

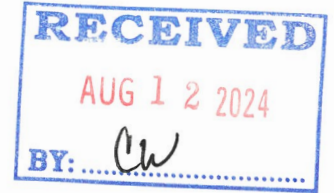


ALCOHOL SALES SPECIAL EXCEPTION APPLICATION CITY OF KEY WEST, FLORIDA • PLANNING DEPARTMENT

Address: 1300 White Street • Key West, Florida 33040

Phone: 305-809-3764

Website: www.cityofkeywest-fl.gov



Application Fee Schedule

Alcohol Sales Special Exception Application	\$ 2,552.56
Advertising and Noticing Fee	\$ 341.78
Fire Department Review Fee	\$ 121.55
Total Application Fee	\$ 3,015.88

Special Exceptions are Quasi-Judicial Hearings, and it is Improper to Speak to Planning Board Members about the Request Outside of the Hearing.

Please print or type a response to the following:

1. Site Address 1500 Bertha Street, Key West, FL 33040
 2. Name of Applicant Agua Blanca, LLC
 3. Applicant is: Owner X Authorized Representative _____
- (please see the attached Verification & Authorization Forms)*
4. Address of Applicant 305 Sadowski Causeway, Key Colony Bch, FL 33051
 5. Phone # of Applicant 305-922-0039 Mobile# Same
 6. E-Mail Address raul@fosso@gmail.com
 7. Name of Owner, if different than above Same
 8. Address of Owner 1500 Bertha Street, Key West, FL 33040
 9. Phone Number of Owner 305-922-0039 Mobile# Same
 10. Email Address raul@fosso@gmail.com
 11. Zoning District of Parcel CG-GenComm RE# 1063606
Parcel #: 000063180-000000

12. Description of Use and Exception Requested

Restaurant for authentic Mexican Food.

Exception requested is beer/wine with meal only.

Meal service is only indoors; no outside service.

No Bar service + no beer/wine for take out.

No liquor service requested.

Please note that any special exception granted hereunder may be approved with conditions, which conditions shall be monitored in accordance with Section 18-610. The exception shall be to the applicant only, shall not be transferable and shall only be effective in conjunction with the use(s) specified in the application. The Planning Board recognizes public input and how the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the application, and by addressing the objections expressed by these neighbors. Further, the Planning Board can consider any other factors they determine relevant to the public's health, safety and welfare.

The Planning Board may only grant the requested alcohol sales special exception after considering the following criteria. Please provide a response as to how this proposed use and exception meet or fulfill these criteria:

13. Demonstrate compatibility with surrounding existing uses:

Brady's Pub; 1900 Flagler ST, KW - serves beer, wine & liquor
Corner Sandwich Shop; 1514 Bertha ST, KW - no alcohol
Wasacaca Food Truck; 1824 Flagler ST, KW - no alcohol
Paradise Cafe; 1421 1st Street, KW - serves beer + wine
Amy's Liquor Store; 1510 Bertha ST, KW - sells beer, wine + liquor

14. Demonstrate the extent of conflict between the proposed use and the hours of operation of the facilities:

Restaurant hours from 11am (lunch) to 10pm (dinner)

7 days a week - Beer-wine served with meals - indoor service.

15. What are the mitigative measures proposed to be implemented by the applicant:

- No outdoor sitting

- Occasional live music during holidays or special events.

- Occasional weekends.

Authorization Form



**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, Elpidia R. Cabrera as
Please Print Name of person with authority to execute documents on behalf of entity

President + Registered Agent of Agua Blanca, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Elpidia R. Cabrera
Please Print Name of Representative

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

X Elpidia R. Cabrera
Signature of person with authority to execute documents on behalf of entity owner


Subscribed and sworn to (or affirmed) before me on this 11th day of Aug, 2024.
Date

by Elpidia R. Cabrera
Name of person with authority to execute documents on behalf of entity owner

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

Alicia M. Lund
Notary's Signature and Seal

Alicia M. Lund
Name of Acknowledger typed, printed or stamped

 **ALICIA M. LUND**
Commission # HH 525612
Expires June 28, 2028

Property Card & MLS

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 00063180-000000
 Account# 1063606
 Property ID 1063606
 Millage Group 10KW
 Location 1500 BERTHA St, KEY WEST
 Address
 Legal KW DIAG PB 1-13 LOT 17 SQR 5 TR 30 OR103-70-71 OR823-1804 OR851-1968/1969-WILL PROB #82-98-CP-12 PROB #84-177-CP-12 OR912-208/213 OR964-1988 OR1785-1967 OR2024-159/160 OR3211-1164
 Description
 (Note: Not to be used on legal documents.)
 Neighborhood 31050
 Property Class RESTAURANT (2100)
 Subdivision
 Sec/Twp/Rng 05/68/25
 Affordable No
 Housing



