

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



To: Chair and Planning Board Members

From: Patrick Wright, Planner II

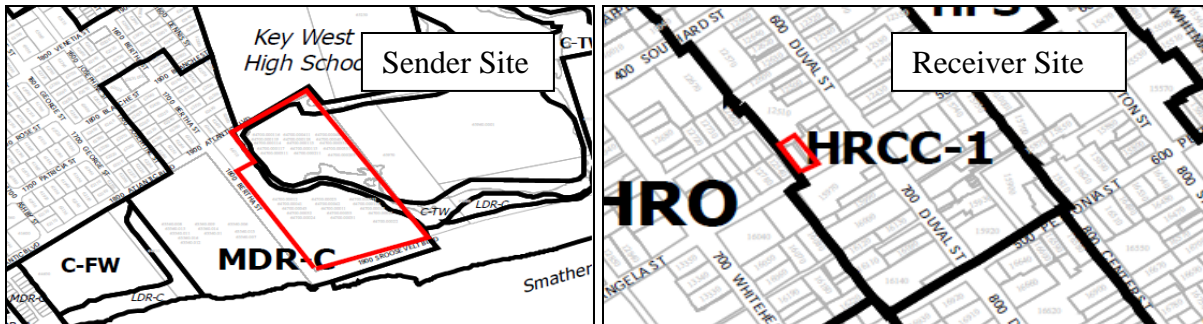
Through: Thaddeus Cohen, Planning Director

Meeting Date: December 17, 2015

Agenda Item: **Transient License Transfer – 1901 South Roosevelt Boulevard Unit 404N (RE # 00064700-000328, AK # 8657072) to 421 Angela Street Unit A (RE # 00012470-000000, AK # 1012840)** – A request to transfer one transient license from property located within the Coastal Medium Density Residential (MDR-C) Zoning District to property located within the Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1) Zoning District pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida.

Site Data:

	<u><i>Sender Site</i></u>	<u><i>Receiver Site</i></u>
License Owner:	Al Jordan & Suzanne Borrell	Maximus Properties LLC
Property Owner:	Alfred C. Jordan & Suzanne M. Borrell	Maximus Properties LLC
Agent:	Andy Birrell	Andy Birrell
Location:	1901 South Roosevelt Blvd. Unit 404N	421 Angela Street Unit A
RE #:	00064700-000328	00012470-000000
AK #:	8657072	1012840
Zoning:	Coastal Medium Density Residential (MDR-C)	Historic Residential Commercial Core – Duval Street Gulfside (HRCC-1)
Existing Use:	Transient residential	Non-transient residential
Proposed Use:	Non-transient residential	Transient residential



Background:

The subject transient license (or business tax receipt) is associated with 1901 South Roosevelt Boulevard Unit 404N, which is the sender site also known as La Brisa Condominiums. The current owner of the sender site has no intent to use the transient license associated with this unit. 1901 South Roosevelt is located in the Coastal Medium Density Residential (MDR-C) zoning district which does not permit transient use, the use is currently a legal nonconformity. The owner seeks to transfer the transient license to a location where transient use is permitted

The receiver site at 421 Angela Street currently consists of a two unit, non-transient residential structure. Unit A is located on the first floor and Unit B on the second floor. The property is located in the Historic Residential Commercial Core Gulfside (HRCC-1) zoning district in which transient residential is a permitted use. Unit A contains two bedrooms containing approximately 1,271 square feet of total floor area. 421 Angela Street Unit A would convert from non-transient to transient rental upon approval of the transient license transfer.

Relevant Code Sections:

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

- Provide for the transfer of existing transient units and transient licenses in order to reduce noncomplying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;
- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;
- Protect environmentally sensitive lands; and
- Encourage redevelopment under the existing Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

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

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

Analysis:

The proposed transient license transfer does not involve the transfer of transient units. The receiver site of 421 Angela Street Unit A is an existing recognized dwelling unit.

The proposed transient license transfer would move a transient use of a residential dwelling unit from an area where transient uses are prohibited (MDR-C Zoning District) to an area where transient uses are permitted (HRCC-1 Zoning District). The existing use of the receiver site at 421 Angela Street Unit A is non-transient residential. The proposed transfer would not result in a loss of affordable housing because there is no existing deed-restricted affordable housing at the receiver site.

The sender site unit is a two bedroom unit totaling in 1,298-square-feet of residential use. The receiver site is a two-bedroom, 1,271-square-foot residential use. Therefore, approximately the same or less net number of occupants would be maintained.

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

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

Criteria	Analysis	Complies? (Yes or No)
Transient license transfer from an area where transient uses are prohibited	Sender site zoning is MDR-C, which prohibits transient uses.	Yes
Transient license transfer from HNC-1 and HNC-3 Zoning Districts	N/A	N/A
Transfer would not result in a loss of affordable housing at the receiver site	No existing deed-restricted affordable housing at the receiver site.	Yes
Receiver site suitable for transient use	Receiver site zoning is HRCC-1, which permits transient uses.	Yes
Relative size of the unit from which the license is transferred	Sender site: 1,298 square feet total Receiver site: 1,271 square feet	Yes
Room configuration of both sites to maintain approximately the same or less net number of occupants	Sender site: 2 bedrooms total Receiver site: 2 bedrooms total	Yes

Recommendation:

Based on the above analysis of the standards for considering transfers of transient business tax receipts in Section 122-1339 of the Land Development Regulations, the Planning Department recommends the request to transfer one transient business tax receipt from 1901 South Roosevelt Boulevard Unit 404N to 421 Angela Street Unit A be **APPROVED** with the following conditions:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 421 Angela Street Unit A.
2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

Draft Resolution

**PLANNING BOARD
RESOLUTION No. 2015-**

A RESOLUTION OF THE KEY WEST PLANNING BOARD GRANTING THE TRANSFER OF TWO TRANSIENT LICENSES FROM PROPERTY LOCATED AT 1901 SOUTH ROOSEVELT BOULEVARD UNIT 404N (RE # 00064700-000328, AK # 8657072) WITHIN THE COASTAL MEDIUM DENSITY RESIDENTIAL (MDR-C) ZONING DISTRICT TO PROPERTY LOCATED AT 421 ANGELA STREET UNIT A (RE # 00012470-000000, AK # 1012840) IN THE HISTORIC RESIDENTIAL COMMERCIAL CORE – DUVAL STREET GULFSIDE (HRCC-1) ZONING DISTRICT PURSUANT TO SECTION 122-1339 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

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

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

WHEREAS, the applicant proposes a transfer of one transient license from a sender site with a total of two-bedrooms and 1,298-square-feet of floor area to a receiver site with two-bedrooms and a total of 1,271-square-feet of floor area.

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

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

_____ Chairman

_____ Planning Director

herein.

Section 2. That a transfer of two transient licenses, pursuant to Section 122-1339 of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida, is hereby granted as follows: ALLOWING A TRANSFER OF ONE TRANSIENT LICENSES FROM 1901 SOUTH ROOSEVELT BOULEVARD UNIT 404N (RE # 00064700-000328, AK # 8657072) TO 421 ANGELA STREET UNIT A (RE # 00012470-000000, AK # 1012840) SUBJECT TO THE FOLLOWING CONDITIONS:

1. All requirements of City Code Section 122-1371 shall be met for the transient use of the residential dwelling at 421 Angela Street Unit A.
2. The structure proposed to be used on a transient basis shall comply with all applicable codes and requirements of the Building Department, Fire Department and all other regulatory agencies.

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

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

Section 5. This transfer of transient license does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

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

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

_____ Chairman

_____ Planning Director

Read and passed on first reading at a regularly scheduled meeting held this ____ day of _____, 2015.

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

Richard Klitenick, Chair Key West Planning Board

Date

Attest:

Thaddeus Cohen,
Planning Director

Date

Filed with the Clerk:

Cheryl Smith, City Clerk

Date

_____ Chairman

_____ Planning Director

Application

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

Application for Transfer of Transient Units and / or Licenses

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

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

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

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

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

1901 S. Roosevelt #404N

Address of Site

421 Angela St Unit A

RE# 64700-000328

RE# 12470-00000

Name(s) of Owner(s):

Alfred C Jordan
Suzanne M Borrell HW

Name(s) of Owner(s):

Maximus Properties LLC

Name of Agent or Person to Contact:

Alfred Jordan

Name of Agent or Person to Contact:

Andy Birrell

Address: 1901 S Roosevelt Blvd

#404N KW

Address: 3608 Sunrise Dr

Key West FL

Telephone 305-517-6045

Telephone 305-923-5753

Email JordanSZ@aol.com

AJ@V@aol.com

Email Andy@Keysrealestate.com

For Sender Site:

"Local name" of property La Balsa Zoning district MDD-2

Legal description Unit 404 N Condominium or
997-232/233 or 1562-1004/05

Current use: Resident

Number of existing transient units: 1

Size of site 1181 Number of existing city transient rental licenses: 1

What is being removed from the sender site? 1 Transient License

What are your plans for the sender site? Live there

For Receiver Site:

"Local name" of property Angela (Unit A) Zoning district HRCC-1

Legal description 421 Angela St. KW Pt 1.59/62 64-594 or 117-302
or 783-1655 D/C or 783-494/497 or 790-1083 or 867-473
or 2049-2007/12 (RES NO 04-325) or 2284-541/42 or 2690-1544/45

Current use Rental

Size of site: 2113 Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 2

Existing non-residential floor area 452

What will be transferred to the receiver site? Transient License

What are your plans for the receiver site? Vacation Rentals

Authorization

August 14, 2015

Maximus Real-estate LLC

727 Washington ST

Key West, FL 33040

To whom it may concern:

Andy Birrell is hereby entitled to represent our firm to transfer a trainset license to Maximus.

Andy is a licensed real estate agent. We have been working with Andy for years.

If you have any questions please feel free to call the managing member.

We wish to thank you in advance

Warren W Detrick

Managing Member

518 791 0049

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

managing member of MAXIMUS PROPERTIES LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Andy Birrell
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]
Signature of person with authority to execute documents on behalf on entity owner

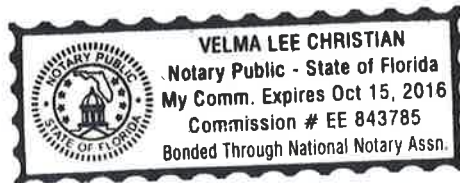
Subscribed and sworn to (or affirmed) before me on this 10-27-2015
Date

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

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

Velma Lee Christian
Notary's Signature and Seal

Velma Lee Christian
Name of Acknowledger typed, printed or stamped



Commission Number, if any

**City of Key West
Planning Department**



**Authorization Form
(Individual or Joint Owner)**

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

I, Alfred C Jordan + Suzanne M Borrell H/w authorize
Please Print Name(s) of Owner(s) as appears on the deed

Andy Birrell
Please Print Name of Representative

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

Alfred C Jordan
Signature of Owner

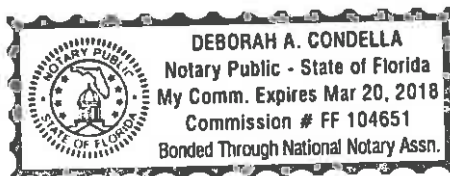
Suzanne M Borrell
Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this August 31, 2015
Date

by ALFRED C. JORDAN AND SUZANNE M. BORRELL
Name of Owner

He/She is personally known to me or has presented FL DRIVER'S LICENSES as identification.

