

ADDRESS: 535 FRANCES STREET

RESOLUTION NO. - 08-134

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, GRANTING AN EASEMENT TO MARK KOHLER FOR "FRANCES STREET BOTTLE INN" FOR ENCROACHMENTS UPON CITY PROPERTY ADJACENT TO THE PROPERTY LOCATED AT 535 FRANCES STREET; PROVIDING FOR AN EFFECTIVE DATE

\$1000.00

BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF KEY WEST, FLORIDA, AS FOLLOWS:

Section 1: That easements are hereby granted in accordance with the attached Easement Agreement.

Section 2: That this Resolution shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and the Clerk of the Commission.

Passed and adopted by the City Commission at a meeting held this 6th day of May, 2008.

Authenticated by the presiding officer and Clerk of the Commission on May 7, 2008.

Filed with the Clerk May 7, 2008.


MORGAN MCPHERSON, MAYOR

ATTEST:


CHERYL SMITH, CITY CLERK

Doc# 1699692
Bk# 2366 Pg# 2345

Doc# 1699692 06/17/2008 10:02AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

06/17/2008 10:02AM
DEED DOC STAMP CL: PM

\$7.00

EASEMENT AGREEMENT

Prepared by:
City of Key West Clerk's Office
525 Angela Street
Key West, FL 33040

THIS AGREEMENT made this 06th day of May, 2008, between the City of Key West, Florida (hereinafter Grantor) and Frances Street Bottle Inn, LLC, A Florida limited liability company (hereinafter the Grantee).

Doc# 1699692
Bk# 2366 Pg# 2346

RECITALS

Grantee is owner of the property known as 535 Frances Street, Key West, Florida, including a building with a building overhang and proposed frame steps that encroach onto the Grantor's right-of-way. Specifically, the Grantee's building overhang encroaches for a length of approximately 34.29 feet, and a width of 1.13 feet, and the proposed frame steps would encroach approximately 2.52 feet into the right-of-way for a length of approximately 6.85 feet, according to a survey by J. Lynn O'Flynn, Inc. dated January 14, 2008, (copy attached hereto). This encroachment impedes marketability of the property.

I. CONVEYANCE OF EASEMENT

The Grantor hereby agrees to grant and convey to Grantee an easement for building overhang and frame steps encroachments, at the property located at 535 Frances Street, as more specifically described in the attached survey. The easement shall pertain to the

overhang and building herein described, and not to any other encroachment. The grant of this easement is conditioned upon the following: (1) in the event the entrance door presently located on the Frances Street side of the building is permanently closed, the frame steps shall be removed from the right-of-way; and (2) there shall be no additional construction related to this encroachment.

Doc# 1699692
Bk# 2366 Pg# 2347

II. CONSIDERATION

Grantee agrees to pay to Grantor a processing fee in the amount of \$1,000.00, together with all sums and fees for city sewer, city garbage, if unpaid; otherwise to promptly bring the property and all uses thereof into full compliance with all city and state laws and regulations, if it is not now in full compliance. Grantee further agrees to pay Grantor an annual rental fee for this easement in the total amount of \$300.00, payable annually on the anniversary date of the execution of this Easement Agreement, to the City of Key West. Failure to pay such rental shall constitute grounds for the Grantor to terminate the easement.

III. EASEMENT TERMINATION

Grantee agrees that the improvement located on the Easement shall not be enlarged or expanded.

Grantee shall have the right to repair, maintain and replace the improvement in the ordinary course of maintenance and/or in the event the improvement is destroyed by fire, hurricane or other such cause.

In the event Grantor determines that retaking this property is necessary for a public purpose, then Grantor may terminate this easement and reclaim the property without compensation to Grantee.

This easement shall be considered a covenant that runs with the land and shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this easement the date above written.

ATTEST:

CITY OF KEY WEST

Cheryl Smith
CHERYL SMITH, CITY CLERK

J. K. Scholl
JAMES K. SCHOLL, CITY MANAGER

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 9th day of May, 2008 by JAMES K. SCHOLL, City Manager of the City of Key West on behalf of the City who is personally known to me or who has produced _____ as identification.



Angela M. Budde
Notary Public
State of Florida

My commission expires: 4/8/2012

[signatures continued on next page]

GRANTEE: FRANCES STREET BOTTLE INN, L.L.C.

Mark A. Kohler
By: Mark A. Kohler, Managing Member

Doc# 1699692
Bk# 2366 Pg# 2349

STATE OF FLORIDA)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 9th day of May, 2008, by Mark A. Kohler, Managing Member of Frances Street Bottle Inn, L.L.C., who is personally known to me or who has produced DRIVERS License as identification.