Owner

AGUA BLANCA LLC
 305 SADOWSKI CAUSEWAY
 Key Colony Beach FL 33051

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$266,034	\$222,925	\$222,577	\$229,996
+ Market Misc Value	\$6,649	\$6,649	\$6,649	\$6,649
+ Market Land Value	\$366,630	\$102,656	\$102,656	\$102,656
= Just Market Value	\$639,313	\$332,230	\$331,882	\$339,301
= Total Assessed Value	\$365,453	\$332,230	\$331,882	\$339,301
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$639,313	\$332,230	\$331,882	\$339,301

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$102,656	\$222,925	\$6,649	\$332,230	\$332,230	\$0	\$332,230	\$0
2021	\$102,656	\$222,577	\$6,649	\$331,882	\$331,882	\$0	\$331,882	\$0
2020	\$102,656	\$229,996	\$6,649	\$339,301	\$339,301	\$0	\$339,301	\$0
2019	\$102,656	\$229,996	\$6,649	\$339,301	\$339,301	\$0	\$339,301	\$0
2018	\$102,656	\$216,758	\$4,129	\$323,543	\$323,543	\$0	\$323,543	\$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
(2100)	4,840.00	Square Foot	52	92.5

Buildings

Building ID	40281	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1953
Building Type	RESTRNT/CAFETR-B- / 21B	EffectiveYearBuilt	2000
Building Name		Foundation	CONCRETE SLAB
Gross Sq Ft	2646	Roof Type	FLAT OR SHED
Finished Sq Ft	2376	Roof Coverage	MEMBRANE
Stories	1 Floor	Flooring Type	CERM/CLAY TILE
Condition	AVERAGE	Heating Type	
Perimeter	240	Bedrooms	0
Functional Obs	15	Full Bathrooms	2
Economic Obs	0	Half Bathrooms	0
Depreciation %	30	Grade	400
Interior Walls	DRYWALL	Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,376	2,376	0
SBF	UTIL FIN BLK	270	0	0
TOTAL		2,646	2,376	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
FENCES	1975	1976	20 x 6	1	120 SF	2
ASPHALT PAVING	1975	1976	0 x 0	1	2250 SF	2
UTILITY BLDG	1975	1976	6 x 12	1	72 SF	4

