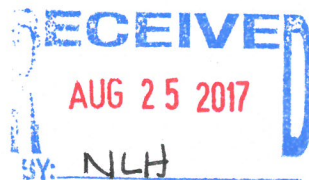




Application For Easement

City of Key West, Florida • Planning Department

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



Application Fee: \$2,150.00

(includes \$100.00 advertising/noticing fee and \$50.00 fire review
(\$400 for each additional easement for same parcel)

Please complete this application and attach all required documents. This will help quickly and obtain necessary information without delay. If you have any questions,

PROPERTY DESCRIPTION:

Site Address: 919 Duval Street

Zoning District: HRCC 3 Real Estate (RE) #: 000177

Property located within the Historic District? ☒ Yes ☐ No

APPLICANT: ☐ Owner ☒ Authorized Representative

Name: Mattingly Construction, Inc.

Mailing Address: 2932 Harris Avenue

City: Key West State: FL Zip: 33040

Home/Mobile Phone: _____ Office: 305-797-6435 Fax: _____

Email: _____

PROPERTY OWNER: (if different than above)

Name: Club Duval, Inc.

Mailing Address: 3200 Riveria Drive

City: Key West State: FL Zip: 33040

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

Email: greg@oropezastonescardenas.com

Description of requested easement and use: Small portion of building overhang

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

If yes, please describe and attach relevant documents: _____

need liability
insurance
\$1 mill prior to
City Commission

City of Key West • Application for Easement

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 Specific Purpose Surveys with a legal description of the easement area requested
- ☐ Photographs showing the proposed easement area

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an entity)

I, Lee Mattingly, in my capacity as President
(print name) (print position; president, managing member)
of Mattingly Construction, 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:

919 Duval St
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.

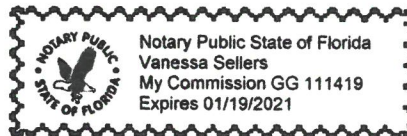

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 25th of August by
Lee Mattingly
Name of Authorized Representative date

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

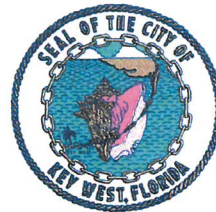
Vanessa Sellers
Notary's Signature and Seal

Vanessa Sellers
Name of Acknowledger typed, printed or stamped



GG111419
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, Joy Emanuel-Kohen as
Please Print Name of person with authority to execute documents on behalf of entity

President of Club Duval, Inc.
Name of office (President, Managing Member) *Name of owner from deed*

authorize Lee Mattingly
Please Print Name of Representative

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

Joy Emanuel-Kohen
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 5-5-17
Date

by Joy Emanuel-Kohen
Name of person with authority to execute documents on behalf on entity owner

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

Patricia Gae Ganister
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

MONROE COUNTY
OFFICIAL RECORDS

FILE #1355770
BK#1865 PG#1853

RCD Mar 12 2003 09:43AM
DANNY L KOLHAGE, CLERK

THIS INSTRUMENT PREPARED BY:
JOEL S. PIOTRKOWSKI, ESQ.
317 - 71st Street
Miami Beach, FL 33141
Tax Number: 1018236

DEED DOC STAMPS 9800.00
03/12/2003 EP DEP CLK

WARRANTY DEED

THIS INDENTURE made this 5 day of May, 2003,
between Elysee Investments of Key West, Inc., of 19707 Turnberry
Way, #5J, Aventura, FL 33180, party of the first part, and Club
Duval, Inc., a Florida corporation, whose post office address is
3200 Riviera Drive, Key West, FL 33040
party of the second part.

WITNESSETH, That said party of the first part, for and in
consideration of the sum of TEN DOLLARS (\$10.00) and other good and
valuable consideration to him/her in hand paid by 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,
its successors and assigns forever, the following described land,
situate and being in the County of Monroe, State of Florida, to
wit: See Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO THE FOLLOWING:

1. Conditions, restrictions, limitations and easements of
record;
2. Taxes for the year 2002 and subsequent years;
3. Applicable governmental zoning ordinances.

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

IN WITNESS WHEREOF, the party of the first part has hereunto
set its hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Print Name: Joel Piotrkowski

Print Name: Andrea Ernst

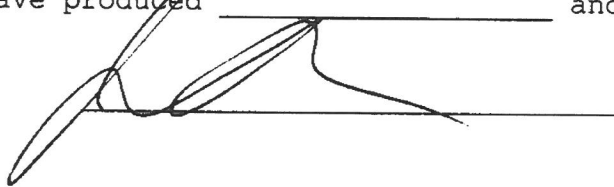
ELYSEE INVESTMENTS OF KEY
WEST, INC., a Florida
Corporation

By: Judith Greenberg, President.

FILE #1355770
BK#1865 PG#1854

STATE OF FLORIDA)
 :SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4
day of May, 2003, by Judith Greenberg, President of Elysee
Investments of Key West, Inc., a Florida corporation, who is
personally known to me or who have produced _____ and
who did take an oath.



Joel S Piotrkowski
My Commission DD016056
Expires July 02, 2005

FILE #1355770
BK#1865 PG#1855

EXHIBIT A
Legal Description

On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract 4, but better described as a part of Lots 7 and 8, in Square 8 of said Tract 4, according to Gwynn's diagram recorded in Plat Book "H", at Page 669, of Monroe County, Florida Public Records and Wall's Addition of Tract 4, as recorded in Deed Book "E", at Page 245, of the Monroe County, Florida Public Records, and being more particularly described as follows: COMMENCE at the Southeasterly right-of-way line (ROWL) of Olivia Street (30' R/W) and the Northeasterly ROWL of Duval Street (50' R/W); thence run Southeasterly along the Northeasterly ROWL for a distance of 258.3 feet to the Point of Beginning; thence continue Southeasterly along the previously described course 42 feet; thence run at right angles in a Northeasterly direction 100.0 feet; thence run at right angles in a Northwesterly direction 42 feet; thence run at right angles in a Southwesterly direction 100.0 feet back to said Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS



Summary

Parcel ID 00017780-000000
Account # 1018236
Property ID 1018236
Millage Group 10KW
Location 919 DUVAL ST, KEY WEST
Address
Legal KW (PT SUBS 7 & 8) PT LOT 4 SQR 8 TR 4 H1-328 G36-235/236 OR510-823 OR604-375 OR811-978 OR926-2479/2480 OR936-2173Q/C OR936-2174Q/C OR1010-756 OR1025-908 OR1276-1115/17Q/C OR1359-1832/4 OR1402-2442/48AFFD OR1865-1853/55
Description (Note: Not to be used on legal documents)
Neighborhood 32070
Property STORE COMBO (1200)
Class
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



