSEVELT BOULEVARD  
 Description OR79-322/323 OR520-689 OR520-691 OR880-1977/1978 OR884-1974/1976  
 OR902-1211/1212 OR2250-2269/73 OR2427-279/85DEC/AFFORD/REST  
 OR2793-56/61  
 (Note: Not to be used on legal documents)  
 Neighborhood 31030  
 Property Class STORE COMBO (1200)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable Yes  
 Housing



**Owner**

SE KEY WEST OWNER VII LP  
 C/O ROCKPOINT GROUP LLC WOODLAND HALL AT  
 OLD PARKLAND  
 3953 Maple Ave Ste 300  
 Dallas TX 75219

**Valuation**

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$970,723	\$1,453,718	\$1,525,664	\$1,592,263	\$1,666,977
+ Market Misc Value	\$80,647	\$80,801	\$82,114	\$72,782	\$69,890
+ Market Land Value	\$2,253,859	\$2,253,859	\$2,252,451	\$2,252,451	\$700,762
= Just Market Value	\$3,305,229	\$3,788,378	\$3,860,229	\$3,917,496	\$2,437,629
= Total Assessed Value	\$3,305,229	\$3,788,378	\$2,855,789	\$2,596,172	\$2,437,629
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$3,305,229	\$3,788,378	\$3,860,229	\$3,917,496	\$2,437,629

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	78,259.00	Square Foot	137	646

**Commercial Buildings**

Style APTS-A / 03A  
 Gross Sq Ft 11,104  
 Finished Sq Ft 5,952  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls CUSTOM  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 CUSTOM  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 16  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1999  
 Year Remodeled  
 Effective Year Built 1990  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOT FIN	2,976	0	0
FLA	FLOOR LIV AREA	5,952	5,952	0
OPU	OP PR UNFIN LL	96	0	0
OUU	OP PR UNFIN UL	96	0	0
OPF	OP PRCH FIN LL	992	0	0

Code	Description	Sketch Area	Finished Area	Perimeter
OUF	OP PRCH FIN UL	992	0	0
<b>TOTAL</b>		<b>11,104</b>	<b>5,952</b>	<b>0</b>

Style SERVICE SHOPS-B- / 25B  
 Gross Sq Ft 4,200  
 Finished Sq Ft 3,240  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 1  
 Heating Type  
 Year Built 1983  
 Year Remodeled  
 Effective Year Built 1994  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	160	0	0
FLA	FLOOR LIV AREA	3,240	3,240	0
GBF	GAR FIN BLOCK	800	0	0
<b>TOTAL</b>		<b>4,200</b>	<b>3,240</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CONC PATIO	1982	1983	1	2400 SF	2
ASPHALT PAVING	1982	1983	1	48342 SF	2
TIKI	1984	1985	1	114 SF	4
UTILITY BLDG	1989	1990	1	48 SF	2
WOOD DECK	1991	1992	1	336 SF	3
FENCES	1995	1996	1	576 SF	2
WALL AIR COND	1996	1997	1	1 UT	1
WALL AIR COND	1999	2000	1	2 UT	1
FENCES	1999	2000	1	300 SF	2
BRICK PATIO	1999	2000	1	713 SF	2
FENCES	1998	1999	1	2400 SF	5

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/14/2016	\$500,000	Warranty Deed		2793	56	43 - Unqualified	Improved
11/6/2006	\$5,000,000	Warranty Deed		2250	2269	Q - Qualified	Improved
6/1/1983	\$400,000	Warranty Deed		884	1974	Q - Qualified	Improved
4/1/1983	\$24,800	Warranty Deed		880	1977	Q - Qualified	Improved

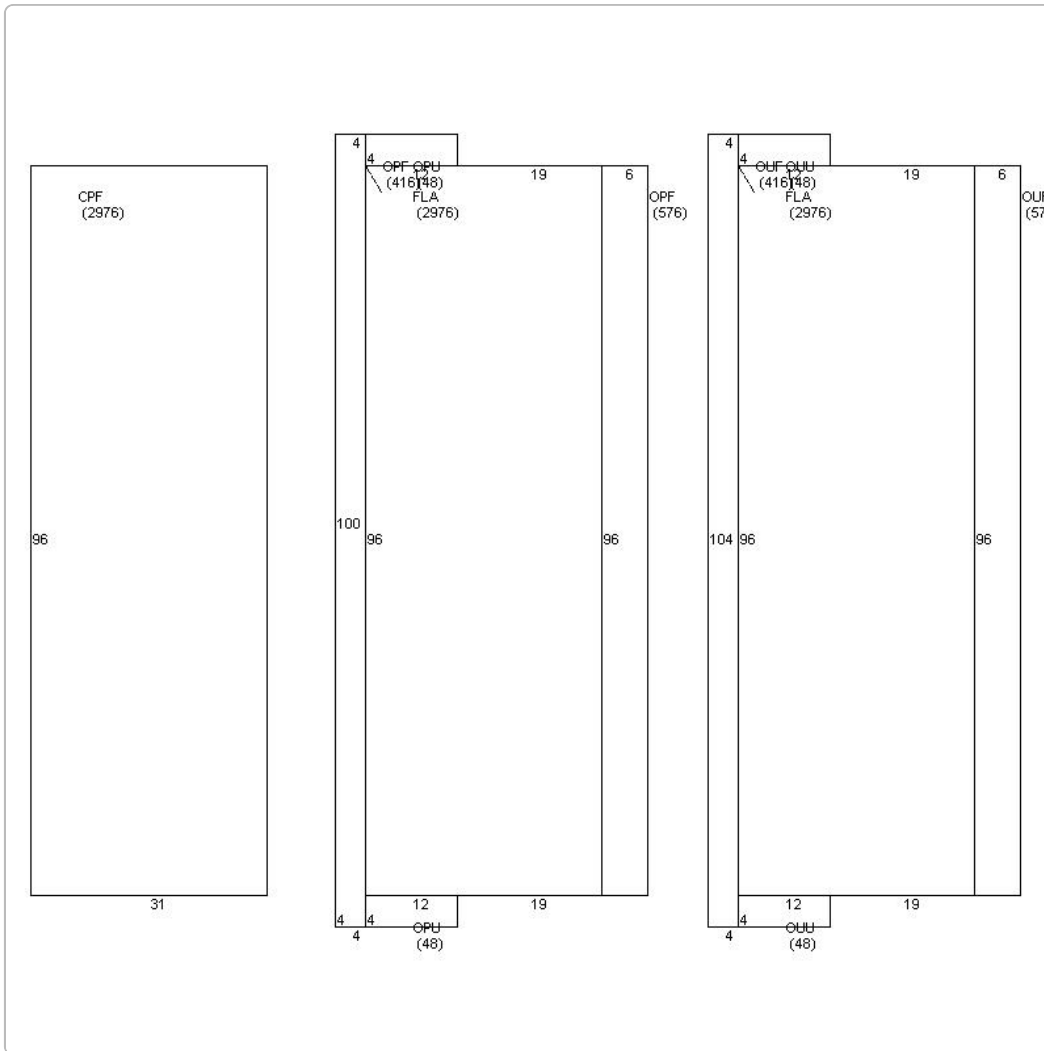
### Permits

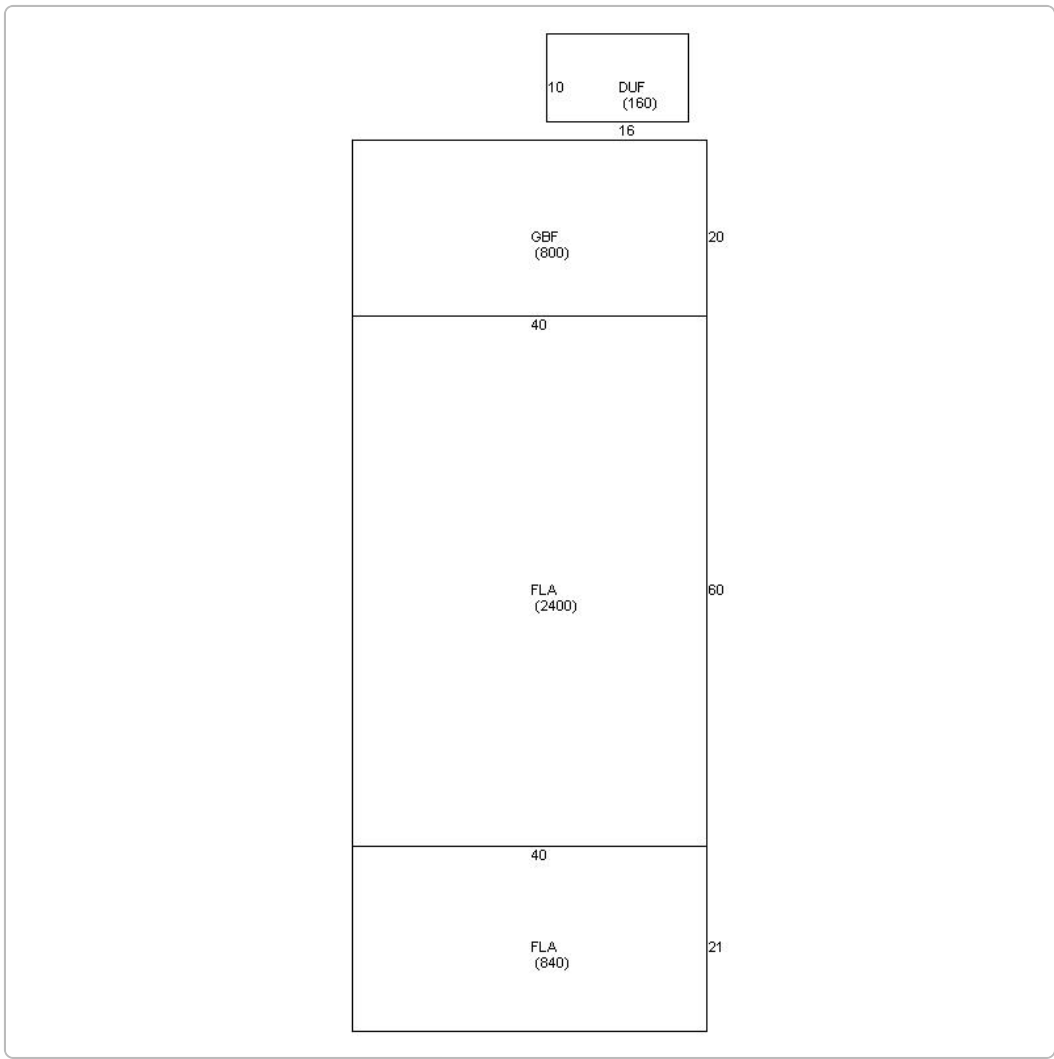
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
16-0806	4/11/2016		\$20,000	Commercial	PVC PRIVACY FENCE 6' HIGH. 235 LF. 16' DOUBLE DRIVE GATE.
16-0693	2/25/2016		\$8,176	Commercial	REMOVE UST AND BACKFILL
16-0320	2/1/2016		\$100,000	Commercial	DEMO OF WELCOME CENTER BUILDING, WAREHOUSE AND SMALL SHOP BLDG.
11-3741	10/13/2011		\$3,890	Commercial	REPLACE A THREE (3) TON SPLIT SYSTEM WITH EXISTING POWER AND STAND
11-1126	4/14/2011		\$450	Commercial	WE WILL SET A 420 LB 10 GAL TANK AND SECURE TO PAD & RECONNECT EXISTING SYSTEM
05-4773	10/31/2005	8/7/2006	\$160	Commercial	HURRICANE WILMA DAMAGE DRI-IN 4 SQS ROOFING
05-3217	8/2/2005	8/7/2006	\$2,469	Commercial	REPLACE SIDING AND TRIM
02-2750	1/13/2003	1/31/2003	\$2,400	Commercial	INSTALL HOOD
02-3005	11/25/2002	12/31/2002	\$1,250	Commercial	REPLACE SEWER LINE
02-2608	9/24/2002	11/15/2002	\$1,500	Commercial	PLUMBING
00-1013	5/3/2000	11/15/2002	\$3,000	Commercial	FENCE
9803671	11/17/1998	6/29/1999	\$25,000	Commercial	OIL INTERCEPTER
9801260	4/21/1998	6/29/1999	\$5,000	Commercial	STOCKADE FENCE
9701761	7/16/1997	8/29/1999	\$640,000	Commercial	16 NEW ONE UNIT BEDROOMS
9701865	6/1/1997	8/1/1997	\$6,000	Commercial	REPL SIDING REAR 2ND STOR
9602886	7/1/1996	7/1/1996	\$2,000	Commercial	SIGN APPLICATION
9602887	7/1/1996	7/1/1996	\$300	Commercial	SIGN APPLICATION
9602395	6/1/1996	7/1/1996	\$400	Commercial	SIGN
9602475	6/1/1996	7/1/1996	\$3,600	Commercial	ELECTRIC ONLY
9601882	5/1/1996	7/1/1996	\$3,000	Commercial	A/C
9601641	4/1/1996	7/1/1996	\$8,500	Commercial	COMMERCIAL CONVERSION



Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9601818	4/1/1996	7/1/1996	\$7,000	Commercial	PLUMBING ONLY
9600877	2/1/1996	7/1/1996	\$22,580	Commercial	COMMERCIAL CONVERSION
9600478	1/1/1996	11/1/1996	\$44,460	Commercial	RENOVATION,CONVERSION
9500002	12/1/1995	11/1/1996	\$1	Commercial	ELECTRIC ONLY
9500056	12/1/1995	11/1/1996	\$1	Commercial	A/C
E953735	11/1/1995	11/1/1996	\$1,000	Commercial	AC/LIGHTS
E953913	11/1/1995	11/1/1996	\$500	Commercial	AMP SERVICE/INSPECTION
P953955	11/1/1995	11/1/1996	\$9,500	Commercial	9 BATHROOM FIXTURES
B953460	10/1/1995	11/1/1996	\$5,900	Commercial	RENOVATIONS/STORAGE
E953647	10/1/1995	11/1/1996	\$600	Commercial	AMP SERVICE/INSPECTION
E951580	5/1/1995	11/1/1996	\$385	Commercial	MISCELLANEOUS/INSPECTION
A950806	3/1/1995	11/1/1996	\$1,200	Commercial	ASPHALT SHINGLES
B950274	1/1/1995	11/1/1996	\$96,000	Commercial	ADDITIONS
M942717	8/1/1994	11/1/1994	\$1,200	Commercial	3 TON AC
8941643	5/1/1994	11/1/1994	\$1,000	Commercial	REPAIR STOREFRONT WINDOWS
B932768	9/1/1993	11/1/1996	\$3,950	Commercial	INSTALL 4 BLOCK WALLS

Sketches (click to enlarge)





**Photos**



## Map



## TRIM Notice

Trim Notice

2018 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

Last Data Upload: 10/31/2018 1:55:13 AM

Developed by  
 Schneic  
GEOSPAT

**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 00064940-000000  
 Account # 1065455  
 Property ID 1065455  
 Millage Group 10KW  
 Location 3850 N ROOSEVELT Blvd, KEY WEST  
 Address  
 Legal PT KW NO 1 A PARCEL OF LAND LYING SW OF NORTH ROOSEVELT BOULEVARD  
 Description G66-155 OR12-98 OR83-666/669 OR493-270/272 OR493-275/277 OR590-313/314 OR759-65/66/67 OR770-1822/1824 OR906-1964/1966 OR1615-708/712 OR1668-2199/2204-E OR2108-2490/94T/C OR2174-174/82T/C OR2174-183/90T/C OR2174-191/99T/C OR2581-25/33 OR2793-40/55  
 (Note: Not to be used on legal documents)  
 Neighborhood 31030  
 Property Class HOTEL/MOTEL (3900)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

SB KEY WEST OWNER VII LP  
 C/O ROCKPOINT GROUP LLC WOODLAND HALL AT  
 OLD PARKLAND  
 3953 Maple Ave Ste 300  
 Dallas TX 75219

**Valuation**

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$11,479,002	\$12,014,811	\$0	\$0	\$0
+ Market Misc Value	\$1,275,445	\$1,334,979	\$0	\$0	\$0
+ Market Land Value	\$12,754,447	\$13,349,790	\$9,403,350	\$9,403,350	\$10,583,496
= Just Market Value	\$25,508,894	\$26,699,580	\$9,403,350	\$9,403,350	\$10,583,496
= Total Assessed Value	\$25,508,894	\$26,699,580	\$9,403,350	\$9,403,350	\$10,583,496
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$25,508,894	\$26,699,580	\$9,403,350	\$9,403,350	\$10,583,496

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	166,834.80	Square Foot	136	357

**Commercial Buildings**

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 15,385  
 Finished Sq Ft 20,243  
 Perimeter 0  
 Stories 3  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 600 ()  
 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 1978  
 Year Remodeled  
 Effective Year Built 2008  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPOT FIN	5,604	0	0
FLA	FLOOR LIV AREA	7,227	20,243	0
OPF	OP PRCH FIN LL	2,146	0	0
SBF	UTIL FIN BLK	408	0	0
<b>TOTAL</b>		<b>15,385</b>	<b>20,243</b>	<b>0</b>

Style RESTRNT/CAFETR-B / 21B  
 Gross Sq Ft 7,618  
 Finished Sq Ft 6,226  
 Perimiter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 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 1973  
 Year Remodeled  
 Effective Year Built 1996  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CPF	CARPORT FIN	620	0	0
FLA	FLOOR LIV AREA	6,226	6,226	0
OPF	OP PRCH FIN LL	772	0	0
<b>TOTAL</b>		<b>7,618</b>	<b>6,226</b>	<b>0</b>

Style OFF BLDG-1 STY-B / 17B  
 Gross Sq Ft 1,616  
 Finished Sq Ft 1,296  
 Perimiter 0  
 Stories 3  
 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 3  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1990  
 Year Remodeled  
 Effective Year Built 1996  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
CAN	CANOPY	216	0	0
FLA	FLOOR LIV AREA	1,296	1,296	0
OUF	OP PRCH FIN UL	52	0	0
SBF	UTIL FIN BLK	52	0	0
<b>TOTAL</b>		<b>1,616</b>	<b>1,296</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 19,624  
 Finished Sq Ft 33,178  
 Perimiter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 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 1973  
 Year Remodeled  
 Effective Year Built 1996  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	16,589	33,178	0
OUF	OP PRCH FIN UL	3,035	0	0
<b>TOTAL</b>		<b>19,624</b>	<b>33,178</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 9,482  
 Finished Sq Ft 13,742  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 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 1973  
 Year Remodeled  
 Effective Year Built 1996

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	6,871	13,742	0
OUF	OP PRCH FIN UL	2,461	0	0
SBF	UTIL FIN BLK	150	0	0
<b>TOTAL</b>		<b>9,482</b>	<b>13,742</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
TILE PATIO	1975	1976	1	2263 SF	3
UTILITY BLDG	1983	1984	1	324 SF	3
UTILITY BLDG	1983	1984	1	96 SF	3
UTILITY BLDG	1985	1986	1	56 SF	3
UTILITY BLDG	1986	1987	1	112 SF	3
WOOD DECK	1989	1990	1	2107 SF	2
TIKI	1989	1990	1	256 SF	3
FENCES	2000	2001	1	1172 SF	5
FENCES	2000	2001	1	1200 SF	2
CUSTOM PATIO	2000	2001	1	3224 SF	4
CUSTOM POOL	2000	2001	1	3496 SF	2
ASPHALT PAVING	1990	1991	1	72900 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/14/2016	\$51,600,000	Warranty Deed		2793	40	43 - Unqualified	Improved
7/18/2012	\$3,460,700	Warranty Deed		2581	25	16 - Unqualified	Improved
12/14/2005	\$3,941,000	Warranty Deed		2174	174	P - Unqualified	Improved
12/14/2005	\$3,584,100	Warranty Deed		2174	183	P - Unqualified	Improved
12/14/2005	\$3,584,100	Warranty Deed		2174	191	P - Unqualified	Improved
4/28/2005	\$20,000,000	Warranty Deed		2108	2490	Z - Unqualified	Improved
1/13/2000	\$9,500,000	Warranty Deed		1615	0708	Q - Qualified	Improved

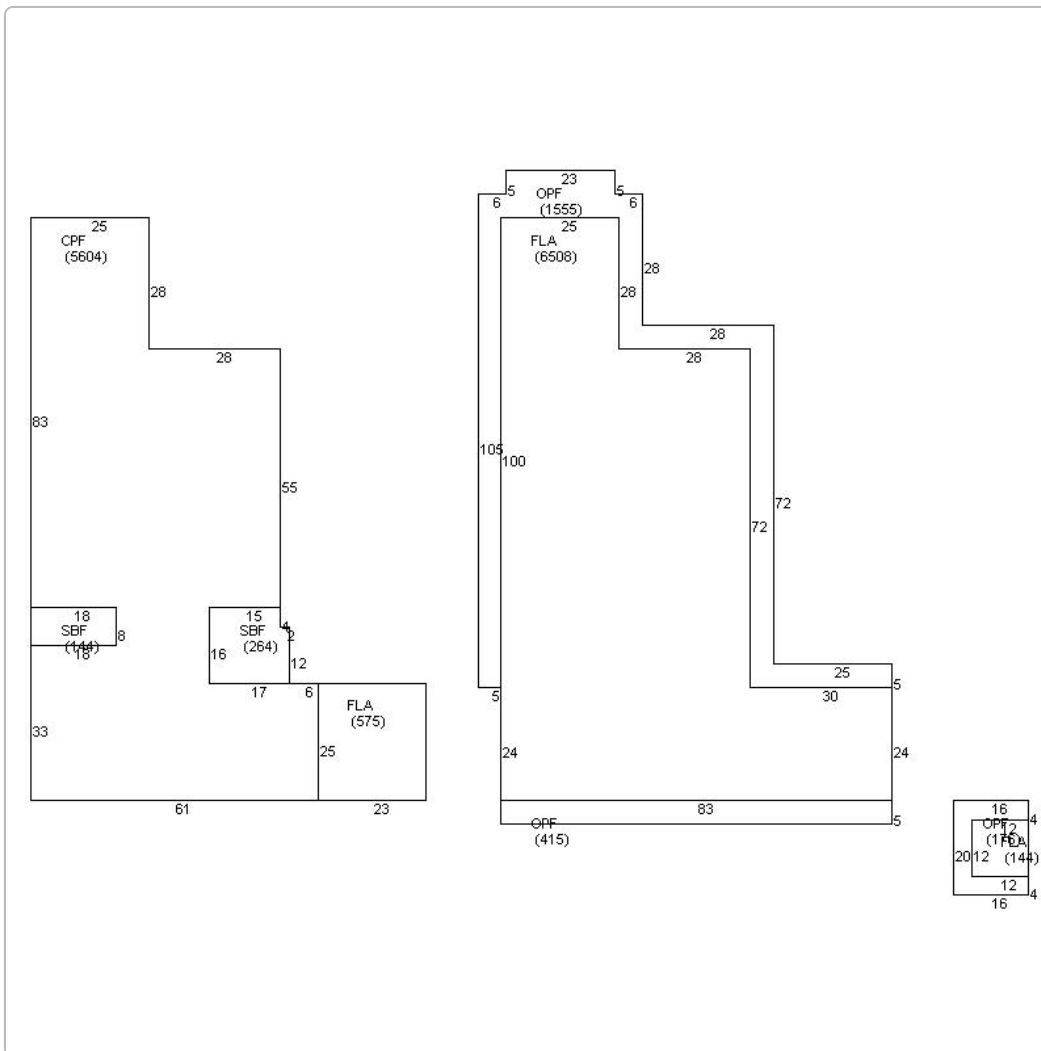
### Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
17-3705	10/18/2017		\$2,300	Commercial	NO INFORMATION ON PERMIT
15-2533	7/8/2015		\$82,000	Commercial	INSTALL WET SPRINKLER SYSTEM IN TOWER BUILDING.
14-3633	4/7/2015		\$72,500	Commercial	REVISION #1: SUBMITTAL TO CHANGE DUCTS FROM SHEET METAL TO BLACK IRON.
14-5454	11/26/2014		\$55,000		INSTALL 605 LF OF 6' ALLUMINUM FENCE WITH 3 GATES REMOVE PVC FENCE
13-5340	5/12/2014		\$220,000	Commercial	SUPPLY AND INSTALL NEW FIRE SPRINKLER SYSTEM.
13-4457	4/25/2014		\$5,000	Commercial	REPLACE APPROX. 130' OF 2" GAS SERVICE MAIN LINE. RUN GAS SERVICE LINE 48' OF 1 1/2" TO LOBBY BUILDING. PROVIDE SERVICE FOR : 11' FIXTURES.
14-1557	4/25/2014		\$70,000	Commercial	PROVIDE AND INSTALL PLUMBING COMPLETE FOR 44 TOILETS, 44 LAV SINKS, 44 TUB AND SHOWERS. NEW WATER SERVICE, NEW SEWER SERVICE, 44 A/C DRAINS, 1 MOP SINK, 1 KITCHEN SINK, 2 WASHING MACHINE DRAINS, AND TWO WATER HEATERS.
14-1558	4/25/2014		\$80,000	Commercial	PROVIDE AND INSTALL PLUMBING COMPLETE FOR: 60 TOILETS, 60 LAV SINKS, 8-TUB AND SHOWERS, 52 SHOWERS, NEW WATER MAIN SERVICE, NEW SEWER MAIN SERVICE, 60 A/C DRAINS.
14-1559	4/25/2014		\$70,000	Commercial	PROVIDE AND INSTALL PLUMBING COMPLETE FOR: 2 WATER HEATERS 48 TOILETS, 48 LAV SINKS, 48-TUB AND SHOWERS, 48- A/C DRAINS
14-1560	4/25/2014		\$250,000	Commercial	LOCATION: LOBBY 2- PROVIDE AND INSTALL PLUMBING COMPLETE: 1 WATER HEATER, 2 WASHING MACHINE OUTLETS, 1 MOP SINK, 2 HAND SINKS, 1 THREE COMPARTMENT SINK, 10 FLOOR SINKS, 6 FLOOR DRAINS, 1- 1500 GAL. GREASE TRAP, 7 LAV SINKS, 5 TOILETS, 1 URINAL, 1 POT SINK, 1 2-COMPARTMENT SINK, 2 HOSEBIBS.
14-0871	4/2/2014		\$1,800	Commercial	INSTALLATION OF BOXES, DEVICE RING, CONDUIT AND PULL STRING FOR LOW VOLTAGE TELE/DATA AND TV.
14-0872	4/2/2014		\$16,000	Commercial	INSTALLATION OF BOXES, DEVICE RINGS, DEVICES, FIXTURES, BRANCH CIRCUITRY AND OVER-CURRENT PROTECTION FOR LIGHTING, POWER AND HVAC.

