



TRANSFER OF TRANSIENT UNIT AND LICENSE 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

Transfer of Transient Unit and License Application	\$ 5,105.13
Advertising and Noticing Fee	\$ 358.87
Fire Department Review Fee	\$ 127.63
Total Application Fee	\$ 5,591.63

Deliver the original and 2 signed & sealed surveys and site plans to the Planning Department located at **1300 White Street, Key West, FL 33040**. 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.

Following is the application process for a Transfer of Transient Unit and License:
Development Review Committee (DRC)
Planning Board

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

Address of Site

525 Simonton Street, Key West, FL

117 Duval Street, Key West, FL

RE# 00009240-000000

RE# 00000530-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

Simonton MVI, LLC

117 Duval, LLC

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC

Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC

Address: 221 Simonton Street, Key West,
FL 33040

Address: 221 Simonton Street, Key West, FL 33040

Telephone 305-294-0252

Email greg@oropezastonescardenas.com

For Sender Site:

"Local name" of property Watson House Grand Estate Zoning district HNC-1

Legal description _____

Current use: Residential transient rentals

Number of existing transient units: 3

Size of site 8,269 SF Number of existing city transient rental licenses: 3

What is being removed from the sender site? 1 transient licesne with associated unit

What are your plans for the sender site? _____

Sender site will remain two separate transient units, the main unit with seven total bedrooms and the rear unit with four bedrooms.

The main unit was previously converted from a multi-family unit with 9 rooms for occupancy to a single-family unit with 7 rooms for occupancy. The conversion was completed in 2022 under Permit No. BLD2022-1420 and involed the removal of a kitchen on the third floor and conversion of the former kitchen to a wet bar. The conversion further resulted in the reduction in the total rooms for occupancy from the then-existing 9 to 7. There is no increase in the number of rooms for occupancy at the Sender

Site as a result of the transfer.

For Receiver Site:

"Local name" of property N/A Zoning district HRCC-1

Legal description _____

Current use Multi-Use

Size of site: 6,102 SF Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 2 non-transient units

Existing non-residential floor area 4,570 SF

What will be transferred to the receiver site? 1 transient license currently in No Use.

What are your plans for the receiver site? _____

Receiver site to maintain commercial use in commercial spaces, with residential space to be used as a one unit transient rental and a one unit non-transient rental. Special conditions exist which enable the transfer of the transient license from the Sender Site to the Receiver Site, including the Receiver Site's location in HRCC-1, the City's most intense activity center in the historic commercial core, making it more suitable for transient rentals than the Sender Site's HNC-1 district.

Sender 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 Simonton MVI, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Drew Fanberg, Manager
Donald Hicks, Manager

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:

Donald Hicks, Manager

TELEPHONE(S) _____ FAX _____

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 117 Duval, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ☒ YES ☐ NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Charles Ittah, Manager
Uri Gamal, Manager

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:

Charles Ittah

TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS

Sender Site

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

Receiver Site

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

***~ NOTE: The above items constitute one (1) complete application package.
Two (2) signed & sealed surveys and site plans are required ~***



GREGORY S. OROPEZA | ADELE V. STONES [Retired] | SUSAN M. CARDENAS, of Counsel
LISA MARIE KEHOE | AUDREY M. PERRY

VIA HAND DELIVERY

June 12, 2025

Katie Halloran, Planning Director
City of Key West
1300 White Street
Key West, Florida 33040

Re: Application for Transient License and Unit Transfer to
117 Duval Street, Key West, Florida 33040:

Dear Ms. Halloran:

Enclosed please find the Application for Transfer of Transient Unit and License on behalf of this firm's clients, Simonton MVI, LLC and 117 Duval, LLC ("Owners"), for the transfer of one (1) transient unit and license from the real property located at 525 Simonton Street, Key West, Florida 33040 (the "Sender Site") to 117 Duval Street, Key West, Florida 33040 (the "Receiver Site"). This Application proposes to transfer one (1) transient license which is currently in No-Use from the Sender Site to the Receiver Site.

Sender Site – 525 Simonton Street

Currently, the Sender Site consists of two single-family homes, the Main Unit and the Rear Unit, and operates as a transient rental under the name Watson House Grand Estate. The Rear Unit is currently comprised of four (4) rooms for occupancy which will remain the same. The Main Unit was converted from a multi-family property to a single-family unit in 2022 in accordance with building permit number BLD2022-1420. Prior to the conversion, the Main Unit was comprised of Unit 1, which included the first floor of the property with two rooms for occupancy, and Unit 2, which included the second and third floors of the property with seven rooms for occupancy. The 2022 conversion resulted in the removal of the third floor kitchen and reduced the total number of rooms for occupancy to seven. As such, the Main Unit, as of August 2022, has been comprised of seven rooms for occupancy, which will remain the same.

The Sender site is located within the Historic Neighborhood Commercial District 1 (HNC-1), and as such permits both residential and neighborhood commercial uses, and further specifically allows for transient living accommodations and guest cottages. Properties within the HNC-1 are restricted to a max density of 16 dwelling units per acre and a maximum floor area of 1. There will be no change to the Sender Site.

It is further significant to note that the Sender Site will continue to operate as a transient rental property utilizing two transient licenses which it will retain. The transient license to be transferred is currently in no use permitted status (License Number LIC2023-000393) at the election of the property owner at the time of the 2022 conversion of the Main Unit from multi-family to single-family. The Sender Site will retain License Number LIC2022-000510, which is a two transient rental units license with Medallion numbers 406 and 408, and License Number LIC2022-000509, which is a two transient rental units license.

Receiver Site – 117 Duval

Currently, the Receiver Site consists of a 4,570 square feet retail establishment operating under License Number LIC2022-001480, and two residential non-transient rental units under License Number LIC2022-001469.

The Receiver Site is located in the Historic Residential Commercial Core District 1(HRCC-1), which permits single-family and two-family residential dwellings as well as hotels, motels and transient lodging. Properties within the HRCC-1 district are restricted to a maximum density of 22 dwelling units per acre and a maximum floor area ratio of 1. The Receiver Site is a 6,102 square foot lot and is a mixed-use site with a commercial retail business on the first floor and two residential units on the second floor. The density of the property is 3.08 (rounded down to 3) dwelling units.

Special conditions exist at the Receiver Site that warrant the transfer, which would effectively create one additional occupancy room than what existed at the Sender Site, for a total of 10 occupancy rooms. The Sender Site is located in HNC-1, which is a less dense tourist area than HRCC 1, the City's most dense tourist commercial area. As such, reducing the number of units at the Sender Site is a benefit to the area, as it will result in a decrease in potential foot and vehicular traffic by redirecting such foot traffic to the HRCC 1 district, which is the City's most intense activity center and thus can accommodate the increased occupancy. Additionally, the HRCC 1 district is more pedestrian-oriented than HNC-1, and thus the transfer decreases the likelihood of additional rental/tourist vehicles in the City. Further, the conversion of the Sender Site from a multi-unit property to a single family property is, in effect, a reduction in intensity of use at the Sender Site, and thus an overall a decrease in intensity of transient rentals within the City of Key West.