Angela Budde
Notary Public
State of Florida

My commission expires: 4/8/2012

Specific Purpose Survey Report to illustrate a legal description
of a part of Frances Street, in Square 44, of George
G. Watsons Subdivision, Island of Key West

NOTES:

1. The legal descriptions 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: 535 Frances Street, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
9. The description contained herein and sketch shown hereon does not represent a field boundary survey.
10. Ownership of fences is undeferrinable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

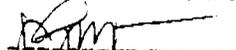
SPECIFIC PURPOSE SURVEY TO A ILLUSTRATE LEGAL DESCRIPTION
AUTHORED BY THE UNDERSIGNED

BOUNDARY SURVEY OF. A parcel of land on the Island of Key West, and known as a portion of Frances Street as shown on William A. Whiteheads's map delineated February, 1829, in Square 44, made by George G. Watson and recorded in Book "K" of Deeds, Monroe County Records, and particularly described as follows: COMMENCE at the intersection of the NE'y right of way line of Frances Street with the NW'y right of way line of Southard Street and run thence NW'y along the NE'y right of way line of Frances Street for a distance of 4.14 feet to the Point of Beginning; thence continue NW'y along the NE'y right of way line of the said Frances Street for a distance of 41.14 feet; thence SW'y with a deflection angle of 90°32'38" to the left and along the NW'y face of wooden steps for a distance of 2.52 feet; thence SE'y and at right angles along the SW'y face of said steps for a distance of 6.85 feet; thence NE'y and at right angles along the SE'y face of said steps for a distance of 1.00 feet; thence SE'y and at right angles along the SW'y face of an overhang on a Two Story Frame structure for a distance of 34.29 feet; thence NE'y and at right angles along the SE'y face of said overhang for a distance of 1.13 feet back to the Point of Beginning.

DESCRIPTION FOR: Mark A. Kohler;
Frances Street Bottle Inn, L.L.C.

J. LYNN O'FLYNN, INC.

DATE: 1/14/08

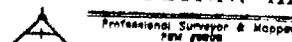

 J. Lynn O'Flynn, PSM
 Florida Reg. #6298

January 14, 2008

MONROE COUNTY
OFFICIAL RECORDS

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



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



EXECUTIVE SUMMARY

To: City Manager Jim Scholl
From: Wendy Tucker, Development Review Administrator *Wendy Tucker*
Through: Amy Kimball-Murley, Interim Planning Director
Meeting Date: May 6, 2008
RE: Easement request, 535 Frances Street (Frances Street Bottle Inn)

ACTION STATEMENT:

Request: City grant of dual easements for encroachments upon City-owned sidewalk right-of-way adjacent to 535 Frances Street for frame steps (12 square feet) and building overhang (49 square feet) of the existing two-story historic building (also known as the Frances Street Bottle Inn). The total area of the requested dual easement is 61 square feet.

Location: Dual encroachments described on Specific Purpose survey that include frame steps (6.85 feet length) at entry door of inn, and two-story building overhang extending 34.29 feet along Frances Street; sidewalk right of way is adjacent to 535 Frances Street (RE Parcel # 00007150-000000)

Zoning: HHDR (Historic High Density Residential) District

BACKGROUND:

The Frances Street Bottle Inn guesthouse is located on property at the corner of Frances and Southard Streets, for which the address is 535 Frances Street. Application was originally made August 18, 2007, for an easement for an existing cement step access to a double doorway (see photograph). The easement request was verbally by the applicant to include both replacement double wooden steps and the existing historic building overhang encroachments.

Previous City Actions:

- Development Review Committee – At Meeting of September 13, 2007, DRC heard the owner state the goal of bringing steps on right-of-way to present Code requirements. There were no objections from the Fire Dept., Keys Energy Services or Florida Keys Aqueduct Authority, no comments from DRC members except that the process of obtaining an easement is necessary.

ANALYSIS:

City Code Section 2-938 states that the city “may grant an easement over any lands or interest therein owned by the city or any city agency.” After due public notice, if the city grants an applicant’s request for easement over any lands owned by the city or any city agency, the applicant shall pay an annual fee to the city, based upon the easement area that is also defined in Sec. 2-938.

The request is for dual easements for encroachments on the Frances Street sidewalk, one to replace encroaching cement steps with wooden ones, and the other to allow the historic building overhang as shown on the submitted Specific Purpose survey by J. Lynn O’Flynn, PSM, dated January 14, 2008. (Note: the canvas awning above the Frances Street sidewalk area is permissible as a nonpermanent use of city property through a separate license obtained from the City.)