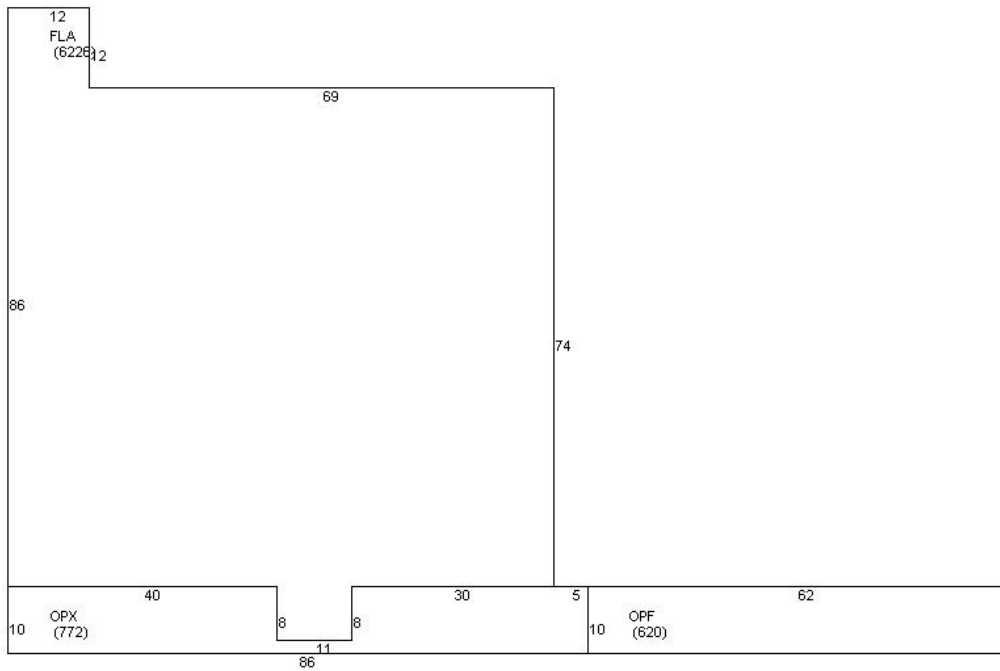
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-1336	4/2/2014		\$7,300	Commercial	INSTALLATION OF SERVICE DISTRIBUTION EQUIP. W/ ASSOCIATED CONDUIT, FEEDERS, GROUNDING AND OVER-CURRENT PROTECTION. INSTALLATION OF BRANCH CIRCUITRY BOXES, DEVICE RINGS, DEVICES AND OVER CURRENT PROTECTION FOR LIGHTING POWER, HVAC AND FIXTURE INSTALLATION, LOBBY BUILDING.
14-1338	4/2/2014		\$131,000	Commercial	INSTALLATION OF SERVICE DISTRIBUTION EQUIPMENT WITH ASSOCIATED CURCUIT FEEDERS, GROUNDING AND OVER-CURRENT PROTECTION; INSTALLATION OF BRANCH CIRCUITRY BOXES, DEVICE RINGS, DEVICES AND LOVER-CURRENT PROTECTION FOR LIGHTING, POWER, HVAC AND FIXTURE INSTALLATION.
13-4484	3/19/2014		\$361,000	Commercial	INSTALLATION OF SERVICE DISTRIBUTION EQUIPMENT WITH ASSOCIATED CONDUIT, FEEDERS, GROUNDING AND OVER-CURRENT PROTECTION; INSTALLATION OF BRANCH CIRCUITRY BOXES, DEVICE RINGS, DEVICES AND OVER-CURRENT PROTECTION FOR LIGHTING, POWER AND HVAC FIXTURES INSTALLATION.
14-0898	3/19/2014		\$2,100	Commercial	INSTALLATION OF BOXES, DEVICE RING, CONDUIT AND PULL STRING FOR LOW VOLTAGE TELE/DATA AND TV.
14-0903	3/19/2014		\$2,500	Commercial	INSTALLATION OF BOXES, DEVICE RING, CONDUIT AND PULL STRING FOR LOW VOLTAGE TELE/DATA AND TV.
14-0924	3/19/2014		\$1,800	Commercial	INSTALLATION OF BOXES, DEVICE RING, CONDUIT AND PULL STRING FOR LOW VOLTAGE TELE/DATA AND TV.
14-0927	3/19/2014		\$36,000	Commercial	INSTALLATION OF SERVICE DISTRIBUTION EQUIPMENT WITH ASSOCIATED CONDUIT, FEEDERS, GROUNDING AND OVER-CURRENT PROTECTION; INSTALLATION OF BRANCH CIRCUITRY, BOXES, DEVICE RINGS, DEVICES AND OVER-CURRENT PROTECTION FOR LIGHTING, POWER, HVAC AND FIXTURE INSTALLATION.
14-0928	3/10/2014		\$9,800	Commercial	POOL- INSTALLATION OF POOL PANEL WITH ASSOCIATED CONDUIT, FEEDERS AND OVER-CURRENT PROTECTION; INSTALLATION OF BRANCH CIRCUITRY, GROUNDING AND DISCONNECTS AND OVER-CURRENT PROTECTION FOR POOL PUMP, HEATERS AND LIGHTING.
13-2633	12/11/2013		\$7,135,380	Commercial	REPLACEMENT/IMPROVMENT TO FINISHES, EXTERIOR WALL SYSTEM, STRUCTURAL REPAIRS, WEATHERPROOFING, LANDSCAPING, SWIMMING POOL, AND BUILDING SYSTEMS. CONSTRUCT NEW PUBLIC BUILDING.
13-4792	11/19/2013		\$100,000	Commercial	POOL ADDITION 934SF PERIMETER IS 132LF VOLUME 27,945 GALLON 3-5 DEEP.
13-4877	11/18/2013		\$300	Commercial	INSTALL 1 LOW VOLT CAMERA
13-2473	8/30/2013		\$250,000	Commercial	PARTIAL DEMO PRIOR TO RENOVATION.
13-2295	5/29/2013		\$350	Commercial	BOND NEW STEEL FOR POOL LIFT TO EXISTING POOL STEEL
13-1968	5/2/2013		\$1,800	Commercial	INSTALL ADA "THE REVOLUTION LIFT" AND "THE RANGER-AT POOL LIFT" PER MANUFACTURES INSTRUCTIONS.
13-0327	2/22/2013		\$80,000	Commercial	REMOVAL & REPLACEMENT OF EXISTING DOORS AND WINDOWS, INTERIOR FINISHES, FURNISHING. REMOVAL ONLY: PLUMBING FIXS ELECTRICAL DEVICES, HVAC UNITS.
13-0589	2/15/2013		\$34,785	Commercial	REMOVE EXTERIOR CORAL ROCK VENEER WALL AT 2ND STORY (675 SQ/FT). REMOVE EXTERIOR CORAL ROCK VENEER WALL AT 4TH STORY (1575 SQ/FT). DUE TO DELAMINATION & POTENTIAL OF FALLING.
12-2376	6/29/2012		\$8,836	Commercial	REPLACE A 7.5 TON RTU PACKAGE UNIT WITH CURB & EXISTING POWER.
11-1501	5/5/2011		\$1,000	Commercial	CONCRETE SLAB 15' X 5' X 10" FOR PROPANE TANK. GRADE, COMPACT, FORM, PLACE WIRE MESH, PLACE 3000 PSI CONCRETE. PLACE 6 1/2 X 6 GALV. THREAD EYE BOLT WITH 4" X 4" 1/2 PLATE WASHER.
11-0391	2/11/2011		\$0	Commercial	1-REFACE EXISTING POLE SIGN "LEXINGTON HOTEL". 2-REFACE EXISTING POOL WALL SIGN "LEXINGTON HOTEL". 3-REFACE EXISTING TOWER WALL SIGN "LEXINGTON HOTEL".
10-258	1/28/2010	4/13/2010	\$12,431	Commercial	INSTALL 800 SQ FT SBS MODIFIED BITUMEN SINGLE PLY ROOFING.
09-00004313	1/5/2010		\$15,000	Commercial	INSTALL AWNING OVERPASS THRU TO REPLACE COVER KNOCKED DOWN BY TRUCK MC
09-0638	3/2/2009		\$4,500	Commercial	REPLACE 4-TON POOL HEATER
08-0823	3/27/2008		\$1,150	Commercial	REPAIR ROOFING OVER DAMAGED AREA
08-0550	3/4/2008		\$16,735	Commercial	MAINTANCE & PAINT AREA OF LEAKING MEMBRANE ROOF
07-0012	1/5/2007		\$2,400	Commercial	INSTALL HURRICANE PANELS ON 3 DOORS & 7 WINDOWS FOR LOBBY 2775F
06-6099	11/8/2006		\$1,600	Commercial	INSTALL PLUMBING FOR ONE ADA BATHROOM.
06-00005007	11/2/2006		\$10,000	Commercial	ADD FITNESS ROOM
06-5800	10/23/2006		\$8,000	Commercial	INSTALL BRICK PAVER ENTRY WAY 2,700 SF OVER ASPHALT.
06-4974	10/2/2006		\$40,355	Commercial	INSTALL 4,400 SF OF V-CRIMP & 550 SF COOLEY SINGLE PLY ROOFING.
06-4865	8/17/2006		\$5,500	Commercial	INSTALL ONE 5 TON A/C UNIT W/ 9 DROPS.
06-3216	7/6/2006		\$150,000	Commercial	REPAIR BALCONIES' SPALLING AREA.
06-2721	5/4/2006		\$8,000	Commercial	COMPLETE ELECTRICAL INSTALLATION OF LOBBY.
06-2687	5/1/2006		\$2,400	Commercial	ROUGH-IN PLUMBING FOR THE LOBBY RESTROOM
06-1964	3/27/2006		\$2,000	Commercial	TEMPORARY WALL UNDER TOWER FOR STOAGE
06-0790	2/9/2006		\$0	Commercial	REVISED DRAWING FOR DRAINAGE SWALE.
05-3963	2/8/2006		\$200,000	Commercial	NEW LOBBY BLDG AND RESTROOMS.
05-5859	12/21/2005		\$90,000	Commercial	HURRICANE DAMAGE REPLACE FIXTUES IN 50 ROOMS
05-5550	12/7/2005		\$75,000	Commercial	INSIDE PLUMBING & TILE WORK
05-3836	9/22/2005		\$25,000	Commercial	RED TAG - REPAIR TIE BEAM & CRACKS.
05-3540	8/23/2005		\$40,000	Commercial	REPLACE BUILDING FACADE NEW STYLE
05-2988	7/21/2005		\$50,000	Commercial	REMOVE & REPLACE DAMAGED WALKWAYS
05-1435	5/5/2005		\$85,000	Commercial	PAINT INTERIOR & EXTERIOR AND REPAIR SPALLING
03-3614	10/20/2004	11/23/2004	\$5,000	Commercial	SEAL & RE-STRIPE
04-2209	7/1/2004	11/23/2004	\$6,320	Commercial	R&R 2 X 5-TON A/C'S
03-2718	8/6/2003	9/19/2003	\$35,500	Commercial	ROOFING
03-0336	2/13/2003	9/19/2003	\$47,500	Commercial	REROOF
02-2507	9/12/2002	9/19/2003	\$5,100	Commercial	CHANGE CEN.A/C
0004255	12/11/2000	1/10/2001	\$10,000	Commercial	SIGNS
0004152	12/5/2000	1/10/2001	\$4,500	Commercial	INSTALL AWNING BY LOBBY
0002661	9/6/2000	1/10/2001	\$3,000	Commercial	GARDEN LIGHTING
0002425	8/18/2000	1/10/2001	\$28,000	Commercial	FIRE LINE SERVICE

