

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



To: Chair and Planning Board Members

From: Patrick Wright, Senior Planner II

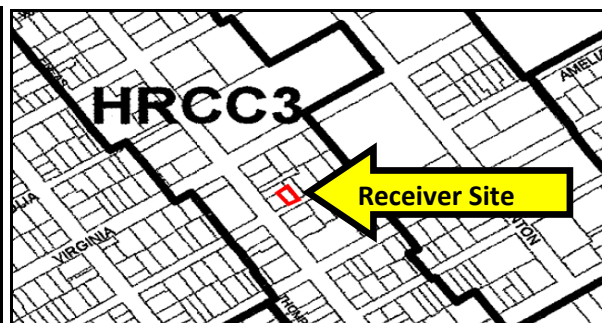
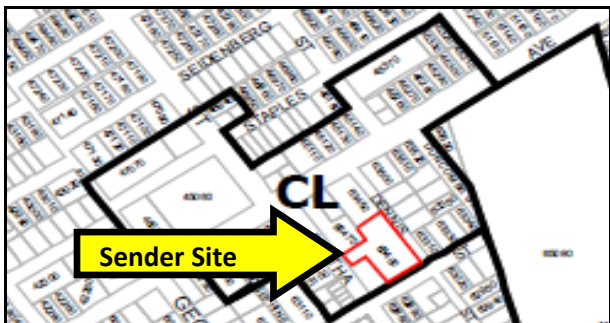
Through: Thaddeus Cohen, Planning Director

Meeting Date: September 15, 2016

Agenda Item: **Transient License Transfer – 1909 Venetia Street (RE # 00063400-000000, AK # 1063835) to 503 Amelia Street (RE # 00027670-000000, AK # 1028444)** – A request to transfer one transient license from property located within the Commercial Limited (CL) Zoning District to property located within the Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Site Data:

	<i>Sender Site</i>	<i>Receiver Site</i>
License Owner:	Richard Aaron Haskins	James F. and Katherine H. Brown
Property Owner:	A.H. of Monroe County, Inc.	James F. and Katherine H. Brown
Agent:	Adele V. Stones	Adele V. Stones
Location:	1909 Venetia Street	503 Amelia Street
RE #:	00063400-000000	00027670-000000
AK #:	1063835	1028444
Zoning:	Commercial Limited (CL)	Historic Residential Commercial Core – Duval Street Oceanside (HRCC-3)
Existing Use:	Transient residential	Non-transient residential
Proposed Use:	Convalescent non transient residential	Transient residential



Background:

The subject transient license (or business tax receipt) is one of nine transient licenses associated with the Marty’s Place / AIDS Help property located at 1521-1523-1525 Bertha Street, 1512-1516 Dennis Street and 1901-1903-1905-1907-1909-1911-1913 Venetia Street, which is the sender site. The transient use of the sender site units has ceased, but the associated nine transient licenses were sold to new owners to be transferred to eligible receiver sites. The licenses were then placed in “unassigned” status. Seven of the nine transient licenses have already been transferred to receiver sites or extinguished after conversion for non-transient use. The subject request would be the eighth license to be transferred respectively, leaving one licenses in unassigned status. The following table summarizes the status of the nine transient licenses originating from the sender site.

AIDS HELP / MARTY’S PLACE-RELATED TRANSIENT UNITS AND LICENSES

SENDER SITES		BPAS UNIT /	FLOOR		RECEIVER SITES			FLOOR				
LICENSE #	ADDRESS	EFU	AREA	BEDROOMS	ADDRESS	AREA	BEDROOMS	OWNER		PB RESO	NOTES	
1	1901 VENETIA ST	N	312	1	913 DUVAL ST	323	1	913 DUVAL STREET LLC (WHITEHEAD & HANSEN)		2013-39	ONE LICENSE (CONVERTED MGR'S UNIT TO TRANSIENT AT WICKER GUESTHOUSE)	
2	1903 VENETIA ST	N	312	1	1306 VILLA MILL ALLEY	N/A	N/A	KEMP & BOYER		N/A	CONVERTED 2 UNITS & LICENSES (@ 0.58 ESFU) TO 1 NON-TRANSIENT RESIDENTIAL UNIT	
3	1905 VENETIA ST	N	312	1	1306 VILLA MILL ALLEY	N/A	N/A	KEMP & BOYER		N/A	CONVERTED 2 UNITS & LICENSES (@ 0.58 ESFU) TO 1 NON-TRANSIENT RESIDENTIAL UNIT	
4	1907 VENETIA ST	N	384	1	716 DUVAL STREET REAR	900	2	KEMP & BOYER		2015-34	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO A TWO BEDROOM TRANSIENT RENTAL	
5	1909 VENETIA ST	N	312	1	503 AMELIA STREET			HASKINS TO JAMES F. AND KATHERINE H. BROWN		2016-	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO TRANSIENT RENTAL	
6	1911 VENETIA ST	N	300	1	UNASSIGNED			HASKINS				
7	1913 VENETIA ST	N	520	1	716 DUVAL STREET REAR	900	2	KEMP & BOYER		2015-34	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO A TWO BEDROOM TRANSIENT RENTAL	
8	1512 DENNIS ST	Y/0.58	600	2	620 JOSEPHINE PARKER RD UNIT 3	735	2	FJ INVESTORS LLC (TROIKE)		2013-56; 2014-15	ONE TRANSIENT LICENSE (PART OF 615 DUVAL STREET CONDO)	
9	1516 DENNIS ST	N	854	2	1124 DUVAL ST UNIT B	788	2	HASKINS		2014-49	ONE LICENSE TO CONVERT EXISTING NON-TRANSIENT UNIT TO TRANSIENT RENTAL	

The receiver site at 503 Amelia Street consists of one single-family, non-transient, market-rate dwelling unit. The unit contains 1 bedroom with two and a half floors containing approximately 640 square feet of floor area. 503 Amelia would convert from non-transient to transient rental upon approval of the transient license transfer.

Relevant Code Sections:

The purpose of City Code Chapter 122, Article V, Division 6 “Transient Units” outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce noncomplying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;

- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;
- Protect environmentally sensitive lands; and
- Encourage redevelopment under the existing Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

City Code Section 122-1339(a) states that a business tax receipt (e.g., license) for transient use of a unit may itself be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit. In addition, licenses may be transferred from the HNC-1 and HNC-3 Zoning Districts. A transfer of a license under this section does not allow a loss of affordable housing at the receiver site.

City Code Section 122-1339(b) states that where a license alone is transferred, the Planning Board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

Analysis:

The proposed transient license transfer does not involve the transfer of transient units. The receiver site of 503 Amelia Street is an existing recognized dwelling unit.

The proposed transient license transfer would move a transient use of a residential dwelling unit from an area where transient uses are prohibited (CL Zoning District) to an area where transient uses are permitted (HRCC-3 Zoning District). The existing use of the receiver site at 503 Amelia Street is non-transient residential. The proposed transfer would not result in a loss of affordable housing because there is no existing deed-restricted affordable housing at the receiver site.

The sender site unit is a one-bedroom unit totaling in 312-square-feet of residential use. The receiver site is a one-bedroom unit totaling in 640-square-foot residential use. Planning staff has determined that the intent of Sec. 122-1339 (b) is being met and that the net occupancy for both units would remain at one bedroom. Therefore, approximately the same or less net number of occupants would be maintained.

A consent by mortgagee for the sender site was included in the application, pursuant to the requirement in City Code Section 122-1345.

The following table summarizes the applicable approval criteria for a transient license transfer pursuant to City Code Section 122-1339.

Criteria	Analysis	Complies? (Yes or No)
Transient license transfer from an area where transient uses are prohibited	Sender site zoning is CL, which prohibits transient uses.	Yes
Transient license transfer from HNC-1 and HNC-3 Zoning Districts	N/A	N/A

Criteria	Analysis	Complies? (Yes or No)
Transfer would not result in a loss of affordable housing at the receiver site	No existing deed-restricted affordable housing at the receiver site.	Yes
Receiver site suitable for transient use	Receiver site zoning is HRCC-3, which permits transient uses.	Yes
Relative size of the unit from which the license is transferred	Sender site: 312 square feet total Receiver site: 640 square feet	Yes ¹
Room configuration of both sites to maintain approximately the same or less net number of occupants	Sender site: 1 bedrooms total Receiver site: 1 bedrooms total	Yes

1. Planning staff has determined that the intent of Sec. 122-1339 (b) is being met and that the net occupancy for both units would remain at one bedroom. Therefore, approximately the same or less net number of occupants would be maintained at both sites.

Recommendation:

Based on the above analysis of the standards for considering transfers of transient business tax receipts in Section 122-1339 of the Land Development Regulations, the Planning Department recommends the request to transfer one transient business tax receipt from 1909 Venetia Street to 503 Amelia Street be **APPROVED** with the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 503 Amelia Street.
2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.
3. The half story attic/loft space above the second floor shall not be occupied as habitable space for any purposes.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2016-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING THE TRANSFER OF TWO TRANSIENT LICENSES FROM PROPERTY LOCATED AT 1909 VENETIA STREET (RE # 00063400-000000, AK # 1063835) WITHIN THE COMMERCIAL LIMITED (CL) ZONING DISTRICT TO PROPERTY LOCATED AT 503 AMELIA STREET (RE # 00027670-000000, AK # 1028444) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET OCEANSIDE (HRCC-3) ZONING DISTRICT PURSUANT TO SECTION 122-1339 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Section 122-1339 of the Land Development Regulations (“LDRs”) of the Code of Ordinances (the “Code”) of the City of Key West, Florida (the “City”) allows a business tax receipt (or “transient license”) to be transferred from an area where transient uses are prohibited to a receiver site where transient use is permitted; and

WHEREAS, the transient use at the sender site was a legal non-conforming use and transient uses at the receiver site are permitted; and

WHEREAS, the applicant proposes a transfer of one transient license from a sender site with a total of one-bedroom and 312-square-feet of floor area to a receiver site with one-bedroom and a total of 640-square-feet of floor area.

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

_____ Chairman

_____ Planning Director

Section 2. That a transfer of one transient license, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT LICENSE FROM 1909 VENETIA STREET (RE # 00063400-000000, AK # 1063835) TO 503 AMELIA STREET (RE # 00027670-000000, AK # 1028444) SUBJECT TO THE FOLLOWING CONDITIONS:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 503 Amelia Street.

2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

3. The half story attic/loft space above the second floor shall not be occupied as habitable space for any purposes.

Section 3. Full, complete, and final application for all licenses and permits required for which this resolution is wholly or partly necessary, shall be submitted in its entirety within 12 months after the date hereof.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This transfer of transient license does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of

applicant's assertion of legal authority respecting the property.

Section 6. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regularly scheduled meeting held this 15th day of September, 2016.

Authenticated by the Chair of the Planning Board and the Planning Director.

Sam Holland, Chair Key West Planning Board

Date

Attest:

Thaddeus Cohen, Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442
WWW.STONESCARDENAS.COM

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

June 20, 2016

Thaddeus Cohen, Planning Director
City of Key West
P.O. Box 1409
Key West, FL 33041-1409

RE: Transient License Transfer Application

Dear Mr. Cohen:

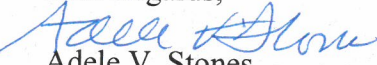
Enclosed please find the completed application, required attachments and Stones & Cardenas check no. 20955 in the sum of \$2,150.00 for the July DRC meeting agenda.

This application is made to transfer one transient license currently held as "valid unassigned" originating from the A.H. of Monroe County Assisted Living site at Venetia and Dennis Street for transfer to 503 Amelia Street, located in the HRCC-3 zoning district. The summary of license locations, address and structure size prepared by Donald L. Craig indicates this license corresponds with Building #1 on the Property Appraiser's record card.

Due to the ownership change which occurred this past Wednesday (June 15, 2016), several of the attachments will be replaced within the next one to three weeks as they become available. Specifically, the warranty deed and business tax receipts are not yet available as recorded or duly issued documents. A copy of the unrecorded deed and paid application for business tax receipts are temporarily submitted to meet the application requirements.

Please contact me regarding any questions regarding this submittal.

