



# 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](http://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*

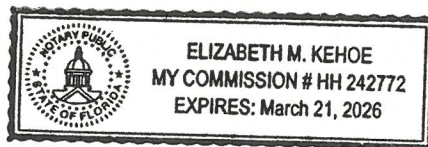
Subscribed and sworn to (or affirmed) before me on this June 11, 2025 by  
date

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*



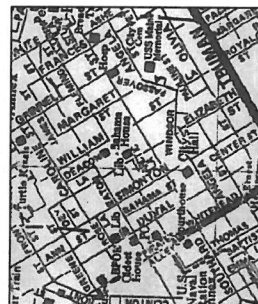
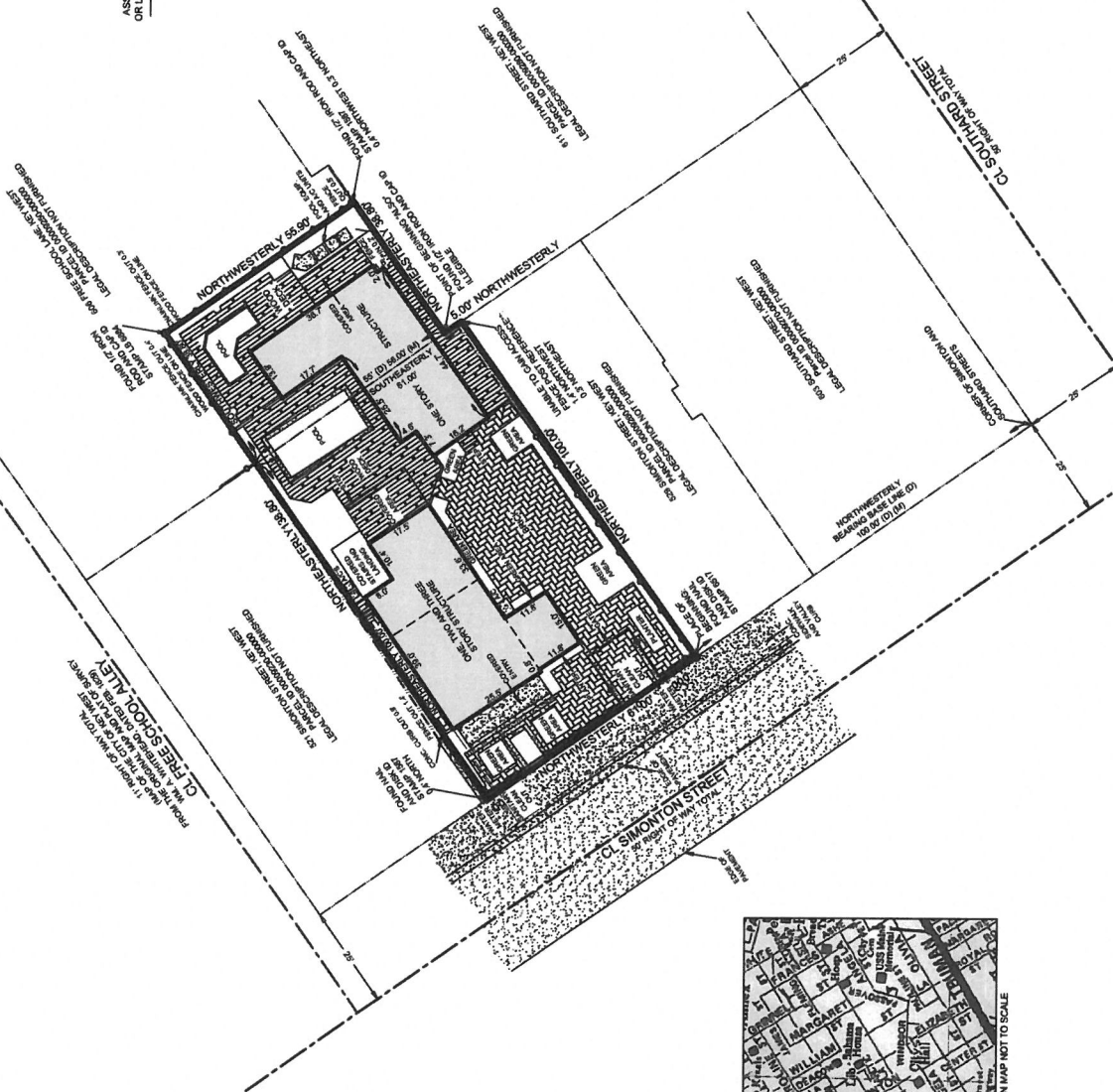
*Commission Number, if any*



