



Van D. Fischer, Esquire
626 Josephine Parker Road
Suite 205, Mail Box 7
Key West, Florida 33040
305-849-3893
van@vdf-law.com

Via Hand Delivery

June 29, 2022

Cheri Smith, MMC, CPM,
City Clerk
City of Key West
1300 White Street
Key West, FL 33040

Re: Notice of Appeal of the Planning Director's June 28, 2022, denial of the Transient License Renewal Request submitted by Trepanier & Associates, Inc. on behalf of CRH-YLM 900, LLC, regarding the renewal or reinstatement of transient licenses at 902 Truman Avenue, Units 1, 2, 3, Key West, Florida.

Dear Ms. Smith:

Please allow this correspondence to serve as a Notice of Appeal, pursuant to Sections 90-426 and 90-431 of the City of Key West Code of Ordinances, of the Planning Director's June 28, 2022, denial of the Transient License Renewal Request, submitted by Trepanier & Associates on behalf of CRH-YLM 900, LLC.¹ Pursuant to Section 90-431(1)(a), the appeal deadline is ten (10) days from the date of the decision by the Planning Director thereby making the appeal deadline July 8, 2022. This notice of appeal was timely submitted. A copy of the Transient License Renewal Request, received by the City on May 2, 2022, is attached as Exhibit "A". A copy of the June 28, 2022, Planning Director's denial letter is attached as Exhibit "B". A check in the amount of \$2,205.00 is enclosed for payment of the fee for the appeal.

My client, CRH-YLM 900, LLC, the property owner of 902 Truman Avenue, respectfully requests that the Board of Adjustment, pursuant to section 90-430, review the merits of this appeal and reinstate the three transient rental licenses as requested by my client. Historically, the Herrera family had three transient rental

¹ The Herrera family's LLC for the 902 Truman Avenue property.

Cheri Smith
June 29, 2022
Page 2

licenses at the property. These transient licenses were erroneously “relinquished” in December 2001 during a time of exceptional stress and anxiety caused by the failing health of Ana Herrera’s father, Cirilo Herrera. The health and well-being of her father was her primary concern, and not if a license was transient or non-transient.

In 2001, Ms. Herrera lived in Miami and was preoccupied with her dying father. When the Chief Licensing Official (at that time) informed her that changing the licenses to non-transient would avoid certain inspection requirements, Ms. Herrera believed that would help alleviate some stress. She did not know, and was not informed by the Licensing Official, that changing the licenses to non-transient would permanently extinguish the transient licenses. She believed that the transient licenses could be reinstated in the future. Further, Ms. Herrera was unaware that changing the licenses to non-transient would eliminate a significant amount of her parents’ and family’s generational wealth. Again, she believed the transient licenses could be reinstated and was not told that the City would treat the change as a permanent relinquishment.

Reinstatement of the three transient licenses will not create “new” transient licenses because the property historically had three established transient licenses which is a permitted use in the HNC zoning district. Ms. Herrera erroneously “relinquished” the licenses based on incomplete information provided by the Licensing Official at that time. It was not her intention to permanently give up the transient licenses, rather she did so to alleviate some of the stress and anxiety she was dealing with at that time.

It is respectfully requested that this appeal be scheduled for the next available hearing date. Thank you for your consideration and assistance. Please do not hesitate to contact me with any questions.

Sincerely,



Van D. Fischer, Esq.

Exhibits (2)

MEMORANDUM



Date: 05/02/22
To: Ms. Amanda Brady, Chief Licensing Official
From: Owen Trepanier *[Signature]*
CC: Mr. Eddy Herrera
 Mr. Van Fischer, Esq.
Re: **Transient BTR Renewal - Back Fees**
 902 Truman Avenue, Units 1, 2, 3 (RE# 00030230-000000)

The Herrera family owns 902 Truman Avenue. The property currently has a laundromat and has had three transient units since at least 1995¹.

We are working for Eddy Herrera, grandson to Cirilo & Yolanda Herrera who purchased the property in 1995. In 2001, Eddy's grandparents became infirm and his aunt, Ana Herrera, began caring for them. During that difficult time for the family, the transient units needed their normal renewal inspections and Ms. Herrera went to the City to complete that work.

According to Ms. Herrera, the Chief Licensing Official (at the time) counseled her to let the licenses lapse to avoid the need for transient-related inspections. Unfortunately, the Licensing Official did not inform Ms. Herrera that such a decision affecting her parents' property rights was a decision that should be made by her parents i.e. the owners of the property, nor did the official inform her that by not renewing the licenses she would be forfeiting nearly a million dollars of her parents' wealth, significantly reducing their annual income and risk losing the transient licenses for ever.

Ms. Herrera followed the advice of the city official and did not renew the transient licenses, notwithstanding the fact that Ms. Herrera did not own the property, was not her parents' legal guardian and did not have power of attorney to make such a decision.

Not long after, the grandparents passed away and Ms. Herrera inherited the property. She has, herself, now retired and turned over management to Eddy Herrera. When Eddy began renovating

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 City

ANA L. HERRERA
 13301 SW 204TH ST
 MIAMI, FL 33177-8161

5577
 83-27/631 FL
 23497

12-03-2021
 Date

Pay to the Order of City of Key West \$ 10,865.25
Ten thousand Eight hundred Sixty Five 25/100 Dollars

BANK OF AMERICA

ACH R/T 063100277

For 902 Truman Ave Transient fees Ana L. Herrera

⑆063100277⑆ [REDACTED]


MEMORANDUM

TREPANIER



Date: 05/02/22

To: Ms. Amanda Brady, Chief Licensing Official

From: Owen Trepanier 

CC: Mr. Eddy Herrera
Mr. Van Fischer, Esq.

