

File #: **2016-137**

Owner's Name: Summerland Key Property Corp
Aka Shrimp Farm

Applicant: Trepanier & Associates, Inc.

Agent: Trepanier & Associates, Inc.

Type of Application: FLUM

Key: Summerland Key

RE: 00114840.000000

Additional Information added to File 2016-137



Detail by Entity Name

Florida Profit Corporation

SUMMERLAND KEY PROPERTY CORP.

Filing Information

Document Number P11000067477
FEI/EIN Number N/A
Date Filed 07/26/2011
State FL
Status ACTIVE

Principal Address

2525 PONCE DE LEON BLVD STE 1225
CORAL GABLES, FL 33134

Mailing Address

2525 PONCE DE LEON BLVD STE 1225
CORAL GABLES, FL 33134

Registered Agent Name & Address

INTERAMERICAN CORPORATE SERVICES, LLC
2525 PONCE DE LEON BLVD STE 1225
CORAL GABLES, FL 33134

Officer/Director Detail

Name & Address

Title D

GAMBOA, JUAN CARLOS
C/O 2525 PONCE DE LEON BLVD SUITE 1225
CORAL GABLES, FL 33134

Annual Reports

Report Year	Filed Date
2014	02/20/2014
2015	04/02/2015
2016	03/01/2016

Document Images

[03/01/2016 -- ANNUAL REPORT](#)

04/02/2015 -- ANNUAL REPORT	View image in PDF format
02/20/2014 -- ANNUAL REPORT	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
07/26/2011 -- Domestic Profit	View image in PDF format

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(<http://www.laadsa.com/pt-br/who-we-are/share-holders/>)



(<http://www.laadsa.com/>)

Shareholders



Bank of America



**The Goodyear Tire
and Rubber Company**



Cargill, Inc.



International Finance Corporation



Deere & Company

J.P.Morgan

JPMorgan



**DEG-Deutsche Investitions-und
Entwicklungsgesellschaft mbH**

(http://www.laadsa.com/wp-content/uploads/2011/07/logo_kfw1.png)



Rabobank

Rabo Development

Rabobank Development BV

(http://www.laadsa.com/wp-content/uploads/2011/07/logo_rabobank1.png)



Dole Food Company, Inc.



[Executive Management \(http://www.laadsa.com/who-we-are/\)](http://www.laadsa.com/who-we-are/)

Regional and Country Offices

(<http://www.laadsa.com/who-we-are/regional-and-country-offices/>)

Shareholders (<http://www.laadsa.com/who-we-are/shareholders/>)



Functions and Events

LAAD participated in Miami's 15th Walk for Autism

[READ MORE \(HTTP://WWW.LAADSA.COM/EVENT/MIAMIS-15TH-WALK-FOR-AUTISM/\)](http://www.laadsa.com/event/miamis-15th-walk-for-autism/)

LAAD News

At the field office level, several important changes occurred.

[READ MORE \(HTTP://WWW.LAADSA.COM/AT-THE-FIELD-OFFICE-LEVEL/\)](http://www.laadsa.com/at-the-field-office-level/)

On a separate note, LAAD was pleasantly surprised to receive a special recognition from Los Fraijanes,

[READ MORE \(HTTP://WWW.LAADSA.COM/LAAD-RECEIVES-A-SPECIAL-RECOGNITION-FROM-LOS-FRAIJANES/\)](http://www.laadsa.com/laad-receives-a-special-recognition-from-los-fraijanes/)



Downloads

Our Brochures (<http://www.laadsa.com/loan-portfolio/download-annual-report/>)

Annual Reports (<http://www.laadsa.com/loan-portfolio/download-annual-report/>)



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**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Disclosure of Interest

RECEIVED
SEP 12 2016
MONROE CO. PLANNING DEPT

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
Deere & Company	8.33%
Bank of America	8.33%
The Goodyear Tire and rubber Company	8.33%
Cargill, Inc	8.33%
International Finance Corporation	8.33%
DEG- Deutsche Investitions und Entwicklungsgesellschaft mbH	8.33%
Rabobank Development BV	8.33%
JP Morgan	8.33%
Unilever Latin America	8.33%
Monsanto Company	8.33%
Dole Food Company	8.33%
Gerber Products Company	8.33%

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address
N/A

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

Juan Carlos Gamboa

State of Florida, County of Monroe

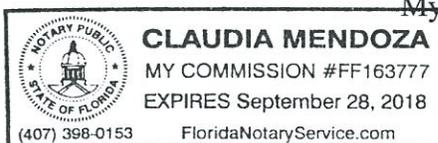
Juan Carlos Gamboa

The foregoing instrument was acknowledged before me this 8 day of September, by Juan Carlos Gamboa. He/she is personally known to me or has produced as identification.

Cofrenda

Notary Public

My Commission Expires September 28, 2018



**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Disclosure of Interest



Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
Juan Carlos Gamboa	_____

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
N/A	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

<i>Name and Address</i>
N/A

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

Juan Carlos Gamboa
 Juan Carlos Gamboa

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 8 day of September, by Juan Carlos Gamboa. He/she is personally known to me or has produced _____ as identification.

