

Key West Planning Board Meeting Agenda
January 15, 2009 – 6:00 p.m.
City Commission Chamber
Old City Hall, 510 Greene Street



Item 4.b.2.

2601 S. Roosevelt – Transient license transfer from nonconforming property located at 2601 South Roosevelt Boulevard (MDR-C) zoning district to 718 Duval Street, located in the Historic Residential Commercial Core (HRCC-1) zoning district, per section 122-1339 of the code (RE#00065142-0001800 and 00016100-000000).

**THE CITY OF KEY WEST
PLANNING DEPARTMENT
STAFF REPORT**



To: Planning Board

From: Brendon Cunningham

Through: Amy Kimball-Murley, AICP, Planning Director

Meeting Date: January 15, 2009

Subject: **Transient License Transfer from 2601 South Roosevelt Boulevard (RE#00065142-001800) to 718 Duval Street (RE# 00016100-000000).**
Transfer one (1) transient license to permit an existing non-transient dwelling to be used transiently.

SITE DATA

Sender Site

License Owner: Daniel Balbi
Agent: Adele V. Stones
Location: 2601 South Roosevelt Boulevard, #208-B, Gulf Stream Tower,
RE #: 00065142-001800
Zoning: MDR-C (Medium Density Residential, Conservation)
Existing Use: Non-transient residential
Note: the Transient License was removed from the property after purchase by the applicant
Proposed Use: Same

Receiver Site

Owner: Robert S. Bacon
Agent: Adele V. Stones
Location: 718 Duval Street, RE# 00016100-000000
Zoning: HRCC-1 (Historic Residential Commercial Core)
Existing Use: Non-Transient Residential
Proposed Use: Transient Rental

BACKGROUND

The receiver site is a building undergoing renovation. It consists of a commercial space on the first floor and two apartments on the second and third floor. The applicant would like to transfer one Transient License to the site and rent this unit transiently. This is one of two applications for Transient Transfer to this location.

RELEVANT CODE SECTIONS

The purpose of the ordinance outlined in Section 122-1336 is to:

- Provide for the transfer of existing transient units and transient licenses in order to reduce non-complying density, structures and uses;
- Remove legal nonconforming transient uses from zoning districts that now prohibit them;
- Encourage permanent residential housing by relocating transient licenses;
- Provide for the conversion of transient units to single-family dwellings by the transfer of units;
- Allow for redevelopment without increasing the population requiring evacuation during emergencies or increasing other public services;
- Protect environmentally sensitive lands; and
- Encourage redevelopment under the Building Permit Allocation System (BPAS) that limits the allowable number of residential and transient units.

Section 122-1340 specifically notes that consistency with the purpose of the ordinance forms the basis for Planning Board action on the application. This report reviews the application under each of the provisions of the Purpose and determines whether the provisions are applicable and whether the applicant has demonstrated consistency.

Section 122-1339(a) states that a business tax receipt for transient use of a unit may itself be transferred from an area where transient uses are prohibited to a receiver site without the accompanying transfer of the unit. In addition, licenses may be transferred from the MDR-C zoning district. A transfer of a license under this section does not allow a loss of affordable housing at the receiver site.

Section 122-1339(b) states that where a license alone is transferred, the Planning Board shall consider whether the receiver site is suitable for transient use in the zoning district, shall consider the relative size of the unit from which the license is transferred, and shall consider the room configuration of both sites to maintain approximately the same or less net number of occupants.

Per Section 122-1340, the Planning Board will receive comments from the DRC and the recommendation of the planning department and may deny an application on the grounds of inconsistency with the purpose of the ordinance or a violation of the specific provisions of the ordinance. When approving an application, the Planning Board may impose conditions, including but not limited to: physical modifications and the filing of deed restrictions, in order to assure the continuation of permanent residential housing, the preservation of community character and that the transfer advances the purposes of this division. The decision of the Planning Board shall be final.

ANALYSIS

This is a request to transfer one transient license from 2601 South Roosevelt Boulevard #208B to 718 Duval Street. The sender site has already been converted to a non-transient residential use and the license was sold separately from the unit and held pending transfer to an appropriate site.

The sender property is located in the MDR-C zoning district, which does not allow transient uses and is therefore appropriate as a sender zone. The receiver site is in the HRCC-1 zoning district, which allows for transient use. The transient license is from a two bedroom, 920 square foot apartment and the proposed receiver site is an 1100 square foot two bedroom apartment. The unit sizes and room configuration appear comparable and appear to maintain the same number of occupants from sender to receiver site.

TABLES

Criteria	Proposal	Complies Yes or No
Sender Site		
Has transient license from City	Unassigned License Number 4934	Yes
The units are lawful & have been counted in BPAS		Yes
Remaining # of rooms to same / does not increase BPAS count		Yes
Final use conforms with LDRs	Non-transient Residential	Yes
Development review process required for proposed construction / redevelopment	N/A, existing unit	Yes
Mortgagee consents to transfer	N/A, property owned outright	Yes
Receiver Site		
Transient use is allowed or the use is residential	Receiver zoning district is: HRCC-1, Transient Rentals are permitted	Yes
Complies with density	No change in density proposed	Yes
The transient units retain BPAS equivalency	1 equivalent license would be transferred to an existing apartment	Yes
New construction is not located in the "V" zone	N/A	N/A
Homeowners or Condo Assoc. has approved	N/A	N/A
General		
BPAS equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Transient license equivalency is maintained between sender and receiver sites and throughout the properties		Yes
Complies with general intent		Yes

RECOMMENDATION

The Planning Department recommends **approval** of the transfer of one transient license from 2601 South Roosevelt Boulevard #208B to 718 Duval Street based on a finding that the proposal complies with the criteria and intent of the Transfer Ordinance regarding relative size (122-1339 (b)) of each unit and that the transfer supports the purpose of the ordinance, including the maintenance of permanent residential housing.

STONES & CARDENAS
ATTORNEYS AT LAW

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

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

November 17, 2008

Amy Kimball-Murley, Planning Director
City of Key West
PO Box 1409
Key West, FL 33040



Re: Transient License Transfers to 718 Duval Street

Dear Mrs. Kimball-Murley:

This week I am submitting two (2) application packages for the transfer of two (2) transient licenses to a single receiver site located in the HRCC-1 District. The sender sites are (historically) La Brisa Condominiums at 1901 South Roosevelt Boulevard and 904C Simonton Street. Both licenses have been maintained by Carolyn Walker as "unassigned" since 2005 when the transient use of each of those residential locations was extinguished and the license ownership transferred to third parties having no ownership interest in the original sender site.

The severing of the ownership of the two (2) licenses from the sender site real estate has made some of the required sender site information inaccessible to the license holder making application for the transfer. I have used the best information available to me to complete the application, but strictly speaking, the submittals are not what is specified as the required attachments for the Sender Sites.

Additionally, the floor plans of the two (2) units at the receiver site are not easy to understand as each unit (2 bedroom/2 bathroom) has an upstairs/downstairs component located on the second and third floor of a three story building on Duval Street. The ground floor (1st story) is commercial/retail space.

I am submitting the two applications fourteen (14) days in advance of the December 1, 2008 deadline in the hope that with early staff review I will have the opportunity to answer any questions you may have and to ensure otherwise problem free processing of the two applications.

I will be out of the office Thanksgiving week, but available this week to answer any questions you may have regarding the applications.

Sincerely,

A handwritten signature in cursive script that reads "Adele V. Stones".

Adele V. Stones

AVS/cms

c: clients

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

ORIGINAL

Application for Transfer of Transient Units and / or Licenses

Please complete this application in its entirety accompanied by a check for **\$2,000.00** made out to the City of Key West. There is also **separate** fees of **\$50.00** for Fire Department Review and Advertising and Noticing fee of **\$100.00**. Deliver the **original and 17 copies** to the Planning Department at 604 Simonton Street. It is suggested that a pre-application discussion be scheduled as well as an appointment to deliver the application. Due to the complexity and individuality of each transaction, the Planning Department may need additional information prior to processing.

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

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

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

After going to the DRC and **before** going to the Planning Board, you will need an **ADDITIONAL 18 complete sets of the application.**



A. Fill in the following information.

Sender Site

Receiver Site

Name(s) of Owner(s):

Name(s) of Owner(s):

Daniel Balbi

Robert S. Bacon, Jr.

Name of Agent or Person to Contact:
Adele V. Stones

Name of Agent or Person to Contact:
Adele V. Stones

Address: 221 Simonton Street
Key West, FL 33040

221 Simonton Street
Key West, FL 33040

Telephone Number(s) (305) 294-0252

Telephone Number(s) (305) 294-0252

FAX (305) 292-5442

FAX (305) 292-5442

Address of Site
2601 S. Roosevelt Blvd. Unit 208B

Address of Site
718 Duval Street

RE# 00065142-001800

RE#- 00016100-000000

For Sender Site:

"Local name" of property Gulfstream Tower Apt 208-B Zoning district MDR-C

Legal description See deed attached

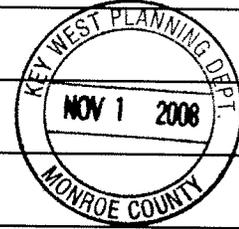
Current use: residential – non-transient

Number of existing transient units: 1

Size of site 920 sf Number of existing city transient rental licenses: 0

What is being removed from the sender site? 1 transient license has been placed in the "unassigned" category by the City of Key West Licensing Office since 2005.

What are your plans for the sender site? Sender site is in residential use



For Receiver Site:

"Local name" of property _____ Zoning district HRCC-1

Legal description See deed attached

Current use: mixed use commercial/residential

Size of site: 3,165 sf Number of existing city transient rental licenses: 0

Number of existing transient and/or residential units: two (2) residential

Existing non-residential floor area 1,500 sf

What will be transferred to the receiver site? 1 transient license for each of 2 existing units

What are your plans for the receiver site? Property will be offered for transient rental when not in use by owner.