Re: **Transient BTR Renewal - Back Fees**
902 Truman Avenue, Units 1, 2, 3 (RE# 00030230-000000)

OWEN TREPANIER, ESQ.

OWEN TREPANIER, ESQ.

The Herrera family owns 902 Truman Avenue. The property currently has a laundromat and has had three transient units since at least 1995¹.

We are working for Eddy Herrera, grandson to Cirilo & Yolanda Herrera who purchased the property in 1995. In 2001, Eddy's grandparents became infirm and his aunt, Ana Herrera, began caring for them. During that difficult time for the family, the transient units needed their normal renewal inspections and Ms. Herrera went to the City to complete that work.

According to Ms. Herrera, the Chief Licensing Official (at the time) counseled her to let the licenses lapse to avoid the need for transient-related inspections. Unfortunately, the Licensing Official did not inform Ms. Herrera that such a decision affecting her parents' property rights was a decision that should be made by her parents i.e. the owners of the property, nor did the official inform her that by not renewing the licenses she would be forfeiting nearly a million dollars of her parents' wealth, significantly reducing their annual income and risk losing the transient licenses for ever.

Ms. Herrera followed the advice of the city official and did not renew the transient licenses, notwithstanding the fact that Ms. Herrera did not own the property, was not her parents' legal guardian and did not have power of attorney to make such a decision.

Not long after, the grandparents passed away and Ms. Herrera inherited the property. She has, herself, now retired and turned over management to Eddy Herrera. When Eddy began reviewing operations of the property, he realized that the transient licenses were not renewed and hired us to renew them. We were working on this issue pre-COVID.

We would like to move the issue forward with equitable resolution for the family, i.e. the Herrera's pay all the back fees and penalties (check enclosed) and the City, in turn, renew the family's licenses for the property. If the licenses are not renewed, the impact for the Herrera's is that they face losing a significant percentage of their generational wealth and future income.

The records available to us indicate that the property has not paid transient license business tax receipt renewal (BTR) fees since 2001. Pursuant to code Sec. 66-102(a), licenses are permitted to be renewed provided that the requisite delinquency penalties and fees are paid. The 2020 City

¹ Exhibit A – Transient BTR

MEMORANDUM

Date: April 22, 2022
To: Ms. Amanda Brady, Chief Licensing Official
From: Mr. Owen Trepanier
CC:
Re: **Transient License Renewal Back Fees**
902 Truman Avenue, Units 1, 2, 3
RE# 00030230-000000

TREPANIER



& ASSOCIATES INC
LAND USE PLANNING
DEVELOPMENT CONSULTANTS

Trepanier and Associates has calculated the total back fees owed for the three delinquent transient business tax receipts (BTRs) for 902 Truman Avenue to be: \$10,865.25.

902 Truman Avenue received a BTR in 1995 for three transient units. The property has not paid transient license BTR fees since 2001; when Ms. Ana Herrera, having not the authority or Power of Attorney (POA), tried changing her parents' property from transient to non-transient rentals (see attached affidavit). This memo and back fees fixes this error.

Pursuant to code Sec. 66-102ⁱ, licenses are permitted to be renewed provided that the requisite delinquency penalties and fees are paid. The 2021 City of Key West annual renewal fee for each transient unit is \$29.40 and this amount is used for the purposes of calculating the amounts due.

For three transient rental BTRs, the total annual renewal fee is \$88.20. The annual delinquency penalty for 902 Truman Avenue is 25% of the annual renewal fee, or \$22.05. The total annual BTR fee for 902 Truman Avenue equals \$110.25. Currently there are 21 years of unpaid taxes.

Since September 2003, a "Medallion" requirement was implemented, which alerts the public of transient uses at the propertyⁱⁱ. The medallion is an additional fee to the BTR and pays for fees associated to an annual inspection by the fire marshal and code enforcement. This annual medallion fee is \$125.00 (to be paid at the same time as the annual BTR renewal fee). The medallion also has a \$25.00 per unit late fee.

As seen in table 1, using the 2021 annual BTR renewal fee of \$29.40 to calculate all delinquent BTR results in a total accumulation of \$10,865.25 in back fees owed to the City of Key West to renew the BTR license for the three transient units at 902 Truman Avenue.

Table 1. – Total BTR & Medallion Fees by Year

Year	Renewal Fee	Delinquent Fee	Medallion	Medallion Late Fee	Total Fees	Sum Total Fees
2001-2002	\$88.20	\$22.05	-	-	\$110.25	\$110.25
2002-2003	\$88.20	\$22.05	-	-	\$110.25	\$220.50
2003-2004	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$780.75
2004-2005	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$1,341.00
2005-2006	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$1,901.25
2006-2007	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$2,461.50
2007-2008	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$3,021.75
2008-2009	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$3,582.00
2009-2010	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$4,142.25
2010-2011	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$4,702.50
2011-2012	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$5,262.75
2012-2013	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$5,823.00
2013-2014	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$6,383.25
2014-2015	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$6,943.50
2015-2016	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$7,503.75
2016-2017	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$8,064.00
2017-2018	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$8,624.55
2018-2019	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$9,184.50
2019-2020	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$9,744.75
2020-2021	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$10,305.05
2021-2022	\$88.20	\$22.05	\$375.00	\$75.00	\$560.25	\$10,865.25
Total	\$1852.20	\$463.02	\$7,125.00	\$1,425.00	\$10,865.25	\$10,865.25

We appreciate your consideration on this matter. It is our intention for the property to come into compliance with the city.

Please reach out with any questions.

Sincerely,

Owen Trepanier
 Trepanier and Associates, Inc.
 1421 First St. Key West, FL 33040
 305-293-8983

i Sec. 66-102. - Dates due and delinquent; penalties.

