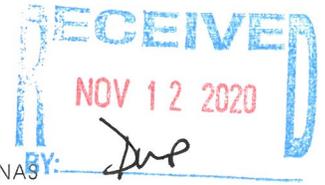


Application



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

VIA HAND DELIVERY

November 6, 2020

Katie Halloran, Planning Director
City of Key West
1300 White Street
Key West, Florida 33040

RE: Application for Transient License and Unit Transfer to
512 Catherine Street, Key West, Florida 33040:

Dear Ms. Halloran:

Enclosed please find the Application for Transfer of Transient Unit and License on behalf of this firm's client, 512 Catherine Street, LLC, a Florida limited liability company ("Owner"), for the transfer of three (3) transient units and licenses to the real property located at 512 Catherine Street, Key West, Florida 33040 (the "Property" or "512 Catherine"). This Application proposes to transfer two (2) licenses and the associated units from The Studios of Key West (the "Studios") and one license and associated unit pursuant to Planning Board Resolution 2015-23, commonly known as a "Hyatt License."

Currently, 512 Catherine consists of a recognized two-family structure which recently was deemed unsafe and condemned by the City of Key West Chief Building Official. A copy of such notice is enclosed herein. The Owner is proposing to reconstruct two single-family homes at 512 Catherine. The Owner is proposing to construct a five (5) bedroom home for use with the Hyatt License and one Studios license and a two (2) bedroom home for use with the remaining Studios license.

The Owner is proposing to transfer the Hyatt License and unit and the Studios unit and license and relinquish the residential BPAS units associated with same to the City for use by the City for its beneficial use program. Currently, there is no prohibition under City of Key West Code on the relinquishment of units from a property, and such mechanism allows the City to use the excess units for housing needs as it deems necessary and appropriate. The transfer furthers the goals of the City by removing nonconforming transient uses and converting such use to permanent residential housing.

The alternative of the Owner keeping the excess units would not be in keeping with the current goal of the City to promote and support affordable housing. If the Owner retained the excess units, at such time as the City permitted the transfer of unassigned units, such assigned units could be used for new market rate housing. Alternatively, by retaining the excess units, the City can designate, restrict or use such units to provide affordable housing.

Katie Halloran, Planning Director
November 6, 2020
Page Two

If you should have any questions, please do not hesitate to contact me.

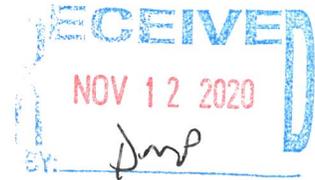
Very truly yours,



Gregory S. Oropeza

GSO:gg

Attachments



Application for Transfer of Transient Unit and License

City of Key West, Florida • Planning Department
1300 White Street • Key West, Florida 33040 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$4,515.00

(includes \$210.00 advertising/noticing fee and \$105.00 fire review fee)

Please complete this application in its entirety accompanied by a check for **\$4,515.00** made out to the City of Key West. **Deliver the original and 2 signed & sealed surveys and site plans** to the Planning Department located at 1300 White Street, Key West, FL 33040. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

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

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

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

A. Fill in the following information.

Sender Site

Receiver Site

Address of Site

Address of Site

529 Eaton Street

512 Catherine Street

RE# 00004140-000000

RE# 00028590-000000

Name(s) of Owner(s):

Name(s) of Owner(s):

The Studios of Key West, Inc.

512 Catherine Street, LLC

and unassigned

Name of Agent or Person to Contact:

Name of Agent or Person to Contact:

Gregory S. Oropeza, Esq.

Gregory S. Oropeza, Esq.

Oropeza, Stones & Cardenas, PLLC
Address:

Oropeza, Stones & Cardenas, PLLC
Address:

221 Simonton Street
Key West, FL 33040

221 Simonton Street
Key West, FL 33040

greg@oropezastonescardenas.com
Telephone

greg@oropezastonescardenas.com
Telephone

305-294-0252
Email

305-294-0252
Email

For Sender Site:

Carriage Trade House, Inc. and Unassigned
"Local name" of property _____ Zoning district HNC-1

Legal description See Sender Site Warranty attached hereto

Current use: Artist housing for The Studios of Key West

Number of existing transient units: Three (3) unassigned

Size of site 4800 sq ft Number of existing city transient rental licenses: 3

What is being removed from the sender site? Two (2) transient units and licenses from Carriage House and one (1) unassigned

What are your plans for the sender site? To use as a non-transient permanent housing for artists

For Receiver Site:

"Local name" of property N/A Zoning district HRCC-3

Legal description KW LT 8 PT LT 11 SQR 8 TR 11

Current use Vacant land and residential structure

Size of site: 5082 sq ft Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: One (1)

Existing non-residential floor area 0

What will be transferred to the receiver site? Three (3) transient units & licenses

What are your plans for the receiver site? Redevelop existing duplex into two (2) single-family transient home

Receiver Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE (1) _____ TELEPHONE (1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME 512 Catherine Street, LLC
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA (YES) NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Bruce Mineroff, Manager _____

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

Gregory S. Oropeza _____

TELEPHONE(S) 305-294-0252 FAX _____

Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME _____ 2. NAME _____
ADDRESS _____ ADDRESS _____
TELEPHONE(1) _____ TELEPHONE(1) _____
(2) _____ (2) _____
FAX _____ FAX _____

FOR CORPORATIONS

A. CORPORATE NAME The Studios of Key West, Inc.
B. STATE/COUNTRY OF INCORPORATION Florida
C. REGISTERED TO DO BUSINESS IN THE STATE OF FLORIDA (YES) NO
D. NAMES OF OFFICERS AND DESIGNATIONS

Stephen Kitsakos - President Paula Tishok - Secretary
Richard McChesney - VP James Morris - Treasurer

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____
B. STATE OF REGISTRATION: _____
C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

Gregory S. Oropeza

TELEPHONE(S) 305-294-0252 FAX _____

REQUIRED ATTACHMENTS

Sender Site

1. Current survey N/A
2. Current floor plans
3. Copies of current occupational license(s) for transient rental use
OR Letter from City Licensing Official verifying number of licenses and date
4. Copy of last recorded deed to show ownership as listed on application
5. If property is mortgaged, a letter from the mortgagee consenting to the transfer of the transient licenses and the proposed disposition of the property
6. Proposed site plan if changed for future use N/A
7. Proposed floor plans if changed for future use N/A
8. Detailed description of how use of transient rental units will be extinguished.
9. Other _____

Receiver Site

1. Current survey
2. Current floor plans
3. Copies of current occupational license(s).
4. Copy of last recorded deed to show ownership as listed on application
5. If there is a homeowner's or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association.)
6. Proposed site plan if changed for future use
7. Proposed floor plans if changed for future use
8. Other _____

~ ***NOTE: The above items constitute one (1) complete application package.***
Two (2) signed & sealed surveys and site plans are required ~

Verification Form



**City of Key West
Planning Department
Verification Form**
(Where Applicant is an entity)

I, Gregory S. Oropeza, in my capacity as Manager
(print name) *(print position; president, managing member)*

of Oropeza, Stones & Cardenas, PLLC
(print name of entity)

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

512 Catherine Street
Street address of subject property

I, the undersigned, declare under penalty of perjury under the laws of the State of Florida that I am the Authorized Representative of the property involved in this application; that the information on all plans, drawings and sketches attached hereto and all the statements and answers contained herein are in all respects true and correct.

