

Original Application



Print Form

**Community Redevelopment Area
Application for Tax Increment Appropriation
for the Bahama Village Subarea
2013 Allocation**

Please completely fill out this application. Please use inserts for all attachments in proper order. Applications for funding are accepted between Monday, July 2, 2012 and Friday, September 28, 2012. After staff review, additional information may be requested. Please see the 2012 Schedule for Application Cycles and Review for details related to the process. By law funding for the Community Redevelopment Agency occurs after January 1st. The attached Community Redevelopment Agency Use of Tax Increment Funding Guidelines includes additional information to assist in the application process.

A. **PROJECT NAME:** Coral City Elks Lodge #610 / Coral City Temple #400

B. **PROJECT LOCATION/ADDRESS:** 1107 / 1109 Whitehead Street, Key West, Florida 33040

C. **APPLICANT (PLEASE EXECUTE ATTACHED AUTHORIZATION FORMS)**

Entity Coral City Elks Lodge #610 / Coral City Temple #400

Authorized Representative Anthony D. Sarno of mbi | k2m Architecture, Inc.

Role or Capacity of Authorized Representative Consultant

Address 1001 Whitehead Street, Suite 101, Key West, Florida 33040

Telephone Number 305.292.7722

Cellular Number 305.395.2846

E-Mail Address asarno@mbi-k2m.com



D. PROJECT INFORMATION

What type of project is proposed: **Check one:** ☒ Construction/Restoration ☐ Program

Provide a brief description of the project and how it meets specific objectives of the CRA Plan.

☒ Description attached

Provide a description of the population served by the project.

☒ Description attached

Please attach proper authorization and verification forms from the property owner(s) for the proposed project facility location.

☒ Property location authorization and verification form attached

For Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

☒ map(s) attached

☒ deeds(s) attached

☒ boundary survey attached

☒ Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program provide the address of the program facility location:

E. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

Refer to Attachment E for Ownership and Legal Structure.

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

The public is able to use the facility by contacting organization's representative and coordination of the event. Refer to Attachment C for examples of past and current public use.

F. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please contact the Planning Department to make appointments at 305-809-3778. Please provide the following pre-application meeting dates:

MM 9/25 Planning Department 7/25 Historic Preservation Planner

G. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2013 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
☐ yes ☒ no
2. Project Cost for 2013 \$99,000
Total Project Cost \$99,000 (if multiphase, for all years)
3. Amount of TIF Funding Requested for 2013 \$79,500
Total Amount of TIF Funding Requested \$79,500
(if multiphase, for all years)
4. Total Amount of matching funds provided for 2013 \$19,500
Total Amount of matching funds provided \$19,500
(if multiphase, for all years)
Describe the source and amount of matching funds

Refer to Attachment G for Detailed Project Budget which identifies the source and amount of matching funds.
5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
☒ Detailed budget attached

H. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

☒ Schedule attached

I. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

☒ Green Features response attached

J. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

Chapter 837.06 Florida Statutes - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant's Signature: Ans D Le Date: 9/28/2012

Subscribed and sworn to (or affirmed) before me on Sept 28 2012 (date) by
Anthony D. SARNO

Please Print Name of Affiant _____

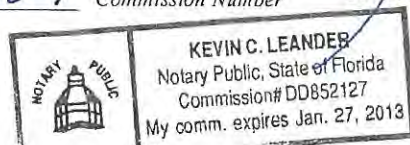
He/She is personally known to me or has presented FLDL as identification.

Kevin C Leander Name of Acknowledger

Notary Public Title or Rank

DD 852127 Commission Number

Kevin C Leander
Notary's Signature and Seal



City of Key West
Planning Department



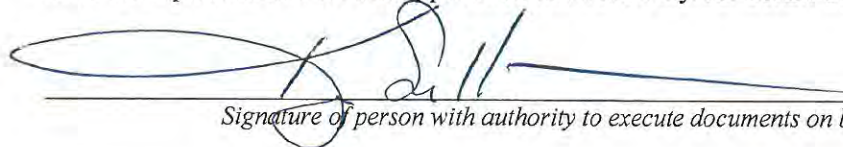
Authorization Form
(Where Owner is a Business Entity)

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

I, Kenneth M. Sullivan as
Please Print Name of person with authority to execute documents on behalf of entity
Exalted Ruler / President of Coral City Elks Lodge No. 610 & Coral City
Name of office (President, Managing Member) *Name of owner from deed*
Temple No. 400, IBPOE of the World, Inc.

authorize Anthony D. Sarno of mbi | k2m Architecture, Inc.
Please Print Name of Representative

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


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

Subscribed and sworn to (or affirmed) before me on this 9/28/2012 by
date

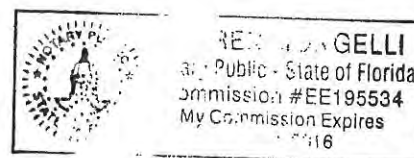
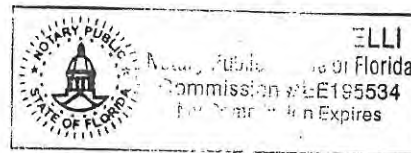
Kenneth Sullivan
Name of Authorized Representative

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


Notary's Signature and Seal

Lauren Mongelli
Name of Acknowledger typed, printed or stamped

EE195534
Commission Number, if any



City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Anthony D. Sarno, in my capacity as Project Manager
(print name) (print position; president, managing member)

of mbi | k2m Architecture, Inc
(print name of entity serving as Authorized Representative)

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:

Coral City Elks Lodge No. 610 & Coral City Temple No. 400, IBPOE of the World, Inc. at
1107 / 1109 Whitehead Street, Key West, Florida 33040

Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. 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.

A handwritten signature in blue ink, appearing to read "Anthony D. Sarno".

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Sept. 28 2012 by
date

Anthony D. SARNO
Name of Authorized Representative

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

A handwritten signature in blue ink, appearing to read "Kevin C. Leander".

Notary's Signature and Seal

KEVIN C LEANDER
Name of Acknowledger typed, printed or stamped

DD 852127
Commission Number, if any



ITEM D
PROJECT INFORMATION

ATTACHMENT D

ATTACHMENT D – PROJECT INFORMATION

Project Description

The improvements planned for the Coral City Elks Lodge are to twofold: provide ADA compliance within the facility and improve the kitchen to meet current codes for a commercial kitchen.

For ADA compliance, the existing restrooms will need to be demolished and reconstructed to provide the necessary clearances at each fixture and maneuverability into and within the restroom. Additionally, the existing underground plumbing will need to be replaced to tie in with the new sewer lateral already constructed from the street to inside the existing storage room.

The existing kitchen will need renovated to provide a roof top commercial kitchen exhaust hood, under sink grease trap, commercial style appliances, code compliant lighting, and scrubbable floor, wall, and ceiling finishes.

Integration with the Amended and Restated Community Redevelopment Plan

In accordance with the CRA, the following benefits are noted as support for the project:

Section 4.02 (A) – development and provision of vibrant and attractive gathering places for the entire community

The Coral City Elks Lodge is a staple of the Bahama Village community and serves as a gathering place for friends, celebration of special events, and receptions during times of mourning.

Section 4.02 (A) – sustainable, more energy efficient and environmentally friendly community; redevelopment of gathering places for the entire community; better access to facilities and services; conserve water resources.

The proposed improvements to the Coral City Elks will provide a more sustainable facility, as identified in Attachment I Green Features.

Section 4.02 (C) (1) – Public spaces are envision to be integrated into the neighborhood providing opportunities for community gatherings and special events

The Coral City Elks Lodge is a part of the community, providing places to gather weekly and during special events.

ATTACHMENT D

Section 4.02 (C) (2) – revitalized and redeveloped in a manner particularly sensitive to the needs and desires of the Bahama Village community

The proposed improvements to the Lodge will permit greater accessibility and compliance with current codes to provide greater service to its members and the community.

Section 4.02 (D) – emphasis on civic areas for special events

The Coral City Elks Lodge, as previously noted, is a gather place for community events.

Section 4.02 (H) – redeveloped as a community focal point to the benefit of residents, property owners, and visitors

The improvements to the Lodge will allow great accessibility and create a safe and more usable kitchen facility, permitting greater service to the community, including weekly BBQs which are open to residents and visitors alike on the busy Whitehead Street Corridor. Additionally, through the assistance of AIDS Help, the Lodge provides weekly HIV testing free to residents and visitors.

Section 4.04 (A) (2) – [Primary Objective 1: Recognition of Unique Community Characteristics] commercial uses should be encouraged to be small scale, neighborhood serving

The Coral City Elks Lodge serves the community by providing a gathering place for Bahama Village residents for daily activities and special events.

Population Served by the Project

The population served by the Coral City Elks Lodge includes residents of Bahama Village as well as tourists along the Whitehead Street Corridor. Residents enjoy a local place to gather and conduct special events while tourists enjoy the many contributions the Lodge provides, including weekly BBQ and HIV testing with AIDS Help.

