

E. PROJECT INFORMATION

What type of project is proposed: **Check one:** Construction/Restoration Program

Provide a brief description of the project:

Replace existing harbor walk to match the City of Key West's plan for redevelopment, including
new harbor walk, signage, and lighting.

If a Construction/Restoration Project, please provide information that fully describes the physical boundaries of the proposed project as follows:

- map(s)
- deeds(s)
- boundary survey
- Monroe County Property Appraiser data for the site (<http://www.mcpafl.org>)

If a Program, please fully describe the population served by the program and the address of the program facility location on a separate sheet of paper. Please attach authorization from the property owner for the proposed program facility location.

Facility location authorization

F. OWNERSHIP AND LEGAL STRUCTURE

Provide the full name(s) of the person(s) or entity(s) expected to own (or operate if a program) the project and fully describe their legal structure (i.e. principals, ownership interests, relationship to parent organization, subsidiaries, etc.). Include a complete list of officers, directors and board members (as applicable) associated with entity who requested the appropriation. Attach additional information if necessary.

Conch Harbor Retail Center, LLC
Craig Hunt - Owner

Is the facility or program open to the public regardless of the individual's race, color, sex, gender identity or expression, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, or source of income and is there a charge associated with public use or entry to the facility or program? Please describe if necessary or explain if facility or programs have limitations to access. Attach additional information if necessary.

The harbor walk is open to the public in it's entirety



G. PREAPPLICATION MEETING

A pre-application with the City Planner and Historic Preservation Planner is required prior to application submittal. Please provide the following pre-application meeting dates:

9/21/11 Planning Department
9/21/11 Historic Preservation Planner

H. PROJECT BUDGET

Note: Applicants are encouraged to consider the total amount available for TIF funding in 2012 relative to their project request.

1. Is funding requested for multiple phases (over more than one funding cycle?)
 yes no

2. Project Cost for 2012 195,181.13
Total Project Cost 195,181.13 (if multiphase, for all years)

3. Amount of TIF Funding Requested for 2012 146,385.85
Total Amount of TIF Funding Requested 146,385.85 (if multiphase, for all years)

4. Total Amount of matching funds provided for 2012 48,795.28
Total Amount of matching funds provided 48,795.28 (if multiphase, for all years)

Describe the source and amount of matching funds Marina Revenue

5. Attach a detailed budget for the project describing each key element and estimated costs (if multiphase, for all years)
 Detailed budget attached

I. PROJECT SCHEDULE

Please provide a schedule for approvals, construction and implementation of proposal, including multiyear phasing if relevant.

Schedule attached

J. GREEN FEATURES

Although not specifically required by Chapter 163, part 3, Florida Statutes of the Community Redevelopment Act, it is important to encourage the concept of going green within the context of implementation of a community redevelopment. Going green in this instance means conscious attempts to reduce overall negative environmental impacts by individuals, businesses and government. Community redevelopment activities including the appropriation and use of tax increment when reasonably feasible should

consider a focus on conserving the earth's resources, energy efficient activities, production of consumption of energy, use of sustainable materials, elimination of waste, compliance with environmental regulations and the use of environmentally friendly products, equipment and services. In this context green services are earth friendly, ethically produced and made energy efficient and employ the use recyclable materials. Please indicate how this application will promote green services. **Projects with green features will be given priority for funding.**

Green Features response attached

K. CERTIFICATION

By making this application, Applicant certifies that he or she has read Section 163.340(9), Florida Statutes (the definition of "community redevelopment") and the City's Community Redevelopment Plan (including any amendment or restatement thereof, and understands that any funding pursuant to application must be consistent with the City's community redevelopment policy objectives and City of Key West guidelines and procedures.)

The undersigned has read this form, authorized its preparation and, under penalty of perjury, hereby certifies that, to the best of his or her knowledge and belief that the information provided is true, accurate and complete. Applicant understands that any appropriation is subject to available funds and if requested agrees to provide any and all additional information in a timely fashion as requested by the CRA or City.

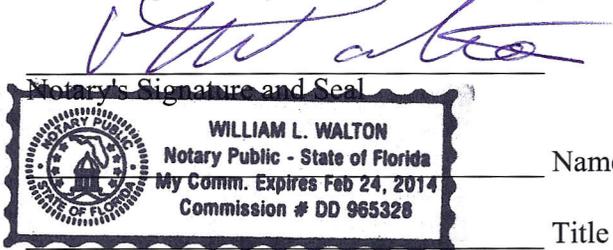
Chapter 837.06 Florida Statutes - False Official Statements - Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor of the second degree punishable as provided for in S. 775.082 or S. 775.083.

Applicant's Signature: *Kennedy* Date: 9-28-11

Subscribed and sworn to (or affirmed) before me on 9-28-11 (date) by

Gina Kennedy
Please Print Name of Affiant

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



Name of Acknowledger printed or stamped

Title or Rank

Commission Number, if any

Section E
Project Information



September 28, 2011

Bahama Village Redevelopment Advisory Committee

RE: Historic Harbor Walk Project

Dear Advisory Committee,

Conch Harbor is pleased to present this application for your review. We are proposing a construction/restoration project located within the Caroline Street Corridor Subarea. The harbor walk runs consecutively from Grinnell St all the way to Front St. Conch Harbor Retail Center, LLC, owns the section from Grinnell St., down to the alley just before Half Shell Raw Bar. The City is currently replacing the decking, signage, and lighting to their share of the harbor walk, which picks up before Half Shell Raw Bar. The city does have an easement for foot traffic for our share of the harbor walk and this harbor walk is open to the public. We are proposing to replace the decking with IPE, which is currently being installed by the City. We were informed in our 9/21/11 meeting with the planning department that the IPE is HARC approved for the harbor walk. We are also proposing to replace the 8 post lights on the harbor walk, with the same new LED lights the City has chosen, that will guide visitors down the harbor walk. All of this will be complimented with signage at the beginning of the harbor walk, in the way of an arch, as well as historic markers and directional signage. What we would like to do is be in conformity with the City's plan for the area. This project will only be a continuation of the City's project and plan to revitalize the area.

Our project total is \$195,181.13, of which we are asking for 75% (\$146,385.85) and we will match with 25% (\$48,795.28) of our own funds. We look forward to partnering with you to provide our locals and visitors with a beautiful harbor walk so that they can enjoy the Historic Seaport.

We appreciate the committee taking an interest in our application. Please give me a call at 305-294-2933 if you require any further information or have any questions concerning this application.

