

EASEMENT APPLICATION
City of Key West Planning Department
3140 Flagler Avenue Street, Key West, FL 33040
(305) 809-3720



Please read carefully before submitting applications

Easement Application



Please print or type a response to the following:

1. Name of Applicant MICHAEL B. INGRAM
2. Site Address 711 DUVAL STREET
3. Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization Form must be completed)
4. Address of Applicant 512 MARGARET STREET
KEY WEST, FL. 33040
5. Phone # of Applicant 305.320.0211 Mobile# _____ Email MINGRAM@K2MDESIGN
6. Name of Owner, if different than above MIRADOR DEL MAR
7. Address of Owner 512 MARGARET STREET
KEY WEST, FL. 33040
8. Phone Number of Owner 305.296.7893 Email VILLASKEYWEST@GMAIL.COM
9. Zoning District of Parcel _____ RE# _____
10. Description of Requested Easement and Use. Please itemize if more than one easement is requested EXISTING MARQUEE AT 711 DUVAL STREET
NEW RETRACTABLE AWNING AT 711 DUVAL STREET
11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No X If Yes, please describe and attach relevant documents. _____

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, MICHAEL S. INGRAM, 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:

711 DUVAL STREET

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.

Michael S. Ingram
Signature of Authorized Representative

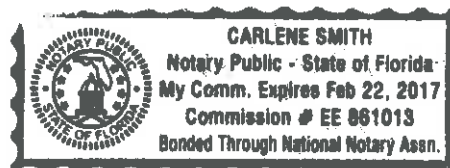
Subscribed and sworn to (or affirmed) before me on this 2/21/14 by
date

Michael Ingram
Name of Authorized Representative

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

Carlene Smith
Notary's Signature and Seal

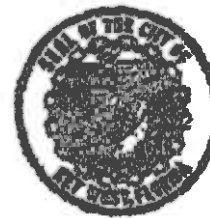
Carlene Smith
Name of Acknowledger typed, printed or stamped



EE 861013
Commission Number, if any

Authorization

City of Key West
Planning Department



Authorization Form
(Individual Owner)

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

I, G. Dickson
Mirador del Mar by Sam CEO authorize
Please Print Name(s) of Owner(s) (as appears on the deed)

MICHAEL F. WERNER

Please Print Name of Representative

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

Sam G. Dickson CEO of
Signature of Owner

Signature of Joint/Co-owner if applicable

Mirador del Mar, LLC

Subscribed and sworn to (or affirmed) before me on this FEB 6, 2014 by
date

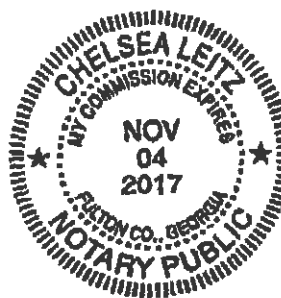
Sam G. Dickson
Name of Authorized Representative

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

Chelsea Leitz
Notary's Signature and Seal

Name of Acknowledger Typed, printed or stamped

Commission Number, if any





THE CITY OF KEY WEST

Building Department

P.O. Box 1409, Key West, FL 33041

February 14, 2014

PEREZ ROSA LEE DEC OF TRUST 12/8/1997

c/o Michael Ingram
1001 Whitehead Street
Key West, Florida 33040

Certified Mailing: 7003 3110 0003 4758 4501

Re: City Right-of-Way Easement Notification

Location address: 711 Duval Street

Dear Property Owner,

City of Key West Ordinance Section 90-301 charges the Chief Building Official with administration and enforcement of the City Land Development Regulations (LDRs). The City has become aware that your building at the above address features a balcony construction that extends over City Right-of-Way (R/W). Any permanent construction within the City R/W requires granting of a renewable easement agreement between the property owner and the City. (City Ordinance Section 2-928).

An application for an easement must be made to the City Planning Department within the next sixty (60) days to be scheduled for a Development Review Committee (DRC) hearing. Please contact them for determination of deposits and fees. This official notification is being sent to you by Certified Mail as directed by the Director of Community Services. Please respond promptly.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Wampler", is written over a horizontal line.