In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

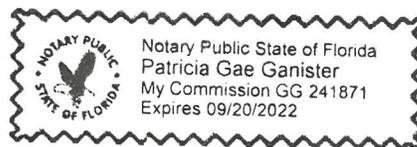

Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this Oct 29 2020 by
date

Gregory S. Oropeza
Name of Applicant

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


Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization Form



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, Bruce Mineroff as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of 512 Catherine Street, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gregory S. Oropeza/Oropeza, Stones & Cardenas, PLLC
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 11/2/2020
Date

by Bruce Mineroff
Name of person with authority to execute documents on behalf of entity owner

He/She is personally known to me or has presented MOTOR VEHICLE OPERATOR'S LICENSE as identification.

[Signature]
Notary's Signature and Seal

ELLIOT J FISHMAN
Name of Acknowledger typed, printed or stamped

Commission Number, if any

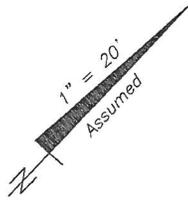


Boundary Survey

RECEIVER SITE

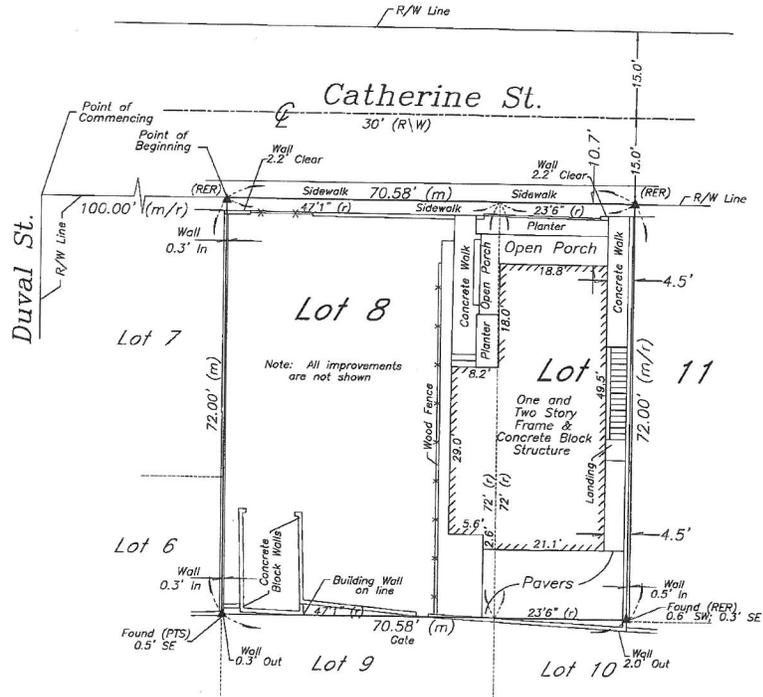
Current Survey

Boundary Survey Map of Lot 8 & part of Lot 11 of Square 8, Tract 11, Island of Key West



LEGEND

- ⊙ Found 2" Iron Pipe (Fence Post)
- Set 3/4" Iron Pipe w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (As Noted)
- △ 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 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: 512 Catherine 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. All improvements are not located.
9. Date of field work: March 27, 2020.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.

BOUNDARY SURVEY OF: 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 part of Tract Eleven (11), in Square Eight (8) as Lot Eight (8) and part of Lot Eleven (11), as shown of a diagram made by D.T. Sweeney, of part of said Tract Eleven (11) and recorded in Deed Book "L" at page 215, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northeasterly right of way line of Duval Street with the Southeasterly right of way line of Catherine Street and run thence Northeasterly along the Southeasterly right of way line of the said Catherine Street for a distance of 100.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Catherine Street for a distance of 70.58 feet to the Northernly corner of the lands described in Official Record Book 508 at Page 548 of the said Public Records of Monroe County, Florida; thence Southeasterly and at right angles along the Northeasterly boundary line of said lands for a distance of 72.00 feet to the Easterly corner of said lands; thence Southwesterly and at right angles along the Southeasterly boundary line of the said lands, and along the Southeasterly boundary line of the said Lots 11 and 8 for a distance of 70.58 feet to the Southerly corner of said Lot 8; thence Northwesterly and at right angles for a distance of 72.00 feet, back to the Point of Beginning.

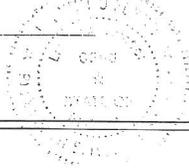
BOUNDARY SURVEY FOR: Daniel Federbush;
Christopher B. Waldera, P.A.;
Old Republic National Title Insurance Company;

I HEREBY CERTIFY that this survey was made under my responsible charge and meets the Standard of Practice as set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

J. LYNN O'FLYNN, INC.

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

April 15, 2020



THIS SURVEY
IS NOT
ASSIGNABLE

J. LYNN O'FLYNN, Inc.



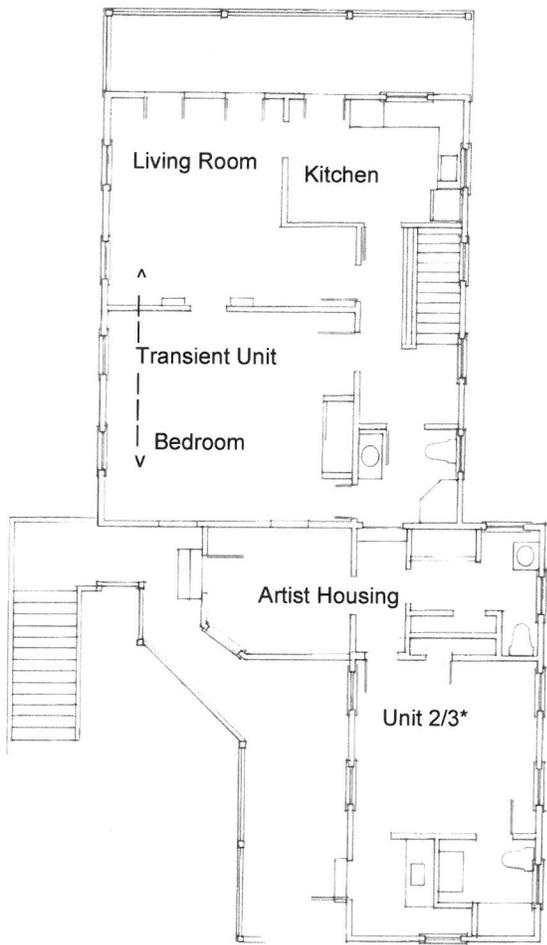
Professional Surveyor & Mapper
PSM #6298

