

Application



EASEMENT APPLICATION

CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov

Application Fee Schedule

Easement Application Fee	\$ 2,680.19
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 3,166.69

For each additional easement on the same parcel there is an additional fee of \$638.14

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 305-809-3764.

PROPERTY DESCRIPTION:

Site Address: 524 Duval Street, Key West

Zoning District: HRCC-1 Real Estate (RE) #: 00009800-000000

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☐ Authorized Representative

Name: Spottswood, Spottswood, Spottswood & Sterling, PLLC Mailing

Address: 500 Fleming Street City:

State: Florida Zip: 33040 Home/Mobile Phone: 305-304-3884 Office:

Fax: _____

Email: Richard@spottswoodlaw.com

PROPERTY OWNER: (if different than above)

Name: La Trattoria Land Holdings LLC Mailing

Address: 524 Duval Street, Key West City:

State: Florida Zip: 33040 Home/Mobile Phone: 305-294-4585 Office:

Fax: _____

Email: darren@horan.law or bill.lay1268@gmail.com

Description of requested easement and use:

Area of easement is to cover the historic facade, balcony and overhang that encroaches approximately 290 sq. ft.
over the city right-of-way.

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

If yes, please describe and attach relevant documents: _____

REQUIRED SUBMITTALS: *All of the materials listed below must be submitted in order to have a complete application. Applications will not be processed until all materials are provided. Please submit one (1) paper copy of the materials to the Planning Department along with one (1) electronic copy of materials on a flash drive.*

- ☒ 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
- ☒ Monroe County Property record card
- ☒ Signed and sealed Specific Purpose Survey with the legal description of the easement area requested and naming the property owner and/or entity on the document along with City of Key West.
- ☒ Photographs showing the proposed area
- ☒ Certificate of Liability Insurance, with the City of Key West listed as additional Certificate Holder. If certificate is not provided at time the application was accepted, the certificate shall be provided to the Planner within 7 days after the application is placed on a Development Review Committee (DRC) Agenda.

SPOTTSWOOD, SPOTTSWOOD, SPOTTSWOOD & STERLING, PLLC

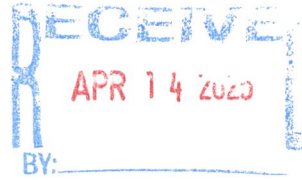
ATTORNEYS AND COUNSELORS AT LAW
500 FLEMING STREET
KEY WEST, FLORIDA 33040

JOHN M. SPOTTSWOOD, JR.
ERICA HUGHES STERLING
ROBERT A. SPOTTSWOOD, JR.
RICHARD J. McCHESNEY
ROBERT H. GEBALDE

Telephone | 305-294-9556
Facsimile | 305-504-2696

OF COUNSEL:

JOHN M. SPOTTSWOOD (1920 – 1975)



April 11, 2025

Katie Halloran, Director
Key West Planning Department
1300 White Street
Key West, FL 33040

RE: Easement Request - 524 Duval Street, Key West FL 33040 (RE#00009800-000000)

Ms. Halloran,

Please allow this letter and supporting documentation to serve as La Trattoria Land Holdings, LLC., a Florida limited liability company, ("Applicant") application for an easement at 524 Duval Street, Key West, Florida (the "Property"). The easement will cover a portion of the building that encroaches 0.8 ft. into the city right-of-way as well as a balcony and overhang that encroaches 5.8 feet into the city right-of-way for a total of 290 square feet.

Enclosed with this application are the requisite application items for your review, along with the application fee.

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

Sincerely,

Richard J. McChesney, Esq.

Enclosures:
As stated

Ownership

Doc # 2422803 Bk# 3231 Pg# 1235 Recorded 6/26/2023 at 9:59 AM Pages 2
 Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
 REC: \$18.50 Deed Doc Stamp \$20,300.00

Prepared by and return to:

Richard J. McChesney

Attorney at Law

Spottswood, Spottswood & Sterling, PLLC

500 Fleming Street

Key West, FL 33040

305-294-9556

File Number: 301-23.00017RM

Will Call No.:

\$2,900,000⁰⁰

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 23rd day of June, 2023 between Paul Schlosberg as Successor Trustee of the The P & D Land Trust dated 06/25/99 whose post office address is 33 Grace Street, #1, Key West, FL 33040, grantor, and La Trattoria Land Holdings, LLC, a Florida limited liability company whose post office address is 524 Duval Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

Part of Lot One (1), in Square Fifty-one (51) of KEY WEST, FLORIDA, beginning at the corner of Duval Street and Smith's Lane and running thence along the Southwest side of Duval Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence in a Northeasterly direction along Smith's Lane One Hundred (100) feet to the point of beginning said Lot having a front on Duval Street of Fifty (50) feet and a front on Smith's Lane of One Hundred (100) feet.