Ron Wampler CFM, Chief Building Official

This instrument was prepared by
and should be returned to:

Michael S. Provenzale, Esquire
Lowndes, Drosdick, Doster, Kantor
& Reed, P.A.
Post Office Box 2809
Orlando, FL 32802-2809

10/03/2013 2:39PM
INTANGIBLE TAX CL: Krys \$400.00
MORTGAGE DOC STAMP CL: \$700.00

Doc# 1952732
Bk# 2652 Pg# 2249

ASSIGNMENT AND ASSUMPTION OF LEASE

KNOW ALL MEN BY THESE PRESENTS that SOUTHERN ELECTRIC SUPPLY COMPANY, INC., a Delaware corporation, as successor-by-merger to WGI Properties, Inc., a Delaware corporation, having an address of 14951 Dallas Parkway, Dallas, Texas 75240 (the "Assignor"), in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations paid to it by MIRADOR DEL MAR, LLC, a New Mexico limited liability company, having an address of 512 Angela Street, Key West, FL 33040 (the "Assignee"), the receipt and sufficiency of which are hereby acknowledged, does hereby and herewith assign, transfer, and convey under the said Assignee all of the Assignor's right, title, and interest in and to that certain 99 Year Lease dated the 23rd day of April, 1953, originally by and between ANTONIO DARIO PEREZ and ROSA LEE PEREZ as Lessors, and SEYMOUR RUBIN, joined by his wife, ALICE RUBIN, as the Lessees, which Lease is recorded in Deed Book G-69 at Page 348 of the Public Records of Monroe County, Florida and covers the real property described on Exhibit "A" attached hereto and made a part hereof, located, situate, and being in Monroe County, Florida, together with certain buildings and improvements located thereon (the "99 Year Lease").

The 99 Year Lease has heretofore been assigned as follows: (i) by SEYMOUR RUBIN and ALICE RUBIN to EDWARD G. BANNING and BARBARA M. BANNING, his wife, by that certain Assignment and Assumption of Lease dated June 4, 1959 and recorded on June 5, 1959, in Official Records Book 115 at Page 163 of the Public Records of Monroe County, Florida; (ii) by BARBARA M. BANNING, a widow, to CENTRAL BANK AND TRUST COMPANY of Miami, Florida, a Florida banking corporation by that certain Assignment and Assumption of Lease dated December 27, 1973, and recorded in Official Records Book 563 at Page 577 of the Public Records of Monroe County, Florida; and (iii) by NCNB NATIONAL BANK OF FLORIDA, successor-by-merger with Pan American Bank, N.A., successor-by-merger with Central Bank and Trust Company to WGI PROPERTIES, INC., a Delaware Corporation by that certain Assignment and Assumption of Lease dated December 9, 1986 and recorded in Official Records Book 995 at Page 2168 of the Public Records of Monroe County, Florida.

SUBJECT TO, as to a portion of the premises, that certain Sublease Agreement with FARRINGTON GALLERIES, INC. recorded on January 27, 1983 in Official Records Book 873, Page 1377, as modified by that certain Addendum to Sublease recorded on February 10, 1984 in Official Records Book 903, Page 287, both of the Public Records of Monroe County, Florida, as assigned to FEG CO-TENANTS, a Florida general partnership, and that certain Sub-

Sublease entered into or to be entered into between FEG CO-TENANTS and AQUA KEY WEST, LLC.

TO HAVE AND TO HOLD the 99 Year Lease unto the Assignee, its heirs, successors, and assigns, from the 30th day of September, 2013, for all the entire term of the 99 Year Lease remaining from and after said date, together with all of the rents, issues, and profits arising therefrom, and all of the terms, conditions, recitals, and provisions contained therein.

AND the Assignee, for itself, its heirs, successors, and assigns, does hereby and herewith assume and accept all of the terms and covenants in the 99 Year Lease to be kept and performed by the Lessee and agrees to make all payments required to be made thereunder and to abide by and perform all the terms, covenants, and conditions of said Lease.

IN WITNESS WHEREOF, the parties have caused these presents to be executed in manner and form sufficient to bind them as of the 1st day of October, 2013.

Signed, sealed and delivered
in the presence of:

[Signature]
Name: TEREK A. SWISSER

[Signature]
Name: BRENDA LEVITT

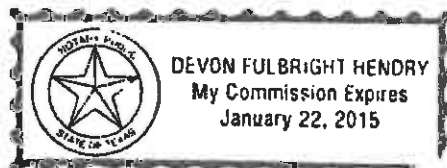
**SOUTHERN ELECTRIC SUPPLY
COMPANY, INC.**, a Delaware corporation

By: [Signature]
Name: TIM BEVINS
Title: VP Finance

STATE OF Texas
COUNTY OF Dallas

The foregoing instrument was acknowledged before me this 1st day of October, 2013, by TIM BEVINS as CEO of **SOUTHERN ELECTRIC SUPPLY COMPANY, INC.**, a Delaware corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.