Project Photos

ATTACHMENT D



Existing Kitchen



Existing Kitchen



Existing Kitchen



Existing Kitchen

ATTACHMENT D



Existing Hallway



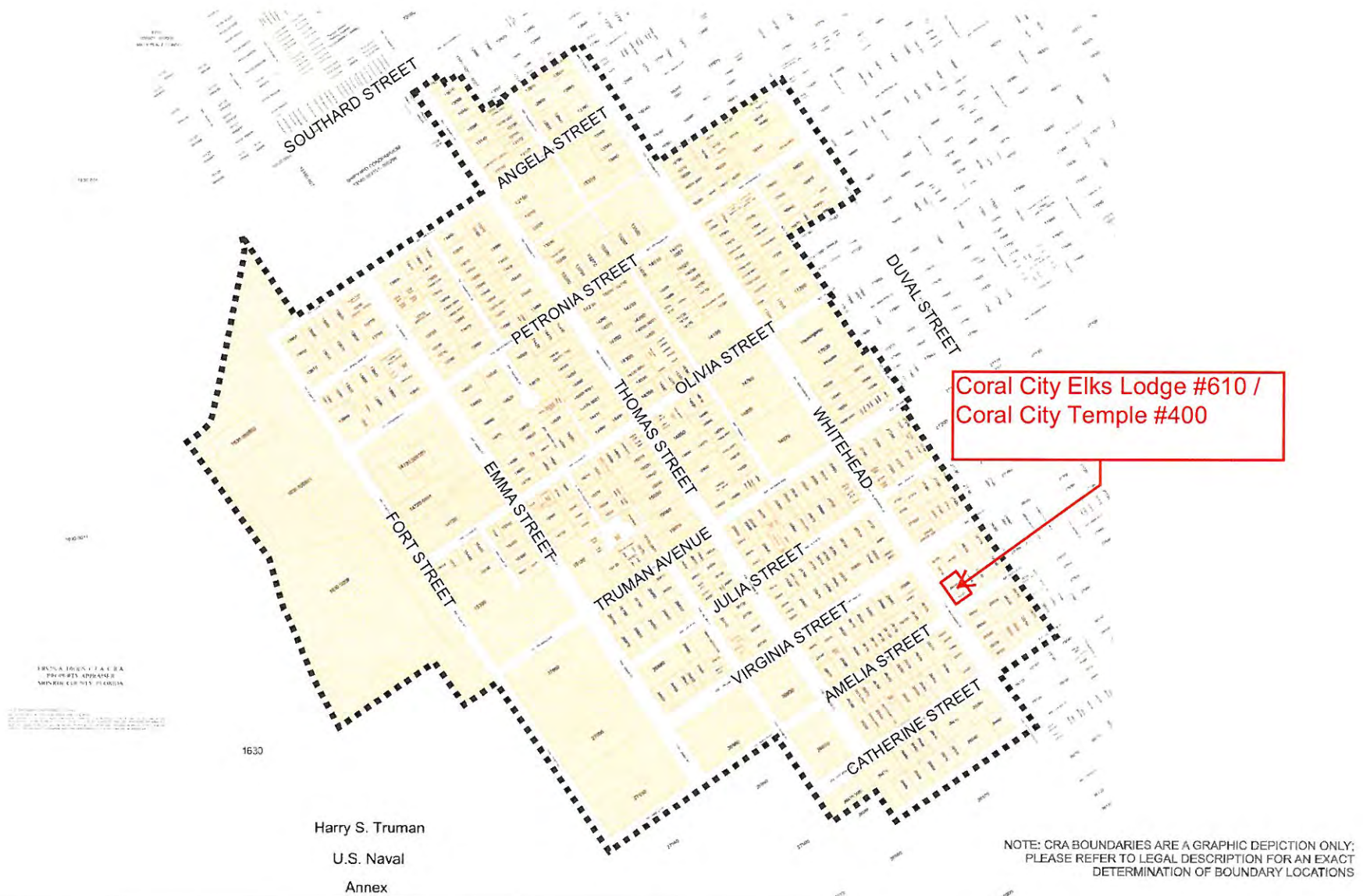
Existing Restroom



Existing Restroom



Existing Restroom



LEGEND
 Approximate Boundaries of Subarea

Figure X
 Location Map
 Bahama Village Sub-Area
 City of Key West
 Community Redevelopment Area

Return to (enclose self addressed stamped envelope)

Name STEVEN B. ESQUINALDO, ESQ.
DAVID PAUL HORAN & ASSOCIATES, P.A.
Address 608 Whitehead Street
Key West, FL 33040

This Instrument Prepared by: STEVEN B. ESQUINALDO, ESQ. 654075
DAVID PAUL HORAN & ASSOCIATES, P.A.
Address: 608 Whitehead Street
Key West, FL 33040

FILED 143 FILE 1871

FILED 143 FILE 1871
SEP 7 12 55
MONROE COUNTY, FLA.

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture

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

Made this 29th day of August A. D. 1990
Between JEREMIAH ALBURY, also known as JERRY ALBURY

Monroe and State of Florida, party of the first part, and
CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, IBPOE OF
THE WORLD, INC., a Florida Non-profit corporation

Monroe and State of Florida, party of the second part,
Witnesseth, that the said party of the first part, for and in consideration of the sum of
TEN (\$10.00) Dollars and other good and valuable consideration, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and
quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title,
interest claim and demand which the said party of the first part has in and to the following described lot, place or parcel of
land, situate lying and being in the County of Monroe State of Florida, to wit:

A parcel of land on the Island of Key West, Monroe County,
Florida; said parcel being described as follows: COMMENCE at the
intersection of the NE'ly right of way line (ROWL) of Whitehead
Street with the NW'ly ROWL of Amelia Street and run thence NW'ly
along the NE'ly ROWL of the said Whitehead Street for a distance
of 28.40 feet to the POINT OF BEGINNING of the parcel of land
being described herein; thence continue NW'ly along the NE'ly
ROWL of the said Whitehead Street for a distance of 1.60 feet;
thence NE'ly and at right angles for a distance of 63.10 feet;
thence SE'ly and at right angles for a distance of 1.65 feet;
thence SW'ly for a distance of 63.10 feet back to the POINT OF
BEGINNING.

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in
anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law
or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first
above written.

Signed, Sealed and Delivered in Our Presence:

Witness Danny L. Kolhage
Witness

Jeremiah Albury L.S.
JEREMIAH ALBURY, also known as
JERRY ALBURY L.S.

State of Florida
County of Monroe

Recorded in Official Record Book
by Danny L. Kolhage
Clerk of Circuit Court

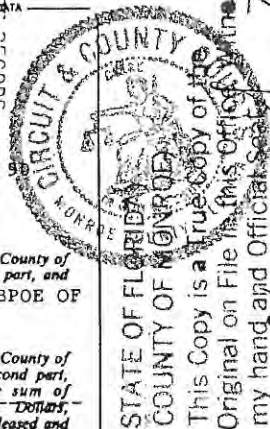
9-7-90 L.S.
Danny L. Kolhage

I hereby Certify That on this day personally appeared before me, an officer duly authorized to administer
oaths and take acknowledgments, JEREMIAH ALBURY, also known as JERRY ALBURY

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

Witness my hand and official seal at
Key West and State of Florida, this 29th day of
A. D. 1990

Notary Public
My Commission Expires Sept 12 1991



This 29th day of September A.D. 1990

DANNY L. KOLHAGE
Clerk Circuit Court
By Danny L. Kolhage

THIS INSTRUMENT PREPARED BY
STEVEN B. ESQUINALDO, ESQ.,
THE LAW OFFICE OF DAVID PAUL HORAN
608 WHITEHEAD ST., KEY WEST, FLORIDA 33040

654074

1143 11869

9021
153

Prepared by and return to:

STEVEN B. ESQUINALDO, ESQ.
DAVID PAUL HORAN & ASSOCIATES, P.A.
608 Whitehead Street
Key West, FL 33040

Grantee Name and SS#237173920

THIS INDENDURE Made this 27th day of August, 1990, between THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, INC., a non-profit corporation existing under the laws of the State of Florida, operating as CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400, having its principal place of business in the County of Monroe and State of Florida, party of the first part, and CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400, IBPOE OF THE WORLD, INC., a non-profit corporation, existing under the laws of the State of Florida, with its permanent post office address at 1107 Whitehead Street, Key West, FL 33040, of the County of Monroe and State of Florida, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN (\$10.00) dollars and other good and valuable consideration, to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 & 8, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Square 3 & 6, Tract 11, according to C.W. Tift's map of said Tract drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows: FROM the intersection of the Northwestern line of Amelia Street and the Northeastly line of Whitehead Street go Northwestern along the Northeastly line of Whitehead Street a distance of 30 feet to a point; which point is the Point of Beginning; thence continue Northwesternly along the Northeastly line of Whitehead Street a distance of 51.85 feet to a point; thence Northeastly and at right angles a distance of 64 feet to a point; thence Southeastly and at right angles a distance of 51.85 feet to a point; thence Southwesterly and at right angles a distance of 64 feet back to the Point of Beginning.

SUBJECT TO THE FOLLOWING:

1. Taxes for the year 1990 and subsequent years.
2. Conditions, limitations, restrictions and easements of record, if any.

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 28190

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

FILED IN 21-000
NO SEP-7 1990
MONROE COUNTY FLA

55 9790
J. P. ...
[Signature]

654074

REC 1143 PAGE 1870

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, the day and year first above written.

THE CORAL CITY ELKS REST,
BENEVOLENT AND PROTECTIVE
ASSOCIATION, INC., operating as
CORAL CITY ELKS LODGE NO. 610
and CORAL CITY TEMPLE NO. 400,
a non-profit Florida corporation

Signed, Sealed and Delivered
in Our Presence:

Steven B. Esquivel
Witnesses

Charles L. Major, Jr.
By CHARLES L. MAJOR, JR., President seal

STATE OF FLORIDA

COUNTY OF MONROE

I HEREBY CERTIFY, that on this 27th day of August, 1990, before me personally CHARLES L. MAJOR, JR., President respectively of THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, INC., operating as CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, a non-profit corporation, under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing conveyance to CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, IBPOE OF THE WORLD, INC., a non-profit corporation, and severally acknowledged the execution thereof to be his free act and deed as such officer, for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

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

André L. [Signature]
Notary Public

My Commission Expires:

Notary Public, State of Florida
My Commission Expires Oct. 23, 1991
Bonded Two Thousand Dollars

(seal)

Return to Central Bureau Book
In the County of Monroe, Florida
1990
Coral City Elks

172246

This Indenture.