C. Mendoza
 Notary Public
 My Commission Expires September 28, 2018



County of Monroe

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners

Mayor Heather Carruthers, Dist. 3
Mayor Pro Tem George Neugent, Dist. 2
Danny L. Kolhage, Dist. 1
David Rice, Dist. 4
Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 8.11.16
Time: _____

Dear Applicant:

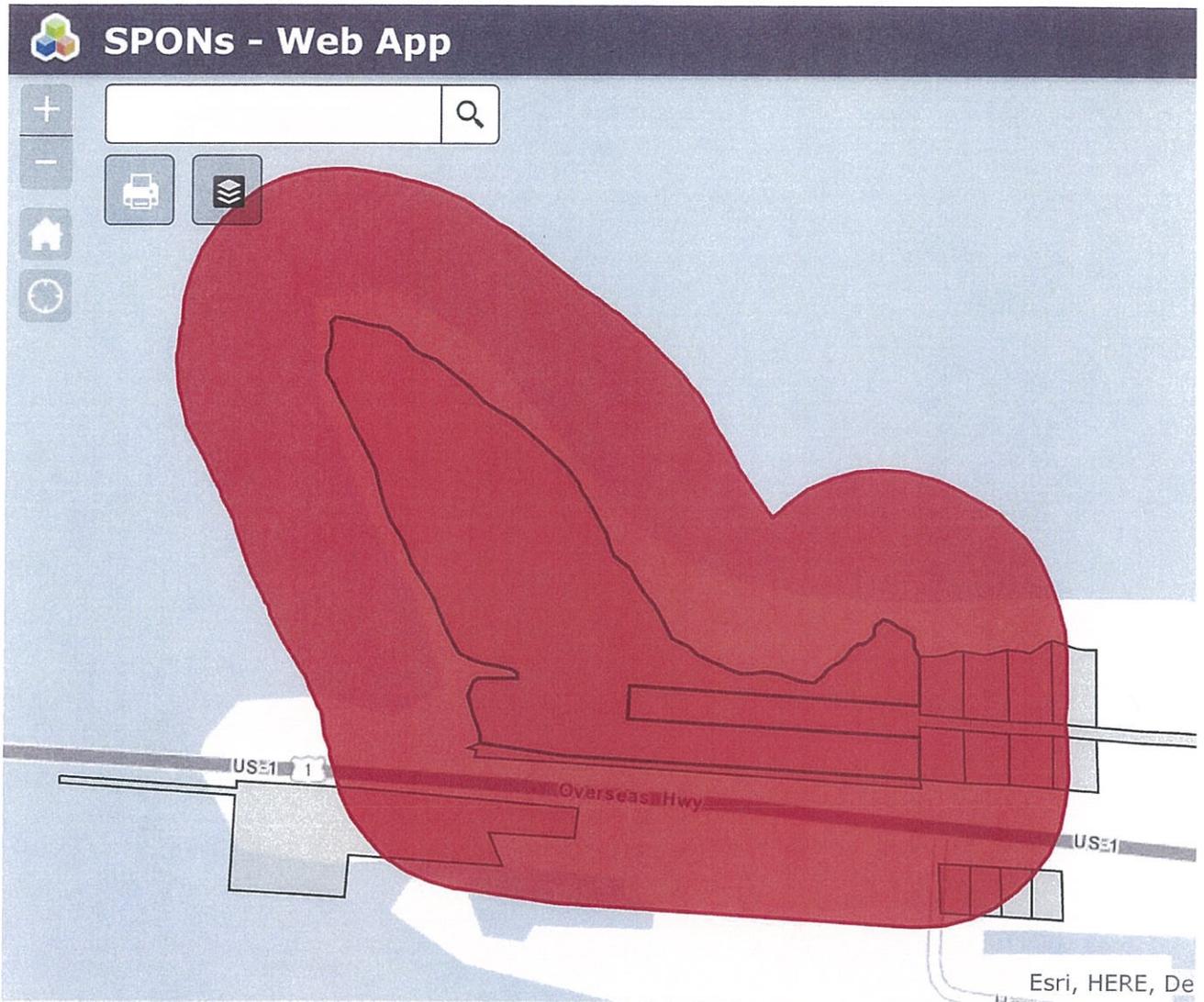
This is to acknowledge submittal of your application for FLUM
Type of application

Shrimp Farm
Project Name to the Monroe County Planning Department.

Thank you.

Gail Creech

Planning Staff



Verified GC

400ft
24.664 -81.460 Degrees

✓ ALPERT MYRON
3115 S OCEAN BLVD APT 904
HIGHLAND BEACH, FL 33487-2575

✓ BD OF TRUSTEES OF THE INT IMP
3900 COMMONWEALTH BLVD MAIL STA 115
TALLAHASSEE, FL 32399-3000

✓ DOT/ST.OF FL (DEPARTMENT OF
DOUGLAS BLDG
TALLAHASSEE, FL 32399-3000

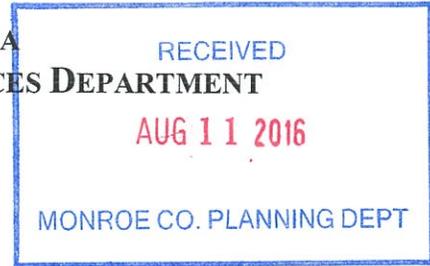
✓ ROSE ELLEN M
23910 OVERSEAS HWY
SUMMERLAND KEY, FL 33042-4801

✓ WELLS KENNETH G
818 BAY DR
SUMMERLAND KEY, FL 33042

Labels 1 of 1

End of Additional File 2016-137

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT



Future Land Use Map (FLUM) Amendment Application

An application must be deemed complete and in compliance with the Monroe County Comprehensive Plan and Code by the staff prior to the item being scheduled for review

Application Fee: \$5,531.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

Advertisement Fee: \$245.00

Surrounding Property Owner Notification Fee: \$3.00 per each property owner

Transportation Study Review: \$5,000.00 Deposit (any unused funds will be returned upon approval)

Submittal Date: 8/10/15

Applicant/Agent Authorized to Act for Applicant:

TREPANIER & ASSOCIATES, INC.

