Van D. Fischer, Esquire
626 Josephine Parker Road
Suite 205, Mail Box 7
Key West, Florida 33040
305-849-3893
van@vdf-law.com

Via Hand Delivery

June 26, 2023

Cheri Smith
City Clerk
City of Key West
1300 White Street
Key West, FL 33040

Re: Notice of Appeal of the Planning Director's June 21, 20223, denial of the Lawful Unit Determination application for 329 Peacon Lane (RE# 00003400-000100).

Dear Ms. Smith:

Please allow this correspondence to serve as a Notice of Appeal, pursuant to Sections 90-426 and 90-431 of the City of Key West Code of Ordinances, of the Planning Director's June 21, 2023, denial of the Lawful Unit Determination ("LUD") application for the real property located at 329 Peacon Lane, Key West, Florida (RE# 00003400-000100). Pursuant to Section 90-431(1)(a), the appeal deadline is ten (10) days from the date of the decision by the Planning Director thereby making the appeal deadline July 1, 2022. This notice of appeal was timely submitted. A copy of the Lawful Unit Determination Application, received October 31, 2022, by the City is attached as **Exhibit A**. A copy of the June 21, 2023, Planning Director's denial letter is attached as **Exhibit B**. A copy of the Assistant City Attorney's email dated February 16, 2023, is attached as **Exhibit C.** A check in the amount of $2,315.25 is attached for payment of the City's appeal fee.

My client, PEACON LANE REALTY, LLC, the property owner of 329 Peacon Lane, respectfully requests that the Board of Adjustment, pursuant to section 90-430, City of Key West Code, review the merits of this appeal and reverse the

denial of the LUD application. Section 108-991(3), City of Key West Code, is the controlling code section which provides the criteria required for a LUD. The Planning Department did not properly construe and apply the requirements of section 108-991(3), and based its denial of the LUD application on multiple inapplicable code sections and inapplicable evidence. The documentation provided in the LUD application established that a unit existed on the property circa April 1, 2010, and LUD recognition is mandated by section 108-991(3). Further, the former Assistant City Attorney, Nathaia Mellies, determined "there was previously a unit on the parcel." [See Exhibit C].

The "Code Analysis" section of the Planning Director's denial letter is inapplicable to LUD applications. Chapter 118, City of Key West Code, relates to subdivisions, plats, and lot splits. Chapter 118 code provisions are not applicable to the review of a LUD application. Chapter 122, City of Key West Code, relates to zoning. Chapter 122 code provisions are not applicable to the review of a LUD application. Further, the LUD application documents submitted plainly show that the lot and dwelling unit on 329 Peacon Lane existed since at least 1926, and were lawfully existing under the zoning requirements which existed in 1926, and in 1948.[1] Therefore, the requirement of section 108-991(3)(d), City of Key West Code, is satisfied because the 329 Peacon Lane lot and dwelling unit were "legally permissible" under "any former zoning requirements" which existed in 1926 and 1948. Further, Policy 1-1.10.3, City of Key West Comprehensive Plan, protects historic residential density, intensity, scale, design, and ambiance of the Key West historic areas, and current and prior zoning codes recognize historic density. The fact that the 329 Peacon Lane lot and dwelling unit became nonconforming because of subsequent changes to the City of Key West Code is not applicable to the LUD recognition requested.

A detailed legal brief will be submitted within the next 30 days to supplement this Notice of Appeal, and will more fully address the problems and inaccuracies of the denial letter generally described in the preceding paragraph.

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[1] As evidenced by the 1926 and 1948 Sandborn Maps showing the 329 Peacon Lane structure as a residential dwelling.

It is respectfully requested that scheduling a hearing date for this appeal be coordinated with the City Attorney and not occur until the aforementioned legal brief has been submitted. Thank you for your consideration and assistance. Please do not hesitate to contact me with any questions.

Sincerely,

Van D. Fischer, Esq.

Exhibits (3)

Exhibit A

LAWFUL UNIT DETERMINATION 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

Lawful Unit Determination Application	$ 2,205.00
Advertising and Noticing Fee	$ 325.50
Fire Department Review Fee	$ 115.76
Total Application Fee	$ 2,646.26 For First Unit

For each additional unit on the same parcel there is an additional fee of $552.25

Ordinance 17-02, Effective May 3, 2017
Ordinance 19-10, Effective May 7, 2019

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:
Site Address: 329 Peacon Lane, Key West, FL 33040
Real Estate (RE) #: 00003400-000100
Zoning District: HMDR Total Land Area (sq ft): 1,534.5 sq ft
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative
Name: Trepanier and Associates, Inc.
Mailing Address: 1421 First St. #101
City: Key West State: FL Zip: 33040
Home/Mobile Phone: Office: 305-293-8983 Fax:
Email: Thomas@OwenTrepanier.com

PROPERTY OWNER: (if different than above)
Name: Peacon Lane Realty LLC
Mailing Address: c/o 1421 First St. #101
City: Key West State: FL Zip: 33040
Home/Mobile Phone: Office: c/o 305-293-8983 Fax:
Email: c/o Thomas@OwenTrepanier.com

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

Print Name of property owner or agent or licensed contractor	Signature
Thomas Francis-Siburg	

Notary Signature as to applicant. State of Florida, County of Monroe. Sworn to and subscribed before me.

Nikita L Stange

Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Personally known or produced **as identification.**

Official Use Only:

LAWFUL UNIT DETERMINATION 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

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PROPERTY DESCRIPTION:
Site Address: 329 Peacon Lane, Key West, FL 33040
Real Estate (RE) #: 00003400-000100
Zoning District: HMDR Total Land Area (sq ft): 1,534.5 sq ft
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner
Name: Trepanier and
Mailing Address: 142
City: Key West
Home/Mobile Phone:
Email: Thomas@Owe

PROPERTY OWNER:
Name: Peacon Lane Re
Mailing Address: c/o 1
City: Key West
Home/Mobile Phone:
Email: c/o Thomas@Ov

FLORIDA STATUTE 837.06: W
MISLEAD A PUBLIC SERVA
MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER

Exhibit A

1009
PEACON LANE REALTY LLC
43 S WATER ST E
FORT ATKINSON, WI 53538
79-612/759
10/12 20 22
Pay to the Order of City of Key West $ 2520.25
Two Thousand Five Hundred Twenty 25/100 DOLLARS
GREENWOODS STATE BANK
LAKE MILLS, WISCONSIN
www.greenwoods.bank
Sandra L. Mayer
FOR [redacted] 1009

6566
TREPANIER & ASSOCIATES INC.
P O Box 2155 Ph. 305-293-8983
Key West, FL 33045
83-9138/2631
DATE 10/31/22
PAY TO THE ORDER OF City of Key West $ 126.01
one hundred twenty six and 01/100 DOLLARS
BB&T BRANCH BANKING AND TRUST COMPANY 1-800-BANK BBT BBT.com
FOR 329 Peacon Ln [redacted]

Exhibit A

Is this request based on a code case? ☐ Yes ☒ No **Case Number:** _____

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED [1]/ RECOGNIZED
Market-Rate Residential Dwelling Units	1	0
Affordable Residential Dwelling Units [2]	0	0
Transient Units	0	0
Commercial Units	0	0

1 Please provide City Licensing Records from the Building Department
2 All units allocated as affordable are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

Sec 108-991(3) - Units determined to have been in existence at the time the April 1, 2010 census was prepared are presumed not to be affected by BPAS. The City Planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and **at least two** of the following records:

- ☒ Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- ☒ Building permits issued prior to April 1, 2010;
- ☒ Copies of city directory entries on or about April 1, 2010;
- ☒ Applications received after *May 2, 2017* must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
- ☒ Site visits which indication that the age of the structure and associated improvements likely pre-date 2010;
- ☒ Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- ☒ Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- ☒ Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- ☒ Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010 (Green Card);
- ☒ Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed but cannot be the sole record upon which a decision is based. **Provision of documents is the responsibility of the applicant.** The City Planner's decision shall be rendered to the Department of Economic Opportunity (DEO) for a determination of consistency with the principals for guiding development.

Exhibit A

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the City Planner are presumed to be lawfully established per Chapter 122, Article II, Nonconformities, if the additional following requirements are met:

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official.

b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).

c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Additional information that <u>may</u> be considered as evidence to prove existence of a unit(s) includes but is not limited to the following:

1. Official Appraisal Reports;
2. Inspection reports on company letterhead; and/or
3. Similar documentation.

The review process for lawful unit determination is as follows:

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;

2. Staff will schedule a site visit to include the Building Official when the application is under review;

3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed;

4. The lawful unit determination shall be rendered to the DEO for a determination of consistency with the principals for guiding development.

Exhibit A

Application checklist:

- ☒ Application fee. Please make checks payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Survey (Survey must be within 10 years from submittal of this application)
- ☒ Sketch of site and floor plan
- ☒ Supporting documentation that unit existed on or about April 1, 2010

Exhibit A

MEMORANDUM

TREPANIER
& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: October 28, 2022

To: Ms. Katie Halloran, Planning Director

From: Thomas Francis-Siburg

CC: Mr. Raj Ramsingh, KW Building Official
Mr. Owen Trepanier
Ms. Sandy Mayer

Re: **Lawful Unit Determination**
329 Peacon Lane (RE# 00003400-000100)

Attached is an Application for Lawful Unit Determination ("LUD") for 329 Peacon Lane, pursuant to Sec. 108-99.

Sec. 108-99. Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations:

(1) Any use, development, project, structure, building, fence, sign or activity which does not result in a net addition to the number of residential dwelling unit stock.

A determination of a lawful unit, in this case, will not result in a net addition to the number of residential dwelling unit stock.

(2) Redevelopment or rehabilitation which replaces but which does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

A determination of a lawful unit, in this case, does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

(3) Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

This unit was in existence at the time the April 1, 2010, Census was prepared as demonstrated by the following:

a. Aerial Photograph showing that the structure existed on or about April 1, 2010

Attached are two aerial photographs bracketing the required date of on or about April 1,

1421 First Street • Key West, FL • 33040-3648
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: thomas@owentrepanier.com

Exhibit A

2010. The first is a 2009 FDOT aerial[1] and the second is a 2012 Monroe County Property Appraiser aerial[2]. Both show the existing structure in its current configuration.

b. Building permits issued prior to April 1, 2010

Attached are 3 permits issued prior to April 1, 2010:

- 2001-00000409 – Plumbing[3]
- 2003-00003588 – Renovation, Conversion: Residential[4]
- 2005-00005126 – Hurricane Repair[5]

c. Copies of city directory entries on or about April 1, 2010;

Attached is the 2010 Polk City Directory showing 329 Peacon Lane is a home owned by the listed person and listed in the Directory for 16 years prior[6].

d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;

Occupancy of the structure is demonstrated by the following:

- 1989 survey depicting the structure as residential "1 STY. FR. & C.B.S. Cottage"[7]
- 1912 Sanborn Map depicting 329 Peacon as a residential dwelling[8]

e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units

No licenses are known to exist.

f. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010

According to FKAA one residential meter was established on 01/23/1945 with current continuous service[9]. Keys Energy Services identified a continuous meter for the front property since September 2001[10].

g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card):

Documentation from the Monroe County Property Appraiser's Office on 5/16/2009 shows[11]:

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[1] Exhibit A. - 2009 FDOT aerial
[2] Exhibit B. - 2012 Monroe County Property Appraiser aerial
[3] Exhibit C. - Building Permit No. 2001-00000409 – Plumbing
[4] Exhibit D. - Building Permit No. 2003-00003588 – Renovation, Conversion: Residential
[5] Exhibit E. - Building Permit No. 2005-00005126 – Hurricane Repair
[6] Exhibit F. - 2010 Polk City Directory
[7] Exhibit G. - 1989 Survey
[8] Exhibit H. - 1912 Sanborn Map
[9] Exhibit I. - 1945 FKAA Service Record
[10] Exhibit J. - 2001 Keys Energy Service Record
[11] Exhibit K. - 2009 Mo Co Property Appraiser Card

- The concrete block structure was built in 1933.

According to the Property appraiser record as of 7/29/2022[12]:

- The structure is recognized as a single-family residential unit owned by Peacon Lane Realty LLC.

h. Similar documentation as listed above

The 1926 Sanborn Map[13] shows a 329 Peacon Lane as a dwelling unit.

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the city planner are presumed to be lawfully established per chapter 122, article II, nonconformities, if the additional following requirements are met:

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; and

An as-built certification will be prepared following determination by the Planning Department that the unit is not affected by the building permit allocation system.

b. Fees: All back fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).

All back fee payments shall be paid current and in full following determination by the Planning Department that the unit is not affected by the building permit allocation system.

c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

Occupational license with the city will be updated following determination by the Planning Department that the unit is not affected by the building permit allocation system.

d. Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

This unit is permissible under current and former zoning requirements:

1. The property is in the historic district and the comprehensive plan, policy 1-1.10.3[14], protects residential density of all historic sites within the city's historic district.

---

[12] Exhibit L. - 2022 Mo Co Property Appraiser Card

[13] Exhibit M. - 1926 Sanborne Map

[14] Exhibit N. - Policy 1-1.10.3. Retention of Historic Character and All Permanent Single Family Housing Units.

2. The previous zoning, HP-3, allowed single-family detached residential units and at that time code stipulated that where existing density exceeds that permitted by code, the existing density would be used to calculate development potential.

Lot of Record

329 Peacon Lane is an historic lot of record. 329 Peacon Lane has gone through periods in recent history with the Monroe County Property Appraiser's Office of either receiving a separate property tax bill from or billed together with adjacent property 723 Eaton Avenue.[15] No subdivisions or unifications have occurred which has altered the legal description of the historic lot of record per chapter 118 of the land development regulations.

Summary of Evidence:

Date	Units	Document / Evidence	Compliance	Exhibit
01/09/2009	NA	FDOT Aerial	Sec. 108-991(3)a	A
2012	1	Mo Co Property Appraiser Aerial	Sec. 108-991(3)a	B
01/24/2001	N/A	Permit No. 2001-00000409	Sec. 108-992(3)b	C
10/09/2003	1	Permit No. 2003-00003588	Sec. 108-991(3)b	D
11/16/2005	NA	Permit No. 2005-00005126	Sec. 108-991(3)b	E
2010	1	2010 Key West Phone Directory	Sec. 108-991(3)c	F
1989	1	1989 Survey	Sec. 108-991(3)d	G
1912	1	1912 Sanborn Map	Sec. 108-991(3)d	H
1945-Present	1	FKAA Account History, 1-meter, continuous residential service	Sec. 108-991(3)f	I
2001-Present	1	Keys Energy Account History, 1-meter, continuous residential service	Sec. 108-991(3)f	J
2009	1	Mo Co Property Appraiser's Property Record Card, Permit 02-0924: renovated 2 of 4 residential units	Sec. 108-991(3)g	K
2022	1	Mo Co Property Appraiser's Property Record Card	Sec. 108-991(3)g	L
1926	1	1926 Sanborn Insurance Map	Sec. 108-991(3)h	M
2013	N/A	Municipal Code, City of Key West	Policy 1-1.10.3	N

Conclusion:

Based on the above evidence, we respectfully request the City of Key West recognize that one dwelling unit existed on the subject property on, or about, April 1, 2010, and was a permissible use under former zoning requirements.

[15] Exhibit O. - 1989 Mo Co Property Appraiser Card
Exhibit P. - 2019 Mo Co Property Appraiser Card

Exhibit A

qPublic.net™ Monroe County, FL

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	00003400-000100
Account#	9104453
Property ID	9104453
Millage Group	10KW
Location Address	329 PEACON Ln, KEY WEST
Legal Description	KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

PEACON LANE REALTY LLC
43 S Water St E
Fort Atkinson WI 53538

Valuation

		2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	$190,498	$165,800	$185,025	$161,013
+	Market Misc Value	$3,868	$3,958	$0	$0
+	Market Land Value	$455,273	$340,782	$349,312	$188,805
=	Just Market Value	**$649,639**	**$510,540**	**$534,337**	**$349,818**
=	Total Assessed Value	**$561,594**	**$510,540**	**$384,800**	**$349,818**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$649,639**	**$510,540**	**$534,337**	**$349,818**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

Buildings

Building ID	63495
Style	1 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	597
Finished Sq Ft	469
Stories	1 Floor
Condition	GOOD
Perimeter	356
Functional Obs	0
Economic Obs	0
Depreciation %	5
Interior Walls	WALL BD/WD WAL
Exterior Walls	ABOVE AVERAGE WOOD with 11% C.B.S.
Year Built	1933
EffectiveYearBuilt	2015
Foundation	WD CONC PADS
Roof Type	IRR/CUSTOM
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	48	0	28
FLA	FLOOR LIV AREA	469	469	94
OPU	OP PR UNFIN LL	80	0	36
TOTAL		**597**	**469**	**158**

Exhibit A

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FIN DET UTILIT	2015	2016	1	12	2
BRICK PATIO	2015	2016	1	474 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	$100	Warranty Deed	2251047	3002	1722	11 - Unqualified	Improved

Permits

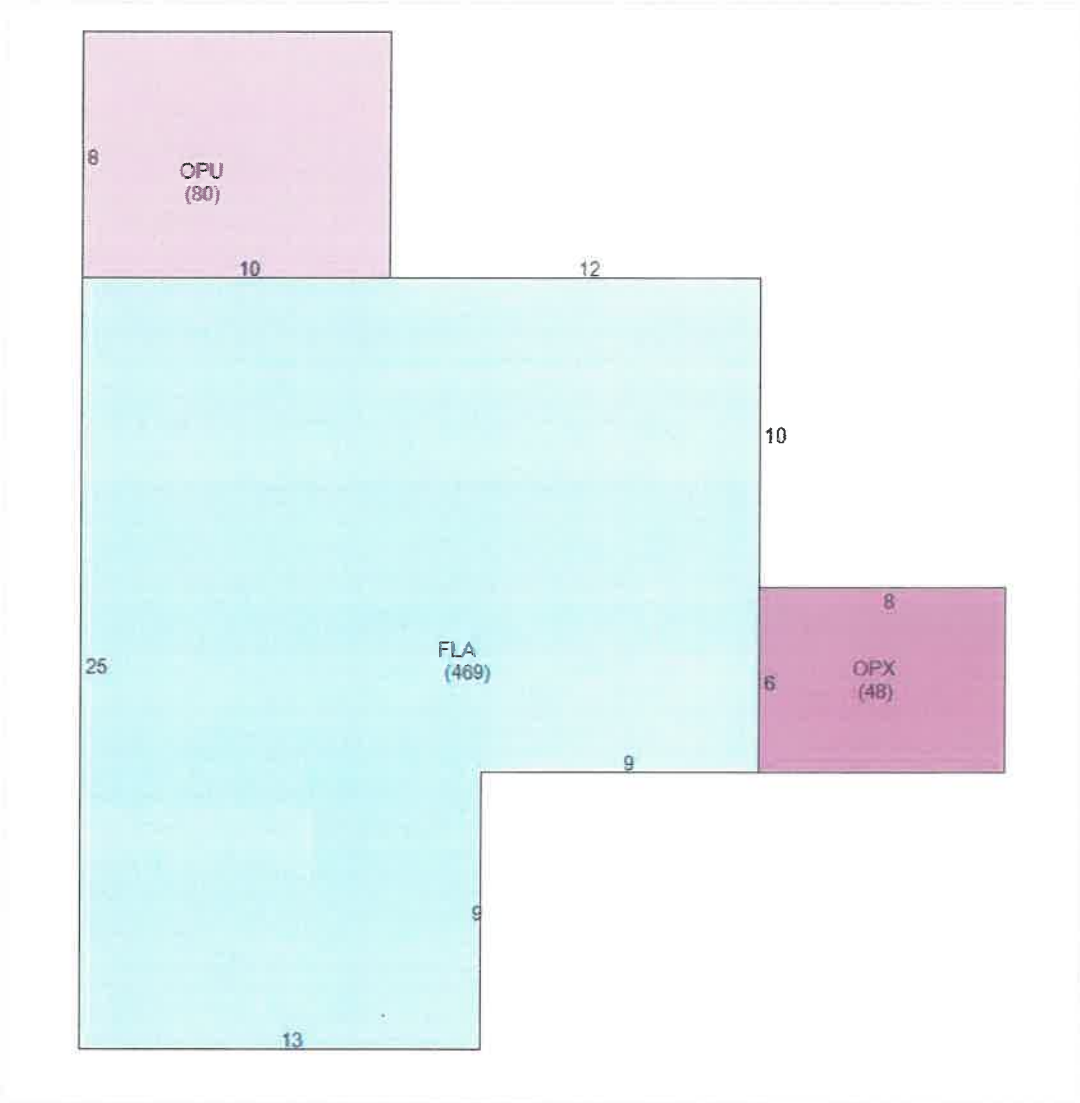
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0872	6/20/2019		$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019		$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		$0	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		$0		
18-2509	6/20/2019		$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		$55,000	Residential	PARTIAL HOUSE RENOVATION, 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA,NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	$465	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	$385	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	$13,927	Residential	ROOF

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)

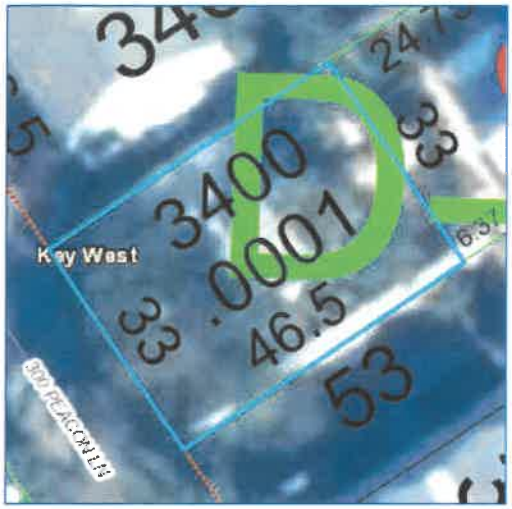
Exhibit A



Photos

Exhibit A

Map



TRIM Notice

2022 Notices Only

Schneider GEOSPATIAL

User Privacy Policy
GDPR Privacy Notice

Last Data Upload: 9/22/2022, 4:12:19 AM

Exhibit A

Detail by Entity Name

Florida Limited Liability Company
PEACON LANE REALTY, LLC

Filing Information

Document Number	L19000274011
FEI/EIN Number	38-8601726
Date Filed	11/04/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/02/2022

Principal Address

43 SOUTH WATER STREET EAST
FORT ATKINSON, WI 53538

Mailing Address

43 SOUTH WATER STREET EAST
FORT ATKINSON, WI 53538

Registered Agent Name & Address

Klitenick, Richard, Esq.
1009 Simonton Street
Key West, FL 33040

Name Changed: 12/16/2020

Address Changed: 03/02/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

ERDMAN, DOUGLAS
43 S WATER ST EAST
FORT ATKINSON, WI 53538

Annual Reports

Report Year	Filed Date
2020	12/16/2020

Exhibit A

2021	03/02/2022
2022	03/02/2022

Document Images

03/02/2022 -- REINSTATEMENT	View image in PDF format
12/16/2020 -- REINSTATEMENT	View image in PDF format
11/04/2019 -- Florida Limited Liability	View image in PDF format

Exhibit A

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, Douglas Erdman as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member of Peacon Lane Realty, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier and Associates, Inc.
Please Print Name of Representative

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

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

Subscribed and sworn ~~to (or affirmed)~~ before me on this agost 24-2022
Date

by Douglas Erdman.
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented A FLDL. F635-178-53-123-0 as identification.
EXP 04-03-2028

Notary's Signature and Seal

Notary Public State of Florida
Sergio A Castillo
My Commission GG 968830
Expires 03/12/2024

Sergio A. Castillo
Name of Acknowledger typed, printed or stamped

GG 968830
Commission Number, if any

Exhibit A

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

I, Thomas Francis-Siburg, in my capacity as Planning Manager
(print name) *(print position; president, managing member)*

of Owen Trepanier & Associates, Inc.
(print name of entity)

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

723 Eaton St. / 329 Peacon Lane, Key West, FL 33040
Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 23rd, August 2022 by
date

Thomas Francis-Siburg.
Name of Applicant

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

Notary's Signature and Seal

Nikita L. Stange
Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any

Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Exhibit A

Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3:40 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $18.50 Deed Doc Stamp $0.70

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE19-063
RECORDING FEE: $18.50
DOCUMENTARY STAMPS PAID: $0.70

[space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 2nd day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538, (hereinafter "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 & 00/100ths DOLLARS ($10.00)* and other good and valuable consideration 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, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

M Albarran
Witness #1 signature
Print name: M. Albarran

By: L B Erdman
Letitia Erdman, Manager & Authorized Member

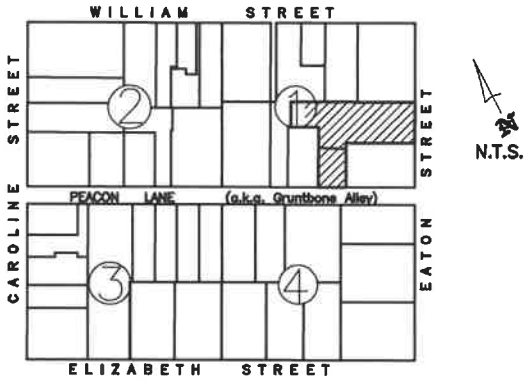
M. Lynn Taylor
Witness #2 signature
Print name: Mary Lynn Taylor

STATE OF WISCONSIN
COUNTY OF Walworth

I HEREBY CERTIFY that on this 2nd day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by LETITIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced drivers license as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.

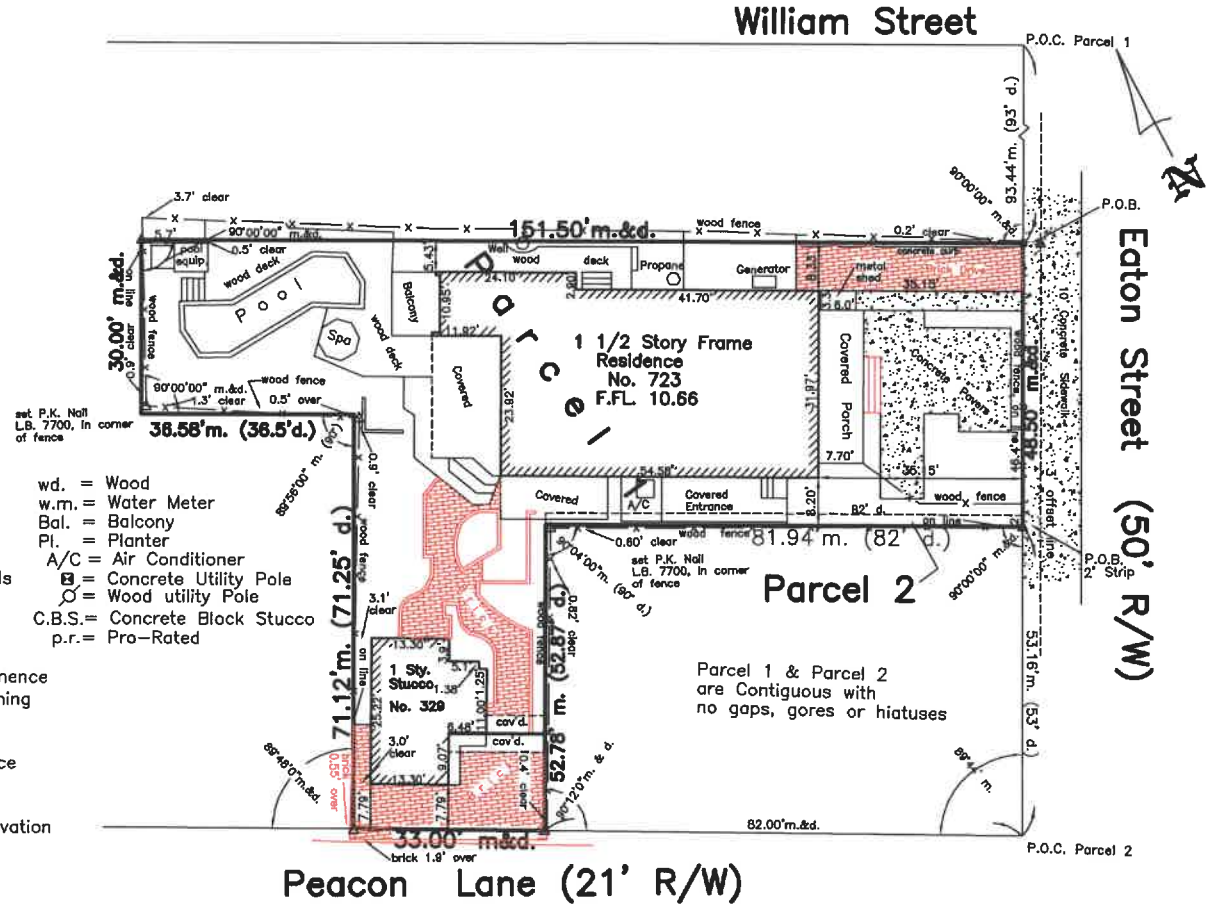
(STAMP/SEAL)
LORI K. JACOBSON
NOTARY
PUBLIC
STATE OF WISCONSIN

Lori K. J
Notary Public, State of Wisconsin
My Commission Expires: 5-08-2020



LOCATION MAP

Square 22, City of Key West, Fl.



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Eaton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.:Basic Elevation: 14.324
Survey performed without benefit of Title search on this or surrounding properties.

Monumentation:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊕ = Set 1/2" I.B., P.L.S. No. 2749

Field Work performed on: 5/1/17

CERTIFICATION made to:
FYF, LLC, a Wisconsin limited liability company
William G. Verge and James R. Seitz
Chicago Title Insurance Company
Spottswood Spottswood Spottswood & Sterling PLLC

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
O.R. = Official Records
N.T.S. = Not to Scale
℄ = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
C.L.F. = Chain Link Fence
o/h = Overhead
u/g = Underground
F.FL. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
wd. = Wood
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner
⊕ = Concrete Utility Pole
⌀ = Wood utility Pole
C.B.S. = Concrete Block Stucco
p.r. = Pro-Rated

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimun techncial standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

FYF, LLC, a Wisconsin limited liability company
329 Peacon Lane, Key West, Fl. 33040

BOUNDARY SURVEY			Dwn No.: 17-209
Scale: 1"=20'	Ref. 8-24 60-50 224-64	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/7/84		Flood Zone: X	Flood Elev. -

REVISIONS AND/OR ADDITIONS

5/16/17: Updated, owner, cert. brick, spa, fences,deck

fred/dwg/kw/block22/329peacon

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Exhibit A

Exhibit A

LEGAL DESCRIPTION:

Parcel 1:
On the Island of Key West and known as part of Lot 1, in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackley's diagram recorded Book "D", at page 205, of the Public Records of Monroe County, Florida, and being more particularly described as follows:
COMMENCING at the intersection of the Southwesterly right-of-way line of William Street and the Northwesterly right-of-way line of Eaton Street; thence Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.00 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 151.50 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle and in a Southeasterly direction for 36.50 feet; thence at a right angle and in a Southwesterly direction for 71.25 feet to the Northeasterly right-of-way line of Peacon Lane; thence at a angle of 90°12'00" to the right and in a Southeasterly direction along the said Northeasterly right-of-way line of Peacon Lane for 33.00 feet; thence at a angle of 89°48'00" to the right and in a Northeasterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right-of-way line of Eaton Street; thence at a right angle and in a Southeasterly (should say Northeasterly) direction along the said Northwesterly right-of-way line of Eaton Street for 46.50 feet to the Point of Beginning.

AND
Parcel 2
A parcel of land in the City of Key West and know and designated on a Plan of a Subdivision by W.R. Hackley, recorded in Deed Book "D", Page 205, Monroe County, Florida, Public Records as part of Subdivisions 5 and 6 of Part of Lot 1, in Square22, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right-of-way line Peacon Lane and the Northwesterly right-of-way line of Eaton Street and run Northeasterly and along the Northwesterly right-of-way line of said Eaton Street for a distance of 53 feet to the Point of Beginning of the parcel of land being described herein; thence Northwesterly and at right angles for a distance of 82 feet; thence Northeasterly and at right angles for a distance of 2 feet; thence Southeasterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 2 feet back to the Point of Beginning.

Sheet 2 of 2

FYF, LLC, a Wisconsin limited liability company 329 Peacon Lane, Key West, Fl. 33040			
BOUNDARY SURVEY			Dwn No.: 17-209
Scale: 1"=20'	Ref. 8-24 60-50 224-64	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/7/84		Flood Zone: X	Flood Elev. _
REVISIONS AND/OR ADDITIONS			
5/16/17: Updated, owner, cert. brick, spa, fences,deck			
fred/dwg/kw/block22/329peacon			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

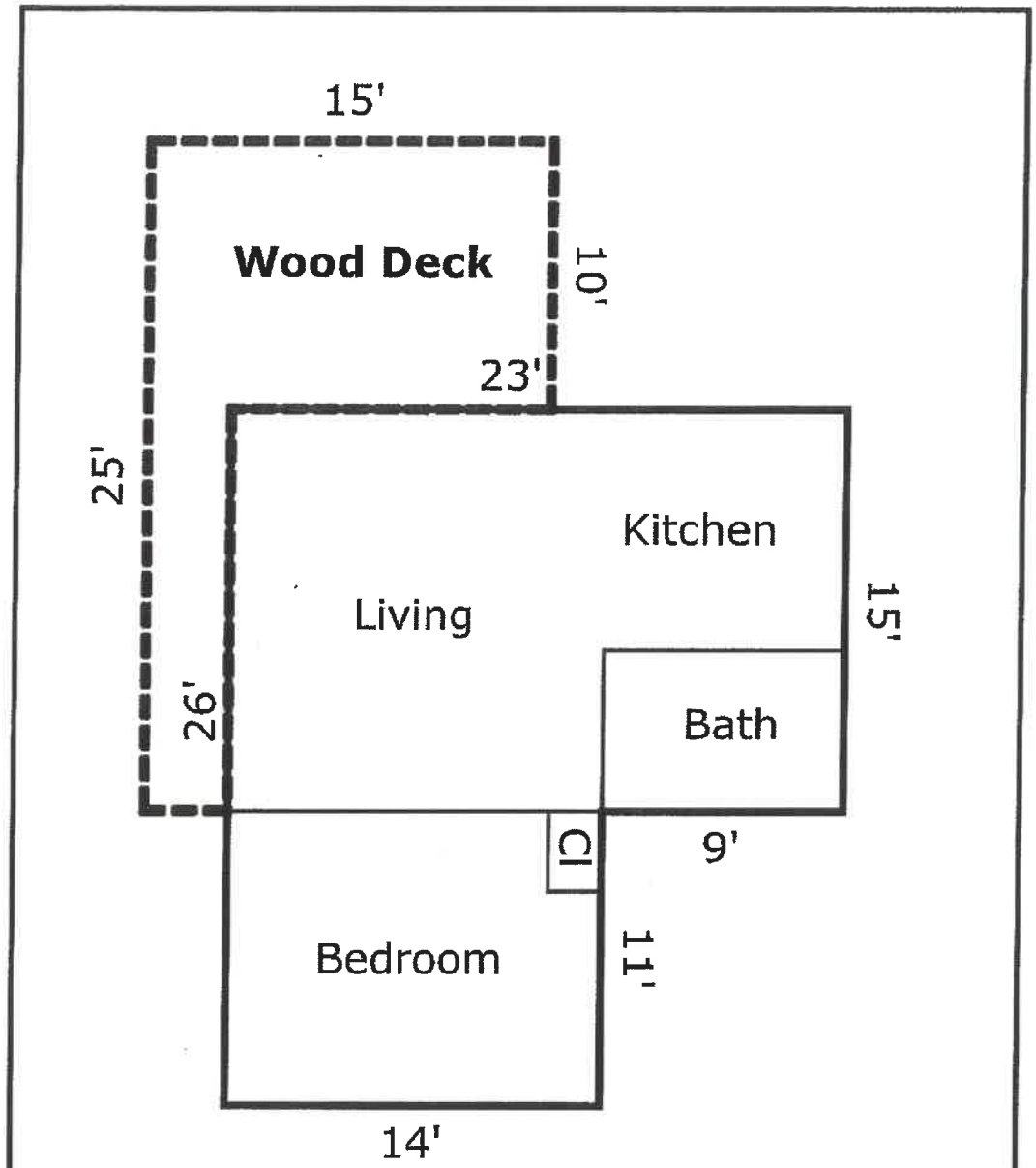
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Exhibit A

Lender Case No. 24925B

Building Sketch

Borrower	DEKD Properties LLC						
Property Address	329 Peacon Ln						
City	Key West	County	Monroe	State	FL	Zip Code	33040
Lender/Client	Greenwoods State Bank						



TOTAL Sketch by a la mode, Inc.

Area Calculations Summary

Living Area		Calculation Details	
First Floor	499 Sq ft	14 × 11	= 154
		15 × 23	= 345
Total Living Area (Rounded):	**499 Sq ft**		
Non-Living Area			
Wood Deck	196.2247 Sq ft	10 × 11.9184	= 119.184
		25 × 3.0816	= 77.04

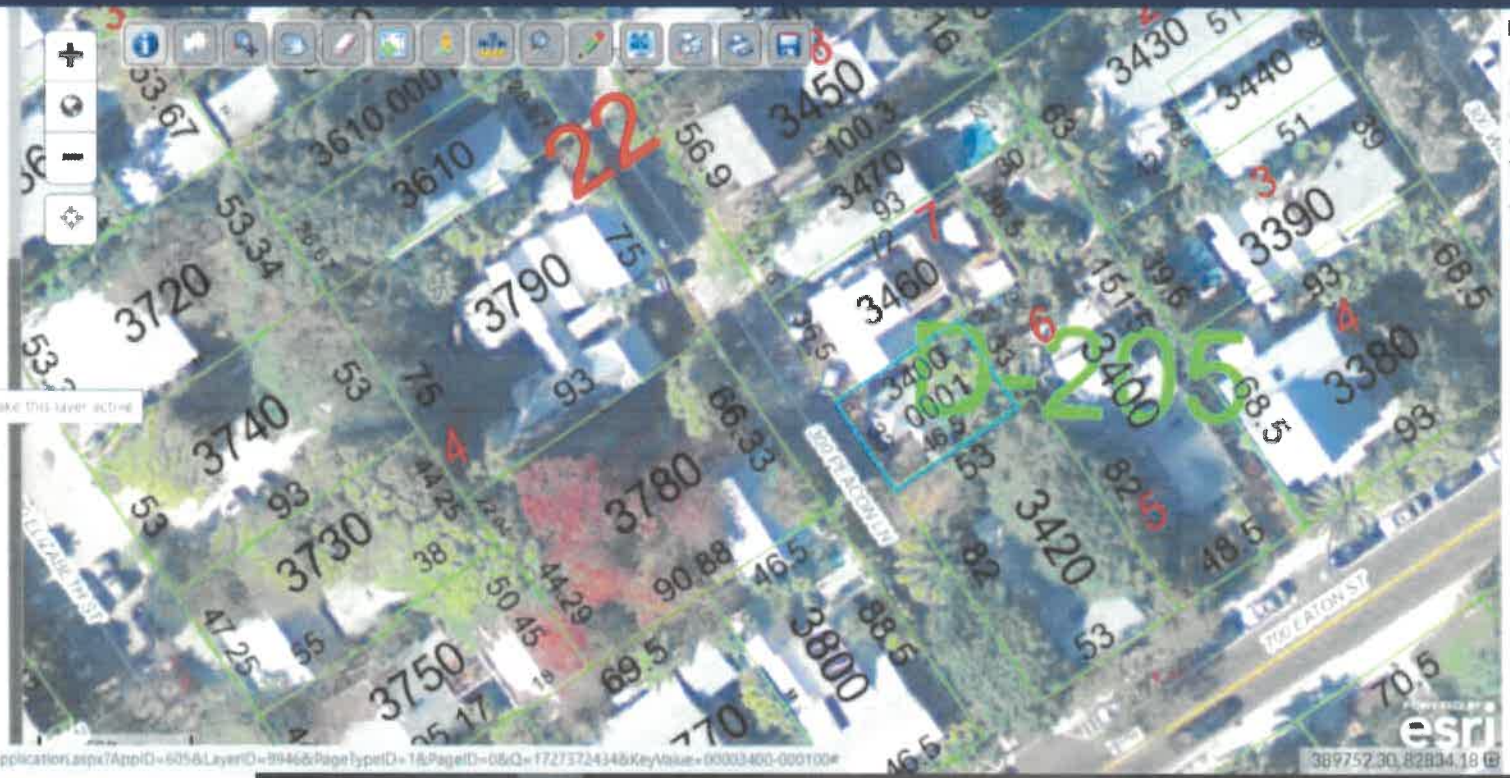
EXHIBIT A
Exhibit A
Source: FDOT Aerial Photo LookUp System
Name: mon2009_145045.sid
Date: 01/09/2009
Accessible:
<https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>

EXHIBIT B

qPublic.net™ Monroe County, FL

Layers | Map | Search | Sales Search | Results | Sales Results | Report | Home | Tax Estimator | Homestead Fraud

Easements
Hooks
Lot Lines
Road Center
Rights of Way
Section Lines
Shoreline
Condo Building
Qualified Condo Sales
Qualified Parcel Sales
Conservation Easement
Key Names
Subdivisions
Parcels
Personal Property
Section Poly
County Outline
2021 Aerial Photography
2018 Aerial Photography
2015 Aerial Photography
2012 Aerial Photography
Restore Layer Defaults



Results:

Parcel ID - 00003400-000100
Alt Id - 9104453
Address - 329 PEACON Ln
Owner - PEACON LANE REALTY LLC
View: Report | Google Maps in a new tab

Exhibit A

D-205

https://qpublic.schneidercorp.com/Application.aspx?AppID=605&LayerID=19946&PageTypeID=1&PageID=08&Q=1727372434&KeyValue=00003400-000100#

389752.30,82834.18

Type here to search

81°F Sunny 5:06 PM 4/25/2022

EXHIBIT C

Exhibit A

Permit #2001-00000100

Type: PLUMBING ONLY

Subtype:

Short Description:

Status: FINALED

Applied Date: 10/24/2001

Approved Date:

Issued Date:

Finaled Date: 6/18/2029

Expiration Date:

Notes: 10/24/2001 12:00:00 AM

REPLACE SEWER LINE PRESSURE TEST REQUIRED

Permit #2001-00000100

Address: 320 FE-W CR 13 NO

City/State/Zip: NEW ALBANY FL 38680

Property Type: RESIDENCE

PARCEL id: 0000CA00-NC0000

SUBD NAME:

TRACT:

Block: 1-HOR

LOT:

SECTION:

PARCEL SIZE: 0

Permit #2001-00000100

Contact Type	Name	Address	City/State/Zip
CONTRACTOR	[illegible] PLUMBING,	[illegible] HAWKES ST	NEW ALBANY FL 38680
OWNER	[illegible]	[illegible]	NEW ALBANY FL 38680

Permit #2001-00000100

There are currently no actions for this record.

Permit #2001-00000100

There are currently no reviews on this record.

EXHIBIT D

Exhibit A

Permit #2003-00003588

Subtype:

Short Description:

Status: PERMIT PRINTED

Applied Date:

Approved Date:

Issued Date:

Finaled Date:

Expiration Date:

Notes:

Permit #2003-00003588

Address:

City/State/Zip: KEY WEST FL 33040

Property Type: ADDRESS

PARCEL ID:

SUBD NAME:

Tract:

Block: HNDR

Lot:

SECTION:

PARCEL SIZE: 0

Permit #2003-00003588

Permit #2003-00003588

Permit #2003-00003588

EXHIBIT E

Exhibit A

Permit #2005-00003126

Subtype

Short Description

Status

Applied Date

Approved Date

Issued Date

Finaled Date

Expiration Date

Notes

Permit #2005-00003126

Address

Description

Property Type

PARCEL ID

SUBD NAME

Year

Block

Lot

SECTION

PARCEL SIZE

Permit #2005-00003126

Contact Type	Name	Address	Organization
Owner			

Permit #2005-00003126

There are currently no notes for this record.

Permit #2005-00003126

There are currently no notes for this record.

Exhibit A

EXHIBIT F

Key West, Florida
Polk City Directory

Polk City Directory Goes GREEN!

Serving Local Communities for Over 135 Years

Includes 16,658 Residents AND 2,606 Businesses

ADVERTISE WITH POLK CITY DIRECTORY'S PREMIUM ADS!

Why advertise with Polk City Directory?

- The most competitive rates
- The highest level of repeat customers
- The most current information available
- The most knowledgeable sales team
- Over 135 years of experience

Contact Your Sales Representative Today!