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

SENDER SITE

Current Floor Plans

EXISTING SECOND FLOOR PLAN 1/4" = 1'-0"



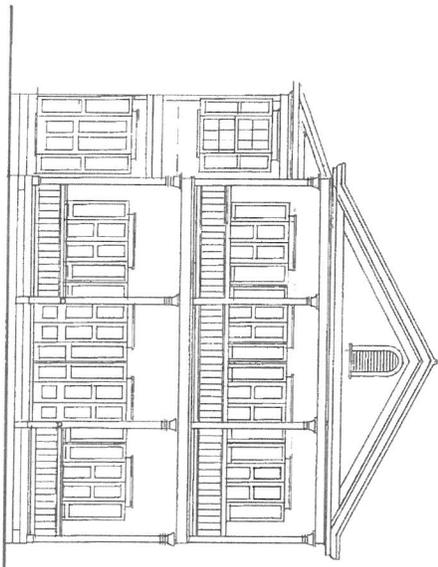
*Unit 2/3 was previously two units that have now been combined into one

Sheet	1 of 2
Date	07-20-20
Drawn	GAO
Scale	1/4" = 1'-0"
Job	TRAM
Sheet No.	2

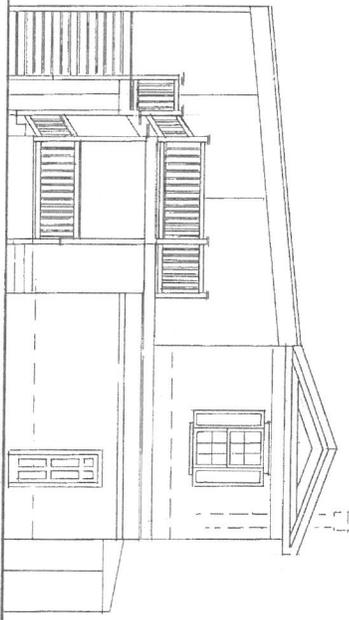
Guillermo A. Orozco
 Residential Design
 1901 South Roosevelt Blvd 207-S
 Key West, FL 33040
 305-292-1694

Renovations and additions to:
529 EATON STREET
 Key West - Florida

DATE	DESCRIPTION



EXISTING FRONT ELEVATION ALONG EATON ST.
(SOUTH ELEVATION) 1/4" = 1'-0"



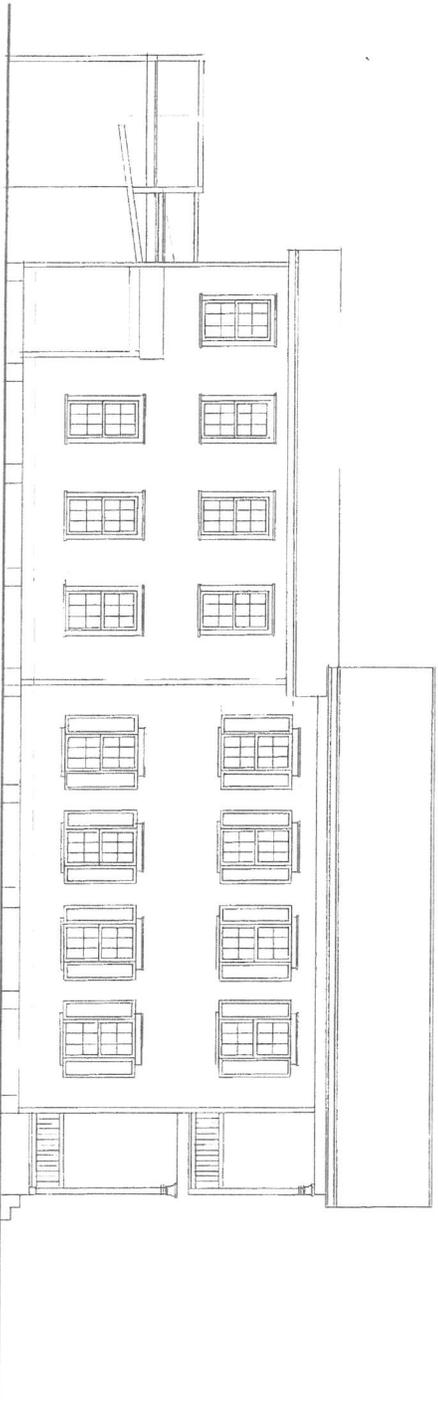
EXISTING REAR ELEVATION (NORTH ELEVATION)
1/4" = 1'-0"

DATE 1.21.20
SCALE 1/4" = 1'-0"
DRAWN GAO
CHECK TSKW
JOB 5

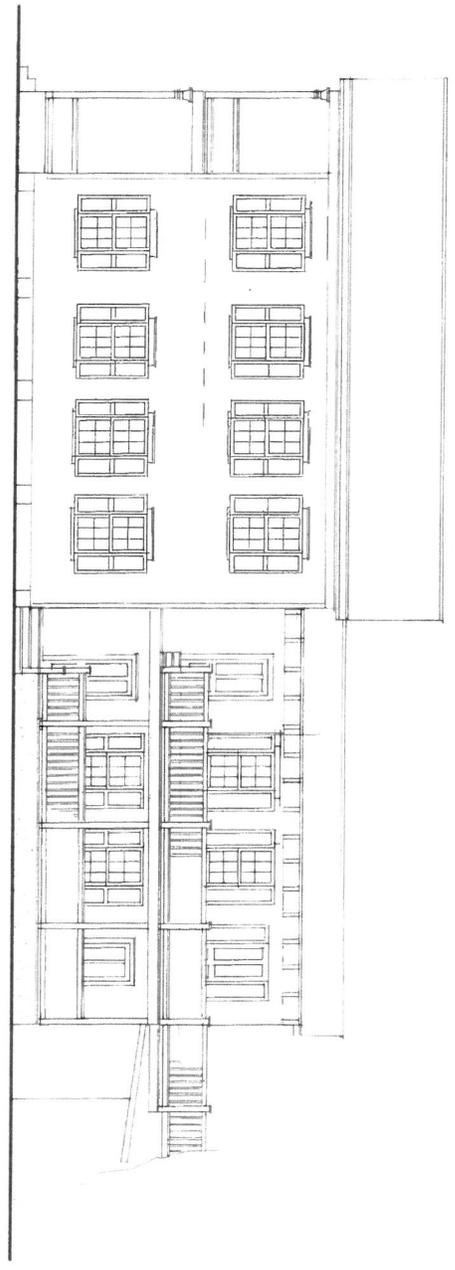
Guillermo A. Orozco
Residential Design
1901 South Roosevelt Blvd. 207-S
Key West, FL 33040
305-292-1694