Proposed Transfer

This application seeks to transfer one no use permitted transient unit under LIC2023-000393 from the Sender Site to the Receiver Site. The Sender Site will retain LIC2022-000510, Medallion Numbers 406 and 408, and LIC2022-000509. Additionally, the Receiver Site will relinquish a BPAS Unit to the City as part of the transfer.

The supporting documentation accompanying the Application includes:

- a. Sender Site Documents

- a. Authorization and Verification Forms
- b. Current Survey
- c. Current Floor Plans (No change after transfer)
- d. Current Site Plan (No change after transfer)
- e. Copies of current Licenses
- f. Copy of the Last Recorded Deed
- g. Mortgagee Consent to Transfer

b. Receiver Site Documents

- a. Authorization and Verification Forms
- b. Current Survey
- c. Current Floor Plans
- d. Copies of Current Licenses
- e. Copy of Last Recorded Deed
- f. Proposed Site Plan
- g. Proposed Floor Plans

If you should have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,



Gregory S. Oropeza

Enclosures as stated

Sender Site Documents

Authorization and Verification Forms



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

Manger of Simonton MVI, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this June 10, 2025
Date

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

He/She is personally known to me or has presented Me Driver's License as identification.

[Signature]
Notary's Signature and Seal

Marcie E. Greenfield
Name of Acknowledger typed, printed or stamped

MARCIE E GREENFIELD
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires 04-21-2026
Acting in the County of Washtenaw

276577
Commission Number, if any



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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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

525 Simonton Street, Key West, Florida 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 June 11, 2025 by
date

Gregory S. Oropeza
Name of Applicant

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

Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped



Commission Number, if any

Current Survey




PART OF LOT 4, SQUARE 49
WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST
MONROE COUNTY, FLORIDA

On the island of Key West and known on William A. Whitehead's Map of
the Island of Key West, dated 1825, as the Northeast side of Simonton
Street, and which was dedicated in February A.D. 1829, as a part of Lot 4 in
Square 49; COMMENCING at a point on the Northeast side of Simonton
Street, distant 100 feet from the corner of Simonton and Southard
Streets, and running then along said Simonton Street in a Northwesterly
direction, 61 feet; thence at right angles in a Northwesterly direction 100
feet; thence at right angles in a Southeasterly direction 61 feet; thence
at right angles in a Southwesterly direction 100 feet to the Place of
Beginning.

On the Island of Key West and known as William A. Whitehead's Map of the Island of Key West, delineated in February A.D. 1829, as part of La O-4 in Square 49: COMMENCING at a point on the Northeast side of Simonton Street, distant 100 feet from the corner of Simonton and Southard Streets, and thence Northeasterly and perpendicular to the said Simonton Street for a distance of 100 feet; thence Northeasterly at right angles for a distance of 5.00 feet to the Point of Beginning of the said land being described hereint; thence Northeasterly at right angles for a distance of 38.8 feet to an existing chain link fence thence Northeasterly along a chain link fence for a distance of 55.8 feet thence Northeasterly along a chain link fence for a distance of 55.8 feet thence Northeasterly for a distance of 55.0 feet back to the Point of Beginning.

ADDRESS:
525 SIMONTON STREET, KEY WEST, FLORIDA 33040

ABBREVIATIONS:	
(C) CALCULATED	L8 LICENSE BUSINESS
(E) CENTERLINE	L9 LICENSE SURVEYOR
(CL) CHAINLINK FENCE	(M) MEASURED
(D) DEED	P PLAT
(E) ELECTRIC BOX	ROOF OVERHANG LINE
(F) FIELD	SAFETY MANHOLE
	SEWER VALVE
	WATER VALVE

 LINES NOT TO SCALE
 PLATTED LOT LINES
 PLASTIC FENCE
 WOOD FENCE
 CHAIN LINK FENCE
 OVERHEAD WIRES
 PROPERTY LINE

GENERAL NOTES

THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE

UNDERGROUND SURVEYOR & MAPPER, INC. (USM) HAS BEEN COMMISSIONED BY THE CLIENT OR HOKER TO CONDUCT A SURVEY OF THE PROPOSED CONSTRUCTION PROJECT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROJECT AND HAS DETERMINED THAT THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ANY ADDITIONAL PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAP OR HAZARD. THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES OR TO DETERMINE THE EXISTENCE OF ANY OTHER STRUCTURES OR UTILITIES. ANY ADDITIONS OR DELETIONS TO THIS SURVEY MAY BE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

UNITS OF MEASUREMENT ARE U.S. SURVEY FEET AND DECIMAL PARTS THEREOF. THE EXPECTED USE OF THE PROPERTY IS RESIDENTIAL WITH AN ACCURACY STANDARD OF ONE FOOT IN 7,600 FEET. ACCURACY WAS VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS TO MEET OR EXCEED LOSING. REMAINS SHOWN HEREON AND IN THE LEGEND MAY HAVE BEEN ARGUED FOR CLARITY. THESE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.

LICENSED BUSINESS (LB) NO. 7848
31193 AVENUE A, BIG PINE KEY, FL 33043
OFFICE (305) 872-1348
EMAIL: INFO@RECEDESURVEYING.COM