Polk City Directories
Doing our part through
Source Reduction
from the equipment used in manufacturing to the materials that comprise our product...
Polk City Directory Goes GREEN!

Register Your CD-rom Today!

PCD ON-DEMAND

FIND NEW CUSTOMERS & MAKE MORE SALES - EASIER AND FASTER WITH PCD ON DEMAND!

Search and sort your local city directory any way you want!

Perfect for:
- Market Research
- Printing Sales Territories
- Creating Mailing Labels

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Pump & Water Heater Repair Specialist
Sewer & Drain Cleaning

State Licensed Backflow Prevention Device Technician

SEWER LATERAL REPLACEMENTS

STA-RITE INDUSTRIES, INC.
a WICOR company

Tony Herce Plumbing

Rheem

SERVICE 305-294-1903

Over 60 YEARS EXPERIENCE
LIC & INS RF0038126

RETAIL 305-296-9836

626 Louisa Street

Bob Cooper & Warren Cooper **Ph (305) 294-5581**

Cooper's Paint & Body Shop

6391 3rd Street, Key West, Florida, 33040, Stock Island

Fast, Quality Collision Repairs Since 1952
Insurance Claims? Request the Best. "Super Cooper"

POLK CITY DIRECTORIES

Business & Consumer Customers: (800) 555-6124 Fax: (402) 331-5481
Government & Library: (866) 313-8320 Fax: (402) 596-7688

citydirectory.com

Exhibit A

EXHIBIT F

2010 Polk City Directory

Key West, FL

Published Since 1917

Terms of Use: All non-solicit records and phone number area codes published in this directory have been validated prior to the date of publication. Any subsequent changes to these records or area codes made after the date of publication may not be represented in this directory.

While best efforts are made in collecting materials for the Polk City Directory, Polk City Directories does not warrant that the information contained in the Polk City Directory is complete or accurate, and Polk City Directories disclaims all liability to any person for any loss or damages caused by errors or omissions in the Polk City Directory. In addition, some information contained in this directory may be all or partially modeled data that may not be completely accurate.

Polk City Directories does not certify, guarantee or warrant that any person or company listed in the Polk City Directory has obtained and/or maintains any specific license or certification that may be issued by the state or any other professional organization. In addition, Polk City Directories makes no representation as to the quality of any services to be performed, or goods produced, by any person or corporation listed in the Polk City Directory.

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All users of the directory understand and agree that it is their responsibility to understand and comply with all federal, state, and local laws, rules, and regulations including do not call and do not fax regulations. Users agree to indemnify and hold both the publisher and *info*USA Inc. ("*info*USA") harmless against all claims related, in whole or in part, to their failure to comply with such laws, rules, and regulations. For the purpose of resolving any dispute in any way related to the use of the directory, the information, or these terms of use, the state and federal courts located in Omaha, Nebraska shall have exclusive jurisdiction. Users agree that such courts represent "convenient and appropriate" forums for this purpose.

FL Ref 910.25 Key 4/11

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POLK CITY DIRECTORIES.
an infoGROUP Company

5711 South 86th Circle
Ralston, NE 68127
Online: www.CityDirectory.com
E-mail: help@CityDirectory.com

Business & Consumer Customers ...
Toll Free: (800) 555-6124 Fax: (402) 331-5481
Government &Library Customers ...
Toll Free: (866) 313-8320 Fax: (402) 596-7688

#784416

Exhibit A

EXHIBIT F

SON AVE Cont'd
nderson Layne
arrant Marsha A [20] ♠ 305-295-6465
Harp Katrina A
rman Andrew C [16] ♠ 305-294-9875
rman Tiffany M 305-294-9875
thes Joseph G [13] ♠
d Larry G & Dorothy M [22] ♠ 305-296-4721
mpson Jay G & Heather V [1] ♠
T INTERSECTS
nandez Franklin D Sr [28] ♠ 305-294-2240
nandez Franklin D Jr 305-294-2240
ado Christine R [15] ♠ 305-294-5773
ado Christy L 305-294-5773
wall David C Jr & Suzanne W [11] ♠
..... 305-293-8226
man Jeffery & Sheryl A [24] ♠
acha Fecchio
Charles R Jr & Janet L [1] ♠ 305-293-9524
si Alexandra H [12] ♠
si Ariana K
an Edward C & Maria L [15] ♠ 305-293-1824
ashburn Diannah 305-517-6377
Sparenberg Pavia
nlewska Ann [3] 305-293-7297
s Roger C & Kathleen A [14] ♠ 305-295-7976
rin Sheldon H & Anne F [7] ♠ 305-294-6060
gley Evan C & Anne F [18] ♠ 305-293-0393
Current Listing
gley Rossitt E [24] ♠ 305-296-8819
gley Roger E 305-296-8819
ST INTERSECTS
mel Reinhart R Jr & Sonia M [27] ♠
xwell Donald R & Elva A [10] ♠ 305-296-0845
ners Vincent S & Maureen T [13] ♠
..... 305-295-0223
ner Sandra A [16] ♠ 305-294-3435
ner Glynn R III 305-294-3435
gebraaten Bradley D [23] 305-294-0674
Edge Taran L
das Mark C & Nancy E [23] ♠ 305-296-0621
ssi Heida [2] 305-292-7979
worski Garry W [5] ♠
rtin James D & Suzzanne L [1] ♠ 305-293-0402
rez Luis B & Bernardina B [21] ♠ 305-296-5551
er Shirlee C [13] ♠
laherty Kevin F Sr & Susan L [2]
ALTA CHARLES millwork 305-923-6560
Lopez Saul 305-294-1755
ragila Ronald F & Judith B [8] ♠
edson John P Jr & Elaine J [1] ♠
ST INTERSECTS
SSES 6 HOUSEHOLDS 156

AVE (KEY WEST)-FROM 1099 19TH ST EAST
ODE 33040 CAR-RT C014
Current Listing
more Nancy K [8]
ston Francis E & Judith W [18] ♠ 305-296-3763
ry Dian H & Francis L [27] ♠ 305-294-2412
ick Warren & Kathleen P [8] ♠ 305-293-8112
Current Listing
mberson Sharon L [15] ♠
nning Nicole L [3] 305-296-1360
mandi Dorothy M [11] ♠ 305-294-3930
mandi Christiana M 305-294-3930
re Nancy R [16] ♠ 305-296-8703
atin Sara A [17] ♠
edron Sara A [12] ♠
edron Bonnie A
ijak Wladyslaw [7] ♠ 305-292-9908
Zak Stan
Rodriguez Argelia
ells Steven S Sr & Denise M [12] ♠
nson Steven W & Melinda H [18] ♠ 305-296-6504
osta Oneste [2] 305-292-6388
nabello Jennifer R & Jorge D [3] 305-296-9409
Lachner Annalisa
to Michael A & Beth P [16] ♠
Current Listing
illiams Arthur L [13] ♠
Drigo Tarri A
rnandez Olga M [5]
Henkel Eileen 305-296-0578
TER BEGINS
HOUSEHOLDS 26

CK PLZ (KEY WEST)
ODE 33040 CAR-RT C026
YS INSURANCE PVC INC insurance
..... 305-294-4494
Y WEST PAWN SHOP pawnbrokers
..... 305-294-2228
AZING NAILS manicuring 305-295-1257
OPEZA & PARKS accountants 305-294-1049
peza Scott G [7] 305-294-1049
BWAY restaurants 305-295-0081
MS MALTZ PHOTOGRAPHY photographers
mmercial
ner Janice M [2]
Kennert David M

PEACOCK PLZ Cont'd
HORIZON UNLIMITED INC water passenger transportation 305-745-6858
JAMSON PRIVATE INVESTIGATION detectives private 305-296-0777
MAIL SPOT mailing & shipping serv 305-296-5333
OLD TOWN KEY WEST MOBILE LOCK locks & locksmiths 305-296-0911
Ⓓ Palomino Krystal
Sciortino Frank P [11] ♠
SCOTT BROTHERS LOCK & SAFE locks & locksmiths 305-296-9340
SCOTT BROTHERS TOWING wrecker serv
..... 305-296-9341
Ⓓ Verdoft Sunie
WESTERN UNION money transfer serv
..... 305-296-5333
BUSINESSES 13 HOUSEHOLDS 6

PEACON LN (KEY WEST)-FROM 719 CAROLINE ST SOUTHEAST
• ZIP CODE 33040 CAR-RT C020
306 McGrail Paul H [8] ♠ 305-292-1349
McGrail Tami L 305-292-1349
307 Finstad Jane M [1] ♠
Finstad Owen M
308 No Current Listing
310 Cruz John D & Orquidia G [31] ♠
311 Harding Hilary J [4] ♠
312 Cruz John H & Jane [28] ♠
313 No Current Listing
314 Ⓓ Bradley Cheryl
Ⓓ Rowan William ♠
315 Bender William D & Rhonda H [5] ♠ 305-292-1698
316 Canko Hana J & Andrea L [8] ♠
317 Weithas Richard T & Louise M [5] ♠ 305-294-8970
320 Cawood Menon C [3] ♠ 305-295-0234
Cawood Campbell 305-295-0234
321 Ebensten Hanns H [5]
325 Pullem Barbara S [8] ♠ 305-296-5451
327 Cruz Louis B Jr & Mary H [28] ♠ 305-294-0119
328 Ferry Susan P [3]
Hapsopoulos Rudi & Susan [6] 305-295-8768
329 Verge William G [9] ♠
• EATON ST INTERSECTS
HOUSEHOLDS 19

PEARL AVE (KEY WEST)
• ZIP CODE 33040 CAR-RT C030
3201 Bradu Fred B [3] ♠
3203 Pilch Henry U [1] ♠
Pilch Urszula
3205 Chavez Francisco A & Claudia J [8] ♠
..... 305-296-5228
3207 Johnson Leonard R Jr & Danielle J [7] ♠
3209 No Current Listing
3211 Ⓓ Jarecka Aleksandra ♠
3213 Wolcott Sandra R [10] ♠ 305-296-2227
3215 Webster William T & Joann M [20] ♠ 305-294-1246
3217 No Current Listing
3219 Pappas Marie E [4]
3221 Gaviando Frank V [8] ♠
3223 Blake Dennis H & Brenda S [8] ♠ 305-296-4397
3225 Ⓓ Wang Shi B ♠
3227 Anderson Mark R [10] ♠ 305-296-6584
Anderson Esther F 305-296-6584
3229 Lapp Thomas P [3] ♠
3231 Pavlik Marian [3]
3301 A REALLY GREAT BALLOON CO wedding supl & serv 305-296-1184
Kelly Graham W & Eileen M [8] ♠ 305-295-9972
SOUTHERNMOST SCAVENGER HUNT amusement & recreation 305-292-9994
3303 Owens Judith A [3] ♠
3305 Menendez Ernest F [27] ♠
Menendez Ramona R
3307 Hytle Robert W & Susan M [14] ♠ 305-294-5951
3309 Randall John L [14] ♠
3311 Dekerova S [3]
Ⓓ Swisocki Mariusz ♠
3313 Conaway Drew A & Eva M [3] ♠
3315 Parsons Michael A & Vietta M [3] ♠ 305-296-5835
3317 Bunch Cynthia L [22] ♠ 305-296-7378
3319 Morgan Sonya B [6] ♠
3321 No Current Listing
3323 Lipman David [12] ♠ 305-294-8088
3325 No Current Listing
3327 Kelly William [5] ♠ 305-293-7601
Kelly Jill 305-293-7601
3329 Dejoie Jacquelyn M [22] ♠ 305-294-6812
3331 Stern Phyllis N [8] ♠ 305-295-0432
Stern Paula H 305-295-0432
3344 Schwartzman Irving J [15] ♠ 305-294-3799
3346 No Current Listing
3348 Smalt Madeleine J [11] ♠
Smalt Joy M
3350 Ward Scott [3]
3352 Setzer William M Jr & Cynthia Y [8] ♠
..... 305-294-3297
3354 Rodriguez Alvaro M & Dianelys C [18] ♠
3356 Salyer Sandra [3]

PEARL AVE Cont'd
3358 Salyer Gary A [7] ♠ 305-294-002
3360 Ⓓ Schaller Gary ♠ 305-297-146
3362 No Current Listing
3364 Curran Daniel J [1] ♠
3366 Short Jim A [8] ♠
BUSINESSES 2 HOUSEHOLDS 4

PEARL ST (KEY WEST)
• ZIP CODE 33040 CAR-RT C042
700 Almeda Vincent F [14] ♠
Almeda Vincent S
702 Wegman Timothy G [13] ♠
703 - 705 No Current Listing (2 Hses)
• ZIP CODE 33040 CAR-RT C032
806 Popick Tara C [1] 305-292-018
2 Ⓓ Sheridan Marie
810 Coyle Elaine S [6] ♠ 305-294-45
814 No Current Listing
815 Frasse Ted H [2] 305-296-57
2 Ⓓ Todd Maurice L
4 Gill Brandon O [3]
817 Varani Auro [2] ♠
818 Nigrua Steve [4] 305-293-30
901 No Current Listing
• ZIP CODE 33040 CAR-RT C010
1106 Thainert Pavel [8] 305-295-08
1108 Stone Michael M & Julie A [8]
1116 Martin Craig [5] ♠
1118 Bradshaw Douglas M [5] ♠
1126 Barrett Harold A [8] 305-294-78
1201 Carter Stephen B & Victoria C [11] ♠
1208 Ⓓ Mobley Laura
1209 No Current Listing
1210 Harrold Don C Jr & Betsy L [8] ♠ 305-293-07
1212 Jackson Edward L Jr [16] ♠
1217 - 1218 No Current Listing (2 Hses)
1219 Maccartee Carole S [25] ♠ 305-296-55
1221 Cathie Walter C [8] ♠
1224 Ⓓ Orozco Alberto J
HOUSEHOLDS

PEARLMAN CT (KEY WEST)-FROM 1114 18TH ST EAST
• ZIP CODE 33040 CAR-RT C014
3700 No Current Listing
3703 Rosoco Sixto R & Cruz V [32] ♠ 305-296-86
3704 Barrett Denis A & Elaine M [8] ♠ 305-296-32
3705 No Current Listing
3706 Gibson Jack P [32] ♠ 305-296-82
3707 Fraga Pedro D & Nora Y [33] ♠ 305-294-11
3708 Sanchez Sergio A & Karen A [17] ♠ 305-296-49
3709 Hollman Barbara [2]
3710 Sweeting Roger W & Shirley N [35] ♠ 305-294-59
3711 Liz Ernest E Jr & Elizabeth L [16] ♠
3712 Jernigan James L & Robin L [4] ♠ 305-292-22
3713 Wright Sean T & Kimberly H [15] ♠ 305-296-75
3715 Czaplicki Edward R [14] ♠ 305-296-11
• 18TH TER INTERSECTS
HOUSEHOLDS

PEARLMAN TER (KEY WEST)-FROM 1024 18TH ST EAST
• ZIP CODE 33040 CAR-RT C014
3701 No Current Listing
3703 Pellicier Scott E & Tiffany M [7] ♠ 305-296-9
3705 Beiro Rosa M [16] ♠
3706 Trossel Sandra E [23] ♠
Trossel Robert F III
3707 Csombok Carl S Jr [18] ♠ 305-294-5
Ⓓ Dodge Stephanie L
3709 Weekley Alton L & Beverly D [3] ♠ 305-295-7
3710 Saletnik Megan E [1]
3711 Wyker Walter J & Martha R [13] ♠ 305-294-7
3713 Johnson John A [4] ♠ 305-294-9
3714 Grizzle Arthur J & Donna M [27] ♠ 305-509-7
3715 Lanz Bradley [17] ♠ 305-295-9
Lanz Joseph B 305-295-9
3716 Gan Joseph A [3] 305-296-2
Gan Sarah A 305-296-2
3718 SO COOL WINDOW TINTING glass coating & tint
..... 305-292-1
Zimmerle Jennifer G [3]
3720 Schneider James A & Andrea [8] ♠ 305-293-0
BUSINESSES 1 HOUSEHOLDS

PEARY CT (KEY WEST)
• ZIP CODE 33040 CAR-RT C042
101 Ⓓ Scalia Dan 305-517-6
Ⓓ White Robert 305-517-6
A Ⓓ White Linda S
C Ⓓ Humphrey Michael 305-509-7
D Ⓓ Schweitzer Dennis W
D Schweitzer Teresa R
102 A Brantz Anna M [1]
C Ⓓ Hoffman Tiffany
103 A Pope Diane M [4]
B Yahya Daniel A [4]
104 A Stewart Rachael K [5]
B Ⓓ Ashford Anthony
B Clifton Curtis G [3]
B Ⓓ Walker Lindsy P

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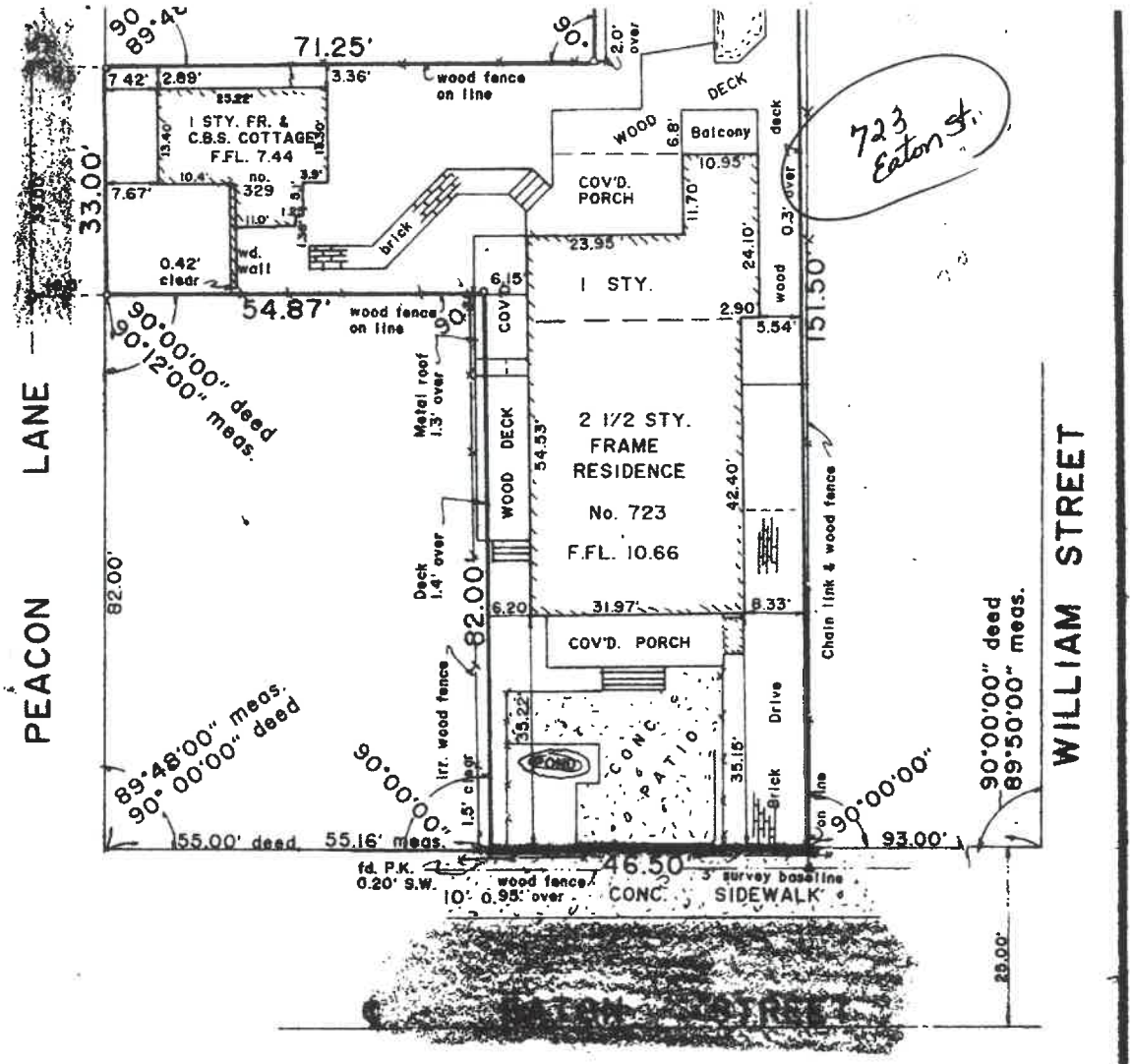
Exhibit A

EXHIBIT G



TO BE REPLACED AS SHOWN ON PHOTOGRAPH

BLOCK 22

William Verge and James Seitz 329 Peacon Lane, Key West, Florida	FREDERICK H. HILDEBRANDT, INC. PROFESSIONAL LAND SURVEYOR
Location /Boundary Survey — Dwn. No. 89-258	293-0466
Scale: 1"=20' — Ref. — Flood Zone: A10 — Dwn. By: FHH	414 Simonton St. Key West, Fla. 33040 — 12398 SW 92nd. Ave. Miami, Fla. 33156

KEEP IN FILE

Exhibit A

EXHIBIT H

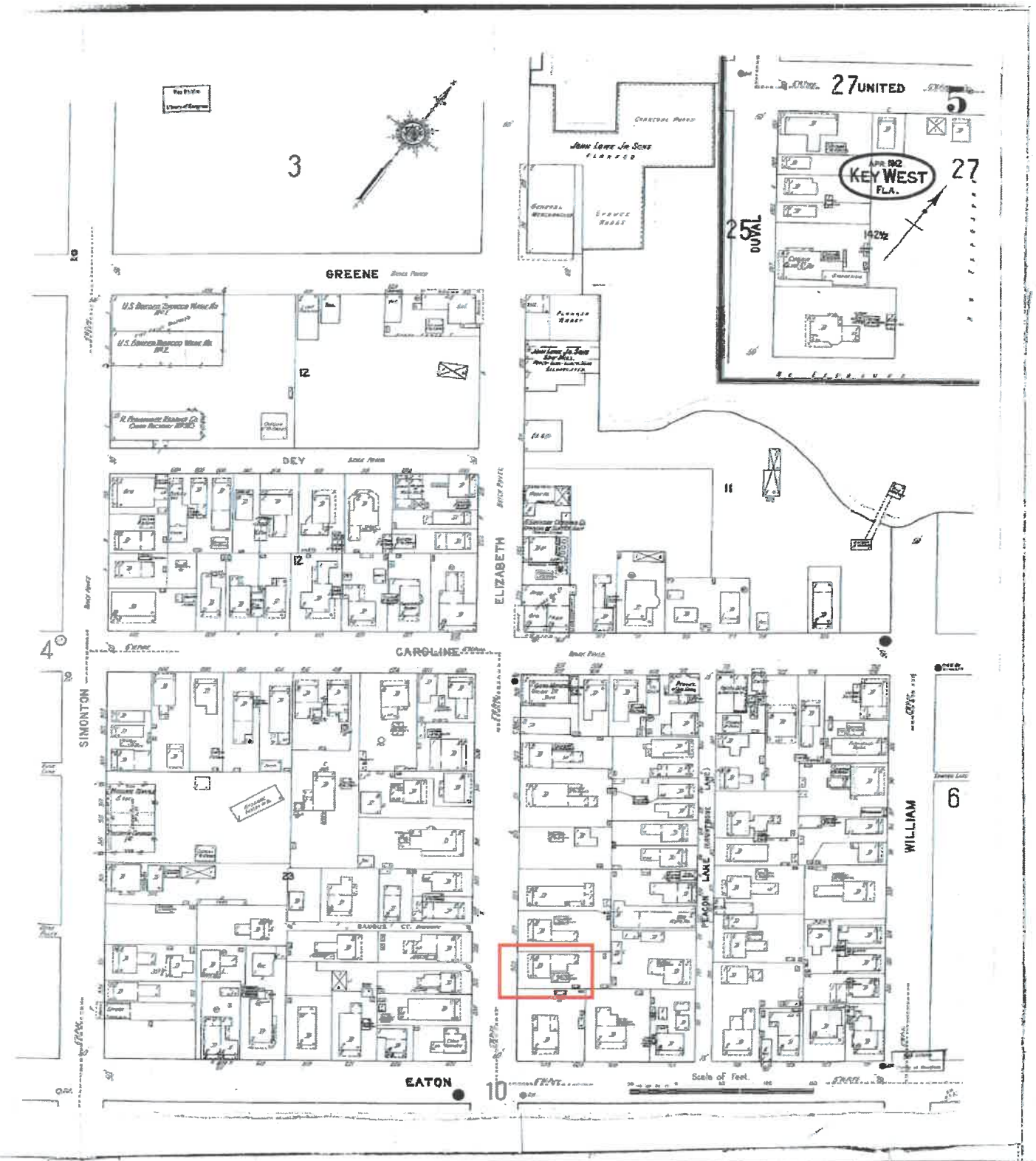


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Exhibit A EXHIBIT I

Thomas Francis-Siburg

From: Elka Garcia <egarcia@fkaa.com>
Sent: Thursday, July 30, 2020 2:25 PM
To: Thomas Francis-Siburg
Subject: RE: Online Form Submittal: Public Records Request Form

Good Afternoon,

There's only 1 meter at this property. This is all the information we have.

329 Peacon lane was established on 01/23/45
Residental
1 meter
Continue service

Thanks
Elka Garcia
Billing Manager/Records Custodian
RMLO
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, Fl. 33040
egarcia@fkaa.com@fkaa.com
305.295.2172

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, July 30, 2020 2:08 PM
To: Elka Garcia <egarcia@fkaa.com>
Subject: Online Form Submittal: Public Records Request Form

Exhibit A EXHIBIT I

Public Records Request Form

Name	Thomas Francis-Siburg
Email	thomas@owentrepanier.com
Address	1421 1st St.
City	Key West
State	Florida
Zip Code	33040
Phone Number	305-293-8983
Description	I am working on behalf of the property owner at 329 Peacon Lane, Key West, to apply for a Lawful Unit Determination at this property. I am requesting the following: Documentation of FKAA service, including the number of meters, to 329 Peacon Lane on or about April 1, 2010. Can you provide me these records and let me know if anything else is needed in order to make this record? Thank you, Thomas

Email not displaying correctly? View it in your browser.

EXHIBIT J

KEYS ENERGY SERVICES hallsa C U S T O M E R D E T A I L E D L I S T I N G 08/04/2020 10:01:08 Page:1

Account : 2103646 19 WILLIAM VERGE 723 EATON ST FRNT KEY WEST

Cycle : 2 Ten/Own : O
Route : 10
Walk : 4080

Address 1 : 1901 S ROOSEVELT BLVD
2 : UNIT 204W
City/State : KEY WEST FL
Zip Code : 33040

ELECTRIC USAGE

Read Date	Days	BillType	Usage	Avg/Day	Amount Billed
06/02/2017	29	Final	1815.00	62.586	223.84
05/04/2017	30	Regular	1952.00	65.067	239.57
04/04/2017	32	Regular	1914.00	59.813	235.21
03/03/2017	29	Regular	1772.00	61.103	218.90
02/02/2017	30	Regular	1728.00	57.600	211.56
01/03/2017	32	Regular	1622.00	50.688	190.58
12/02/2016	29	Regular	1358.00	46.828	162.07
11/03/2016	30	Regular	1868.00	62.267	202.15
10/04/2016	32	Regular	2315.00	72.344	246.83
09/02/2016	29	Regular	2161.00	74.517	231.43
08/04/2016	30	Regular	2232.00	74.400	238.53
07/05/2016	32	Regular	2540.00	79.375	269.31
06/03/2016	29	Regular	1877.00	64.724	203.04
05/05/2016	30	Regular	1712.00	57.067	194.53
04/05/2016	32	Regular	1445.00	45.156	159.85
03/04/2016	29	Regular	1550.00	53.448	170.36
02/04/2016	31	Regular	1769.00	57.065	192.25
01/04/2016	32	Regular	1450.00	45.313	163.33
12/03/2015	30	Regular	1427.00	47.567	164.65
11/03/2015	32	Regular	1756.00	54.875	199.05
10/02/2015	29	Regular	1781.00	61.414	201.67
09/03/2015	30	Regular	2543.00	84.767	286.36
08/04/2015	29	Regular	1976.00	68.138	225.95
07/06/2015	33	Regular	2252.00	68.242	255.37
06/03/2015	29	Regular	1760.00	60.690	202.94
05/05/2015	33	Regular	1881.00	57.000	222.13
04/02/2015	28	Regular	1038.00	37.071	126.01
03/05/2015	30	Regular	1643.00	54.767	190.47
02/03/2015	32	Regular	1427.00	44.594	177.70
01/02/2015	30	Regular	1395.00	46.500	174.06
12/03/2014	30	Regular	1411.00	47.033	181.67
11/03/2014	31	Regular	2120.00	68.387	266.20
10/03/2014	30	Regular	2218.00	73.933	276.76
09/03/2014	30	Regular	2637.00	87.900	331.75
08/04/2014	32	Regular	2380.00	74.375	300.91
07/03/2014	29	Regular	1889.00	65.138	242.01
06/04/2014	30	Regular	1699.00	56.633	219.23
05/05/2014	31	Regular	1592.00	51.355	206.39
04/04/2014	30	Regular	1318.00	43.933	173.53
03/05/2014	30	Regular	1398.00	46.600	183.11
02/03/2014	31	Regular	1659.00	53.516	214.43
01/03/2014	30	Regular	1641.00	54.700	213.63
12/04/2013	30	Regular	1242.00	41.400	165.42
11/04/2013	32	Regular	1580.00	49.375	206.25
10/03/2013	30	Regular	1712.00	57.067	222.19
09/03/2013	32	Regular	2090.00	65.313	281.99
08/02/2013	30	Regular	1770.00	59.000	231.38
07/03/2013	30	Regular	1548.00	51.600	196.24
06/03/2013	32	Regular	1420.00	44.375	181.29
05/02/2013	30	Regular	1407.00	46.900	179.77
04/02/2013	29	Regular	1433.00	49.414	182.81
03/04/2013	32	Regular	1647.00	51.469	207.80

Exhibit A

EXHIBIT J

01/31/2013	29	Regular	1206.00	41.586	156.29
01/02/2013	30	Regular	1325.00	44.167	170.18
12/03/2012	32	Regular	1286.00	40.188	165.64
11/01/2012	30	Regular	1667.00	55.567	210.14
10/02/2012	32	Regular	1820.00	56.875	234.55
08/31/2012	30	Regular	1900.00	63.333	256.83
08/01/2012	29	Regular	1748.00	60.276	236.84
07/03/2012	32	Regular	1930.00	60.313	260.79
06/01/2012	30	Regular	1513.00	50.433	205.93
05/02/2012	29	Regular	1296.00	44.690	177.39
04/03/2012	32	Regular	1447.00	45.219	198.72
03/02/2012	30	Regular	1247.00	41.567	177.15
02/01/2012	29	Regular	1504.00	51.862	212.23
01/03/2012	32	Regular	1165.00	36.406	165.95
12/02/2011	30	Regular	1149.00	38.300	158.05
11/02/2011	32	Regular	1646.00	51.438	223.42
10/01/2011	31	Regular	1862.00	60.065	251.83
08/31/2011	29	Regular	2039.00	70.310	275.11
08/02/2011	32	Regular	2350.00	73.438	316.02
07/01/2011	29	Regular	2074.00	71.517	292.98
06/02/2011	30	Regular	1964.00	65.467	265.25
05/03/2011	32	Regular	1882.00	58.813	254.46
04/01/2011	30	Regular	1344.00	44.800	183.70
03/02/2011	30	Regular	1361.00	45.367	191.46
01/31/2011	32	Regular	1954.00	61.063	271.85
12/30/2010	29	Regular	2453.00	84.586	339.51
12/01/2010	29	Regular	1344.00	46.345	189.15
11/02/2010	32	Regular	1615.00	50.469	225.89
10/01/2010	30	Regular	1379.00	45.967	193.88
09/01/2010	29	Regular	1612.00	55.586	225.49
08/03/2010	29	Regular	1751.00	60.379	244.33
07/05/2010	32	Regular	2425.00	75.781	318.80
06/03/2010	30	Regular	1875.00	62.500	257.39
05/04/2010	31	Regular	1439.00	46.419	199.14
04/03/2010	31	Regular	1631.00	52.613	236.51
03/03/2010	29	Regular	2018.00	69.586	301.33
02/02/2010	29	Regular	2372.00	81.793	352.98
01/04/2010	33	Regular	1715.00	51.970	265.13
12/02/2009	32	Regular	1019.00	31.844	160.33
10/31/2009	31	Regular	1534.00	49.484	237.87
09/30/2009	30	Regular	1486.00	49.533	230.66
08/31/2009	31	Regular	1802.00	58.129	278.69
07/31/2009	30	Regular	1693.00	56.433	262.23
07/01/2009	29	Regular	1579.00	54.448	245.02
06/02/2009	32	Regular	1664.00	52.000	257.85
05/01/2009	30	Regular	1279.00	42.633	199.73
04/01/2009	29	Regular	1198.00	41.310	187.50
03/03/2009	29	Regular	1237.00	42.655	195.92
02/02/2009	33	Regular	893.00	27.061	143.29
12/31/2008	29	Regular	1197.00	41.276	189.81
12/02/2008	33	Regular	1484.00	44.970	233.73
10/30/2008	29	Regular	1589.00	54.793	263.64
10/01/2008	29	Regular	1173.00	40.448	197.19
09/02/2008	32	Regular	2400.00	75.000	400.47
08/01/2008	30	Regular	2267.00	75.567	378.64
07/02/2008	29	Regular	2384.00	82.207	375.84
06/03/2008	32	Regular	2561.00	80.031	380.95
05/02/2008	30	Regular	1749.00	58.300	266.68
04/02/2008	30	Regular	1770.00	59.000	269.80
03/03/2008	33	Regular	1719.00	52.091	249.00
01/30/2008	33	Regular	1794.00	54.364	259.57
12/28/2007	30	Regular	1120.00	37.333	160.43
11/28/2007	32	Regular	1323.00	41.344	188.35
10/27/2007	31	Regular	2415.00	77.903	338.55

Exhibit A

EXHIBIT J

09/26/2007	30	Regular	2479.00	82.633	328.27
08/27/2007	31	Regular	2320.00	74.839	307.63
07/27/2007	30	Regular	2731.00	91.033	361.00
06/27/2007	29	Regular	1840.00	63.448	233.04
05/29/2007	32	Regular	1968.00	61.500	248.81
04/27/2007	29	Regular	1632.00	56.276	207.42
03/29/2007	29	Regular	1398.00	48.207	178.60
02/28/2007	29	Regular	953.00	32.862	123.78
01/30/2007	32	Regular	1372.00	42.875	175.39
12/29/2006	30	Regular	1174.00	39.133	154.62
11/29/2006	29	Regular	1214.00	41.862	159.67
10/31/2006	29	Regular	1818.00	62.690	238.91
10/02/2006	31	Regular	2035.00	65.645	266.67
09/01/2006	31	Regular	2597.00	83.774	338.82
08/01/2006	32	Regular	1648.00	51.500	217.26
06/30/2006	29	Regular	1897.00	65.414	268.61
06/01/2006	30	Regular	1837.00	61.233	273.30
05/02/2006	32	Regular	1833.00	57.281	259.76
03/31/2006	30	Regular	1475.00	49.167	220.97
03/01/2006	29	Regular	1617.00	55.759	214.94
01/31/2006	32	Regular	1643.00	51.344	216.62
12/30/2005	30	Regular	1353.00	45.100	180.85
11/30/2005	28	Regular	1035.00	36.964	139.80
11/02/2005	30	Regular	1381.00	46.033	182.34
10/03/2005	33	Regular	1583.00	47.970	208.11
08/31/2005	30	Regular	1685.00	56.167	200.91
08/01/2005	33	Regular	2023.00	61.303	231.68
06/29/2005	28	Regular	1178.00	42.071	135.54
06/01/2005	29	Regular	695.00	23.966	82.49
05/03/2005	29	Regular	691.00	23.828	82.05
04/04/2005	32	Regular	774.00	24.188	91.16
03/03/2005	29	Regular	568.00	19.586	
02/02/2005	30	Regular	652.00	21.733	
01/03/2005	32	Regular	638.00	19.938	
12/02/2004	30	Regular	536.00	17.867	
11/02/2004	29	Regular	678.00	23.379	
10/04/2004	32	Regular	1014.00	31.688	
09/02/2004	29	Regular	1613.00	55.621	
08/04/2004	33	Regular	2400.00	72.727	
07/02/2004	29	Regular	1805.00	62.241	
06/03/2004	30	Regular	2017.00	67.233	
05/04/2004	32	Regular	1680.00	52.500	
04/02/2004	30	Regular	1286.00	42.867	
03/03/2004	30	Regular	1161.00	38.700	
02/02/2004	28	Regular	652.00	23.286	
01/05/2004	33	Regular	2713.00	82.212	
12/03/2003	32	Regular	1740.00	54.375	
11/01/2003	31	Regular	2339.00	75.452	
10/01/2003	28	Regular	2535.00	90.536	
09/03/2003	30	Regular	2964.00	98.800	
08/04/2003	33	Regular	3246.00	98.364	
07/02/2003	29	Regular	3110.00	107.241	
06/03/2003	32	Regular	2931.00	91.594	
05/02/2003	30	Regular	2001.00	66.700	
04/02/2003	28	Regular	2264.00	80.857	
03/05/2003	30	Regular	2014.00	67.133	
02/03/2003	30	Regular	3206.00	106.867	
01/04/2003	31	Regular	2416.00	77.935	
12/04/2002	33	Regular	2771.00	83.970	
11/01/2002	29	Regular	2855.00	98.448	
10/03/2002	29	Regular	3272.00	112.828	
09/04/2002	30	Regular	3422.00	114.067	
08/05/2002	33	Regular	3470.00	105.152	
07/03/2002	32	Regular	3197.00	99.906	

Exhibit A

EXHIBIT J

06/01/2002	30	Regular	2920.00	97.333
05/02/2002	29	Regular	2643.00	91.138
04/03/2002	30	Regular	2656.00	88.533
03/04/2002	31	Regular	2804.00	90.452
02/01/2002	28	Regular	2798.00	99.929
01/04/2002	34	Regular	2869.00	84.382
12/01/2001	29	Regular	2357.00	81.276
11/02/2001	30	Regular	3229.00	107.633
10/03/2001	32	Regular	2911.00	90.969
09/05/2001	30	Regular	0.00	0.000

Exhibit A

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

VERGE,WILLIAM G

329 PEACON LN
KEY WEST FL 33040

Parcel 00003400-000000-06-68-25 Nbhd 6051
Alt Key 1003531 Mill Group 10KW
Affordable Housing No PC 0800
FEMA Injunction
Inspect Date Aug 12, 2004 Next Review
Business Name
Physical Addr 329 PEACON LN, KEY WEST
723 EATON ST, KEY WEST

Associated Names

Name	DBA	Role	% Own
SEITZ, JAMES R R/S		Owner	50.00000
VERGE, WILLIAM G		Owner	50.00000

Legal Description

KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591DC OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38R/S OR1453-2397/98Q/C OR1453-2409/10Q/C

Land Data 1.1

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
403	010D	0	0	No	8,421.50	SF	61.00	85.00	1.00	1.00	1.00	0.74		N	0	527,923
														Total Just Value		527,923

Exhibit A

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Building Sketch 185

Exhibit A

Building Characteristics

Building Nbr	1	Building Type	R3	Perimeter	286	Functional Obs	0.00
Effective Age	16	Condition	G	Depreciation %	0.19	Economic Obs	0.00
Grnd Floor Area	2,282	Quality Grade	650	Year Built	1933	Special Arch	0

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

Roof Type	4	Roof Cover	2	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	2	Bedrooms	5
Extra Features:		2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	1	Garbage Disposal	0
		3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	1,194	000	100.00
CBF	10	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	286	009	100.00
FLA	10	12:ABOVE AVERAGE WOOD	1	1988					704	011	100.00
OPX	11	:	1	1988					48	012	100.00

OPX	2	:	1	1988	N	N	0.00	0.00	363	001	100.00
OPU	3	:	1	1988	N	N	0.00	0.00	126	002	100.00
OPU	4	:	1	1988	N	N	0.00	0.00	175	003	100.00
OPX	5	:	1	1988	N	N	0.00	0.00	136	004	61.00
EPB	6	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	93	005	100.00
FHS	7	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	960	006	0.00
FLA	8	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	384	007	0.00
OUF	9	:	1	1988	N	N	0.00	0.00	1,470	008	0.00

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
9	CL2:CH LINK FENCE	246	SF	61.00	0	0	1964	1965	1	30	431	172
8	AC2:WALL AIR COND	1	UT	61.00	0	0	1983	1984	2	20	500	200
7	AC2:WALL AIR COND	1	UT	61.00	0	0	1983	1984	1	20	400	160
6	WD2:WOOD DECK	235	SF	61.00	0	0	1981	1982	1	40	1,586	635
5	WD2:WOOD DECK	350	SF	61.00	0	0	1987	1988	2	40	4,550	2,184
4	PT5:TILE PATIO	391	SF	61.00	0	0	1979	1980	1	50	2,542	1,067
3	FN2:FENCES	192	SF	61.00	48	4	2002	2003	2	30	672	538
2	PT2:BRICK PATIO	349	SF	61.00	0	0	1979	1980	2	50	2,618	1,099
11	FN2:FENCES	420	SF	61.00	70	6	2006	2007	2	30	1,470	1,367
10	WF2:WATER FEATURE	1	UT	61.00	0	0	1986	1987	1	20	3,500	1,400
1	PO4:RES POOL	240	SF	61.00	30	8	1987	1988	4	50	21,060	12,215
										Total Depreciated Value		21,037

Appraiser Notes

723 EATON STREET RE00003400-000000.BLD ON RE0000341-00000 WHICH IS LOCATED AT 329 PEACON LANE NOW ON PARCEL ACC #340. OR1453-2409/10 4/97 SALE $1,000 IS FOR A 2' X 82' STRIP.
**********HURRICANE WILMA DAMAGE**********

Exhibit A

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9601645	Apr 1 1996 12:00AM	Aug 1 1996 12:00AM	13,927	Residential	ROOF
	02-0884	Apr 19 2002 12:00AM	Aug 19 2002 12:00AM	530	Residential	WOOD PICKET FENCE
	04-2254	Jul 7 2004 12:00AM	Jun 16 2004 12:00AM	500	Residential	ELECTRIC
	03-3588	Oct 9 2003 12:00AM	Dec 31 2003 12:00AM	426	Residential	BACKYARD GATE
	02-0924	Apr 15 2002 12:00AM	Jun 16 2004 12:00AM	1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
	04-325	Feb 5 2004 12:00AM	Jun 16 2004 12:00AM	450	Residential	SECURITY/FIRE ALARM
	05-5127	Nov 16 2005 12:00AM	Jul 24 2006 12:00AM	385	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE FENCE ON SIDE OF SFR
	05-5126	Nov 16 2005 12:00AM	Jul 24 2006 12:00AM	465	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE 40'x6' STOCADE FENCE

Just Value

Bldg ID	Building Value		
185	417,471	Land	527,923
		Bldg	417,471
		Misc	21,037
		Just	966,431

Value

Value Method Market Oriented Cost Special Use Code

Exhibit A

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2009F	C	527,923	0	417,471	21,037	966,431	838,907	25,000	N	813,907
2008F	C	842,150	0	388,890	21,732	1,252,772	1,033,437	25,000	N	1,008,437
2007F	O	1,389,548	0	469,969	19,061	1,878,578	1,042,094	25,000	N	1,017,094
2006F	C	680,036	0	506,905	18,495	1,205,436	816,231	25,000	N	791,231
2005F	O	715,828	0	453,539	19,127	1,188,494	799,543	25,000	N	774,543
2004F	C	505,290		381,646	19,708	906,644	624,275	25,000	N	599,275
2003F	C	294,753		367,511	20,341	682,605	531,853	25,000		506,853
2002F	C	294,753		367,955	20,420	683,128	524,765	25,000		499,765
2001F	C	294,753		320,476	21,018	636,248	502,413	25,000		477,413
2000F	C	178,957		320,476	24,095	523,528	451,046	25,000		426,046
1999F	C	178,957		300,892	23,335	503,184	436,621	25,000		411,621
1998F	C	178,957		259,970	18,918	457,845	415,153	25,000		390,153
1997F	C	162,114		198,752	15,817	376,683	366,313	25,000		341,313
1996F	C	158,947		141,966	12,142	313,055	310,444	25,000		285,444
1995F	C	158,947		129,347	11,284	299,578	298,199	25,000		273,199
1994F	C	158,947		115,676	10,370	284,993	284,993	25,000		259,993
1993F	C	158,947		115,676	10,690	285,313	285,313	25,000		260,313
1992F	C	158,947		141,125	10,992	311,064	311,064	25,000		286,064
1991F	C	158,947		141,125	11,312	311,384	311,384	25,000		286,384
1990F	C	158,947		161,787	11,611	332,344	332,344	0		332,344
1989F	C	156,883		147,079	10,850	314,812	314,812	25,000		289,812
1988F	C	84,038		89,278	162	173,478	173,478	25,000		148,478
1987F	C	58,100		88,145	167	146,412	146,412	25,000		121,412
1986F	C	56,150		88,630	175	144,955	144,955	25,000		119,955
1985F	C	31,549		43,928	439	75,916	75,916	25,000		50,916
1984F	C	31,549		40,685	0	72,234	72,234	25,000		47,234
1983F	C	31,549		29,304	0	60,853	60,853	0		60,853
1982F	C	31,549		29,990	0	61,539	61,539	0		61,539