## Current Survey

# MAP OF BOUNDARY SURVEY

PART OF LOT 4, SQUARE 48  
WILLIAM A. WHITEHEAD'S MAP OF THE CITY OF KEY WEST  
MONROE COUNTY, FLORIDA



"S-17.052 Standards of Practice: Specific Survey, Map, and Report Requirements.  
(b) Boundary monuments:  
f. "When a corner falls in a hard surface such as asphalt or concrete, alternate monumentation may be used that is durable and identifiable." (examples: fence post, blog, corners, etc.)

## LEGAL DESCRIPTION

On the Island of Key West and known on William A. Whitehead's Map of said Island delineated in February A.D. 1929, as a part of Lot 4 in Square 48, COMMENCING at a point on the Northeast side of Simonton Street, distant 100 feet from the intersection of said Simonton Street and Key West Avenue, and running thence along said Simonton Street in a Northeasterly 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 Southeasterly 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. 1929, as a part of Lot 4 in Square 48, COMMENCING at a point on the Northeast side of Simonton Street, distant 100 feet from the intersection of said Simonton Street and Key West Avenue, and running thence along said Simonton Street in a Northeasterly 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 Southeasterly direction 100 feet to the Place of Beginning.

CERTIFIED TO:

Simonton M LLC  
Oropesa, Stoner & Cardenas, PLLC

ADDRESS:  
525 SIMONTON STREET, KEY WEST, FLORIDA 33040

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDITIONAL NOTES:  
• LICENSE SURVEYOR  
• LICENSE SURVEYOR  
• MEASURED  
• CHAINLINK FENCE  
• ELECTRIC BOX  
• ELECTRIC METER  
• FENCE  
• SANITARY MANHOLE  
• WATER VALVE

UTILITIES:  
• FIRE HYDRANT  
• UTILITY POLE  
• UTILITY POLE W/ WIRE  
• UTILITY POLE W/ WIRE

GENERAL NOTES:  
1. 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 PERSON OTHER THAN THE PARTIES LISTED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED.  
2. LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR OWNER. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE LEGAL DESCRIPTIONS TO BE CORRECT. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED.  
3. THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE LEGAL DESCRIPTIONS. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED.  
4. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED.  
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10. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED.

**REECE & ASSOCIATES**  
PROFESSIONAL SURVEYORS AND MAPPERS  
LICENSED BUSINESS ID NO. 788  
31181 AVENUE A, BIG PINE KEY, FL 33040  
TEL: 305-857-1111  
EMAIL: INFO@REECESURVEYING.COM

THESE NOTES ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PURPOSE FOR WHICH THE SURVEY WAS PERFORMED.