Parcel Identification Number: 00009800-000000

SUBJECT TO: Taxes for the current and subsequent years.

SUBJECT TO: Conditions, limitations, easements and restrictions of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

DoubleTime®

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:

1. Maria Ciampa
Witness Name: Maria Ciampa

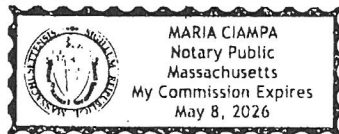
2. Lisa Edwards
Witness Name: Lisa Edwards

Paul Schlosberg
Paul Schlosberg, Successor Trustee

State of MASSACHUSETTS
County of ESSEX

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22nd day of June, 2023 by Paul Schlosberg, as Successor Trustee of The P & D Land Trust dated 06/25/99, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



Maria Ciampa
Notary Public

Printed Name: Maria Ciampa

My Commission Expires: May 8, 2026

Monroe County, FL

****PROPERTY RECORD CARD******Disclaimer**

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00009800-000000
 Account# 1010065
 Property ID 1010065
 Millage Group 10KW
 Location 524 DUVAL St, KEY WEST
 Address
 Legal KW PT LOT 1 SQR 51 OR618-891 OR750-954 OR823-784 OR887-849 OR900-194
 Description OR905-87 OR1063-2071 OR1113-328 OR1120-2216 OR1602-220 OR3231-1235
 (Note: Not to be used on legal documents.)
 Neighborhood 32030
 Property Class STORE COMBO (1200)
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing

**Owner**

LA TRATTORIA LAND HOLDINGS LLC
 524 Duval St
 Key West FL 33040

Valuation

	2024 Certified Values	2023 Certified Values	2022 Certified Values	2021 Certified Values
+ Market Improvement Value	\$581,534	\$580,981	\$580,981	\$609,093
+ Market Misc Value	\$146	\$146	\$146	\$146
+ Market Land Value	\$1,653,750	\$1,653,750	\$1,653,750	\$1,653,750
= Just Market Value	\$2,235,430	\$2,234,877	\$2,234,877	\$2,262,989
= Total Assessed Value	\$2,235,430	\$2,234,877	\$2,167,414	\$1,970,377
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,235,430	\$2,234,877	\$2,234,877	\$2,262,989

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2024	\$1,653,750	\$581,534	\$146	\$2,235,430	\$2,235,430	\$0	\$2,235,430	\$0
2023	\$1,653,750	\$580,981	\$146	\$2,234,877	\$2,234,877	\$0	\$2,234,877	\$0
2022	\$1,653,750	\$580,981	\$146	\$2,234,877	\$2,167,414	\$0	\$2,234,877	\$0
2021	\$1,653,750	\$609,093	\$146	\$2,262,989	\$1,970,377	\$0	\$2,262,989	\$0
2020	\$1,653,750	\$609,093	\$146	\$2,262,989	\$1,791,252	\$0	\$2,262,989	\$0
2019	\$1,312,500	\$627,834	\$146	\$1,940,480	\$1,628,411	\$0	\$1,940,480	\$0
2018	\$1,300,000	\$556,131	\$146	\$1,856,277	\$1,480,374	\$0	\$1,856,277	\$0

The Maximum Portability is an estimate only and should not be relied upon as the actual portability amount. Contact our office to verify the actual portability amount.

