

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



Application for Transfer of Transient Units and / or Licenses

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

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

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

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

A. Fill in the following information.

Sender Site

Address of Site
1903 & 1905 Venetia Street, Key West

RE# 00063400-000000

Name(s) of Owner(s):
AH of Monroe County, Inc.

Name of Agent or Person to Contact:
Mark Songer, Finance Director
Address: 1434 Kennedy Drive
Key West, FL 33040

Telephone Number(s) (305) 293-4802

Email mark.songer@aidshelp.cc

Receiver Site

Address of Site
1306 Villa Mill Alley

RE# 00036630-000100
& 00036620-000000

Name(s) of Owner(s):
C. Todd Kemp & Brian K. Boyer

Name of Agent or Person to Contact
Adele V. Stones
221 Simonton Street
Key West, FL 33040

Telephone Number(s) (305) 294-0252

Email ginny@keyslaw.net

For Sender Site:

"Local name" of property 1512 Dennis Zoning district SF

Legal description attached

Current use: homes for the aged long term lease

Number of existing transient units: 2

Size of site 26,050 sf Number of existing city transient rental licenses: 7

What is being removed from the sender site? Two transient units and licenses

What are your plans for the sender site? Homes for the aged long term lease. There is no transient use currently.

For Receiver Site:

"Local name" of property Villa Mill Alley Zoning district HRO

Legal description see deed

Current use: detached guest bedrooms and bathrooms without kitchen.

Size of site: 9,775 sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: 0

Existing non-residential floor area n/a

What will be transferred to the receiver site? Two (2) .58 transient units

What are your plans for the receiver site? Construct a single family residence with no transient use by utilizing section 122-1338(1)-(3) to obtain a single family (1.0) unit allocation by conversion of two transient unit (.58) allocations. Property owner may seek one additional living unit allocation for this site in the future. Site has a permitted density of 4 single family residences (16 units per acre). Property owner agrees to a maximum of 2 residential units.

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 AH of Monroe County, Inc.

B. STATE/COUNTRY OF INCORPORATION Florida

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA x YES NO

D. NAMES OF OFFICERS AND DESIGNATIONS

Marcus Varner – Treasurer

William Hawthorne – Vice President

Bryan C Green - President

Susan Weekley - Secretary

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:

Scott Pridgen – Executive Director

1434 Kennedy Drive, Key West, FL 33040

TELEPHONE(S) (305) 293-4800 FAX (305) 296-6337

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME C. Todd Kemp

2. NAME Brian K. Boyer

ADDRESS PO Box 527

ADDRESS PO Box 527

Key West, FL 33041

Key West, FL 33041

TELEPHONE(1) (904) 910-1072

TELEPHONE(1) (904) 910-1072

(2) _____

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____

B. STATE/COUNTRY OF INCORPORATION _____

C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA ___ YES ___ NO

D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

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 homeowners 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 complete application package. Two signed & sealed surveys and site plans are required~

STONES & CARDENAS

ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442
WWW.STONESCARDENAS.COM

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

May 31, 2013

Donald L. Craig, AICP
City of Key West
PO Box 1409
Key West, FL 33041-1409

Re: Transient Unit Transfers
from 1903 & 1905 Venetia Street to 1306 Villa Mill Alley

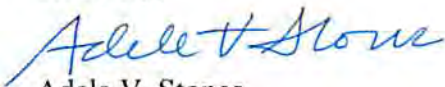
Dear Mr. Craig:

Please find enclosed the completed application for the transfer of two (2) transient units from the Sender Site at 1903-1905 Venetia Street (SF District) to 1306 Villa Mill Alley (HRO District). This application is made pursuant to City of Key West Code Section 122-1338(1)-(3). The transfer of the two transient units of .58 ROGO unit equivalency is for the conversion of those units to a 1.16 ROGO unit equivalency to be used for the development of a single family residence (non-transient use) at the Receiver Site.

Pursuant to the applicable Code provision, the transient licenses associated with these two units will be extinguished and of no further use. The resultant on-site density will not exceed the maximum permitted density, which is prohibited by subsection (4) of this code provision.

If you require any additional information or have any questions regarding either the Sender or Receiver site information, please do not hesitate to contact me.

Sincerely,



Adele V. Stones
AVS/cms
Enclosure as stated

Verification

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, E SCOTT PRIDGEN, 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:

1903 + 1905 Venetia Street Key West FL 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.

E. Scott Pridgen
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 5/31/13 by
date

E SCOTT PRIDGEN
Name of Authorized Representative

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

Pamela S. Demala
Notary's Signature and Seal

PAMELA S DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

Signature Page and Verification Form for Receiver Site

I (We) Adele V. Stones

owner(s) or authorized agent of the owner(s) of the real property located at

1306 Villa Mill Alley In the City of Key

West, Florida, RE# 00036630-000100 & 00036620-000000 State that all of the

information contained in this application and all of the answers to the above

questions are true and correct to the best of my knowledge and belief.

Signature *Adele V. Stones* Date: 5/31/13

Adele V. Stones, FBN 331880 Attorney
print name designation

Signature _____ Date: _____

Subscribed and sworn to or affirmed before me on May 31, 2013 by

Adele V. Stones, personally known to me or

presenting personally known identification.

Cindy Sawyer
Notary Public Signature, Seal

Name printed Cindy Sawyer Title _____

Commission, Date _____



Authorization

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, E. SCOTT PRIDGEN as
Please Print Name of person with authority to execute documents on behalf of entity

EXECUTIVE DIRECTOR of AA OF MONROE COUNTY NC DBA AIDS HELP
Name of office (President, Managing Member) Name of owner from deed

authorize Adele V. Stones
Please Print Name of Representative

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

E. Scott Pridgen
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 5/31/13 by
date

E. SCOTT PRIDGEN
Name of Authorized Representative

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

Pamela S. Demala
Notary's Signature and Seal

PAMELA S. DEMALA
Name of Acknowledger typed, printed or stamped



EE 012517
Commission Number, if any

Application for Transfer of Transient Units and / or Licenses

Sender Site: 1903 & 1905 Venetia Street
Receiver Site: 1306 Villa Mill Alley

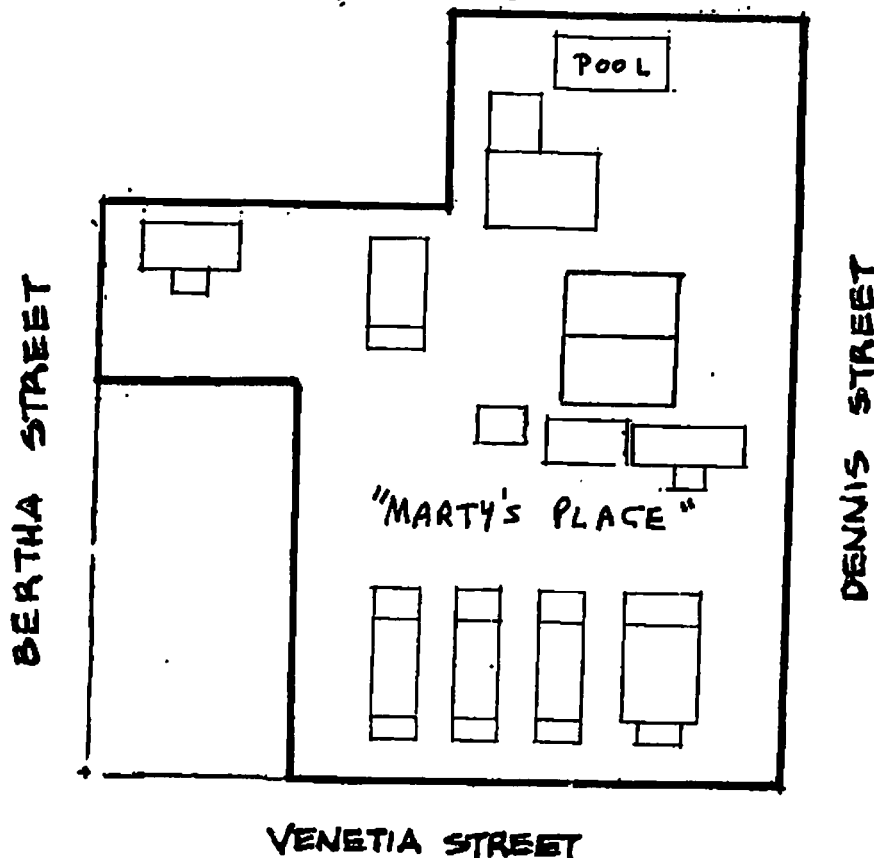
SENDER SITE REQUIRED ATTACHMENTS

Sender Site Survey

LEGAL DESCRIPTION OF MARTY'S PLACE
1512 DENNIS STREET, ET AL

ON THE BEARS OF KEY WEST AND KNOWN AS LOTS 2, 4, 11, 1 AND PART OF LOTS 2 AND 12, IN SQUARE 6 ADJACENT TO W.D. CASE'S DIAGRAM OF LAND IN TRACT THIRTY, BY T.M. ASHE, DEPUTY COUNTY SURVEYOR, DATED MARCH 8, 1887, AS RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