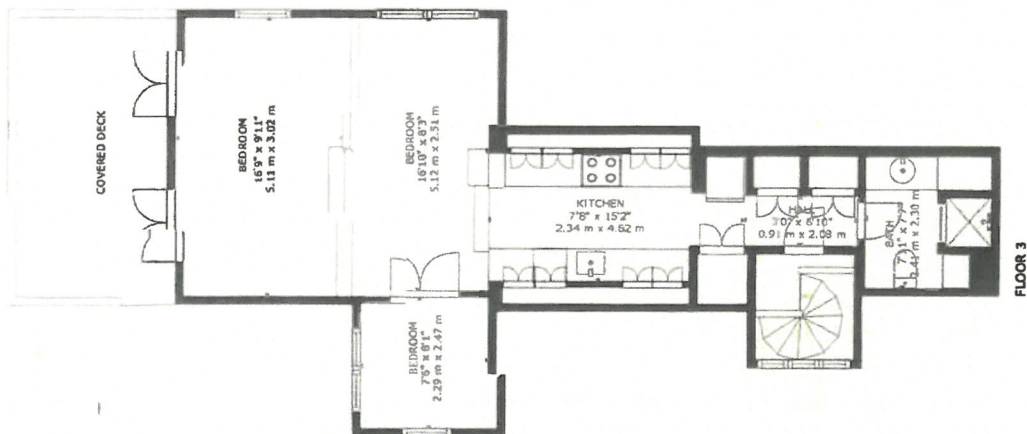
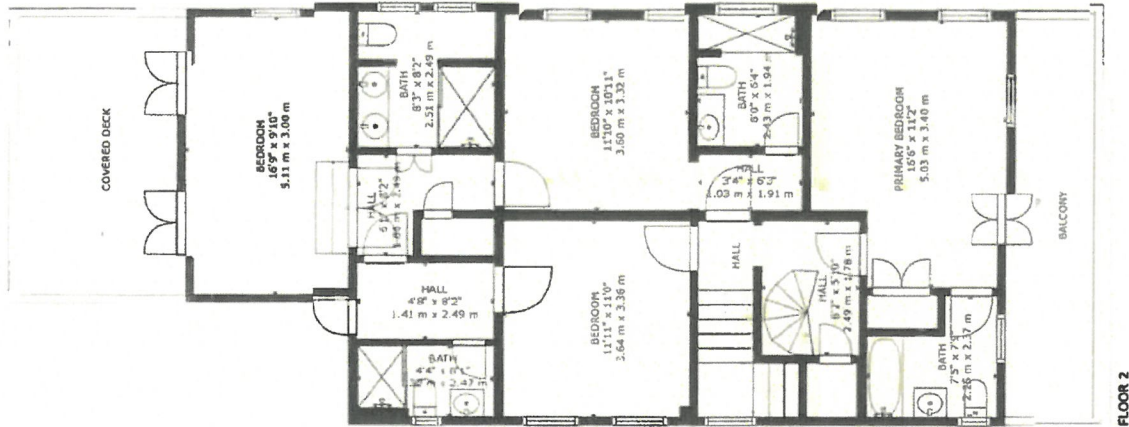
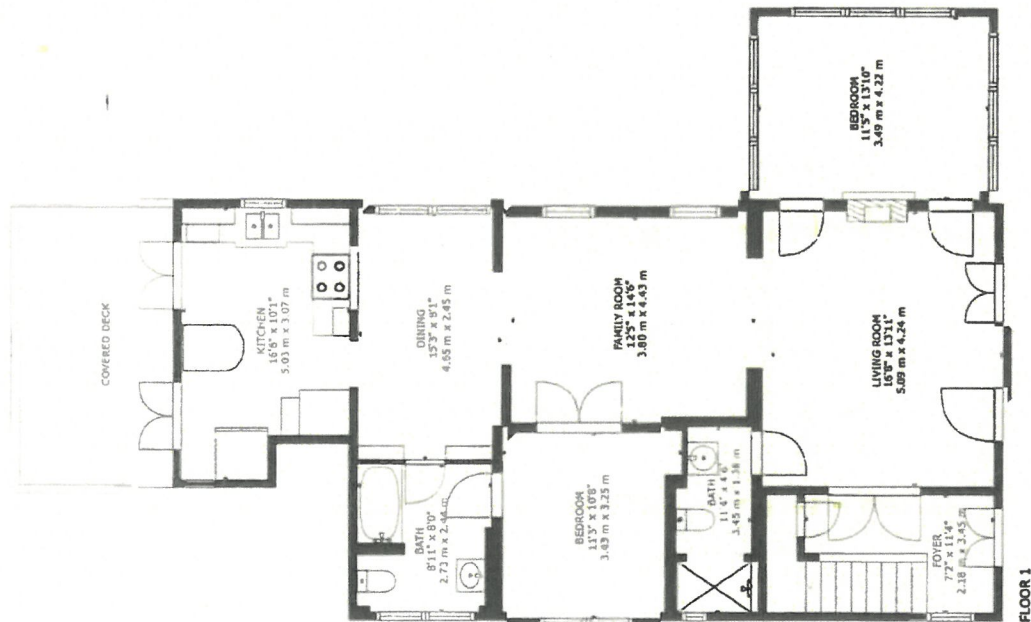