AK 1018236 919-921 DUVAL STREET 6/29/2012

Owner

CLUB DUVAL INC
 3200 RIVIERA DR
 KEY WEST FL 33040-4662

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$403,270	\$403,270	\$420,553	\$403,270
+ Market Misc Value	\$849	\$795	\$790	\$840
+ Market Land Value	\$672,000	\$672,000	\$672,000	\$630,000
= Just Market Value	\$1,076,119	\$1,076,065	\$1,093,343	\$1,034,110
= Total Assessed Value	\$1,076,119	\$1,076,065	\$1,093,343	\$1,034,110
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,076,119	\$1,076,065	\$1,093,343	\$1,034,110

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,200.00	Square Foot	42	100

Commercial Buildings

Style APARTMENTS / 03C
Gross Sq Ft 5,129
Finished Sq Ft 4,173
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 450 (450)
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 2
Half Bathrooms 1
Heating Type
Year Built 1918
Year Remodeled 0
Effective Year Built 1991
Condition AVERAGE

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1997	1998	1	480 SF	2

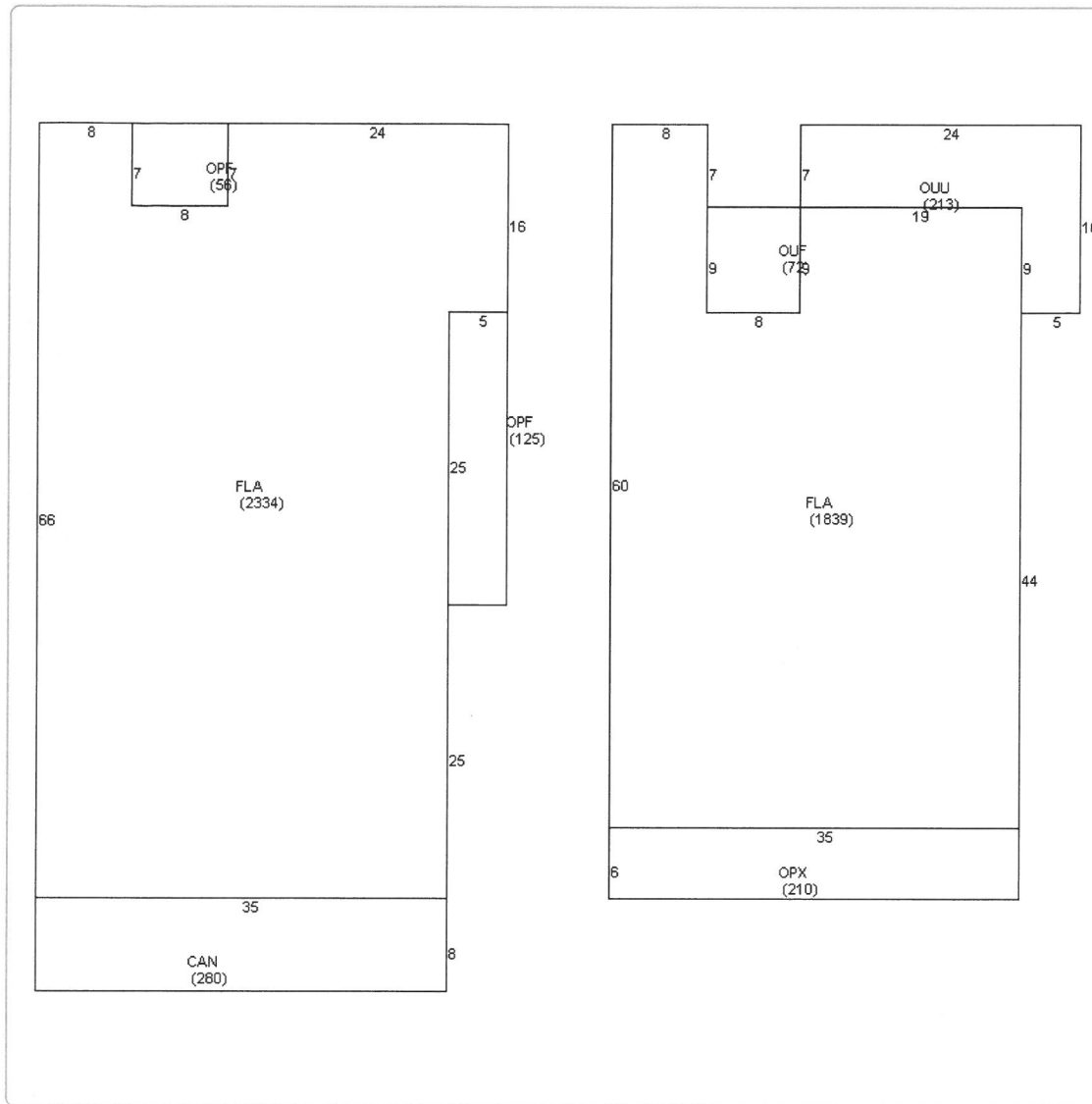
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
3/4/2003	\$1,400,000	Warranty Deed		1865	1853	Q - Qualified	Improved
6/1/1995	\$665,000	Warranty Deed		1359	1832	U - Unqualified	Improved
8/1/1987	\$340,000	Warranty Deed		1025	908	Q - Qualified	Improved
11/1/1984	\$240,000	Warranty Deed		926	2479	Q - Qualified	Improved
2/1/1975	\$34,500	Conversion Code		604	375	Q - Qualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
15-4543	11/6/2015		\$1,675	Commercial	R/R SIDING
07-2317	5/15/2007	6/1/2007	\$1,500	Commercial	REPLACE PIPING AS NEEDED
07-1992	5/4/2007		\$16,496	Commercial	REPLACE 185 SF OF LAP SIDING& 72F FENCE
06-0566	1/31/2006	7/27/2006	\$2,400	Commercial	STORM DAMAGE REPLACE 100SF MISSING SHINGLES & PAINT
03-3163	9/11/2003	10/3/2003	\$4,400	Commercial	ATF REPAINT
03-0236	1/29/2003	10/3/2003	\$2,100	Commercial	REPLACE SEWER LATERAL
98-3436	11/4/1998	12/7/1999	\$5,000	Commercial	STORM DAMAGE/REPAIR DECK
98-0294	1/27/1998	12/7/1998	\$3,000	Commercial	FENCE
97-3250	10/1/1997	10/1/1997	\$2,000	Commercial	REBUILD STEPS
97-3251	10/1/1997	10/1/1997	\$4,500	Commercial	CERAMIC TILE, KITCHEN
97-3526	10/1/1997	10/1/1997	\$600	Commercial	ELECTRICAL
97-3127	9/1/1997	10/1/1997	\$3,600	Commercial	ELECTRICAL
97-3161	9/1/1997	10/1/1997	\$1,500	Commercial	ELECTRICAL
97-3162	9/1/1997	10/1/1997	\$4,600	Commercial	A/C
97-2902	8/1/1997	10/1/1997	\$500	Commercial	"