- (a) All licenses shall be sold by the city beginning August 1 of each year, are due and payable on or before September 30 of each year and expire on September 30 of the succeeding year. If September 30 falls on a weekend or holiday, the tax is due and payable on or before the first working day following September 30. Licenses that are not renewed when due and payable are delinquent and subject to a delinquency penalty of ten percent for the month of October, plus an additional five percent penalty for each subsequent month of delinquency until paid. However, the total delinquency penalty may not exceed 25 percent of the business tax for the delinquent establishment.

- (b) Any person who engages in or manages any business, occupation, or profession without first obtaining a local business tax receipt, if required, is subject to a penalty of 25 percent of the license due, in addition to any other penalty provided by law or ordinance.
- (c) Any person who engages in any business, occupation, or profession covered by this article who does not pay the required business tax within 150 days after the initial notice of tax due and who does not obtain the required business tax receipt is subject to civil actions and penalties, including court costs, reasonable attorneys' fees, additional administrative costs incurred as a result of collection efforts, and a penalty of up to \$250.00.

ii Sec. 122-1371. – Transient living accommodations in residential dwellings; regulations.

- (a) *Intent.* These regulations apply only to the transient use of residential dwellings. In 1986, the city enacted former zoning code section 35.24(44) which provided the following definition of a transient living accommodation: "Commercially operated housing principally available to short-term visitors for less than twenty-eight (28) days." (This definition shall hereinafter be referred to as the "former transient definition.") Some property owners and developers interpreted the former transient definition to mean that an owner could rent his or her residential dwelling for less than half the year without the dwelling losing its residential status, and therefore without the need for a city-issued transient license (so long as state licensing requirements were met). This interpretation went unchallenged by the city. Three categories of transient use of residential dwellings resulted: (1) some owners obtained a transient license allowing unrestricted transient use; (2) some owners followed the former transient definition and, accordingly, rented their properties less than half the year; and (3) some owners put their residences to a transient use without city or state license and without regard to existing regulations. In addition, many residential dwelling owners never put their properties to a transient use and they no longer have the opportunity to do so under the city's current rate of growth ordinance.

The city commission finds that short-term or transient rentals affect the character and stability of a residential neighborhood. The home and its intrinsic influences are the foundation of good citizenship; although short-term tenants no doubt are good citizens generally, they do not ordinarily contribute to activities that strengthen a community.

Therefore, the city intends by these regulations to establish a uniform definition of transient living accommodations, and to halt the use of residences for transient purposes in order to preserve the residential character of neighborhoods. The city has provided only a brief phase-out period in recognition that in many instances investment expectations have already been met either through rental income or rising market value.

Finally, certain guest houses currently hold a number of the city's category 10C business tax receipt which denotes transient use of a residential property. The city intends to develop a uniform guest house business tax receipt category, and then to redesignate all 10C licenses held by guest houses accordingly.

- (b) *Unlicensed residential transient use; prohibition.* Except as provided in [section 122-1372](#), all unlicensed transient rental use of residential dwellings is prohibited.
- (c) *Application.* The holder of a business tax receipt allowing residential transient use must annually provide or comply with the following information:
 - (1) The complete street address and RE number of the property.
 - (2) Proof of ownership, including the name, address and phone number of each person or entity with an ownership interest in the property.
 - (3) An approved inspection report of the fire marshal verifying compliance with the fire marshal's criteria for a residential dwelling transient lodging use.
 - (4) The gross square footage of the property, including the number of rooms, bedrooms, kitchens and on-site parking spaces attributable to transient lodging use.
 - (5) A valid and current federal employer tax identification number (or Social Security number) for the owner(s) of the property.
 - (6) A valid and current Florida Department of Revenue sales tax identification number under Chapter 212, Florida Statutes, and a valid and current license under Chapter 509, Florida Statutes.
 - (7) The name, address and 24-hour phone number of the person who will be operating the property's transient accommodations.
 - (8) The application shall bear the signatures of all owners, authorized agents and authorized property managers.
- (d) *General regulations.* The following regulations shall pertain to transient lodging use of or within a residential dwelling.
 - (1) Except as provided herein, each residential property where transient lodging use is in effect shall prominently display on the outside of the property a medallion alerting the public of the transient use. The medallion and instructions for its posting shall be issued by the licensing division.
 - (2) A contact person must be available 24-hours per day, seven days per week for the purpose of responding promptly to complaints regarding the conduct of the occupants of the residential dwelling transient lodging. The name and phone number of the contact person must be posted on exterior of the dwelling in a place accessible to the public.
 - (3) As a condition of application approval, the fire marshal shall conduct an inspection of each dwelling unit and issue to the applicant written approval based on applicable life safety criteria.