Kevin Sullivan

Applicant (Name of Person, Business or Organization)

Name of Contact Person/Agent

1421 FIRST ST. KEY WEST, FL 33042

Contact Person/Agent Mailing Address (Street, City, State and Zip Code)

305-293-8983

Kevin@OWENTREPANIER.COM

Contact Person/Agent Phone #

Contact Person/Agent Email Address

Property Owner:

SUMMERLAND KEY PROPERTY CORP

Owner Name (Name of Person, Business or Organization)

Name of Contact Person

2800 PONCE DE LEON BLVD SUITE 1200. CORAL GABLES, FL 33134-6919

Owner Mailing Address (Street, City, State and Zip Code)

C/O 305-293-8983

C/O OWEN@OWENTREPANIER.COM

Owner Phone #

Owner Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

27 66 28 SUMMERLAND KEYS PT LT 4 AND PT OF R-O-W OF OLD ST RD NO 4-A

Block	Lot	Subdivision	Key Name
00114840-000000		1145572	
Real Estate (RE) Number		Alternate Key Number	
<u>23801 OVERSEAS HIGHWAY</u>		<u>SUMMERLAND KEY</u>	
Street Address		Approximate Mile Marker	

Current Future Land Use Map Designation(s): Agriculture/ Aquiculture (A)

Proposed Future Land Use Map Designation(s): Residential High (RH)

Current Land Use District Designation(s): Native Area (NA)

Total Land Area Affected by Proposed FLUM (in acres): 9.07 (according to MCPA PRC)

Tier Designation(s): III

Is the property located within the Military Installation Area of Impact (MIAI): Yes No

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Defunct, scarified, abandoned shrimp farm.

Currently vacant; however, per 2007 LDRD: zero (0) residential units, 38,820 sq.ft. non-residential floor area and 18,000 sq.ft. unenclosed canopy floor area.

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

Allow the development of affordable housing. The current FLUM designation does not permit affordable housing development; the reason for the proposed FLUM amendment is to allow the property to be eligible for development of a 100% deed-restricted affordable housing sub-area via 2030 Comprehensive Plan Goal 107 (see accompanying text amendment application).

- 3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

The amendments are consistent with the concurrency and levels of service provisions of the Monroe County Comprehensive Plan for sanitary sewer, solid waste, drainage and potable water. Solid waste is handled via private provider, potable water and sewer are available to the site via FCAA, electricity is available via Keys Energy Services.

- 4) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

The proposed text amendment is consistent with the Principles for Guiding Development for the Florida Keys Area. Most importantly the amendment furthers the principles through expansion of Comprehensive Plan capabilities and removes existing barriers to meet goals, objectives and policies related to the supply of affordable housing.

Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

- 1) **Changed projections (e.g. regarding public service needs) from those on which the text was based:**

The property was cleared and significantly altered in the 1960's for development of a commercial shrimp farm; therefore, projections for the property's historical and existing FLUM designation were based on this property's prior and currently defunct, use as aquiculture. Current projections for any similar use on this property have decreased while projected demand for affordable housing has increased; therefore, a map change is appropriate.

- 2) **Changed assumptions (e.g. regarding demographic trends):**

Demographic trends are such that an affordable housing use is of higher demand (and greater public service) than those uses permitted under the current FLUM designation.

The Board of County Commissioners adopted Policy 101.4.20 (Ordinance 028-2012) with an effective date of November 20, 2012. Pursuant to Policy 101.4.20, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density and intensity for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.4.20? (attach additional sheets if necessary):

The net change in allocated density is zero (0) dwelling units per acre because this FLUM change is coupled with narrowly tailored sub-area policy eliminating all allocated density, thereby insuring compliance with Policy 101.5.26, (aka discouragement policy). The proposed sub-area policy restricts permitted uses to 100% deed restricted affordable housing only, via maximum net density.

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with the Florida Statutes, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

- 1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)*
Specifically the amendment furthers:

163.3177: The amendment refines principles, guidelines, standards, and strategies to implement the plan and its elements. The plan amendment refines meaningful standards for the use and development of land and provides predictable guidelines for the content of more detailed land development and use regulations. Data used to support the proposed amendment comes from professionally accepted sources. The supporting data and analysis justifies the proposed amendment.

163.3178: Coastal management - the amendment is consistent with the Coastal Management element of the Monroe County Comprehensive Plan.

163.3180: Concurrency - the amendment is consistent with the concurrency and levels of service provisions of the Monroe County Comprehensive Plan for sanitary sewer, solid waste, drainage and potable water.