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

Last Data Upload: 5/4/2017 1:36:35 AM



Developed by
The Schneider
Corporation



Photo TAKEN 1973 by Ed Swift III

COMBINATION APPLICATION: FLOODPLAIN, CONSTRUCTION AND HARC
\$50.00 APPLICATION FEE NON-REFUNDABLE

115P11



City of Key West

1300 WHITE STREET
KEY WEST, FLORIDA 33040
Phone: 305.809.3956
BLDG@CITYOFKEYWEST-FL.GOV

HARC PERMIT NUMBER		BUILDING PERMIT NUMBER		INITIAL & DATE
		17-1484		
FLOODPLAIN PERMIT		ZONING		REVISION #
				1
FLOOD ZONE	PANEL #	ELEV. L. FL.	SUBSTANTIAL IMPROVEMENT	
			YES ☐ NO ☒ %	

ADDRESS OF PROPOSED PROJECT:

RE # OR ALTERNATE KEY:

NAME ON DEED:

OWNER'S MAILING ADDRESS:

CONTRACTOR COMPANY NAME:

CONTRACTOR'S CONTACT PERSON:

ARCHITECT / ENGINEER'S NAME:

ARCHITECT / ENGINEER'S ADDRESS:

919 Duval ST.		# OF UNITS
		4
CLUB DUVAL INC.		PHONE NUMBER
		305-304-3250
3200 RIVIERA DR.		EMAIL
		TEKKW@aol.com
Key West, FL. 33040		
MATTINGLY CONSTRUCTION		PHONE NUMBER
		305-797-6435
Lee Mattingly		EMAIL
		mattinglyconst@aol.com
		PHONE NUMBER
		EMAIL

HARC: PROJECT LOCATED IN HISTORIC DISTRICT OR IS CONTRIBUTING: ☒ YES ☐ NO (SEE PART C FOR HARC APPLICATION.)

CONTRACT PRICE FOR PROJECT OR ESTIMATED TOTAL FOR MAT'L., LABOR & PROFIT:

\$ 5929.00

FLORIDA STATUTE 837.06: WHOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING AND 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 PER SECTION 775.082 OR 775.083.

DETAILED Project Description...(The applicant further hereby acknowledges that the scope of work as described shall be the scope of work that is considered by the City. Should further action be taken by the City for exceeding the scope of the description of work as described herein versus the scope of work shown on the plans or other documents submitted with the application, the aforementioned description of work shall be controlling.) FRAME NON-STRUCTURAL WALLS

According To Drawings Provided. Re-install existing slot wall BRD.
Replace 2 existing, Damaged 6x6 Posts, Frame new walls @ Bathroom
@ Existing Location

Printed name of property owner or licensed contractor.	Signature.
Lee Mattingly	
Notary Signature as to applicant. State of Florida, County of Monroe, Sworn to and subscribed before me.	
Personally known or produced _____ as identification.	

Official Use Only:

06/12/17
Open: K... Date: 6/13/17 5:58 PM 2017
Trans number: 1484
OK CHECK 5170
Trans date: 6/13/17 Time: 8:25:21
* BUILDING PERMITS-NEW
1.00 \$50.00
3106545 \$50.00

50164-2345-01

PART B: SUPPLEMENTARY PROJECT DETAILS TO AVOID DELAYS / CALL-BACKS

PROPERTY STRUCTURES AFFECTED BY PROJECT: ☒ MAIN STRUCTURE ☐ ACCESSORY STRUCTURE ☐ SITE

ACCESSORY STRUCTURES: ☐ GARAGE / CARPORT ☐ DECK ☐ FENCE ☐ OUTBUILDING / SHED

FENCE STRUCTURES: ☐ 4 FT. ☐ 6 FT. SOLID ☐ 6 FT. / TOP 2 FT. 50% OPEN

POOLS: ☐ INGROUND ☐ ABOVE GROUND ☐ SPA / HOT TUB ☐ PRIVATE ☐ PUBLIC

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE APPLICATION AT TIME OF CITY APPLICATION.

PUBLIC POOLS REQUIRE BD. OF HEALTH LICENSE PRIOR TO RECEIVING THE CITY CERTIFICATE OF OCCUPANCY.

ROOFING: ☐ NEW ☐ ROOF-OVER ☐ TEAR-OFF ☐ REPAIR ☐ AWNING

☐ 5V METAL ☐ ASPLT. SHGLS. ☐ METAL SHGLS. ☐ BLT. UP ☐ TPO ☐ OTHER

FLORIDA ACCESSIBILITY CODE: ☐ 20% OF PROJECT FUNDS INVESTED IN ACCESSIBILITY FEATURES.

SIGNAGE: ☐ # OF SINGLE FACE ☐ # OF DOUBLE FACE ☐ REPLACE SKIN ONLY ☐ BOULEVARD ZONE

☐ POLE ☐ WALL ☐ PROJECTING ☐ AWNING ☐ HANGING ☐ WINDOW

SQ. FT. OF EACH SIGN FACE:

SUBCONTRACTORS / SPECIALTY CONTRACTORS SUPPLEMENTARY INFORMATION:

☐ MECHANICAL: ☐ DUCTWORK ☐ COMMERCIAL EXH. HOOD ☐ INTAKE / EXH. FANS ☐ LPG TANKS

A / C: ☐ COMPLETE SYSTEM ☐ AIR HANDLER ☐ CONDENSER ☐ MINI-SPLIT

☐ ELECTRICAL: ☐ LIGHTING ☐ RECEPTACLES ☐ HOOK-UP EQUIPMENT ☐ LOW VOLTAGE

SERVICE: ☐ OVERHEAD ☐ UNDERGROUND ☐ 1 PHASE ☐ 3 PHASE ☐ AMPS

☐ PLUMBING: ☐ ONE SEWER LATERAL PER BLDG. ☐ INGROUND GREASE INTCPTRS. ☐ LPG TANKS

RESTROOMS: ☐ MEN'S ☐ WOMEN'S ☐ UNISEX ☐ ACCESSIBLE

PART C: HARC APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

APPLICATION FEES: PAINTING SINGLE FAMILY: \$10 STAFF APPROVAL: \$50 COMMISSION REVIEW \$100

PLEASE ATTACH APPROPRIATE VARIANCES / RESOLUTIONS FROM HARC, PLANNING BOARD OR TREE COMMISSION.