Suggested conditions are suggested below.

OPTIONS / ADVANTAGES / DISADVANTAGES:

Option 1.

Grant the combined easement request with the following conditions:

- If the Frances Street door is ever permanently closed, remove the access steps from the right-of-way;
- Easement for the principal structure aspects is for the life of the structure.

This option addresses the shorter-term need for building access with a minimum use of right-of-way, and recognizes the value of the principal structure in its historic location.

Option 2.

Approve the easement request with no conditions.

This would remove conditions intended to preserve right-of-way for public use.

Option 3.

Deny the request on findings the City’s need for the entire sidewalk now or in the future outweighs the request.

This could be based on input received at the City Commission Meeting.

FINANCIAL IMPACT:

There would be no significant financial impact for the City from approval of Options 1 or 2.

Denial of the project would retain full city control of the right-of-way for any possible future needs.

CONSISTENCY WITH THE CITY'S VISION AND MISSION STATEMENT

The City strives to be user-friendly and maximize services to its customers in the most cost-effective way while safeguarding the health, safety, and welfare of all the citizens. A decision to grant the combined easement request would be consistent with those goals.

RECOMMENDATION:

Approval of Option 1.

EASEMENT APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Please read carefully before submitting applications

Easement Application

RECEIVED
AUG 14 2007
CITY OF KEY WEST
PLANNING DEPT

Please print or type a response to the following:

1. Site Address 535 FRANCES KW FL
2. Name of Applicant MARK KOHLER / FRANCES ST BELICE TOWN
3. Applicant is: Owner Authorized Representative _____
(attached Authorization Form must be completed)
4. Address of Applicant 535 FRANCES ST
KEY WEST FL
5. Phone # of Applicant 294 8530 Mobile# 305 433 1788 Fax# 294 1628
6. Name of Owner, if different than above _____
7. Address of Owner _____

8. Phone Number of Owner _____ Fax# _____

9. Zoning District of Parcel _____ RE# 00007150-0000

10. Description of Requested Easement and Use. Please itemize if more than one easement is requested _____

EXISTING STEP PROJECTS 18" into
sidewalk area -

I am requesting and additional note
to bring steps up to code

11. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes _____ No If Yes, please describe and attach relevant documents. _____

The following must be included with this application:

1. Copy of a recorded warranty deed showing the current ownership and a legal description of the property. (This is usually the description of the property without the easement .) Please call if you have questions about this.
2. Two (2) original signed and sealed site surveys (**8½ x 11**) illustrating buildings and structures existing on the property as of the date of the request **with a legal description of the easement area requested, not a legal description of the entire property.**
3. Color photographs from different perspectives showing the encroachment onto city property.
4. Application Fee by check payable to the City of Key West in the amount of \$1000.00, plus \$400.00 for each additional easement on the same parcel. Also a **separate** \$50.00 fee for Fire Department Review.
5. Notarized Verification Form
6. Notarized Authorization Form (if applicable, where a representative is applying on behalf of the owner)

Verification Form

This form should be completed by the applicant. Where appropriate, please indicate whether applicant is the owner or a legal representative. If a legal representative, please have the owner(s) complete the following page, "Authorization Form."

I, MARK A KOHLER, being duly sworn, depose and say

Name(s) of Applicant(s)

that: I am (check one) the Owner Owner's Legal Representative

for the property identified as:

535 FRANCES ST KEY WEST FL 33040
Street Address and Commonly Used Name if any

[Signature]
Signature of Owner/Legal Representative

[Signature]
Signature of Joint/Co-owner

Subscribed and sworn to (or affirmed) before me on August 13, 2007 (date) by

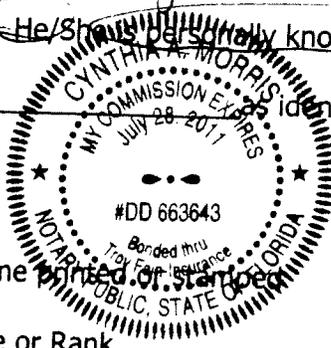
MARK KOHLER (name). He/She/It is personally known to me or has

presented

[Signature]
Notary's Signature and Seal

CYNTHIA A. MORRIS Name printed

Notary Title or Rank



RECEIVED
AUG 14 2007

Doc# 1638743 04/20/2007 1:45PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

