

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



To: Chair and Planning Board Members

From: Patrick Wright, Planner II

Through: Thaddeus Cohen, Planning Director

Meeting Date: May 26, 2016

Agenda Item: **Variance – 5555 College Road (RE # 00072080-001400; AK # 1076007)** - A request for a variance to parking requirements to allow for substitution of bicycle parking spaces on property located within the General Commercial (CG) Zoning District pursuant to Sections 90-395, 108-572 (2) (a) and 108-574 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Request: The applicant is requesting a variance for bicycle substitution for 35 vehicle parking by providing 140 bicycle parking spaces.

Applicant: Smith | Oropeza | Hawks

Property Owner: Sunset Marina, LLC

Location: 5555 College Road (RE # 00072080-001400; AK # 1076007)

Zoning: General Commercial (CG)



Background:

The subject property is located on North Stock Island off of College Road. It is bound by the Monroe County Detention Center to the West, Condominiums to the East, the Key West Golf Course to the South and the Gulf of Mexico to the North. The property is surrounded by Public Service, General Commercial. The parcel is approximately 4.5 acres not including environmentally sensitive areas.

The existing parcel is mixed use commercial and residential. Currently all of the commercial uses are contained within two structures. A marina ship store and general office space are located in one structure, and a second building consisting of four (4) affordable deed restricted one bedroom, one bathroom residential units and office, 9,600 square feet consisting of a 2,960 square foot marina boat repair shop, 1,840 square feet of storage attendant to the marina use, 1,125 square feet consisting of showers and laundry facilities attendant to the marina use and 3,675 square feet of office space. In addition to the commercial space, Sunset Marina owns twenty-nine (29) boat wet slips in the adjacent boat basin.

The proposed major development plan seeks to add twenty-three (23) market rate units and thirty-nine (39) deed restricted affordable multi-family units to the property for a total of sixty-two (62) additional units. Sixty (60) of those units will be housed within fifteen (15) multi-family four unit buildings. The remaining two (2) units will be located in the existing mixed use three story building as part of renovation and conversion of an unused boat showroom area.

The proposed development would require a total of 189 vehicle parking spaces, currently the site maintains 135 vehicle parking spaces. The applicant is proposing 154 spaces total for the proposed development, therefore a bicycle substitution is being requested for the remaining 35 vehicle parking spaces at the ratio of four (4) bicycle parking situations are equivalent to one (1) vehicle parking space per Section 108-574.

Relevant: Code Section 108-572				
Dimensional Requirement	Required/ Allowed	Existing	Proposed	Change / Variance Required?
Parking requirement	189 vehicle spaces	135 vehicle spaces	154 vehicle spaces 140 bicycle spaces	Variance Requested Bicycle Substitution for 35 vehicle spaces

Process:

Planning Board:	May 26, 2016
Local Appeal Period:	10 days
DEO Review:	Up to 45 days

Analysis – Evaluation for Compliance with the Land Development Regulations:

The criteria for evaluating a variance are listed in Section 90-395 of the City Code. An applicant for development plan approval pursuant to article II of the land development regulations may file a request for a variance to substitute additional bicycle parking (i.e., bicycle parking in excess of that required pursuant to section 108-572). The planning board may grant such variance upon a finding that such additional bicycle parking would be beneficial and would satisfy the specific

conditions of sections 90-394 and 90-395. However, hardship conditions shall not be a mandatory condition of obtaining the subject variance. If the planning board determines the requested bicycle parking is compliant with the referenced criteria, the planning board shall require that such additional parking be located on a site within 100 feet of the subject site. Furthermore, in determining the appropriate substitution, four bicycle parking spaces shall be equivalent to one motorized vehicle parking space. All such approved bicycle parking spaces shall satisfy pavement, maintenance, and construction specifications of subdivision II of this division as well as bicycle parking, design, lighting, and security criteria of section 108-643.

1. ***Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.***

The conditions and circumstances related to this site are not peculiar to the land structure or building involved and are applicable to other land, structures or buildings in the General Commercial zoning district. City staff does however support multi-modal transportation. Special conditions or circumstances do not exist.

NOT IN COMPLIANCE.

2. ***Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.***

It is the applicant's decision to increase the need for parking on site by adding the additional 62 residential units. These conditions are created by the applicant.

NOT IN COMPLIANCE.

3. ***Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.***

Section 108-572 (2) (b) identifies the parking requirements for multi-family residential housing outside of the historic district. Section 108-574 allows the Planning Board as part of development plan approval to request a variance to parking requirements for bicycle substitution. Granting a variance to parking requirements would not confer special privileges upon the applicant denied by the land development regulations to other lands, buildings or structures in the same zoning district.

IN COMPLIANCE.

4. ***Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.***

Literal interpretation of Section 108-572 (2) (b) would not deprive the applicant of rights commonly enjoyed by other properties in the same district, nor would it work unnecessary and undue hardship on the applicant. Other multi-family residential uses in the CG zoning district would have to meet parking requirements. The required total vehicle parking of 189 spaces is a result of the mixed use nature of the property as well as the code requirement of Section 108-572 (2) (b), which requires two (2) vehicle parking spaces per dwelling unit. The intent of the applicant to promote bicycle and multi-modal transportation is supported by staff and also meets the intent of several of the transportation policies, objectives and goals of the City's Comprehensive Plan. Hardship conditions do not exist.

NOT IN COMPLIANCE.

5. ***Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.***

The variance requested is not the minimum required that will make possible the reasonable use of the land, building, or structure. However, they are the minimum necessary to accommodate the request.

NOT IN COMPLIANCE.

6. ***Not injurious to the public welfare. That the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.***

The requested variance will not be injurious to the public welfare, it will be beneficial to public welfare by providing bicycle parking and storage on a site that has uninterrupted transit and bicycle routes that easily connect it to the rest of the City. Although the proposed parking does not meet the full code requirement due to the mixed use nature of the site, the proposed 154 vehicle spaces are in excess of the two (2) space per dwelling unit. As mentioned above Section 108-574 allows the Planning Board as part of development plan approval to request a variance to parking requirements for bicycle substitution. Granting the requested variance would be in harmony with the general intent and purpose of the land development regulations and not be injurious or detrimental to public welfare.

IN COMPLIANCE.

7. ***Existing nonconforming uses of other property not the basis for approval. No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.***

Existing non-conforming uses of other properties, use of neighboring lands, structures, or buildings in the same district, or other zoning districts, are not the basis for this request.

IN COMPLIANCE.

Concurrency Facilities and Other Utilities or Service (Section 108-233):

It does not appear that the requested variance would trigger any public facility capacity issues.

The Planning Board shall make factual findings regarding the following:

That the standards established by Section 90-395 of the City Code have been met by the applicant for a variance.

The standards established by Section 90-395 of the City Code have not been fully met by the applicant for the variances requested.