Best Regards,


Adele V. Stones
AVS/mw

c. client
P. Wright

Building #	Address	Rogo/BPAS?	Square Footage	Bedrooms	Transfer to
1	1909 Venetia	Yes- .58	312	1	Haskins
2	1905 Venetia	N	312	1	1306 Villa Mill Alley
3	1907 Venetia	N	384	1	Haskins
4	1903 Venetia	N	312	1	1306 Villa Mill Alley
5	1911 Venetia	N	300	1	Haskins
6	1913 Venetia	N	520	1	Haskins
7	1901 Venetia	N	312	1	913 Duval Street
8	1512 Dennis	Yes-.58	600	2	620 Josephine Parker Road Unit 3
	1510 Dennis	?	No Record		
9	1516 Dennis	N	854	2	Haskins

1 = 1909 Venetia- .58 BPAS (ROGO) Unit- 12x36

2 = 1905 Venetia

3 = 1907 Venetia

4 = 1903 Venetia

5 = 1911 Venetia

6 = 1913 Venetia

7 = 1901 Venetia

8 = 1512 DENNIS ST - .58 BPAS (ROGO) Unit

9 = 1516 DENNIS ST

10/10/10

**City of Key West Planning Department
P.O. Box 1409, Key West, FL 33041-1409
(305) 809-3720**

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There is also **separate** fee of **\$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department at 3140 Flagler Avenue. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

This application is for a transaction involving a transfer from one location (sender site) to another (receiver site). If there is an additional site at either end of the transfer process, this requires another application.

The owner(s) of both the sender site and receiver site are the applicants and must sign the application. Corporations and partnerships must sign as legally required. If another person is acting as the agent or authorized representative of the owner, supporting documentation must be provided as indicated.

The application process for a Transient Transfer is:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site
1909 Venetia Street, Key West, FL 33040

Address of Site
503 Amelia Street, Key West, FL 33040

RE# 00063400-000000

RE# 00027670-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

Richard Haskins
A.H. of Monroe County Inc

James Brown
Katherine Brown

Name of Agent or Person to Contact:
Adele V. Stones

Name of Agent or Person to Contact:
Adele V. Stones

Address: 221 Simonton Street
Key West, FL 33040

221 Simonton Street
Key West, FL 33040

Telephone Number(s) (305) 294-0252

Telephone Number(s) (305) 294-0252

Email ginny@keyslaw.net

Email ginny@keyslaw.net

For Sender Site:

"Local name" of property Marty's Place Zoning district CL

Legal description See attached

Current use: Long term housing

Number of existing transient units: 9 (formerly)

Size of site 26,050sf Number of existing city transient rental licenses: 0

What is being removed from the sender site? Nothing – All licenses previously sold

What are your plans for the sender site? Convalescent resident for long term assisted living. There were 9 licenses sold from this site. Richard Haskins owns the two remaining "valid unassigned licenses."

For Receiver Site:

"Local name" of property _____ Zoning district HRCC-3

Legal description See attached

Current use: Non-transient rental (long term rental)

Size of site: 1125sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 1

Existing non-residential floor area 0

What will be transferred to the receiver site? One transient license

What are your plans for the receiver site? Offer transient rental accommodation

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Richard A. Haskins

2. NAME _____

ADDRESS 1225 2nd Street

ADDRESS _____

Key West, FL 33040

TELEPHONE(1) (305) 916-9020

TELEPHONE(1) _____

(2) _____

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME A.H of Monroe County, Inc.

B. STATE/COUNTRY OF INCORPORATION Florida

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA X YES NO

D. NAMES OF OFFICERS AND DESIGNATIONS

Christopher Elwell, President

Lori McChesney, Vice President

Steve Vincent, Treasurer

Kate Miano, Secretary

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

TELEPHONE(S) _____ FAX _____

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME James & Katherine Brown

2. NAME _____

ADDRESS 603A Maid Marion Hill

ADDRESS _____

Annapolis, MD 21405

TELEPHONE(1) (240) 988-0130

TELEPHONE(1) _____

(2) _____

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____

B. STATE/COUNTRY OF INCORPORATION _____

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ___ YES ___ NO

D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

NAME AND ADDRESS OF PERSON "IN HOUSE" TO CONTACT:

TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS
Sender Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use.
7. Proposed floor plans if changed for future use.
8. Detailed description of how use of transient rental units will be extinguished
9. Other _____

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s)
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowners or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association).
6. Proposed site plan if changed for future use.
7. Proposed floor plans if changed for future use.
8. Other _____

~NOTE: The above items constitute one complete application package. Two signed & sealed surveys and site plans are required~

Signature Page and Verification Form for Sender Site

I (We) Adele V. Stones

owner(s) or authorized agent of the owner(s) of the real property located at
1909 Venetia Street in the City of Key
West, Florida, RE# 00063400-000000 state that all of the

information contained in this application and all of the answers to the above
questions are true and correct to the best of my knowledge and belief.

Signature Adele V. Stones Date: 6/20/16
Adele V. Stones, FNB 331880 Attorney
print name designation

Signature _____ Date: _____

Subscribed and sworn to or affirmed before me on 6/20/16 by
Adele V. Stones, personally known to me or
presenting personally known to me as identification.

Mackenzie Williams
Notary Public Signature, Seal

Name printed Mackenzie Williams Title _____

Commission, Date _____



Signature Page and Verification Form for Receiver Site

I (We) Adele V. Stones

owner(s) or authorized agent of the owner(s) of the real property located at

503 Amelia Street in the City of Key

West, Florida, RE# 00027670-000000 state that all of the

information contained in this application and all of the answers to the above

questions are true and correct to the best of my knowledge and belief.

Signature Adele V. Stones Date: 6/20/16

Adele V. Stones, FBN 331880 Attorney
print name designation

Signature _____ Date: _____

Subscribed and sworn to or affirmed before me on 6/20/16 by

Adele V. Stones, personally known to me or

presenting _____ personally known _____ identification.

Mackenzie Williams
Notary Public Signature, Seal

Name printed Mackenzie Williams Title _____

Commission, Date _____



Application for Transfer of Transient Units and / or Licenses

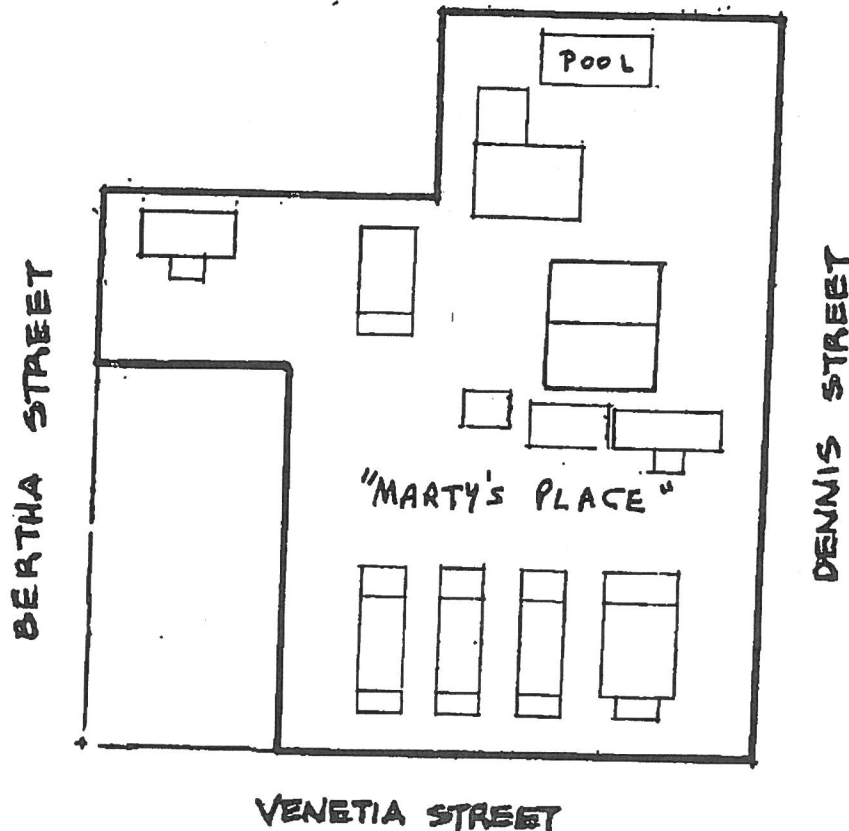
Sender Site: 1909 Venetia Street
Receiver Site: 503 Amelia Street

SENDER SITE REQUIRED ATTACHMENTS

Sender Site Survey

LEGAL DESCRIPTION OF MARTY'S PLACE
1512 DENNIS STREET, ET AL

ON THE ISLAND OF KEY WEST AND KNOWN AS LOTS 3, 4, 11, 1 AND PART OF LOTS 2 AND 12, ON BEHALF & ACCORDING TO W.A. CASPI'S DIAGRAM OF LAND ON TRACT THIRTY, BY T.A. ASHE, DEPUTY COUNTY SURVEYOR, DATED MARCH 6, 1887, AS RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE N'LY RIGHT OF WAY LINE OF VENETIA STREET WITH THE SW'LY RIGHT OF WAY LINE OF DENNIS STREET AND RUN THENCE N'LY ALONG THE SW'LY RIGHT OF WAY LINE OF THE SAID DENNIS STREET FOR A DISTANCE OF 208.67 FEET, TO THE N'LY CORNER OF THE SAID LOT 14; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 92.5 FEET, TO THE W'LY CORNER OF THE SAID LOT 14; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE SW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 82.33 FEET TO THE N'LY CORNER OF THE SAID LOT 12; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 92.5 FEET TO THE NE'LY RIGHT OF WAY LINE OF BERTHA STREET; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE NE'LY RIGHT OF WAY LINE OF THE SAID BERTHA STREET FOR A DISTANCE OF 38.66 FEET TO A POINT ON SAID NE'LY RIGHT OF WAY LINE 113.67 FEET NW'LY OF THE INTERSECTION OF SAID NE'LY RIGHT OF WAY LINE AND SAID NW'LY RIGHT OF WAY LINE; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 61.33 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 173.67 FEET TO THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET; THENCE NE'LY AND AT RIGHT ANGLES ALONG THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 123.67 FEET BACK TO THE POINT OF BEGINNING.



Building #	Address	Rogo/BPAS?	Square Footage	Bedrooms	Transfer to
1	1909 Venetia	Yes- .58	312	1	Haskins *
2	1905 Venetia	N	312	1	1306 Villa Mill Alley
3	1907 Venetia	N	384	1	Haskins
4	1903 Venetia	N	312	1	1306 Villa Mill Alley
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8	1512 Dennis	Yes-.58	600	2	620 Josephine Parker Road Unit 3
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6 = 1913 Venetia

7 = 1901 Venetia

8 = 1512 DENNIS ST - .58 BPAS (ROGO) Unit

9 = 1516 DENNIS ST

**Sender Site
Site Plans**



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1063835 Parcel ID: 00063400-000000

Ownership Details

Mailing Address:
A.H. OF MONROE COUNTY INC
PO BOX 4374
KEY WEST, FL 33041-4374

Property Details

PC Code: 74 - HOMES FOR THE AGED
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1521 BERTHA ST KEY WEST
1523 BERTHA ST KEY WEST
1525 BERTHA ST KEY WEST
1516 DENNIS ST KEY WEST
1905 VENETIA ST KEY WEST
1907 VENETIA ST KEY WEST
1911 VENETIA ST KEY WEST
1901 VENETIA ST KEY WEST
1909 VENETIA ST KEY WEST *
1915 VENETIA ST KEY WEST
1512 DENNIS ST KEY WEST

Legal Description: KW DIAG PB1-13 PT LOT 2 & ALL LOTS 3 & 4 & 11 & PT LOT 12 & ALL LOT 14 SQR 6 TR 30 G26-184 G30-254/255 G33-408/409 OR629-174 OR654-569 OR1138-1952/1953 OR1198-1899/1900(LG) OR1235-1857/61 (RES NO 92-493)(LG)

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



Exemptions

Exemption	Amount
12 - NON-PROFIT	1,072,294.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	26,050.00 SF

Building Summary

Number of Buildings: 10
 Number of Commercial Buildings: 0
 Total Living Area: 5460
 Year Built: 1943

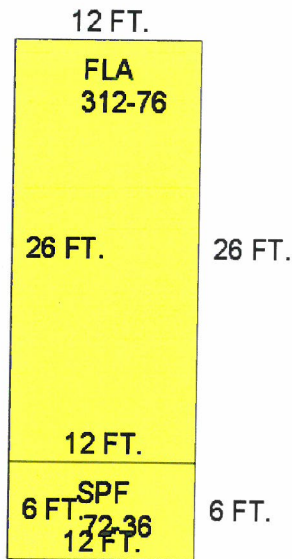
Building 1 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 18	Perimeter 76	Depreciation % 24
Year Built 1943	Special Arch 0	Grnd Floor Area 312
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
 Roof Type GABLE/HIP Roof Cover METAL Foundation CONC BLOCK
 Heat 1 NONE Heat 2 NONE Bedrooms 1
 Heat Src 1 NONE Heat Src 2 NONE

