



E. PROJECT INFORMATION

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

Provide a brief description of the project:

Refer to Attachment A for Project Description.

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

map(s)

deeds(s)

boundary survey

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

If a Program, please fully describe the population served by the program and the address of the program facility location on a separate sheet of paper. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

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

Refer to Attachment B for Ownership and Legal Structure.

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

The public is able to use the facility by contacting organization's representative and coordination of

the event. Refer to Attachment C for examples of past and current public use.



G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

9/30/11 Planning Department

8/26/2011 & 9/30/11 Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2012 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no

2. Project Cost for 2012 \$178,000

Total Project Cost \$178,000 (if multiphase, for all years)

3. Amount of TIF Funding Requested for 2012 \$138,000

Total Amount of TIF Funding Requested \$138,000
(if multiphase, for all years)

4. Total Amount of matching funds provided for 2012 \$40,000

Total Amount of matching funds provided \$40,000
(if multiphase, for all years)

Describe the source and amount of matching funds Organization's Funds

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)

Detailed budget attached

I. PROJECT SCHEDULE

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

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should



consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

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

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

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

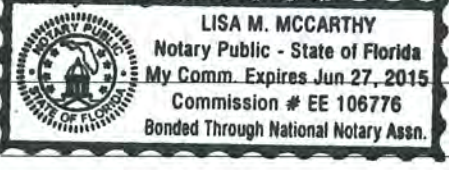
Applicant's Signature: Michael B. Ingram Date: 9/29/11

Subscribed and sworn to (or affirmed) before me on Sept. 29, 2011 (date) by

Michael B. Ingram
Please Print Name of Affiant

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

[Signature]
Notary's Signature and Seal

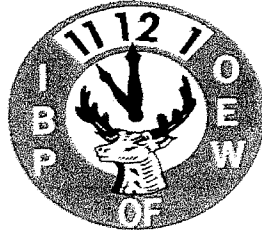


Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

Coral City Elks Lodge # 610

1107 Whitehead Street
Key West, Florida 33040RECEIVED
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 Coral City Elks Lodge # 610

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

Dear Sir or Madam,

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

Respectfully yours,

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

Charity, Justice, Fidelity, Brotherly and Sisterly Love

Section E
Project Information



ATTACHMENT A

ATTACHMENT A – PROJECT DESCRIPTION

- Part I: Replace existing roof with single ply hurricane rated PVC and tapered insulation system to promote energy efficiency.
- Part II: Renovate two (2) existing restrooms into ADA compliant restrooms, including reconfiguration of the existing walls, ceilings, fixtures, electrical, mechanical, and plumbing as required.
- Part III: Install horizontal canopy across front of building to integrate façade with abutting structure to provide shading for thermal efficiency and create a sense of 'place' on the street.



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Proposed Canopy and Seating
1107 - 1109 Whitehead Street

mbi | k2m Architecture, Inc.



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1001 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

PHONE: 305.292.7722
FAX: 305.292.2162

PROF. REG. NO. AA26001059

ATTACHMENT H

ATTACHMENT H - PROJECT PHOTOS





ATTACHMENT H



ATTACHMENT H



ATTACHMENT H



ATTACHMENT H





ATTACHMENT H



Section F
Ownership & Legal Structure

City of Key West Planning Department

Verification Form

(Where Authorized Representative is an Entity)

I, Kenneth Sullivan, in my capacity as exalted Ruler/President
(print name) (print position; president, managing member)
of Coral City Elks Lodge No. 610 & Coral City Temple No. 400 I.O.O.F., Inc
(print name of entity serving as Authorized Representative)

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

1107 Whitehead St, 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.

[Signature]
Signature of Authorized Representative

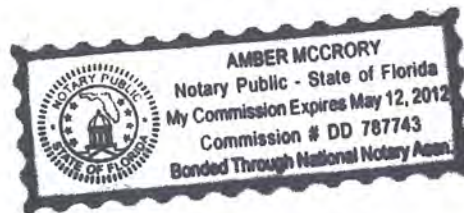
Subscribed and sworn to (or affirmed) before me on this 9/26/11 by
date

Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Amber McCrory
Name of Acknowledger typed, printed or stamped





City of Key West Planning Department

Authorization Form (Where Owner is a Business Entity)

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

I, Kenneth M Sullivan as

Please Print Name of person with authority to execute documents on behalf of entity

Coral City ELKS Lodge # 610 1107 Whitbread St
Coral City Temple NO. 400, FWB, Ed of Key West, Fla

Name of office (President, Managing Member)

Name of owner from deed

authorize Michael B Ingram of Mbil Kzm Architecture, Inc
Please Print Name of Representative

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

Kenneth M Sullivan

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

Subscribed and sworn to (or affirmed) before me on this 9/26/11 by

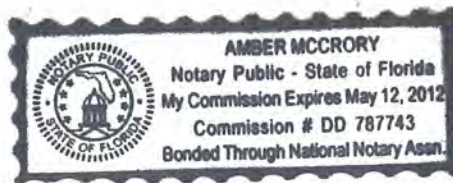
[Signature]

Name of Authorized Representative

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

[Signature]
Notary's Signature and Seal

Amber Mccrory
Name of Acknowledger typed, printed or stamped



DD 787743
Commission Number, if any

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



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Detail by Entity Name

Florida Non Profit Corporation

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

Filing Information

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

Principal Address

1107 WHITEHEAD STREET
 KEY WEST FL 33040

Mailing Address

1107 WHITEHEAD STREET
 KEY WEST FL 33040

Registered Agent Name & Address

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

Name Changed: 10/08/2006

Address Changed: 04/16/2009

Officer/Director Detail

Name & Address

Title PRES

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

Title TRUS

KELLY, SAMUEL
 208 TRUMAN AVE.

KEY WEST FL 33040

Title HCC

TIMMY, THOMAS
713 CHAPMAN LN
KEY WEST FL 33040

Title LS

MENITE, JAMES
711 CHAPMAN LN.
KEY WEST FL 33040

Annual Reports

Report Year Filed Date

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

Document Images

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

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

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

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Coral City Elks Lodge # 610

1107 Whitehead Street
Key West, Florida 33040

Coral City Elks Lodge # 610

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

Preamble

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

Membership

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

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

Elected Officer

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

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



Current Hierarchy

Exalted Ruler

Ken Sullivan

Esteem Leading Knight

Clayton Lopez

Esteem Loyal Knight

Joseph Castillo

Esteem Lecturing Knight

Lerov Jackson Jr

Lodge Secretary

James Menite

Daino Gaines (Asst)

Treasurer

Donald Strachan

Esquire

James Sutton

Inner Guard

Cyril Fisher Jr

Tiler

Samuel Kelly

Trustees

John W Wells

Chaplin

Thomas Castillo

Master of Social Session

Adrian Johnson

Chairman of the House

Naomi Thomas

Recreation Manager

Timothy Thomas

Bar Administrator

The Body

Current / Former Elks Rest Locations



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

Exalted Rulers

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

20. Ken Sullivan

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

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

DAVID PAUL HORAN & ASSOCIATES, P.A.