RECEIVED
AUG 13 2007
CLERK OF COUNTY
MONROE COUNTY FLORIDA

PREPARED BY AND RETURN TO:
RICHARD M. KLITENICK
RICHARD M. KLITENICK, P.A.
1009 SIMONTON STREET
KEY WEST, FL 33040
305-292-4101
FILE NUMBER: RE07-010

04/20/2007 1:45PM
DEED DOC STAMP CL: PA \$18,275.00

Doc# 1638743
Bk# 2288 Pg# 1078

_____ [Space above this Line for Recording Data] _____

WARRANTY DEED

THIS WARRANTY DEED is made on this 18th day of April, 2007 between FRANCES STREET BOTTLE INN, INC., a Florida Corporation, whose address is 531 Frances Street, Key West FL 33040, (hereinafter referred to as 'Grantor'), and FRANCES STREET BOTTLE INN, L.L.C., a Florida Limited Liability Company, whose address is 535 Frances Street, Key West, FL 33040 (hereinafter referred to as "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 consideration 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, with the street address of 535 Frances Street, Key West FL 33040, and more particularly described as:

ON THE ISLAND OF KEY WEST, KNOWN ON WILLIAM A. WHITEHEAD'S MAP DELINEATED IN FEBRUARY, 1829, AS LOT 4, ACCORDING TO A SUBDIVISION TO SAID LOT 4, IN SQUARE 44, MADE BY GEORGE G. WATSON, AND RECORDED IN BOOK "K" OF DEEDS, MONROE COUNTY RECORDS, AND PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF FRANCES AND SOUTHARD STREETS AND RUNNING THENCE ALONG FRANCES STREET IN A NORTHWESTERLY DIRECTION 50 FEET; THENCE IN A NORTHEASTERLY DIRECTION 65 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 50 FEET TO SOUTHARD STREET; THENCE IN A SOUTHWESTERLY DIRECTION ALONG SOUTHARD STREET 65 FEET TO THE POINT OF BEGINNING. ALSO: ON THE ISLAND OF KEY WEST AND KNOWN AS PART OF LOT 4 OF SQUARE 44 AND BETTER KNOWN AS LOT 3 ACCORDING TO A SUBDIVISION OF SAID LOT 4 IN SQUARE 44 AS PER DIAGRAM IN DEED BOOK "K", PAGE 68, MONROE COUNTY RECORDS; COMMENCING AT A POINT 50 FEET FROM THE CORNER OF SOUTHARD AND FRANCES STREETS AND RUNNING ALONG SAID FRANCES STREET 3 FEET IN A NORTHWESTERLY DIRECTION; THENCE AT RIGHT ANGLES IN A NORTHEASTERLY DIRECTION 65 FEET; THENCE AT RIGHT ANGLES IN A SOUTHEASTERLY DIRECTION 3 FEET; THENCE AT RIGHT ANGLES IN A SOUTHWESTERLY DIRECTION 65 FEET TO THE POINT OF BEGINNING ON FRANCES STREET.

PARCEL IDENTIFICATION NUMBER: 00007150-000000; ALTERNATE KEY NUMBER: 1007412

SUBJECT TO CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY.

SUBJECT TO: TAXES FOR THE YEAR 2007 AND SUBSEQUENT YEARS

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

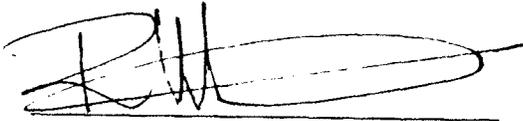
To Have and to Hold, the same in fee simple forever.

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, 2006, and those items listed above.

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

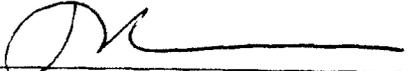
Signed, sealed and delivered in our presence:

FRANCES STREET BOTTLE INN, INC.
a Florida Corporation



Witness # 1 signature
Print name: RICHARD M. KLITENICK

By: 
Mary Elizabeth McCulloch, President



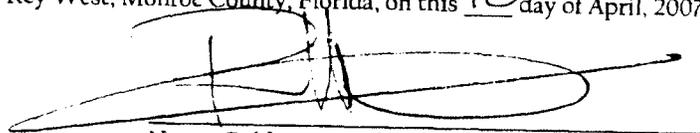
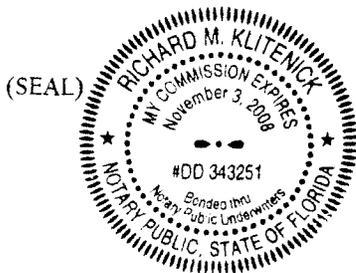
Witness # 2 signature
Print name: Dawn L. Parker



STATE OF FLORIDA
COUNTY OF MONROE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, MARY ELIZABETH MCCULLOCH, as President of Frances Street Bottle Inn, Inc., who is personally known to me to be a corporate principal of the above-named named corporate Grantor described in the foregoing Warranty Deed, and she acknowledged to me that she executed the same freely and voluntarily for the purposes therein expressed, with all requisite corporate authority.