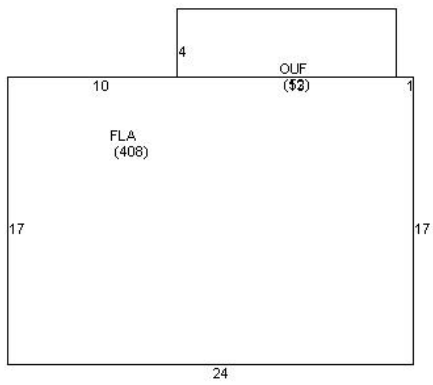
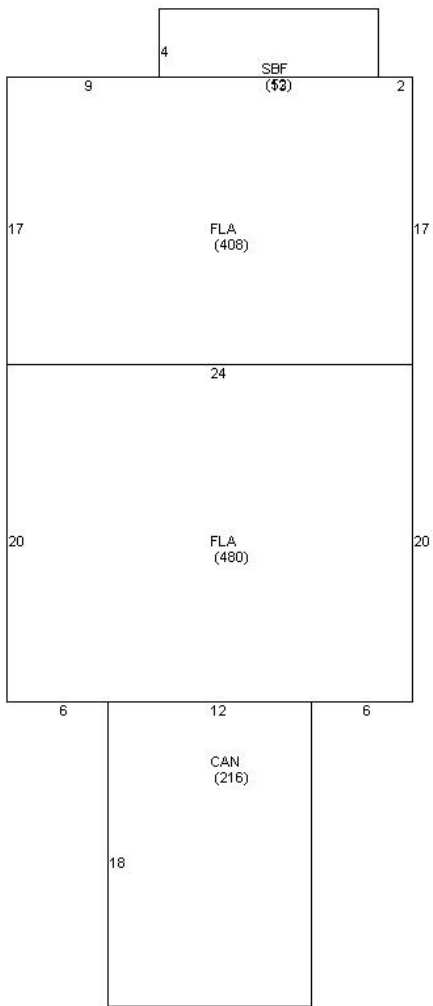
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
0001848	8/8/2000	1/10/2001	\$237,600	Commercial	COMPLETE INTERIOR REMODEL
0002000	7/21/2000	1/10/2001	\$4,000	Commercial	SIGNS
0001989	7/18/2000	1/10/2000	\$5,500	Commercial	PAVILION 30X28
0000950	6/15/2000	1/10/2001	\$777,747	Commercial	REMODEL 141 ROOMS12/13/00
0000938	4/13/2000	1/10/2001	\$13,100	Commercial	REMODEL ROOM 105
98-3890	12/9/1998	12/31/1998	\$1,500	Commercial	OUTLETS/SWITCHES ETC
9803812	12/7/1998	12/31/1998	\$6,000	Commercial	BLACK TOP PARKING LOT
9803323	10/23/1998	12/31/1998	\$114,000	Commercial	STORM DAMAGE SURFACE CAP
9803226	10/20/1998	12/31/1998	\$49,000	Commercial	REPAIR HURRICANE DAMAGE
9800402	4/1/1998	12/31/1998	\$6,700	Commercial	SIGN
9704159	12/16/1997	12/31/1997	\$3,000	Commercial	SIGN
9601720	4/1/1996	8/1/1996	\$25,000	Commercial	ROOFING
9601160	3/1/1996	8/1/1996	\$177,695	Commercial	SIGN APPLICATION
E954041	11/1/1995	12/1/1995	\$15,000	Commercial	INSTALL ELECTRICAL
B953468	10/1/1995	12/1/1995	\$6,000	Commercial	SEAL/RESTRIPE PARKING LOT
E952976	9/1/1995	12/1/1995	\$6,000	Commercial	SMOKE DETECTORS
A952343	7/1/1995	11/1/1995	\$8,000	Commercial	40 SQS RUBBER ROLL ROOFIN
B951938	6/1/1995	11/1/1995	\$12,000	Commercial	REPLACE ALUM. RAILING

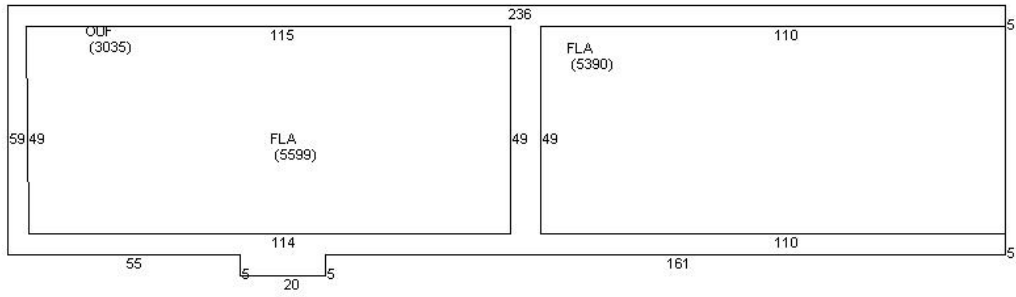
Sketches (click to enlarge)

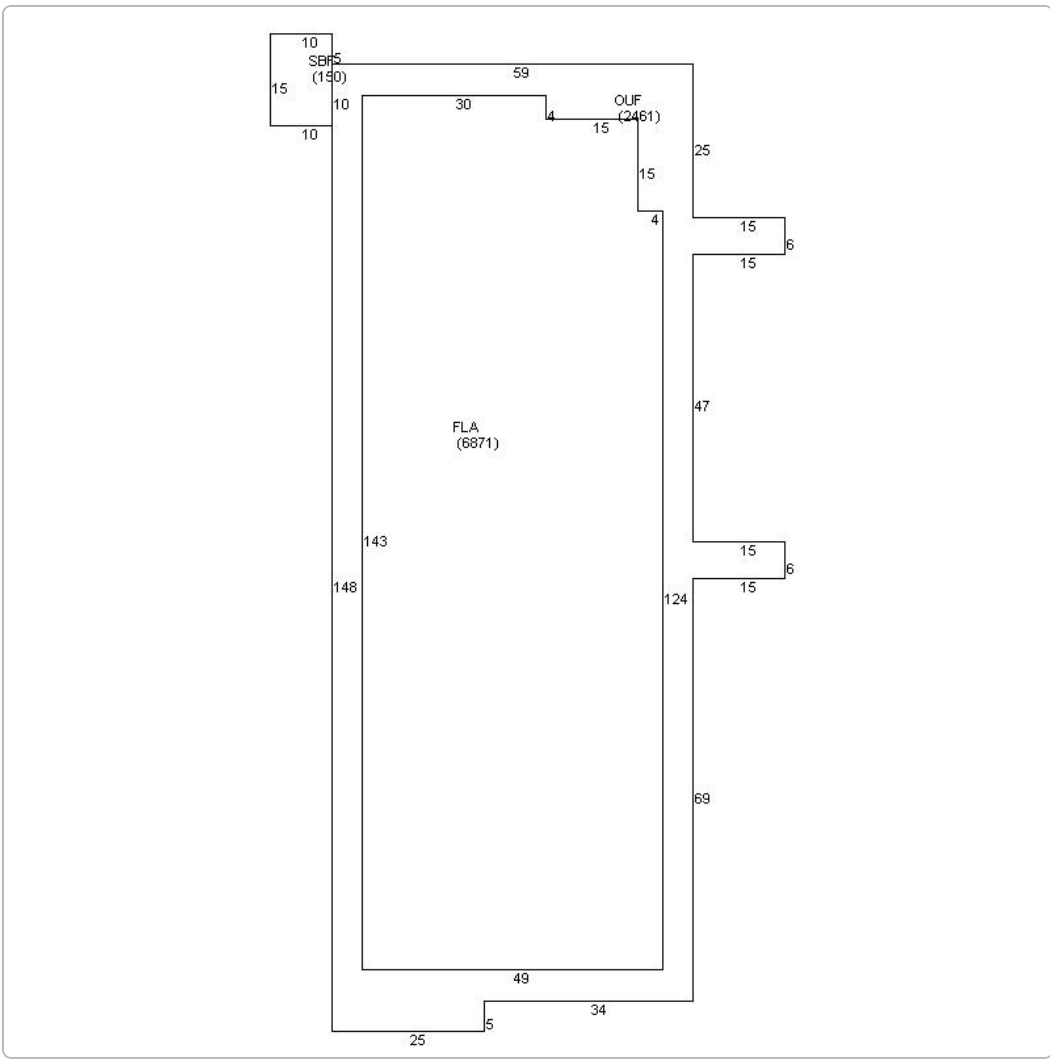












**Photos**



## Map



## TRIM Notice

Trim Notice

2018 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

Last Data Upload: 10/31/2018 1:55:13 AM

Developed by  
 Schneic  
GEOSPAT

**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 00065060-000000  
 Account # 1065587  
 Property ID 1065587  
 Millage Group 10KW  
 Location 3852 N ROOSEVELT Blvd, KEY WEST  
 Address  
 Legal PT KW NO 22 A PARCEL OF LAND LYING W OF N ROOSEVELT BOULEVARD 600FT  
 Description X 240FT OR17-405/406 OR595-884 OR598-2523 OR601-547/E OR640-519/520 OR647-641/656 OR687-822 OR711-689/690 OR861-1856/1857 OR943-1115 OR950-1278/1280 OR998-960/967 OR1192-342/344 OR1592-951/955 OR1592-956/960 OR1592-961/965 OR1592-966/970 OR2250-1887/89 OR2250-1892/95 OR2250-2288/96 OR2742-693/98  
 (Note: Not to be used on legal documents)  
 Neighborhood 31030  
 Property Class HOTEL/MOTEL (3900)  
 Subdivision  
 Sec/Twp/Rng 34/67/25  
 Affordable No  
 Housing



**Owner**

SA KEY WEST OWNER VII LP  
 C/O ROCKPOINT GROUP LLC  
 3953 Maple Ave Ste 300  
 Dallas TX 75219

**Valuation**

	2018	2017	2016	2015	2012
+ Market Improvement Value	\$8,878,190	\$9,817,329	\$0	\$0	\$0
+ Market Misc Value	\$986,466	\$1,090,814	\$0	\$0	\$0
+ Market Land Value	\$9,864,655	\$10,908,144	\$6,610,000	\$6,610,000	\$9,244,369
= Just Market Value	\$19,729,311	\$21,816,287	\$6,610,000	\$6,610,000	\$9,244,369
= Total Assessed Value	\$7,998,100	\$7,271,000	\$6,610,000	\$6,610,000	\$9,244,369
- School Exempt Value	\$0	\$0	\$0	\$0	\$0
= School Taxable Value	\$19,729,311	\$21,816,287	\$6,610,000	\$6,610,000	\$9,244,369

**Land**

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL HIGHWAY (100H)	144,000.00	Square Foot	600	240

**Commercial Buildings**

Style OFF BLDG-1 STY-B / 17B  
 Gross Sq Ft 5,340  
 Finished Sq Ft 4,345  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 4  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1975  
 Year Remodeled  
 Effective Year Built 2008

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	995	0	0
FLA	FLOOR LIV AREA	4,345	4,345	0
<b>TOTAL</b>		<b>5,340</b>	<b>4,345</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 16,758  
 Finished Sq Ft 26,400  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 C.B.S.  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 78  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1975  
 Year Remodeled  
 Effective Year Built 1995  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	13,200	26,400	0
OPF	OP PRCH FIN LL	3,558	0	0
<b>TOTAL</b>		<b>16,758</b>	<b>26,400</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 15,582  
 Finished Sq Ft 11,376  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 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 1975  
 Year Remodeled  
 Effective Year Built 1995  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	11,376	11,376	0
OPF	OP PRCH FIN LL	2,015	0	0
OUF	OP PRCH FIN UL	2,015	0	0
SBF	UTIL FIN BLK	176	0	0
<b>TOTAL</b>		<b>15,582</b>	<b>11,376</b>	<b>0</b>

Style HOTEL/MOTEL B / 39B  
 Gross Sq Ft 16,615  
 Finished Sq Ft 12,324  
 Perimeter 0  
 Stories 2  
 Interior Walls  
 Exterior Walls C.B.S.  
 Quality 400 ()  
 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 1975  
 Year Remodeled  
 Effective Year Built 1995  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
DUF	FIN DET UTILIT	300	0	0
FLA	FLOOR LIV AREA	12,324	12,324	0
OPF	OP PRCH FIN LL	2,253	0	0
OUF	OP PRCH FIN UL	1,738	0	0
<b>TOTAL</b>		<b>16,615</b>	<b>12,324</b>	<b>0</b>

Style WAREHOUSE/MARINA C / 48C  
 Gross Sq Ft 880  
 Finished Sq Ft 880  
 Perimeter 0  
 Stories 1  
 Interior Walls  
 Exterior Walls METAL SIDING  
 Quality 300 ()  
 Roof Type  
 Roof Material  
 Exterior Wall1 METAL SIDING  
 Exterior Wall2  
 Foundation  
 Interior Finish  
 Ground Floor Area  
 Floor Cover  
 Full Bathrooms 0  
 Half Bathrooms 0  
 Heating Type  
 Year Built 1978  
 Year Remodeled  
 Effective Year Built 1988  
 Condition

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	880	880	0
<b>TOTAL</b>		<b>880</b>	<b>880</b>	<b>0</b>

### Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
ASPHALT PAVING	1970	1971	1	66531 SF	1
CONC PATIO	1978	1979	1	1680 SF	2
CH LINK FENCE	1978	1979	1	2168 SF	2
UTILITY BLDG	1978	1979	1	253 SF	2
BRICK PATIO	1984	1985	1	2300 SF	2
FENCES	1988	1989	1	1440 SF	2
CUSTOM POOL	1999	2000	1	1152 SF	1
CONC PATIO	1999	2000	1	3348 SF	2

### Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/23/2015	\$50,600,000	Warranty Deed		2742	693	37 - Unqualified	Improved
11/8/2006	\$25,000,000	Warranty Deed		2250	2288	K - Unqualified	Improved
11/7/2006	\$6,670,600	Warranty Deed		2250	1892	H - Unqualified	Improved
11/6/2006	\$6,670,600	Warranty Deed		2250	1887	H - Unqualified	Improved
8/13/1999	\$6,250,100	Warranty Deed		1592	0961	Q - Qualified	Improved
1/15/1999	\$2,425,500	Warranty Deed		1592	0956	P - Unqualified	Improved
1/1/1999	\$7,649,000	Warranty Deed		1592	0951	Q - Qualified	Improved
11/1/1991	\$6,997,800	Warranty Deed		1192	342	C - Unqualified	Improved
12/1/1986	\$1	Warranty Deed		998	960	M - Unqualified	Improved
8/1/1985	\$5,500,000	Warranty Deed		950	1278	Q - Qualified	Improved
8/1/1982	\$4,400,000	Warranty Deed		861	1856	U - Unqualified	Improved
2/1/1974	\$225,000	Conversion Code		711	689	Q - Qualified	Improved

### Permits

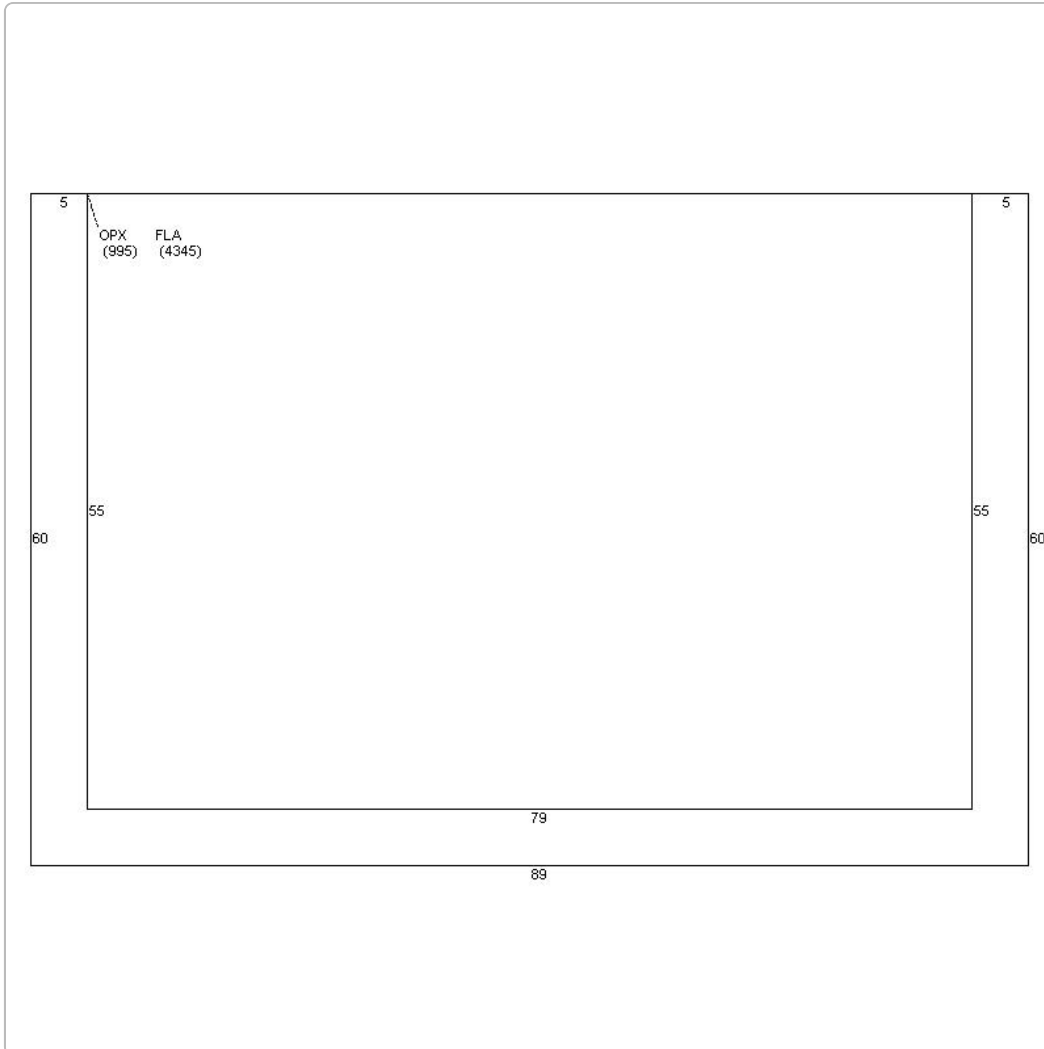
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
14-5457	11/26/2014		\$55,000		INSTALL 360 LF OF 5' ALLUMINUM FENCE WITH 3 GATES AROUND POOL AND 830' OF PVC 6' FENCE
14-3728	9/30/2014		\$3,500		INSTALL 60 SF SIGN
14-3729	9/30/2014		\$150		HOOK UP WALL SIGN
14-2233	5/22/2014		\$14,709	Commercial	CAT6 AND RISER CABLING AND CLOSET BUILD OUT FOR FIBER DATA VOICE WIRELESS ACCESS POINTS. DEVICES AND SERVICES TO BE PROVIDED BY OTHERS. RG6 AND RG11 COAX CABLING FOR MATV SYSTEM. HEADEND EQUIPMENT AND SERVICE TO PROVIDED OTHERS. CAT6 CABLING CAMERAS AND DVR FOR CCTV SYSTEM.
14-2235	5/22/2014		\$17,466	Commercial	CAT6 AND RISER CABLING AND CLOSET BUILDOUT FOR FIBER DATA VOICE WIRELESS ACCESS POINTS. DEVICES AND SERVICES TO BE PROVIDED BY OTHERS. RG6 AND RG11 COAX EQUIPMENT AND SERVICE TO PROVIDED OTHERS.
14-2237	5/22/2014		\$14,773	Commercial	CAT6 AMD RISER CABLING AND CLOSET BUILDOUT FOR FIBER DATA VOICE WIRELESS ACCESS POINTS. DEVICES AND SERVICES TO BE PROVIDED BY OTHERS. RG6 AND RG11 COAX CABLING FOR MATV SYSTEM. HEADEND EQUIPMENT AND SERVICE TO PROVIDED OTHERS.
14-2238	5/22/2014		\$17,005	Commercial	CAT6 AND RISER CABLING AND CLOSET BUILT OUT FOR FIBER DATA VOICE WIRELESS ACCESS POINTS. DEVICES AND SERVICES TO BE PROVIDED BY OTHERS. RG6 AND RG11 COAX CABLING FOR MATV SYSTEM. HEADEND EQUIPMENT AND SERVICE TO PROVIDED OTHERS. CAT6 CABLING CAMERAS AND DVR FOR CCTV SYSTEM.
14-0762	4/26/2014		\$30,000	Commercial	INSTALLATION OF ELECTRICAL
14-0848	4/26/2014		\$7,500	Commercial	ELECTRICAL
14-0849	4/26/2014		\$7,500	Commercial	INSTALLATION OF FIRE ALARM BOXES, CABLING, BACK BOES, CONDUIT, ELECTRICAL
14-0850	4/26/2014		\$7,500	Commercial	INSTALLATION OF FIRE ALARM BOXES, CABLING, BACK BOXES, CONDUIT, DEVICES, NAC EXTENDERS, ANNUNCIATORS, FACP.
14-0862	4/26/2014		\$7,500	Commercial	INSTALLATION OF FIRE ALARM BOXES, CABLIN G, BACK BOXES, CONDUIT, DEVICES, NAC EXT ENDERS, ANNUNCIATORS,