That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

The Planning Department has public comment regarding the variance request (attached).

Pursuant to Code Section 90-392, in granting such application the Planning Board must make specific affirmative findings respecting each of the matters specified in Code Section 90-394. However, hardship conditions shall not be a mandatory condition of obtaining the subject variance.

The planning board shall not grant a variance to permit a use not permitted by right or as a conditional use in the zoning district involved or any use expressly or by implication prohibited by the terms of the ordinance in the zoning district.

Conditional use approval was granted under Resolution 2002-003.

No nonconforming use of neighboring lands, structures, or buildings in the same zoning district and no permitted use of lands, structures, or buildings in other zoning districts shall be considered grounds for the authorization of a variance.

No such grounds were considered.

No variance shall be granted that increases or has the effect of increasing density or intensity of a use beyond that permitted by the comprehensive plan or these LDRs.

No density or intensity of a use would be increased beyond that permitted by the comprehensive plan or these LDRs.

RECOMMENDATION:

Based on the criteria established by the Comprehensive Plan and the Land Development Regulations, the Planning Department recommends the request for variance be **denied**.

Application

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
Telephone – 305.296.7227
Facsimile – 305.296.8448
bart@smithoropeza.com

VIA EMAIL - pwright@cityofkeywest-fl.gov

May 5, 2016

Patrick Wright, Assistant City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: Sunset Marina, LLC 5555 College Road, Key West, Florida 33040
Revisions to Requested Variances

Dear Mr. Wright,

Per our conversation, on behalf of Sunset Marina, LLC (“Sunset”), this will confirm Sunset’s revisions to its variance request to eliminate all requests for variances except for a “Substitution of bicycle parking spaces” variance pursuant to Section 108-574 of the City of Key West Code of Ordinances (“City Code”).

Specifically, City Code requires 189 vehicle parking spaces be provided for the proposed development. Sunset has requested to provide 154 parking spaces for vehicles and substitute 35 vehicle parking spaces with bicycle racks, which contain bicycle parking spaces for 140 bicycles.

Please contact me with any questions.

Sincerely,



Barton W. Smith, Esq.

BWS/llr

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

Barton W. Smith, Esq.
138 Simonton Street
Key West, Florida 33040
Telephone – 305.296.7227
Facsimile – 305.296.8448
bart@smithoropeza.com

VIA HAND DELIVERY

February 15, 2016

Patrick Wright, Assistant City Planner
City of Key West Planning Department
3132 Flagler Avenue
Key West, Florida 33040

RE: Amended Variance Request – 5555 College Road, Key West, Florida 33040

Dear Mr. Wright,

Please allow this letter and supporting documentation to serve as my client, Sunset Marina, LLC, a Florida limited liability company's ("Applicant") amended application for variance from the City of Key West Land Development Regulations as to (1) side setback and (2) parking for the real property located at 5555 College Road, Key West, Florida 33040 ("Property"). This amendment to the variance is being submitted simultaneously with an amendment to the Major Conditional Use Application and proposed Development Agreement. In support thereof, the Applicant states as follows with respect to the criteria for granting the variance.

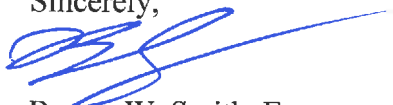
1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures, or buildings in the same zoning district.
 - a. As a result of the Property being substantially longer than it is wide, the width inhibits the ability to construct any reasonably sized building in compliance with the side setback. Moreover, the City has recognized the parking code is in need of revision to allow for shared parking and less parking for multi-family. Even without shared parking, the parking code is being updated to require one (1) parking space per multi-family residential unit, which would only require the site to provide One Hundred Eighteen (118) parking spaces, which the proposed parking of One Hundred Thirty (138) parking spaces far exceeds this requirement. Therefore, special circumstances exist which are peculiar to the land and structure involved.
2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

- a. The condition is not created by the Applicant as property was created prior to the ownership of the Applicant.
3. Special privileges not conferred. That granting the variance requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.
 - a. Allowing the variances proposed, would not confer special privileges upon the Applicant. In fact, many similar water front developments and high density residential complexes within the City are located within the setbacks.
4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.
 - a. Hardship conditions exist depriving Applicant of rights commonly enjoyed by other properties similarly situated. Due to the layout of the upland property, development would be unduly restricted by the literal enforcement of the Code.
5. Only minimum variance granted. That the variance granted is the minimum variance that will make possible the reasonable use of the land, building, or structure.
 - a. The variance requested is the minimum variance required and the proposed project will bring the Property more into conformance with the Code.
6. Not injurious to the public welfare. That granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.
 - a. The granting of the variance does not appear to be injurious to the area involved or detrimental to the public interest.
7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming uses of neighboring lands, structures, or buildings in the same district and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.
 - a. The nonconformities of neighboring and surrounding properties do not have any affect or influence on this application and are not the basis for this request.

Patrick Wright, Assistant City Planner
February 15, 2016
Page 2

If you should have any questions, comments, or concerns, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'BWS', with a long horizontal flourish extending to the right.

Barton W. Smith, Esq.
For the Firm

BWS/llr

Variance Application



Application For Variance

City of Key West, Florida • Planning Department

3140 Flagler Avenue • Key West, Florida 33040-4602 • 305-809-3720 • www.keywestcity.com

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 5555 College Road

Zoning District: CG Real Estate (RE) #: 00072080-001400

Property located within the Historic District? ☐ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Smith | Oropeza | Hawks

Mailing Address: 138 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-7227 Fax: 305-296-8448

Email: Greg@SmithOropeza.com

PROPERTY OWNER: (if different than above)

Name: Sunset Marina, LLC

Mailing Address: 5555 College Road

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-296-7227 Fax: 305-296-8448

Email: Greg@SmithOropeza.com

Description of Proposed Construction, Development, and Use: Development of 62

Single Family Residential Units.

List and describe the specific variance(s) being requested:

Coastal Construction Control Line "CCCL"

Are there any easements, deed restrictions or other encumbrances attached to the property? ☒ Yes ☐ No

If yes, please describe and attach relevant documents: Attached as Exhibits

Will any work be within the dripline (canopy) of any tree on or off the property?

☐ Yes ☒ No

If yes, provide date of landscape approval, and attach a copy of such approval.