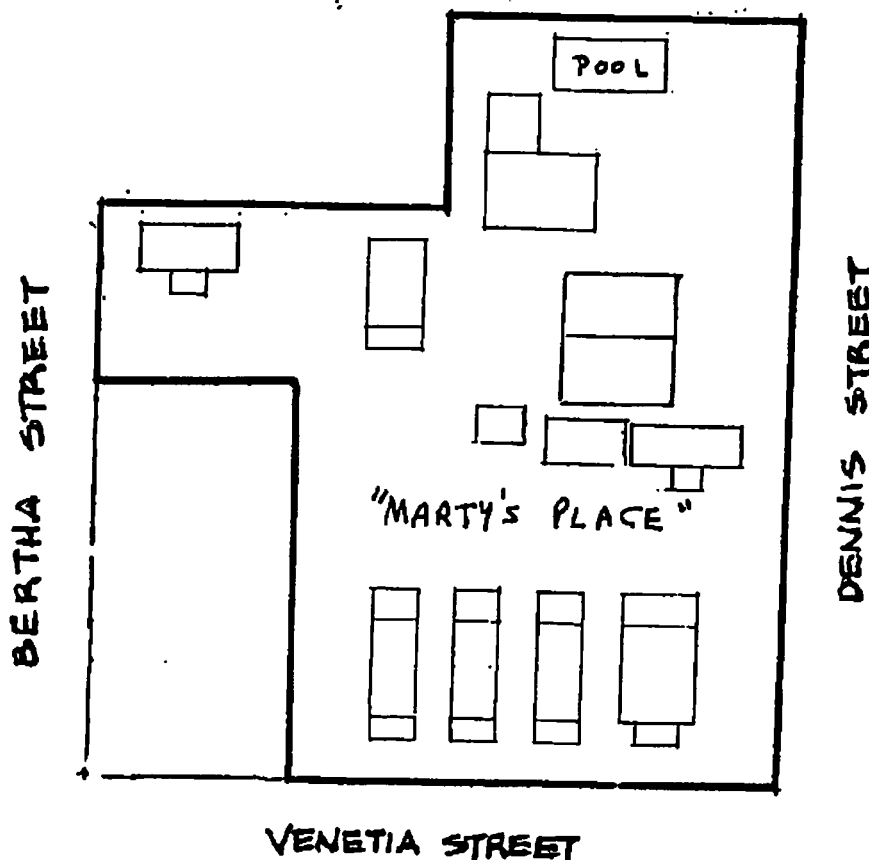
BEGIN AT THE INTERSECTION OF THE NW'LY RIGHT OF WAY LINE OF VENETIA STREET WITH THE SW'LY RIGHT OF WAY LINE OF DENNIS STREET AND RUN THENCE NW'LY ALONG THE SW'LY RIGHT OF WAY LINE OF THE SAID DENNIS STREET FOR A DISTANCE OF 204.67 FEET, TO THE NW'LY CORNER OF THE SAID LOT 14; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 92.5 FEET, TO THE W'LY CORNER OF THE SAID LOT 14; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE SW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 52.33 FEET TO THE NW'LY CORNER OF THE SAID LOT 12; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 92.5 FEET TO THE NE'LY RIGHT OF WAY LINE OF BERTHA STREET; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE NE'LY RIGHT OF WAY LINE OF THE SAID BERTHA STREET FOR A DISTANCE OF 38.66 FEET TO A POINT ON SAID NE'LY RIGHT OF WAY LINE 113.67 FEET NW'LY OF THE INTERSECTION OF SAID NE'LY RIGHT OF WAY LINE AND SAID NW'LY RIGHT OF WAY LINE; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 61.33 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 173.67 FEET TO THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET; THENCE NE'LY AND AT RIGHT ANGLES ALONG THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 123.67 FEET BACK TO THE POINT OF BEGINNING.



LEGAL DESCRIPTION OF MARTY'S PLACE
1512 DENNIS STREET, ET AL

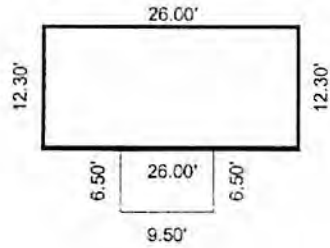
ON THE ISLAND OF KEY WEST AND KNOWN AS LOTS 3, 4, 11, 1 AND PART OF LOTS 2 AND 12; IN SQUARE 6 ACCORDING TO W.D. CASIE'S DIAGRAM OF LAND ON TRACT THIRTY, BY T.L. ASHE, DEPUTY COUNTY SURVEYOR, DATED MARCH 6, 1887, AS RECORDED IN PLAT BOOK 1 AT PAGE 13 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NW'LY RIGHT OF WAY LINE OF VENETIA STREET WITH THE SW'LY RIGHT OF WAY LINE OF DENNIS STREET AND RUN THENCE NW'LY ALONG THE SW'LY RIGHT OF WAY LINE OF THE SAID DENNIS STREET FOR A DISTANCE OF 204.67 FEET, TO THE N'LY CORNER OF THE SAID LOT 14; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 92.5 FEET, TO THE W'LY CORNER OF THE SAID LOT 14; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE SW'LY BOUNDARY LINE OF THE SAID LOT 14 FOR A DISTANCE OF 52.33 FEET TO THE N'LY CORNER OF THE SAID LOT 12; THENCE SW'LY AND AT RIGHT ANGLES ALONG THE NW'LY BOUNDARY LINE OF THE SAID LOT 12 FOR A DISTANCE OF 92.5 FEET TO THE NE'LY RIGHT OF WAY LINE OF BERTHA STREET; THENCE SE'LY AND AT RIGHT ANGLES ALONG THE NE'LY RIGHT OF WAY LINE OF THE SAID BERTHA STREET FOR A DISTANCE OF 38.66 FEET TO A POINT ON SAID NE'LY RIGHT OF WAY LINE 113.67 FEET NW'LY OF THE INTERSECTION OF SAID NE'LY RIGHT OF WAY LINE AND SAID NW'LY RIGHT OF WAY LINE; THENCE NE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 61.33 FEET; THENCE SE'LY AND AT RIGHT ANGLES FOR A DISTANCE OF 113.67 FEET TO THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET; THENCE NE'LY AND AT RIGHT ANGLES ALONG THE NW'LY RIGHT OF WAY LINE OF THE SAID VENETIA STREET FOR A DISTANCE OF 123.67 FEET BACK TO THE POINT OF BEGINNING.



SUBJECT BUILDING LAYOUT

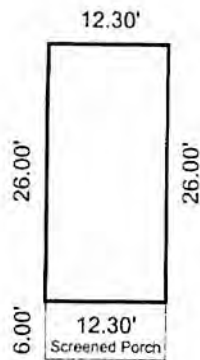
1903 Venetia Street
 Key West, FL
 Our File No.: 016-05
 Not To Scale



Scale 1" = 10'
 Comments

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
Code	Description	Size	Totals	Breakdown	Subtotals
GLA1	First Floor	319.8000	319.8000	First Floor	
P/P	Porch	41.7500	41.7500	12.30 x 26.00	319.8000
TOTAL LIVABLE (rounded)			320	1 Area Total (rounded)	320

SUBJECT BUILDING LAYOUT



1905 Venetia Street
 Key West, FL
 Our File No.: 016-05
 Not To Scale

Scale 1" = 32'

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN	
Code	Description	Size	Total	Breakdown	Subtotal
GLA1	First Floor	319.0000	319.0000	First Floor	319.0000
P/P	Porch	73.0000	73.0000	12.30' x 26.00'	
TOTAL LIVABLE (rounded)			320	1 Area Total (rounded)	320

**Sender Site
Deed**

This Indenture,

Made this

16th day of

July

A.D. 1990

Between,

BRANCHIK ENTERPRISES, INC.
a corporation existing under the laws of the State of
principal place of business in the County of
party of the first part, and
AIDS HELP, INC.