Deborah A Condella
Notary's Signature and Seal



DEBORAH A. CONDELLA
Name of Acknowledger typed, printed or stamped

Commission Number, if any

Sender Site



CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

TRANSIENT LICENSE

City of Key West

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

Business Name JORDON, AL & BORRELL, SUZ (TR) CtlNbr:0017433
 Location Addr 1901 S ROOSEVELT BLVD N404
 Lic NBR/Class 15-00021352 TRANSIENT RENTAL UNIT (MEDALLION)
 Issue Date: August 22, 2014 Expiration Date: September 30, 2015
 License Fee \$125.00
 Add. Charges \$125.00
 Penalty \$0.00
 Total \$125.00

Oper: KEYWBLD Type: OC Drawer: 1
 Date: 8/26/14 54 Receipt no: 38579
 2015 21352
 OR LIT OCCUPATIONAL RENEWAL

Comments: ONE TRANSIENT UNIT
 MEDALLION 724

This document must be prominently displayed.

JORDON, AL

Trans number: 3817644
 OR CHECK 2101 \$152.30
 Trans date: 8/26/14 Time: 10:43:17

JORDON, AL & BORRELL, SUZ (TR)
 1901 S ROOSEVELT N404

KEY WEST FL 33040

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Alfred Jordan 2. NAME Suzanne Borrell
ADDRESS 404 N Labriosa ADDRESS 404 N Labriosa
TELEPHONE(1) 305-517-6045 TELEPHONE(1) None
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____
B. STATE/COUNTRY OF INCORPORATION _____
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

Addendum to Contract



Addendum No. 1 to the Contract dated 8/9/15 between Susanne M Borell H/w Alfred C Jordan (Seller) and Maximus Properties LLC (Buyer)

concerning the property described as: 1 Transiet Licence from #404 1901 S Roosevelt Bldg

(the "Contract"). Buyer and Seller make the following terms and conditions part of the Contract

Buyer and Seller agree to extend Closing date to August 31st 2015.

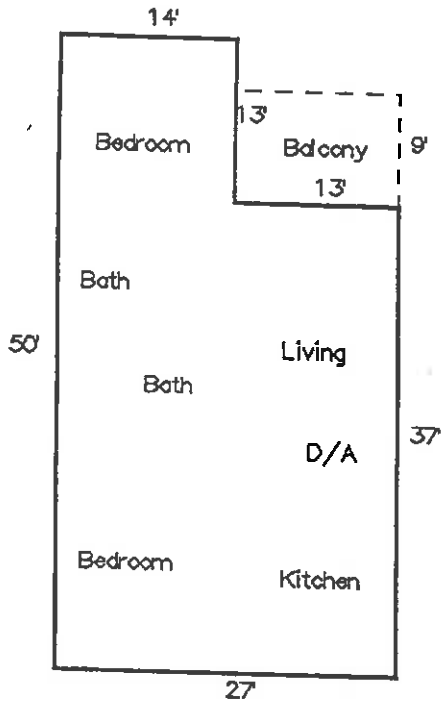
Date 8/10/15 Buyer: [Signature] Managing Member
Date _____ Buyer: _____
Date _____ Seller: _____
Date _____ Seller: _____

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Site Plans

I M P R O V E M E N T S S K E T C H



SCALE: 1 inch = 12 feet

A R E A C A L C U L A T I O N S

AREA CALCULATIONS SUMMARY

Area	Name of Area	Size	Totals
GLA1	First Floor	1181.00	1181.00
POR	Balcony	117.00	117.00
TOTAL LIVABLE (rounded)			1181

LIVING AREA CALCULATIONS

Breakdown			Subtotals
14.00	x	50.00	700.00
13.00	x	37.00	481.00
			1181

Deed

This Warranty Deed

Made this 27th day of Jan A.D. 1999
by Lawrence B. Matisoff and Melissa F. Matisoff, his wife and Robert D. Osborne, Jr. and Jean M. Osborne, his wife and Kenneth W. Robertson, Jr., a single man hereinafter called the grantor, to Alfred C. Jordan and Suzanne M. Borrell, husband and wife

whose post office address is:
1901 S. Roosevelt Blvd, Apt 404 N
Key West, Florida 33040
Grantees' Tax Id # :191-36-6445
162-42-0701

hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: 8657072

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, 19 1998

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

MONROE COUNTY
OFFICIAL RECORDS

FILE #1110162
BK#1562 PG#1004

RCD Feb 25 1999 09:49AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1340.50
02/25/1999 DEP CLK

Schedule A

Apartment 404, of LA BRISA NORTH, a condominium, according to the Declaration of Condominium, dated August 1, 1983, recorded in Official Records Book 887, at page 1653, of the Public Records of Monroe County, Florida; together with all of its appurtenances according to the Declaration; SUBJECT, however, to all of the restrictions, limitations and easements of record (without reimposing the same by this recitation); taxes for the current and subsequent years; zoning and other applicable governmental regulations; easements, roads, streets and ways, heretofore dedicated and those herein or in the Declaration granted or reserved in connection with the development of this Condominium and adjoining other lands described in the Declaration as Common Area; and the Grantee assumes and agrees to observe and perform his obligations under the Declaration, including but not limited to the payment of assessments for the maintenance and operation of the aptment and condominium.

FILE #1110162
BK#1562 PG#1005

MONROE COUNTY
OFFICIAL RECORDS

NOTE

September 23, 2003
[Date]

Key West
[City]

Florida
[State]

1901 South Roosevelt Boulevard 404 North
Key West, FL 33040
[Property Address]

1. BORROWER'S PROMISE TO PAY

In return for a loan that I have received, I promise to pay U.S. \$ 169,000.00 (this amount is called "Principal"), plus interest, to the order of the Lender. The Lender is Washington Mutual Bank, FA

I will make all payments under this Note in the form of cash, check or money order.

I understand that the Lender may transfer this Note. The Lender or anyone who takes this Note by transfer and who is entitled to receive payments under this Note is called the "Note Holder."

2. INTEREST

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 5.375 %.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 6(B) of this Note.

3. PAYMENTS

(A) Time and Place of Payments

I will pay principal and interest by making a payment every month.

I will make my monthly payment on the 1st day of each month beginning on November 1, 2003. I will make these payments every month until I have paid all of the principal and interest and any other charges described below that I may owe under this Note. Each monthly payment will be applied as of its scheduled due date and will be applied to interest before Principal. If, on October 1, 2033, I still owe amounts under this Note, I will pay those amounts in full on that date, which is called the "Maturity Date."

I will make my monthly payments at 9451 Corbin Ave., Northridge, California 91324
or at a different place if required by the Note Holder.

(B) Amount of Monthly Payments

My monthly payment will be in the amount of U.S. \$ 946.35

4. BORROWER'S RIGHT TO PREPAY

I have the right to make payments of Principal at any time before they are due. A payment of Principal only is known as a "Prepayment." When I make a Prepayment, I will tell the Note Holder in writing that I am doing so. I may not designate a payment as a Prepayment if I have not made all the monthly payments due under the Note.

I may make a full Prepayment or partial Prepayments without paying a Prepayment charge. The Note Holder will use my Prepayments to reduce the amount of Principal that I owe under this Note. However, the Note Holder may apply my Prepayment to the accrued and unpaid interest on the Prepayment amount, before applying my Prepayment to reduce the Principal amount of the Note. If I make a partial Prepayment, there will be no changes in the due date or in the amount of my monthly payment unless the Note Holder agrees in writing to those changes.

0048679856

FLORIDA FIXED RATE NOTE-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

P5N(FL) (0106)

Form 3210 1/01

VMP MORTGAGE FORMS - (800)521-7291

Page 1 of 3

Initials: _____

5. LOAN CHARGES

If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from me which exceeded permitted limits will be refunded to me. The Note Holder may choose to make this refund by reducing the Principal I owe under this Note or by making a direct payment to me. If a refund reduces Principal, the reduction will be treated as a partial Prepayment.

6. BORROWER'S FAILURE TO PAY AS REQUIRED

(A) Late Charge for Overdue Payments

If the Note Holder has not received the full amount of any monthly payment by the end of **15** calendar days after the date it is due, I will pay a late charge to the Note Holder. The amount of the charge will be **5.000** % of my overdue payment of principal and interest. I will pay this late charge promptly but only once on each late payment.

(B) Default

If I do not pay the full amount of each monthly payment on the date it is due, I will be in default.

(C) Notice of Default

If I am in default, the Note Holder may send me a written notice telling me that if I do not pay the overdue amount by a certain date, the Note Holder may require me to pay immediately the full amount of Principal which has not been paid and all the interest that I owe on that amount. That date must be at least 30 days after the date on which the notice is mailed to me or delivered by other means.

(D) No Waiver By Note Holder

Even if, at a time when I am in default, the Note Holder does not require me to pay immediately in full as described above, the Note Holder will still have the right to do so if I am in default at a later time.

(E) Payment of Note Holder's Costs and Expenses

If the Note Holder has required me to pay immediately in full as described above, the Note Holder will have the right to be paid back by me for all of its costs and expenses in enforcing this Note to the extent not prohibited by applicable law. Those expenses include, for example, reasonable attorneys' fees.

7. GIVING OF NOTICES

Unless applicable law requires a different method, any notice that must be given to me under this Note will be given by delivering it or by mailing it by first class mail to me at the Property Address above or at a different address if I give the Note Holder a notice of my different address.

Any notice that must be given to the Note Holder under this Note will be given by delivering it or by mailing it by first class mail to the Note Holder at the address stated in Section 3(A) above or at a different address if I am given a notice of that different address.

8. OBLIGATIONS OF PERSONS UNDER THIS NOTE

If more than one person signs this Note, each person is fully and personally obligated to keep all of the promises made in this Note, including the promise to pay the full amount owed. Any person who is a guarantor, surety or endorser of this Note is also obligated to do these things. Any person who takes over these obligations, including the obligations of a guarantor, surety or endorser of this Note, is also obligated to keep all of the promises made in this Note. The Note Holder may enforce its rights under this Note against each person individually or against all of us together. This means that any one of us may be required to pay all of the amounts owed under this Note.