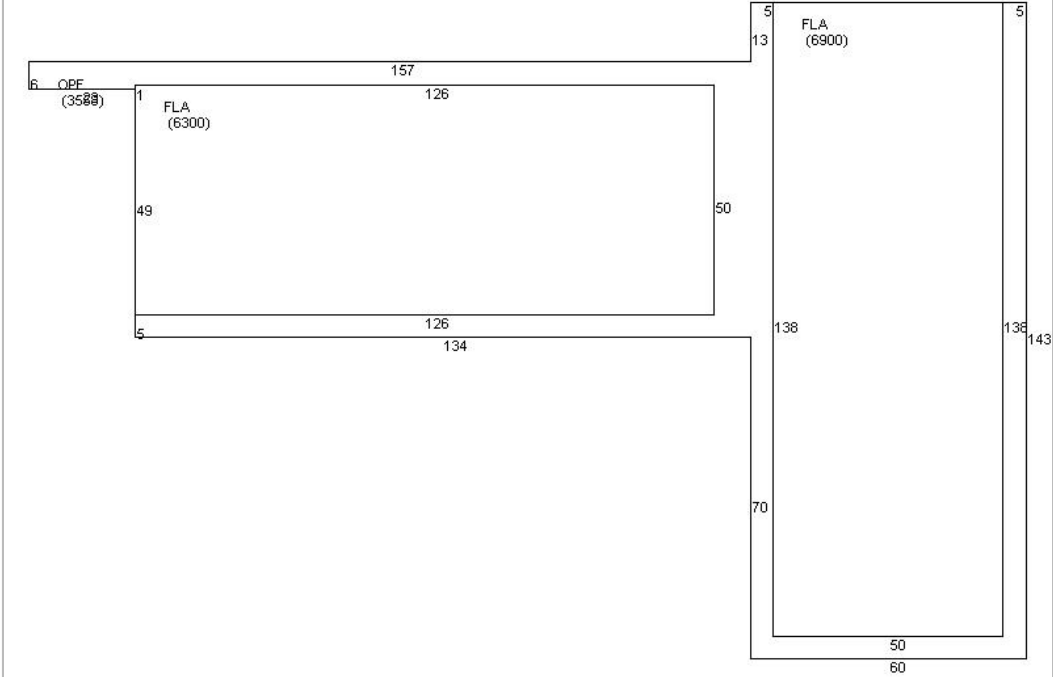


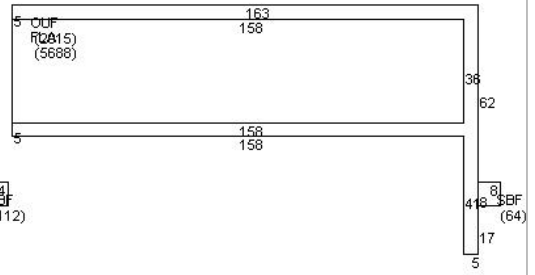
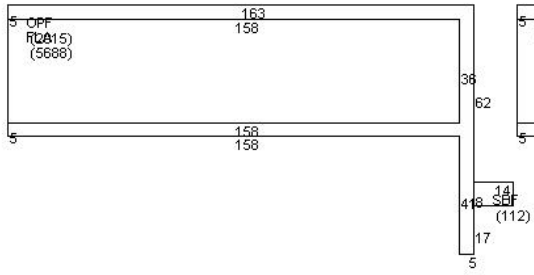
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-4458	4/25/2014		\$4,000	Commercial	PROVIDE AND INSTALL 95' OF 1 1/2 GAS SERVICE MAIN LINE. CONNECT GAS LINE TO 4-WATER HEATERS. RUN GAS LINE 45' TO NEW LOBBY BUILDING. RUN GAS SERVICE LINE TO BUILDINS A AND C.
14-1562	4/25/2014		\$0		PROVIDE AND INSTALL PLUMBING COMPLETE FOR: 27 TOILETS, 27 LAV SINKS, 20 SHOWERS, 7 TUB AND SHOWERS, 2 WATER HEATERS, 6 FLOOR DRAINS, 1 KITCHEN SINK, 2 WASHER MACHINE OUTLETS, 1 EYE WASH AND HOSE BIBS, NEW WATER HEATER, MAIN LINE SERVICE, 27 A/C DRAINS, 1 MOP SINK.
14-1565	4/25/2014		\$80,000	Commercial	PROVIDE AND INSTALL PLUMBING COMPLETE FOR: 40 TOILETS, 40 LAV SINKS, 17 TUB AND SHOWERS, 23 SHOWERS, NEW WATER MAIN LINE, 40 A/C DRAINS
14-1566	4/25/2014		\$75,000	Commercial	PROVIDE AND INSTALL PLUMBING FOR- 34 TOILETS, 34 LAV SINKS, 34 SHOWERS AND 1 FLOOR DRAIN, 2 WATER HEATERS. NEW BUILDING LINE AND NEW WATER MAIN LINE, 34 A/C DRAINS.
14-1567	4/25/2014		\$75,000	Commercial	PROVIDE AND INSTALL PLUMBING COMPLETE FOR: 34 TOILETS, 34 LAV SINKS, 34 SHOWERS, 1 HOSEBIB, NEW SEWER MAIN LINE, NEW WATER MAIN LINE, 34 A/C DRAINS.
14-1568	4/25/2014		\$41,000	Commercial	LOBBY BUILDING 1 POOL BAR AND POOL BATHROOMS #5. PROVIDE AND INSTALL PLUMBING, 5 FLOOR SINKS, 4 FLOOR DRAINS, 2 HAND SINKS, 1 MOP SINK, 3 TOILETS, 1 URINAL, 2 LAV SINKS, 2 ADA SINKS, 1 DRINKING FOUNTAIN, 2 HOSEBIBS, NEW WATER MAIN LINE 1 WATER HEATER, 1 GREASE TRAP 1500 GALLONS, ONE 3 COMPARTMENT SINK.
14-1337	4/2/2014		\$7,300	Commercial	ELECTRICAL
13-4792	3/20/2014		\$100,000	Commercial	REVISION: COMMERCIAL SWIMMING POOL
13-4492	3/19/2014		\$388,000	Commercial	INSTALLATION OF ELECTRICAL.
14-0846	3/19/2014		\$9,800	Commercial	POOL: INSTALLATION OF POOL PANEL WITH ASSOCIATED CONDUIT, FEEDERS, OVER-CURRENT PROTECTION. ELECTRICAL FOR POOL.
14-0872	3/19/2014		\$16,000	Commercial	INSTALLATION OF ELECTRICAL
17-0871	3/19/2014		\$1,800	Commercial	INSTALLATION OF ELECTRICAL.
14-0836	3/10/2014		\$135,000	Commercial	INSTALLATION OF ELECTRICAL.
14-0838	3/10/2014		\$2,000	Commercial	INSTALL OF BOXES, DEVICE RINGS, CONDUIT AND PULL STRING FOR LOW VOLTAGE TELE/DATA AND TV.
14-0839	3/10/2014		\$17,000	Commercial	INSTALLATION OF ELECTRICAL
14-0840	3/10/2014		\$1,600	Commercial	INSTALLATION OF BOXES, DEVICE RINGS, CONDUIT AND PULL STRING FOR LOW VOLTAGE TELE/DATA TV.
14-0841	3/10/2014		\$120,000	Commercial	INSTALLATION OF ELECTRICAL
14-0843	3/10/2014		\$1,800	Commercial	INSTALL ELECTRICAL
14-0844	3/10/2014		\$22,000	Commercial	INSTALLATION OF ELECTRICAL.
14-0845	3/10/2014		\$1,500	Commercial	INSTALLATION OF BOXES, DEVICE RINGS, CONDUIT AND PULL STRING FOR LOW VOLTAGE TELE/DATA AND TV.
14-0726	2/25/2014		\$123,492	Commercial	SITE A BLDG 4: INSTALL NEW TAPERED ISO SET IN 2 PART ADHESIVE
14-0728	2/25/2014		\$3,000	Commercial	BUILDING #2-E: INSTALLING EXHAUST FANS CURBS 5 ON THE ROOF AND BRING DOWN A PIPE TO THE BATHROOMS.
14-0729	2/25/2014		\$0	Commercial	SITE A BLDG. INSTALL 7800SF OF NEW TAPERED ISO SET IN 2 PART ADHESIVE
14-0732	2/25/2014		\$3,500	Commercial	BUILDING #3: WE INSTALLING 9 CURBS ON THE ROOF AND BRING DOWN A PIPE TO THE BATHROOMS.
14-0733	2/25/2014		\$3,500	Commercial	BUILDING #4: WE INSTALLING NINE FANS ON THE ROOF CURBS AND CUTTING HOLES TO BRING DOWN THE PIPES.
14-0648	2/20/2014		\$576,980	Commercial	BLDG. 2W. 7800SF INSTALLING NEW TAPERED ISO SET IN 2 PORT ADHESIVE ON CONCRETE DECK, 1/2" HD ISO COVER BOARD ALSO SET IN 2 PART ADHESIVE, FULLY ADHERE 60 MIL FIRESTONE TPO IS THE MEMBRANE COVERING
14-0633	2/19/2014		\$576,980	Commercial	AFTER THE FACT: BLDG. 2E 8280SF INSTALLING NEW TAPERED INSULATION SET IN 2 PART ON CONCRETE DECK ADHESIVE, 1/2" HD ISO COVER BOARD SET IN 2 PART ADHESIVE, FULLY ADHERED 60 MIL FIRESTONE TPO IST HE MEMBRANE COVERING.
14-0548	2/12/2014		\$100,000	Commercial	INSTALL NEW CENTRAL A/C ONE 2 TON OR LESS, TWO 2 TON TO 5 TON MINI SPLIT W/METAL DUCTS, INSTALL 7 DUCTWORK OPENINGS, FOUR EXHAUST FAN DUCTING, 2 DRYER EXHAUST DUCTING WITH METAL DUCTS.
13-2635	12/11/2013		\$4,815,000	Commercial	REVISION: PAVING AND DRAINAGE ADD TO SITE WORK. ORIGINAL COST WAS ALREADY PAID AND CALCULATED W/THE MASTER BUILDING PERMIT THE SITE WORK WAS NOT ADDED DUE TO A TYPOGRAPHICAL ERROR.
13-4492	11/19/2013	11/19/2013	\$388,000	Commercial	INSTALLATION OF 200A, 120/240V OVERHEAD TEMPORARY POWER FOR CONSTRUCTION. ASSOCIATED CONDUIT, FEEDER, GROUNDING, DISTRIBUTION PANELS, SWITCH BOARDS AND PANEL BOARDS; INSTALLATION OF EXTERIOR LIGHTING AND INTERIOR LIGHTING, POWER, PTCA UNITS AND LIFE SAFETY LIGHTING WITH ASSOCIATED BOXES, BRANCH CIRCUITRY, DEVICES, COVERS AND OVER CURRNT PROTECTION.
13-4878	11/18/2013		\$300	Commercial	INSTALL 1 LOW VOLT CAMERA AS PER SITE PLANS.
13-4458	10/23/2013		\$345,000	Commercial	NOTICE OF COMMENCEMENT
13-2635	10/3/2013		\$4,816,000	Commercial	REPLACEMENT/IMPROVEMENTS TO FINISHES, EXTERIOR WALL SYSTEM, WEATHERPROOFING, LANDSCAPING, SWIMMING POOL, LIGHTING UPGRADES AND BUILDING SYSTEMS
13-2472	8/30/2013		\$250,000	Commercial	PARTIAL DEMO PRIOR TO RENOVATION.
13-0323	2/22/2013		\$80,000	Commercial	REMOVAL & REPLACEMENT OF EXISTING DOORS AND WINDOWS, INTERIOR FIXTURES & FURNISHINGS.
09-00003735	11/19/2009		\$2,000	Commercial	CHANGE SIGNS
09-0039	1/9/2009		\$2,350	Commercial	INSTALL 115 FEET OF 6' H CHAIN LINK FENCE INCLUDING REMOVAL AND DISPOSAL OF EXISTING FENCE.
08-4092	11/4/2008		\$15,000	Commercial	REPAIR APROX. 30 DAMAGED SUPPORT CANTILEVERS, 10 LF OF SUPPORT COLUMN
07-0061	1/9/2007		\$5,000	Commercial	REPLACE EXISTING BOILERS WITH TWO TANKLESS HEATERS AND ONE STORAGE TANK.
05-2827	7/7/2005	8/7/2006	\$6,000	Commercial	CHANGE OUT 7.5TON A/C
03-1144	4/3/2003	12/31/2003	\$13,000	Commercial	NEW SIGN
0102846	8/14/2001	11/15/2001	\$1,500	Commercial	REPAIR MANHOLE
9902791	3/30/2000	11/29/2000	\$235,000	Commercial	ELECTRICAL
0000460	2/28/2000	11/29/2000	\$95,000	Commercial	ROOFING
0000283	2/7/2000	11/29/2000	\$10,250	Commercial	RESURFACE POOL

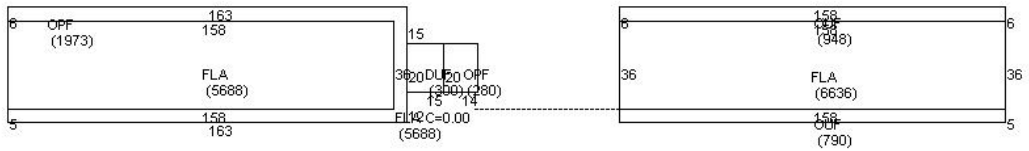
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
9902791	9/3/1999	11/29/2000	\$22,500	Commercial	REMODEL 133 ROOMS
9804006	12/21/1998	11/29/2000	\$28,855	Commercial	ROOFING
9802426	8/5/1998	11/29/2000	\$1,000	Commercial	SIGN
9802432	8/4/1998	11/29/2000	\$1,900	Commercial	FIRE SUPPRESSION SYSTEM
9802185	7/14/1998	11/29/2000	\$8,500	Commercial	ELECTRICAL
9801048	5/26/1998	11/29/2000	\$219,049	Commercial	REVISION OF PLANS
9800891	4/27/1998	11/29/2000	\$1	Commercial	ALTERATIONS TO PERMIT
9800236	4/8/1998	11/29/2000	\$21,474	Commercial	DEMO INTERIOR RESTUARANT
9801048	4/8/1998	11/29/2000	\$219,049	Commercial	REMODEL RESTUARANT
9800854	3/19/1998	11/29/2000	\$2,000	Commercial	DEMO RAILS 2ND FLOOR
9800891	3/19/1998	11/29/2000	\$100,000	Commercial	REPAIR SPALLING CORROSION
M932656	9/1/1994	12/1/1994	\$6,000	Commercial	REPLACE 10 TON AC
B931202	5/1/1993	12/1/1994	\$1,000	Commercial	5X5 CLOSET FOR W/HEATER

Sketches (click to enlarge)









FLA  
(880)

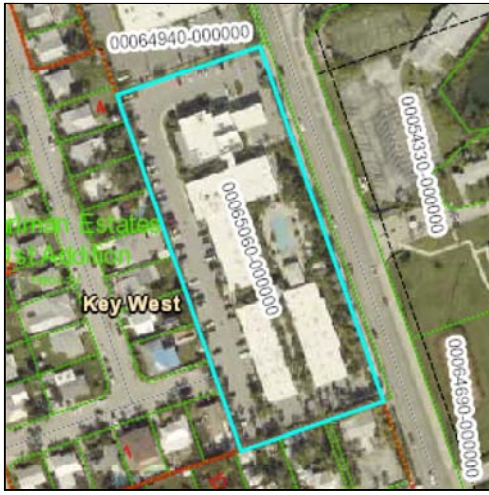
20

44

**Photos**



## Map



## TRIM Notice

Trim Notice

2018 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

Last Data Upload: 10/31/2018 1:55:13 AM

Developed by  
 Schneic  
GEOSPAT

# **Authorization Forms**



**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, Ron J. Hoyl as  
*Please Print Name of person with authority to execute documents on behalf of entity*

VP of General Partner of SA Key West Owner VII, LP  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC  
*Please Print Name of Representative*

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

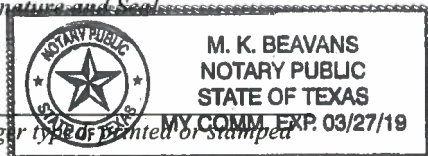
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this July 19, 2018  
*Date*

by Ron J. Hoyl  
Vice President  
*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*



*Name of Acknowledger type of Printed or Stamped*

*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, Ron J. Hoyl as  
*Please Print Name of person with authority to execute documents on behalf of entity*

VP of General Partner of SB Key West Owner VII, LP  
*Name of office (President, Managing Member)* *Name of owner from deed*

authorize Gregory S. Oropeza, Esq. Oropeza, Stones & Cardenas, PLLC  
*Please Print Name of Representative*

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

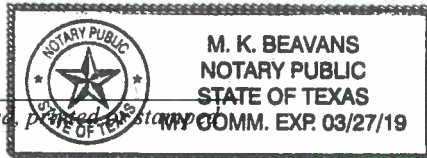
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this July 19, 2018  
*Date*

by Ron J. Hoyl  
Vice President  
*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.

M. K. Beavans  
*Notary's Signature and Seal*



*Name of Acknowledger typed, printed or stamped*

*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, Ron J. Hoyl as  
*Please Print Name of person with authority to execute documents on behalf of entity*

VP of General Partner of SC Key West Owner VII LP  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC  
*Please Print Name of Representative*

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

*Handwritten signature: A*

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

Subscribed and sworn to (or affirmed) before me on this July 19, 2018  
*Date*

by Ron J. Hoyl  
Vice President  
*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.

M. K. Beavans  
*Notary's Signature and Seal*

A rectangular notary seal stamp for M. K. Beavans, Notary Public, State of Texas. The seal includes a circular emblem with a star and the text "NOTARY PUBLIC STATE OF TEXAS". To the right of the emblem, it reads "M. K. BEAVANS NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 03/27/19".

\_\_\_\_\_  
*Name of Acknowledger, Typed, printed or stamped*

\_\_\_\_\_  
*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, Ron J. Hoyl as  
*Please Print Name of person with authority to execute documents on behalf of entity*

VP of General Partner of SE Key West Owner VII, LP  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC  
*Please Print Name of Representative*

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

*[Handwritten signature]*

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

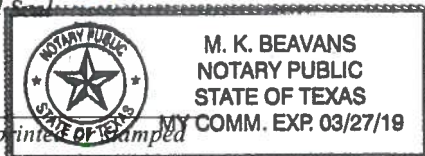
Subscribed and sworn to (or affirmed) before me on this July 19, 2018  
*Date*

by Ron J. Hoyl  
Vice President  
*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.