ATTORNEYS AT LAW
608 WHITEHEAD STREET
KEY WEST, FLORIDA 33040

DAVID PAUL HORAN
EDWARD W. HORAN
STEVEN B. ESQUINALDO

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

September 10, 1990

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

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

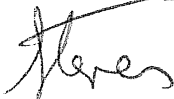
Dear Mr. Major:

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

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

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

Sincerely,



Steven B. Esquinaldo, Esq.,
for the Firm

SBE:ddl

Enclosures

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

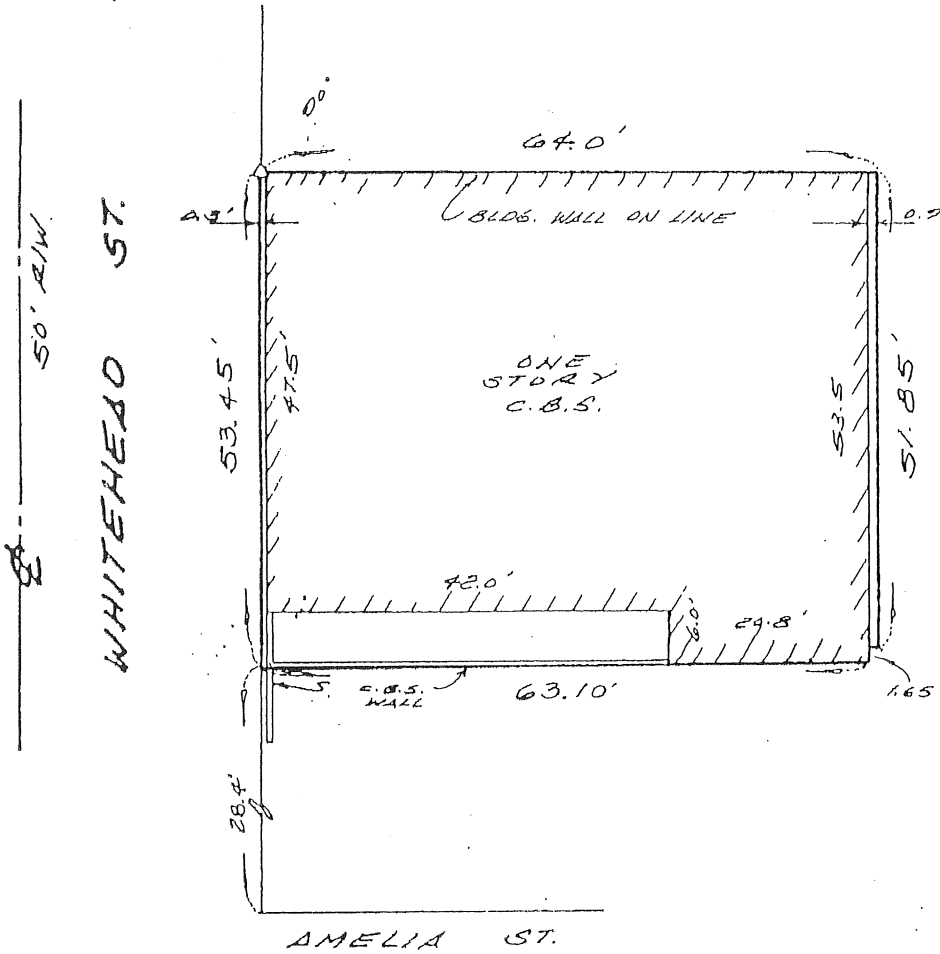


PHILLIPS & TRICE SURVEYING, INC.

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

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

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



SCALE: 1" = 20'



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O-SET #4 IRON ROD W/CAP
D-FOUND BOLT

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

BOUNDARY SURVEY OF: A parcel of land on the Island of Key West, Monroe County, Florida; said parcel being described as follows:
COMMENCE at the intersection of the NE'ly right of way line (ROWL) of Whitehead Street with the NW'ly ROWL of Amelia Street and run thence NW'ly along the NE'ly ROWL of the said Whitehead Street for a distance of 28.40 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue NW'ly along the NE'ly ROWL of the said Whitehead Street for a distance of 53.45 feet; thence NE'ly and at right angles for a distance of 64.0 feet; thence SE'ly and at right angles for a distance of 51.85 feet; thence SW'ly and at right angles for a distance of 0.90 of a foot; thence SE'ly and at right angles for a distance of 1.65 feet; thence SW'ly for a distance of 63.10 feet back to the POINT OF BEGINNING.

BOUNDARY SURVEY FOR: CORAL CITY ELKS LODGE

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

THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL

September 5, 1990
Key West, Florida

PHILLIPS & TRICE SURVEYING, INC.

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

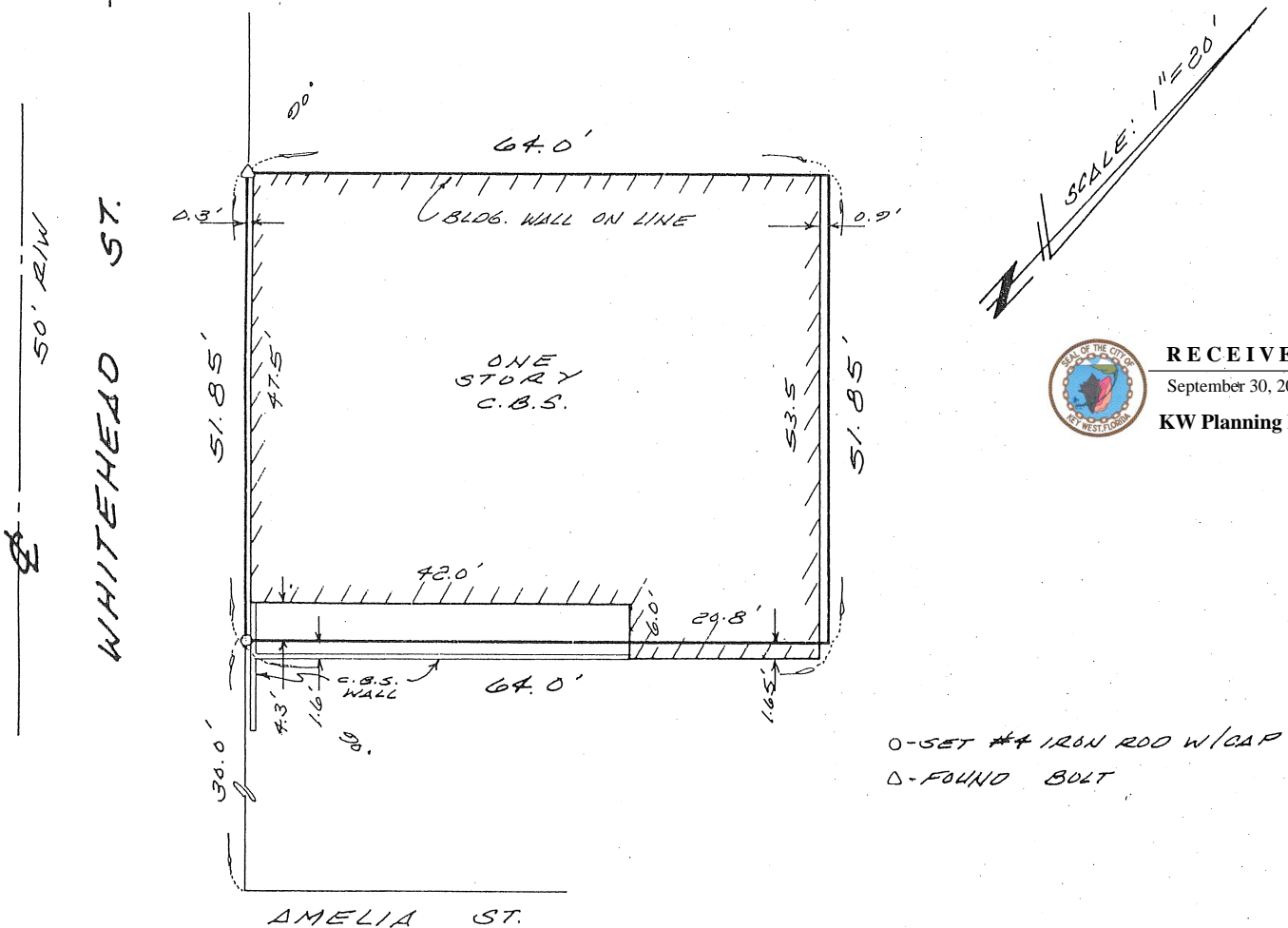


PHILLIPS & TRICE SURVEYING, INC.