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990	N Y	0.00	0.00	312

12:ABOVE AVERAGE WOOD								
2	SPF	1	1990	N	N	0.00	0.00	72

Building 2 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 76
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

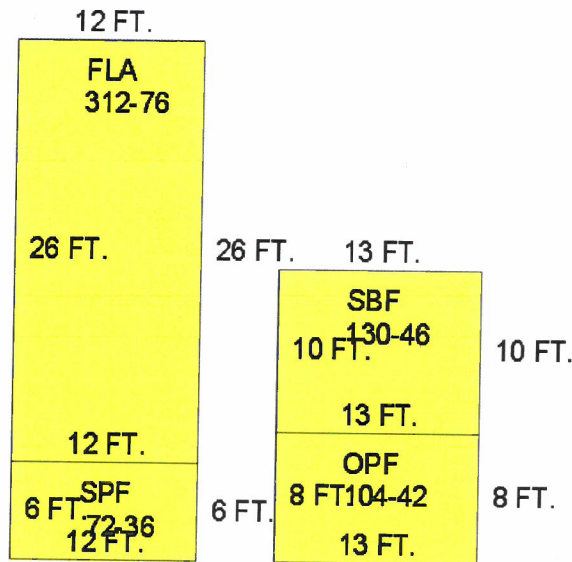
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N Y	0.00	0.00	72
3	SBF		1	1990	N N	0.00	0.00	130

12:ABOVE AVERAGE WOOD								
4	OPF	1	1990	N	N	0.00	0.00	104

Building 3 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 80
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 384

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

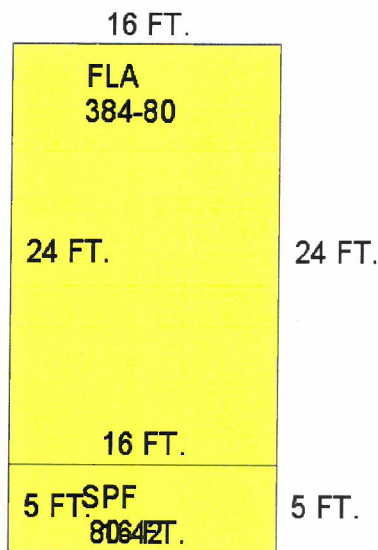
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	384
2	SPF		1	1990	N N	0.00	0.00	80

Building 4 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 76
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
 Heat 1 NONE
 Heat Src 1 NONE

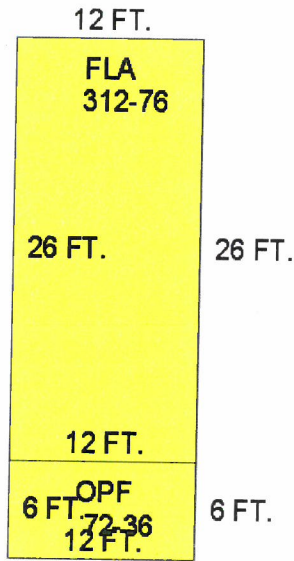
Roof Cover METAL
 Heat 2 NONE
 Heat Src 2 NONE

Foundation CONC BLOCK
 Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	OPF		1	1990	N N	0.00	0.00	72

Building 5 Details

Building Type R1

Condition G

Quality Grade 500

Effective Age 18
 Year Built 1943
 Functional Obs 0

Perimeter 80
 Special Arch 0
 Economic Obs 0

Depreciation % 24
 Grnd Floor Area 300

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP

Roof Cover METAL

Foundation CONC BLOCK

Heat 1 NONE

Heat 2 NONE

Bedrooms 1

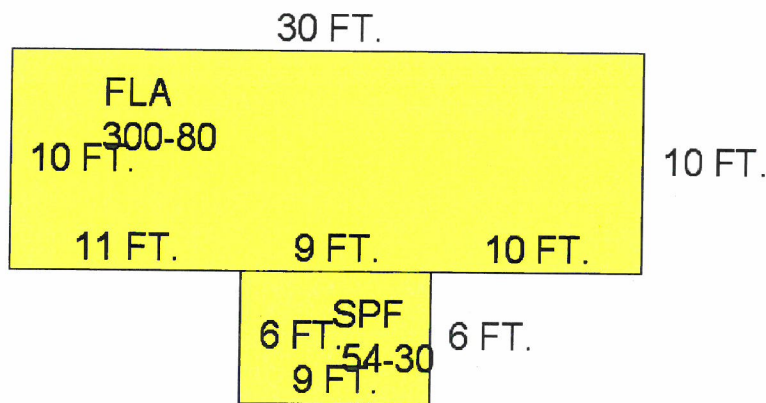
Heat Src 1 NONE

Heat Src 2 NONE

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12: ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	300
2	SPF		1	1990	N N	0.00	0.00	54

Building 6 Details

Building Type R1
 Effective Age 18
 Year Built 1943
 Functional Obs 0

Condition G
 Perimeter 92
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 24
 Grnd Floor Area 520

R1 includes 1 3-fixture bath and 1 kitchen.

Inclusions:

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

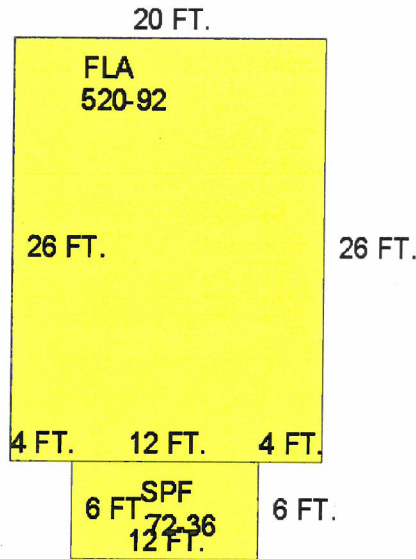
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	520
2	SPF		1	1990	N N	0.00	0.00	72

Building 7 Details

Building Type R1
Effective Age 18
Year Built 1943
Functional Obs 0

Condition G
Perimeter 76
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 24
Grnd Floor Area 312

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

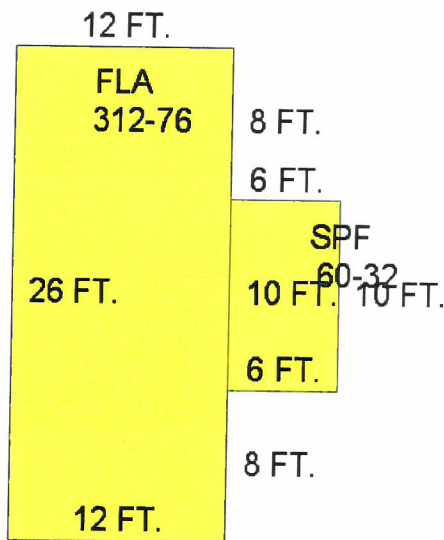
Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12: ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	312
2	SPF		1	1990	N N	0.00	0.00	60

Building 8 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 18	Perimeter 100	Depreciation % 24
Year Built 1943	Special Arch 0	Grnd Floor Area 600
Functional Obs 0	Economic Obs 0	

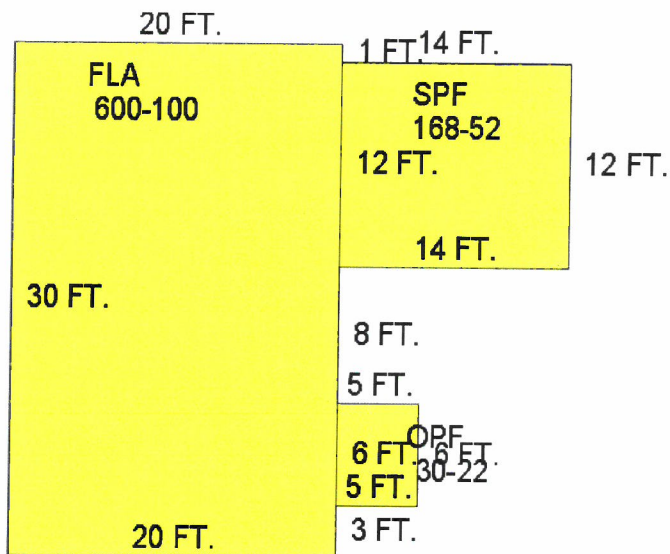
Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP	Roof Cover METAL	Foundation WD CONC PADS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0

5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA	12:ABOVE AVERAGE WOOD	1	1990	N Y	0.00	0.00	600
2	OPF		1	1990	N N	0.00	0.00	30
3	SPF	12:ABOVE AVERAGE WOOD	1	1990	N N	0.00	0.00	168

Building 9 Details

Building Type R2	Condition G	Quality Grade 500
Effective Age 12	Perimeter 122	Depreciation % 12
Year Built 1992	Special Arch 0	Grnd Floor Area 854
Functional Obs 0	Economic Obs 0	

Inclusions: R2 includes 2 3-fixture baths and 2 kitchens.

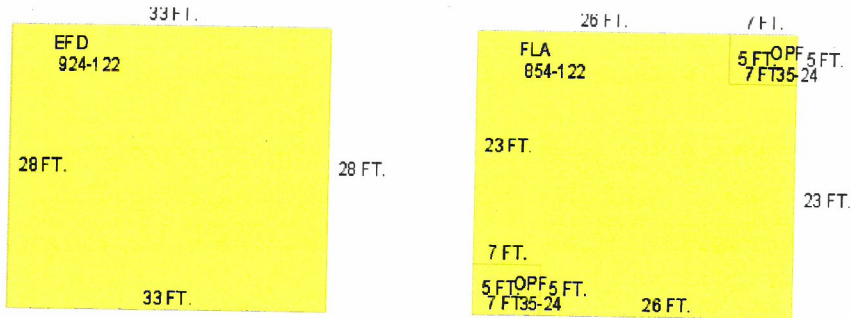
Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC BLOCK
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 0	Vacuum 0
3 Fix Bath 0	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0

7 Fix Bath 0
Extra Fix 0

Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	EFD		1	1992	N Y	0.00	0.00	924
2	FLA	12: ABOVE AVERAGE WOOD	1	1992	N Y	0.00	0.00	854
3	OPF		1	1992	N Y	0.00	0.00	35
4	OPF		1	1992	N Y	0.00	0.00	35

Building 10 Details

Building Type R3
Effective Age 9
Year Built 2006
Functional Obs 0

Condition G
Perimeter 158
Special Arch 0
Economic Obs 0

Quality Grade 500
Depreciation % 7
Grnd Floor Area 1,554

Inclusions: R3 includes 3 3-fixture baths and 3 kitchens.