Thank you,

Gina Kennedy

General Manager

Conch Harbor Retail Center, LLC.

951 Caroline St.

Key West, FL 33040



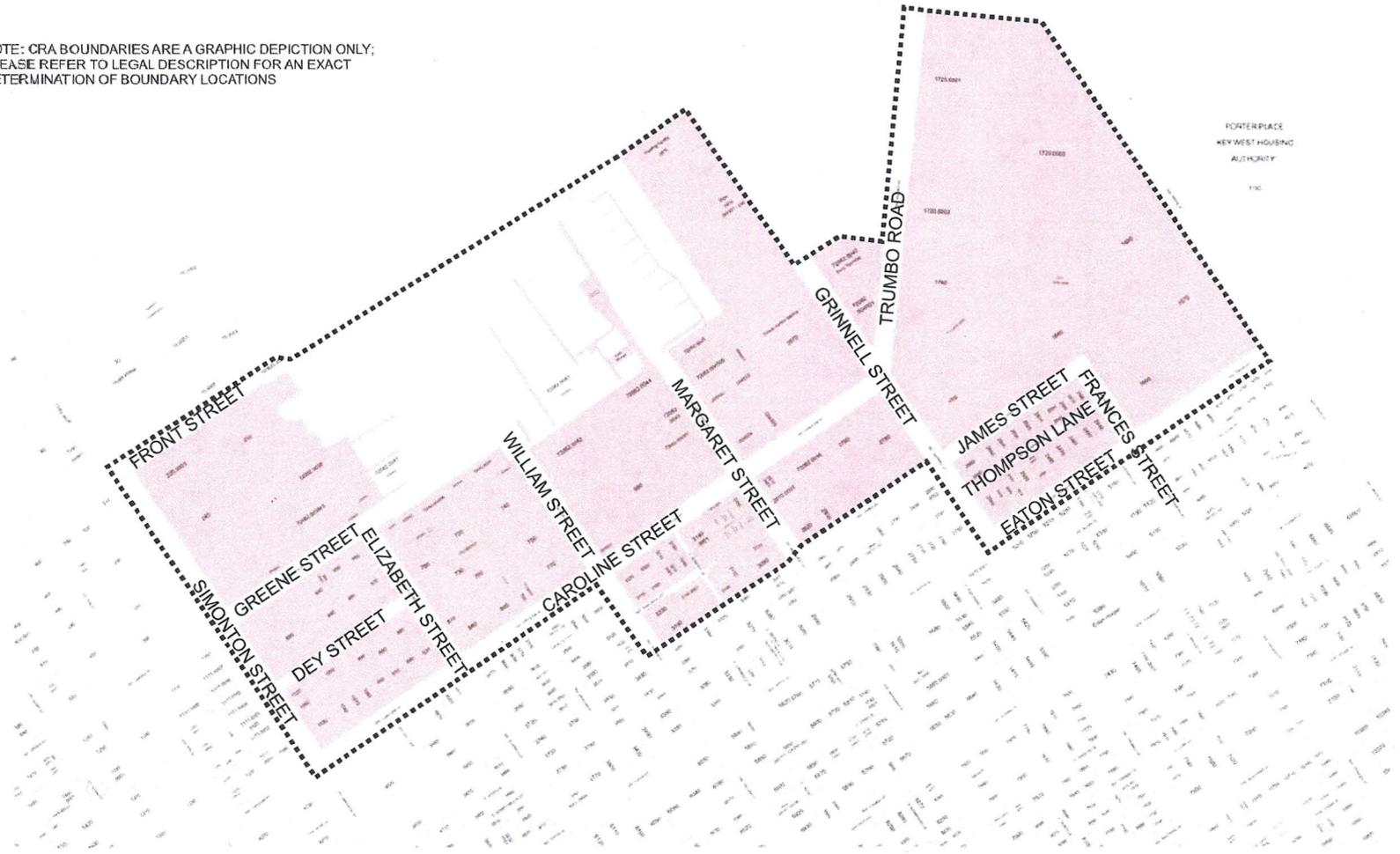
Imagery Date: 12/27/2010

24°53'44.38" N 81°47'58.84" W elev. 0 ft

Eye Alt: 300 ft

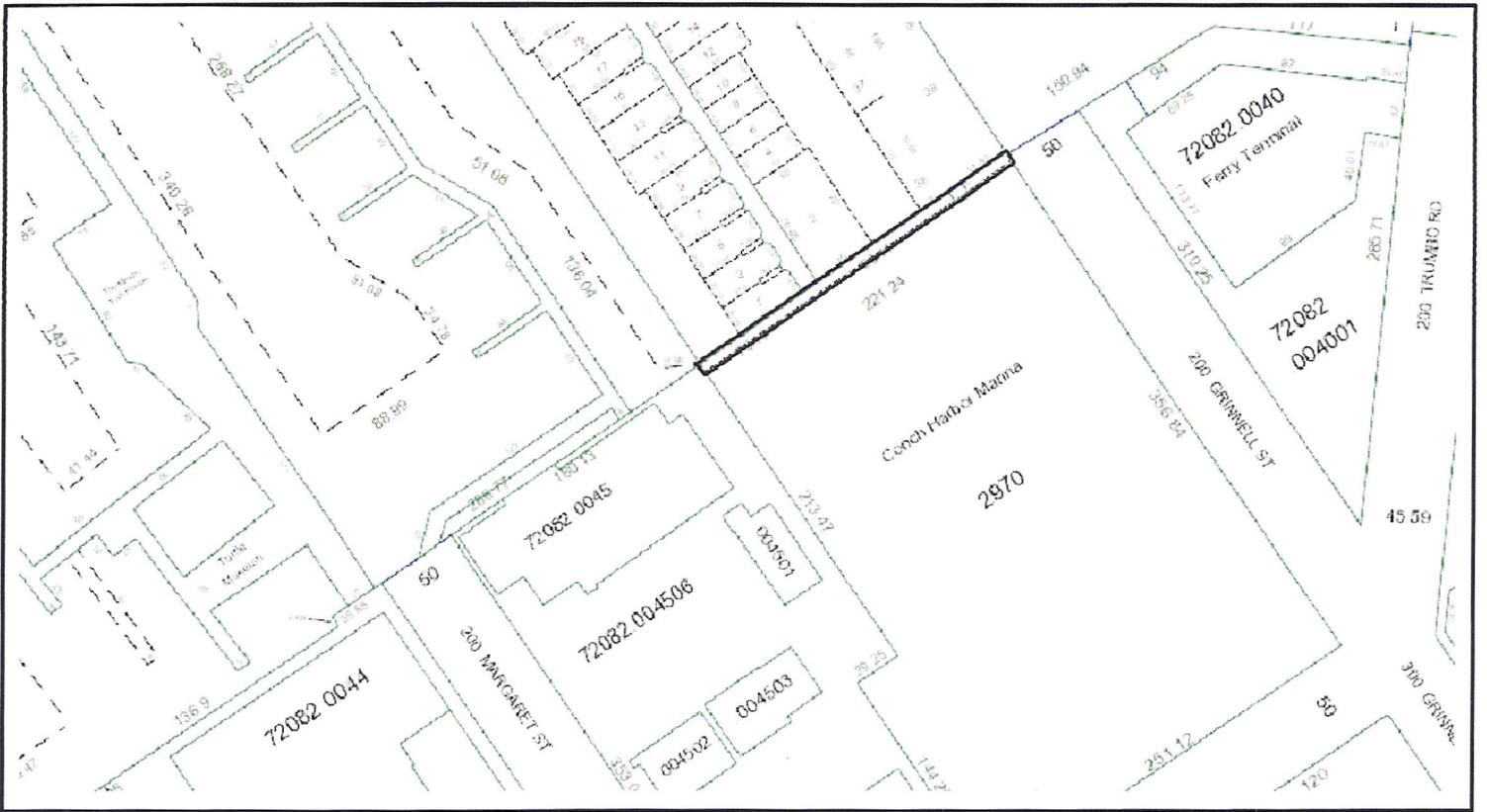
Google Earth

NOTE: CRA BOUNDARIES ARE A GRAPHIC DEPICTION ONLY;
PLEASE REFER TO LEGAL DESCRIPTION FOR AN EXACT
DETERMINATION OF BOUNDARY LOCATIONS



LEGEND
----- Approximate Boundaries of Subarea

Figure X
Location Map
Caroline Street Corridor Sub-Area
City of Key West
Community Redevelopment Area



Printed: Sep 29, 2011

Monroe County, Florida MCPA GIS Public Portal

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.



Section F
Ownership & Legal Structure



City of Key West Planning Department

Verification Form

(Where Authorized Representative is an Entity)

I, Gina Kennedy, in my capacity as General manager
(print name) (print position; president, managing member)

of Conch Harbor Retail Center, LLC.
(print name of entity serving as Authorized Representative)

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

951 Caroline St Key West, FL 33040
Street Address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

Gina Kennedy
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 9-29-11 by
date

Gina Kennedy
Name of Authorized Representative

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

Notary's Signature and Seal **WILLIAM L. WALTON**
Notary Public - State of Florida
My Comm. Expires Feb 24, 2014
Commission # DD 965928

William L. Walton
Name of Acknowledger typed, printed or stamped



City of Key West Planning Department

Authorization Form (Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, CRIG H. HUNT as
Please Print Name of person with authority to execute documents on behalf of entity

MANAGING MEMBER of CONCH HARBOR RETAIL CENTER, LLC
Name of office (President, Managing Member) Name of owner from deed

authorize Gina Kennedy
Please Print Name of Representative

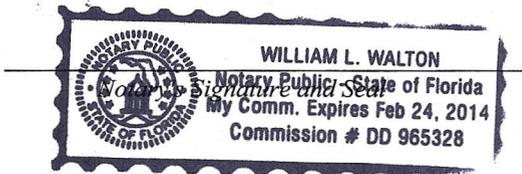
to be the representative for this application and act on my/our behalf before the City of Key West.

Craig H. Hunt
Signature of person with authority to execute documents on behalf on entity owner

Subscribed and sworn to (or affirmed) before me on this 9-29-11 by

Craig H. Hunt
Name of Authorized Representative

He/She is personally known to me or has presented DL H 530-108-52-292.0 as identification.



W. Walton

Name of Acknowledger typed, printed or stamped