Sender Site: Current Owner Information

FOR INDIVIDUALS

1. NAME Daniel Balbi

2. NAME _____

ADDRESS 32 Key Haven Road

ADDRESS _____

Key West, FL 33040

TELEPHONE(1) (305) 924-8576

TELEPHONE(1) _____

(2) _____

(2) _____

FAX _____

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____

B. STATE/COUNTRY OF INCORPORATION _____

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

D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

Receiver Site: Current Owner Information



FOR INDIVIDUALS

1. NAME Robert S. Bacon, Jr.

2. NAME _____

ADDRESS PO Box 423

ADDRESS _____

Point Clear, AL 36564

TELEPHONE(1) (251) 928-8026

TELEPHONE(1) _____

(2) _____

(2) _____

FAX (251) 929-0703

FAX _____

FOR CORPORATIONS

A. CORPORATE NAME _____

B. STATE/COUNTRY OF INCORPORATION _____

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

D. NAMES OF OFFICERS AND DESIGNATIONS

FOR PARTNERSHIPS

A. NAME OF PARTNERSHIP: _____

B. STATE OF REGISTRATION: _____

C. GENERAL PARTNER WITH AUTHORITY TO BIND PARTNERSHIP:

FOR CORPORATIONS AND PARTNERSHIPS

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

TELEPHONE(S) _____ FAX _____

REQUIRED ATTACHMENTS
Sender Site



1. Current to-scale, site survey
2. Current to-scale floor plans which include: a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
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. Site plans shall meet the requirements of Section 108.237.
7. Proposed floor plans if changed for future use. Floor plans shall include a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
8. Detailed description of how use of transient rental units will be extinguished
9. Other _____

Receiver Site

1. Current to-scale, site survey
2. Current to-scale floor plans which include: a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
3. Copies of current occupational license(s)
4. Copy of last recorded deed to show ownership as listed on application

5. If there is a homeowners or condominium association, provide proof of the association's approval of the transfer. (This approval must be by a majority vote as defined by the governing documents of the association).
6. Proposed site plan if changed for future use. Site plans shall meet the requirements of Section 108.237.
7. Proposed floor plans if changed for future use. Floor plans shall include a title block identifying the project address, identification of unit number and floor level (if applicable), name, company, address and phone number of preparer and date of preparation; graphic scale; dimensions of each room; north arrow; and square footage calculations for each unit.
8. Other _____

~NOTE: The above items constitute one complete application package. An additional 17 sets of this package is also required~



Signature Page and Verification Form for Sender Site

I (We) Adele V. Stones

owner(s) or authorized agent of the owner(s) of the real property located at
2601 S. Roosevelt Blvd. Unit 208B In the City of Key

West, Florida, RE# 00065142-001800 state that all of the
information contained in this application and all of the answers to the above
questions are true and correct to the best of my knowledge and belief.

Signature _____ Date: _____

Adele V. Stones, FNB 331880 Attorney
print name designation

Signature *Adele V. Stones* Date: 11/17/08

Subscribed and sworn to or affirmed before me on 11/17/08 by

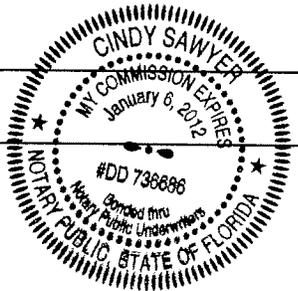
Adele V. Stones, personally known to me or
presenting personally known to me as identification.



Cindy Sawyer
Notary Public Signature, Seal

Name printed _____ Title _____

Commission, Date _____



Signature Page and Verification Form for Receiver Site

I (We) Adele V. Stones

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

718 Duval Street In the City of Key

West, Florida, RE# 00016100-000000 State that all of the

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

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

Signature _____ Date: _____

Adele V. Stones, FBN 331880 Attorney
print name designation

Signature *Adele V. Stones* Date: 11/15/08

Subscribed and sworn to or affirmed before me on 11/15/08 by

Adele V. Stones, personally known to me or

presenting personally known identification.

Cindy Sawyer
Notary Public Signature, Seal

Name printed _____ Title _____

Commission, Date _____



Application for Transfer of
Transient Units and / or Licenses

Sender Site: 2601 S. Roosevelt Blvd.
Unit 208B

Receiver Site: 718 Duval Street



SENDER SITE REQUIRED ATTACHMENTS

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

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

Property Record View

Alternate Key: 1066516 Parcel ID: 00065142-001800

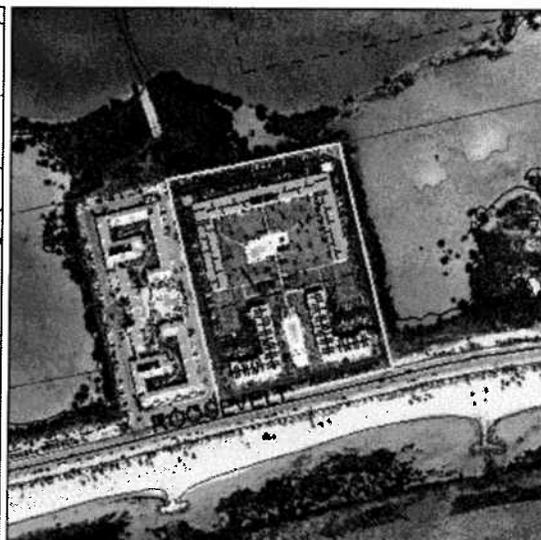
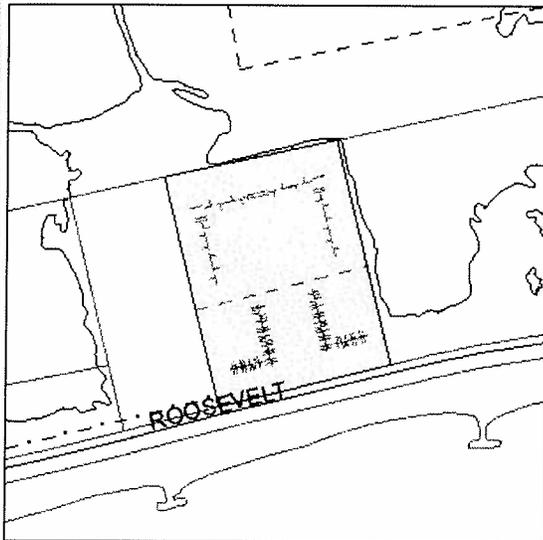
Ownership Details

Mailing Address:
 ZINKEVICH JOHN C
 3 KELLY ROAD
 W HARWICH, MA 02671

Property Details

PC Code: 04 - CONDOMINIUM
 Millage Group: 10KW
 Affordable Housing: No
 Section-Township-Range: 04-68-25
 Property Location: 2601 S ROOSEVELT BLVD Unit Number: 208 B KEY WEST
 Legal Description: GULFSTREAM TOWER APT 208-B & .3795% INT COMMON PROPERT OR599-179 OR622-123 OR806-369 OR1068-1024/25(JB) OR1097-419 (CAW) OR1193-2328/2329(LG) OR1444-2164/65(JB) OR1561-773/75(CMS)

Parcel Map



Condominium Details

Condo Name: KEY WEST BY THE SEA
 Footage: 754 Year Built: 1967

Appraiser Notes

2003-01-15-SKI 1 TRANSIENT RENTAL UNIT

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value

2008	216,398	0	0	216,398	216,398	0	216,398
2007	339,771	0	0	339,771	339,771	0	339,771
2006	329,875	0	0	329,875	329,875	0	329,875
2005	0	263,899	1	263,900	263,900	0	263,900
2004	0	218,659	1	218,660	218,660	0	218,660
2003	0	134,921	1	134,922	134,922	0	134,922
2002	0	129,732	1	129,733	129,733	0	129,733
2001	0	121,245	1	121,246	121,246	0	121,246
2000	0	105,430	1	105,431	105,431	0	105,431
1999	0	105,430	1	105,431	95,641	25,000	70,641
1998	94,134	0	1	94,135	94,135	25,000	69,135
1997	87,161	0	1	87,162	87,162	0	87,162
1996	87,161	0	1	87,162	87,162	0	87,162
1995	79,273	0	1	79,274	79,274	0	79,274
1994	79,273	0	1	79,274	79,274	0	79,274
1993	83,445	0	1	83,446	83,446	0	83,446
1992	83,445	0	1	83,446	83,446	0	83,446
1991	83,446	0	1	83,447	83,447	25,000	58,447
1990	83,446	0	1	83,447	83,447	25,000	58,447
1989	83,446	0	1	83,447	83,447	0	83,447
1988	65,965	0	1	65,966	65,966	0	65,966
1987	62,467	0	1	62,468	62,468	0	62,468
1986	55,087	0	1	55,088	55,088	25,500	29,588
1985	45,520	0	9,568	55,088	55,088	25,500	29,588
1984	45,520	0	9,568	55,088	55,088	25,500	29,588
1983	45,520	0	9,568	55,088	55,088	25,500	29,588
1982	36,739	0	7,786	44,525	44,525	25,500	19,025

Parcel Sales History

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

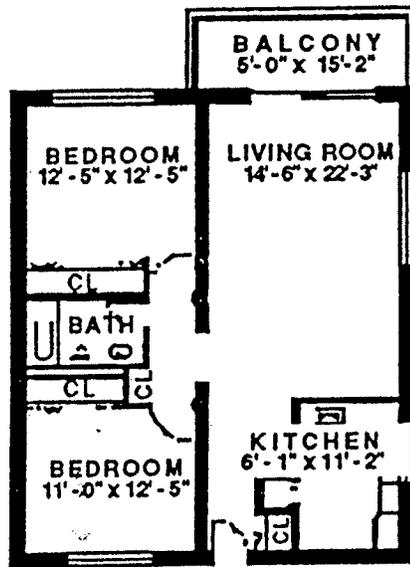
Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/10/1999	1561 / 773	156,000	WD	E
2/1/1997	1444 / 2164	125,000	WD	Q
12/1/1991	1193 / 2328	120,000	WD	Q
6/1/1989	1097 / 419	105,000	WD	Q
10/1/1988	1068 / 1024	90,000	WD	Q
2/1/1974	806 / 369	26,800	00	Q

This site is currently in BETA testing, any comments or feedback about this site are appreciated. Click the [Contact Us](#) link to submit comments or feedback to the website administrator. We appreciate your patience through this transition.

This page has been visited 43,517 times.

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





(920 Ft.²) 2 BEDROOM APARTMENT



CITY OF KEY WEST - OL
Special Notes Display

Property address : UNASSIGNED - TRANSIENT
Business name : BALBI, DANIEL

Source	Code	Note	Date	License
BUSS	AC#	S 50021352013	8/26/95	
BUSS	RMRK	S CHANGED OWNER FROM MARY SIMPSON TO	10/18/97	
BUSS	RMRK	S DONALD WHYTE	10/18/97	
BUSS	RMRK	S CHANGED OWNER FROM DONALD WHYTE TO	3/31/99	
BUSS	RMRK	S JOHN ZINKEVICH	3/31/99	
BUSS	RMRK	S SENT MED LETTER, NEEDS TO PU MED ONLY	12/30/03	
BUSS	RMRK	S TRANSFERRED FROM ZINKEVICH, 2601 S ROOS	6/20/05	
BUSS	RMRK	S UNIT B208 TO GLOSSMAN, UNASSIGNED	6/20/05	
BUSS	RMRK	S CHANGED FROM GLOSSMAN TO BALBI	8/29/08	

Bottom

Press Enter to continue.
F3=Exit F12=Cancel

Control # 4934



This Warranty Deed

MONROE COUNTY
OFFICIAL RECORDS

Made this 10th day of February A.D. 19 99
by Donald Sinclair Whyte and Sandra Butler
Whyte, husband and wife

FILE #1106958
BK#1561 PG#773

RCD Feb 18 1999 11:38AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 1092.00
02/18/1999 DEP CLK

hereinafter called the grantor, to
John C. Zinkevich, a single man

whose post office address is:
3 Kelly Road
W. Harwich, MA 02671
Grantees' Tax Id # :011-34-6919

hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Monroe County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 00065142-001800, ALT #1066516

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, 19 98

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Tom Mac Donald
Name: TOM MAC DONALD

Donald Sinclair Whyte LS
Name & Address: Donald Sinclair Whyte

Doris H. Auble
Name: DORIS H. AUBLE

Signature, witnesses and acknowledgement as to Sandra Butler Whyte appear on LS
Name & Address: Sandra Butler Whyte separate page

Name: _____

Name & Address: _____ LS

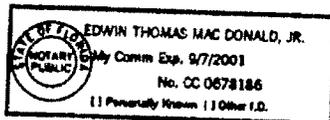
Name: _____

Name & Address: _____ LS

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 10th day of February, 19 99, by Donald Sinclair Whyte and Sandra Butler Whyte, husband and wife

who is personally known to me or who has produced drivers license as identification.