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

Site Data Table				
	Code Requirement	Existing	Proposed	Variance Request
Zoning	CG			
Flood Zone	VE 11/13			
Size of Site	194,172.50 sf			
Height	40	40	45	Y
Front Setback	25	50	20	Y
Side Setback/ Coastal	20	20	15	Y
Side Setback	15	15	15	N
Street Side Setback	20	20	20	N
Rear Setback	30	30	45	N
F.A.R	0.8	.064	.064	N
Building Coverage	40.0%	4.8%	22.0%	N
Impervious Surface	60.0%	1.29%	47.03%	N
Parking	202	135	172	Y
Handicap Parking	5	4	6	N/A
Bicycle Parking	22.0%	24.0	24	N
Open Space/ Landscaping	20.0%	60.0%	50.47	N
Number and type of units	N/A	4	66	N/A
Consumption Area or Number of seats	N/A	N/A	N/A	N/A

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

SEE ATTACHED

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

SEE ATTACHED

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

SEE ATTACHED

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

SEE ATTACHED

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

SEE ATTACHED

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

SEE ATTACHED

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

SEE ATTACHED

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Property record card
- ☒ Signed and sealed survey
- ☒ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
- ☒ Floor plans
- ☒ Stormwater management plan

Verification Form

Exhibit

A

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Barton W. Smith, in my capacity as Managing Member
(print name) (print position; president, managing member)
of Sunset Marina, LLC
(print name of entity serving as Authorized Representative)

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

5555 College Road,

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 23rd day of May, 2016 by

Barton W. Smith
Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

LINDA ROBERMAN
Name of Acknowledger typed, printed or stamped

FF 126241
Commission Number, if any



Authorization Form

Exhibit

B

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, Barton Smith as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Sunse + Marina LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Barton Smith
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 25th day of May, 2016
Date

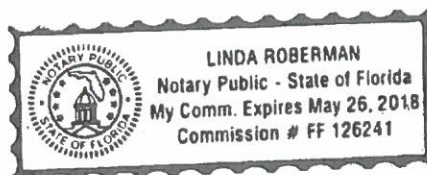
by Barton Smith
Name of person with authority to execute documents on behalf on entity owner

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

Linda Robberman
Notary's Signature and Seal

LINDA Robberman
Name of Acknowledger typed, printed or stamped

FF 126241
Commission Number, if any



Warranty Deed

Exhibit

C

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-82
Will Call No.: \$2,200.000

Doc# 1934707 05/24/2013 3:05PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

05/24/2013 3:05PM
DEED DOC STAMP CL: DS \$15,400.00

Doc# 1934707
Bk# 2630 Pg# 1724

Parcel Identification No.

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of May, 2013 between Sunset Ventures of Key West, Inc., a Florida corporation whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Sunset Marina, LLC, a Florida limited liability company whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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

PARCEL A:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the centerline of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet to the Point of Beginning, from said Point of Beginning, thence North 60 West, 1584 feet; thence at right angles to the last named courses North 30 East, 1100 feet; thence at right angles to the last named course South 60 East, 1584 feet; thence at right angles to the last named course South 30 West, 1100 feet to the Point of Beginning first above described. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL B:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwesterly along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60 West, 200 feet; thence at right angles to the last named course North 30 East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60 West, 1548 feet; thence North 76 East, 900 feet; thence South 34 East, 1040 feet; thence South 30 West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL C:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by the Trustees of the Internal Improvement Fund Deed No. 19725, said NW corner being the Point of Beginning of the tract hereinafter described; thence North 30° 00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof; thence North 60°00' West, a distance of 888.25 feet; thence South 62°23' West, a distance of 1302.57 feet; thence South 60°00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

PARCEL D:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70" & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Lien of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32 (N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

AND LESS All of Sunset Marina Residences Of Key West Condominium as described in the Declaration of Condominium recorded in Official Records Book 1647, Page 759, as amended, of the Public Records of Monroe County, Florida.

AND LESS All of Sunset Marina Dockominium Of Key West as described in the Declaration of Condominium recorded in Official Records Book 1671, Page 1734, as amended, of the Public Records of Monroe County, Florida.

Access to the upland portion of Parcel A by virtue of the Easement contained in that certain Warranty Deed dated July 30, 1990, and recorded in Official Records Book 1139, at Page 2378, of the Public Records of Monroe County, Florida, to the extent said easement area does not extend beyond the Southeastern boundary of Parcel A, specifically excluding that portion of the easement area that extends to Junior College Road.

AND INCLUDING THE FOLLOWING:

PARCEL F:

The Condominium Parcel known as Boat Slip Unit No. 1 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 16 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 15 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

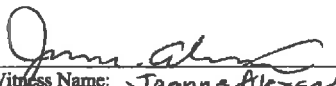
The Condominium Parcel known as Fuel Dock Slip (Commercial Unit), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.


and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness Name: Jeannette Alexander


Witness Name: Gregory Lopez

Sunset Ventures of Key West, Inc., a Florida corporation

By: 
Marilyn G. Erickson, President

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 15th day of May, 2013 by Marilyn G. Erickson, as President of Sunset Ventures of Key West, Inc., a Florida corporation on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Joanne Alexander
Notary Public

Printed Name: Joanne E Alexander

My Commission Expires: 7/28/14

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1977130 04/17/2014 3:43PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Prepared by and return to:
Gregory S. Oropeza, Esq.
Attorney at Law
Smith | Oropeza, P.L.
138-142 Simonton Street
Key West, FL 33040
305-296-7227
File Number: 2013-82
Will Call No.:

Doc# 1977130
Bk# 2680 Pg# 321

Parcel Identification No.

[Space Above This Line For Recording Data]

Corrective Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Corrective Warranty Deed is being recorded to correct an error in the legal description set forth in that certain Warranty Deed recorded in Official Records Book 2630, Page 1724 Public Records Monroe County, Florida.

This Indenture made this 16th day of APRIL, 2014 between Sunset Ventures of Key West, Inc., a Florida corporation whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantor*, and Sunset Marina, LLC, a Florida limited liability company whose post office address is 5555 College Road, Key West, FL 33040 of the County of Monroe, State of Florida, grantee*,

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

PARCEL A:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwest along the centerline of said "Old Country Club Road" for a distance of 1400 feet; thence North 60° West, 200 feet to the Point of Beginning, from said Point of Beginning, thence North 60° West, 1584 feet; thence at right angles to the last named courses North 30° East, 1100 feet; thence at right angles to the last named course South 60° East, 1584 feet; thence at right angles to the last named course South 30° West, 1100 feet to the Point of Beginning first above described. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL B:

A tract of partially submerged land in Section 27, Township 67 South, Range 25 East, off-shore from the Northwestern shoreline of Stock Island in Monroe County, Florida, more particularly described as follows: Commence at the intersection of the centerline of U.S. Highway No. 1 and "Old Country Club Road"; thence Northwest along the center of said "Old Country Club Road" for a distance of 1400 feet; thence North 60° West, 200 feet; thence at right angles to the last named course North 30° East, 1100 feet to the Point of Beginning of the property hereinafter described; from said Point of Beginning; thence at right angles to the last named course North 60° West, 1548 feet; thence North 76° East, 900 feet; thence South 34° East, 1040 feet; thence South 30° West, 160 feet, more or less, back to the Point of Beginning. Lying and being in Section 27, Township 67 South, Range 25 East, Monroe County, Florida.