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

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

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



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September 30, 2011
KW Planning Dpt

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

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

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

BOUNDARY SURVEY FOR: CORAL CITY ELKS LODGE

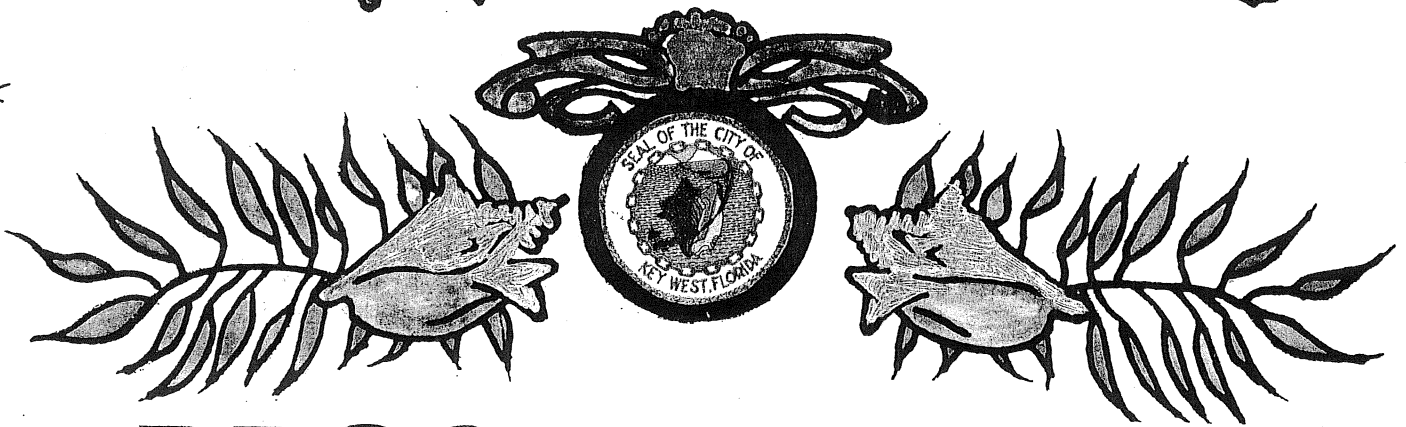
I HEREBY CERTIFY that the survey delineated hereon meets or exceeds the minimum technical standards as set forth by the Florida Board of Land Surveyors, pursuant to Section 472.027 of the Florida Statutes, and that there are no encroachments, above ground, other than those shown hereon.

**THIS SURVEY IS NOT
VALID UNLESS EMBOSSED
WITH A RAISED SEAL**

April 25, 1990
Key West, Florida

PHILLIPS & TRICE SURVEYING, INC.

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



PROCLAMATION

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

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

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

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

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

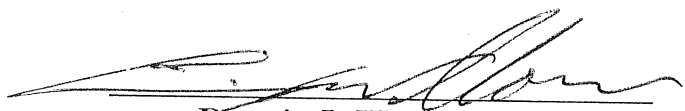
WHEREAS, the March is endorsed by the Key West Branch of the NAACP, Key West Express, Coral City Elks, Silver Slippers, Masons Union Lodge #47, Commissioner Turner, The District 6 Planning Group, the Bahama Conch Community Land Trust, HRS Minority Wellness Project, National Organization for Women Literacy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

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

KEY WEST 100 MAN MARCH DAY

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

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


Dennis J. Wardlow, Mayor



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September 30, 2011

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Return to (enclose self addressed stamped envelope)

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

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

REC 1143 REC 1871

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/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 "male" shall include all the nouns herein described if more than one.

Made this 29th day of August A. D. 19 90
Between JEREMIAH ALBURY, also known as JERRY ALBURY

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

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

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

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

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

Signed, Sealed and Delivered in Our Presence:

[Signature] L.S.
Witness JEREMIAH ALBURY, also known as
[Signature] L.S.
Witness JERRY ALBURY L.S.

Recorded in Official Records Book 15 9790 L.S.

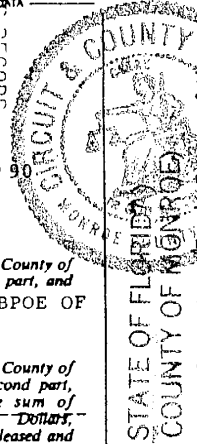
State of Florida
County of Monroe
DANNY L. KOLHAGE
Clerk Circuit Court

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

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

Witness my hand and official seal at Key West, Monroe County of Florida, this 29th day of August, A. D. 19 90

Notary Public
My Commission Expires 2012



This Copy is a True Copy of the Original on File in this Office by my hand and Official Seal

This 29th day of September A.D., 19 90
DANNY L. KOLHAGE
Clerk Circuit Court
BY [Signature]

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

1

654074 01143 21869

001
173

Prepared by and return to:

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

Grantee Name and SS#237173920

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

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

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

SUBJECT TO THE FOLLOWING:

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

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBER: 28190

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

FILED FOR RECORD
30 SEP -7 12:55
MONROE COUNTY FLA

US PA 55 9:790
[Signature]



RECEIVED
September 30, 2011
KW Planning Dpt

654074 REC 1143 REC 1870

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

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

Signed, Sealed and Delivered
in Our Presence:

Witnesses

By

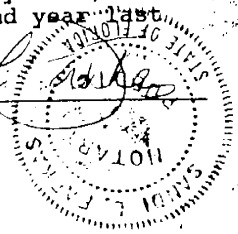
CHARLES L. MAJOR, JR., President seal

STATE OF FLORIDA
COUNTY OF MONROE

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

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

Notary Public



My Commission Expires: ~~Notary Public, State of Florida~~
(seal) My Commission Expires Oct. 23, 1991
Added This Year Fee - Insurance fee

Education to Control American Bank
In the name of the People
Coral City Elks Lodge
Coral City Elks Lodge



172416

This Indenture.

7.00
105.00
30.00

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

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

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

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

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

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

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

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

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

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

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

Signed, Sealed and Delivered in Our Presence:

Christine A. Sawyer
Elizabeth Garcia
Elizabeth Garcia
Patricia A. Ryden

BY _____ OF _____
LAW FIRM OF NEBLETT & SAUER
3630 N. ROOSEVELT, KEY WEST, FLORIDA 33040



State of Florida
County of MONROE
DEF REC 783 } PAGE 60

I Hereby Certify That on this 2ND day of March, A. D. 19 79, before me personally appeared

ELIZABETH GARCIA, a single woman over the age of 18 years to me known to be the person described in and who executed the foregoing conveyance to THE CORAL CITY ELKS REST, BENEVOLENT AND PROTECTIVE ASSOCIATION, a Florida non-profit corporation, operating as CORAL CITY ELKS LODGE NO. 610 and CORAL CITY TEMPLE NO. 400 and severally acknowledged the execution thereof to be her free act and deed for the uses and purposes therein mentioned.

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

Lehrskind A Sawyer

My Commission Expires _____ Notary Public

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COM. EXPIRES FEB. 19 1982
BONDED THRU GENERAL INS. UNDER NO. 1085

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 19 1982
BONDED THRU GENERAL INS. UNDER NO. 1085



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

Warranty Deed

TO CORPORATION

TO

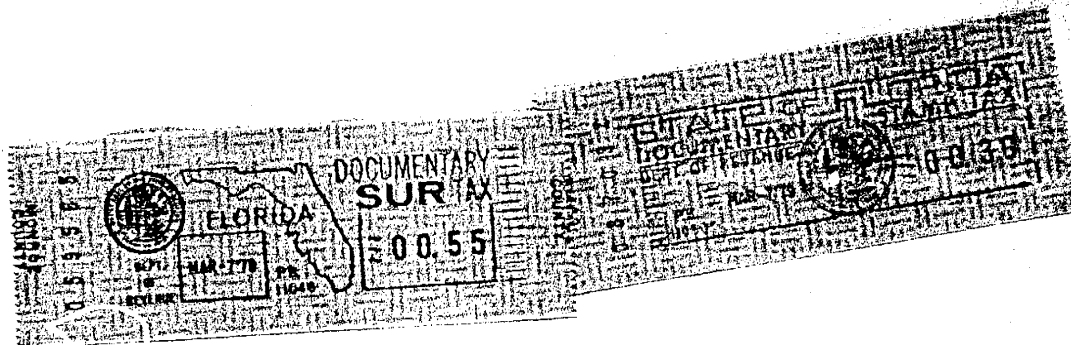
Date

ABSTRACT OF DESCRIPTION

(continuation of legal description)

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

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



Whitehead



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September 20, 2011

KW Planning Dpt

155676 REC 768 PAGE 1408

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

CIVIL ACTION NO. 77-1204 CA09

ELIZABETH GARCIA

Plaintiff

VS

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

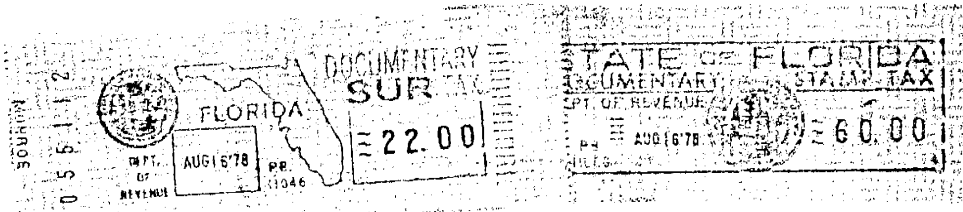
AUG 15 2 09 PM '78 FILED CLERK OF COURT

CERTIFICATE OF TITLE

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

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

SEE ATTACHED



was sold by me to: ELIZABETH GARCIA

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

who now has title thereto.