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	5,000.00	Square Foot	50	100

Buildings

Building ID	39475	Exterior Walls	AB AVE WOOD SIDING	
Style	2 STORY ON GRADE	Year Built	1928	
Building Type	REST/CAFET-A- / 21A	EffectiveYearBuilt	1993	
Building Name		Foundation	CONCRETE SLAB	
Gross Sq Ft	6066	Roof Type	GABLE/HIP	
Finished Sq Ft	5271	Roof Coverage	METAL	
Stories	2 Floor	Flooring Type		
Condition	AVERAGE	Heating Type		
Perimeter	465	Bedrooms	0	
Functional Obs	0	Full Bathrooms	0	
Economic Obs	0	Half Bathrooms	0	
Depreciation %	40	Grade	450	
Interior Walls	DRYWALL	Number of Fire PI	0	
Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	5,271	5,271	0
OUU	OP PR UNFIN UL	130	0	0
OPF	OP PRCH FIN LL	99	0	0
PDO	PATIO DIN OPEN	530	0	0
SBF	UTIL FIN BLK	36	0	0
TOTAL		6,066	5,271	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
CH LINK FENCE	1977	1978	6 x 24	1	144 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page
6/23/2023	\$2,900,000	Warranty Deed	2422803	3231	1235
10/1/1989	\$595,000	Warranty Deed		1113	328
8/1/1988	\$439,900	Warranty Deed		1063	2071
12/1/1977	\$83,000	Conversion Code		750	954