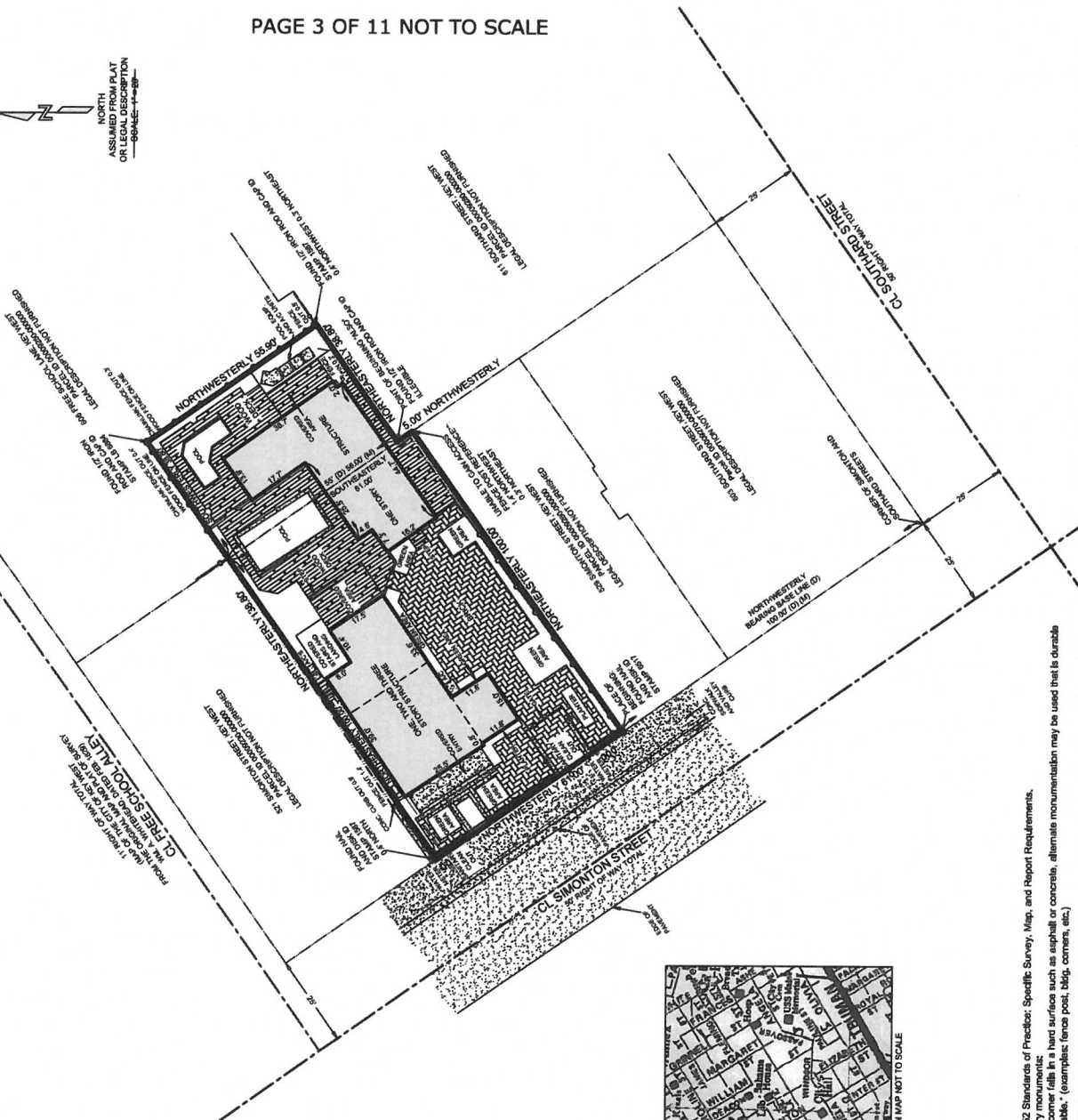
HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND TO SET THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVIVORS AND MAPPLERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN COMPLETED, WILL BE USED TO DETERMINE THE PROVISIONS OF FLORIDA ENDS (PHEM FORM 5, SUPPLEMENT 1) (1) (SETTIMOS), (10) (ENDOCARDIANTS), A SCHEDULE "B" HAS NOT BEEN PROVIDED.



Robert Deane

ROBERT NEEDLE
Date: 2011.11.29 11:54:58 AM


 NORTH
 ASSUMED FROM PLAT
 OR LEGAL DESCRIPTION
 89-142-1-23



*** 5-J-17,052 Standards of Practice: Specific Survey, Map, and Report Requirements.

(b) Boundary monuments:

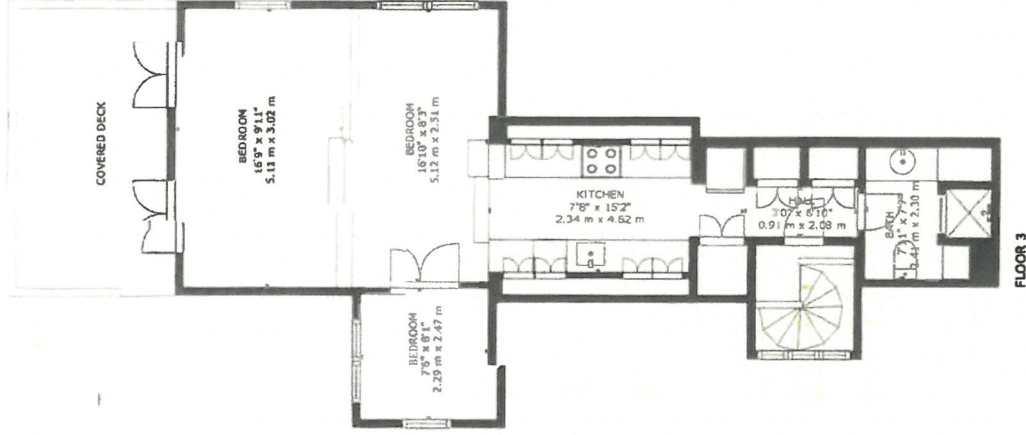
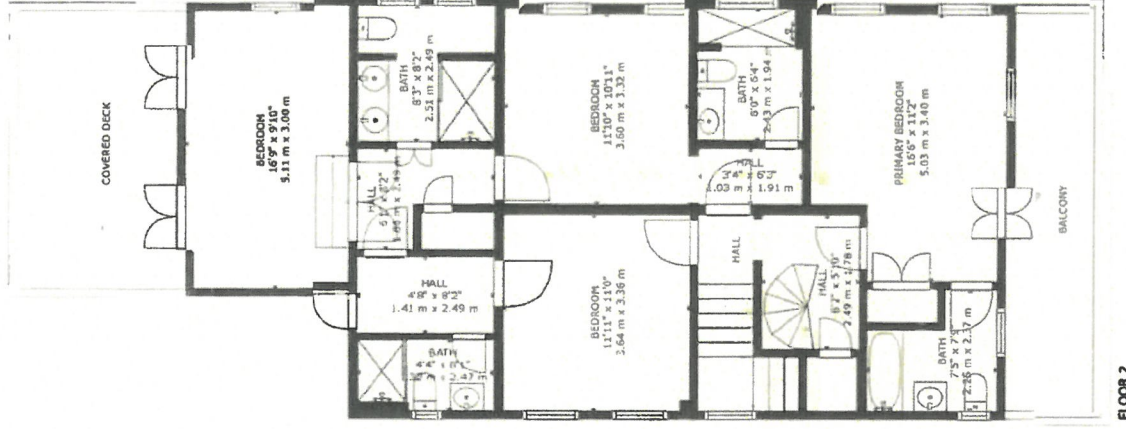
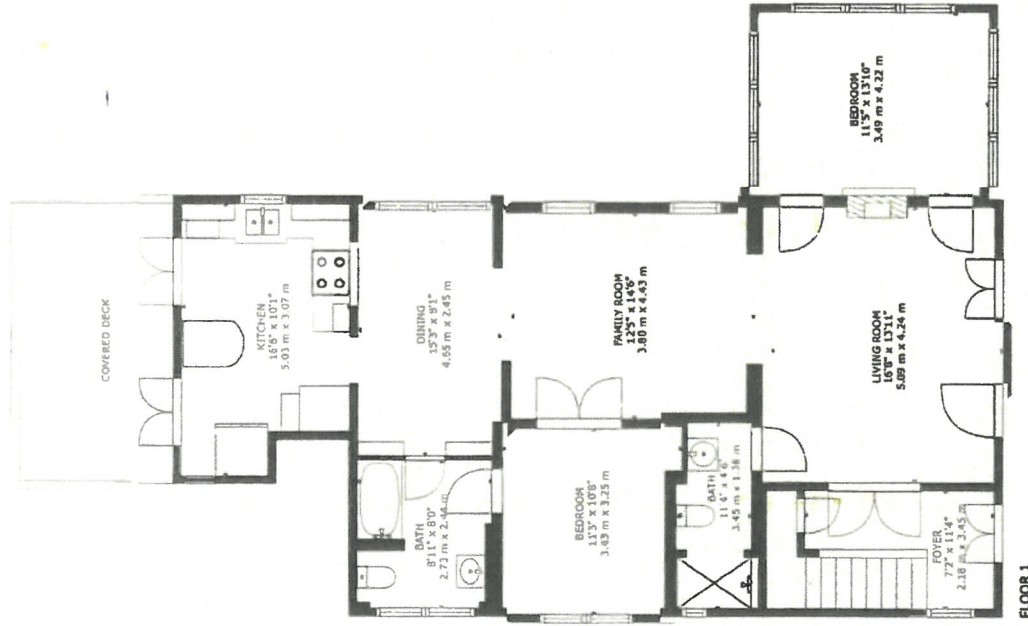
and identifiable." (examples: fence post, bldg. corners, etc.)