DD 965328
Commission Number, if any



RECEIVED

September 30, 2011

KW Planning Dpt

**Doc# 1775859 01/29/2010 2:02PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE**

*THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Adam M. Grant, Esq.
Paul, Hastings, Janofsky and Walker LLP
191 N. Wacker Drive, 30th Floor
Chicago, IL 60661.
(312) 499-6027*

**01/29/2010 2:02PM
DEED DOC STAMP CL: TRINA \$53,900.00**

**Doc# 1775859
Bk# 2450 Pg# 2196**

SPACE ABOVE THIS LINE FOR RECORDING DATA

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED made this 29 day of January, 2010, between:

Key West Bight Associates LLC, a Delaware limited liability company

(hereinafter referred to as "Grantor") and

Conch Harbor Retail Center LLC, a Florida limited liability company

whose address is:

c/o Mr. Craig Hunt
951 Caroline Street
Key West, Florida 33040

(hereinafter referred to as "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described property (the "Property"), lying and being in Monroe County, Florida, to wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED HERE TO AND MADE A PART
HEREOF**

SUBJECT TO THE FOLLOWING:

1. Real estate taxes and assessments for the current year and all subsequent years; and
2. All matters of record affecting the Property.

Grantor hereby specially warrants title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.



RECEIVED

September 30, 2011

KW Planning Dpt

Doc# 1775859

Bk# 2450 Pg# 2197

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officers, the day and year first above written.

KEY WEST BIGHT ASSOCIATES LLC, a Delaware limited liability company

By: KEY WEST BIGHT HOLDINGS LLC, a Delaware limited liability company, its sole member

By: DRAWBRIDGE CONCH HARBOR INVESTOR LLC, a Delaware limited liability company, its authorized signatory

By: CONSTANTINE M. DAKOLIAS
Title: PRESIDENT

RWM
Witness Signature

Ben Michelson
Printed Name

[Signature]
Witness Signature

Peter Stone
Printed Name

STATE OF NY

COUNTY OF NY

On this 28 day of Jan, 2010, before me personally appeared Constantine Dakolias, as President of Drawbridge Conch Harbor Investor LLC, a Delaware limited liability company, authorized signatory of Key West Bight Holdings LLC, a Delaware limited liability company, sole member of Grantor, who is known to me and who acknowledged before me that he executed the foregoing Special Warranty Deed for the uses and purposes set forth, for and on behalf of said company; he did not take an oath.