OHIO

and State of having its
Ohio

of the County of

of the second part, MONROE

and State of

FLORIDA

part

Witnesseth, That the said party of the first part, for and in consideration of the sum of
TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION Dollars, to it in hand
paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised,
released, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remiss,
release, convey and confirm unto the said party of the second part, and
heirs and assigns forever, all that certain parcel of land lying and being in the County of
MONROE and State of Florida, more particularly described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in
February, A.D. 1829 as part of Tract Thirty but now particularly described as
follows, to-wit:
Lots 1, 2, 3, 4, 11, 12, and 14, in Square 6, according to W.D. Cash's Diagram of
land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's
by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being
recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

SUBJECT TO restrictions, easements, limitations, conditions of record if any,
and taxes for the year 1990 and subsequent years.

FILED FOR RECORD

30 JUL 19 9 43 AM '90

MONROE

DS Paid 43.72 50 Date 7-19-90
MONROE COUNTY
DANNY KOLBY JR. CLERK CIR. CT.
By Doreen H. ... D.C.

Together with all the tenements, hereditaments and appurtenances, with every privilege,
right, title, interest and estate, reversion, remainder and easement thereto belonging or in any
wise appertaining.

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

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

In Witness Whereof, the said party of the first part has caused
these presents to be signed in its name by its President, and its corp-
orate seal to be affixed, attested by its
the day and year above written.
BRANCHIK ENTERPRISES, INC.

(Corporate Seal)

Attest:

Signed, Sealed and Delivered in Our Presence:

By [Signature]

REC-138 JUL 19 1990

647990

90
51
4372

719016

REC-198 JUL 18 1990

THIS INSTRUMENT PREPARED BY
ROBERT T. FELDMAN, ESQUIRE
ATTORNEY AT LAW
FELDMAN & KOENIG, P.A.
417 EATON STREET, KEY WEST, FLORIDA 33040

022720

223

REC 138 MAR 1953

647990

022274

REC 138 MAR 1953

Warranty Bond

FROM CORPORATION

TO

ABSOLUTE ACT OF DESCRIPTION

State of Florida
County of Monroe

I Herby County That on this 16th day of July A.D. 1990, before me personally appeared JONATHAN BRANCHIK President and respectively of BRANCHIK ENTERPRISES, INC. a corporation under the laws of the State of Ohio to me known to be the persons described in and who executed the foregoing conveyance to AIDS HELP, INC., a Florida Corporation and severally acknowledged the execution thereof to be their free act and deed as such officers, for the uses and purposes therein mentioned; and that they 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.

My Commission Expires May 3, 1992

[Signature]
Notary Public

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

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

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

719016

REC 198 MAR 1900

This Mortgage Deed.

13.00

1300
1994.00
1170.00

Whichever word herein, the term "party" shall include the heirs, personal representatives, executors and/or 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 term "note" shall include all the notes herein described if more than one.

Executed this
by AIDS HELP, INC.,

16th day of

July A. D. 1990

a corporation existing under the laws of the State of Florida
and having its principal place of business at Monroe County
party of the first part, hereinafter called the Mortgagor, to
BRANCHIK ENTERPRISES, INC., a corporation existing under the laws of OHIO

of the County of
party of the second part, hereinafter called the Mortgagee, Ohio

Witnesseth. That for divers good and valuable considerations, and also in consideration of the aggregate sum named in the promissory note of even date herewith, hereinafter described, the said Mortgagor does grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, in fee simple, all the certain tract of land, of which the said Mortgagor is now seized and possessed, and in actual possession, situate in Monroe County, State of Florida, described as follows:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A.D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit:
Lots 1,2,3,4,11,12, and 14, in Square 6, according to W.D. Cash's Diagram of land in Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T.J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, Page 13, Monroe County, Florida Public Records.

REC FEE \$ 13.00
DCC ST \$ 1904.00
MRT TAX \$ 1170.00
PENALTY \$ -
INTEREST \$ -
REC'D PAYMENT AS
EMPLOYED FOR CLASS
C-1 INITIALS & DEC
STAMP TAXES SIGNED
7-19-90

DANNY L. HOLMAGE
CLERK CIR. CT. MONROE CO., FLA.
BY Patricia Hernandez
DEPUTY CLERK

FILED FOR RECORD
30 JUL 19 4:09 PM
MONROE CO. FLA.

REC 138 PAGE 1954

647991

ATTORNEY AT LAW
FELDMAN & EDEN
417 EATON STREET - KEY WEST, FL 33040

To Have and to Hold the same, together with the tenements, hereditaments and appurtenances, unto the said Mortgagee in fee simple.

And said Mortgagor does covenant with said Mortgagee that said Mortgagor is indefeasibly seized of said land in fee simple; that the said Mortgagor has full power and lawful right to convey said land in fee simple as aforesaid; that said land is free from all incumbrances; that said Mortgagor will make such further assurances to perfect the fee simple title to said land in said Mortgagee as may reasonably be required; and that said Mortgagor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

MATTY'S PLAT

RECORDED BY
AND INDEXED

REGISTRATION

88833

KAMCO FORM 34

MI 854 PAGE 509

A. D. 19 78

This Warranty Deed Made the 7th day of May, 1978
by HUGH R. PAPP and CAROLINE H. PAPP, his wife,
hereinafter called the grantor, in BRANCHK ENTERPRISES, INC.,
a corporation existing under the laws of the State of Ohio
addressed at P.O. Box 599, Key West, FL 9,
hereinafter called the grantee;

with its permanent pastoffice

Witnesseth: That the grantor, for and in consideration of the sum of \$10,000 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, conveys, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

On the Island of Key West, known on William A. Whitehead's map delineated in February, A. D. 1829 as part of Tract Thirty but now particularly described as follows, to-wit: Lots 1, 2, 3, 4, 11, 12, and 14, in Square 6, according to W. D. Ough's diagram of land Tract Thirty, surveyed and drawn from map of William A. Whitehead's by T. J. Ashe, Deputy County Surveyor, dated March 8, 1887, said diagram being recorded in Plat Book 1, page 13, Monroe County, Florida, Public Records.

SUBJECT TO: Zoning, easements, conditions, limitations and restrictions of record, and taxes for the year 1978 and subsequent years.

FILED FOR RECORD
MONROE COUNTY FLA.
MAY 19 2 30 PM '78
CLERK OF CIRCUIT COURT

088833

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.
To Have and to Hold, the same to the grantee, heirs, assigns and assigns forever.

And the grantor hereby covenants with and warrants that the grantee 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 levied subsequent to December 31, 1975.

STATE OF FLORIDA
DOCUMENTARY PUBLIC RECORDS
MAY 19 1978
240.00
RECORDING FEE

In Witness Whereof, the said grantors have hereunto set their hands and seals on the day and year first above written.
Signed, sealed and delivered in our presence
Hugh R. Papp
Caroline H. Papp

STATE OF FLORIDA
COUNTY OF MONROE
RECORDED BY
MAY 19 1978
HALPIT W. WHITE
CLERK OF CIRCUIT COURT
HUGH R. PAPP
CAROLINE H. PAPP

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HUGH R. PAPP and CAROLINE H. PAPP, known to be the persons whose names are subscribed in and who executed the foregoing instrument and they acknowledged to me that they executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 7th day of May, A. D. 1978

This instrument prepared by
HUGH R. PAPP
Attorney at Law
508 Whitehead Street
Key West, Florida

Notary Public, State of Florida
at Largo
My Commission expires

Sender Site Site Plans

Sender Site Licensing



TRANSIENT LICENSE

City of Key West

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

Business Name MARTY'S PLACE /AIDS HELP (TR) CtlNbr:0013571
 Location Addr UNASSIGNED-TRANSIENT MED
 Lic NBR/Class 13-00004050 TRANSIENT RENTAL UNIT (MEDALLION)
 Issue Date: July 27, 2012 Expiration Date: September 30, 2013
 License Fee \$1,125.00
 Add. Charges \$1,125.00
 Penalty \$0.00
 Total \$1,125.00

Comments: 9 TRANSIENT UNITS (1901-1913 VEN, 1510-12 DENNIS)

MEDALLIONS 62 - 70

This document must be prominently displayed.