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

RALPH W. WHITE, CLERK OF CIRCUIT COURT

BY: [Signature] DEPUTY CLERK



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September 30, 2011

KW Planning Dpt

OFF REC 768 PAGE 1409

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

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

RECORDED IN ORIGINAL RECORD BOOK
NOV 2 2011
CLERK OF DISTRICT COURT
RECORD VERIFIED

This instrument was prepared by
J. LANCELOT LESTER
420 Fleming St., Key West, Fla.

Deed Indenture

179115

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

Fla. Doc. Stamps
\$105.00

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

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

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

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

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

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

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

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

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

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

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

Signed, Sealed and Delivered in Our Presence:

[Handwritten signatures of Richard Padron and Janet H. Padron]
Richard Padron
Janet H. Padron

FILED FOR RECORD
1968 JUL 23 AM 5
MONROE COUNTY, FLA.

179115
25
23

State of Florida,

OFF REC 435 PAGE 931
ss.

County of MONROE,

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Richard Padron and Janet H. Padron, husband and wife,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, Florida, this 6th day of August, A. D. 1968.

My Commission Expires May 3, 1969
[Signature]
Notary Public, State of Florida
at Large



179115

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



STATE OF FLORIDA DOCUMENTARY SUR TAX \$11.00
STATE OF FLORIDA DOCUMENTARY SUR TAX \$11.00

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

Richard Padron et ux
TO
Elizabeth Garcia

179115
Monroe County Florida

7-4-68
1550
25.00

119267

OFFICIAL RECORD 314 PAGE 493

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida



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September 30, 2011
KW Planning Dpt

Warranty Deed

W. CURRY HARRIS
Attorney at Law
KEY WEST, FLORIDA

STATUTORY

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

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FILED FOR RECORD
1964 JUL - 8 PM 4:12
MONROE COUNTY FLORIDA

Witnesseth, That said grantor for and in consideration of the sum of Ten - - - - -
of 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, Monroe County, Florida and is part of Subdivisions 7 & 8,
Lot 3, Square 6, according to Beverly B. Brown's Subdivision of Part of Squares 3 &
6, Tract 11, according to C. W. Tift's map of said Tract drawn in 1874, as recorded
in Deed Book "J", at Page 671, of Monroe County Public Records and is more particu-
larly described as follows:

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

TOGETHER with the improvements situate thereupon,

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

The words "grantor" and "grantee" shall be construed to include masculine, feminine, singular, or plural as the context indicates.
The Witness Hereof, Grantor has hereunto set grantor's hand and seal the day and year first above written, and delivered in our presence:

Elyse J. Schoneck
Nellie K. Pearce
Witnesses as to both signatures.

Elizabeth G. Padron
Elizabeth G. Padron
M. A. Padron
M. A. Padron

NOTARY PUBLIC, FLORIDA,
COUNTY OF MONROE, ss.

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

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

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

My commission expires:

Nellie K. Pearce
Notary Public,
State of Florida at Large.

[Seal]

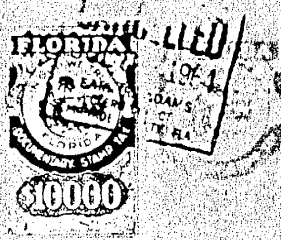


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September 30, 2011

KW Planning Dpt

314 494



Recorded in Official Record Book
M... ..
EARL R. ADAMS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

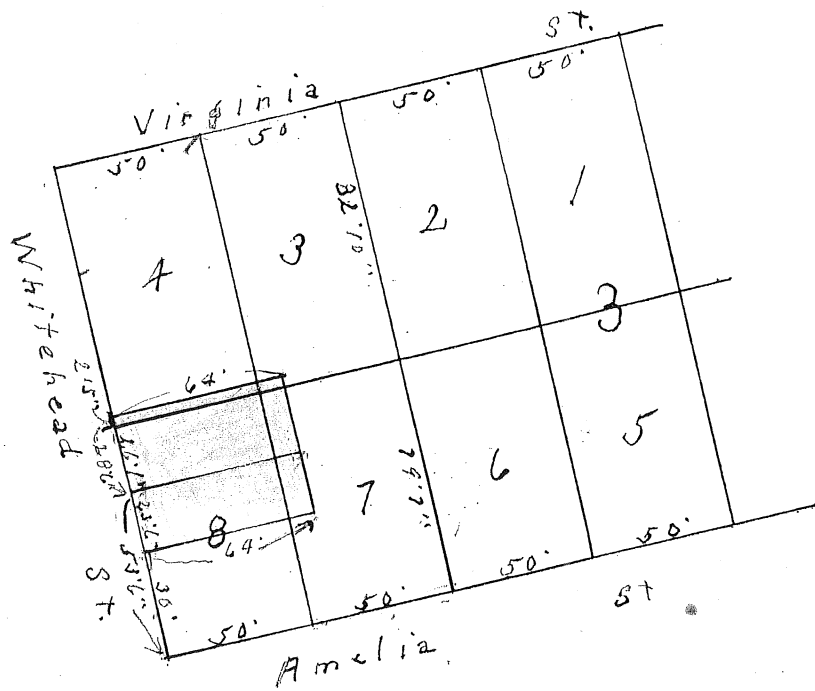


Diagram showing lots described in Caption of Abstract, from a Subdivision by Beverly B. Brown of Lot 3, Square 6, Tract 11, recorded April 12, 1879 in Deed Book J, Page 671.

No. 10. Continued.

Granted, bargained and sold the following described land, situate, lying and being in the County of Monroe and State of Florida, to-wit:

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

No. 11.

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

To

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

MORTGAGE

Mtg. Book A-1, Page 74.

Dated August 13", 1925.

Filed August 14", 1925.

Cons., \$2250.00 and D.C. & V.C.

Signed and Sealed.

Two witnesses.

Ack'd., August 10" 1925 in Orange County, Florida before Frank J. Lindersien, Notary Public State of Florida.

Commission expires Jany. 12", 1928.

Official Seal -Notarial- affixed.

Separate examination of wife with relinquishment of dower.

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

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

No. 12.

Gato Real Estate and
Improvement Company.

LETTERS PATENT

Misc. Book "C", page 521.

Dated July 14, 1908.

Filed July 29, 1908.

To All Whom These Presents Shall Come Greeting:

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



STATE OF
FLORIDA

Certificate

COUNTY OF
MONROE

of

First Title Guaranty and Abstract Company

A FLORIDA CORPORATION

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

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

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

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

re covered by this Abstract extends from June 7, 1918

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

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

FIRST TITLE GUARANTY AND ABSTRACT COMPANY

By W M M Ellsworth
Manager.

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

FIRST TITLE GUARANTY AND ABSTRACT COMPANY

By Sam M Ellsworth
Manager.

By A C Pinder

Section G
Pre-application Meeting

ATTACHMENT D

ATTACHMENT D – PREAPPLICATION MEETING

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



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September 30, 2011
KW Planning Dpt

Pg 29, Article III 3.02 - Using private enterprise as a redevelopment tool

B. ...create public – private partnership opportunities ... (for) delivery of improvements.

Pg 34 (A) – Provision of vibrant and attractive gathering places for the entire community.