and identifiable." (examples: fence post, bldg. corners, etc.)

SCALE	1/4"=1'-0"
FIELD WORK DATE	10/27/23
REVISION DATE	11/1/23
SHEET#	1 OF 1
DRAWN BY	GF
CHECKED BY	RER
INVOICE NO.	23081101

Prior Floor Plans (Prior to 2022 Conversion)

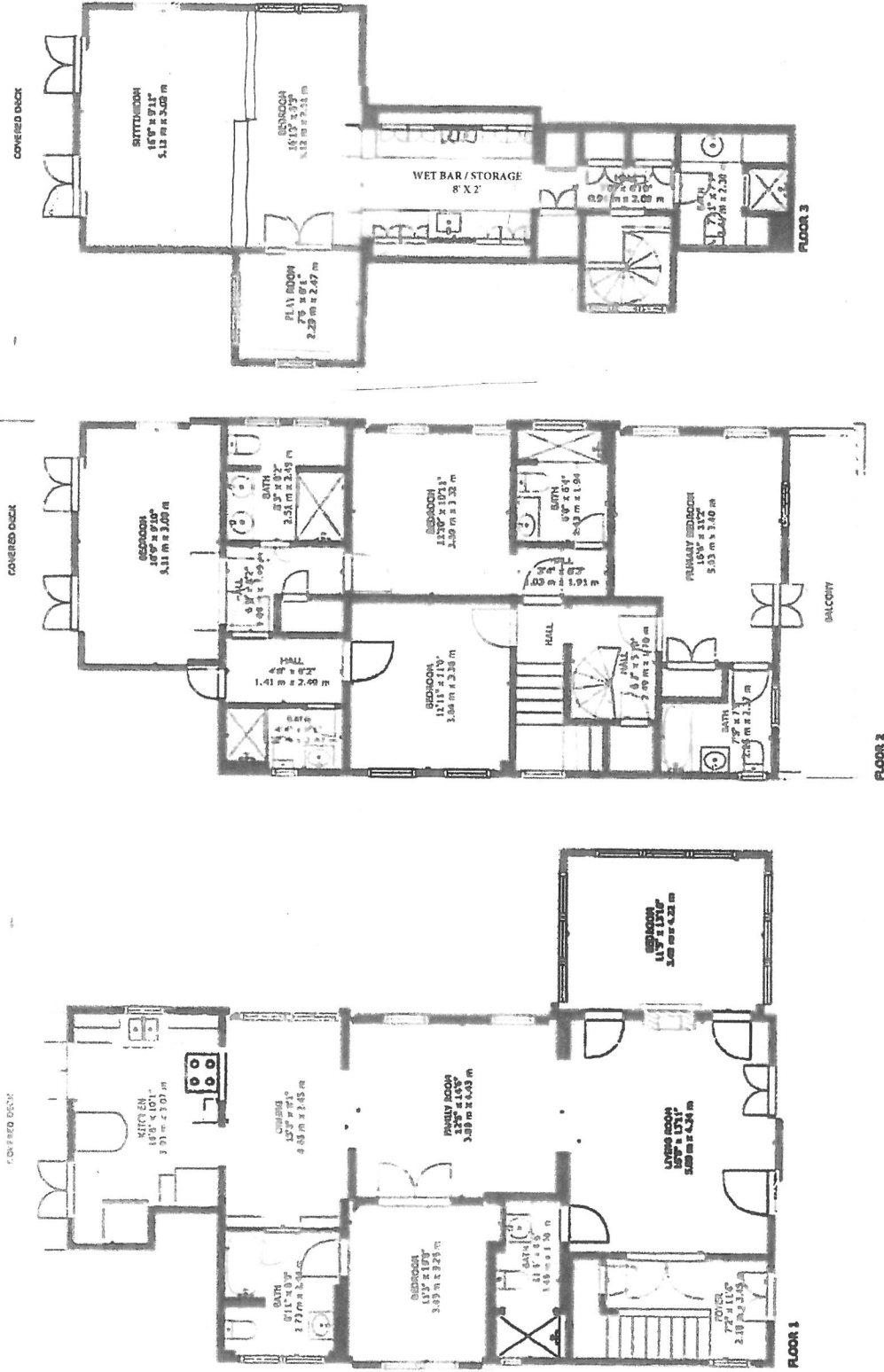
Pre-Conversion Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 1255 sq. ft. 117 m², FLOOR 2: 1105 sq. ft. 103 m²
 FLOOR 3: 670 sq. ft. 62 m², EXCLUDED AREAS:
 DECK: 488 sq. ft. 45 m², BALCONY: 128 sq. ft. 12 m²
 TOTAL: 3030 sq. ft. 282 m²
 SIZES & DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY

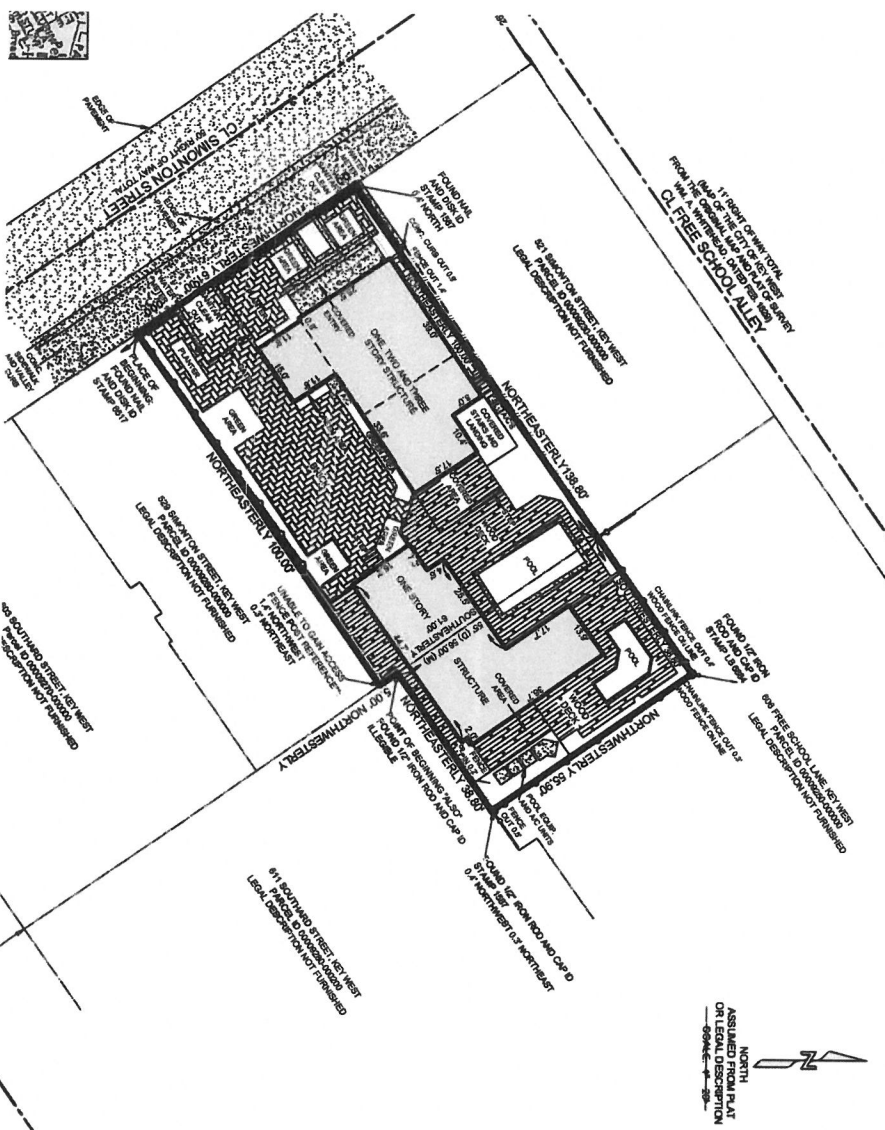
Current Floor Plans (No change after
proposed transfer)

Post-Conversion Floor Plan/Current Floor Plan



GROSS INTERNAL AREA
 FLOOR 1: 1255 sq. ft. 117 m², FLOOR 2: 1105 sq. ft. 103 m²
 FLOOR 3: 670 sq. ft. 62 m², EXCLUDED AREAS:
 DECK: 488 sq. ft. 45 m², BALCONY: 128 sq. ft. 12 m²
 TOTAL: 3030 sq. ft. 282 m²

Current Site Plan (No change after transfer)



Copies of Current Licenses

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name SIMONTON MVI LLC

Location Addr 525 SIMONTON ST

Lic NBR/Class LIC2023-000393 PROPERTY RENTAL

Issued Date 10/22/2024

Expiration Date: September 30, 2025

TRANSIENT NO USE PERMITTED

Comments: ONE NO USE PERMITTED TRANSIENT UNIT

Restrictions: SEE NOTES

SIMONTON MVI LLC
C/O RENT KEY WEST VACATIONS
1075 DUVAL ST, C11
KEY WEST, FL 33040

This document must be prominently displayed.

SIMONTON MVI LLC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name SIMONTON MVI LLC

Location Addr 525 SIMONTON ST

Lic NBR/Class LIC2022-000509 PROPERTY RENTAL

Issued Date 10/22/2024 Expiration Date: September 30, 2025

TRANSIENT RESIDENTIAL

Comments: TWO TRANSIENT RENTAL UNITS

Restrictions: CND5400057 (10/01/2024) RENT KW

SIMONTON MVI LLC
C/O RENT KEY WEST VACATIONS
1075 DUVAL ST, C11
KEY WEST, FL 33040

This document must be prominently displayed.

SIMONTON MVI LLC

CITY OF KEY WEST, FLORIDA

Regulatory Permit / License

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name SIMONTON MVI LLC (TR)
Location Addr 525 SIMONTON ST
Lic NBR/Class LIC2022- REGULATORY LICENSES AND PERMITS
 000510
Issued Date 10/22/2024 **Expiration Date: September 30, 2025**

TRANSIENT RENTAL MEDALLION

Comments: TWO TRANSIENT RENTAL UNITS/MEDALLIONS #406 & #408/

Restrictions: CND5400057 (10/01/2024) RENT KW

SIMONTON MVI LLC (TR)
C/O RENT KEY WEST VACATIONS
1075 DUVAL ST, C11
KEY WEST, FL 33040

This document must be prominently displayed.

SIMONTON MVI LLC

Copy of the Last Recorded Deed

Prepared by and return to:
Richard J. McChesney, Esq.
Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number:
Consideration:

10⁶⁰

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of March, 2022 between Donald Hicks and Anais Hicks, Husband and Wife whose post office address is 233 Hunters Trl, Ann Arbor, MI 48103, grantor, and Simonton MVI, LLC, a Florida limited liability company, whose post office address is 233 Hunters Trl, Ann Arbor, MI 48103, grantee:

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

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

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot 4 in Square 49; COMMENCING at a point on the Northeast side of Simonton Street, distant 100 feet from the corner of Simonton and Southard Streets, and running then along said Simonton Street in a Northwesterly direction, 61 feet; thence at right angles in a Northeasterly direction 100 feet; thence at right angles in a Southeasterly direction 61 feet; thence at right angles in a Southwesterly direction 100 feet to the Place of Beginning.

ALSO:

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot 4 in Square 49; COMMENCING at a point on the Northeast side of Simonton Street, distant 100 feet from the corner of Simonton and Southard Streets, and thence Northeasterly and perpendicular to the said Simonton Street for a distance of 100 feet; thence Northwesterly at right angles for a distance of 5.00 feet to the Point of Beginning of the parcel of land being described herein; thence Northeasterly at right angles for a distance of 38.8 feet to an existing chain link fence; thence Northwesterly along said fence for a distance of 55.9 feet; thence Southwesterly along a chain link fence for a distance of 38.8 feet; thence Southeasterly for a distance of 55.0 feet back to the Point of Beginning.

Parcel Identification Number: 00009240-000000

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This document was prepared without the benefit of an abstract or title search and is based solely on information provided by the Grantor.

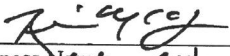
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

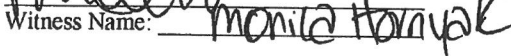
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2021**.