AIDS HELP INC

MARTY'S PLACE /AIDS HELP (TR)
 ICAMCO
 3685 SEASIDE DR
 KEY WEST FL 33040

Oper: CAMEER Type: GC Drawer: 1
 Date: 7/27/12 54 Receipt no: 93559
 2013 4856
 OR LIC OCCUPATIO 1 \$1125.00
 Trans number 2803510
 OR CHECK 1537 \$1125.00
 Trans date: 7/27/12 Time: 9:44:54



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS
 1540 NORTH MONROE STREET
 BOKFORD CENTRE
 TALLAHASSEE FL 32399-1015

850-467-1395

TREHARTE & ASSOCIATES INC
JF INVESTORS LLC
 2225 N BONDURANT BLVD
 KEY WEST FL 33040

Each day that you become one of the nearly one million
 licenses issued by the Department of Business and Professional Regulation,
 our professionals and businesses range from architects to yacht brokers, from
 accountants to antique restorers, and they keep Florida's economy strong.

Every day we work to improve the way we do business in order to serve you better.
 For information about our services, please log onto www.myfloridalicense.com
 There you can find more information about our divisions and the regulations that
 control your industry. Subscribe to department newsletters and learn more about the
 Department's initiatives.

Our mission at the Department is: License Efficiently. Regulate Fairly. We
 cordially invite you to work with us so that you can serve your customers.
 Thank you for doing business in Florida, and congratulations on your new license!



STATE OF FLORIDA AC# 6343802
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DWES403253 09/07/12 120112544

SINGLE VACATION RENTAL-DWEL-2007
JF INVESTORS LLC
JF INVESTORS LLC

IS LICENSED under the provisions of Ch. 509 FS.
 Expiration date: OCT 1, 2013 LI2090700400

DETACH HERE

AC# 6343802

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

SEQ# 112090700400

LICENSE NBR	
DWES403253	NR OF UNITS: 1
SINGLE VACATION RENTAL-DWEL-2007	NON-
IS LICENSED	TRANSFERABLE
under the provisions of Chapter 509 FS.	
Expiration date: OCT 1, 2013	



JF INVESTORS LLC
 2225 N BONDURANT BLVD
 KEY WEST FL 33040

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

**Sender Site
Additional Information**



January 5, 2009

FLORIDA DEPARTMENT OF STATE
Division of Corporations

A.H. OF MONROE COUNTY, INC.
P.O. BOX 4374
KEY WEST, FL 33041-4374

Re: Document Number N13659

The Articles of Amendment to the Articles of Incorporation of AIDS HELP, INC. which changed its name to A.H. OF MONROE COUNTY, INC., a Florida corporation, were filed on January 5, 2009.

This document was electronically received and filed under FAX audit number E08000280954.

Should you have any questions regarding this matter, please telephone (850) 245-6050, the Amendment Filing Section.

Teresa Brown
Regulatory Specialist II
Division of Corporations

Letter Number: 109A00000096

Articles of Amendment
to
Articles of Incorporation
of

AIDS HELP, INC.

(Name of Corporation as currently filed with the Florida Dept. of State)

N13659

(Document Number of Corporation (if known))

Pursuant to the provisions of section 617.1006, Florida Statutes, this *Florida Not For Profit Corporation* adopts the following amendment(s) to its Articles of Incorporation:

A. If amending name, enter the new name of the corporation:

A.H. of Monroe County, Inc.

The new name must be distinguishable and contain the word "corporation" or "incorporated" or the abbreviation "Corp." or "Inc." "Company" or "Co." may not be used in the name.

B. Enter new principal office address, if applicable:
(Principal office address **MUST BE A STREET ADDRESS**)

C. Enter new mailing address, if applicable:
(Mailing address **MAY BE A POST OFFICE BOX**)

D. If amending the registered agent and/or registered office address in Florida, enter the name of the new registered agent and/or the new registered office address:

Name of New Registered Agent: _____

New Registered Office Address: _____ (Florida street address)

_____, Florida
(City) (Zip Code)

New Registered Agent's Signature, if changing Registered Agent:

I hereby accept the appointment as registered agent. I am familiar with and accept the obligations of the position.

Signature of New Registered Agent, if changing

If amending the Officers and/or Directors, enter the title and name of each officer/director being removed and title, name, and address of each Officer and/or Director being added:
(Attach additional sheets, if necessary)

<u>Title</u>	<u>Name</u>	<u>Address</u>	<u>Type of Action</u>
_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

_____	_____	_____	<input type="checkbox"/> Add
		_____	<input type="checkbox"/> Remove

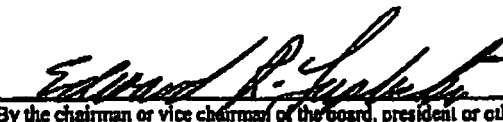
E. If amending or adding additional Articles, enter change(s) here:
(attach additional sheets, if necessary). (Be specific)

The date of adoption of the amendment(s) was: December 20, 2008

Effective date if applicable: December 20, 2008
(no more than 90 days after amendment file date)

Adoption of Amendment(s) **(CHECK ONE)**

- The amendment(s) was (were) adopted by the members and the number of votes cast for the amendment was sufficient for approval.
- There are no members or members entitled to vote on the amendment. The amendment(s) was (were) adopted by the board of directors.

Signature 
(By the chairman or vice chairman of the board, president or other officer- if directors have not been selected, by an incorporator- If in the hands of a receiver, trustee, or other court appointed fiduciary, by that fiduciary.)

Edward Czaplicki
(Typed or printed name of person signing)

President
(Title of person signing)

FILING FEE: \$35

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

DOCUMENT# G09005900746

Fictitious Name to be Registered: AIDS HELP

**Mailing Address of Business: PO BOX 4374
KEY WEST, FL 33041**

Florida County of principal place of business: MONROE

FEI Number:

**FILED
Jan 05, 2009
Secretary of State**

Owner(s) of Fictitious Name:

**A.H. OF MONROE COUNTY, INC.
1434 KENNEDY DRIVE
KEY WEST, FL 33040
Florida Registration Number: N13659
FEI Number: 59-2678740**

I (we) the undersigned, being the sole (all the) party(ies) owning interest in the above fictitious name, certify that the information indicated on this form is true and accurate. I (we) understand that the electronic signature(s) below shall have the same legal effect as if made under oath.

EDWARD R. CZAFICKI
Electronic Signature(s)

01/05/2009
Date

Certificate of Status Requested ()

Certified Copy Requested ()

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

DOCUMENT# G09005900748

Fictitious Name to be Registered: A.H.I.

**Mailing Address of Business: PO BOX 4374
KEY WEST, FL 33041**

Florida County of principal place of business: MONROE

FEI Number:

**FILED
Jan 05, 2009
Secretary of State**

Owner(s) of Fictitious Name:

**A.H. OF MONROE COUNTY, INC.
1434 KENNEDY DRIVE
KEY WEST, FL 33040
Florida Registration Number: N13658
FEI Number: 58-2878740**

I (we) the undersigned, being the sole (all the) party(ies) owning interest in the above fictitious name, certify that the information indicated on this form is true and accurate. I (we) understand that the electronic signature(s) below shall have the same legal effect as if made under oath.

EDWARD R. CZAPLICKI

01/05/2009

Electronic Signature(s)

Date

Certificate of Status Requested ()

Certified Copy Requested ()



April 16, 2013

Mr. E. Scott Pridgen, Executive Director
A.H. of Monroe County, Inc.
1434 Kennedy Drive
Key West FL 33040

Mortgage Loan # 005000004751

Dear Mr. Pridgen:

This letter is in your response to your recent inquiry regarding a potential sale of a transient license from Marty's Place which is subject to the mortgage loan referenced above.

You have represented to Centennial Bank that the transient licenses are currently not being used by A.H. of Monroe County, Inc. (dba AIDS Help) in their exempt purpose to provide affordable housing for low income and disabled individuals. The payments on this mortgage loan are current and AIDS Help has significant cash deposits in accounts with Centennial Bank. The proposed use for the sales proceeds will be to support and continue the exempt purpose of AIDS Help.

Centennial Bank confirms that the transient licenses currently associated with Marty's Place may be sold without restriction on the disposition of the net proceeds.

In providing the above response, Centennial Bank is not limiting or waiving any rights or remedies it may now or hereafter have, whether arising under the loan documents, at law or in equity, all of which rights and remedies are expressly reserved. Further, the subject loan remains in full force and effect and we will continue to service the loan in accordance with the loan documents and applicable law.