Sales

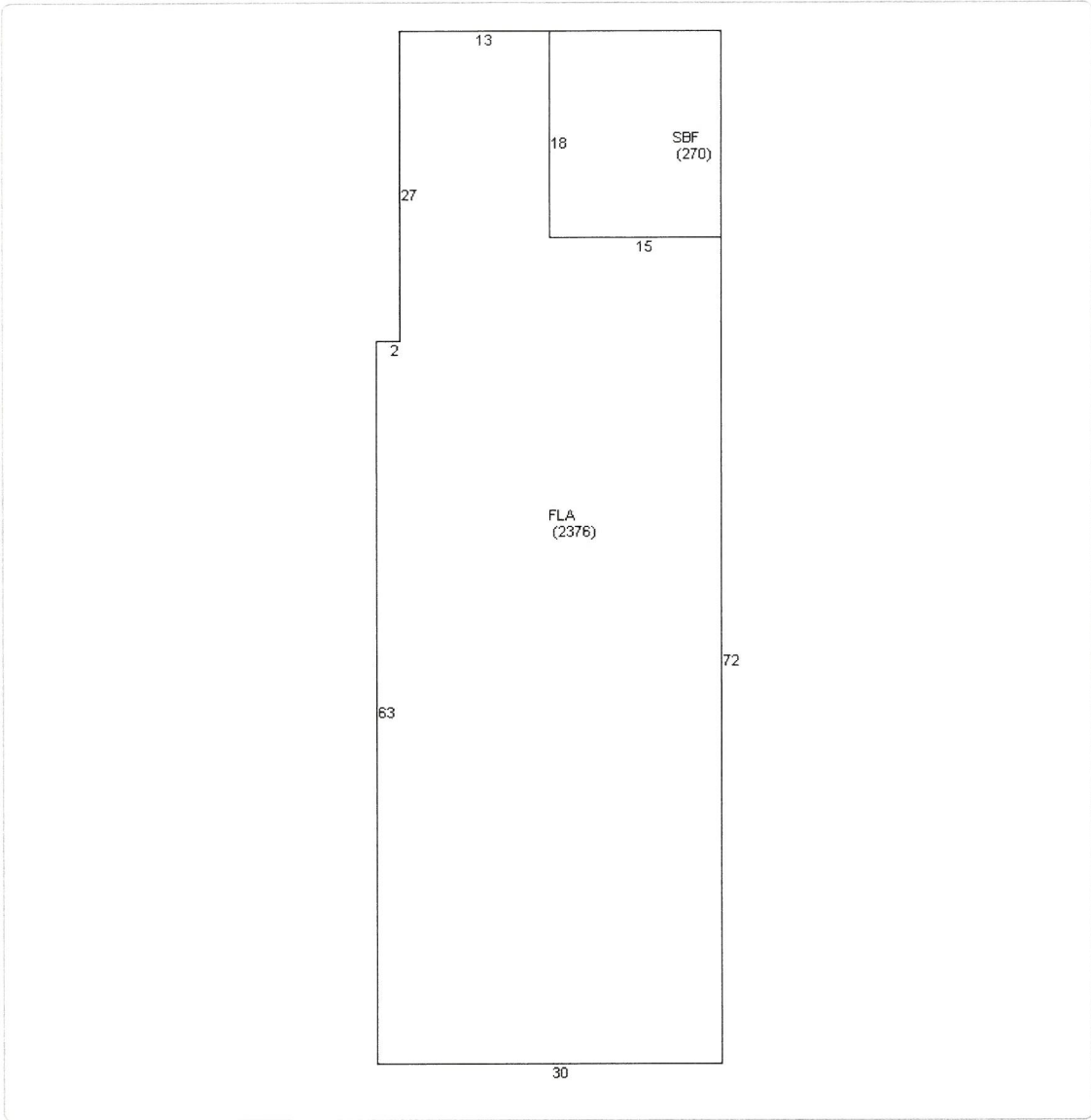
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
1/27/2023	\$769,000	Warranty Deed	2406226	3211	1164	O3 - Qualified	Improved		
6/29/2004	\$750,000	Warranty Deed		2024	0159	O - Unqualified	Improved		
5/13/2002	\$675,000	Warranty Deed		1785	1967	Q - Qualified	Improved		
1/1/1986	\$87,500	Warranty Deed		964	1988	Q - Qualified	Improved		

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
09-3049	9/9/2009	8/3/2011	\$750		ELECTRICAL INSTALLATION OF FIVE TON PACKAGE ROOF TOP A/C AND ONE 3 TON SPLIT SYSTEM.
05-1913	5/24/2005	7/6/2006	\$1,500		STUCCO 130SF
05-0924	5/12/2005	7/6/2006	\$6,000		RE-PIPE 3-COMP SINKS, DISHWASHER
05-1177	4/26/2005	7/6/2006	\$7,000		REPLACE PANELING WITH DRY WALL
9901470	4/30/1999	8/9/1999	\$1,000		ELECTRICAL
M942601	8/1/1994	10/1/1994	\$3,500		REPLACE 5 TON AC

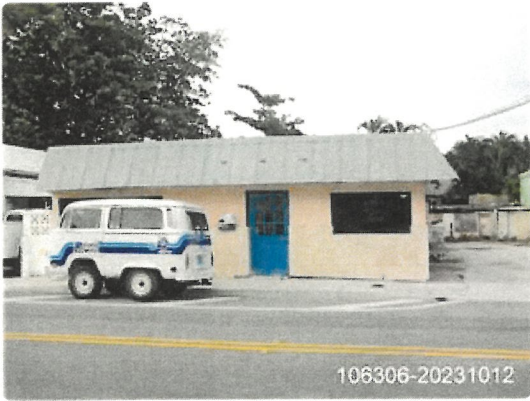
View Tax Info

[View Taxes for this Parcel](#)

