



Application For Variance

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040 • 305-809-3720 • www.cityofkeywest-fl.gov

Application Fee: \$1,150.00 / After-the-Fact: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review fee)

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 2312 and 2318 N. Roosevelt Blvd.

Zoning District: Commercial Gen-CG Real Estate (RE) #: 2312: 00065720-000000;2318:0065730-

Property located within the Historic District? ☐ Yes ☒ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Gregory S. Oropeza, Esq./ Oropeza, Stones & Cardenas, PLLC

Mailing Address: 221 Simonton Street

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-294-0252 Fax: 305-294-5788

Email: greg@oropezastonescardenas.com

PROPERTY OWNER: (if different than above)

Name: Reel Developers, LLC, a Florida limited liability company

Mailing Address: P.O. Box 371859

City: Key Largo State: FL Zip: 33037

Home/Mobile Phone: _____ Office: _____ Fax: _____

Email: _____

Description of Proposed Construction, Development, and Use: Drive-through restaurant with two (2) workforce housing units.

List and describe the specific variance(s) being requested:

Four (4) parking spaces

Are there any easements, deed restrictions or other encumbrances attached to the property? ☐ Yes ☒ No

If yes, please describe and attach relevant documents: _____

City of Key West • Application for Variance

Will any work be within the dripline (canopy) of any tree on or off the property?
If yes, provide date of landscape approval, and attach a copy of such approval.

☐ Yes ☒ No

Is this variance request for habitable space pursuant to Section 122-1078?

☐ Yes ☒ No

Please fill out the relevant Site Data in the table below. For Building Coverage, Impervious Surface, Open Space and F.A.R. provide square footages and percentages.

| Site Data Table | | | | |
|-------------------------------------|-----------------------|---------------|----------------|------------------|
| | Code Requirement | Existing | Proposed | Variance Request |
| Zoning | CG | | | |
| Flood Zone | AE | | | |
| Size of Site | 31,666 sf | | | |
| Height | Max. 40' | N/A | 31' | Conforming |
| Front Setback | 25' | 22.3' | 34'-8" | Conforming |
| Side Setback | NE - 20' | 10' | 84'-2" | Conforming |
| Side Setback | NW - 20' | 86.7' | 37'9" | Conforming |
| Street Side Setback | 25' | 22.3' | 34'-8" | Conforming |
| Rear Setback | 25' | 3.5' | 31'-7" | Conforming |
| F.A.R | 25,332.8 (80%) | N/A | 1,690 sf/5.34% | Conforming |
| Building Coverage | 12,666.4 sf (40% max) | 6,137sf/19.3% | 4,999sf/15.79% | Conforming |
| Impervious Surface | 18,999 sf (60% max) | 27,094sf/83% | 25951sf/81.97% | Improvement |
| Parking | 22 car spaces | Undetermined | 18 spaces | Variance |
| Handicap Parking | N/A | 0 | 1 | Conforming |
| Bicycle Parking | 6 bike spaces | Undetermined | 11 bike spaces | Conforming |
| Open Space/ Landscaping | 6,331 sf (20% min) | 5,388sf/17% | 5,709sf/18.03% | Improvement |
| Number and type of units | N/A | 2 comm. | 1 comm;2 res | Conforming |
| Consumption Area or Number of seats | N/A | -0- | 840 sf | Conforming |

This application is reviewed pursuant to Section 90-391 through 90-397 of the City of Key West Land Development Regulations (LDRs). The City's LDRs can be found in the Code of Ordinances online at http://www.municode.com/Library/FL/Key_West under Subpart B.

*Please note, variances are reviewed as quasi-judicial hearings, and it is improper for the owner or applicant to speak to a Planning Board member or City Commissioner about the hearing.

Standards for Considering Variances

Before any variance may be granted, the Planning Board and/or Board of Adjustment must find all of the following requirements are met:

1. Existence of special conditions or circumstances. That special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other land, structures or buildings in the same zoning district.

There are no existing special conditions and circumstances which are peculiar to the land, structure and building involved and which are not applicable to other land, structures or buildings in the same zoning district.

2. Conditions not created by applicant. That the special conditions and circumstances do not result from the action or negligence of the applicant.

Special conditions or circumstances do not result from the action or negligence of the applicant.

3. Special privileges not conferred. That granting the variance(s) requested will not confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district.

There are no special privileges conferred by the granting of the proposed variance.
The proposed residential housing on the property which requires the additional parking will improve the general quality of the neighborhood.

4. Hardship conditions exist. That literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant.

Hardship conditions exist because the additional parking spaces are needed for the proposed workforce housing on the property.

5. Only minimum variance(s) granted. That the variance(s) granted is/are the minimum variance(s) that will make possible the reasonable use of the land, building or structure.

This request is for minimum variances because the additional parking for the proposed workforce units will make the best reasonable use of the land.

City of Key West • Application for Variance

6. Not injurious to the public welfare. That granting of the variance(s) will be in harmony with the general intent and purpose of the land development regulations and that such variances will not be injurious to the area involved or otherwise detrimental to the public interest or welfare.

This variance will not be injurious to the public welfare. Actually, the variance will improve the public welfare because it will provide the ability to develop much needed workforce housing.

7. Existing nonconforming uses of other property shall not be considered as the basis for approval. That no other nonconforming use of neighboring lands, structures, or buildings in the same district, and that no other permitted use of lands, structures or buildings in other districts shall be considered grounds for the issuance of a variance.

This application does not rely on other nonconforming lots and structures as justification.

The Planning Board and/or Board of Adjustment shall make factual findings regarding the following:

- That the standards established in Section 90-395 have been met by the applicant for a variance.
- That the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors. Please describe how you have addressed the "good neighbor policy."

REQUIRED SUBMITTALS: All of the following must be submitted in order to have a complete application. Please submit one paper copy and one electronic copy of all materials.

- ☒ Correct application fee. Check may be payable to "City of Key West."
 - ☒ Notarized verification form signed by property owner or the authorized representative.
 - ☒ Notarized authorization form signed by property owner, if applicant is not the owner.
 - ☒ Copy of recorded warranty deed
 - ☒ Property record card
 - ☐ Signed and sealed survey
 - ☐ Site plan (plans MUST be signed and sealed by an Engineer or Architect)
 - ☐ Floor plans
 - ☐ Stormwater management plan
-) previously filed



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS

DEVELOPMENT PLAN CRITERIA

Pursuant to Section 108 of the Code of Ordinances

2312 N. Roosevelt Blvd. (R.E. # 00065720-000000) and
2318 N. Roosevelt Blvd. (R.E. # 00065730-000000)

Title Block:

- a. Name of Development: Sonic Key West
- b. Name of Owner: Richard A. Rodriguez Revocable Trust, owner of 2312 N. Roosevelt Blvd.
Premiere Suites, Inc., owner of 2318 N. Roosevelt Blvd.
- c. Name of Developer: Atlantic QSR Group, LLC
- d. Scale: 1" = 40'
- e. North Arrow: As identified on the site plan
- f. Preparation/Revision Date: February 6, 2017

Identification of Key Persons:

- a. Owners: Richard A. Rodriguez Revocable Trust and
Premiere Suites, Inc.
 - b. Owner's Authorized Agent: Oropeza, Stones & Cardenas, Esq.
 - c. Engineer: David Douglas Associates, Inc.
 - d. Architect: Pike Architects
 - e. Surveyor: Florida Keys Land Surveying
 - f. Landscape Architect: David M. Jones, Jr. and Associates, Inc.
- The undersigned certifies that all individuals/entities with a legal and equitable interest in the Property are as follows: Richard A. Rodriguez Revocable Trust, Owner of 2312 N. Roosevelt Blvd.
Premiere Suites, Inc., Owner of 2318 N. Roosevelt Blvd.