AND

PARCEL C:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwest along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by the Trustees of the Internal Improvement Fund Deed No. 19725, said NW corner being the Point of Beginning of the tract hereinafter described; thence North 30° 00' East along the Northwestern boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof; thence North 60°00' West, a distance of 888.25 feet; thence South 62°23' West, a distance of 1302.57 feet; thence South 60°00' East, a distance of 1585.88 feet to the Point of Beginning.

AND

PARCEL D:

A tract of submerged land in the Bay of Florida in Section 27, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commence at the point of intersection of the centerline of U.S. Highway No. 1 with the centerline of "Old Country Club Road"; thence Northwesterly along said centerline of "Old Country Club Road", a distance of 1400 feet; thence North 60°00' West, a distance of 1758 feet to the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19725; thence North 30°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 19725, a distance of 1100 feet to the NE corner thereof, said Northeast corner also being the NW corner of a tract of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 20174 and also being the Point of Beginning of the tract hereinafter described; thence North 76°00' East along the Northwesterly boundary of said tract conveyed by Trustees Deed No. 20174, a distance of 900 feet to the NE corner thereof; thence North 34°00' West, a distance of 930 feet; thence South 62°23' West, a distance of 1242.81 feet; thence South 60°00' East, a distance of 888.25 feet to the Point of Beginning.

AND LESS THE FOLLOWING:

PARCEL E:

A parcel of land, formerly submerged in the Bay of Florida, and being a part of Trustees of the Internal Improvement Trust Fund of the State of Florida (TIIF) Deed Number 19725, and said parcel being in Section 27, Township 67 South, Range 25 East and in Monroe County, Florida; and said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the center line of the right of way of U.S. Highway No. 1, also known as the center line of the Florida East Coast Railroad; and the center line of the right of way of "Old Country Club Road" (OCCR), also known as Junior College Road (JCR) as these two center lines exist as of May 16, 1990, said intersection being known as Point #1 and having coordinates of N=86989.70' & E=251292.83' based in the Mercator Projection for the East Zone of Florida; and run thence North 20°11'57" West (all bearings in this legal description are also based on the said Mercator Projection) along the center line of the OCCR for a distance of 230.44 feet to Point #2 (N=87205.96' & E=251213.26'); thence North 52°51'57" West along the center line of the OCCR for a distance of 330.00 feet to Point #3 (N=87405.18' & E=250950.18'); thence North 39°38'57" West along the center line of the OCCR for a distance of 300.00 feet to Point #4 (N=87636.17' & E=250758.75'); thence North 30°49'57" West along the center line of the OCCR for a distance of 265.00 feet to Point #5 (N=87863.72' & E=250622.93'); thence North 03°33'57" West along the center line of the OCCR for a distance of 152.00 feet to Point #6 (N=88015.42' & E=250613.48'); thence North 19°47'03" East along the center line of the OCCR for a distance of 122.56' to Point #7 (N=88130.75' & E=250654.96'); thence North 60°20'57" West for a distance of 200.00 feet to Point #8 (N=88229.69' & E=250481.15') and the Southeasterly corner of the lands described in the said TIIF Deed No. 19725; thence North 29°39'03" East along the Southeasterly boundary line of the lands described in the said TIIF Deed No. 19725 for a distance of 962.72 feet to Point #9 (N=89066.35' & E=250957.42') and the Point of Beginning of the parcel of land being described herein said Point of Beginning being marked by an iron pipe; thence North 63°32'06" West for a distance of 206.48 feet to Point #10 (N=89158.37' & E=250772.57'); thence South 40°23' 19.5" West for a distance of 108.08 feet to Point #11 (N=89076.04' & E=250702.54'); thence South 56°13'32" West for a distance of 241.24 feet to Point #12 (N=88941.93' & E=250502.01') and the approximate Mean High Tide Line of Florida Bay (MHTL); thence South 27°02'03" West and along the said MHTL for a distance of 179.70 feet to Point #13 (N=88781.87' & E=250420.33'); thence South 31°02'03" West and along the said MHTL for a distance of 137.17 feet to Point #14 (N=88664.33' & E=250349.62'); thence South 41°02'02" West and along the said MHTL for a distance of 103.25 feet to Point #15 (N=88586.44' & E=250281.83'); thence South 51°32'03" West and along the said MHTL for a distance of 146.23 feet to Point #16 (N=88495.48' & E=250167.33'); thence North 52°27'57" West and along the said MHTL for a distance of 193.38 feet to Point #17 (N=88613.29' & E=250013.99'); thence North 30°27'57" West and along the said MHTL for a distance of 315.40 feet to Point #18 (N=88885.14' & E=249854.07'); thence North 20°27'57" West and along the said MHTL for a distance of 280.40 feet to Point #19 (N=8914.84' & E=249756.03'); thence North 01°32'03" E along the said MHTL for a distance of 165.00 feet to Point #20 (N=89312.78' & E=249760.45'); thence North 16°27'56" East and along the said MHTL for a distance of 77.62 feet to Point #21 (N=89387.22' & E=249782.45'); thence North 18°45'52" West and along the said MHTL for a distance of 57.65 feet to Point #22 (N=89441.81' & E=249763.91'); thence North 14°57'57.5" West and along the said MHTL for a distance of 128.46 feet to Point #23 (N=89565.90' & E=249730.73'); thence North 38°26'33" East and along the said MHTL for a distance of 165.00 feet to Point #24 (N=89695.14' & E=249833.32'); thence South 52°04'36" East for a distance of 195.00 feet to Point #25 (N=89575.29' & E=2499987.14') and a concrete monument; thence South 13°16'39" West for a distance of 22.30 feet to Point #26 (N=89553.59' & E=249982.02') and a concrete monument; thence South 44°52'02" East for a distance of 269.09 feet to Point #27 (N=89362.88' & E=250171.86') and a concrete monument; thence North 74°46'08" East for a distance of 80.26 feet to Point #28 (N=89383.96' & E=250249.30') and a concrete monument; thence South 56°50'29" East for a distance of 483.59 feet to Point #29 (N=89119.46' & E=250654.14') and a concrete monument; thence North 40°23'19" East for a distance of 157.23 feet to Point #30 (N=899239.22' & E=250756.02') and a concrete monument; thence South 63°32'06" East for a distance of 316.58 feet to Point #31 (N=89098.13' & E=251039.42') to the Westerly and curved right of way line of the said Junior College Road and a concrete monument, said curve being concave to the Southeast and having a radius of 984.84 feet; thence Southwesterly along the said curve right of way line for an arc distance of 66.04 feet to Point #32

(N=89045.11' & E=251000.08') and a concrete monument; thence North 63°32'06" West for a distance of 47.66 feet back to Point #9 and the Point of Beginning.

AND LESS All of Sunset Marina Residences Of Key West Condominium as described in the Declaration of Condominium recorded in Official Records Book 1647, Page 759, as amended, of the Public Records of Monroe County, Florida.