Exhibit A

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
897	1066	11/1/1983	Warranty Deed	0	M	I	1
1095	2435	6/1/1989	Warranty Deed	4	M	I	375,000
1453	2409	4/1/1997	Quit Claim Deed	0	O	V	1,000

Total Values

(Classified Value + Non-Ag Land Just Value)

Bldg Value	417,471	Misc Value	21,037	Land Value	527,923	Classified Value	527,923	New Const Value	0
Total Just Value	966,431	Total Expt Value	25,000	Taxable Value	813,907	Prev Tax Value	1,008,437	Previous Just	1,252,772

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
38	HOMESTEAD R/S	25,000	1994	1	50.00	
44	ADDL HOMESTEAD	25,000	2008	1	100.00	

Amendment 10

Base Yr 1994 Ownership 50.00 Eligible Use 64.00 Previous Just 1,252,772 Current Just 966,431

SOH Base	Additions	% Max	SOH Difference	SOH Limit	SOH Just	Exemptions	SOH Taxable
181,552	0	0.10	127,524	182	838,907	25,000	813,907

Exhibit A

Exhibit A

EXHIBIT L

qPublic.net™ Monroe County, FL

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	00003400-000100
Account#	9104453
Property ID	9104453
Millage Group	10KW
Location Address	329 PEACON Ln, KEY WEST
Legal Description	KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

PEACON LANE REALTY LLC
43 S Water St E
Fort Atkinson WI 53538

Valuation

		2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+	Market Improvement Value	$190,498	$165,800	$185,025	$161,013
+	Market Misc Value	$3,868	$3,958	$0	$0
+	Market Land Value	$455,273	$340,782	$349,312	$188,805
=	Just Market Value	**$649,639**	**$510,540**	**$534,337**	**$349,818**
=	Total Assessed Value	**$561,594**	**$510,540**	**$384,800**	**$349,818**
-	School Exempt Value	$0	$0	$0	$0
=	School Taxable Value	**$649,639**	**$510,540**	**$534,337**	**$349,818**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

Buildings

Building ID	63495	Exterior Walls	ABOVE AVERAGE WOOD with 11% C.B.S.
Style	1 STORY ELEV FOUNDATION	Year Built	1933
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	2015
Gross Sq Ft	597	Foundation	WD CONC PADS
Finished Sq Ft	469	Roof Type	IRR/CUSTOM
Stories	1 Floor	Roof Coverage	METAL
Condition	GOOD	Flooring Type	SFT/HD WD
Perimeter	356	Heating Type	FCD/AIR DUCTED
Functional Obs	0	Bedrooms	1
Economic Obs	0	Full Bathrooms	1
Depreciation %	5	Half Bathrooms	0
Interior Walls	WALL BD/WD WAL	Grade	450
		Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	48	0	28
FLA	FLOOR LIV AREA	469	469	94
OPU	OP PR UNFIN LL	80	0	36
TOTAL		**597**	**469**	**158**

Exhibit A

EXHIBIT L

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FIN DET UTILIT	2015	2016	1	12	2
BRICK PATIO	2015	2016	1	474 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	$100	Warranty Deed	2251047	3002	1722	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0872	6/20/2019		$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019		$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		$0	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		$0		
18-2509	6/20/2019		$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		$55,000	Residential	PARTIAL HOUSE RENOVATION, 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA,NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	$465	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	$385	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	$13,927	Residential	ROOF

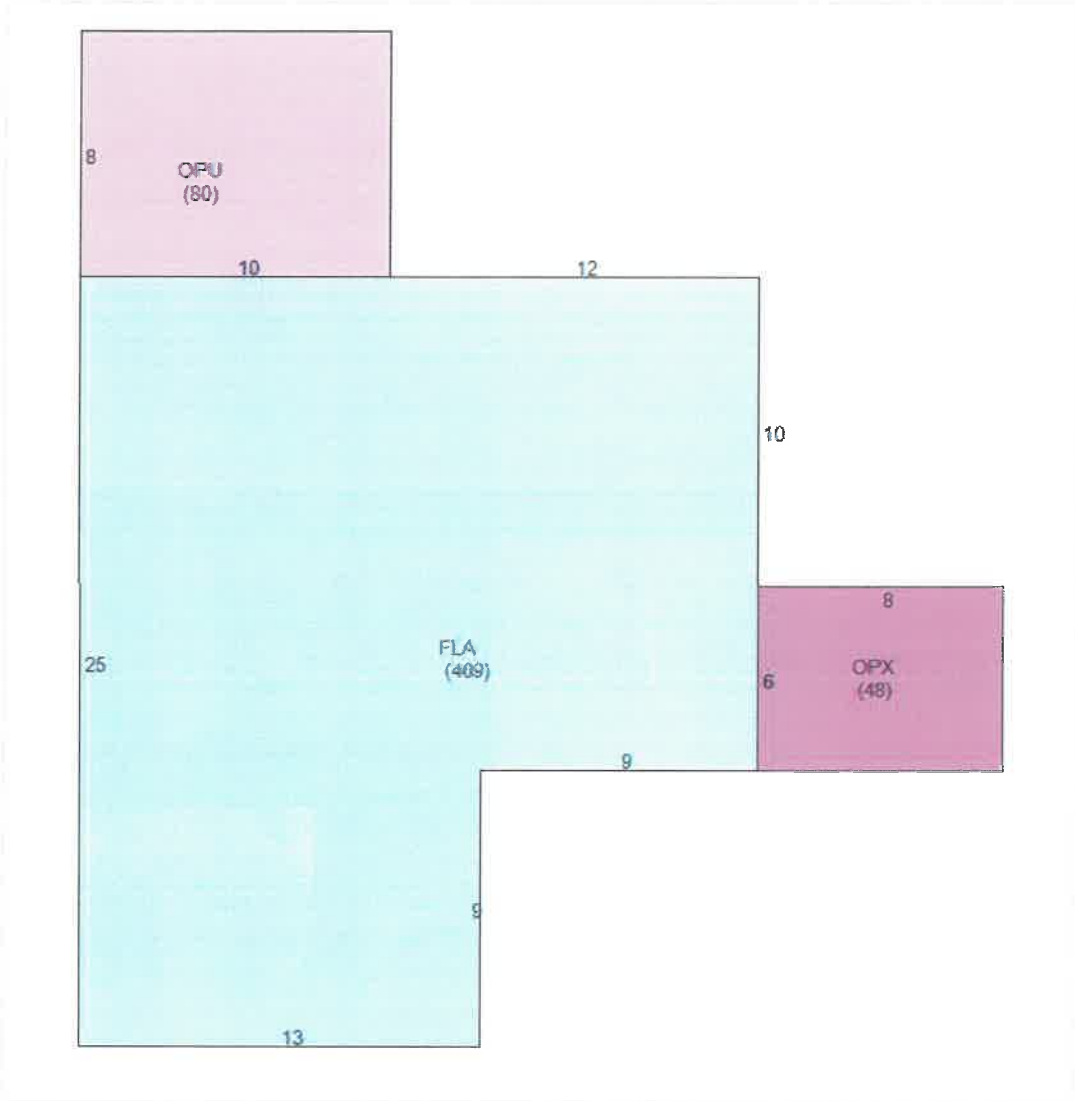
View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)

Exhibit A

EXHIBIT L

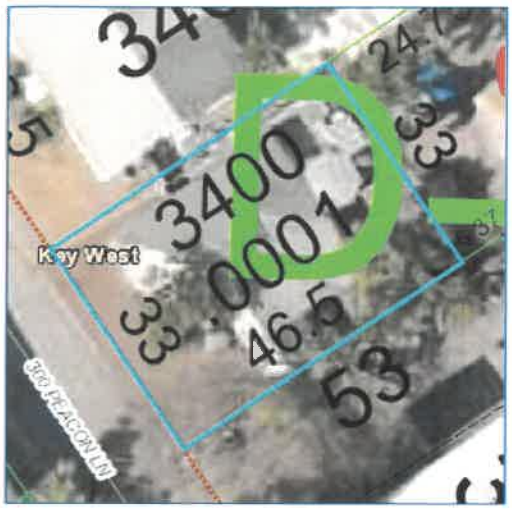


Photos

Exhibit A

EXHIBIT L

Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

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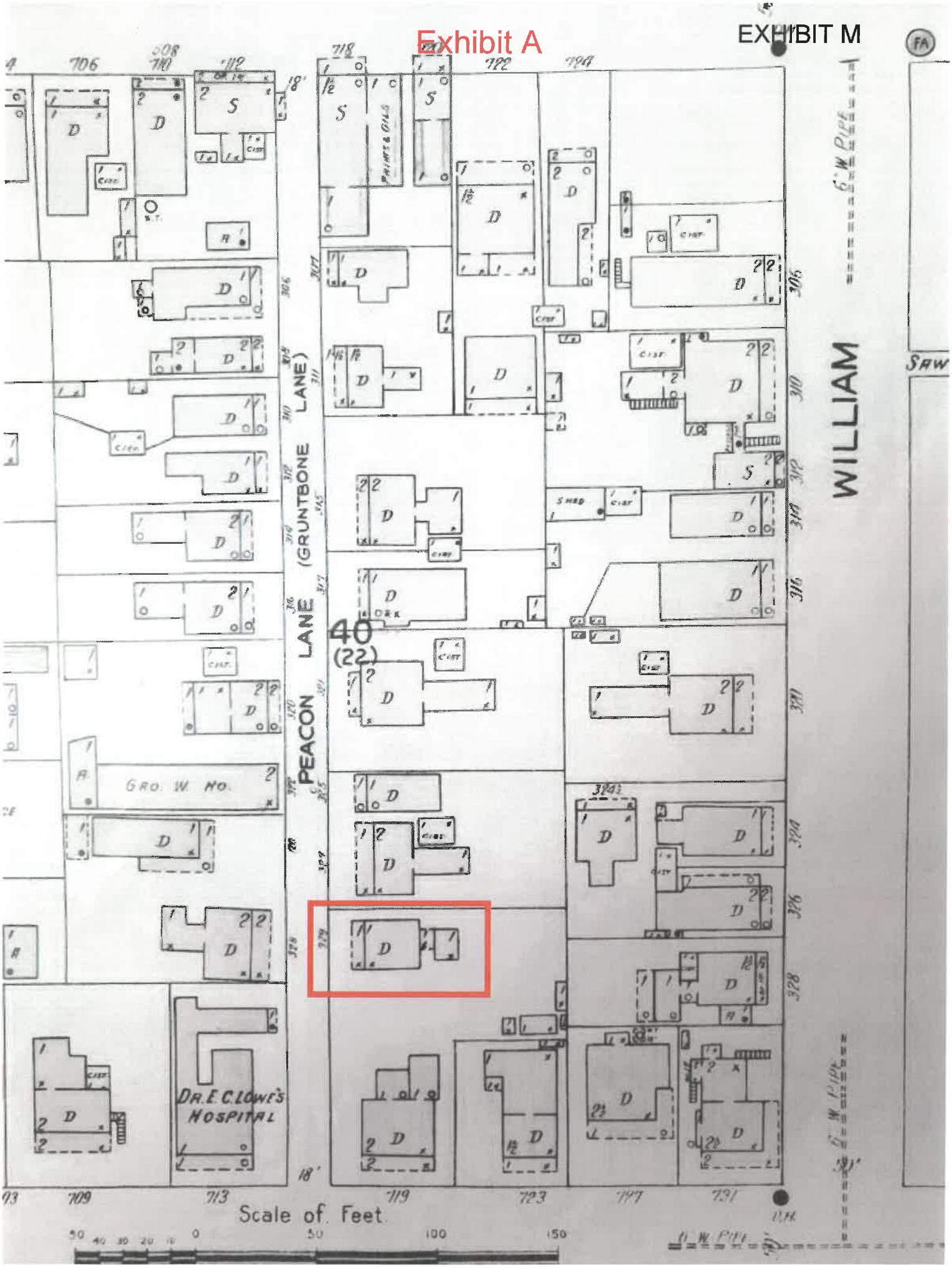
Exhibit A

EXHIBIT M



Policy 1-1.10.3: Retention of Historic Character and All Permanent Single Family Housing Units.

The City desires to retain in perpetuity the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record. Therefore, the City shall protect and preserve these resources against natural disaster, including fire, hurricane, or other natural or man-made disaster, by allowing any permanent units within the City, or other structures located on historic sites or contributing sites, which are so damaged to be rebuilt as they previously existed. This policy is adopted to prevent the erosion of the permanent housing stock; to ensure the continuance of a viable local economy; and to preserve the historic density, intensity, scale, design, and ambiance of the Key West historic area of state and national significance.

10/21/2022 **Monroe County FL** ***Neighborhood:*** EXHIBIT O ***User Acct:*** 1003549 ***Account#:*** **1003549**

ParcelID: **00003410-000000** ***Location:*** ***Printed By:*** RSHAW

Patriot
Properties Inc.

Current Owner	***Percent***
VERGE WILLIAM G &	100

SEITZ JAMES R R/S 329 PEACON LANE, KEY WEST FL 33040

Previous Owner

General Notes

Previous Value Information

Tax Yr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val	Total Val Exe	TotalTaxableVal
1988	F		10,937	130		23,265	34,332	34,332	0	34,332
1987	F		10,808	134		13,404	24,346	24,346	0	24,346
1986	F		10,869	140		12,954	23,963	23,963	0	23,963
1985	F		0	494		6,344	6,838	6,838	0	6,838
1984	F		0	499		6,344	6,843	6,843	0	6,843
1983	F		0	504		6,344	6,848	6,848	0	6,848
1982	F		0	510		6,344	6,854	6,854	0	6,854

Exemption Data

Code	Desc.

Sales Information

Grantor	Legal Ref	Type	SaleDate	NAL	SalePrice	V	Verif
	1095-2435	WD	06/01/1989	M	1	N	
	897-1066	WD	11/01/1983	M	125000	N	
	750-591D	00	02/01/1975	Q	6000	N	

Exhibit A

Legal Description

KW PT LOT 1 SQR 22 OR617-318 OR750-591D/C OR897-1066/1067 OR903-1434/1435 OR1095-2435/38R/S(CAW) (DELETED PARCEL NOW COMBINED UNDER RE 340 FOR ASSESSMENT PURPOSES 7-20-89 LG)

Asr Map:
GIS 1:
GIS 2:
Reval Dist:

Activity Information

Date	Results	By
01/01/1989		

Building Permit Information

Date	Number	Amount	Closed Date	Status	General Notes

Land Data (1st 7 lines)

Line	Use	Description	Units	Depth	Unit Type	Land Type	Neigh

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Acct # Bldg Seq Of

EXHIBIT O

Exterior Information	Bath Features (Rating)	Condo Information	Other Features (Rating)	Depreciation %
Bld Type	Full Bath	Location	Kitchens	PhysCond
Stry Ht	Addtnl	Tot Units	Ad Kit	Func
Liv Units	3/4 Bath	Floor Level	Frpls	Econ
Foundation	Addtnl	Num Floors	WSFlue	Spec
Frame	1/2 Bath	% Own		OV
Wall	Addtnl	Name		
Wall2	% Othr Fix			Total %Dep:
RoofStruct				
Roof Cover				
Color				
ViewCode				

Residential Units

Description	Units	Rms Bed	Floor Lvl	Inc Type

General Information

Grade
Year Blt Eff Yr Blt
Alt LUC %
Jurisdict Fact
Constr Mod
Commercial Units

Interior Information

Avg Ht/FL
Prime Wall
Prime Fl
Bsmt Floor
Subfloor
Heat Fuel
Heat Type
Heat Sys
% Heated % A/C
% Sprinkled % Ctrl Vac

Alternate Area Detail

SubArea	% AltType	%

Sub Area Detail - 1st 10 lines Displayed

Code	Desc.	F.Area	Area

Exhibit A

Special Features / Yard Items (1st 12 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Size	Qual	Con	Year	D/S	Dep%	LUC	L.Fa	NB	N.Fac	Juris	J.Fact
FN2	FENCES		N	1	160	2		1984		0	0100	0.00		0.00		0.00

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

10/21/2022 **Monroe County FL** ***Neighborhood:*** 6108 EXHIBIT P ***User Acct:*** 9104453 ***Account#:*** **9104453**

ParcelID: **00003400-000100** ***Location:*** 329 PEACON Ln KEY WEST 33040 ***Printed By:*** RSHAW

Patriot
Properties Inc.

Current Owner	***Percent***
PEACON LANE REALTY LLC	100

43 S Water St E, Fort Atkinson, WI 53538-2052

Previous Owner
FYF LLC

General Notes

Previous Value Information

Tax Yr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val	Total Val Exe	TotalTaxableVal
2022	F	0100	190,498	3,868	0.04	455,273	649,639	561,594	0	649,639
2021	D FIN	0100	165,800	3,958	0.04	340,782	510,540	510,540	0	510,540
2020	D FIN	0100	185,025	0	0.04	349,312	534,337	384,800	0	534,337
2019	D FIN	0100	161,013	0	0.04	188,805	349,818	349,818	0	349,818

Exemption Data

Code	Desc.

Sales Information

Grantor	Legal Ref	Type	SaleDate	NAL	SalePrice	V	Verif
FYF LLC	3002-1722	WD	01/02/2020	11	100	N	

Exhibit A

Legal Description

KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67 OR903-1434/35
OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858- 1197 OR3002-1722

Asr Map:
GIS 1:
GIS 2:
Reval Dist:

Activity Information

Date	Results	By
01/25/2022		DKRAUSE
07/01/2021		DKRAUSE
11/18/2020	Inspected	DKRAUSE
12/19/2019		DKRAUSE
12/04/2019	Inspected	DKRAUSE
06/21/2019	Approved	

Building Permit Information

Date	Number	Amount	Closed Date	Status	General Notes
06/20/2019	18-2509			A	
06/20/2019	18-0872			A	
06/20/2019	18-0954			A	
06/20/2019	18-1529			A	

Land Data (1st 7 lines)

Line	Use	Description	Units	Depth	Unit Type	Land Type	Neigh
1	01LN	SFR LANE	1,535.000	0.00	SF		6108-01LN

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Acct # 9104453 **Bldg Seq** 1 **Of** 1

EXHIBIT P

Exterior Information

Bld Type	R1	S.F.R. - R1
Stry Ht	1	
Liv Units	1	
Foundation	2	WD CONC PADS
Frame		
Wall	12	ABOVE AVERAGE WOOD
Wall2	5	C.B.S.
RoofStruct	4	IRR/CUSTOM
Roof Cover	2	METAL
Color		
ViewCode	D	DRY

Bath Features (Rating)

Full Bath	1	
Addtnl		
3/4 Bath		
Addtnl		
1/2 Bath		
Addtnl		
Othr Fix	1	11%

Condo Information

Location	
Tot Units	
Floor Level	
Num Floors	
% Own	
Name	

Other Features (Rating)

Kitchens	3
Ad Kit	
Frpls	0
WSFlue	

Depreciation %

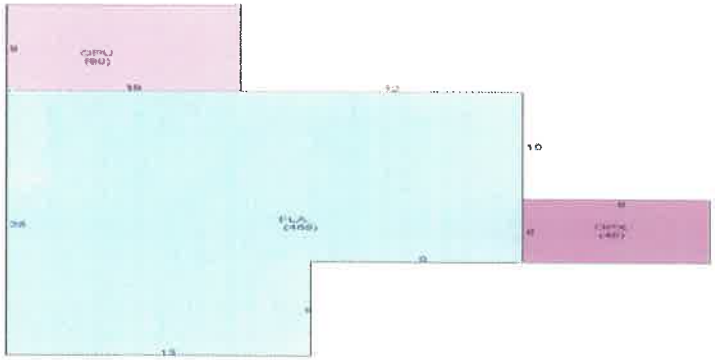
PhysCond	GOOD	6.00
Func		
Econ		
Spec		
OV		
Total %Dep:		6.00

Residential Units

Description	Units	Rms Bed	Floor Lvl	Inc Type
	1	1		-

General Information

Grade	450		
Year Blt	1933	Eff Yr Blt	2015
Alt LUC			0%
Jurisdict		Fact	1.00
Constr Mod			
Commercial Units			



Interior Information

Avg Ht/FL		
Prime Wall	2	WALL BD/WD WAL
Prime Fl	2	SFT/HD WD
Bsmt Floor		
Subfloor	CENTRL A	
Heat Fuel	1	ELECTRIC
Heat Type	6	FCD/AIR DUCTED
# Heat Sys		
% Heated	0	% A/C 100
% Sprinkled		% Ctrl Vac

Alternate Area Detail

SubArea	% AltType	%

Sub Area Detail - 1st 10 lines Displayed

Code	Desc.	F.Area	Area
FLA	FLOOR LIV AREA	469	469
OPU	OP PR UNFIN LL	0	80
OPX	EXC OPEN PORCH	0	48

Exhibit A

Special Features / Yard Items (1st 12 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Size	Qual	Con	Year	D/S	Dep%	LUC	L.Fa	NB	N.Fac	Juris	J.Fact
DUF	FIN DET UTILIT		Y	1	12	2		2015		6	0100	1.00	6108	1.00		1.00
PT2	BRICK PATIO		N	1	474	2		2015		16	0100	1.00	6108	1.00		1.00

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Exhibit B

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June 21, 2023

VIA EMAIL DELIVERY

Thomas Francis-Siburg, AICP
1421 First Street
Key West, FL 33040-3648

Lawful Unit Determination – 329 Peacon Lane (RE# 00003400-000100)

Dear Mr. Francis-Siburg,

The Planning Department has received a Lawful Unit Determination (LUD) application for the real property located at 329 Peacon Lane in the Historic Medium Density Residential (HMDR) zoning district. The property consists of an approximately 1,525 square-foot lot. The request is for an increase of one (1) market-rate unit, for a total of one (1) unit for the property identified by RE# 00003400-000100.

Prior to June, 2019, the subject lot was part of a larger parcel identified by RE# 00003400-000000. The parcel consisted of four adjoining lots, none of which individually meets the 4,000 square-foot minimum lot size requirement for the HMDR zoning district. The parcel was a double frontage parcel, with an address at 723 Eaton Street and an address on 329 Peacon Lane. The parcel included a two-story, 4,094-square-foot principal structure fronting Eaton Street, as well the 469-square-foot structure that is the subject of this request. The structure at 723 Eaton Street contains three recognized dwelling units. It had previously been under the same ownership between 1989 and 2017. It was purchased by FYF, LLC in 2017. The authorized person for FYF, LLC is Letitia Erdman.

In June 2019, the property owner submitted a request to the Monroe County Property Appraiser to split off the 1,535 square-foot lot fronting Peacon Lane into a new parcel for the purposes of calculating property tax assessments (Exhibit A). The new parcel was assigned the property identification number RE# 00003400-000100. Subsequently in 2020, FYF, LLC sold the new parcel associated with 329 Peacon Lane (Exhibit B) to Peacon Lane Realty, LLC. The authorized person for Peacon Lane Realty, LLC is Douglas Erdman.

City Code Section 122-31(b) states: "If two or more adjoining lots or portions of lots in single ownership on January 1, 1994, do not meet the requirements for building site width, depth and area as established by this article, the land involved shall be considered to be an undivided parcel, and no portion of the parcel shall be used or sold that does not meet building site width, depth and area requirements, nor shall any division of the parcel be made that leaves remaining any lot with substandard width, depth, area, parking, open space or stormwater retention. Notwithstanding anything to the contrary in this subsection, two or more adjoining lots or building sites shall not be considered to be an undivided parcel, and may be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75 percent of the minimum lot size of the applicable district regulations and is not otherwise required to provide required parking for the adjacent parcel."

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The subject parcel containing the four adjoining lots were under common ownership on January 1, 1994. The subject lot at 329 Peacon Lane is less than 75 percent of the minimum lot size for the HMDR zoning district. Therefore, the land is considered an undivided parcel, and the 2020 sale of the subject parcel at 329 Peacon Lane (RE# 00003400-000100) is in violation of the LDRs.

This LUD application included several supporting documents including; aerial photographs, a survey, city directory records, building permits, and utility records. Some of the documents referenced the property identified by RE# 00003400-000000 (723 Eaton Street), while others referenced the property identified by RE# 00003400-000100 (329 Peacon Lane).

Planning Staff has received submitted documents, conducted research, reviewed building permits, and coordinated with Legal staff and the City GIS administrator. A site visit was completed on April 12, 2023. This application has been reviewed in accordance with the Key West Code of Ordinances Sections 108-99. – Development not affected by article. Because the subject property was part of parcel RE# 00003400-000000 on or around April 1, 2010, this application has also been reviewed in accordance with Sections 98-6, 118-2 through 118-122-1407, 122-31, 118-166, 118-167, 118-296, and 122-600, 122-1077, 122-1079, 122-1142, 122-1146.

Specifically, 108-991 (3) states:

> Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
b. Building permits issued prior to April 1, 2010;
c. Copies of city directory entries on or about April 1, 2010;
d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
f. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
h. Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. Provision of documents is the responsibility of the applicant. The city planner's decision shall be rendered to the department of economic opportunity for a determination of consistency with the principals for guiding development.

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the city planner are presumed to be lawfully established per chapter 122, article II, nonconformities, if the additional following requirements are met:

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; and

b. Fees: All back fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).

c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

d. Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Site Visit

A site visit was completed on April 12, 2023. The site visit was attended by the applicant's attorney, Van Fisher, Esq., the applicant's representative Owen Trepanier, City Attorney Ronald Ramsingh, and Planning staff.

The subject structure cannot be accessed from the parcel's frontage on Peacon Lane. The only ingress/egress into the structure is through the rear of the parcel, which is entered through a narrow walkway along the north property line. The entryway is adjacent to a small fenced-in deck area that blocks access to the remainder of the 329 Peacon Lane parcel. Staff was unable to access this remaining portion of the 329 Peacon Lane parcel during the site visit, as the gate was locked. The fence that blocks access appears newly constructed. On the opposite side of the fence on the south side is a courtyard which opens up into the back yard of 723 Eaton Street. The back yard of 723 Eaton Street can also be accessed through the front gate at 329 Peacon Lane. There is no access easement associated with the property. The applicant's attorney stated that the reason there is no easement is because 329 Peacon Lane and 723 Eaton Street are owned by two different LLCs whose ownership shares common interest.

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Image of side yard of 329 Peacon Lane leading into the rear yard of 723 Eaton Street.

A 2003 building permit from the previous owners identify this gate as the "gate to the back yard" and "rear gate" to the 723 Eaton Street dwelling, rather than the front gate to a 329 Peacon Lane dwelling unit.

While the plans associated with City building permits prior to 2021 are no longer available due to technical issues, the associated scopes, notes and reviews are still accessible. Planning staff has reviewed building permits associated with the 723 Eaton Street/329 Peacon Lane sites and compared those permits to the existing conditions of 329 Peacon Lane as observed in the site visit.

The interior and exterior of the structure appears to be newly renovated, including new exterior siding, new flooring, a new kitchen and bathroom, new windows, and a new mini split air conditioning unit. These permits all received final inspection on 3/20/2020. Forty-one days later on 5/1/2020, Truman & Company Real Estate Services posted an online rental listing for 329 Peacon Lane including the following description: "Located on quiet Peacon Lane this one bedroom one bathroom new renovated cottage is your perfect Key West Hideaway… The kitchen offers new appliances…"

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These renovations appear to be consistent with the below-listed building permits which were issued to the undivided 723 Eaton Street/329 Peacon Lane parcel in 2018, prior to the split and sale of the parcel. (Exhibit C). The first of these permits is for a plumbing rough-in for one bathroom and one kitchen. A plumbing rough-in refers to the initial installation of water and sewer lines, valves, and connections prior to finishing interior walls or installing appliances.

BLDG 2018-0954

- Type: Plumbing
- Applied: 10/25/2018
- Issued: 10/29/2018
- Finaled: 03/20/2020
- Scope: "Rough-in and install 1-toilet, 1-hand sink, 1-shower, 1-kitchen sink, and 1-water heater."

BLDG 2018-00000331

- Type: Interior Renovation
- Applied: 1/25/2018
- Issued: 1/30/2018
- Finaled: 3/20/2020
- Scope: Renovation of one bathroom, one kitchen, one bedroom, one living area, new kitchen cabinets and fixtures, bedroom, bathroom, and kitchen flooring, and living room and bathroom fixtures.

BLDG 2018-1529:

- Type: Mechanical HVAC
- Applied: 12/6/2018
- Issued: 1/28/2019
- Finaled: 2/11/2020
- Scope: Mini split install. Mitsubishi MXZ-aC36NA2-U1 - M-series 4 zone outdoor heat pump inverter Mitsubishi MSZ-GL12NA-U1-M-series indoor heat pump inverter condenser will be strapped to a stand with galv straps. 4" concrete slab with (4) 3/8' power carbon steel wedge bolts and 1" minimum washer and 2-1/2" embedment into 3000 psi concrete with 6" edge distance. **NOC required HARC INSPECTION REQUIRED ** JYD**No impacts to trees or palms.*KKD** **Unit not to be publicly visible (KP)**

During the site visit, Planning staff identified an electric meter on the exterior of the structure, visible from the right-of-way. However, photos of the property from 2011 and 2019 do not show the exterior electric meter. This indicates the electric meter was installed between 2019 and 2023. A 2020 permit for 329 Peacon Lane (BLD2020-1658) (Exhibit D) appears to correspond to the installation of this electric service. The scope of work was: "Complete electrical installation of 200A 230V main overhead electrical service." The permit was approved, and an inspection was completed and approved for "Electric Service Release." The purpose of an electric service release is to connect a structure to the electric meter and electric utility provider's grid. This indicates that the structure in question was connected to the power grid with an independent meter in 2020.

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Aerial view of 723 Eaton Street (red) and 329 Peacon Lane (yellow).

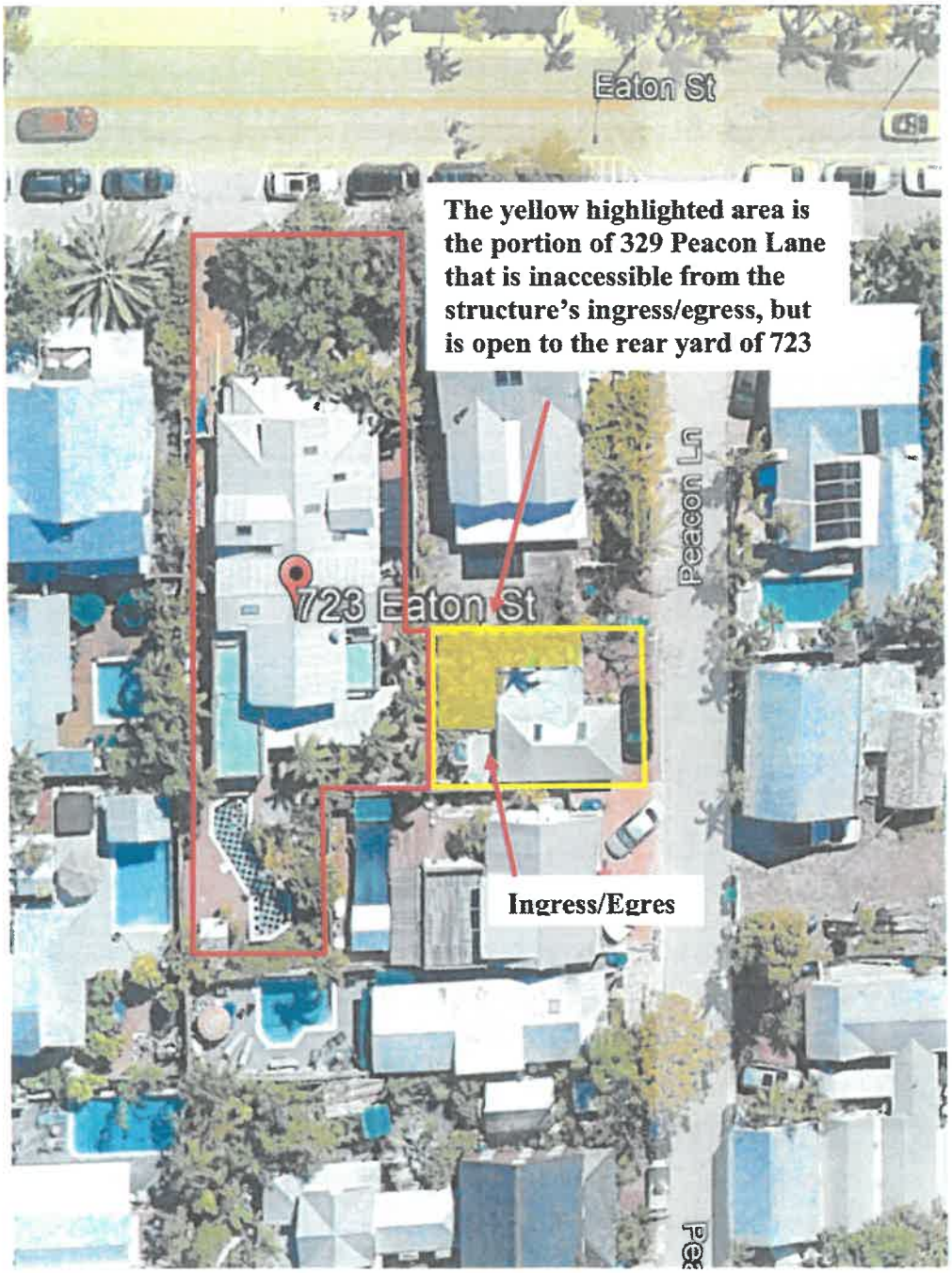

Exhibit B

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Criteria Analysis

Documents submitted per records listed in Code Section 108-991 (3)

a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
   - Aerial photographs show that the structure existed on or around April 1, 2010. The photos do not indicate whether the structure had been converted into a dwelling unit.

b. Building permits issued prior to April 1, 2010;
   - The applicant submitted three building permits that were issued between 2001 and 2005. During that time period, 723 Eaton Street and 329 Peacon Lane were both part of a single undivided parcel identified by RE# 00003400-000000. The property at 723 Eaton Street contained three recognized dwelling units at that time.
   - Permits 2003-00003588 and 2005-00005126 relate to exterior fencing, which do not provide any information related to the existence of the proposed dwelling unit. Permit No. 2001-00000409 relates to the replacement of a sewer line, but does not indicate which structure the sewer line was associated with.
     - Permit No. 2001-00000409 was provided. The permit notes state: "Replace sewer line pressure test required."
     - Permit No. 2003-00003588 was provided. The permit notes state: "Install gate to back yard to replace exist'g plywood doors (plain finish) with double panel doors."
     - Permit No. 2005-00005126 was provided. The permit notes state: "*****Hurricane repairs***** Replace 40 LN FT of 6' hi stockade fence at side yard of the property as per HARC#05-11-14-1730 (Cost $465.00)."

c. Copies of city directory entries on or about April 1, 2010;
   i. A 2010 Polk County directory listing was provided that lists William Verge. At that time, 329 Peacon Lane was part of the larger undivided parcel that also included 723 Eaton Street (RE# 00003400-000000. The parcel was owned by William Verge, who was also listed as a resident of 723 Eaton Street. The Planning Department spoke with Mr. Verge, who is a former Planning Board member and former City Commissioner. Mr. Verge stated that he lived in the structure fronting 723 Eaton Street. He stated that the subject structure was not a dwelling unit when he purchased the property in 1989, at any time during his ownership of the property, or when he sold the property in 2017.

d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
   i. None provided.

e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
   i. None provided.

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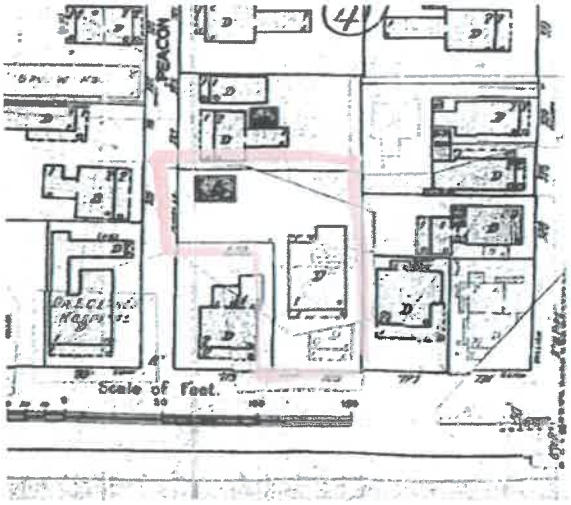
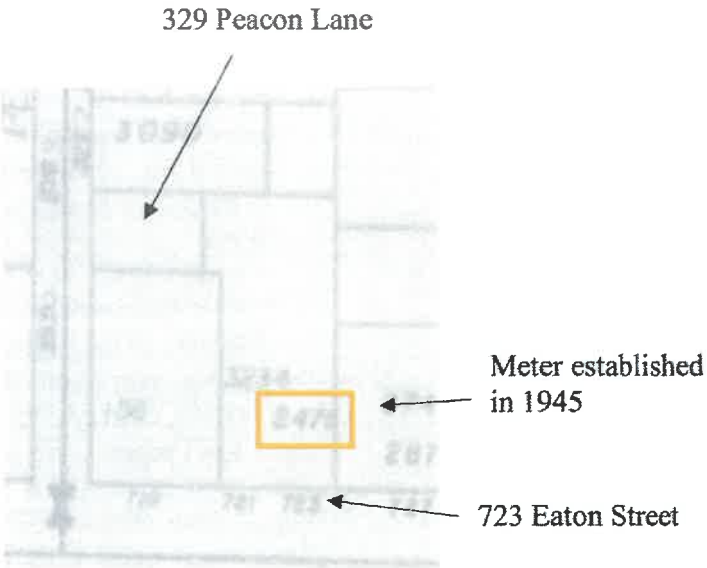
f. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority (FKAA) and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;

i. The applicant provided email correspondence with FKAA that stated that as of July 2020, there had been one continuous water meter at 329 Peacon Lane starting in 1945. Sanborn maps show that 329 Peacon Lane and 723 Eaton comprised a single parcel in 1948, which suggests that the water meter that was opened in 1945 was also associated with 723 Eaton Street. This was confirmed by obtaining the meter number of the meter established in 1945 (Attachment D). The water meter documentation that was provided by the applicant relates to Meter #2476. Meter #2476 is identified in the circa 1987 FKAA map, pictured below. The map shows that Meter #2476 is associated with 723 Eaton Street, and that no meters were associated with 329 Peacon Lane:



1948 Sanborn Map.



FKAA Map. Corner of Eaton Street & Peacon Lane. Circa 1987.

ii. The applicant provided documentation from Keys Energy Services (KEYS) that indicated there has been continuous electrical service at 723 Eaton (Front) since 2001. The "Front" unit located at 723 Eaton Street is a lawfully recognized unit and is not the subject of this lawful unit determination.

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g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
    i. A 2009 Monroe County Property Appraiser (MCPA) property card was provided. It indicates that the concrete block structure was built in 1933.
    ii. A property card was also provided from 2022, which is past the dispositive date of April 2010.
h. Similar documentation as listed above.
    i. The applicant provided a 1926 Sanborn Map indicating a dwelling unit at that location. However, records indicate the subject structure was not constructed until 1933. This document does not substantiate that a dwelling unit existed in the subject structure on or around April 1, 2010.
    ii. The applicant provided a 1989 survey, which noted the subject structure as "1 STY. FR. & CBS Cottage." The other structure on the survey, which contains three recognized dwelling units, was noted as "2 ½ STY. FRAME RESIDENCE." This document does not substantiate that a dwelling unit existed in the subject structure on or around April 1, 2010.

Additionally, Section 108-991(3) requires that "Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located." The applicant has not demonstrated that the unit sought to be established is or has been legally permissible under the current or any former zoning requirements of the applicable district. Since at least 1969, the minimum lot size for the zoning district in which the subject property is located has been at least 4,000 square-feet. Since at least 1969, City zoning regulations have prohibited the reduction of a parcel to an area below the minimum area requirement for the property's zoning district. Since at least 1969, City zoning regulations have included the provision that "No building, structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered unless in conformity" with the zoning ordinance (1969-1997) or Land Development Regulations (1997- present day).

Property Timeline:

The property has existed in several configurations over time. Since at least 1948, 329 Peacon Lane and 723 Eaton Street were combined in a double-frontage L-shaped parcel. This configuration remained until at least 1962. There was a eight-year time period between 1975 and 1983 where a portion of the property containing the subject structure at 329 Peacon Lane was conveyed to a separate owner. In 1989, the property was conveyed again and included both 329 Peacon Lane and 723 Eaton Street (RE# 00003400-000000). The property remained in the same configuration under the same ownership until 2017, when RE#00003400-000000 was purchased by FYF, LLC. On January 2, 2020, FYF, LLC conveyed the 329 Peacon Lane parcel to Peacon Lane Realty, LLC, and conveyed 723 Eaton Street to Dekd Properties, LLC. This sale is a violation of Section 118-5: Unlawful sale or transfer of property.

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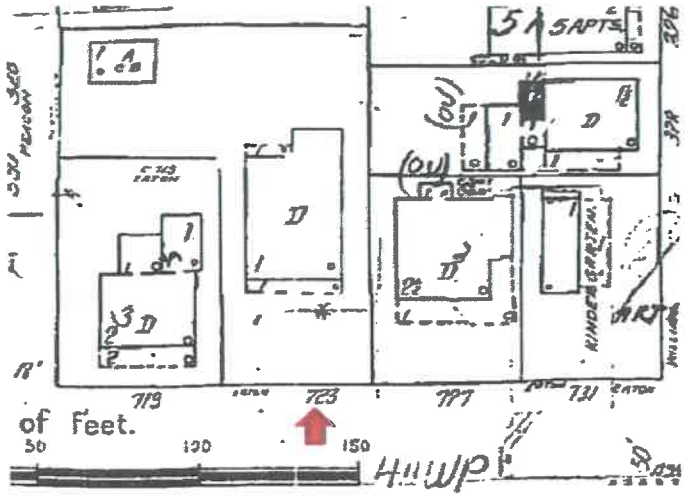
1962: Sanborn maps show the parcel in an L-shaped configuration with frontage on 723 Eaton Street and 329 Peacon Lane. The principal structure is denoted with a 'D', indicating a dwelling unit. The concrete block structure that is the subject of this application is denoted 'A' for auto, indicating that it was a garage. This is consistent with the below photo below, provided by the Historic Preservation Planner. It is a photo circa 1965, in which the structure appears to be a garage.



1962 Sanborn map showing 723 Eaton Street and 329 Peacon Lane as one parcel. The structure fronting Eaton Street is designated "D" for dwelling. The structure fronting Peacon Lane is designated "A" for Auto.

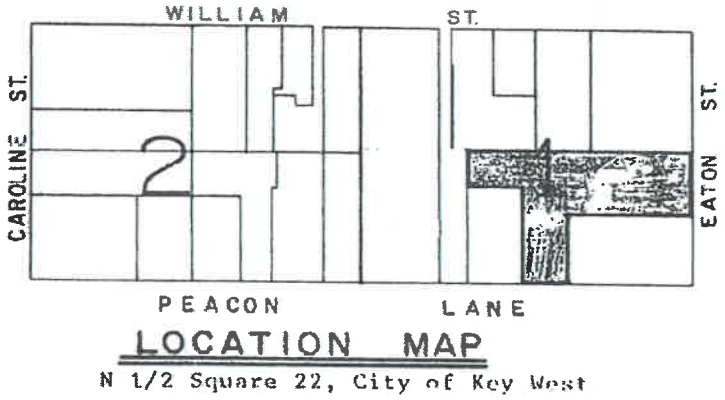
Image of 329 Peacon Lane, circa 1965. From Monroe County Library/ Key West Historic Preservation records.

Exhibit B

1975: The portion of the property containing the concrete block structure fronting Peacon Lane was conveyed separately from the portion fronting Eaton Street. The grantor was Allen E. Curry. The grantees were William W. White and Mary H. White (Exhibit F).