[Signature]
Notary Public, State of NY

printed name

THOMAS SANTORA
Notary Public, State of New York
No. 01SA6191079
Qualified in New York County
Commission Expires Aug. 4, 2012

My Commission Expires:

(SEAL)



RECEIVED

September 30, 2011

KW Planning Dpt

EXHIBIT A

Doc# 1775859

Bk# 2450 Pg# 2198

LEGAL DESCRIPTION

Beginning at the intersection formed by the northwesterly line of Caroline Street with the southwesterly line of Grinnell Street, Key West, Florida; Thence South 55 degrees 00 minutes 00 seconds West along the northwesterly line of Caroline Street, a foresaid, a distance of 251.12 feet; thence North 34 degrees 42 minutes 00 seconds West for 144.26 feet; thence North 54 degrees 46 minutes 00 seconds, East for 29.25 feet; thence North 35 degrees 02 minutes 00 seconds West for 213.47 feet; thence North 55 degrees 15 minutes 40 seconds East for 75.18 feet; thence North 34 degrees 35 minutes 22 seconds West for 15.75 feet; thence North 82 degrees 30 minutes 46 seconds West for 3.44 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.46 feet; thence North 09 degrees 46 minutes 31 seconds East for 3.65 feet; thence North 34 degrees 35 minutes 22 seconds West for 11.41 feet; thence North 81 degrees 05 minutes 22 seconds West for 4.31 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.28 feet; thence North 08 degrees 51 minutes 34 seconds East for 4.33 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.57 feet; thence South 56 degrees 19 minutes 59 seconds West for 1.55 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.60 feet; thence North 13 degrees 40 minutes 52 seconds East for 2.42 feet; thence North 34 degrees 35 minutes 22 seconds West for 14.32 feet; thence North 77 degrees 59 minutes 59 seconds West for 4.62 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.49 feet; thence North 08 degrees 53 minutes 24 seconds East for 4.47 feet; thence North 34 degrees 35 minutes 22 seconds West for 32.98 feet; thence North 78 degrees 31 minutes 52 seconds West for 4.61 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.33 feet; thence North 11 degrees 00 minutes 41 seconds East for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.37 feet; thence North 79 degrees 39 minutes 33 seconds West for 4.83 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.21 feet; thence North 12 degrees 58 minutes 28 seconds East for 4.63 feet; thence North 34 degrees 37 minutes 47 seconds West for 32.08 feet; thence North 81 degrees 09 minutes 36 seconds West for 4.95 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.00 feet; thence North 07 degrees 42 minutes 01 seconds East for 5.01 feet; thence North 34 degrees 35 minutes 22 seconds West for 31.39 feet; thence North 77 degrees 47 minutes 29 seconds West for 5.13 feet; thence North 34 degrees 35 minutes 22 seconds West for 3.19 feet; thence North 09 degrees 11 minutes 28 seconds East for 4.66 feet; thence North 34 degrees 35 minutes 22 seconds West for 40.58 feet; thence South 55 degrees 24 minutes 25 seconds West for 6.28 feet; thence North 34 degrees 35 minutes 35 seconds West for 13.93 feet; thence North 55 degrees 24 minutes 25 seconds East for 6.76 feet; thence North 35 degrees 21 minutes 47 seconds West for 34.86 feet; thence North 81 degrees 05 minutes 04 seconds West for 5.53 feet; thence North 34 degrees 40 minutes 14 seconds West for 3.53 feet; thence North 14 degrees 50 minutes 32 seconds East for 5.50 feet; thence North 34 degrees 40 minutes 14 seconds West for 31.83 feet; thence North 78 degrees 33 minutes 27 seconds West for 3.96 feet; thence North 34 degrees 30 minutes 18 seconds West for 3.91 feet; thence South 55 degrees 24 minutes 25 seconds West for 74.78 feet; thence North 35 degrees 02 minutes 00 seconds West for 97.35 feet; thence North 55 degrees 24 minutes 25 seconds East for 221.59 feet; thence South 35 degrees 00 minutes 00 Seconds East for 100.00 feet; thence South 55 degrees 24 minutes 25 seconds West for 53.00 feet; thence North 35 degrees 00 minutes 00 seconds West for 10.15 feet; thence South 56 degrees 21 minutes 41 seconds West for 80.65 feet; thence South 34 degrees 40 minutes 17 seconds East for 16.50 feet; thence North 84 degrees 53 minutes 18 seconds East for 3.60 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.48 feet; thence South 17 degrees 42 minutes 14 seconds West for 3.52 feet; thence South 34 degrees 40 minutes 17 seconds East for 34.91 feet; thence South 84 degrees 15 minutes 16 seconds East for 3.67 feet; thence South 34 degrees 40 minutes 17 seconds East for 3.70 feet; thence South 17 degrees 37 minutes 15 seconds West for 4.07 feet; thence South 34 degrees 40 minutes 17 seconds East for 26.09 feet; thence North 56 degrees 21 minutes 41 seconds East for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 13.27 feet; thence South 56 degrees 21 minutes 41 seconds West for 6.00 feet; thence South 34 degrees 40 minutes 17 seconds East for 298.08 feet; thence North 55 degrees 15 minutes 40 seconds East for 95. 11 feet; thence South 34 degrees 44 minutes 20 seconds East for 5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 8.76 feet; thence North 34 degrees 44 minutes 20 seconds West for

5.00 feet; thence North 55 degrees 15 minutes 40 seconds East for 31.52 feet; thence South 35 degrees 00 minutes 00 seconds East for 356.84 feet to the Point of Beginning.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

ALSO KNOWN AS:

PARCEL 1

FUELING FACILITY PROPERTY:

A parcel of submerged land lying in Section 31, Township 68 South, Range 25 East, ISLAND OF KEY WEST, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection formed by the Northwesterly Right-of-Way line of Caroline Street and the Southwesterly Right-of-Way line of Grinnell Street; thence North 35° 00' 10" West, along the said Southwesterly Right-of-Way line of Grinnell Street, for 351.84 feet to a point hereinafter known as Point "A"; thence South 55° 15' 40" West for 40.92 feet to the Point of Beginning; thence South 55° 15' 40" West for 180.37 feet; thence North 35° 02' 00" West for 5.00 feet; thence North 55° 15' 40" East for 74.62 feet; thence North 34° 35' 22" West for 15.75 feet; thence North 82° 30' 46" West for 3.44 feet; thence North 34° 35' 22" West for 3.46 feet; thence North 09° 46' 31" East for 3.65 feet; thence North 34° 35' 22" West for 11.41 feet; thence North 81° 05' 22" West for 4.31 feet; thence North 34° 35' 22" West for 3.28 feet; thence North 08° 51' 34" East for 4.33 feet; thence North 34° 35' 22" West for 14.57 feet; thence South 56° 19' 59" West for 1.55 feet; thence North 34° 35' 22" West for 3.60 feet; thence North 13° 40' 52" East for 2.42 feet; thence North 34° 35' 22" West for 14.32 feet; thence North 77° 59' 59" West for 4.62 feet; thence North 34° 35' 22" West for 3.49 feet; thence North 08° 53' 24" East for 4.47 feet; thence North 34° 35' 22" West for 32.98 feet; thence North 78° 31' 52" West for 4.61 feet; thence North 34° 35' 22" West for 3.33 feet; thence North 11° 00' 41" East for 4.83 feet; thence North 34° 35' 22" West for 31.37 feet; thence North 79° 39' 33" West for 4.83 feet; thence North 34° 35' 22" West for 3.21 feet; thence North 12° 58' 28" East for 4.63 feet; thence North 34° 37' 47" West for 32.08 feet; thence North 81° 09' 36" West for 4.95 feet; thence North 34° 35' 22" West for 3.00 feet; thence North 07° 42' 01" East for 5.01 feet; thence North 34° 35' 22" West for 31.39 feet; thence North 77° 47' 29" West for 5.13 feet; thence North 34° 35' 22" West for 3.19 feet; thence North 09° 11' 28" East for 4.66 feet; thence North 34° 35' 22" West for 40.58 feet; thence South 55° 24' 25" West for 6.28 feet; thence North 34° 35' 35" West for 13.93 feet; thence North 55° 24' 25" East for 6.76 feet; thence North 35° 21' 47" West for 34.86 feet; thence North 81° 05' 04" West for 5.53 feet; thence North 34° 40' 14" West for 3.53 feet; thence North 14° 50' 32" East for 5.50 feet; thence North 34° 40' 14" West for 31.83 feet; thence North 78° 33' 27" West for 3.96 feet; thence North 34° 30' 18" West for 3.91 feet; thence South 55° 24' 25" West for 74.78 feet; thence North 35° 02' 00" West for 97.35 feet; thence North 55° 24' 25" East for 221.59 feet; thence South 35° 00' 00" East for 100.00 feet; thence South 55° 24' 25" West for 53.00 feet; thence North 35° 00' 00" West for 10.15 feet; thence South 56° 21' 41" West for 80.65 feet; thence South 34° 40' 17" East for 16.50 feet; thence North 84° 53' 18" East for 3.60 feet; thence South 34° 40' 17" East for 3.48 feet; thence South 17° 42' 14" West for 3.52 feet; thence South 34° 40' 17" East for 34.91 feet; thence South 84° 15' 16" East for 3.67 feet; thence South 34° 40' 17" East for 3.70 feet; thence South 17° 37' 15" West for 4.07 feet; thence South 34° 40' 17" East for 26.09 feet; thence North 56° 21' 41" East for 6.00 feet; thence South 34° 40' 17" East for 13.27 feet; thence South 56° 21' 41" West for 6.00 feet; thence South 34° 40' 17" East for 298.02 feet; thence North 55° 15' 40" East for 95.12 feet; thence South 34° 44' 20" East for 5.00 feet to the Point of Beginning.

TOGETHER WITH:

Begin at the aforementioned Point "A"; thence South 55° 15' 40" West for 31.53 feet; thence North 34° 44' 20" West for 5.00 feet; thence North 55° 15' 40" East for 31.51 feet; thence South 35° 00' 00" East for 5.00 feet to the Point of Beginning.

PARCEL 2

Doc# 1775859
Bk# 2450 Pg# 2200

UPLAND PROPERTY:

Beginning at the intersection formed by the Northwesterly line of Caroline Street with the Southwesterly line of Grinnell Street Key West, Florida; thence South 55° 00' West along the Northwesterly line of Caroline Street aforesaid, a distance of 251.12 feet; thence North 34° 42' West, a distance of 144.26 feet; thence North 54° 46' East, a distance of 29.25 feet; thence North 35° 02' West, a distance of 208.03 feet to a point; thence North 55° 18' East, a distance of 221.87 feet more or less to a point; thence South 35° 02' East, a distance of 351.4 feet to the Point of Beginning.

Lying and being in Section 31, Township 68 South, Range 25 East, Island of Key West, Monroe County, Florida.

TOGETHER WITH:

Non-exclusive Rights of ingress, egress, location of utilities, repair and maintenance of improvements and utilities, and navigation as established by the Declaration of Non-Exclusive Easements recorded in Official Records Book 1978, Page 1870.

MONROE COUNTY
OFFICIAL RECORDS

Section H
Project Budget



RECEIVED
September 30, 2011
KW Planning Dpt

Construction Budget	
Architect- Drawings & Construction Mgmt per application specifications	14,500.00
Harborwalk Construction - Removal of Existing & Installation of IPE	86,337.00
Permit Fees	1,000.00
Post Lighting Fixtures	49,536.00
Electrician - Removal & Installation of Post Lights	4,000.00
Electrician - Fixtures & Installation of Underwater Lighting	20,000.00
Fabrication & Installation of Directional Signage & Entrance Arch	14,808.13
Fabrication & Installation of historical markers	5,000.00
Est. Job Total	195,181.13

Section I

Project Schedule



RECEIVED

September 30, 2011

KW Planning Dpt

Construction Schedule	Date
TIFF Application Completion	Sep-11
Pre Application meeting- Planning Dept	Sep-11
Pre Application Meeting- Historic Preservation Planner	Sep-11
Application Submittal	Sep-11
Application Approval	Jan-12
General Conditions Meeting	Jan-12
Contractor Approval	Jan-12
Proposal Execution	Feb-12
Harborwalk Supplies Ordered	Mar-12
Harborwalk Construction Begin	May-12
Harborwalk Construction Conclusion	Sep-12
Lighting	Jul-12
Signage	Aug-12
Completion	Sep-12

Property Appraiser



RECEIVED

September 30, 2011

KW Planning Dpt

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on
 Internet Explorer

**GIS Mapping functionality is constantly being upgraded & requires Adobe Flash 10.3 or higher.
 (A new Export Map widget in the lower left corner has been added.)**