Robert Reece  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSED BUSINESS ID NO. 788  
31181 AVENUE A, BIG PINE KEY, FL 33040  
TEL: 305-857-1111  
EMAIL: INFO@REECESURVEYING.COM

|             |          |
|-------------|----------|
| SCALE       | 1" = 40' |
| FIELD WORK  | 10/27/23 |
| DATE        | 11/1/23  |
| SHEET       | 1 OF 1   |
| DRAWN BY    | GF       |
| CHECKED BY  | REK      |
| PROJECT NO. | 23081101 |

## Prior Floor Plans (Prior to 2022 Conversion)

# Pre-Conversion Floor Plan



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

SIZES & DIMENSIONS ARE APPROXIMATE ACTUAL MAY VARY

## Current Floor Plans (No change after proposed transfer)



**FLOOR 1**

COVERED DECK

KITCHEN  
10'5" x 10'1"  
103 m<sup>2</sup> x 107 m<sup>2</sup>

DINING  
13'0" x 10'0"  
130 m<sup>2</sup> x 100 m<sup>2</sup>

BATH  
5'11" x 8'0"  
51 m<sup>2</sup> x 80 m<sup>2</sup>

CHILDRN  
13'0" x 10'0"  
130 m<sup>2</sup> x 100 m<sup>2</sup>

FAMILY ROOM  
13'0" x 10'0"  
130 m<sup>2</sup> x 100 m<sup>2</sup>

BEDROOM  
11'5" x 10'1"  
115 m<sup>2</sup> x 101 m<sup>2</sup>

BEDROOM  
11'5" x 10'1"  
115 m<sup>2</sup> x 101 m<sup>2</sup>

POOR  
7'7" x 11'6"  
77 m<sup>2</sup> x 116 m<sup>2</sup>

**FLOOR 2**

COVERED DECK

BEDROOM  
10'5" x 10'1"  
103 m<sup>2</sup> x 107 m<sup>2</sup>

BATH  
5'11" x 8'0"  
51 m<sup>2</sup> x 80 m<sup>2</sup>

HALL  
10'0" x 10'0"  
100 m<sup>2</sup> x 100 m<sup>2</sup>

CHILDRN  
13'0" x 10'0"  
130 m<sup>2</sup> x 100 m<sup>2</sup>

FAMILY ROOM  
13'0" x 10'0"  
130 m<sup>2</sup> x 100 m<sup>2</sup>

BEDROOM  
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11'5" x 10'1"  
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BATH  
5'11" x 8'0"  
51 m<sup>2</sup> x 80 m<sup>2</sup>