ATTENTION: NO BUILDING PERMITS WILL BE ISSUED PRIOR TO HARC APPROVAL.

PLEASE SEND ELECTRONIC SUBMISSIONS TO: harc@cityofkeywest-fl.gov

INDICATE TYPE OF CERTIFICATE OF APPROPRIATENESS: ☒ GENERAL ☐ DEMOLITION ☐ SIGN ☐ PAINTING ☐ OTHER

ADDITIONAL INFORMATION: ALL WORK TO BE COMPLETED IS INTERIOR WORK ONLY

PROJECT SPECIFICATIONS: PLEASE PROVIDE PHOTOS OF EXISTING CONDITIONS, PLANS, PRODUCT SAMPLES, TECHNICAL DATA		
ARCHITECTURAL FEATURES TO BE ALTERED:	ORIGINAL MATERIAL:	PROPOSED MATERIAL:
N/A		

DEMOLITION: PLEASE FILL OUT THE HARC APPENDIX FOR PROPOSED DEMOLITION.

DEMOLITION OF HISTORIC STRUCTURES IS NOT ENCOURAGED BY THE HISTORIC ARCHITECTURAL REVIEW COMMISSION.

SIGNAGE: (SEE PART B) ☐ BUSINESS SIGN ☐ BRAND SIGN ☐ OTHER: _____

BUSINESS LICENSE #

IF FAÇADE MOUNTED, SQ. FT. OF FAÇADE _____

SIGN SPECIFICATIONS		
SIGN COPY:	PROPOSED MATERIALS:	SIGNS WITH ILLUMINATION:
		TYPE OF LTG.:
		LTG. LINEAL FTG.:
MAX. HGT. OF FONTS:		COLOR AND TOTAL LUMENS:
IF USING LIGHT FIXTURES PLEASE INDICATE HOW MANY: INCLUDE SPEC. SHEET WITH LOCATIONS AND COLORS.		

OFFICIAL USE ONLY:			HARC STAFF OR COMMISSION REVIEW		
☐ APPROVED ☐ NOT APPROVED ☐ DEFERRED FOR FUTURE CONSIDERATION ☐ TABLED FOR ADD'L. INFO.					
HARC MEETING DATE:		HARC MEETING DATE:		HARC MEETING DATE:	
REASONS OR CONDITIONS:					
STAFF REVIEW COMMENTS:					
HARC PLANNER SIGNATURE AND DATE:			HARC CHAIRPERSON SIGNATURE AND DATE:		

PART D: STATE OF FLORIDA OFFICIAL NOTIFICATIONS AND WARNINGS

FLORIDA STATUTE 713.135: WARNING TO OWNER: YOUR FAILURE TO RECORD A 'NOTICE OF COMMENCEMENT' MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED WITH THE COUNTY RECORDER AND A COPY POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING A NOTICE.

FLORIDA STATUTE 469: ABESTOS ABATEMENT. AS OWNER / CONTRACTOR / AGENT OF RECORD FOR THE CONSTRUCTION APPLIED FOR IN THIS APPLICATION, I AGREE THAT I WILL COMPLY WITH THE PROVISIONS F. S. 469.003 AND TO NOTIFY THE FLORIDA D. E. P. OF MY INTENT TO DEMOLISH / REMOVE ASBESTOS. IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT APPLICATION, THERE MAY BE DEED RESTRICTIONS AND / OR ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF MONROE COUNTY AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENT ENTITIES SUCH AS AQUADUCT AUTHORITY, FLORIDA DEP OR OTHER STATE AGENCIES; ARMY CORPS OF ENGINEERS OR OTHER FEDERAL AGENCIES.

FEDERAL LAW REQUIRES LEAD PAINT ABATEMENT PER THE STANDARDS OF THE USDEP ON STRUCTURES BUILT PRIOR TO 1978.

ALL NECESSARY APPROVALS FROM ASSOCIATIONS, GOV'T. AGENCIES, AND OTHER PARTIES ARE THE APPLICANT'S RESPONSIBILITY.

**Summary**

Parcel ID 00017780-000000
Account # 1018236
Property ID 1018236
Millage Group 10KW
Location 919 DUVAL ST, KEY WEST
Address
Legal KW (PT SUBS 7 & 8) PT LOT 4 SQR 8 TR 4 H1-328 G36-235/236 OR510-823 OR604-375 OR811-978 OR926-2479/2480 OR936-2173Q/C OR936-2174Q/C OR1010-756 OR1025-908 OR1276-1115/17Q/C OR1359-1832/4 OR1402-2442/48AFFD OR1865-1853/55
Description (Note: Not to be used on legal documents)
Neighborhood 32070
Property Class STORE COMBO (1200)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing

**Owner**

CLUB DUVAL INC
 3200 RIVIERA DR
 KEY WEST FL 33040-4662

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	\$403,270	\$403,270	\$420,553	\$403,270
+ Market Misc Value	\$849	\$795	\$790	\$840
+ Market Land Value	\$672,000	\$672,000	\$672,000	\$630,000
= Just Market Value	\$1,076,119	\$1,076,065	\$1,093,343	\$1,034,110
= Total Assessed Value	\$1,076,119	\$1,076,065	\$1,093,343	\$1,034,110
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$1,076,119	\$1,076,065	\$1,093,343	\$1,034,110

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL DRY (100D)	4,200.00	Square Foot	42	100