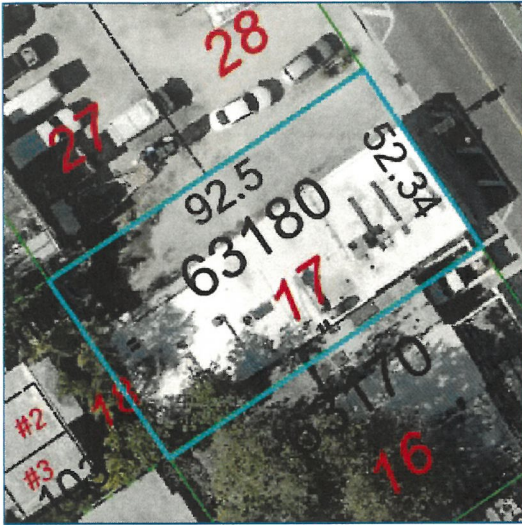
Sketches (click to enlarge)



Photos



Map



TRIM Notice

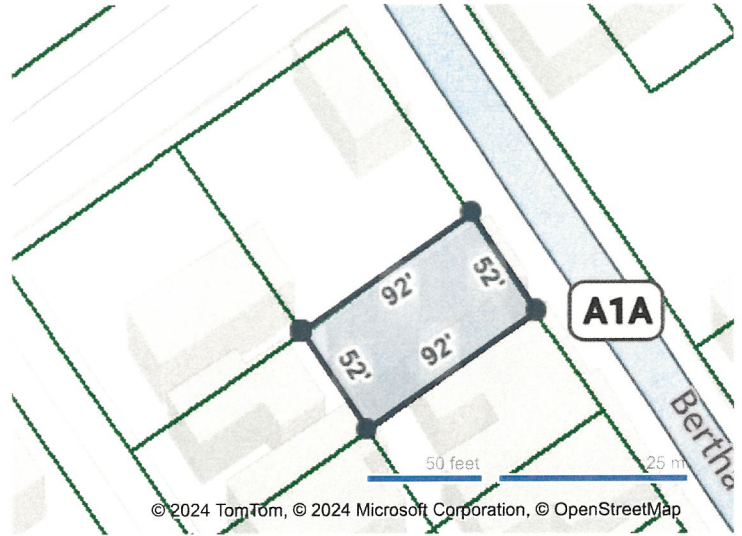
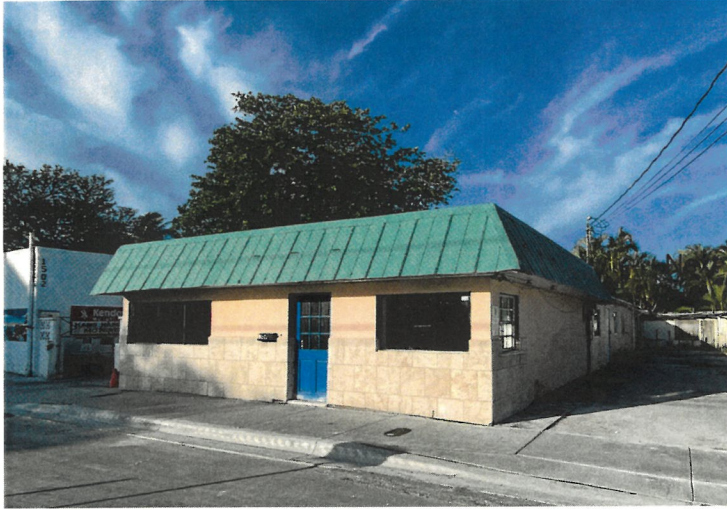
[2023 TRIM Notice \(PDF\)](#)

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 7/31/2024, 7:24:25 AM

[Contact Us](#)

Developed by
 **Schneider**
GEO SPATIAL



LOCATION

Property Address	1500 Bertha St Key West, FL 33040-5373
Subdivision	
County	Monroe County, FL

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID	00063180-000000
Alternate Parcel ID	1063606
Key	
District/Ward	10Kw
2020 Census Trct/Blk	9720/1
Assessor Roll Year	2023

PROPERTY SUMMARY

Property Type	Commercial
Land Use	Restaurants & Cafeterias
Improvement Type	Restaurant / Cafetr/Patio Dining
Square Feet	2376

CURRENT OWNER

Name	Agua Blanca LLC
Mailing Address	305 Sadowski Cswy Key Colony Beach, FL 33051

SCHOOL ZONE INFORMATION

Horace O'Bryant School	0.5 mi
Elementary: Pre K to 5	Distance
Key West High School	0.2 mi
Middle-High: 6 to 12	Distance