(NOTARY SEAL)

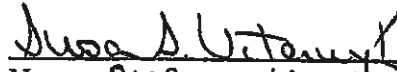


[Signature]
Signature of Notary Public


Devon Fulbright Hendry
Typed or Printed Name of Notary
Commission No.: D/A
My Commission Expires: 1/22/2015

Signed, sealed and delivered
in the presence of:


Name: Christina Gaertner


Name: SUSAN UITERWYK

MIRADOR DEL MAR, LLC, a New Mexico
limited liability company

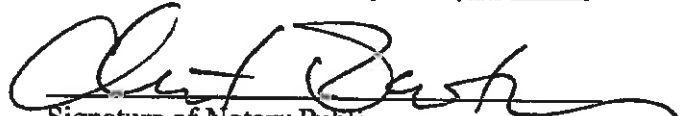
By: 
Name: Sam G. Dickson
Title: Manager

STATE OF FL
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 30th day of September, 2013, by Sam Dickson as Manager of MIRADOR DEL MAR, LLC, a New Mexico limited liability company, on behalf of the company. He/she is personally known to me or has produced FL DL as identification.

(NOTARY SEAL)




Signature of Notary Public

Typed or Printed Name of Notary _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Monroe, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

On the Island of Key West and known on WILLIAM A. WHITEHEAD'S MAP delineated in February, A.D. 1829, as part of Lot 2 of Square 2 of Tract 4, described by metes and bounds as follows:

Commencing at a point on the Northeast side of Duval Street distant 94 feet, 8 inches Southeasterly from the corner of Duval and Angela Streets, and running thence along Duval Street in a Southeasterly direction 42 feet, 4 inches; thence at right angles in a Northeasterly direction 135 feet; thence right at right angles in a Northwesterly direction 42 feet, 4 inches; thence at right angles in a Southwesterly direction 135 feet to the point of beginning on Duval Street.

Also,

On the Island of Key West and known on WILLIAM A. WHITEHEAD'S MAP of said Island delineated in February, A.D. 1829, as a part of Tract 4, but now better known as a part of Lot 2 in Square 2 of Simonton and Wall's Addition to the City of Key West; commencing at a point on Angela Street distant 50 feet from the corner of Angela and Duval Streets, and running thence along Angela Street in a Northeasterly direction 50 feet; thence at right angles in a Southeasterly direction 94 feet and 8 inches; thence at right angles in a Southwesterly direction 50 feet; thence at right angles in a Northwesterly direction 94 feet and 8 inches to the place of beginning.

Also,

On the Island of Key West and known on WILLIAM A. WHITEHEAD'S MAP of said Island, delineated in February, A.D., 1829, as a part of Tract 4 but now better known as a part of Lot 2 in Square 2 according to Simonton and Wall's Addition to the City of Key West; Commencing at a point on Angela Street, distant 100 feet from the corner of Angela and Duval Streets, and running thence along Angela Street in a Northeasterly direction 49 feet; thence at right angles in a Southeasterly direction 94 feet and 8 inches; thence at right angles in a Southwesterly direction Forty-nine (49) feet; thence at right angles in a Northwesterly direction Ninety-four (94) feet and Eight (8) Inches to the place of beginning.

MONROE COUNTY
OFFICIAL RECORDS



October 16, 2013

TO: Michael B Ingram
Aqua Key West

RE: 711 Duval Street, Key West, Florida

To whom it may concern:

As managing partner of FEG Co-Tenants, leaseholders of the building located at 711 Duval Street, Key West, Florida, I give permission for Michael B. Ingram, owner of the club known as Aqua Key West, to do the following projects to the building, as long as they conform to city codes:

To have a new awning constructed for the front of the building;

To repair or replace any existing front and rear signage;

To have a new sign made for Tabby Way alleyway, directing patrons to the back entrance;

To clean up and restore the back bar area; and

To do all ongoing general maintenance and repairs that will be necessary from time to time.

A handwritten signature in black ink, reading "Karen F. Daniels". The signature is fluid and cursive, with the first name "Karen" and last name "Daniels" clearly legible.

Karen Farrington Daniels
FEG Co-Tenants
928-639-4726

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**Detail by Entity Name****Foreign Limited Liability Company**

MIRADOR DEL MAR LLC

Filing Information

Document Number M13000006599
FEI/EIN Number 463703920
Date Filed 10/17/2013
State NM
Status ACTIVE