AND LESS All of Sunset Marina Dockominium Of Key West as described in the Declaration of Condominium recorded in Official Records Book 1671, Page 1734, as amended, of the Public Records of Monroe County, Florida.

Access to the upland portion of Parcel A by virtue of the Easement contained in that certain Warranty Deed dated July 30, 1990, and recorded in Official Records Book 1139, at Page 2378, of the Public Records of Monroe County, Florida, to the extent said easement area does not extend beyond the Southeastern boundary of Parcel A, specifically excluding that portion of the easement area that extends to Junior College Road.

AND INCLUDING THE FOLLOWING:

PARCEL F:

The Condominium Parcel known as Boat Slip Unit No. 1 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 3 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 5 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 7 (Starfish), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 4 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 16 (Snapper), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 1 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 2 (Lobster), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded

The Condominium Parcel known as Boat Slip Unit No. 1 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 12 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Grunt), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Conch), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 6 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 13 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 14 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

The Condominium Parcel known as Boat Slip Unit No. 15 (Barracuda), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.


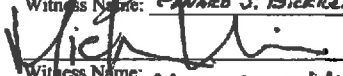
The Condominium Parcel known as Fuel Dock Slip (Commercial Unit), of SUNSET DOCKOMINIUM OF KEY WEST, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 1671, page 1734, of the Public Records of Monroe County, Florida, together with an undivided share in the common elements appurtenant thereto, and any and all amendments thereto.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness Name: Edward J. Bickrest

Witness Name: Michelle Wilson

Sunset Ventures of Key West, Inc.

By: 
Marilyn G. Erickson, President

(Corporate Seal)

Doc# 1977130
BKN 2680 Pgn 326

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 16TH day of APRIL 2014 by Marilyn G. Erickson, as President of Sunset Ventures of Key West, Inc., a Florida corporation on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Michelle Wilson
COMMISSION # EE078975
EXPIRES: MAR. 29, 2015
WWW.AARONOTARY.com


Notary Public

Printed Name: Michelle Wilson

My Commission Expires: MARCH 29, 2015

MONROE COUNTY
OFFICIAL RECORDS

Property Record Card

Exhibit

D

Monroe County Property Record Card (165)

Alternate Key: 1076007

Roll Year 2014

Effective Date: 3/20/2014 4:58:38 PM

Run: 03/20/2014 04:59 PM

SUNSET MARINA LLC

5555 COLLEGE RD
KEY WEST FL 33040-4307

Parcel 00072080-001400-27-67-25

Nbhd 31200

Alt Key 1076007

Mill Group 10KW

Affordable Housing Yes

PC 2000

FEMA Injunction

Inspect Date Jun 28, 2013

Next Review

Business Name

Physical Addr 5555 COLLEGE RD, KEY WEST

Associated Names

Name	DBA	Role
SUNSET MARINA LLC,		Owner

Legal Description

27-67-25 BAY BTM NWLY OF STOCK ISLAND (74.30 AC) AND FUEL DOCK SLIP (COMMERCIAL UNIT) AND BOAT SLIP UNITS 1-2-4-16 (SNAPPER PIER) AND BOAT SLIP UNITS 1-2 (LOBSTER PIER) AND BOAT SLIP UNITS 1-4-6-8-10-12-14 (KINGFISH PIER) AND BOAT SLIP UNITS 1-3-5-7-9 (HOGFISH PIER) AND BOAT SLIP UNITS 13-14 (CONCH PIER) AND BOAT SLIP UNITS 1-12-13 (GRUNT PIER) AND BOAT SLIP UNITS 1-6-13-14 (BARRACUDA PIER) AND BOAT SLIP UNITS 1-3-5-7 (STARFISH PIER) SUNSET MARINA DOCKOMINIUM OF KEY WEST OR50-131/32 OR69-146/47 OR184-155/56 OR380-701/06 OR465-77/79 OR480-193/94 OR480-195/96 II24099 AND 20174-A AND 24100 OR684-323/24 OR959-109/10C OR959-113C OR959-315 OR961-2368 OR962-1778AFF OR962-1781/83AFF OR961-2369C OR1352-561D/C OR1490-291/96 OR1671-1722/33E OR1882-829/833 OR2016-1260 OR2033-2219/2223 OR2213-2217/2218 OR2451-1626/33(REST) OR2630-1724/1729 OR2664-416/419

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
7897	000X	0	0	Yes	71.57	AC	0.00		1.00	1.00	1.00	1.00		N		
7898	100W	0	0	Yes	118,918.80	SF	0.00		1.00	1.00	1.00	0.78		N		

Total Just Value

Monroe County Property Record Card (165)

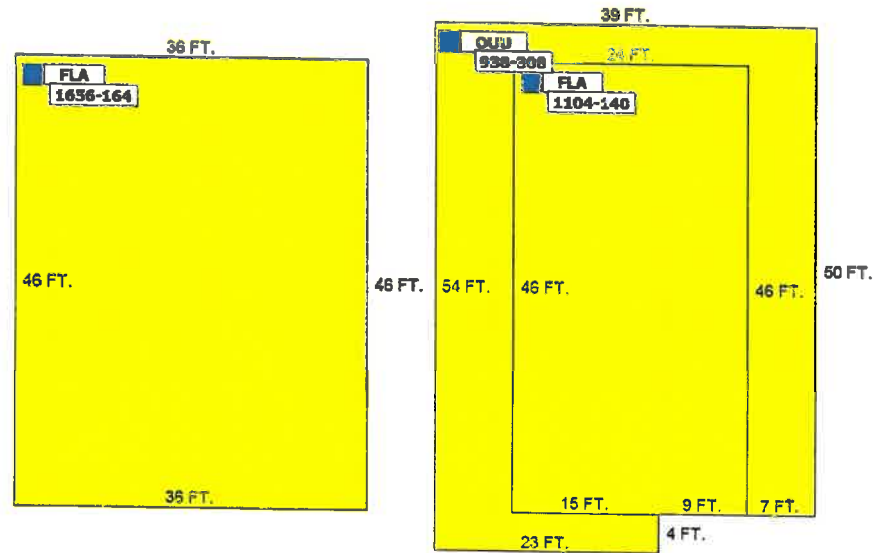
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Building Sketch 40532



Building Characteristics

Building Nbr	1	Building Type	0	Perimeter	304	Functional Obs	0.00
Effective Age	12	Condition	G	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	2760	Quality Grade	450	Year Built	1999		
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	4	4 Fix Bath	0	6 Fix Bath	0	Extra Flx	0

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	9	1	1999		1,656	000	0.00
FLA	2	9	1	1999		1,104	001	0.00
OUU	3	0	1	1999		938	002	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN
1	6251	1 STY STORE-B	100.00	Y	Y	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1708	C.B.S.	60.00		