HALL  
10'0" x 10'0"  
100 m<sup>2</sup> x 100 m<sup>2</sup>

POOR  
7'7" x 11'6"  
77 m<sup>2</sup> x 116 m<sup>2</sup>

**FLOOR 3**

COVERED DECK

BEDROOM  
10'5" x 10'1"  
103 m<sup>2</sup> x 107 m<sup>2</sup>

BATH  
5'11" x 8'0"  
51 m<sup>2</sup> x 80 m<sup>2</sup>

HALL  
10'0" x 10'0"  
100 m<sup>2</sup> x 100 m<sup>2</sup>

CHILDRN  
13'0" x 10'0"  
130 m<sup>2</sup> x 100 m<sup>2</sup>

FAMILY ROOM  
13'0" x 10'0"  
130 m<sup>2</sup> x 100 m<sup>2</sup>

BEDROOM  
11'5" x 10'1"  
115 m<sup>2</sup> x 101 m<sup>2</sup>

BEDROOM  
11'5" x 10'1"  
115 m<sup>2</sup> x 101 m<sup>2</sup>

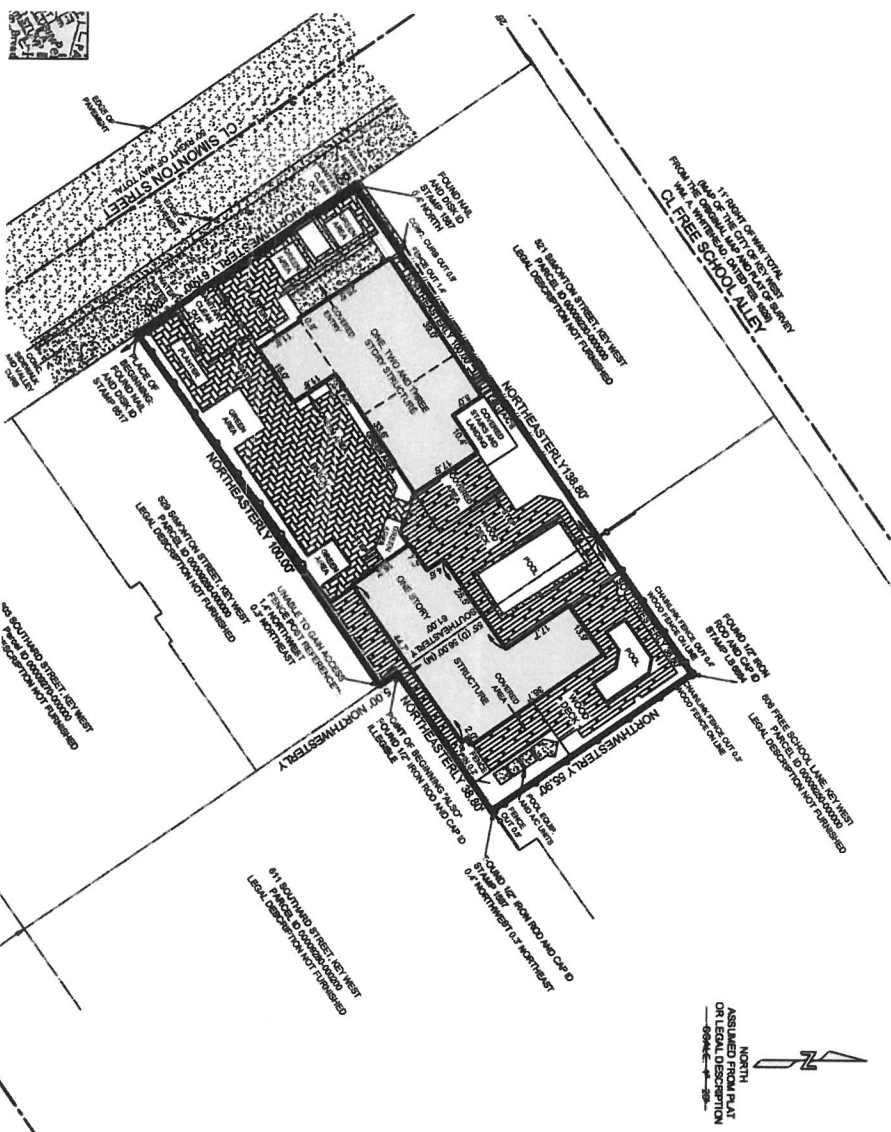
BATH  
5'11" x 8'0"  
51 m<sup>2</sup> x 80 m<sup>2</sup>

HALL  
10'0" x 10'0"  
100 m<sup>2</sup> x 100 m<sup>2</sup>

POOR  
7'7" x 11'6"  
77 m<sup>2</sup> x 116 m<sup>2</sup>

**GROSS INTERNAL AREA**  
FLOOR 1: 1255 sq. ft., 117 sq. ft., 62 sq. ft., 103 sq. ft.  
FLOOR 2: 670 sq. ft., 62 sq. ft., 12 sq. ft.  
DECK: 498 sq. ft., 45 sq. ft., 12 sq. ft.  
TOTAL: 3030 sq. ft., 202 sq. ft.

## 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 LIC2022-000510 REGULATORY LICENSES AND PERMITS  
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:

10<sup>60</sup>

[Space Above This Line For Recording Data]

## Warranty Deed

This Warranty Deed made this 2<sup>nd</sup> 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.