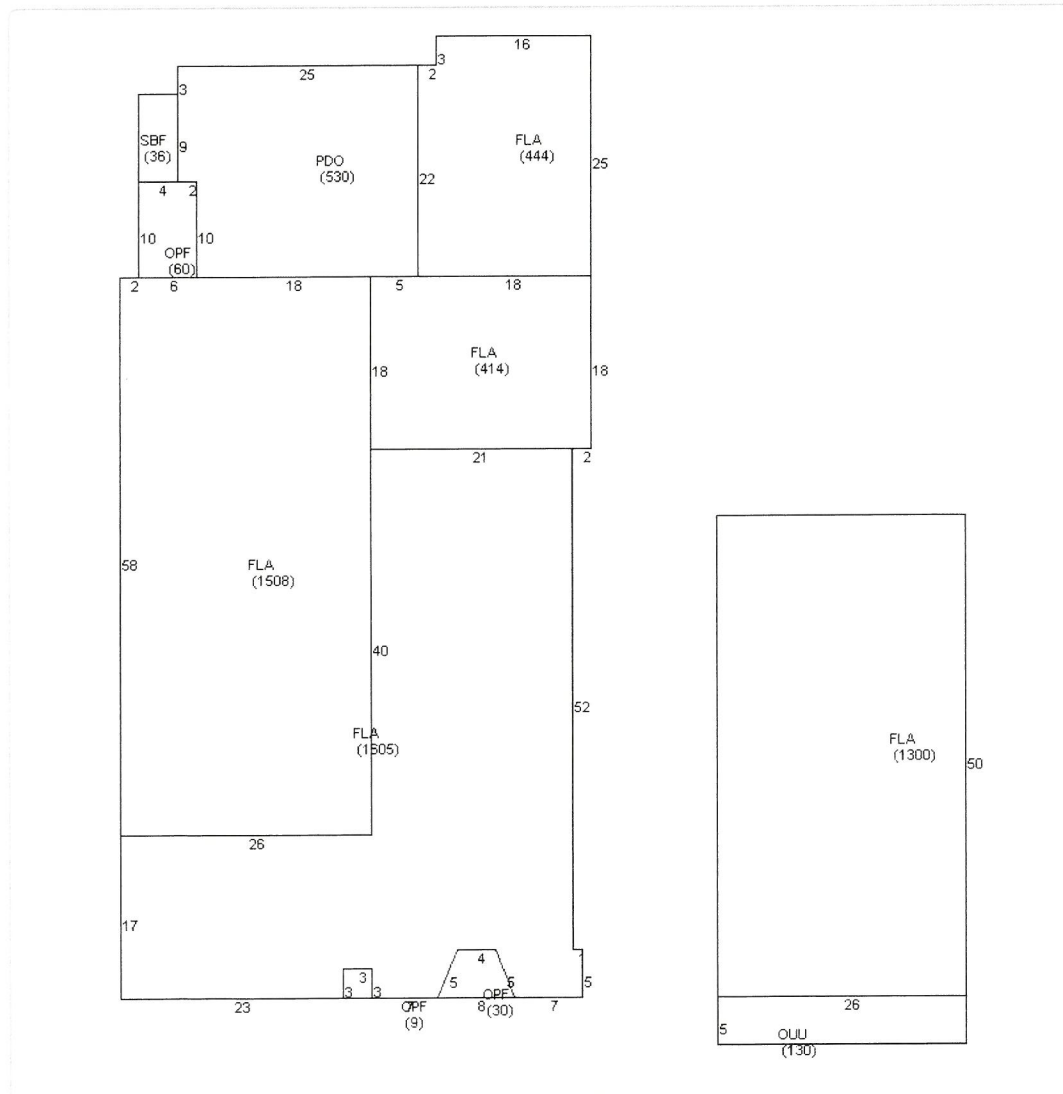
Number	Date Issued	Status	Amount	Permit Type	Notes
24-0037	01/08/2024	Completed	\$4,550	Commercial	Re-roof to 5V Crimp 26g Metal Roof System with HT secondary underlayment
23-1664	06/06/2023	Active	\$5,000	Commercial	Pressure wash the entire roof and apply Silver Brite roof coating.
BLD2023-1221	05/10/2023	Active	\$12,380	Commercial	Removing (2) A/C Package Units And Ductwork For Both Systems For Installation Of New Roof Replacing After New Roof Is Installed
23-1114	04/18/2023	Active	\$22,495	Commercial	Disconnecting of existing AC units on the rood and reconnecting after roof is finished. - Installation of new base strut pipe supports. - Add disconnects for two AC condenser units and one pack unit. - Disconnect and reconnect existing exhaust fans
BLD2023-1041	04/11/2023	Active	\$22,000	Commercial	Re-Roof Flat Roof to TPO 60 Mil GAF - 700 sf with tapered insulation.
BLD2022-2476	08/24/2022	Completed	\$1,565	Commercial	Exterior Trim Repair. Replace approx. 22' of damaged fascia & soffit. paint all new materials to match existing, white.
BLD2021-2242	08/20/2021	Completed	\$6,680	Commercial	CHANGING OUT EXISTING 3 1/2 TON A/C PACKAGE UNIT. 524 DUVAL ST CHANGING OUT EXISTING 3 1/2 TON A/C PACKAGE UNIT ON CURB ON ROOF. REPLACING WITH NEW CARRIER 3 1/2 TON A/C PACKAGE UNIT ON EXISTING CURB ON ROOF.
17-00002192	06/06/2017	Expired	\$6,000	Commercial	
15-4650	11/13/2015	Expired	\$2,460	Commercial	ROUGH DRAIN VENT AND WATER LINES FOR (3) HAND SINKS, (1) TRIPLE COMPARTMENT SINK, (1) DISHWASHER SINK, (1) DISH WASHER AND (1) WATER HEATER.
15-4426	10/30/2015	Expired	\$18,750	Commercial	INTERIOR: INSTALL NEW WALL & DRYWALL.
14-4472	09/24/2014	Expired	\$1,000	Commercial	REPLACE HAND SINK AND ICE BLENDER AT BAR. (NOC EXEMPT).
14-4427	09/23/2014	Expired	\$8,500	Commercial	REMOVE EXISTING WOODEN FLOOR IN FRONT ROOM AND POUR CONCRETE SLAB, INSTALL NEW TILE FLOORING. (NEED FILE NOC
13-0002	01/07/2013	Completed	\$2,000	Commercial	REPLACE 2ND FLOOR WINDOWS
12-1515	04/30/2012	Completed	\$4,000	Commercial	REPAIR/REPLACE 1/2"x6" WOOD SIDING ON BUILDING (APPLEROUTH SIDE) PAINT NEW SIDING WHITE TO MATCH EXISTING
11-1212	04/14/2011	Completed	\$10,400	Commercial	REMOVE AND REPLACE ONE TEN TON A/C PACKAGE A/C WITH CURB ADAPTOR INSTALLED ON ROOF TOP.
07-4461	09/24/2007	Completed	\$2,200	Commercial	INSTALL BRICK PAVERS ON OUTSIDE BAR PATIO AREA
07-4361	09/20/2007	Completed	\$5,000	Commercial	RED TAGE BY CODE: AFTER THE FACT - REMOVE DECK, INSTALL HARDWOOD FLOORING ON INSIDE FLOOR (BAR AND DANCE FLOOR AREA) PAINT INTERIOR
07-4381	09/18/2007	Completed	\$2,300	Commercial	INSTALL TWO LIGHTS AND REPAIR STAGE OUTLETS. INSTALL SEVEN 12 20 AMP RECEPTACLES AND REROUTE CIRCUITS FOR BAR
05-0421	03/22/2005	Completed	\$3,400	Commercial	REMODEL RESTROOM
05-0333	02/03/2005	Completed	\$800	Commercial	RELOCATE TOILET
03-2754	08/13/2003	Completed	\$2,000	Commercial	NEW AWING
03-2569	08/04/2003	Completed	\$16,430	Commercial	INSALLED ROOFING