Edwin Thomas Mac Donald, Jr.
Notary Public
Print Name: EDWIN THOMAS MAC DONALD JR
My Commission Expires: 9/7/2001

PREPARED BY: Tom Mac Donald
RECORD & RETURN TO:
First American Title Insurance Company
2409 North Roosevelt Blvd., Suite 2
Key West, Florida 33040
File No: 99-2969



Signed and Sealed in Our Presence

Kendra Davis
WITNESS:

Kendra Davis
D.M. Holmes
WITNESS:

Sandra Butler Whyte 2/8/99 SEAL
Sandra Butler Whyte

_____ SEAL

STATE OF DC

COUNTY OF De

The foregoing instrument was acknowledged before me this 8th day of February, 1999
by Sandra Butler Whyte, who is personally known to me or who has produced
Public w 300-702 as identification.

[Signature]

Notary Public:
My Commission expires: My Commission Expires November 30, 2003
Seal



Schedule A

Unit 208-B, Gulfstream Tower of Key West By The Sea, a condominium, according to the Declaration of Condominium recorded in Official Records Book 589, Page 378, et al, and amendments thereof: First Amendment recorded in Official Records Book 598, Page 574; Second Amendment recorded in Official Records Book 613, Page 37; Third Amendment recorded in Official Records Book 641, Page 258; Fourth Amendment recorded in Official Records Book 645, page 193; Fifth Amendment recorded in Official Records Book 702, Page 558; Sixth Amendment recorded in Official Records Book 702, page 559; Seventh Amendment recorded in Official Records Book 710, Page 22; and Eighth Amendment recorded in Official Records Book 915, Page 1480; all of the Public Records of Monroe County, Florida, together with all appurtenances thereto, including an undivided interest in the common elements of said condominium as set forth in the Declaration thereof.



MONROE COUNTY
OFFICIAL RECORDS

Application for Transfer of
Transient Units and / or Licenses

Sender Site: 2601 S. Roosevelt Blvd.
Unit 208B

Receiver Site: 718 Duval Street

RECEIVER SITE
REQUIRED ATTACHMENTS



Prepared By and Return To:

Keys Title and Abstract Company
631 Whitehead Street
Key West, Florida 33040

Grantee Name and S.S. #:
ROBERT S. BACON, JR.

Grantee Name and S.S. #:

62870

MONROE COUNTY
OFFICIAL RECORDS

FILE #1049240
BK#1500 PG#801

RCD Feb 27 1998 10:55AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 7052.50
02/27/1998 DEP CLK

Space Above for Court House Use

This Indenture,

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

Made this 20th day of February, 1998 A.D.

Between

MANUEL J. MARCIAL and INGEBORG MARCIAL, his wife, of the County of Monroe, in the State of Florida, party of the first part, and ROBERT S. BACON, JR., a single man, and whose address is: 433 Redstone Blvd., Redstone, Colorado 81623, of the County of _____, in the State of Colorado, party of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of Ten and No/100ths (\$10.00) Dollars, and other valuable and good consideration to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED

Subject To: Taxes and assessments for the year 1998 and subsequent years.
Subject To: Limitations, conditions, restrictions and easements of record, if any.

Property Appraiser's Parcel Identification Number: 1610

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

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

Signed, Sealed and Delivered in Our Presence:

Witness _____

Printed Name _____

Manuel J. Marcial L.S.

Ingeborg Marcial L.S.

_____ L.S.

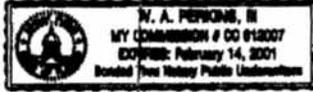
_____ L.S.



State of Florida
County of Monroe

FILE #1049240
BK#1500 PG#802

The foregoing instrument was acknowledged before me this 20th day of February, 1998, by MANUEL J. MARCIAL and INGEBORG MARCIAL, his wife, who is personally known to me or who has produced Driver's License as identification and who did (did not) take an oath.



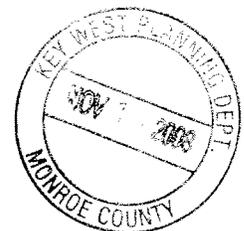
Signature [Handwritten Signature]
Printed Name W. A. Perkins, III
Title NOTARY
Serial#, if Any _____

Warranty
Deed



EXHIBIT "A"

In the City of Key West, County of Monroe, State of Florida, and known as Simonton and Wall's Addition to the said City of Key West, as the Southeasterly Half of the One-Half of Lot Three (3) of Tract Four (4), Commencing at a point on the Southwesterly side of Duval Street Northwesterly One Hundred and Twenty Three (123) feet and Eight (8) inches from Petronia Street; thence at right angles in a Southwesterly direction One hundred Twenty One (121) feet; thence at right angles in a Northwesterly direction Twenty Six (26) feet and Two (2) inches, thence at right angles in a Northeasterly direction One Hundred Twenty One (121) feet out to Duval Street; thence at right angles along Duval Street in a Southeasterly direction Twenty Six (26) feet and Two inches to the Point of Beginning.



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

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

Property Record View

Alternate Key: 1016489 Parcel ID: 00016100-000000

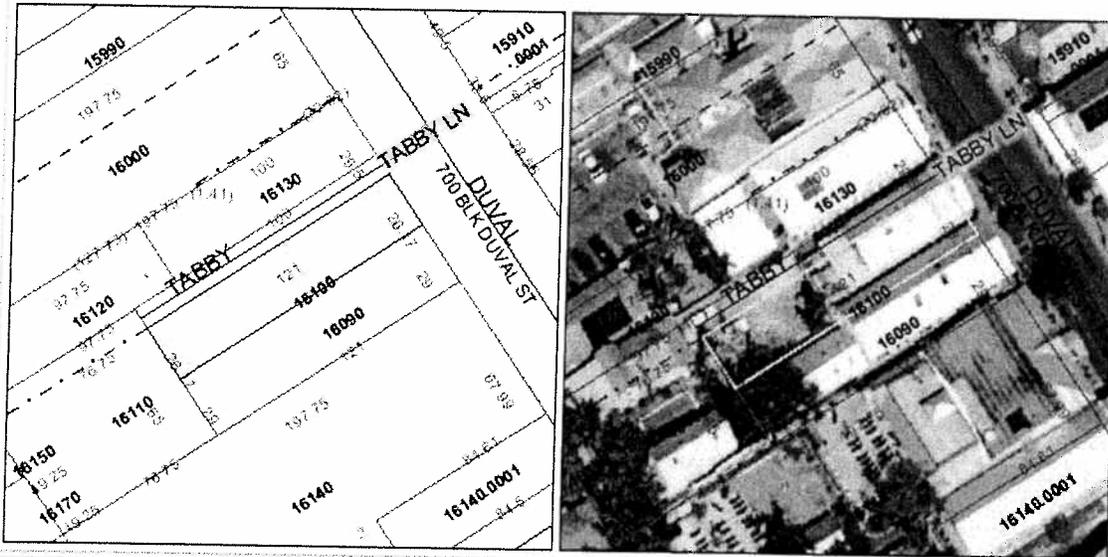
Ownership Details

Mailing Address:
 BACON ROBERT S JR
 P O BOX 423
 POINT CLEAR, AL 36564

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
 Millage Group: 11KW
 Affordable Housing: No
 Section-Township-Range: 06-68-25
 Property Location: 718 DUVAL ST KEY WEST
 Legal Description: KW PT LOT 3 SQR 3 TR 4 G58-294/95 OR477-246/47 OR667-877/78 PROBATE DOCKET #82-223 CASE #82-223-CP-12 OR918-2247RS OR921-794/95 OR1500-801/03(CW)

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	3,165.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2500
 Year Built: 1935



Building 1 Details

Building Type	Condition F	Quality Grade 400
Effective Age 18	Perimeter 328	Depreciation % 23
Year Built 1935	Special Arch 0	Gmd Floor Area 2,500
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type
Heat 1
Heat Src 1

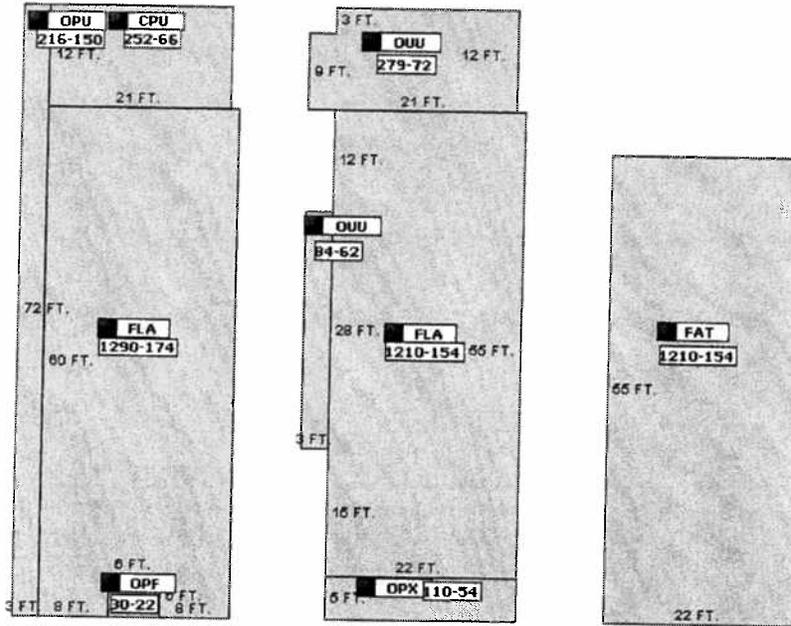
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 14

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1992					1,290
2	CPU		1	1992					252
3	OPU		1	1992					216
4	OPF		1	1992					30
5	OUF		1	1992					110
6	FLA		1	1992					1,210
7	OOU		1	1992					84
8	OOU		1	1992					279
9	FAT		1	1992					1,210



Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	1 UT	0	0	1983	1984	3	20
2	AC2:WALL AIR COND	2 UT	0	0	1983	1984	2	20

Appraiser Notes

718 DUVAL STREET - TPP8810571- RENTAL

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
9	08-0275	02/01/2008	9,000	Commercial	INSTALL THREE 2TON AC SYSTEMS
1	B94-0978	03/01/1994	1,000	Commercial	STORM PANELS FRONT WINDOW