9. WAIVERS

I and any other person who has obligations under this Note waive the rights of Presentment and Notice of Dishonor. "Presentment" means the right to require the Note Holder to demand payment of amounts due. "Notice of Dishonor" means the right to require the Note Holder to give notice to other persons that amounts due have not been paid.

0048679856

10. UNIFORM SECURED NOTE

This Note is a uniform instrument with limited variations in some jurisdictions. In addition to the protections given to the Note Holder under this Note, a Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), dated the same date as this Note, protects the Note Holder from possible losses which might result if I do not keep the promises which I make in this Note. That Security Instrument describes how and under what conditions I may be required to make immediate payment in full of all amounts I owe under this Note. Some of those conditions are described as follows:

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

11. DOCUMENTARY TAX

The state documentary tax due on this Note has been paid on the mortgage securing this indebtedness.

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED

Alfred C Jordan (Seal)
-Borrower

Suzanne M Borrell (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

[Sign Original Only]

LA BRISA NORTH
A CONDOMINIUM

EXHIBIT "3" TO THE
DECLARATION OF CONDOMINIUM OF

LA BRISA NORTH
A CONDOMINIUM

PLOT PLAN, SURVEY AND
GRAPHIC DESCRIPTIONS

-40-

SHEET 1 OF 19

CARR SMITH AND ASSOCIATES, INC.
ENGINEERS-ARCHITECTS-PLANNERS



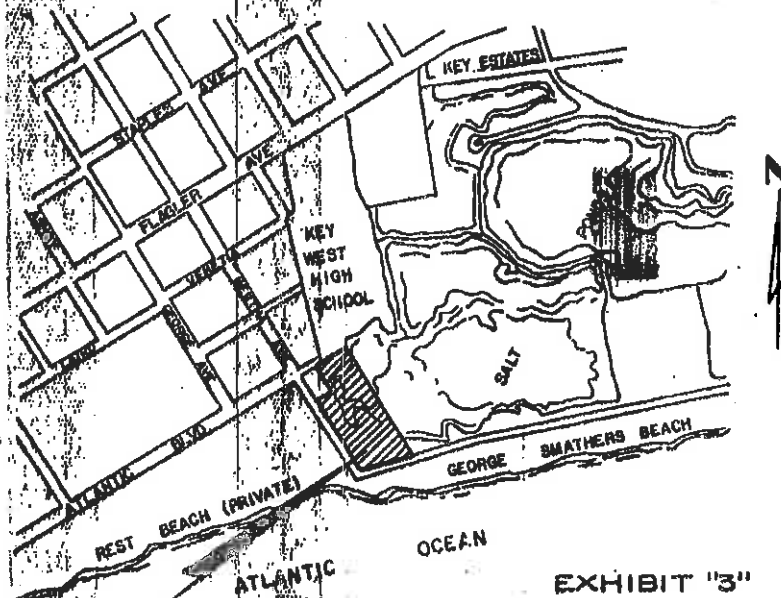
123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

LA BRISA NORTH A CONDOMINIUM

887 PAGE 1693

PLOT PLAN, SURVEY AND
GRAPHIC DESCRIPTIONS

A PORTION OF "AUDITORIUM TRACT"
PLAT BOOK 1, PAGE 192
MONROE COUNTY, FLORIDA

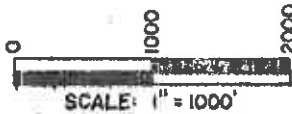


LA BRISA
COMMUNITY

LOCATION MAP

EXHIBIT "3"

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-41-

SHEET 2 OF 19

CARR SMITH AND ASSOCIATES, INC.
ENGINEERS, ARCHITECTS & PLANNERS



123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

LA BRISA NORTH A CONDOMINIUM

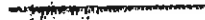
LEGEND FOR GRAPHIC DESCRIPTION



Overall property boundary line



Condominium boundary line



Unit boundary



Building limits per floor



Roof Line



Limited common elements



Indicates elevation at that certain point (See elevation schedule for vertical boundaries)

NOTE: This condominium includes all of the fee title to the lands described on Sheet 12 as "Legal Description North Building" and a 32/136th interest, as co-tenant, in the fee title to the lands described on Sheets 16-18 as "Legal Description Common Area."

Note: The common elements is that portion of the condominium property not included in the units, unless noted otherwise.

EXHIBIT "3"

-42-

SHEET 3 OF 19

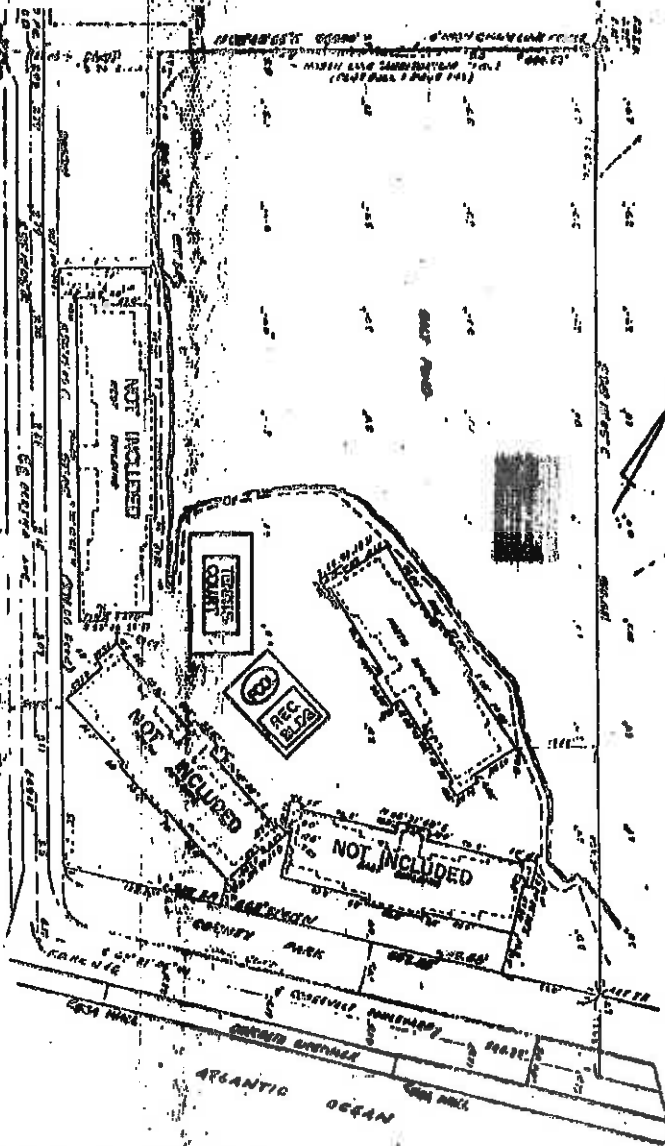
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ENGINEERS, ARCHITECTS & PLANNERS



123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

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LA BRISA NORTH A CONDOMINIUM



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**PLOT PLAN, SURVEY, AND
GRAPHIC DESCRIPTION**

NOTE: Open parking areas and spaces not shown, but will be "as built" and "as relocated" from time to time by the Developer or the Association according to the Declaration.



EXHIBIT "3"

SHEET 4 OF 19

-43-

CARR SMITH AND ASSOCIATES INC.
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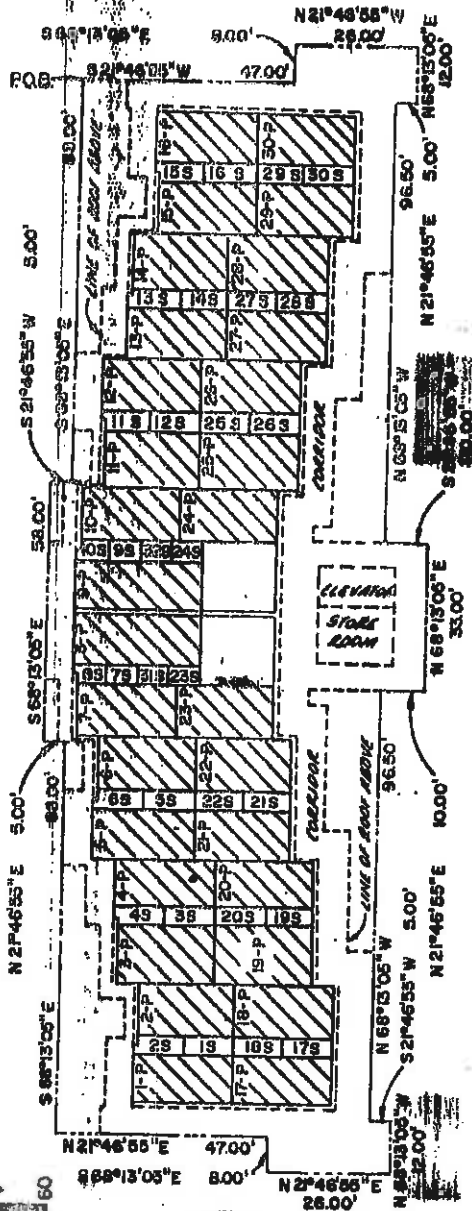


123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

LA BRISA NORTH A CONDOMINIUM

NORTH BLDG. FLOOR PLAN

RECORDERS NOTICE:
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NOTE:
PARKING SPACES UNDER THE BUILDING ARE DESIGNATED BY NUMBER:
1 THROUGH 30 FOLLOWED BY THE LETTER "P".

OPEN PARKING SPACES MAY BE LOCATED, DESIGNATED AND ALLOCATED
AND ASSIGNED BY THE DEVELOPER OR THE ASSOCIATION AS PROVIDED
IN THE DECLARATION.

STORAGE SPACES ARE DESIGNATED BY NUMBER: 1 THROUGH 32 FOLLOWED
BY THE LETTER "S".