7.00
105.00
55.00

Made this 2nd day of March A. D. 1979
Between ELIZABETH GARCIA, a single woman over the age of 18 years

of the County of Monroe and State of Florida
party of the first part, and THE CORAL CITY ELKS REST, BENEVOLENT AND PRO-
TECTIVE ASSOCIATION, a Florida non-profit corporation, operating as
CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400
principal place of business in the County of Monroe and State of Florida
party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum
of TEN DOLLARS (\$10.00) Dollars, to her
in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold,
aliened, remise, released, enfeoffed, conveyed and confirmed and by these presents do es
grant, bargain, sell, alien, remise, release, enfeoff, convey and confirm unto the said party of
the second part and its successors and assigns forever, all that certain parcel of land lying and
being in the County of Monroe and State of Florida, more particu-
larly described as follows:

On the Island of Key West, Monroe County, Florida, and is part of Sub-
divisions 7 and 8, Lot 3, Square 6, according to Beverly B. Brown's
Subdivision of Part of Square 3 and 6, Tract 11, according to C.W.Tift's
map of said Tract drawn in 1874, as recorded in Deed Book "J" at Page
671, of Monroe County Public Records and is more particularly described
as follows:

From the intersection of the N.W.'ly line of Amelia Street and the NE'ly
line of Whitehead Street go NW'ly along to the NE'ly line of Whitehead
Street a distance of 30 feet to a point, which point is the point of
beginning; thence continue NW'ly along the NE'ly line of Whitehead
Street a distance of 51.85 feet to a point; thence NE'ly and at right
angles in a distance of 51.85 feet to a point; thence SW'ly and at
right angles a distance of 64 feet back to the point of beginning.
Said property being better described as follows:

On the Island of Key West, Monroe County, Florida, and is part of Sub-
divisions 7 and 8, Lot 3, Square 6, according to Beverly B. Brown's
Subdivision of Part of Square 3 and 6, Tract 11, according to C.W.Tift's
map of said Tract drawn in 1874, as recorded in Deed Book "J" at Page
671, of Monroe County Public Records and is more particularly described
as follows:

From the intersection of the NW'ly line of Amelia Street and the NE'ly
line of Whitehead Street go NW'ly along the NE'ly line of Whitehead
Street a distance of 30 feet to a point, which point is the point of
beginning; thence continue NW'ly along the NE'ly line of Whitehead
Street a distance of 51.85 feet to a point; thence NE'ly and at right
angles a distance of 64 feet to a point; thence SE'ly and at right angles
a distance of 51.85 feet to a point; thence SW'ly and at right angles a
distance of 64 feet back to the point of beginning.

Together with all the tenements, hereditaments and appurtenances, with every privilege,
right, title, interest and estate, dower and right of dower, reversion, remainder and easement
thereto belonging or in anywise appertaining:

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

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

In Witness Whereof, the said party of the first part ha s hereunto set her
hand and seal the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Leah Skirio A. Sawyer Elizabeth Garcia
Patricia A. Ryder Elizabeth Garcia

State of Florida

County of MONROE

DEF. REC. 783 PAGE

60

I Hereby Certify

That on this

2ND

day of

March,

A. D. 19 79, before me personally appeared

ELIZABETH GARCIA, a single woman over the age of 18 years

to me known to be the person described in and who executed the foregoing conveyance to THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, a Florida non-profit corporation, operating as CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400 and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned.

Witness my signature and official seal at

Key West

in the

County of

Monroe

and State of Florida, the day and year last before

(Seal)

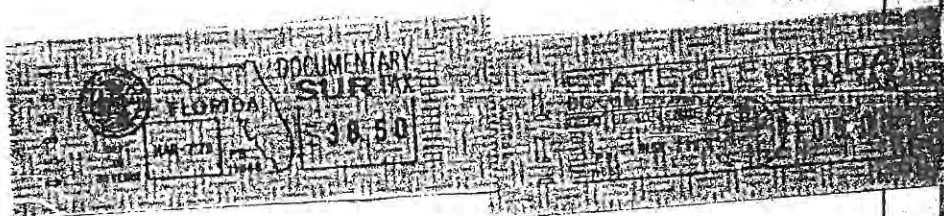
My Commission Expires

Notary Public

Leopoldine A. Sawyer

NOTARY PUBLIC STATE OF FLORIDA
MY COM. EXPIRES FEB. 18, 1982
BONDED THIS 15th OF MARCH 1979

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES FEB. 18, 1982
BONDED THIS 15th OF MARCH 1979



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

Warranty Deed
TO CORPORATION

TO

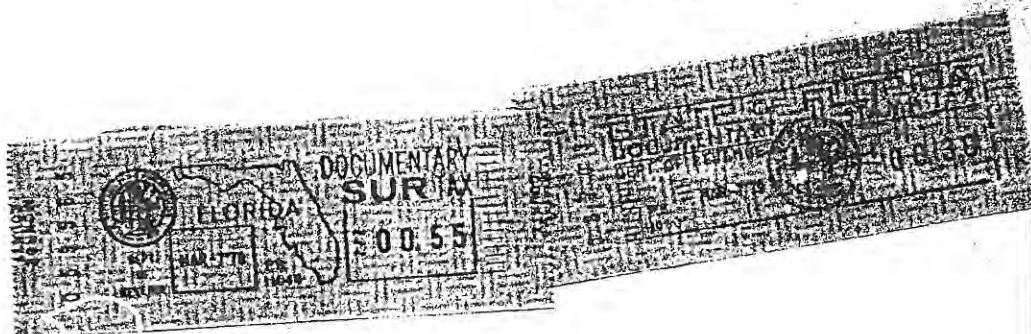
Date

ABSTRACT OF DESCRIPTION

(continuation of legal description)

thence at right angles in a southwesterly direction 64.0 feet to a point on the easterly right-of-way boundary line of Whitehead Street and the Point of Beginning.

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



Whitehead

6 00.00
22 00

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

CIVIL ACTION NO. 77-1204 CA09

ELIZABETH GARCIA

Plaintiff

VS

THE CORAL CITY ELKS REST, Benevolent and
Protective Association, A Florida non profit
corporation, operating as Coral City Elks Lodge
No 610 and Coral City Temple No 400
Defendant

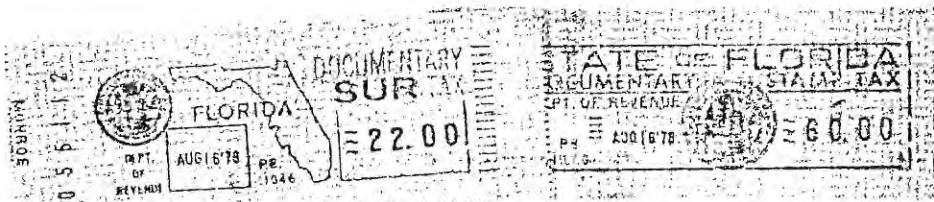
Aug 15 2 08 PM '78
FILED
CLERK
J. J. J.

CERTIFICATE OF TITLE

I, RALPH W. WHITE, CLERK of the above entitled court, do hereby certify that hereto-
fore, on the 4th day of August 19 78, I executed and
filed herein my Certificate of Sale of the Mortgaged Property, and that no objections to such sale have
been filed herein on or before the date hereof, and that 10 days have elapsed since the filing of said
Certificate of Sale.

That, as recited in said Certificate of Sale, the Mortgaged property described as follows
to wit:

SEE ATTACHED



was sold by me to: ELIZABETH GARCIA

P. O. Box 2455, Key West, Florida 33040

who now has title thereto.

WITNESS my hand and the official seal of this Honorable Court, this 16th
Day of August, 19 78.

RALPH W. WHITE,
CLERK OF CIRCUIT COURT

BY: *[Signature]*
DEPUTY CLERK

On the Island of Key West, Monroe County, Florida, and is part of Subdivision 7 & 8, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 and 6, Tract 11, according to C.W. Tift's Map of said Tract drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the Northwestern line of Amelia Street and the Northeasterly line of Whitehead Street go Northwesternly along the Northeasterly line of Whitehead Street a distance of 30 feet to a point; which point is the point of beginning; thence continue Northwesternly along the Northeasterly line of Whitehead Street a distance of 51.85 feet to a point; thence Northeasterly and at right angles a distance of 64 feet to a point; thence Southeasterly and at right angles a distance of 51.85 feet to a point; thence Southwesterly and at right angles a distance of 64 feet back to the point of beginning.

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
FAL. 1904
CLERK OF COUNTY COURT
RECORD VERIFIED

435 930

TUTTLEBLANK REGISTERED U.S. PAT. OFFICE
Tuttle Law Print, Publishers, Rutland, Vt.

This instrument was prepared by

J. LANCELOT LESTER

420 Fleming St., Key West, Fla.

This Indenture

179115

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties herein, the use of the singular number shall include the plural, and the plural the singular, the use of male gender shall include the female, and, if used, the term "note" shall include all the notes herein described of more than one.

Fla. Doc. Stamps

\$105.00

Made this 6th day of August, A. D. 1968,

Between, Richard Padron and Janet H. Padron, husband and wife,

of the County of Monroe, in the State of Florida,
party of the first part, and Elizabeth Garcia, whose post office address
is 5 12th Avenue, Stock Island, Key West, Florida,

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

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

On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 & 8, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 & 6, Tract 11, according to C. W. Tift's map of said Tract drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the northwesterly line of Amelia Street and the northeasterly line of Whitehead Street go northwesterly along the northeasterly line of Whitehead Street a distance of 37 feet to a point, which point is the point of beginning; thence continue northwesterly along the northeasterly line of Whitehead Street a distance of 51.85 feet to a point; thence northeasterly and at right angles a distance of 64 feet to a point; thence southeasterly and at right angles a distance of 51.85 feet to a point; thence southwesterly and at right angles a distance of 64 feet back to the point of beginning.

Subject to mortgage given by grantors in this deed to KEY WEST STATE BANK, a banking corporation existing under the laws of the State of Florida, dated November 9th, 1966, given to secure promissory note in the original amount of \$19,350.00, recorded in Official Records Book 382, pages 250-253, Monroe County, Florida, Public Records.

Also subject to taxes, and liens and encumbrances of record.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the grantors herein, but none other.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]
[Signature]
Richard Padron
Janet H. Padron

State of Florida,

County of MONROE,

OFF REC 435 PAGE 931
SS.

I Herreby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Richard Padron and Janet H. Padron, husband and wife, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed. Witness my hand and official seal at Key West, County of Monroe, and State of Florida, this 6th day of August, A. D. 1968.

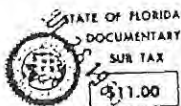
My Commission Expires May 3, 1969

[Signature]
Notary Public, State of Florida
at Large



179115

Recorded in Official Record Book
Monroe County, Florida
EARL R. ADAMS
CLERK OF CIRCUIT COURT
OFFICIAL RECORDS



Date August 6th, A.D. 1968
ABSTRACT OF DESCRIPTION

Richard Padron et ux
TO
Elizabeth Garcia

179115
Monroe County, Florida

119267

314 PAGE 493

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

Warranty Deed

W. CURRY HARRIS
Attorney at Law
KEY WEST, FLORIDA

STATUTORY

This Indenture, Made this 19th day of June, A. D. 1964, Between
 ELIZABETH G. PADRON and M. A. PADRON, her husband,
 of the County of Monroe, State of Florida,
 RICHARD PADRON and JANET H. PADRON, husband and wife,
 of the County of Monroe, State of Florida,
 805 Waddell Avenue, Key West, Florida

Witnesseth, That said grantor, for and in consideration of the sum of Ten - - - - -
 Dollars, 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, all
 that certain land situate, lying and being in Monroe County, Florida, to wit:

On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 & 8
 Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 4 & 5
 6, Tract II, according to C. W. Tift's map of said Tract drawn in 1874, as recorded
 in Deed Book "J", at Page 671, of Monroe County Public Records and is more particu-
 larly described as follows:

From the intersection of the northwesterly line of Amelia Street and the northeasterly
 line of Whitehead Street go northwesterly along the northeasterly line of Whitehead
 Street a distance of 30 feet to a point, which point is the point of beginning; thence
 continue northwesterly along the northeasterly line of Whitehead Street a distance of
 51.85 feet to a point; thence northeasterly and at right angles a distance of 64 feet to
 a point; thence southeasterly and at right angles a distance of 51.85 feet to a point;
 thence southwesterly and at right angles a distance of 64 feet back to the point of
 beginning.