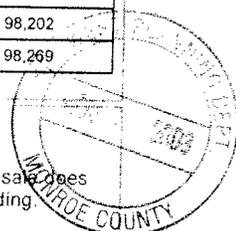
2	B94-1625	05/01/1994	12/01/1994	750	Commercial	RE-CENTER EXISTING DOOR
3	97-0330	02/01/1997	10/01/1997	1,600	Commercial	MECHANICAL
8	08-0199	01/28/2008		10,000	Commercial	INSTALL TWENTY 20 NEW FIXTURES
7	07-4243	09/10/2007	09/10/2007	18,000	Commercial	PERMIT REVISION 1ST FLOOR FOUNDATION
5	07-0565	02/08/2007		2,000	Commercial	INTERIOR WORK ,INSTALL 600 SQ FT TILE ON THR FIRST FLOOR
6	06-1373	04/03/2007		185,000	Commercial	RENOVATION OF THE SECOND FLOOR REAR ADDITION, PERMIT REVISION CANTILEVER DECK
4	06-0838	02/10/2006	07/27/2006	1,200	Commercial	REPLACE SIDING AS PER HARC

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	261,908	640	1,140,641	1,403,189	1,403,189	0	1,403,189
2007	188,106	640	807,075	760,490	760,490	0	760,490
2006	195,435	640	284,850	760,490	760,490	0	760,490
2005	195,435	640	253,200	680,332	680,332	0	680,332
2004	200,304	640	189,900	680,332	680,332	0	680,332
2003	200,304	640	155,085	680,332	680,332	0	680,332
2002	200,304	640	155,085	680,332	680,332	0	680,332
2001	200,304	640	155,085	576,263	576,263	0	576,263
2000	207,633	640	132,930	509,263	509,263	0	509,263
1999	165,197	640	132,930	282,098	282,098	0	282,098
1998	110,388	640	132,930	282,098	282,098	0	282,098
1997	128,534	640	126,600	282,098	282,098	0	282,098
1996	116,849	640	126,600	249,653	249,653	0	249,653
1995	116,849	720	126,600	249,653	249,653	0	249,653
1994	116,849	800	126,600	236,513	236,513	0	236,513
1993	116,849	880	126,600	204,608	204,608	0	204,608
1992	107,143	960	126,600	204,608	204,608	0	204,608
1991	107,143	1,040	126,600	204,608	204,608	0	204,608
1990	88,389	2,138	91,864	204,608	204,608	0	204,608
1989	88,389	2,138	91,152	189,289	189,289	0	189,289
1988	82,097	2,138	76,910	161,145	161,145	0	161,145
1987	80,721	2,138	39,149	127,337	127,337	0	127,337
1986	80,949	2,138	38,018	116,812	116,812	0	116,812
1985	76,325	2,138	30,394	109,737	109,737	0	109,737
1984	76,150	2,138	30,394	130,693	130,693	0	130,693
1983	76,150	2,138	19,914	98,202	98,202	0	98,202
1982	79,048	2,138	17,083	98,269	98,269	0	98,269



Parcel Sales History

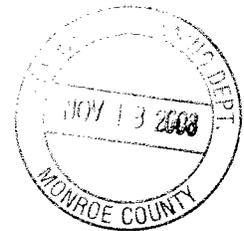
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1998	1500 / 0801	1,007,500	WD	Q
9/1/1984	921 / 794	94,000	WD	Q
2/1/1971	667 / 877	7,500	00	Q

This site is currently in BETA testing. any comments or feedback about this site are appreciated. Click the [Contact Us](#) link to submit comments or feedback to the website administrator. We appreciate your patience through this transition.

This page has been visited 92,915 times.

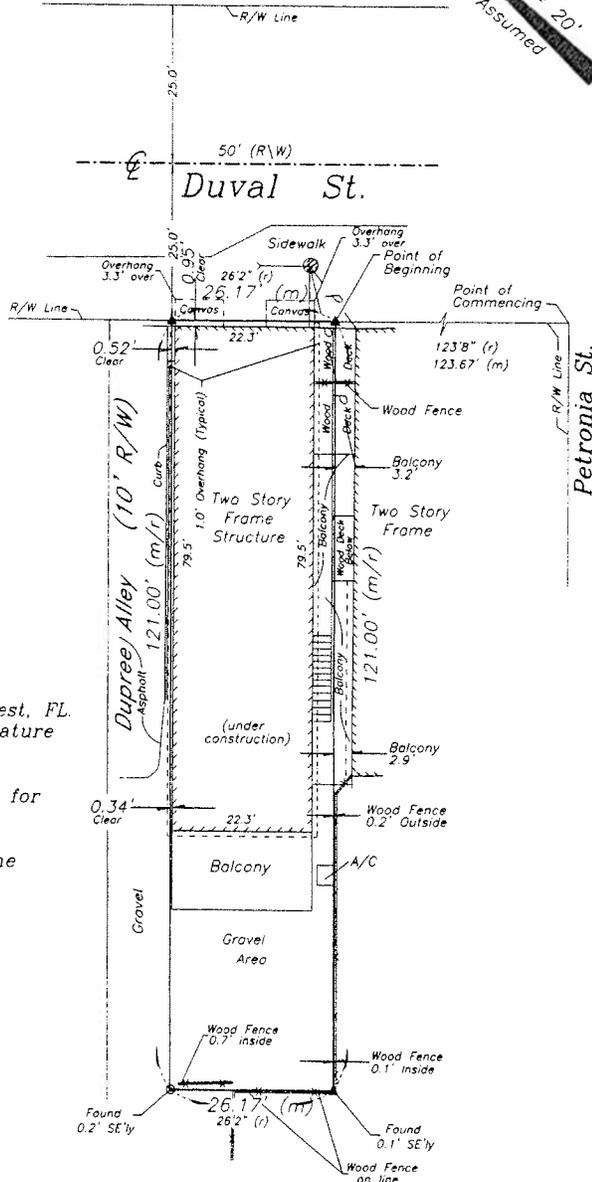
Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176



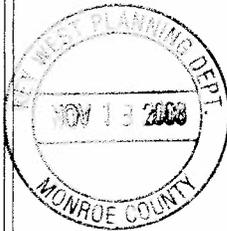
Boundary Survey Map of part of Lot 3, Tract 4, Island of Key West, Florida

LEGEND

- ⊙ Found 1/2" Iron Pipe (No 10)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- ▲ Found Nail & Disc (6298)
- △ 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

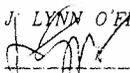


- NOTES:**
1. The legal description shown hereon was furnished by the client or their agent.
 2. Underground foundations and utilities were not located.
 3. All angles are 90° (Measured & Record) unless otherwise noted.
 4. Street address: 718 Duval Street, Key West, FL.
 5. This survey is not valid 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. Adjoiners are not furnished.
 9. Date of field work: July 7, 2008.
 10. Ownership of fences is undeterminable, unless otherwise noted.
 11. This survey is not assignable.



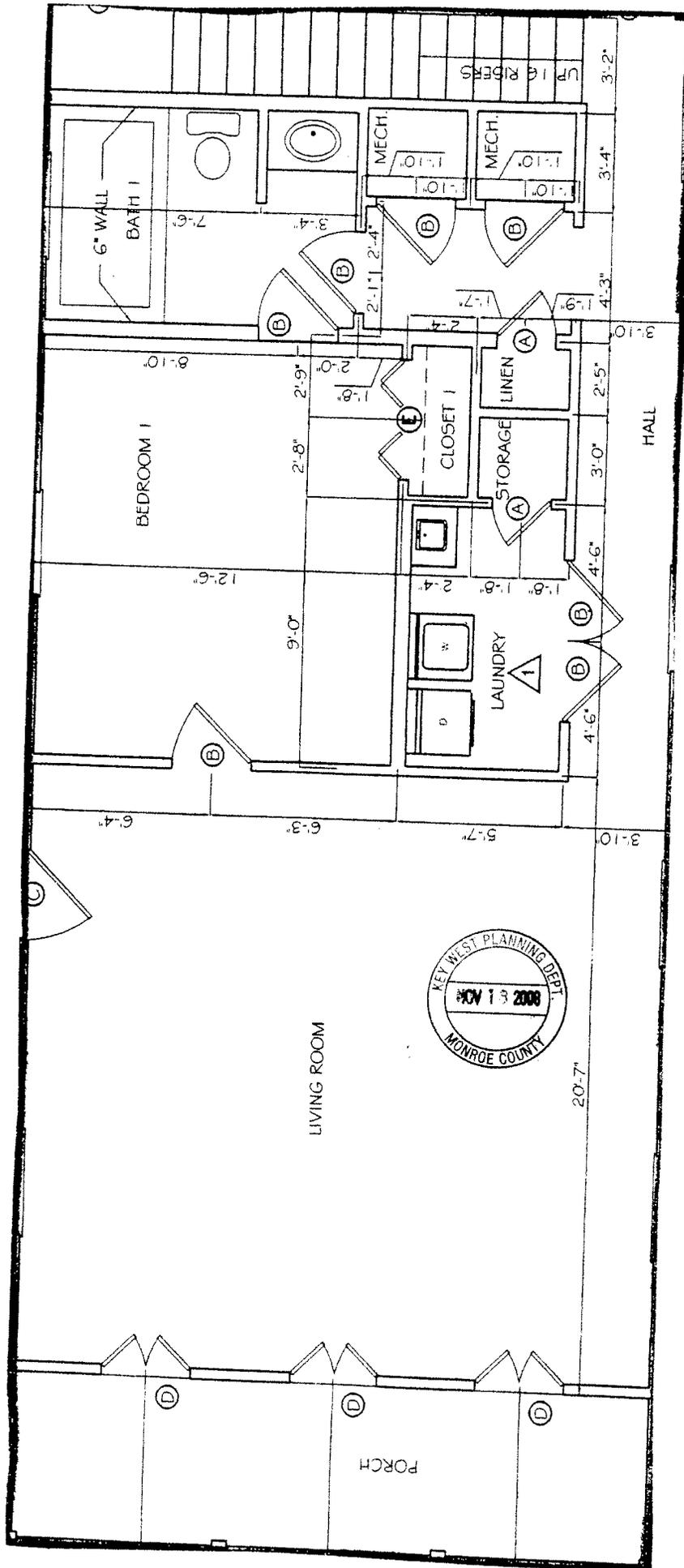
BOUNDARY SURVEY OF: In the City of Key West, County of Monroe and State of Florida, and known on Simonton and Wall's Addition to the said City of Key West, as the Southeasterly half of the One-Half of Lot Three (3) of Tract Four (4), Commencing at a point on the Southwesterly side of Duval Street Northwestery One Hundred and Twenty Three (123) feet and Eight (8) inches from Petronia Street; thence at right angles in a Southwesterly direction One hundred Twenty One (121) feet; thence at right angles in a Northwesterly direction Twenty Six (26) feet and Two (2) inches; thence at right angles in a Northeasterly direction One Hundred Twenty One (121) feet out to Duval Street; thence at right angles along Duval Street in a Southeasterly direction Twenty Six (26) feet and Two inches to the Point of Beginning.