EXHIBIT "3"

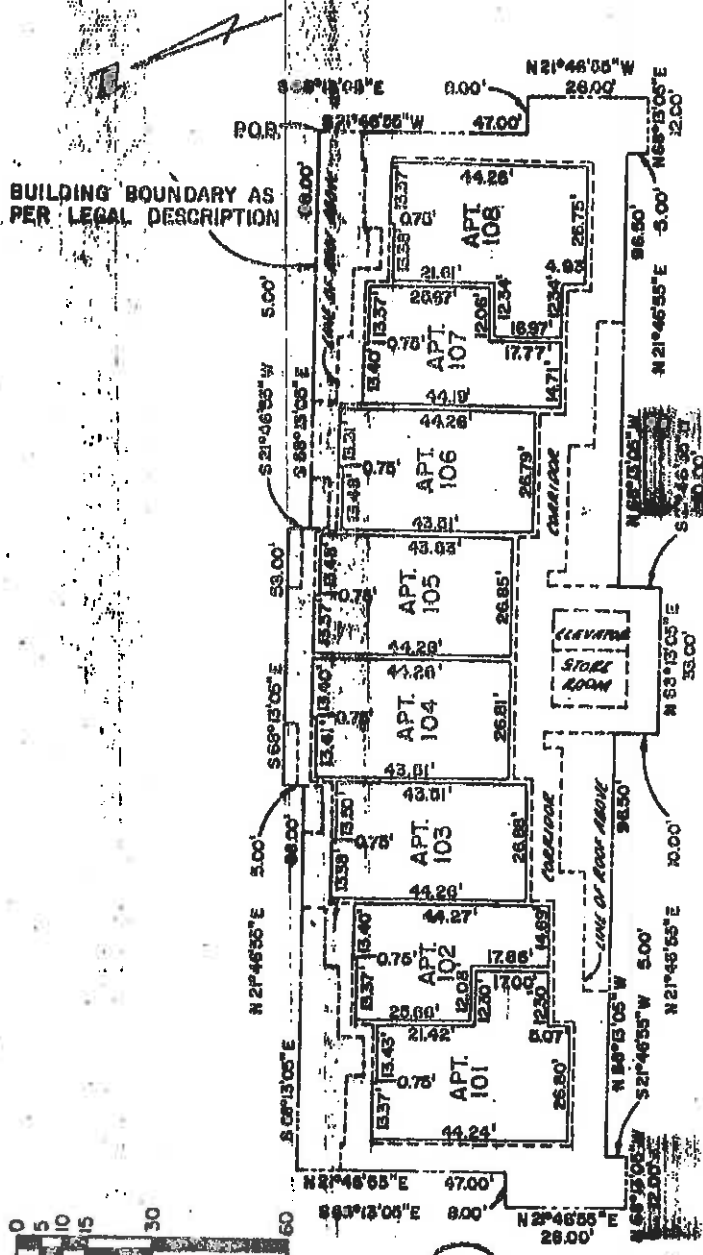
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123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

LA BRISA NORTH A CONDOMINIUM

NORTH BLDG. SECOND FLOOR PLAN



NOTE: THIS SECOND FLOOR PLAN DELINEATES THE UNITS ON THE FIRST RESIDENTIAL LEVEL. EACH UNIT IS DESIGNATED BY A THREE DIGIT NUMBER, OF WHICH THE FIRST (1- THROUGH 4-) INDICATES THE RESIDENTIAL LEVEL WITHIN THE BUILDING AND THE LAST TWO (1-01 THROUGH -08) DISTINGUISH EACH UNIT SO THAT NO UNIT HAS THE SAME NUMERIC DESIGNATION AS ANY OTHER UNIT.

NOTE: THE STORE ROOM ON ANY FLOOR MAY SUBDIVIDE AND ASSIGNED BY THE DEVELOPER OR THE ASSOCIATION FOR ADDITIONAL UNIT-OWNER STORAGE USE AS PROVIDED IN THE DECLARATION.

EXHIBIT "C"

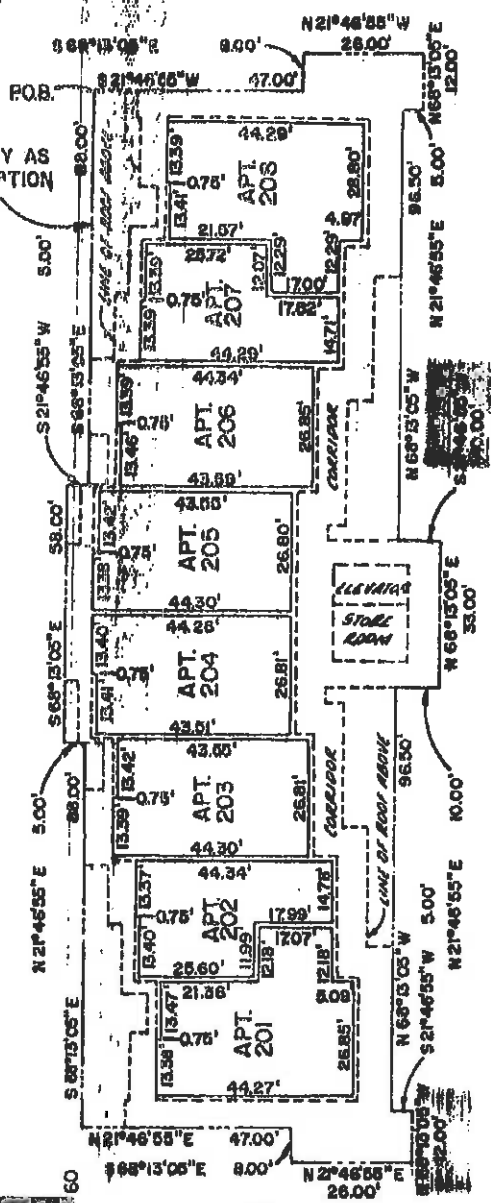
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LA BRISA NORTH A CONDOMINIUM

NORTH BLDG.
THIRD FLOOR PLAN

BUILDING BOUNDARY AS
PER LEGAL DESCRIPTION



NOTE: THIS THIRD FLOOR PLAN DELINEATES THE UNITS ON THE SECOND RESIDENTIAL LEVEL. EACH UNIT IS DESIGNATED BY A THREE DIGIT NUMBER, OF WHICH THE FIRST (1-1 THROUGH 4-1) INDICATES THE RESIDENTIAL LEVEL WITHIN THE BUILDING AND THE LAST TWO (0-1 THROUGH 0-9) DISTINGUISH EACH UNIT SO THAT NO UNIT HAS THE SAME NUMERIC DESIGNATION AS ANY OTHER UNIT.

NOTE: THE STORE ROOM ON ANY FLOOR MAY BE SUBDIVIDED AND ASSIGNED BY THE DEVELOPER OR THE ASSOCIATION FOR ADDITIONAL UNIT OWNED STORAGE USE AS PROVIDED IN THE DECLARATION.

EXHIBIT "3"

SHEET 7 OF 19

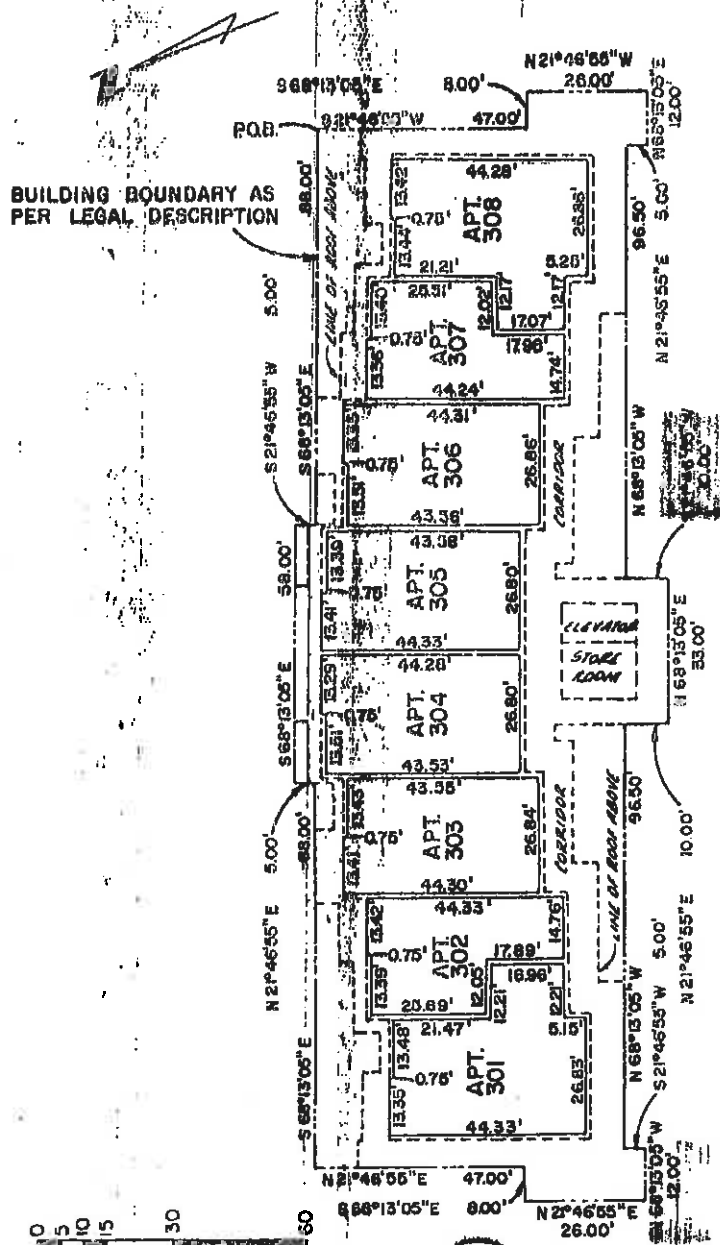
CARR SMITH AND ASSOCIATES, INC.
 ARCHITECTS AND PLANNERS

123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

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LA BRISA NORTH A CONDOMINIUM

NORTH BLDG. FOURTH FLOOR PLAN



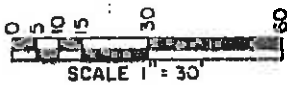
BUILDING BOUNDARY AS PER LEGAL DESCRIPTION

NOTE: THIS FOURTH FLOOR PLAN DELINEATES THE UNITS ON THE THIRD RESIDENTIAL LEVEL. EACH UNIT IS DESIGNATED BY A THREE DIGIT NUMBER OF WHICH THE FIRST (1- THROUGH 4-) INDICATES THE RESIDENTIAL LEVEL WITHIN THE BUILDING AND THE LAST TWO (01 THROUGH 08), DISTINGUISH EACH UNIT SO THAT NO UNIT HAS THE SAME NUMERIC DESIGNATION AS ANY OTHER UNIT.

NOTE: THE STORE ROOM ON ANY FLOOR MAY BE SUBDIVIDED AND ASSIGNED BY THE DEVELOPER OR THE ASSOCIATION FOR ADDITIONAL UNIT OWNER STORAGE USE AS PROVIDED IN THE DECLARATION.