Project Description:

Project Description: The proposed project is to redevelop the Property, currently operated as Banner Tire and the Blue Flamingo Café, into a drive-through restaurant which is a permitted use in the CG zoning district, together with the voluntary inclusion of two (2) workforce affordable housing units which are a conditional use in the CG zoning district. The proposed project will improve existing site improvements as to City Code requirements in all aspects of the Land Development regulations, needing only a landscape buffer waiver in addition to the minor conditional use development application.

| SITE DATA - PHASE ONE | | | | |
|--|-------------------|---------------------------------|---------------------------------|-------------|
| ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 | | ZONING CG | | |
| ITEM | EXISTING | REQUIRED/ALLOWED | PROPOSED | REMARKS |
| COMBINED PARCELS | | | | |
| LOT SIZE | 31,666 SF. | | | |
| IMPERV. RATIO | 27,094 SF. (83%) | 18,999.6 SF. (60% MAX) | 25,951 SF. (81.97%) | IMPROVEMENT |
| BUILDING COV. | 6,137 SF. (19.3%) | 12,666.4 SF. (40% MAX) | 4,999 SF. (15.79%) | CONFORMING |
| OPEN SPACE | 5,388 (17%) | 6,331 SF. (20% MIN) | 5,709 SF. (18.03%) | IMPROVEMENT |
| F.A.R. / DENSITY | | COMMERCIAL 80% =25,332.8 SF. | 1,690 SF. COMMERCIAL / 5.34% | CONFORMING |
| SETBACKS* | | | | |
| FRONT** | 22.3' | 25' | 34'-8" | CONFORMING |
| REAR** | 3.5' | 25' | 31'-7" | CONFORMING |
| NE SIDE*** | 10' | 20' | 84'-2" | CONFORMING |
| NW SIDE*** | 86.7' | 20' | 37'-9" | CONFORMING |
| LANDSCAPE / STREETSIDE / PERIMETER BUFFER | | | | |
| FRONT | NONE | 20' | 1'-8 1/2" | IMPROVEMENT |
| REAR | NONE | 10' | 4'-6" | IMPROVEMENT |
| SIDE | NONE | 5' | 6'-11" / 7' | CONFORMING |
| HEIGHT | - | Max. 40' | 31' | CONFORMING |
| FLOOD ZONE AE 8' | | 9' (8'+1') OR FLOOD PANELS | 6'-6" + FLOOD PANELS | CONFORMING |
| COMMERCIAL (RESTAURANT) H/C FLOOR AREA: 1,690 SF. (CONSUMPTION AREA OUTSIDE: 840 SF COVERED WITH TABLES) | | | | |

| SITE PARKING - PHASE ONE | | | | |
|--|--------------|--|---|---------------|
| ADDRESS: 2312 & 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 | | | | |
| ITEM | EXISTING | REQUIRED/ALLOWED | PROPOSED | REMARKS |
| COMBINED PARCELS | | | | |
| COMMERCIAL CAR PARKING | UNDETERMINED | RESTAURANT: 1 PER 45 CONSUMPTION AREA (840 sf /45= 18 SPACES) | 18 SPACES | IN COMPLIANCE |
| COMMERCIAL BICYCLE PARKING | UNDETERMINED | 25% RESTAURANT PARKING (5 BIKE SPACES) | 8 BIKE SPACES | |
| PARKING TOTAL | UNDETERMINED | 18 TOTAL CAR SPACES + 5 TOTAL BIKE SPACES | 18 TOTAL CAR SPACES + 8 TOTAL BIKE SPACES +4 SCOOTER SPACES | |
| BICYCLE SUBSTITUTION | | (4 BIKES = 1 CAR SPACE) | | |

| SITE DATA - PHASE TWO | | | | |
|--|-------------------|---------------------------------|---------------------------------|-------------|
| ADDRESS: 2312 + 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 | | ZONING CG | | |
| ITEM | EXISTING | REQUIRED/ALLOWED | PROPOSED | REMARKS |
| COMBINED PARCELS | | | | |
| LOT SIZE | 31,666 SF. | | | |
| IMPERV. RATIO | 27,094 SF. (83%) | 18,998.6 SF. (60% MAX) | 26,195 SF. (82.72%) | IMPROVEMENT |
| BUILDING COV. | 6,137 SF. (19.3%) | 12,662 SF. (40% MAX) | 5,226 SF. (16.5%) | CONFORMING |
| OPEN SPACE | 5,388 (17%) | 6,331 SF. (20% MIN) | 5,471 SF. (17.28%) | IMPROVEMENT |
| COMMERCIAL DENSITY | | COMMERCIAL 80% =25,332.8 SF. | 1,690 SF. COMMERCIAL / 5.34% | CONFORMING |
| RESIDENTIAL DENSITY | | RESIDENTIAL 16 /ACRE =11 | RESIDENTIAL 2 UNITS | CONFORMING |
| SETBACKS* | | | | |
| FRONT** | 22.3' | 25' | 34'-8" | CONFORMING |
| REAR** | 3.5' | 25' | 31'-7" | CONFORMING |
| NE SIDE*** | 10' | 20' | 84'-2" | CONFORMING |
| NW SIDE*** | 86.7' | 20' | 37'-9" | CONFORMING |
| LANDSCAPE / STREETSIDE / PERIMETER BUFFER | | | | |
| FRONT | NONE | 20' | 1'-8 1/2" | IMPROVEMENT |
| REAR | NONE | 10' | 4'-6" | IMPROVEMENT |
| SIDE | NONE | 5' | 6'-11" / 7' | CONFORMING |
| HEIGHT | - | Max. 40' | 31' | CONFORMING |
| FLOOD ZONE AE 8' | | 9' (8"+1') OR FLOOD PANELS | 6'-6" + FLOOD PANELS | CONFORMING |
| COMMERCIAL (RESTAURANT) H/C FLOOR AREA: 1,690 SF. (CONSUMPTION AREA OUTSIDE: 840 SF COVERED WITH TABLES) | | | | |

| SITE PARKING - PHASE TWO | | | | |
|--|--------------|--|---|---|
| ADDRESS: 2312 + 2318 NORTH ROOSEVELT BOULEVARD, KEY WEST, FL 33040 | | | | |
| ITEM | EXISTING | REQUIRED/ALLOWED | PROPOSED | REMARKS |
| COMBINED PARCELS | | | | |
| COMMERCIAL CAR PARKING | UNDETERMINED | RESTAURANT: 1 PER 45 CONSUMPTION AREA (840 sf /45= 18 SPACES) | 16 SPACES | |
| RESIDENTIAL CAR PARKING | N/A | 2 SPACES PER RESIDENTIAL UNIT (4) | 2 SPACES | |
| COMMERCIAL BICYCLE PARKING | UNDETERMINED | 25% RESTAURANT PARKING (5 BIKE SPACES) | 8 BIKE SPACES | |
| RESIDENTIAL BICYCLE PARKING | | 10% RESIDENTIAL (1 BIKE SPACES) | 4 BIKE SPACES | |
| PARKING TOTAL | UNDETERMINED | 22 TOTAL CAR SPACES + 6 TOTAL BIKE SPACES | 18 TOTAL CAR SPACES + 11 TOTAL BIKE SPACES + 4 SCOOTER SPACES | VARIANCE REQUIRED FOR 4 CAR PARKING SPACES |
| BICYCLE SUBSTITUTION | | (4 BIKES = 1 CAR SPACE) | | |

Other Project Information:

a. Proposed Phases of Development and Target Dates:

i. Dual Phase:

- a. Phase I – Completion of restaurant on or before December 31, 2017, including infrastructure for residential component.
- b. Phase II – Completion of installation of two affordable residential units on the roof structure of the restaurant on or before December 31, 2018.

Sec. 108-232. - Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

(1)

Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies, that will be involved in the project:

- a. South Florida Regional Planning Council (SFRPC). N/A.
- b. City electric system (CES). All coordination regarding electrical service will be completed with Keys Energy.
- c. State department of environmental protection (DEP). N/A.
- d. Army Corps of Engineers (ACOE). N/A.
- e. South Florida Water Management District (SFWMD). Any SWFMD permitting requirements will be completed during the building permit application process.
- f. State department of transportation (DOT). Coordination regarding the existing curb cuts for the property has begun with DOT as of the date of this application and will be completed prior to completion of the proposed project.
- g. State department of community affairs (DCA). All coordination with DEO will be completed as part of the City of Key West development process.
- h. Florida Keys Aqueduct Authority (FKAA).
- i. State fish and wildlife conservation commission (F&GC). N/A.
- j. The county. N/A.

VERIFICATION FORM AND AUTHORIZATION FORMS

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an individual)

I, Gregory S. Oropeza, 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:

2312 and 2318 N. Roosevelt Blvd.

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.

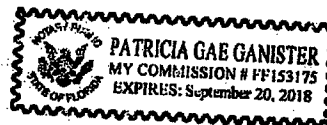

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this Feb. 13, 2017 by

Gregory S. Oropeza
Name of Authorized Representative

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

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, Harold Kessler as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of Reel Developers LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Oropeza, Stones and Cardenas
Please Print Name of Representative

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

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

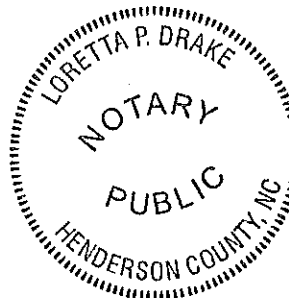
Subscribed and sworn to (or affirmed) before me on this July 6, 2017
Date

by Harold Kessler
Name of person with authority to execute documents on behalf on entity owner

He/She is personally known to me or has presented Florida driver's license as identification.