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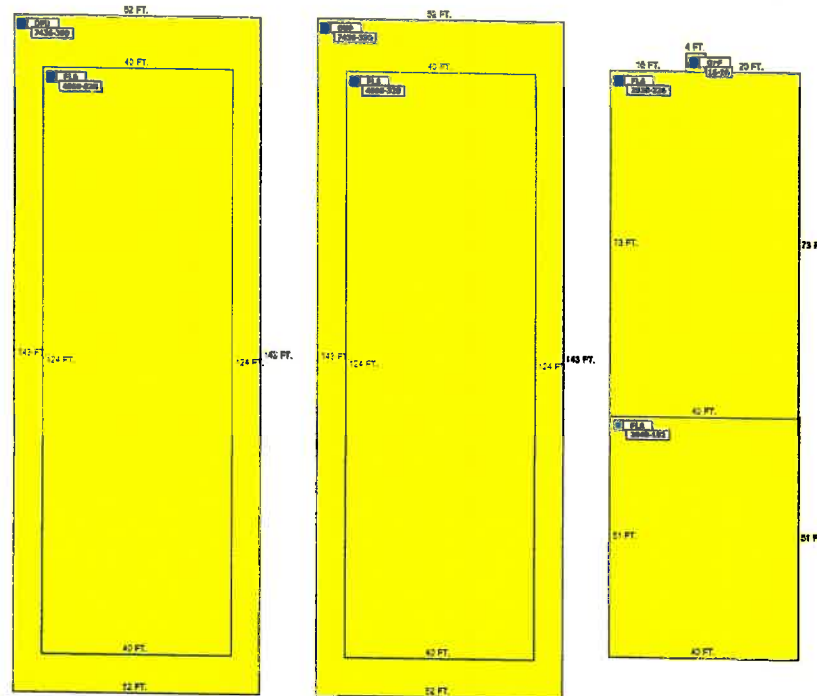
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2 6252 OFF BLDG-1 STY-B 100.00 Y Y 1707 AB AVE WOOD SIDING 40.00

Building Sketch 40533



Building Characteristics

Building Nbr	2	Building Type	0	Perimeter	1,064	Functional Obs	0.00
Effective Age	12	Condition	G	Depreciation %	0.15	Economic Obs	0.00
Grnd Floor Area	14880	Quality Grade	450	Year Built	2002		
Fireplaces	0	3 Fix Bath	3	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	15	1	2002		4,960	003	0.00
OPU	2	0	1	2002		7,436	004	0.00
FLA	3	9	1	2002		4,960	005	0.00
OUF	4	0	1	2002		7,436	006	0.00
FLA	5	9	1	2002		2,920	007	0.00

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FLA	6	30	1	2002	2,040	008	0.00
OPF	7	0	1	2002	16	009	0.00

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	AI C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1	6253	SERVICE SHOPS-B-	100.00	Y	Y			C.B.S.	100.00		
3	6254	1 STY STORE-B	59.00	Y	Y						
3	6255	OFF BLDG-1 STY-B	41.00	Y	Y						
5	6256	APTS-B	100.00	Y	Y						
6	6257	1 STY STORE-B	100.00	Y	Y						

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
8	PT3:PATIO	7,181	SF	0.00	0	0	1999	2000	2	50		
7	WD2:WOOD DECK	9,636	SF	0.00	876	11	1999	2000	4	40		
6	FN2:FENCES	508	SF	0.00	127	4	1999	2000	2	30		
5	DK3:CONCRETE DOCK	2,020	SF	0.00	202	10	1999	2000	5	60		
4	UB2:UTILITY BLDG	63	SF	0.00	9	7	1999	2000	4	50		
3	FN2:FENCES	301	SF	0.00	0	0	1999	2000	4	30		
2	AP2:ASPHALT PAVING	22,950	SF	0.00	0	0	1999	2000	2	25		
1	SW2:SEAWALL	768	SF	0.00	96	8	1999	2000	4	60		

Total Depreciated Value

Appraiser Notes

RE 72080-000100 AND RE 72080-002400 ARE NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES DONE FOR THE 2001 TAX ROLL 1/22/01 LG

DECLARATION OF AFFORDABLE HOUSING RESTRICTIONS FILED IN OR2451-1626/1633 ON FEBRUARY 4, 2010. ACCORDING TO THESE RESTRICTIONS THIS APPLIES TO THE 4 RENTAL UNITS ON THE TOP FLOOR OF THE SALES AND SERVICE BUILDING. THIS DECLARATION SHALL RUN WITH THE PROPERTY FOR A PERIOD OF 25 YEARS FROM THE EFFECTIVE DATE OF PLANNING BOARD RESOLUTION NO 2002-003 DATED 2/5/2002.

FOR THE 2013 TAX ROLL OUR OFFICE COMBINED THE FOLLOWING BOAT SLIP UNITS IN SUNSET MARINA DOCKMINIUM OF KEY WEST INTO THIS PARCEL FOR ASSESSMENT PURPOSES:RE 00072080-005120 AK 8985021, RE 00072080-005019AK 8983844, RE 00072080-005020 AK 8983855, RE 00072080-005022 AK 8983877, RE 00072080-005034 AK 8984031, RE 00072080-005037 AK 8984064, RE 00072080-005038 AK 8984075, RE 00072080-005055 AK 8984295, RE 00072080-005058 AK 8984328, RE 00072080-005060 AK 8984350, RE 00072080-005062 AK 8984372, RE 00072080-005064 AK 8984394, RE 00072080-005066 AK 8984416, RE 00072080-005068 AK 8984438, RE 00072080-005073 AK 8984493, RE 00072080-005074 AK 8984504, RE 00072080-005075 AK 8984515, RE 00072080-005076 AK 8984526, RE 00072080-005077 AK 8984537, RE 00072080-005103 AK 8984834, RE 00072080-005104 AK 8984845, RE 00072080-005078 AK 8984548, RE 00072080-005089 AK 8984669, RE 00072080-005090 AK 8984680, RE 00072080-005119 AK 8985010, RE 00072080-005110 AK 8984911, RE 00072080-005117 AK 8984988, RE 00072080-005118 AK 8984999, RE 00072080-005001 AK 8983646, RE 00072080-005003 AK 8983668, RE 00072080-005005 AK 8983690 AND RE 00072080-005007 AK 8983712.