Pg 36 4.02 (C) 1 - ...providing opportunities for community gathering and special events

Pg 37 (C) 2 - ...revitalized and redeveloped in a manner particularly sensitive to the needs and desires of the Bahama Village community, its residents and business proprietors.

*Note that ADA restrooms will be a major benefit to events such as Goombay.

Pg 39 (h) - ...redeveloped as a community focal point to the benefit of residents, businesses, property owners and visitors through implementation.

Pg 76-77 Section 6.02 (B) – Redevelopment should ... incorporate ... entertainment uses.

Appendix B – is specific in addressing need to repair, retro-fit and rebuild existing structures.

Section H
Project Budget



ATTACHMENT E

ATTACHMENT E – PROJECT BUDGET

The project is best accomplished in a single phase, but is broken into distinct components:

The following is the anticipated project budget based on research and estimates:

	Provided Matching	2012 Requested
I. <u>Roofing / Insulation / Repairs (initial TIF Request 2011)</u> Requested funds for 2012 TIF funding cycle		\$52,000
II. <u>Canopy (initial TIF Request 2011)</u> Requested funds for 2012 TIF funding cycle		\$46,000
III. <u>ADA Restrooms (modification of existing with plumbing)</u> Requested funds for 2012 TIF funding cycle		\$25,000
<u>Project coordination services</u> Requested funds for 2012 TIF funding cycle		\$15,000
Provided services 2009, 2010, 2011	\$5,000	
<u>A/C unit replacement</u> Prior to roof replacement	\$8,000	
<u>Signage and Security</u> Prior to roof replacement	\$2,000	
<u>Painting canopy and repair and painting of exterior walls</u>	\$10,000	
<u>Reconstruction of interior ceiling due to water damage</u>	\$15,000	
	\$40,000	\$138,000
 Total Project Cost (2012)		 \$178,000
Total TIF Funding Request		\$138,000

Section I

Project Schedule



ATTACHMENT F

ATTACHMENT F – PROJECT SCHEDULE

The project will be completed within eight months of funding approval.

Section J
Green Features



ATTACHMENT G

ATTACHMENT G – GREEN FEATURES

The replacement of the roofing membrane to a cool roof system and addition of insulation will reduce the heat gain to the building, improving the efficiency and reducing energy consumption. These improvements will help to reduce the carbon footprint for the facility for the anticipated life of the materials (25 years). In addition, the materials are recyclable once removed at the end of their life.

The proposed canopy will reduce heat gain to the building by providing shade to the West façade and adjacent sidewalk. A 'social' area will be created under the canopy eliminating excessive movement from sidewalk areas (seating) to air conditioned spaces. The canopy will have a membrane made of recycled content and is recyclable at the end of its life cycle.

Relate historic design to proposed design and how it responds to HARC requirements.

The canopy is stucco covered frame to replicate period concrete. HARC review acknowledges and approves of interpretation of 'eyebrow' as shown as part of historic photograph. The lighter weight solution will not adversely impact the existing structure.

How does this project relate to CRA plan?

Canopy will provide benefit by reducing AC / energy requirements and will assist in City's effort to reduce carbon footprint. Seating area proposed will be beneficial to the streetscape by eliminating current desperate seating elements (chairs) and continuing an appropriate neighborhood social gathering area.

2010 Request



ATTACHMENT P

October 25, 2010

The City of Key West
PO Box 1409
Key West, Florida 33041
Attn: Amy Kimball-Murley, Planning Director – sent via email akimball@keywestcity.com

RE: **ADDITIONAL INFORMATION REQUEST
TIF APPLICATION 2011 ALLOCATION
CORAL CITY ELKS LODGE #610 / CORAL CITY TEMPLE #400**

Dear Amy Kimball-Murley,

mbi | k2m is in receipt of your letter dated October 13, 2010 requesting additional information and clarification for the aforementioned project. The comments and our responses in bold are as follows:

Item 1: Documentation demonstrating that the individual signing the verification and authorization forms is authorized to sign on behalf of the organization

Response: *The Coral City Elks Lodge #610 / Coral City Temple #400 is listed by the Florida Department of State Division of Corporations. Ken Sullivan is listed as the registered agent. Refer to Attachment Q for a copy from the Department's website.*

Item 2: Clarification of budget and requested amounts (\$143,000 or \$153,000)

Response: *The total project cost is \$153,000, which includes the TIF Funding Request of \$103,000 and the Matching Funds provided by the Lodge for recent and proposed expenses of \$40,000. The total amount being requested for the 2011 TIF Allocation is \$103,000.*

Item 3: Clarification of schedule information and duration of project

Response: *The scope of work listed in Attachment E – Project Budget in the original application will be completed within 6 months of the approval of the application funding by the City Commission.*

Item 4: Documentation, such as a written policy, regarding access to the facility in furtherance of responding to the second part of Item F

Response: *A written policy is not in place for the Lodge regarding public access to the facility. The typical process for an organization or group to use the facility is to contact the Lodge in advance of the event to discuss the intended use and schedule. The Lodge is non-discriminatory and has worked with many various organizations over the years to offer their facility for public use, as noted in Attachment B of the original application.*



ATTACHMENT P

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

Very Truly Yours,

A handwritten signature in blue ink that reads "Michael B. Ingram".

Michael B. Ingram, R.A.
Director of Company

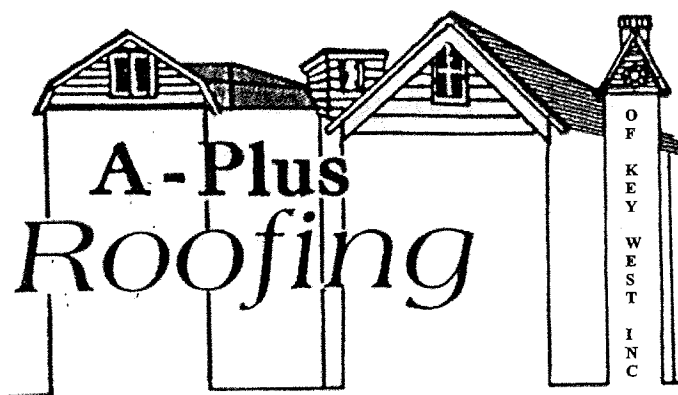
Cc: file



RECEIVED

September 30, 2011

KW Planning Dpt



7-27-10

Elks Club
1107 Whitehead St.
Key West FL. 33040
Attn. William Shepler / Ingram (architect)
292-7722

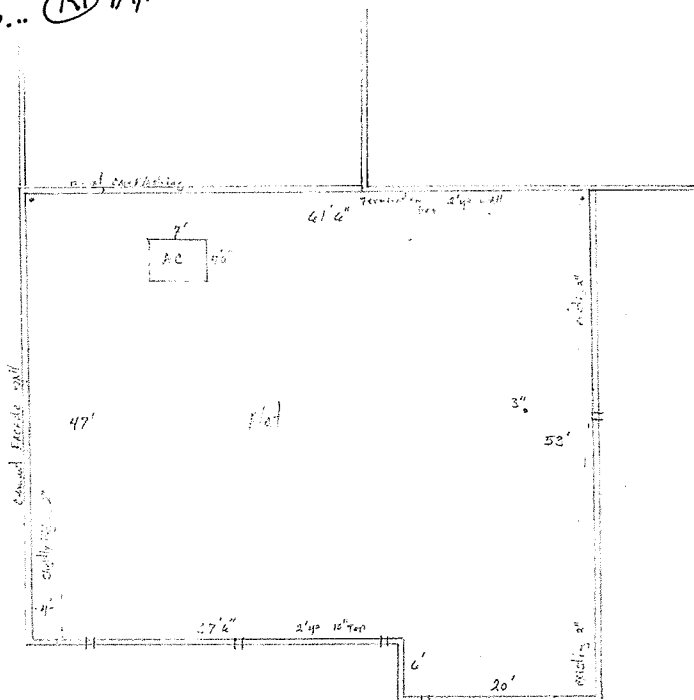
Install approx. 3000sq.ft. of 60mil PVC single ply using roof over technique on the flat roof area and 550sq.ft. of 60mil PVC 2' up the walls and parapets.