Sincerely,

Mark Toparo
Vice President
Commercial Loan Officer
Centennial Bank

**Application for Transfer of
Transient Units and / or Licenses**

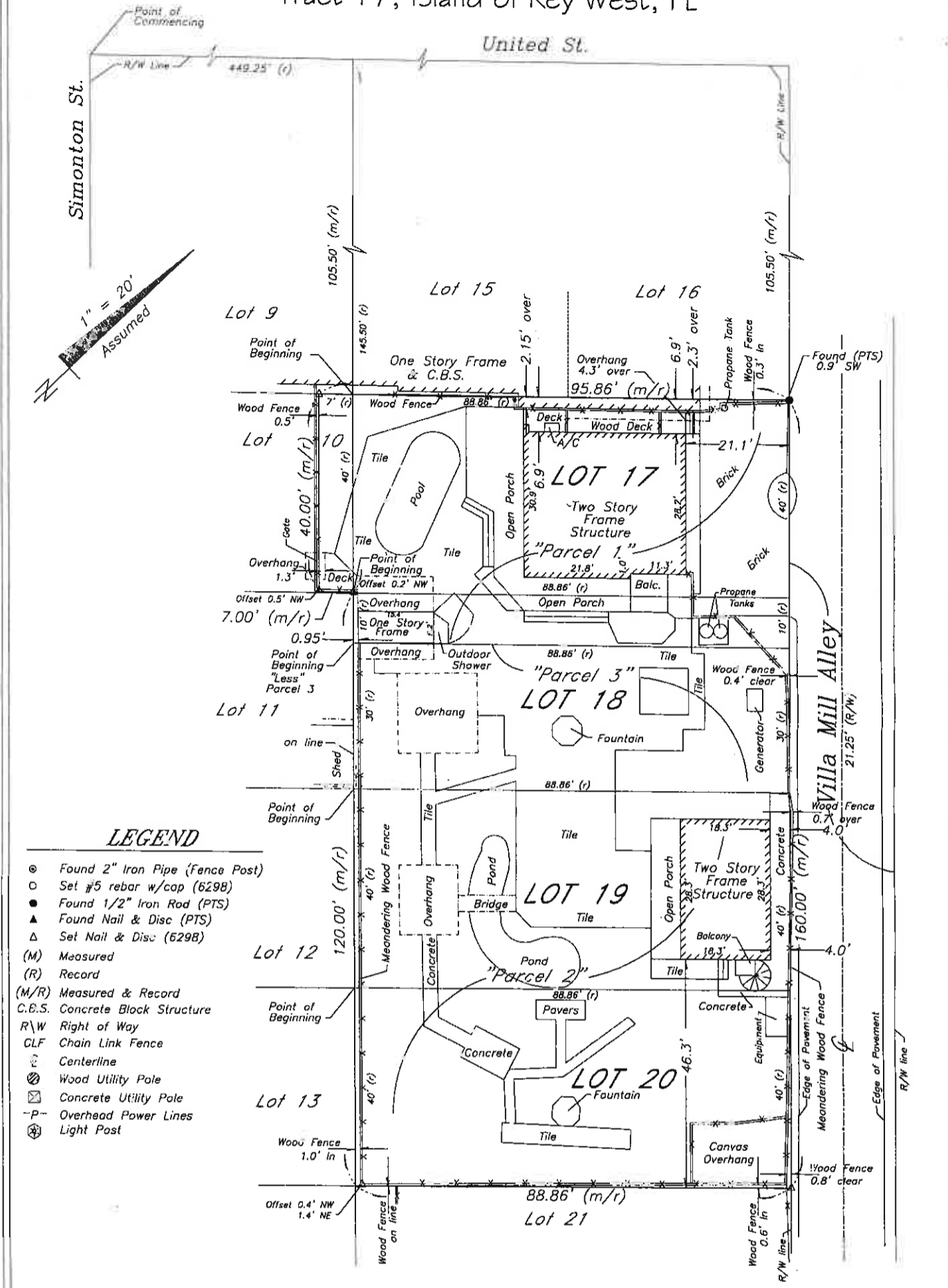
**Sender Site: 1903 & 1905 Venetia
Street**

Receiver Site: 1306 Villa Mill Alley

**RECEIVER SITE
REQUIRED ATTACHMENTS**

Survey

Boundary Survey Map of part of Lot 10, all of Lots 17, 18, 19 & 20,
Tract 17, Island of Key West, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (PTS)
- ▲ Found Nail & Disc (PTS)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R/W Right of Way
- CLF Chain Link Fence
- ⊙ Centerline
- ⊙ Wood Utility Pole
- ⊙ Concrete Utility Pole
- P- Overhead Power Lines
- ⊙ Light Post

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

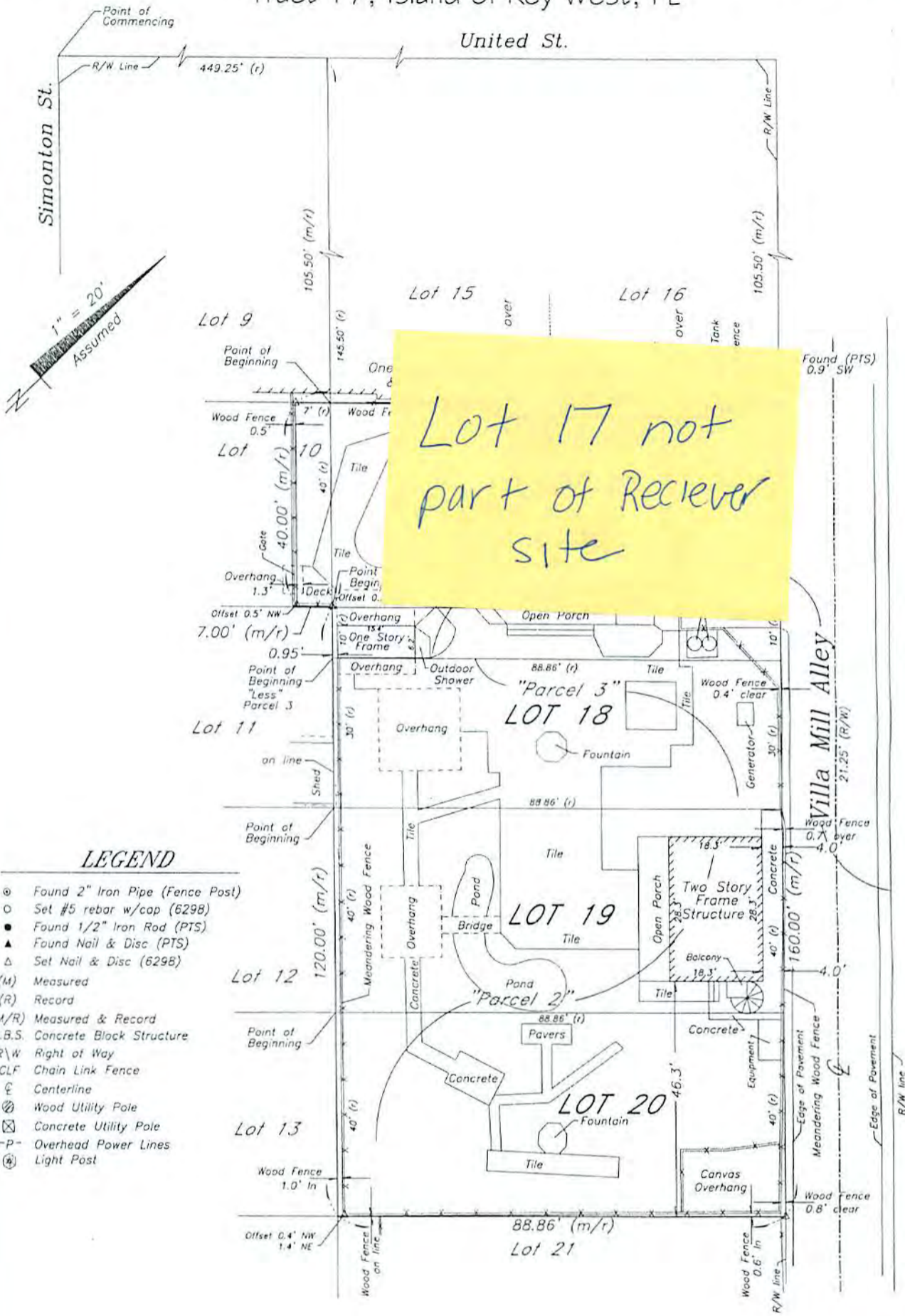
Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Map of part of Lot 10, all of Lots 17, 18, 19 & 20,
Tract 17, Island of Key West, FL



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
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- P- Overhead Power Lines
- ⊙ Light Post

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

Sheet One of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey Report of part of Lot 10, all of Lots 17, 18, 19 & 20, Tract 17, Island of Key West, FL

NOTES:

1. The legal descriptions shown hereon were 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: 1306 Villa Mill Alley, 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: April 1, 2013
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.
12. All Concrete and Bricking is not shown.