Number	Date Issued	Status	Amount	Permit Type	Notes
03/1826	06/25/2003	Completed	\$16,600	Commercial	PLUMBING
02-1862	07/12/2002	Completed	\$1,500	Commercial	INSTALL PHONE LINES
0000732	03/29/2000	Completed	\$5,000	Commercial	PAINTING
9800610	04/14/1998	Completed	\$28,000	Commercial	LAVATORIES, HEATER
9800610	03/31/1998	Completed	\$28,000	Commercial	INSTALL OUTLETS/SWITCHES
9800610	03/30/1998	Completed	\$28,000	Commercial	INSTALL CENTRAL AC
9800610	03/27/1998	Completed	\$28,000	Commercial	INSTALL SINKS
9800610	03/12/1998	Completed	\$28,000	Commercial	REMODEL INTERIOR OF REST.
9604163	10/01/1996	Completed	\$2,000	Commercial	RENOVATIONS
9603617	09/01/1996	Completed	\$1	Commercial	ELECTRICAL
9603481	08/01/1996	Completed	\$6,000	Commercial	MECHANICAL
E951724	07/01/1995	Completed	\$500	Commercial	MINIMUM ELECTRICAL
M952228	07/01/1995	Completed	\$3,000	Commercial	3 TON AC
M943221	10/01/1994	Completed	\$4,000	Commercial	3 TON AC
M941862	06/01/1994	Completed	\$5,000	Commercial	1-10 TON A/C W/2 DROPS
B940482	02/01/1994	Completed	\$1,200	Commercial	LEVEL 2ND FLOOR APT.
B933675	12/01/1993	Completed	\$1,500	Commercial	RENOVATIONS

View Tax Info

[View Taxes for this Parcel](#)

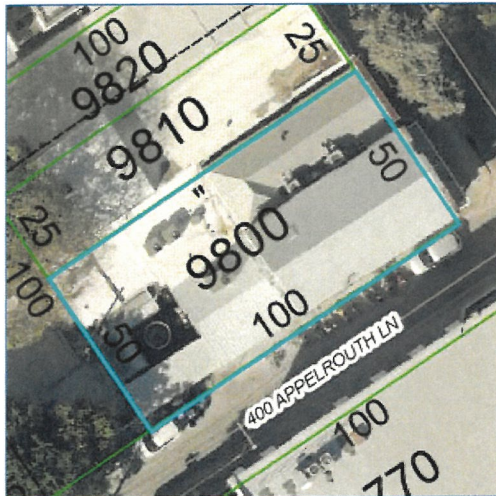
Sketches (click to enlarge)



Photos



Map



TRIM Notice



[User Privacy Policy](#) [GDPR Privacy Notice](#)
Last Data Upload: 4/4/2025, 1:33:41 AM

Authorization & Verification



**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, Darren Horan as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of La Trattoria Land Holdings LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Spottswood, SpMottswood, Spottswood & Sterling, PLLC
Please Print Name of Representative

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


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

Subscribed and sworn to (or affirmed) before me on this April 8, 2025
Date

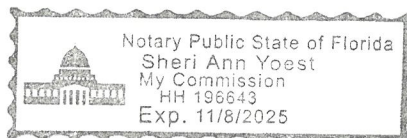
by _____
Name of person with authority to execute documents on behalf of entity owner

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any





**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Richard J. McChesney, in my capacity as Member
(print name) (print position; president, managing member)
of Spottswood, Spottswood, Spottswood & Sterling, PLLC
(print name of entity)

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:

524 Duval Street

Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

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.