Roof Type
Heat 1 FCD/AIR DUCTED
Heat Src 1 ELECTRIC

Roof Cover METAL
Heat 2
Heat Src 2

Foundation
Bedrooms 3

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	EFD		1	2006				1,722
2	FLA	10:HARDIE BD	1	2006	Y			1,554
3	OPX		1	2006				168

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PO4:RES POOL	450 SF	30	15	1984	1985	3	50
2	WD2:WOOD DECK	687 SF	0	0	1984	1985	2	40
3	FN2:FENCES	462 SF	0	0	1985	1986	2	30
4	AC2:WALL AIR COND	5 UT	0	0	1982	1983	1	20
5	PT3:PATIO	804 SF	0	0	1949	1950	1	50
6	FN2:FENCES	300 SF	0	0	1991	1992	2	30
7	AC2:WALL AIR COND	6 UT	0	0	1994	1995	2	20
8	UB2:UTILITY BLDG	140 SF	14	10	2006	2007	3	50
9	FN2:FENCES	92 LF	0	0	2012	2013	5	30

Appraiser Notes

BUILDING 1 = 1909 2 = 1905 3 = 1907 4 = 1903 5 = 1911 6 = 1913 7 = 1901 8 = 1512 DENNIS ST 9 = 1516 DENNIS ST

2006-01-17 2005-01-30 WAS APPROVED BY THE CITY FOR A CONDITIONAL USE EXPANSION AND MINOR DEVELOPEMENT PLAN FOR 1512 DENNIS ST.-SKI

2003-01-30 - 1901 VENETIA ST=9 TRANSIENT UNITS

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
62	08-0139	01/23/2008	04/10/2008	45,000 Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,RAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
63	08-0060	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
64	08-0058	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION,550SF REMOVE CONCH SHINGLES AND REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
65	08-0140	01/23/2008	04/10/2008	45,000 Residential	, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMPRAISE STRUCTURE TO FEMA ELEVATION,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
66	08-0059	01/23/2008	04/10/2008	45,000 Residential	RAISE STRUCTURE TO FEMA ELEVATION, 550SF REMOVE CONCH SHINGLES & REPLACE WITH V-CRIMP,REPLACE APPROX. 100 SF ROTTEN ROOF SHEATHING
61	06-6829	01/02/2007	06/17/2007	700 Residential	DISCONNECT PLUMBING TO RAISE THE HOME AND RECONNECT SEWER AND WATER SUPPLY
62	08-3765	10/13/2008	12/15/2008	3,500 Residential	CONSTRUCT 24' X 18' CONCRETE PARKING PAD
63	08-3766	10/13/2008	12/15/2008	1,200 Residential	BUILD 3' X 8' CLOSET IN BEDROOM
64	08-3556	09/24/2008	12/15/2008	4,500 Residential	CHANGE OUT TWO 1.5 TON A/C UNITS
65	08-2679	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
66	08-2678	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
67	08-2676	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
68	08-2677	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
69	08-2675	07/24/2008	12/15/2008	500 Residential	RAISE WATER AND SEWER LINES TO ACCOMODATE RAISING OF STRUCTURE
70	08-3003	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
71	08-3004	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
72	08-3005	08/16/2008	12/15/2008	400 Residential	REMOVE AND RE-INSTALL CONDENSOR
73	08-3006	08/16/2008	12/15/2008	900 Residential	REPLACE CONDENSOR
74	08-3007	08/16/2008	12/15/2008	900 Residential	REMOVE AND RE-INSTALL CONDENSOR
75	08-3009	08/16/2008	12/15/2008	1,500 Residential	REPLACE CONDENSOR
76		04/16/2007	12/15/2008	3,500 Residential	REMOVE WALL A/C AND ADD CENTRAL SYSTEM

	07-1856						
77	07-1855	04/16/2007	12/15/2007	4,200	Residential	REWIRE EXISTING 400 SF COTTAGE	
78	07-1852	04/16/2007	12/15/2007	6,250	Residential	REMOVE EXISTING FIXTURES & RE-PLUMB WATER SERVICE AND CONNECTIONS.	
79	07-1687	04/12/2007	12/15/2007	48,000	Residential	RENOVATE 400 SF COTTAGE ENCLOSE 60 SF PORCH AND ADD 65 SF PORCH. REPLACE WALL A/C WITH CENTRAL SYSTEM	
80	06-6306	12/28/2006	05/01/2007	20,000	Residential	RAISE BUILDING TO MEET 8' ELEVATION. ROTATE STRUCTURE 90 DEGREES. RECONNECT UTILITIES AND ADD STAIRS.	
81	06-6830	01/02/2007	05/01/2007	700	Residential	DISCONNECT PLUMBING TO RAISE STRUCTURE AND RE-PLUMB TO MEET ELEVATION.	
82	08-6727	07/09/2008	07/09/2008	0	Residential	ISSUED C/O	
83	07-4217	04/10/2007		0	Residential	ISSUED C/O	
61	08-0141	01/23/2008	04/10/2008	45,000	Residential	RAISE STRUCTURE TO FEMA ELEVATION, 1100 SF REMOVE & REPLACE V-CRIMP & MODIFIED RUBBER, REPLACE APPROX 100 SF ROTTEN ROOF SHEATHING	
61	12-1679	05/10/2012	05/10/2012	3,000	Commercial	INSTALL APPROX 92 LF OF VINYL FENCE W/ 6 X 6 POST IN BETWEEN	
	13-4233	10/03/2013		2,786	Residential	CHANGE OUT 1 AND 1/2 TON AC SYSTEM USING EXISTING ELECTRICAL, STAND AND DUCTING	
41	05-4334	12/06/2005	12/01/1997	10,000	Residential	INSTALL FOUNDATION STEPS FOR MODULAR HOUSERENOVATIONS	
1	97-0304	02/01/1997	12/01/1997	1,200	Residential	ELECTRICAL	
2	98-2803	09/10/1998	12/31/1998	250	Residential	REPLACE REMEX WIRING	
4	98-3355	10/27/1998	12/31/1998	500	Residential	STORM DAMAGE LIGHTING	
3	98-3017	10/02/1998	12/31/1998	1,000	Residential	STORM DAMAGE	
11	01-2660	07/27/2001	11/06/2001	18,000	Residential	RENOVATIONS	
10	01-2132	05/31/2001	11/06/2001	5,000	Residential	16 SQS BUILTUP	
9	01-1040	03/12/2001	11/06/2001	12,000	Residential	RENOVATIONS	
5	00-4547	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
12	01-2728	08/17/2001	11/06/2001	8,000	Residential	RENOVATIONS	
6	01-0105	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
7	01-0106	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
8	01-0108	01/08/2001	11/06/2001	20,000	Residential	RENOVATIONS	
13	02-1548	06/14/2002	10/09/2002	5,000	Residential	INTERIOR WOOD WORK	
15	02-1969	08/14/2002	10/09/2002	2,000	Residential	2-SMOKE DEDECTORS	
14		08/12/2002	10/09/2002	8,000	Residential	PLUMBING	

	02-2151						
22	03-3002	08/26/2003	11/17/2003	400	Residential	ELE. FOR A/C 1905	
23	03-3003	08/26/2003	11/17/2004	400	Residential	ELE.FOR A/C,1903	
24	03-3001	08/26/2003	11/17/2004	400	Residential	ELE FOR A/C 1909	
17	03-2856	08/18/2003	11/17/2004	3,650	Residential	NEW A/C UNIT 1901	
18	03-2858	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1905	
19	03-2860	08/18/2003	11/17/2004	3,650	Residential	NEW 2-TON FOR 1913	
16	03-2630	07/28/2003	11/17/2004	950	Residential	REPLACE SEWER LINE	
26	04-1129	04/08/2004	11/17/2004	3,974	Residential	INSTALL SHUTTERS FOR 1911	
27	04-1130	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR1913	
28	04-1131	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTERS FOR 1909	
29	04-1132	04/08/2004	11/17/2004	5,422	Residential	INSTALL SHUTTERS FOR 1901	
30	04-1133	04/08/2004	11/17/2004	5,010	Residential	INSTALL SHUTTERS FOR 1903	
31	04-1134	04/08/2004	11/17/2004	7,160	Residential	INSTALL SHUTTERS FOR 1907	
32	04-1128	04/08/2004	11/17/2004	9,432	Residential	SHUTTERS FOR 1512 DENNIS	
33	04-1127	04/08/2004	11/17/2004	8,368	Residential	INSTALL SHUTTERS FOR 1516	
21	03-3004	08/25/2003	11/17/2004	400	Residential	ELECTRICAL HEAT	
25	03-2857	10/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1903	
20	03-2859	08/18/2003	11/17/2004	3,250	Residential	NEW 2-TON FOR 1909	
37	05-1161	04/12/2005	07/07/2006	7,000	Residential	install a 10'X14' teds shed	
38	05-2252	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1907 VENETIA ST.	
39	05-2253	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1911 VENETIA ST.	
40	05-2254	06/08/2005	07/07/2006	750	Residential	RELOCATE ELECTRIC FOR 1913 VENETIA ST.	
50	06-4210	07/11/2006	11/01/2006	2,300	Residential	INSTALL 1.5 TON A/C	
42	05-4332	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULAR HOME 1521 BETHA ST	
43	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION & STEPS FOR MODULA HOUSR FOR 1525 BERTHA ST	
53	06-4401	07/21/2006	07/07/2006	1,500	Residential	SEWER CONNECT	
47		05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC	

	06-3184						
54	06-4402	07/21/2006	11/01/2006	1,500	Residential	HOOK UP SEWER LINE + WATER METER CAN	
51	97-0304	07/11/2006	11/01/2006	2,300	Residential	A/C INSTALL 5 DROPS	
48	06-3185	05/25/2006	07/07/2006	1,700	Residential	INSTALL 200 AMP SVC CENTRAL A/C	
44	06-4334	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION + MODULAR STEPS	
46	06-2898	05/15/2006	07/07/2006	2,300	Residential	HOOK UP SEWER + WATER LINE	
52	06-4201	07/11/2006	11/01/2006	2,300	Residential	1.5 TON A/C 5 DROPS	
49	06-3186	05/25/2006	07/07/2006	1,700	Residential	200 AMP SVC	
45	05-4335	12/06/2005	07/07/2006	10,000	Residential	INSTALL FOUNDATION + STEPS	
55	06-6823	12/28/2006	02/21/2007	500	Residential	RELOCATE EXISTING 100AMP SERVICE	
56	06-6824	12/28/2006	02/21/2007	500	Residential	RELOCATE EXISTING 100 AMP SERVICE FOR 1907 VENETIA ST	
58	07-168	04/12/2007	08/16/2007	48,000	Residential	RENOVATE EXISTING 400SF COTTAGE AND ENCLOS EXISTING PORCH ADD CENTAL A/C	
57	06-6531	12/28/2006	04/10/2007	20,000	Residential	RAISE EXISTING SFR TO FEMA FLOOD ELEV,8.0 NGVD	
59	07-2419	05/17/2007	06/17/2007	3,978	Residential	INSTALL 600 SF OF V-CRIMP ROOFING TO 1907 VENETIA ST	
60	07-2511	05/22/2007	06/17/2007	150	Residential	ADD 3 MORE OPENINGS IN PERMIT #07-1856	

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	817,765	27,923	259,739	1,105,427	1,105,427	1,105,427	0
2014	813,619	26,157	247,371	1,087,147	1,087,147	1,087,147	0
2013	828,570	26,922	247,371	1,102,863	1,102,863	1,102,863	0
2012	838,778	26,738	247,371	1,112,887	1,112,887	1,112,887	0
2011	843,519	27,475	494,742	1,365,736	1,365,736	1,365,736	0
2010	852,890	28,211	789,419	1,670,520	1,670,520	1,670,520	0
2009	862,260	28,979	986,774	1,878,013	1,878,013	1,878,013	0
2008	871,633	30,026	986,774	1,888,433	1,888,433	1,888,433	0
2007	883,719	25,473	1,693,250	2,602,442	2,602,442	2,602,442	0
2006	1,006,934	24,187	1,563,000	2,594,121	2,594,121	2,594,121	0
2005	1,205,148	25,062	859,650	2,089,860	2,089,860	2,089,860	0
2004	656,346	26,014	859,650	1,542,010	1,542,010	1,542,010	0
2003	596,678	26,927	416,800	1,040,405	1,040,405	1,040,405	0

2002	616,508	27,956	390,750	1,035,214	1,035,214	1,035,214	0
2001	506,009	28,869	390,750	925,628	925,628	925,628	0
2000	442,464	26,100	325,625	794,189	794,189	794,189	0
1999	489,534	29,848	325,625	845,007	845,007	845,007	0
1998	423,635	26,703	325,625	775,963	775,963	775,963	0
1997	399,298	21,408	273,525	694,231	694,231	694,231	0
1996	288,904	15,913	273,525	578,341	578,341	578,341	0
1995	288,904	16,290	273,525	578,719	578,719	578,719	0
1994	258,369	15,047	273,525	546,941	546,941	546,941	0
1993	257,352	16,382	346,721	620,455	620,455	620,455	0
1992	197,270	18,066	346,721	562,057	562,057	562,057	0
1991	197,270	18,610	346,721	562,600	562,600	562,600	0
1990	26,082	13,492	36,300	75,874	75,874	0	75,874
1989	23,711	12,539	35,090	71,340	71,340	0	71,340
1988	14,466	9,829	26,620	50,915	50,915	0	50,915
1987	14,289	10,039	18,513	42,841	42,841	0	42,841
1986	14,370	10,271	17,485	42,126	42,126	0	42,126
1985	9,596	0	17,651	27,247	27,247	0	27,247
1984	8,976	0	17,651	26,627	26,627	0	26,627
1983	8,976	0	17,651	26,627	26,627	0	26,627
1982	9,150	0	11,655	20,805	20,805	0	20,805

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/1/1990	1138 / 1952	795,000	WD	Q

This page has been visited 143,719 times.