Principal Address

2492 ALTON RD.
ATLANTA, GA 30305

Mailing Address

2492 ALTON RD.
ATLANTA, GA 30305

Registered Agent Name & Address

THE SMITH LAW FIRM, A PROFESSIONAL ASSOCIA
333 FLEMING STREET
KEY WEST, FL 33040

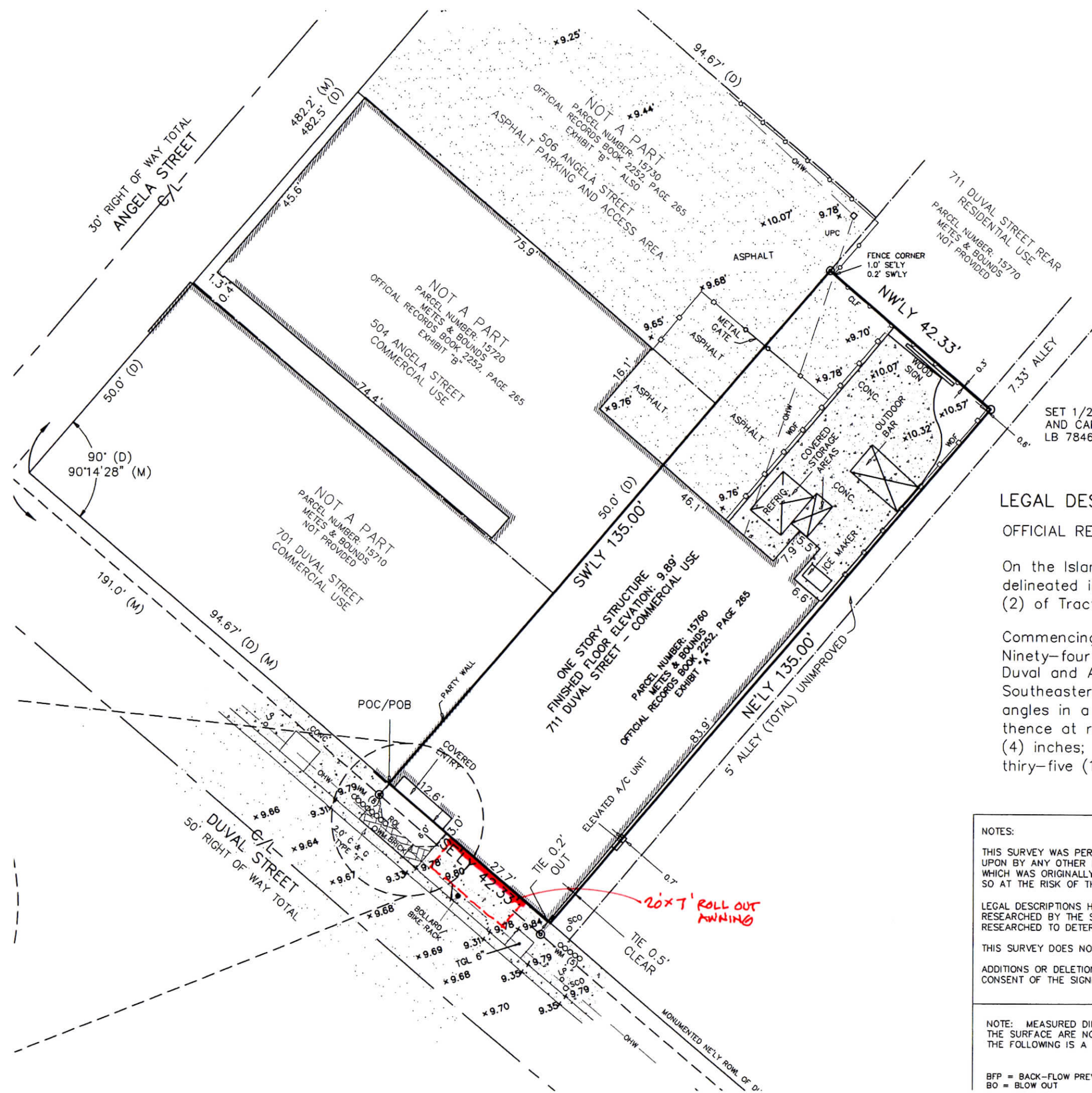
Authorized Person(s) Detail**Name & Address**

Title MGR

DICKSON, SAM G
512 ANGELA STREET
KEY WEST, FL 33040

Annual Reports**No Annual Reports Filed****Document Images**[10/17/2013 -- Foreign Limited](#)[View image in PDF format](#)

Survey



I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NAME: CITY OF KEY WEST
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
FLOOD ZONE: X
BASE ELEVATION: N/A

BENCHMARK USED:
PID AA 0008
CGS DISK
ELEVATION 14.32', NGVD29

⊙ DENOTES SET NAIL & DISK, LB 7846

CERTIFIED TO -
MICHAEL INGRAM

LEGAL DESCRIPTION -

OFFICIAL RECORDS BOOK 2252, PAGE 285 - EXHIBIT "A"

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D., 1829, as part of Lot Two (2) of Square Two (2) of Tract Four (4), described by metes and bounds as follows:

Commencing at a point on the Northeast side of Duval Street distant Ninety-four (94) feet eight (8) inches Southeasterly from the corner of Duval and Angela Streets, and running thence along Duval Street in a Southeasterly direction Forty-two (42) feet four (4) inches; thence at right angles in a Northeasterly direction One hundred thirty-five (135) feet; thence at right angles in a Northwesterly direction forty-two (42) feet Four (4) inches; thence at right angles in a southwesterly direction One hundred thirty-five (135) feet to the point or place of beginning on Duval Street.