Richard J. McChesney

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this April 8, 2025 by
date

Richard McChesney
Name of Applicant

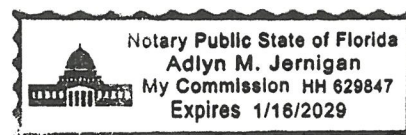
He/She is personally known to me or has presented _____ as identification.

Adlyn M. Jernigan

Notary's Signature and Seal

Adlyn M. Jernigan

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Insurance



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/03/2025

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

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

PRODUCER Florida Hospitality Risk Advisors 4030 Henderson Boulevard Suite 519 Tampa FL 33629	CONTACT NAME: Gloria Davenport PHONE (A/C, No, Ext): E-MAIL: gdavenport@flhra.com ADDRESS: INSURER(S) AFFORDING COVERAGE INSURER A: Admiral Insurance Co INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 24856
INSURED On Pointe Restaurant Group LLC; Horay Restaurant Group LLC, DBA: 3593 S Roosevelt Blvd Key West FL 33040		

COVERAGES**CERTIFICATE NUMBER:** CL254328570**REVISION NUMBER:**

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

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			CA000056201-01	02/15/2025	02/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$	
	UMBRELLA LIAB <input type="checkbox"/> EXCESS LIAB DED <input type="checkbox"/> RETENTION \$	<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE						EACH OCCURRENCE \$ AGGREGATE \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y / N <input type="checkbox"/> N / A							PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Liquor Liability			CA000056201-01	02/15/2025	02/15/2026	Aggregate 1,000,000 2,000,000	

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

Certificate holder is included as Additional Insured with respect to General Liability as required by written contract subject to the terms, conditions, and exclusions of the policy.

Re: 524 Duval Street, Key West, FL, 33040

CERTIFICATE HOLDER**CANCELLATION**

City of Key West 1300 White Street Key West FL 33040	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
---	---

© 1988-2015 ACORD CORPORATION. All rights reserved.

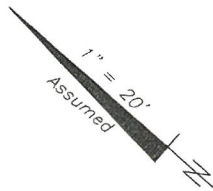
Additional Named Insureds

Other Named Insureds

Benihanas Key West	Doing Business As
La Trattoria & Virgilio's, La Trattoria Oceanside	Doing Business As
La Trattoria & Virgilio's; Oceanside; Benihana Key	Doing Business As

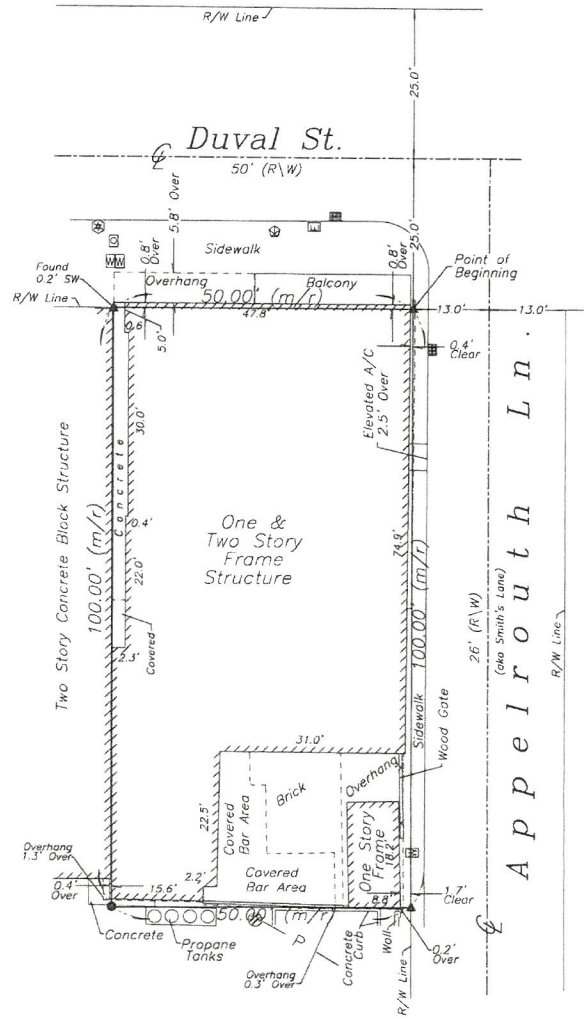
Survey

Boundary Survey Map of part Lot 1, Square 51, Island of Key West, Florida



LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊙ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Fire Hydrant
- ⊙ Sewer Cleanout
- ⊙ Water Meter
- ⊙ Electric Box
- ⊙ Light Post
- Catch Basin