TOGETHER with the improvements situate thereupon,

said grantor, does hereby fully warrant the title to said land, and will defend the same against the lawful
 claims of all persons claiming the same, and the same shall be construed to include masculine, feminine, singular or plural as the context may require.

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

Elyn S. Schoneck
Thelie K. Pearce

Witnesses as to both signatures.

Elizabeth G. Padron
 Elizabeth G. Padron

M. A. Padron
 M. A. Padron

FLORIDA, ss.
 COUNTY OF MONROE,

I, the undersigned, do hereby CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
 ELIZABETH G. PADRON and M. A. PADRON, her husband,

known to be the persons described in and who executed the foregoing instrument and acknowledged before me
 that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 22nd day of June, A. D. 1964.

My commission expires:

[Seal]

Thelie K. Pearce

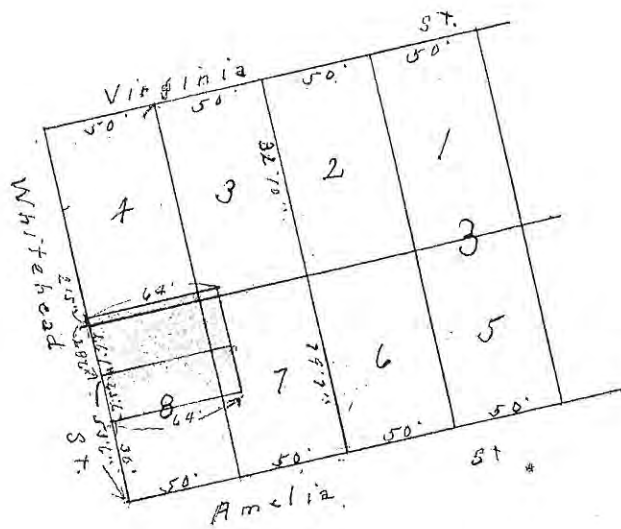
Notary Public,

State of Florida at Large.

314 494



Recorded in Official Record Book
Made in Tampa, Florida
EARL R. ALLEN
CLERK OF CIR. CL. CO.
RECORD VERIFIED



FIRST TITLE GUARANTY AND ABSTRACT COMPANY
KEY WEST, FLORIDA

No. 10. Continued.

Granted, bargained and sold the following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:
On the Island of Key West known on Wm. A. Whitehead's map delineated in February A.D. 1829 as apart of tract Eleven (11) but now better known as a part of Lot Three (3) in Square Six (6) of Tract Eleven (11). Commencing thirty (30) feet from the corner of Whitehead and Amelia Streets and running thence along Whitehead Street in a Northwesterly direction Twenty-three (23) feet and six (6) inches more or less; thence at right angles in a Northeasterly direction sixty four (64) feet; thence at right angles in a Southeasterly direction twenty three (23) feet and six (6) inches more or less; thence at right angles in a Southwesterly direction sixty four (64) feet to the place of beginning.

No. 11.

Clara L. Brewer and C. De
W. Brewer her husband.

To

Gato Real Estate & Improvement Company, a corporation existing under the laws of the State of Fla.

MORTGAGE

Mtg. Book A-1, Page 74.
Dated August 13", 1925.
Filed August 14", 1925.
Cons., \$2250.00 and D.C. & V.C.
Signed and Sealed.
Two witnesses.
Ask'd., August 10" 1925 in Orange County, Florida before Frank J. Lindersieen, Notary Public State of Florida.
Commission expires Jan'y. 12", 1928.
Official Seal -Notarial- affixed.
Separate examination of wife with relinquishment of dower.

Mortgages all the certain tract of land of which the said Mortgagors, are now seized and possessed and in actual possession situated in Monroe County, State of Florida described as follows: On the Island of Key West, and known on William A. Whitehead's map of said Island delineated in Feby. A.D. 1929 as part of 'tract Eleven (11) and is described by metes and bounds as follows, to-wit: Commencing at the corner of Whitehead and Virginia Streets and running thence along the line of Virginia Street in a Northeasterly direction fifty (50) feet; thence at right angles in a Southeasterly direction eighty two (82) feet ten (10) inches; thence at right angles in a Southwesterly direction fifty (50) feet to Whitehead Street; thence at right angles in a Northwesterly direction along the line of Whitehead Street eighty two (82) feet ten (10) inches to the place of beginning.

EVIDENCE OF DEBT: Three promissory notes of even date for \$750.00 each, due on or before one, two and three years afterdate, each at 8% interest payable semi-annually.

No. 12.

Gato Real Estate and
Improvement Company.

LETTERS PATENT

Misc. Book "C", page 521.
Dated July 14, 1908.
Filed July 29, 1908.

To All Whom These Presents Shall Come Greeting:
Whereas, Eduardo H. Gato, Jr., Fernando H. Gato and Thomas H. Gato, on the twenty fifth day of May, A.D. 1908 filed in the office of the Secretary of State a proposed Charter of a corporation to be known as Gato Real Estate and Improvement Company with a Capital of fifty thousand \$50,000.00 Dollars for the purpose of buying selling, exchanging, and generally dealing in lands improved and unimproved.

FIRST TITLE GUARANTY AND ABSTRACT COMPANY
KEY WEST, FLORIDA

STATE OF
FLORIDA

Certificate

COUNTY OF
MONROE

of

First Title Guaranty and Abstract Company

A FLORIDA CORPORATION

We Certify that the foregoing Abstract No. 5151 comprising entries numbered 1 to 65 inclusive, forms a correct Abstract of Title to the property described in the Caption hereof, and Exhibits in substance all Conveyances, Mortgages, Leases, Liens, Notices of Lis Pendens, Decrees in Chancery, Plat References, Tax Sale Certificates, Powers of Attorney, Affidavits, Lunacy and Guardianship Proceedings, Wills and other Probate Matters, and all other instruments deemed material which appear to affect the title to said lands, and have been properly filed for record in the offices of the Clerk of the Circuit Court and the County Judge of Monroe County, Florida, during the period certified to herein.

or Certify that there are no Judgments and Decrees for money against the persons or corporations foregoing Abstract, by the names or initials as therein shown, (but not otherwise), which d in the Judgment Records in the office of the Clerk of the Circuit Court of Monroe County, the time said persons or corporations appeared to have parted with their interest in said property, sh appear upon the face of the records to have been satisfied or released and except those ars prior to the date certified to herein.

n only, we show in the foregoing Abstract a Tax Report on State and County Taxes, also a ed by the City Tax Collector, covering City Taxes and Improvement Liens of the City of Key ld property.

is issued in consideration of payment of all charges for the preparation of the foregoing

is covered by this Abstract extends from June 7, 1918

to and including December 19, 1946 at 10:30 a.m.

of, the said Company has caused this Certificate to be signed and its Corporate Seal to be annexed at Key West, Florida, this 19th day of December A. D. 1946

FIRST TITLE GUARANTY AND ABSTRACT COMPANY

By W. M. M. Ellsworth
Manager.

This is to Certify that all charges due on the foregoing Abstract No. 5151 have been paid in full this 19th day of December A. D. 1946

FIRST TITLE GUARANTY AND ABSTRACT COMPANY

By Sam M. Ellsworth
Manager.

By F. C. Pinder

DAVID PAUL HORAN & ASSOCIATES, P.A.
ATTORNEYS AT LAW
608 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

DAVID PAUL HORAN
EDWARD W. HORAN
STEVEN B. ESQUINALDO

(305) 294-4585
(305) 294-3488
FAX (305) 294-7822

September 10, 1990

Mr. Charles L. Major, Jr.
Coral City Elks Lodge No. 610
1107 Whitehead Street
Key West, FL 33040

RE: Coral City Elks Lodge No. 610 and Coral City Temple No. 400,
IBPOE of the World, Inc., a Florida non-profit corporation.

Dear Mr. Major:

Enclosed please find original Articles of Amendment and Certificate, filed with the Secretary of State on the above referenced corporation along with copies of the new legal description survey, two (2) original surveys, and two (2) original legal descriptions for the Quit Claim Deed from Mr. Albury.

Also enclosed are original Abstract of Title No. 26489, prepared by Keys Title and Abstract Company and Abstract No. 70262 prepared by First Title Service Company of the Florida Keys, Inc.

If you should require anything further, please do not hesitate to contact my office.

Sincerely,



Steven B. Esquinaldo, Esq.,
for the Firm

SBE:ddl

Enclosures

P.S. I can't attend the meeting,

ARTICLES OF AMENDMENT

FILED

AUG 31 PM 4:50

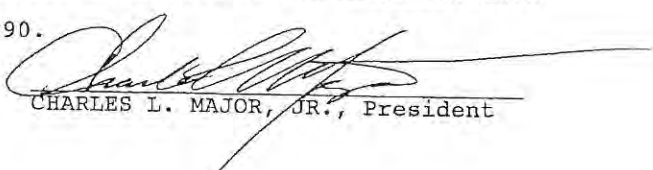
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

1. Article I of the Articles of Incorporation of THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, INC., which was filed on April 24, 1990, is hereby amended to read as follows:

ARTICLE I: The name of the corporation is CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, IBPOE OF THE WORLD, INC., a Florida Non-profit corporation, and the initial principal address of the corporation is 1107 Whitehead Street, Key West, Florida 33040.

2. The foregoing amendment was adopted by the members of this corporation on the 28th day of August, 1990.

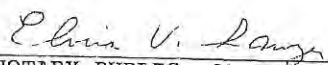
IN WITNESS WHEREOF, the undersigned President and Secretary of this corporation have executed these Articles of Amendment this 28th day of August, 1990.