-
- (4) Occupancy of individual units shall conform to the occupancy limits of the Florida Building Code. Units shall comply with the Americans with Disabilities Act, as applicable.
 - (5) The owner or manager shall maintain a tenant and vehicle registration which shall include the name and address of each unit's tenant, and the make, year and tag number of the tenant's vehicle.
 - (6) *Parking.* The owner shall provide one off-street parking space per residential dwelling transient lodging unit, except where the unit is in the city's historic district; provided, however, that the owner or manager must instruct all tenants of the historic district's residential parking program and if the vehicle is not eligible to park on the street, then the owner or manager shall ensure that the tenant is directed to a lawful and appropriate parking space.
 - (7) There shall be a written lease between a residential dwelling owner and a tenant, and it shall contain the tenant's agreement to the regulations contained in this section.
 - (8) It shall be a violation of these regulations to enter into a long-term lease with a mutual intent to subvert the regulatory goals of this section. It shall also be a violation of these regulations for a property owner to lease space to "roommates" for a period of less than 30 days or one calendar month when not licensed as provided hereunder. For the purposes of enforcement, a rebuttable presumption shall exist that roommates use a common entrance to a dwelling.
 - (9) It shall be unlawful for any owner, tenant, broker, realtor, agent or other representative of the owners to hold out or advertise a residential dwelling for transient rental if the property is not permitted, as provided hereunder. A broker or realtor who is found in violation of this regulation shall be subject to business tax receipt revocation.
 - (10) Nothing in this section is intended to exclude the application of any ordinance of the City of Key West.
- (e) *Fees; application schedule.*
- (1) A person or entity who holds a transient rental business tax receipt shall pay the customary annual business tax receipt fee, plus an annual inspection and enforcement fee of \$125.00 upon the filing of the application set forth in subsection (c).
 - (2) Fee revenues raised under this section shall be used to fund a position in the code enforcement division, and to provide enforcement and processing personnel as needed. The officer holding this position shall have as his or her primary responsibility the enforcement of the terms and conditions of this ordinance, and other city regulations relating to the transient use of properties.
 - (3) For a period of 90 days after the effective date of this section [September 22, 2003], the licensing division will receive initial applications pursuant to subsection (c), and related fees. There shall be a \$25.00 per dwelling unit late fee payable to the city upon application filing. In all subsequent years after the initial application, annual processing fees shall be paid at the same time as the business tax receipt. The city manager may determine to pro-rate the initial processing fee.
- Editor's note—** The city has advised that the effective date of Ord. No. 02-06 actually occurred upon final DCA approval, which was September 22, 2003.
- (f) *Enforcement; penalties.* A violation of this section shall be punishable as a misdemeanor and by a fine of up to \$500.00 per day, per unit, per violation. The code enforcement division may also enforce the terms of this section by bringing a case to the code enforcement special master pursuant to its authority under law and ordinance. In addition, any license or permission granted hereunder may be revoked for cause, upon notice and opportunity to be heard, by the city commission. In addition to any other remedy available to the city, the city or any adversely affected party may enforce the terms of this section in law or equity. Any citizen of Key West may seek injunctive relief in a court of competent jurisdiction to prevent a violation of this section. The city, by and through its code enforcement division, may apply for an administrative search warrant to enter upon the premises of any residence subject to this section.

Exhibit A
Attachment C

AFFIDAVIT

I, ANA L. HERRERA, swear/affirm the following to be true and correct to the best of my knowledge:

1. I have personal knowledge of 900-902 Truman Avenue.

2. My address is 13301 SW 204th Street, Miami, FL 33177.

My telephone number is 305-216-6209.

3. I make this affidavit voluntarily without inducement or promise of any kind because it is the truth.

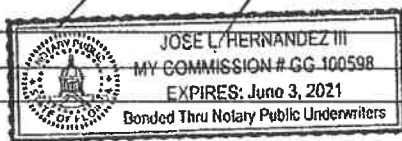
4. 900 - 902 Truman Avenue was solely owned by my parents, Cirilo & Yolanda Herrera from 1995 to 2003 when title was changed to include me.

5. In 2001, I was attempting to assist my parents with their transient rental property at the above address. My parents were struggling with their rentals due to advanced age and poor health. Upon discussions with city licensing staff, I decided it would be best to change the transient licenses to non-transient to avoid the higher thresholds and frequency of review and inspections related to transient use. City staff requested I provide a written statement that I was relinquishing the licenses. I provided the written statement. However, I was not advised nor did not realize that I was potentially diminishing my parent's property rights, nor did I have any authorization or power of attorney, at the time, to take such action.

Ana L. Herrera 9/5/19
Signature Date

Subscribed and sworn to (or affirmed) before me on 9/5/19 (date) by Ana L. Herrera (name of affiant), he/she is personally known to me or has presented FL DL as identification.

Notary's Signature and Seal



Name of Acknowledger printed or stamped
Title or Rank
Commission Number, if any



BUSINESS TAX RECEIPT

PROPERTY RENTAL (TRANSIENT)

(Revised 12/16/2019)

CITY OF KEY WEST

PO Box 1409 (1300 White St.)

Key West, FL 33041

(305) 809-3955

licensing@cityofkeywest-fl.gov

Action: <input type="checkbox"/> New <input type="checkbox"/> Transfer of ownership <input type="checkbox"/> Renewal	Unit Information: Parcel (RE) #: <u>00030230-000000</u> <input type="checkbox"/> # Rooms <input type="checkbox"/> # Bedrooms <input type="checkbox"/> # Kitchens <input type="checkbox"/> # Parking <input type="checkbox"/> Gross sq. footage	Rental Type: <input type="checkbox"/> Hotel/Motel/Timeshare (\$16.80/unit) <input type="checkbox"/> Guesthouse/Bed & Breakfast (\$16.80/unit) <input checked="" type="checkbox"/> Residential (\$29.40/unit) <input type="checkbox"/> Other: _____
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Units:
3

Application date: April 22, 2022

Property Address: 902 Truman Ave., Key West, FL 33040

Business Name: CRH-YLM 900 LLC

Business Owner: Ana Herrera

Mailing Address: 13301 SW 204 Street, Miami, FL 33177

Email Address: c/o owen@owentrepanier.com

Contact Phone #: c/o 305-293-8983 EIN or last 4-digits of SSN: 7345

Company or person that will be operating the property's transient accommodations on a 24-hour basis:
 Name / address / phone #: _____

Ownership transfers only:

Previous owner: _____

<p>This Business Tax Receipt is being issued in accordance with Chapter 66, City of Key West Municipal Code. By signing below, I certify that the above information is true, complete, and correct.</p> <p>Signature: _____</p> <p>Date: _____</p> <p>Notary: State of <u>FL</u>, County of <u>Monroe</u></p> <p>The foregoing instrument was acknowledged before me on this _____ day of _____, 20____ by _____</p> <p>Notary signature: _____</p> <p><input checked="" type="checkbox"/> Personally known <input type="checkbox"/> Produced ID: _____</p>	<p><u>OFFICE USE ONLY</u></p> <p>BUSINESS TAX FEES:</p> <p>Pro-rated annual BTR fee: _____</p> <p>Transfer fee: _____</p> <p>Delinquency fee: _____</p> <p>Non-conformance penalty: _____</p> <p>Medallion fee: _____</p> <p>TOTAL FEES DUE/COLLECTED: _____</p> <p>Business Tax Receipt #: _____</p> <p>Medallion License #: _____</p> <p>Medallion #: _____</p> <p>Licensing Rep: _____</p> <p>Date: _____</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Required back-up documents:

Copy of state name registrations (corporation/LLC/fictitious name) www.sunbiz.org

Copy of lease, deed or Monroe County property card

Copy of State Rental License www.myfloridalicense.com

n/a Copy of state sales tax resale certificate www.floridarevenue.com

n/a Copy of City of Key West fire inspection (305) 809-3933



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
 CRH-YLM 900, LLC

Filing Information

Document Number L08000011739
FEI/EIN Number APPLIED FOR
Date Filed 02/01/2008
Effective Date 02/01/2008
State FL
Status ACTIVE

Principal Address

13301 SW 204 STREET
 MIAMI, FL 33177

Mailing Address

13301 SW 204 STREET
 MIAMI, FL 33177

Registered Agent Name & Address

HERRERA, ANA L
 13301 SW 204 STREET
 MIAMI, FL 33177

Name Changed: 04/29/2013

Authorized Person(s) Detail

Name & Address

Title MGR

HERRERA, ANA L
 13301 SW 204 STREET
 MIAMI, FL 33177

Annual Reports

Report Year	Filed Date
2019	04/27/2019
2020	06/26/2020
2021	04/27/2021

Document Images

04/27/2021 – ANNUAL REPORT	View image in PDF format
06/26/2020 – ANNUAL REPORT	View image in PDF format
04/27/2019 – ANNUAL REPORT	View image in PDF format
04/27/2018 – ANNUAL REPORT	View image in PDF format
04/25/2017 – ANNUAL REPORT	View image in PDF format
04/29/2016 – ANNUAL REPORT	View image in PDF format
04/23/2015 – ANNUAL REPORT	View image in PDF format
04/28/2014 – ANNUAL REPORT	View image in PDF format
04/29/2013 – ANNUAL REPORT	View image in PDF format
04/24/2012 – ANNUAL REPORT	View image in PDF format
04/29/2011 – ANNUAL REPORT	View image in PDF format
04/28/2010 – ANNUAL REPORT	View image in PDF format
04/29/2009 – ANNUAL REPORT	View image in PDF format
02/01/2008 – Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



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.

By continuing into this site you assert that you have read and agree to the above statement.

Summary

Parcel ID 00030230-000000
 Account# 1030996
 Property ID 1030996
 Millage Group 10KW
 Location 902 TRUMAN Ave, KEY WEST
 Address
 Legal KW PT SQR 1 TR 12 OR399-1057/58 OR424-68/69 OR440-324/25 OR771-197
 Description OR815-1767 OR896-2215 OR900-1730 OR987-1327/28 OR1370-1128 OR1984-2317/18 OR2157-2389/90 OR2378-1628/29
 (Note: Not to be used on legal documents.)
 Neighborhood 32080
 Property STORE COMBO (1200)
 Class
 Subdivision
 Sec/Twp/Rng 06/68/25
 Affordable No
 Housing



AK 1030996 900-902 TRUMAN AVENUE 5/25/2012

Owner

CRH-YLM 900 LLC
 13301 SW 204th St
 Miami FL 33177

Valuation

	2021	2020	2019	2018
+ Market Improvement Value	\$250,419	\$252,099	\$255,274	\$255,079
+ Market Misc Value	\$2,370	\$2,370	\$2,370	\$2,334
+ Market Land Value	\$695,624	\$695,624	\$797,355	\$763,425
= Just Market Value	\$948,413	\$950,093	\$1,054,999	\$1,020,838
= Total Assessed Value	\$905,701	\$823,365	\$748,514	\$680,468
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$948,413	\$950,093	\$1,054,999	\$1,020,838

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(1200)	5,850.00	Square Foot	59	100

Commercial Buildings

Style SERVICE SHOPS-B- / 25B
 Gross Sq Ft 725
 Finished Sq Ft 680
 Perimeter 0
 Stories 1
 Interior Walls
 Exterior Walls C.B.S.
 Quality 400 ()
 Roof Type
 Roof Material
 Exterior Wall1 C.B.S.
 Exterior Wall2
 Foundation
 Interior Finish
 Ground Floor Area
 Floor Cover
 Full Bathrooms 0
 Half Bathrooms 0
 Heating Type
 Year Built 1948
 Year Remodeled
 Effective Year Built 1990

Condition Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	680	680	0
SBU	UTIL UNFIN BLK	45	0	0
TOTAL		725	680	0

Style	M.F. - R3 / R3
Gross Sq Ft	2,656
Finished Sq Ft	1,450
Perimeter	0
Stories	2
Interior Walls	WALL BD/WD WAL
Exterior Walls	ABOVE AVERAGE WOOD
Quality	550 ()
Roof Type	IRR/CUSTOM
Roof Material	METAL
Exterior Wall1	ABOVE AVERAGE WOOD
Exterior Wall2	
Foundation	WD CONC PADS
Interior Finish	WALL BD/WD WAL
Ground Floor Area	
Floor Cover	CONC S/B GRND
Full Bathrooms	3
Half Bathrooms	0
Heating Type	NONE with 0% NONE
Year Built	1933
Year Remodeled	
Effective Year Built	1985