BOUNDARY SURVEY FOR: Robert Bacon;

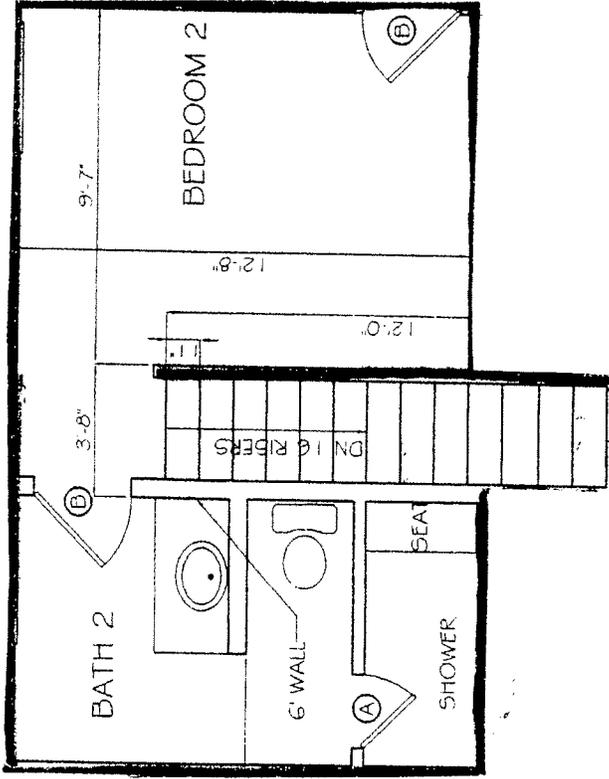
J. LYNN O'FLYNN, INC.

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

J. LYNN O'FLYNN, Inc.
 Professional Surveyor & Mapper
 PSM #6298
 3430 Duck Ave., Key West, FL 33040
 (305) 296-7422 FAX (305) 296-2244

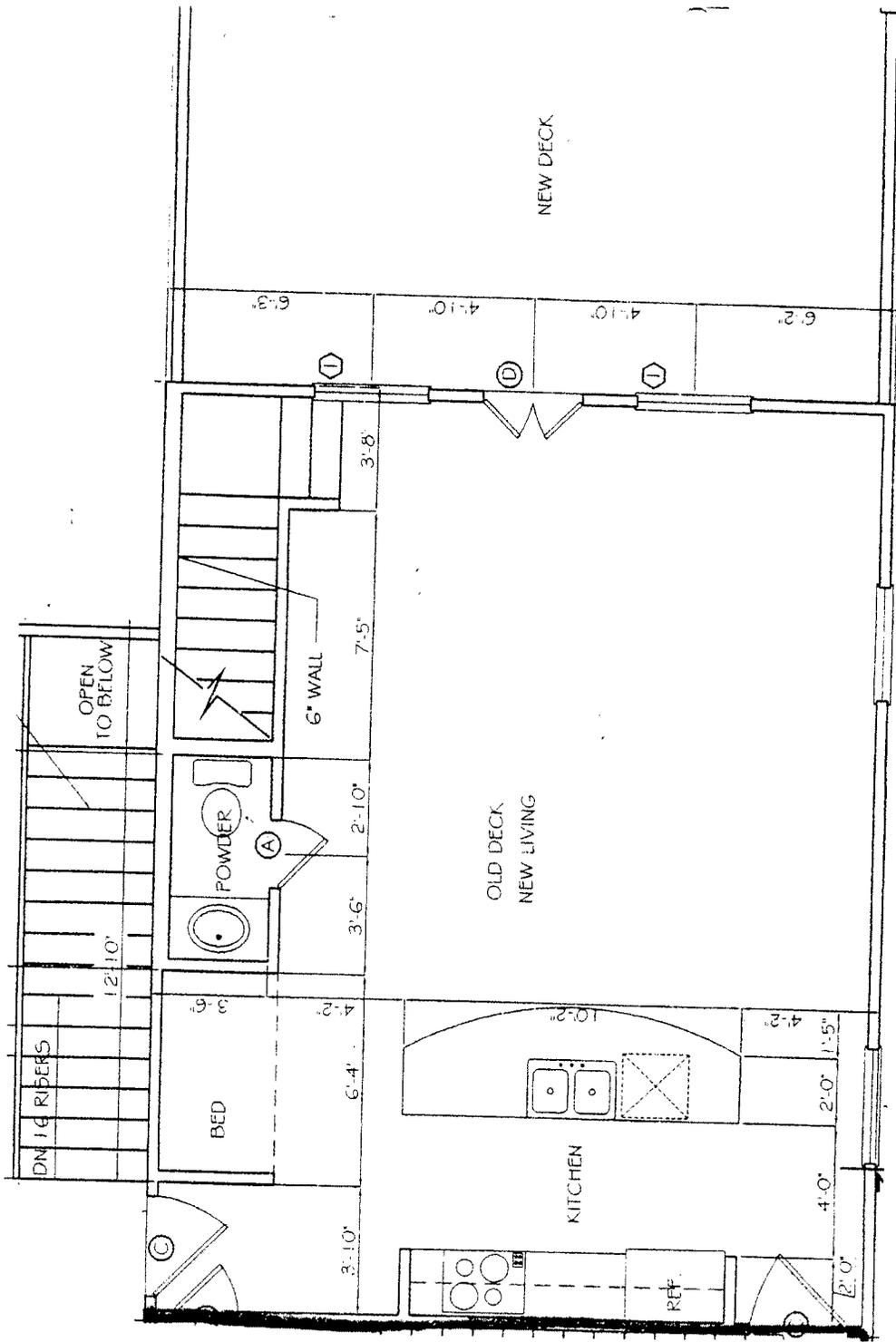
July 8, 2008



UNIT 1 - 2ND FLOOR

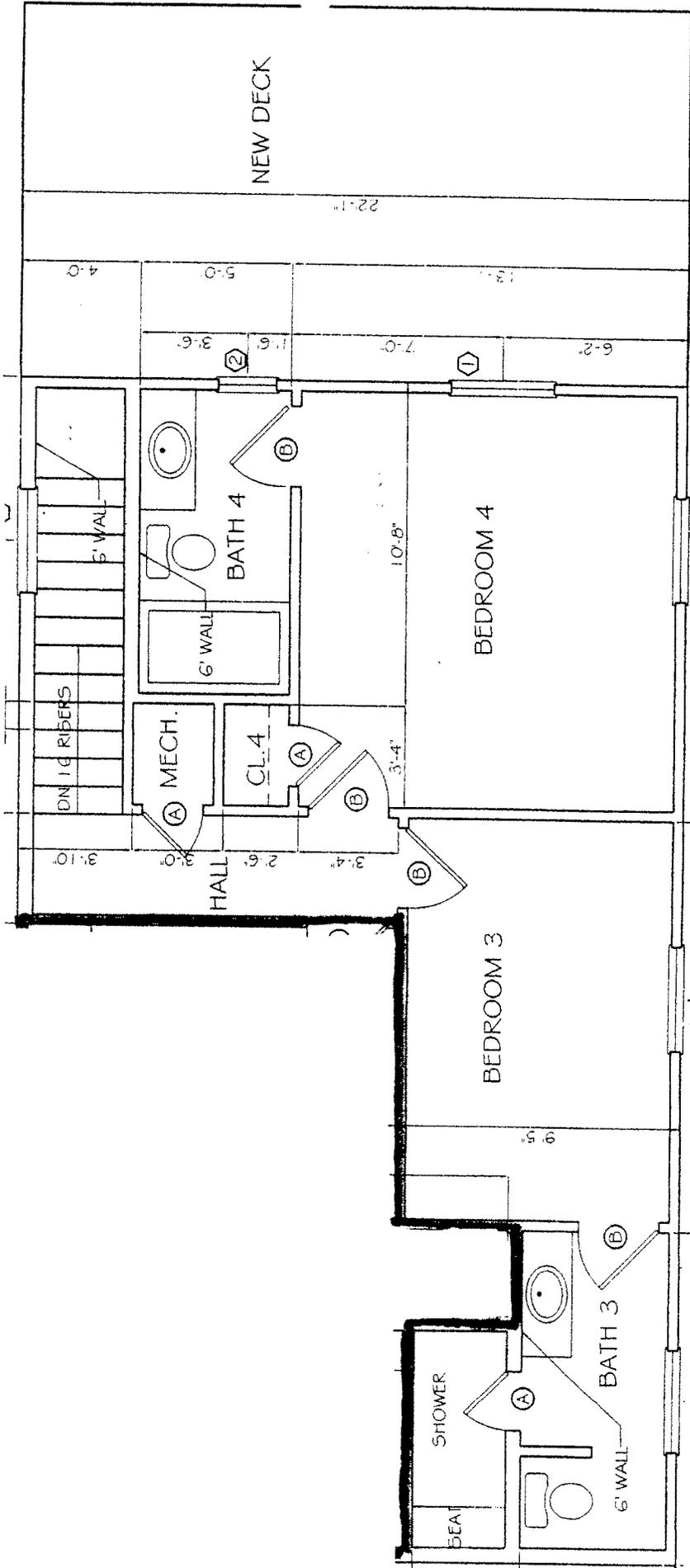


UNIT 1 - 3RD FLOOR



UNIT 2 - 2ND FLOOR





UNIT 2 - 3RD FLOOR



Occupational License Transfer Application

13687

City of Key West
City Hall Annex
POB 1409
Key West, FL 33041
(305) 809-3971 fax (305) 809-3978

Date applied 6/20/05

License # 4934

Change of location
 Change of ownership

Fee \$ 3.00

Type of License and Category: One transient rental

Business Name: _____

New Owner: X RUDOLF GLOSSMANN TRUST dated 3/8/2005

Previous Owner: Zinkevich

New Address: UNASSIGNED

Previous Address: 2601 S Roos # B208

Mailing Address: X P.O. Box 2070 Phone: X 305 3042785
X KEY WEST FL 33045 SS # / EIN #: X 769-05-7665

- Bill of Sale
- Sales Tax Number 3118 Flagler Ave 292-6735
- Lease or deed
- Corporate registration
- State inspection / license 305-470-6900 (Dep Ag)
850-487-1395 #3, #1 (DBPR)
- Local occupational license from home base
- Liability / Worker's comp
- Fire inspector 292-8179
- Grease trap inspection 292-8131
- Fictitious name registration
- Proof of commercial garbage (Waste Mgmt 296-8297)

If change of location, previous use of property: _____

X RUDOLF GLOSSMANN
Applicant name (printed) TRUSTEE

[Signature]
Applicant Signature

6/20/05
Date

State of Florida County of Monroe

The foregoing instrument was acknowledged before me this 20 day of June, 2005, by _____
[Signature] Personally known or produced i.d. _____

Notary Public, State of Florida (SEAL)



Licensed in accordance with Chapter 66, Key West Code of Ordinances

Approved _____ Denied (reason) _____

Licensing Official [Signature] Date 6/20/05

ASSIGNMENT OF RESIDENTIAL TRANSIENT LICENSE NUMBER 4934

KNOW ALL MEN BY THESE PRESENTS, that JOHN ZINKEVICH, in consideration of: TEN and no/100 Dollars (U.S.\$10.00), lawful money of the United States, and other good and valuable consideration, in hand paid and delivered by RUDOLF GLOSSMANN as Trustee of the RUDOLF GLOSSMANN TRUST dated 3/8/05 the receipt whereof is hereby acknowledged, assigns and transfers unto RUDOLF GLOSSMANN as Trustee of the RUDOLF GLOSSMANN TRUST dated 3/8/05 their right, title and interest in that certain

ONE RESIDENTIAL TRANSIENT RENTAL LICENSE
LICENSE NUMBER 05 05270 ^{Medallion} Licence# 4934

TO HAVE AND TO HOLD the same unto the said RUDOLF GLOSSMANN as Trustee of the RUDOLF GLOSSMANN TRUST dated 3/8/05, and/or his assigns forever.