WITNESS my hand and official seal at Key West, Monroe County, Florida, on this 18th day of April, 2007.

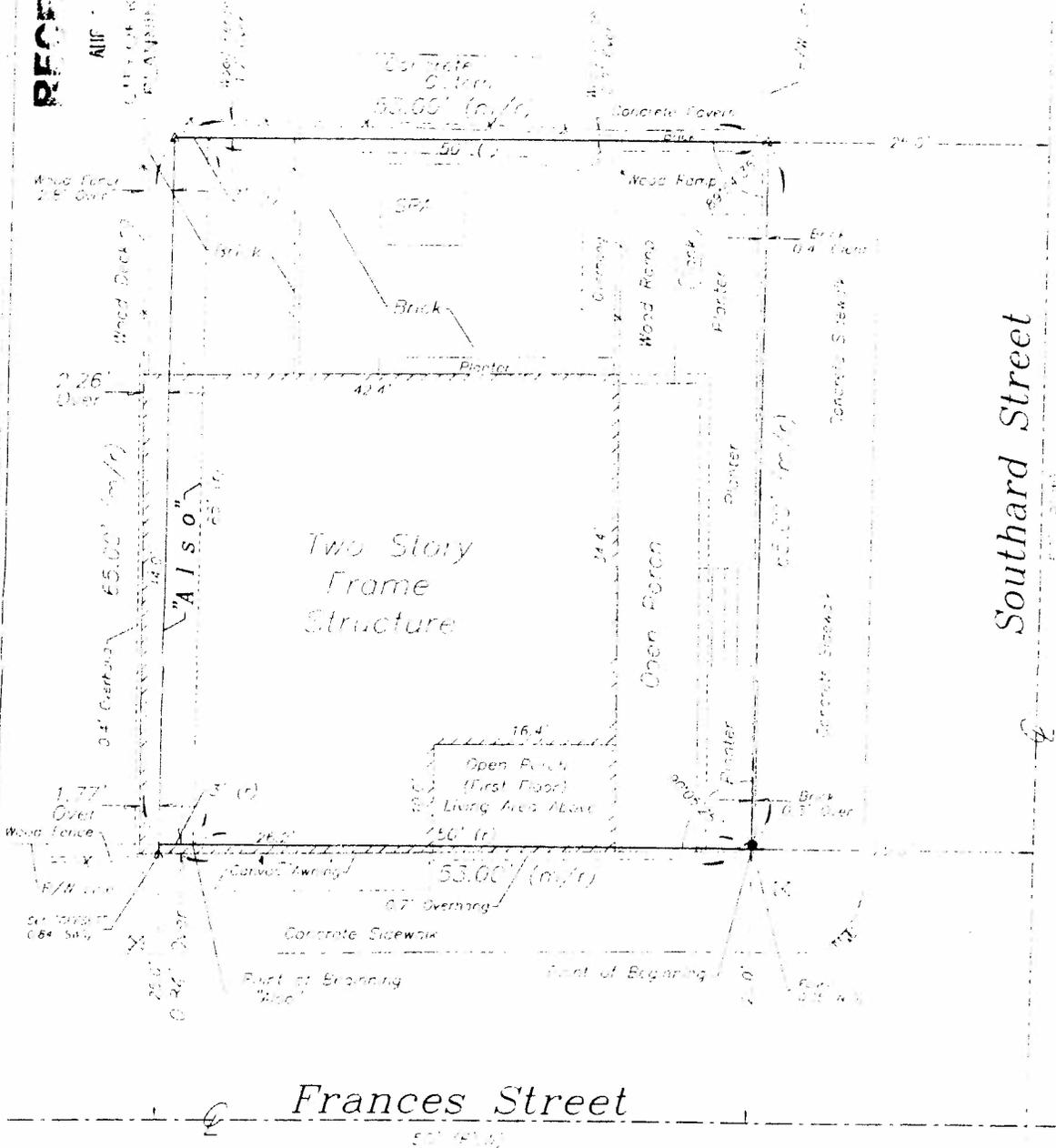


Notary Public-State of Florida
Commission Expires: November 3, 2008

MONROE COUNTY
OFFICIAL RECORDS

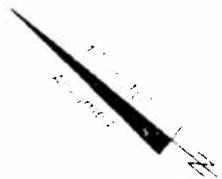
Boundary Survey Map of part of Lots 3 & 4, in Square 44, of George G. Watsons Subdivision, Island of Key West