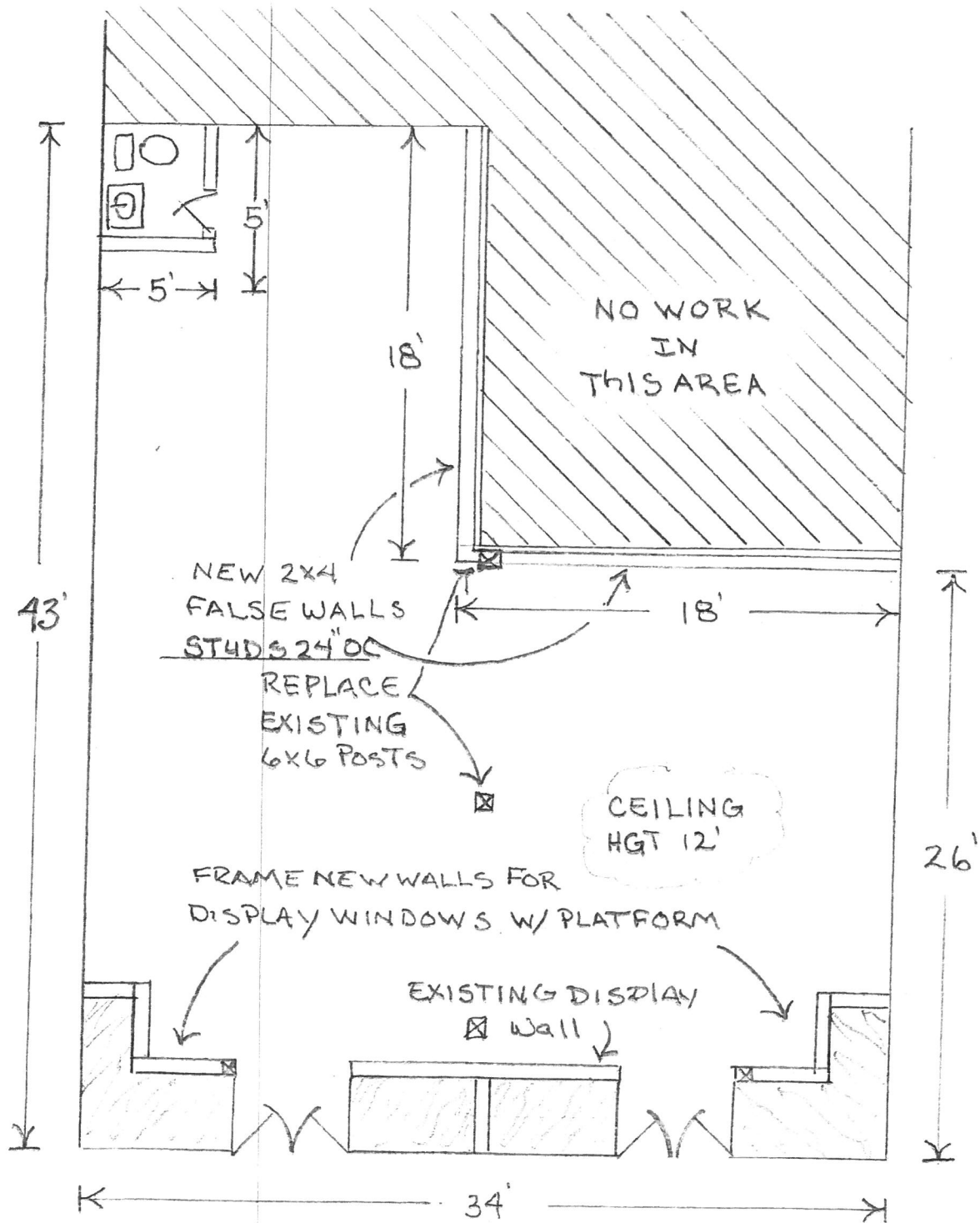
Commercial Buildings

Style APARTMENTS / 03C
Gross Sq Ft 5,129
Finished Sq Ft 4,173
Perimeter 0
Stories 2
Interior Walls
Exterior Walls AB AVE WOOD SIDING
Quality 450 (450)
Roof Type
Roof Material
Exterior Wall1 AB AVE WOOD SIDING
Exterior Wall2
Foundation
Interior Finish
Ground Floor Area
Floor Cover
Full Bathrooms 2
Half Bathrooms 1
Heating Type
Year Built 1918
Year Remodeled 0
Effective Year Built 1991
Condition AVERAGE

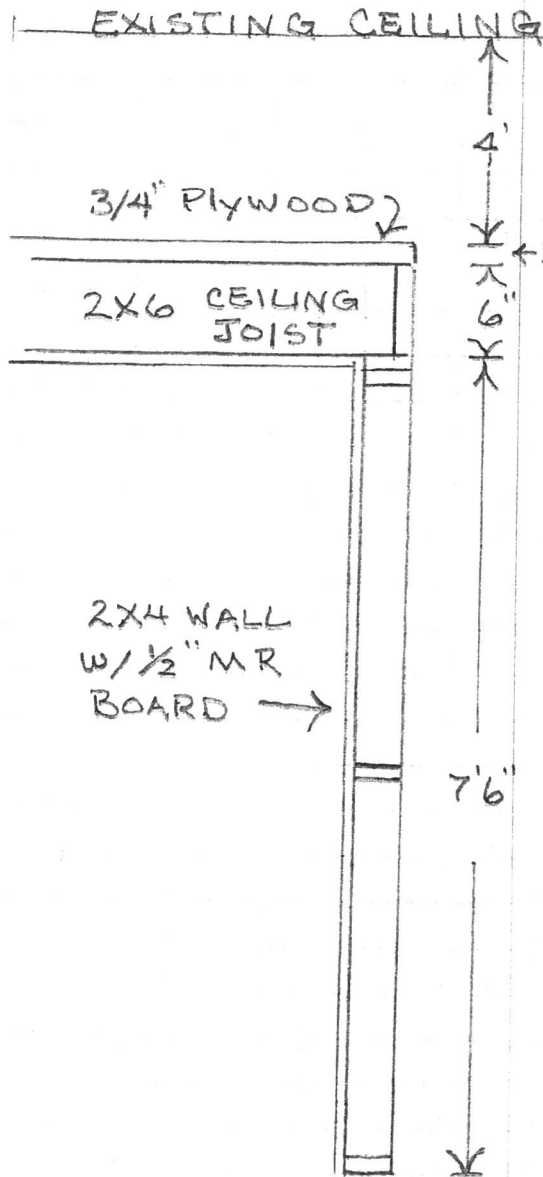
Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1997	1998	1	480 SF	2