Property Record View

Alternate Key: 1003069 Parcel ID: 00002970-000000

Ownership Details

Mailing Address:
 CONCH HARBOR RETAIL CENTER LLC
 C/O HUNT CRAIG
 951 CAROLINE ST
 KEY WEST, FL 33040-6636

Property Details

PC Code: 20 - AIRPORTS, MARINAS, BUS TERM
Millage Group: 12KW
Affordable Housing: No
Section-Township-Range: 31-67-25
Property Location: 951-955 CAROLINE ST KEY WEST
Legal Description: 31 68 25 KEY WEST 2.53AC (UPLAND PROPERTY AND FUELING FACILITY PROPERTY)) H1-53 G56-22/23 OR15-444/45 OR438-230/35 ID 4-057 OR1252-1023/26AFF OR1287-275/77Q/C OR1287-266/69 OR1347-2436/43F/J OR1560-56/58 OR1978-1870/99E OR2029-136/140(LEASE) OR2292-1354/58 OR2450-2196/2200

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	251	352	82,764.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.59 AC

Building Summary

Number of Buildings: 3
 Number of Commercial Buildings: 3
 Total Living Area: 38888
 Year Built: 1996

Building 1 Details

Building Type
 Effective Age 9
 Year Built 2002
 Functional Obs 0

Condition E
 Perimeter 1,629
 Special Arch 0
 Economic Obs 0

Quality Grade 500
 Depreciation % 12
 Grnd Floor Area 36,828

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

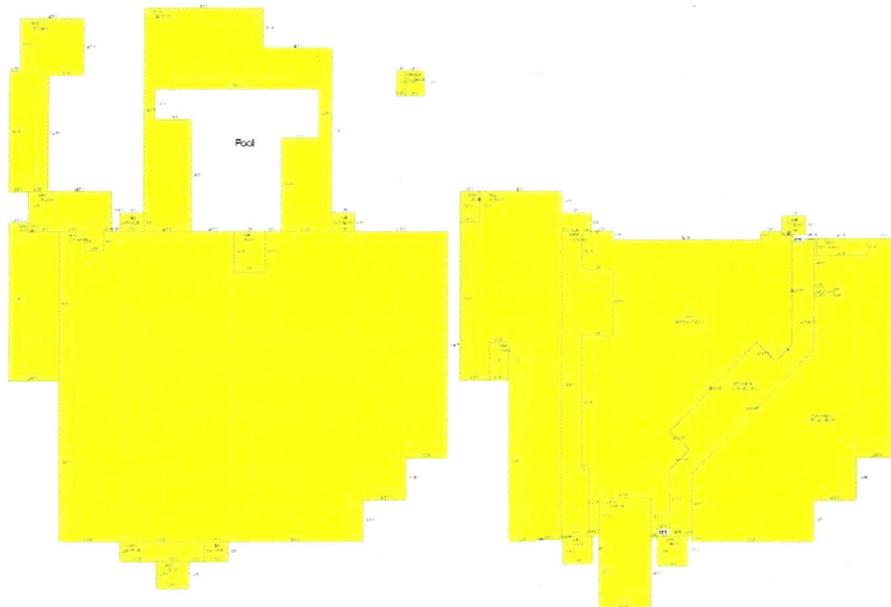
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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
0	OPF		1	2002				8,205
1	FLA	8:METAL/ALUM	1	2002	Y			23,765
2	OPF		1	2002				351

3	<u>SBF</u>	1	2002		99
4	<u>DUF</u>	1	2002		180
5	<u>CPL</u>	1	2002		1,577
6	<u>SBF</u>	1	2002		765
7	<u>OPX</u>	1	2002		1,671
8	<u>SBF</u>	1	2002		88
9	<u>SBF</u>	1	2002		252
10	<u>SBF</u>	1	2002		88
11	<u>PTO</u>	1	2002		4,824
12	<u>DUF</u>	1	2002		99
13	<u>OPF</u>	1	2002		44
14	<u>FLA</u>	1	2002	Y	5,578
15	<u>OUF</u>	1	2002		126
16	<u>SBF</u>	1	2002		153
17	<u>OPX</u>	1	2002		1,876
18	<u>OUF</u>	1	2002		182
19	<u>OPX</u>	1	2002		1,200
20	<u>SBF</u>	1	2002		196
22	<u>FLA</u> 8:METAL/ALUM	1	2002	Y	7,485
23	<u>OPF</u>	1	2002		2,135
25	<u>SBF</u>	1	2002		88
26	<u>OPX</u>	1	2002		192
27	<u>OUF</u>	1	2002		25

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	1 STY STORE-A	100	Y	Y
	953	PARKING GARAGE	100	Y	N
	954	ELEC/TELEPHONE ETC A	100	Y	N
	955	ELEC/TELEPHONE ETC A	100	Y	N
	956	ELEC/TELEPHONE ETC A	100	Y	N
	957	ELEC/TELEPHONE ETC A	100	Y	N
	958	ELEC/TELEPHONE ETC A	100	Y	N
	959	1 STY STORE-A	100	Y	Y
	960	ELEC/TELEPHONE ETC A	100	Y	N
	961	ELEC/TELEPHONE ETC A	100	Y	N
	963	ELEC/TELEPHONE ETC A	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

Building 2 Details

Building Type
 Effective Age 9
 Year Built 1996
 Functional Obs 0

Condition E
 Perimeter 170
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 12
 Grnd Floor Area 1,500

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

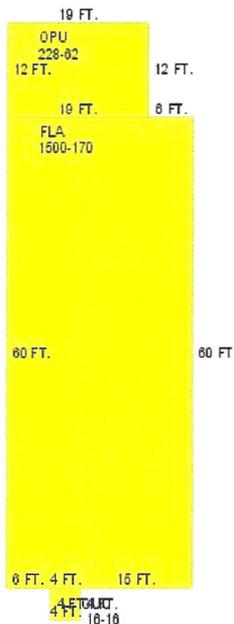
Roof Cover
 Heat 2
 Heat Src 2

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 0

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	1996				1,500
2	OPU		1	1996				228
3	OUU		1	1996				16

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	948	WAREHOUSE/MARINA D	100	N	N
	949	OPU	100	N	N
	950	OUU	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
300	MIN WOOD SIDING	40
301	C.B.S.	60