Loretta P. Drake
Notary's Signature and Seal

Loretta P. Drake
Name of Acknowledger typed, printed or stamped



My commission expires: 08-30-20
Commission Number, if any

**COPIES OF RECORDED
WARRANTY DEEDS**

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 439-16.00315 RB
Will Call No.:

Parcel Identification No. 00065720-000000

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 1st day of June, 2017 between **Richard A. Rodriguez, Individually and as Trustee of The Richard A. Rodriguez Revocable Trust, as Amended and Restated on August 5, 2014** whose post office address is **2601 South Bayshore Drive, Suite 1600, Coconut Grove, FL 33133** of the County of **Miami-Dade, State of Florida**, grantor*, and **Reel Developers, LLC** whose post office address is **P. O. Box 371859, Key Largo, FL 33037** of the County of **Monroe, State of Florida**, grantee*,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.


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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Richard A. Rodriguez Revocable Trust as Amended
and Restated on August 5, 2014


Witness Name: JAVIER CRUZ

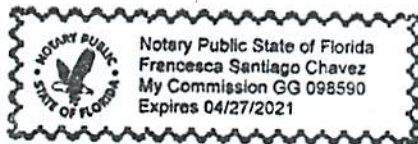

Richard A. Rodriguez, Individually and as Trustee


Witness Name: JOSE CARLOS

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 31 day of May, 2017 by Richard A. Rodriguez, Individually and as Trustee of the Richard A. Rodriguez Revocable Trust, as Amended and Restated on August 5, 2014, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Francesca S. Chavez

My Commission Expires: _____

My Commission Expires: _____

Exhibit A

Commencing at the intersection of the Easterly line of Lot 2, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended NW'ly to its intersection with the Southerly Right of way line of North Roosevelt Boulevard, both existing September 15, 1955; thence North 45 degrees 36 minutes 40 seconds East, along said Southerly Right of way line, 60.48 feet to the point of beginning; thence continuing along said Southerly Right of way line for a distance of 193.82 feet; thence South 37 degrees 17 minutes 20 seconds East, 114.35 feet to a platted 10 foot alley; thence at a right angle and in a SW'ly direction 192.33 feet; thence North 37 degrees 17 minutes 20 seconds W 90.39 feet to the point of beginning.

AND

On the Island of Key West, and known as the North 7.2' of the Westerly 39.2 feet of Lot 7, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida.

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: **439-16.00315 RB**
Will Call No.:

Parcel Identification No. **00065720-000000**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **1st** day of **June, 2017** between **Arcadio D. Rodriguez, a/k/a Arcadio Rodriguez, Jr., and Jean L. Rodriguez, a/k/a Jean Rodriguez, his wife**, whose post office address is **93 Seaside North CT, Key West, Florida 33040** of the County of **Monroe**, State of **Florida**, grantor*, and **Reel Developers, LLC, a Florida limited liability company** whose post office address is **P. O. Box 371859, Key Largo, FL 33037** of the County of **Monroe**, State of **Florida**, grantee*,

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Richard A. Rodriguez Revocable Trust as Amended
and Restated on August 5, 2014


Witness Name: Javier Cruz

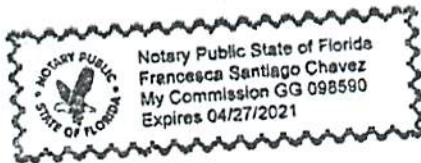

Richard A. Rodriguez, Individually and as Trustee



Witness Name: Jose Pedro

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 31 day of May, 2017 by Richard A. Rodriguez, Individually and as Trustee of the Richard A. Rodriguez Revocable Trust, as Amended and Restated on August 5, 2014, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Francesca S. Chavez

My Commission Expires: _____

Exhibit A

Commencing at the intersection of the Easterly line of Lot 2, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida, extended NW'ly to its intersection with the Southerly Right of way line of North Roosevelt Boulevard, both existing September 15, 1955; thence North 45 degrees 36 minutes 40 seconds East, along said Southerly Right of way line, 60.48 feet to the point of beginning; thence continuing along said Southerly Right of way line for a distance of 193.82 feet; thence South 37 degrees 17 minutes 20 seconds East, 114.35 feet to a platted 10 foot alley; thence at a right angle and in a SW'ly direction 192.33 feet; thence North 37 degrees 17 minutes 20 seconds W 90.39 feet to the point of beginning.

AND

On the Island of Key West, and known as the North 7.2' of the Westerly 39.2 feet of Lot 7, Block 48 of KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, as recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida.

Prepared by and return to:
Richard J. McChesney

Spottswood, Spottswood, Spottswood & Sterling, PLLC
500 Fleming Street
Key West, FL 33040
305-294-9556
File Number: 64-17.00309 RB
Will Call No.:

Parcel Identification No. 00065730-000000

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 6th day of June, 2017 between **Premiere Suites, Inc.**, a Florida corporation whose post office address is **P. O. Box 691598, Orlando, FL 32869-1598** of the County of **Orange**, State of **Florida**, grantor*, and **Reel Developers, LLC**, a Florida limited liability company whose post office address is **P. O. Box 371859, Key Largo, FL 33037** of the County of **Monroe**, State of **Florida**, grantee*.

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

SEE EXHIBIT "A" ATTACHED AND MADE A PART HEREOF.



Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

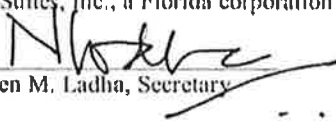
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness Name: ISSA F. LADHA

Witness Name: VICTORIA ELIZONDO

Premiere Suites, Inc., a Florida corporation

By: 
Naveen M. Ladha, Secretary

(Corporate Seal)

State of Florida
County of ORANGE

The foregoing instrument was acknowledged before me this 1 day of June, 2017 by Naveen M. Ladha of Premiere Suites, Inc., a Florida corporation, on behalf of the corporation. She ~~is~~ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



VICTORIA E. ELIZONDO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF065682
Expires 1/21/2018



Notary Public
Printed Name: VICTORIA E ELIZONDO
My Commission Expires: _____

Exhibit A

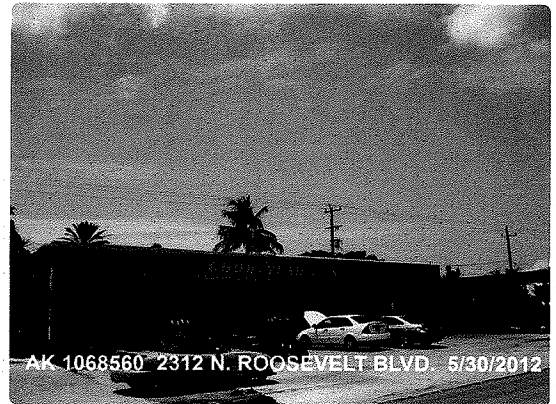
Commencing at the intersection of the Easterly line of Lot 2, Block 48, KEY WEST REALTY CO'S FIRST SUBDIVISION OF PART OF TRACT 21, AND LOTS 1, 2, 3, 4, 5, ISLAND OF KEY WEST, according to the Plat thereof, recorded in Plat Book 1, Page 43, of the Public Records of Monroe County, Florida extended Northwesterly to its intersection with the Southerly R/W line of North Roosevelt Boulevard, both as existing October 15, 1955; thence North 45 degrees, 36 minutes, 40 seconds East along said Southerly R/W line 254.30 feet to the Point of Beginning; thence continuing along said R/W line North 45 degrees, 36 minutes, 40 seconds East, 100.00 feet; thence South 37 degrees, 17 minutes, 20 seconds East, 126.71 feet to the Northerly R/W line of a platted 10 foot alley; thence South 52 degrees, 42 minutes, 40 seconds West along said R/W line, 99.23 feet; thence North 37 degrees, 17 minutes, 20 seconds West 114.35 feet to the Point of Beginning.