AND the Assignor hereby covenants that the said assigned Residential Transient Rental License is free from claims or interest or any third party.

DATED this 9 day of May, 2005

John C. Zinkevich
JOHN ZINKEVICH

Witness 1 sign: Beverly E. Saunders
print: Beverly E Saunders

Witness 2 sign: Barbara Saunders
print: Barbara Saunders

STATE OF FLORIDA
COUNTY OF DEKALB

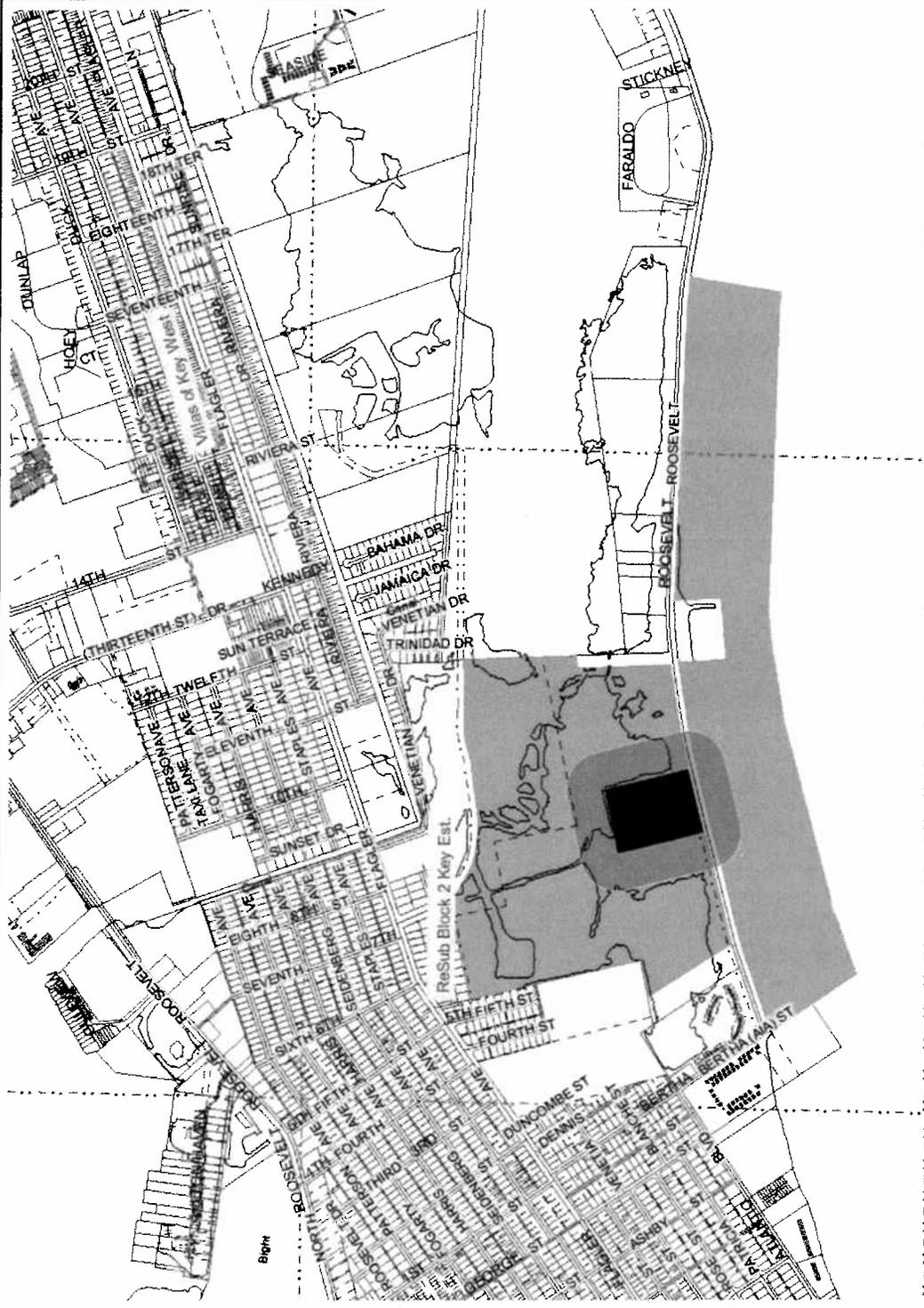
I Hereby Certify, That on this day personally appeared before me an officer duly authorized to administer oaths and take acknowledgments, JOHN ZINKEVICH to me well known to be, the individual described in and who executed the foregoing instrument, or produced MDL as identification and acknowledged before me that he executed the same for the purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 9 day of May, 2005.

Wendy Hill
WENDY HILL, Notary Public
My Commission Exp. June 23, 2006

2601 S Roosevelt

- Legend**
- the Buffer
 - the Buffer Target
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: 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 data is intended for *ad valorem* tax purposes only and should not be relied on for any other purpose.



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

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

Property Record View

Alternate Key: 1066516 Parcel ID: 00065142-001800

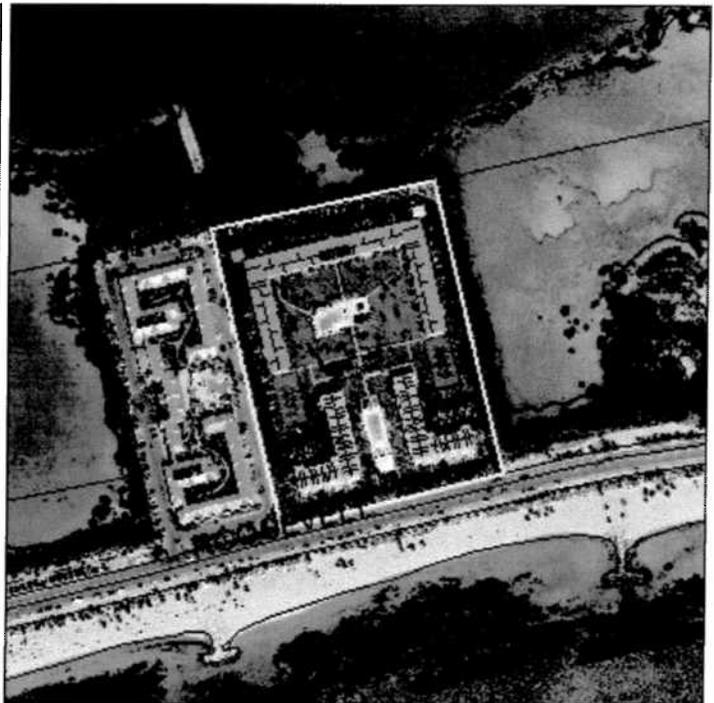
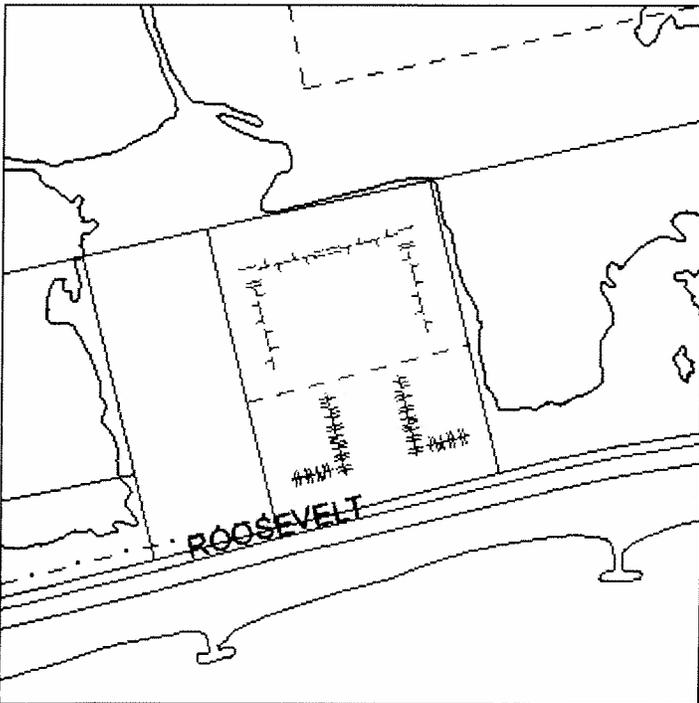
Ownership Details

Mailing Address:
ZINKEVICH JOHN C
3 KELLY ROAD
W HARWICH, MA 02671

Property Details

PC Code: 04 - CONDOMINIUM
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 04-68-25
Property Location: 2601 S ROOSEVELT BLVD Unit Number: 208 B KEY WEST
Legal Description: GULFSTREAM TOWER APT 208-B & .3795% INT COMMON PROP OR599-179 OR622-123 OR806-369 OR1068-1024/25 (JB) OR1097-419(CAW) OR1193-2328/2329(LG) OR1444-2164/65(JB) OR1561-773/75(CMS)

Parcel Map



Condominium Details

Condo Name: KEY WEST BY THE SEA
Footage: 754 **Year Built:** 1967

Appraiser Notes

2003-01-15-SKI 1 TRANSIENT RENTAL UNIT

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	216,398	0	0	216,398	216,398	0	216,398
2007	339,771	0	0	339,771	339,771	0	339,771
2006	329,875	0	0	329,875	329,875	0	329,875
2005	0	263,899	1	263,900	263,900	0	263,900
2004	0	218,659	1	218,660	218,660	0	218,660
2003	0	134,921	1	134,922	134,922	0	134,922
2002	0	129,732	1	129,733	129,733	0	129,733
2001	0	121,245	1	121,246	121,246	0	121,246
2000	0	105,430	1	105,431	105,431	0	105,431
1999	0	105,430	1	105,431	95,641	25,000	70,641
1998	94,134	0	1	94,135	94,135	25,000	69,135
1997	87,161	0	1	87,162	87,162	0	87,162
1996	87,161	0	1	87,162	87,162	0	87,162
1995	79,273	0	1	79,274	79,274	0	79,274
1994	79,273	0	1	79,274	79,274	0	79,274
1993	83,445	0	1	83,446	83,446	0	83,446
1992	83,445	0	1	83,446	83,446	0	83,446
1991	83,446	0	1	83,447	83,447	25,000	58,447
1990	83,446	0	1	83,447	83,447	25,000	58,447
1989	83,446	0	1	83,447	83,447	0	83,447
1988	65,965	0	1	65,966	65,966	0	65,966
1987	62,467	0	1	62,468	62,468	0	62,468
1986	55,087	0	1	55,088	55,088	25,500	29,588
1985	45,520	0	9,568	55,088	55,088	25,500	29,588
1984	45,520	0	9,568	55,088	55,088	25,500	29,588
1983	45,520	0	9,568	55,088	55,088	25,500	29,588
1982	36,739	0	7,786	44,525	44,525	25,500	19,025

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/10/1999	1561 / 773	156,000	WD	E
2/1/1997	1444 / 2164	125,000	WD	Q

12/1/1991	1193 / 2328	120,000	WD	Q
6/1/1989	1097 / 419	105,000	WD	Q
10/1/1988	1068 / 1024	90,000	WD	Q
2/1/1974	806 / 369	26,800	00	Q

This page has been visited 147,902 times.

