

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, Sam G. Dickson as
Please Print Name of person with authority to execute documents on behalf of entity

CEO of Mirador del Mar, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Michael Ingram
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 of entity owner

Subscribed and sworn to (or affirmed) before me on this 28th August 2014 by
date

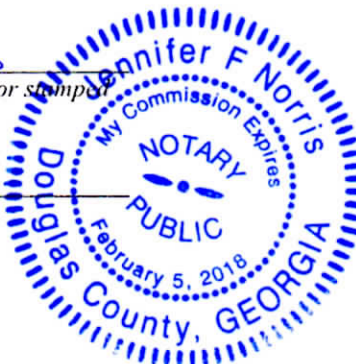
SAM G. DICKSON
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Jennifer F. Norris
Name of Acknowledger typed, printed or stamped

2-5-18
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, KAREN FARRINGTON DANIELS as
Please Print Name of person with authority to execute documents on behalf of entity
(PREV. FARRINGTON GALLERIES, INC.)
MANAGING PARTNER of F.E.G. CO-TENANTS
Name of office (President, Managing Member) *Name of owner from deed*
authorize MICHAEL B. INGRAM OF AQUA KEY WEST, LLC.
Please Print Name of Representative

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

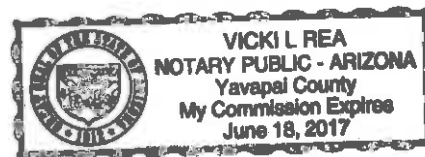
Karen F. Daniels
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 18th March 2014 by
date

Karen F. Daniels.
Name of Authorized Representative

He/She is personally known to me or has presented AZ Driver's License as identification.

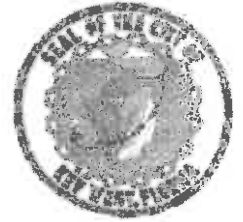
Vicki L Rea
Notary's Signature and Seal



Vicki L Rea
Name of Acknowledger typed, printed or stamped

June 18, 2017
Commission Number, if any

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, KAREN F. DANIELS, in my capacity as MANAGING PARTNER
(print name) (print position; president, managing member)
of F.E.G. CO-TENANTS (PREV. FARRINGTON GALLERIES, INC.)
(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:

711 DUVAL ST. KEY WEST, FL
(Street Address of subject property)

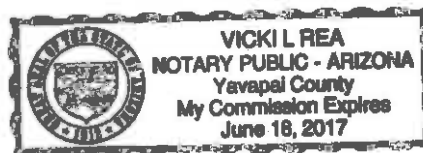
All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect,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

Karen F. Daniels
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 18th March, 2014 by
date
Karen F. Daniels
Name of Authorized Representative

He/She is personally known to me or has presented AZ Driver's License as identification.

Vicki L Rea
Notary's Signature and Seal



Vicki L Rea
Name of Acknowledger typed, printed or stamped

June 18, 2017
Commission Number, if any

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

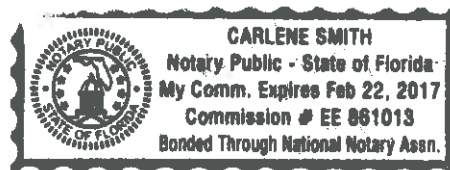
Subscribed and sworn to (or affirmed) before me on this 2/21/14 by
date

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

This instrument was prepared by
and should be returned to:

Michael S. Provenziale, 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-

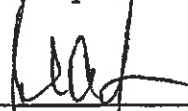
Sublease entered into or to be entered into between FEG CO-TENANTS and AQUA KEY WEST, LLC.

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:


Name: TERRELL A. SWISSER


Name: BRENDA LOVITT

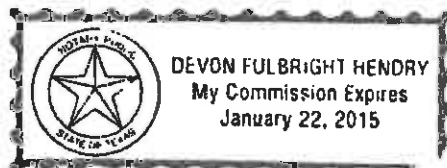
**SOUTHERN ELECTRIC SUPPLY
COMPANY, INC.**, a Delaware corporation

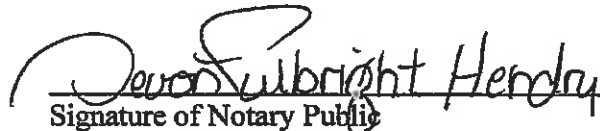
By: 
Name: TIM BEVINS
Title: VP Finance

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)

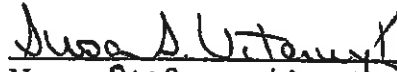



Signature of Notary Public


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

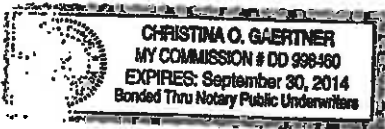
MIRADOR DEL MAR, LLC, a New Mexico
limited liability company

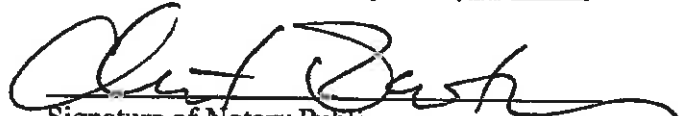
By: 
Name: Sam G. Dickson
Title: Manager

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](#)