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

**Sender Site
Licensing**

Ginny Stones

From: Carolyn Walker <cwalker@cityofkeywest-fl.gov>
Sent: Tuesday, May 24, 2016 9:59 AM
To: Patrick Wright
Cc: ginny@keyslaw.net
Subject: FW: Marty's Place Licenses
Attachments: 2016_05_23_10_14_17.pdf

Good morning Ginny,

There are 2 units remaining; I don't know which 2 houses they originally belonged to. Here are my notes from the license; I know Kevin Bond worked closely with these before he left – perhaps one of the Planners have access to his old files?

License File Changes - General Information

Business control: **Last activity:** Updated: 05/24/16 by KEYWCAW

Business Name and Address

Mailing Address

MARTY'S PLACE / AIDS HELP
UNASSIGNED
KEY WEST

FL 33040

License number: 14 00025611

Application, issue, expiration:

License status: SECOND RENEWAL MAILED

Classification:

Exemption: CHARITABLE ORGANIZATION

Comments: 2 UNITS; - 2 KEMP, 1 FJ, 1 WICKER, 1 1124 DUV, 2 716 D

Restrictions: INCLUDES 1901- 1913 VENETIA, 1510-1516 DENNIS

Gross receipts:

Reprint this license

Additional charges * Miscellaneous



TRANSIENT LICENSE

City of Key West

Post Office Box 1409, Key West, FL 33041 (305) 809-3955

Business Name MARTY'S PLACE /AIDS HELP (TR) CtlNbr:0013571
 Location Addr UNASSIGNED-TRANSIENT MED
 Lic NBR/Class 13-00004050 TRANSIENT RENTAL UNIT (MEDALLION)
 Issue Date: July 27, 2012 Expiration Date:September 30, 2013
 License Fee \$1,125.00
 Add. Charges \$1,125.00
 Penalty \$0.00
 Total \$1,125.00

Comments: 9 TRANSIENT UNITS (1901-1913 VEN,1510-12 DENNIS)

MEDALLIONS 62 - 70

This document must be prominently displayed.

AIDS HELP INC

MARTY'S PLACE /AIDS HELP (TR)

ICAMCO

3685 SEASIDE DR

KEY WEST FL 33040

User: CHALKER Type: GC Drawer: 1
 Date: 7/27/12 SA Receipt no: 93505
 2013 APSE
 Lic Occupatio 1 \$1125.00
 License Number: 2803510
 Tax Desc 1537 \$1125.00

Trans date: 7/27/12 Time: 9:44:54

**Sender Site
Deed**

This Indenture,

Made this 16th day of July, A.D. 1952.

Between, **BRANCHIK ENTERPRISES, INC.**, a corporation existing under the laws of the State of Ohio, principal place of business in the County of **OHIO** and State of **Ohio**, having its principal place of business in the County of **OHIO** and State of **Ohio**, and **AIDS HELP, INC.**

of the County of **MONROE** and State of **FLORIDA** part

Witnesseth, That the said party of the first part, for and in consideration of the sum of **TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, Dollars, to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and heirs and assigns forever, all that certain parcel of land lying and being in the County of **MONROE** and State of **Florida**, more particularly described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit: Lots 1, 2, 3, 4, 11, 12, and 14, in Square 6, according to W.D. Caah's Diagram of Land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Asha, Deputy County Surveyor, dated March 8, 18887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

SUBJECT TO restrictions, easements, limitations, conditions of record if any, and taxes for the year 1950 and subsequent years.

THIS INSTRUMENT PREPARED BY
ROBERT J. FELDMAN, ESQUIRE
ATTORNEY AT LAW
FELDMAN & MOHR, P.A.
417 EASTON STREET, KEY WEST, FLORIDA 32040

FILED FOR RECORD

30 JUL 19 4 39 PM '52

MONROE COUNTY

DS Paid 4372.50 Jan 7-19-50
MONROE COUNTY
DANNY L. KOUSSER, CLERK CIR. CT.
By John H. ... D.C.

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in any wise appertaining;

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

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its _____ the day and year above written.
BRANCHIK ENTERPRISES, INC.

(Corporate Seal)

Attest:

Signed, Sealed and Delivered in Our Presence:

By _____

REC 138 JUL 19 1952

647990

900 150 4372.50

719016

REC 198 JUL 18 1952

971320

223

Section 8811.05
Warranty Bond

FROM CORPORATION

TO

ABSOLUTE ACT OF DESCRIPTION

647990
REC 138 MAR 1953

719016
REC 198 MAR 1900

State of Missouri
County of Monroe

I, Hereby Certify That on this 16th day of July A.D. 1990, before me personally appeared JONATHAN BRANCHIK President and respectively of BRANCHIK ENTERPRISES, INC. a corporation under the laws of the State of Ohio, to me known to be the persons described in and who executed the foregoing conveyance to AIDS HELP, INC., a Florida Corporation

and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

Witness my signature and official seal at Key West in the County of Monroe and State of Florida, the day and year last aforesaid.

My Commission Expires May 3, 1992

[Signature]
Notary Public

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLMAGE
Clerk Circuit Court

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLMAGE
Clerk Circuit Court

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLMAGE
Clerk Circuit Court

This Mortgage Deed.

Wherever used herein, the term "party" shall include the heirs, personal representatives, executors and/or assigns of the respective parties hereto the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Executed the 16th day of July A. D. 19 90
by AIDS HELP, INC.,

a corporation existing under the laws of the State of Florida
and having its principal place of business at Monroe County
party of the first part, hereinafter called the Mortgagor, to
BRANCHIK ENTERPRISES, INC., a corporation existing under the laws of OHIO

of the County of State of Ohio
party of the second part, hereinafter called the Mortgagee,

Witnesseth. That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, in fee simple, all the certain tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Monroe County, State of Florida, described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit:
Lots 1,2,3,4,11,12, and 14, in Square 6, according to W.D. Cash's Diagram of land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Ashe, Deputy County Surveyor, dated March 8, 18867, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

REC FEE \$13.72⁰⁰ REC'D PAYMENT AS
DCC ST \$1704⁰⁰ IMPROVED FOR CLASS
HWT TAX \$1190⁰⁰ "C" INST. SIBLE & CUC
PENALTY \$ STAMP TAXES SIGNED
INTEREST \$ 7-19-90

DANNY L. MORTGAGE
CLERK, CIR. CT. MONROE CO., FLA.
BY Dolores Hernandez
DEPUTY CLERK

FILED FOR RECORD
JUL 19 4 09
MONROE CO. FLA.

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances, unto the said Mortgagees in fee simple.

And said Mortgagor does covenant with said Mortgagees that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that said land is free from all incumbrances; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagees as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

647991
REC 138 PAGE 1954
ATTORNEY AT LAW
FELDMAN & EDEN
417 EASTON STREET - KEY WEST, FL 33040

1300
1941.00
190.00

Matty's RA

NOTARY PUBLIC

REGISTRATION

88839

RAMCO FORM 24

854 PAGE 509

A. D. 19 7867

This Warranty Deed Made the 7th day of May
HUGH R. PAPP and CAROLINE H. PAPP, his wife,
hereinafter called the grantor, to BRANCHK ENTERPRISES, INC.,
a corporation existing under the laws of the State of OHIO
addressed at P.O. Box 509, Key West, FL 9,
hereinafter called the grantee

with its permanent postoffice

Witnesseth: That the grantor, for and in consideration of the sum of \$10,000 and other
valuable considerations, receipts whereof is hereby acknowledged, hereby grants, bargains, sells, alienates,
leases, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe
County, Florida, viz:

On the Island of Key West, known on William A. Whitehead's map
delineated in February, A. D. 1828 as part of Tract Thirty but now
particularly described as follows, to-wit: Lots 1, 2, 3, 4, 11, 12,
and 14, in Square 6, according to W. D. Osh's diagram of land
Tract Thirty, surveyed and drawn from map of William A.
Whitehead's by T. J. Ashe, Deputy County Surveyor, dated
March 8, 1887, said diagram being recorded in Plat Book 1,
page 13, Monroe County, Florida, Public Records.

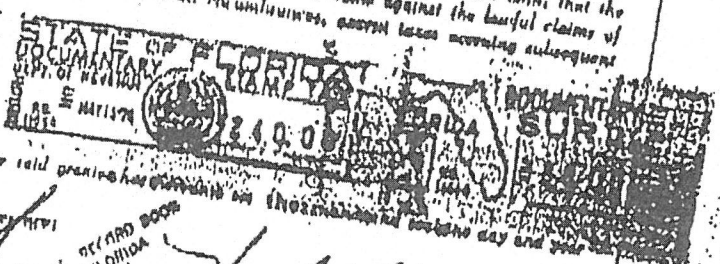
SUBJECT TO: Zoning, easements, conditions, limitations and subsequent
restrictions of record, and taxes for the year 1976 and subsequent
years.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any
wise appertaining,
To Have and to Hold, the same to the said grantee

And the grantor hereby covenants with and warrants that the grantee is lawfully seized of said land
in fee simple, that the grantor has good title 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, 1975.

In Witness Whereof, the said grantor has caused this instrument to be signed by me and
first above written.

Signed, sealed and delivered in our presence
HUGH R. PAPP
CAROLINE H. PAPP



STATE OF FLORIDA
COUNTY OF MONROE

RECORDED IN MONROE COUNTY, FLORIDA
BOOK 100, PAGE 115
CLERK OF COUNTY COURT
RECORD NUMBER 88839

HUGH R. PAPP
CAROLINE H. PAPP

I HEREBY CERTIFY that on this day, before me, as
Notary Public in and for the County of Monroe and in the State of Florida, the persons whose names are subscribed to the foregoing instrument and who presented the same to me for my signature, acknowledged to me that they executed the same
WITNESS my hand and official seal in the County and State last aforesaid this
May 7th 1978

Notary Public, State of Florida
at Largo

This instrument prepared by
HUGH R. PAPP
Attorney at Law
809 Whitehead Street
Key West, Florida

My Commission expires

**Sender Site
Additional Information**



April 16, 2013

Mr. E. Scott Pridgen, Executive Director
A.H. of Monroe County, Inc.
1434 Kennedy Drive
Key West FL 33040

Mortgage Loan # 005000004751

Dear Mr. Pridgen:

This letter is in your response to your recent inquiry regarding a potential sale of a transient license from Marty's Place which is subject to the mortgage loan referenced above.

You have represented to Centennial Bank that the transient licenses are currently not being used by A.H. of Monroe County, Inc. (dba AIDS Help) in their exempt purpose to provide affordable housing for low income and disabled individuals. The payments on this mortgage loan are current and AIDS Help has significant cash deposits in accounts with Centennial Bank. The proposed use for the sales proceeds will be to support and continue the exempt purpose of AIDS Help.

Centennial Bank confirms that the transient licenses currently associated with Marty's Place may be sold without restriction on the disposition of the net proceeds.

In providing the above response, Centennial Bank is not limiting or waiving any rights or remedies it may now or hereafter have, whether arising under the loan documents, at law or in equity, all of which rights and remedies are expressly reserved. Further, the subject loan remains in full force and effect and we will continue to service the loan in accordance with the loan documents and applicable law.

Sincerely,

Mark Todaro
Vice President
Commercial Loan Officer
Centennial Bank

Application for Transfer of
Transient Units and / or Licenses

Sender Site: 1909 Venetia Street
Receiver Site: 503 Amelia Street

RECEIVER SITE
REQUIRED ATTACHMENTS

**Receiver Site
Survey**

MAP OF BOUNDARY SURVEY

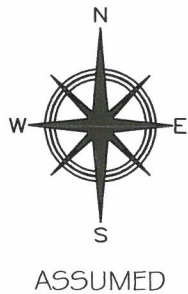
BEARING BASE:
ALL BEARINGS ARE BASED
ON N51°15'04"E ASSUMED
ALONG THE CENTERLINE OF
AMELIA STREET.