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 524 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 10, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Part of Lot One (1), in Square Fifty-One (51) of KEY WEST, FLORIDA, beginning at the corner of Duval Street and Smith's Lane and running thence along the Southwest side of Duval Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence in a Northeasterly direction along Smith's Lane One Hundred (100) feet to the point of beginning said Lot having a front on Duval Street of Fifty (50) feet and a front on Smith's Lane of One Hundred (100) feet.

BOUNDARY SURVEY FOR: La Trattoria Land Holdings, LLC, a Florida limited liability company;
Truist Bank; Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN

J. Lynn O'Flynn
Florida Reg. #6298

February 17, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

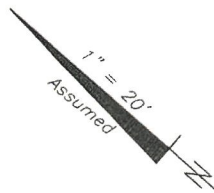


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

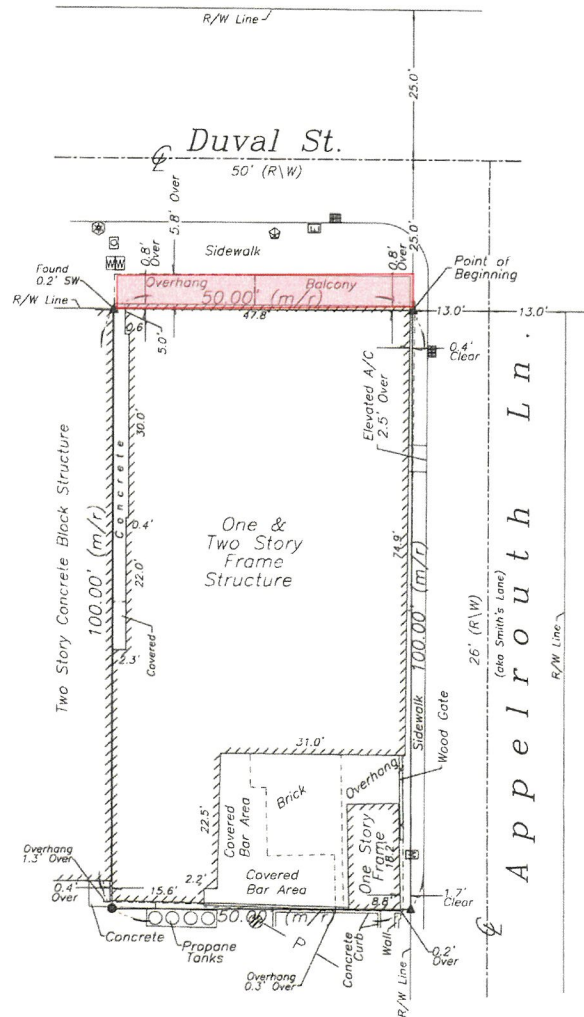
Specific Purpose Survey

Boundary Survey Map of part Lot 1, Square 51, Island of Key West, Florida



LEGEND

- Found 1" Iron Pipe (No ID)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (5234)
- ▲ Found Nail & Disc (FHH)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ⊕ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊕ Fire Hydrant
- ⊕ Sewer Cleanout
- ⊕ Water Meter
- ⊕ Electric Box
- ⊕ Light Post
- Catch Basin



NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 524 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: February 10, 2023
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: Part of Lot One (1), in Square Fifty-One (51) of KEY WEST, FLORIDA, beginning at the corner of Duval Street and Smith's Lane and running thence along the Southwest side of Duval Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence in a Northeasterly direction along Smith's Lane One Hundred (100) feet to the point of beginning said Lot having a front on Duval Street of Fifty (50) feet and a front on Smith's Lane of One Hundred (100) feet.