Fabricate two thru roof drains and 5 thru wall drains. Flash one large A/C curb.

TOTAL ___ \$28,660.00

ALTERNATE: Should a tapered ISO roof insulation system be required to enhance the drainage of rain water off this roof add \$14,000.00 to the above TOTAL.

+ 1,000.00
\$15,000.00 (RT) 9/9/11



CC#C058008

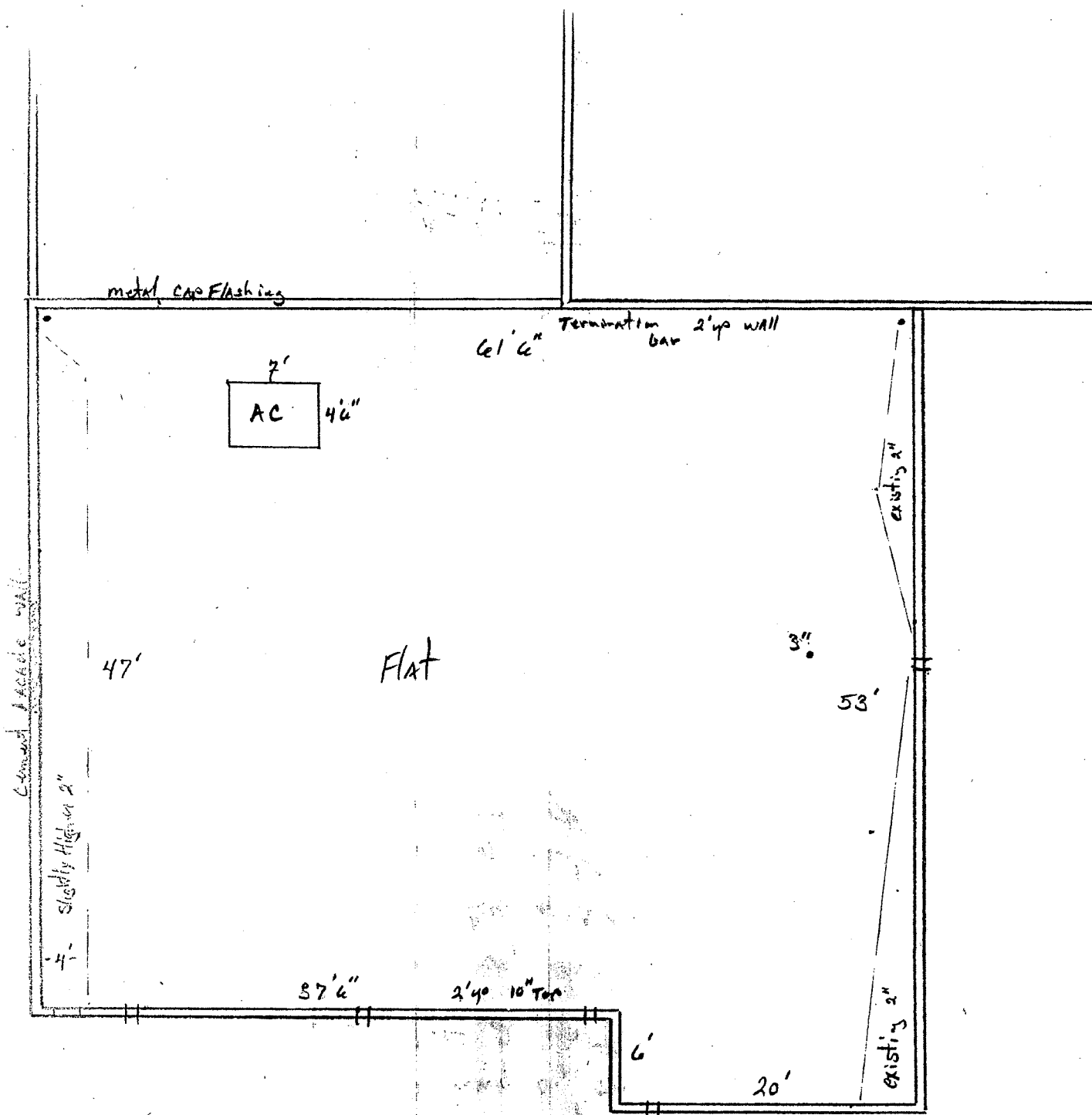
1107 Key Plaza, Suite # 317 ~ Key West, FL. 33040 ~ (305) 296-2568

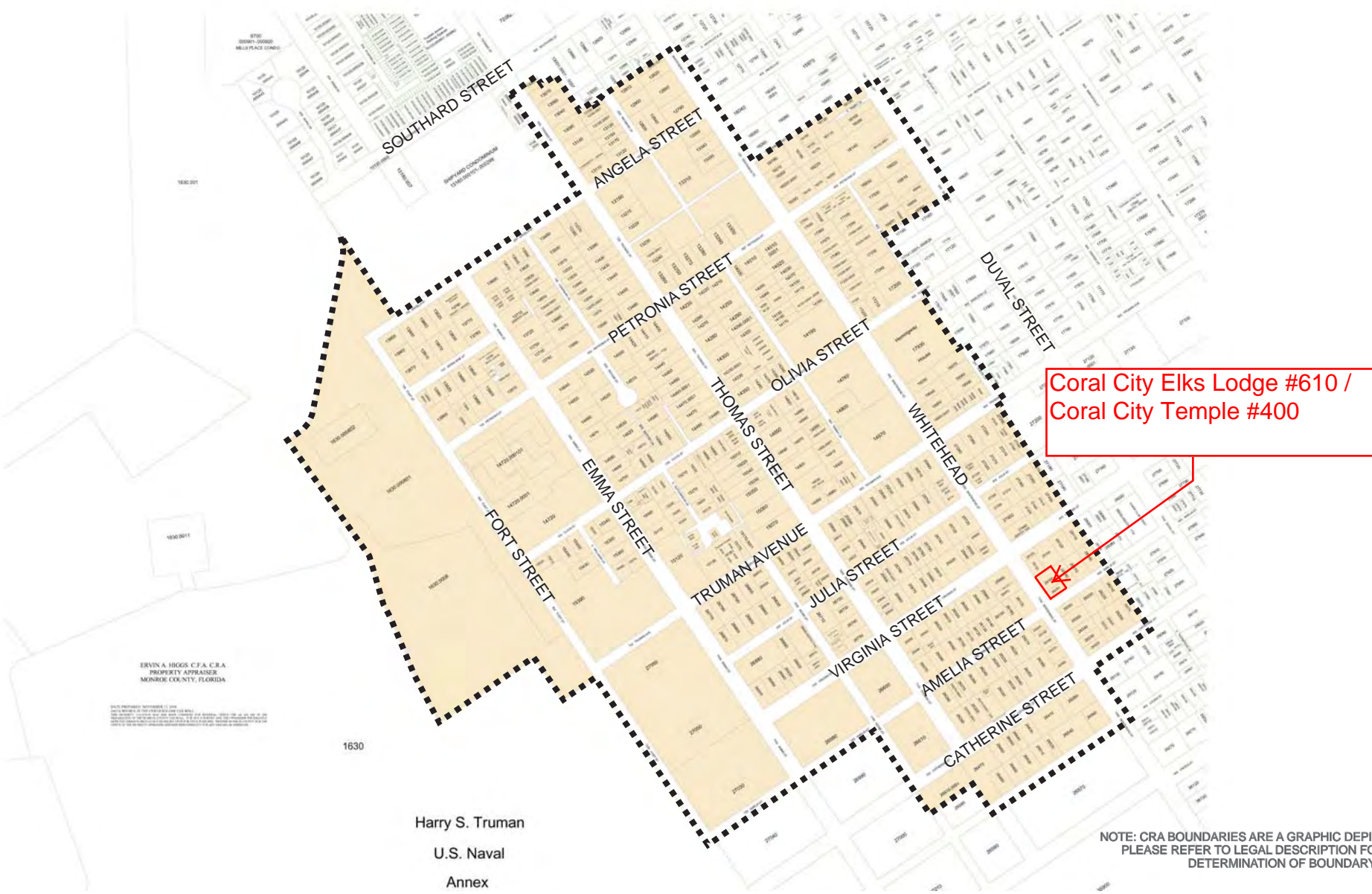


RECEIVED

September 30, 2011

KW Planning Dpt





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

ERVIN A HIGGS C.F.A. C.R.A.
PROPERTY APPRAISER
MONROE COUNTY, FLORIDA

NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND
..... Approximate Boundaries of Subarea