RECEIVED



LEGEND

- Found 1/2" iron nail found
- ▲ Found Nail & Iron Shingle
- △ Set Nail & Iron Spike
- (M) Mergulite
- (R) Record
- (M/P) Mergulite & Setting
- C&C Concrete Block Structure
- R/W Right of Way
- Ch Chain and Chain
- ⊕ Centerline
- ⊗ Wood Utility Pole
- (X) Concrete Utility Pole
- P Overturn Utility Pole



NOTE
This Survey Map is not
to be used without
the attached Survey Report

Chart 1000 of Town Survey

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
P.M. 26296

14700 S.W. 1st Ave., Key West, Florida 33400
(305) 296-1527 Fax: (305) 296-1524

Boundary Survey Report of part of Lots 3 & 4, in Square 44, of George G. Watsons Subdivision, Island of Key West

RECEIVED

APR 10 2007
T. J. O'FLYNN, INC.
1000 N. MIAMI AVENUE
MIAMI, FL 33136

NOTES

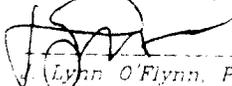
- 1 The legal descriptions shown hereon were furnished by the client or their agent.
- 2 Underground foundations and utilities were not located.
- 3 All angles are 90° (Measured & Record) unless otherwise noted.
- 4 Street address 535 Frances Street, Key West, FL.
- 5 This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 6 Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
- 7 North Arrow is assumed and based on the legal description.
8. This survey is not assignable.
- 9 Date of field work: March 23, 2007.
- 10 Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The Survey Report is not full and complete without the attached Survey Map.

BOUNDARY SURVEY OF. On the Island of Key West, known on William A Whiteheads's map delineated February, 1829 as Lot 4, according to a subdivision of said Lot 4, in Square 44, made by George G. Watson and recorded in Book "K" of Deeds, Monroe County Records, and particularly described as follows: COMMENCING at the Northeast corner of Frances and Southard Streets and running thence along Frances Street in a Northwesterly direction 50 feet, thence in a Northeasterly direction 65 feet, thence in a Southeasterly direction 50 feet to Southard Street; thence in a Southwesterly direction along Southard Street, 65 feet to the Point of Beginning

ALSO:
On the Island of Key West and known as Part of Lot 4 of Square 44 and better known as Lot 3 according to a subdivision of said Lot 4 in Square 44 as per diagram in Deed Book "K", Page 68, Monroe County Records; COMMENCING at a point 50 feet from the corner of Southard and Frances Streets and running along said Frances Street 3 feet in a Northwesterly direction, thence at right angles in a Northeasterly direction 65 feet, thence at right angles in a Southeasterly direction 3 feet, thence at right angles in a Southwesterly direction 65 feet to the Point of Beginning on Frances Street.

BOUNDARY SURVEY FOR. Mark A. Kohler,
Frances Street Bottle Inn, L.L.C.,
Marine Bank,
Richard M Klitenick,
Attorney's Title Insurance Fund, Inc.

J. LYNN O'FLYNN, INC


Lynn O'Flynn, PSM
Florida Reg. #6298

April 10, 2007

Sheet Two of Two Sheets

J. LYNN O'FLYNN, Inc.



Professional Surveyor & Mapper
FSM #0298

3430 Beach Ave. Key West, FL 33040
(305) 291-1427 FAX (305) 291-1244

MONROE COUNTY PROPERTY APPRAISER

PROPERTY INFORMATION FOR:

RECEIVED

Alternate Key: 1007412
RE Number: 00007150-000000

AUG 15 2007

CITY OF MONROE
PLANNING DEPT

Property Details

OWNER OF RECORD

FRANCES STREET BOTTLE INN LLC
535 FRANCES STREET
KEY WEST FL 33040

PHYSICAL LOCATION

1101 SOUTHARD ST KEY WEST

LEGAL DESCRIPTION

KW PT LOT 4 SQR 44 D2-378 G4-393 OR750-528 5290
OR769-174176 OR1031-2497 98 OR1215-
862 76E JOR1274-2496 2500-RES NO. 93-421 OR1282-
1010 11Q.C OR1486-1226 28 OR2288-1078 79 OR2288-

SECTION, TOWNSHIP, RANGE

We do not have this information on file.