Condition Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	380	0	0
FHS	FINISH HALF ST	550	0	0
FLA	FLOOR LIV AREA	1,450	1,450	0
OUU	OP PR UNFIN UL	216	0	0
OPF	OP PRCH FIN LL	60	0	0
TOTAL		2,656	1,450	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	1971	1972	1	90 SF	3
UTILITY BLDG	1973	1974	1	163 SF	3
LC UTIL BLDG	1975	1976	1	90 SF	1
FENCES	1979	1980	1	78 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
9/1/1995	\$240,000	Warranty Deed		1370	1128	Q - Qualified	Improved
9/1/1986	\$185,000	Warranty Deed		987	1327	Q - Qualified	Improved
7/1/1980	\$173,000	Warranty Deed		815	1767	U - Unqualified	Improved
8/1/1978	\$85,000	Conversion Code		771	197	Q - Qualified	Improved

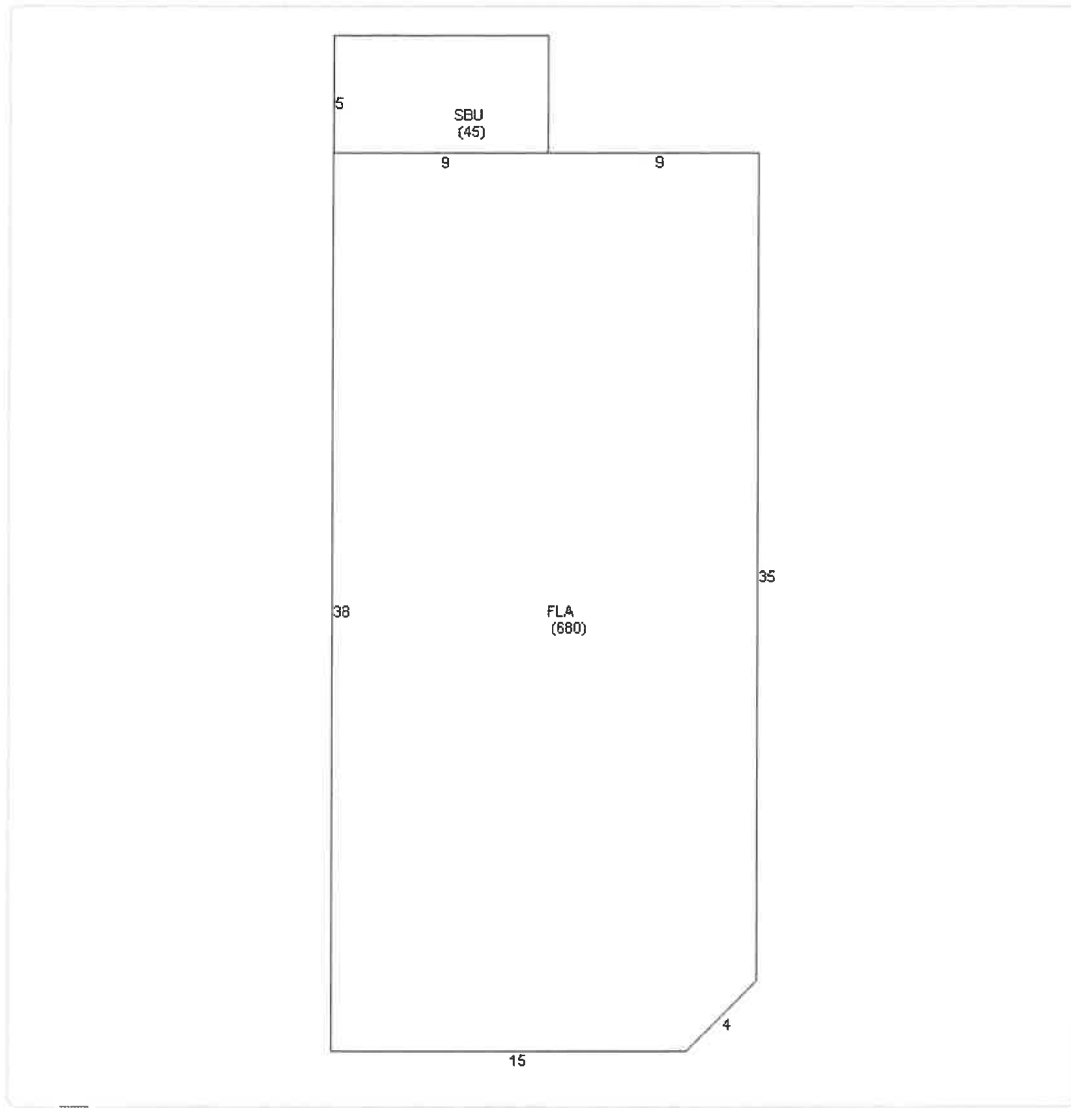
Permits

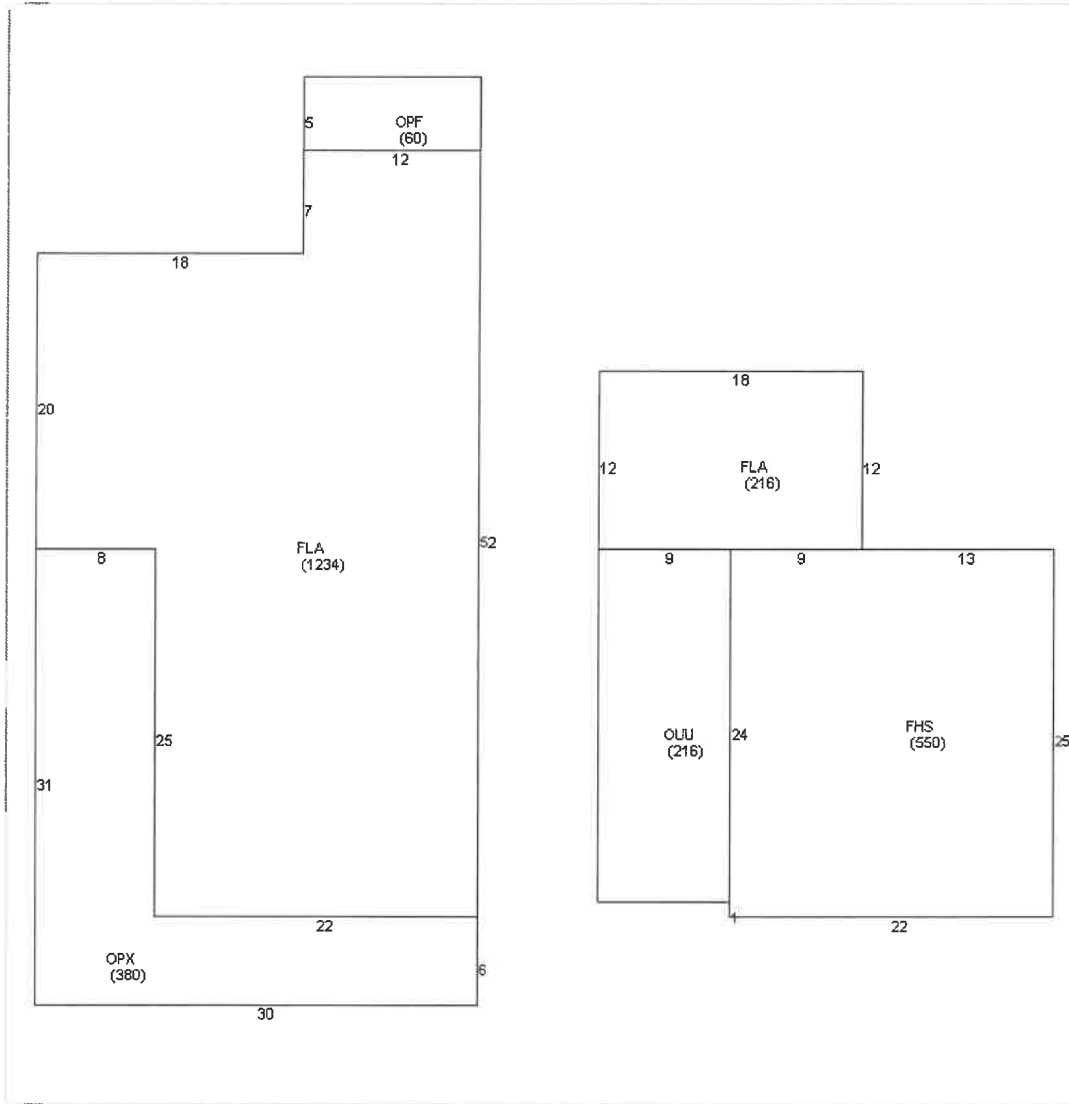
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
06-0601	2/2/2006	9/26/2006	\$6,000	Commercial	INSTALL 10 SQS OF MODIFIED RUBBER ON FLAT ROOF

View Tax Info

[View Taxes for this Parcel](#)

Sketches (click to enlarge)





Photos



Map



TRIM Notice

2021 TRIM Notice (PDF)

2021 Notices Only

No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

[User Privacy Policy](#)
[GDPR Privacy Notice](#)

[Last Data Upload: 12/1/2021, 2:59:23 AM](#)



Version 2.3.163

Attachment A

OCCUPATIONAL LICENSE No.

City of Key West, Florida

NO REFUNDS

LICENSE YEAR
1995-1996

50013643016

THIS LICENSE MUST BE PROMINENTLY DISPLAYED
LICENSE PERIOD BEGINNING 10/01/95 THROUGH 09/30/96