Renovations and additions to:
529 EATON STREET
Key West - Florida

REVISIONS	BY



EXISTING SIDE ELEVATION (WEST) 1/4" = 1'-0"



EXISTING SIDE ELEVATION (EAST) 1/4" = 1'-0"

Date 1-21-20
 Drawn GAO
 Check TSKM
 Scale 4
 0 4 Sheets

Guillermo A. Orozco
 Residential Design
 1901 South Roosevelt Blvd. 207-S
 Key West, FL 33040
 305-292-1894

Renovations and additions to:
529 EATON STREET
 Key West - Florida

REVISIONS	BY	DATE

Ukg' Rnc p

SENDER SITE

Unassigned Planning Board Resolution No. 2015-23

**PLANNING BOARD
RESOLUTION NO. 2015-23**

A RESOLUTION OF THE KEY WEST PLANNING BOARD DISSOLVING PREVIOUSLY-ADOPTED RESOLUTION NO. 2005-040, WHICH APPROVED A TRANSFER OF TWO (2) FULL-SIZE TRANSIENT UNITS FROM 914 FRANCES STREET (RE # 00020900-000000; AK # 1021644) TO 3591 SOUTH ROOSEVELT BOULEVARD (RE # 00054350-000000; AK # 1054968) FOR TWO (2) NON-TRANSIENT UNITS, AND RESOLUTION NO. 2006-019, WHICH APPROVED A TRANSFER OF ONE (1) FULL-SIZE TRANSIENT UNIT FROM 914 FRANCES STREET TO 3591 SOUTH ROOSEVELT BOULEVARD FOR ONE (1) NON-TRANSIENT UNIT, AND SUBSTITUTING IN ITS PLACE RECOGNITION OF THREE (3) TRANSIENT UNITS WITH LICENSES AS UNASSIGNED TO ANY SENDER SITE PURSUANT TO CHAPTER 122, ARTICLE V, DIVISION 6 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Planning Board Resolution Nos. 2005-040 and 2006-019 approved the transfer of a total of three (3) full-size transient units from 914 Frances Street to 3591 South Roosevelt Boulevard to be converted into three (3) non-transient market-rate units; and

WHEREAS, the purpose for the transfer was to construct non-transient residential units for a major development plan approved through City Commission Resolution No. 05-342; and

WHEREAS, the development approvals for that project have expired; and

WHEREAS, the applicant wishes to divest himself of the transferred transient units to a second party; and

WHEREAS, the units shall be held as unassigned to any sender site until such time as a transient transfer is approved pursuant to Code Chapter 122, Article V, Division 6; and



Vice Chair


Planning Director

NOW, THEREFORE BE IT RESOLVED by the Planning Board of the City of Key West, Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

Section 2. That Planning Board Resolution Nos. 2005-040 and 2006-019 are hereby dissolved.

Section 3. That a transfer of transient units and associated business tax receipts, pursuant to Code Chapter 122, Article V, Division 6, is hereby granted as follows: Allowing a transfer of three (3) transient units and associated business tax receipts from property located at 3591 South Roosevelt Boulevard (RE # 00054350-000000; AK # 1054968) to a status of unassigned to any particular sender site with the following conditions:

1. The future development of the three (3) transient units shall not exceed three (3) bedrooms.
2. The three (3) unassigned transient units shall be subject to a transient transfer approval pursuant to Code Chapter 122, Article V, Division 6.

Section 4. This resolution shall not constitute a finding as to ownership or right to possession of real property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting any real property.

Section 5. This resolution shall go into effect immediately upon its passage and adoption and authentication by the signatures of the presiding officer and the City Clerk.

Section 6. This resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal


Vice Chair

Planning Director

period has expired, this development order shall be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this development order is not effective for 45 days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the 45-day review period the DEO can appeal the development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the development order until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of May, 2015.

Authenticated by the Chair of the Planning Board and the Planning Director.



Sam Holland, Vice Planning Board Chair

6/17/15

Date

Attest:

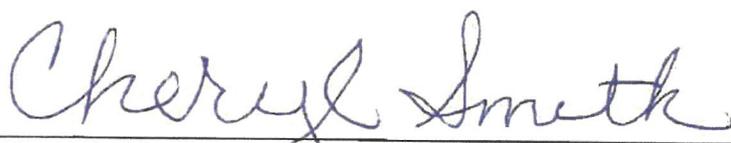


Thaddeus Cohen, Planning Director

6/23/15

Date

Filed with the Clerk:



Cheryl Smith, City Clerk

6-23-15

Date



Vice Chair


Planning Director

TRANSFERABLE TRANSIENT ROGO EXEMPTIONS TRANSFER AGREEMENT

THIS INDENTURE is made as of this 27th day of April, 2016, by and between **HYATT & HYATT, INC.** a Florida corporation ("Grantor"), with an address of 3591 South Roosevelt Boulevard, Key West, Florida 33040 in favor of **MAXIMUS PROPERTIES, LLC.**, a Florida limited liability company (hereinafter referred to as "Grantee"), with an address of 727 Washington Street, Key West, Florida 33040 ("Grantor" and "Grantee" to include their respective heirs, successors, executors, administrators, legal representatives and assigns where the context requires or permits).

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration the receipt, adequacy, and sufficiency of which are hereby acknowledged by Grantor, does hereby grant, bargain, convey and confirm unto Grantee all of Grantor's right, title and interest in and to those certain six (6) market rate Transferable Transient ROGO Exemptions ("TRES") identified by the City of Key West Florida under license number 16-00021490 (three unassigned units) and 16-00024628 (three unassigned units) and further defined by the City of Key West Planning Board Resolutions number 2005-040 & 2006-019 (a copy of which is an exhibit to this Agreement) together with Grantor's rights to transfer the TRES to another site, and any and all claims of Grantor with respect thereto and together with all right, title and interest of Grantor in and to any and all extensions and renewals of any of the foregoing.

TO HAVE AND TO HOLD, with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described TRES unto the said Grantee against the lawful claims of all persons whomsoever.



IN WITNESS WHEREOF, the Grantor has signed and sealed this Indenture as of the date first above written.

WITNESS:

Janel K. Jeselskis
Name:
[Signature]
Name

Hyatt & Hyatt, Inc., a Florida corporation

By: [Signature]
Name: Mark B. Hyatt
Title: President

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 27th day of April, 2016 by Mark Hyatt, as President of Hyatt & Hyatt, Inc., a Florida corporation, who is personally known to me or who provided a Driver's License as identification, and who did take an oath.