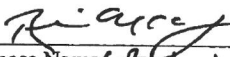
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

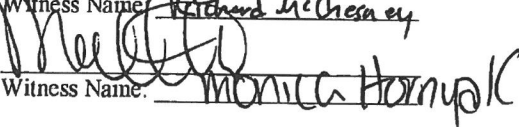
Signed, sealed and delivered in our presence:

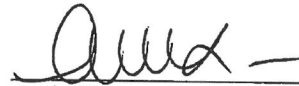

Witness Name: Richard McChesney


Donald Hicks (Seal)


Witness Name: Monica Hornyak


Witness Name: Richard McChesney


Witness Name: Monica Hornyak


Anais Hicks (Seal)

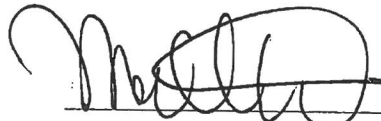
State of Florida

County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2022 by Donald Hicks and Anais Hicks, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____

Receiver Site Documents

Authorization and Verification Forms



**City of Key West
Planning Department**

Authorization Form
(Where Owner is a Business Entity)

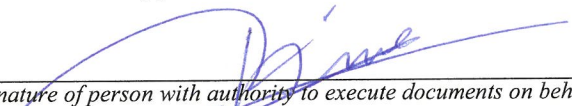
Please complete this form if someone other than the owner is representing the property owner in this matter.

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

Manger of 117 Duval, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza, Esq., Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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


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

Subscribed and sworn to (or affirmed) before me on this June 11th 2025
Date

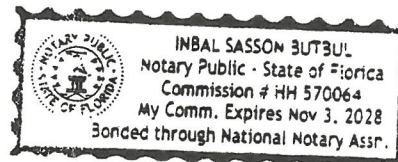
by Uri Gamal
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented DL-G54084059099-0 as identification.


Notary's Signature and Seal

INBAL SASSON BUTBUL
Name of Acknowledger typed, printed or stamped

HH 570064
Commission Number, if any





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

I, Gregory S. Oropeza, in my capacity as Managing Partner
(print name) (print position; president, managing member)
of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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

117 Duval Street, Key West, Florida 33040
Street address of subject property

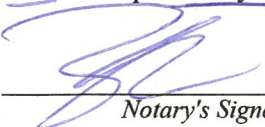
I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein 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 June 11, 2025 by
date
Gregory S. Oropeza
Name of Applicant

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


Notary's Signature and Seal

Name of Acknowledger typed, printed or stamped

Commission Number, if any



Current Survey

Boundary Survey Map of
Part of Lots 1 & 4, Square 7,
Island of Key West, Florida

Ann St.

Point of Beginning "Parcel 2"

Point of Beginning "Parcel 1"

Greene Street

Duval St.

Lot 2

Lot 3

"Parcel 2"

"Parcel 1"

Two Story Concrete Block Structure

One Story C.B.S.

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 #6286

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

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 46298

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

Boundary Survey Report of
Part of Lots 1 & 4, Square 7,
Island of Key West, Florida

NOTES:

1. The legal description shown hereon was furnished by the client or their agent.
This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 117 Duval Street and 118 Ann Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: December 10, 2012.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.
11. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF:

Parcel 1: On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot Four (4) in Square 7, and more particularly described as follows: Beginning on Duval Street at the dividing line of Lots Three (3) and Four (4) in said Square and running thence along Duval Street in a Southeasterly direction Fifty-four (54) feet; thence at right angles in a Northeasterly direction One Hundred Thirteen (113) feet; thence at right angles in a Northwesterly direction Fifty-four (54) feet; thence at right angles in a Southeasterly direction One Hundred Thirteen (113) feet to the Place of Beginning.

Parcel 2: On the Island of Key West and known on William A. Whitehead's map delineated in February, A.D. 1829, as a part of Lot One (1) in Square 7, and more particularly described as follows: Commencing at a point on the Southwesterly side of Ann Street, One Hundred and Sixty-six (166) feet from the corner of Ann and Greene Streets, and running thence along the line of said Ann Street in a Northwesterly direction Fifty (50) feet; thence at right angles in a Southwesterly direction One Hundred and Thirteen (113) feet; thence at right angles in a Southeasterly direction Fifty (50) feet; thence at right angles in a Northeasterly direction One Hundred and Thirteen (113) feet to the Point of Beginning.

BOUNDARY SURVEY FOR: 117 Duval, LLC;
Wells Fargo Bank, N.A.,
Richard M. Klitenick, P.A.,
Grand & Grand, P.A.,
Old Republic National Title Insurance Company;
Weisburd, Eisen & Possenti, P.A.;

J. LYNN O'FLYNN, INC.

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

THIS SURVEY
IS NOT
ASSIGNABLE

December 12, 2012

Sheet Two of Two Sheets

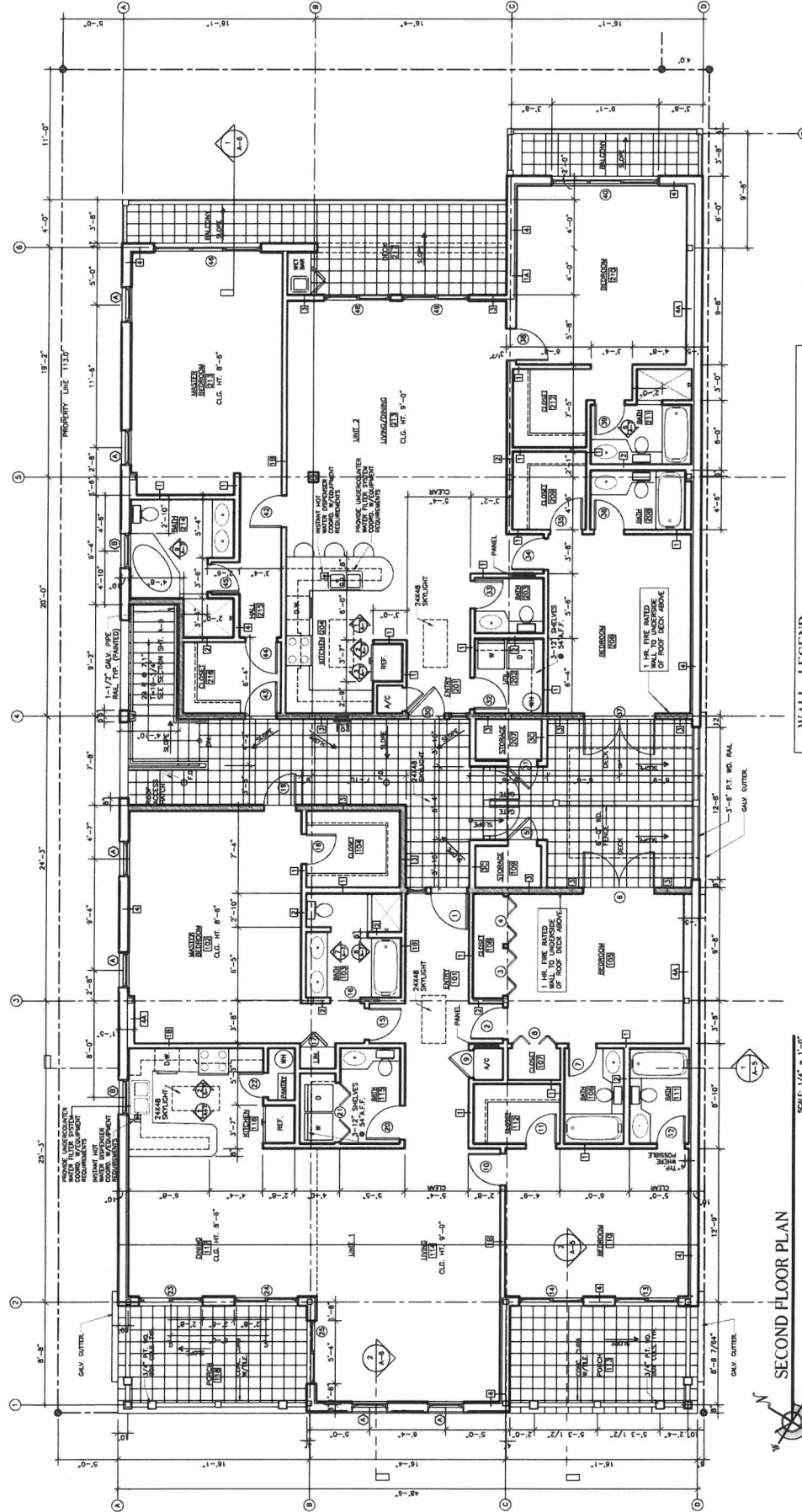
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