NOTE:

EXHIBIT "3"



CARR SMITH AND ASSOCIATES, INC.
ENGINEERS ARCHITECTS PLANNERS

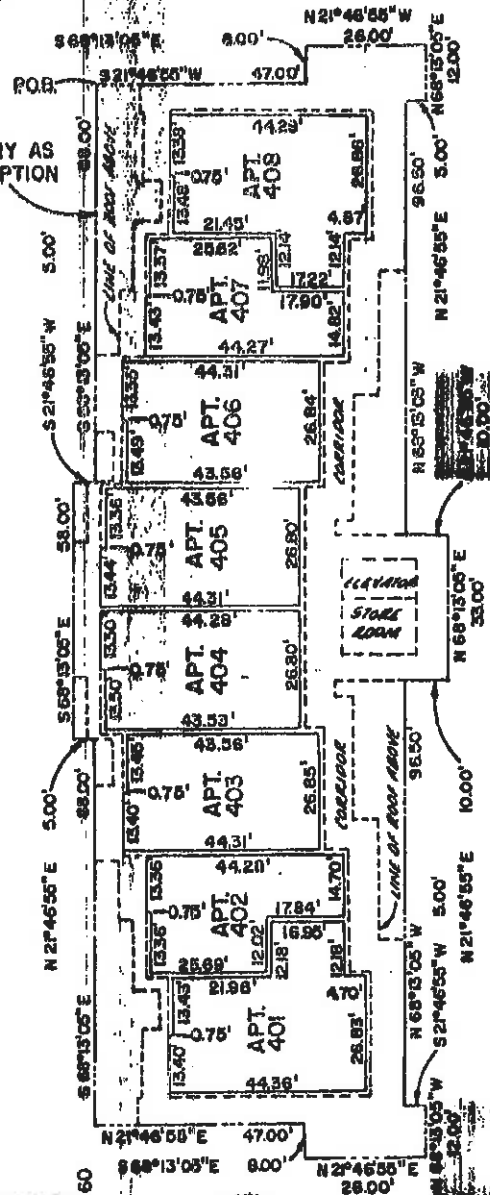
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LA BRISA NORTH A CONDOMINIUM

NORTH BLDG.
FIFTH FLOOR PLAN

BUILDING BOUNDARY AS
PER LEGAL DESCRIPTION



NOTE: THIS FIFTH FLOOR PLAN DELINEATES THE UNITS ON THE FOURTH RESIDENTIAL LEVEL. EACH UNIT IS DESIGNATED BY A THREE DIGIT NUMBER, OF WHICH THE FIRST (1 THROUGH 4) INDICATES THE RESIDENTIAL LEVEL WITHIN THE BUILDING AND THE LAST TWO (-01 THROUGH -08), DISTINGUISH EACH UNIT SO THAT NO UNIT HAS THE SAME NUMERIC DESIGNATION AS ANY OTHER UNIT.

NOTE: THE STORE ROOM ON ANY FLOOR MAY BE SUBDIVIDED AND ASSIGNED BY THE DEVELOPER TO THE ASSOCIATION FOR ADDITIONAL UNIT OWNER STORAGE USE AS PROVIDED IN THE DECLARATION.

EXHIBIT "A"

SHEET 9 OF 19

CARR SMITH AND ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS



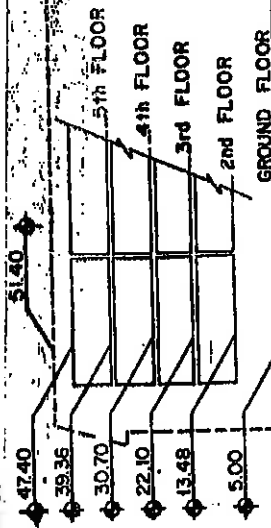
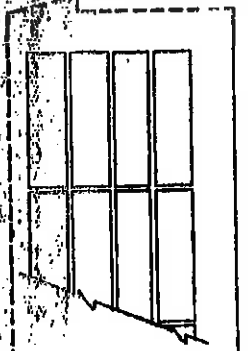
123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

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LA BRISA NORTH

A CONDOMINIUM

VERTICAL SECTION

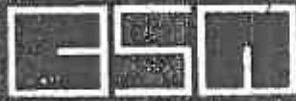


NOTE:
Elevations based on
N.G.V.D. (1929) Datum



-49- EXHIBIT "3"
SHEET 10 OF 19

CARR SMITH AND ASSOCIATES INC.
ENGINEERS ARCHITECTS PLANNERS
123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035



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LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION

TOTAL PARCEL

A parcel of land in the "Auditorium Tract" on the Island of Key West, Monroe County, Florida, and being recorded in Plat Book 1, page 192, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet to the Point of Beginning; thence continue N53°45'55"E along said north line for 420.29 feet; thence S36°13'05"E for 916.48 feet to the northerly line of a Monroe County Park; thence S68°31'40"W along the said northerly line of a Monroe County Park, said line being 50 feet north of and parallel to the northerly line of Roosevelt Boulevard for 542.88 feet to a point on the northeasterly Right-of-Way line of Bertha Street; thence N36°13'05"W along the northeasterly Right-of-Way line of Bertha Street for 571.45 feet; thence N53°45'55"E for 96.71 feet; thence N36°13'05"W for 206.70 feet to the Point of Beginning; containing 9.76 Acres more or less.

NOTE: This description covers all of the lands described in the Declaration as the LA BRISA COMMUNITY. Only specified portions and specified fractional interests in other portions of the Community lands are dedicated to condominium form of ownership by the Declaration.



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LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION

NORTH BUILDING

A parcel of land in the "Auditorium Tract" on the Island of Key West, Monroe County, Florida, and being recorded in Plat Book 1, page 192, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet; thence continue N53°45'55"E along said north line for 428.29 feet; thence S36°13'05"E for 677.09 feet; thence S31°46'55"W for 78.25 feet to the Point of Beginning; thence S21°46'55"W for 47.00 feet; thence S68°13'05"E for 8.00 feet; thence S21°46'55"W for 26.00 feet; thence N68°13'05"W for 12.00 feet; thence N21°46'55"E for 5.00 feet; thence N68°13'05"W for 96.50 feet; thence S21°46'55"W for 10.00 feet; thence N68°13'05"W for 33.00 feet; thence N21°46'55"E for 10.00 feet; thence N68°13'05"W for 96.50 feet; thence S21°46'55"W for 5.00 feet; thence N68°13'05"W for 12.00 feet; thence N21°46'55"E for 26.00 feet; thence S68°13'05"E for 8.00 feet; thence N21°46'55"E for 47.00 feet; thence S68°13'05"E for 88.00 feet; thence N21°46'55"E for 5.00 feet; thence S68°13'05"E for 58.00 feet; thence S21°46'55"W for 5.00 feet; thence S68°13'05"E for 88.00 feet to the Point of Beginning;

Containing 0.39 Acres, more or less.

NOTE: All of these lands are dedicated to condominium form of ownership by the Declaration.

SHEET 12 OF 19

-51-

CARR SMITH AND ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS



123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

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LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION

EXISTING EAST BUILDING

A parcel of land in the "Auditorium Tract" on the Island of Key West, Monroe County, Florida, and being recorded in Plat Book 1, page 192, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet; thence continue N53°45'55"E along said north line for 428.29 feet; thence S36°13'05"E for 916.48 feet to the northerly line of a Monroe County Park; thence S68°31'40"W along the said northerly line of a Monroe County Park, said line being 50 feet north of and parallel to the northerly line of Roosevelt Boulevard; for 99.00 feet; thence N21°28'20"W for 39.00 feet to the Point of Beginning; thence S68°31'40"W for 88.00 feet; thence S21°28'20"E for 5.00 feet; thence S68°31'40"W for 58.00 feet; thence N21°28'20"W for 5.00 feet; thence S68°31'40"W for 88.00 feet; thence N21°28'20"W for 47.00 feet; thence S68°31'40"W for 8.00 feet; thence N21°28'20"W for 26.00 feet; thence N68°31'40"E for 12.00 feet; thence S21°28'20"E for 5.00 feet; thence N68°31'40"E for 96.50 feet; thence N21°28'20"W for 10.00 feet; thence N68°31'40"E for 33.00 feet; thence S21°28'20"E for 10.00 feet; thence N68°31'40"E for 96.50 feet; thence N21°28'20"W for 5.00 feet; thence N68°31'40"E for 12.00 feet; thence S21°28'20"E for 26.00 feet; thence S68°31'40"W for 8.00 feet; thence S21°28'20"E for 47.00 feet to the Point of Beginning;

Containing 0.39 Acres more or less.

Note: No part of these lands are dedicated to condominium form of ownership by the Declaration. These lands are excluded.



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LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION

PROPOSED WEST BUILDING

A parcel of land in the "Auditorium Tract" on the Island of Key West, Monroe County, Florida, and being recorded in Plot Book 1, page 192, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°46'55"E along the north line of said "Auditorium Tract" for 96.71 feet; thence S36°13'05"E for 206.70 feet; thence S53°46'55"E for 96.71 feet to the easterly Right-of-Way of said Bertha Street; thence S36°13'05"E along the easterly Right-of-Way of said Bertha Street for 29.00 feet; thence N53°46'55"E for 17.00 feet to the Point of Beginning; thence N53°46'55"E for 26.00 feet; thence S36°13'05"E for 7.00 feet; thence N53°46'55"E for 44.00 feet; thence S36°13'05"E for 89.00 feet; thence N53°46'55"E for 5.00 feet; thence S36°13'05"E for 114.00 feet; thence S53°46'55"W for 5.00 feet; thence S36°13'05"E for 89.00 feet; thence S53°46'55"W for 44.00 feet; thence S36°13'05"E for 7.00 feet; thence S53°46'55"W for 26.00 feet; thence N36°13'05"W for 306.00 feet to the Point of Beginning;

Containing 0.4907 Acres more or less.

NOTE: No part of these lands are dedicated to condominium form of ownership by the Declaration. These lands are excluded.



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LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION

PROPOSED SOUTH BUILDING

A parcel of land in the "Auditorium Tract" on the Island of Key West, Monroe County, Florida, and being recorded in Plat Book 1, page 192, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet; thence continue N53°45'55"E along said north line for 428.29 feet; thence S36°13'05"E for 916.48 feet to the northerly line of a Monroe County Park; thence S68°31'40"W along the said northerly line of a Monroe County Park, said line being 50 feet north of and parallel to the northerly line of Roosevelt Boulevard for 389.57 feet; thence N21°28'20"W for 23.47 feet to the Point of Beginning; thence N76°12'00"W for 88.00 feet; thence S13°48'00"W for 5.00 feet; thence N76°12'00"W for 58.00 feet; thence N13°48'00"E for 5.00; thence N76°12'00"W for 188.00 feet; thence N13°48'00"E for 47.00 feet; thence N76°12'00"W for 8.00 feet; thence N13°48'00"E for 26.00 feet; thence S76°12'00"E for 12.00 feet; thence S13°48'00"W for 5.00 feet; thence S76°12'00"E for 96.50 feet; thence N13°48'00"E for 10.00 feet; thence S76°12'00"E for 33.00 feet; thence S13°48'00"W for 10.00 feet; thence S76°12'00"E for 96.50 feet; thence N13°48'00"E for 5.00 feet; thence S76°12'00"E for 12.00 feet; thence S13°48'00"W for 26.00 feet; thence N76°12'00"W for 8.00 feet; thence S13°48'00"W for 47.00 feet; to the Point of Beginning;

Containing 0.39 Acres more or less.