BOUNDARY SURVEY OF:

Parcel 1:

On the Island of Key West and being known as Part of Tract 17, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829, known as Lot 17 of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: COMMENCING at a point on the Southeastery side of United Street, distant 449.25 feet, Northeastery from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeastery direction a distance of 105.50 feet to the Point of Beginning; thence Northeastery at right angles 88.88 feet to an alley with a right-of-way of 21.25 feet; thence Southeastery at right angles along said alley 40 feet; thence Southwestery at right angles 88.88 feet; thence Northwestery at right angles 40 feet back to the Point of Beginning.

AND ALSO

A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being a Part of Lot 10 according to Sweeney's Diagram as recorded in Deed Book "O" at Page 327 of the Public Records of the said County; and said parcel of land being more particularly described as follows: BEGIN at the North corner of the said Lot 10 and run thence Southeastery along the Northeastery boundary line of the said Lot 10 for a distance of 40.00 feet to the East corner of the said Lot 10; thence Southwestery along the Southeastery boundary line of the said Lot 10 for a distance of 7.00 feet; thence Northwestery and parallel with the Northeastery boundary line of the said Lot 10 for a distance of 40.00 feet to the Northwestery boundary line of the said Lot 10; thence Northeastery along the Northwestery boundary line of the said Lot 10 for a distance of 7.00 feet back to the Point of Beginning.

AND ALSO

On the Island of Key West and being known as Part of Tract 17, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829, known as Lot 18 of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: COMMENCING at a point on the Southeastery side of United Street, distant 449.25 feet, Northeastery from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeastery direction a distance of 145.50 feet to the Point of Beginning; thence Northeastery at right angles 88.88 feet to an alley with a right-of-way of 21.25 feet; thence Southeastery at right angles along said alley 40 feet; thence Southwestery at right angles 88.88 feet; thence Northwestery at right angles 40 feet back to the Point of Beginning.

LESS AND EXCEPT

On the Island of Key West and being known as Part of Tract 17, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829, being part of Lot 18 of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: COMMENCING at a point on the Southeastery side of United Street, distant 449.25 feet, Northeastery from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeastery direction a distance of 155.50 feet to the Point of Beginning; thence Northeastery at right angles 88.88 feet to an alley with a right-of-way of 21.25 feet; thence Southeastery at right angles along said alley 30.00 feet; thence Southwestery at right angles 88.88 feet; thence Northwestery at right angles 30.00 feet back to the Point of Beginning.

PARCEL 2:

On the Island of Key West and being known as Part of Tract 17, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829, known as Lot 20 of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: COMMENCING at a point on the Southeastery side of United Street, distant 449.25 feet, Northeastery from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeastery direction a distance of 225.50 feet to the Point of Beginning; thence Northeastery at right angles 88.88 feet to an alley with a right-of-way of 21.25 feet; thence Southeastery at right angles along said alley 40 feet; thence Southwestery at right angles 88.88 feet; thence Northwestery at right angles 40 feet back to the Point of Beginning.

AND ALSO

On the Island of Key West and being known as Part of Tract 17, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829, known as Lot 19 of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: COMMENCING at a point on the Southeastery side of United Street, distant 449.25 feet, Northeastery from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeastery direction a distance of 185.50 feet to the Point of Beginning; thence Northeastery at right angles 88.88 feet to an alley with a right-of-way of 21.25 feet; thence Southeastery at right angles along said alley 40 feet; thence Southwestery at right angles 88.88 feet; thence Northwestery at right angles 40 feet back to the Point of Beginning.

PARCEL 3:

On the Island of Key West and being known as Part of Tract 17, according to William A. Whitehead's map of the Island of Key West, delineated in February A.D. 1829, known as part of Lot 18 of Sweeney's Subdivision of Part of Tract 17, described by metes and bounds as follows: COMMENCING at a point on the Southeastery side of United Street, distant 449.25 feet, Northeastery from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeastery direction a distance of 155.50 feet to the Point of Beginning; thence Northeastery at right angles 88.88 feet to an alley with a right-of-way of 21.25 feet; thence Southeastery at right angles along said alley 30 feet; thence Southwestery at right angles 88.88 feet; thence Northwestery at right angles 30 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR Todd Kemp

J. LYNN O'FLYNN, INC.

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

April 10, 2013

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.

Professional Surveyor & Mapper
PSM #6298

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

Deed

This Document Prepared By and Return to:
Christian Cruz, P.A.
225 SE 15th Terrace
Deerfield Beach, FL 33441

04/01/2013 4:18PM
DEED DOC STAMP CL: DS \$7,787.50

Parcel ID Number:

Doc# 1926817
Bk# 2620 Pg# 2391

Warranty Deed

This Indenture, Made this 26th day of March, 2013 A.D. Between
Claude Vogel and Marylene Vogel, husband and wife

of the County of MONROE, State of Florida, grantors, and
C. Todd Kemp, a single man and Brian K. Boyer, A Single man, as joint
tenants with right of survivorship
whose address is: PO Box 527, KEY WEST, FL 33041

of the County of MONROE, State of Florida, grantees.

Witnesseth that the GRANTORS, for and in consideration of the sum of
-----TEN DOLLARS (\$10)----- DOLLARS,
and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have
granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of MONROE State of Florida to wit:

SEE EXHIBIT A.


Parcel ID: 00036610-000000 / 00036620-000000 / 00036630-000000
Address: 1306 Villa Mill Alley, Key West, Florida 33040

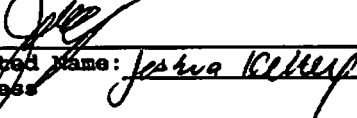
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name: Christian Cruz
Witness


Claude Vogel (Seal)
P.O. Address: 610 Angela Street, Apt 3, KEY WEST, FL 33040


Printed Name: Joshua Kelley
Witness


Marylene Vogel (Seal)
P.O. Address: 610 Angela Street, Apt 3, KEY WEST, FL 33040

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 26th day of March, 2013 by
Claude Vogel and Marylene Vogel, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.



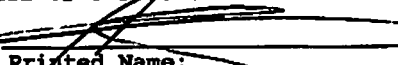

Printed Name: Christian Cruz
Notary Public
My Commission Expires:

EXHIBIT A

**Doc# 1926817
Bk# 2620 Pg# 2392**

PARCEL 1

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Commencing at a point on the Southeasterly side of United Street, distant 449.25 feet, Northeasterly from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeasterly direction a distance of 105.50 feet to the Point of Beginning; thence Northeasterly at right angles 88.86 feet to an alley with a right-of-way of 21.25 feet; thence Southeasterly at right angles along said alley 40 feet; thence Southwesterly at right angles 88.86 feet; thence Northwesterly at right angles 40 feet back to the Point of Beginning.

AND ALSO

A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being a Part of Lot 10 according to Sweeney's Diagram as recorded in Deed Book "0" at Page 327 of the Public Records of the said County; and said parcel of land being more particularly described as follows:

Begin at the North corner of the said Lot 10 and run thence Southeasterly along the Northeasterly boundary line of the said Lot 10 for a distance of 40.00 feet to the East corner of the said Lot 10; thence Southwesterly along the Southeasterly boundary line of the said Lot 10 for a distance of 7.00 feet; thence Northwesterly and parallel with the Northeasterly boundary line of the said Lot 10 for a distance of 40.00 feet to the Northwesterly boundary line of the said Lot 10; thence Northeasterly along the Northwesterly boundary line of the said Lot 10 for a distance of 7.00 feet back to the Point of Beginning.

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LESS AND EXCEPT

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Commencing at a point on the Southeasterly side of United Street, distant 449.25 feet, Northeasterly from the corner of the intersection of Simonton and United Streets, thence at right angles in a Southeasterly direction a distance of 185.50 feet to the Point of Beginning; thence Northeasterly at right angles 88.86 feet to an alley with a right-of-way of 21.25 feet; thence Southeasterly at right angles along said alley 40 feet; thence Southwesterly at right angles 88.86 feet; thence Northwesterly at right angles 40 feet back to the Point of Beginning.

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Commencing at a point on the Southeasterly side of United Street, distant 449.25 feet, Northeasterly from the corner of the Intersection of Simonton and United Streets, thence at right angles in a Southeasterly direction a distance of 155.50 feet to the Point of Beginning; thence Northeasterly at right angles 88.86 feet to an alley with a right-of-way of 21.25 feet; thence Southeasterly at right angles along said alley 30.00 feet; thence Southwesterly at right angles 88.86 feet; thence Northwesterly at right angles 30.00 feet back to the Point of Beginning.