*[Handwritten signature]*

*Notary's Signature and Seal*



*Name of Acknowledger typed, printed or stamped*

*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, Ron J. Hoyl as  
*Please Print Name of person with authority to execute documents on behalf of entity*

VP of General Partner of SF Key West Owner VII, LP  
*Name of office (President, Managing Member) Name of owner from deed*

authorize Gregory S. Oropeza, Esq./Oropeza, Stones & Cardenas, PLLC  
*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]  
*Signature of person with authority to execute documents on behalf on entity owner*

Subscribed and sworn to (or affirmed) before me on this July 19, 2018  
*Date*

by Ron J. Hoyl  
Vice President  
*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*

Name of Acknowledger type of Acknowledgment NOTARY PUBLIC  
M. K. BEAVANS  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMM. EXP. 03/27/19

\_\_\_\_\_  
*Commission Number, if any*

# Verification Form

City of Key West  
Planning Department



Verification Form  
(Where Authorized Representative is an Entity)

I, Gregory S. Oropeza, Esq., in my capacity as Manager  
*(print name)* *(print position; president, managing member)*  
of Oropeza, Stones & Cardenas, PLLC  
*(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: 3800, 3820, 3824, 3840, 3850, 3852 N. Roosevelt Blvd.  
*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]  
*Signature of Authorized Representative*

Subscribed and sworn to (or affirmed) before me on this July 19, 2018 by  
Gregory S. Oropeza, Esq. *date*  
*Name of Authorized Representative*

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

[Signature]  
*Notary's Signature and Seal*

Patricia Gae Ganister  
*Name of Acknowledger typed, printed or stamped*



FF153175  
*Commission Number, if any*

# **PB Meeting Noticing Package**



# Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., October 18, 2018, City Commission Chambers, 1300 White Street, Key West, Florida, the purpose of the hearing will be to consider a request for:

Amended and Restated Development Agreement Extension – 3800, 3820, 3824, 3840 (1185 20<sup>th</sup> St), 3850, and 3852 North Roosevelt Boulevard (RE# 00065540-000000, 00065530-000000, 00065550-000000, 00064950-000000, 00064940-000000, and 00065060-000000) - A request for an extension of an approved Amended and Restated Development Agreement in the General Commercial (CG) Zoning District pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 1300 White Street or call 305-809-3764 or visit our website at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov).



The City of Key West, Florida  
Planning Department  
P.O. Box 1409  
Key West, FL 33041-1409

PUBLIC MEETING NOTICE



The City of Key West, Florida  
Planning Department  
P.O. Box 1409  
Key West, FL 33041-1409

PUBLIC MEETING NOTICE

**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

**Amended and Restated Development Agreement Extension - 3800, 3820, 3824, 3840 (1185 20th St), 3850 and 3852 North Roosevelt Boulevard (RE# 00065540-000000, 00065530-000000, 00065550-000000, 00064950-000000, 00064940-000000 and 00065060-000000) - A request for an extension of an approved Amended and Restated Development Agreement in the General Commercial (CG) Zoning District pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

**Date of Hearing: November 15, 2018      Time of Hearing: 6:00 PM**

**Location of Hearing: City Commission Chambers, 1300 White Street, Key West, FL 33040**

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, that Friday before the meeting at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov). Click on Agenda's & Minutes. A copy of the corresponding application is available from the City of Key West Planning Department located at 1300 White Street, Key West, Florida, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

Please provide written comments to: City of Key West City Clerk's Office Email: [cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov), Phone:(305) 809-3832 or Mail: P.O. Box 1409, Key West, FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

**YOU ARE A PROPERTY OWNER WITHIN 300 FEET OF THE SUBJECT PROPERTY**

The City of Key West Planning Board will hold a Public Hearing to consider the following request:

**Amended and Restated Development Agreement Extension - 3800, 3820, 3824, 3840 (1185 20th St), 3850 and 3852 North Roosevelt Boulevard (RE# 00065540-000000, 00065530-000000, 00065550-000000, 00064950-000000, 00064940-000000 and 00065060-000000) - A request for an extension of an approved Amended and Restated Development Agreement in the General Commercial (CG) Zoning District pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

**Date of Hearing: November 15, 2018      Time of Hearing: 6:00 PM**

**Location of Hearing: City Commission Chambers, 1300 White Street, Key West, FL 33040**

Interested parties may appear at the public hearing and be heard with respect to the application. Packets can be viewed online, that Friday before the meeting at [www.cityofkeywest-fl.gov](http://www.cityofkeywest-fl.gov). Click on Agenda's & Minutes. A copy of the corresponding application is available from the City of Key West Planning Department located at 1300 White Street, Key West, Florida, Monday through Friday between the hours of 8:00 AM and 5:00 PM.

Please provide written comments to: City of Key West City Clerk's Office Email: [cityclerk@cityofkeywest-fl.gov](mailto:cityclerk@cityofkeywest-fl.gov), Phone:(305) 809-3832 or Mail: P.O. Box 1409, Key West, FL 33041-1409

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes a testimony and evidence upon which the appeal is based.

**ADA Assistance:** It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at (305) 809-1000 or the ADA Coordinator at (305) 809-3811 at least five (5) business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

ALVAREZ RAY A  
3743 PAULA AVE  
KEY WEST, FL 33040

ARNOLD CLAUDINA P  
1209 20TH ST  
KEY WEST, FL 33040

ARRICALE JEFFREY W  
24 SILVER LAKE DR  
SUMMIT, NJ 07901

AVA BEACHSIDE LLC  
35 E WACKER DR STE 3300  
CHICAGO, IL 60601

BEACH 316 LLC  
8 CALLE DOS  
KEY WEST, FL 33040

BEACHSIDE 325 LLC  
PO BOX 344  
KEY WEST, FL 33041

BEACHSIDE 531 LLC  
C/O GROOMS BASCOM  
1716 N ROOSEVELT BLVD  
KEY WEST, FL 33040

BEACHSIDE KEY LLC  
2026 S QUEEN ST  
YORK, PA 17403

BEEMAN JASON E  
3719 DONALD AVE  
KEY WEST, FL 33040

BIGGS THOMAS  
333 LAS OLAS WAY APT 2703  
FORT LAUDERDALE, FL 33301

BLUE ISLANDER INVESTMENTS LLC  
1135 PHOENIXVILLE PIKE  
WEST CHESTER, PA 19380

BOND ADRIANNE  
2710 HARRIS AVE  
KEY WEST, FL 33040

BOUCHER KEVIN J & ANDREA  
3724 FLAGLER AVE  
KEY WEST, FL 33040

BUBLAK KAREL  
2616 HARRIS AVE  
KEY WEST, FL 33040

CHANMUGAM TAMARA N  
8966 CHAPEL AVE  
ELLCOTT CITY, MD 21043

CHILD LIFE SOCIETY INC  
1347 43RD ST  
BROOKLYN, NY 11219

CLINE SHAWN M  
1100 20TH STREET  
KEY WEST, FL 33040

COBO JONES BEACHSIDE, LLC  
1101 JOHNSON ST  
KEY WEST, FL 33040

CORAL SUNSET LLC  
2071 TANGLEWOOD LANE  
DELAND, FL 32720

CURRY DAVID LIV TR AG AMENDED  
9/3/2008  
PO BOX 1509  
NORMAN, OK 73070

CURRY GREGORY A  
1201 19TH TER  
KEY WEST, FL 33040

DE SPIRITO JANET  
1905 S EVA HILL DR  
BLOOMINGTON, IN 47401

DENBY TRACY  
5209 CHENAULT AVE  
ORLANDO, FL 32839

DIAZ RICHARD  
1213 20TH TER  
KEY WEST, FL 33040

DOMINION KEY WEST LLC  
PO BOX 398  
MONTGOMERYVILLE, PA 18936

DONATELLI DONALD & CATHERINE M  
21947 CREVELING RD  
COCHRANTON, PA 16314

DOT/ST.OF FL  
3900 COMMONWEALTH BLVD  
MAIL STATION 100  
TALLAHASSEE, FL 32399

DUPLESSIS JANINE  
1217 20TH ST  
KEY WEST, FL 33040

DURAN JANICE  
1209 19TH TER  
KEY WEST, FL 33040

ECCHER STEVEN CHARLES  
3808 DONALD AVE  
KEY WEST, FL 33040

EMANUEL EYAL  
1016 18TH TER  
KEY WEST, FL 33040

ERICKSON MARLYN G  
PO BOX 1006  
RAPID CITY, SD 57709

EWR BEACHSIDE LLC  
35 E WACKER DR STE 3300  
CHICAGO, IL 60601

FONT CHRISTINE M  
PO BOX 2294  
KEY WEST, FL 33045

FONT GILBERT & CHRISTINE  
REV LIV TR 9/25/13  
1315 20TH ST  
KEY WEST, FL 33040

FULLER NORMAN C  
P O BOX 5282  
KEY WEST, FL 33045

GAMMON MARTHA E  
3738 DONALD AVE  
KEY WEST, FL 33040

GARTENMAYER ERIC  
1205 20TH TER  
KEY WEST, FL 33040

GAY CYNTHIA L  
1215 20TH TER  
KEY WEST, FL 33040

GRACE KOSTICK LLC  
8150 VALHALLA DR  
DELRAY BEACH, FL 33446

GREAGER SCOTT A  
1305 20TH TER  
KEY WEST, FL 33040

GRIZZEL-MALGRAT KIMBERLIE A  
1018 18TH TER  
KEY WEST, FL 33040

GUIEB JR BOB  
1207 20TH TER  
KEY WEST, FL 33040

HALTERMAN JERRY  
2011 CATON RD  
OTTAWA, IL 61350

HALTERMAN-REYNOLDS LLC  
4105 PROGRESS DR  
OTTAWA, IL 61350

HARBORSIDE MOTEL & MARINA INC  
903 EISENHOWER DR  
KEY WEST, FL 33040

HERTZOG JENNIFER ANN  
1202 20TH ST  
KEY WEST, FL 33040

HILL RUTH K REVOCABLE TRUST  
4802 OLD WILLIAM PENN HWY  
EXPORT, PA 15632

HORNER MALLA  
905 18TH TER  
KEY WEST, FL 33040

JONES DEAN L  
1217 19TH TER  
KEY WEST, FL 33040

JOSEPHSON RODZIAH  
1014 18TH TER  
KEY WEST, FL 33040

KASPER KENNARD B  
1012 18TH TER  
KEY WEST, FL 33040

KENNEDY GINA  
1210 20TH ST  
KEY WEST, FL 33040

KEY WEST PITA LLC  
23550 CENTER RIDGE RD STE 206  
WESTLAKE, OH 44145

KEY WEST V LLC  
3501 DETROIT AVE  
CLEVELAND, OH 44133

KNOWLES CHRISTINE ELIZABETH  
1216 20TH TER  
KEY WEST, FL 33040

KOLHAGE DANIEL L  
1204 20TH TER  
KEY WEST, FL 33040

KRZYWINSKI RICHARD  
1206 20TH ST  
KEY WEST, FL 33040

KW331 LLC  
PO BOX 1197  
SOUTHOLD, NY 11971

LARIZ JESSICA JANE  
3715 PEARLMAN TER  
KEY WEST, FL 33040

LEE JR DONALD J  
1118 20TH ST  
KEY WEST, FL 33040

LEE THOMAS B  
3728 DONALD AVE  
KEY WEST, FL 33040

LEE YUNG  
1901 HARRIS AVE  
KEY WEST, FL 33040

LIZ MARTIZ MARCOS  
1308 20TH TER  
KEY WEST, FL 33040

LONE PALM CRAIG III LLC  
2510 CANTERBURY RD STE 100  
WESTLAKE, OH 44145

MANNIX ANNALISE  
3739 PAULA AVE  
KEY WEST, FL 33040

MARISCAL DANIEL R  
3735 DONALD AVE  
KEY WEST, FL 33040

MARQUETTE ROBERT L ESTATE C/O  
JOHN D MARQUETTE P/R  
821 PLEASANTVIEW ST  
TREVORTON, PA 17881

MARSTON CRAIG R  
3640 NORTHSIDE CT  
KEY WEST, FL 33040

MATEA DAVID  
3734 DONALD AVE  
KEY WEST, FL 33040

MAYER DONALD J  
1221 20TH ST  
KEY WEST, FL 33040

MCKEON III EDWARD J  
1203 20TH TER  
KEY WEST, FL 33040

M-D INVESTMENTS LLC  
1109 EATON ST  
KEY WEST, FL 33040

MERCURIO GREGORY  
PO BOX 2157  
KEY WEST, FL 33045

MIKHEEVA-BURR IRINA  
3743 DONALD AVE  
KEY WEST, FL 33040

MUMFORD JOHN  
PO BOX 6371  
KEY WEST, FL 33041

ODOM II HARRELL  
620 OLIVIA ST  
KEY WEST, FL 33040

OVERHOLSER PROPERTIES LLC  
14061 266TH AVE NW  
ZIMMERMAN, MN 55398

PARADISE BEACHSIDE LLC  
2155 OCEANVIEW DR  
TIERRA VERDE, FL 33715

PAULUS ERICA S  
913 18TH TER  
KEY WEST, FL 33040

PUMAR ROSEMARY  
1208 20TH TER  
KEY WEST, FL 33040

QUESADA MARIA DEL CARMEN  
3800 NORTHSIDE DR  
KEY WEST, FL 33040

RAMIREZ GINA H/W  
1205 20TH TER  
KEY WEST, FL 33040

REHM JR ALFRED F  
2903 FALLING MAPLE DR NW  
WILSON, NC 27896

REYNOLDS DANIEL J & LINDA  
P O BOX 858  
OTTAWA, IL 61350

RHODES KYLER  
1227 20TH TER  
KEY WEST, FL 33040

RIVERA GIRALDA  
1006 18TH TER  
KEY WEST, FL 33040

ROBERTS HEATHER A  
1219 20TH TER  
KEY WEST, FL 33040

ROBERTS JR ANTHONY DEXTER  
1200 20TH TER  
KEY WEST, FL 33040

RODRIGUEZ YUNIOR  
1205 19TH TER  
KEY WEST, FL 33040

SACCONE FRED R TRUST 10/31/2014  
1213 19TH TER  
KEY WEST, FL 33040

SANCHEZ HORACIO  
1104 20TH ST  
KEY WEST, FL 33040

SB KEY WEST OWNER VII LP C/O  
ROCKPOINT GROUP LLC WOODLAND  
HALL AT OLD PARKLAND  
3953 MAPLE AVE STE 300  
DALLAS, TX 75219