[seal]



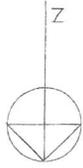
JANEL K. JESELSKIS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF067279
Expires 9/25/2017

Janel K. Jeselskis
Notary Public - State of Florida
Printed Name: Janel K. Jeselskis

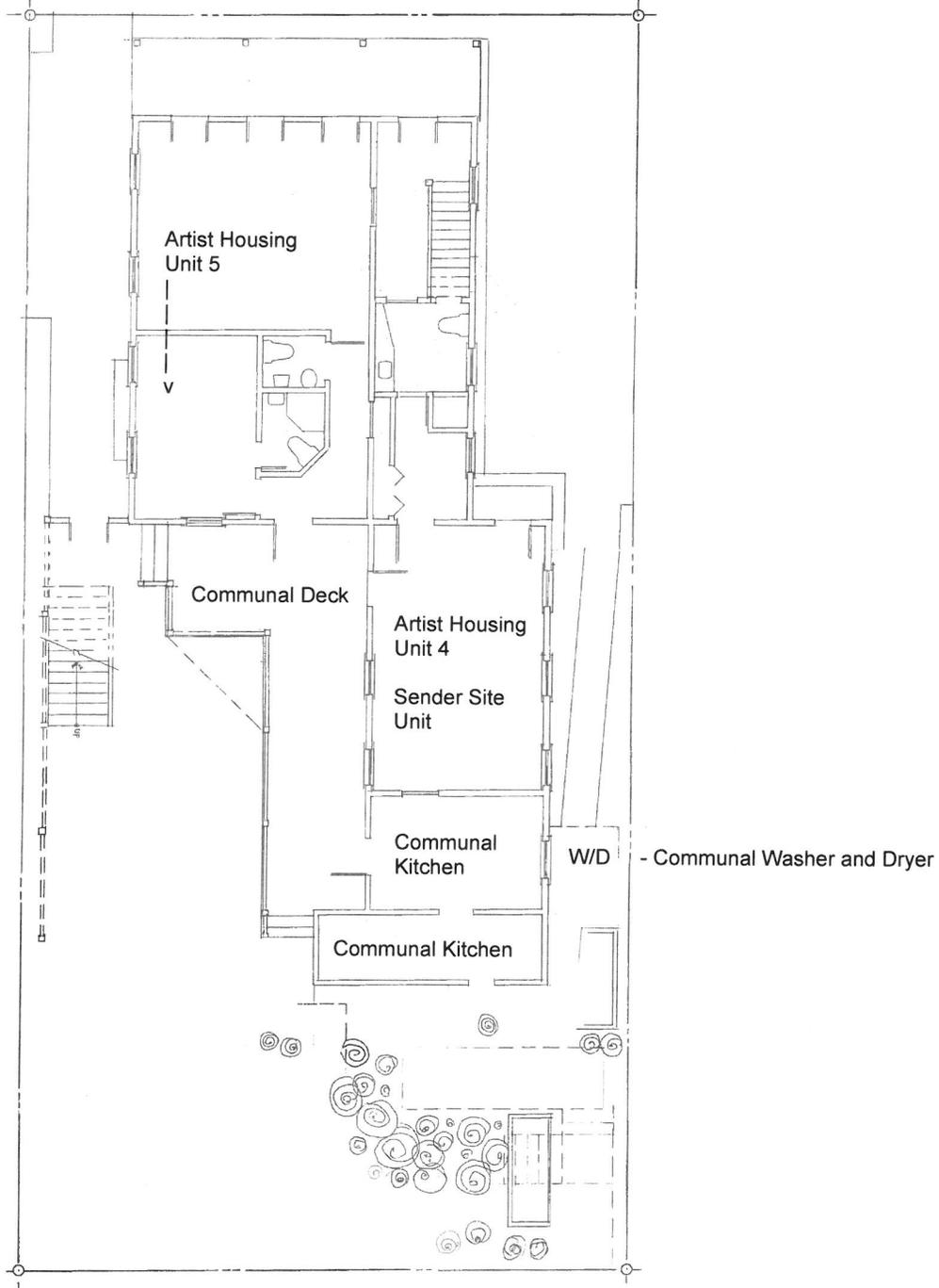
[Signature]

SENDER SITE

Current Floor Plans



EXISTING SITE / FIRST FLOOR PLAN - 1/4" = 1'-0"



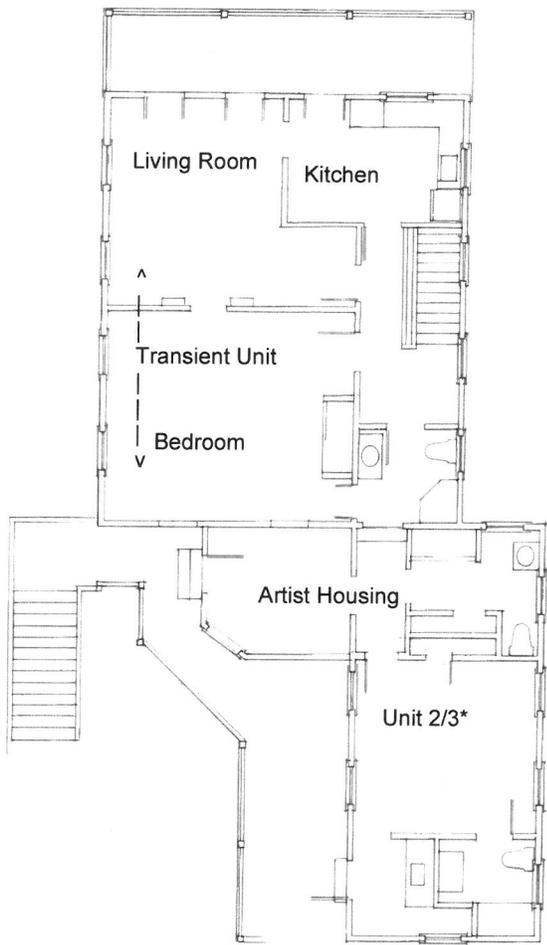
Date: 1-27-20
Drawn: GAO
Scale: 1/4" = 1'-0"
Rev: TSKH
Sheet: 1
of 4 Sheets

Guillermo A. Orozco
Residential Design
1901 South Roosevelt Blvd. 207-S
Key West, FL 33040
305-292-1694

Renovations and additions to:
529 EATON STREET
Key West - Florida

AS BROSASAR

EXISTING SECOND FLOOR PLAN 1/4" = 1'-0"