NOTE: No part of these lands are dedicated to condominium form of ownership by the Declaration. These lands are excluded.



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LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION
COMMON AREA
(PAGE 1 OF 3)

A parcel of land in the "Auditorium Tract" on the Island of Key West, Monroe County, Florida, and being recorded in Plat Book 1, page 192, of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet to the Point of Beginning; thence continue N53°45'55"E along said north line for 428.29 feet; thence S36°13'05"E for 916.48 feet to the northerly line of a Monroe County Park; thence S68°31'40"W along the said northerly line of a Monroe County Park, said line begin 50 feet north of and parallel to the northerly line of Roosevelt Boulevard for 542.88 feet to a point on the northeasterly Right-of-Way line of Bertha Street; thence N36°13'05"W along the northeasterly Right-of-Way line of Bertha Street for 571.45 feet; thence N53°45'55"E for 96.71 feet; thence N36°13'05"W for 206.70 feet to the Point of Beginning;

Less: commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet; thence continue N53°45'55"E along said north line for 428.29 feet; thence S36°13'05"E for 677.09 feet; thence S53°46'55"W for 78.25 feet to the Point of Beginning; thence S21°46'55"W for 47.00 feet; thence S68°13'05"E for 8.00 feet; thence S21°46'55"W for 26.00 feet; thence N68°13'05"W for 12.00 feet; thence N21°46'55"E for 5.00 feet; thence N68°13'05"W for 96.50 feet; thence S21°46'55"W for 10.00 feet; thence N68°13'05"W for 33.00 feet; thence N21°46'55"E for 10.00 feet; thence N68°13'05"W for 96.50 feet; thence S21°46'55"W for 5.00 feet; thence N68°13'05"W for 12.00 feet; thence N21°46'55"E for 26.00 feet; thence S68°13'05"E for 8.00 feet; thence N21°46'55"E for 47.00 feet; thence S68°13'05"E for 88.00 feet; thence N21°46'55"E for 5.00 feet; thence S68°13'05"E for 58.00 feet; thence S21°46'55"W for 5.00 feet; thence S68°13'05"E for 88.00 feet to the Point of Beginning.

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ENGINEERS, ARCHITECTS, PLANNERS



123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION COMMON AREA (PAGE 2 OF 3)

Less: commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet; thence continue N53°45'55"E along said north line for 428.29 feet; thence S36°13'05"E for 916.48 feet to the northerly line of a Monroe County Park; thence S68°31'40"W along the said northerly line of a Monroe County Park, said line being 50 feet north of and parallel to the northerly line of Roosevelt Boulevard for 389.57 feet; thence N21°28'20"W for 23.47 feet to the Point of Beginning; thence N76°12'00"W for 88.00 feet; thence S13°48'00"W for 5.00 feet; thence N76°12'00"W for 58.00 feet; thence N13°48'00"E for 5.00; thence N76°12'00"W for 88.00 feet; thence N13°48'00"E for 47.00 feet; thence N76°12'00"W for 8.00 feet; thence N13°48'00"E for 26.00 feet; thence S76°12'00"E for 12.00 feet; thence S13°48'00"W for 5.00 feet; thence S76°12'00"E for 96.50 feet; thence N13°48'00"E for 10.00 feet; thence S76°12'00"E for 33.00 feet; thence S13°48'00"W for 10.00 feet; thence S76°12'00"E for 96.50 feet; thence N13°48'00"E for 5.00 feet; thence S76°12'00"E for 12.00 feet; thence S13°48'00"W for 26.00 feet; thence N76°12'00"W for 8.00 feet; thence S13°48'00"W for 47.00 feet; to the Point of Beginning;

Less: commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said "Auditorium Tract" for 96.71 feet; thence continue N53°45'55"E along said north line for 428.29 feet; thence S36°13'05"E for 916.48 feet to the northerly line of a Monroe County Park; thence S68°31'40"W along the said northerly line of a Monroe County Park, said line being 50 feet north of and parallel to the northerly line of Roosevelt Boulevard for 99.00 feet; thence N21°28'20"W for 39.00 feet to the Point of Beginning; thence S68°31'40"W for 88.00 feet; thence S21°28'20"E for 5.00 feet; thence S68°31'40"W for 58.00 feet; thence N21°28'20"W for 5.00 feet; thence S68°31'40"W for 88.00 feet; thence N21°28'20"W for 47.00 feet; thence S68°31'40"W for 8.00 feet; thence N21°28'20"W for 26.00 feet; thence N68°31'40"E for 12.00 feet; thence S21°28'20"E for 5.00 feet; thence N68°31'40"E for 96.50 feet; thence N21°28'20"W for 10.00 feet; thence N68°31'40"E for 33.00 feet; thence S21°28'20"E for 10.00 feet; thence N68°31'40"E for 96.50 feet; thence N21°28'20"W for 5.00 feet; thence N68°31'40"E for 12.00 feet;

CONTINUED

-56-

SHEET 17 OF 19

CARR SMITH AND ASSOCIATES INC.
ENGINEERS, ARCHITECTS, PLANNERS



123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035

RECORDERS MEMO.
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

LA BRISA NORTH A CONDOMINIUM

LEGAL DESCRIPTION COMMON AREA (PAGE 3 OF 3)

thence S21°28'20"E for 26.00 feet; thence S68°31'40"W for 8.00 feet; thence S21°28'20"E for 47.00 feet to the Point of Beginning.

Less: commence at the intersection of the northwesterly boundary line of said Auditorium Tract and the northeasterly boundary line of Bertha Street; thence N53°45'55"E along the north line of said Auditorium Tract for 96.71 feet; thence S36°13'05"E for 206.70 feet; thence S53°46'55"E for 96.71 feet to the easterly Right-of-Way of said Bertha Street; thence S36°13'05"E along the easterly Right-of-Way of said Bertha Street for 29.00 feet; thence N53°46'55"E for 17.00 feet to the Point of Beginning; thence N53°46'55"E for 26.00 feet; thence S36°13'05"E for 7.00 feet; thence N53°46'55"E for 44.00 feet; thence S36°13'05"E for 89.00 feet; thence N53°46'55"E for 5.00 feet; thence S36°13'05"E for 114.00 feet; thence S53°46'55"W for 5.00 feet; thence S36°13'05"E for 89.00 feet; thence S53°46'55"W for 44.00 feet; thence S36°13'05"E for 7.00 feet; thence S53°46'55"W for 26.00 feet; thence N36°13'05"W for 306.00 feet to the Point of Beginning;

Containing 8.10 Acres, more or less.

NOTE: A 32/136th interest, as co-tenant, in this Common Area is dedicated to condominium form of ownership by the Declaration.



RECORDED IN BOOK
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

LA BRISA NORTH A CONDOMINIUM

SURVEYOR'S CERTIFICATE

THIS CERTIFICATION made this 29th day of July 1983, by the undersigned registered land surveyor authorized to practice in the State of Florida, is made pursuant to the provisions of Section 718.04 (4)(E) of the Florida Statutes effective January 1, 1977, as amended, and certifies that the survey and plot plan, description, floor plans, graphic descriptions and other material, together with this declaration are in sufficient detail to identify the common elements and each unit, and their relative locations and approximate dimensions. Further, this is a certification that this survey and plot plan, description, floor plans, graphic description and other material in connection herewith and the construction of the improvements is substantially complete so that the material, together with the provisions of the declaration describing the condominium property is an accurate representation of the location and dimensions of the improvements, and that the identification, location and dimensions of the common elements and of each unit can be determined from these materials.

E. CARR SMITH AND ASSOCIATES, INC.

By *Frederick H. Hildebrandt*
 Frederick H. Hildebrandt
 Registered Land Surveyor No. 2749
 State of Florida



SECURITY OF WRITING, TYPING OR PRINTING WAS
 UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

CARR SMITH AND ASSOCIATES, INC.
 ENGINEERS ARCHITECTS PLANNERS



123 ALMERIA AVENUE, CORAL GABLES, FLORIDA 33134/305-442-0035



Wells Fargo
P.O. Box 10335
Des Moines, IA 50306-0335

VIA FACSIMILE 1-305-809-3978

August 18, 2015

Melissa Leto
Key West Planning

Subject: Resolution to the inquiry about account number 0048679856

Dear Ms. Melissa Leto:

Thank you for the opportunity to address the request to transferring license number 15-00021352. We've carefully researched this matter and are providing you with a response. property. We've carefully researched this matter and are providing you with a response.

I'm writing to let you know that we have no objection to transferring the license number 15-00021352 for the property located at 1901 S. Roosevelt Blvd., Unit 404N, Key West, FL 33040.

Going forward

If you have questions about your account, please contact our Customer Service department at 1-800-222-0238. Representatives are ready to help you Monday through Friday, 6:00 a.m. to 10:00 p.m.; and Saturday, 8:00 a.m. to 2:00 p.m. Central Time

If you have any questions about the information in this letter, please contact me directly at 1-800-853-8516, extension 40485. I am available to assist you Monday through Friday, 8:00 a.m. to 5:00 p.m. Central Time. If you require immediate assistance and I am unavailable, other representatives are available to assist you at 1-800-853-8516, Monday through Friday, 7:00 a.m. to 7:00 p.m. Central Time.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Van Meter".

Lori Van Meter
Customer Care and Recovery Group

CC: Alford C. Jordan
Suzanne M. Borrell
1901 S. Roosevelt Blvd., Unit 404N
Kew West, FL 33040

WC403/inm/co1451372/ge4021140/c1936

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: **8657072** Parcel ID: **00064700-000328**

Ownership Details

Mailing Address:

JORDAN ALFRED C
1901 S ROOSEVELT BLVD APT 404N
KEY WEST, FL 33040-5259

All Owners:

BORRELL SUZANNE M H/W, JORDAN ALFRED C

Property Details

PC Code: 04 - CONDOMINIUM

Millage Group: 10KW

Affordable Housing: No

Section-Township-Range: 04-68-25

Property Location: 1901 S ROOSEVELT BLVD UNIT: 404 N KEY WEST

Legal Description: UNIT 404 LA BRISA NORTH A CONDOMINIUM OR997-232/233 OR1562-1004/05

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



Exemptions

Exemption	Amount
39 - 25000 HOMESTEAD	25,000.00
44 - ADDL HOMESTEAD	25,000.00

Condominium Details

Condo Name: LA BRISA

Footage: 1175 Year Built: 1984

Appraiser Notes

2001/4/19 SP, ADDED LOCATION ONLY. 9/18/2004 EAST & NORTH BUILDINGS ARE EXPERIENCING SPALLING PROBLEMS DB

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
12-4441	12/17/2012	12/31/2012	10,500		REMOVED KITCHEN APPROX 113 SF.
12-4525	12/21/2012	12/31/2012	0		INSTALL 6 RECESSED CAN LIGHT FIXTURES FOR KITCHEN REMODEL, RELOCATE SWITCHES AND OUTLETS.