163.3184: The amendment qualifies as a small-scale development amendment and may follow the small-scale review process in F.S. 163.3187.

- 2) The proposed amendment is internally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:

Goal 101

Goal 102

Goal 105

Goal 107

Goal 601

3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:

No specific data errors form the basis of this application.

4) New issues:

The issue of affordable housing is not new; however, it is constantly evolving and worsening. New stakeholder context, opportunities and perspectives for addressing workforce housing issues have arisen since the initiation of the 2030 Comprehensive Plan update. Further, affordable housing use is of higher demand (and greater public service) than those uses permitted under the current FLUM designation.

5) Recognition of a need for additional detail or comprehensiveness:

The need to assimilate new context, opportunities and perspectives is vital for the County to maintain a proactive approach for the public benefit. This application is intended to address the need through relief of existing barriers to affordable housing development via redevelopment opportunities. The proposed amendment will help to address a critical issues in favor of the public welfare.

6) Data updates:

Florida State Statutes require the Comprehensive Plan to be updated every 7 years and allows additional planning periods for specific components, elements, land use amendments, or projects as part of the planning process. Goal 107 contemplates site specific amendments to address specific goals, objectives and policies to alleviate data limitations in the Plan. Therefore, this text amendment application provides a unique opportunity to provide acute relief of existing barriers to affordable housing development while working within the conventional, long range government planning periods.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the amendment would not result in an adverse community change (attach additional sheets if necessary):

The proposed amendment will result in no adverse community change in the land use planning area affected by the proposed map amendment; increased potential for affordable housing is beneficial to the public good and is a positive community change within the planning area while maintaining hurricane evacuation and carrying capacity.

Has a previous application for a FLUM amendment been submitted for this site within the past 2 years?

- Yes If yes, Date: _____
 No

* * * * *

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Completed application form
- Applicable fees (check or money order to Monroe County Planning & Environmental Resources)
- Proof of Ownership & Ownership Disclosure Form
- Current Property Record Card
- Location map
- Photograph(s) of site from adjacent roadway(s)
- Copy of current Future Land Use Map
- Copy of current Land Use District Map
- Disclosure of Interest form
- Sealed Boundary Survey, prepared by a Florida registered surveyor, depicting proposed Future Land Use Map changes with acreage – five (5) sets
- 300' Radius report, prepared by the Monroe County Property Appraiser's Office
- Typed mailing labels (name and address) of all property owners within 300' of the boundaries of the affected property

If applicable, the following must be submitted in order to have a complete application submittal:

- Agent Authorization form (*required if application is submitted on behalf of another party*)
- Traffic Study, prepared by a licensed traffic engineer
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon approval)

**If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information.
Additional fees may apply pursuant to the approved fee schedule.**

* * * * *

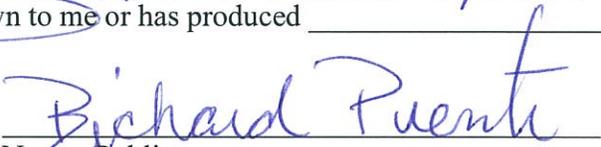
By signing this application, the Applicant certifies themselves as a person who is familiar with the information contained in application, and that to the best of their knowledge such information is true, complete and accurate.

Signature of Applicant: 

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 10th day of August, 2016, by Kevin Sullivan. He/she is personally known to me or has produced _____ as identification.




Notary Public
My Commission Expires

Send application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

Prepared by and return to:
M. Barreto Tercilla, Esq.
Avila Rodriguez Hernandez Mena & Ferri LLP
2525 Ponce De León Blvd, Suite 1225
Coral Gables, FL 33134

Property Appraiser's Identification Numbers:

00114840-000000

Doc# 1886498 06/08/2012 3:28PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

06/08/2012 3:28PM
DEED DOC STAMP CL: NW \$7,420.00

Doc# 1886498
Bk# 2574 P# 308

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17th day of May, 2012 by, **Sea Farms International, Inc., a Florida corporation, formerly known as Shrimp Culture II, Inc., a Florida corporation** ("Grantor"), whose mailing address is 27332 Saint Martin Street, Summerland Key, Florida 33042, to **Summerland Key Property Corp., a Florida corporation** ("Grantee"), whose mailing address is 2800 Ponce de Leon Blvd., Suite 1200, Coral Gables, Florida 33134.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, and sell to Grantee, and Grantee's successors and assigns the following described real property (the "Property") located in Monroe County, Florida to-wit:

See Exhibit "A" attached hereto

SUBJECT TO:

1. All easements, conditions, covenants, restrictions, reservations, limitations, agreements and other matters of record, provided that this instrument shall not reimpose same.
2. Real estate taxes for the year 2012 and all subsequent years.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining to the Property.