AFFORDABLE HOUSING No

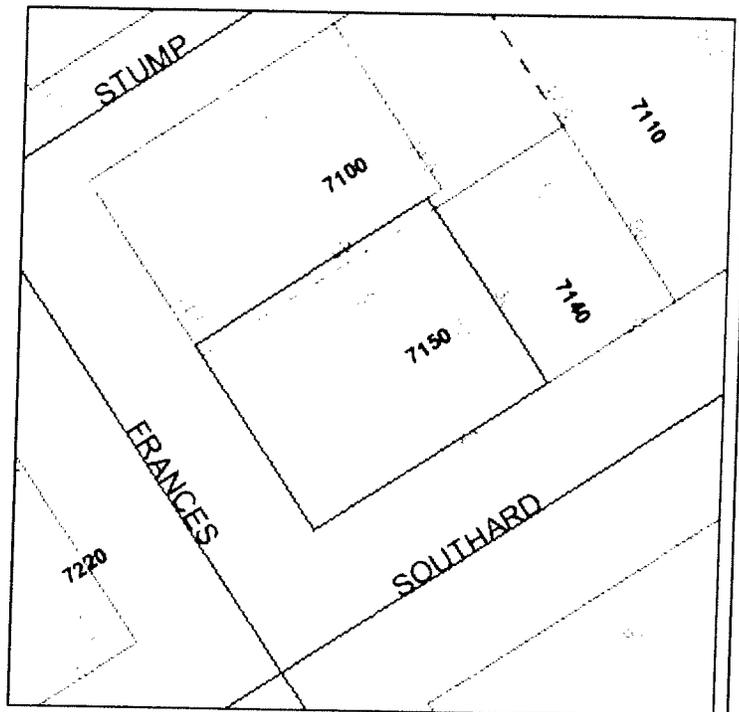
MILLAGE GROUP

10KW

PC CODE

3900 - HOTELS, MOTELS

PROPERTY MAP



Land Details

LAND USE CODE

100D - COMMERCIAL DRY

FRONTAGE

53

DEPTH

65

LAND AREA

3445 SF

Summary of Buildings

NUMBER OF BUILDINGS

1

TOTAL LIVING AREA

2920

NUMBER OF COMMERCIAL BUILDINGS

1

YEAR BUILT

1933

Building Characteristics Building No 1

BUILDING TYPE	CONDITION	1	QUALITY GRADE	450	EFFECTIVE AGE	15
PERIMETER	DEPRECIATION %	316	YEAR BUILT	1933	SPECIAL ARCH	0
GRND FLOOR AREA	FUNCTIONAL OBS	2920	ECONOMIC OBS	0		

INCLUSIONS:

ROOF TYPE	ROOF COVER	HEAT 1	HEAT 2
FOUNDATION	BEDROOMS	HEAT SRC 1	HEAT SRC 2

EXTRA FEATURES:

2 FIX BATH	0 4 FIX BATH	0 6 FIX BATH	0 EXTRA FIX	15 VACUUM	0 SECURITY	0 GARBAGE DISPOSAL	0
3 FIX BATH	0 5 FIX BATH	0 7 FIX BATH	0 DISHWASHER	0 INTERCOM	0 FIREPLACES	0 COMPACTOR	0

Sections

RECEIVED
AUG 13 2007
CITY OF KEY WEST
PLANNING DEPT

TYPE	NBR	EXTERIOR WALL TYPE	# STORIES	YEAR BUILT	ATTIC A/C	BASEMENT %	FINISHED BASEMENT %	AREA
FLA	1		1	1994				1688
OPI	2		1	1994				504
FLA	3		1	1994				1232
OUF	4		1	1994				344
FAT	5		1	1994				1232

Miscellaneous Improvements

NBR	IMPR TYPE	# UNITS	TYPE	LENGTH	WIDTH	YEAR BUILT	ROLL YEAR	GRADE	LIFE
1	FN2:FENCES	426	SF	71	6	1993	1994	2	30
2	PT2:BRICK PATIO	491	SF	0	0	1993	1994	2	50