NOTES:

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.
THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT

FI = FENCE INSIDE
FND = FOUND

P = PLAT
PC = POINT OF CURVE
POB = POINT OF BEGINNING

TOB = TOP OF BANK
TOS = TOE OF SLOPE

MAP OF BOUNDARY SURVEY
PART OF LOT 2, SQUARE 2, TRACT 4,
WILLIAM A. WHITEHEAD'S MAP
ON THE ISLAND OF
KEY WEST

NORTH
ASSUMED FROM
LEGAL DESCRIPTION

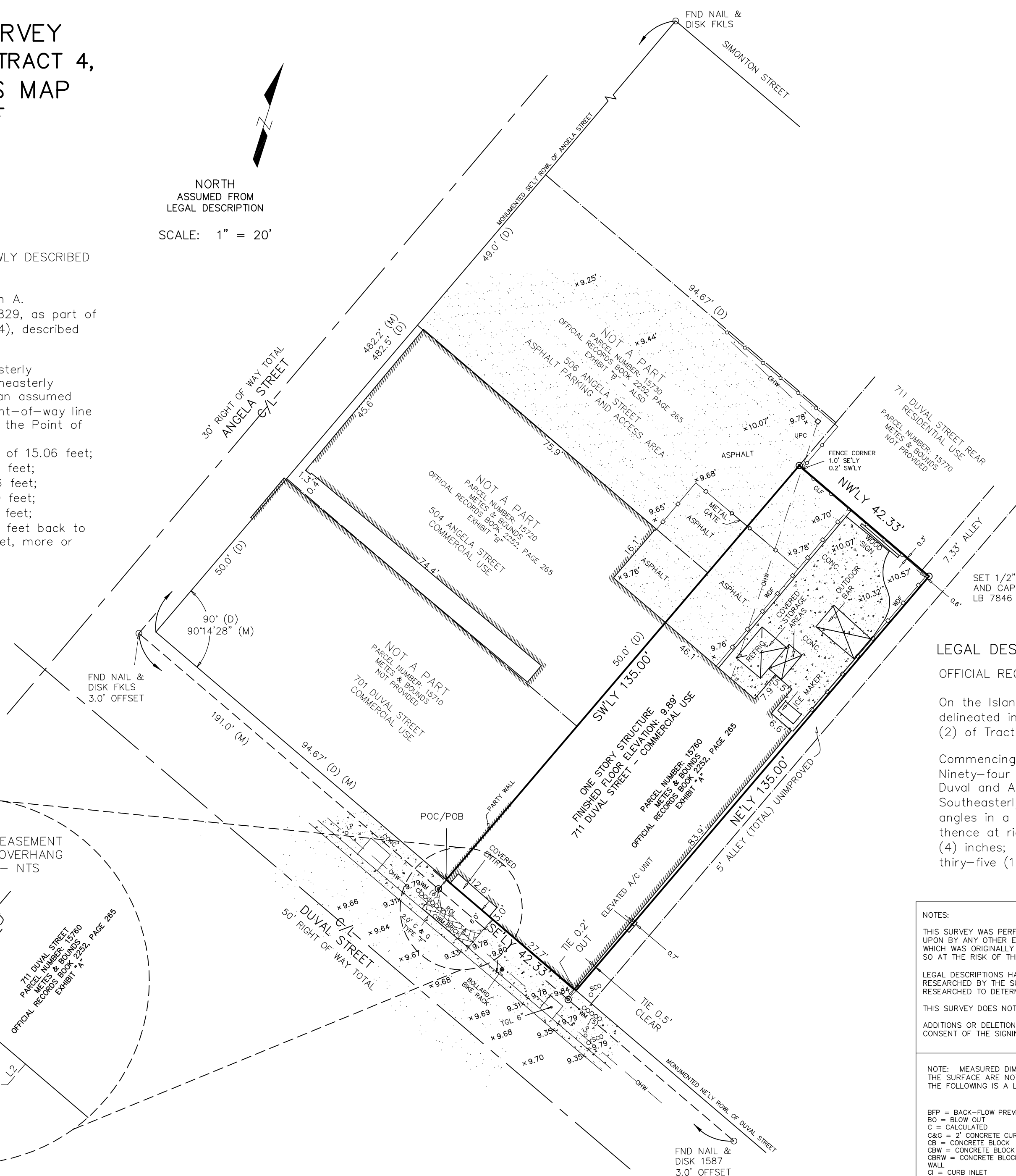
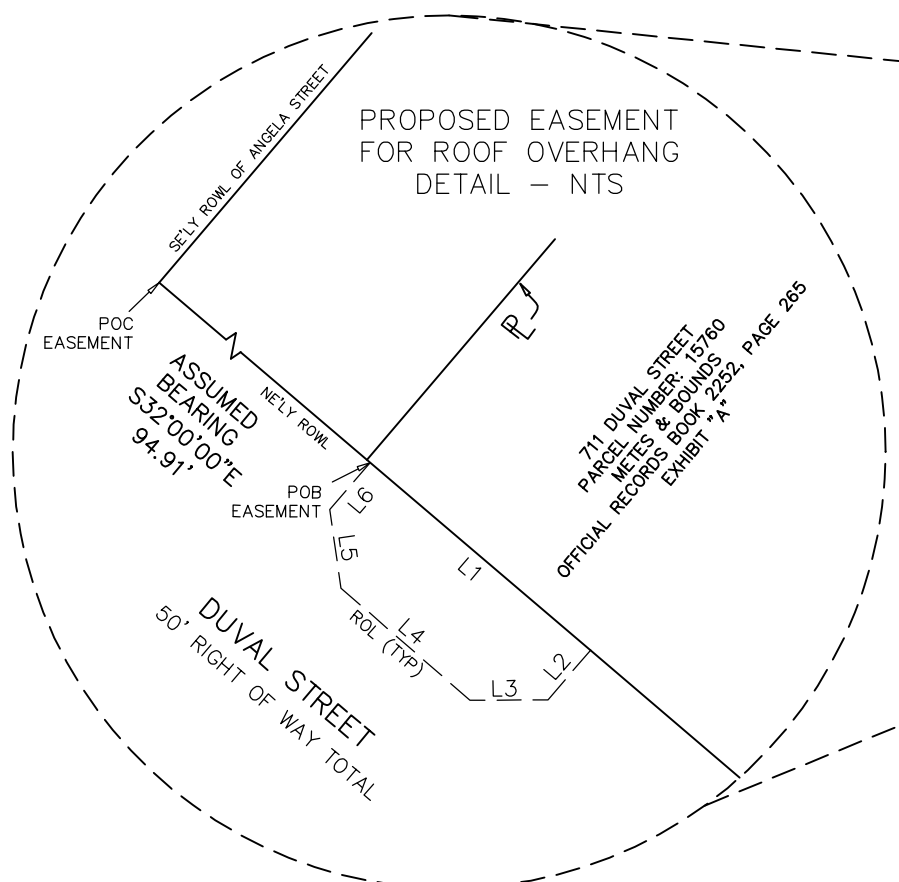
SCALE: 1" = 20'