This Deed is in lieu of foreclosure and is intended to be an absolute conveyance of the title to the real property described herein, and not as additional security, in consideration for various forbearances of personal liability of the Grantor from the debt secured by (i) that certain Second Mortgage in favor of LAAD de Centroamerica, S.A. dated April 27, 2004, recorded in Official Records Book 2001, Page 869, Official Records of Monroe County, Florida, and (ii) that certain Mortgage in favor of LAAD de Centroamerica, S.A. dated December 19, 2005, recorded in Official Records Book 2182, Page 1612, Official Records of Monroe County, Florida (collectively, the "Mortgage"), but it is the intention of the parties that there shall not be a merger of the fee with the lien of the Mortgage.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

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:

[Signature]
Witness Name: Grace Marquez
[Signature]
Witness Name: Andrina Ricardo

GRANTOR:

SEA FARMS INTERNATIONAL, INC., a Florida corporation, formerly known as Shrimp Culture II, Inc., a Florida corporation

By [Signature]
Name: Jacob Laz
Title: Director

Doc# 1886498
BK# 2574 Pgt 309

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 17th day of May, 2012 by Jacob Laz as Director of Sea Farms International, Inc., a Florida corporation, formerly known as Shrimp Culture II, Inc., a Florida corporation, on behalf of said corporation. He/She is [] personally known to me or [X] has produced a Honduran passport as identification, and did not take an oath.

[Notary Stamp]

[Signature]
Signature of Notary
Printed Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____



EXHIBIT "A"
LEGAL DESCRIPTION

All of Government Lot 4, Section 27, Township 66 South, Range 28 East, lying North of U.S. Highway No. 1, except those portions of said Lot used for Old 4-A State Road Right-of-Way and HUDGINS SUBDIVISION, recorded in Plat Book 2, Page 143, of the Public Records of Monroe County, Florida.

AND ALSO:

Lying in the County of Monroe, State of Florida, and known as being a portion of the Right-of-Way of Old State Road No. 4-A in Government Lot 4, Section 27, Township 66 South, Range 28 East, and more particularly described as follows:

Commencing at a point on the East end of Kemp Channel Bridge No. 10-A designated as Station 777 + 34.79 on the Baseline of the survey of State Road No. 5 also as U.S. Highway No. 1, Section 90020-2529; thence bear South 86°08'46" East along the said Baseline of survey, a distance of 1,396.18 feet to a point thereon designated Station 791 + 30.97; thence bear North 00°27'46" West for 200.56 feet to a point on the most Southerly Right-of-Way line of Old State Road No. 4-A at its intersection with the Westerly line of Hudgins Subdivision as shown by plat recorded in Plat Book 2, Page 143, of the Public Records of Monroe County, Florida; thence bear 86°08'46" West along the said Southerly Right-of-Way line of Old State Road No. 4-A for 587.09 feet to the Point of Beginning of that portion of Old State Road No. 4-A herein intended to be described; from said Point of Beginning continue bearing North 86°08'46" West along the most Southerly Right-of-Way line of Old State Road No. 4-A for 182.85 feet to a point on the mean high water line within the Kemp Channel Shore of Government Lot 4, Section 27, Township 66 South, Range 28 East; thence meander said mean high water line on the following described courses, bearing first North 29°50'10" West for 4.81 feet; thence North 83°08'00" West, for 38.05 feet; thence North 55°44'06" West for 53.34 feet; thence North 73°34'17" East for 49.04 feet; thence North 54°02'42" East for 17.20 feet; thence North 05°48'32" East for 4.99 feet to the intersection of said mean high water line with the most Northerly Right-of-Way line of said Old State Road No. 4-A; thence bear South 86°08'46" East along the said most Northerly Right-of-Way line of Old State Road No. 4-A for 210.14 feet; thence bear South 03°51'14" West for 66.00 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

**MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT**



Disclosure of Interest

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
H/A	

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

<i>Name and Address</i>	<i>% of Ownership</i>
LAAD de Centroamerica, S.A.	100%

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	% of Ownership
N/A	

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address
N/A

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

State of Florida, County of Monroe

[Signature]
 Juan Carlos Gamboa

The foregoing instrument was acknowledged before me this 23 day of June, 2016, by Juan Carlos Gamboa. He/she is personally known to me or has produced (personally known) as identification.



Natalia Betancur
 Notary Public
 My Commission Expires September 28, 2018

I certify that this is a true copy of the original



Alvina Covington
 COMMISSION #FF913801
 EXPIRES: August 27, 2019
 WWW.AARONNOTARY.COM

[Signature]

(Date)

I hereby authorize Trepanier & Associates Inc. be listed as authorized agent
(Name of Agent)

for Summerland Key Property Corp. for Land Use Map Amendment application submittal for
(Name of Property Owner(s) the Applicant(s))

Legal Description: 27 66 28 SUMMERLAND KEYS PT LT 4 AND PT OF R-O-W OF OLD ST RD NO 4-A OR453-968/69 OR482-472
OR708-142/43 OR901-2406 OR1082-1105/07 OR1674-2350 OR1696-853/54C OR2520-2240/44 OR2574-308/10

Subdivision: Summerland Keys, Key (island): Summerland
and Real Estate number: 00114840-000000.

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Juan Carlos Gamboa - In representation of LAAD de Centroamerica, S.A.
Property Owner(s) Signature

Juan Carlos Gamboa in representation of LAAD de Centroamerica S.A.
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 23 day of June, 2016.

Juan Carlos Gamboa is personally known _____ produced identification

(_____ Type of Identification), did / did not take an oath.