CHARLES L. MAJOR, JR., President

STATE OF FLORIDA) ss.
COUNTY OF MONROE)

BEFORE ME, the undersigned authority, personally appeared, CHARLES L. MAJOR, JR., known to me to be the person who executed the foregoing Articles of Amendment and he acknowledged before me that he executed those Articles of Amendment for the purpose therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of August, 1990.


NOTARY PUBLIC, State of Florida

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES SEPT. 08, 1992
BONDED THRU HUCKLEBERRY & ASSOCIATES
(SEAL)



SEP 05 1990 16:00

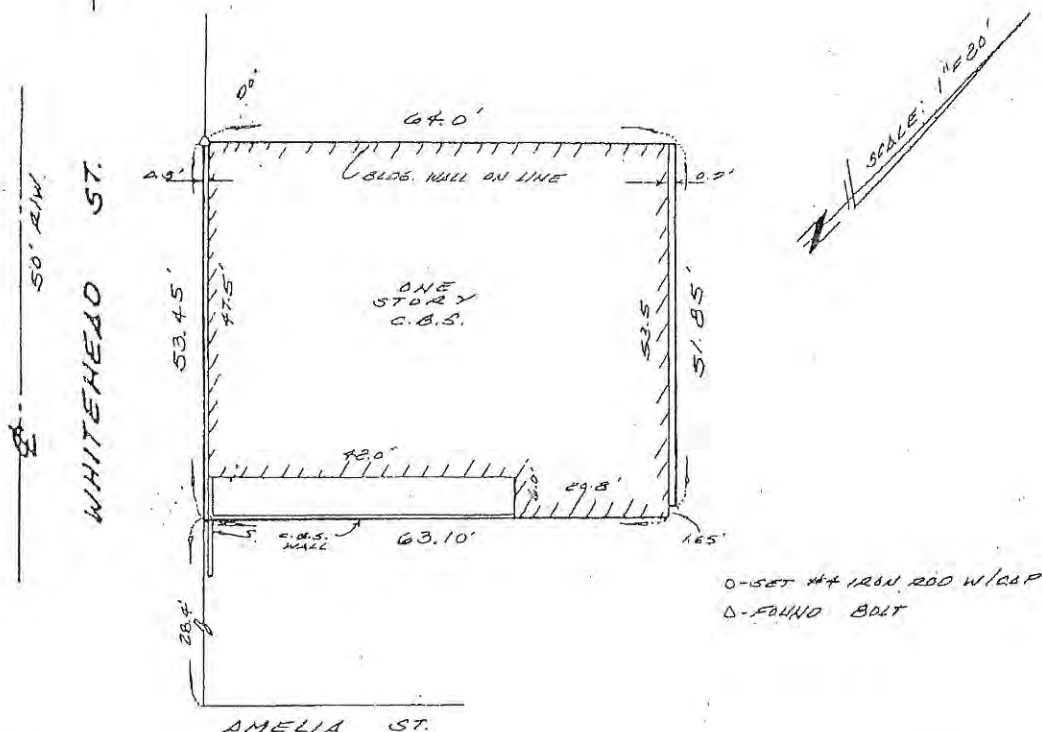
PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

P. 02

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



- NOTES: 1. Flood Insurance Rate Map Zone: AE, EL6.
2. Street address: 1107 Whitehead Street, Key West, Florida.
3. Date of field work: April 24, 1990

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being described as follows:

COMMENCE at the intersection of the NE'y right of way line (ROWL) of Whitehead Street with the NW'y ROWL of Amelia Street and run thence NW'y along the NE'y ROWL of the said Whitehead Street for a distance of 28.40 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NW'y along the NE'y ROWL of the said Whitehead Street for a distance of 53.45 feet; thence NE'y and at right angles for a distance of 64.0 feet; thence SE'y and at right angles for a distance of 51.85 feet; thence SW'y and at right angles for a distance of 0.90 of a foot; thence SE'y and at right angles for a distance of 1.65 feet; thence SW'y for a distance of 63.10 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: CORAL CITY ELKS LODGE

I HEREBY CERTIFY to Coral City Elks Lodge; First National Bank of the Florida Keys; and David Paul Horan and Associates, P.A. that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL

September 5, 1990
Key West, Florida

PHILLIPS & TRICE SURVEYING, INC.

Jack M. Phillips
Professional Surveyor
Florida Reg. Cert. #1410

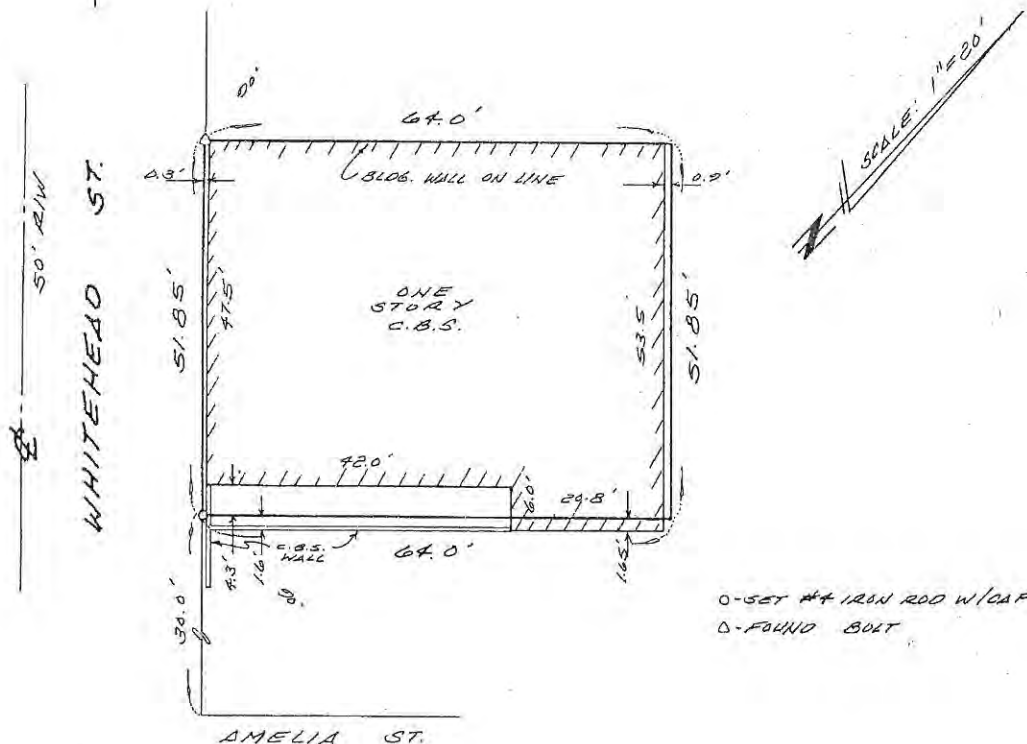


PHILLIPS & TRICE SURVEYING, INC.

Professional Land Surveyors
1204 Simonton Street
Key West, Florida 33040
(305) 294-4747

JACK M. PHILLIPS, P.L.S.
FLORIDA CERTIFICATE NO. 1410

JOE M. TRICE, P.L.S.
FLORIDA CERTIFICATE NO. 2110



- NOTES:
1. FIA Map Zone is AE, EL 6.
 2. Street address is: 1107 Whitehead Street
Key West, Florida
 3. Date of field work: April 24, 1990

BOUNDARY SURVEY OF: On the Island of Key West, Monroe County, Florida and is part of Subdivisions 7 & 8, Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Square 3 & 6, Tract 11, according to C.W. Tift's map of said Tract drawn in 1874, as recorded in Deed Book "J", at Page 671, of Monroe County Public Records and is more particularly described as follows:

From the intersection of the Northwestern line of Amelia Street and the Northeasterly line of Whitehead Street go Northwesternly along the Northeasterly line of Whitehead Street a distance of 30 feet to a point, which point is the Point of Beginning; thence continue Northwesternly along the Northeasterly line of Whitehead Street a distance of 51.85 feet to a point; thence Northeasterly and at right angles a distance of 64 feet to a point; thence Southeasterly and at right angles a distance of 51.85 feet to a point; thence Southwesterly and at right angles a distance of 64 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: CORAL CITY ELKS LODGE

I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL

April 25, 1990
Key West, Florida

PHILLIPS & TRICE SURVEYING, INC.

Joe M. Trice
Joe M. Trice, P.S.
Florida Reg. Cert. #2110

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501

Monday September 6, 2010, the Monroe County Property A
Property Record View

Alternate Key: 1028967 Parcel ID: 00028190-000000

Ownership Details

Mailing Address:

CORAL CITY ELKS LODGE 610 & CORAL CITY TEMPLE 400
1107 OR 1109 WHITEHEAD ST
KEY WEST, FL 33040

Property Details

PC Code: 77 - CLUBS, LODGES (PC/LIST)