SALES HISTORY THROUGH 07/09/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/27/2023	\$769,000	Agua Blanca LLC	Tonno LLC	Warranty Deed		3211/1164 2406226
6/30/2004	\$750,000	Tonno LLC	Lamar Ronald & Snider Robert	Warranty Deed		2024/159 1456201
5/13/2002	\$675,000			Warranty Deed		1785/1967
1/1/1986	\$87,500			Warranty Deed		964/1988

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$366,630	Assessed Land	\$366,630
Appraised Improvements	\$272,683	Assessed Improvements	
Total Tax Appraisal	\$639,313	Total Assessment	\$365,453
		Exempt Amount	
		Exempt Reason	

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$4,202.31
2022			\$3,084.85
2021			\$3,239.35
2020			\$3,296.60
2019			\$3,314.31
2018			\$2,915.19
2017			\$2,967.83
2016			\$3,756.39
2015			\$4,203.63
2014			\$4,307.51
2013			\$4,513.97
2012			\$4,274.85

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
01/27/2023	\$602,800	Agua Blanca LLC	Climate First Bank	3211/1172
07/06/2010	\$500,000	Tonno LLC	Traci Totino	2474/1212 1797190
06/30/2004	\$562,500	Tonno LLC	Orion Bank	1456202

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Restaurant / Cafetr/Patio Dining	Condition	Average	Units
Year Built	1953	Effective Year	2000	Stories 1
BRs		Baths	2 F H	Rooms
Total Sq. Ft.	2,376			
Building Square Feet (Living Space)			Building Square Feet (Other)	
Floor Living Area 2376			Utility Building Finished 270	

- CONSTRUCTION

Quality	400 / Range 50-810(Best)	Roof Framing	Flat Or Shed
Shape		Roof Cover Deck	Membrane
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	Cerm/Clay Tile
Foundation	Concrete Slab	Interior Finish	Drywall
Floor System		Air Conditioning	
Exterior Wall	Min Wood Siding	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Utility Bldg	12X6	1975	
Asphalt Paving	2250 SF	1975	

Fences 6X20 1975

PERMITS

PROPERTY CHARACTERISTICS: LOT

Land Use	Restaurants & Cafeterias	Lot Dimensions	
Block/Lot	/17	Lot Square Feet	4,840
Latitude/Longitude	24.554632°/-81.779810°	Acreage	0.11

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		Special School District 1	
Zoning Code		Special School District 2	
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	0001/0013
Block/Lot	/17	District/Ward	10Kw
Description	Kw Diag Pb 1-13 Lot 17 Sqr 5 Tr 30 Or103-70-71 Or823-1804 Or851-1968/1969-Will Prob #82-98-Cp-12 Prob #84-177-Cp-12 Or912-208/213 Or964-1988 Or1785-1967 Or2024-159/160 Or3211-1164		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
AE	High	7 Ft	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	12087C1517K	02/18/2005
AE	High	8 Ft	Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.	12087C1517K	02/18/2005

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
600643	Sold	01/30/2023	04/20/2022	\$769,000	01/30/2023	\$769,000	Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)	Alicia M. Lund, P.A.	Berkshire Hathaway Homeservices Keys Real Estate - Lower Keys
597581	Expired	12/01/2021	09/02/2021	\$735,000			Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)		
597353	Expired	02/02/2022	08/17/2021	\$4,500			Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)		
594842	Expired	06/30/2021	02/23/2021	\$4,800			Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)		
594559	Expired	08/30/2021	02/06/2021	\$740,000			Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)		
592605	Expired	01/31/2021	09/17/2020	\$775,000			Vic Musmanno	Coldwell Banker Schmitt		