PROPOSED EASEMENT FOR ROOF OVERHANG NEWLY DESCRIBED
AT THE REQUEST OF CLIENT, DATED 03/3/2014

On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D., 1829, as part of Lot Two (2) of Square Two (2) of Tract Four (4), described by metes and bounds as follows:

Commencing at the intersection of the Northeasterly right-of-way line of Duval Street and the Southeasterly right-of-way line of Angela Street, thence on an assumed bearing of S32°00'00"E on the Northeasterly right-of-way line of Duval Street for a distance of 94.91 feet to the Point of Beginning;
thence continue bearing S32°00'00"E a distance of 15.06 feet;
thence bear S58°15'40"W for a distance of 3.39 feet;
thence bear N72°46'56"W for a distance of 4.06 feet;
thence bear N31°27'48"W for a distance of 8.90 feet;
thence bear N09°19'24"E for a distance of 4.13 feet;
thence bear N58°20'17"E for a distance of 3.23 feet back to the Point of Beginning, containing 82 square feet, more or less.

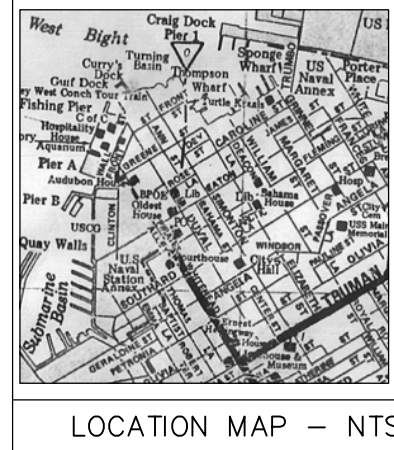
EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	15.06	S32°00'00"E
L2	3.39	S58°15'40"W
L3	4.06	N72°46'56"W
L4	8.90	N31°27'48"W
L5	4.13	N09°19'24"E
L6	3.23	N58°20'17"E



BEARING BASE:
90° LOTS

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
711 DUVAL STREET
KEY WEST, FL 33040



ELEVATIONS SHOWN AS
X.XX REFER TO NGVD29
VERTICAL DATUM

I HAVE CONSULTED THE FEDERAL
EMERGENCY MANAGEMENT AGENCY
FLOOD INSURANCE RATE MAP -
COMMUNITY NAME: CITY OF KEY WEST
COMMUNITY NO.: 120168
MAP NO.: 12087C-1516K
MAP DATE: 02-18-05
THE HERON DESCRIBED
PROPERTY APPEARS TO BE IN -
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BASE ELEVATION: N/A

