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January 10, 2017

SENT VIA U.S. MAIL AND EMAIL

Mr. George Wallace
Assistant City Attorney
City of Key West
1300 White Street
Key West, FL 33040
GWallace@CityofKeyWest-FL.gov

RE: Garrison Bight Reverter

Dear Mr. Wallace:

I am writing in regard to property located at Garrison Bight in Key West, Florida, specifically 711-717 Eisenhower Drive, Key West, Florida ("Property"). As you know, I represent Island Tranquility, Inc. ("Owner"), the owner of the Property. We performed a title search for the Property, which revealed that we will need a deed from the City of Key West ("City") for a portion of the upland area located on said Property, said upland area is more particularly shown on the attached **Exhibit A** ("Filled Area"). As you know, the City has disclaimed any interest in the Filled Area in Paragraph 8 of that certain submerged lands lease between the Owner and the City, which is attached hereto as **Exhibit B** ("Lease"). Additionally, the Monroe County Property Appraiser shows that the Owner has been paying real property taxes on the Filled Area.

Pursuant to the City's Charter Section 7.03(b), the City can transfer or convey real property so long it is related to the release of a claim or interest in land to settle, or aid the settlement of, record title to real property. Therefore, we approached the City of Key West in March, 2016 in regard our request for a quit claim deed in order to cure this title issue. However, the former Assistant City Attorney, Larry Erskine, felt that we would need to obtain the approval of the State due to the reverter provision contained in that certain Corrective Deed No. 19259-A ("Deed"). Therefore, we contacted Scott Woolam, Senior Program Analyst at the Division of State Lands. After my discussions with Mr. Woolam, the State's historical review and Mr. Woolam's review of our letter to the State dated October 10, 2016 (a copy of which is attached as **Exhibit C**), it is the State's position that the deed to the Owner in order to cure the title issue in regard to the Filled

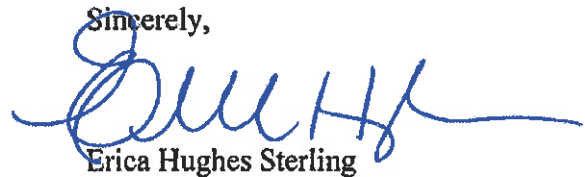
Area will not trigger the reverter set forth in the Deed. Please see Mr. Woolam's email from November 10, 2016, which is attached hereto as **Exhibit D**.

Therefore, at this time we respectfully request that the City of Key West execute a deed in favor of the Owner for the Filled Area. A copy of the proposed deed is attached hereto as **Exhibit E**.

After your review of this correspondence, please contact me personally should you wish to discuss this matter in further detail.

Thank you in advance for your consideration and cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erica Hughes Sterling", with a long horizontal flourish extending to the right.

Erica Hughes Sterling