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ALL UNITS ARE SHOWN IN
U.S. SURVEY FEET

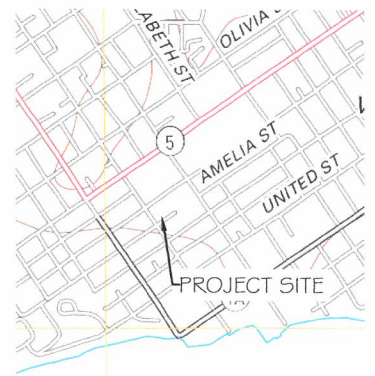
ADDRESS:
503 AMELIA STREET
KEY WEST, FL 33040

COMMUNITY NO.: 120168
MAP NO.: 12087C-151GK
MAP DATE: 02-18-05
FIRM REVISION DATE: 06-05-2015
FLOOD ZONE: X-SHADED
BASE ELEVATION: N/A

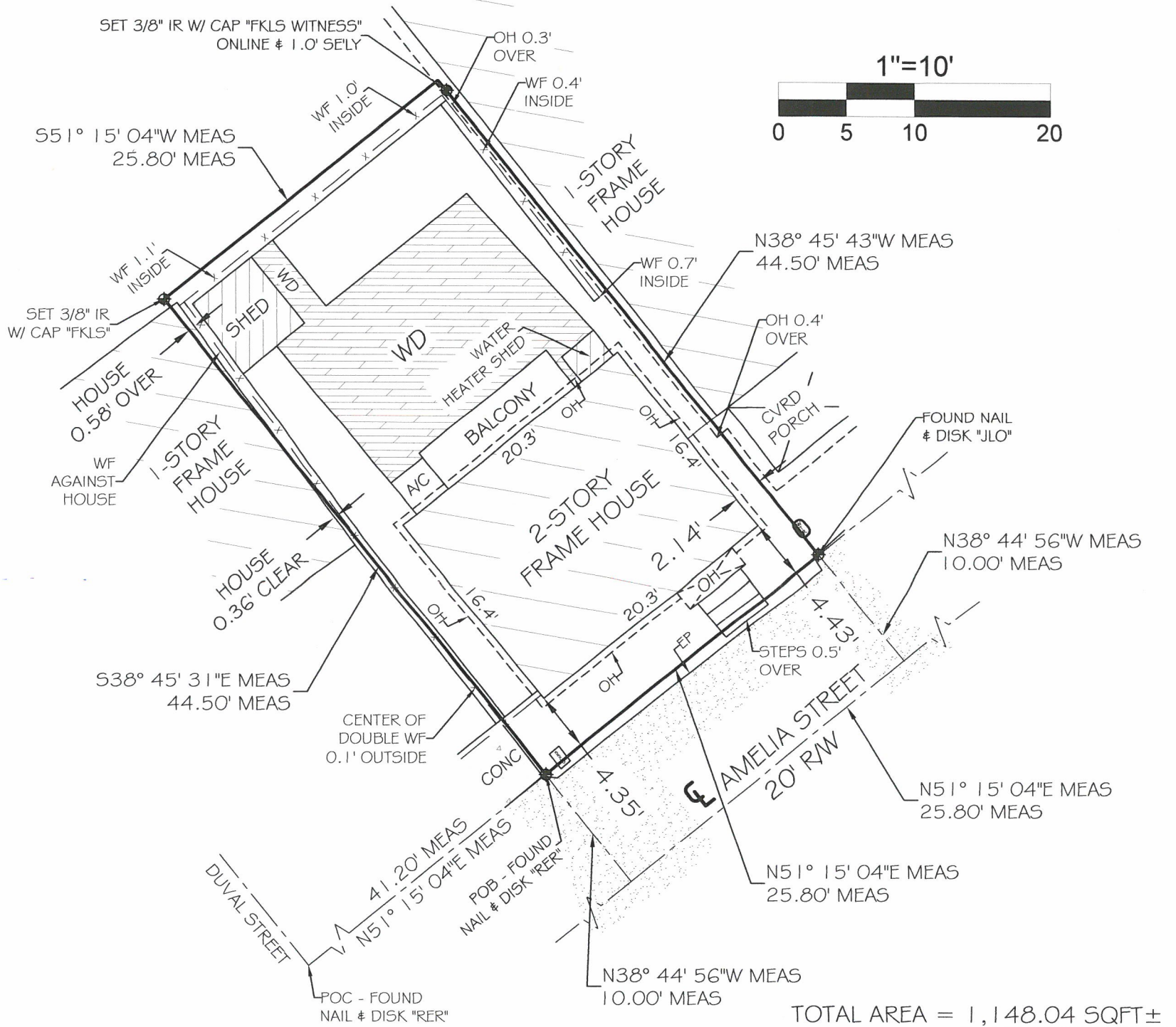


LEGEND

- WATER METER
- SANITARY SEWER CLEAN OUT
- MAILBOX
- WOOD POWER POLE
- CONCRETE POWER POLE



LOCATION MAP - NTS
SEC. 06-T685-R25E



THE SURVEY MAP (SHEET 1 OF 2) IS NOT COMPLETE
AND VALID WITHOUT THE ATTACHED SURVEY REPORT
(SHEET 2 OF 2)

CERTIFIED TO -

James F. & Katherine H. Brown;
Stones & Cardenas;
Old Republic National Title Insurance Company;

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

- | | | |
|-----------------------------------|-------------------------------|--------------------------------------|
| BFP = BACK-FLOW PREVENTER | GUY = GUY WIRE | POC = POINT OF COMMENCEMENT |
| BO = BLOW OUT | HB = HOSE BID | PRC = POINT OF REVERSE CURVE |
| C & G = 2" CONCRETE CURB & GUTTER | IP = IRON PIPE | PRM = PERMANENT REFERENCE |
| CB = CONCRETE BLOCK | IR = IRON ROD | MONUMENT |
| CBW = CONCRETE BLOCK WALL | L = ARC LENGTH | PT = POINT OF TANGENT |
| CL = CENTERLINE | LS = LANDSCAPING | R = RADIUS |
| CLF = CHAINLINK FENCE | MB = MAILBOX | R/W = RIGHT OF WAY LINE |
| CM = CONCRETE MONUMENT | MEAS = MEASURED | SSCO = SANITARY SEWER CLEAN-OUT |
| CONC = CONCRETE | MF = METAL FENCE | SW = SIDE WALK |
| CPP = CONCRETE POWER POLE | MHWL = MEAN HIGH WATER LINE | TBM = TEMPORARY BENCHMARK |
| CVRD = COVERED | NGVD = NATIONAL GEODETIC | TOB = TOP OF BANK |
| DELT = CENTRAL ANGLE | VERTICAL DATUM (1929) | TOS = TOE OF SLOPE |
| DEASE = DRAINAGE EASEMENT | NTS = NOT TO SCALE | TS = TRAFFIC SIGN |
| EL = ELEVATION | OH = ROOF OVERHANG | TYP = TYPICAL |
| ENCL = ENCLOSURE | OHW = OVERHEAD WIRES | U/R = UNREADABLE |
| EP = EDGE OF PAVEMENT | PC = POINT OF CURVE | U/E = UTILITY EASEMENT |
| FF = FINISHED FLOOR ELEVATION | PM = PARKING METER | WD = WOOD DECK |
| FH = FIRE HYDRANT | PCC = POINT OF COMPOUND CURVE | WF = WOOD FENCE |
| FI = FENCE INSIDE | PCP = PERMANENT CONTROL POINT | WL = WOOD LANDING |
| FND = FOUND | PK = PARKER KALON NAIL | WM = WATER METER |
| FO = FENCE OUTSIDE | POB = POINT OF BEGINNING | WPP = WOOD POWER POLE |
| FOL = FENCE ON LINE | PI = POINT OF INTERSECTION | WRACK LINE = LINE OF DEBRIS ON SHORE |
| | | WV = WATER VALVE |

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1"=20'
FIELD WORK DATE:	06/07/2016
REVISION DATE:	XX/XX/XXXX
SHEET:	1 OF 2
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO.:	16-249

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, F.S.M. #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

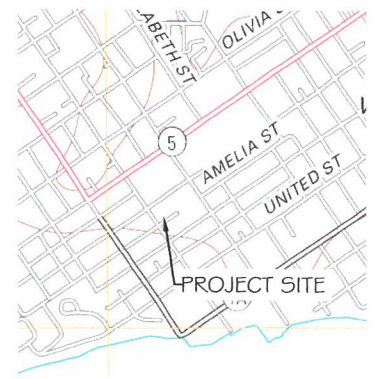
NOT VALID WITHOUT THE
SIGNATURE AND THE RAISED
SEAL OF A FLORIDA
SURVEYOR AND MAPPER



**FLORIDA KEYS
LAND SURVEYING**

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

REPORT OF BOUNDARY SURVEY



LOCATION MAP - NTS
SEC. 06-T685-R25E

LEGAL DESCRIPTION -

On the Island of Key West and known on Wm. A. Whitehead's Map of said Island delineated in February 1829, as a part of Tract Eleven but now better known and described according to Charles W. Tift's Map of the City of Key West as part of all Subdivision One and Two in Lot Three of Square Five of said Tract eleven, describe by metes and bounds as follows: COMMENCING at the intersection of the Northeasterly right of way boundary line of Duval Street with a Northwesterly right of way boundary line of Amelia Street and running thence in a Northeasterly direction along the said right of way line of Amelia Street for a distance of 41.20 feet to the Point of Beginning; thence continue in a Northeasterly direction along the said Amelia Street for a distance of 25.80 feet; thence at right angles in a Northwesterly direction for a distance of 44.5 feet; thence at right angles in a Southwesterly direction for a distance of 25.80 feet; thence at right angles in a Southeasterly direction for a distance of 44.5 feet back to the Point of Beginning.

THE SURVEY REPORT (SHEET 2 OF 2) IS NOT COMPLETE AND VALID WITHOUT THE ATTACHED SURVEY MAP (SHEET 1 OF 2)

CERTIFIED TO -

James F. & Katherine H. Brown;
Stones & Cardenas;
Old Republic National Title Insurance Company;

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

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C & G = 2" CONCRETE CURB & GUTTER	IP = IRON PIPE	PRM = PERMANENT REFERENCE MONUMENT
CB = CONCRETE BLOCK	IR = IRON ROD	PT = POINT OF TANGENT
CBW = CONCRETE BLOCK WALL	L = ARC LENGTH	R = RADIUS
CL = CENTERLINE	LS = LANDSCAPING	RAW = RIGHT OF WAY LINE
CLF = CHAINLINK FENCE	MB = MAILBOX	SSCO = SANITARY SEWER CLEAN-OUT
CM = CONCRETE MONUMENT	MEAS = MEASURED	SW = SIDE WALK
CONC = CONCRETE	MF = METAL FENCE	TBM = TEMPORARY BENCHMARK
CPP = CONCRETE POWER POLE	MHWM = MEAN HIGH WATER LINE	TOB = TOP OF BANK
CVRD = COVERED	NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)	TOS = TOE OF SLOPE
DELTA = CENTRAL ANGLE	NTS = NOT TO SCALE	TS = TRAFFIC SIGN
DEASE = DRAINAGE EASEMENT	OH = ROOF OVERHANG	TYP = TYPICAL
EL = ELEVATION	OHW = OVERHEAD WIRES	UR = UNREADABLE
ENCL = ENCLOSURE	PC = POINT OF CURVE	UE = UTILITY EASEMENT
EP = EDGE OF PAVEMENT	PM = PARKING METER	WD = WOOD DECK
FF = FINISHED FLOOR ELEVATION	PCC = POINT OF COMPOUND CURVE	WF = WOOD FENCE
FH = FIRE HYDRANT	PCP = PERMANENT CONTROL POINT	WL = WOOD LANDING
FI = FENCE INSIDE	PK = PARKER KALON NAIL	WM = WATER METER
FND = FOUND	POB = POINT OF BEGINNING	WPP = WOOD POWER POLE
FO = FENCE OUTSIDE	PI = POINT OF INTERSECTION	WRACK LINE = LINE OF DEBRIS ON SHORE
FOL = FENCE ON LINE		WV = WATER VALVE

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE, PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. THE BOLD LINE SHOWN HEREON REPRESENTS THE SURVEYORS OPINION OF THE DEED LINES. THE MEAN HIGH WATER LINE WAS NOT DETERMINED FOR THIS SURVEY, THE APPARENT MEAN HIGH WATER LINE IS SHOWN FOR REFERENCE ONLY.

SCALE:	1" = 20'
FIELD WORK DATE	06/07/2016
REVISION DATE	XXXXXXX
SHEET	2 OF 2
DRAWN BY:	MPB
CHECKED BY:	EAI
JOB NO:	16-249

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND COMPLIES WITH CHAPTER 177, FLORIDA STATUTES.