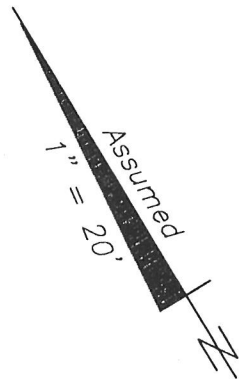
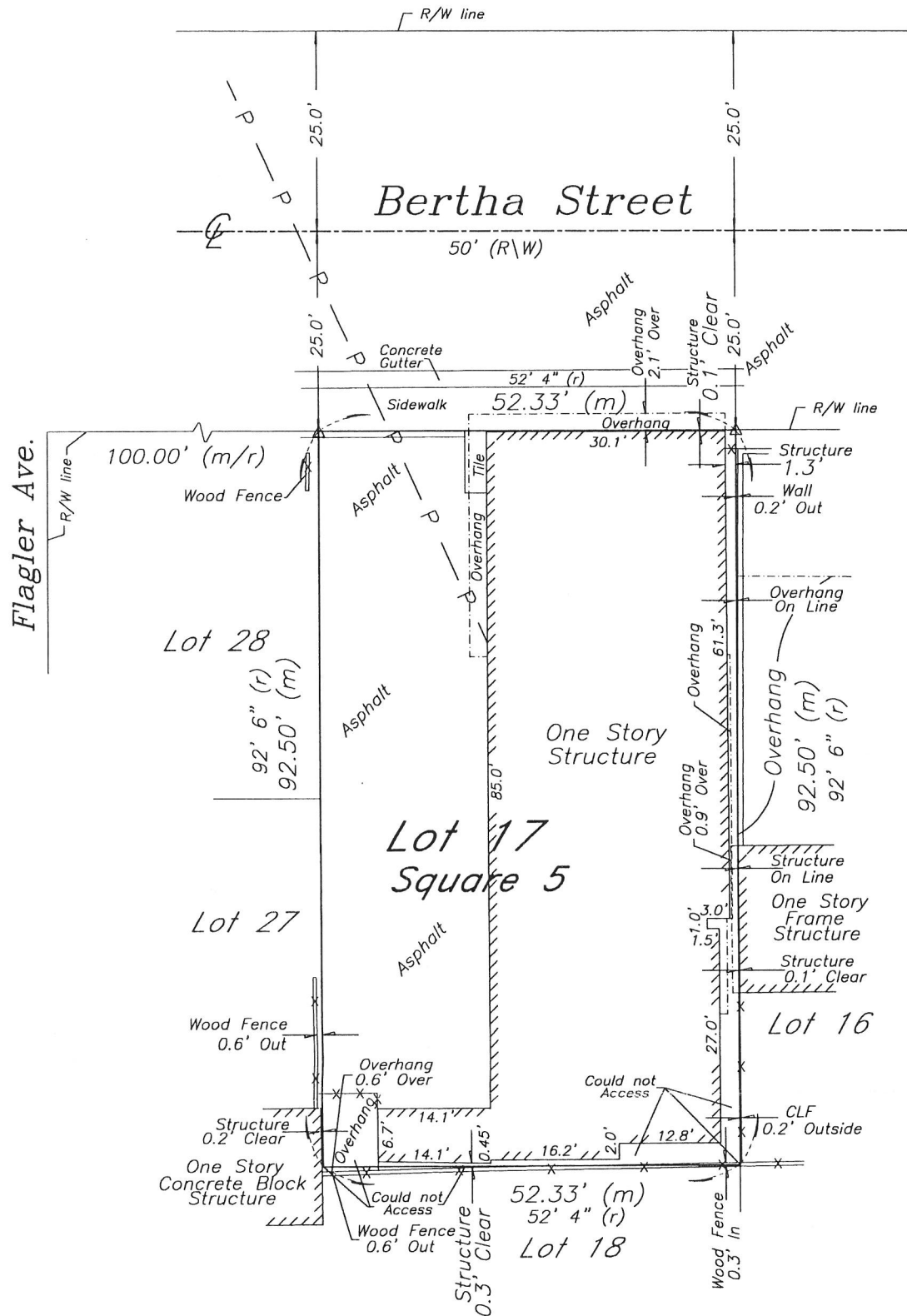
							Real Estate Co. (Kw)
592606	Expired	01/31/2021	09/17/2020	\$5,200		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
589866	Expired	04/20/2020	02/18/2020	\$842,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
587324	Expired	12/01/2019	09/15/2019	\$842,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
583632	Cancelled	06/23/2019	01/10/2019	\$764,000		Team Gardner/Langley	Berkshire Hathaway Knight & Gardner
581078	Cancelled	12/12/2018	07/11/2018	\$799,000		Team Gardner/Langley	Berkshire Hathaway Knight & Gardner
575828	Expired	06/01/2018	06/07/2017	\$774,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
116180	Expired	05/31/2012	03/05/2012	\$12,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
116182	Expired	05/31/2012	03/05/2012	\$615,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
115433	Expired	02/29/2012	10/11/2011	\$615,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
115434	Expired	02/29/2012	10/11/2011	\$12,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
114216	Expired	02/28/2011	01/23/2011	\$645,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
114141	Expired	02/14/2011	01/12/2011	\$12,500		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
113918	Expired	01/09/2011	11/24/2010	\$12,500		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
113922	Expired	11/24/2010	11/24/2010	\$647,000		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
110622	Expired	06/15/2009	04/01/2009	\$14,500		Vic Musmanno	Coldwell Banker Schmitt Real Estate Co. (Kw)
110230	Cancelled	02/04/2009	02/04/2009	\$17,500		Vic Musmanno	Coldwell Banker