1983: According to records located in the Monroe County Clerk of Court deed books, there was a 1983 conveyance of the subject properties from Mary H. White, surviving spouse of William W. White. The grantee was Albert J Osterman. The legal description of the property from the satisfaction of mortgage deed indicates that both the lot fronting 723 Eaton and the lot fronting 329 Peacon Lane were included in the conveyance (Exhibit G).

1989: A warranty deed for the property containing both 723 Eaton Street and 329 Peacon Lane was executed on 6/20/1989. The granter was Albert J. Osterman. The grantees were William Verge and James Seitz. It includes a legal description in metes and bounds, as well as a certified boundary survey with a surveyor's affidavit (Exhibit H).



Survey from 1989 Deed.

2017: Property containing 723 Eaton Street and 329 Peacon Lane was purchased by FYF, LLC, with Letitia Erdman as Manager (Exhibit I).

2020: A portion of the property fronting 329 Peacon Lane was sold to Peacon Lane Realty, LLC, with Douglas Erdman as authorized member (Exhibit B).

Exhibit B

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Lot fragment conveyed in 2020 deed between Peacon Lane Realty, LLC and FYF, LLC.

Code Analysis

Section 118-2. Conformance required.
No subdivision shall be platted or recorded and no lot shall be sold from such plat nor shall any building permit be issued unless the subdivision meets all the applicable laws of the state and has been approved in accordance with the requirements of the city as established in this chapter. Proposed subdivisions within any historic district shall comply with the historic district regulations of this subpart B as well as historic architectural review commission (HARC) design guidelines.

- *The subdivision of the lot containing 329 Peacon Lane was not approved in accordance with the requirements of the city as established in Chapter 118.*

Section 118-3. Definitions; major and minor subdivisions and lot splits.
All future subdivisions of land within the corporate city limits shall be classified as being a "major subdivision" or "minor subdivision," as defined in this section, and shall be subject to the land development regulations of this subpart B as they apply. The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:
Lot splits means any change in the lot lines or boundaries defining land configurations which does not increase the number of lots and requires no extension of off-site improvements.
Major subdivision means any subdivision not classified as a minor subdivision.
Minor subdivision means any residential subdivision of land meeting the following conditions:
(1) Having four lots or less on a public way; or
(2) Does not require an extension of any off-site improvements.
(Ord. No. 97-10, § 1(4-19.1(C)), 7-3-1997)

- *The creation of the parcel RE# 00003400-000100, from the undivided parcel RE# 00003400-000000, is an unlawful residential subdivision of land having four lots or less on a public way.*

Exhibit B

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3722

Sec. 118-4. - Recording of plats, lot splits or other change in lot lines or boundaries defining land configuration.
No final plat of any subdivision, lot split, or other change in lot lines or boundaries intended to define land configuration shall be recorded in the office of the clerk of the circuit court of the county until the subdivision or other subject change shall have been duly approved by the city in the manner prescribed in this chapter. Any such plat, lot split, or other record of change in land configuration must clearly display a written certification demonstrating city approval prior to being duly recorded in the office of the clerk of the circuit court of the county.

(Ord. No. 97-10, § 1(4-19.1(E)), 7-3-1997)

- *The subdivision of the subject property was not approved by the city in the manner prescribed in Chapter 118.*

Section 118-5. Unlawful sale or transfer of property.
It shall be unlawful for anyone who is the owner or agent of the owner of any land in the city to transfer, sell, agree to sell, convey, or negotiate to sell such land by reference to, exhibition of or other use of a plat of a minor or major subdivision of such land without having recorded an approved subdivision plat as required in this chapter. If such unlawful use is made of a plat before it is properly approved and recorded, the owner or agent of the owner of such land shall, upon conviction, be guilty of a misdemeanor punishable pursuant to section 1-15.

- *The property at 329 Peacon Lane was sold by use of a minor subdivision that was not approved as required in Chapter 118.*

Sec. 118-6. - Building permits subject to final plat approval and recording.
No building permit shall be issued nor shall any city services be rendered until a final plat for such impacted land has been approved and recorded pursuant to requirements stipulated in this chapter.

- *The final plat for the subject property was not approved in accordance with the requirements stipulated in in Chapter 118 of the land development regulations. Therefore, no building permits shall be issued and no city services shall be rendered until the site comes into compliance.*

Sec. 122-31. Noncomplying lots or building sites of record.
(a) In any district in which single-family dwellings are allowed, a single-family dwelling and customary accessory buildings may be erected on any legal nonconforming single lot that is in existence on January 1, 1994, and that is in different ownership from the adjoining property. This subsection shall apply even though such lot fails to meet the requirements for area, depth or width, provided that all other zoning requirements shall apply.
(b) If two or more adjoining lots or portions of lots in single ownership on January 1, 1994, do not meet the requirements for building site width, depth and area as established by this article, the land involved shall

be considered to be an undivided parcel, and no portion of the parcel shall be used or sold that does not meet building site width, depth and area requirements, nor shall any division of the parcel be made that leaves remaining any lot with substandard width, depth, area, parking, open space or stormwater retention. Notwithstanding anything to the contrary in this subsection, two or more adjoining lots or building sites shall not be considered to be an undivided parcel, and may be sold or used for single-family dwellings, if allowed by applicable district regulations, so long as each lot or building site is at least 75 percent of the minimum lot size of the applicable district regulations and is not otherwise required to provide required parking for the adjacent parcel.
(Ord. No. 00-10, § 8, 6-6-2000)

- *On January 1, 1994, 329 Peacon Lane and 723 Eaton Street was a single parcel (RE# 00003400-000000) under common ownership containing portions of several adjoining lots. It is considered an undivided parcel, and no portion of the parcel shall be used or sold because it does not meet building site width, depth and area requirements.*

Sec. 122-95. - Compliance required.
No building or structure shall be erected, reconstructed or structurally altered, nor shall any building, land or water be used for any purpose other than a use permitted in the district in which such building, land or water is located. No building or land shall be used so as to produce greater heights, smaller yards, less unoccupied area, or higher density or intensity than is prescribed for such building or land within the district regulations in which the building or land is located. No lot which is or which may be built upon shall be so reduced in area so that the yards and open spaces will be smaller than prescribed by this subpart B.

Sec. 122-600. Dimensional requirements.
The dimensional requirements in the historic medium density residential district (HMDR) are as follows; however, construction may be limited by proportion, scale and mass considerations as expressed through the historic architectural review commission design guidelines:

[...]

(1) Maximum density: 16 dwelling units per acre (16 du/acre).

[...]

(5) Minimum lot size: 4,000 square feet.

- *The subject parcel is 1,535 square feet, which does not meet the HMDR zoning district minimum lot size requirement of 4,000 square feet.*
- *The maximum density in the HMDR zoning district is 16 dwelling units per acre. The minimum lot size that can accommodate that density is 2,718.75. The subject parcel cannot accommodate the proposed density.*

Sec. 122-1077. Conformance required.

Exhibit B

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3722

No building, structure or land shall be used or occupied, and no building or structure or part thereof shall be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations specified in this subpart B.

- *This land is not in conformity with all of the regulations specified in subpart B of the Code of Ordinances for the reasons described above.*

Sec. 122-1079. Lots of record less than minimum size.
Any legally platted lot of record, which conformed with the regulations and procedures governing subdivision of lots, at the time of the adoption of the ordinance from which this section derives which contains less lot area or width than required in the district in which it is located may be used for a use permitted in such district. The provision shall not be construed to permit more than one dwelling unit on a lot with less area per family than required for the district in which such lot is located. However, if the substandard lot adjoins other land under the same ownership which if used could correct the nonconforming lot area or width:
(1) The substandard lot shall not be permitted a vested development right unless the nonconformity is remedied; and
(2) Any subsequent sale or ownership transfer of the substandard lot, adjoining lot, or portion thereof shall not result in a vested development right in the subject substandard lot unless the transaction corrects deficiencies in the substandard lot.
(Ord. No. 97-10, § 1(2-7.4), 7-3-1997)

- *Prior to the 2020 sale or transfer of ownership of the property at 329 Peacon Lane, the lot fragment adjoined other land in the same ownership. The 2020 sale or ownership transfer did not remedy the deficiencies in the substandard lot. As a result, the sale or ownership transfer shall not result in a vested development right.*

Sec. 122-1146. - Yard and building site requirements.
Yards or building sites created after the effective date of the ordinance from which the land development regulations derive shall meet or exceed the minimum requirements established in the schedule of district regulations located in divisions 2 through 14 of article IV of this chapter, in division 2 of this article and in this division. No yard or building site existing on the effective date of the ordinance from which this section derives shall be reduced in dimension or area below the minimum requirements set forth.

(Ord. No. 97-10, § 1(2-5.9(F)), 7-3-1997)

- The subject yard and building site, as it existed on the date of the above-referenced ordinance, has been reduced in dimension and area below the minimum requirements set forth.

Section 122-1407. Division of land.
No person shall divide any land in a manner that would result in any portion of such land failing to meet the minimum requirements established in the land development regulations for the zone in which such land is

Exhibit B

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3722

located. Any subdivision of land shall comply with the land development regulations, including chapter 118. All subdivisions shall be required to obtain approval from the city planning office as to compliance with applicable land development regulations in the form of a signed approved subdivision plan."

- *The property at 329 Peacon Lane fails to meet the minimum requirements for the HMDR zoning district. The subdivision that resulted in the new parcel RE# 00003400-000100 was not approved in accordance with the requirements of the land development regulations. For both reasons, this property is not in compliance with the land development regulations.*

Planning Determination

The Planning Department of the City of Key West is tasked in Section 108-991 (3) to "...review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010." Staff has reviewed this application according to the criteria in Section 108-991 of the City Code of Key West, considered materials submitted by the applicant, and reviewed the application with City Legal staff. In conjunction with these materials, staff research, and a site visit conducted with the applicant and City Attorney on April 12, 2023, it is the determination of the Planning Department that there is not a body of evidence to support the existence of one (1) additional dwelling unit on the property in April of 2010.

Additionally, Section 108-991(3) which governs Lawful Unit Determinations requires that "Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located." The application has not demonstrated that the unit sought to be established is or has been legally permissible under the current or any former zoning requirements of the applicable district.

The request for a lawful unit determination for 329 Peacon Lane is denied.

Sincerely,

Katie P. Halloran
Planning Director

Dated: June 21, 2023

Exhibits:

Exhibit B

THE CITY OF KEY WEST
Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3722

Exhibit A – Parcel Split Application
Exhibit B – 2020 Peacon Lane Deed
Exhibit C – 2018-2020 Building Permits
Exhibit D – 2020 Electrical Permit
Exhibit E – KEYS Records
Exhibit F – 1975 Deed
Exhibit G – Satisfaction of Mortgage
Exhibit H – 1989 Deed
Exhibit I – 2017 Deed
Exhibit J – Application & Supporting Documents

Exhibit B

Exhibit A

Exhibit B

MONROE COUNTY PROPERTY APPRAISER

COUNTY COURTHOUSE
P.O. BOX 1176
KEY WEST, FLORIDA 33041
PHONE (305) 292-3420 FAX: (305) 292-3431

Scott P. Russell, CFA

Split Parcel Checklist

Property Owner(s): From: FYF LLC To: _____

Parcel(s): 00003400-000000 AK: 1003531

Physical Address: 723 EATON ST AND 329 PEACON LN

Legal: KW PT LOT 1 SQR 22

- [x] Deed or Request from Property Owner Received PROPERTY OWNER REQUEST
- [ ] Request Sent to Appraisal Dept for Inspection and Approval DAVE KRAUSE
- [ ] Appraiser Requested to Update Last Inspection Date on Account _____
- [x] Ownership Verified X Yes ___ No ___ N/A
- [x] Tax Bill Printed Taxes Paid? X Yes ___ No ___ N/A
- [x] Map received from GIS
- [ ] Print Property Record Card of Parent Parcel
- [ ] New Parcel Created
- [ ] Assign Parcel ID for new Parcel 00003400-000100 AK 9104453
- [ ] Parcel ID Tab – Drop Down Subdivision Name _____
- [x] Section 06 Township 68 Range 25
- [x] Census Block Group No on Parcel ID Tab 120879725001
- [x] PC Code 0100 NBHD Code 6108 Mill Group 10KW
- [ ] Verify/Obtain Correct Physical 329 PEACON LANE KEY WEST
- [ ] FEMA Status Verified ___ All ___ Partial ___ None - From Parent Parcel
- [ ] Verify if Split/Combine has a previous sale in the same tax roll ___Yes X No if yes, put the code in the sale viewer ___
- [ ] New Legal KW PT LOT 1 SQR 22
- [x] OR'S OR617-318 OR750-591D/C OR897-1066/67 OR903-1434/35 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197
- [x] Land Use Code 010D New Square Foot/Acreage Area 1535 SF COGO ___Yes ___No
- [ ] Front ___ Depth ___ Land Dept Factor ___ Landline Phy Adj ___ Shape Adj ___ Locational Adj ___
- [ ] FEMA Indicator and FEMA Land Characteristics ___ Yes ___ No - From Parent Parcel
- [x] Homestead Status and Other Exemptions Verified ___ Code ___ None Override ___
- [x] Non-Homestead Base Year Adjusted as Necessary 2019
- [ ] Parent Parcel Updated
- [x] Updated Legal KW PT LOT 1 SQR 22
- [x] OR'S _____
- [x] Land Use Code 080D New Square Foot/Acreage Area 6886.5 SF COGO ___Yes ___No
- [x] Front ___ Depth ___ Land Dept Factor ___ Landline Phy Adj ___ Shape Adj ___ Locational Adj ___
- [ ] Split/Combine box Updated _____
- [ ] Non-Homestead Base Year Adjusted as Necessary 2018
- [ ] Homestead Status and Other Exemptions Verified ___ Code ___ None Override ___
- [ ] Mapping Notified of New Parcel _____
- [ ] Appraiser Notified _____
- [ ] IT Notified of New Parcel (ONLY IF THE PARCEL HAS FEMA) _____
- [ ] TPP Notified of New Parcel _____
- [ ] Cut-Out Prepared ___ Tax Roll

JUN 21 2019

Completed by: _____

MCPA-208
Rev 07/11

Exhibit B

SCOTT P. RUSSELL, CFA
MONROE COUNTY PROPERTY APPRAISER
COUNTY COURTHOUSE
P.O. BOX 1176
KEY WEST, FLORIDA 33041
PHONE (305) 292-3420 FAX: (305) 292-3431

MCPA-203
Rev 4/13

IMPORTANT NOTICE

Pursuant to *Florida Statute 197.192* the property appraiser's office will not split or combine parcels until all taxes due or delinquent have been paid to the Tax Collector. It should also be noted that a parcel split / combination by the Property Appraiser is for ***taxation purposes only*** and does not imply legality of the land division being requested, the legality for such parcel to be conveyed via land title, nor the suitability for such parcel to be developed. No rights are being granted by this action that is reserved to any regulatory agency. Contact the appropriate land development, zoning, and/or planning department of your jurisdiction for questions concerning property development.

PLEASE NOTE: The Splitting of Parcels May Increase Your Property Assessment, Possibly Resulting in Higher Taxes.

HOMESTEAD PROPERTIES CURRENTLY AFFECTED BY AMENDMENT 10, SAVE OUR HOMES:

The land division (split) of a homestead property will result in the removal of the Save Our Homes 3% assessment limitation (cap) from the newly created (split-out) parcel. The new (split-out) parcel will be assessed at market value generally resulting in an increase in taxable value. If at a future date the property owner desires to re-combine the property, the new (split-out) parcel will be combined back with the homestead parcel at its current market value. The Save Our Homes cap **will not** be restored to its former level. When combining any parcel with a homesteaded parcel, the full market value of the non-homesteaded parcel will be added to the assessed value of the homesteaded parcel for the current tax roll. In subsequent tax years, that value shall be protected by the Save Our Homes assessment cap.

NON-HOMESTEAD PROPERTIES AFFECTED BY AMENDMENT 1, ASSESSMENT LIMITATION:

Per Florida Statute 193.1554(7) and 193.1555(7) the land division (split) or combination of non-homestead property will result in the removal of the 10% assessment limitation (cap) and the assessment of the parcel(s) at full market value in the following tax year.

Property Owner(s) initials: Please note that by initialing this box you are stating that you have read and understand the above statement.

_____ Property Owner initials _____ Property Owner/Spouse initials _____ Property Owner/Spouse initials

Property Appraiser to Be Held Harmless:

It is the responsibility of the owner to ensure that any and all prior or currently due tax amounts on any parcels being split or aggregated with any other parcels are paid in full to the Tax Collector. This agency is not responsible for any delinquent taxes, penalties, or interest that could occur and accrue due to negligence on the part of the property owner, the owner's representatives, or other parties when requesting parcel splits or combinations. This action does not nullify or alleviate any existing liens or encumbrances on the property. Furthermore, if the property is encumbered by a mortgage, it is the owner's responsibility to seek prior approval from the mortgage company for any changes to the property involving a split or combination. You agree by submitting this application that the Monroe County Property Appraiser is neither responsible nor liable for any problems or complications resulting from this request.

By signing below, whether by the owner or the owner's representative, the owner acknowledges they have read and understand the aforementioned and availed themselves of the opportunity to ask any questions, seek clarification, or obtain additional information prior to this action being requested.

Name of Owner of Record: FYF,LLC

Address: PO BOX 244 Fort Atkinson, WI 53538

Telephone: (920) 728-6711 E-Mail: c/o owen@owentrepanier.com

Signature: Agent Date: 06/19/19

For Office Use Only

This split/combination will be effective for the 20___ tax year. JUN 21 2019

Approved By: _____ Date: _____

Monroe County Property Appraiser's Office

Exhibit B

SCOTT P. RUSSELL, CFA
MONROE COUNTY PROPERTY APPRAISER
COUNTY COURTHOUSE
P.O. BOX 1176
KEY WEST, FLORIDA 33041
PHONE (305) 292-3420 FAX: (305) 305-292-3431

MCPA-203
Rev 9/2017

Request to Split or Combine Real Estate Parcels

☑ Split ☐ Combine

PARENT PARCEL IDENTIFICATION NUMBER(S) & ACCOUNT #(S)

Parcel ID: [redacted] Account #: [redacted]
Parcel ID: _____ Account #: _____
Parcel ID: _____ Account #: _____
Parcel ID: _____ Account #: _____

NEW PARCEL IDENTIFICATION NUMBER(S) & ACCOUNT #(S)

Parcel ID: 00003400-000000 Account #: 1003531
Parcel ID: _____ Account #: _____
Parcel ID: _____ Account #: _____
Parcel ID: _____ Account #: _____

JUN 21 2019

Desired Configuration:

Special Requests/Notes/Comments: Would like to re-establish this lot as a stand alone lot.
please see attachment.

FOR OFFICE USE ONLY

Date Received: _____ Received by: _____

Mill Group: _____ NBHD Code: _____ PC Code: _____ FEMA: _____ All _____ Partial _____ Affordable Housing _____

Homestead Parcel _____ Non-Homestead Parcel _____ AG Class _____ Working Waterfront _____ Exemptions Code(s): _____

Physical Location: _____

Documents Received: Recorded Deed _____ Declarations _____ Restrictions _____ Survey or Site Plan _____

Proof Taxes Paid _____

Aerials/Maps _____ Owner Request Form _____ Other: _____

Current Market Value: $_____ Current Assessed Value: $_____

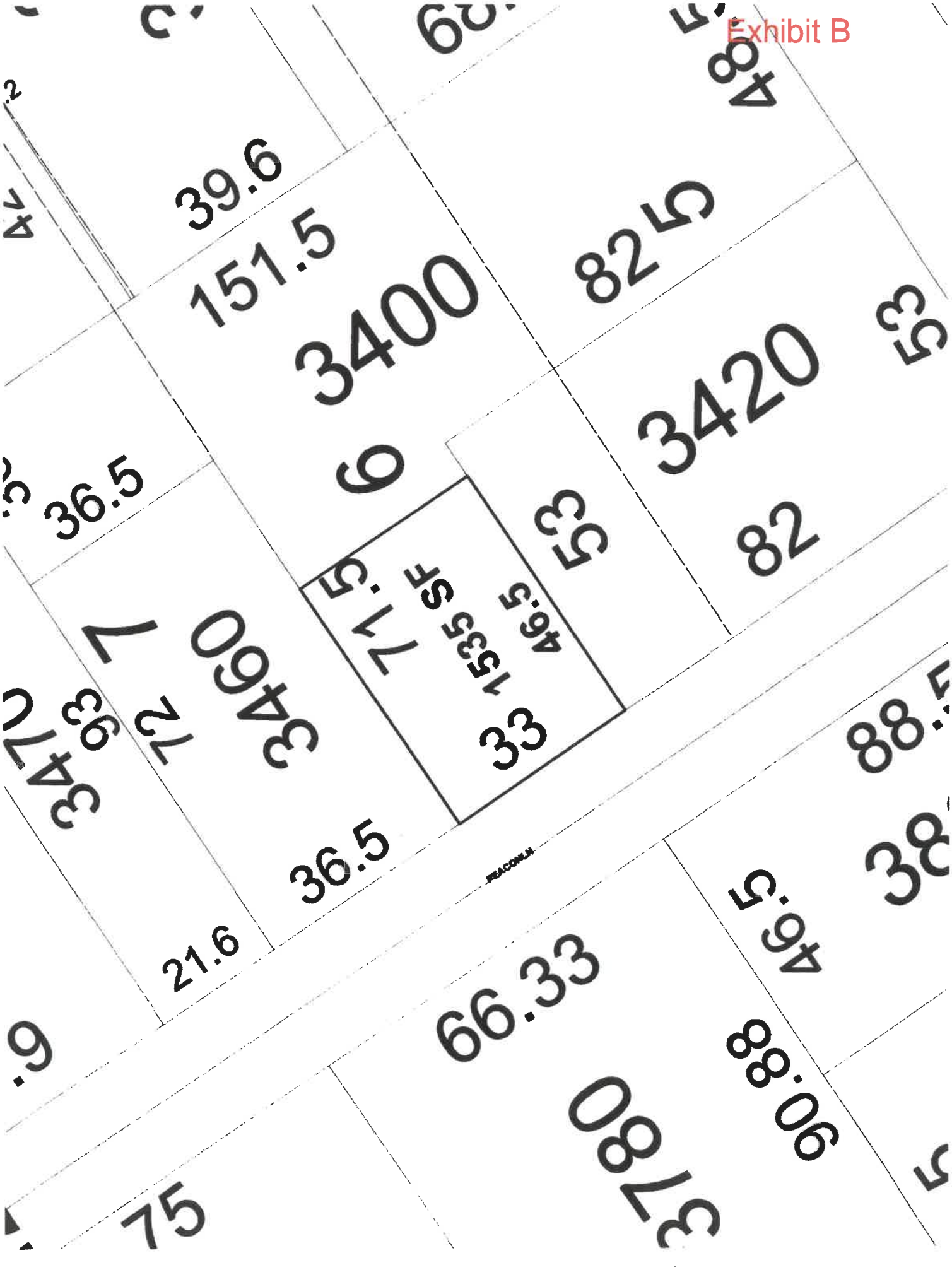
Request Approved (Please complete worksheet)._____ _____ Waste Mgmt. Notified

Request Denied: Reason: _____

Owner Notified (Date): _____ *(Attach copy of letter)*

_____ _____
Appraiser Date

Exhibit B


39.6
151.5
3400
82
3420
36.5
82
71.5
1535 SF
46.5
33
3460
72
3470
36.5
21.6
46.5
66.33
88.06
3780
75

WHITE, MARY H
723 EATON STREET
KEY WEST, FL 33040

990

KW
PT LOT 1

SCR 22

OR617-318
OR 750-591D/C

REAL PROPERTY RECORD CARD

341

100349

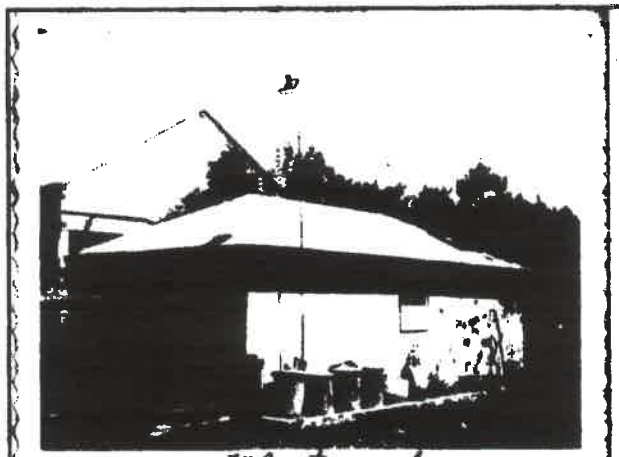
MONROE COUNTY, FLORIDA

00003410-000000

LAND COMPUTATIONS						
QUAN.-TYPE-DESC.	SIZE-AREA	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE
	33x47	35	71		24.85	820
	33x47	45.82	[illegible]		30.62	1010
					TOTAL	820
						1010

PC-01

VALUATION TOTALS		
1986	LAND	820
	IMPROVEMENTS	3,350
	TOTAL	4,170
1974	LAND	1010
	IMPROVEMENTS	473
	TOTAL	1500
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	
19__	LAND	
	IMPROVEMENTS	
	TOTAL	



324 Petronia Lane

PHOTO
IMP #2

PHOTO
IMP #3

PHOTO
IMP #4

— NOTES —

75/[illegible] OR617-318

7-21-89 Deleted parcel now combined under RE 340 for assessment purposes. L.G.

Exhibit B

9-26-77 [illegible]

CARD 1	SCALE 1" =	LAND USE CODE
PLOTTED	FLDWK. BY	DATE
RANDOM	CLASSED BY	DATE

CONSTRUCTION DATA

IMPROVEMENT	1	2	3	4
TYPE OF STRUCTURE	GARAGE	GAR		
YEAR BUILT				
ROOMS				
Total Rooms				
Eff. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
No. of Baths				
No. of Fixt. Rms.				
___ Fixt. R. Rms.				
___ Fixt. R. Rms.				
Total Fixtures				
FOUNDATION				
Continuous Wall	CONCR			
Piers				
Piling				
ADJUSTMENTS				
Frame				
Height				
Fnat & Interior				
Apt Equiv.				
Partitions				
Special Use				
EXTERIOR WALLS				
Wallboard				
Corr. Metal				
Corr. Asbestos				
Wd. Fr. Stucco				
Wd. Fr. Asbestos				
C.B. Plain	✓			
C.B. Stucco				
Wd. Fr. Siding				
Tile Stucco				
Brick				
Reinf. Conc.				
Panel, Stone, Mtl.				
ROOF TYPE				
Flat, Shed				
Hip, Gable	✓			
Bar Joist				
Wood Truss				
Prestressed				
Steel Truss				
ROOF MATERIAL				
Str. Mtl. Rail				
T. & G., B.U.				
Shing., Wd., Etc.	✓			
Shing., Asbestos				
Tile, Cement				
Tile, Clay				
Bermuda				
Slate				
Gypsum				

IMPROVEMENT	1	2	3	4
INTERIOR FINISH				
Unfinished	✓			
Wd. or Coll. Bds.				
Wallboard				
Plaster, No Furring				
Plaster, Furring				
Drywall				
Wood Panel				
FLOORS				
None				
Single Plan				
Concrete	✓			
Conc., Asph. Tile				
Conc., Terrazzo				
Double Plan				
Double Hardwood				
Precast Conc.				
Parquet				
Conc. & Tile				
Conc. Cer. Tile				
Marble				
PLUMBING				
None	✓			
Poor				
Good, Plain				
Good, Tile				
HEATING				
None	✓			
Unit Heat				
Cntrl. Heating				
Cntrl. Cooling				
Cntrl. Cool & Heat				
ELECTRICITY				
None				
Poor	✓			
Average				
Good				
CLASS & SCALE		GAR		
CONST. UNITS				
CLASS UNITS				
TOTAL UNITS				
BASE RATE				
ADJ. RATE	3.00	4.00 BF		
AREA	338	338		
E.F.				
E.F.				
REP. COST NEW	1014	1352		
CONDITION	.35			
DEP. REP. VALUE	350	473		

DEPRECIATION ADJUSTMENT

NO.	PHY.	ADJUSTMENT	%	COND.
1				
2				
3				
4				

Exhibit B

WM. WHITEHEADS SQRS. 22,23,35 & 36

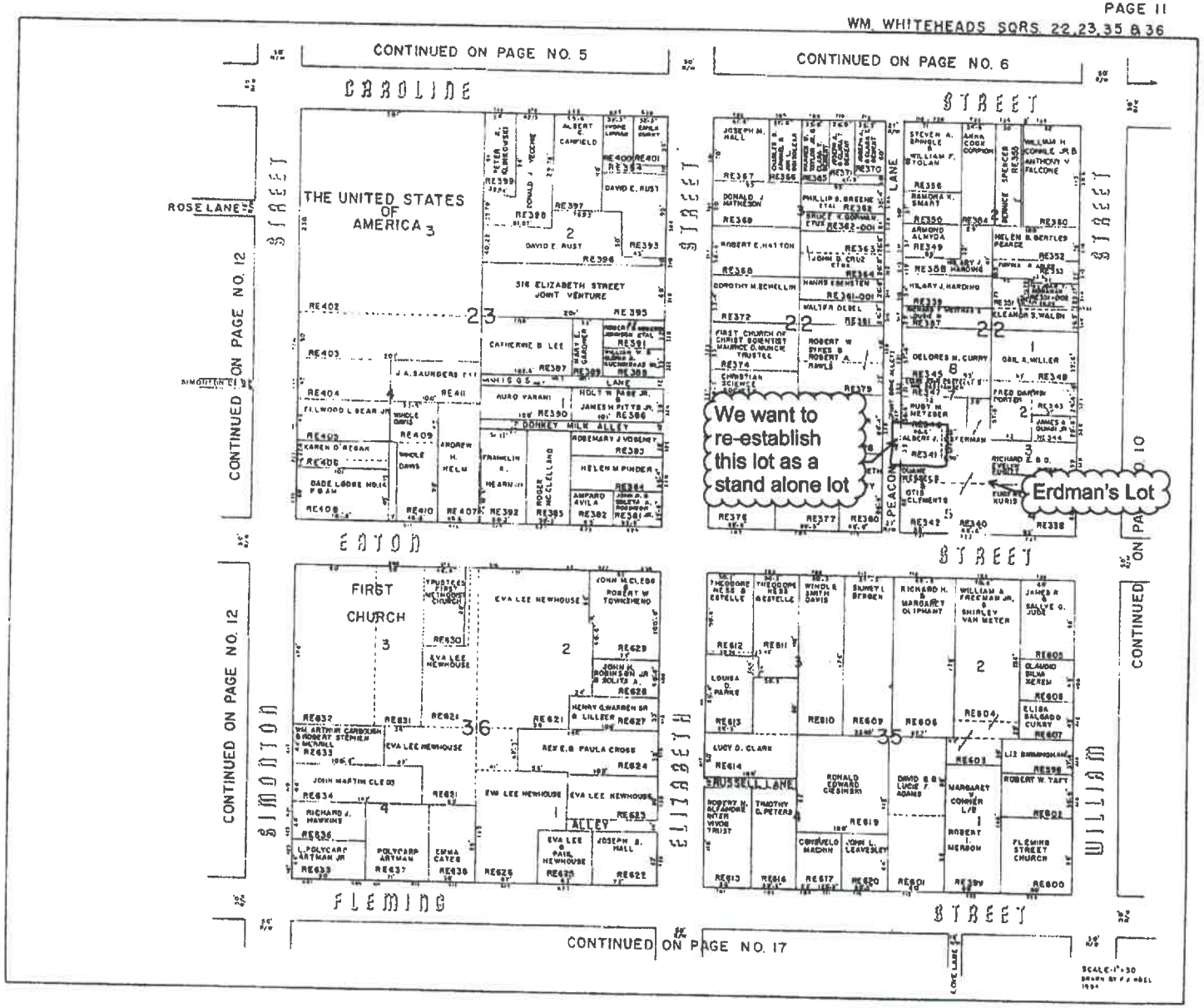
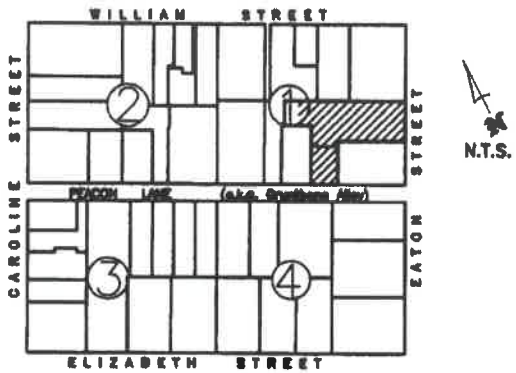


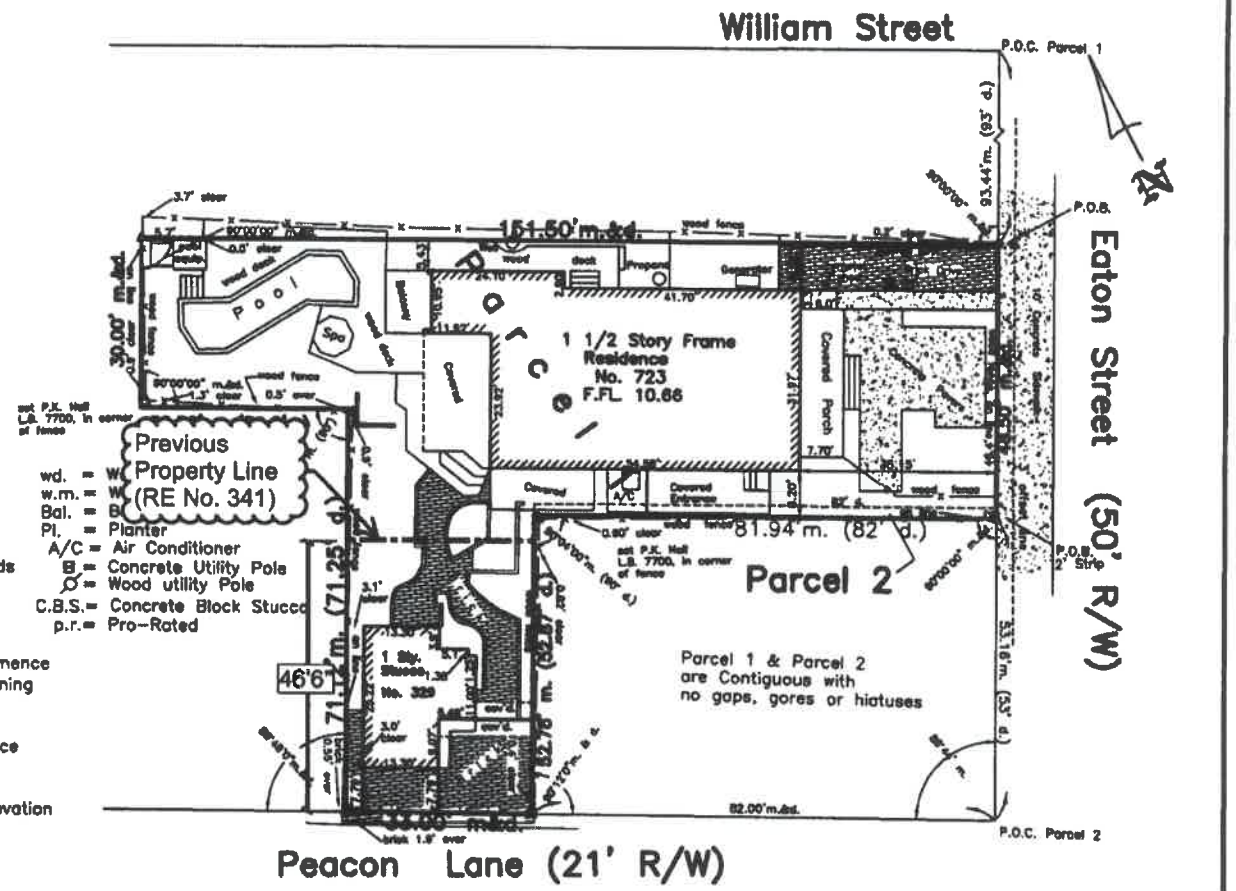
Exhibit B



N.T.S.

LOCATION MAP

Square 22, City of Key West, Fl.



SURVEYOR'S NOTES:

North arrow based on assumed median Reference Bearing: R/W Eaton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.:Basic Elevation: 14.324
Survey performed without benefit of Title search on this or surrounding properties.

Monumentation:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊕ = Set 1/2" I.B., P.L.S. No. 2749

Field Work performed on: 5/1/17

CERTIFICATION made to:
FYF, LLC, a Wisconsin limited liability company
William G. Verge and James R. Seitz
Chicago Title Insurance Company
Spottswood Spottswood Spottswood & Sterling PLLC

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
O.R. = Official Records
N.T.S. = Not to Scale
℄ = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
C.L.F. = Chain Link Fence
o/h = Overhead
u/g = Underground
F.FL. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
wd. = W
w.m. = W
Bal. = B
Pl. = Planter
A/C = Air Conditioner
B = Concrete Utility Pole
Ø = Wood utility Pole
C.B.S. = Concrete Block Stucco
p.r. = Pro-Rated

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimun technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sheet 1 of 2

FYF, LLC, a Wisconsin limited liability company
329 Peacon Lane, Key West, Fl. 33040

BOUNDARY SURVEY

Dwn No.: 17-209

Scale: 1"=20'
Date: 8/7/84
Ref. 8-24 60-30 224-84
Flood panel No. 1516 K
Flood Zone: X
Dwn. By: F.H.H.
Flood Elev. –

REVISIONS AND/OR ADDITIONS
5/16/17: Updated, owner, cert, brick, sep. fences,deck

fred/dwg/kw/block22/329peacon

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Exhibit B

Exhibit B

MONROE COUNTY

HONORABLE DANISE D. HENRIQUEZ, TAX COLLECTOR

Bill History — Real Estate Account At 723 EATON St, KEY WEST

Real Estate Account #1003531 | Parcel details | Latest bill | Full bill history | Print th

There are no unpaid bills.

Get Bills by Email

Amounts as of 06/20/2019

Bill	Balance		Status	Action
2018 Annual Bill	$0.00	01/29/2019	Paid $12,137.34 Receipt #116-18-00000705	Print (PDF)
2017 Annual Bill	$0.00	10/30/2018	Paid $9,470.23 Receipt #116-18-00000074	Print (PDF)
Redeemed certificate #11	Face $9,013.31 Rate 0.25%	10/30/2018	Certificate redeemed	
		06/01/2018	Certificate issued	
		05/01/2018	Advertisement file created	
2016 Annual Bill	$0.00	01/30/2017	Paid $8,149.69 Receipt #103-16-00002874	Print (PDF)
2015 Annual Bill	$0.00	12/22/2015	Paid $7,797.21 Receipt #103-15-00003358	Print (PDF)
2014 Annual Bill	$0.00	12/29/2014	Paid $7,544.09 Receipt #103-14-00002848	Print (PDF)
2013 Annual Bill	$0.00	12/31/2013	Paid $7,477.92 Receipt #115-13-00002296	Print (PDF)
2012 Annual Bill	$0.00	12/31/2012	Paid $5,216.61 Receipt #108-12-00004151	Print (PDF)
2011 Annual Bill	$0.00	12/27/2011	Paid $5,803.47 Receipt #108-11-00003319	Print (PDF)
2010 Annual Bill	$0.00	03/29/2011	Paid $5,778.34 Receipt #123-10-00005100	Print (PDF)
2009 Annual Bill	$0.00	11/30/2009	Paid $7,777.72 Receipt #105-09-00000046	Print (PDF)
2008 Annual Bill	$0.00	11/25/2008	Paid $8,466.48 Receipt #108-08-00001977	Print (PDF)
2007 Annual Bill	$0.00	11/26/2007	Paid $8,092.92 Receipt #101-07-00002701	Print (PDF)
2006 Annual Bill	$0.00	11/29/2006	Paid $6,967.44 Receipt #2006-902722	Print (PDF)
2005 Annual Bill	$0.00	11/23/2005	Paid $7,119.11 Receipt #2005-300257	Print (PDF)
2004 Annual Bill	$0.00	11/23/2004	Paid $6,335.18 Receipt #2004-6500134	Print (PDF)
2003 Annual Bill	$0.00	12/01/2003 *Effective 11/30/2003*	Paid $5,979.28 Receipt #2003-2801546	Print (PDF)
2002 Annual Bill	$0.00	11/27/2002	Paid $6,323.81 Receipt #2002-9002301	Print (PDF)
2001 Annual Bill	$0.00	11/21/2001	Paid $6,370.87 Receipt #2001-1600286	Print (PDF)
2000 Annual Bill	$0.00	11/28/2000	Paid $5,884.68 Receipt #2000-1002113	Print (PDF)
Total Balance	$0.00			There are no unpaid bills.

Exhibit B

Penny Johnson

From: Penny Johnson
Sent: Friday, June 21, 2019 12:34 PM
To: 'Alvina Covington'
Cc: Owen Trepanier
Subject: RE: Request to split Real Estate 329 Peacon Ln

Split Parcel Request

RE 00003400-000000 AK 1003531 (723 Eaton St.)
Per property owner's request this parcel is no longer assessing the lot fronting on Peacon Lane, it is now assessed under:
RE 00003400-000100 AK 9104453.

THIS HAS BEEN DONE FOR THE 2019 TAX ROLL.

Our website will reflect the change overnight (by Monday) and the map will update within the next 2 weeks.

If you need any additional assistance, let me know.

Penny Johnson
305-295-3951
pjohnson@mcpafl.org
Real Estate Department of the
Monroe County Property Appraiser

From: Alvina Covington [mailto:alvina@owentrepanier.com]
Sent: Thursday, June 20, 2019 9:02 AM
To: Penny Johnson <pjohnson@mcpafl.org>
Cc: Owen Trepanier <owen@owentrepanier.com>
Subject: RE: Request to split Real Estate 329 Peacon Ln

Here is the Survey

Alvina Covington

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Stree, Key West, FL 33040
Ph. 305-293-8983 / 305-293-8748

From: Alvina Covington <alvina@owentrepanier.com>
Sent: Wednesday, June 19, 2019 4:07 PM
To: phohnson@mcpafl.org
Cc: Owen Trepanier <owen@owentrepanier.com>
Subject: Request to split Real Estate 329 Peacon Ln

Please accept my request (application) split real estate parcel for 329 Peacon Ln

Exhibit B

If you have any questions, please contact me.
Warmest,

Alvina Covington

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Stree, Key West, FL 33040
Ph. 305-293-8983 / 305-293-8748

Exhibit B

Penny Johnson

From: Dave Krause, CFE
Sent: Thursday, June 20, 2019 8:46 AM
To: Penny Johnson
Subject: RE: Request to split Real Estate 329 Peacon Ln

Penny, I have reviewed the split request. My only concern is splitting out an improved parcel. The parcel on Peacon Ln has a small cottage. If that passes approval, please let me know and I will field check the parcel(s).

Thank You

Dave Krause C.F.E.
Deputy Appraiser
500 Whitehead St
KW, FL 33040
305-292-3520

MONROE COUNTY
PROPERTY APPRAISER

From: Penny Johnson
Sent: Wednesday, June 19, 2019 4:28 PM
To: Dave Krause, CFE <dkrause@mcpafl.org>; Jim Gale, CFE <JGale@mcpafl.org>
Subject: FW: Request to split Real Estate 329 Peacon Ln

Please review the attached request to split.
Thanks,

Penny Johnson
305-295-3951
pjohnson@mcpafl.org
Real Estate Department of the
Monroe County Property Appraiser

From: Alvina Covington [mailto:alvina@owentrepanier.com]
Sent: Wednesday, June 19, 2019 4:07 PM
To: phohnson@mcpafl.org
Cc: Owen Trepanier <owen@owentrepanier.com>
Subject: Request to split Real Estate 329 Peacon Ln

Please accept my request (application) split real estate parcel for 329 Peacon Ln

If you have any questions, please contact me.

Exhibit B

Warmest,

Alvina Covington

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Stree, Key West, FL 33040
Ph. 305-293-8983 / 305-293-8748

Exhibit B

Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3:40 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $18.50 Deed Doc Stamp $0.70

Exhibit B

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: REI9-063
RECORDING FEE: $18.50
DOCUMENTARY STAMPS PAID: $0.70

[space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 2nd day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538, (hereinafter "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 & 00/100ths DOLLARS ($10.00)* and other good and valuable consideration 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, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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

Exhibit B

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, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

Witness # 1 signature
Print name: M. Albarran

By: L B Erdman
Letitia Erdman, Manager & Authorized Member

M. Lynn Taylor
Witness # 2 signature
Print name: Mary Lynn Taylor

STATE OF WISCONSIN
COUNTY OF Walworth

I HEREBY CERTIFY that on this 2nd day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by LETITIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced drivers license as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.