Natalia Betancur

Notary

Commission # FF163759
Expires: September 28, 2018





Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1145572 Parcel ID: 00114840-000000

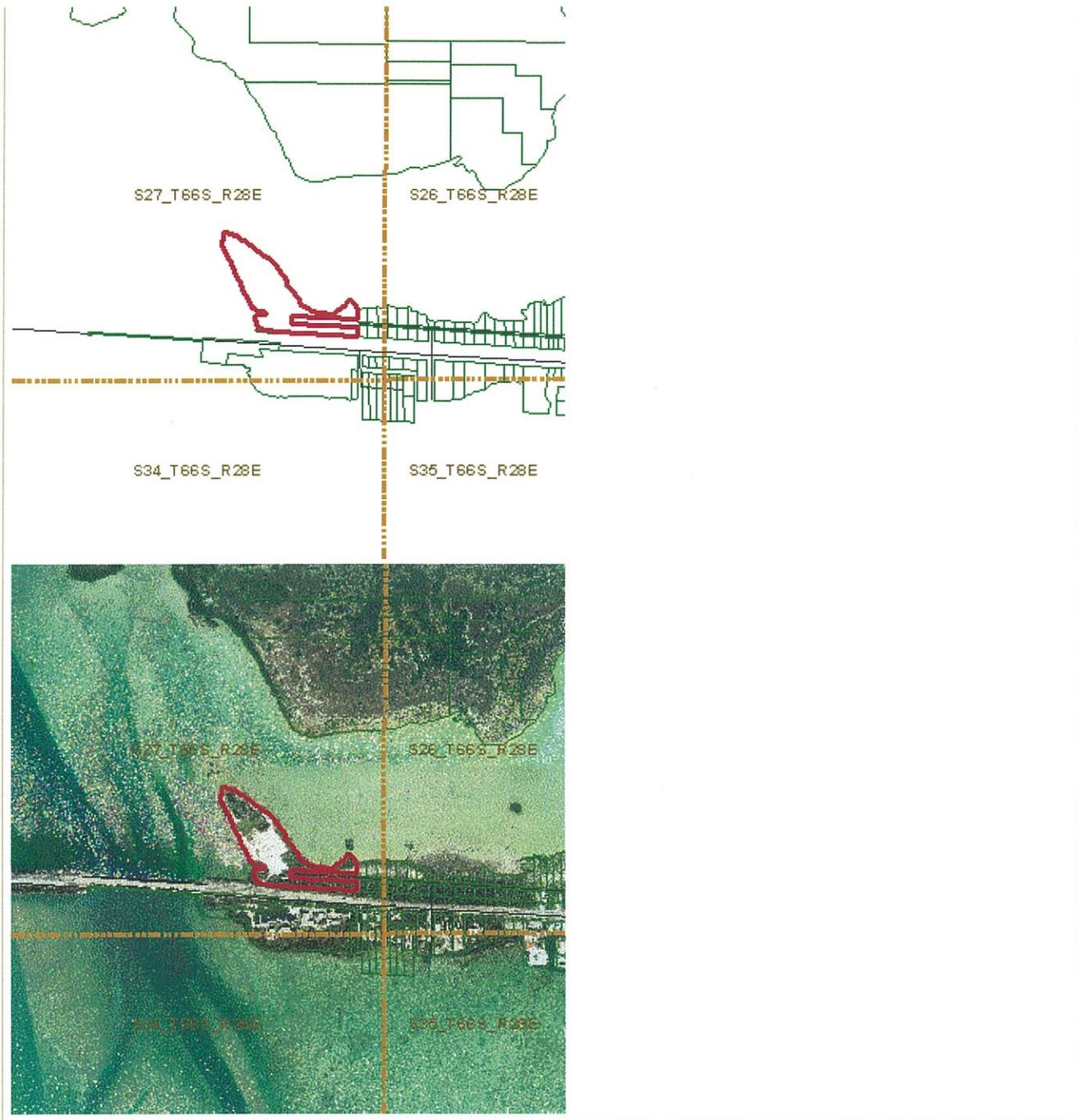
Ownership Details

Mailing Address:
SUMMERLAND KEY PROPERTY CORP
2800 PONCE DE LEON BLVD STE 1200
CORAL GABLES, FL 33134-6919

Property Details

PC Code: 40 - VACANT INDUSTRIAL
Millage Group: 120C
Affordable Housing: No
Section-Township-Range: 27-66-28
Property Location: 23801 OVERSEAS HWY SUMMERLAND KEY
Legal Description: 27 66 28 SUMMERLAND KEYS PT LT 4 AND PT OF R-O-W OF OLD ST RD NO 4-A OR453-968/69 OR482-472 OR708-142/43 OR901-2406 OR1082-1105/07 OR1674-2350 OR1696-853/54C OR2520-2240/44 OR2574-308/10

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	188,615.00 SF
000X - ENVIRONMENTALLY SENS	0	0	4.74 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
4	AP2:ASPHALT PAVING	2,400 SF	0	0	1998	1999	2	25

Appraiser Notes

BLDG #1 ORIGINAL BLDG/LAB & OFFICE BLDG #2 WATER TREATMENT PLANT BLDG #3 GENERATOR BUILDING MATURATION BLDG & HATCHERY BLDG GIVEN TO PERSONAL PROP ALONGWITH TANKS, RO PLANT & ELEC. GENERATOR PCW/CPC TPP - 8599587