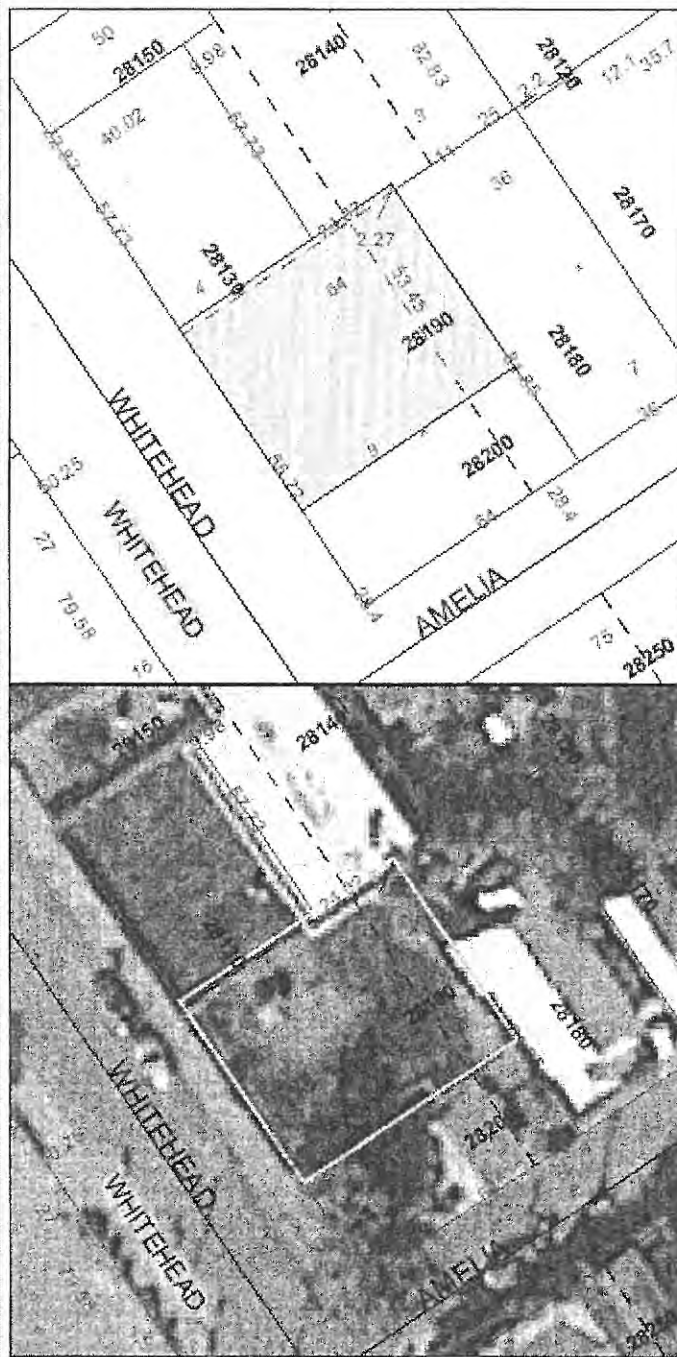
Millage Group: 11KW

Affordable Housing: No

Section-Township-Range: 06-68-25

Property Location: 1107 WHITEHEAD ST KEY WEST

Legal Description: KW PT SUBS 7-8 PT LOT 3 SQR 6 TR 11 OR314-493/94 OR435-930/931OR768-1408/1409 OR783-61/62
OR783-59/60 OR1143-1869/70(CW) OR1143-1871(CW)

Parcel Map**Exemptions**

Exemption	Amount
05 - PARTIALLY EXEMPT	476,949.00

Land Details

Land Use Code	Frontage	Depth	Land Area
---------------	----------	-------	-----------

100D - COMMERCIAL DRY

0

0

3,566.08 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3076
 Year Built: 1948

Building 1 Details

Building Type
 Effective Age 15
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 230
 Special Arch 0
 Economic Obs 0

Quality Grade 350
 Depreciation % 19
 Grnd Floor Area 3,076

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

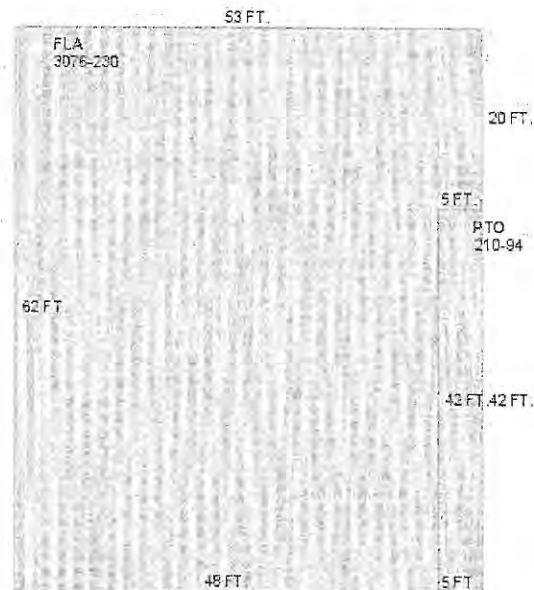
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

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 8

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
-----	------	----------	-----------	------------	-----------	------------	---------------------	------

2003	211,860	800	85,586	298,246	298,246	220,702	77,544
2002	176,659	800	85,586	263,045	263,045	194,653	68,392
2001	176,659	800	82,128	259,587	259,587	192,094	67,493
2000	176,659	800	57,319	234,778	234,778	173,736	61,042
1999	176,659	800	57,319	234,778	234,778	173,736	61,042
1998	118,048	800	57,319	176,167	176,167	0	176,167
1997	118,048	800	50,475	169,323	169,323	125,299	44,024
1996	107,316	800	50,475	158,591	158,591	117,357	41,234
1995	107,316	800	50,475	158,591	158,591	117,357	41,234
1994	103,135	800	50,475	154,410	154,410	114,263	40,147
1993	103,135	800	50,475	154,410	154,410	114,263	40,147
1992	103,135	800	50,475	154,410	154,410	114,263	40,147
1991	103,135	900	50,475	154,510	154,510	114,337	40,173
1990	79,335	1,000	41,064	121,399	121,399	89,835	31,564
1989	79,335	1,100	36,498	116,933	116,933	86,530	30,403
1988	71,359	960	33,180	105,499	105,499	78,069	27,430
1987	70,070	1,040	20,323	91,433	91,433	67,660	23,773
1986	66,786	0	19,908	86,694	86,694	64,153	22,541
1985	65,323	0	17,917	83,240	83,240	61,597	21,643
1984	64,339	0	17,917	82,256	82,256	60,869	21,387
1983	64,339	0	13,312	77,651	77,651	57,461	20,190
1982	53,877	0	10,017	63,894	63,894	47,281	16,613

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
3/1/1979	783 / 59	35,000	00	Q

This page has been visited 30,173 times.

Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

ITEM E
OWNERSHIP AND
LEGAL STRUCTURE



Coral City Elks Lodge # 610

1107 Whitehead Street
Key West, Florida 33040

Coral City Elks Lodge # 610

The Coral City Elks Lodge was established September 29, 1925. It is a subordinate Lodge of the Improved Benevolent Protected Order of the Elks of the World, Inc.

Preamble

In order that this fraternal organization be perpetuated; and that a government be provided for such; that the welfare and happiness of its members be promoted and enhanced; that the nobleness of soul and goodness of heart be cultivated; that the principles of charity, justice, brotherly and sisterly love and fidelity be inculcated; that its members and their families and community be assisted and protected and the spirit of patriotism be enlivened and exalted; the Improved Benevolent and Protected Order of the Elks of the World ordains and establishes this as our constitution.

Membership

Any male or female person 18 – 65 year of age, of good moral character, who believes in a Supreme Being and possesses the necessary physical qualifications, is eligible for membership in this order. Each person desiring to be initiated shall furnish with his application for membership, a certification of good health from a physician.

The freedom of speech of members of the Order shall neither be denied nor abridged by the Grand Lodge / Grand Temple or any subordinate Lodge or Temple and Auxiliary, subject to its jurisdiction that no person's creed is bar to membership in this order.

Elected Officer

To be qualified as a candidate for any elected office in a subordinate Lodge, a member must be in good financial standing for at least six (6) months and shall have attended at least six (6) regular meetings during the year.

It shall be the duty of the Exalted Ruler to preside at all sessions of the Lodge, call special sessions when necessary, appoint all committees create by the By-Laws of his Lodge or by vote of the Lodge, he shall have supervision over all matter appertaining to the Lodge and see harmony is preserved and the laws of the Order enforced. The Exalted Ruler shall be an Ex-Officio member by virtue of his office of all committees and board of the Lodge. The Exalted Ruler shall have access to all areas of the Lodge at all times.

Current Hierarchy

Exalted Ruler
Ken Sullivan

Esteem Leading Knight
Clayton Lopez

Esteem Loyal Knight
Joseph Castillo

Esteem Lecturing Knight
Leroy Jackson Jr

Lodge Secretary
James Menite
Daino Gaines (Asst)

Treasurer
Donald Strachan

Esquire
James Sutton

Inner Guard
Cyril Fisher Jr

Tiler
Samuel Kelly

Trustees
John W Wells

Chaplin
Thomas Castillo

Master of Social Session
Adrian Johnson

Chairman of the House
Naomi Thomas

Recreation Manager
Timothy Thomas

Bar Administrator
The Body

Current / Former Elks Rest Locations

1. Jack Lewis Bar
2. 700 Whitehead St
3. James Hotel
4. Amelia Street
5. 1107 Whitehead St “current location”

Exalted Rulers

1. Harry Gabriel
2. William Kukakun Sr.
3. Victor Tynes
4. Clarence Styrrup
5. Arthur Sands
6. Ernest Williams
7. Albert Curry Jr.
8. S.J. Dean
9. George Dean
10. Alphonso Dean
11. Joseph Walters
12. Fred Edwards
13. Maxufl Shavers
14. Alexander Pla
15. Carol Tynese
16. Roy Grant
17. Hugh Robertson
18. Mathew Clark
19. Hugh Robertson

20. *Ken Sullivan*

The Coral City Elks Lodge and Coral City Elks Temple is the current Bahama village social and civic center. The committees health and welfare is addressed at many forum and presentation by various government and civic organizations that use our facilities to reach the residences of the adjacent committee. Coral City Elks Lodge is the number one distributor of free condoms in the area and host free HIV / AIDS testing weekly with the help of Monroe County Health Community Outreach Program. The Lodge sponsors all kids that request sponsorship in youth athletic program, fellowship with and donates to all of the churches that serve our community.

*What happens in our meetings stays in our meeting
Charity, Justice, Fidelity, Brotherly and Sisterly Love*

**FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS**[Previous on List](#) [Next on List](#) [Return To List](#)[Events](#) [Name History](#)**Detail by Entity Name****Florida Non Profit Corporation**

CORAL CITY ELKS LODGE NO. 610 AND CORAL CITY TEMPLE NO. 400, IBPOE OF THE WORLD, INC.

Filing Information

Document Number N37792
FEI/EIN Number 237173929
Date Filed 04/24/1990
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 10/02/2008
Event Effective Date NONE

Principal Address1107 WHITEHEAD STREET
KEY WEST FL 33040**Mailing Address**1107 WHITEHEAD STREET
KEY WEST FL 33040**Registered Agent Name & Address**SULLIVAN, KENNETH M ER
1200 1ST STREET
C2
KEY WEST FL 33040 US

Name Changed: 10/08/2006

Address Changed: 04/16/2009

Officer/Director Detail**Name & Address**

Title PRES

KENNETH, SULLIVAN M
1200 1ST STREET, APT C2
KEY WEST FL 33040

Title TRUS

KELLY, SAMUEL
208 TRUMAN AVE.