SIGNED

ERIC A. ISAACS, FLSM #6783, PROFESSIONAL SURVEYOR AND MAPPER, LB# 7847

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



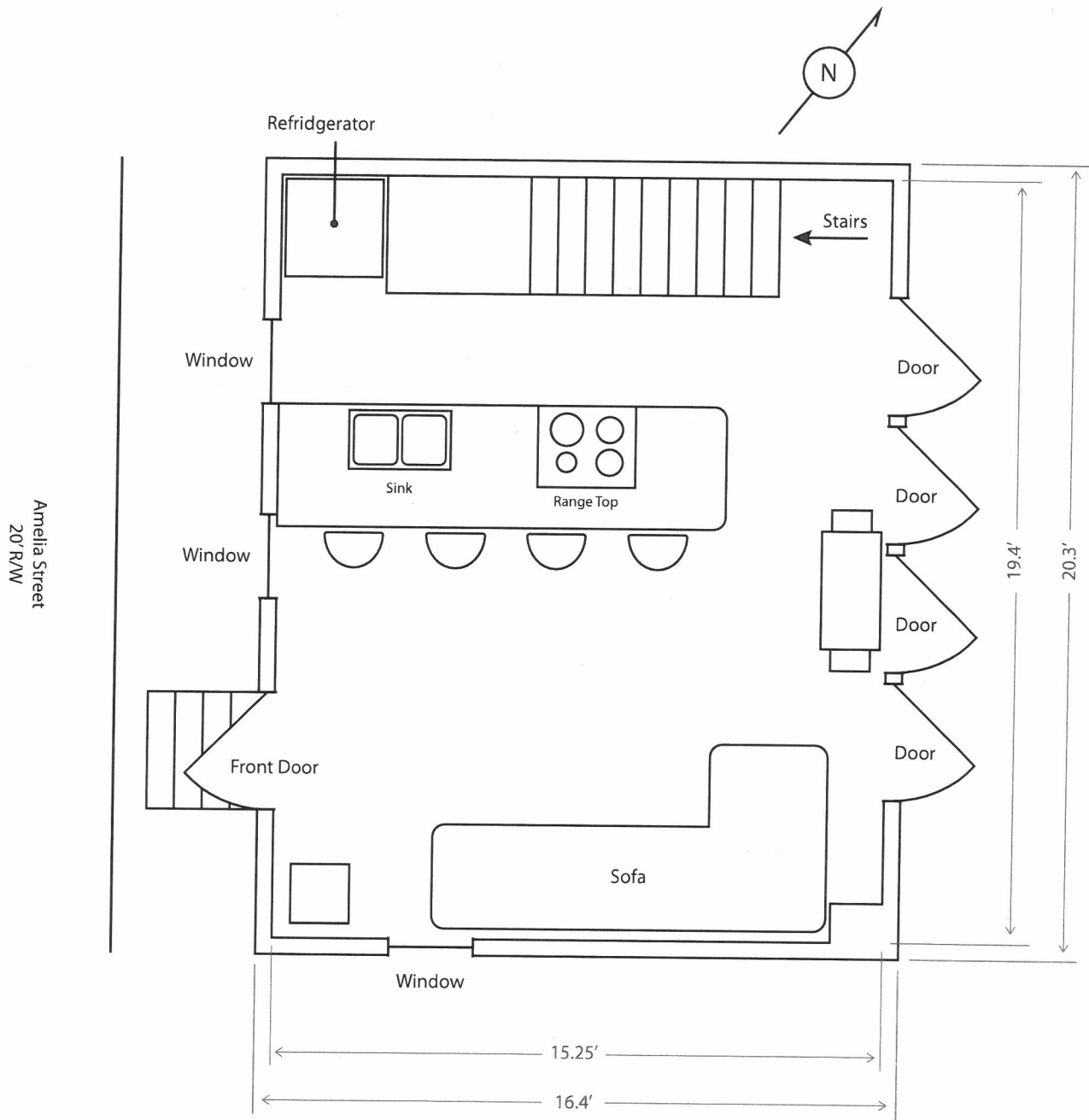
FLORIDA KEYS LAND SURVEYING

19960 OVERSEAS HIGHWAY
SUGARLOAF KEY, FL 33042
PHONE: (305) 394-3690
FAX: (305) 509-7373
EMAIL: FKL5email@Gmail.com

**Receiver Site
Site Plans**

503 Amelia Street Site Plan/Floor Plan

Ground Floor

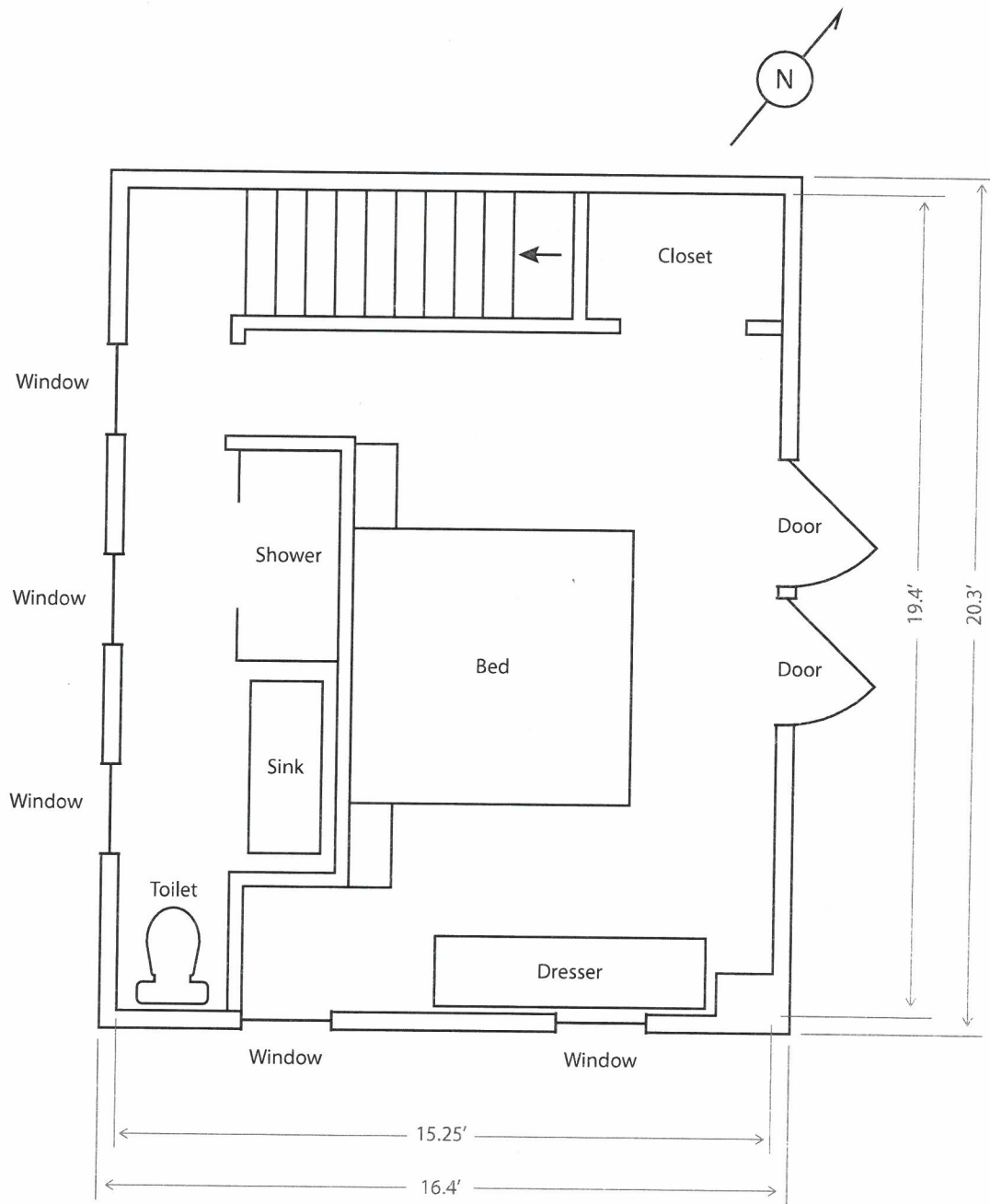


Scale: 1/4" = 1'
Prepared by EGAD, inc.

Eric Grahl
Eric Grahl

503 Amelia Street Site Plan/Floor Plan

Second Floor



Scale: 1/4" = 1'
Prepared by EGAD, inc.

Eric Grahl



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

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 1028444 Parcel ID: 00027670-000000

Ownership Details

Mailing Address:
WHEATON COLLEGE
26 E MAIN ST
NORTON, MA 02766-2322

All Owners:
CFFK HOLDINGS LLC T/C, WHEATON COLLEGE

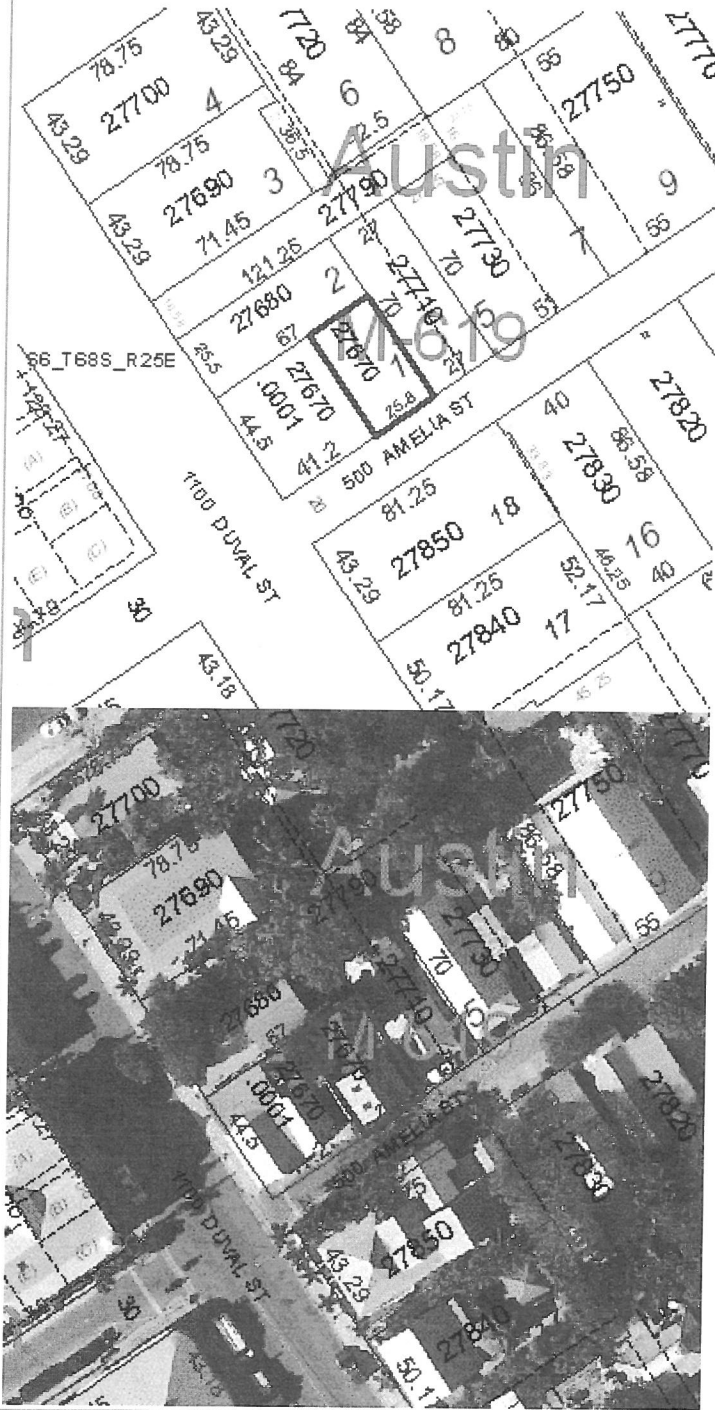
Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-
Township- 06-68-25
Range:

Property Location: 503 AMELIA ST KEY WEST

Legal Description: KW PT SUB 1 PT LOT 3 SQR 5 TR 11 D2-404 OR614-773 OR625-792 OR626-791 OR638-47/48 OR843-OR2639-276D/C OR2641-337/38ORD OR2678-985/96 OR2687-1398

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
010D - RESIDENTIAL DRY	26	45	1,148.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB3:LC UTIL BLDG	36 SF	6	6	1989	1990	1	30
2	WD2:WOOD DECK	12 SF	0	0	2014	2015	1	40
3	FN2:FENCES	532 SF	76	7	1989	1990	5	30