ALL BUILDINGS REMOVED DUE TO DEMOLITION 11/21/2011

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	A-5692	08/01/1979	04/01/1980	100,800	Commercial	COMMERCIAL/LAB
	A-6921	06/01/1980	06/01/1981	5,000	Commercial	ENCLOSURE/2000SF
	981-767	05/01/1998	08/24/1998	2,400	Commercial	PAVING
4	981749	10/23/1998	12/29/2006	5,100	Commercial	COMMERCIAL ROOFING
5	981860	11/13/1998	12/29/2006	78,200	Commercial	BLDG MISCELLANEOUS
	11102942	06/15/2011	11/21/2011	49,500	Commercial	DEMO ALL STRUCTURES

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
2015	0	2,112	2,829,699	2,831,811	1,443,930	0	2,831,811
2014	0	13,190	1,299,474	1,312,664	1,312,664	0	1,312,664
2013	0	13,820	1,299,474	1,313,294	1,313,294	0	1,313,294
2012	0	14,450	767,575	782,025	782,025	0	782,025
2011	363,098	15,080	767,575	1,145,753	1,145,753	0	1,145,753
2010	363,098	15,710	895,475	1,274,283	1,274,283	0	1,274,283
2009	364,654	16,340	1,023,375	1,404,369	1,404,369	0	1,404,369
2008	379,878	16,970	1,279,175	1,676,023	1,676,023	0	1,676,023
2007	281,853	17,600	1,279,175	1,578,628	1,578,628	0	1,578,628
2006	293,115	18,230	1,279,175	1,590,520	1,590,520	0	1,590,520
2005	294,247	18,860	1,279,175	1,592,282	1,592,282	0	1,592,282
2004	294,245	19,490	385,675	699,410	699,410	0	699,410
2003	294,245	20,120	385,675	700,040	700,040	0	700,040
2002	294,245	20,750	385,675	700,670	700,670	0	700,670
2001	294,245	21,380	385,675	701,300	701,300	0	701,300
2000	294,245	7,768	290,175	592,188	592,188	0	592,188
1999	294,245	8,000	290,175	592,420	592,420	0	592,420
1998	205,193	5,486	290,175	500,854	500,854	0	500,854
1997	205,193	5,612	290,175	500,980	500,980	0	500,980
1996	172,608	5,738	290,175	468,521	468,521	0	468,521
1995	172,608	5,864	290,175	468,647	468,647	0	468,647

1994	172,608	5,990	290,175	468,773	468,773	0	468,773
1993	175,762	5,796	290,175	471,733	471,733	0	471,733
1992	175,762	5,922	290,175	471,859	471,859	0	471,859
1991	175,762	6,048	290,175	471,985	471,985	0	471,985
1990	405,629	342,098	290,175	1,037,902	1,037,902	0	1,037,902
1989	83,467	0	290,210	373,677	373,677	0	373,677
1988	123,063	3,889	145,210	272,162	272,162	0	272,162
1987	121,437	3,889	36,728	162,054	162,054	0	162,054
1986	121,862	3,889	36,728	162,479	162,479	0	162,479
1985	120,109	3,889	36,728	160,726	160,726	0	160,726
1984	118,780	3,889	36,728	159,397	159,397	0	159,397
1983	120,015	3,889	36,728	160,632	160,632	0	160,632
1982	116,608	3,889	36,728	157,225	157,225	0	157,225

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
5/17/2012	2574 / 308	1,060,000	<u>WD</u>	<u>12</u>
5/31/2011	2520 / 2240	100	<u>QC</u>	<u>11</u>
1/19/2001	1674 / 2350	471,800	<u>WD</u>	<u>K</u>
2/1/1970	708 / 142	8,500	00	<u>Q</u>

This page has been visited 98,543 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