BOUNDARY SURVEY FOR: La Trattoria Land Holdings, LLC, a Florida limited liability company;
Truist Bank, Spottswood, Spottswood, Spottswood & Sterling, PLLC;
Chicago Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN
J. Lynn O'Flynn
Florida Reg. #6298
February 17, 2023

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.

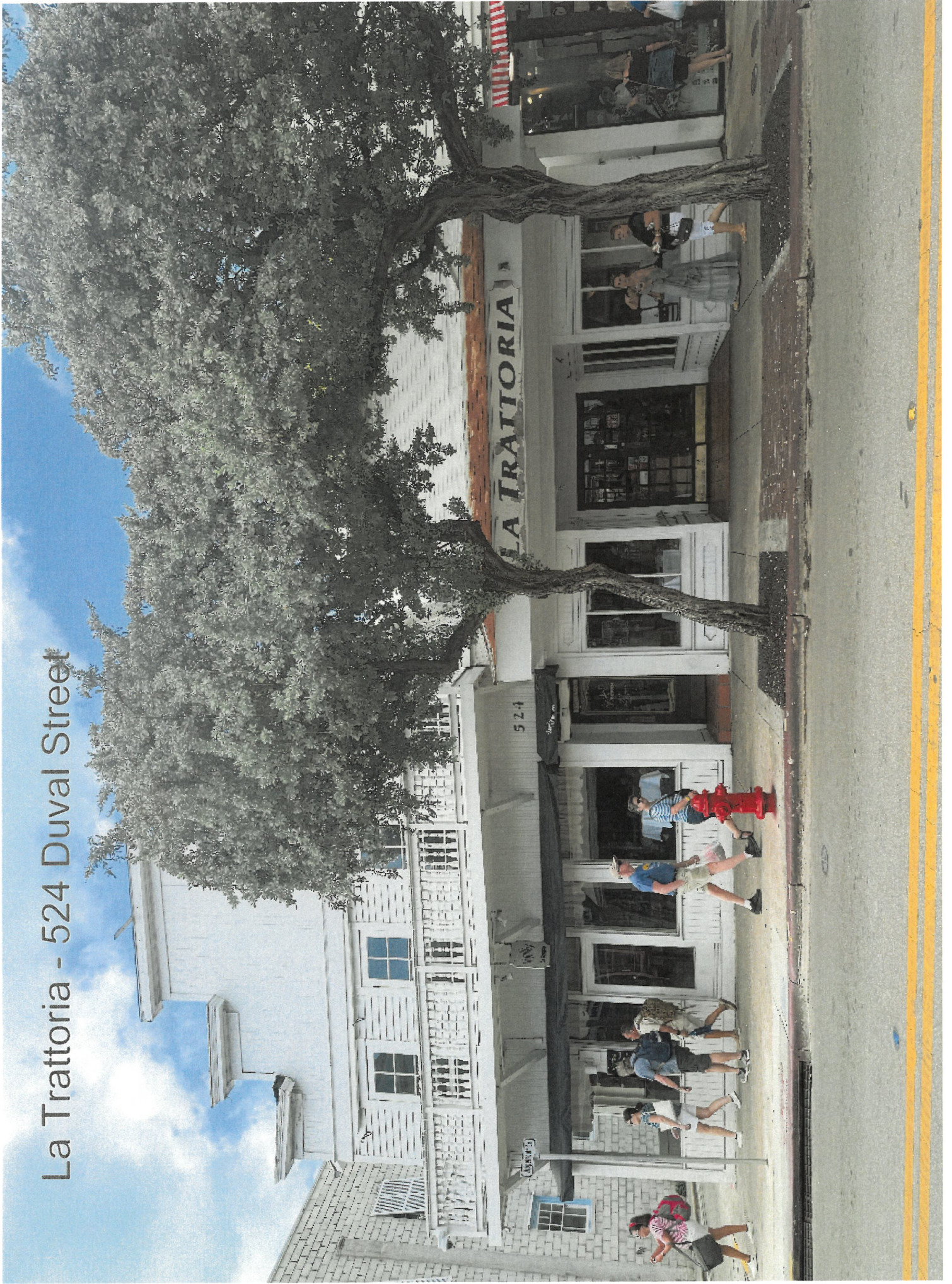


Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Photos

La Trattoria - 524 Duval Street



La Trattoria - 524 Duval
Side Elevation