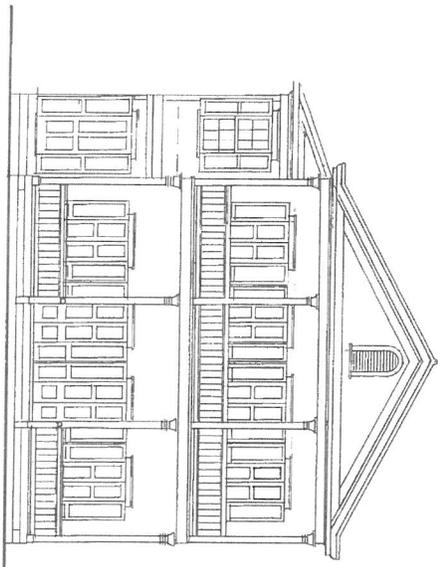
*Unit 2/3 was previously two units that have now been combined into one

Sheet	1 of 2
Date	07-20-20
Drawn	GAO
Scale	1/4" = 1'-0"
Job	TRAM
Sheet No.	2

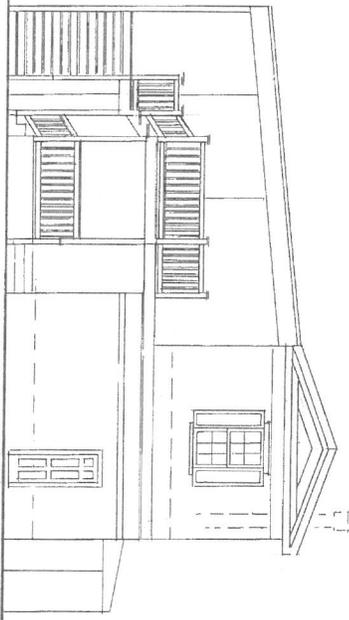
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Renovations and additions to:
529 EATON STREET
 Key West - Florida

DATE	DESCRIPTION



EXISTING FRONT ELEVATION ALONG EATON ST.
(SOUTH ELEVATION) 1/4" = 1'-0"



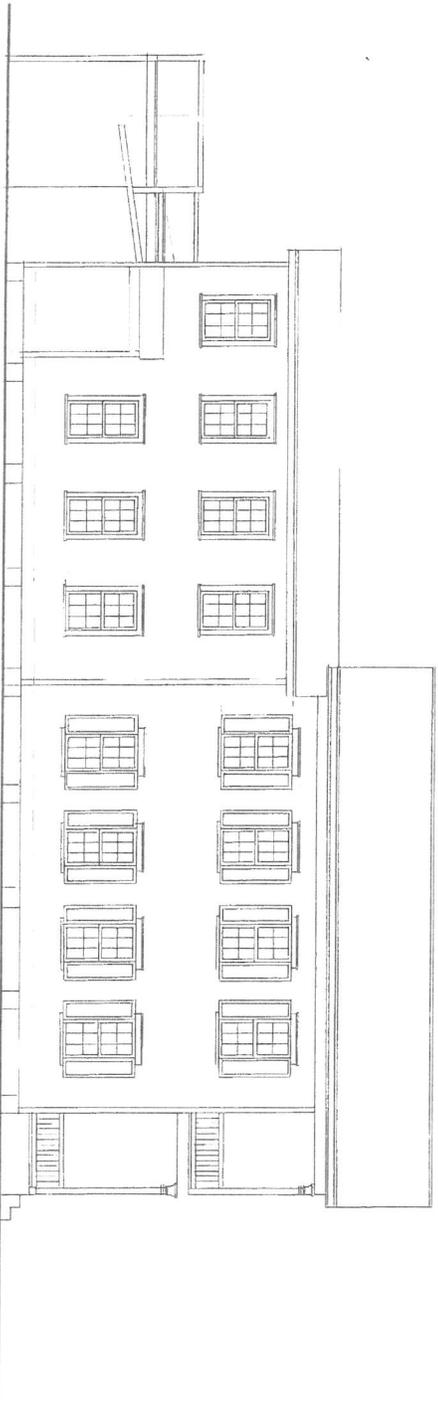
EXISTING REAR ELEVATION (NORTH ELEVATION)
1/4" = 1'-0"

DATE 1.21.20
SCALE 1/4" = 1'-0"
DRAWN GAO
CHECK TSKW
SHEET 3

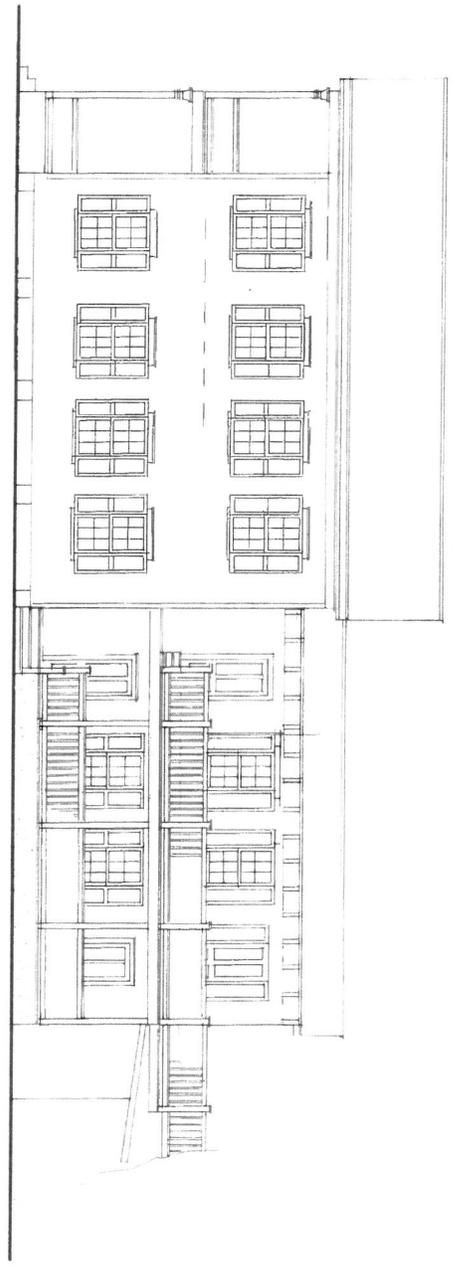
Guillermo A. Orozco
Residential Design
1901 South Roosevelt Blvd. 207-S
Key West, FL 33040
305-292-1694

Renovations and additions to:
529 EATON STREET
Key West - Florida

REVISIONS	BY



EXISTING SIDE ELEVATION (WEST) 1/4" = 1'-0"



EXISTING SIDE ELEVATION (EAST) 1/4" = 1'-0"