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



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

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

Monday September 6, 2010, the Monroe County Property A

Property Record View

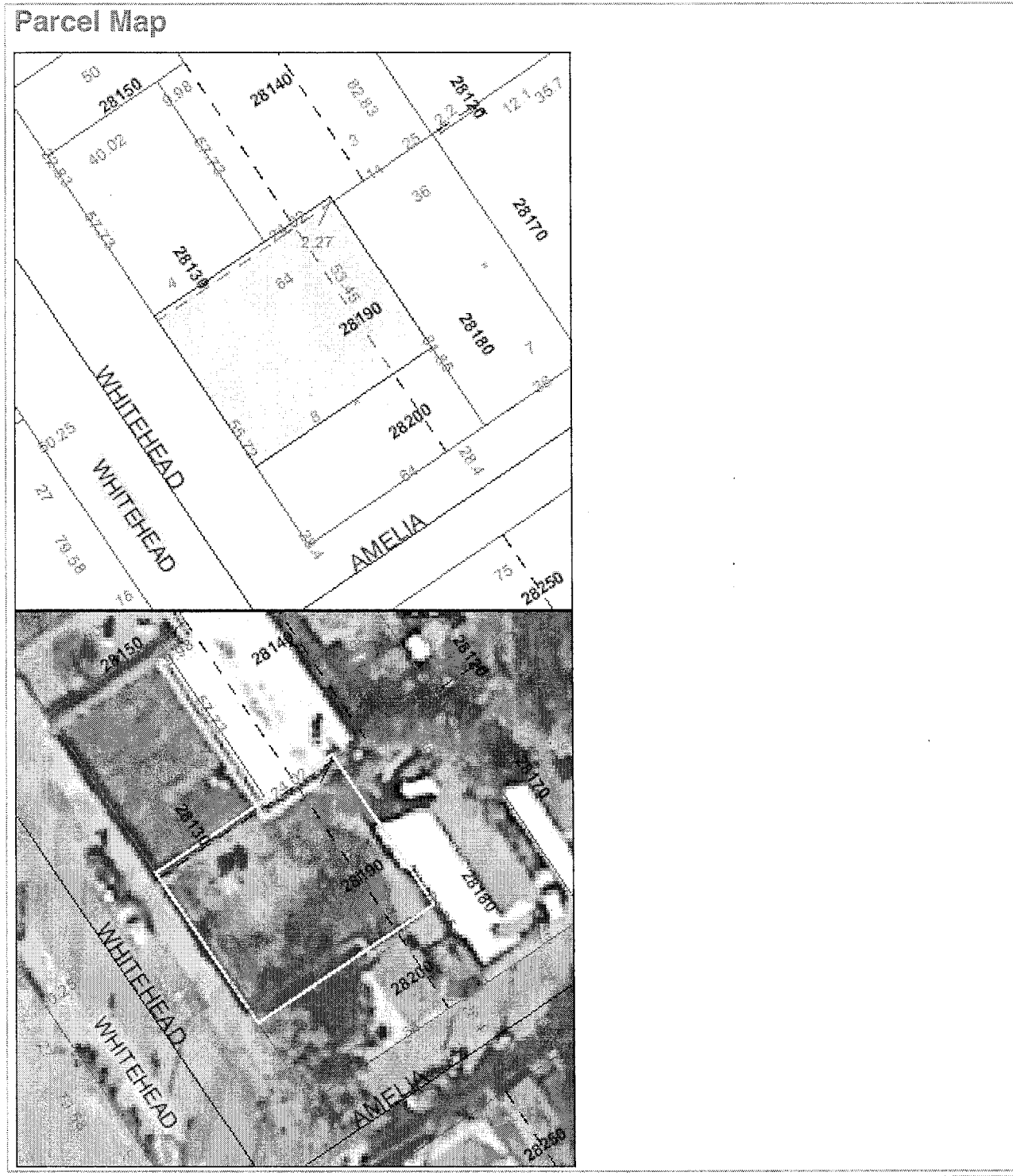
Alternate Key: 1028967 Parcel ID: 00028190-000000

Ownership Details

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

Property Details

PC Code: 77 - CLUBS,LODGES (PC/LIST)
Millage Group: 11KW
Affordable Housing: No
Section-Township-Range: 06-68-25
Property Location: 1107 WHITEHEAD ST KEY WEST
Legal Description: KW PT SUBS 7-8 PT LOT 3 SQR 6 TR 11 OR314-493/94 OR435-930/931OR768-1408/1409 OR783-61/62 OR783-59/60 OR1143-1869/70(CW) OR1143-1871(CW)



Exemptions

Exemption	Amount
05 - PARTIALLY EXEMPT	476,949.00

Land Details

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

100D - COMMERCIAL DRY	0	0	3,566.08 SF
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Building Summary

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

Building 1 Details

Building Type
 Effective Age 15
 Year Built 1948
 Functional Obs 0

Condition A
 Perimeter 230
 Special Arch 0
 Economic Obs 0

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

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

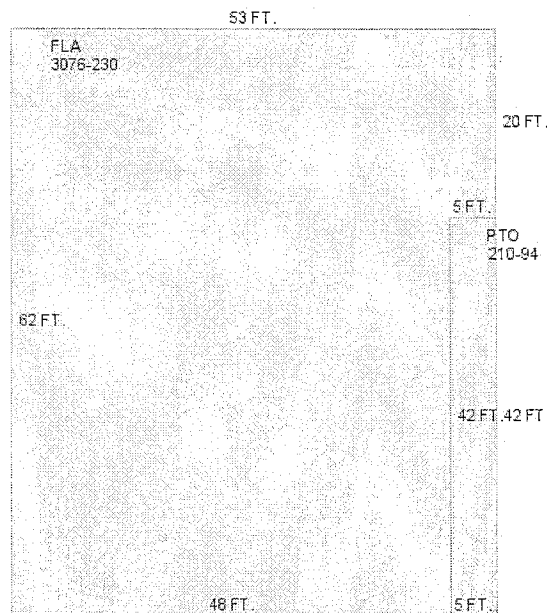
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 8

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
-----	------	----------	-----------	------------	-----------	------------	---------------------	------

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

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/1/1979	783 / 59	35,000	00	Q

This page has been visited 30,173 times.

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

Additional Information

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

LABORATORY NAME AND ADDRESS

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

LABORATORY DIRECTOR

JOHN J MIKYTUCK

CLIA ID NUMBER

10D1053429

EFFECTIVE DATE

04/25/2008

EXPIRATION DATE

04/24/2010

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

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



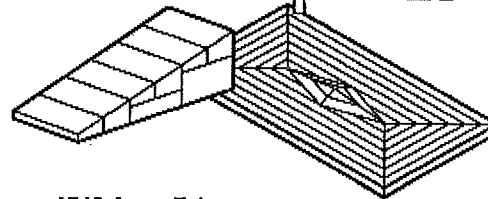
Judith A. Yost

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



Fax To: **ROBERT RICCI**
 Company: **BRADCO SUPPLY**
2751 NW 73rd St.
Miami, Fl 33147
 Phone #: **305-836-3641**
 Fax #: **305-836-2152**
 Copy To: **RICK @ A PLUS ROOFING**

bradco tapered



1542 Apex Rd.
 Sarasota, FL 34240
 TEL: 800-827-3702 FAX: 941-378-0627
 website: www.bradcotapered.com

General Project Information:

Date Quoted: **7/24/2010**
 Job Name: **ELKS CLUB - 1107 WHITEHEAD ST.**

Location: **KEY WEST**
 Job #: **BE-1007181-X1**

Project Manager: Tom Bermingham

E-Mail: tbermingham@bradcosupply.com

Tapered System Description:

Material:	ISO	Cricket Material:	ISO
Tapered Area (sq):	30.11	Cricket Area (sq):	6.07
Slope:	1/8"	Cricket Slope:	1/4"
Minimum Start:	0.50"	Cricket Fill:	ISO
Maximum Thick:	4.34"		
Fill Insulation:	ISO	Total Sqs. Applied:	47.86
		Total Sqs. Material:	59.68
Base Layer:	N/A		
Overlay:	N/A	Total ISO Truckloads:	0.25
		Total PERLITE Truckloads:	0.00
Avg. R-Value:	14.6		

Price: \$3,934.00

Valid if shipped by: **9/22/2010**

* Price does not include tax or fuel surcharge (if applicable)

Notes:

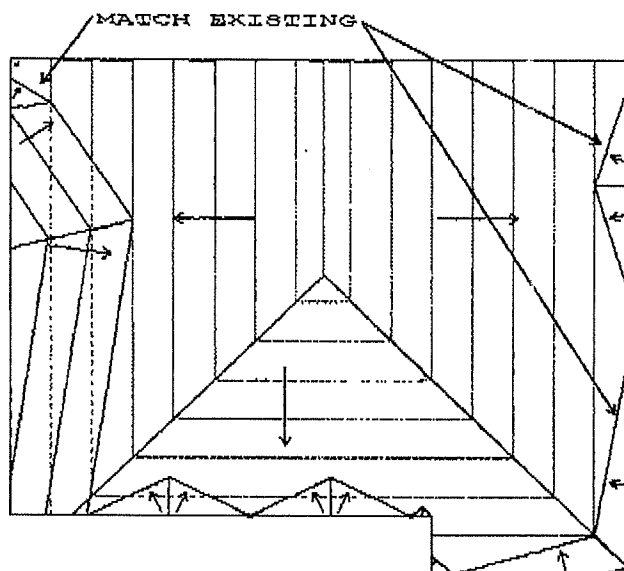


IMAGE SHOWN ABOVE REFLECTS BRADCO'S DESIGN INTENT - ALL SUBMITTALS ARE SUBJECT TO ARCHITECT / CONTRACTOR APPROVALS.
 IMPORTANT - As a supplier of materials only, Bradco Supply Corp. does not assume responsibility for errors in design, engineering, quantities or dimensions. Architect and/or contractor shall verify all drain locations, perimeter dimensions, sizes, materials and R-values. Contractor is responsible for verifying this quote to insure that it meets job specifications. All shop drawings must be approved prior to material shipment.

Request for Additional Information



THE CITY OF KEY WEST

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

October 25, 2011

VIA ELECTRONIC MAIL

Mr. Michael Ingram, AIA
mbi/k2m Architecture, Inc.
1001 Whitehead Street, Suite 101
Key West, Florida 33040

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

Dear Mr. Ingram:

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

- Clarification of Attachment D, and how the listed CRA provisions relate to the request;
- Clarification of matching funds: who were they provided by; have the related improvements been completed; when, and how do they relate to the specific request;
- Clarification of schedule information and duration of project;
- Please provide a cost budget breakout including the contingency plan, hard costs and soft cost, and provide all professional cost estimates;

This additional information is requested by November 2, 2011.

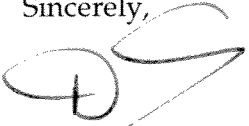
Your project presentation is scheduled before the Bahama Village Redevelopment Advisory Committee at their regularly scheduled meeting on Thursday, November 3, 2011, starting at 5:30 p.m. Please be prepared to describe the key aspects of your project in 10 minutes or less and to answer questions that may be posed by the board. In addition, staff or board members may have additional information or clarification requests during the review period. The Bahama Redevelopment Advisory Committee is expected to meet on December 1, 2010, to recommend funding allocations.

October 25, 2011

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to be 'DL Craig', written over a diagonal line that extends from the bottom left towards the top right.

Donald Leland Craig, AICP
Planning Director

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

Amended Application Information

November 2, 2011

The City of Key West
PO Box 1409
Key West, Florida 33041
Attn: Don Craig, Planning Director – sent via email dcraig@keywestcity.com

RE: ADDITIONAL INFORMATION REQUEST
TIF APPLICATION 2012 ALLOCATION
CORAL CITY ELKS LODGE #610 / CORAL CITY TEMPLE #400

Dear Don Craig,

mbi | k2m is in receipt of your letter dated October 25, 2011 requesting additional information and clarification for the aforementioned project. The comments and our responses in bold are as follows:

Item 1: Clarification of Attachment D, and how the listed CRA provisions relate to the request

Response: *The listed CRA provisions identified on Attachment D – Pre-application Meeting relate to the request as follows:*

- *Section 3.02 item B – Combining the funds of the Lodge with the TIF Allocation from the City will enable this partnership to perform the necessary improvements to the building;*
- *Section 4.02 item A – The addition of the awning to the street façade as well as repairs to the leaking roof will enhance this building and area and continue to support the community gathering that occurs both inside and out;*
- *Section 4.02 item C 1 – Similar to the item above, the requested repairs and enhancements will support continued community gathering and special events;*
- *Section 4.02 item C 2 – Repairing the roof, improving the façade and construction of ADA accessible restrooms helps to preserve and enhance the existing facility which is a cornerstone in the Bahama Village community thorough organization of community events (including Goombay) and support of other organizations by offering them the use of the Lodge (including AIDS Help);*
- *Section 4.02 item H – The suggested improvements will enhance the current gathering place and focal point of the community and help to encourage neighboring residents and businesses to do the same;*
- *Section 6.02 item B 2 – The proposed redevelopment will enhance the existing entertainment use present;*
- *Appendix B – Stabilization of the roof helps to prevent the deterioration of this structure.*

Item 2: Clarification of matching funds: who were the provided by; have the related improvements been completed; when and how do they relate to the specific request

Response: *The matching funds identified in Attachment E – Project Budget will be provided for as follows:*

- *Project coordination services (\$5,000)- mbi | k2m Architecture will donate 25% of their time for the project to cover the necessary preparation and coordination of the previous and current TIF Allocation Applications;*
- *A/C unit replacement (\$8,000) – the Lodge replaced the existing failed A/C unit in 2011 at their own expense. The replacement was included in the matching funds in the 2011 TIF Allocation Application and is being carried forward since the request was not approved last year;*

- *Signage and security (\$2,000) – the Lodge will cover the costs to replace / repair existing building signage and enhance the building security through repair of the entrance doors;*
- *Painting canopy and repair and painting of exterior walls (\$10,000) – After construction of the new canopy, the Lodge will paint the new canopy and existing street façade at their own expense;*
- *Reconstruction of interior ceiling due to water damage (\$15,000) – the existing drop ceiling is damaged due to the current roof leaks. Upon completion of the roof scope of work, the Lodge will repair / replace the ceiling as required.*

Item 3: Clarification of schedule information and duration of project

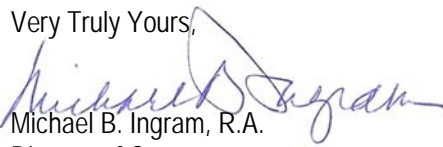
***Response:** Upon approval of the 2012 TIF Allocation request, the project is anticipated to take 8 months to complete, which includes design, City Approvals, and construction.*

Item 4: Please provide a cost budget breakout including the contingency plan, hard costs and soft costs, and provide all professional cost estimates

***Response:** The Project Budget provided as Attachment E indicates our best guess estimate for the costs and scope of work, prepared through selective estimates and similar project experience within the City. Until design documents are prepared and approved through the various City approval processes, it is difficult to put a firm number to the project costs. In our best guess estimate, we have built in contingency to the numbers to help address found conditions, which are inevitable in an existing historic building.*

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

Very Truly Yours,


Michael B. Ingram, R.A.
Director of Company

Cc: Ken Sullivan, President Coral City Elks Lodge / Coral City Temple
file