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
14-4237	09/16/2014	01/05/2015	12,000		REPLACE FRONT STEPS. MOVE PROPANE TANK. REPAIR FRONT WINDWO TRIM, NEW DECK BOARDS AND RAILS, REAR BALCONY, R&R DECK BOARDS, R&R APPROX 2000SF OF SIDING
1 B95-3336	10/01/1995	08/01/1996	3,300	Residential	SHUTTERS
2 96-2994	07/01/1996	08/01/1996	2,000	Residential	RENOVATIONS
3 01-2254	06/11/2001	08/23/2001	6,000	Residential	V-CRIMP ROOF
4 02-1979	08/06/2002	08/12/2002	2,850	Residential	DECKING & FENCING
5 03-3691	10/22/2003	11/06/2003	2,000	Residential	SEWER LATERAL
6 07-2713	06/05/2007	06/05/2007	800	Residential	INSTALL 35LF OF WHITE 6"SEAMLESS GUTTER WITH DOWNSPOUT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	104,414	2,501	192,144	299,059	299,059	0	299,059
2014	123,270	2,225	179,335	304,830	304,830	0	304,830
2013	126,277	2,228	154,348	282,853	152,219	25,000	127,219
2012	127,780	2,229	121,673	251,682	149,675	25,000	124,675
2011	129,283	2,232	113,764	245,279	145,316	25,000	120,316
2010	130,787	2,234	143,179	276,200	143,168	25,000	118,168
2009	145,373	2,236	217,631	365,240	139,404	25,000	114,404
2008	134,996	2,238	223,860	361,094	139,265	25,000	114,265
2007	211,828	2,405	202,909	417,142	135,209	25,000	110,209
2006	345,539	2,625	91,840	440,004	131,911	25,000	106,911
2005	259,196	2,792	97,580	359,568	128,069	25,000	103,069
2004	212,369	2,959	71,176	286,504	124,339	25,000	99,339
2003	184,832	3,179	26,404	214,415	122,021	25,000	97,021
2002	184,358	3,346	26,404	214,108	119,162	25,000	94,162

2001	159,541	3,513	26,404	189,458	117,286	25,000	92,286
2000	151,486	2,289	24,395	178,170	113,870	25,000	88,870
1999	147,533	2,187	24,395	174,115	110,877	25,000	85,877
1998	116,654	1,804	24,395	142,853	109,131	25,000	84,131
1997	109,792	1,789	22,099	133,680	107,307	25,000	82,307
1996	84,403	1,429	22,099	107,931	104,182	25,000	79,182
1995	84,403	1,482	22,099	107,984	101,641	25,000	76,641
1994	75,482	1,388	22,099	98,969	98,969	25,000	73,969
1993	75,482	1,437	22,099	99,018	99,018	25,000	74,018
1992	75,482	1,485	22,099	99,066	99,066	25,000	74,066
1991	75,482	1,547	22,099	99,128	99,128	0	99,128
1990	96,715	42	47,093	143,850	143,850	25,000	118,850
1989	97,440	42	46,368	143,850	143,850	25,000	118,850
1988	41,219	29	46,368	87,616	87,616	25,000	62,616
1987	19,832	0	30,175	50,007	50,007	25,000	25,007
1986	19,939	0	29,560	49,499	49,499	25,000	24,499
1985	19,325	0	29,590	48,915	48,915	25,000	23,915
1984	17,983	0	16,710	34,693	34,693	25,000	9,693
1983	17,983	0	17,387	35,370	35,370	25,000	10,370
1982	18,362	0	13,243	31,605	31,605	25,000	6,605

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
4/30/2014	2687 / 1398	100	QC	11
4/4/2014	2678 / 985	0	OTHER	19
10/1/1990	1149 / 255	135,000	WD	Q
11/1/1987	1033 / 935	165,000	WD	U
2/1/1975	638 / 48	20,000	00	Q

This page has been visited 142,430 times.

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

Total Living Area: 640
Year Built: 1988

Building 1 Details

Building Type R1
Effective Age 18
Year Built 1988
Functional Obs 0

Condition G
Perimeter 144
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 24
Grnd Floor Area 640

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE

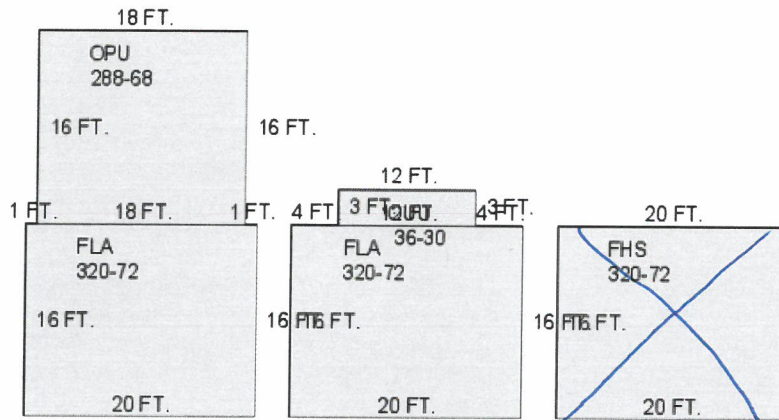
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation CONC BLOCK
Bedrooms 1

Extra Features:

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

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



closed storage space no access

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	10:HARDIE BD	1	1990	N	Y	0.00	0.00	320
2	OPU		1	2014	N	Y	0.00	0.00	288
3	FLA	10:HARDIE BD	1	1990	N	Y	0.00	0.00	320
4	OUU		1	2014	N	Y	0.00	0.00	36
5	FHS	10:HARDIE BD	1	1990	N	Y	0.00	0.00	320

Receiver Site Licensing

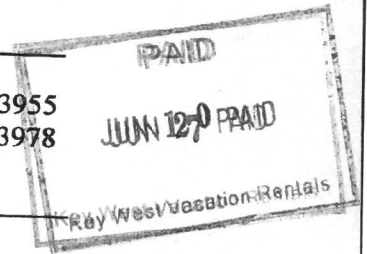
Business License Tax Application

City of Key West
City Hall Annex
PO Box 1409
Key West, FL 33041

Date Applied 6/15/16

License # _____

Phone 305-809-3955
Fax 305-809-3978



Business Type: Non-Transient

Business Name: Katherine H. Brown

Business Location: 503 Amelia St. Key West FL

Business Owner: Katherine Brown

State Licensed Qualifier (if applicable): _____

Mailing Address: 3685 Seaside Dr.

EIN / SS # 219-88-0496 Phone # 305-296-6666

Beverly Buonini
Applicant name (printed)

Beverly Buonini
Applicant signature

6/15/16
Date

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

Signature of Notary Public (stamp or seal). Personally known _____
Produced id _____

- ___ Sales Tax number 3106 Flagler Ave 292-6735 City utility acct _____
- ___ Commercial garbage Waste Mgmt 296-8297 _____
- ___ Lease or deed _____
- ___ State License DBPR 850-487-1395 / Dept Ag 305-470-6900
- ___ Home occupation application
- ___ Fictitious Name registration Previous use _____
- ___ Corporate or LLC registration
- ___ Liability / Worker's Comp Zoning _____
- ___ Fire Inspector 292-8179
- ___ CO / final inspection on any permits Category _____ Fee \$ _____
- ___ Monroe County or local licensing

Licensed in accordance with Chapter 66, Key West Code of Ordinances

Approved _____ Denied / Reason _____

Licensing Official

Date

*Peric
\$ 26.68*

DANISE D. HENRIQUEZ, CFC
Monroe County Tax Collector
1200 Truman Ave. Ste. 101 Key West FL 33040
P.O. Box 1129, Key West, FL 33041 (305) 295-5063 or (305) 295-5061 Fax (305) 295-5020
Email: patwell@monroetaxcollector.com

Local Business Tax Application

New Transfer Renewal

Date: 06/15/16

Business Name: Katherine Brown

Federal ID #: _____

Corporate Name: _____

Business Location Address: 503 Amelia

Business Mailing Address: c/o Key West Vacation Rentals 3685 Seaside Dr

City: Key West State: Florida Zip 33040

Business Telephone #: 305-296-6661

Type of Business: non-transient

Number of Employees _____

Restaurant-Number of Seats _____ State License: (DBPR) DWE5403569

County Comp Card # _____ Expiration Date: _____

State Cert. or Reg # _____ Expiration Date: _____

Do you have vending, amusement or laundry machines? Yes or No If yes, How Many _____

Drivers License: B650-508-63-831-0 Social Security # 219-88-0496

Owner Name: Katherine Brown

Owner Address: 603-A Maid Marion Rd, Annapolis MD 21405

Owner Mailing Address: c/o Key West Vacation Rentals 3685 Seaside Dr

City: Key West State: Florida Zip 33040

Owner Telephone: 240-988-0130 Email james.brownc4v3@statefarm.com

RENTAL LOCATION INFORMATION:

Address: 503 Amelia Unit # _____

City: Key West Zip: 33040 Total Rental Units: 1

Alternate Key: _____ Tangible # _____

Name and address of person responsible for Tangible Tax: _____

Transient (copy of State Hotel and Restaurant Commission License)
 Non-Transient

I acknowledge that by obtaining and/or paying for county taxes that this is not confirming nor denying that the parcel in question is appropriately zoned to allow vacation rentals. If you have any questions concerning the appropriate zoning, please contact your local municipal or county planning department.

Applicant's Signature: _____

Terms:

I warrant the truthfulness of the information provided in this application.

I understand that checking this box constitutes a legal signature confirming that I acknowledge and agree to the above Terms of Acceptance

(Rev. 8/14)

PAID \$30.00

PAID
JUN 17 2016
PAID
JUN 20 2016
Key West Vacation Rentals

**Receiver Site
Deed**

Prepared by and return to:

Susan Mary Cardenas

Attorney at Law

Stones & Cardenas

221 Simonton Street

Key West, FL 33040

305-294-0252

File Number: 16-105-CFFK

Sales Price.: \$499,000.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of June, 2016 between CFFK Holdings, LLC, a Florida limited liability company whose post office address is 300 Southard Street, Suite 201, Key West, FL 33040, as to an undivided 25% tenant in common interest and Wheaton College, whose post office address is 26 East Main Street, Norton, MA 02766, as to an undivided 75% tenant in common interest, grantors, and James F. Brown and Katherine H. Brown, husband and wife whose post office address is, 603A Maid Marion Hill, Annapolis, MD 21405, 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:

On the Island of Key West and known on Wm. A. Whitehead's Map of said Island delineated in February 1829, as a part of Tract Eleven but now better known and described according to Charles W. Tift's Map of the City of Key West as part of all Subdivision One and Two in Lot Three of Square Five of said Tract eleven, describe by metes and bounds as follows: COMMENCING at the intersection of the Northeastly right of way boundary line of Duval Street with a Northwestly right of way boundary line of Amelia Street and running thence in a Northeastly direction along the said right of way line of Amelia Street for a distance of 41.20 feet to the Point of Beginning: thence continue in a Northeastly direction along the said Amelia Street for a distance of 25.80 feet; thence at right angles in a Northwestly direction for a distance of 44.5 feet; thence at right angles in a Southwestly direction for a distance of 25.80 feet; thence at right angles in a Southeastly direct for a distance of 44.5 feet back to the Point of Beginning.

Parcel Identification Number: 00027670-000000

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations 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, 2015**.

Kimberly Lavallee
Witness Name: Kimberly Lavallee

Debra N. Garrone
Witness Name: Debra N. Garrone

Wheaton College
By: Bryan D. Douglas, Treasurer, Vice President for Finance and Administration

State of MA
County of Bristol

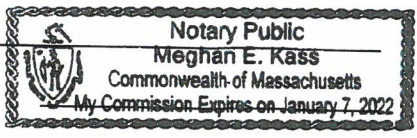
The foregoing instrument was acknowledged before me this 14th day of June, 2016 by ^{Brian} Bryan D. Douglas, Treasurer, Vice President for Finance and Administration, who is personally known or [] has produced a driver's license as identification.

[Notary Seal]

Meghan E. Kass
Notary Public

Printed Name: _____

My Commission Expires: _____



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:

Adele V. Stone
Witness Name: Adele V. Stone

Tania Ortiz
Witness Name: Tania Ortiz

CFFK Holdings, LLC, a Florida limited liability company

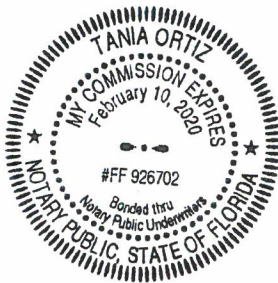
By: Dianna Sutton
Dianna Sutton, Manager

(Corporate Seal)

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14 day of June, 2016 by Dianna Sutton, Manager of CFFK Holdings, LLC, a Florida limited liability company, a corporation, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]



Tania Ortiz
Notary Public

Printed Name: Tania Ortiz

My Commission Expires: 2/10/20