PENALTY SCHEDULE			
60.00 LICENSE FEE	66.00 OCTOBER	69.00 NOVEMBER	72.00 DECEMBER
			75.00 JANUARY

253651

902 TRUMAN AVE

TOTAL UNITS 3

10C RENTALS
TRANSIENT RESIDENTIAL RENTAL; PER UNIT

~~BARBARA KNOWLES CIRILO HERRERA & YOLANDA HERRERA~~

~~JOHN & BARBARA KNOWLES~~

~~670-04-DE-SOLANO-RENTAL~~ 3326 FLAGLER AVENUE

~~529-SIMPSON-ST~~ KEY WEST, FLORIDA 33040

~~KEY WEST-FL-33040~~

FINANCE DEPARTMENT
DIVISION OF REVENUE

[Signature]

S:
E:
S:
TY:

THIS INSTRUMENT PREPARED BY:
AVELINO J. GONZALEZ, ESQUIRE
6780 Coral Way
Miami, Florida 33155

RECORD AND RETURN TO:

Law Offices Of
Avelino J. Gonzalez, Esq.
6780 Coral Way Law Center
Miami, FL. 33155

MONROE COUNTY
OFFICIAL RECORDS

FILE #1431843
BK#1984 PG#2317

RCD Mar 18 2004 03:16PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 0.70
03/18/2004 FP DEP CLK

Property Appraisers Parcel
Identification (Folio) No.: 00030230-000 000

Grantees Social Security No.:
Ana Jacobo
Cirilo Herrera
Yolanda Herrera

QUIT CLAIM DEED

THIS QUIT CLAIM made this 24th day of July, 2003, by Cirilo R. Herrera and Yolanda L. Herrera, his wife (the "Grantors"), to Cirilo R. Herrera, a married man and Yolanda L. Herrera, his wife, and Ana H. Jacobo, a married woman (the "Grantees"), as joint tenants with right of survivorship, whose post office address is 3326 Flagler Avenue, Key West, Florida 33040.

(Wherever 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.)