KEY WEST FL 33040

Title HCC

TIMMY, THOMAS
713 CHAPMAN LN
KEY WEST FL 33040

Title LS

MENITE, JAMES
711 CHAPMAN LN.
KEY WEST FL 33040

Annual Reports

Report Year Filed Date

2008	10/02/2008
2009	04/16/2009
2010	04/22/2010

Document Images

04/22/2010 -- ANNUAL REPORT	View image in PDF format
04/16/2009 -- ANNUAL REPORT	View image in PDF format
10/02/2008 -- REINSTATEMENT	View image in PDF format
10/05/2007 -- REINSTATEMENT	View image in PDF format
10/08/2006 -- REINSTATEMENT	View image in PDF format
10/12/2005 -- REINSTATEMENT	View image in PDF format
10/12/2004 -- REINSTATEMENT	View image in PDF format
09/05/2003 -- ANNUAL REPORT	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
07/31/2001 -- ANNUAL REPORT	View image in PDF format
04/26/2000 -- ANNUAL REPORT	View image in PDF format
06/02/1999 -- ANNUAL REPORT	View image in PDF format

Note: This is not official record. See documents if question or conflict.

[Previous on List](#) [Next on List](#) [Return To List](#)

[Events](#)

[Name History](#)

Entity Name Search

[Submit](#)



Coral City Elks Lodge # 610

1107 Whitehead Street
Key West, Florida 33040

Coral City Elks Lodge # 610

Bahama Village
Tax Increment Board of Key West
510 Green Street Upstairs
Key West, Florida 33040

Dear Sir or Madam,

The Coral City Elks Lodge No. 610 and Coral City Temple No. 400, IBOPE of W, Inc., is requesting your support for the release of Bahama Village TIF grant funds for much needed repairs to our facility which is used by many different social, civic and family groups in our community. We have patched and covered over this roof as many times as can be allowed; and now it needs to be replaced so, that we can continue to supply a safe, dry and clean facility for the benefit of residence of Bahama Village. This location is used by Monroe County Health Department, Aids Help, the Goombay Committee, the members of the Elks Lodge (men & women), youth groups, families, birthday parties, weddings, wakes, other outreach programs geared at the health and welfare of the at risk community that we serve along with the community at large. Often times free of charge. The Elks Lodge is not only an entertainment center but a charitable organization as well. The Coral City Elks Lodge host the annual cultural event that has come to be known as "the locals favorite family friendly event" that is commonly called Goombay. We visit, fellowship and make donations to all the Churches that serve our community. In anticipation of your approval of this grant and to keep a respectable looking face on our community, we have done all that we can to upgrade the facility by installing a new air conditioning unit, painting inside and out and repairing the facade, trimming the trees and installing additional lighting on the outside to keep the undesirable element from loitering about our building. We have worked with the City of Key West Police Department to police our area and rid our block of open air illegal drug sales and we have been successful. We are now asking you to help us maintain this success by helping us keep a clean, dry and safe environment.

Respectfully yours,

Past Grand Exalted Ruler
Honorable Ken Sullivan (ER)
305 896-5514

Charity, Justice, Fidelity, Brotherly and Sisterly Love



Newman United Methodist Church
410 Truman Avenue, Key West, FL. 33040 (305) 296-8577

May 28, 2010

To The Men and Women of the Coral City Elks Lodge

We were so honored to have your organization visit with us and join our worship service last Sunday.

It is our hope that you enjoyed the service and that the message brought some comfort to your heart. Your presence enriched our service and added to the spirit of the peace that God's word brings to us when we share time with each other in his house.

Thank you kindly for the donation to our church. You are welcome to come to worship with us at anytime, and we hope that you will come again soon.

In Christ,

Pastor Beverly Greene Mingo



African Methodist Episcopal
BISHOPAL ZION CHURCH

Cornish Memorial A.M.E. Zion Church
702 Whitehead Street
Phone-305-294-2350/Fax-305-294-1620
Key West, Florida 33040
E-Mail-Corn702@Netzero.com

May 26, 2010

Dear Exalted Ruler, Kenneth Sullivan,

It is with great pride and appreciation that I write this letter for The Coral City Elks Lodge #610. Our church has been the recipient on many occasions of cash donations, electronics and other gifts from the Coral City Elks Lodge #610. We are truly grateful here at Cornish for this organization's continued support throughout our many (146 years) here in the community. God has blessed us with friends like you that will remain in our lives forever!

Sincerely and with Thanks,

Rev. James F. Thornton, Pastor

Rev. James F. Thornton, Pastor

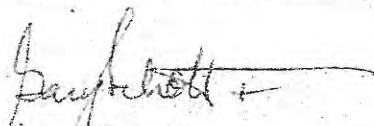
Easter 2010

Dear Friends of Art and Restoration,

Saint Peter's Episcopal Church has launched a "Save a Candlestick" program to begin the task of restoring our time worn altar and chapel appointments. Over the 134 years of our ministry in Key West dents, corrosion, and salt air have taken their toll on almost all of metal art items. They represent many decades of good times (and not-so-good) worship aids for many generations of people. With roof leaks, wood deterioration, and many other major issues, they are low on the list of much we struggle to preserve. The cost of repair, replating, and sealing of these art items is far less expensive to restore than to replace. (Example: our medium height brass altar candlesticks, of which there are 6, are estimated at \$ 285.00 each to restore, as opposed to \$ 900.00 each to replace.) The quality of these much older items is far superior to what is available in today's market, plus are a part of our history. As we continue to provide food and shelter to those in need, operate a very affordable thrift shop, and transport our elderly to their many needs, we simply do not have the resources or manpower to undertake this project on our own.

Any contribution, individual, business, or foundation would be greatly appreciated. Names of donors will be engraved on a permanent tablet in the church. It is a wonderful way to remember a loved one who is gone, or to remember the many special moments, Blessings, and people in our lives. We know the economic times have impacted all of us, but this project is worthy of kind hearted people and there is never a really great time to impose on the kindness of others. Any tax deductible checks may be made to: St. Peter's Episcopal Church, Altar Restoration Fund, ...800 Center Street, Key West, Florida 33040 ATTN: Father Sullivan or Gary Schott.

God Bless You and Yours for your kind consideration,


Gary Schott
Subdeacon and Sacristan

*You are so supportive of
the Key West community
and do so much good —
if you can help us out, in
any way, it would be
sincerely appreciated.
Best wishes always
Gary Schott*

April 13, 2010
815 Elizabeth ST.
Key West, FL 33040

Exalter Ruler, Ken Sullivan and Daughter Ruler, Peggy Ward Grant,

Pastor Sandra Kee, members and friends of The Church of God of Prophecy, 815 Elizabeth Street, would like to take this time to thank you for coming and worshiping with us.

It was more than our pleasure to have your organization, Coral City Elks Lodge number 610 and Coral City Temple number 400 come and be a blessing.

We appreciate your presence, your donation and kindness.

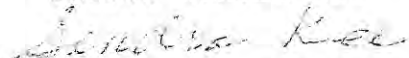
Please know that your organization is always welcome to our house of worship.

We pray that God will continue to bless you. Keepup the good work.

You are in our thoughts and in our prayers.

Sincerely Yours,

Pastor Sandra Kee



The Officers, Members
and Friends of The
Church of God of Prophecy

CENTERS FOR MEDICARE & MEDICAID SERVICES
CLINICAL LABORATORY IMPROVEMENT AMENDMENTS
CERTIFICATE OF WAIVER

LABORATORY NAME AND ADDRESS

AIDS HELP INC/CORAL CITY ELKS CLUB
1107 WHITHEAD ST
KEY WEST, FL 33040

LABORATORY DIRECTOR

JOHN J MIKYTUCK

CLIA ID NUMBER

10D1053429

EFFECTIVE DATE

04/25/2008

EXPIRATION DATE

04/24/2010

Pursuant to Section 353 of the Public Health Services Act (42 U.S.C. 263a) as revised by the Clinical Laboratory Improvement Amendments (CLIA), the above named laboratory located at the address shown hereon (and other approved locations) may accept human specimens for the purposes of performing laboratory examinations or procedures.

This certificate shall be valid until the expiration date above, but is subject to revocation, suspension, limitation, or other sanctions for violation of the Act or the regulations promulgated thereunder.



Judith A. Yost
Judith A. Yost, Director
Division of Laboratory Services
Survey and Certification Group
Center for Medicaid and State Operations



June 28, 2004

The Coral Elks Lodge #610
1107 Whitehead Street
Key West, FL 33040

Dear Coral Elks:

Words cannot express my sincere gratitude for all the help you gave during our Juneteenth Freedom Celebration! It was a complete success! On behalf of AIDS Help, and CUSH, I want to thank you for helping us put on our third health/street fair at Nelson English Park in Bahama Village on June 19, 2004.

I am happy to report that this year, we had a 40% increase in attendance and we know it was due to the help of all you. Hopefully we can continue to grow and make a difference in our community. Our event also made history in Key West and our young people got a chance to benefit from all the hard work that we health educators do out in the community all year long. The children who won our talent contest made the front page of our local paper Saturday and we are so proud of them.

Our community is so fortunate to have an organization like yours that recognizes the importance of promoting healthy living and we look forward to working together again on this important outreach for our community. Again, my sincere thanks.

Sincerely,

Arida Randall-Wright
AIDS Help, Inc.
Education Department



PROCLAMATION

WHEREAS, the Key West 100 Man March, scheduled for Saturday, October 12, is poised to take a positive step for this community; and

WHEREAS, the march itself will be preceded by an exciting rally at 2:00 p.m. at Nelson English Park; and

WHEREAS the Key West 100 Man March is calling on the men, women and children of the community to embrace self-empowerment and self improvement; and

WHEREAS, the march's purpose is similar to that of last year's Million Man March held in Washington D.C. "It's a day of atonement, but it's also a time to look ahead, and to promise to live your life in a positive way," and

WHEREAS, powerful local speakers, gospel choirs from area churches, and the Imani African Drum and Dance Corps will provide a moving and spiritual prelude to the march; and

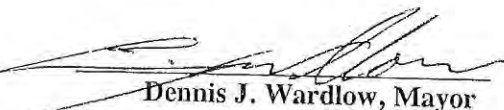
WHEREAS, the March is endorsed by the Key West Branch of the NAACP, Key West Express, Coral City Elks, Silver Slippers, Masons Union Lodge #47, Commissioner Turner, The District 6 Planning Group, the Bahama Conch Community Land Trust, HRS Minority Wellness Project, National Organization for Women Literacy Volunteers of America, Lambda Coalition of the Florida Keys, Key West Regulators, Key West NIA, Key of the Gulf Order of the Eastern Star #53, and Tomorrow's Leaders Today.