SH BEACHSIDE LLC  
500 FLEMING ST  
KEY WEST, FL 33040

SH5 LTD  
506 FLEMING ST  
KEY WEST, FL 33040

SNELL BILL & LINDA LIV TR 5/11/2012  
3800 DONALD AVE  
KEY WEST, FL 33040

SPOTTSWOOD HOTELS INC  
506 FLEMING ST  
KEY WEST, FL 33040

STASHENKO IOLANDA  
1213 20TH ST  
KEY WEST, FL 33040

STATE OF FLA DEPT OF  
TRANSPORTATION  
1000 NW 111TH AVE  
MIAMI, FL 33172

TAYLOR ESTHER SMITH  
1223 20TH TER  
KEY WEST, FL 33040

TBT LLC  
33 CALLE UNO  
KEY WEST, FL 33040

TERRANOVA CARL & JING NUI  
100175 COLLINS AVE  
BAL HARBOR, FL 33154

TOOMER RICHARD E  
1220 19TH TER  
KEY WEST, FL 33040

TOVAR PAUL H  
3807 DONALD AVE  
KEY WEST, FL 33040

TRICKSY LLC  
910 17TH TER  
KEY WEST, FL 33040

W I R PARTNERSHIP LP  
950 HOMESTEAD RD  
NEWPORT, PA 17074

WEECH STEVEN GARY  
1008 18TH TER  
KEY WEST, FL 33040

WEINHOFER JOANNE L  
1010 18TH TER  
KEY WEST, FL 33040

WELLS DENISE M  
3734 PAULA AVE  
KEY WEST, FL 33040

WURST BARBARA JANE  
1112 20TH ST  
KEY WEST, FL 33040

ZAMPARDO MARK E  
839 W LILL  
CHICAGO, IL 60614

ZINTSMaster MATTHEW & WENDY  
1520 WHITE ST  
KEY WEST, FL 33040

ZUELCH JEANNE S  
3742 DONALD AVE  
KEY WEST, FL 33040

# **Planning Board Staff Report**



**THE CITY OF KEY WEST  
PLANNING BOARD  
Staff Report**



**To:** Chairman and Planning Board members

**Through:** Patrick Wright, Planning Director

**From:** Vanessa Sellers, Planner II

**Meeting Date:** November 15, 2018

**RE:** **Amended and Restated Development Agreement Extension – 3800, 3820, 3824, 3840 (1185 20<sup>th</sup> St), 3850, and 3852 North Roosevelt Boulevard (RE# 00065540-000000, 00065530-000000, 00065550-000000, 00064950-000000, 00064940-000000, and 00065060-000000) - A request for an extension of an approved Amended and Restated Development Agreement in the General Commercial (CG) Zoning District pursuant to Chapter 90, Article IX and Section 122-416 through 122-420 of the Land Development Regulations of the Code of Ordinances of the City of Key West.**

---

**Request:** This is a request for an extension to the approved amended and restated development agreement for the Key West Hotel Collection.

**Applicant:** Greg S. Oropeza, Esq. of Oropeza, Stones, and Cardenas

**Property Owners:** SE Key West Owner VII LP c/o Rockpoint Group, LLC and SE Key West Owner VII LP c/o Rockpoint Group, LLC Woodland Hall at Old Parkland

**Location:** 3800, 3820, 3824, 3840 (1185 20<sup>th</sup> St), 3850, and 3852 North Roosevelt Boulevard (RE# 00065540-000000, 00065530-000000, 00065550-000000, 00064950-000000, 00064940-000000, and 00065060-000000)

**Zoning:** General Commercial (CG)



**Project Background:**

The subject properties consist of six (6) contiguous parcels with the mailing addresses at 3800, 3820, 3824, 3840 (1185 20<sup>th</sup> Street), 3850, and 3852 North Roosevelt Boulevard, comprising of approximately 17 acres.

In 2009, the then owners and the City entered into a Development Agreement for the phased redevelopment of the properties through Resolution 09-059. In 2013, the City Commission approved and authorized the execution of an Amended and Restated Development Agreement through Resolution 13-139.

The parcels are referred to on the conceptual site plan and within the development agreements as follows:

- 3800 N Roosevelt Boulevard – “Site F”
- 3820 N Roosevelt Boulevard – “Site D”
- 3824 N Roosevelt Boulevard – “Site C”
- 3840 N Roosevelt Boulevard – “Site E”
- 3850 N Roosevelt Boulevard – “Site B”
- 3852 N Roosevelt Boulevard – “Site A”

The Amended and Restated Development Agreement proposed two phases of redevelopment. The first phase (Phase 1) was for the renovation of four existing hotels located on Sites A, B, C, and D; the second phase (Phase 2) was for the redevelopment of the remaining two parcels (Site E and Site F) for commercial uses and affordable housing units. The effective date of the Amended and Restated Development Agreement was September 19, 2013, and the duration of the agreement was five (5) years.

On July 18, 2018, the City of Key West Planning Department received this request to extend the Amended and Restated Development Agreement for a period of five (5) years. The applicant has requested the extension in a timely manner.

**City Actions:**

Planning Board:	November 15, 2018
City Commission:	Day, time, and place shall be announced at the first public hearing (Planning Board)
DEO review:	Up to 30 days, following local appeal period

**Development Agreement Extension Review Criteria:**

**Article IX. – Development Agreements**

**Sec. 90-682. – Content.**

**(a) (2) The duration of the development agreement, which duration shall not exceed five years, but which may be extended by mutual consent of the City and the developer. Any request for an extension shall be subject to the public hearing process necessary for the initial approval of the development agreement.**

Section C-2 of the Amended and Restated Development Agreements states, “This Development Agreement shall remain in effect for a period of five (5) years, commencing on the Effective Date. This Development Agreement may be renewed or extended as provided herein.”

The Planning Board recommended approval of the Amended and Restated Development Agreement on April 18, 2013 through Resolution no. 2013-24. Resolution 13-139 was passed and adopted by the City Commission on May 21, 2013, approving and authorizing execution of the subject Amended and Restated Development Agreement.

The Amended and Restated Development Agreement, dated April 18, 2013, was filed and recorded in the official records of Monroe County on August 19, 2013. The effective date of the agreement is thirty (30) days after the date that it is recorded in the public records (September 19, 2013).

The applicant is requesting a 5-year extension in order to analyze the feasibility of (1) developing housing and commercial uses on Site F, and (2) developing a recreational outdoor use to the existing hotel developments on Site E. Pursuant to section 108-91 (B) of the LDRs, development plan review and approval will be required for the addition of five or more housing units, the addition of nonresidential floor area 1,000-square-feet or more, and the addition of outdoor commercial activity 1,000-square-feet or more.

The following paragraph discusses the public hearing process necessary for the initial approval of the development agreement.

**Sec. 90-683. – Public hearings and notice.**

Pursuant to F.S. § 163.3225, before entering into, amending, or revoking a development agreement, the city shall conduct at least two public hearings. One of the public hearings shall be held by the planning board. The following procedures shall be applied in advertising for the public hearings:

- (1) Each public hearing shall be advertised in a newspaper of general circulation in the city, and such advertisement shall be placed approximately seven days before each public hearing pursuant to requirements of F.S. ch. 163.
- (2) Notice of intent to consider the development agreement shall also be mailed to all property owners abutting the subject land and/or owners of property lying within 500 feet of the subject land. The applicant for the development agreement shall furnish the city administrative official with an updated listing of the complete names and addresses of the affected owners.
- (3) The day, time and place at which the second public hearing will be held shall be announced at the first public hearing.
- (4) All notices of public hearings shall specify the location of the land subject to the proposed development agreement; the development uses proposed on the property; the proposed population densities, building intensities and heights; and shall further specify where a copy of the proposed development agreement can be obtained.

**Sec. 90-684. – Duration.**

Pursuant to F.S. § 163.3229, the duration of a development agreement shall not exceed ten years. It may be extended by mutual consent of the city commission and the developer, subject to a public hearing in accordance with F.S. § 163.3225.

The effective date of the Amended and Restated Development Agreement is September 19, 2013 and shall remain in effect for a period of five (5) years. The representative is requesting a 5-year extension.

**RECOMMENDATION:**

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends to the Planning Board that the request for an Extension to the Amended and Restated Development Agreement be **APPROVED**.

**Planning Board Resolution  
(awaiting signatures)**

**PLANNING BOARD  
RESOLUTION NO. 2018-67**

**AMENDED AND RESTATED DEVELOPMENT AGREEMENT  
EXTENSION – 3800, 3820, 3824, 3840 (1185 20<sup>TH</sup> ST), 3850, AND  
3852 NORTH ROOSEVELT BOULEVARD (RE# 00065540-  
000000, 00065530-000000, 00065550-000000, 00064950-000000,  
00064940-000000, AND 00065060-000000) - A REQUEST FOR  
AN EXTENSION OF AN APPROVED AMENDED AND  
RESTATED DEVELOPMENT AGREEMENT IN THE  
GENERAL COMMERCIAL (CG) ZONING DISTRICT  
PURSUANT TO CHAPTER 90, ARTICLE IX AND SECTION  
122-416 THROUGH 122-420 OF THE LAND DEVELOPMENT  
REGULATIONS OF THE CODE OF ORDINANCES OF THE  
CITY OF KEY WEST.**

**WHEREAS**, in Resolution no. 09-059, the City Commission authorized a Development Agreement for this group of properties previously known as the “Key West Resort and Conference Center”; and

**WHEREAS**, in Resolution no. 13-139, the City Commission authorized the execution of an Amended and Restated Development Agreement for this group of properties, then known as the “Key West Collection”; and

**WHEREAS**, Section C-2 of the Amended and Restated Development Agreement states, in part, that the agreement shall remain in effect for five years, commencing on the effective date, and that it may be renewed or extended; and

**WHEREAS**, on July 18, 2018, the representative for the properties’ owners submitted a request to the City of Key West planning department for a five-year extension to the Amended and Restated Development Agreement; and

**WHEREAS**, pursuant to F.S. § 163.3225 and city code section 90-683, before entering

\_\_\_\_\_Vice-Chairman

\_\_\_\_\_Planning Director

into, amending, or revoking a development agreement, the City shall conduct at least two public hearings, of which one shall be held by the Planning Board; and

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

**Section 1.** That the above recitals are incorporated by reference as if fully set forth herein.

**Section 2.** That the request for an extension to an Amended and Restated Development Agreement Resolution no. 13-139 pursuant to Sections 90-676 through 90-692 of the Land Development Regulations of the Code of Ordinances of the City of Key West, is hereby recommended for City Commission approval for property located at 3800, 3820, 3824, 3840, 3850, and 3852 North Roosevelt Boulevard (RE# 00065540-000000, 00065530-000000, 00065550-000000, 00064950-000000, 00064940-000000, and 00065060-000000) ; and

**Section 3.** This extension to the Amended and Restated Development Agreement recommended for approval to the City Commission does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

**Section 4.** This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Board.

**Section 5.** This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department

\_\_\_\_\_Vice-Chairman

\_\_\_\_\_Planning Director

of Economic Opportunity. Pursuant to Chapter 9J-1, FAC, this permit or development order is not effective for forty-five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty-five (45) day review period the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 15<sup>th</sup> day of November 2018.

Authenticated by the Vice-Chairman of the Planning Board and the Planning Director;

---

James Gilleran, Key West Planning Board Vice-Chairman Date

**Attest:**

---

Patrick Wright, Planning Director Date

**Filed with the Clerk:**

---

Cheryl Smith, City Clerk Date

\_\_\_\_\_Vice-Chairman

\_\_\_\_\_Planning Director