(STAMP/SEAL)

LORI K. JACOBSON
NOTARY
PUBLIC
STATE OF WISCONSIN

Lori K. J
Notary Public, State of Wisconsin
My Commission Expires: 5-08-2020

Permit Details

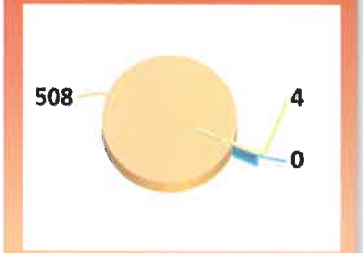
City of Key West

Exhibit C

PERMIT NUMBER
BLD2018-0954

Description:			
Type: **PLUMBING**	Subtype: **COMMERCIAL**	Status: **COMPLETED**	Applied: **10/25/2018 GH**
Parcel No: **00003400-000000**	Site Address: **723 Eaton St 1 Key West,FL 33040**		Approved: **10/29/2018 RW**
Subdivision:	Block:	Lot:	Issued: **10/29/2018 MB**
Lot Sq Ft: **0**	Building Sq Ft: **0**	Zoning:	Finaled: **3/20/2020 PDM**
Valuation: **$5,000.00**	Occupancy Type:	Construction Type:	Expired:
No. Buildings: **0**	No. Stories: **0**	No. Unites: **0**	
Details: **TO ROUGH AND INSTALL 1-TOILET 1-HAND SINK 1-SHOWER 1- KITCHEN SINK 1- WATER HEATER. N.O.C. REQUIRED. GH**			

Process Summary



Applied to Approved
Approved to Issued
Issued to Finaled

ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
APPLICANT	SOUTH WIND POOLS (PL)	5646 3RD AVE	KEY WEST	FL	33040	(305)294-7665		
CONTRACTOR	SOUTH WIND POOLS (PL)	5646 3RD AVE	KEY WEST	FL	33040	(305)294-7665		
OWNER	FYF LLC	43 S Water St	Fort Atkinson	WI	53538			
QUALIFIER	SOUTH WIND POOLS (PL)	5646 3RD AVE	KEY WEST	FL	33040	(305)294-7665		

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLT BY
	00100003220000		($10.00)	($10.00)	11/2/18	OFFSET		OFFSET		JD

Exhibit B

Permit Details

City of Key West

PERMIT NUMBER
BLD2018-0954

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
	00100003220000		($2.00)	($2.00)	11/2/18	OFFSET		OFFSET		JD
	00100003220000		($2.00)	($2.00)	11/2/18	OFFSET		OFFSET		JD
	00100003220000		($2.00)	($2.00)	11/2/18	OFFSET		OFFSET		JD
BUILDING PLAN REVIEW	00100003220000	0	$10.00	$10.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	JD
DBPR SURCHARGE	00100003220000	0	$2.00	$2.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	JD
DEO SURCHARGE	00100003220000	0	$2.00	$2.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	JD
EDUCATION FEE	00100003220000	0	$2.00	$2.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	JD
	Total Paid for ADMINISTRATION:		$0.00	$0.00						
PERMIT APPLICATION FEE	00100003220000	1	$50.00	$50.00	10/26/18	R5231	1431	CHECK	SOUTH WIND POOLS (PL)	GH
	Total Paid for PERMIT APPLICATION FEE:		$50.00	$50.00						
	00100003220000		($34.00)	($34.00)	11/2/18	OFFSET		OFFSET		JD
PLUMBING SITE WORK	40100003435200	0	$34.00	$34.00	11/2/18	DEPOSIT		DEPOSIT	SOUTH WIND POOLS (PL)	JD
PLUMBING SITE WORK	40100003435200	0	$86.00	$86.00	11/2/18	R5550	815093	CREDIT CARD	SOUTH WIND POOLS (PL)	JD
	Total Paid for PLUMBING:		$86.00	$86.00						
	TOTALS:		$136.00	$136.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

Exhibit B

Permit Details
City of Key West

PERMIT NUMBER
BLD2018-0954

BUILDING FINAL HARC	TJ	3/20/2020	3/20/2020	APPROVED	eTRAKiT Inspection Request	3/19/2020 12:47 PM KEY WEST TRIM WORKS INC contact is Paul 305-896-2000 Contact Name: KEY WEST TRIM WORKS INC Site Address: 723 Eaton St 1 Phone: 3059289197 e-Mail: keywesttrimworks@hotmail.com

PARENT PROJECTS

REVIEWS

REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES
01-PERMIT TECH							
PLUMBING	Ron Wampler	10/25/2018	10/29/2018	10/29/2018	APPROVED		

BOND INFORMATION

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	4/17/2019	Anita Woods	BLD18-0954 APP.pdf	BLD18-0954 APP.pdf		0

Exhibit B

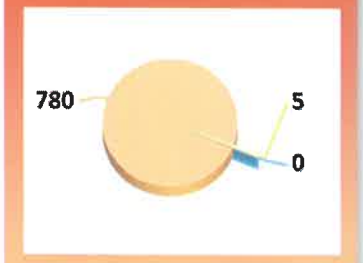
Permit Details

City of Key West

PERMIT NUMBER
2018-00000331

Description:			
Type: **RENOVATION INTERIOR**	Subtype: **COMMERCIAL**	Status: **COMPLETED**	Applied: **1/25/2018 KEYWVX**
Parcel No: **00003400-000000**	Site Address: **723 EATON ST 1 KEY WEST,FL 33040**		Approved: **1/30/2018**
Subdivision:	Block: **HHDR**	Lot:	Issued: **1/30/2018**
Lot Sq Ft:	Building Sq Ft:	Zoning:	Finaled: **3/20/2020 PDM**
Valuation: **$55,000.00**	Occupancy Type:	Construction Type:	Expired:
No. Buildings:	No. Stories:	No. Unites:	
Details: **Partial house renovation , (1) bath, (1) kitchen, (1) bedroom, (1) living area. No structural changes. New kitchen cabinets and fixtures. Bedroom flooring, bathroom fixtures, living room flooring and fixtures.**NOC RECEIVED 5/16/18** January 25, 2018 11:40:31 AM keywvxc.**			

Process Summary



ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
CONTRACTOR	KEY WEST TRIM WORKS INC	VACCARO, LUIGI (QUALIFIER)	KEY WEST	FL	33040	(305)879-6377		
OWNER	FYF LLC	43 S WATER ST	FORT AKINSON	WI	53538	(920)723-1317		
PRIVATE PROVIDER	ALL ASPECTS INSPECTION SERVICE	HERRON, DAVID (QUALIFIER)	SUMMERLAND KEY	FL	33042	(305)745-1200		jim@allaspectsflkeys.com

FINANCIAL INFORMATION

Exhibit B

Permit Details

City of Key West

PERMIT NUMBER
2018-00000331

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
PERMIT EXTENSION 180 DAYS WITHOUT AN APPROVED INSPECTION	00100003220000	0	$70.00	$70.00	2/6/20	R26808	1205	CHECK	KEY WEST TRIM WORKS INC	VC
Total Paid for ADMINISTRATION:			$70.00	$70.00						
DBPR SURCHARGE: FS468.631	0010000 2080200		$20.63	$20.63	2/6/18	2018000003310007518	5266	CHECK		
Total Paid for DBPR SURCHARGE: FS468.631:			$20.63	$20.63						
DEO 1.0	0010000 2080200		$13.75	$13.75	2/6/18	2018000003310007518	5266	CHECK		
Total Paid for DEO 1.0:			$13.75	$13.75						
EDUCATION FEE	0010000 3220000		$2.00	$2.00	2/6/18	2018000003310007518	5266	CHECK		
Total Paid for EDUCATION FEE:			$2.00	$2.00						
HARC MINOR PROJECT	0010000 3240000		$50.00	$50.00	2/6/18	2018000003310007518	5266	CHECK		
Total Paid for HARC MINOR PROJECT:			$50.00	$50.00						
PERMIT FEES	0010000 3220000		$1,320.00	$1,320.00	2/6/18	2018000003310007518	5266	CHECK		
Total Paid for PERMIT FEES:			$1,320.00	$1,320.00						
PLAN REVIEW FEE	0010000 3220000		$55.00	$55.00	2/6/18	2018000003310007518	5266	CHECK		
Total Paid for PLAN REVIEW FEE:			$55.00	$55.00						

Exhibit B

Permit Details
City of Key West

PERMIT NUMBER
2018-00000331

TOTALS: $1,531.38 $1,531.38

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
BUILDING FINAL HARC	PP	2/11/2020	2/11/2020	APPROVED	AAIS Building Final Harc	Inspection done by AAIS history attached. pdm
HARC INSPECTION	TJ	3/20/2020	3/20/2020	APPROVED	eTRAKiT Inspection Request	3/19/2020 12:45 PM KEY WEST TRIM WORKS INC contact is Paul 305-896-2000 Contact Name: KEY WEST TRIM WORKS INC Site Address: 723 EATON ST 1 Phone: 3059289197 e-Mail: keywesttrimworks@hotmail.com

PARENT PROJECTS

REVIEWS

REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES
09-BUILDING	Building Review	1/25/2018	2/14/2018	1/30/2018	APPROVED		
01-PERMIT TECHNICIAN	VERONICA CLEARE	1/25/2018	1/26/2018	1/29/2018	APP FORWARDED FOR REVIEW		

BOND INFORMATION

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	6/3/2020	Anita Woods	NOC18-00000331.pdf	NOC18-00000331.pdf		0
DOC	7/9/2020	Anita Woods	18-0331-723eaton-1-app.pdf.pdf	18-0331-723eaton-1-app.pdf.pdf		1

Exhibit B

ATTACHMENTS						
Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	7/9/2020	Anita Woods	18-0331-723eaton-fr-pmt.pdf.pdf	18-0331-723eaton-fr-pmt.pdf.pdf		1
DOC	7/9/2020	Anita Woods	18-0331-7231eaton-1-plan.pdf.pdf	18-0331-7231eaton-1-plan.pdf.pdf		1
DOC	3/5/2020	Patrick D Mobley	723 Eaton 2018-00000331 Final IR.pdf	723 Eaton 2018-00000331 Final IR.pdf		0

Exhibit B

Permit Details

City of Key West

PERMIT NUMBER
BLD2018-1529

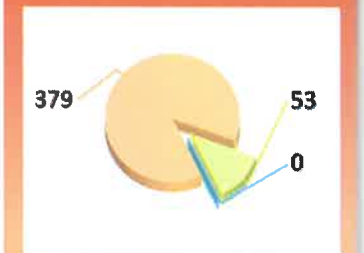
Description:			
Type: **MECHANICAL HVAC**	Subtype: **RESIDENTIAL HARC**	Status: **COMPLETED**	Applied: **12/6/2018 JD**
Parcel No: **00003400-000000**	Site Address: **723 Eaton St 1 Key West,FL 33040**		Approved: **1/28/2019 TR**
Subdivision:	Block:	Lot:	Issued: **1/28/2019 JD**
Lot Sq Ft: **0**	Building Sq Ft: **0**	Zoning:	Finaled: **2/11/2020 PDM**
Valuation: **$8,400.00**	Occupancy Type:	Construction Type:	Expired:
No. Buildings: **0**	No. Stories: **0**	No. Unites: **0**	

Details: **Mini split install. Mitsubishi MXZ-aC36NA2-U1 - M-series 4 zone outdoor heat pump inverter Mitsubishi MSZ-GL12NA-U1-M-series indoor heat pump inverter condenser will be strapped to a stand with galv straps. 4" concrete slab with (4) 3/8' power carbon steel wedge bolts and 1" minimum washer and 2-1/2" embedment into 3000 psi concrete with 6" edge distance. **NOC required HARC INSPECTION REQUIRED ** JYD**No impacts to trees or palms.*KKD** **Unit not to be publicly visible (KP)****

Additional information "survey requested by Melissa Leto (2 copies attached)

Zone X

Process Summary



Applied to Approved
Approved to Issued
Issued to Finaled

ADDITIONAL SITES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES

Exhibit B

REQUEST FOR ADDITIONAL INFORMATION	Gerzale Hill	1/22/2019		SURVEY W/HIGHLIGHTED AREA OF WHERE THE A/C CONDENSER WILL BE PLACED ALONG WITH THE DEMENSIONS OF THE CONDENSER REQUIRED BY MELISSA PAUL LETO. GH

CONDITIONS

CONDITION TYPE	CONTACT	DATE ADDED	DATE REQUIRED	DATE SATISFIED	STATUS	REMARKS	NOTES
CUSTOM CONDITION 1		1/25/2019			INCOMPLETE		Unit not to be publicly visible.
NO IMPACT TO TREES		12/13/2018			INCOMPLETE		CONSTRUCTION IMPACTS NOT AUTHORIZED TO OCCUR TO ANY TREES OR PALMS INCLUDING THEIR ROOTS AND CANOPY BRANCHES.

Exhibit B

Permit Details

City of Key West

PERMIT NUMBER
BLD2018-1529

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
APPLICANT	KEY WEST COOLING CO LLC	410 AVENUE E	KEY WEST	FL	33040	(805)423-6644		keywestcoolingcompany@gmail.com
CONTRACTOR	KEY WEST COOLING CO LLC	410 AVENUE E	KEY WEST	FL	33040	(805)423-6644		keywestcoolingcompany@gmail.com
OWNER	FYF LLC	43 S Water St	Fort Atkinson	WI	53538			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
BUILDING PLAN REVIEW	00100003220000	0	$10.00	$10.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
DBPR SURCHARGE	00100003220000	0	$2.76	$2.76	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
DEO SURCHARGE	00100003220000	0	$4.14	$4.14	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
EDUCATION FEE	00100003220000	0	$2.00	$2.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
	Total Paid for ADMINISTRATION:		$18.90	$18.90						
HARC APPLICATION FEE	00100003220000	0	$50.00	$50.00	12/6/18	R6994	006196	CREDIT CARD	KEY WEST COOLING CO LLC	JD
HARC INSPECTION FEE	00100003220000	0	$25.00	$25.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
HARC REVIEW FEE	00100003220000	0	$50.00	$50.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB
	Total Paid for HARC:		$125.00	$125.00						
AIR CONDITIONING AND OR HEAT PUMP SYSTEMS	00100003220000	0	$166.00	$166.00	1/29/19	R8858	084073	CREDIT CARD	KEY WEST COOLING CO LLC	MB

Exhibit B

Permit Details
City of Key West

PERMIT NUMBER
BLD2018-1529

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
MECHANICAL PLAN REVIEW FEE	00100003220000	0	$50.00	$50.00	12/6/18	R6993	006196	CREDIT CARD	KEY WEST COOLING CO LLC	JD
Total Paid for MECHANICAL PERMIT:			$216.00	$216.00						
TOTALS:			$359.90	$359.90						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
MECH FINAL HARC	PP	2/11/2020	2/11/2020	APPROVED	AAIS Mech Final	Inspection done by AAIS history attached. PDM
BUILDING FINAL HARC	TJ	3/20/2020	3/20/2020	DISAPPROVED	eTRAKiT Inspection Request	3/19/2020 12:48 PM KEY WEST TRIM WORKS INC contact is Paul 305-896-2000 Contact Name: KEY WEST TRIM WORKS INC Site Address: 723 Eaton St 1 Phone: 3059289197 e-Mail: keywesttrimworks@hotmail.com

PARENT PROJECTS

REVIEWS

REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES
01-PERMIT TECH							
PLANNING	Melissa Paul Leto	12/6/2018	1/25/2019	1/25/2019	APPROVED		need survey need you to draw on the boundary survey the ac unit. Provide dimensions of the ac unit. There is 5.43 feet of setback in that area. I'm not sure how it will comply with the 5 foot setback.

Exhibit B

URBAN FORESTRY	Karen DeMaria	12/6/2018	12/6/2018	12/13/2018	APPROVED W/ CONDITIONS		No impacts to trees or palms.
HARC	HARC Reviewer	12/6/2018	12/6/2018	1/25/2019	APPROVED W/ CONDITIONS		
MECHANICAL	Terry Richardson	12/6/2018	12/6/2018	1/28/2019	CORRECTIONS NEEDED	NOA	Needs noa for the anchoring.
		12/17/2018					
		1/25/2019					
MECHANICAL	Terry Richardson	1/28/2019	1/28/2019	1/28/2019	APPROVED	NOA Added	Clarification submitted, NOA for Condensor unit mounting

BOND INFORMATION

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	3/7/2019	Anita Woods	NOA 18-1529.pdf	NOA 18-1529.pdf		0
DOC	3/7/2019	Anita Woods	BLD 18-1529 APP.pdf	BLD 18-1529 APP.pdf		0
DOC	12/13/2018	Joelle Deese	bld18-1529_drawings.pdf	bld18-1529_drawings.pdf		0
DOC	12/13/2018	Joelle Deese	bld18-1529_app.pdf	bld18-1529_app.pdf		0
DOC	1/23/2019	Joelle Deese	bld18-1529_add_info.pdf	bld18-1529_add_info.pdf		0
DOC	1/10/2019	Marybeth Barter	2018-1529survey.pdf	2018-1529survey.pdf		0
DOC	1/11/2019	Marybeth Barter	1529survey.pdf	1529survey.pdf		0
DOC	6/24/2021	Patrick D Mobley	723 Eaton BLD2018-1529 COC.pdf	723 Eaton BLD2018-1529 COC.pdf		0
DOC	1/28/2019	Terrence Justice	NOA-MitsubishiMount.pdf	SKM_C36819012514240.pdf		0
IMAGE	3/20/2020	Terrence Justice	03202020_121225_PM.JPG	03202020_121225_PM.JPG		0

Exhibit B

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
IMAGE	3/20/2020	Terrence Justice	03202020_121255_PM.JPG	03202020_121255_PM.JPG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121735_PM.JPG	03202020_121735_PM.JPG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121446_PM.JPG	03202020_121446_PM.JPG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121541_PM.JPG	03202020_121541_PM.JPG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121759_PM.JPG	03202020_121759_PM.JPG		0
IMAGE	3/20/2020	Terrence Justice	03202020_121551_PM.JPG	03202020_121551_PM.JPG		0

Exhibit B

Permit Details

City of Key West

Exhibit D

PERMIT NUMBER
BLD2020-1658

Description: **close per Raj 4/26/2022**			
Type: **ELECTRICAL**	Subtype: **RESIDENTIAL**	Status: **ADMCLOSE NO FIN INSP**	Applied: **6/1/2020 ECON**
Parcel No: **00003400-000000**	Site Address: **329 PEACON LN KEY WEST,FL 33040**		Approved: **6/1/2020 TR**
Subdivision:	Block: Lot:		Issued: **6/1/2020 VC**
Lot Sq Ft: **0**	Building Sq Ft: **0**	Zoning:	Finaled:
Valuation: **$1,700.00**	Occupancy Type:	Construction Type:	Expired: **5/22/2022 VC**
No. Buildings: **0**	No. Stories: **0**	No. Unites: **0**	
Details: **Complete electrical installation of 200A 230V main overhead electrical service. **NOC exempt****			

Process Summary

Applied to Approved
Approved to Issued

ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
APPLICANT	EAGLE EYE ELECTRIC INC	ROMAN, LUBOSLAV (QUALIFIER)	KEY WEST	FL	33040	(305)304-3678		eagleelectric@me.com
CONTRACTOR	EAGLE EYE ELECTRIC INC	ROMAN, LUBOSLAV (QUALIFIER)	KEY WEST	FL	33040	(305)304-3678		eagleelectric@me.com
OWNER	DEKD PROPERTIES LLC	43 S Water St	Fort Atkinson	WI	53538	(305)916-5838		sandy@amcifaw.com
QUALIFIER	EAGLE EYE ELECTRIC INC	ROMAN, LUBOSLAV (QUALIFIER)	KEY WEST	FL	33040	(305)304-3678		eagleelectric@me.com

FINANCIAL INFORMATION

Exhibit B

Permit Details

City of Key West

PERMIT NUMBER
BLD2020-1658

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
BUILDING PLAN REVIEW	00100003220000	0	$10.00	$10.00	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	GH
DBPR-BCAIB-468	00100002080200	0	$2.00	$2.00	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	GH
DEO-FBC-553	00100002080200	0	$2.00	$2.00	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	GH
EDUCATION FEE	00100003220000	0	$2.00	$2.00	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	GH
Total Paid for ADMINISTRATION:			$16.00	$16.00						
ELECTRICAL PERMIT FEE	00100003220000	0	$60.00	$60.00	6/11/20	R28797	186205	CREDIT CARD	EAGLE EYE ELECTRIC INC	GH
Total Paid for ELECTRICAL PERMITS:			$60.00	$60.00						
TOTALS:			$76.00	$76.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
ELEC SERVICE RELEASE	TJ	6/15/2020	6/16/2020	APPROVED	eTRAKiT Inspection Request	6/12/2020 4:29 PM EAGLE EYE ELECTRIC INC Contact Name: EAGLE EYE ELECTRIC INC Site Address: 329 PEACON LN Phone: 3053043678 e-Mail: eagleelectric@me.com

PARENT PROJECTS

REVIEWS

REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES

Exhibit B

01-PERMIT TECH	Veronica Cleare	6/1/2020	6/1/2020	6/1/2020	APPROVED		
ELECTRICAL	Terry Richardson	6/1/2020	6/1/2020	6/1/2020	APPROVED		

BOND INFORMATION

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	6/1/2020	Etrakit Contractor		329 Peacon Ln. Service Location.pdf		1
DOC	6/1/2020	Etrakit Contractor		329 Peacon Ln._1.pdf		1
DOC	6/11/2020	Gerzale Hill	BLD20-1658 PERMIT ISSUED.pdf	BLD20-1658 PERMIT ISSUED.pdf		0
DOC	6/11/2020	Gerzale Hill	BLD20-1658 Permit Details.pdf	BLD20-1658 Permit Details.pdf		0
DOC	6/1/2020	Veronica Cleare	BLD2020-1658_PropertyCard.pdf	BLD2020-1658_PropertyCard.pdf		0

Exhibit B

Exhibit E

Exhibit B

FLORIDA KEYS AQUEDUCT AUTHORITY

CONVERSATION RECORD

New service provided # 36619-15 for Front.

Exhibit B

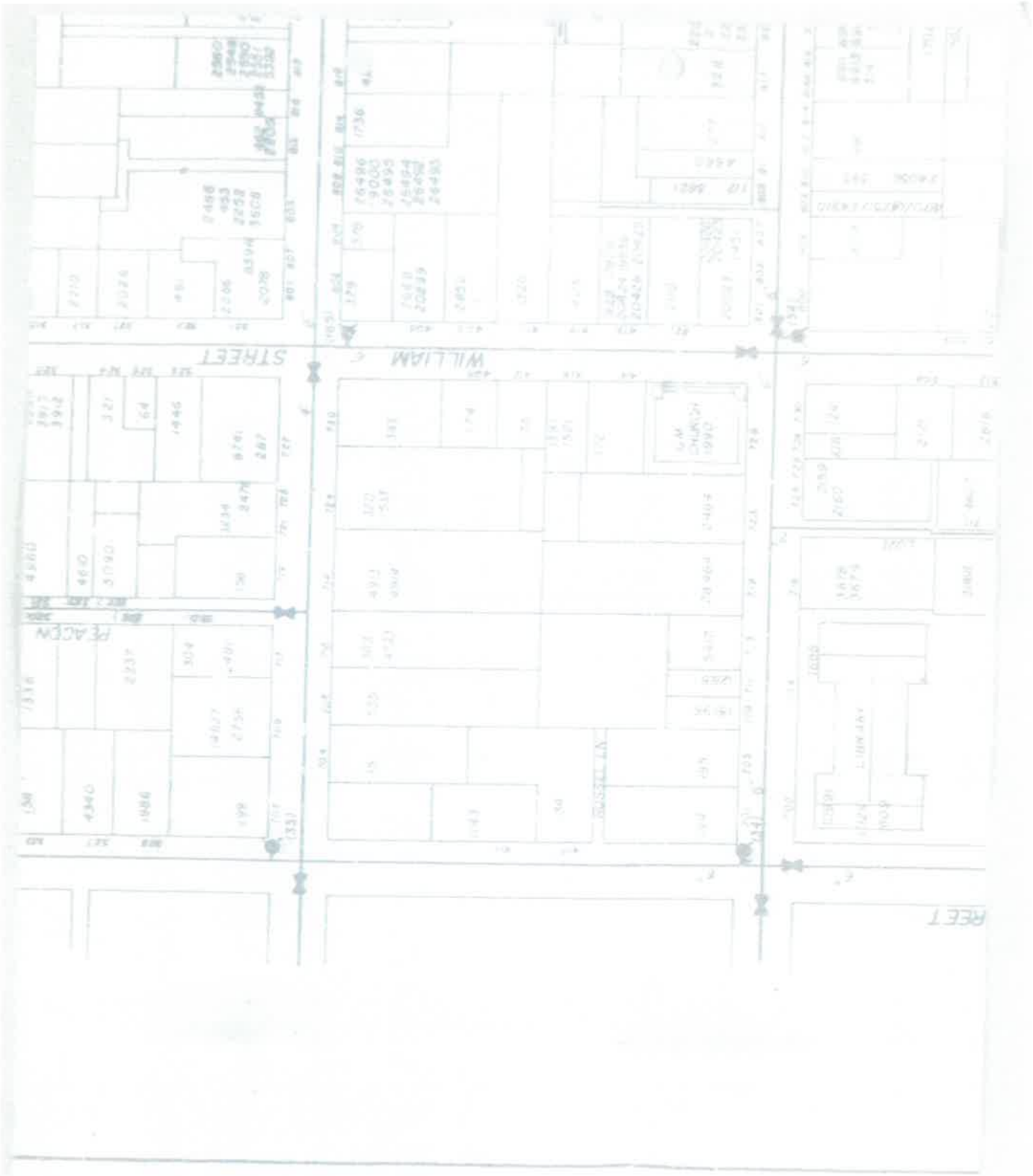


Exhibit B

Exhibit F

FORM 1174 (Warranty Deed-Statutory Form)

This Indenture,

617 PAGE 318

69046

Witnesseth and Across, the term "grantor" shall include the heirs, personal representatives, successors and/or assigns of the respective grantors 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 such be the case, "and" shall include "or" and vice versa wherever of more than one.

Made this 18th *day of* June, *A. D. 19* 75.

Between ALLEN E. CURRY, a married man,

of the County of Monroe, *in the State of* Florida,
party of the first part, and WILLIAM W. WHITE and MARY H. WHITE, husband and wife, whose mailing address is 723 Eaton Street, Key West, Florida 33040,

of the County of Monroe, *in the State of* Florida,
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) & other good & valuable considerations, *receipt in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Monroe, *State of Florida, to wit:*

On the Island of Key West and known or designated on a plat of Subdivision of Lot 1, in Square 22, which said plat is recorded in Book "D", at page 205, of the Public Records of Monroe County, Florida, as a Part of Lot Number Six (6), described by metes and bounds as follows:

Commencing at a point on the Northeastern side of a certain fifteen-foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane, and Eaton Street, running thence in a Northwesterly direction, along said lane, 33 feet to the corner of said Lot 6; thence at right angles in a Northeasterly direction along the dividing line between Lot 6 and Lot 7, 46 feet, 6 inches; thence at right angles in a Southeasterly direction 33 feet; thence at right angles in a Southwesterly direction 46 feet, 6 inches to the point of beginning.

(The land above described is not the homestead, or any part thereof, of the grantor)

FILED FOR RECORD MONROE COUNTY
MAY 30 PM
CLERK OF CIRCUIT COURT

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 hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

W. Curry Hawes
Nellie K. Pearce

Allen E. Curry
Allen E. Curry

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
RALPH W. WHITE
CLERK OF CIRCUIT COURT
RECORD VERIFIED

THE WITHERS STAMP PREPARED BY W. CURRY HAWES
OF THE LAW OFFICES OF FRANKLIN, ALBURY & MORGAN
317 WHITEHEAD STREET, KEY WEST, FLORIDA 33040

State of Florida

FLORIDA DOCUMENTARY SURTAX 06.60

FLORIDA STAMP TAX 18.00

County of MONROE,

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ALLEN E. CURRY, a married man,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West,
County of Monroe, *and State of Florida, this* 18th *day of* June, *A. D. 19* 75.

(Seal)

My Commission Expires June 10, 1977.

Nellie K. Pearce
Notary Public, State of Florida at Large.

Exhibit G

Exhibit B

595742 OFF REC 1096 PAGE 2254

Satisfaction of Mortgage

1050

Know All Men By These Presents, That MARY H. BENNETT, a/k/a Mary H. White, Surviving Spouse of William W. White, Deceased, a/k/a Mary White Bennett the owner* and holder of a certain mortgage deed executed by ALBERT J. OSTERMAN, a single man

to MARY H. BENNETT, a/k/a Mary H. White, Surviving Spouse of William W. White, Deceased, a/k/a Mary White Bennett recorded O.R. 897 Page 2410 bearing date the 29th day of November, 1983/re recorded in Official Records Book 903, page 1436, in the office of the Clerk of the Circuit Court of MONROE County, State of Florida, securing that certain note in the principal sum of Forty-Two Thousand Five Hundred---------- ----------($42,500.00)----------and 00/100---------- Dollars, and certain promises and obligations set forth in said mortgage deed, upon the property situate in said State and County described as follows, to-wit:

SEE ATTACHMENT EXHIBIT "A"

FILED FOR RECORD
'89 JUN 28 P4:29
DANNY L. KOLHAGE
CLERK CIRCUIT COURT
MONROE COUNTY, FLA.

hereby acknowledges full payment and satisfaction of said note and mortgage deed, and surrenders the same as cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

*Wherever used herein, the terms Owner/Holder shall include singular and/or plural, masculine, feminine and/or neuter, heirs, successors, legal representatives and/or assigns wherever the context so requires or admits.

Witness my hand and seal this 22nd day of June, 19 89

Signed, Sealed and Delivered in Presence of:

Sabina Gonzalez

Mary H. Bennett
MARY H. BENNETT

STATE OF FLORIDA)
COUNTY OF MONROE) SS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared MARY H. BENNETT, surviving spouse of William H. to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of June, 19 89

This instrument prepared by:

TITLE GUARANTY OF SOUTH FLORIDA INC
1013 TRUMAN AVENUE
KEY WEST FLORIDA 33040

Notary Public, State of
My commission expires:
Notary Public, State of Florida at Large
My Commission Expires Oct. 13, 1990

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

Exhibit B

595742 OFF REC 1096 PAGE 2255

EXHIBIT "A"

On the Island of Key West and being a sub division of Lot 1 in Square 22 as Lot 5 of said subdivision, having a front on Eaton Street of 46 feet and 6 inches and bounded Southwesterly by the property sold by Richard Bartlum to J. R. Curry by deed which is recorded in Deed Book "F", Page 52, Monroe County, Florida Records, and running parallel with William Street and distant therefrom 139 feet and 6 inches, and having a depth of 27 feet, 6 inches.

This being the same property that was bought by Richard Bartlum from Philip Sawyer and wife by deed which is recorded in Deed Book "E", Page 779, but excepting the parcel which Richard Bartlum sold to J. R. Curry by deed which is recorded in Deed Book "F", Page 52, Monroe County, Florida Records.

ALSO:

On the Island of Key West, and known as Part of Lot 1 in Square 22, according to W. A. Whitehead's Map, but now better known as Part of said Lot 1 according to W. H. Hackley's diagram recorded in Book "D", Record of Deeds, Page 205: Commencing at a point which is 118 feet Northwesterly from Eaton Street and 72 feet Northeasterly from Peacon's Lane, and running thence in a Northwesterly direction parallel with Peacon's Lane 36 feet, 6 inches; thence at right angles in a Northeasterly direction and parallel with Eaton Street 30 feet; thence at right angles in a Northeasterly direction and parallel with Eaton Street 30 feet; thence at right angles in a Southeasterly direction 36 feet, 6 inches; thence at right angles in a Southwesterly direction 30 feet to the point or place of beginning.

ALSO:

On the Island and in the City of Key West, and known and designated on a plan of subdivision of Lot 1 in Square 22, which said plan is recorded in Book D, at Page 205, of the Public Records of Monroe County, Florida, as a Part of Lot Number 6.

Commencing at a point on the Northeastern side of a certain 15-foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane and Eaton Street, running thence, in a Northwesterly direction, along said lane, to the corner of said Lot 6; thence at right angles in a Northeasterly direction along the dividing line between Lot 6 and Lot 7, 93 feet, more or less, to the corner of said Lot 6; thence at right angles in a Southeasterly direction, along the Northeastern boundary line of said Lot 6, to the corner of said Lot 6; thence at right angles, in a Southwesterly direction along the dividing line between said Lot 6 and Lot 5, 46 feet and 6 inches; thence at right angles, in a Northwesterly direction, and parallel with said 15-foot lane, 24 feet and 6 inches; and thence at right angles, in a Southwesterly direction and parallel with Eaton Street, to the point or place of beginning. Being a part of the premises conveyed to Marian T. Albury ~~[illegible]~~ by Joseph Albury and his wife, Frances, by deed dated June 21, 1883, and recorded in the Public Records of Monroe County, Florida, in Deed Book L, pages 295 and 296. TOGETHER WITH the improvements situated upon the above described parcels of land.

ALSO KNOWN AS:

On the Island of Key West and known as part of Lot 1 in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackley's diagram recorded in Book "D", at page 205, of the Public records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection of the Southwesterly right-of-Way line of William Street and the Northwesterly right-of-Way line of Eaton Street; Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.0 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 151.50 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle and in a Southeasterly direction for 36.50 feet; thence at a right angle and in a Southwesterly direction for 71.25 feet to the Northeasterly right-of-Way line of Peacon Lane; thence at a angle of 90°12'00" to the right and in a Southeasterly direction along the said Northeasterly right-of-Way Line of Peacon Lane for 33.00 feet; thence at a angle of 89°48'00" to the right and in a Northeasterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right- of Way line of Eaton Street; thence at a right angle and in a Southeasterly direction along the said Northwesterly right of Way line of Eaton Street for 46.50 feet to the Point of Beginning.

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

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS UNSATISFACTORY IN THIS DOCUMENT WHEN RECEIVED

Exhibit H

Exhibit B

594591 OR REC 1095 PAGE 2435

WARRANTY DEED
(STATUTORY FORM-SECTION 689.02 F.S.)

2414
2,062.50

THIS INDENTURE, made this 13 day of June 1989, BETWEEN ALBERT J. OSTERMAN, A SINGLE MAN

of the County of SUFFOLK, State of Massachusetts, grantor*, and WILLIAM G. VERGE, A SINGLE MAN, and JAMES R. SEITZ, A SINGLE MAN, as joint tenants with right of survivorship,

whose post office address is 329 Beacon Lane & 723 Eaton St of the County of Monroe, State of Florida, grantee*,

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100THS 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL IDENTIFICATION #
Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years.
Said grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.
*"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence.

WITNESS

ALBERT J. OSTERMAN

WITNESS

WITNESS

WITNESS

DS Paid 2062.50 Date 6-20-89
MONROE COUNTY
DANNY L. KOLLAGE, CLERK CIR CT.
By ____ D.C.

FILED FOR RECORD 89 JUN 20 P1:13

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
ALBERT J. OSTERMAN, A SINGLE MAN

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS: my hand and official seal in the County and State last aforesaid this 15th day of June 1989.

NOTARY PUBLIC, STATE OF Massachusetts
MY COMMISSION EXPIRES:

NOTARY SEAL

William E. Briggs, Jr.
Notary Public
My Commission Expires Oct. 5, 1995

Exhibit B

EXHIBIT "A"

On the Island of Key West and being a sub division of Lot 1 in Square 22 as Lot 5 of said subdivision, having a front on Eaton Street of 46 feet and 6 inches and bounded Southwesterly by the property sold by Richard Bartlum to J. R. Curry by deed which is recorded in Deed Book "F", Page 52, Monroe County, Florida Records, and running parallel with William Street and distant therefrom 139 feet and 6 inches, and having a depth of 87 feet, 6 inches.

This being the same property that was bought by Richard Bartlum from Philip Sawyer and wife by deed which is recorded in Deed Book "E", Page 779, but excepting the parcel which Richard Bartlum sold to J. R. Curry by deed which is recorded in Deed Book "F", Page 52, Monroe County, Florida Records.

ALSO:

On the Island of Key West, and known as Part of Lot 1 in Square 22, according to W. A. Whitehead's Map, but now better known as Part of said Lot 1 according to W. H. Hackley's diagram recorded in Book "D", Record of Deeds, Page 205: Commencing at a point which is 115 feet Northwesterly from Eaton Street and 72 feet Northeasterly from Peacon's Lane, and running thence in a Northwesterly direction parallel with Peacon's Lane 36 feet, 6 inches; thence at right angles in a Northeasterly direction and parallel with Eaton Street 38 feet; thence at right angles in a Northeasterly direction and parallel with Eaton Street 38 feet; thence at right angles in a Southeasterly direction 36 feet, 6 inches; thence at right angles in a Southwesterly direction 38 feet to the point or place of beginning.

ALSO:

On the Island and in the City of Key West, and known and designated on a plan of subdivision of Lot 1 in Square 22, which said plan is recorded in Book D, at Page 205, of the Public Records of Monroe County, Florida, as a Part of Lot Number 6.

Commencing at a point on the Northeastern side of a certain 15-foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane and Eaton Street, running thence, in a Northwesterly direction, along said lane, to the corner of said Lot 6; thence at right angles in a Northeasterly direction along the dividing line between Lot 6 and Lot 7, 93 feet, more or less, to the corner of said Lot 6; thence at right angles in a Southeasterly direction, along the Northeastern boundary line of said Lot 6, to the corner of said Lot 6; thence at right angles, in a Southwesterly direction along the dividing line between said Lot 6 and Lot 5, 46 feet and 6 inches; thence at right angles, in a Northwesterly direction, and parallel with said 15-foot lane, 24 feet and 6 inches; and thence at right angles, in a Southwesterly direction and parallel with Eaton Street, to the point or place of beginning. Being a part of the premises conveyed to Harlan T. Albury -----by Joseph Albury and his wife, Frances, by deed dated June 21, 1883, and recorded in the Public Records of Monroe County, Florida, in Deed Book L, pages 295 and 296. TOGETHER WITH the improvements situated upon the above described parcels of land.

ALSO KNOWN AS:

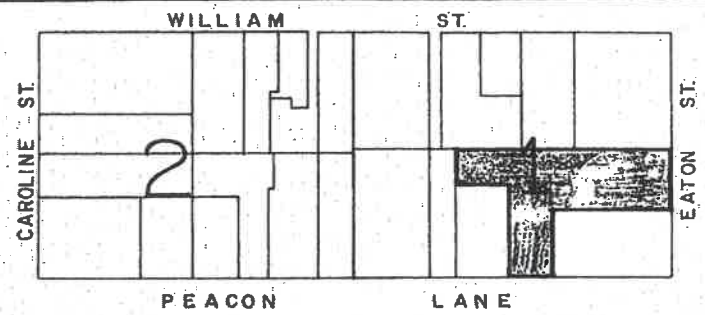
On the Island of Key West and known as part of Lot 1 in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackley's diagram recorded in Book "D", at page 205, of the Public records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection of the Southwesterly right-of-Way line of William Street and the Northwesterly right-of-Way line of Eaton Street; Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.0 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 151.50 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle and in a Southeasterly direction for 36.50 feet; thence at a right angle and in a Southwesterly direction for 71.25 feet to the Northeasterly right-of-Way line of Peacon Lane; thence at a angle of 90°12'00" to the right and in a Southeasterly direction along the said Northeasterly right-of-Way Line of Peacon Lane for 33.00 feet; thence at a angle of 89°48'00" to the right and in a Northeasterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right- of Way line of Eaton Street; thence at a right angle and in a Southeasterly direction along the said Northwesterly Right of Way line of Eaton Street for 46.50 feet to the Point of Beginning.

594591 OFF REC 1095 PAGE 2436

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

Exhibit B



LOCATION MAP

N 1/2 Square 22, City of Key West

OFF REC 1095 PAGE 2437

594591

LEGAL DESCRIPTION:

On the Island of Key West and known as part of Lot 1 in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackley's diagram recorded in Book "D", at page 205, of the Public records of Monroe County, Florida, and being more particularly described as follows:

COMMENCING at the intersection of the Southwesterly right-of-Way line of William Street and the Northwesterly right-of-Way line of Eaton Street; Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.0 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 151.50 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle and in a Southeasterly direction for 36.50 feet; thence at a right angle and in a Southwesterly direction for 71.25 feet to the Northeasterly right-of-Way line of Peacon Lane; thence at a angle of 90°12'00" to the right and in a Southeasterly direction along the said Northeasterly right-of-Way Line of Peacon Lane for 33.00 feet; thence at a angle of 89°48'00" to the right and in a Northeasterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right- of Way line of Eaton Street; thence at a right angle and in a Southeasterly direction along the said Northwesterly right of Way line of Eaton Street for 46.50 feet to the Point of Beginning. Containing 8250.74 Sq Ft, more or less.

SURVEYOR'S NOTES:

North arrow based on an assumed meridian
elevations based on N.G.V.D. 1929 Datum
B.M. No: Basic elevation 14.324

o = Set iron pipe
Δ = Set P.K. Nail/PCP no 2749

CERTIFICATION MADE TO CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and/or assigns, TITLE GUARANTY OF SOUTH FLORIDA, INC. William Verge, a single man and James Seitz, a single man.