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	319,970	0	0	326,018	290,455	25,000	265,455
2014	319,970	0	0	319,970	288,150	25,000	263,150
2013	283,892	0	0	283,892	283,892	25,000	258,892
2012	256,904	0	0	256,904	246,511	0	256,904
2011	224,101	0	0	224,101	224,101	0	224,101
2010	275,418	0	0	275,418	275,418	0	275,418
2009	265,770	0	0	265,770	265,770	0	265,770
2008	387,174	0	0	387,174	387,174	0	387,174
2007	546,939	0	0	546,939	546,939	0	546,939
2006	506,425	0	0	506,425	506,425	0	506,425
2005	0	375,144	1	375,145	375,145	0	375,145
2004	0	294,874	1	294,875	294,875	0	294,875
2003	0	244,399	1	244,400	244,400	0	244,400
2002	0	189,174	1	189,175	189,175	0	189,175
2001	0	187,229	1	187,230	187,230	0	187,230
2000	0	162,808	1	162,809	162,809	0	162,809
1999	0	141,572	1	141,573	141,573	0	141,573
1998	134,830	0	1	134,831	134,831	0	134,831
1997	131,834	0	1	131,835	131,835	0	131,835
1996	131,834	0	1	131,835	131,835	0	131,835
1995	99,724	0	1	99,725	99,725	0	99,725
1994	99,724	0	1	99,725	99,725	0	99,725
1993	110,925	0	13,730	124,655	124,655	0	124,655

1992	110,925	0	13,730	124,655	124,655	0	124,655
1991	124,655	0	1	124,656	124,656	0	124,656
1990	124,655	0	1	124,656	124,656	0	124,656
1989	124,655	0	1	124,656	124,656	0	124,656
1988	115,153	0	1	115,154	115,154	0	115,154
1987	109,262	0	1	109,263	109,263	0	109,263
1986	99,329	0	1	99,330	99,330	0	99,330
1985	99,329	0	1	99,330	99,330	0	99,330
1984	99,329	0	1	99,330	99,330	0	99,330

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/27/1999	1562 / 1004	191,500	WD	Q
12/1/1986	997 / 232	125,900	WD	Q

This page has been visited 133,120 times.

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

Receiver Site

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME Maximus Properties LLC
B. STATE/COUNTRY OF INCORPORATION FL Monroe
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA YES NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Warren Dedrick^{Pres} Andy Birrell agent
David Lightweiss^{Sec} Tres

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

Andy Birrell 3608 Sunrise Dr KWR
TELEPHONE(S) 305 933-5753 FAX 305 359 9216

Deed

IN THE CIRCUIT COURT OF THE
SIXTEENTH JUDICIAL CIRCUIT IN AND
FOR MONROE COUNTY, FLORIDA

Doc# 1987037 06/20/2014 2:19PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

CASE NO. 44-2013-CA-1259-K

WAYNE LaRUE SMITH and DANIEL E. SKAHEN
Plaintiff

06/20/2014 2:19PM
DEED DOC STAMP CL: Krys \$1,050.00

VS.

JAMES G. MCALHANY and PAMELA D. MCALHANY, et. al.
Defendant

CERTIFICATE OF TITLE

FILED FOR RECORD
2014 JUN 20 PM 4:08
CLK. CIR. CL.
MONROE COUNTY, FLA.

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action June 2014 for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

Doc# 1987037
Bk# 2690 Pg# 1544

SEE ATTACHED LEGAL DESCRIPTION

was sold to: MAXIMUS PROPERTIES, LLC
727 WASHINGTON STREET
KEY WEST, FLORIDA 33040

WITNESS MY HAND AND SEAL of this Court on June 20, 2014.

AMY HEAVILIN, CLERK
Clerk of the Court

By: [Signature]
Deputy Clerk

Bid Amount \$150,000.00



IN THE CIRCUIT COURT OF THE
SIXTEENTH JUDICIAL CIRCUIT IN AND
FOR MONROE COUNTY, FLORIDA

Doc# 1985545 06/11/2014 9:38AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 1985545
Bk# 2688 Pg# 2428

CASE NO: 44-2013-CA-1259-K

WAYNE LaRUE SMITH and DANIEL E. SKAHEN

Plaintiff

VS.

JAMES G. McALHANY, et.al

Defendant

MONROE COUNTY
CLERK OF THE COURT
AMY HEAVILIN
1000 W. MONROE BLVD
MONROE, FL 34601
813-833-2200

CERTIFICATE OF SALE

The undersigned Clerk of the Court certifies that Notice of Public Sale of the property described in the Final Judgment was published in the KEY WEST CITIZEN a newspaper circulated in Monroe County, Florida, in the manner shown by the Proof of Publication attached.

See attached Property Description


And on June 9, 2014 the property was offered for public sale to the highest and best bidder for cash.

The highest and best bid received for the property was submitted by MAXIMUS PROPERTIES, LLC to whom the property was sold.

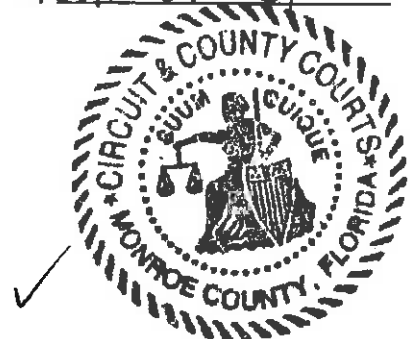
The proceeds of the sale are retained for distribution in accordance with the Final Judgment.

WITNESS MY HAND AND SEAL of this Court on June 9, 2014 .

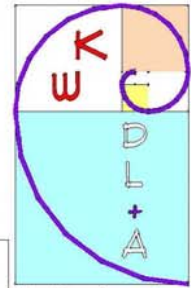
AMY HEAVILIN, Clerk
Clerk of the Court

By: 

Bid: \$150,000.00



Site Plans



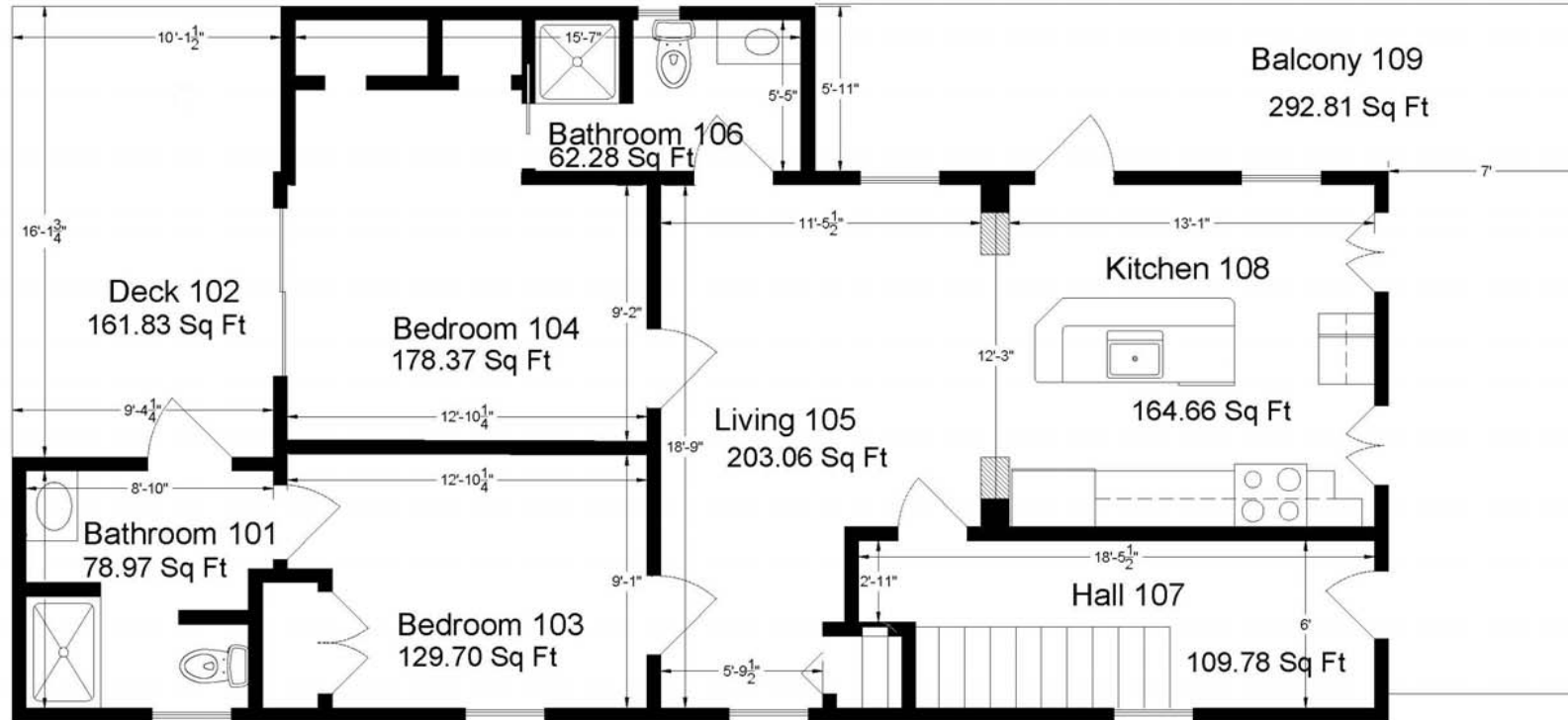
KEY WEST DESIGN LAB
+
ASSOCIATES, LLC
AA26002648
1901 FLAGLER AVENUE
KEY WEST, FL 33040
(305) 440-3960

JAMES MARR HOFFMAN
A.P. 15.729 (615) 955-0975
AUBURNARCHITECT@GMAIL.COM

Dimensions
Warren Dedrick
421 Angela St.
Key West, FL 33040

PN: 14000311

Ground Floor



Interior Square Footage: 817.04 Sq Ft

Interior Square Footage with Decks: 1271.68 Sq Ft

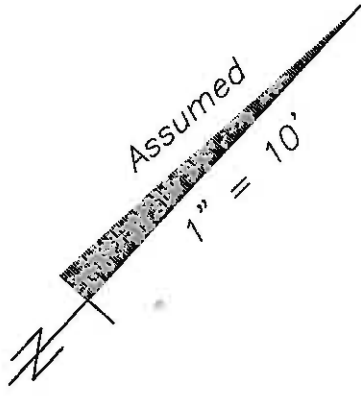
1 Ground Floor
A-1 Scale: 1/4" = 1'-0"

ONE CALL CONSTRUCTION, INC.
One Call Does It All!