NOW, THEREFORE, I, Dennis J. Wardlow, Mayor of Key West proclaim October 12, 1996 as

KEY WEST 100 MAN MARCH DAY

in the city of Key West and urge all residents to come by for a fun day of local speakers, music and meeting of new friends for a positive look to the future.

WITNESS my hand and seal of the City of Key West, Florida this 12th day of October, 1996.


Dennis J. Wardlow, Mayor

Coral City Elks Lodge

No. 610

Kitchen Open
Daily
305 509-7462

- Pork Chops
- Fish (Whole or Filet)
- Chicken Winglets
- Collard Greens
- Corn on the cob
- Rice of the day

Dinners \$7 - \$10
Come with 2 sides

All Sides \$2

Pork Chop Sandwich \$4

Wings & Fries \$6

Fish Sandwich \$5

Fish & Fries \$6

Coral City Elks

**1107 Whitehead
Street**

Key West, Florida

Call 305 509-7462

12 noon - until

ITEM G
PROJECT BUDGET

ATTACHMENT G

ATTACHMENT G – PROJECT BUDGET

The project will be completed in a single phase:

	Provided Matching	2013 TIF Requested
I. <u>Coordination, Design and Construction Documents</u>	\$ 5,500	\$ 9,500
II. <u>Demolition</u> Sweat Equity to be performed by Lodge Members (Includes all interior demolition, removal of existing underground plumbing, and trenching for new plumbing)	\$ 10,000	
III. <u>Construction</u> Restroom Rough-In and Finishes		\$ 35,000
Kitchen Rough-In and Finishes		\$ 15,000
IV. <u>Equipment</u> Commercial Kitchen Exhaust Hood		\$ 15,000
ANSUL Fire Suppression System		\$ 5,000
Commercial Cooking Equipment	\$ 4,000	
	\$ 19,500	\$ 79,500
Total Project Cost		\$ 99,000
Total TIF Funding Request		\$ 79,500

ITEM H
PROJECT SCHEDULE

ATTACHMENT H

ATTACHMENT H – PROJECT SCHEDULE

The project as identified will be completed in two phases: design and construction.

Design will include existing conditions analysis, schematic design, HARC submission and approval, and construction documents. This phase is anticipated to take three months.

Construction will include bidding, contract negotiations, permitting, and construction. This phase is anticipated to take four months.

ITEM I
GREEN FEATURES

ATTACHMENT I

ATTACHMENT I – GREEN FEATURES

The proposed upgrades for the Coral City Elks Lodge for ADA compliance provide a great opportunity for sustainable 'green' features. The greatest impact through sustainable design will be the installation of dual flow and low flow water closets, urinals, and lavatory faucets in the upgraded accessible restrooms. Studies have indicated a reduction in water consumption from standard flow to low flow would reduce water consumption by two-thirds.

In addition to water conservation, a reduction of electrical power will be possible through the use of energy efficient fluorescent and LED lighting with occupancy sensors and efficient exhaust fans. The lights will consume less power than standard incandescent fixtures and will only be in operation when the rooms are occupied, cutting down on wasted electricity.

The final design for the improvements will take into account all sustainable design techniques, including low to no VOC paints and coatings, recycled materials, and energy efficient equipment where ever possible.

Request for Additional Information



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

October 31, 2012

VIA ELECTRONIC MAIL

Mr. Anthony D. Sarno
mbi/k2m Architecture, Inc.
1001 Whitehead Street, Suite 101
Key West, Florida 33040

**RE: Application for Tax Increment Appropriation
Coral City Elks Lodge #610 /Coral City Temple #400
Request for Additional Information and Clarification**

Dear Mr. Sarno:

The City is in receipt of your timely submitted application for the Coral City Elks Lodge. Staff has conducted a preliminary review of the application and is requesting the following additional information or clarification regarding the submitted materials:

- The original application cited that the proposed work is consistent with 4.02(a) of the CRA Plan that supports improvements to "gathering places for the entire community;" Please clarify how the facility and organization meet that definition. Is the facility open to the public all year long? How many times a year is the facility open to the public? How many events hosted at the facility are fee based and how many are available for free annually? How many active members are there?
- Clarify how the proposed interior improvements to the existing kitchen, bathroom facilities, and plumbing meet the criteria of the CRA Plan, contribute to the community and alleviate blight.
- Budget: Please revise the budget to separate the in-kind donations from the actual matching funds; Identify the source of the matching funds and provide documentation of the funds; Provide a cost budget breakout including the contingency plan, hard costs and soft cost, and provide all professional cost estimates.
- ADA bathrooms are proposed, is there currently ADA ingress and egress to the building and to the bathrooms?

This additional information is requested by November 11, 2012.

Your project presentation is scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on Thursday, December 6, 2012, starting at 5:30 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The Bahama Redevelopment Advisory Committee is expected to meet on January 3, 2013, to recommend funding allocations.

October 31, 2012

Page 2

Please do not hesitate to call me with any questions or concerns.

Sincerely,

 as behalf of Dan Craig

Donald Leland Craig, AICP
Planning Director

Xc: Mark Finigan, Assistant City Manager
Shawn Smith, City Attorney
CRA Files

Additional Application Information

November 11, 2012

The City of Key West
PO Box 1409
Key West, Florida 33041
Attn: Donald Craig, Planning Director

**RE: ADDITIONAL INFORMATION REQUEST
 TIF APPLICATION 2013 ALLOCATION
 CORAL CITY ELKS LODGE #610 / CORAL CITY TEMPLE #400**

Dear Don Craig,

mbi | k2m is in receipt of your letter dated October 31, 2012 requesting additional information and clarification for the aforementioned project. The comments and our responses in bold are as follows:

Item 1: The original application sited that the proposed work is consistent with 4.02(a) of the CRA Plan that supports improvements to 'gathering places for the entire community.' Please clarify how the facility and organization meet that definition. Is the facility open to the public all year long? How many times a year is the facility open to the public? How many events hosted at the facility are fee based and how many are available for free annually. How many active members are there?

Response: *The Coral City Elks Lodge #610 / Coral City Temple #400 offers its facility to the public throughout the year for several functions and events along with providing services to the community. On Election Day this year, for example, the lodge sponsored a van transportation service to pick-up and transport members of the community to their polling location to cast their vote as well as providing a place to watch the election results that evening. Additionally, the Coral City Elks Lodge in conjunction with AIDS Help of Monroe County provides free HIV testing every Thursday and is the number one distributor of condoms to the community in Monroe County. Last month, the Lodge hosted eight (8) birthday parties, free of charge. Half of the parties were for persons that are not a member of the lodge or related to members. All that is asked in return is cleanup after the event and that only alcohol provided by the lodge is consumed.*

Item 2: Clarify how the proposed interior improvements to the existing kitchen, bathroom facilities, and plumbing meet the criteria of the CRA Plan, contribute to the community and alleviate blight.

Response: *As noted in the Attachment D - Project Description section of the original application, the Coral City Elks lodge is integrated into the Bahama Village community, thorough its role as a gathering place for the Citizens of the Village for parties, funerals, special events, daily gatherings, and the like. Additionally, it supports the visitors of Key West. Each weekend, the lodge conducts a BBQ on Whitehead Street that is open to all persons.*

Blight is alleviated through the continued use of the facility for the community along with appropriate maintenance and improvements to the facility. The Phase I improvements currently underway at the lodge and approved in a previous TIF Funding Cycle enhanced the street presence of the Lodge, reduced solar heat gain to the building with an awning, and eliminated the roof leaks with the installation of a fluid applied roof

membrane system. These additional improvements identified within this application will further this cause, by providing a safe and code compliant commercial kitchen facility along with accessible improvements to ensure equal access to all.

Item 3: Budget: Please revise the budget to separate the in-kind donations from the actual matching funds; identify the source of the matching funds and provide documentation for the funds; provide a cost budget breakout including the contingency plan, hard costs and soft cost, and provide all professional cost estimates.

Response: *The budget has been revised as follows:*

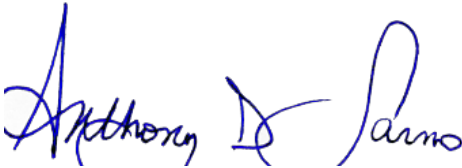
	Provided In-Kind	Provided Matching	2013 TIF Requested
I. <u>Coordination, Design and CD's</u> *Matching funds are provided by mbi k2m Architecture, Inc. though a reduction in design professional fees. The in-kind funds will be identified in the Design Services Agreement when the project moves forward in accordance with the State of Florida A/E Fee Calculator.		\$ 5,500	\$ 9,500
II. <u>Demolition</u> Sweat Equity to be performed by Lodge Members (Includes all interior demolition, removal of existing underground plumbing, and trenching for new plumbing). *Matching funds are in-kind sweat equity by Lodge Members. The \$10,000 amount is an estimate at this time. It will be justified when the project is bid by local contractors.	\$ 10,000		
III. <u>Construction</u> Restroom Rough-In and Finishes Kitchen Rough-In and Finishes			\$ 35,000 \$ 15,000
IV. <u>Equipment</u> Commercial Kitchen Exhaust Hood ANSUL Fire Suppression System Commercial Cooking Equipment *Matching funds to be provided though fundraising events currently underway by The Lodge and to be planned in the future.		\$ 4,000	\$ 15,000 \$ 5,000
	\$ 10,000	\$ 9,500	\$ 79,500
Total Project Cost			\$ 99,000
Total TIF Funding Request			\$ 79,500

Item 4: ADA bathrooms are proposed, is there currently ADA ingress and egress to the building and to the bathrooms?

Response: Full ADA compliance does not currently exist from the street side front entrance door on Whitehead Street into and through the building to the kitchen and restrooms. Access to the building, however, does permit with assistance, a disabled person to enter the facility and navigate within. The entrance door alcove would require removal and reconfiguration to meet ADA requirements and it was deemed too expensive at this time to pursue. The use of the Lodge as a neighborhood and community center, supports assistance to enter and exit the facility. Use of the restrooms, however, is a more private nature and is necessary to be fully compliant to permit a person to use without assistance.

We trust that you concur with our statements. Should you have any questions please do not hesitate to contact our office.

Best Regards,

A handwritten signature in blue ink, reading "Anthony D. Sarno". The signature is fluid and cursive, with the first name "Anthony" being the most prominent.

Anthony D. Sarno, R.A., Project Manager

Cc: File