PROPERTY RECORD CARD



Summary

Parcel ID 00065720-000000
Account # 1068560
Property ID 1068560
Millage Group 10KW
Location 2312 N ROOSEVELT BLVD, KEY WEST
Address
Legal KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE FLA PT TR 13
Description PB3-35 OR67-89/90 OR520-911 OR1088-863Q/C OR1290-1848/1849Q/C(LG)
 OR2721-98/99
 (Note: Not to be used on legal documents)
Neighborhood 31040
Property SERVICE SHOPS (2500)
Class
Subdivision
Sec/Twp/Rng 32/67/25
Affordable No
Housing



Owner

RODRIGUEZ RICHARD A REVOCABLE TRUST
 1121 MANATI AVE
 CORAL GABLES FL 33146-3232

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$236,859 | \$236,859 | \$249,163 | \$249,163 |
| + Market Misc Value | \$21,046 | \$18,406 | \$16,829 | \$16,925 |
| + Market Land Value | \$432,057 | \$432,057 | \$411,482 | \$411,482 |
| = Just Market Value | \$689,962 | \$687,322 | \$677,474 | \$677,570 |
| = Total Assessed Value | \$689,962 | \$687,322 | \$677,474 | \$677,570 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$689,962 | \$687,322 | \$677,474 | \$677,570 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| COMM DRY HIGHWAY (10DH) | 19,971.00 | Square Foot | 102 | 193.8 |

Commercial Buildings

Style SERVICE SHOPS-D- / 25D
Gross Sq Ft 4,448
Finished Sq Ft 3,236
Perimeter 0
Stories 1
Interior Walls
Exterior Walls C.B.S.
Quality 400 (400)
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 0
Half Bathrooms 0
Heating Type
Year Built 1963
Year Remodeled 0
Effective Year Built 1997
Condition FAIR

Yard Items

| Description | Year Built | Roll Year | Quantity | Units | Grade |
|-------------|------------|-----------|----------|---------|-------|
| PATIO | 1962 | 1963 | 1 | 5772 SF | 1 |
| PATIO | 1994 | 1995 | 1 | 600 SF | 2 |

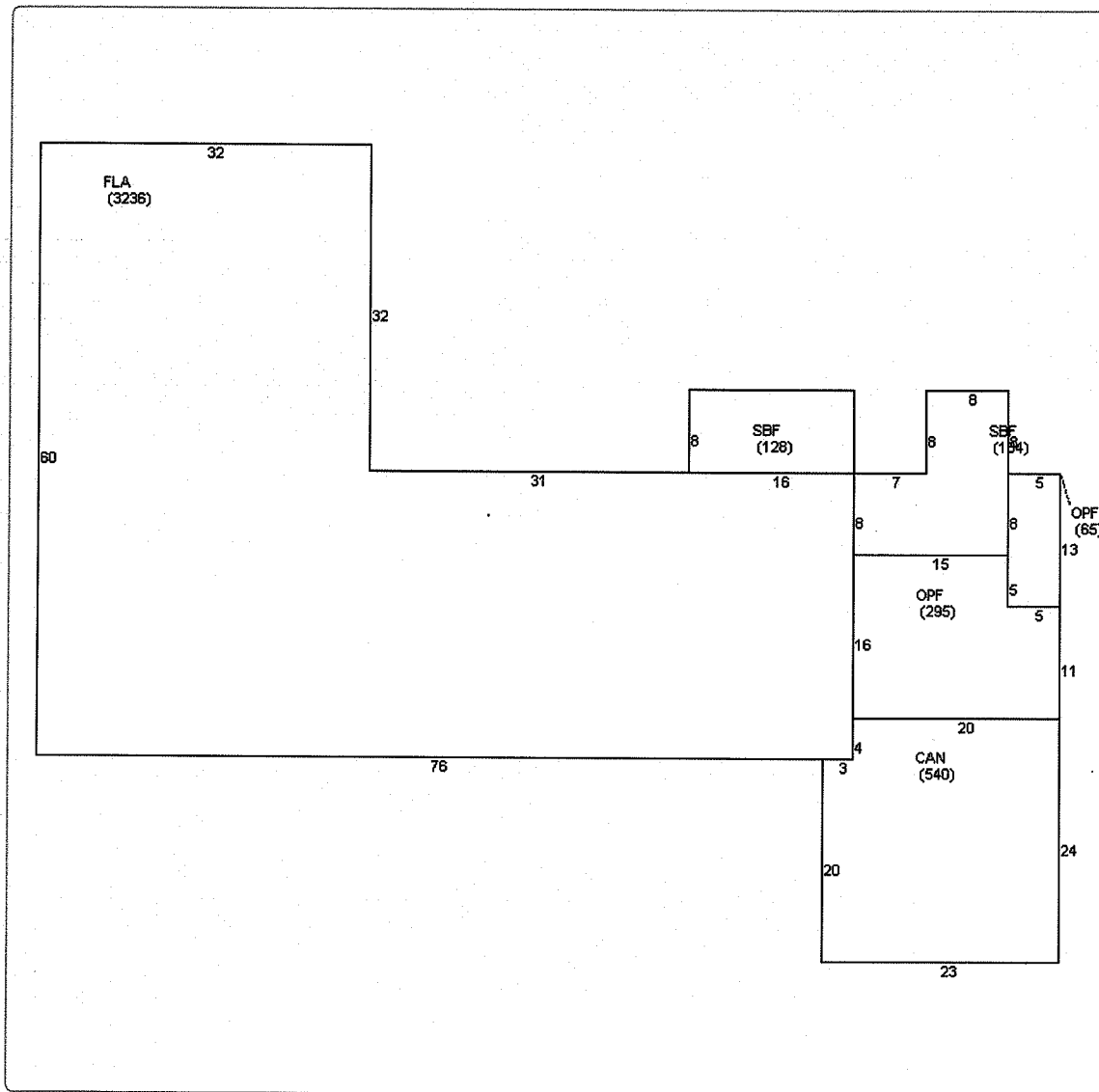
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|-----------------|-------------------|-----------|-----------|--------------------|--------------------|
| 1/9/2015 | \$275,000 | Warranty Deed | | 2721 | 98 | 30 - Unqualified | Improved |
| 2/1/1972 | \$50,000 | Conversion Code | | 520 | 911 | Q - Qualified | Improved |

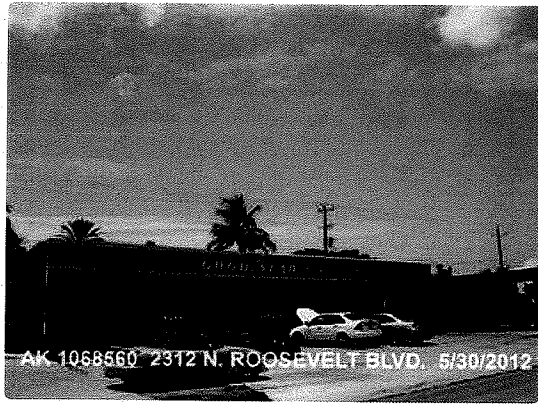
Permits

| Number ↕ | Date Issued ↕ | Date Completed ↕ | Amount ↕ | Permit Type ↕ | Notes ↕ |
|----------|---------------|------------------|----------|---------------|--------------------------|
| 0200042 | 1/9/2002 | 9/18/2002 | \$700 | | AWNING |
| 0103490 | 10/23/2001 | 11/15/2001 | \$2,500 | | PAINT EXTERIOR |
| 0103249 | 9/24/2001 | 11/15/2001 | \$900 | | 3 SQS ROLLED ROOFING |
| 0102251 | 6/15/2001 | 11/15/2001 | \$10,000 | | PAINT INTERIOR/EXTERIOR |
| 0102206 | 6/8/2001 | 11/15/2001 | \$3,200 | | INTERIOR REPAIRS |
| 0101749 | 5/1/2001 | 11/15/2001 | \$745 | | INTERIOR REPAIRS |
| B952951 | 9/1/1995 | 12/1/1995 | \$2,500 | | REPLACE BROKEN CONC SLAB |
| B953024 | 9/1/1995 | 12/1/1995 | \$1,500 | | PRESS CLEAN & PAINT EXT |

Sketches (click to enlarge)



Photos



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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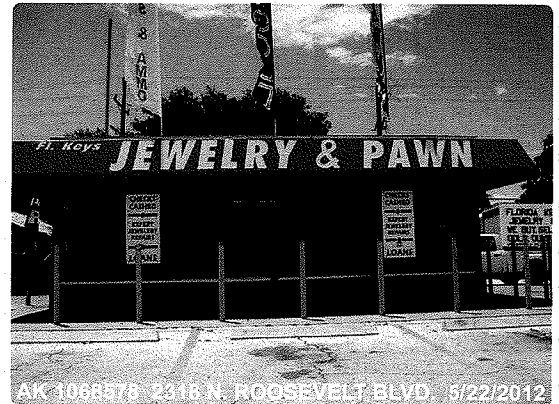

Schneider
Developed by
The Schneider
Corporation



Monroe County, FL

Summary

Parcel ID 00065730-000000
Account # 1068578
Property ID 1068578
Millage Group 10KW
Location 2318 N ROOSEVELT BLVD, KEY WEST
Address
Legal KW PLAT OF SURVEY OF LANDS ON ISLAND OF KEY WEST MONROE COUNTY FLA
Description PT TR 13 PB3-35 OR187-388/89 OR909-479D/C OR909-480/81P/R OR971-719
 OR1264-1315/17
 (Note: Not to be used on legal documents)
Neighborhood 31040
Property Class STORE (1100)
Subdivision
Sec/Twp/Rng 33/67/25
Affordable No
Housing