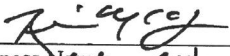
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

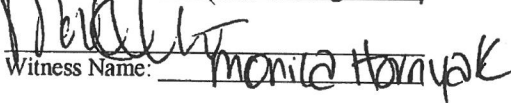
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

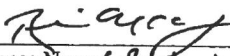
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

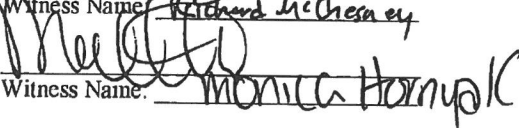
Signed, sealed and delivered in our presence:

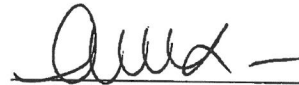
  
Witness Name: Richard McChesney

 (Seal)  
Donald Hicks

  
Witness Name: Monica Hornyak

  
Witness Name: Richard McChesney

  
Witness Name: Monica Hornyak

 (Seal)  
Anais Hicks

State of Florida

County of Monroe

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> 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)*

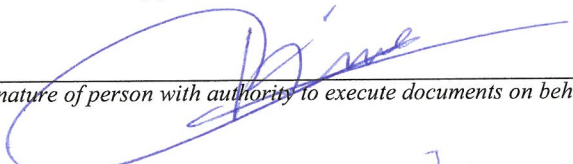
Please complete this form if someone other than the owner is representing the property owner in this matter.

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*

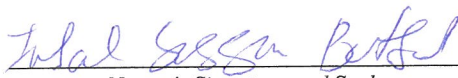
to be the representative for this application and act on my/our behalf before the City of Key West.

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

Subscribed and sworn to (or affirmed) before me on this June 11<sup>th</sup> 2025  
*Date*

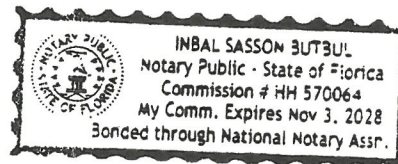
by Uri Gamal  
*Name of person with authority to execute documents on behalf of entity owner*

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*

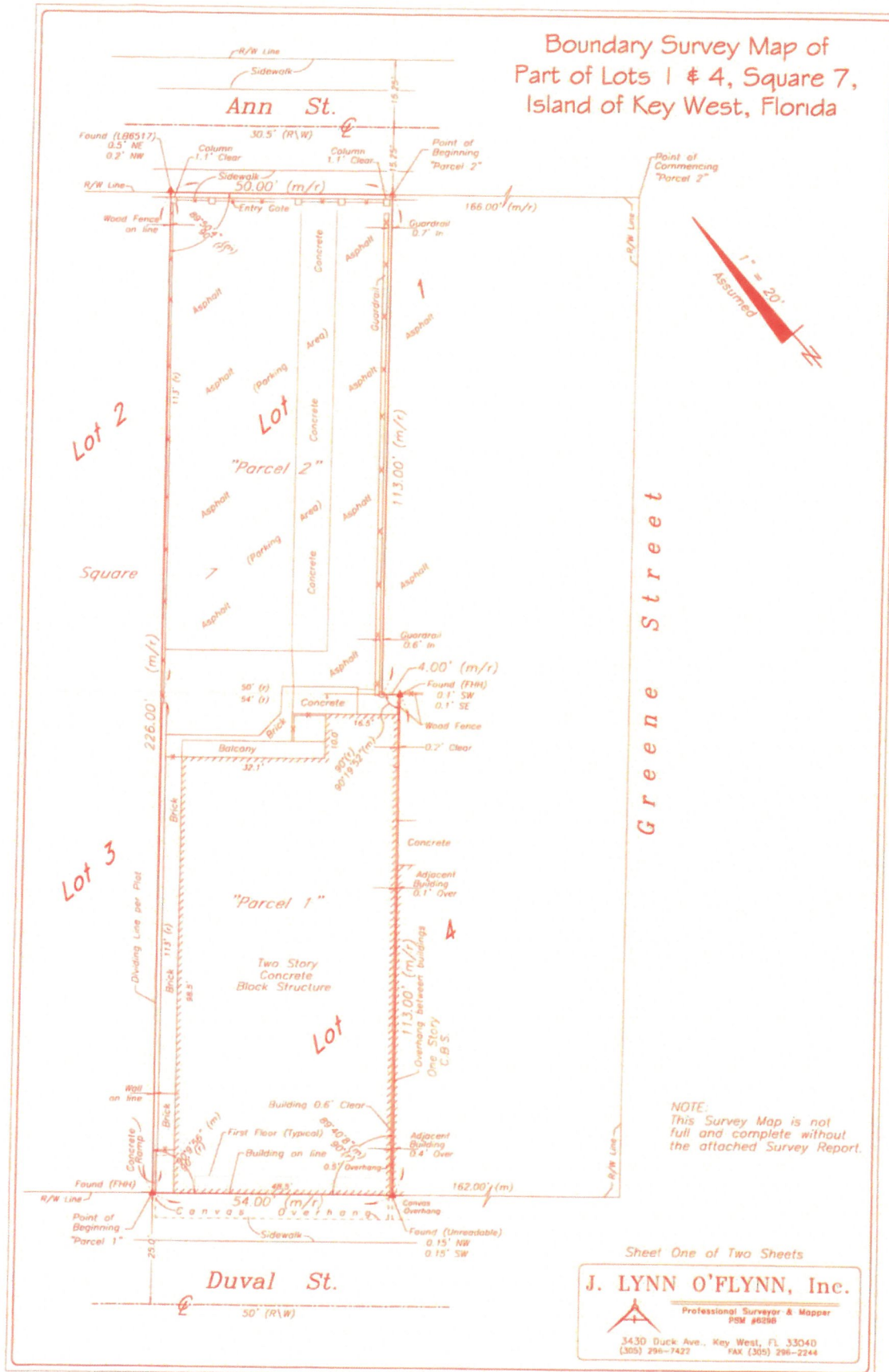
*Name of Acknowledger typed, printed or stamped*