Building 3 Details

Building Type
 Effective Age 9
 Year Built 1998
 Functional Obs 0

Condition E
 Perimeter 152
 Special Arch 0
 Economic Obs 0

Quality Grade 400
 Depreciation % 10
 Grnd Floor Area 560

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

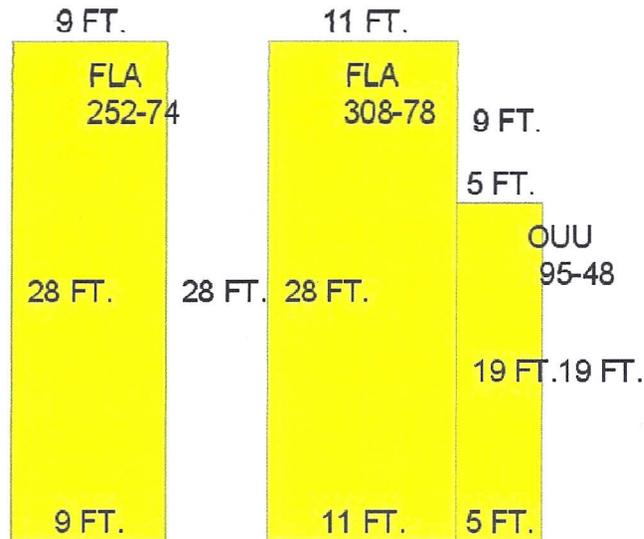
Roof Cover
 Heat 2
 Heat Src 2

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 0

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	1998					252
2	FLA		1	1998					308
3	OUU		1	1998					95

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	951	SERVICE STATION-A-	100	Y	Y
	952	OFF BLDG 1 STY-A	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
302	AB AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,830 SF	305	6	1964	1965	1	30
2	AC2:WALL AIR COND	1 UT	0	0	1995	1996	1	20
3	UB2:UTILITY BLDG	48 SF	8	6	1995	1996	1	50
4	UB2:UTILITY BLDG	60 SF	10	6	1995	1996	1	50
5	DK4:WOOD DOCKS	3,504 SF	219	16	1995	1996	4	40
6	FN2:FENCES	681 SF	227	3	1995	1996	2	30

7	FN2:FENCES	348 SF	58	6	1995	1996	2	30
8	CL2:CH LINK FENCE	750 SF	125	6	1995	1996	2	30
9	DK4:WOOD DOCKS	4,470 SF	447	10	1995	1996	5	40
10	DK4:WOOD DOCKS	2,576 SF	184	14	1994	1995	5	40
11	DK4:WOOD DOCKS	81 SF	9	9	1994	1995	5	40
12	UB3:LC UTIL BLDG	800 SF	8	100	1997	1998	1	30
13	UB3:LC UTIL BLDG	60 SF	6	10	1997	1998	1	30
14	TK2:TIKI	20 SF	4	5	1997	1998	1	40
15	FN2:FENCES	2,452 SF	613	4	2001	2002	5	30
16	PT3:PATIO	6,408 SF	267	24	2001	2002	2	50
17	PT2:BRICK PATIO	266 SF	19	14	2001	2002	2	50
18	PT2:BRICK PATIO	464 SF	29	16	2001	2002	2	50
19	PT2:BRICK PATIO	220 SF	22	10	2001	2002	2	50
20	PO5:COMM POOL	3,300 SF	0	0	2001	2002	2	50
21	WF2:WATER FEATURE	2 UT	0	0	2001	2002	5	20
22	TK2:TIKI	324 SF	18	18	2001	2002	5	40
23	PT2:BRICK PATIO	1,000 SF	0	0	2003	2004	2	50

Appraiser Notes

2004-09-24 - VALUE REDUCED TO \$7,225,000 WITH \$3,995,000 ALLOCATED TO THE SUBMERGED LAND BOAT SLIPS WHICH WERE RECENTLY CONDOIZED, AS PER KARL BORGLUM.BCS, 2003-03-12 - BLDG #1 = CONCH HARBOR STORES, BLDG.#2 = WAREHOUSE, BLDG.#3 = TEXACO, 2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS 8928754 - GOODSON, L - SEABLASTER 8939470 - KING, ALLEN - AFTERNOON DELIGHT 8955651 - KRINITT, DENNIS - KRINITT YACHT 8874162 - LAMPE, DANNY - TORTUGA BY 8970864 - LENNON, RALPH - SAIL FISH 8938744 - NORTH TIM - JE-ME-CA 8702345 - REEF EXPLORER 8955783 - REEVES, LEE - VACATION YACHT 8941208 - WHISKER CHARTERS 9022267 - CARTER BARRY - BLUEFIN H E II 2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2002-08-26 - TPP ACCOUNTS: *****CHARTERS***** 8859716 - CONCH HARBOR, 8796862 - BUMGARTNER, JOHN - COWBOY CHARTERS, 8928754 - GOODSON, L - SEABLASTER, 8939470 - KING, ALLEN - AFTERNOON DELIGHT, 8955651 - KRINITT, DENNIS - KRINITT YACHT, 8874162 - LAMPE, DANNY - TORTUGA BY, 8970864 - LENNON, RALPH - SAIL FISH, 8938744 - NORTH TIM - JE-ME-CA, 8702345 - REEF EXPLORER, 8955783 - REEVES, LEE - VACATION YACHT,8941208 - WHISKER CHARTERS, 9022267 - CARTER BARRY - BLUEFIN H E II,

2004-06-09 THE CO#3354 ISSUED ON 01-27-04 IS FOR THE REAL ESTATE OFFICE 1,000SF.-SKI

2007-01-17-C.O.#6649 ISSUED FOR 400SF BUILD OUT FOR OFFICE-SKI

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes	
4221	04/11/2007	04/11/2007	0	Commercial	ISSUED C/O	
1	B953062	09/01/1995	11/01/1996	45,000	Commercial	FUEL CONTAINMENT BLDG
2	E954124	11/01/1995	11/01/1996	2,000	Commercial	ELECTRICAL
3	B954326	12/01/1995	11/01/1996	12,000	Commercial	ROOF OVER FUEL CONTAINMEN
4	96-0684	02/01/1996	11/01/1996	10,000	Commercial	ELECTRIC
5	96-0890	02/01/1996	11/01/1996	8,000	Commercial	ELECTRIC
6	96-1163	03/01/1996	11/01/1996	120,000	Commercial	TANKS
7	96-1597	04/01/1996	11/01/1996	1,170	Commercial	FIRE ALARM
8	96-1669	04/01/1996	11/01/1996	2,800	Commercial	FENCE