Owner

PREMIERE SUITES INC
 PO BOX 691598
 ORLANDO FL 32869-1598

Valuation

| | 2016 | 2015 | 2014 | 2013 |
|----------------------------|-----------|-----------|-----------|-----------|
| + Market Improvement Value | \$130,391 | \$135,677 | \$135,677 | \$135,677 |
| + Market Misc Value | \$11,342 | \$9,862 | \$8,965 | \$8,965 |
| + Market Land Value | \$289,060 | \$301,747 | \$287,378 | \$287,378 |
| = Just Market Value | \$430,793 | \$447,286 | \$432,020 | \$432,020 |
| = Total Assessed Value | \$430,793 | \$447,286 | \$432,020 | \$432,020 |
| - School Exempt Value | \$0 | \$0 | \$0 | \$0 |
| = School Taxable Value | \$430,793 | \$447,286 | \$432,020 | \$432,020 |

Land

| Land Use | Number of Units | Unit Type | Frontage | Depth |
|-------------------------|-----------------|-------------|----------|-------|
| COMM DRY HIGHWAY (10DH) | 11,960.00 | Square Foot | 100 | 0 |

Commercial Buildings

Style 1 STY STORE-B / 11B
Gross Sq Ft 1,508
Finished Sq Ft 1,508
Perimeter 0
Stories 1
Interior Walls
Exterior Walls C.B.S.
Quality 400 (400)
Roof Type
Roof Material
Exterior Wall1 C.B.S.
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 1
Half Bathrooms 0
Heating Type
Year Built 1963
Year Remodeled 0
Effective Year Built 1994
Condition AVERAGE

Yard Items

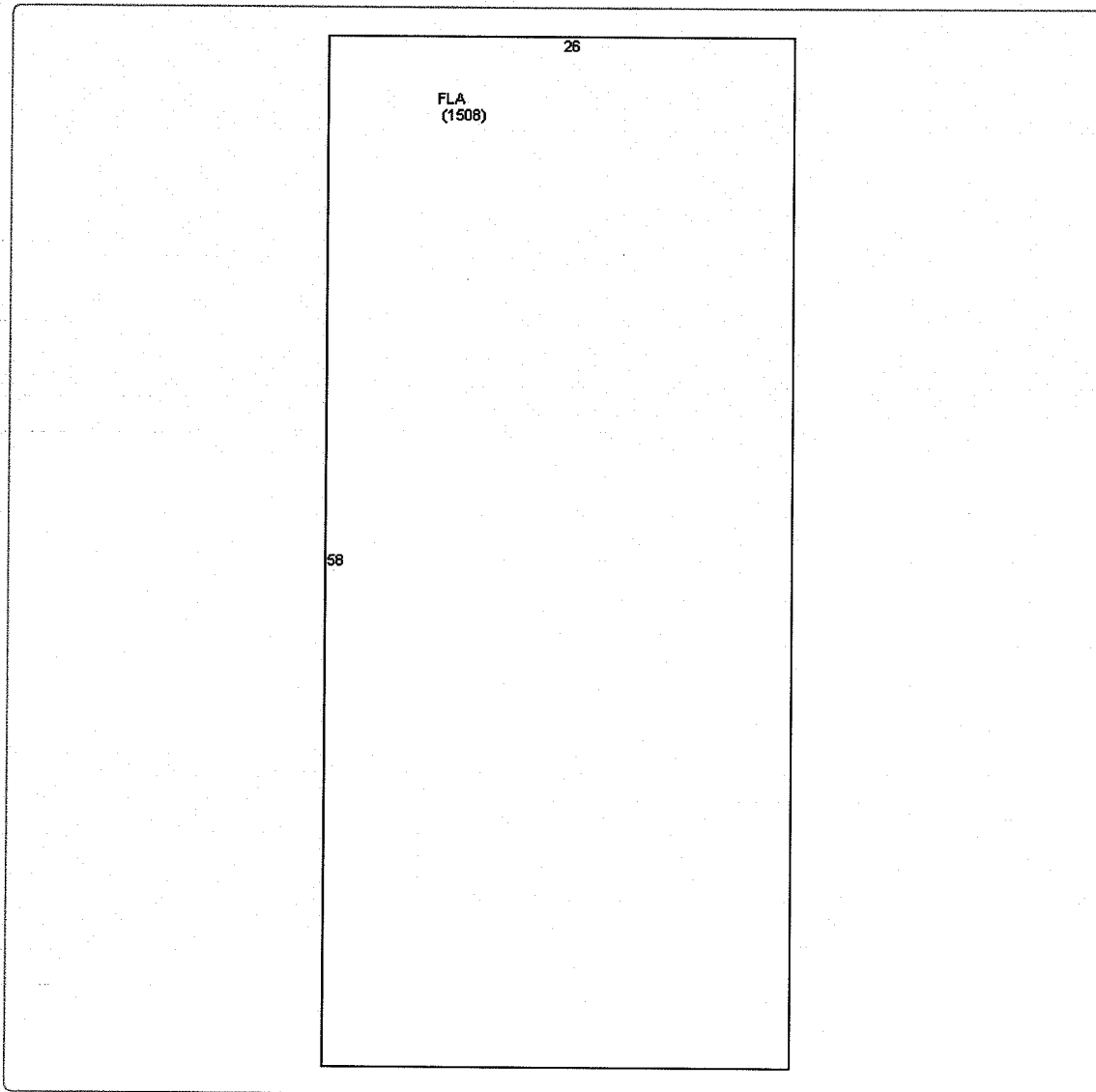
| Description | Year Built | Roll Year | Quantity | Units | Grade |
|----------------|------------|-----------|----------|---------|-------|
| ASPHALT PAVING | 1962 | 1963 | 1 | 6954 SF | 2 |
| PATIO | 1962 | 1963 | 1 | 938 SF | 2 |
| WALL AIR COND | 1974 | 1975 | 1 | 1 UT | 1 |
| WALL AIR COND | 1992 | 1993 | 1 | 1 UT | 3 |

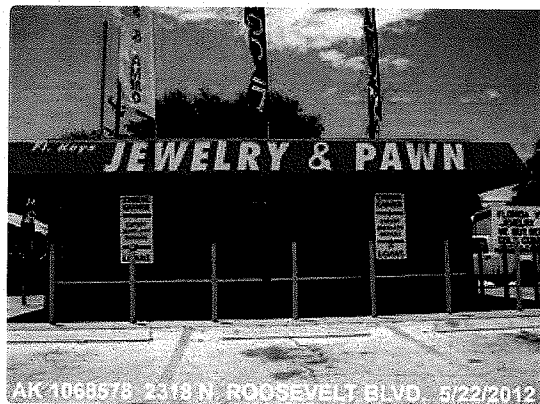
Sales

| Sale Date | Sale Price | Instrument | Instrument Number | Deed Book | Deed Page | Sale Qualification | Vacant or Improved |
|-----------|------------|---------------|-------------------|-----------|-----------|--------------------|--------------------|
| 7/1/1993 | \$285,000 | Warranty Deed | | 1264 | 1315 | Q - Qualified | Improved |

Permits

| Number | Date Issued | Date Completed | Amount | Permit Type | Notes |
|---------|-------------|----------------|----------|-------------|--|
| 06-1068 | 2/21/2006 | | \$20,000 | Commercial | INSTALL TORCH DOWN MOD RUBBER ROOFING |
| 05-4850 | 11/3/2005 | 12/31/2005 | \$3,500 | Commercial | HURRICANE WILMA DAMAGE*CHANGE OUT OF 5-TON A/C |
| 04-1857 | 6/9/2004 | 11/23/2004 | \$1,600 | Commercial | ROOFING |
| 0103338 | 10/10/2001 | 12/13/2001 | \$4,500 | Commercial | NEW FRAME/CANVAS AWNING |
| 0001683 | 10/4/2001 | 12/13/2001 | \$975 | Commercial | EMERGENCY REPAIR ROOF |
| 0001683 | 7/7/2000 | 8/4/2000 | \$975 | Commercial | FILL IN GARAGE DOOR |
| 9902602 | 7/23/1999 | 11/16/1999 | \$4,500 | Commercial | REPLACE A/C |
| 9703185 | 9/1/1997 | 12/1/1997 | \$1 | Commercial | ELECTRICAL |
| 9702291 | 7/1/1997 | 12/1/1997 | \$1,900 | Commercial | POLE SIGN |