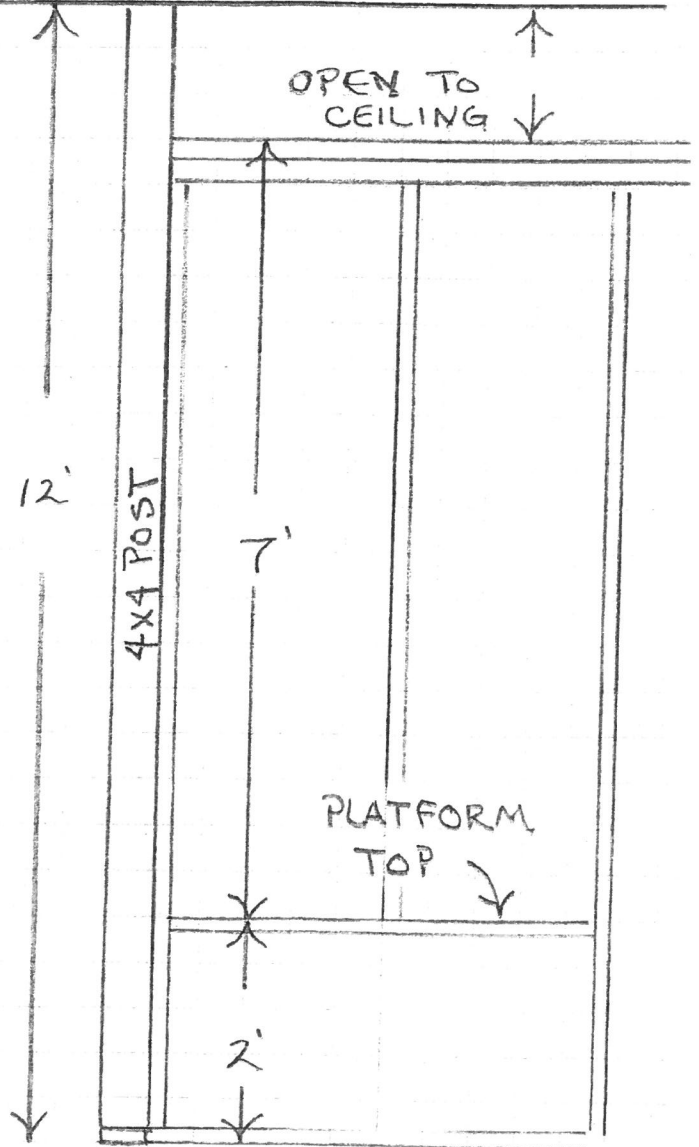
919 DUVAL STREET



919 DUVAL STREET
INTERIOR WALLS

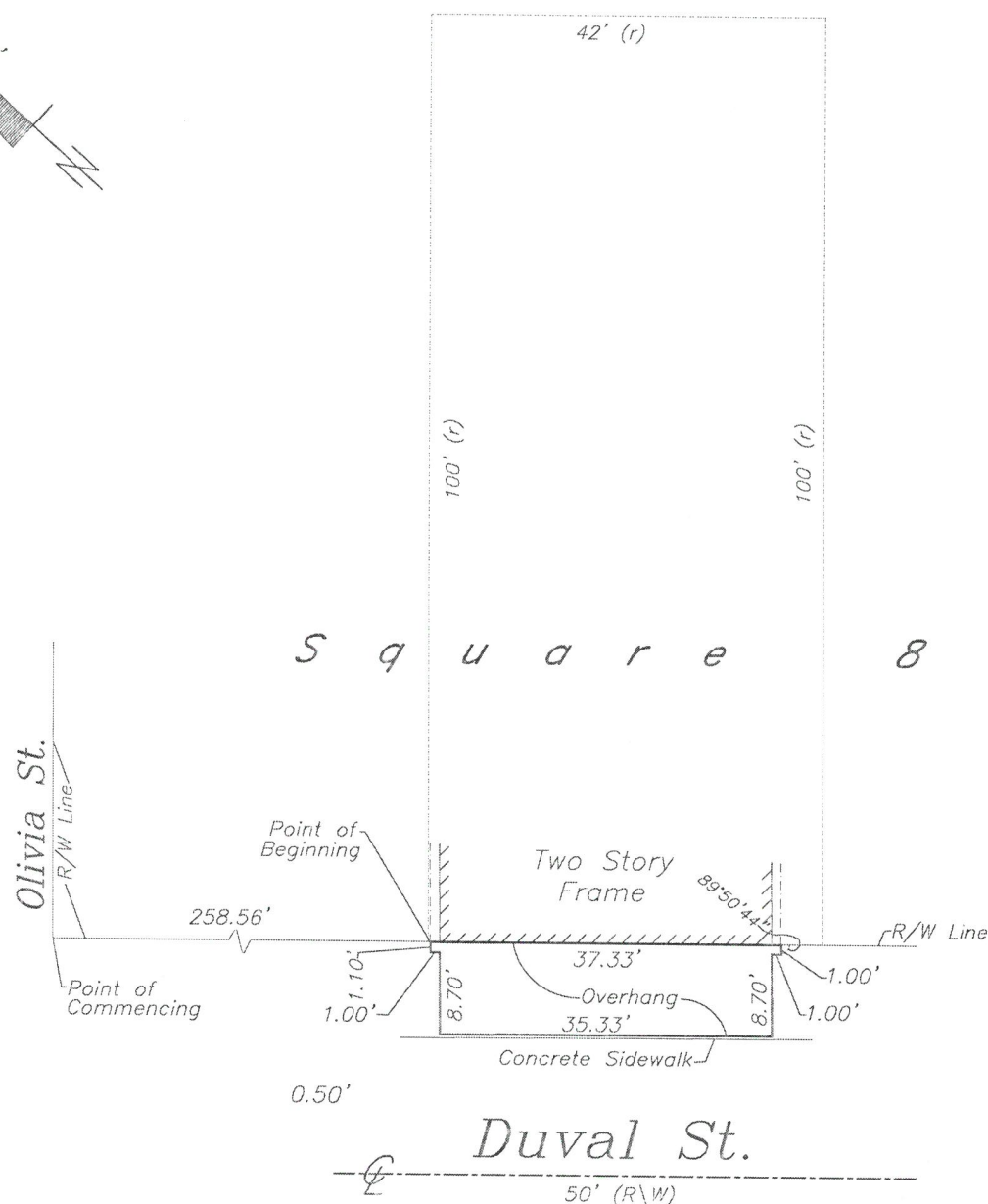
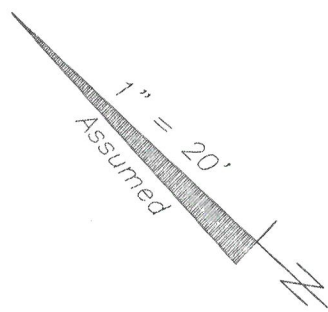


BATHROOM WALL
ELEVATION



DISPLAY WALL
ELEVATION

Specific Purpose Survey to illustrate a legal description of part
of the Right-of-Way of Duval Street in Tract 4, Island of Key West,
prepared by the undersigned