Additional Information

Sec. 122-1338. - Transfer of transient units.

(1)

The unit being transferred must currently be counted as a unit for purposes of calculating evacuation time under the hurricane model set forth in the comprehensive plan, and must have been obtained in accordance with all applicable regulations, including building permits, at the time of approval or have been otherwise validly obtained if unbuilt at the time of transfer. A transfer pursuant to this division shall not cause a net increase of units in the city.

(2)

Transient use must be an allowed zoning use on the receiver site, unless the units are to be converted into non-transient units as contemplated by subsection (3) of this section. Further, no transient unit shall be recognized for transfer purposes, regardless of whether it will be used transiently or non-transiently, unless accompanied by a business tax receipt duly issued pursuant to section 66-109(10). When units are transferred for non-transient use, the licenses will be extinguished.

(3)

Transient units may be converted to residential units at the appropriate exchange rate as determined by the comprehensive plan so as not to increase hurricane evacuation time. Where a residential unit is created by the transfer of a transient unit and the new residential unit is 600 square feet or less, the transient unit may be transferred at its .58 ROGO unit equivalency into a residential unit with transient use prohibited.

Property Appraiser Information

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

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 1037460 Parcel ID: 00036620-000000

Ownership Details

Mailing Address:
KEMP C TODD
PO BOX 527
KEY WEST, FL 33041-0527

All Owners:
BOYER BRIAN K R/S, KEMP C TODD

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1306 VILLA MILL ALLEY KEY WEST
Legal Description: KW D T SWEENYS DIA O-327 PT LT 18 SQR 5 TR 17 OR207-247/48 OR382-1073/75 OR835-2433/34
OR852-2095/96 OR1254-566/67 OR2140-851/53 OR2620-2391/93

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	30	88	2,666.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life

1	FN2:FENCES	570 SF	0	0	1984	1985	2	30
2	TK2:TIKI	272 SF	17	16	1994	1995	5	40
3	PT5:TILE PATIO	768 SF	0	0	1994	1995	5	50
4	WF2:WATER FEATURE	1 UT	0	0	1994	1995	1	20

Appraiser Notes

VILLA MILL ALLEY

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1 05-4638	10/17/2005	10/25/2007	9,800	Residential	UPDATE ELECTRIC SERVICE TO 200 AMP
1 06-2520	04/24/2006	10/25/2007	1,000	Residential	FRONT PORCH RENOVATION,& INSIDE WIRING
1 06-5380	12/27/2006	10/25/2007	5,000	Residential	INSTALL 200 AMP SERVICE FOR BUILDING ON LOT 19
1 13-0740	02/27/2013		100	Residential	UPDATE EXISTING SERVICE PANEL TO 200 AMP; REFEED EXISTING SUBPANELS; INSTALL NEW 100 AMP TRANSFER SWITCH AND 15 KW GENERATOR 36" CONCRETE PAD. MUST BE ABOVE FLOOD PLAIN AND MEET SETBACK REQUIREMENTS
1 13-0739	02/27/2013		100	Residential	18 SQUARES VCRIMP FOR 1 SQ
1 13-0738	02/27/2013		100	Residential	REPLACE 2 TON MINI SPLIT
1 13-0737	02/27/2013		100	Residential	INSTALL NEW 200 AMP SERVICE
1 97-3029	09/01/1997	11/01/1997	1,500	Residential	DUCT METER

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	0	10,900	128,566	139,466	139,466	0	139,466
2011	0	11,174	137,762	148,936	148,936	0	148,936
2010	0	11,488	249,282	260,770	260,770	0	260,770
2009	0	11,762	345,591	357,353	289,163	0	357,353
2008	0	12,076	250,800	262,876	262,876	0	262,876
2007	0	12,350	290,400	302,750	302,750	0	302,750
2006	0	12,839	237,600	250,439	250,439	0	250,439
2005	0	13,288	171,600	184,888	184,888	0	184,888
2004	0	13,777	132,000	145,777	145,777	0	145,777

2003	0	14,226	67,980	82,206	82,206	0	82,206
2002	0	14,775	67,980	82,755	82,755	0	82,755
2001	0	15,304	67,980	83,284	83,284	0	83,284
2000	0	7,462	49,500	56,962	56,962	0	56,962
1999	0	7,710	49,500	57,210	57,210	0	57,210
1998	0	7,986	49,500	57,486	57,486	0	57,486
1997	0	8,235	44,220	52,455	52,455	0	52,455
1996	0	8,504	44,220	52,724	52,724	0	52,724
1995	0	1,186	44,220	45,406	45,406	0	45,406
1994	0	1,239	44,220	45,459	45,459	0	45,459
1993	0	1,292	44,220	45,512	45,512	0	45,512
1992	0	1,363	44,220	45,583	45,583	0	45,583
1991	0	1,416	44,220	45,636	45,636	0	45,636
1990	0	3,876	34,980	38,856	38,856	0	38,856
1989	0	3,937	33,000	36,937	36,937	0	36,937
1988	0	3,636	27,060	30,696	30,696	0	30,696
1987	0	3,713	16,324	20,037	20,037	0	20,037
1986	0	3,777	15,777	19,554	19,554	0	19,554
1985	0	0	11,220	11,220	11,220	0	11,220
1984	0	0	11,220	11,220	11,220	0	11,220
1983	0	0	11,220	11,220	11,220	0	11,220
1982	0	0	7,973	7,973	7,973	0	7,973

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
3/26/2013	2620 / 2391	1,112,500	WD	05
8/1/2005	2140 / 851	1	WD	M
4/1/1993	1254 / 566	20,000	WD	U
4/1/1982	852 / 2095	18,000	WD	Q
5/1/1981	835 / 2433	40	WD	M

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

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

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

Related Searches:
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- Appraisal Of Real Estate
- Residential Real Estate Appraisals
- Tax Appraisals

Alternate Key: 8866798 Parcel ID: 00036630-000100

Ownership Details

Mailing Address: KEMP C TODD
 PO BOX 527
 KEY WEST, FL 33041-0527

All Owners: BOYER BRIAN K R/S, KEMP C TODD

Property Details

PC Code: 01 - SINGLE FAMILY
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 05-68-25
 Property Location: 1306 VILLA MILL ALLEY KEY WEST
 Legal Description: KWD T SWEENEY'S DIA 0-327 LTS 19-20 SQR 5 TR 17 OR207-247/48 OR382-1073/75 OR838-167 OR840-1932 OR1350-729/31 OR2140-851/53 OR2620-2391/93

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Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	80	0	7,109.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 0
 Total Living Area: 1008
 Year Built: 1995

Building 1 Details

Building Type R1	Condition G	Quality Grade 500
Effective Age 15	Perimeter 184	Depreciation % 16
Year Built 1995	Special Arch 0	Grnd Floor Area 1,008
Functional Obs 0	Economic Obs 0	

Inclusions: R1 includes 1 3/4 fixture bath and 1 kitchen

Roof Type GABLE/HIP	Roof Cover METAL	Foundation CONC FILINGS
Heat 1 NONE	Heat 2 NONE	Bedrooms 2
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath 1	Vacuum 0
3 Fix Bath 1	Garbage Disposal 0
4 Fix Bath 0	Compactor 0
5 Fix Bath 0	Security 0
6 Fix Bath 0	Intercom 0
7 Fix Bath 0	Fireplaces 0
Extra Fix 0	Dishwasher 0

Trust Rating
 Not Yet Rated



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Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	166,353	21,022	522,119	709,494	709,494	0	709,494
2011	168,310	21,663	593,317	783,290	783,290	0	783,290
2010	170,267	22,266	552,092	744,625	744,625	0	744,625
2009	169,297	22,826	748,391	960,474	960,474	0	960,474
2008	198,725	23,509	675,355	897,590	897,590	0	897,590
2007	254,149	24,059	761,590	1,070,208	1,070,208	0	1,070,208
2006	346,963	25,582	639,810	1,012,355	1,012,355	0	1,012,355
2005	360,638	27,132	462,085	849,855	849,855	0	849,855
2004	239,787	28,648	355,450	623,884	623,884	25,000	322,754
2003	249,379	30,117	183,057	462,553	341,270	25,000	316,270
2002	256,251	31,708	183,057	471,016	333,272	25,000	306,272
2001	218,881	33,179	183,057	435,117	328,024	25,000	303,024
2000	248,216	43,148	133,294	424,657	318,470	25,000	293,470

View Taxes for this Parcel.
Certified Roll Values.