Location Map

Parcel: 00114840-0000000

MONROE COUNTY PROPERTY
APPRAISER OFFICE

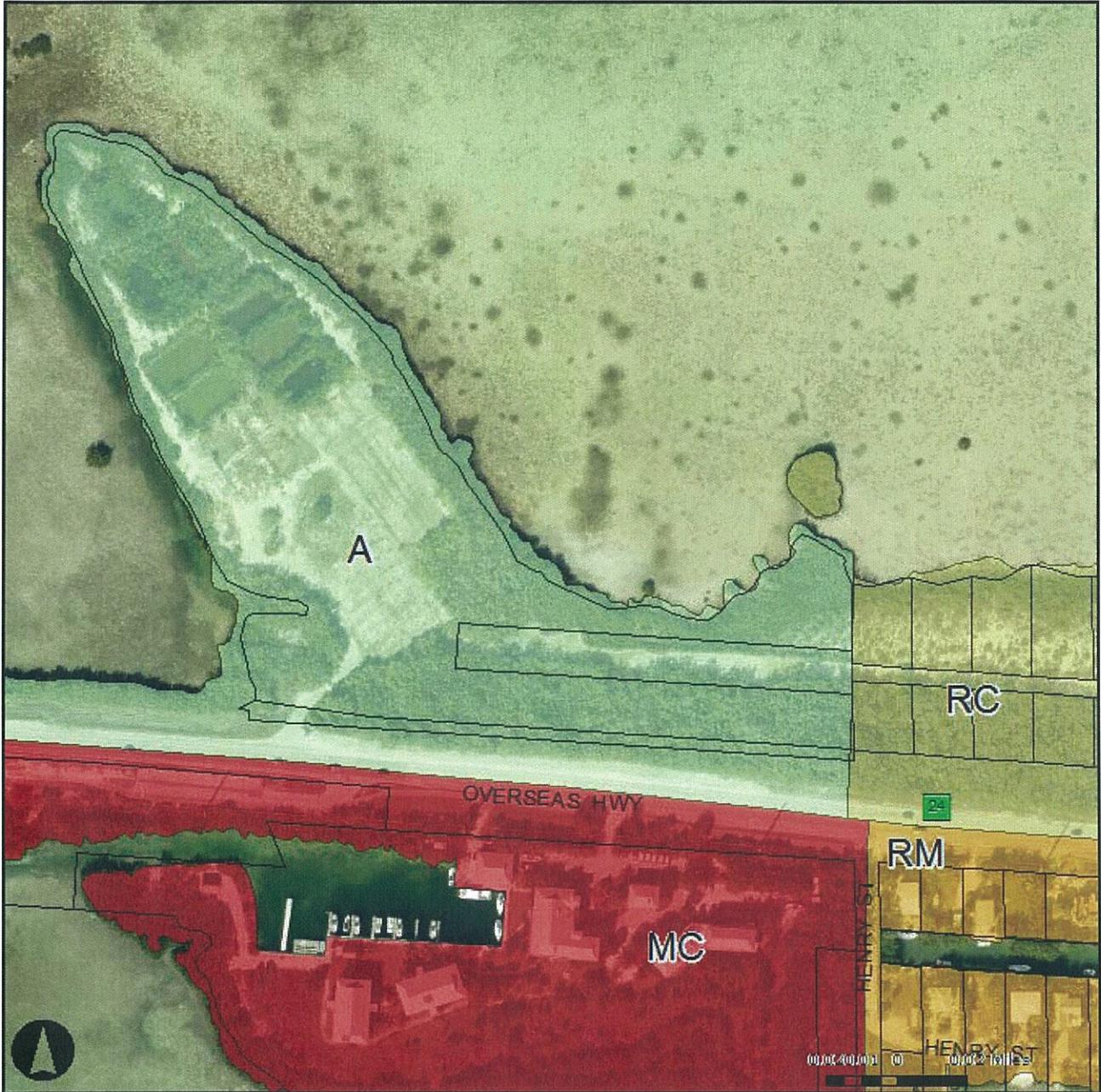


THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:4,756

Date: 6/15/2016

Map



MileMarker



Roads

Parcels



Future Land Use Map (FLUM)

A - Agriculture

AD - Airport District

C - Conservation

Future Land Use Map (FLUM) (continued)

E - Education

I - Industrial

INS - Institutional

M - Military

MC - Mixed Use/Commercial

MCF - Mixed Use/Commercial Fishing

MN - Mainland Native

PB - Public Buildings/Grounds

Future Land Use Map (FLUM) (continued)

R - Recreation

RC - Residential Conservation

RH - Residential High

RL - Residential Low

RM - Residential Medium

UNDS - Undesignated

2015 Orthophotography

Red: Band_1

Green: Band_2

Map



MileMarker



Roads

Parcels



Zoning

Airport

Area of County Critical Concern

Commercial Fish Areas

Zoning (continued)

Destination Resort

Incorporated

Industrial

Improved Subdivision - /Duplex /Masonry

Maritime Industries

Military Facilities

Mainland Native

Mixed Use

Zoning (continued)

Research Park

Recreational Vehicle

Sparsely Settled

Suburban Commercial

Suburban Residential - /Limited

Urban Commercial

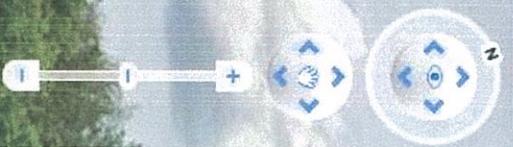
Urban Residential

Urban Residential Mobile Home

Overseas Hwy



Exit Street View



[Report a problem](#)

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Google earth

24°39'45.50" N 81°27'44.46" W elev 7 ft eye alt 18 ft

SUMMERLAND KEY PROPERTY CORP
CORAL GABLES, FL 33134-6919

BOY SCOUTS OF AMERICA
IRVING, TX 75038-3096

ROSE ELLEN M
SUMMERLAND KEY, FL 33042-4801

WELLS KENNETH G
SUMMERLAND KEY, FL 33042

WELLS KENNETH G
SUMMERLAND KEY, FL 33042

WELLS KENNETH G
SUMMERLAND KEY, FL 33042

BD OF TRUSTEES OF THE INT IMP
TALLAHASSEE, FL 32399-3000

DOT/ST.OF FL
TALLAHASSEE, FL 32399-3000

TIITF
TALLAHASSEE, FL 32399-3000

ALPERT MYRON I NON-EXEMPT
MARITAL TRUST 9/10/2012
COMMERCE TOWNSHIP, MI 48382-
1958

ALPERT MYRON I NON-EXEMPT
MARITAL TRUST 9/10/2012
COMMERCE TOWNSHIP, MI 48382-
1958

ALPERT MYRON I NON-EXEMPT
MARITAL TRUST 9/10/2012
COMMERCE TOWNSHIP, MI 48382-
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