CERTIFICATION:

I HEREBY CERTIFY that the attached Location/Boundary Survey is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Society of Professional Land Surveyors; Florida Statute Section 472.027; and the Florida Land Title Association; and that there are no encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor No. 2749
State of Florida

Exhibit B

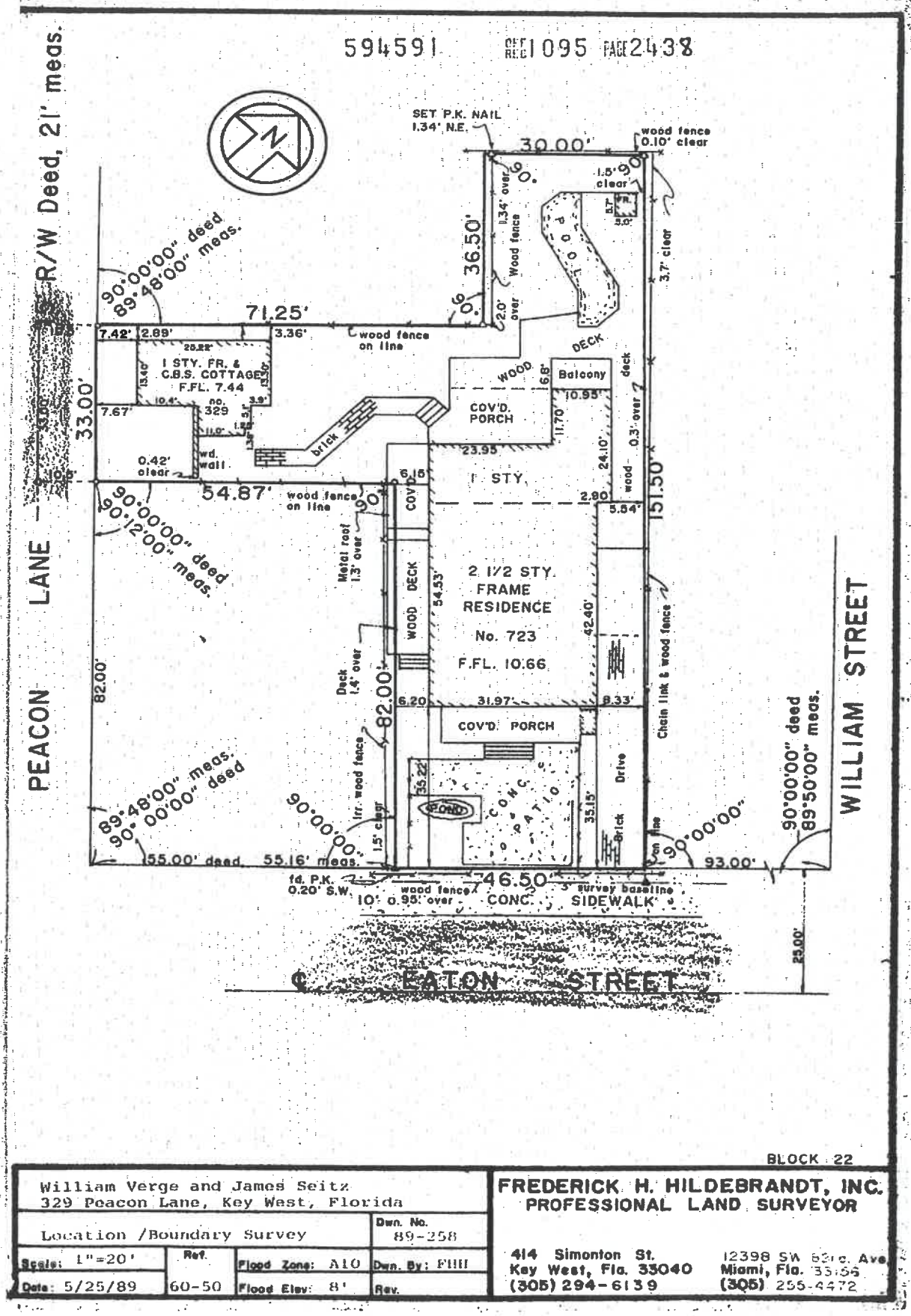

594591
OFF REC 1095 PAGE 2438
SET P.K. NAIL 1.34' N.E.
30.00'
wood fence 0.10' clear
1.5' clear
1.34' over
Wood fence
36.50'
2.0' over
3.7' clear
POOL
90°00'00" deed
89°48'00" meas.
71.25'
7.42'
2.89'
3.36'
wood fence on line
1 STY. FR. & C.B.S. COTTAGE F.FL. 7.44
no. 329
7.67'
33.00'
0.42' clear
wd. wall
brick
WOOD DECK
Balcony
COV'D. PORCH
23.95'
1 STY.
6.15
54.87'
wood fence on line
90°00'00" deed
90°12'00" meas.
Metal roof 1.3' over
2 1/2 STY. FRAME RESIDENCE
No. 723
F.FL. 10.66
54.53'
42.40'
151.50'
2.80
5.54'
wood deck
0.3' over
Chain link & wood fence
Deck 1.4' over
82.00'
6.20
31.97'
8.33'
COV'D. PORCH
Irr. wood fence
35.22
CONC. PATIO
FLORIDA
35.15'
Drive
Brick
1.5' clear
90°00'00"
93.00'
90°00'00" deed
89°50'00" meas.
89°48'00" meas.
90°00'00" deed
55.00' deed
55.16' meas.
fd. P.K. 0.20' S.W.
46.50'
wood fence 10' 0.95' over
3' survey baseline
CONC. SIDEWALK
25.00'
PEACON LANE
R/W Deed, 21' meas.
WILLIAM STREET
EATON STREET
BLOCK 22
William Verge and James Seitz
329 Peacon Lane, Key West, Florida
Location /Boundary Survey
Dwn. No. 89-258
Scale: 1"=20'
Ref. 60-50
Flood Zone: A10
Dwn. By: FHH
Date: 5/25/89
Flood Elev: 8'
Rev.
FREDERICK H. HILDEBRANDT, INC.
PROFESSIONAL LAND SURVEYOR
414 Simonton St.
Key West, Fla. 33040
(305) 294-6139
12398 SW 82nd. Ave.
Miami, Fla. 33156
(305) 255-4472

Exhibit B

594591 OFF REC 1085 PAGE 2439

EXHIBIT "A" ATTACHED TO THE SURVEY

FREDERICK H. HILDEBRANDT INC.

CIVIL ENGINEERS - LAND SURVEYORS

[illegible] Street
Key West, Florida 33040
(305) 294-6139

June 15, 1989

SURVEYOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

I, Frederick H. Hildebrandt, P.E., P.L.S., a Registered Land Surveyor in the State of Florida, do hereby certify that the attached legal description as given to me by [illegible] is the same as the property described by me on my drawing 89-258.

I also used adjoining deeds to establish my measurements.

Frederick H. Hildebrandt, P.E., P.L.S.
State of Florida
Professional Land Surveyor No. 2749
Professional engineer No. 36810

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

Exhibit B

of the Fl... Inc.
ABSTRACTS TITLE INSURANCE
Key West 1100 Kennedy Drive 296-5616

594591 OFF REC 1095 PAGE 2440

Albert Ostrenan

ABSTRACT

OF TITLE TO AND INCUMBRANCES UPON THE FOLLOWING DESCRIBED PREMISES:

On the Island of Key West and being a subdivision of Lot 1 in Square 22 as Lot 5 of said subdivision having a front on Eaton Street of 46 feet and 6 inches and bounded Southwesterly by the property sold by Richard Bartlum to J. R. Curry by deed which is recorded in Deed Book "F", Page 52, Monroe County, Florida Records,

and running parallel with William Street and distant therefrom 139 feet and 6 inches, and having a depth of 57 feet, 6 inches.

This being the same property that was bought by Richard Bartlum from Philip Sawyer and wife by deed which is recorded in Deed Book "E", Page 779, but excepting the parcel which Richard Bartlum sold to J. R. Curry by deed which is recorded in Deed Book "F" Page 52, Monroe County, Florida Records.

ALSO

On the Island of Key West, and known as part of Lot 1 in Square 22, according to W. A. Whitehead's map, but now better known as part of said Lot 1 according to W. H. Hackley's diagram recorded in Book "D", record of Deeds, Page 205;

Commencing at a point which is 115 feet Northwesterly from Eaton Street and 72 feet Northeasterly from Peacon's Lane and running thence in a Northwesterly direction parallel with Peacon's Lane 36 feet, 6 inches;
thence at right angles in a Northeasterly direction and parallel with Eaton Street 30 feet;
thence at right angles in a Southeasterly direction 36 feet, 6 inches;
thence at right angles in a Southwesterly direction 30 feet to the Point or Place of Beginning.

ALSO

On the Island and in the City of Key West, and known and designated

PREPARED FOR

HARRIS, ALBURY AND MORGAN

BY

FIRST TITLE SERVICE COMPANY
of the Florida Keys, Inc.

TITLE INSURANCE

Key West ... Kennedy Drive 296-5616 296-1411

Exhibit B

594591 OFF REC 1095 PAGE 2441

on a plan of subdivision of Lot 1 in Square 22, which said plan is recorded in Book D, at Page 205, of the Public Records of Monroe County, Florida, a part of Lot 6.

Commencing at a point on the Northeastern side of a certain 15 foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane and Eaton Street, running thence in a Northwesterly direction along said lane, 33 feet to the corner of said Lot 6;
thence at right angles in a Northeasterly direction, along the dividing line between Lot 6 and Lot 7, 46 feet, more or less to the corner of said Lot 6;
thence at right angles in a Southeasterly direction along the Northeastern boundary line of said Lot 6, to the corner of said Lot 6;
thence at right angles in a Southwesterly direction along the dividing line between said Lot 6 and Lot 5, 46 feet and 6 inches;
thence at right angles in a Northwesterly direction, and parallel with said 15 foot lane, 2[illegible] feet and 6 inches;
and thence at right angles in a Southwesterly direction and parallel with Eaton Street, to the Point or Place of Beginning.

Being a part of the premises conveyed to the said party of the first part by Joseph Allary and his wife, Francis, in deed dated June 21, 1[illegible], and recorded in the Public Records of Monroe County, Florida, in Deed Book L, Pages 295-296.

Less and except the following described piece of land last above described, to-wit:

Commencing at a point on the Northeastern side of said certain 15 foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane and Eaton Street, running thence in a Northwesterly direction along said lane, 33 feet to the corner of said Lot 6;
thence at right angles in a Northeasterly direction along the dividin line between Lot 6 and Lot 7, 46 feet, 6 inches;
thence at right angles in a Southeasterly direction 33 feet;
thence at right angles in a Southwesterly direction 46 feet, 6 inches to the Point of Beginning.

ALSO

On the Island of Key West and known or designated on a plat of Subdivision of Lot 1, in Square 22, which said plat is recorded in Book "D", at Page 205, of the Public Records of Monroe County, Florida, as a part of Lot 6, described by metes and bounds as follows:

Commencing at a point on the Northeastern side of a certain 15 foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane and Eaton Street, running thence in a Northwesterly direction, along said lane, 33 feet to the corner of said Lot 6;
thence at right angles in a Northeasterly direction along the dividi line between Lot 6 and Lot 7, 46 feet, 6 inches;
thence at right angles in a Southeasterly direction 33 feet;
thence at right angles in a Southwesterly direction 46 feet, 6 inches to the Point of Beginning.

RECORDER'S MEMO: LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

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

Exhibit B

Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3:40 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $18.50 Deed Doc Stamp $0.70

Exhibit I

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RF19-063
RECORDING FEE: $18.50
DOCUMENTARY STAMPS PAID: $0.70

[space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this _____ day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538, (hereinafter "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 & 00/100th DOLLARS ($10.00)* and other good and valuable consideration 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, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

Witness # 1 signature
Print name: M. Albarran

By _____
Letitia Erdman, Manager & Authorized Member

Witness # 2 signature
Print name: Mary Lynn Taylor

STATE OF WISCONSIN
COUNTY OF Walworth

I HEREBY CERTIFY that on this 2nd day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by LETITIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced drivers license as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.

(STAMP/SEAL)
LORI K. JACOBSON
NOTARY
PUBLIC
STATE OF WISCONSIN

Notary Public, State of Wisconsin
My Commission Expires: 5-08-2020

Exhibit J Exhibit B

LAWFUL UNIT DETERMINATION 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

RECEIVED OCT 31 2022 BY:

Application Fee Schedule

Lawful Unit Determination Application	$ 2,205.00
Advertising and Noticing Fee	$ 325.50
Fire Department Review Fee	$ 115.76
Total Application Fee	$ 2,646.26 For First Unit

For each additional unit on the same parcel there is an additional fee of $552.25

Ordinance 17-02, Effective May 3, 2017
Ordinance 19-10, Effective May 7, 2019

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3764.

PROPERTY DESCRIPTION:
Site Address: 329 Peacon Lane, Key West, FL 33040
Real Estate (RE) #: 00003400-000100
Zoning District: HMDR Total Land Area (sq ft): 1,534.5 sq ft
Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative
Name: Trepanier and Associates, Inc.
Mailing Address: 1421 First St. #101
City: Key West State: FL Zip: 33040
Home/Mobile Phone: Office: 305-293-8983 Fax:
Email: Thomas@OwenTrepanier.com

PROPERTY OWNER: (if different than above)
Name: Peacon Lane Realty LLC
Mailing Address: c/o 1421 First St. #101
City: Key West State: FL Zip: 33040
Home/Mobile Phone: Office: c/o 305-293-8983 Fax:
Email: c/o Thomas@OwenTrepanier.com

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OR HER OFFICIAL DUTY SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND-DEGREE PUNISHABLE PER SECTION 775.082 OR 775.083.

Print Name of property owner or agent or licensed contractor	Signature
Thomas Francis-Siburg	

Notary Signature as to applicant. State of Florida, County of Monroe. Sworn to and subscribed before me.

Nikita L Stange

Personally known or produced **as identification.**

Official Use Only:

Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Exhibit B

Is this request based on a code case? ☐ Yes ☒ No **Case Number:** _____

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED [1]/ RECOGNIZED
Market-Rate Residential Dwelling Units	1	0
Affordable Residential Dwelling Units [2]	0	0
Transient Units	0	0
Commercial Units	0	0

1 Please provide City Licensing Records from the Building Department
2 All units allocated as affordable are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

Sec 108-991(3) - Units determined to have been in existence at the time the April 1, 2010 census was prepared are presumed not to be affected by BPAS. The City Planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and **at least two** of the following records:

- ☒ Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- ☒ Building permits issued prior to April 1, 2010;
- ☒ Copies of city directory entries on or about April 1, 2010;
- ☒ Applications received after *May 2, 2017* must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
- ☒ Site visits which indication that the age of the structure and associated improvements likely pre-date 2010;
- ☒ Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- ☒ Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- ☒ Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- ☒ Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010 (Green Card);
- ☒ Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed but cannot be the sole record upon which a decision is based. **Provision of documents is the responsibility of the applicant.** The City Planner's decision shall be rendered to the Department of Economic Opportunity (DEO) for a determination of consistency with the principals for guiding development.

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the City Planner are presumed to be lawfully established per Chapter 122, Article II, Nonconformities, if the additional following requirements are met:

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official.

b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).

c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Additional information that <u>may</u> be considered as evidence to prove existence of a unit(s) includes but is not limited to the following:

1. Official Appraisal Reports;
2. Inspection reports on company letterhead; and/or
3. Similar documentation.

The review process for lawful unit determination is as follows:

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;

2. Staff will schedule a site visit to include the Building Official when the application is under review;

3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed;

4. The lawful unit determination shall be rendered to the DEO for a determination of consistency with the principals for guiding development.

Exhibit B

Application checklist:

- ☒ Application fee. Please make checks payable to "City of Key West."
- ☒ Notarized verification form signed by property owner or the authorized representative.
- ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☒ Copy of recorded warranty deed
- ☒ Survey (Survey must be within 10 years from submittal of this application)
- ☒ Sketch of site and floor plan
- ☒ Supporting documentation that unit existed on or about April 1, 2010

Exhibit B

MEMORANDUM

TREPANIER & ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: December 14, 2022

To: Ms. Jordan Mannix-Lachner, Planner I

From: Thomas Francis-Siburg

CC: Mr. Owen Trepanier
Mr. Doug Erdman, Authorized Member of Peacon Lane Realty, LLC
Mr. Van Fischer, Esq.

Re: **329 Peacon Lane – Tax Assessed Parcels Separation, Not A Subdivision**

Planning comment – The City doesn't have any records of approving a subdivision. Did your office initiate a parcel split for the properties in question?

Response – The real property of 329 Peacon Lane is a lot of record, and has been in its same size and shape since at least 1975, as described legally by metes and bounds in OR 617-318 (attached as "Exhibit A").

Per the Monroe County Property Appraiser ("MCPA") (attached as "Exhibit B"), 329 Peacon Lane was combined for tax assessment purposes with 723 Eaton Street in 1989 and then separated for tax assessment purposes in 723 Eaton Street in 2019. Such combinations and separations are for tax assessment purposes only, and do not alter the metes and bounds as described be deed.

A parcel assessed by the MCPA is a separate thing from subdivisions defined by the LDRs.

The city established the subdivision process for lots on July 3, 1997, per ord. no. 97-10. This is the process by which lots of record can lawfully be altered. However, this does not apply to 329 Peacon Lane as this lot of record predates the subdivision ordinance. Per sec. 118-8, the subdivision chapter "shall not apply to any land forming a part of a subdivision created and recorded prior to the effective date of the ordinance from which this chapter derives, but it shall apply to any resubdividing of each prior subdivision and any new subdivision."

The real property of 329 Peacon Lane consists of land that was subdivided and recorded prior to the effective date of ord. no. 97-10 and has been in its current shape and size since at least 1975. No subdivision took place with the assessed parcel separation in 2019, which was done for tax assessment purposes only.

1421 First Street • Key West, FL • 33040-3648
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: thomas@owentrepanier.com

Exhibit B

EXHIBIT A

FORM 1174 [illegible]

This Indenture,

617 PG 318

69046

Made this 18th day of June, A. D. 19 75.

Between ALLEN E. CURRY, a married man,

of the County of Monroe, in the State of Florida, party of the first part, and WILLIAM W. WHITE and MARY H. WHITE, husband and wife, whose mailing address is 723 Eaton Street, Key West, Florida 33040,

of the County of Monroe, in the State of Florida, party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of Ten Dollars ($10.00) & other good & valuable considerations, ~~Dollars~~ to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

On the Island of Key West and known or designated on a plat of Subdivision of Lot 1, in Square 22, which said plat is recorded in Book "D", at page 205, of the Public Records of Monroe County, Florida, as a Part of Lot Number Six (6), described by metes and bounds as follows:

Commencing at a point on the Northeastern side of a certain fifteen-foot lane, which said point is distant Northwesterly 82 feet from the corner of said lane, and Eaton Street, running thence in a Northwesterly direction, along said lane, 33 feet to the corner of said Lot 6; thence at right angles in a Northeasterly direction along the dividing line between Lot 6 and Lot 7, 46 feet, 6 inches; thence at right angles in a Southeasterly direction 33 feet; thence at right angles in a Southwesterly direction 46 feet, 6 inches to the point of beginning.

(The land above described is not the homestead, or any part thereof, of the grantor)

FILED FOR RECORD MONROE COUNTY JUN 20 [illegible] CLERK OF CIRCUIT COURT

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 hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

W. Clemp Pearce

Nellie K. Pearce

Allen E. Curry

Allen E. Curry

RECORDED IN OFFICIAL RECORD BOOK MONROE COUNTY, FLORIDA RALPH W. WHITE CLERK OF CIRCUIT COURT

State of Florida,

County of MONROE,

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,

ALLEN E. CURRY, a married man,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, County of Monroe, and State of Florida, this 18th day of June, A. D. 19 75.

(Seal)

My Commission Expires June 10, 1977.

Nellie K. Pearce

Notary Public State of Florida at Large.

FLORIDA DOCUMENTARY SURTAX 06.60

FLORIDA INTANGIBLE TAX 18.00

THIS INSTRUMENT PREPARED BY W. CURRY IVEY OF THE LAW OFFICES OF CLARDY, ALBURY & MORGAN 317 WHITEHEAD STREET, KEY WEST, FLORIDA 33040

Exhibit B
EXHIBIT B

Thomas Francis-Siburg

From: Robbie Shaw, CFE <rshaw@mcpafl.org>
Sent: Wednesday, December 14, 2022 11:42 AM
To: Thomas Francis-Siburg
Subject: RE: 329 Peacon Lane

Yes, I like that version. 😊

Rob Shaw
305/292-3503
Monroe County Property Appraiser Office

From: Thomas Francis-Siburg <thomas@owentrepanier.com>
Sent: Tuesday, December 13, 2022 2:21 PM
To: Robbie Shaw, CFE <rshaw@mcpafl.org>
Subject: RE: 329 Peacon Lane

Hi Rob,

Thank you for your notes. I have edited it to as follows:

329 Peacon Lane has been a legally described lot of record since at least 1975 (per OR 617-318, attached). 329 Peacon Lane was combined for tax assessment purposes with 723 Eaton Street in 1989 and then separated for tax assessment purposes from 723 Eaton Street in 2019. Such combinations and separations are for tax assessment purposes only, and do not alter the metes and bounds as described by deed.

May you confirm if this is correct? Please let me know if I make any misstatements.

Best regards,
Thomas

Thomas Francis-Siburg, MSW, MURP, AICP
Planning Manager

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

Click here to join our Team!

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by

Exhibit B
EXHIBIT B

phone or in writing. F.S. 668.6076.

This message was sent from the Monroe County Property Appraiser's Office, PO Box 1176, Key West, Florida 33041-1176. Telephone - (305) 292-3420

Exhibit B

City of Key West
Planning Department

Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Douglas Erdman as
Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member of Peacon Lane Realty, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier and Associates, Inc.
Please Print Name of Representative

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

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

Subscribed and sworn ~~to (or affirmed)~~ before me on this agust 24-2022
Date

by Douglas Erdman.
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented A FLDL. F635-178-53-123-0 as identification.
EXP 04-03-2028

Notary's Signature and Seal

Notary Public State of Florida
Sergio A Castillo
My Commission GG 968830
Expires 03/12/2024

Sergio A. Castillo
Name of Acknowledger typed, printed or stamped

GG 968830
Commission Number, if any

EXHIBIT A
Source: FDOT Aerial Photo LookUp System
Name: mon2009_145045.sid
Date: 01/09/2009
Accessible:
<https://fdotewp1.dot.state.fl.us/AerialPhotoLookUpSystem/>
Exhibit B

EXHIBIT B

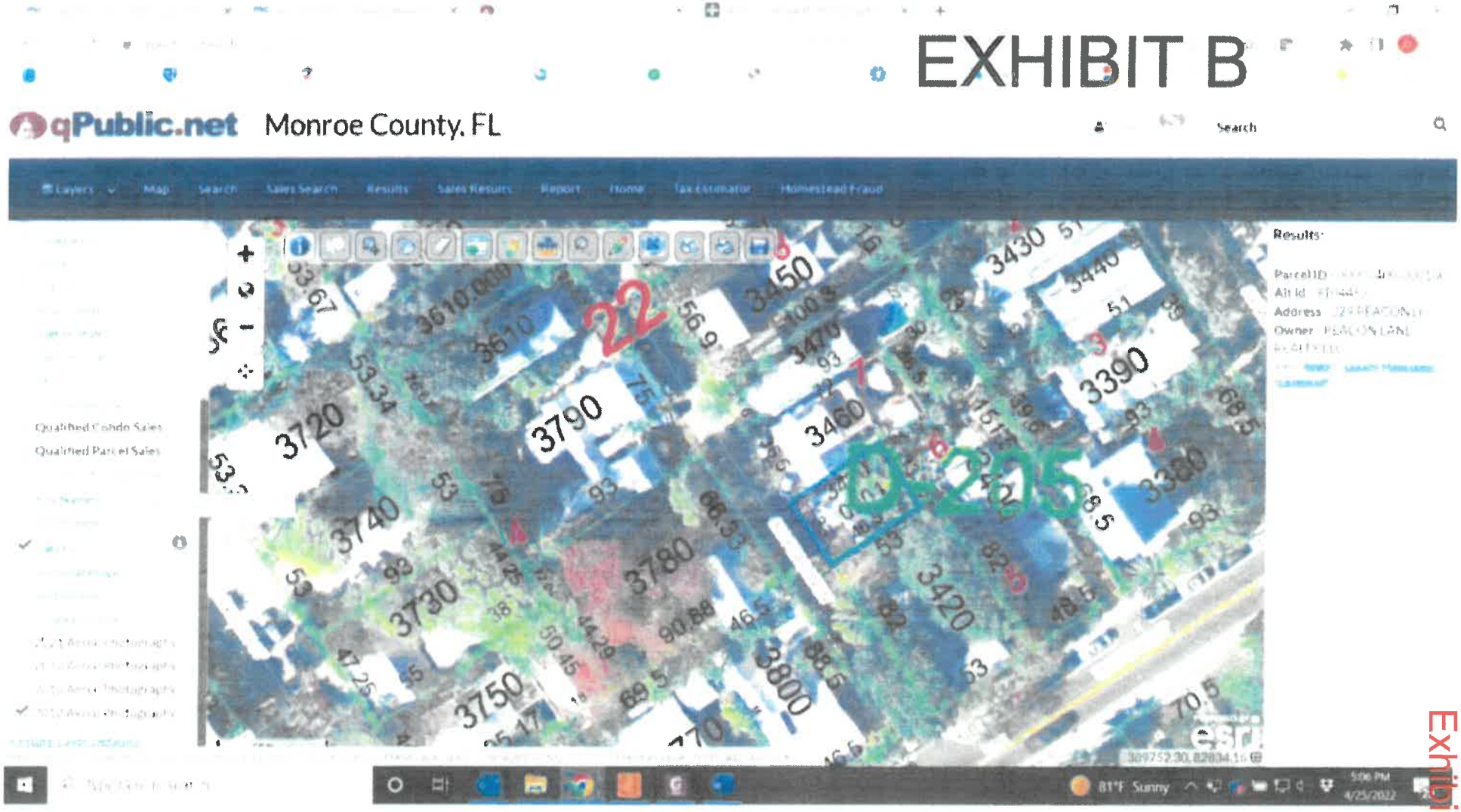


Exhibit B

EXHIBIT C

Exhibit B

Exhibit B

EXHIBIT D

Exhibit B

EXHIBIT E

Exhibit B
EXHIBIT F

Key West, Florida
Polk City Directory

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SEWER LATERAL REPLACEMENTS
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RETAIL 305-296-9836

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citydirectory.com

Exhibit B
EXHIBIT F

2010 Polk City Directory
Key West, FL
Published Since 1917

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FL Ref 910.25 Key 4/11

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#784416

Exhibit B

EXHIBIT F

SON AVE Cont'd
Anderson Layne
arrard Marsha A [15] ♣ 305-296-6465
Harp Katrina A
aman Andrew C [16] ♣ 305-294-9875
aman Tiffany M 305-294-9875
ghes Joseph G [17] ♣
d Larry G & Dorothy M [18] ♣ 305-296-4721
mpson Jay G & Heather V [19] ♣
T INTERSECTS
nandez Franklin D Sr [20] ♣ 305-294-2240
nandez Franklin D Jr 305-294-2240
ado Christine R [21] ♣ 305-294-5773
ado Christy L 305-294-5773
well David E Jr & Suzanne W [22] ♣
305-293-8226
man Jeffery A Sheryl A [23] ♣
Sacha Fecchio
Charles R Jr & Janet L [24] ♣ 305-293-9524
Alexandra H [25] ♣
Ariana K
ran Edward C & Maria L [26] ♣ 305-293-1824
shburn Diannah 305-517-6377
Sparenberg Paula
nowska Ann [27] 305-293-7297
Roger C & Kathleen A [28] ♣ 305-295-7976
Sheldon H & Anne F [29] ♣ 305-294-6060
gley Evan C & Anne F [30] ♣ 305-293-0393
Current Listing
gley Russell F [31] ♣ 305-296-8819
gley Roger F 305-296-8819
ST INTERSECTS
mel Reinhart R Jr & Sonia M [32] ♣
xwell Donald R & Eva A [33] ♣ 305-296-0645
ters Vincent S & Maureen I [34] ♣
305-295-0223
ther Sandra A [35] ♣ 305-294-3435
ther Glynn R III 305-294-3435
gebraaten Bradley D [36] 305-294-0674
Edge Taran L
das Mark C & Nancy E [37] ♣ 305-296-0621
ssi Haida [38] 305-292-7979
wonski Garry W [39] ♣
rtin James D & Suzzanne L [40] ♣ 305-293-0402
rez Luis B & Bernardine B [41] ♣ 305-296-5551
ler Sheree C [42] ♣
Mahanty Kevin F Sr & Susan L [43]
ALTA CHARLES millwork 305-923-6580
Lopez Saul 305-294-1755
Maglia Ronald F & Judith B [44] ♣
odson John P Jr & Elaine J [45] ♣
ST INTERSECTS
SSES 8 HOUSEHOLDS 156

AVE (KEY WEST)-FROM 1099 19TH ST EAST
ODE 33040 CAR-RT C014
Current Listing
mpra Nancy K [1]
ston Francis E & Judith W [2] ♣ 305-296-3783
ry Dian H & Francis L [3] ♣ 305-294-2412
ick Warren & Kathleen P [4] ♣ 305-293-8117
Current Listing
mbinson Sharon L [5] ♣
nning Nicole L [6] 305-296-1360
armandi Dorothy M [7] ♣ 305-294-3930
armandi Christiana M 305-294-3930
ie Nancy R [8] ♣ 305-296-8703
ollis Sara A [9] ♣
dson Sara A [10] ♣
dson Brandis A
gas Wladyslaw [11] ♣ 305-292-3908
Zak Stan
Rodriguez Angelia
gdi Steven S Sr & Denise M [12] ♣
nson Steven W & Melinda M [13] ♣ 305-296-8504
osta Oreste [14] 305-292-6388
rabullo Jennifer R & Jorge D [15] 305-296-9409
Lechnar Annalise
ts Michael A & Beth P [16] ♣
Current Listing
ilbadaro Arthur L [17] ♣
Diego Teal A
rnandez Olga M [18]
Henkel Eileen 305-296-0578
TER BEGINS
HOUSEHOLDS 26

CK PLZ (KEY WEST)
ODE 33040 CAR-RT C026
YS INSURANCE SVC INC insurance
305-294-4484
Y WEST PAWN SHOP pawnbrokers
305-294-2296
AZING NAILS manicuring 305-295-1257
ORPEZA & PARKS accountants 305-294-1049
gness Scott G [19] 305-294-1049
BWAY restaurants 305-295-0081
N S MALTZ PHOTOGRAPHY photographers
municipal
ez Janice M [1]
Jennell David M

PEACOCK PLZ Cont'd
HORIZON LINE MILLS INC water treatment
transportation 305-745-0953
JAMSON PRIVATE INSTITUTION detectives
private 305-296-8777
MAIL SPOT mailing & shipping serv 305-296-5373
OLD TOWN KEY WEST MOBILE LOCK locks &
locksmiths 305-296-0911
Palomino Krystal
Sciortino Frank P [1] ♣
SCOTT BROTHERS LOCK & SAFE locks &
locksmiths 305-296-9340
SCOTT BROTHERS TOWING wrecker serv
305-296-9341
Verdult Sunie
WESTERN UNION money transfer serv
305-296-5333
BUSINESSES 13 HOUSEHOLDS 6

PEACON LN (KEY WEST)-FROM 719 CAROLINE ST SOUTHEAST
• ZIP CODE 33040 CAR-RT C020
306 McGrail Paul H [6] ♣ 305-292-1349
McGrail Tami L 305-292-1349
307 Finsted Jane M [16] ♣
Finsted Owen M
308 No Current Listing
310 Cruz John D & Orquidia G [31] ♣
311 Harding Hilary J [2] ♣
312 Cruz John H & Jane [90] ♣
313 No Current Listing
314 Bradley Cheryl I
Rowan William ♣
315 Bender William O & Rhonda H [3] ♣ 305-292-1698
316 Cantro Hans J & Andrea L [4] ♣
317 Weithas Richard T & Louise M [29] ♣ 305-294-8970
320 Cawood Merton C [5] ♣ 305-295-0234
Cawood Campbell 305-295-0234
321 Ebenstein Hanns H [6]
325 Pullen Barbara S [8] ♣ 305-296-5451
327 Cruz Louis B Jr & Mary H [28] ♣ 305-294-0119
328 Ferry Susan P [9]
Remongino Rudi & Susan [8] 305-295-8788
[illegible] ♣
• EATON ST INTERSECTS
HOUSEHOLDS 19

PEARL AVE (KEY WEST)
• ZIP CODE 33040 CAR-RT C030
3201 Brady Fred B [1] ♣
3203 Pilch Henry U [2] ♣
Pilch Urszula
3205 Chaver Francisco A & Claudia J [3] ♣
305-296-5729
3207 Johnson Leonard R Jr & Danielle J [4] ♣
3209 No Current Listing
3211 Jarecka Aleksandra ♣
3213 Wolcott Sandra R [5] ♣ 305-296-2227
3215 Webster William T & Joann M [26] ♣ 305-294-1246
3217 No Current Listing
3219 Pappas Marie E [6]
3221 Gerlando Frank V [7] ♣
3223 Blake Dennis H & Brenda S [8] ♣ 305-296-4397
3225 Wang Shi B ♣
3227 Anderson Mark R [10] ♣ 305-296-8584
Anderson Ester F 305-296-8584
3229 Lapp Thomas P [9] ♣
3231 Pavlik Marian [3]
3301 A REALLY GREAT BALLOON CO wedding supl & serv 305-296-1184
Kelly Graham W & Eileen M [3] ♣ 305-295-9972
SOUTHERNMOST SCAVENGER HUNT amusement & recreation 305-292-9904
3303 Owens Judith A [2] ♣
3305 Menendez Ernest I [22] ♣
Menendez Ramona R
3307 Hyde Robert W & Susan M [14] ♣ 305-294-5951
3309 Randall John L [14] ♣
3311 Oskerova S [2]
Swecicki Mariusz ♣
3313 Conaway Drew A & Eva M [3] ♣
3315 Parsons Michael A & Viola M [4] ♣ 305-296-5935
3317 Burch Cynthia L [5] ♣ 305-296-7378
3319 Morgan Sonya B [6] ♣
3321 No Current Listing
3323 Ingman David [1] ♣ 305-294-0086
3325 No Current Listing
3327 Kelly William [8] ♣ 305-293-7601
Kelly Jill 305-293-7601
3329 Degroo Jacquelyn M [9] ♣ 305-294-0812
3331 Stern Phyllis N [8] ♣ 305-295-0432
Stern Paula H 305-295-0432
3334 Schwartzman Irving H [10] ♣ 305-294-3728
3336 No Current Listing
3338 Smalt Madeleine J [11] ♣
Smalt Joy M
3350 Ward Scott [3]
3352 Selzer William M Jr & Cynthia Y [3] ♣
305-294-3297
3354 Rodriguez Alvaro M & Dionelys C [3] ♣
3356 Salyer Sandra [1]

PEARL AVE Cont'd
3358 Salyer Gary A [2] ♣ 305-294-0[illegible]
3360 Schaller Gary ♣ 305-292-146[illegible]
3362 No Current Listing
3364 Curran Daniel J [3] ♣
3366 Short Jan A [4] ♣
BUSINESSES 2 HOUSEHOLDS 4

PEARL ST (KEY WEST)
• ZIP CODE 33040 CAR-RT C042
700 Almeda Vincent F [15] ♣
Almeda Vincent S
702 Wagman Timothy G [15] ♣
703 - 705 No Current Listing (2 Hses)
• ZIP CODE 33040 CAR-RT C032
806 Popick Tara C [1]
2 Sheridan Marie
810 Coyle Elaine S [4] ♣ 305-294-45[illegible]
814 No Current Listing
815 Franse Ted H [2] 305-296-37[illegible]
2 Todd Maurice L
4 Gil Brandon O [3]
817 Varani Auro [2] ♣
818 Nigzus Steve [3] 305-293-30[illegible]
901 No Current Listing
• ZIP CODE 33040 CAR-RT C010
1106 Theinert Pavel [6] 305-295-08[illegible]
1108 Stone Michael M & Julie A [2]
1116 Martin Craig [3] ♣
1118 Bradshaw Douglas M [5] ♣
1126 Barrett Harold A [3] 305-294-78[illegible]
1201 Carter Stephen B & Victoria C [11] ♣
1208 Mobley Laura
1209 No Current Listing
1210 Harrold Don C Jr & Betsy L [8] ♣ 305-293-07[illegible]
1212 Jackson Edward L Jr [18] ♣
1217 - 1218 No Current Listing (2 Hses)
1219 Maccarbee Carole S [29] ♣ 305-296-55[illegible]
1221 Cathie Walter C [3] ♣
1224 Orozco Alberto J
HOUSEHOLDS

PEARLMAN CT (KEY WEST)-FROM 1114 18TH ST EAST
• ZIP CODE 33040 CAR-RT C014
3700 No Current Listing
3703 Rioseco Sirio R & Cruz V [32] ♣ 305-296-88[illegible]
3704 Barrett Denis A & Elaine M [6] ♣ 305-296-32[illegible]
3705 No Current Listing
3706 Gibson Jack P [36] ♣ 305-296-82[illegible]
3707 Fraga Pedro D & Nora Y [29] ♣ 305-294-11[illegible]
3708 Sanchez Sergio A & Karen A [11] ♣ 305-296-49[illegible]
3709 Hollman Barbara [2]
3710 Sweeting Roger W & Shirley N [3] ♣ 305-294-58[illegible]
3711 Liz Ernest E Jr & Elizabeth L [18] ♣
3712 Jernigan James L & Robin L [4] ♣ 305-292-72[illegible]
3713 Wright Sean T & Kimberly H [13] ♣ 305-296-79[illegible]
3715 Czapicki Edward R [14] ♣ 305-296-1[illegible]
• 18TH TER INTERSECTS
HOUSEHOLDS

PEARLMAN TER (KEY WEST)-FROM 1024 18TH ST EAST
• ZIP CODE 33040 CAR-RT C014
3701 No Current Listing
3703 Pelicier Scott E & Tiffany M [7] ♣ 305-296-9[illegible]
3705 Belro Rosa M [18] ♣
3706 Trossel Sandra E [19] ♣
Trossel Robert F III
3707 Ciembiak Carl S Jr [19] ♣ 305-294-5[illegible]
Dodge Stephanie L
3709 Weekley Alton L & Beverly O [3] ♣ 305-295-7[illegible]
3710 Selolnik Megan E [2]
3711 Wyker Walter J & Martha R [13] ♣ 305-294-7[illegible]
3713 Johnson John A [4] ♣ 305-294-9[illegible]
3714 Grizzle Arthur J & Donna M [21] ♣ 305-509-7[illegible]
3715 Lanz Bradley [1] ♣ 305-295-9[illegible]
Lanz Joseph R 305-295-9[illegible]
3716 Gan Joseph A [3] 305-296-2[illegible]
Gan Sarah A 305-296-2[illegible]
3718 SO COOL WINDOW TINTING glass coating & tint
305-292-1[illegible]
Zamarripa Jennifer G [2]
3720 Schneider James A & Andrea [3] ♣ 305-293-0[illegible]
BUSINESSES 1 HOUSEHOLDS

PEARY CT (KEY WEST)
• ZIP CODE 33040 CAR-RT C042
101 Scales Dan 305-517-6[illegible]
White Robert 305-517-6[illegible]
A White Linda S
C Humphrey Michael 305-509-7[illegible]
D Schweitzer Dennis W
D Schweitzer Teresa R
102 A Brantz Anna M [1]
C Hoffman Tiffany
103 A Pope Diane M [1]
B Yahya Dawn A [2]
104 A Stewart Rachael K [3]
B Ashford Anthony
B Clifton Curtis G [2]
B Walker Lindsy P

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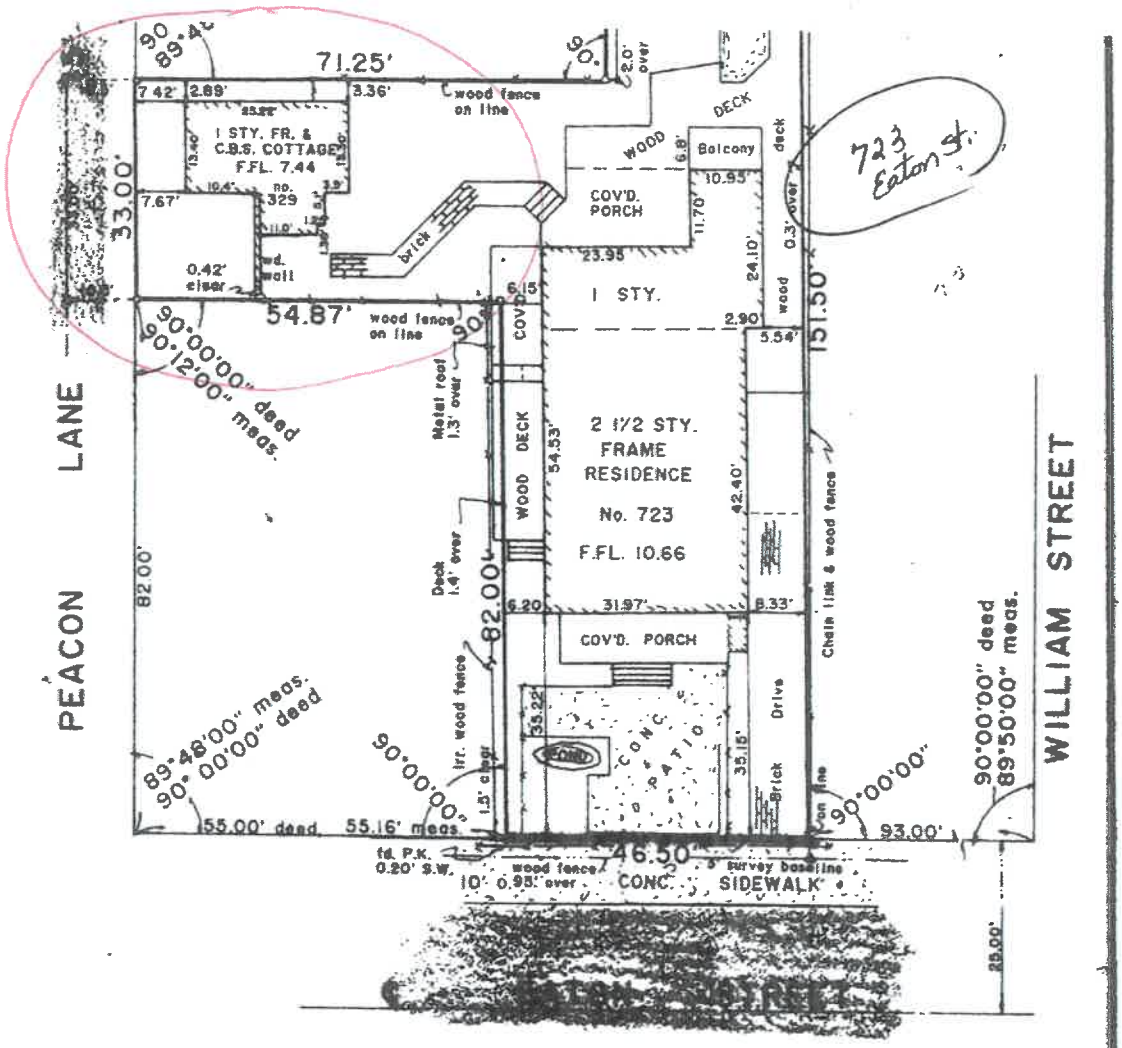
Exhibit B

EXHIBIT G



TO BE REPLACED AS SHOWN ON PHOTOGRAPH

BLOCK 22

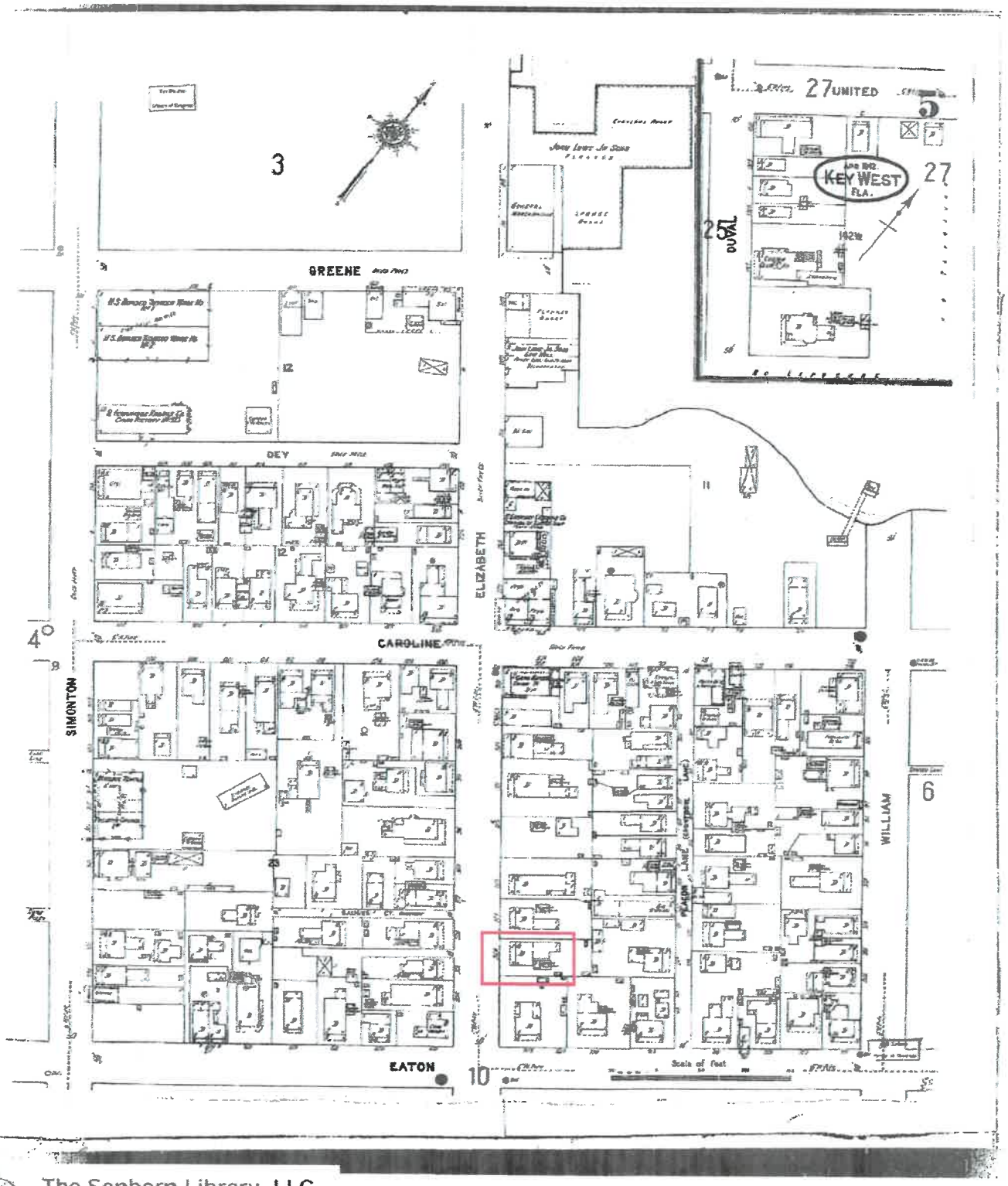
William Verge and James Seitz 329 Peacon Lane, Key West, Florida	FREDERICK H. HILDEBRANDT, INC. PROFESSIONAL LAND SURVEYOR
Location /Boundary Survey	Dwg. No. 89-258
Scale: 1"=20' Ref. Flood Zone: A10 Dwn. By: FHH	414 Simonton St. Key West, Fla. 33040 — 12398 SW 92nd Ave. Miami, Fla. 33176

293-0066

KEEP IN FILE

Exhibit B

EXHIBIT H



The Sanborn Library, LLC

Exhibit B
EXHIBIT I

Thomas Francis-Siburg

From: Elka Garcia <egarcia@fkaa.com>
Sent: Thursday, July 30, 2020 2:25 PM
To: Thomas Francis-Siburg
Subject: RE: Online Form Submittal: Public Records Request Form

Good Afternoon,

There's only 1 meter at this property. This is all the information we have.