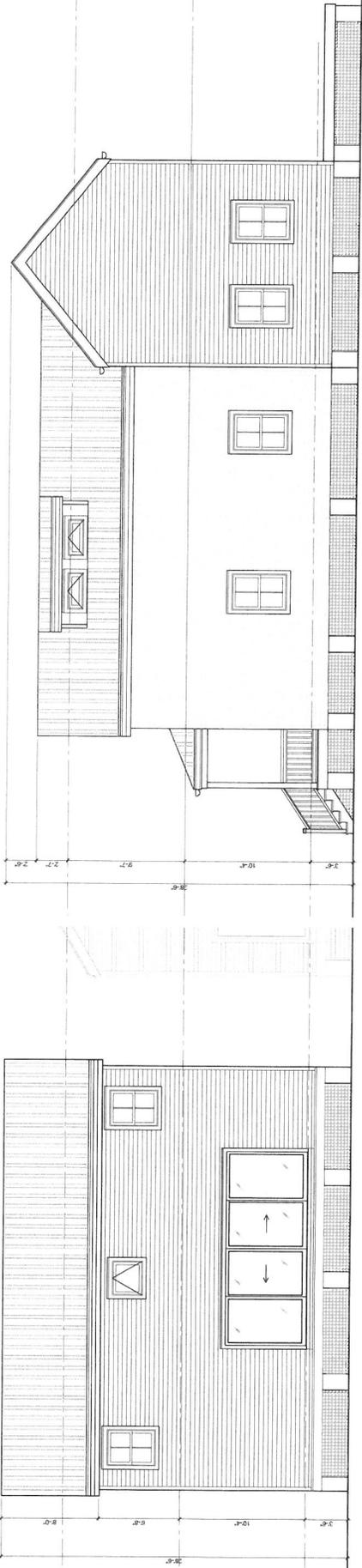
Date 1-21-20
 Drawn GAO
 Check TSKM
 Scale 4
 0 4 Sheets

Guillermo A. Orozco
 Residential Design
 1901 South Roosevelt Blvd. 207-S
 Key West, FL 33040
 305-292-1894

Renovations and additions to:
529 EATON STREET
 Key West - Florida

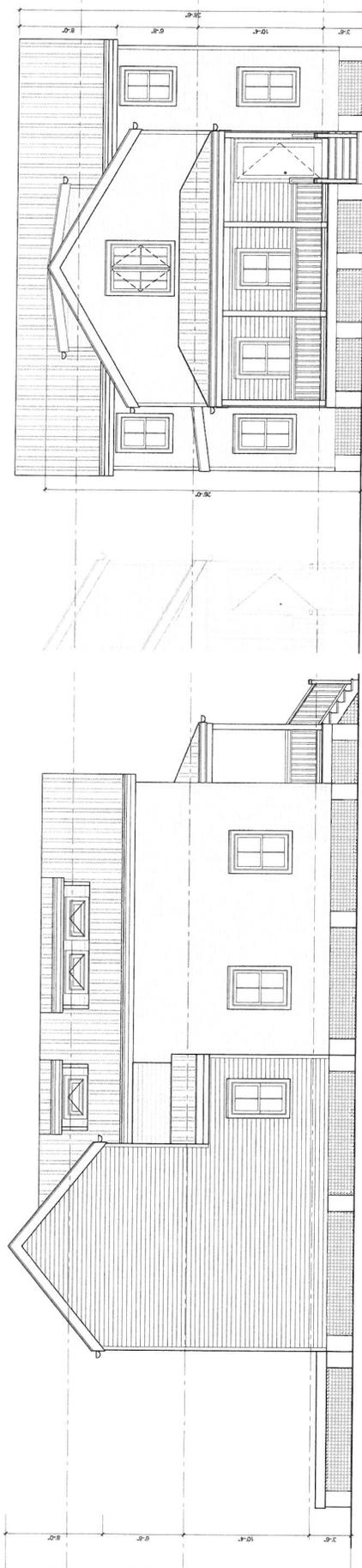
REVISIONS	BY	DATE

RECEIVER SITE
Proposed Floor Plans



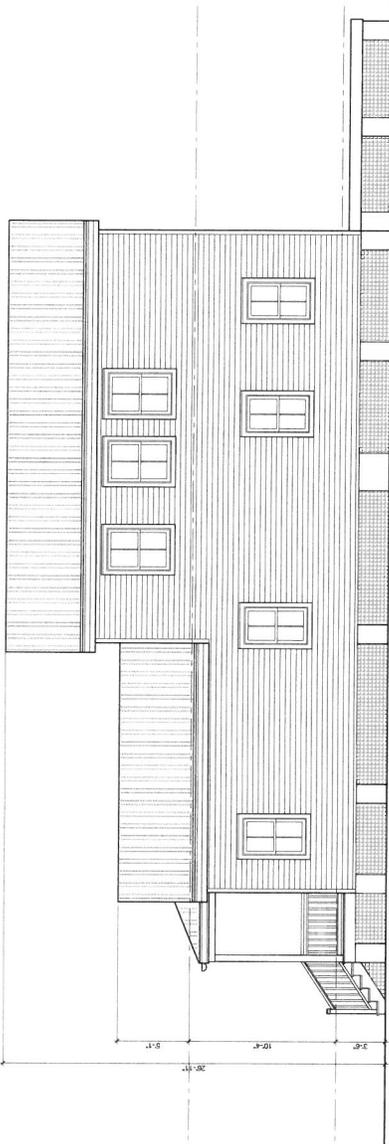
3 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"
 A3.1

2 WEST ELEVATION
 SCALE: 1/4"=1'-0"
 A3.1

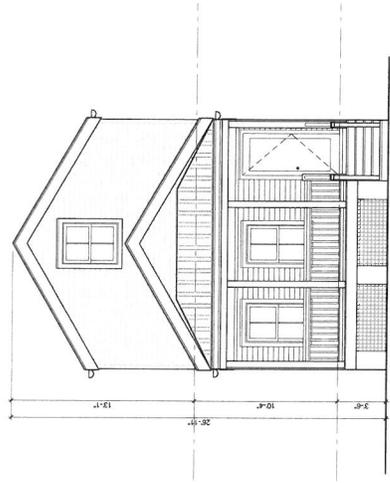


4 EAST ELEVATION
 SCALE: 1/4"=1'-0"
 A3.1

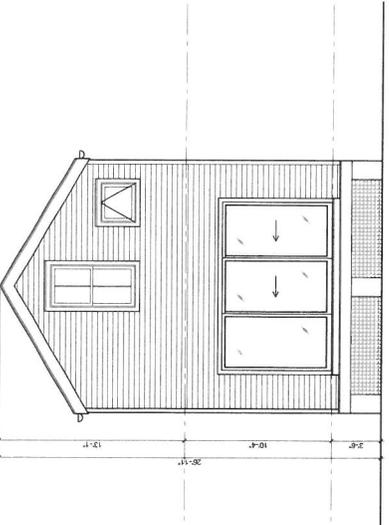
1 NORTH ELEVATION
 SCALE: 1/4"=1'-0"
 A3.1