Sketches (click to enlarge)**Photos**



No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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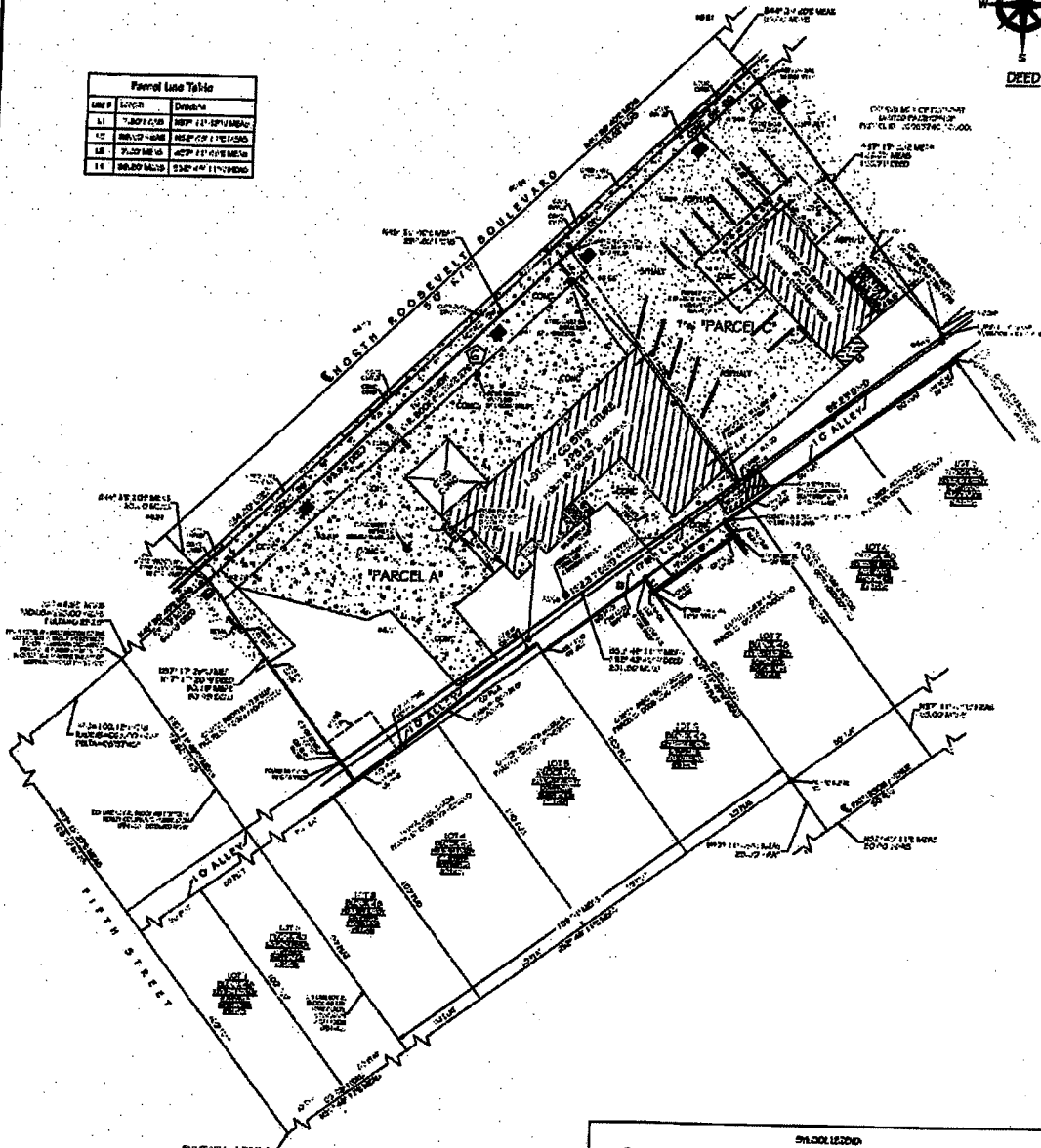

Schneider
Developed by
The Schneider
Corporation

SURVEY

ALTA / NSPS LAND TITLE SURVEY



| Line # | Length | Remarks |
|--------|------------|-----------------|
| 11 | 7.8071210 | DEED 11-10-1984 |
| 12 | 80.0210000 | DEED 11-10-1984 |
| 13 | 7.2071000 | DEED 11-10-1984 |
| 14 | 80.0210000 | DEED 11-10-1984 |



SYMBOLS

| | | | |
|------------|----------|----------|----------|
| ● BOUNDARY | ○ CENTER | ○ CENTER | ○ CENTER |
| ○ BOUNDARY | ○ CENTER | ○ CENTER | ○ CENTER |
| ○ BOUNDARY | ○ CENTER | ○ CENTER | ○ CENTER |
| ○ BOUNDARY | ○ CENTER | ○ CENTER | ○ CENTER |

TO: HONORABLE CLERK OF THE DISTRICT COURT

FROM: FLORIDA KEYS LAND SURVEYING, INC.

RE: CERTIFICATE OF TITLE

FOR: PARCELS A AND C

DATE: 11-10-1984

BY: [Signature]

FLORIDA KEYS LAND SURVEYING, INC.

11-10-1984

TOTAL AREA PARCELS A & C = 11.1725 ACRES
 TOTAL AREA PARCELS A & C = 222,000 S.F.

ALTA / NSPS LAND TITLE SURVEY



GENERAL NOTES

1. THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN PERMISSION.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN GOOD CONDITION.
4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS AND HAS FOUND THEM TO BE IN GOOD CONDITION.
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TITLE REVIEW NOTES

WITH REFERENCE TO THE OLD TOWN NATIONAL TITLE INSURANCE COMPANY, THE FOLLOWING NOTES ARE TO BE OBSERVED:

1. THERE IS A DISCREPANCY BETWEEN THE OLD TOWN NATIONAL TITLE INSURANCE COMPANY'S RECORDS AND THE SURVEYOR'S RECORDS.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE LAND AND HAS FOUND IT TO BE IN GOOD CONDITION.
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FLORIDA KEYS LAND SURVEYING

10000 SW 10th Ave, Suite 100, Miami, FL 33155

Phone: (305) 555-1234

Fax: (305) 555-5678

Website: www.fklsurveying.com

PROJECT LEGEND

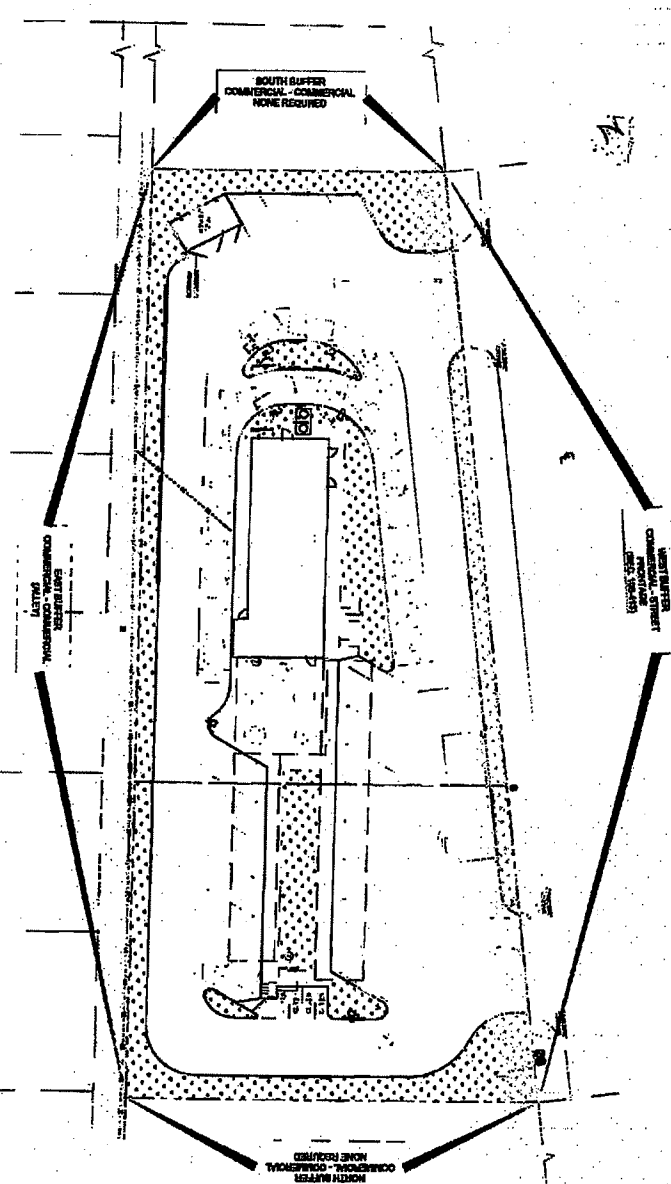
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NOTES

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2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT LANDS AND HAS FOUND THEM TO BE IN GOOD CONDITION.