BENCHMARK USED:
PID AA 0008
CGS DISK
ELEVATION 14.32', NGVD29

⊙ DENOTES SET NAIL & DISK, LB 7846

CERTIFIED TO -
MICHAEL INGRAM

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BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C = CALCULATED
C&G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CBRW = CONCRETE BLOCK RETAINING WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
C/S = CONCRETE SLAB
CVRD = COVERED
D = DEED
DEASE = DRAINAGE EASEMENT
DELTA = DELTA ANGLE
DMH = DRAINAGE MANHOLE
EB = ELECTRIC BOX
EL = ELEVATION
ELEV = ELEVATED
EM = ELECTRIC METER
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT

F1 = FENCE INSIDE
FND = FOUND
FND&D = FOUND NAIL & DISK
(#XXXX)
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GB = GRADE BREAK
GI = GRATE INLET
GL = GROUND LEVEL
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LE = LOWER ENCLOSURE
LS = LANDSCAPING
M = MEASURED
MB = MAILBOX
MHWL = MEAN HIGH WATER LINE
MTLF = METAL FENCE
NAVD = NORTH AMERICAN
(1988)
NGVD = NATIONAL GEODETIC
(1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES

P = PLAT
PC = POINT OF CURVE
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PI = POINT OF INTERSECTION
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROWL = RIGHT OF WAY LINE
R/W = RIGHT OF WAY
SCD = SANITARY CLEAN-OUT
SN&D = SET NAIL & DISK LB 7846
SIR = SET IRON ROD 1/2" LB 7846
SMH = SANITARY MANHOLE
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TB = TELEPHONE BOX
TMH = TELEPHONE MANHOLE

TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPW = METAL UTILITY POLE
VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE
T = TREE
TBW = BUTTWOOD
TGL = GUMBO LIMBO
TMA = MAHOGANY
TO = OAK
TPA = PALM
YPAC = COCONUT PALM
TPON = ROYAL PONGIANA
TSCH = SCHIEFLERA
TSG = SEAGRASS
TUNK = UNKNOWN

SCALE: 1"=20'
FIELD WORK DATE: 02/08/14
REVISION: -/-/-
SHEET 1 OF 1
DRAWN BY: KB
CHECKED BY: GF
INV. NO.: 14020306

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA SURVEYOR AND MAPPER

SIGNED: [Signature]
ROBERT E. REECE, PSM 5632, PROFESSIONAL SURVEYOR AND MAPPER

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

NO.	DATE	DESCRIPTION	BY
1.	03/03/14	ADD DETAIL AND DESCRIPTION FOR EASEMENT	KB

Additional Information



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
2/20/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Southernmost Insurance 1010 Kennedy Drive Suite 300 Key West FL 33040		CONTACT NAME: Barry Philipson PHONE (A/C No. Ext.): (305) 296-5052 FAX (A/C No.): (305) 293-0629 E-MAIL ADDRESS: Barry@southernmostinsurance.com	
INSURED Aqua, Key West, LLC 711 Duval Street Key West FL 33040		INSURER(S) AFFORDING COVERAGE INSURER A: Indemnity Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES	CERTIFICATE NUMBER: CL1422000796	REVISION NUMBER:
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.		

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY						EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR	<input checked="" type="checkbox"/>		6004372	8/26/2013	8/26/2014	MED EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	AUTO/BIULE LIABILITY						PRODUCTS - COMP/OP AGG \$ 2,000,000
	ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	ALL OWNED AUTOS						BODILY INJURY (Per person) \$
	HIRED AUTOS						BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						OTHER
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER City of Key West P. O. Box 1409 Key West, FL 33041-1409	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Barry Philipson/BP
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Property Appraiser Information



Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: 1016136 Parcel ID: 00015760-000000

Ownership Details

Mailing Address:

PEREZ ROSA LEE DEC OF TRUST 12/8/1997
C/O BICK ROSE
3746 PAULA AVE
KEY WEST, FL 33040-4417

Property Details

PC Code: 33 - NIGHTCLUBS, LOUNGES, BARS

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 711 DUVAL ST KEY WEST

Legal Description: KW PT LOT 2 SQR 2 TR 4 E1-220 OR1191-133D/C OR2236-1641/43ORD OR2252-265/67

[Click Map Image to open interactive viewer](#)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	42	125	5,714.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 3612
Year Built: 1953

Building 1 Details

Building Type
Effective Age 18
Year Built 1953
Functional Obs 0

Condition E
Perimeter 274
Special Arch 0
Economic Obs 0

Quality Grade 450
Depreciation % 23
Grnd Floor Area 3,612

Inclusions:

Roof Type
Heat 1
Heat Src 1

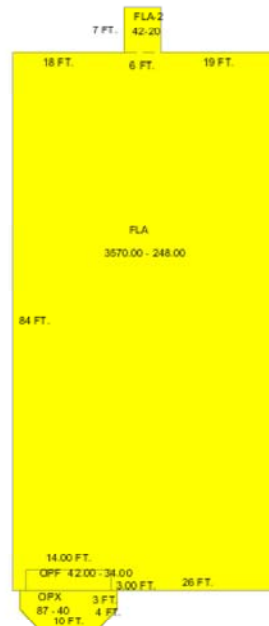
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 2
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 3

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1996					3,570
2	FLA		1	1996					42
3	OPF		1	1996					42
4	OPX		1	1996					87

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		NIGHT CLUBS/BARS-A-	100	Y	Y
	2800	NIGHT CLUBS/BARS-A-	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
739	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	1,848 SF	44	42	1979	1980	2	25
2	AC2:WALL AIR COND	2 UT	0	0	1988	1989	2	20
3	TK2:TIKI	90 SF	9	10	1996	1997	3	40
4	FN2:FENCES	210 SF	35	6	1998	1999	2	30
5	PT3:PATIO	800 SF	0	0	1996	1997	2	50

Appraiser Notes

AQUA DANCE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	9901603	05/10/1999	11/03/1999	1,800		MECHANICAL SERVICES/INSPE
2	0103728	11/26/2001	12/31/2001	3,000		REPAIRS
3	02/2551	09/17/2002	10/17/2002	4,400		DEMO INTERIOR
4	02/2779	10/11/2002	10/17/2002	1,000		DUCTWORK
5	02/2401	10/11/2002	11/22/2002	19,600		RENOVATIONS/BUILDOUT
6	02/2744	10/28/2002	11/22/2002	20,000		PAINT EXTERIOR
7	02-2429	01/27/2003	10/03/2003	3,000		ATF SIGN-ELECTRIC
8	03-1158	04/07/2003	10/03/2003	800		ELECTRICAL
9	04-3267	10/13/2004	11/22/2004	2,400		REMOVE DOOR SLABS
10	04-3746	02/23/2005	11/05/2005	8,700		install two walls & door
	05-1338	04/26/2005	11/05/2005	1,500		ELECTRICAL

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	527,851	7,241	548,801	1,083,893	1,083,893	0	1,083,893

2012	555,272	7,429	548,801	1,111,502	1,111,502	0	1,111,502
2011	555,272	7,600	548,801	1,111,673	1,111,673	0	1,111,673
2010	582,693	7,781	548,030	1,138,504	1,138,504	0	1,138,504
2009	582,693	7,959	959,611	1,550,263	1,550,263	0	1,550,263
2008	582,693	8,141	1,334,406	1,925,240	1,925,240	0	1,925,240
2007	398,430	8,311	1,457,070	1,222,549	1,222,549	0	1,222,549
2006	398,430	8,499	514,260	1,222,549	1,222,549	0	1,222,549
2005	378,646	8,670	457,120	1,222,549	1,222,549	0	1,222,549
2004	385,852	8,851	342,840	1,222,549	1,222,549	0	1,222,549
2003	385,852	9,029	279,986	1,222,549	1,222,549	0	1,222,549
2002	385,852	9,211	279,986	1,222,549	1,222,549	0	1,222,549
2001	385,852	9,382	279,986	939,410	939,410	0	939,410
2000	385,852	3,938	239,988	915,153	915,153	0	915,153
1999	420,150	3,814	239,988	915,153	915,153	0	915,153
1998	261,671	3,920	239,988	575,670	575,670	0	575,670
1997	139,329	1,413	228,560	575,670	575,670	0	575,670
1996	127,719	1,138	228,560	450,444	450,444	0	450,444
1995	127,719	1,163	228,560	450,444	450,444	0	450,444
1994	127,719	1,270	228,560	426,736	426,736	0	426,736
1993	121,624	976	228,560	351,160	351,160	0	351,160
1992	121,624	1,057	228,560	351,241	351,241	0	351,241
1991	121,624	1,138	228,560	351,322	351,322	0	351,322
1990	108,859	0	184,277	293,136	293,136	0	293,136
1989	108,859	0	179,520	288,379	288,379	0	288,379
1988	99,625	0	151,470	251,095	251,095	0	251,095
1987	97,424	0	69,393	173,374	173,374	0	173,374
1986	97,935	0	67,387	164,525	164,525	0	164,525
1985	94,280	0	53,856	154,561	154,561	0	154,561
1984	92,680	0	53,856	146,536	146,536	0	146,536
1983	92,680	0	35,321	128,001	128,001	0	128,001
1982	75,263	0	30,299	105,562	105,562	0	105,562

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 163,006 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