3430 Duck Ave., Key West, FL 33040
(305) 298-7422 FAX (305) 298-2244

Current Floor Plans (No Change After Transfer)



SECOND LOOK PLAN

SCALE: 1/4" = 1'-0"

NOTE: BATH 211 ELEVATION TYP. AS NOTED FOR BATHS 106, 111, 208

WITH 113 AND 203 SERIES WITHOUT JOB
SEE ELECTRICAL PLAN FOR LIFE SAFETY FEATURES

AT OPEN CORRIDOR, WARP TOPPING TO FLOOR DRAINS $\pm 1/8"$ /FT.

1 1/2" DIA. GALV. PIPE RAILING @ STAIR UPPER LANDING, AND WD. RAILS.

FROM, DECKS, AND BOWLES SHALL BE DESIGNED TO WITHSTAND 200 LB.
LAT. LOADING AND RESIST PASSAGE OF A 4" SPHERE.
SHOP DRAWING SUBMITTAL IS REQUIRED.

WALL PAPER

[illegible]117 DUVALL STREET
KEY WEST, FLORIDA

PROJECT
NUMBER
9717

117 DUVALL STREET
KEY WEST, FLORIDA

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Current Site Plan (No Change After Transfer)

WILLIAM P. HORN
ARCHITECT, P.A.

915 E. OLIVE STREET
KEY WEST,
FLORIDA
33401

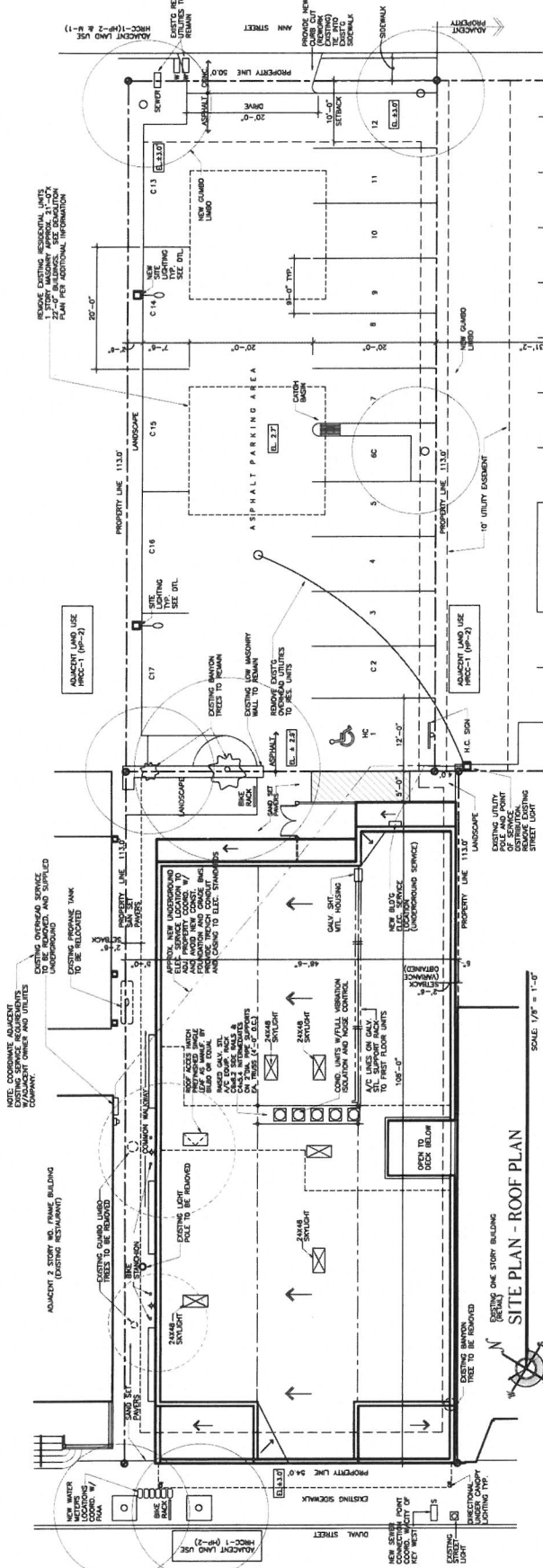
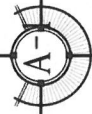
TEL: 305/296-5302
FAX: 305/296-1033
LICENCE NO.
A0000340

117 DUVAL ST.
KEY WEST, FLORIDA

SEAL

DATE
06-27-97
REVISIONS
11-30-98

DRAWN BY
P.H.
PROJECT
NUMBER
9717

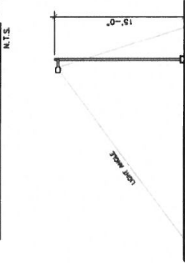


DRAWING LIST	
A-1	SITE PLAN
A-2	1st FLOOR PLAN
A-3	2nd FLOOR PLAN
A-4	ELEVATIONS
A-5	SECTIONS
A-6	SCHEDULES AND DETAILS
A-7	SPECIFICATIONS
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
E-3	ELECTRICAL PANELS RISER
M-1	FOUNDATION
M-2	2nd FLOOR MECHANICAL
S-1	FOUNDATION
S-2	2nd FLOOR FRAMING PLAN
S-3	ROOF FRAMING
S-4	STRUCTURAL DETAILS
C-1	CIVIL
L-1	LANDSCAPE
D-1	DEMOLITION PLAN

NOTE: EXISTING BANYAN TREES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. THE CONSTRUCTION PROCESS SHALL BE DESIGNED TO PROTECT THE ROOT STRUCTURE. THE CONSTRUCTION PROCESS SHALL NOT BE USED FOR STORAGE OR DUMPING OF MATERIALS. PROVIDE FOR TRIMMING OF TREES TO MAINTAIN CLEARANCE. LANDSCAPING LICENSED PROFESSIONAL TO BE PROVIDED FOR THE PROJECT AND CARE DURING THE COURSE OF THE PROJECT.