SITE PLAN



SITE PLAN AND CALCULATIONS



1. THE QUALITY OF ALL PLANT MATERIAL, WITH THE EXCEPTION OF FLOWERING SHRUBS, SHALL BE AS SPECIFIED IN THE SPECIFICATIONS AND STANDARDS FOR PLANTING.
2. ALL PLANTING SHALL BE COMPLETED WITHIN A PERMANENT PERIOD OF 90 DAYS FROM THE DATE OF THE COMMENCEMENT OF CONSTRUCTION.
3. ALL PLANTING SHALL BE COMPLETED WITHIN A PERMANENT PERIOD OF 90 DAYS FROM THE DATE OF THE COMMENCEMENT OF CONSTRUCTION.
4. ANY AND ALL EXISTING TREES, SHRUBS, AND PLANTS SHALL BE PRESERVED TO THE MAXIMUM EXTENT POSSIBLE. ANY TREES OR SHRUBS THAT ARE TO BE REMOVED SHALL BE REPLACED WITHIN 90 DAYS OF REMOVAL.
5. THE SITE SHALL BE A MINIMUM OF 10' FROM ANY EXISTING OR PROPOSED ADJACENT PROPERTY LINE.
6. THE SITE SHALL BE A MINIMUM OF 10' FROM ANY EXISTING OR PROPOSED ADJACENT PROPERTY LINE.
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20. THE SITE SHALL BE A MINIMUM OF 10' FROM ANY EXISTING OR PROPOSED ADJACENT PROPERTY LINE.
21. THE SITE SHALL BE A MINIMUM OF 10' FROM ANY EXISTING OR PROPOSED ADJACENT PROPERTY LINE.

INTERNAL UTILITY EASEMENT - NO TREES OR LARGE SHRUBS SHALL BE PLANTED WITHIN THE EASEMENT. ALL TREES AND SHRUBS ARE TO BE PLANTED AT LEAST 10' FROM THE BACK OF CURB.



LANDSCAPE CALCULATIONS
L-1

| NO. | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|-----|-------------|----------|------|-------|-------|
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| 99 | ... | ... | ... | ... | ... |
| 100 | ... | ... | ... | ... | ... |

SONIC RESTAURANT
2012 N. ROOSEVELT BLVD., WEST VALLEY, FL 32000

DAVID M. JONES, INC.
LANDSCAPE ARCHITECTS
2012 N. ROOSEVELT BLVD., WEST VALLEY, FL 32000
TEL: 386-487-1234
FAX: 386-487-1235
WWW.DMJONES.COM

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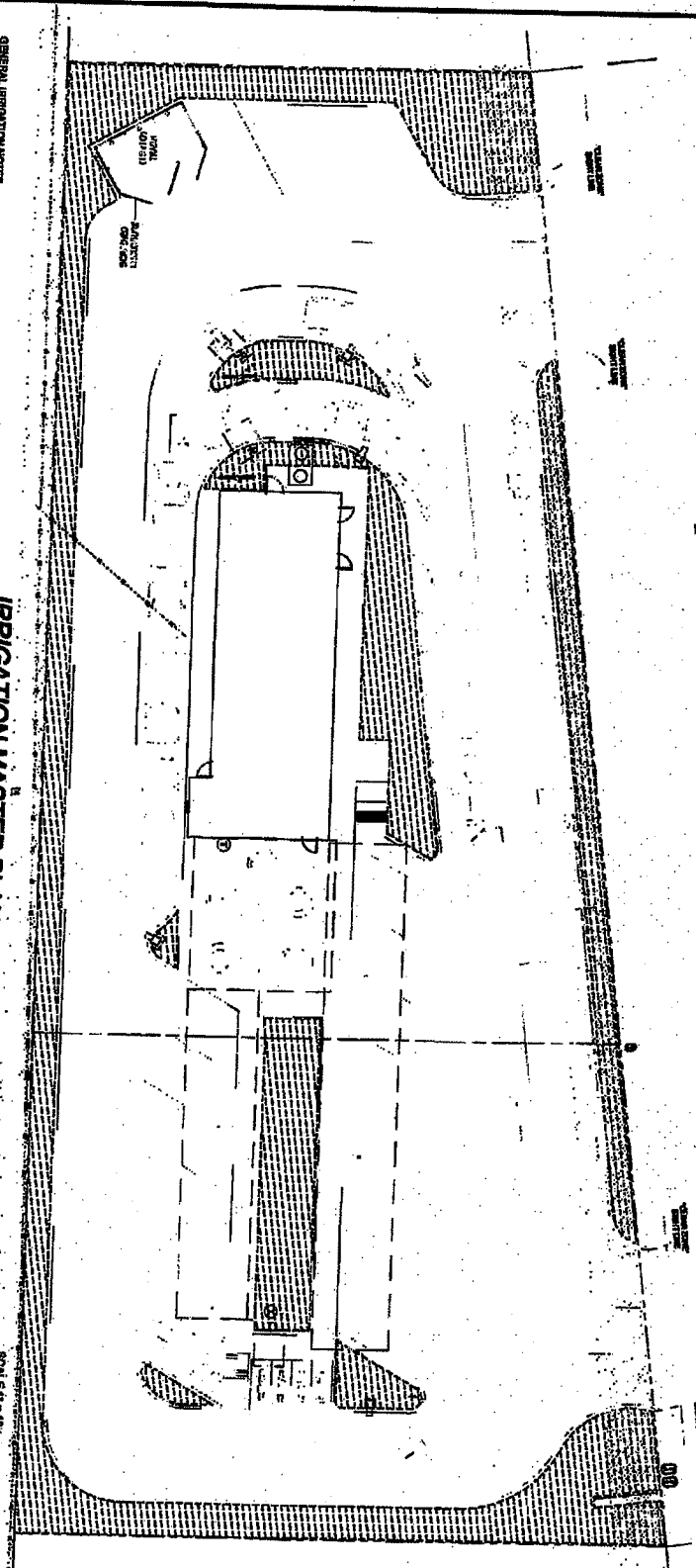
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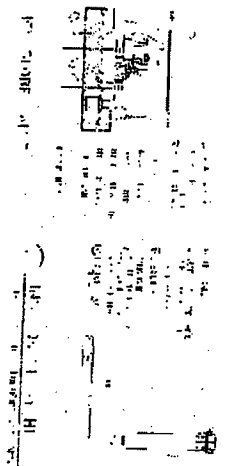


IRRIGATION MASTER PLAN

IRRIGATION LEGEND

- 1. IRRIGATION SYSTEMS TO BE INSTALLED
- 2. IRRIGATION SYSTEMS TO BE REMOVED
- 3. IRRIGATION SYSTEMS TO BE MODIFIED
- 4. IRRIGATION SYSTEMS TO BE MAINTAINED
- 5. IRRIGATION SYSTEMS TO BE REPAIRED
- 6. IRRIGATION SYSTEMS TO BE REPLACED
- 7. IRRIGATION SYSTEMS TO BE UPGRADED
- 8. IRRIGATION SYSTEMS TO BE DOWNGRADED
- 9. IRRIGATION SYSTEMS TO BE DELETED
- 10. IRRIGATION SYSTEMS TO BE ADDED
- 11. IRRIGATION SYSTEMS TO BE CHANGED
- 12. IRRIGATION SYSTEMS TO BE ENLARGED
- 13. IRRIGATION SYSTEMS TO BE REDUCED
- 14. IRRIGATION SYSTEMS TO BE RELOCATED
- 15. IRRIGATION SYSTEMS TO BE REDESIGNED
- 16. IRRIGATION SYSTEMS TO BE RECONSTRUCTED
- 17. IRRIGATION SYSTEMS TO BE REFINISHED
- 18. IRRIGATION SYSTEMS TO BE REFINISHED
- 19. IRRIGATION SYSTEMS TO BE REFINISHED
- 20. IRRIGATION SYSTEMS TO BE REFINISHED

IRRIGATION DETAILS



INTERNAL UTILITY EQUIPMENT - NOT TO BE LOCATED
 SHRUBS SHALL BE PLANTED IN THE ZONE
 EXISTING, NOT TO BE LOCATED IN THE ZONE OF

DMA
 DAVID M. JONES, JR.
 AND ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS
 1100 N. W. 10th Ave.
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: (305) 555-1234
 Fax: (305) 555-1235