2002/8/28 SB, TPP: 8856962 - SUNSET MARINA 8955673 - LEASING TECHNOLOGY INC (LEASED EQ) 9005811 - WANDA BLAKE MASSAGE (4B) *****CHARTERS***** 8981589 - ALEXANDER, JOANNE - FL FISH FINDER 8939019 - COCKRAN, MIKE 8977739 - DHILLON, WM - GIGGLING TARPON 8999772 - DELPH, MIKE 8962944 - DELPH, ROBT - FISHING GENERATION 9000806 - GAROFALO, JERILYN 8969885 - HAMMER, ROBT - TORTUGA HOOKERS 8999717 - HILL, RICHARD 8970479 - REES, CARL - LOONEY TUNES 8907664 - SAUNDERS, WALTER 9000806 - SNIDER, ROBT - SOLEFINDER 8977783 - ISLAND HOPPER CUSTOM CHARTERS (NOW @ SUGARLOAF MARINA) 9015304 - SUNSET REAL ESTATE & DEVELOPMENT 9021222 - SPY CHARTERS INC (SEALY CHARLES) 9013621 - PLAN SEA - DELPH WILLIAM RALPH 8812361 - KOKOMO EXPRESS - FLORA HARRISON O 9033014 - SAGEA INC (NEW 04)

Monroe County Property Record Card (165)

Alternate Key: 1076007

Roll Year 2014

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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07-00000 785	Mar 7 2007 12:00AM		24,000	Commercial	REMOVE TANK SLAB AND REPLACE WITH NEW SLAB, 2 TANKS 36' X 41' PETROLEUM MARINE
	13-4432	Oct 16 2013 12:00AM		600		INSTALL 8 GRILL IN NEW OFFICE.
	13-3741	Sep 13 2013 12:00AM		1,950		WIRE REMODELED AREAS AS PER CODE WITH OUTLETS AND LIGHTS, 18 OUTLETS, 8 LIGHT OUTLETS, 3 SWITCHES.
	13-3740	Sep 13 2013 12:00AM		10,000		INSTALL NEW INTERIOR WALLS AS PER DRAWINGS ATTACHED AND 3 NEW DOORS. ALSO COMPLETE NEW ACCOSTIC CEI
	B941438	May 1 1994 12:00AM	Dec 1 1994 12:00AM	2,250		REPAIR NEW DRS & FILL
	B943206	Oct 1 1994 12:00AM	Dec 1 1994 12:00AM	800		CONCRETE SLAB W/ROOF OVER
	B943719	Nov 1 1994 12:00AM	Dec 1 1995 12:00AM	3,000		REPAIR 300 FEET OF DOCK
	E950636	Feb 1 1995 12:00AM	Dec 1 1995 12:00AM	500		150&100 AMP SERVICE
	9802306	Jul 30 1998 12:00AM	Mar 18 1999 12:00AM	280,000		DOCKMASTER BLDG
	9700839	Jul 23 1998 12:00AM	Jun 17 1999 12:00AM	205,000		139 SLIP MARINA/21,934SF
	02/2298	Sep 11 2002 12:00AM	Nov 27 2002 12:00AM	10,000		SITE WORK ONLY
	02/0587	Nov 21 2002 12:00AM	Nov 27 2002 12:00AM	126,500		ELECT+AC+4 APTS
	99-2285	Aug 27 2001 12:00AM	Nov 27 2002 12:00AM	200,000		SPRINKLERS
	99-38	Oct 31 2001 12:00AM	Nov 27 2002 12:00AM	500,000		EXTENSION #99-38 90 DAY
	97/0816	Mar 19 1997 12:00AM	Dec 31 1997 12:00AM	30,000		NEW ABOVE TANK
	97/1484	May 14 1997 12:00AM	Dec 31 1997 12:00AM	3,000		REPAIR EXISTING DOCKS
	97/3112	Sep 20 1997 12:00AM	Dec 31 1997 12:00AM	14,000		REMOVE FILL
	97/3113	Oct 23 1997 12:00AM	Dec 31 1997 12:00AM	18,000		CLEAR PINE TREES
	97/3718	Oct 31 1997 12:00AM	Dec 31 1997 12:00AM	4,500		LAND CLEARING
	97/4343	Dec 31 1997 12:00AM	Dec 31 1997 12:00AM	52,000		BUILD RETAINING WALL
	97/0839	Apr 6 1998 12:00AM	Dec 31 1998 12:00AM	205,000		DECK & DOCKS
	98/1488	May 14 1998 12:00AM	Dec 31 1998 12:00AM	8,950		INSTALL RIP-RAP 250'
	98/1591	May 20 1998 12:00AM	Dec 31 1998 12:00AM	4,320		UPGRADE #97-4343
	97/0839	Jul 13 1998 12:00AM	Dec 31 1998 12:00AM	205,000		ELECTRIC
	98/1717	Jul 28 1998 12:00AM	Dec 31 1998 12:00AM	1,900,000		PHASE FOUR
	97/0839	Sep 17 1998 12:00AM	Dec 31 1998 12:00AM	205,000		PLUMBING
	98/3333	Oct 23 1998 12:00AM	Dec 31 1998 12:00AM	260,691		PHASE 1 & 2
	97/0839	Oct 23 1998 12:00AM	Dec 31 1998 12:00AM	205,000		2-UNDERGD.TANKS
	98/3404	Oct 29 1998 12:00AM	Dec 31 1998 12:00AM	3,000		PLUMBING
	99/2282	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000		BUILD#1 PLUMBING

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99/0038	Mar 16 1999 12:00AM	Dec 31 1999 12:00AM	400,000	ELECTRIC SERVICE
99/0038	Feb 17 1999 12:00AM	Dec 31 1999 12:00AM	400,000	SALES BUILDING
99/0576	Feb 18 1999 12:00AM	Dec 31 1999 12:00AM	3,500	4" FIRE MAINS
98/3469	Mar 1 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE III
98/1717	Mar 2 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PLUMBING
98/3469	Mar 19 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	INSTALL GEN A/C'
99/0038	Apr 7 1999 12:00AM	Dec 31 1999 12:00AM	400,000	ELECTRICAL SERVICE
98/1717	Apr 14 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	ROOFING
98/1717	Mar 23 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	INSTALL SPRINKLERS HEADS
99/1590	May 10 1999 12:00AM	Dec 31 1999 12:00AM	5,000	BUILD PUMP HOUSE
98/3469	Jun 1 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	ELECTRICAL SERVICE
99/1860	Jun 2 1999 12:00AM	Dec 31 1999 12:00AM	3,500	30 HOSE BIBBS
99/2218	Jun 28 1999 12:00AM	Dec 31 1999 12:00AM	100,000	INSTALL AWNINGS
99/2379	Jul 8 1999 12:00AM	Dec 31 1999 12:00AM	8,500	INSTALL FIRE CABINETS
99/2282	Aug 26 1999 12:00AM	Dec 31 1999 12:00AM	1	TEMP.ELECT.FOR TRAILER
99/2282	Aug 26 1999 12:00AM	Dec 31 1999 12:00AM	1	TEMP.TRAILER
99/2917	Aug 19 1999 12:00AM	Dec 31 1999 12:00AM	5,000	DEMO METAL BUILDING
99/2282	Jun 30 1999 12:00AM	Dec 31 1999 12:00AM	2,000,000	BUILD 3 STORY BUILDING
98/1717	Aug 25 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE FOUR
98/3469	Aug 25 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	PHASE III
98/3469	Sep 2 1999 12:00AM	Dec 31 1999 12:00AM	1,900,000	FIRE SYSTEM
99/2285	Jul 20 1999 12:00AM	Dec 31 1999 12:00AM	200,000	BUILD OFFICE BUILDING
99/4080	Dec 17 1999 12:00AM	Dec 31 1999 12:00AM	67,842	ROOFING
99/4044	Dec 14 1999 12:00AM	Dec 31 1999 12:00AM	1	REPLACES PERMIT#97-839
99/2282	Jan 12 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	BUILD-1 ELECTRIC
98/3469	Jan 21 2000 12:00AM	Dec 31 2000 12:00AM	1,900,000	INSTALL GEN.A/C'
99/0038	Jan 27 2000 12:00AM	Dec 31 2000 12:00AM	400,000	148 FIRE HEADS
99/2282	Feb 7 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	INSTALL 279 FIRE HEADS
99/2285	Jan 4 2000 12:00AM	Dec 31 2000 12:00AM	200,000	ELECTRIC FOR CLUB HOUSE
99/2285	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	200,000	PLUMBING FOR CLUB HOUSE
99/2284	Jan 10 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	PLUMBING FOR BUILD.2
99/2284	Jan 12 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ELECTRIC FOR BUILD.#2
99/2284	Jan 26 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ROOFING BUILD #3
98/3469	Jul 6 2000 12:00AM	Dec 31 2000 12:00AM	1,900,000	ROOFING
99/2285	Jul 6 2000 12:00AM	Dec 31 2000 12:00AM	2,000,000	ROOFING
99/0038	Jul 27 2000 12:00AM	Dec 31 2000 12:00AM	500,000	REVISE PERMIT