LEGEND

R/W	Right of Way
CL	Centerline
(r)	Record

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 919 Duval Street Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract 4, but better described as a portion of the right of way of Duval Street adjacent to Square 8 of said Tract 4, according to Gwynn's diagram recorded in Plat Book "H", at Page 669, of Monroe County, Florida Public Records, and being more particularly described as follows:
COMMENCE at the Southeasterly right-of-way line of Olivia Street and the Northeasterly right-of-way line of Duval Street and thence run Southeasterly along the Northeasterly right-of-way line of the said Duval Street for a distance of 258.56 feet to the Northwestern face of an existing overhang on a Two Story Frame Structure, said point being the Point of Beginning; thence continue Southeasterly along the Northeasterly right-of-way line of the said Duval Street for a distance of 37.33 feet to the Southeasterly face of said overhang; thence Southwesterly with a deflection angle of 89°50'44" to the right and along said overhang for a distance of 1.00 foot; thence run Northwesterly and at right angles along said overhang for a distance of 1.00 foot; thence run Southwesterly and at right angles along said overhang for a distance of 8.70 feet; thence run Northwesterly and at right angles along said overhang for a distance of 35.33 feet; thence run Northeasterly and at right angles along said overhang for a distance of 8.70 feet; thence Northwesterly and at right angles along said overhang for a distance of 1.00 foot; thence Northeasterly and at right angles along said overhang for a distance of 1.10 feet back to the Point of Beginning, containing 347 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Club Duval Inc;

J. LYNN O'FLYNN, INC.

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

May 15, 2017

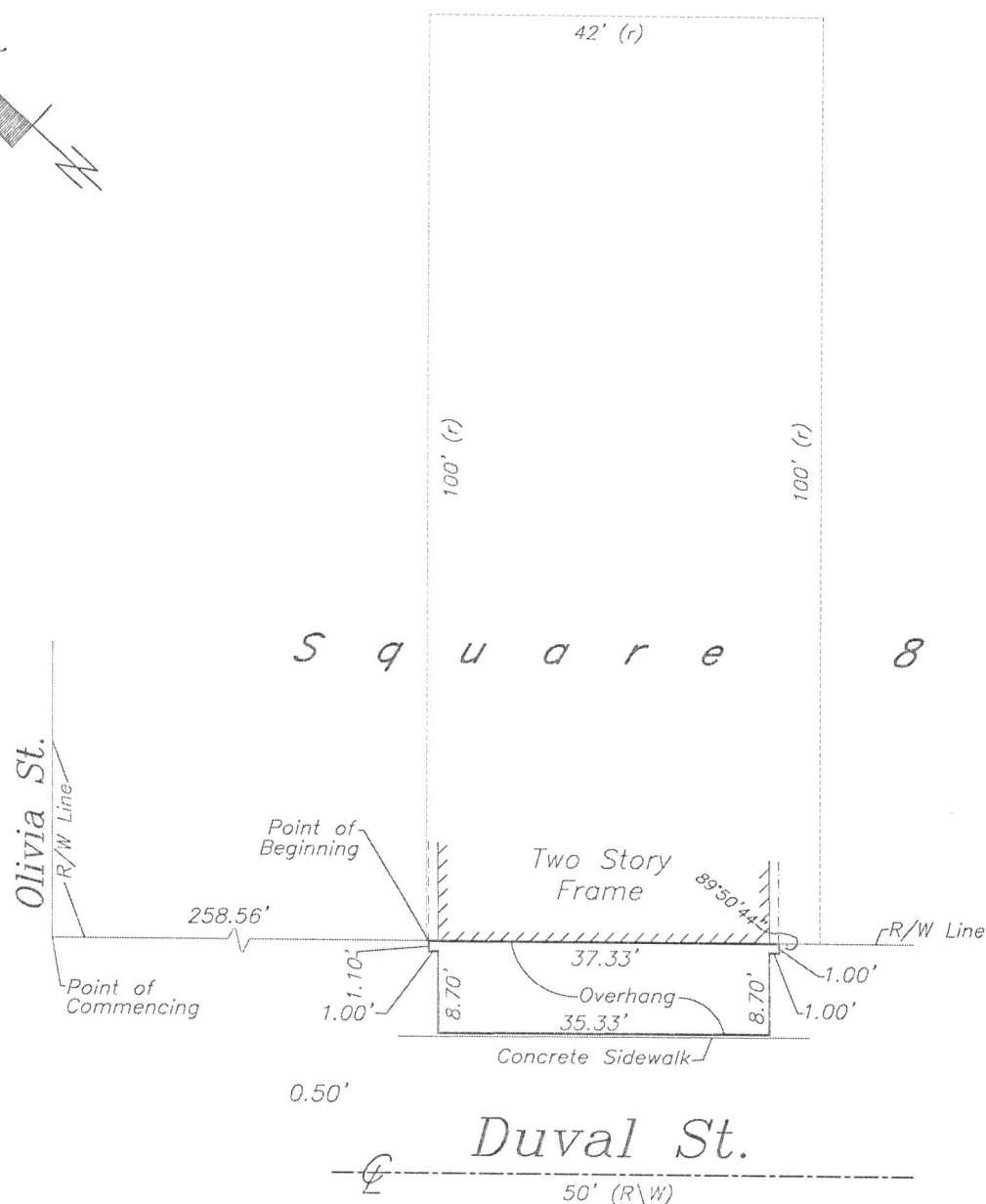
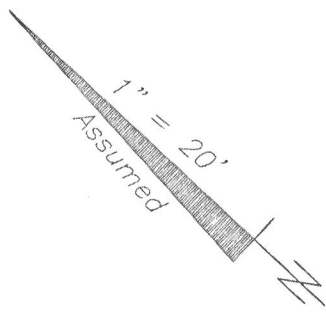
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Specific Purpose Survey to illustrate a legal description of part
of the Right-of-Way of Duval Street in Tract 4, Island of Key West,
prepared by the undersigned



LEGEND

R/W	Right of Way
C	Centerline
(r)	Record

NOTES:

1. The legal description shown hereon was authored by the undersigned.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 919 Duval Street Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. Adjoiners are not furnished.
10. The description contained herein and sketch do not represent a field boundary survey.

SPECIFIC PURPOSE SURVEY TO ILLUSTRATE A LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

A parcel of land on the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract 4, but better described as a portion of the right of way of Duval Street adjacent to Square 8 of said Tract 4, according to Gwynn's diagram recorded in Plat Book "H", at Page 669, of Monroe County, Florida Public Records, and being more particularly described as follows:

COMMENCE at the Southeasterly right-of-way line of Olivia Street and the Northeasterly right-of-way line of Duval Street and thence run Southeasterly along the Northeasterly right-of-way line of the said Duval Street for a distance of 258.56 feet to the Northwestern face of an existing overhang on a Two Story Frame Structure, said point being the Point of Beginning; thence continue Southeasterly along the Northeasterly right-of-way line of the said Duval Street for a distance of 37.33 feet to the Southeasterly face of said overhang; thence Southwesterly with a deflection angle of 89°50'44" to the right and along said overhang for a distance of 1.00 foot; thence run Northwesterly and at right angles along said overhang for a distance of 1.00 foot; thence run Southwesterly and at right angles along said overhang for a distance of 8.70 feet; thence run Northwesterly and at right angles along said overhang for a distance of 35.33 feet; thence run Northeasterly and at right angles along said overhang for a distance of 8.70 feet; thence Northwesterly and at right angles along said overhang for a distance of 1.00 foot; thence Northeasterly and at right angles along said overhang for a distance of 1.10 feet back to the Point of Beginning, containing 347 square feet, more or less.