									Schmitt Real Estate Co. (Kw)		
110232	Expired	04/01/2009	02/04/2009	\$15,000			Vic Musmanno		Coldwell Banker Schmitt Real Estate Co. (Kw)		
110063	Expired	07/01/2009	01/11/2009	\$698,000			Vic Musmanno		Coldwell Banker Schmitt Real Estate Co. (Kw)		
109241	Expired	12/30/2008	09/09/2008	\$809,000			Vic Musmanno		Coldwell Banker Schmitt Real Estate Co. (Kw)		
105920	Expired	12/02/2007	05/30/2007	\$895,000			Vic Musmanno		Coldwell Banker Schmitt Real Estate Co. (Kw)		
102954	Cancelled	10/03/2006	07/19/2006	\$998,000			Vic Musmanno		Coldwell Banker Schmitt Real Estate Co. (Kw)		
93666	Cancelled	01/31/2005	07/18/2004	\$15,000	01/01/1990		Vic Musmanno		Coldwell Banker Schmitt Real Estate Co. (Kw)		
93621	Cancelled	10/07/2004	07/01/2004	\$975,000	01/01/1990		Vic Musmanno		Coldwell Banker Schmitt Real Estate Co. (Kw)		
92979	Sold	07/12/2004	01/12/2004	\$795,000	06/30/2004	\$750,000	Sibba Zuelch	Realty Executives Keys	Sibba Zuelch	Realty Executives Keys	

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Information Deemed Reliable But Not Guaranteed.

Specific Site Survey

Boundary Survey Map of Lot 17 of Square 5 W.D. Cash's diagram, Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ 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

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: 1500 Bertha 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: June 2, 2004 and October 18, 2022
9. Ownership of fences is undeterminable, unless otherwise noted.

BOUNDARY SURVEY OF: On the Island of Key West, and known on William A. Whitehead's Map, delineated in February A.D. 1829, as part of Tract Thirty (30) and more particularly described as Lot Seventeen (17) of Square Five (5) of said Tract Thirty (30), according to W.D. Cash's diagram of part of Tract Thirty (30), recorded in Plat Book 1, Page 13, Monroe County, Florida Records.

BOUNDARY SURVEY FOR: El Molcajete Restaurant Corp.; Climate First Bank;
Oropeza Stones & Cardenas; 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, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

November 14, 2022

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

Warranty Deed

Prepared by and return to:

Gregory S. Oropeza, Esq.
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 22-833
Consideration: \$769,000.00

Parcel Identification No. 00063180-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 27th day of January, 2023 between **TONNO, LLC, Florida limited liability company** whose post office address is **1800 Atlantic Boulevard, A313, Key West, FL 33040** of the County of **Monroe, State of Florida**, grantor*, and **Agua Blanca, LLC, a Florida limited liability company** whose post office address is **305 Sadowski Causeway, Key Colony Beach, FL 33051** of the County of **Monroe, State of Florida**, grantee*,

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

On the Island of Key West, and known on William A. Whitehead's map delineated in February A.D. 1829, as part of Tract Thirty (30), and more particularly described as Lot Seventeen (17) of Square Five (5) of said Tract Thirty (30), according to W.D. Cash's Diagram of part of Tract Thirty (30), recorded in Plat Book 1, Page 13, Public Records of Monroe County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

Signed, sealed and delivered in our presence:

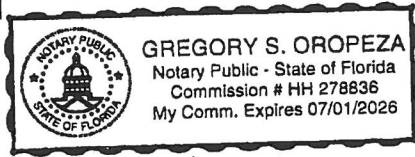
Gregory Oropeza
Witness Name: Gregory Oropeza
Madison Fallon
Witness Name: Madison Fallon

TONNO, LLC, Florida limited liability company
By: [Signature]
Victor H. Musmanno, II, Authorized Member

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of January, 2023 by Victor H. Musmanno, II, Authorized Member of TONNO, LLC, Florida limited liability company, on behalf of the company, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]



[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

SUNBIZ



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Florida Limited Liability Company
AGUA BLANCA LLC