9	96-1765	04/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
12	96-1878	05/01/1996	11/01/1996	5,000	Commercial	FENCE
10	96-1470	04/01/1996	11/01/1996	250	Commercial	SIGN
13	96-3313	08/01/1996	11/01/1996	1,500	Commercial	SIGN
14	96-3318	08/01/1996	11/01/1996	21,000	Commercial	RENOVATIONS
15	96-3705	09/01/1996	11/01/1996	50,000	Commercial	PLUMBING
16	9604422	11/01/1996	11/01/1996	1,500	Commercial	ELECTRIC
21	9604613	12/24/1997	11/02/1998	18,500		BATH HOUSE & RESTROOMS
22	9801334	04/23/1998	11/02/1998	4,000		ELECTRICAL
23	9801740	06/02/1998	11/02/1998	5,000		ELECTRICAL
11	9601488	04/01/1996	11/02/1998	55,000	Commercial	PLUMBING
17	9604787	12/17/1996	11/02/1998	95,000		NEW STRUCTURE
18	9700182	01/24/1997	11/02/1998	2,000		ELECTRICAL
19	97-0220	01/29/1997	11/02/1998	1,961		ROOF
20	97-0222	01/29/1997	11/02/1998	4,000		PLUMBING
25	99-3570	10/19/1999	12/15/1999	48,000		ELECTRICAL
24	99-2306	09/27/1999	10/25/1999	73,404		RENOVATIONS WEIGHT STATIO
26	01-0584	03/01/2001	12/12/2002	116,000	Commercial	STORE BUILD OUT
31	02-2541	11/13/2002	12/12/2002	55,500	Commercial	ELECTRIC UPDATE
27	01-2080	05/25/2001	12/12/2002	100,000	Commercial	FOUNDATION
32	02-3181	12/09/2002	12/12/2002	7,000	Commercial	PAINT
33	02-3360	12/19/2002	12/12/2002	1,970	Commercial	INSTALL SIGN
28	01-2265	06/12/2001	12/12/2002	66,000	Commercial	ELECTRIC
29	01-3208	02/26/2002	12/12/2002	2,500,000	Commercial	POOL & SPA COM. 77X113
30	01-2286	07/30/2002	12/12/2002	3,228,400	Commercial	NEW INDUSTRIAL
36	03-1293	04/28/2003	10/28/2003	23,000	Commercial	INSTALL 4 GREASE HOODS
37	03-1295	04/28/2003	10/28/2003	1,700	Commercial	INSTALL FIRE SPRINKLERS
34	03-2519	01/27/2003	01/27/2004	30,200	Commercial	A/C
35	02-3128	01/27/2003	10/28/2003	648,000	Commercial	ROOF, INTERIOR & ELECTRICAL - MONTY'S
38	03-3374	09/23/2003	12/15/2003	3,000	Commercial	BIKE PARKING PAVERS
43	06-5364	10/17/2006	12/21/2006	2,000	Commercial	INSTALL SIX OUTLETS AND EXIST LITE'
39	06-4524	08/08/2006	11/07/2006	13,250	Commercial	INTERIOR BUILD - OUT OF RETAIL SPACE WORK ONLY INSULATION, DRYWALL
49	06-4526	08/08/2006	11/07/2006	5,000	Commercial	INSTALL 14 LIGHT FIXTURES
41	06-4525	09/22/2006	11/07/2006	3,000	Commercial	INSTALL WATERLINE & DRAIN
42	06-5362	10/16/2006	12/21/2006	5,700	Commercial	BUILD-OUT 400SF OFFICE SPACE . METAL STUD WALLS21'x6"
44	06-6070	11/07/2006	12/21/2006	4,500	Commercial	SHELL CO FOR COMMERCIAL UNIT 400SF,AND ELECTRIC
45	06-6072	11/07/2006	12/21/2006	2,300	Commercial	INSTALL 6 NEW OUTLETS, SMOKE DETECTOR, HANGING LITES
46	08-0055	01/25/2008	01/25/2008	40,000	Commercial	REPLACE APPROX. 16,649 CF OF POSSIBLE REMMANT PETROLEUM IMPACTED SOIL

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
2011	4,010,093	484,885	4,796,605	6,934,669	6,934,669	0	6,934,669
2010	4,099,273	501,439	7,359,367	7,700,000	7,700,000	0	7,700,000
2009	5,226,384	520,048	6,952,235	10,000,000	10,000,000	0	10,000,000
2008	5,226,384	536,641	6,952,235	12,715,260	12,715,260	0	12,715,260
2007	3,697,609	313,426	9,931,739	10,120,957	10,120,957	0	10,120,957
2006	3,697,609	464,190	6,546,334	8,670,000	8,670,000	0	8,670,000
2005	3,776,267	479,257	6,546,334	7,225,000	7,225,000	0	7,225,000
2004	3,034,779	485,419	6,546,334	7,225,000	7,225,000	0	7,225,000
2003	3,034,779	500,596	6,178,903	9,714,278	9,714,278	0	9,714,278
2002	169,585	255,377	4,366,499	6,965,778	6,965,778	0	6,965,778
2001	169,585	263,618	4,366,499	6,965,778	6,965,778	0	6,965,778
2000	166,611	179,942	2,636,477	5,399,218	5,399,218	0	5,399,218
1999	173,656	185,446	2,161,957	1,700,000	1,700,000	0	1,700,000
1998	69,111	187,785	2,161,957	1,700,000	1,700,000	0	1,700,000
1997	69,111	193,222	2,026,850	1,700,000	1,700,000	0	1,700,000
1996	16,435	104,743	2,026,850	1,700,000	1,700,000	0	1,700,000
1995	0	73,610	2,026,850	1,700,000	1,700,000	0	1,700,000
1994	0	75,885	2,026,597	1,700,000	1,700,000	0	1,700,000
1993	0	79,061	2,026,597	2,105,658	2,105,658	0	2,105,658
1992	0	6,887	2,026,597	1,739,655	1,739,655	0	1,739,655
1991	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1990	0	6,887	2,026,597	2,033,484	2,033,484	0	2,033,484
1989	57,263	28,880	2,471,460	2,557,603	2,557,603	0	2,557,603
1988	53,784	28,880	2,141,932	2,224,596	2,224,596	0	2,224,596
1987	52,563	28,880	1,230,787	1,312,230	1,312,230	0	1,312,230
1986	51,044	28,880	1,230,787	1,310,711	1,310,711	0	1,310,711
1985	50,044	28,880	935,207	1,014,131	1,014,131	0	1,014,131
1984	48,508	28,880	935,207	1,012,595	1,012,595	0	1,012,595
1983	48,508	28,880	612,817	690,205	690,205	0	690,205
1982	42,072	28,880	318,954	389,906	389,906	0	389,906

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
1/28/2010	2450 / 2196	7,700,000	WD	30

5/2/2007	2292 / 1354	14,900,000	WD	Q
1/29/1999	1560 / 0056	7,000,000	WD	Q
12/1/1993	1287 / 0266	1,700,000	WD	Q

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Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176