SPECIFIC PURPOSE SURVEY FOR: Club Duval Inc;

J. LYNN O'FLYNN, INC.

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

May 15, 2017

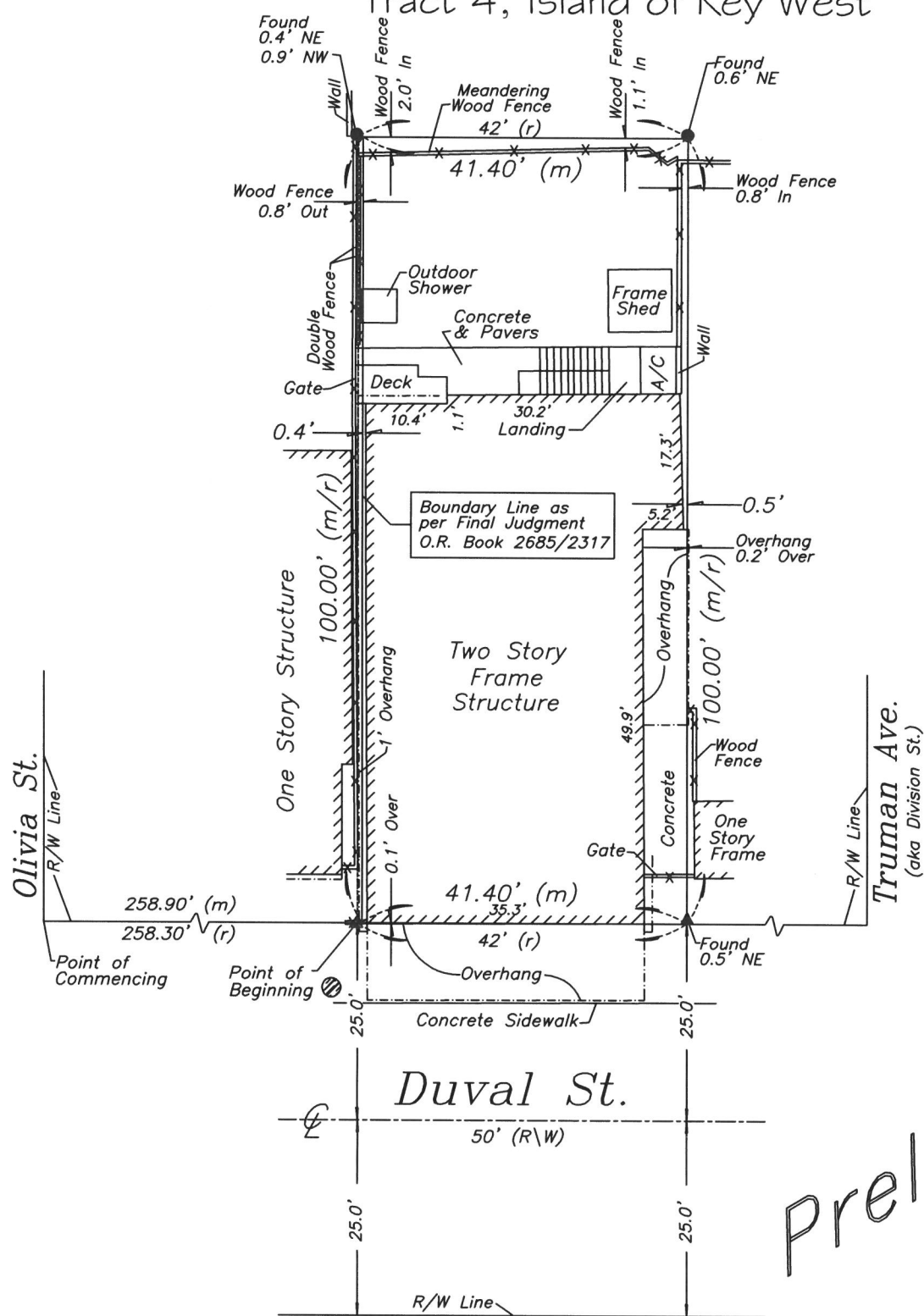
J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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

Boundary Survey of part of Lots 7 & 8, Square 8,
Tract 4, Island of Key West



LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (No ID)
- ▲ Found Nail & Disc (5234)
- △ Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- CLF Chain Link Fence
- ℄ Centerline
- ⊗ Wood Utility Pole
- ⊠ Concrete Utility Pole
- P- Overhead Utility Lines

NOTES:

1. The legal description shown hereon was furnished by the client or their agent. This survey does not determine or imply ownership.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 919-921 Duval Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. Date of field work: September 10, 2014
9. Ownership of fences is undeterminable, unless otherwise noted.
10. Adjoiners are not furnished.

BOUNDARY SURVEY OF: On the Island of Key West and known on William A. Whitehead's map of said Island, delineated in February, A.D. 1829, as a part of Tract 4 but better described as a part of Lots 7 & 8 in Sq. 8 of said Tract 4 according to Gwynn's diagram recorded in Plat Book "H", Page 669 of Monroe County, Florida Public Records and Wall's addition of Tract 4 as recorded in Deed Book "E" Page 245 of the Monroe County, Florida Public Records, and being more particularly described as follows:

COMMENCE at the Southeasterly right of way line (ROWL) of Olivia Street (30' R/W) and the Northeasterly ROWL of Duval Street (50' R/W); thence run Southeasterly along the Northeasterly ROWL for a distance of 258.3 feet to the Point of Beginning; thence continue Southeasterly along the previously described course 42 feet; thence run at right angles in a Northeasterly direction, 100.0 feet; thence run at right angles in a Northwesterly direction 42 feet; thence run at right angles in a Southwesterly direction 100.0 feet back to said Point of Beginning.

BOUNDARY SURVEY FOR: 919 Duval Street, LLC;
;
Spottswood, Spottswood & Spottswood;
Chicago Title Insurance Company;

J. LYNN O'FLYNN, INC.

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

September 11, 2014

THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
PSM #6298

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