ALL SITE CHANGES SHOWN THIS SHEET SHALL BE SHOWN ON THE NEXT SHEET. SEE SHEETS A-2 AND C-1 FOR SPECIFIC INFORMATION. EXISTING UTILITIES SHOWN ON THE SITE PLAN. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION. ALL UTILITIES SHALL BE DEEPER THAN THE FOUNDATION.

HANDICAP PARKING DETAIL



SITE LIGHT DETAIL
N.T.S.
W/ RESTRICTED BACK LIGHT

SITE DATA

SITE AREA: 11,752 S.F.
LAND USE DISTRICT: HRCC-1 (HP-2)
FLOOR AREA: 11,752 S.F.
F.A.R. ALLOWED: 0.98
LOT COVERAGE ALLOWABLE: 0.5
TOTAL COVERAGE PROVIDED: 0.5
DENSITY ALLOWED: 22 UNITS/ACRE
DENSITY PROVIDED: 22 UNITS/ACRE (2 EXISTING)
PARKING SPACES REQUIRED: 16 SPACES
2 RESIDENTIAL UNITS = 2 SPACES
TOTAL SPACES PROVIDED = 17 SPACES
TOTAL VARIANCE OBTAINED FOR 1 SPACE WAIVED

BUILDING DATA

1st FLOOR RETAIL	4,790 S.F.
1st FLOOR COVERED AREA	1,775 S.F.
2nd FLOOR RESIDENTIAL	3,775 S.F.
2nd FLOOR COVERED AREA	317 S.F.
TOTAL AREA	9,345 S.F.

Copies of Current Licenses

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name ELYSSE OF KEY WEST INC
Location Addr 117 DUVAL ST
Lic NBR/Class LIC2022- RETAIL WHOLESALE OR MAIL ORDER
 001480
Issued Date 7/30/2024 **Expiration Date: September 30, 2025**
RETAIL ESTABLISHMENT 2001 TO 5000 SQ FT

Comments:

Restrictions:

ELYSSE OF KEY WEST INC
C/O RAFAEL JAMAL
2778 NW 31ST AVE
LAUDERDALE LAKES, FL 33311

This document must be prominently displayed.

ELYSSE OF KEY WEST INC

CITY OF KEY WEST, FLORIDA

Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name 117 DUVAL LLC

Location Addr 117 DUVAL ST

Lic NBR/Class LIC2022-
001469

PROPERTY RENTAL

Issued Date 7/23/2024

Expiration Date: September 30, 2025

NON TRANSIENT RESIDENTIAL

Comments: TWO NON-TRANSIENT RENTAL UNITS

Restrictions:

117 DUVAL LLC
7820 PETERS RD
STE E104
PLANTATION , FL 33324

This document must be prominently displayed.

117 DUVAL LLC

Copy of Last Recorded Deed

PREPARED BY AND RETURN TO:

RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE12-076
RECORDING FEE: \$27.00
DOCUMENTARY STAMPS PAID: \$38,500.00

12/21/2012 3:21PM
DEED DOC STAMP CL: DS \$38,500.00

Doc# 1913229
Bk# 2605 Pg# 740

[Space above this line for recording data]

WARRANTY DEED

THIS WARRANTY DEED is made on this 10 day of December, 2012, between KEY WEST MJM INVESTMENTS, INC., a Florida Corporation, whose corporate postal address is P.O. Box 403353, Miami, FL 33140 (hereinafter referred to as "Grantor"), and 117 DUVAL, LLC, a Florida Limited Liability Company, whose address is 423 Front Street, Key West, FL 33040 (hereinafter referred to as "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 FIVE MILLION FIVE HUNDRED THOUSAND & 00/100^{ths} DOLLARS (\$5,500,000.00) 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 Key West, Monroe County, Florida, with the street addresses of 117 Duval Street, Key West, FL 33040 ("Parcel 1") and also 118 Ann Street, Key West, FL 33040 ("Parcel 2"), and which properties are more particularly described as:

PARCEL 1:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF LOT FOUR (4) IN SQUARE 7, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING ON DUVAL STREET AT THE DIVIDING LINE OF LOTS THREE (3) AND FOUR (4) IN SAID SQUARE AND RUNNING THENCE ALONG DUVAL STREET IN A SOUTHEASTERLY DIRECTION FIFTY-FOUR (54) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED THIRTEEN (113) FEET; THENCE AT RIGHT ANGLES IN A NORTHWESTERLY DIRECTION FIFTY-FOUR (54) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION ONE HUNDRED THIRTEEN (113) FEET TO THE PLACE OF BEGINNING.

PARCEL 2:

ON THE ISLAND OF KEY WEST AND KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, A.D. 1829, AS A PART OF LOT ONE (1) IN SQUARE 7, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY SIDE OF ANN STREET, ONE HUNDRED AND SIXTY-SIX (166) FEET FROM THE CORNER OF ANN AND GREENE STREETS, AND RUNNING THENCE ALONG THE LINE OF SAID ANN STREET IN A NORTHWESTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION ONE HUNDRED AND THIRTEEN (113) FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION FIFTY (50) FEET; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION ONE HUNDRED AND THIRTEEN (113) FEET TO THE POINT OF BEGINNING.

PARCEL 1 PARCEL IDENTIFICATION No.: 00000530-000000; ALTERNATE KEY ("AK") No.: 1000523

and

PARCEL 2 PARCEL IDENTIFICATION No.: 00000430-000000; ALTERNATE KEY ("AK") No.: 1000426

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 2013 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, 2012, and those items listed above.

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

Signed, sealed and delivered in our presence:

KEY WEST MJM INVESTMENTS, INC.,
a Florida Corporation

Yosef Benporat
Witness # 1 signature
Print name: Yosef Benporat

By:

[Signature]
Jacob Schechter, President

[Signature]
Witness # 2 signature
Print name: Victor Taliaferro

STATE OF NEW YORK
COUNTY OF Kings

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements JACOB SCHECHTER, who is personally known to me to be the same person who is the corporate principal of the Grantor described in the foregoing Warranty Deed, and he acknowledged to me that he executed the same freely and voluntarily for the purposes therein expressed, with all requisite authority on behalf of the corporation.

WITNESS my hand and official seal at Kings County, State of New York, on this 18 day of December, 2012.

(STAMP/SEAL)

Elena Brousky
Notary Public, State of New York
No. 01896151061
Qualified in Kings County
Commission Expires
August 7, 2014

[Signature]
Notary Public-State of New York
Commission Expires: Aug 7, 2014

MONROE COUNTY
OFFICIAL RECORDS