A-1
Sheet 01 of 02

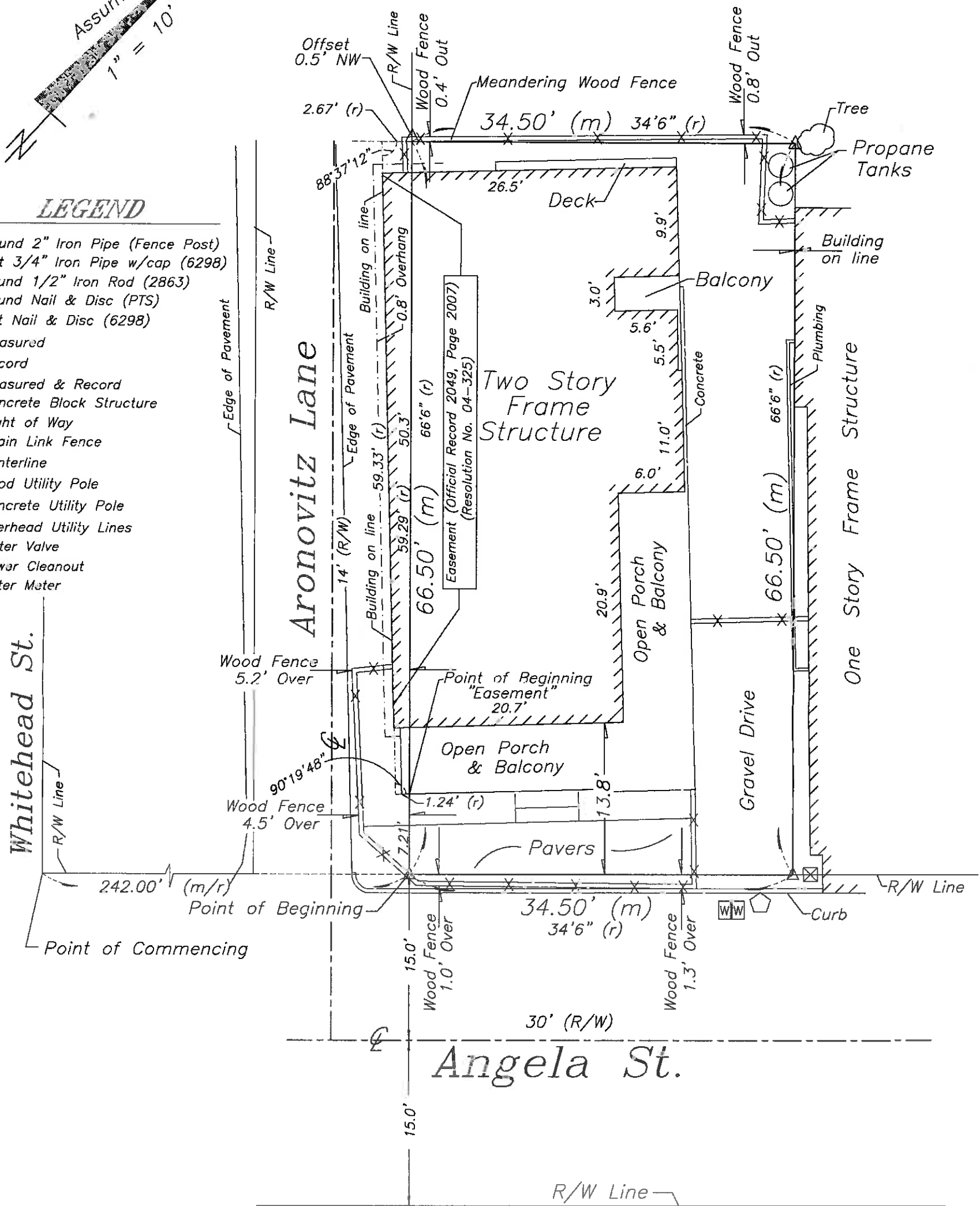
Survey

Boundary Survey Map of part of Lot 1, Square 62, Island of Key West, Florida



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Utility Lines
- ⊙ Water Valve
- ⊙ Sewer Cleanout
- ⊙ Water Meter



NOTE:
This Survey Map is not full and complete without the attached Survey Report.

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

In the City of Key West and part of Lot 1 in Square 62 according to Whitehead's map of said City delineated in February 1829; COMMENCING at a point on Angela Street 242 feet from the corner of Angela and Whitehead Streets and running thence Northeasterly along Angela Street 34 feet and 6 inches; thence running Northwesterly 66 feet and 6 inches; thence running Southwesterly 34 feet and 6 inches; thence running Southeasterly 66 feet and 6 inches to the Place of Beginning on Angela Street.

TOGETHER WITH an Easement; a portion of the land located in the City of Key West, Monroe County, Florida and being a part of Lot 1 in Square 62 according to Whitehead's map of said City delineated in February 1829, and being more particularly described as follows: COMMENCING at the intersection of the Northeasterly right of way line of Whitehead Street and the Southeasterly right of way line of Angela Street; thence in a Northeasterly direction along the said Southeasterly right of way line of Angela Street for 242.00 feet; thence at a right angle and in a Northwesterly direction for 7.21 feet to the Point of Beginning; thence continue in a Northwesterly direction 59.29 feet; thence at a right angle and in a Southwesterly direction 2.67 feet; thence at an angle of $88^{\circ} 37' 12''$ to the right and in a Southeasterly direction for 59.33 feet; thence at a right angle and in a Northeasterly direction for 1.24 feet to the Point of Beginning.

including the buildings, appurtenances, and fixtures located thereon.

Property Address: 421 ANGELA STREET, KEY WEST, FL 33040

Doc# 1985545
Bk# 2688 Pg# 2429

Property Appraiser Information



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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1012840 Parcel ID: 00012470-000000

Ownership Details

Mailing Address:
MAXIMUS PROPERTIES LLC
180 SUGARLOAF DR
SUMMERLAND KEY, FL 33042-3673

Property Details

PC Code: 08 - MULTI FAMILY LESS THAN 10UNITS
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 421 ANGELA ST KEY WEST
Legal Description: KW PT LOT 1 SQR 62 G4-594 OR117-302 OR783-1655D/C OR783-494/497 OR790-1083 OR867-473 OR2049-2007/12(RES NO 04-325) OR2284-541/42 OR2690-1544/45

Total Living Area: 2116
Year Built: 1938

Building 1 Details

Building Type R2
Effective Age 76
Year Built 1938
Functional Obs 0

Condition P
Perimeter 308
Special Arch 0
Economic Obs 0

Quality Grade 550
Depreciation % 68
Grnd Floor Area 2,116

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

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

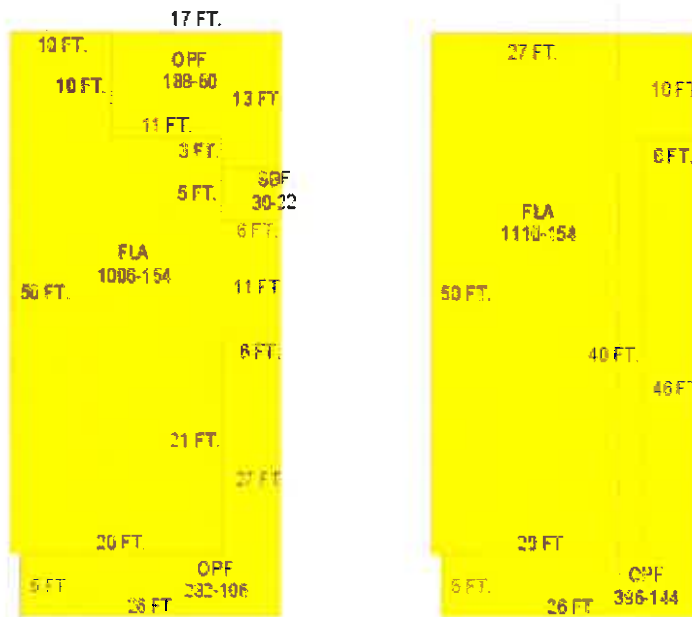
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE

Foundation WD CONC PADS
Bedrooms 5

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	1993				188
0	OPF		1	1993				396
1	FLA	12: ABOVE AVERAGE WOOD	1	1993	N N	0.00	0.00	1,006
2	OPF		1	1993		0.00	0.00	282

OVERHANGS LIGHTFIT, OVERHANGS LIGHT BLUE(SKY BLUE). BUILDING TO BE PAINTED WHITE W/LIGHTBLUE PORCH CEILIGS. NO TILE ON PORCH .NO FENCE ON PORCH.

1	9902526	07/20/1999	10/20/1999	375	Residential	REPAIR SIDING
	04-2908	08/31/2004	12/02/2004	4,346		PAINT METAL ROOF COVER

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	220,203	967	164,476	385,646	379,399	0	385,646
2013	226,494	995	153,001	380,490	344,909	0	380,490
2012	229,640	1,031	82,883	313,554	313,554	0	313,554
2011	229,640	1,059	114,761	345,460	345,460	0	345,460
2010	235,931	1,087	81,600	318,618	318,618	0	318,618
2009	266,179	1,124	231,258	498,561	498,561	0	498,561
2008	254,551	1,152	229,400	485,103	485,103	0	485,103
2007	290,756	2,378	378,510	671,644	671,644	0	671,644
2006	451,572	2,410	219,545	673,527	673,527	0	673,527
2005	430,069	2,458	173,325	605,852	605,852	0	605,852
2004	270,810	2,492	173,325	446,627	446,627	0	446,627
2003	281,225	2,540	55,464	339,229	339,229	0	339,229
2002	274,624	2,572	57,775	334,971	334,971	0	334,971
2001	254,282	2,733	57,775	314,790	314,790	0	314,790
2000	263,528	3,357	39,287	306,172	306,172	0	306,172
1999	226,747	2,956	46,220	275,923	275,923	0	275,923
1998	175,541	2,329	46,220	224,090	224,090	0	224,090
1997	160,494	2,280	41,598	204,372	204,372	0	204,372
1996	117,506	1,844	41,598	160,947	160,947	0	160,947
1995	117,506	1,940	41,598	161,043	161,043	0	161,043
1994	105,086	1,833	41,598	148,517	148,517	0	148,517
1993	112,058	705	41,598	154,361	154,361	0	154,361
1992	110,668	726	41,598	152,992	152,992	0	152,992
1991	110,668	756	41,598	153,021	153,021	0	153,021
1990	81,734	777	34,087	116,598	116,598	25,000	91,598
1989	74,304	731	33,510	108,545	108,545	25,000	83,545
1988	64,979	626	33,510	99,115	99,115	25,000	74,115
1987	64,238	647	19,972	84,857	84,857	25,000	59,857
1986	64,595	662	19,301	84,558	84,558	25,000	59,558
1985	44,126	685	32,850	77,661	77,661	0	77,661
1984	41,074	0	32,850	73,924	73,924	0	73,924
1983	41,074	0	11,209	52,283	52,283	0	52,283