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

WHALEN-DUNNING JANET
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

GREENHILL BARRY TELSER &
AUDREY GAIL
11309 MYRTLE LANE
RESTON, VA 20191

DRUCKER DAVID & PENNY
PO BOX 255
EVERGREEN, CO 80437-0255

HERL JAMES C AND MAXINE E
2855B CANTEBURY CIR
PORT CLINTON, OH 43452

CALLAGHAN BRIAN E
11 LANE D
HUNTINGTON, NY 11743

DACRA GLASS CO INC
15 WEST STATE ROAD 18
HARTFORD CITY, IN 47348

DRAPER JOHN R
1704 ROSE ST
KEY WEST, FL 33040

CITY OF KEY WEST
P O BOX 1409
KEY WEST, FL 33041

ANDERSON BARBARA L TR DTD
07/26/05
119 KEY HAVEN DR
KEY WEST, FL 33040

UNFERTH PATRICIA C
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

KUHAR RITA M
5751 GLAD BLVD
KENT, OH 44240

BARNHILL PAUL W REV TR
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

BOWNS JOHN L REV LIV TR 5/18/2004
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

DOWER BARBARA M
347 MINEOLA BLVD
MINEOLA, NY 11501

CARLSON BRENT W
17421 DOCTOR BIRD RD
SANDY SPRING, MD 20860-1210

MURPHEY MARK H & JOAN E
405 N WABASH NO 3510
CHICAGO, IL 60611

KNIGHT HARRY F JR
2315 SAN PEDRO AVE
TALLAHASSEE, FL 32304

TOLLEN ROBERT R AND KAYLA R
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

LARCOM FAM TR 11/18/93
PO BOX 868
ORANGE, CT ~~6477~~
06477

ALBANO LOUIS J AND ELIZABETH E
524 WEEKS AVE
MANORVILLE, NY 11949

CMIEL HOLLY R FAMILY TRUST
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ALLEN W SCOTT & MARJORIE C
208 BELLINGRATH PLACE
MADISONVILLE, LA 70447

WILLIAMS GARY L AND DALE B
10467 JORDAN PKWY
HOPEWELL, VA 23860

CAWLEY THOMAS P DECLARATION
OF TRUST 03/06/2007
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ESKEW KATHLEEN A
2601 S ROOSEVELT BLVD UNIT 207B
KEY WEST, FL 33040

CASEY THOMAS F X & NANCY A R/S
12 ASHWOOD LANE
GARNERVILLE, NY 10923

HOWARD MARCIA
181 WESTMONT ST
WEST HARTFORD, CT ~~6117~~
06117

MCAHON JAMES KEVIN
3327 ASHMONTE DR
LAND O LAKES, FL 34638

ZABLOCKI ROBERT E AND LOUISE L
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

WITT LENWARD
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

HIRSCH LARRY J AND KAY
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

CITY OF KEY WEST THE
P O BOX 1409
KEY WEST, FL 33041

SHOULTZ JAMES C
300 PARK AVENUE PK-13
NEW YORK, NY 10022

BELL ROY M AND PHYLLIS H
14731 BUCKTHORN COURT
FORT WAYNE, IN 46804

HALLBERG RICHARD C AND
MARJORIE JOAN
1 MAYHEW TURNPIKE
BRIDGEWATER, NH 03222-5212

FAIR SCHERYL C
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ROKOS NANCY A TRUSTEE
3560 COUNTRY CLUB DRIVE
TRAVERSE CITY, MI 49684

ASHTON ROBERT K & MARY D TR'S
17185 WAHOO LN
SUGARLOAF KEY, FL 33042

GORDON JERRY L AND SHARON B
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

BROWN RUTH THOMPSON TR
2601 S ROOSEVELT BLVD U-221-C
KEY WEST, FL 33040

HALL BRIDGET AND MICHAEL
JEREMY
3 HAWTHORNE LN
AURORA, ONTARIO L4G3K8

PATRICK DANIEL LEE REV TR
4/20/1996
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

PORTER FAMILY REV LIV TR 12/11/97
P O BOX 5857
KEY WEST, FL 33050

MORRIS MARY S TESTAMENTARY
TRUST
7901 BELLE POINT DR
GREENBELT, MD 20770

HODGES WESLEY G
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

BARLETT JOYCE M
11299 SE 175TH LN
SUMMERFIELD, FL 34491

ELLIS LEONARD C JR
10487 WASHINGTON HIGHWAY
GLEN ALLEN, VA 23059

ASHMORE ANDREW J REV LIV TR
09/25/92
1175 JEFFREY LN
LANGHORNE, PA 19047

SILVER MARC S & CAROL D
336 STATION ROAD
AMHERST, MA 01002

PINNEY RICHARD D
326 LAKEVIEW DR
DAHLONEGA, GA 30533-6640

HALPERN MICHAEL & MICHELLE
87 CANNON ROYAL DRIVE
KEY WEST, FL 33040

01002

MCKEE ANN TRUSTEE
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

WALBE RITA M
2601 S ROOSVELT BLVD
KEY WEST, FL 33040

GASSER ROBERT E & JUNE M
TRUSTEE
1 SEVERN AVE
ANNAPOLIS, MD 21403

METZGER WILLIAM W
2144 LA AMIGAS RD
NAPA, CA 94559

FORD INGRID M
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

STUBBLEFIELD ROBERT P SR REV TR
2/6/01
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

SENLER OSMAN H TRUSTEE & H
CARLETON GODSEY T/C
2007 LAKELAND ROAD
ANCHORAGE, KY 40223

DIXON GEORGE A AND MARIE L
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

WALSH DERMOT F AND ELISA
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

WILLIAMS GARY L JR & BARBARA
DALE
10467 JORDAN PARKWAY
HOPEWELL, VA 23860

MARYMAC LLC
PO BOX 685
KENT, OH 44240

MCMENAMIN MICHAEL J & MONICA
8 N MANOR AVE
LONGPORT, NJ ~~8403~~
08403

CITY OF KEY WEST
P O BOX 1409
KEY WEST, FL 33041-1409

MENDOLA BIQUETTE AND CHARLES
J
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

MCGINN NEIL L AND BARBARA E
JOINT REV TR AGR
7150 DEER LAKE RD
CLARKSTON, MI 48346

KING RUTH
1616 ATLANTIC BVD
KEY WEST, FL 33040

GREEN BRUCE L & ARLETTE P
COLLIER (H/W)
6138 LEE HIGHWAY
ARLINGTON, VA 22205

DUNN STUART M TR
75 ELLENDALE RD
DEERFIELD, IL 60015

MILLER DOUGLAS & ALICE
2301 MERDIAN AVE
MIAMI BEACH, FL 33140

COOK DAVID H III
6213 LOOKOUT LOOP
RALEIGH, NC 27612

BRIZZI FRANCO LUCIO MARIO
ANGELO TRUSTEE
2 RUE DE SURENSES
92420 VAUCRESSON,

LAWLER DEBRA DEAN AND
PATRICK G
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

LINDSAY THOMAS L
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

SHEATS WILLIAM S
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

FASANO LEONARD A &
388 ORANGE STREET
NEW HAVEN, CT ~~06511~~
06511

TROST GEORGE D AND MARIE C
350 E 77TH ST
NEW YORK, NY 10021

KRAUTTER GARY AND KAREN REV
LIV TR DTD 6/21/2006
13068 SE 89TH CIR
SUMMERFIELD, FL 34491

BYWATER SHERMAN M
14211 SHEARWATER CT
CLEARWATER, FL 33762

MORGANTE MICHELLE
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

BRYANT ERNEST H
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

EPSTEIN MARINA J
122 TINKER ST
WOODSTOCK, NY 12498

LAWRENCE JEAN S DEC TRUST
3/29/1996
6 STILL CORNER RD
LEVERETT, MA ~~0154~~
01054

EUBANK CRAIG H
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

O'LEARY JOHN J & BARBARA J
TRUSTEES
6262 MASEFIELD CT
ALEXANDRIA, VA 22304-3533

O'LEARY JOHN J & BARBARA J
TRUSTEES
6262 MACEFIELD CT
ALEXANDRIA, VA 22304

HATCH STEPHEN M
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ALVAREZ CALVIN G
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

SCOTT JANET A TRUST
3590 ROUND BOTTOM RD
CINCINNATI, OH 45244-3025

DOBOS BETH A
2333 FEATHER SOUND B203
CLEARWATER, FL 33762

SUNDSTROM JAN LEON & PATRICIA
L
12 W CYPRESS TERRACE
KEY WEST, FL 33040

TIITF/CITY OF KEY WEST SMATHERS
BCH
%DNR DOUGLAS BLDG
TALLAHASSEE, FL 32399

MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

ROLF JOAN W TRUSTEE
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

BLACK DYANNE L
25 SUMMIT DR
NORTH BRANFORD, CT 6471

BOOTH NELLIE S
1220 ASHBOURNE RD
ELKINS PARK, PA 19027

CORBETT NANCY & BRIAN
77 SHERWOOD GLEN
HOLLAND LANDING, ONTARIO L9N
1R3

SANDERS CHRISTOPHER AND
SAMANTHA
1107 ORCHARD HOLLOW DR
MANOTICK, ONTARIO K4M1J9

BALBONTIN GLORIA DEC OF TR 7-7-
99
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ELLIOTT ROBERT W III &
9417 KENTSDALE DR
POTOMAC, MD 20854

NASET WALLACE J & RUTH S
20717 SIXTH AVENUE
SUMMERLAND KEY, FL 33042

THIEL NANCY
9 COCONUT DR
KEY WEST, FL 33040

CUSHMAN VICTOR L AND JOAN E
P O BOX 1551
KEY WEST, FL 33041

PALLUOTTO WILLIAM V
1488 CHAPEL ST
NEW HAVEN, CT 6511

THEIL NANCY M
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ARVANITIS JANNOULA
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