Parcel Value History

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
B952282	07/01/1995	12/01/1995	50,000	NEW 2STORY GUEST COTTAGE	Residential
E952283	07/01/1995	12/01/1995	2,045	ELECTRICAL	
P952284	07/01/1995	12/01/1995	6,500	PLUMBING	
B952450	07/01/1995	12/01/1995	2,500	100SF CONCRETE LILY POND	
P952523	08/01/1995	12/01/1995	8,000	PLUMBING	

Building Permits

2004-10-12 ASKING \$2,199,999 FROM THE KW CITIZEN-SKI
1318 VILLA MILL ALLEY GUEST COTTAGE

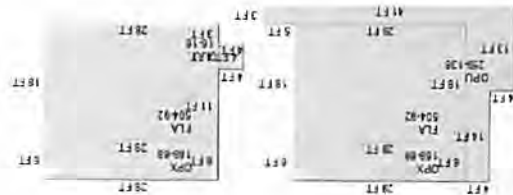
Appraiser Notes

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	P15 TILE PATIO	825 SF	0	0	1994	1995	5	50
2	P14 PATIO	174 SF	0	0	1994	1995	4	50
3	TK2 TIKI	64 SF	16	4	1994	1995	5	40
4	TK2 TIKI	208 SF	16	13	1994	1995	5	40
5	FN2 FENCES	2,273 SF	0	0	1994	1995	2	30
6	W2 WATER FEATURE	2 UT	0	0	1994	1995	1	20
7	W2 WATER FEATURE	1 UT	0	0	1994	1995	3	20

Misc Improvement Details

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement	% Finished	Basement % Area
1	FLA	10 CUSTOM/HARDIE BD	1	1995	N	N	0.00	0.00	504
2	OPX	10 CUSTOM/HARDIE BD	1	1995	N	N	0.00	0.00	168
3	OPU	10 CUSTOM/HARDIE BD	1	1995	N	N	0.00	0.00	259
4	OPX	10 CUSTOM/HARDIE BD	1	1995	N	N	0.00	0.00	168
5	FLA	10 CUSTOM/HARDIE BD	1	1995	N	N	0.00	0.00	504
6	OPU	10 CUSTOM/HARDIE BD	1	1995	N	N	0.00	0.00	16

Sections:



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- Residential Real Estate Appraisals
- Estate Appraisals
- Tax Appraisals

1999	204,160	38,105	133,294	375,559	310,095	25,000	285,098
1998	174,054	33,903	133,294	341,251	305,215	25,000	280,215
1997	150,533	30,506	119,076	300,114	300,114	25,000	275,114
1996	127,012	26,811	119,076	272,899	272,899	0	272,899
1995	0	0	119,076	119,076	119,076	0	119,076

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
3/26/2013	2620 / 2391	1,112,500	WD	01
8/1/2005	2140 / 851	1	WD	M
4/1/1995	1350 / 0729	155,000	WD	C

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

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Trust Rating
 Not Yet Rated
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Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

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

Property Record Card -
Maps are now launching the new map application version.

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

Alternate Key: 8866798 Parcel ID: 00036630-000100

Ownership Details

Mailing Address:
KEMP C TODD
PO BOX 527
KEY WEST, FL 33041-0527

All Owners:
BOYER BRIAN K R/S, KEMP C TODD

Property Details

PC Code: 01 - SINGLE FAMILY
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1306 VILLA MILL ALLEY KEY WEST
Legal Description: KW D T SWEENEY'S DIA 0-327 LTS 19-20 SQR 5 TR 17 OR207-247/48 OR382-1073/75 OR838-167 OR840-1932 OR1350-729/31 OR2140-851/53 OR2620-2391/93

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
01SD - RES SUPERIOR DRY	80	0	7,109.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 0
 Total Living Area: 1008
 Year Built: 1995

Building 1 Details

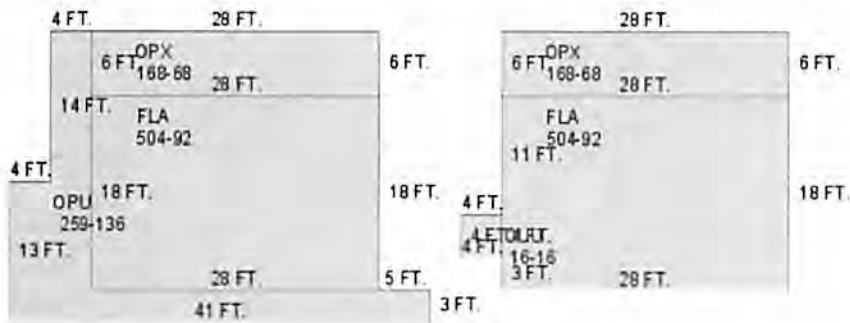
Building Type <u>R1</u>	Condition <u>G</u>	Quality Grade <u>550</u>
Effective Age <u>15</u>	Perimeter <u>184</u>	Depreciation % <u>16</u>
Year Built <u>1995</u>	Special Arch <u>0</u>	Grnd Floor Area <u>1,008</u>
Functional Obs <u>0</u>	Economic Obs <u>0</u>	

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type <u>GABLE/HIP</u>	Roof Cover <u>METAL</u>	Foundation <u>CONC PILINGS</u>
Heat 1 <u>NONE</u>	Heat 2 <u>NONE</u>	Bedrooms <u>2</u>
Heat Src 1 <u>NONE</u>	Heat Src 2 <u>NONE</u>	

Extra Features:

2 Fix Bath	1	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area	
1	FLA	10:CUSTOM/HARDIE	BD	1	1995	N	N	0.00	0.00	504
2	OPX	10:CUSTOM/HARDIE	BD	1	1995	N	N	0.00	0.00	168
3	OPU	10:CUSTOM/HARDIE	BD	1	1995	N	N	0.00	0.00	259
4	OPX	10:CUSTOM/HARDIE	BD	1	1995	N	N	0.00	0.00	168
5	FLA	10:CUSTOM/HARDIE	BD	1	1995	N	N	0.00	0.00	504

6	OUU	10:CUSTOM/HARDIE BD	1	1995	N	N	0.00	0.00	16
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Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT5:TILE PATIO	825 SF	0	0	1994	1995	5	50
2	PT4:PATIO	174 SF	0	0	1994	1995	4	50
3	TK2:TIKI	64 SF	16	4	1994	1995	5	40
4	TK2:TIKI	208 SF	16	13	1994	1995	5	40
5	FN2:FENCES	2,273 SF	0	0	1994	1995	2	30
6	WF2:WATER FEATURE	2 UT	0	0	1994	1995	1	20
7	WF2:WATER FEATURE	1 UT	0	0	1994	1995	3	20

Appraiser Notes

2004-10-12 ASKING \$2,199,999. FROM THE KW CITIZEN-SKI
 1318 VILLA MILL ALLEY GUEST COTTAGE

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	B952282	07/01/1995	12/01/1995	50,000	Residential	NEW 2STORY GUEST COTTAGE
	E952283	07/01/1995	12/01/1995	2,045		ELECTRICAL
	P952284	07/01/1995	12/01/1995	6,500		PLUMBING
	B952450	07/01/1995	12/01/1995	2,500		100SF CONCRETE LILY POND
	P952523	08/01/1995	12/01/1995	8,000		PLUMBING

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2012	166,353	21,022	522,119	709,494	709,494	0	709,494
2011	168,310	21,663	593,317	783,290	783,290	0	783,290
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2009	189,257	22,826	748,391	960,474	960,474	0	960,474
2008	198,726	23,509	675,355	897,590	897,590	0	897,590
2007	264,149	24,069	781,990	1,070,208	1,070,208	0	1,070,208
2006	346,963	25,582	639,810	1,012,355	1,012,355	0	1,012,355
2005	360,638	27,132	462,085	849,855	849,855	0	849,855
2004	239,787	28,646	355,450	623,884	347,754	25,000	322,754
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1998	174,054	33,903	133,294	341,251	305,215	25,000	280,215
1997	150,533	30,506	119,076	300,114	300,114	25,000	275,114
1996	127,012	26,811	119,076	272,899	272,899	0	272,899
1995	0	0	119,076	119,076	119,076	0	119,076

Parcel Sales History

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8/1/2005	2140 / 851	1	<u>WD</u>	<u>M</u>
4/1/1995	1350 / 0729	155,000	<u>WD</u>	<u>C</u>

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