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00/2533	Aug 28 2000 12:00AM	Dec 31 2000 12:00AM	11,900	SHUTTERS
00/2638	Sep 28 2000 12:00AM	Dec 31 2000 12:00AM	50,000	INSTALL A/C'
99-2282	Nov 17 2003 12:00AM	Dec 3 2004 12:00AM	2,002,300	NEW R5 UNIT-101
99-2284	Nov 17 2003 12:00AM	Dec 3 2004 12:00AM	2,001,200	NEW R5 UNIT202
05-00005 796	Dec 15 2005 12:00AM		2,000	INSTALL PANEL AND HOOK UP POOL EQUIPMENT
05-00005 306	Nov 22 2005 12:00AM		500	REPAIR BURNT WIRES UNDER GROUND THAT FEED FIRE PUMP PANEL
06-1971	Mar 18 2006 12:00AM		6,000	INSTALL PAVERS, POOL DECK APPROX 2,000SI
05-00004 188	Sep 23 2005 12:00AM		5,400	REMOVE EXISTING CONCRETE & REPLACE WITH 30' X 30' X 6" CONCRETE SLAB, SLOPED TO MATCH EXISTING STORM
06-00001 971	Apr 28 2006 12:00AM		6,000	INSTALLATION OF BRICK PAVERS, POOL DECK, APPROX 2,000 SF
05-00004 752	Oct 28 2005 12:00AM		20,000	NEW TIKI HUT, SERVICE BLDG AND STORAGE BLDG
05-00003 748	Oct 28 2005 12:00AM		85,000	CONSTRUCT SWIMMING POOL & SPA, DECK AREA
06-00006 231	Nov 16 2006 12:00AM		25,000	INSTALLATION OF PERMEABLE BRICK PAVERS FOR THE PARKING AREA. APPROX. 6960 SQ FT
07-00000 562	Feb 9 2007 12:00AM		68,100	REPLACE GASOLINE AND DIESEL PIPING WITHIN FLOATING FUEL DOCK

Monroe County Property Record Card (165)

Alternate Key: 1076007

Roll Year 2014

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Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2013F	O	9,266,175	0	2,572,334	264,520	2,900,000	2,900,000	0	N	2,900,000
2012F	O	9,266,175	0	2,572,334	273,103	2,253,513	2,253,513	0	N	2,253,513
2011F	O	9,266,175	0	2,601,901	283,224	2,500,000	2,500,000	0	N	2,500,000
2010F	O	3,753,099	0	2,661,036	290,695	2,500,000	2,500,000	0	N	2,500,000
2009F	O	3,753,099	0	2,720,170	300,821	3,959,800	3,959,800	0	N	3,959,800
2008F	O	5,358,503	0	2,720,170	309,401	3,959,800	3,959,800	0	N	3,959,800
2007F	O	5,358,503	0	2,016,003	302,869	3,959,800	3,959,800	0	N	3,959,800
2006F	C	3,574,721	0	2,016,003	290,697	5,881,421	5,881,421	0	N	5,881,421
2005F	O	3,574,721	0	2,058,896	300,014	3,100,000	3,100,000	0	N	3,100,000
2004F	C	933,089		1,795,427	307,080	3,035,596	3,035,596	0	N	3,035,596
2003F	C	933,089		1,679,090	316,398	2,928,577	2,928,577	0		2,928,577
2002F	C	933,089		287,125	324,174	1,544,388	1,544,388	0		1,544,388
2001F	C	933,089		287,125	332,781	1,552,995	1,552,995	0		1,552,995
2000F	C	1,386		289,778	152,403	443,567	443,567	0		443,567
1999F	O	851,317			21,410	649,269	649,269	0		649,269
1998F	O	625,233		2,570	21,466	649,269	649,269	0		649,269
1997F	O	625,233		2,461	21,575	649,269	649,269	0		649,269
1996F	O	625,233			22,137	557,139	557,139	0		557,139
1995F	O	625,233			22,425	557,139	557,139	0		557,139
1994F	O	625,233			18,503	557,139	557,139	0		557,139
1993F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1992F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1991F	I	662,638		3,230	35,818	701,686	701,686	0		701,686
1990F	C	503,752		128,175	35,818	667,745	667,745	0		667,745
1989F	C	503,752		128,175	35,818	667,745	667,745	0		667,745
1988F	C	503,752		118,632	35,818	658,202	658,202	0		658,202
1987F	C	539,850		115,103	35,818	690,771	690,771	0		690,771
1986F	I	539,850			35,818	437,329	437,329	0		437,329
1985F	I	182,663		167,964	35,818	386,445	386,445	0		386,445
1984F	C	182,663		106,659	35,818	325,140	325,140	0		325,140
1983F	C	182,663		106,659	35,818	325,140	325,140	0		325,140

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1982F	C	182,663	97,344	35,818	315,825	315,825	0	315,825
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Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
1490	0291	12/1/1997	Warranty Deed	0	M	I	3,200,000
2630	1724	5/15/2013	Warranty Deed	0	05	I	2,200,000