CAPAS RAYMOND & CAPAS JEFFREY
512 FRONT ST
KEY WEST, FL 33040

HILTON MADELINE
2601 S ROOSEVELT BVLD
KEY WEST, FL 33040

HOPPS DENNIS R AND ROSEMARY P
46 STARR CRESCENT
AURORA, ONTARIO L4G 7X3

BERNAT LAND TRUST PARTNERSHIP
#1 WOODCREEK ROAD
BARRINGTON HILLS, IL 60010

ONDERDONK GARY R AND DIANE M
513 FLEMING ST
KEY WEST, FL 33040

MCCARTHY CAROLYN A
6 SHORE RD
EAST PATCHOGUE, NY 11772

YOUNG CHARLES J JR
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ROBINSON RICHARD R AND
KATHERINE JUNE
3510 OLEANDER TERR
RIVIERA BEACH, FL 33404

FLENNER FAMILY LIMITED
PARTNERSHIP THE
84 KEY HAVE ROAD
KEY WEST, FL 33040

CHLEBOWSKI STANLEY R &
KATHRYN A
26084 OREGON ROAD
PERRYSBURG, OH 43551

CAPAS BROTHERS
512 FRONT ST
KEY WEST, FL 33040

HERMAN CARL M REV LIV TR 7/19/02
1809 VENETIA ST
KEY WEST, FL 33040

SEADEN GEORGE
80 LYTTLETON GARDENS
OTTAWA, ONTARIO K1L 5A6

CORBETT MARIE
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

REIF UDO AND DIANA
3243 DAISY LOG RD
BLAIRSVILLE, GA 30512

HARMAN WILLARD J AND ZONA V
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

SMITH RICHARD E
P O BOX 578
JACKSONVILLE, VT 5342

LEACH FRANCES H
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

CHICK ALICE
115 SOUTHWEST 89TH WAY
CORAL SPRINGS, FL 33071

STANFORD LELAND C
185 SOMERVILLE RD
BEDMINSTER, NJ 7921

ROMANO ALBERT R AND RACHELLE
M
77 IROQUOISTRAIL
NORTH SCITUATE, RI 2857

GATES CHRISTINE & EDWARD W JR
5 BOUGAINVILLEA AVENUE
KEY WEST, FL 33040

WOLNEY HARVEY P SR AND MARTA
JEAN TR 12/17/2004
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

LAVERY JUDITH A
68 ROBIN HOOD ROAD
NASHUA, NH 3062

STUBBLEFIELD JOY A REV TR
2/3/2000
2601 SOUTH ROOSEVELT BLVD
KEY WEST, FL 33040

ROBINSON MARION C
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ZINKEVICH JOHN C
3 KELLY ROAD
W HARWICH, MA 2671

STANFORD MAUREEN A
84 S EDGEWOD RD
BEDMINSTER, NJ 7921

SUTTON DIANNA L
2601 SOUTH ROOSEVELT BLVD
KEY WEST, FL 33040

GARBER PATRICK AND JULIE ANN
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

WAYTENA JAMES R DEC OF TR
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

LUCAS ETHEL VIOLET ESTATE
1843 CONCORD RD
LAMAR, MS 38642

DAHL RUTH S
13109 COLLINGWOOD TERRACE
SILVER SPRING, MD 20904-1417

SHETZLEY GEORGE W REV LIV TR
1404 CIRCLE LN
BEDFORD, TX 76022

HERMAN CARL M REV LIV TR 7/19/02
1809 VENETIA ST
KEY WEST, FL 33040

EADEH LESLIE REV DEED TRUST
06/29/04
511 OLD LANCASTER RD
BERWYN, PA 19316

SATZ PERRY AND LINDA
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

BURGESS JEFFREY & DEBORAH
119 DALE STREET
SYRACUSE, NY 13208

CARNEY PHYLLIS ANN
5615 24TH AVE NW
SEATTLE, WA 98107

CANTLAY RUSSELL C AND AMY E
PO BOX 126
BRIELLE, NJ 8730

PADRON MARTHA G LIV TR
12/29/1994
P O BOX 921
KEY WEST, FL 33041-0921

VORNHOLT CATHY
2434 SE RANCH ACRES CIR
JUPITER, FL 33478

OPROCK KEY WEST FEE LLC
10 BANKS ST
WHIT PLAINS, NY 10606

SCHAEFER JOSEPH & DONNA
707 TAFT STREET
N BELLMORE, NY 11710

PADEN DESMOND & SUZANNE J CO-
TRS
2601 S ROOSEVELT BLVD #101-A
KEY WEST, FL 33040

FOX-LOEB FLORENCE
PO BOX 45226
JACKSONVILLE, FL 32232

MCGRATH PATRICIA L
57 LIGHTHOUSE RD
SCITUATE, MA 2066

CORBETT R BRIAN & NANCY
77 SHERWOOD GLEN
HOLLAND LANDING, ONTARIO L9N
1R3

FLENNER SHIRLEY ANN C LYNN
84 KEY HAVEN RD
KEY WEST, FL 33040-6241

LURSKI ROBERT B & CHRISTINE M
2131 STIRRUP LANE
WHEATON, IL 60187

WEST PATSY RUTH
4620 SUNFLOWER LN
TEMPLE, TX 76502

MAY SUSANA
141 LAKE RD
TAVERNIER, FL 33070

DURAZO MARLENE LUCILLE
2320 STABLE RD
VIRGINIA BEACH, VA 23456

REID JULIE WINN
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

VAILLANT RICHARD C
661 SUGARLOAF BLVD
SUGARLOAF SHORES, FL 33042

ROBINSON MERRILYN I
2115 CHERRYWOOD DR
CLEMMONS, NC 27012

LEHMANN MARTIN AND SHARON
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

ROMANO ALBERTO R
2601 SOUTH ROOSEVELT BLVD
KEY WEST, FL 33040

OLIVARES RAFAEL A & HILDA
GENNI (H/W)
316 HICKORY AVENUE
BERGENFIELD, NJ 7621

OLIVARES RAFEAL & HILDA GENNI
(H/W)
316 HICKORY AVE
BERGENFIELD, NJ 7621

MITCHELL CALVIN H
3612 STONEYBROOK DRIVE
DURHAM, NC 27705

BIEDERMANN PETER & DORIS
390 MEADOWBROOKE DRIVE
NORTHFIELD, IL 60093

RAUM DAVID C AND HELEN E
1514 SHAD ROW
OCEAN CITY, MD 21842

WILLIAMS GARY L AND DALE B
10467 JORDAN PKWY
HOPEWELL, VA 23860

DONOHUE THOMAS R
205-C KEY WEST BY THE SEA
KEY WEST, FL 33040

YOUNG ANNE MARIE
2601 S ROOSEVELT BLVD 308B
KEY WEST, FL 33040

WOVAS HARRIET L TR DTD 9/26/2006
11962 PRINCE CHARLES CT
CAPE CORAL, FL 33991

HUBBELL JAMES H
7 BRIGADIER DR
CHARLESTON, SC 29407-3447

MANION MARTIN AND CAROL LLC
1696 SAEFERN WAY
ANNAPOLIS, MD 21401

SWITZER TODD M & JOIE M ROLF-
SWITZER (H/W)
2907 RIVIERA DR
KEY WEST, FL 33040-4013

FORMAN SCOTT PAUL
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

CICCARELLI BENNY AND DINA
37501 LYNDON ST
LIVONIA, MI 48154-4989

ALEXIS BARBARA ELLEN
6906 ARLINGTON RD
BETHESDA, MD 20814

SELIG JULIAN WOOD JR AND
BETSEY BLADES
1210 RIVERSIDE AVE
ELIZABETH CITY, NC 27909

SMITH EVELYN M
1488 SECOND AVENUE APT 1F
NEW YORK, NY 10021

FORMOSO CHARLES A
P O BOX 331089
COCONUT GROVE, FL 33233

SHOAF PATRICIA RUTH
15715 CLARKES GAP RD
WATERFORD, VA 20197

MCMENAMIN MICHAEL J & MONICA
8 N MANOR AVE
LONPORT, NJ 8403

DRAPER JOHN R
1704 ROSE ST
KEY WEST, FL 33040

GODSEY H CARLETON TR
516 ALTAGATE ROAD
LOUISVILLE, KY 40206

COOKE DONALD P
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

HAMMOND HARLEY S
5065 EDGEMERE BLVD
RICHMOND, VA 23234

SWEENEY ANNE
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

HALVORSON ERIK AND SUSAN F
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

CALLAWAY TIMOTHY
1433 WILLIAMS ST
DENVER, CO 80218

ESQUIROL JORGE
900 WEST 47TH STREET
MIAMI BEACH, FL 33140

CAPAS RAYMOND & CAPAS JEFFREY
512 FRONT ST
KEY WEST, FL 33040

NEAGLEY ROSS L AND BARBARA G
TRUST 10/11/95
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

EDWARDS GORDON
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

LIBERATORE STEVEN COLBETT
2601 S ROOSEVELT BLVD #207 S
KEY WEST, FL 33040

ROSE VIVIAN P & KIM M
2601 S ROOSEVELT BLVD SUITE 210-C
KEY WEST, FL 33040

KAPLAN MAE
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

WILLIAMS ALBERT L JR
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

TEIXEIRA JOANNE D
2009 ROOSEVELT DR
KEY WEST, FL 33040-3742

LOREK CAROL
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

LEBAR CHARLES S & ELIZABETH
15 WOODCREEK ROAD
BARRINGTON HILLS, IL 60010

COLLINS JOHN J TR (J J COLLINS
AMD & REST REV TR
2601 S ROOSEVELT BLVD - 322-C
KEY WEST, FL 33040

JETTER WILMA R ESTATE
911 LIGONIER STREET #003
LATROBE, PA 15650

MCDONALD ELIZABETH KAY REV
TR DTD 9/27/00
20973 7TH AVE WEST
SUMMERLAND KEY, FL 33042

NELSON JAN J
2601 S ROOSEVELT BLVD
KEY WEST, FL 33040

CITY OF KEY WEST
P O BOX 1409
KEY WEST, FL 33040

SCHWARTZ WILLIAM & SCHWARTZ
DOROTHY M
2244 N 23RD STREET
SHEBOYGEN, WI 53083

BECH VENTURES
1827 SUSQUEHANNOCK DR
MCLEAN, VA 22101

BATTY PETER H AND ELLEN D
912 GEORGIA ST
KEY WEST, FL 33040

KEYZ REALTY TR DTD 5-10-01
226 MAIN ST
SANDOWN, NH 3873

ROMANO ALBERT R
1000 SMITH ST
PROVIDENCE, RI 2908

DIXON ROBERT W & MADELON E
7878 PENINSULA DRIVE
TRAVERSE CITY, MI 49686-1632