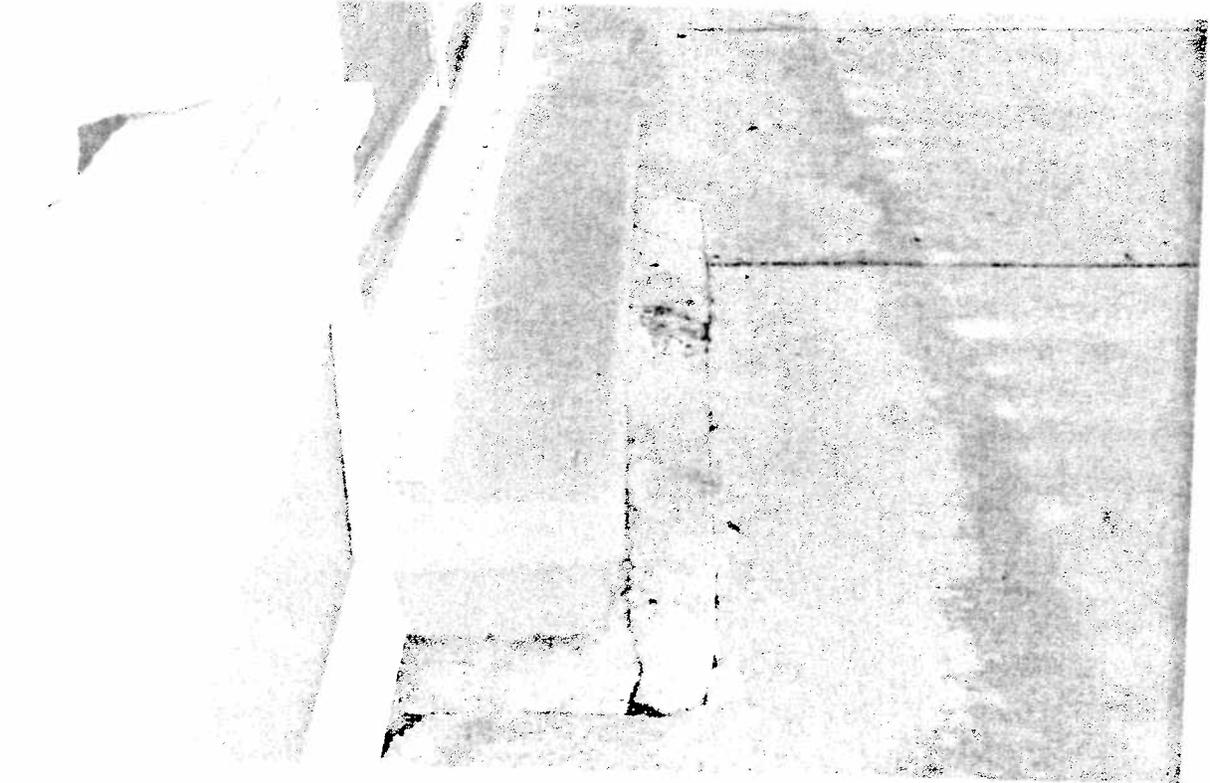
Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2006	355,083	3,694	315,875	1,819,469	0	1,819,469
2005	368,074	3,811	266,000	1,400,000	0	1,400,000
2004	368,063	3,945	199,800	1,275,000	0	1,275,000
2003	368,063	4,064	116,375	1,018,500	0	1,018,500
2002	368,063	4,182	116,375	970,000	0	970,000
2001	368,063	4,315	66,500	970,000	0	970,000
2000	368,063	1,437	66,500	970,000	0	970,000
1999	368,063	1,476	66,500	740,032	0	740,032
1998	245,872	1,521	66,500	740,032	0	740,032
1997	245,872	1,560	59,850	461,688	25,000	337,871
1996	223,521	1,599	59,850	284,970	25,000	221,176
1995	223,521	1,643	59,850	285,014	25,000	219,719
1994	97,272	269	56,525	163,820	25,000	138,820
1993	97,841	0	56,525	164,150	25,000	139,150
1992	119,681	0	56,525	188,174	25,000	163,174
1991	119,681	0	59,850	191,499	25,000	166,499
1990	109,890	0	54,031	174,910	25,000	149,910
1989	109,890	0	53,200	163,090	25,000	138,090
1988	93,019	0	43,225	136,244	25,000	111,244
1987	91,822	0	24,826	116,648	0	116,648
1986	92,315	0	23,920	116,235	0	116,235
1985	89,382	0	20,350	109,732	0	109,732
1984	83,165	0	20,350	103,515	0	103,515
1983	83,165	0	20,350	103,515	0	103,515
1982	84,926	0	20,350	105,276	0	105,276

Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

SALE DATE	OFFICIAL RECORDS BOOK/PAGE	PRICE	INSTRUMENT
04/2007	2288 1078	2,325,000	WD
11/1997	1486 1226	870,000	WD
11/1987	1031 2497	150,000	WD
05/1978	769 174	62,500	00



PEREIRA

AUG 1 2007

CITY OF SAN ANTONIO
PLANNING DEPARTMENT



AUG 15 2007

CITY OF NEW YORK
PLANNING DEPT