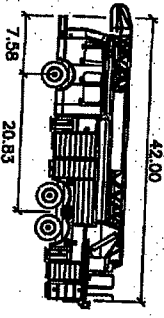
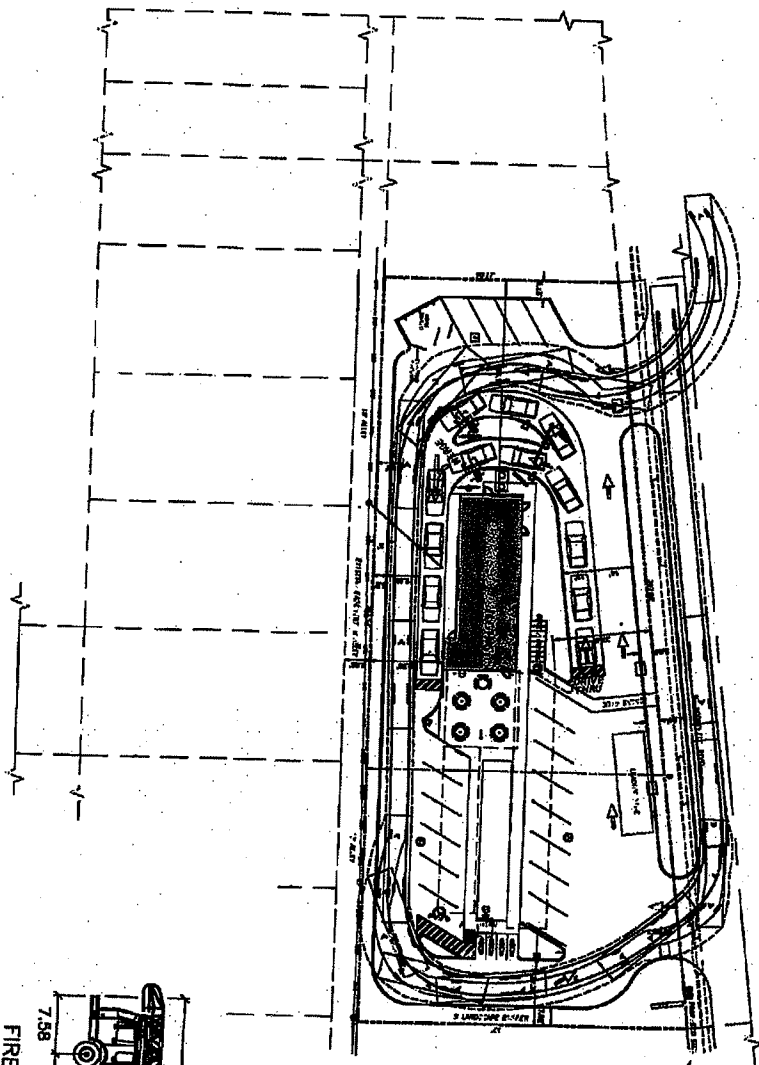
SONIC RESTAURANT
 2315 N. ROOSEVELT
 BLVD., WEST PALM BEACH, FL 33411
 33000

DESIGNED BY: [Signature]
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 DATE: 10/1/99

PROJECT NO.: 1000
 SHEET NO.: 1001
 TOTAL SHEETS: 1002

IR-1

Scale: 1" = 20' - 0"



FIRE TRUCK feet

Width : 20.83

Truck : 7.58

Lock to Lock Time : 10.00

Steering Angle : 36.30

DDAI

DAVID DOLIGAS ASSOCIATES, INC.

10000 Wilshire Blvd., Suite 200

Beverly Hills, CA 90210

TEL: (310) 276-1000

FAX: (310) 276-1001

WWW.DDAI.COM

SONIC RESTAURANT KEY WEST

PROJECT LOCATION: 10000 Wilshire Blvd., Suite 200, Beverly Hills, CA 90210

CLIENT: SONIC RESTAURANT

DESIGNER: DDAI

DATE: 10/1/00

SCALE: 1" = 20' - 0"

PROJECT NO.: 10000

PROJECT NAME: SONIC RESTAURANT KEY WEST

PROJECT LOCATION: 10000 Wilshire Blvd., Suite 200, Beverly Hills, CA 90210

CLIENT: SONIC RESTAURANT

DESIGNER: DDAI

DATE: 10/1/00

SCALE: 1" = 20' - 0"

PROJECT NO.: 10000

PROJECT NAME: SONIC RESTAURANT KEY WEST

PRELIMINARY

Sheet No. 02

FIRE TRUCK TURNING EXHIBIT

Scale: 1" = 20' - 0"

Project: SONIC RESTAURANT KEY WEST

Location: 10000 Wilshire Blvd., Suite 200, Beverly Hills, CA 90210

Client: SONIC RESTAURANT

Designer: DDAI

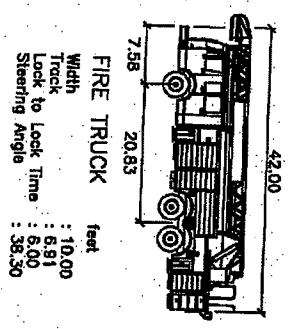
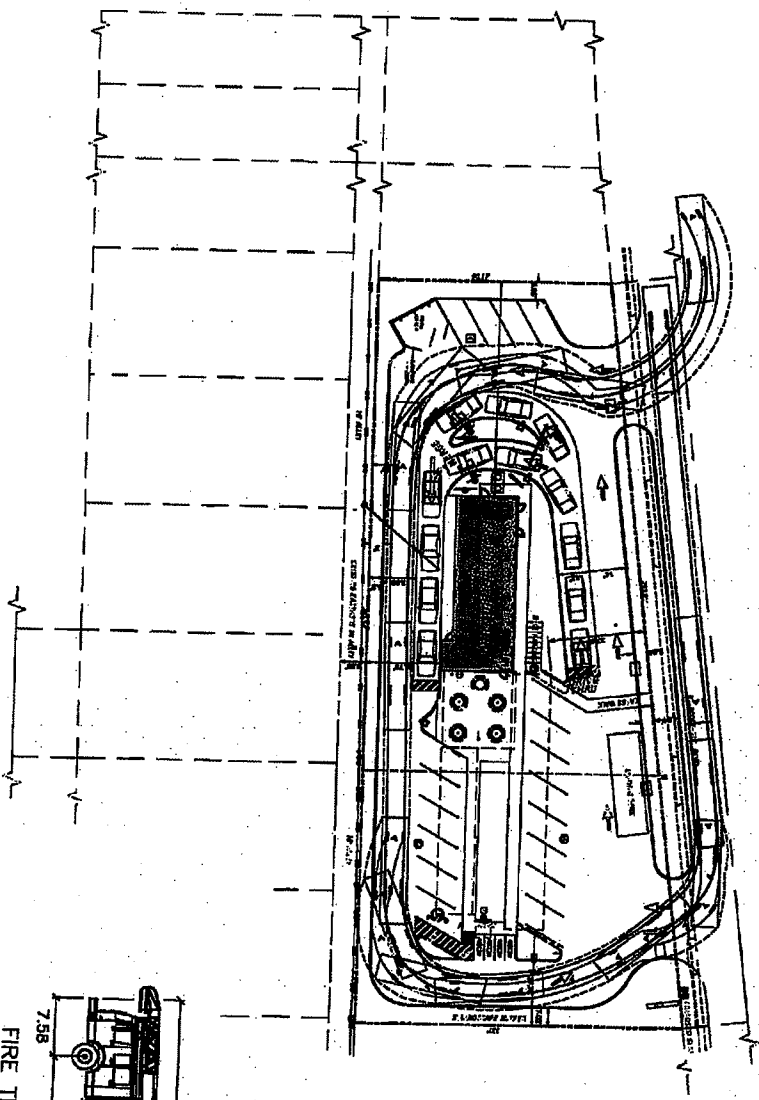
Date: 10/1/00

Scale: 1" = 20' - 0"

Project No.: 10000

Project Name: SONIC RESTAURANT KEY WEST

1/2" = 1'-0"
 1/4" = 3'-0"
 1/8" = 6'-0"



DDA

DAVID DOUGLAS
 ASSOCIATES, INC.

1400 Douglas Highway, Suite 111
 Westborough, MA 01581
 (508) 336-1000
 Telex: 251111 DDA
 Cable: DDA

**SONIC
 RESTAURANT
 KEY WEST**

PROJECT LOCATION
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 CLIENT
 SONIC RESTAURANT
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 ARCHITECT
 DAVID DOUGLAS ASSOCIATES, INC.

DESIGN
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401

CONSTRUCTION
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401

DATE
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401

REVISIONS
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401
 1000 N. W. 10th Avenue
 Key West, Florida 33401

DATE
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DATE
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 1000 N. W. 10th Avenue
 Key West, Florida 33401

PRELIMINARY