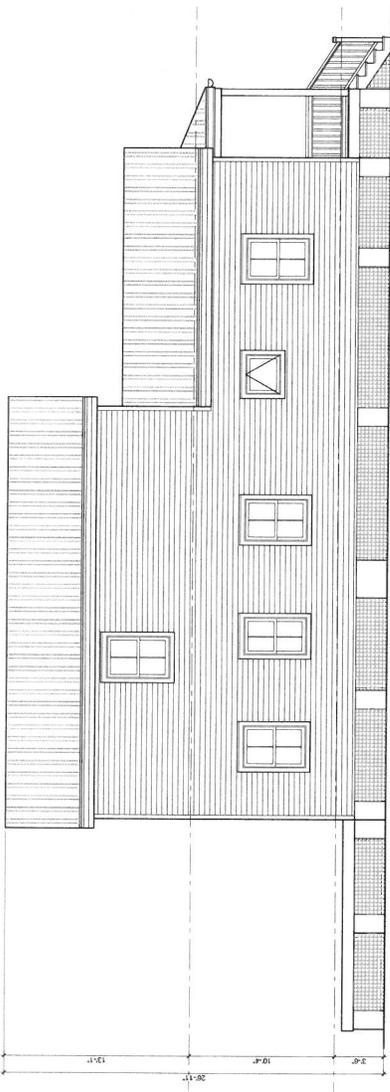
2 WEST ELEVATION
 SCALE: 1/4"=1'-0"



1 NORTH ELEVATION
 SCALE: 1/4"=1'-0"



3 SOUTH ELEVATION
 SCALE: 1/4"=1'-0"



4 EAST ELEVATION
 SCALE: 1/4"=1'-0"

RECEIVER SITE

Proposed Site Plan

Warranty Deed

SENDER SITE

Studios

Copy of Recorded Warranty Deed

RECEIVER SITE

Copy of Recorded Quit Claim Deed

\$ 10.00

Prepared by and return to:
David Van Loon, Esq.
Highsmith & Van Loon, P.A.
3158 Northside Drive
Key West, Florida 33040
305-296-8851

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Quit Claim Deed

This Quit Claim Deed made this 27th day of May, 2020, between DANIEL FEDERBUSH, grantor, and 512 CATHERINE STREET, LLC, a Florida limited liability company, whose post office address is 512 Catherine Street, Key West, Florida 33040 grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Monroe County, Florida to-wit:

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 part of Tract Eleven (11), in Square Eight (8) as Lot Eight (8) and part of Lot Eleven (11), as shown of a diagram made by D.T. Sweeney, of part of said Tract Eleven (11) and recorded in Deed Book "L" at page 215, of the Public Records of Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the intersection of the Northeasterly right of way line of Duval Street with the Southeasterly right of way line of Catherine Street and run thence Northeasterly along the Southeasterly right of way line of said Catherine Street for a distance of 100.00 feet to the Point of Beginning; thence continue Northeasterly along the Southeasterly right of way line of the said Catherine Street for a distance of 70.58 feet to the Northerly corner of the lands described in Official Record Book 508 at Page 548 of the said Public Records of Monroe County, Florida; thence Southeasterly and at right angles along the Northeasterly boundary line of said lands for a distance of 72.00 feet to the Easterly corner of said lands; thence Southwesterly and at right angles along the Southeasterly boundary line of said lands, and the along the Southeasterly boundary line of the said Lots 11 and 8 for a distance of 70.58 feet to the Southerly corner of said Lot 8; thence Northwesterly and at right angles for a distance of 72.00 feet, back to the Point of Beginning.

Parcel Identification No. 00028590-000000

Subject to taxes for the year 2020 and subsequent years.

The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and, therefore, expresses no opinion as to condition of title. The subject property is not the homestead property of the grantor, nor grantor's spouse or contiguous to homestead property of grantor or grantor's spouse.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Witnesses to both:

Carol Ruiz
Witness Name: Carol Ruiz

FRANCE BOTTINI
Witness Name: FRANCE BOTTINI

DANIEL FEDERBUSH (Seal)

STATE OF New Jersey

COUNTY OF Bergen

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ___ day of May, 2020, by Daniel Federbush who is [] personally known or [] have produced a driver's license as identification.

(seal)

ALVIN D ROSS III
Notary Public
State of New Jersey
My Commission Expires Mar. 19, 2022
I.D.# 2418570

Notary Public

Alvin D. Ross III

Print Name

My Commission Expires: 3/19/2022

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: 160-19.00044 RM
Will Call No.:

\$ 1,800,000.00

Doc# 2215030
Bk# 2958 Pg# 1208

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Warranty Deed

This Warranty Deed made this 8th day of April, 2019 between Dr. Joseph E. O'Lear, Individually and as Successor Trustee of the The Carriage Trade Living Trust dated October 22, 2009 whose post office address is 1631 Laird Street, Key West, FL 33040, grantor, and The Studios of Key West, Inc., a Florida not for profit corporation whose post office address is 533 Eaton Street, Key West, FL 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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

On the Island of Key West, and known as Part of Lot 1, Square 24, according to William A. Whitehead's Map, delineated in February A.D. 1829, and more particularly described as follows:

Commencing at a point on the NW'ly side of Eaton Street, distant 96 feet SW'ly from the corner of the intersection of Eaton Street and Simonton Street, and running thence along Eaton Street in a SW'ly direction 48 feet; thence at right angles in a NW'ly direction 100 feet; thence at right angles in a NE'ly direction 48 feet; thence at right angles in a SE'ly direction 100 feet to the point or place of beginning on the NW'ly side of Eaton Street.

Parcel Identification Number: 00004140-000000

Subject to taxes for 2019 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 hereby conveyed does not constitute the homestead of any Grantor or any beneficiary of the Trust within the meaning set forth in the Constitution of the State of Florida, and that neither any Grantor nor any beneficiary of the Trust resides on property which is contiguous or adjacent thereto.

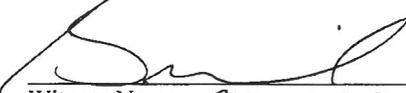
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

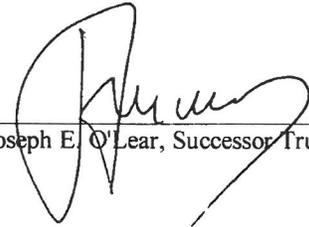
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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: GREGOR D. DAVILA

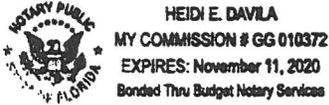

Joseph E. O'Lear, Successor Trustee

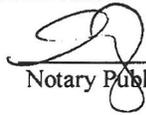

Witness Name: HEIDI DAVILA

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 8th day of April, 2019 by Joseph E. O'Lear, who is personally known or has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: HEIDI E. DAVILA

My Commission Expires: Nov 11, 2020