329 Peacon lane was established on 01/23/45
Residental
1 meter
Continue service

Thanks
Elka Garcia
Billing Manager/Records Custodian
RMLO
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, Fl. 33040
egarcia@fkaa.com@fkaa.com
305.295.2172

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, July 30, 2020 2:08 PM
To: Elka Garcia <egarcia@fkaa.com>
Subject: Online Form Submittal: Public Records Request Form

Exhibit B
EXHIBIT I

Public Records Request Form

Name	Thomas Francis-Siburg
Email	thomas@owentrepanier.com
Address	1421 1st St.
City	Key West
State	Florida
Zip Code	33040
Phone Number	305-293-8983
Description	I am working on behalf of the property owner at 329 Peacon Lane, Key West, to apply for a Lawful Unit Determination at this property. I am requesting the following: Documentation of FKAA service, including the number of meters, to 329 Peacon Lane on or about April 1, 2010. Can you provide me these records and let me know if anything else is needed in order to make this record? Thank you, Thomas

Email not displaying correctly? View it in your browser.

EXHIBIT J

KEYS ENERGY SERVICES hallsa CUSTOMER DETAILED LISTING 08/04/2020 10:01:08 Page:1

Account : 2103646 19 WILLIAM VERGE 723 EATON ST FRNT KEY WEST

Cycle : 2 Ten/Own : O
Route : 10
Walk : 4080

Address 1 : 1901 S ROOSEVELT BLVD
2 : UNIT 204W
City/State : KEY WEST FL
Zip Code : 33040

ELECTRIC USAGE

Read Date	Days	BillType	Usage	Avg/Day	Amount Billed
06/02/2017	29	Final	1815.00	62.586	223.84
05/04/2017	30	Regular	1952.00	65.067	239.57
04/04/2017	32	Regular	1914.00	59.813	235.21
03/03/2017	29	Regular	1772.00	61.103	218.90
02/02/2017	30	Regular	1728.00	57.600	211.56
01/03/2017	32	Regular	1622.00	50.688	190.58
12/02/2016	29	Regular	1358.00	46.828	162.07
11/03/2016	30	Regular	1868.00	62.267	202.15
10/04/2016	32	Regular	2315.00	72.344	246.83
09/02/2016	29	Regular	2161.00	74.517	231.43
08/04/2016	30	Regular	2232.00	74.400	238.53
07/05/2016	32	Regular	2540.00	79.375	269.31
06/03/2016	29	Regular	1877.00	64.724	203.04
05/05/2016	30	Regular	1712.00	57.067	194.53
04/05/2016	32	Regular	1445.00	45.156	159.85
03/04/2016	29	Regular	1550.00	53.448	170.36
02/04/2016	31	Regular	1769.00	57.065	192.25
01/04/2016	32	Regular	1450.00	45.313	163.33
12/03/2015	30	Regular	1427.00	47.567	164.65
11/03/2015	32	Regular	1756.00	54.875	199.05
10/02/2015	29	Regular	1781.00	61.414	201.67
09/03/2015	30	Regular	2543.00	84.767	286.36
08/04/2015	29	Regular	1976.00	68.138	225.95
07/06/2015	33	Regular	2252.00	68.242	255.37
06/03/2015	29	Regular	1760.00	60.690	202.94
05/05/2015	33	Regular	1881.00	57.000	222.13
04/02/2015	28	Regular	1038.00	37.071	126.01
03/05/2015	30	Regular	1643.00	54.767	190.47
02/03/2015	32	Regular	1427.00	44.594	177.70
01/02/2015	30	Regular	1395.00	46.500	174.06
12/03/2014	30	Regular	1411.00	47.033	181.67
11/03/2014	31	Regular	2120.00	68.387	266.20
10/03/2014	30	Regular	2218.00	73.933	276.76
09/03/2014	30	Regular	2637.00	87.900	331.75
08/04/2014	32	Regular	2380.00	74.375	300.91
07/03/2014	29	Regular	1889.00	65.138	242.01
06/04/2014	30	Regular	1699.00	56.633	219.23
05/05/2014	31	Regular	1592.00	51.355	206.39
04/04/2014	30	Regular	1318.00	43.933	173.53
03/05/2014	30	Regular	1398.00	46.600	183.11
02/03/2014	31	Regular	1659.00	53.516	214.43
01/03/2014	30	Regular	1641.00	54.700	213.63
12/04/2013	30	Regular	1242.00	41.400	165.42
11/04/2013	32	Regular	1580.00	49.375	206.25
10/03/2013	30	Regular	1712.00	57.067	222.19
09/03/2013	32	Regular	2090.00	65.313	281.99
08/02/2013	30	Regular	1770.00	59.000	231.38
07/03/2013	30	Regular	1548.00	51.600	196.24
06/03/2013	32	Regular	1420.00	44.375	181.29
05/02/2013	30	Regular	1407.00	46.900	179.77
04/02/2013	29	Regular	1433.00	49.414	182.81
03/04/2013	32	Regular	1647.00	51.469	207.80

Exhibit B

EXHIBIT J

01/31/2013	29	Regular	1206.00	41.586	156.29
01/02/2013	30	Regular	1325.00	44.167	170.18
12/03/2012	32	Regular	1286.00	40.188	165.64
11/01/2012	30	Regular	1667.00	55.567	210.14
10/02/2012	32	Regular	1820.00	56.875	234.55
08/31/2012	30	Regular	1900.00	63.333	256.83
08/01/2012	29	Regular	1748.00	60.276	236.84
07/03/2012	32	Regular	1930.00	60.313	260.79
06/01/2012	30	Regular	1513.00	50.433	205.93
05/02/2012	29	Regular	1296.00	44.690	177.39
04/03/2012	32	Regular	1447.00	45.219	198.72
03/02/2012	30	Regular	1247.00	41.567	177.15
02/01/2012	29	Regular	1504.00	51.862	212.23
01/03/2012	32	Regular	1165.00	36.406	165.95
12/02/2011	30	Regular	1149.00	38.300	158.05
11/02/2011	32	Regular	1646.00	51.438	223.42
10/01/2011	31	Regular	1862.00	60.065	251.83
08/31/2011	29	Regular	2039.00	70.310	275.11
08/02/2011	32	Regular	2350.00	73.438	316.02
07/01/2011	29	Regular	2074.00	71.517	292.98
06/02/2011	30	Regular	1964.00	65.467	265.25
05/03/2011	32	Regular	1882.00	58.813	254.46
04/01/2011	30	Regular	1344.00	44.800	183.70
03/02/2011	30	Regular	1361.00	45.367	191.46
01/31/2011	32	Regular	1954.00	61.063	271.85
12/30/2010	29	Regular	2453.00	84.586	339.51
12/01/2010	29	Regular	1344.00	46.345	189.15
11/02/2010	32	Regular	1615.00	50.469	225.89
10/01/2010	30	Regular	1379.00	45.967	193.88
09/01/2010	29	Regular	1612.00	55.586	225.49
08/03/2010	29	Regular	1751.00	60.379	244.33
07/05/2010	32	Regular	2425.00	75.781	318.80
06/03/2010	30	Regular	1875.00	62.500	257.39
05/04/2010	31	Regular	1439.00	46.419	199.14
04/03/2010	31	Regular	1631.00	52.613	236.51
03/03/2010	29	Regular	2018.00	69.586	301.33
02/02/2010	29	Regular	2372.00	81.793	352.98
01/04/2010	33	Regular	1715.00	51.970	265.13
12/02/2009	32	Regular	1019.00	31.844	160.33
10/31/2009	31	Regular	1534.00	49.484	237.87
09/30/2009	30	Regular	1486.00	49.533	230.66
08/31/2009	31	Regular	1802.00	58.129	278.69
07/31/2009	30	Regular	1693.00	56.433	262.23
07/01/2009	29	Regular	1579.00	54.448	245.02
06/02/2009	32	Regular	1664.00	52.000	257.85
05/01/2009	30	Regular	1279.00	42.633	199.73
04/01/2009	29	Regular	1198.00	41.310	187.50
03/03/2009	29	Regular	1237.00	42.655	195.92
02/02/2009	33	Regular	893.00	27.061	143.29
12/31/2008	29	Regular	1197.00	41.276	189.81
12/02/2008	33	Regular	1484.00	44.970	233.73
10/30/2008	29	Regular	1589.00	54.793	263.64
10/01/2008	29	Regular	1173.00	40.448	197.19
09/02/2008	32	Regular	2400.00	75.000	400.47
08/01/2008	30	Regular	2267.00	75.567	378.64
07/02/2008	29	Regular	2384.00	82.207	375.84
06/03/2008	32	Regular	2561.00	80.031	380.95
05/02/2008	30	Regular	1749.00	58.300	266.68
04/02/2008	30	Regular	1770.00	59.000	269.80
03/03/2008	33	Regular	1719.00	52.091	249.00
01/30/2008	33	Regular	1794.00	54.364	259.57
12/28/2007	30	Regular	1120.00	37.333	160.43
11/28/2007	32	Regular	1323.00	41.344	188.35
10/27/2007	31	Regular	2415.00	77.903	338.55

Exhibit B

EXHIBIT J

09/26/2007	30	Regular	2479.00	82.633	328.27
08/27/2007	31	Regular	2320.00	74.839	307.63
07/27/2007	30	Regular	2731.00	91.033	361.00
06/27/2007	29	Regular	1840.00	63.448	233.04
05/29/2007	32	Regular	1968.00	61.500	248.81
04/27/2007	29	Regular	1632.00	56.276	207.42
03/29/2007	29	Regular	1398.00	48.207	178.60
02/28/2007	29	Regular	953.00	32.862	123.78
01/30/2007	32	Regular	1372.00	42.875	175.39
12/29/2006	30	Regular	1174.00	39.133	154.62
11/29/2006	29	Regular	1214.00	41.862	159.67
10/31/2006	29	Regular	1818.00	62.690	238.91
10/02/2006	31	Regular	2035.00	65.645	266.67
09/01/2006	31	Regular	2597.00	83.774	338.82
08/01/2006	32	Regular	1648.00	51.500	217.26
06/30/2006	29	Regular	1897.00	65.414	268.61
06/01/2006	30	Regular	1837.00	61.233	273.30
05/02/2006	32	Regular	1833.00	57.281	259.76
03/31/2006	30	Regular	1475.00	49.167	220.97
03/01/2006	29	Regular	1617.00	55.759	214.94
01/31/2006	32	Regular	1643.00	51.344	216.62
12/30/2005	30	Regular	1353.00	45.100	180.85
11/30/2005	28	Regular	1035.00	36.964	139.80
11/02/2005	30	Regular	1381.00	46.033	182.34
10/03/2005	33	Regular	1583.00	47.970	208.11
08/31/2005	30	Regular	1685.00	56.167	200.91
08/01/2005	33	Regular	2023.00	61.303	231.68
06/29/2005	28	Regular	1178.00	42.071	135.54
06/01/2005	29	Regular	695.00	23.966	82.49
05/03/2005	29	Regular	691.00	23.828	82.05
04/04/2005	32	Regular	774.00	24.188	91.16
03/03/2005	29	Regular	568.00	19.586	
02/02/2005	30	Regular	652.00	21.733	
01/03/2005	32	Regular	638.00	19.938	
12/02/2004	30	Regular	536.00	17.867	
11/02/2004	29	Regular	678.00	23.379	
10/04/2004	32	Regular	1014.00	31.688	
09/02/2004	29	Regular	1613.00	55.621	
08/04/2004	33	Regular	2400.00	72.727	
07/02/2004	29	Regular	1805.00	62.241	
06/03/2004	30	Regular	2017.00	67.233	
05/04/2004	32	Regular	1680.00	52.500	
04/02/2004	30	Regular	1286.00	42.867	
03/03/2004	30	Regular	1161.00	38.700	
02/02/2004	28	Regular	652.00	23.286	
01/05/2004	33	Regular	2713.00	82.212	
12/03/2003	32	Regular	1740.00	54.375	
11/01/2003	31	Regular	2339.00	75.452	
10/01/2003	28	Regular	2535.00	90.536	
09/03/2003	30	Regular	2964.00	98.800	
08/04/2003	33	Regular	3246.00	98.364	
07/02/2003	29	Regular	3110.00	107.241	
06/03/2003	32	Regular	2931.00	91.594	
05/02/2003	30	Regular	2001.00	66.700	
04/02/2003	28	Regular	2264.00	80.857	
03/05/2003	30	Regular	2014.00	67.133	
02/03/2003	30	Regular	3206.00	106.867	
01/04/2003	31	Regular	2416.00	77.935	
12/04/2002	33	Regular	2771.00	83.970	
11/01/2002	29	Regular	2855.00	98.448	
10/03/2002	29	Regular	3272.00	112.828	
09/04/2002	30	Regular	3422.00	114.067	
08/05/2002	33	Regular	3470.00	105.152	
07/03/2002	32	Regular	3197.00	99.906	

Exhibit B

EXHIBIT J

06/01/2002	30	Regular	2920.00	97.333
05/02/2002	29	Regular	2643.00	91.138
04/03/2002	30	Regular	2656.00	88.533
03/04/2002	31	Regular	2804.00	90.452
02/01/2002	28	Regular	2798.00	99.929
01/04/2002	34	Regular	2869.00	84.382
12/01/2001	29	Regular	2357.00	81.276
11/02/2001	30	Regular	3229.00	107.633
10/03/2001	32	Regular	2911.00	90.969
09/05/2001	30	Regular	0.00	0.000

Exhibit B

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

VERGE,WILLIAM G

329 PEACON LN
KEY WEST FL 33040

Parcel 00003400-000000-06-68-25 Nbhd 6051
Alt Key 1003531 Mill Group 10KW
Affordable Housing No PC 0800
FEMA Injunction
Inspect Date Aug 12, 2004 Next Review
Business Name
Physical Addr 329 PEACON LN, KEY WEST
723 EATON ST, KEY WEST

Associated Names

Name	DBA	Role	% Own
SEITZ, JAMES R R/S		Owner	50.00000
VERGE, WILLIAM G		Owner	50.00000

Legal Description

KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591DC OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38R/S OR1453-2397/98Q/C OR1453-2409/10Q/C

Land Data 1.1

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value
403	010D	0	0	No	8,421.50	SF	61.00	85.00	1.00	1.00	1.00	0.74		N	0	527,923
														Total Just Value		527,923

Exhibit B

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Building Sketch 185

Building Characteristics

Building Nbr	1	Building Type	R3	Perimeter	286	Functional Obs	0.00
Effective Age	16	Condition	G	Depreciation %	0.19	Economic Obs	0.00
Grnd Floor Area	2,282	Quality Grade	650	Year Built	1933	Special Arch	0

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

Roof Type	4	Roof Cover	2	Heat 1	1	Heat 2	0	Heat Src 1	4	Heat Src 2	0	Foundation	2	Bedrooms	5
Extra Features:	2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0	Vacuum	0	Security	1	Garbage Disposal	0
	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0	Dishwasher	0	Intercom	0	Fireplaces	0	Compactor	0

Sections

Type	Number	Exterior Wall Type	# Stories	Year Built	Attic	A/C	Basement %	Finished Bsmt %	Area	Sketch ID	SOH %
FLA	1	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	1,194	000	100.00
CBF	10	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	286	009	100.00
FLA	10	12:ABOVE AVERAGE WOOD	1	1988					704	011	100.00
OPX	11	:	1	1988					48	012	100.00

Exhibit B

OPX	2	:	1	1988	N	N	0.00	0.00	363	001	100.00
OPU	3	:	1	1988	N	N	0.00	0.00	126	002	100.00
OPU	4	:	1	1988	N	N	0.00	0.00	175	003	100.00
OPX	5	:	1	1988	N	N	0.00	0.00	136	004	61.00
EPB	6	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	93	005	100.00
FHS	7	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	960	006	0.00
FLA	8	12:ABOVE AVERAGE WOOD	1	1988	N	N	0.00	0.00	384	007	0.00
OUF	9	:	1	1988	N	N	0.00	0.00	1,470	008	0.00

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
9	CL2:CH LINK FENCE	246	SF	61.00	0	0	1964	1965	1	30	431	172
8	AC2:WALL AIR COND	1	UT	61.00	0	0	1983	1984	2	20	500	200
7	AC2:WALL AIR COND	1	UT	61.00	0	0	1983	1984	1	20	400	160
6	WD2:WOOD DECK	235	SF	61.00	0	0	1981	1982	1	40	1,586	635
5	WD2:WOOD DECK	350	SF	61.00	0	0	1987	1988	2	40	4,550	2,184
4	PT5:TILE PATIO	391	SF	61.00	0	0	1979	1980	1	50	2,542	1,067
3	FN2:FENCES	192	SF	61.00	48	4	2002	2003	2	30	672	538
2	PT2:BRICK PATIO	349	SF	61.00	0	0	1979	1980	2	50	2,618	1,099
11	FN2:FENCES	420	SF	61.00	70	6	2006	2007	2	30	1,470	1,367
10	WF2:WATER FEATURE	1	UT	61.00	0	0	1986	1987	1	20	3,500	1,400
1	PO4:RES POOL	240	SF	61.00	30	8	1987	1988	4	50	21,060	12,215
										Total Depreciated Value		21,037

Appraiser Notes

723 EATON STREET RE00003400-000000.BLD ON RE0000341-00000 WHICH IS LOCATED AT 329 PEACON LANE NOW ON PARCEL ACC #340. OR1453-2409/10 4/97 SALE $1,000 IS FOR A 2' X 82' STRIP.
**********HURRICANE WILMA DAMAGE**********

Exhibit B

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
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Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	9601645	Apr 1 1996 12:00AM	Aug 1 1996 12:00AM	13,927	Residential	ROOF
	02-0884	Apr 19 2002 12:00AM	Aug 19 2002 12:00AM	530	Residential	WOOD PICKET FENCE
	04-2254	Jul 7 2004 12:00AM	Jun 16 2004 12:00AM	500	Residential	ELECTRIC
	03-3588	Oct 9 2003 12:00AM	Dec 31 2003 12:00AM	426	Residential	BACKYARD GATE
	02-0924	Apr 15 2002 12:00AM	Jun 16 2004 12:00AM	1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
	04-325	Feb 5 2004 12:00AM	Jun 16 2004 12:00AM	450	Residential	SECURITY/FIRE ALARM
	05-5127	Nov 16 2005 12:00AM	Jul 24 2006 12:00AM	385	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE FENCE ON SIDE OF SFR
	05-5126	Nov 16 2005 12:00AM	Jul 24 2006 12:00AM	465	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE 40'x6' STOCADE FENCE

Just Value

Bldg ID	Building Value		
185	417,471	Land	527,923
		Bldg	417,471
		Misc	21,037
		Just	966,431

Value

Value Method Market Oriented Cost Special Use Code

Exhibit B

EXHIBIT K

Monroe County Property Record Card (185)

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Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2009F	C	527,923	0	417,471	21,037	966,431	838,907	25,000	N	813,907
2008F	C	842,150	0	388,890	21,732	1,252,772	1,033,437	25,000	N	1,008,437
2007F	O	1,389,548	0	469,969	19,061	1,878,578	1,042,094	25,000	N	1,017,094
2006F	C	680,036	0	506,905	18,495	1,205,436	816,231	25,000	N	791,231
2005F	O	715,828	0	453,539	19,127	1,188,494	799,543	25,000	N	774,543
2004F	C	505,290		381,646	19,708	906,644	624,275	25,000	N	599,275
2003F	C	294,753		367,511	20,341	682,605	531,853	25,000		506,853
2002F	C	294,753		367,955	20,420	683,128	524,765	25,000		499,765
2001F	C	294,753		320,476	21,018	636,248	502,413	25,000		477,413
2000F	C	178,957		320,476	24,095	523,528	451,046	25,000		426,046
1999F	C	178,957		300,892	23,335	503,184	436,621	25,000		411,621
1998F	C	178,957		259,970	18,918	457,845	415,153	25,000		390,153
1997F	C	162,114		198,752	15,817	376,683	366,313	25,000		341,313
1996F	C	158,947		141,966	12,142	313,055	310,444	25,000		285,444
1995F	C	158,947		129,347	11,284	299,578	298,199	25,000		273,199
1994F	C	158,947		115,676	10,370	284,993	284,993	25,000		259,993
1993F	C	158,947		115,676	10,690	285,313	285,313	25,000		260,313
1992F	C	158,947		141,125	10,992	311,064	311,064	25,000		286,064
1991F	C	158,947		141,125	11,312	311,384	311,384	25,000		286,384
1990F	C	158,947		161,787	11,611	332,344	332,344	0		332,344
1989F	C	156,883		147,079	10,850	314,812	314,812	25,000		289,812
1988F	C	84,038		89,278	162	173,478	173,478	25,000		148,478
1987F	C	58,100		88,145	167	146,412	146,412	25,000		121,412
1986F	C	56,150		88,630	175	144,955	144,955	25,000		119,955
1985F	C	31,549		43,928	439	75,916	75,916	25,000		50,916
1984F	C	31,549		40,685	0	72,234	72,234	25,000		47,234
1983F	C	31,549		29,304	0	60,853	60,853	0		60,853
1982F	C	31,549		29,990	0	61,539	61,539	0		61,539

Exhibit B

EXHIBIT K

Monroe County Property Record Card (185)

Alternate Key: 1003531 Roll Year 2009
Effective Date: 10/26/2009 11:59:59 PM Run: 05/16/2017 09:45 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
897	1066	11/1/1983	Warranty Deed	0	M	I	1
1095	2435	6/1/1989	Warranty Deed	4	M	I	375,000
1453	2409	4/1/1997	Quit Claim Deed	0	O	V	1,000

Total Values

(Classified Value + Non-Ag Land Just Value)

Bldg Value	417,471	Misc Value	21,037	Land Value	527,923	Classified Value	527,923	New Const Value	0
Total Just Value	966,431	Total Expt Value	25,000	Taxable Value	813,907	Prev Tax Value	1,008,437	Previous Just	1,252,772

Exemptions

Code	Description	Value	Year	Renewal	%	Amount Applied
38	HOMESTEAD R/S	25,000	1994	1	50.00	
44	ADDL HOMESTEAD	25,000	2008	1	100.00	

Amendment 10

Base Yr 1994 Ownership 50.00 Eligible Use 64.00 Previous Just 1,252,772 Current Just 966,431

SOH Base	Additions	% Max	SOH Difference	SOH Limit	SOH Just	Exemptions	SOH Taxable
181,552	0	0.10	127,524	182	838,907	25,000	813,907

Exhibit B

Exhibit B

EXHIBIT L

qPublic.net Monroe County, FL

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	00003400-000100
Account#	9104453
Property ID	9104453
Millage Group	10KW
Location Address	329 PEACON Ln, KEY WEST
Legal Description	KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

PEACON LANE REALTY LLC
43 S Water St E
Fort Atkinson WI 53538

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
Market Improvement Value	$190,498	$165,800	$185,025	$161,013
Market Misc Value	$3,868	$3,958	$0	$0
Market Land Value	$455,273	$340,782	$349,312	$188,805
Just Market Value	$649,639	$510,540	$534,337	$349,818
Total Assessed Value	$561,594	$510,540	$384,800	$349,818
School Exempt Value	$0	$0	$0	$0
School Taxable Value	$649,639	$510,540	$534,337	$349,818

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

Buildings

Building ID	63495
Style	1 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	597
Finished Sq Ft	469
Stories	1 Floor
Condition	GOOD
Perimeter	356
Functional Obs	0
Economic Obs	0
Depreciation %	5
Interior Walls	WALL BD/WD WAL
Exterior Walls	ABOVE AVERAGE WOOD with 11% C.B.S.
Year Built	1933
EffectiveYearBuilt	2015
Foundation	WD CONC PADS
Roof Type	IRR/CUSTOM
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	48	0	28
FLA	FLOOR LIV AREA	469	469	94
OPU	OP PR UNFIN LL	80	0	36
TOTAL		597	469	158

Exhibit B

EXHIBIT L

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FIN DET UTILIT	2015	2016	1	12	2
BRICK PATIO	2015	2016	1	474 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	$100	Warranty Deed	2251047	3002	1722	11 - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0872	6/20/2019		$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019		$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		$0	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		$0		
18-2509	6/20/2019		$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		$55,000	Residential	PARTIAL HOUSE RENOVATION, 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA,NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES, BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	$465	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	$385	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	$13,927	Residential	ROOF

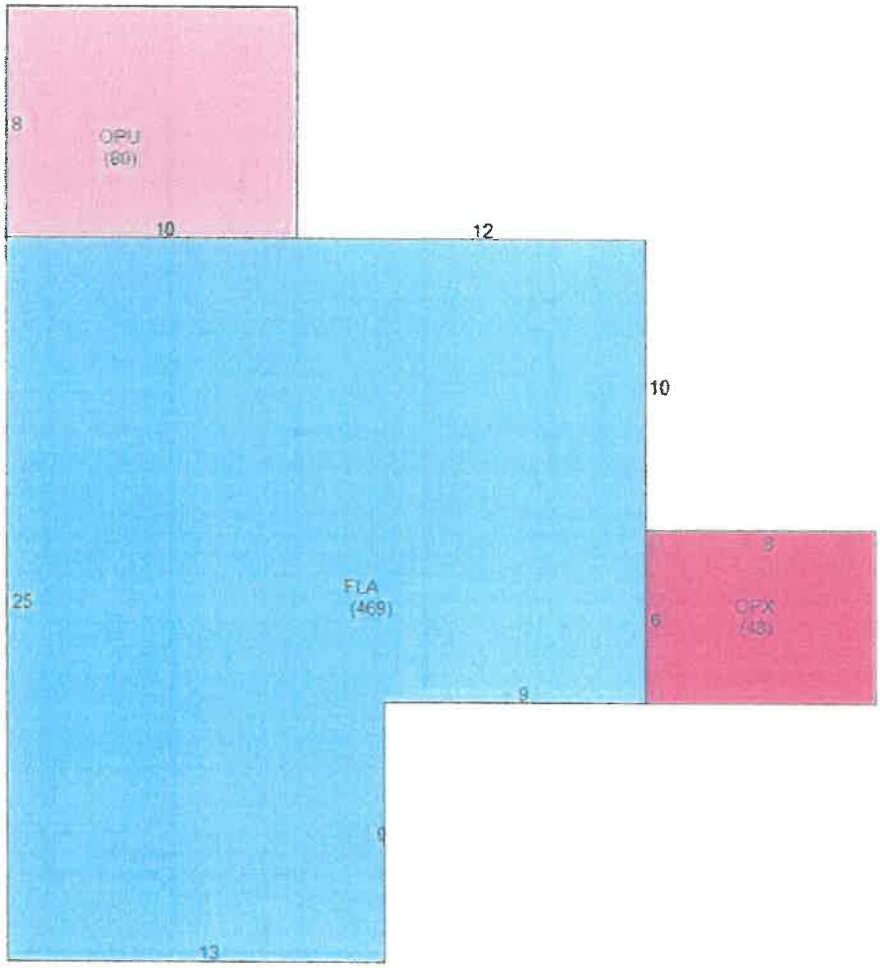
View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)

Exhibit B

EXHIBIT L

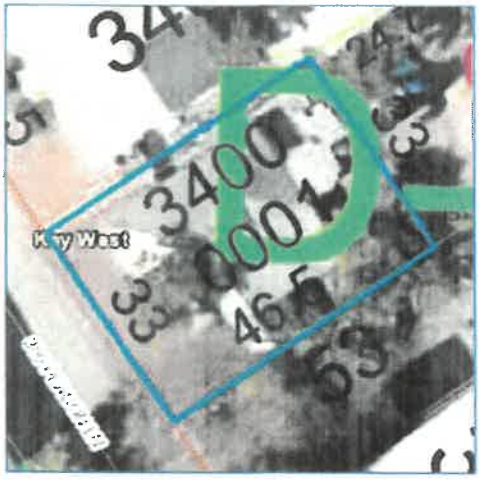


Photos

Exhibit B

EXHIBIT L

Map



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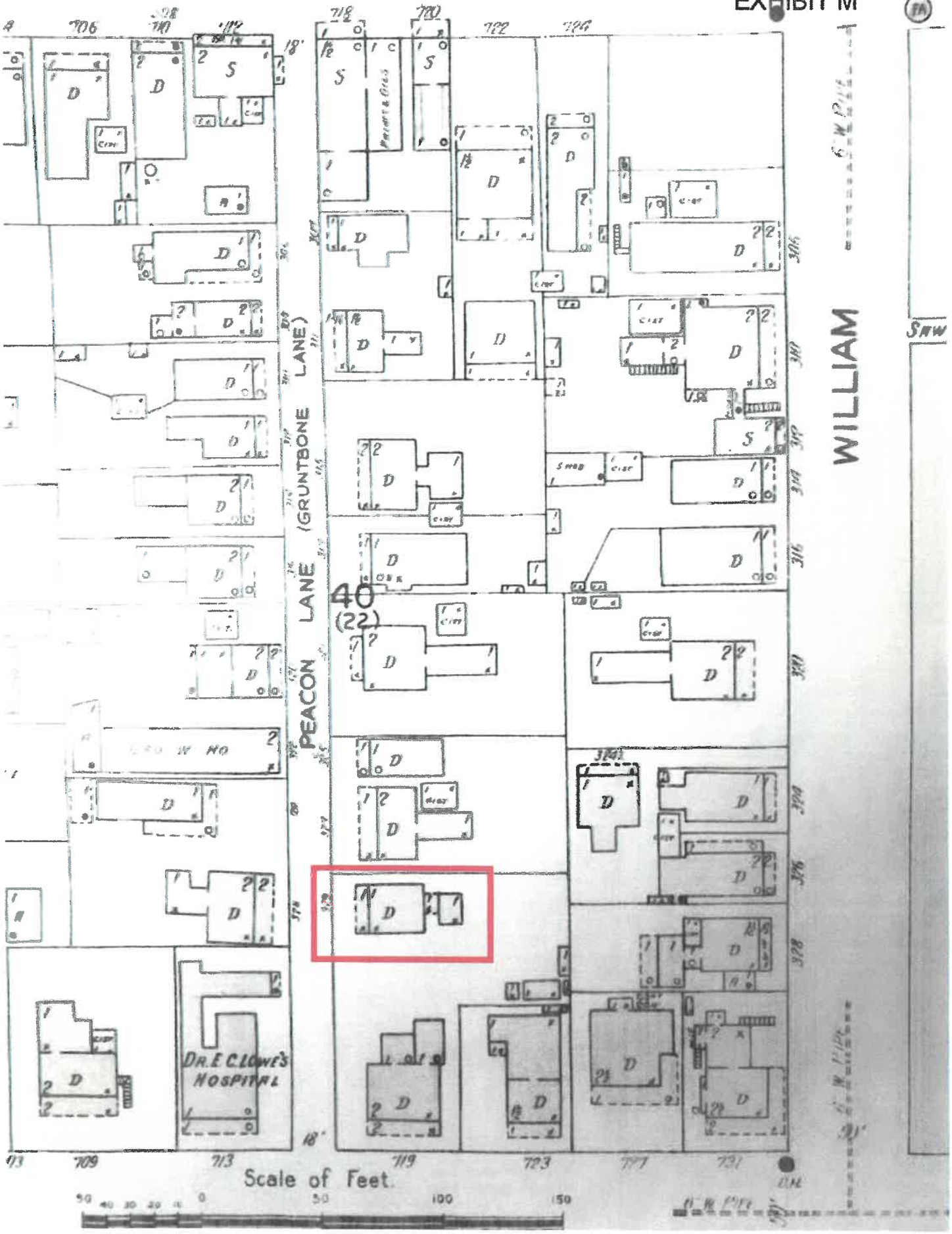
Last Data Upload: 7/8/2022, 6:20:53 AM

Exhibit B

EXHIBIT M



Policy 1-1.10.3: Retention of Historic Character and All Permanent Single Family Housing Units.

The City desires to retain in perpetuity the existing character, density, and intensity of all historic sites and contributing sites within the historic district; and shall protect the entire City's permanent single family housing stock citywide which was legally established prior to the adoption of the plan on a legal lot of record. Therefore, the City shall protect and preserve these resources against natural disaster, including fire, hurricane, or other natural or man-made disaster, by allowing any permanent units within the City, or other structures located on historic sites or contributing sites, which are so damaged to be rebuilt as they previously existed. This policy is adopted to prevent the erosion of the permanent housing stock; to ensure the continuance of a viable local economy; and to preserve the historic density, intensity, scale, design, and ambiance of the Key West historic area of state and national significance.

10/21/2022 **Monroe County FL** *Neighborhood:* EXHIBIT O *User Acct:* 1003549 *Account#:* 1003549

ParcelID: 00003410-000000 *Location:* *Printed By:* RSHAW

Patriot Properties Inc.

Current Owner	*Percent*
VERGE WILLIAM G &	100

SEITZ JAMES R R/S 329 PEACON LANE, KEY WEST FL 33040

Previous Owner

General Notes

Previous Value Information

Tax Yr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val	Total Val Exe	TotalTaxableVal
1988	F		10,937	130		23,265	34,332	34,332	0	34,332
1987	F		10,808	134		13,404	24,346	24,346	0	24,346
1986	F		10,869	140		12,954	23,963	23,963	0	23,963
1985	F		0	494		6,344	6,838	6,838	0	6,838
1984	F		0	499		6,344	6,843	6,843	0	6,843
1983	F		0	504		6,344	6,848	6,848	0	6,848
1982	F		0	510		6,344	6,854	6,854	0	6,854

Exemption Data

Code	Desc.

Sales Information

Grantor	Legal Ref	Type	SaleDate	NAL	SalePrice	V	Verif
	1095-2435	WD	06/01/1989	M	1	N	
	897-1066	WD	11/01/1983	M	125000	N	
	750-591D	00	02/01/1975	Q	6000	N	

Legal Description

KW PT LOT 1 SQR 22 OR617-318 OR750-591D/C OR897-1066/1067 OR903-1434/1435 OR1095-2435/38R/S(CAW) (DELETED PARCEL NOW COMBINED UNDER RE 340 FOR ASSESSMENT PURPOSES 7-20-89 LG)

Asr Map:
GIS 1:
GIS 2:
Reval Dist:

Activity Information

Date	Results	By
01/01/1989		

Building Permit Information

Date	Number	Amount	Closed Date	Status	General Notes

Land Data (1st 7 lines)

Line	Use	Description	Units	Depth	Unit Type	Land Type	Neigh

Exhibit B

Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

Acct # Bldg Seq Of

EXHIBIT O

Exterior Information

Bld Type
Stry Ht
Liv Units
Foundation
Frame
Wall
Wall2
RoofStruct
Roof Cover
Color
ViewCode

Bath Features (Rating)

Full Bath
Addtnl
3/4 Bath
Addtnl
1/2 Bath
Addtnl
% Othr Fix

Condo Information

Location
Tot Units
Floor Level
Num Floors
% Own
Name

Other Features (Rating)

Kitchens
Ad Kit
Frpls
WSFlue

Depreciation %

PhysCond
Func
Econ
Spec
OV
Total %Dep:

Residential Units

Description	Units	RmsBed	Floor Lvl	Inc Type

General Information

Grade
Year Blt Eff Yr Blt
Alt LUC %
Jurisdict Fact
Constr Mod
Commercial Units

Interior Information

Avg Ht/FL
Prime Wall
Prime Fl
Bsmt Floor
Subfloor
Heat Fuel
Heat Type
Heat Sys
% Heated % A/C
% Sprinkled % Ctrl Vac

Alternate Area Detail

SubArea	% AltType	%

Sub Area Detail - 1st 10 lines Displayed

Code	Desc.	F.Area	Area

Special Features / Yard Items (1st 12 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Size	Qual	Con	Year	D/S	Dep%	LUC	L.Fa	NB	N.Fac	Juris	J.Fact
FN2	FENCES		N	1	160	2		1964		0	0100	0.00		0.00		0.00

Exhibit B

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

10/21/2022 Monroe County FL **Neighborhood:** 6108 EXHIBIT P **User Acct:** 9104453 **Account#:** 9104453

ParcelID: 00003400-000100 **Location:** 329 PEACON Ln KEY WEST 33040 **Printed By:** RSHAW

Patriot Properties Inc.

Current Owner	Percent
PEACON LANE REALTY LLC	100

43 S Water St E, Fort Atkinson, WI 53538-2052

Previous Owner
FYF LLC

General Notes

Previous Value Information

Tax Yr	Cat	Use	Bldg Val	Yard	Land Size	Land Val	Total Val	Ass'd Val	Total Val Exe	TotalTaxableVal
2022	F	0100	190,498	3,868	0.04	455,273	649,639	561,594	0	649,639
2021	D FIN	0100	165,800	3,958	0.04	340,782	510,540	510,540	0	510,540
2020	D FIN	0100	185,025	0	0.04	349,312	534,337	384,800	0	534,337
2019	D FIN	0100	161,013	0	0.04	188,805	349,818	349,818	0	349,818

Exemption Data

Code	Desc.

Sales Information

Grantor	Legal Ref	Type	SaleDate	NAL	SalePrice	V	Verif
FYF LLC	3002-1722	WD	01/02/2020	11	100	N	

Legal Description

KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722

Asr Map:
GIS 1:
GIS 2:
Reval Dist:

Activity Information

Date	Results	By
01/25/2022		DKRAUSE
07/01/2021		DKRAUSE
11/18/2020	Inspected	DKRAUSE
12/19/2019		DKRAUSE
12/04/2019	Inspected	DKRAUSE
06/21/2019	Approved	

Building Permit Information

Date	Number	Amount	Closed Date	Status	General Notes
06/20/2019	18-2509			A	
06/20/2019	18-0872			A	
06/20/2019	18-0954			A	
06/20/2019	18-1529			A	

Land Data (1st 7 lines)

Line	Use	Description	Units	Depth	Unit Type	Land Type	Neigh
1	01LN	SFR LANE	1,535.000	0.00	SF		6108-01LN

Exhibit B

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Acct # 9104453 Bldg Seq 1 Of 1

EXHIBIT P

Exterior Information

Bld Type	R1	S.F.R. - R1
Stry Ht	1	
Liv Units	1	
Foundation	2	WD CONC PADS
Frame		
Wall	12	ABOVE AVERAGE WOOD
Wall2	5	C.B.S.
RoofStruct	4	IRR/CUSTOM
Roof Cover	2	METAL
Color		
ViewCode	D	DRY

Bath Features (Rating)

Full Bath	1	
Addtnl		
3/4 Bath		
Addtnl		
1/2 Bath		
Addtnl		
Other Fix	1	11%

Condo Information

Location	
Tot Units	
Floor Level	
Num Floors	
% Own	
Name	

Other Features (Rating)

Kitchens	3	
Ad Kit		
Frpls	0	
WSRoe		

Depreciation %

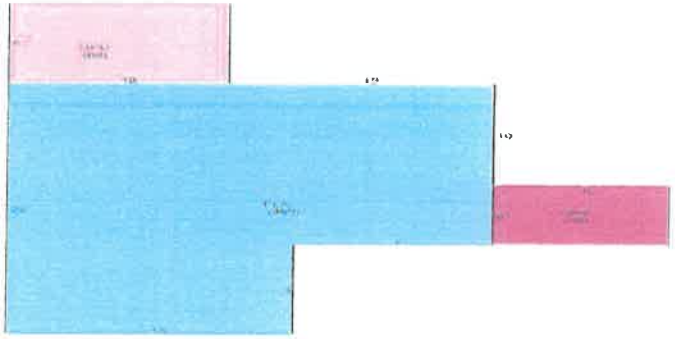
PhysCond	GOOD	6.00
Func		
Econ		
Spec		
OV		
Total %Dep:		6.00

Residential Units

Description	Units	Rms Bed	Floor Lvl	Inc Type
	1	1		

General Information

Grade	450		
Year Blt	1933	Eff Yr Blt	2015
Alt LUC			0%
Jurisdict		Fact	1.00
Constr Mod			
Commercial Units			



Interior Information

Avg Ht/FL		
Prime Wall	2	WALL BD/WD WAL
Prime Fl	2	SFT/HD WD
Bsmt Floor		
Subfloor	CENTRL A	
Heat Fuel	1	ELECTRIC
Heat Type	6	FCD/AIR DUCTED
# Heat Sys		
% Heated	0	% A/C 100
% Sprinkled		% Ctrl Vac

Alternate Area Detail

SubArea	% AltType	%

Sub Area Detail - 1st 10 lines Displayed

Code	Desc.	F.Area	Area
FLA	FLOOR LIV AREA	469	469
OPU	OP PR UNFIN LL	0	80
OPX	EXC OPEN PORCH	0	48

Special Features / Yard Items (1st 12 Lines Displayed)

Code	SFYIDesc	A	Y/S	Qty	Size	Qual	Con	Year	D/S	Dep%	LUC	L.Fa	NB	N.Fac	Juris	J.Fact
DUF	FIN DET UTILIT		Y	1	12	2		2015		6	0100	1.00	6108	1.00		1.00
PT2	BRICK PATIO		N	1	474	2		2015		16	0100	1.00	6108	1.00		1.00

Exhibit B

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Exhibit B
EXHIBIT I

Thomas Francis-Siburg

From: Elka Garcia <egarcia@fkaa.com>
Sent: Thursday, July 30, 2020 2:25 PM
To: Thomas Francis-Siburg
Subject: RE: Online Form Submittal: Public Records Request Form

Good Afternoon,

There's only 1 meter at this property. This is all the information we have.

329 Peacon lane was established on 01/23/45
Residental
1 meter
Continue service

Thanks
Elka Garcia
Billing Manager/Records Custodian
RMLO
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, Fl. 33040
egarcia@fkaa.com@fkaa.com
305.295.2172

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, July 30, 2020 2:08 PM
To: Elka Garcia <egarcia@fkaa.com>
Subject: Online Form Submittal: Public Records Request Form

Exhibit B
EXHIBIT I

Public Records Request Form

Name	Thomas Francis-Siburg
Email	thomas@owentrepanier.com
Address	1421 1st St.
City	Key West
State	Florida
Zip Code	33040
Phone Number	305-293-8983
Description	I am working on behalf of the property owner at 329 Peacon Lane, Key West, to apply for a Lawful Unit Determination at this property. I am requesting the following: Documentation of FKAA service, including the number of meters, to 329 Peacon Lane on or about April 1, 2010. Can you provide me these records and let me know if anything else is needed in order to make this record? Thank you, Thomas

Email not displaying correctly? View it in your browser.

Exhibit B

MEMORANDUM

TREPANIER & ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Date: October 21, 2022

To: Ms. Katie Halloran, Planning Director

From: Thomas Francis-Siburg

CC: Mr. Raj Ramsingh, KW Building Official
Mr. Owen Trepanier
Ms. Sandy Mayer

Re: **Lawful Unit Determination**
329 Peacon Lane (RE# 00003400-000100)

Attached is an Application for Lawful Unit Determination ("LUD") for 329 Peacon Lane, pursuant to Sec. 108-99.

Sec. 108-99. Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations:

(1) Any use, development, project, structure, building, fence, sign or activity which does not result in a net addition to the number of residential dwelling unit stock.

A determination of a lawful unit, in this case, will not result in a net addition to the number of residential dwelling unit stock.

(2) Redevelopment or rehabilitation which replaces but which does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

A determination of a lawful unit, in this case, does not increase the number of dwelling units above that existing on the site prior to redevelopment or rehabilitation.