*Commission Number, if any*



# Current Survey

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





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.**

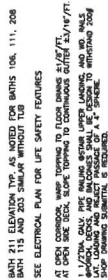


Professional Surveyor & Mapper  
PSM #6298

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

## Current Floor Plans (No Change After Transfer)

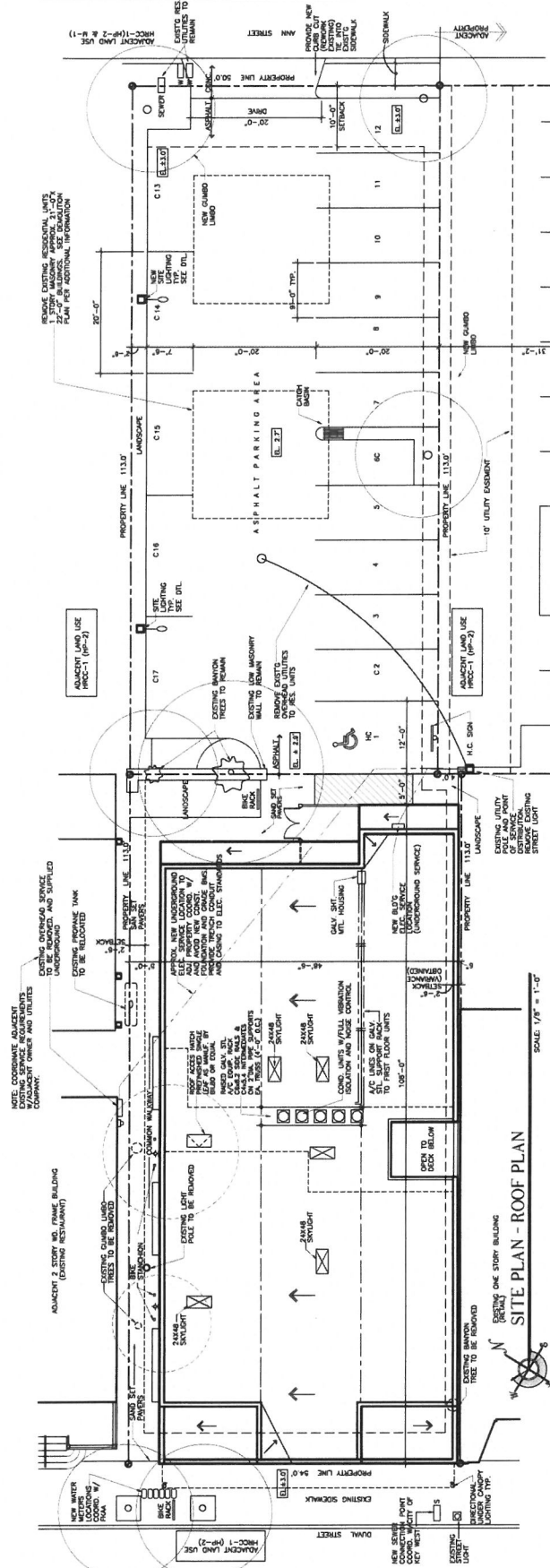
117 DUVALL STREET  
KEY WEST, FLORIDA

[illegible]