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Principal Address

1500 BERTHA ST
KEY WEST, FL 33040

Mailing Address

PO BOX 500706
MARTHON, FL 33050

Registered Agent Name & Address

CABRERA, ELPIDIA R
1571 Overseas Highway
Lot 50
Marathon, FL 33050

Address Changed: 03/06/2023

Authorized Person(s) Detail

Name & Address

Title AR

CABRERA , ELPIDIA R
1571 Overseas Highway
Lot 50
Marathon, FL 33050

Title VP

CABRERA FREGOSO, RAUL
1571 Overseas Highway
Lot 50
Marathon, FL 33050

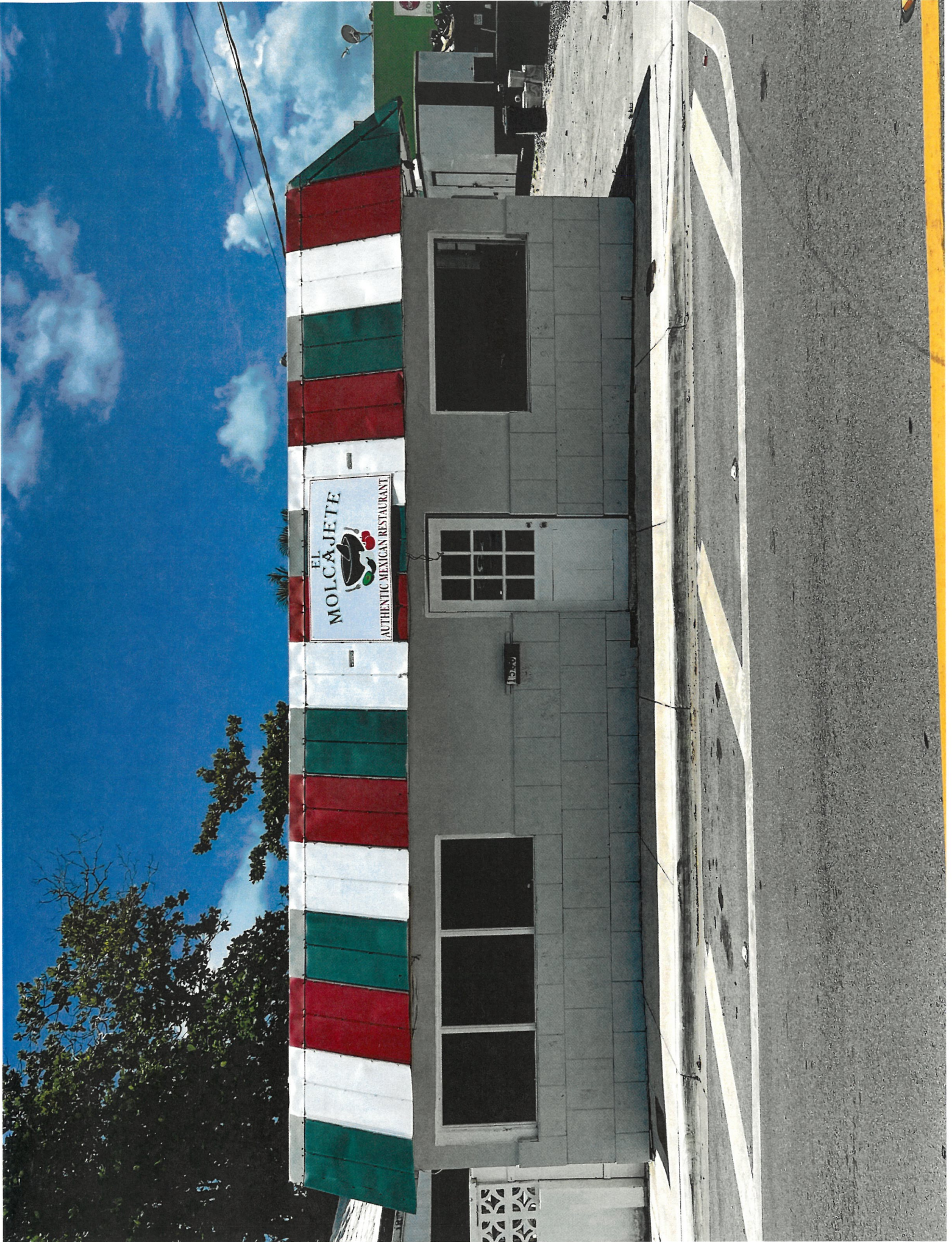
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Report Year	Filed Date
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