(3) Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

This unit was in existence at the time the April 1, 2010, Census was prepared as demonstrated by the following:

a. Aerial Photograph showing that the structure existed on or about April 1, 2010

Attached are two aerial photographs bracketing the required date of on or about April 1,

1421 First Street • Key West, FL • 33040-3648
Phone: 305-293-8983 • Fax: 305-293-8748 • Email: thomas@owentrepanier.com

Exhibit B

2010. The first is a 2009 FDOT aerial[1] and the second is a 2012 Monroe County Property Appraiser aerial[2]. Both show the existing structure in its current configuration.

b. Building permits issued prior to April 1, 2010

Attached are 3 permits issued prior to April 1, 2010:

- 2001-00000409 – Plumbing[3]
- 2003-00003588 – Renovation, Conversion: Residential[4]
- 2005-00005126 – Hurricane Repair[5]

c. Copies of city directory entries on or about April 1, 2010;

Attached is the 2010 Polk City Directory showing 329 Peacon Lane is a home owned by the listed person and listed in the Directory for 16 years prior[6].

d. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;

Occupancy of the structure is demonstrated by the following:

- 1989 survey depicting the structure as residential "1 STY. FR. & C.B.S. Cottage"[7]
- 1912 Sanborn Map depicting 329 Peacon as a residential dwelling[8]

e. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units

No licenses are known to exist.

f. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010

According to FKAA one residential meter was established on 01/23/1945 with current continuous service[9]. Keys Energy Services identified a continuous meter for the front property since September 2001[10].

g. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card):

Documentation from the Monroe County Property Appraiser's Office on 5/16/2009 shows[11]:

---

[1] Exhibit A. - 2009 FDOT aerial
[2] Exhibit B. - 2012 Monroe County Property Appraiser aerial
[3] Exhibit C. - Building Permit No. 2001-00000409 – Plumbing
[4] Exhibit D. - Building Permit No. 2003-00003588 – Renovation, Conversion: Residential
[5] Exhibit E. - Building Permit No. 2005-00005126 – Hurricane Repair
[6] Exhibit F. - 2010 Polk City Directory
[7] Exhibit G. - 1989 Survey
[8] Exhibit H. - 1912 Sanborn Map
[9] Exhibit I. - 1945 FKAA Service Record
[10] Exhibit J. - 2001 Keys Energy Service Record
[11] Exhibit K. - 2009 Mo Co Property Appraiser Card

Exhibit B

- The concrete block structure was built in 1933.

According to the Property appraiser record as of 7/29/2022[12]:

- The structure is recognized as a single-family residential unit owned by Peacon Lane Realty LLC.

h. Similar documentation as listed above

The 1926 Sanborn Map[13] shows a 329 Peacon Lane as a dwelling unit.

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the city planner are presumed to be lawfully established per chapter 122, article II, nonconformities, if the additional following requirements are met:

a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; and

An as-built certification will be prepared following determination by the Planning Department that the unit is not affected by the building permit allocation system.

b. Fees: All back fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).

All back fee payments shall be paid current and in full following determination by the Planning Department that the unit is not affected by the building permit allocation system.

c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.

Occupational license with the city will be updated following determination by the Planning Department that the unit is not affected by the building permit allocation system.

d. Applications received after May 2, 2017, must demonstrate that the unit sought to be established hereunder is or has been a legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

This unit is permissible under current and former zoning requirements:

1. The property is in the historic district and the comprehensive plan, policy 1-1.10.3[14], protects residential density of all historic sites within the city's historic district.

---

[12] Exhibit L. - 2022 Mo Co Property Appraiser Card
[13] Exhibit M. - 1926 Sanborne Map
[14] Exhibit N. - Policy 1-1.10.3. Retention of Historic Character and All Permanent Single Family Housing Units.

2. The previous zoning, HP-3, allowed single-family detached residential units and at that time code stipulated that where existing density exceeds that permitted by code, the existing density would be used to calculate development potential.

Lot of Record

329 Peacon Lane is an historic lot of record. 329 Peacon Lane has gone through periods in recent history with the Monroe County Property Appraiser's Office of either receiving a separate property tax bill from or billed together with adjacent property 723 Eaton Avenue.[15] No subdivisions or unifications have occurred which has altered the legal description of the historic lot of record per chapter 118 of the land development regulations.

Summary of Evidence:

Date	Units	Document / Evidence	Compliance	Exhibit
01/09/2009	NA	FDOT Aerial	Sec. 108-991(3)a	A
2012	1	Mo Co Property Appraiser Aerial	Sec. 108-991(3)a	B
01/24/2001	N/A	Permit No. 2001-00000409	Sec. 108-992(3)b	C
10/09/2003	1	Permit No. 2003-00003588	Sec. 108-991(3)b	D
11/16/2005	NA	Permit No. 2005-00005126	Sec. 108-991(3)b	E
2010	1	2010 Key West Phone Directory	Sec. 108-991(3)c	F
1989	1	1989 Survey	Sec. 108-991(3)d	G
1912	1	1912 Sanborn Map	Sec. 108-991(3)d	H
1945-Present	1	FKAA Account History, 1-meter, continuous residential service	Sec. 108-991(3)f	I
2001-Present	1	Keys Energy Account History, 1-meter, continuous residential service	Sec. 108-991(3)f	J
2009	1	Mo Co Property Appraiser's Property Record Card, Permit 02-0924: renovated 2 of 4 residential units	Sec. 108-991(3)g	K
2022	1	Mo Co Property Appraiser's Property Record Card	Sec. 108-991(3)g	L
1926	1	1926 Sanborn Insurance Map	Sec. 108-991(3)h	M
2013	N/A	Municipal Code, City of Key West	Policy 1-1.10.3	N

Conclusion:

Based on the above evidence, we respectfully request the City of Key West recognize that one dwelling unit existed on the subject property on, or about, April 1, 2010, and was a permissible use under former zoning requirements.

[15] Exhibit O. - 1989 Mo Co Property Appraiser Card
Exhibit P. - 2019 Mo Co Property Appraiser Card

Exhibit B

PEACON LANE REALTY LLC
43 S WATER ST E
FORT ATKINSON, WI 53538

1009

10/12 20 22

79-612/759

Pay to the Order of City of Key West $ 2520.25

Two Thousand Five Hundred Twenty 25/100 DOLLARS

GREENWOODS STATE BANK
LAKE MILLS, WISCONSIN
www.greenwoods.bank

FOR

Sandra L. Mayo

⑆075903161⑆ 122294⑈ 1009

TREPANIER & ASSOCIATES INC.
P O Box 2155 Ph. 305-293-8983
Key West, FL 33045

6566
63-9136/2631

DATE 10/31/22

PAY TO THE ORDER OF City of Key West $ 126.01

One hundred twenty six and 01/100 DOLLARS

Photo Safe Deposit®

BB&T BRANCH BANKING AND TRUST COMPANY
1-800-BANK BBT BBT.com

FOR 329 Peacon Ln

⑈00006566⑈ ⑆263191387⑆0000145620511⑈

Exhibit B

qPublic.net Monroe County, FL

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	00003400-000100
Account#	9104453
Property ID	9104453
Millage Group	10KW
Location Address	329 PEACON Ln, KEY WEST
Legal Description	KW PT LOT 1 SQR 22 G7-17 OR108-426/29 OR617-318 OR750-591 OR897-1066/67 OR903-1434/35 OR928-436/39 OR928-440/43 OR1095-2435/38 OR1453-2397/98 OR1453-2409/10 OR2858-1197 OR3002-1722 (Note: Not to be used on legal documents.)
Neighborhood	6108
Property Class	SINGLE FAMILY RESID (0100)
Subdivision	
Sec/Twp/Rng	06/68/25
Affordable Housing	No

Owner

PEACON LANE REALTY LLC
43 S Water St E
Fort Atkinson WI 53538

Valuation

	2022 Working Values	2021 Certified Values	2020 Certified Values	2019 Certified Values
+ Market Improvement Value	$190,498	$165,800	$185,025	$161,013
+ Market Misc Value	$3,868	$3,958	$0	$0
+ Market Land Value	$455,273	$340,782	$349,312	$188,805
= Just Market Value	$649,639	$510,540	$534,337	$349,818
= Total Assessed Value	$561,594	$510,540	$384,800	$349,818
- School Exempt Value	$0	$0	$0	$0
= School Taxable Value	$649,639	$510,540	$534,337	$349,818

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
SFR LANE (01LN)	1,535.00	Square Foot	0	0

Buildings

Building ID	63495
Style	1 STORY ELEV FOUNDATION
Building Type	S.F.R. - R1 / R1
Gross Sq Ft	597
Finished Sq Ft	469
Stories	1 Floor
Condition	GOOD
Perimeter	356
Functional Obs	0
Economic Obs	0
Depreciation %	5
Interior Walls	WALL BD/WD WAL
Exterior Walls	ABOVE AVERAGE WOOD with 11% C.B.S.
Year Built	1933
EffectiveYearBuilt	2015
Foundation	WD CONC PADS
Roof Type	IRR/CUSTOM
Roof Coverage	METAL
Flooring Type	SFT/HD WD
Heating Type	FCD/AIR DUCTED
Bedrooms	1
Full Bathrooms	1
Half Bathrooms	0
Grade	450
Number of Fire Pl	0

Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	48	0	28
FLA	FLOOR LIV AREA	469	469	94
OPU	OP PR UNFIN LL	80	0	36
TOTAL		597	469	158

Exhibit B

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FIN DET UTILIT	2015	2016	1	12	2
BRICK PATIO	2015	2016	1	474 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
1/2/2020	$100	Warranty Deed	2251047	3002	1722	11 - Unqualified	Improved

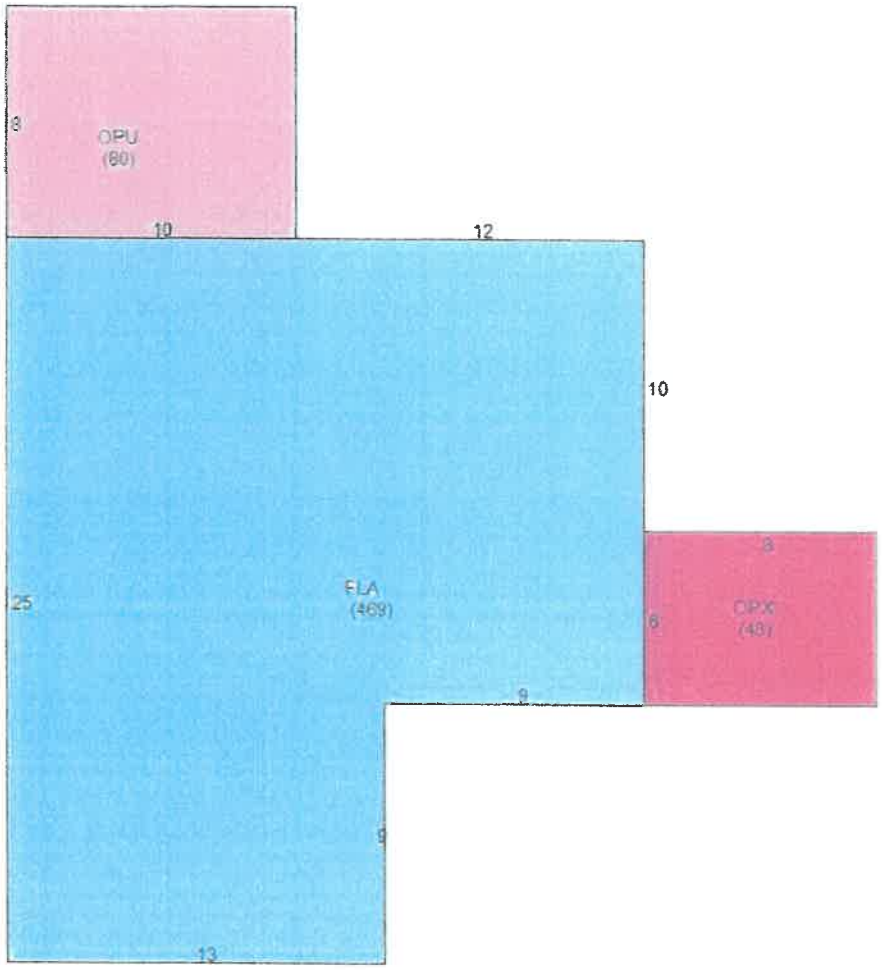
Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
18-0872	6/20/2019		$0	Residential	ELECTRICAL REMODEL OF RES UNIT PER PLANS
18-0954	6/20/2019		$0	Residential	ROUGH IN INSTALL 1 TOILET, 1 HAND SINK 1 SHOWER 1 KITCH SINK 1 WH
18-1529	6/20/2019		$0	Residential	MINI SPLIT INSTALL
18-1692	6/20/2019		$0		
18-2509	6/20/2019		$0	Residential	NEW FOUNDATION PIER NEW GROUND LEVEL DECK FRAMING AND SHEATHING
19-2047	6/20/2019		$0	Residential	REAR COTTAGE PATCH EXIST BROKEN TRIM AND PAINT TO MATCH REPLACE EXIST FORMICA COUNTERTOPS WITH QUARTZ
18-331	1/30/2018		$55,000	Residential	PARTIAL HOUSE RENOVATION. 1 BATH,KITCHEN,1 BEDROOM, 1 LIVING AREA,NOT STRUCTUREAL CHANGES. NEW KITCH CABINETS AND FIXTURES. BEDROOM FLOORING, BATHROOM FIXTURES, LIVING ROOM AND FLOORING AND FIXTRES
05-5126	11/16/2005	7/24/2006	$465	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE 40'x6' STOCADE FENCE
05-5127	11/16/2005	7/24/2006	$385	Residential	**********HURRICANE WILMA DAMAGE********** REPLACE FENCE ON SIDE OF SFR
04-2254	7/7/2004	6/16/2004	$500	Residential	ELECTRIC
04-325	2/5/2004	6/16/2004	$450	Residential	SECURITY/FIRE ALARM
03-3588	10/9/2003	12/31/2003	$426	Residential	BACKYARD GATE
02-0884	4/19/2002	8/19/2002	$530	Residential	WOOD PICKET FENCE
02-0924	4/15/2002	6/16/2004	$1,000	Residential	RENOVATION OF 2 OUT OF 4 RES UNITS ON TOP FLOOR
9601645	4/1/1996	8/1/1996	$13,927	Residential	ROOF

View Tax Info

View Taxes for this Parcel

Sketches (click to enlarge)


8
OPU
(80)
10
12
10
3
25
FLA
(469)
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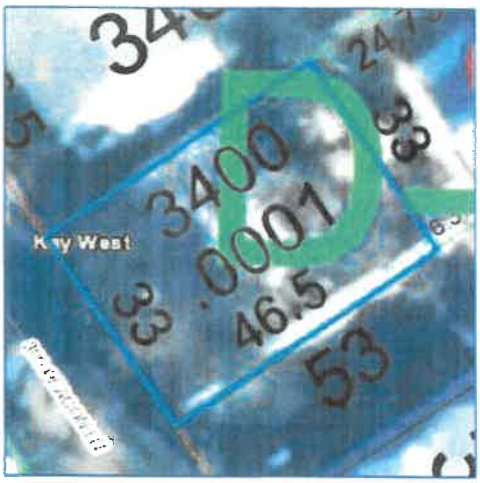
OPX
(48)
9
9
13

Photos

9104453 329 PEACON LN 01/20/22

Exhibit B

Map



TRIM Notice

2022 Notices Only

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CDPR Privacy Notice

Last Data Upload: 9/22/2022, 3:13:10 AM

Exhibit B

Cash Register Receipt

City of Key West

Receipt Number

R63528

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			**$126.01**
LUD2022-0007 Address: 329 PEACON Ln APN: 00003400-000100			**$126.01**
LAWFUL UNIT DETERMINATION			$126.01
LAWFUL UNIT DETERMINATIONAPPLICATION FEE	Advertising, noticing, fire review fee	0	$126.01
TOTAL FEES PAID BY RECEIPT: R63528			**$126.01**

Date Paid: Tuesday, November 01, 2022

Paid By: Treoanier

Cashier: JM

Pay Method: CHECK 6566

Exhibit B

Cash Register Receipt

City of Key West

Receipt Number

R63529

DESCRIPTION	ACCOUNT	QTY	PAID
ProjectTRAK			**$2,520.25**
LUD2022-0007 Address: 329 PEACON Ln	**APN: 00003400-000100**		**$2,520.25**
LAWFUL UNIT DETERMINATION			$2,520.25
LAWFUL UNIT DETERMINATIONAPPLICATION FEE	Advertising, noticing, fire review fee	0	$315.25
LAWFUL UNIT DETERMINATIONAPPLICATION FEE		0	$2,205.00
TOTAL FEES PAID BY RECEIPT: R63529			**$2,520.25**

Date Paid: Tuesday, November 01, 2022

Paid By: PEACON LANE REALTY LLC

Cashier: JM

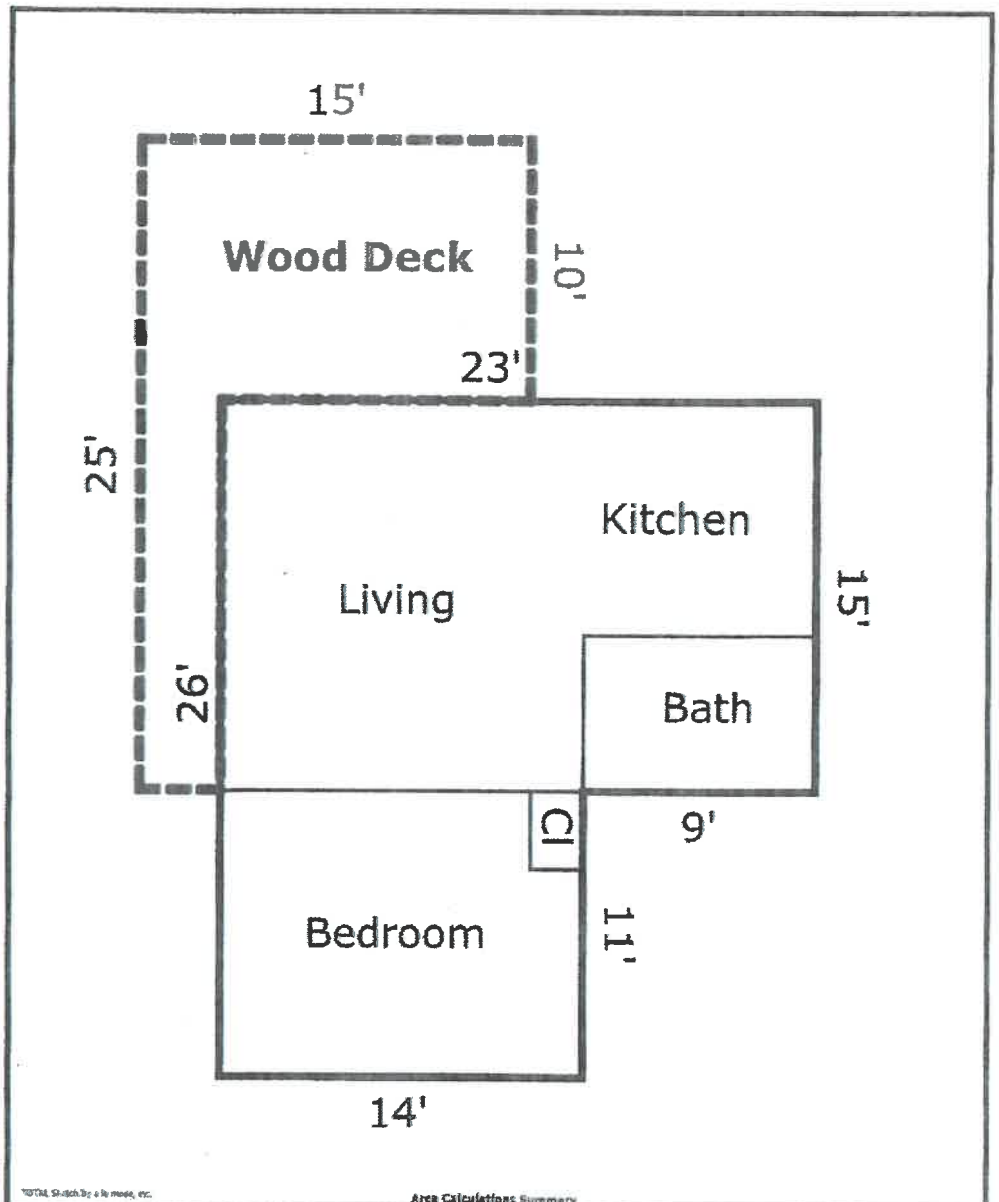
Pay Method: CHECK 1009

Exhibit B

Lender Case No. 249258

Building Sketch

Borrower	DEKD Properties LLC						
Property Address	329 Peacon Ln						
City	Key West	County	Monroe	State	FL	Zip Code	33040
Lender/Client	Greenwoods State Bank						



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

		Calculation Details	
Living Area			
First Floor	499 Sq ft	14 x 11 =	154
		15 x 23 =	345
Total Living Area (Rounded):	**499 Sq ft**		
Non-living Area			
Wood Deck	196.2247 Sq ft	10 x 11.9184 =	119.184
		25 x 3.0816 =	77.04

Exhibit B

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Limited Liability Company
PEACON LANE REALTY, LLC

Filing Information

Document Number	L19000274011
FEI/EIN Number	38-8601726
Date Filed	11/04/2019
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	03/02/2022

Principal Address

43 SOUTH WATER STREET EAST
FORT ATKINSON, WI 53538

Mailing Address

43 SOUTH WATER STREET EAST
FORT ATKINSON, WI 53538

Registered Agent Name & Address

Klitenick, Richard, Esq.
1009 Simonton Street
Key West, FL 33040

Name Changed: 12/16/2020

Address Changed: 03/02/2022

Authorized Person(s) Detail

Name & Address

Title AMBR

ERDMAN, DOUGLAS
43 S WATER ST EAST
FORT ATKINSON, WI 53538

Annual Reports

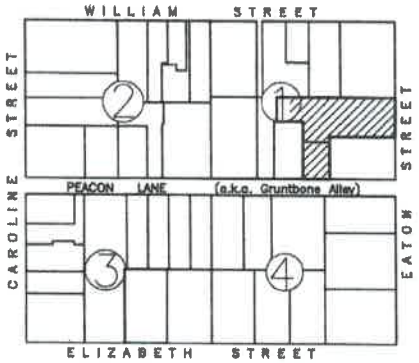
Report Year	Filed Date
2020	12/16/2020

Exhibit B

2021	03/02/2022
2022	03/02/2022

Document Images

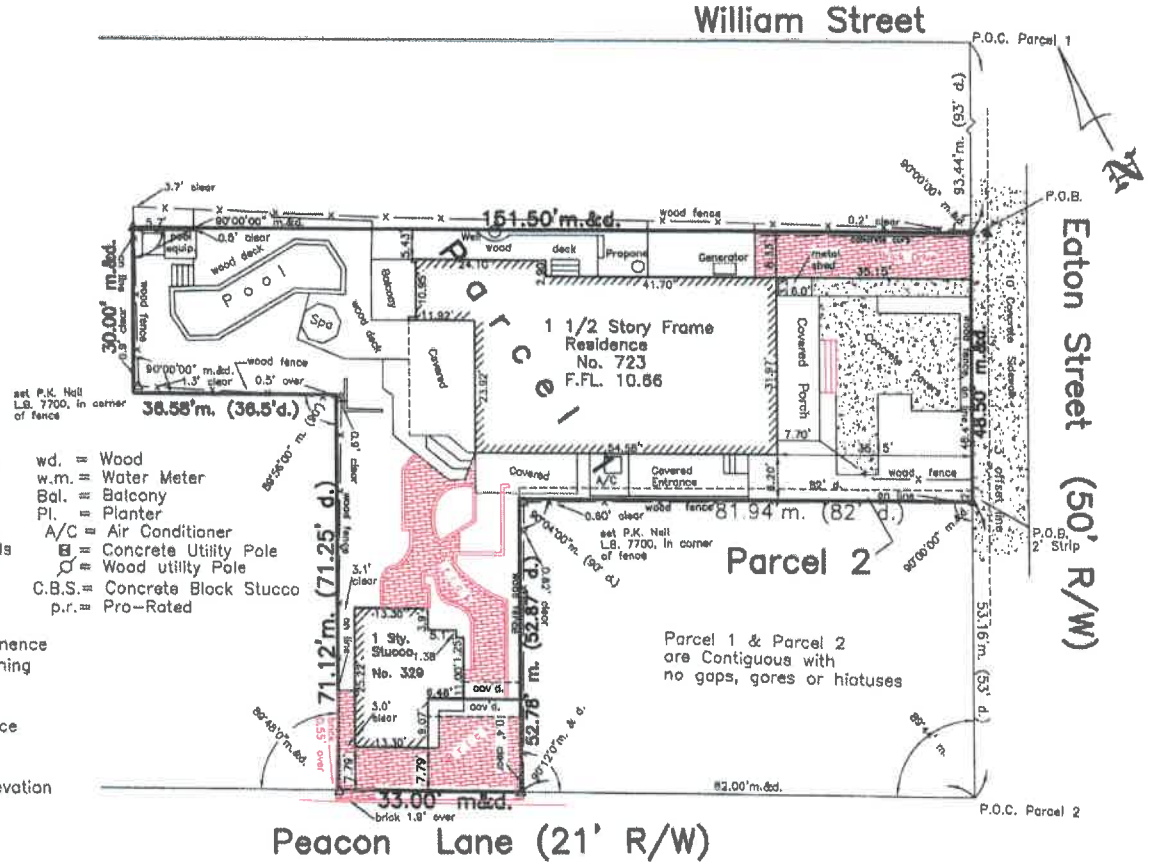
03/02/2022 -- REINSTATEMENT	View image in PDF format
12/16/2020 -- REINSTATEMENT	View image in PDF format
11/04/2019 -- Florida Limited Liability	View image in PDF format



LOCATION MAP

Square 22, City of Key West, Fl.

N.T.S.



SURVEYOR'S NOTES:

North arrow based on assumed median
Reference Bearing: R/W Eaton Street
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.:Basic Elevation: 14.324
Survey performed without benefit of Title search on this or surrounding properties.

Monumentation:

▲ = Found P.K. Nail
△ = Set P.K. Nail, P.L.S. No. 2749
⊖ = Set 1/2" I.B., P.L.S. No. 2749

Field Work performed on: 5/1/17

CERTIFICATION made to:
FYF, LLC, a Wisconsin limited liability company
William G. Verge and James R. Seitz
Chicago Title Insurance Company
Spottswood Spottswood Spottswood & Sterling PLLC

Abbreviations:

Sty. = Story
R/W = Right-of-Way
fd. = Found
p. = Plat
m. = Measured
d. = Deed
O.R. = Official Records
N.T.S. = Not to Scale
℄ = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.O.C. = Point of Commence
P.O.B. = Point of Beginning
P.B. = Plat Book
pg. = page
C.L.F. = Chain Link Fence
o/h = Overhead
u/g = Underground
F.FL. = Finish Floor Elevation
conc. = concrete
I.P. = Iron Pipe
I.B. = Iron Bar
wd. = Wood
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
A/C = Air Conditioner
= Concrete Utility Pole
= Wood utility Pole
C.B.S. = Concrete Block Stucco
p.r. = Pro-Rated

CERTIFICATION:

I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimun technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American land Title Association, and that there are no visable encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Sheet 1 of 2

FYF, LLC, a Wisconsin limited liability company
329 Peacon Lane, Key West, Fl. 33040

BOUNDARY SURVEY			Dwn No.: 17-209
Scale: 1"=20'	Ref. 8-24 60-50 224-64	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/7/84		Flood Zone: X	Flood Elev. –

REVISIONS AND/OR ADDITIONS

5/16/17: Updated, owner, cert. brick, spa, fences,deck

fred/dwg/kw/block22/329peacon

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Exhibit B

Exhibit B

LEGAL DESCRIPTION:

Parcel 1:
On the Island of Key West and known as part of Lot 1, in Square 22, according to W.A. Whitehead's map, but now better known as part of said Lot 1, according to W.H. Hackley's diagram recorded Book "D", at page 205, of the Public Records of Monroe County, Florida, and being more particularly described as follows:
COMMENCING at the intersection of the Southwesterly right-of-way line of William Street and the Northwesterly right-of-way line of Eaton Street; thence Southwesterly along the Northwesterly Right-of-way of Eaton Street for 93.00 feet to the Point of Beginning; thence at a right angle and in a Northwesterly direction for 151.50 feet; thence at a right angle and in a Southwesterly direction for 30.00 feet; thence at a right angle and in a Southeasterly direction for 36.50 feet; thence at a right angle and in a Southwesterly direction for 71.25 feet to the Northeasterly right-of-way line of Peacon Lane; thence at a angle of 90°12'00" to the right and in a Southeasterly direction along the said Northeasterly right-of-way line of Peacon Lane for 33.00 feet; thence at a angle of 89°48'00" to the right and in a Northeasterly direction for 54.87 feet; thence at a right angle and in a Southeasterly direction for 82.00 feet to the said Northwesterly Right-of-way line of Eaton Street; thence at a right angle and in a Southeasterly (should say Northeasterly) direction along the said Northwesterly right-of-way line of Eaton Street for 46.50 feet to the Point of Beginning.

AND
Parcel 2
A parcel of land in the City of Key West and know and designated on a Plan of a Subdivision by W.R. Hackley, recorded in Deed Book "D", Page 205, Monroe County, Florida, Public Records as part of Subdivisions 5 and 6 of Part of Lot 1, in Square22, said parcel being more particularly described by metes and bounds as follows: COMMENCE at the intersection of the Northeasterly right-of-way line Peacon Lane and the Northwesterly right-of-way line of Eaton Street and run Northeasterly and along the Northwesterly right-of-way line of said Eaton Street for a distance of 53 feet to the Point of Beginning of the parcel of land being described herein; thence Northwesterly and at right angles for a distance of 82 feet; thence Northeasterly and at right angles for a distance of 2 feet; thence Southeasterly and at right angles for a distance of 82 feet; thence Southwesterly and at right angles for a distance of 2 feet back to the Point of Beginning.

Sheet 2 of 2

FYF, LLC, a Wisconsin limited liability company 329 Peacon Lane, Key West, Fl. 33040			
BOUNDARY SURVEY			Dwn No.: 17-209
Scale: 1"=20'	Ref. 8-24 60-50 224-64	Flood panel No. 1516 K	Dwn. By: F.H.H.
Date: 8/7/84		Flood Zone: X	Flood Elev. —
REVISIONS AND/OR ADDITIONS			
5/16/17: Updated, owner, cert, brick, spa, fences,deck			
fred/dwg/kw/block22/329peacon			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS

3152 Northside Drive
Suite 201
Key West, Fl. 33040

(305) 293-0466
Fax. (305) 293-0237
fhildeb1@bellsouth.net
L.B. No. 7700

Exhibit B

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

I, Thomas Francis-Siburg, in my capacity as Planning Manager
(print name) *(print position: president, managing member)*

of Owen Trepanier & Associates, Inc.
(print name of entity)

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

723 Eaton St. / 329 Peacon Lane, Key West, FL 33040
Street address of subject property

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

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 23rd, August 2022 by
date

Thomas Francis-Siburg.
Name of Applicant

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

Nikita L. Stange
Notary's Signature and Seal

Nikita L. Stange
Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any

Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025

Doc # 2251047 Bk# 3002 Pg# 1722 Electronically Recorded 1/7/2020 at 3:40 PM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: $18.50 Deed Doc Stamp $0.70

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK, ESQ.
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE19-063
RECORDING FEE: $18.50
DOCUMENTARY STAMPS PAID: $0.70

[space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this _____ day of January, 2020, between FYF, LLC, a Wisconsin limited liability company, whose address is 429 South Lake Shore Dr., Lake Geneva, WI, 53147-2128, (hereinafter 'Grantor'), and PEACON LANE REALTY, LLC, a Florida limited liability company, whose address is 43 South Water Street East, Fort Atkinson, WI, 53538, (hereinafter "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 & 00/100th DOLLARS ($10.00)* and other good and valuable consideration 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, with the street address of 329 Peacon Lane, Key West FL 33040, more particularly described as:

ON THE ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA, AND KNOWN OR DESIGNATED ON A PLAT OF THE SUBDIVISION OF LOT 1, IN SQUARE 22, WHICH SAID PLAT IS RECORDED IN DEED BOOK "D", PAGE 205, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, AS A PART OF LOT 6, DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A POINT ON THE NORTHEASTERN SIDE OF PEACON LANE, WHICH SAID POINT IS DISTANT NORTHWESTERLY 82 FEET FROM THE CORNER OF SAID LANE, AND EATON STREET, RUNNING THENCE IN A NORTHWESTERLY DIRECTION, ALONG SAID LANE, 33 FEET TO THE CORNER OF SAID LOT 6, THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ALONG THE DIVIDING LINE BETWEEN LOT 6 AND LOT 7, 46 FEET AND 6 INCHES, THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 33 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 46 FEET AND 6 INCHES TO THE POINT OF BEGINNING.

PARCEL IDENTIFICATION NUMBER: 00003400-000100; ALTERNATE KEY ("AK") NUMBER 9104453

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY; HOWEVER, THIS DEED SHALL NOT OPERATE TO RE-IMPOSE THE SAME

SUBJECT TO: TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS

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, 2019, and those items listed above.

In Witness Whereof, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

FYF, LLC, a Wisconsin limited liability company

M Albarran
Witness # 1 signature
Print name: M. Albarran

By _____, Letitia Erdman, Manager & Authorized Member

M. Lynn Taylor
Witness # 2 signature
Print name: Mary Lynn Taylor

STATE OF WISCONSIN
COUNTY OF Walworth

I HEREBY CERTIFY that on this 2nd day of January, 2020, before me, an officer duly authorized to administer oaths and take acknowledgements in the State and County above mentioned, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by LETITIA ERDMAN, Manager and/or Authorized Member of FYF, LLC, a Wisconsin limited liability company, on behalf of the company, who is personally known to me, or who has produced drivers license as identification, and who has executed this Deed for the purposes herein expressed, with all requisite corporate authority.

(STAMP/SEAL) LORI K. JACOBSON NOTARY PUBLIC STATE OF WISCONSIN

Lori K. J
Notary Public, State of Wisconsin
My Commission Expires: 5-08-2020

Exhibit C

From: Jordan Mannix-Lachner
To: Nathalia Mellies; Katie P.Halloran
Cc: Ronald Ramsingh
Subject: RE: [EXTERNAL] RE: [EXTERNAL] LUD application - 329 Peacon Lane
Date: Thursday, February 16, 2023 10:38:28 AM
Attachments: image003.png
image004.png
image005.png
image006.png

Good morning!

I got your email on Friday about Eaton having three units, I just haven't had the time to finalize the draft letter yet.

Thank you,

Jordan Mannix-Lachner
Planner I
Planning Department
City of Key West
Josephine Parker City Hall
1300 White Street
Key West, FL 33040
(305) 809-3884 I jordan.lachner@cityofkeywest-fl.gov

From: Nathalia Mellies <nathalia.mellies@cityofkeywest-fl.gov>
Sent: Thursday, February 16, 2023 10:32 AM
To: Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>
Cc: Ronald Ramsingh <rramsingh@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] RE: [EXTERNAL] LUD application - 329 Peacon Lane

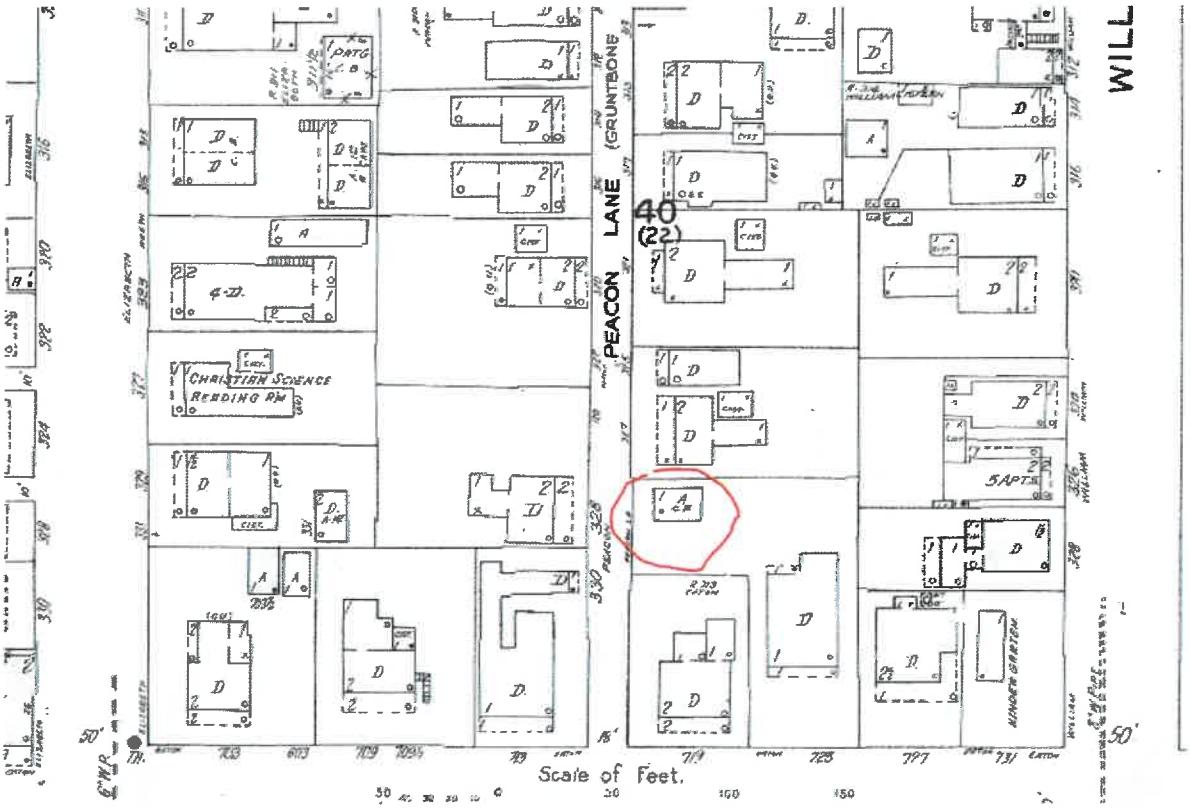
Good morning,

This is no longer with legal, although it was at the time the below email was sent (1/31). Are you waiting on anything from me?

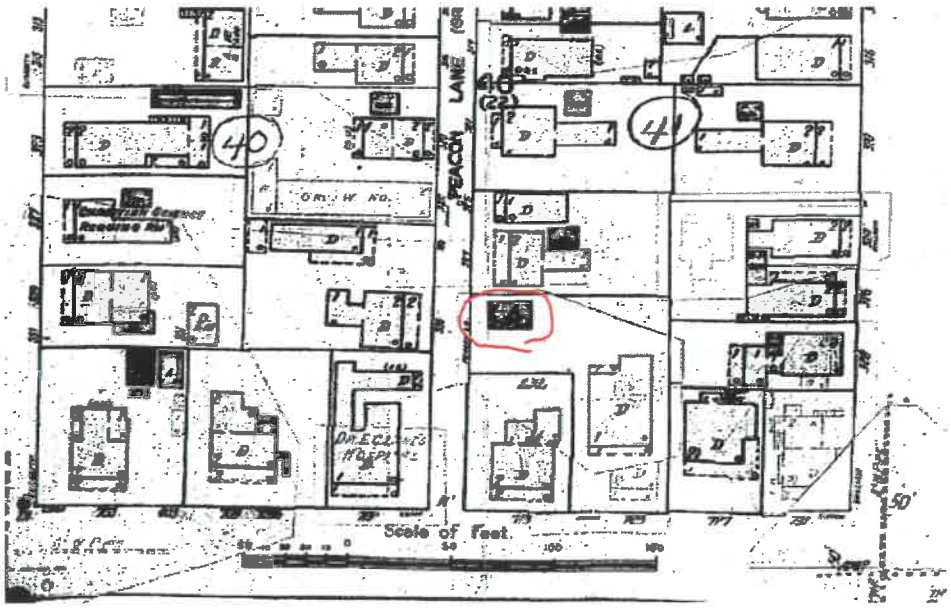
I have researched the parcel. There are three recognized units on Eaton. I am not sure though that a LUD is appropriate for the Peacon parcel; a build-back might make more sense as it appears there was previously a unit on the parcel.

1961 Sanborn map:

Exhibit C

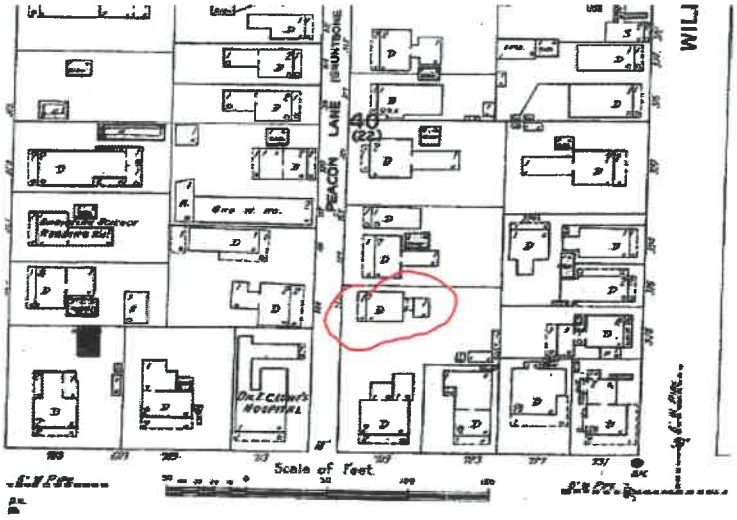


1948 Sanborn map:



1926 Sanborn map:

Exhibit C



Respectfully,

Nathalia A. Mellies
Assistant City Attorney
City of Key West
P.O. Box 1409
Key West, FL 33041-1409
(305) 809-3872 I nathalia.mellies@cityofkeywest-fl.gov

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From: Nikita Stange <Nikita@owentrepanier.com>
Sent: Thursday, February 16, 2023 10:21 AM
To: Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>; Licensing <licensing@cityofkeywest-fl.gov>; Amanda Brady <abrady@cityofkeywest-fl.gov>; Katie P. Halloran <katie.halloran@cityofkeywest-fl.gov>; Nathalia Mellies <nathalia.mellies@cityofkeywest-fl.gov>
Cc: Owen Trepanier <owen@owentrepanier.com>; Thomas Francis-Siburg <thomas@owentrepanier.com>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: [EXTERNAL] RE: [EXTERNAL] LUD application - 329 Peacon Lane

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Good morning,

Yesterday we submitted a BTR request for 329 Peacon Lane. I was informed by Joseph that the LUD is still in progress. There seems to be some confusion as to the status of the LUD- Licensing believes it (the LUD) is with Planning and Planning (see below) has said it is with Legal. Can we please have a quick update on where this stands?

Exhibit C

Thank you,
Nikita

Nikita Stange, MA
Project Management Associate

Trepanier & Associates, Inc.
Land Planners & Development Consultants
1421 First Street
Key West, FL 33040-3648
Ph. 305-293-8983 / Fx. 305-293-8748
www.owentrepanier.com

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From: Jordan Mannix-Lachner <jordan.lachner@cityofkeywest-fl.gov>
Sent: Tuesday, January 31, 2023 8:39 AM
To: Nikita Stange <Nikita@owentrepanier.com>
Cc: Thomas Francis-Siburg <thomas@owentrepanier.com>; Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] LUD application - 329 Peacon Lane

Hi Nikita,

Our Legal department reached out to Owen about issues with this application. I have been directed to hold off on finalizing the letter until Owen follows up.

Thank you!

Jordan Mannix-Lachner
Planner I
Planning Department
City of Key West
Josephine Parker City Hall
1300 White Street
Key West, FL 33040
(305) 809-3884 I jordan.lachner@cityofkeywest-fl.gov

From: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Sent: Monday, January 30, 2023 4:57 PM
To: Nikita Stange <Nikita@owentrepanier.com>
Cc: Thomas Francis-Siburg <thomas@owentrepanier.com>; Jordan Mannix-Lachner

Exhibit C

<jordan.lachner@cityofkeywest-fl.gov>
Subject: RE: [EXTERNAL] LUD application - 329 Peacon Lane

Hello –

The application and draft of the determination letter have been referred to Katie for review.

Regards,

Donna

From: Nikita Stange <Nikita@owentrepanier.com>
Sent: Monday, January 30, 2023 4:54 PM
To: Donna Phillips <donna.phillips@cityofkeywest-fl.gov>
Cc: Thomas Francis-Siburg <thomas@owentrepanier.com>
Subject: [EXTERNAL] LUD application - 329 Peacon Lane

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Good afternoon, Donna-

I am requesting an update on the status of our Lawful Determination Application for the property at 329 Peacon Lane.

Thank you,
Nikita

Nikita Stange, MA
Project Management Associate

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