## Current Site Plan (No Change After Transfer)

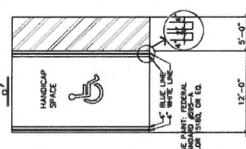


EXISTING TENSION TREES TO REMAIN UNCHANGED. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACINGS TO SUPPORT THE TENSION TREES. ALL UNIMMEDIATELY RELOADED TREES SHALL BE USED FOR SUPPORT OR DUMPING OF MATERIALS. TENSION TREES SHALL BE MAINTAINED WITHIN CITY GUIDELINES. IN LANDSCAPING LICENSED PROFESSIONAL LANDSCAPERS SHALL PROVIDE PROTECTION AND CARE DURING THE COURSE OF THE PROJECT.

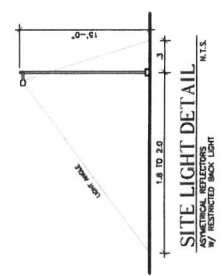
ALL SITE CHANGES SHOWN THIS SHEET SHALL BE INDICATED BY A RED LINE. ONLY SEE SHEETS A-2 AND C-1 FOR SPECIFIC INFORMATION.

CONTRACTOR TO CONTACT UTILITY ELEC. SYSTEMS TO LOCATE ALL EXISTING UTILITY-ELECTRICITY, CITY OF AUSTIN, WATER, GAS, AND CABLE. ALL UTILITIES SHOWN ON THE PLAN SHALL BE PROTECTED. MODEL #2710-5 CIRCUMPS BY (TOTAL) 2" BONE STRIPS SHALL BE (TOTAL) 2" 2177 HOT DIP GALV. BY

|                             |
|-----------------------------|
| DRAWING LIST                |
| A-1 SITE PLAN               |
| A-2 1st FLOOR PLAN          |
| A-3 2nd FLOOR PLAN          |
| A-4 ELEVATIONS              |
| A-5 SECTIONS                |
| A-6 SECTIONS                |
| A-7 SCHEDULES AND DETAILS   |
| A-8 SPECIFICATIONS          |
| A-9 SPECIFICATIONS          |
| E-1 1st FLOOR ELECTRICAL    |
| E-2 2nd FLOOR ELECTRICAL    |
| E-3 ELECTRICAL PANELS RISER |
| M-1 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         |



### HANDICAP PARKING DETAIL



## SITE LIGHT DETAIL

| SITE DATA                            |                        |
|--------------------------------------|------------------------|
| SITE AREA                            | 11,752 S.F.            |
| LAND USE DISTRICT:                   | HROC-1 (HP-2)          |
| FLOOD ZONE                           | AE EL. 6.0'            |
| F.A.R. ALLOWABLE:                    | 1.0                    |
| LOT COVERAGE ALLOWABLE:              | 0.5                    |
| LOT COVERAGE PROVIDED:               | 0.43                   |
| MINIMUM LOT AREA:                    | 6,000 S.F.             |
| DENSITY PROVIDED:                    | 5.0 UNITS (2 EXISTING) |
| PARKING SPACES REQUIRED:             |                        |
| 4,790 S.F. RETAIL/300 S.F.           | = 16 SPACES            |
| TOTAL SPACES REQUIRED                | = 18 SPACES            |
| TOTAL SPACES PROVIDED                | = 17 SPACES            |
| VARIANCE OBTAINED FOR 1 SPACE WAIVED |                        |
| <b>BUILDING DATA</b>                 |                        |
| 1st FLOOR RETAIL AREA                | 4,790 S.F.             |
| 1st FLOOR COVERED AREA               | 175 S.F.               |
| 2nd FLOOR RESIDENTIAL                | 3,775 S.F.             |
| 2nd FLOOR COVERED                    | 317 S.F.               |
| OPEN CIRCULATION                     | 317 S.F.               |
| TOTAL AREA                           | 9,345 S.F.             |

117 DUVALL STREET  
KEY WEST, FLORIDA

## 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<sup>ths</sup> 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