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration paid to Grantor by Grantee, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, that certain property situated in Monroe County, Florida (the "property"), as more particularly described as follows:

On the Island of Key West, and known as part of Lot 8 in Tract 12, better known and described as follows: commencing at a point at the corner of Division and Margaret Streets, and running thence along the line of Division Street in a Northeasterly direction 58 feet 6 inches; thence at right angles

in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 100 feet back to the place of beginning.

Subject to easements, restrictions, covenants and agreements of record and subject to real property taxes for the year 2003 and subsequent years.

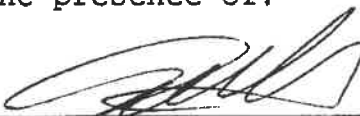
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

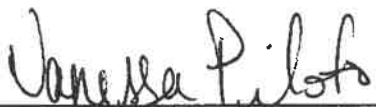
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the day and year first above written.

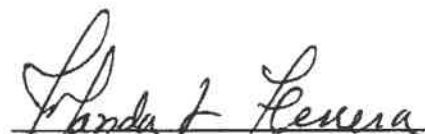
Signed, sealed and delivered in the presence of:

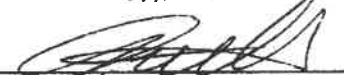
GRANTOR:

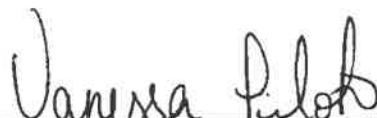

Print Name: Avelino J. Gonzalez


Cirilo R. Herrera
Print Name: CIRILO R. HERRERA
Address of Grantor:
3326 Flagler Avenue, Key
West, Florida 33040


Print Name: VANESSA PILOTO


Yolanda L. Herrera
Print Name: YOLANDA L. HERRERA
Address of Grantor:
3326 Flagler Avenue, Key
West, Florida 33040

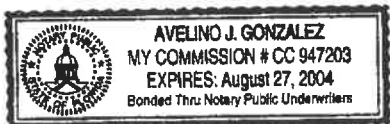

Print Name: Avelino J. Gonzalez


Print Name: VANESSA PILOTO

MONROE COUNTY
OFFICIAL RECORDS

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 24th day of July, 2003 by Cirilo and Yolanda Herrera, who are personally known to me and who did not take an oath.




Notary Public

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, Ana Herrera as
Please Print Name of person with authority to execute documents on behalf of entity

Manager of CRH-YLM 900 LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates, Inc.
Please Print Name of Representative

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

Ana Herrera

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

Subscribed and sworn to (or affirmed) before me on this 8/4/19
Date

by Ana Herrera
Name of person with authority to execute documents on behalf on entity owner

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

Eladia M Morales
Notary's Signature and Seal

ELADIA M Morales
Name of Acknowledger typed, printed or stamped

Commission Number, if any





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

I, Owen Trepanier, in my capacity as President
(print name) *(print position; president, managing member)*
of Trepanier + Associates, Inc.
(print name of entity)

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

902 Truman
Street address of subject property

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

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


Signature of Applicant

Subscribed and sworn to (or affirmed) before me on this 4/18/22 by
Owen Trepanier
Name of Applicant
date

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

Nikita L. Stange
Notary's Signature and Seal

Nikita L. Stange
Name of Acknowledger typed, printed or stamped

HH149093
Commission Number, if any



Nikita L. Stange
Notary Public
State of Florida
Comm# HH149093
Expires 7/5/2025



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

June 28, 2022

Sent Electronically

Owen Trepanier
1421 First Street, # 101
Key West, FL 33040

RE: Request to Reinstate Transient Rights
902 Truman Avenue – Units 1, 2 & 3 (RE# 00030230-000000)

Dear Mr. Trepanier:

This is in response to your memorandum dated May 11, 2022 requesting reinstatement of a transient rental business tax receipt. You assert the Chief Licensing Official (at that time) counseled Ana H. Herrera to relinquish the transient licenses to avoid the need for transient-related inspections. Further, you assert that Ana H. Jacobo was not informed that such a decision affecting her parent's property rights was a decision that should have been made by her parents, the owners of the property at that time.

Ana L. Herrera affirmed that in 2001, she was attempting to assist her parents with their transient rental property at 900-902 Truman Avenue. She indicated her parents were struggling with their rentals due to advanced age and poor health and that upon discussion with City licensing staff, she decided it would be best to change the transient licenses to non-transient to avoid the higher thresholds and frequency of review and inspections related to transient use.

Research

1) Licensing history notes:

12/26/2001 12:00:00 AM

RMRK: OWNER'S DAUGHTER SAID HE WANTS TO CHANGE TO NON-TRANS, I ADVISED I NEED THIS IN WRITING, SHE SAID SHE WILL FAX

12/27/2001 12:00:00 AM

RMRK: REC'D LETTER REQUESTING TO CHANGE TO NON TRANSIENT, CHANGED.

The remark indicates the property owner requested the change to non-transient status through his daughter and this request was received in writing via facsimile. A copy of the original document was not provided by the current property owner, your office, nor could the City of Key West locate a hard copy of the original request.



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

- 2) A Quit Claim Deed was executed on July 24, 2003 by Cirilo R. Herrera and Yolanda L. Herrera, his wife (the "Grantors"), to Cirilo R. Herrera, a married man and Yolanda L. Herrera, his wife, and Ana H. Jacobo, a married woman (the "Grantees) as joint tenants with right of survivorship.

The 2004 real estate tax records reflect the joint ownership.

- 3) A Quit Claim Deed was executed on July 15, 2005 by Cirilo R. Herrera and Yolanda L. Herrera & Ana H. Jacobo (unmarried woman) to second party, Grantee, Ana H. Jacobo (unmarried woman). Eduardo Herrera witnessed the execution of the deed.

The 2006 real estate tax records reflect sole ownership by Ana H. Jacobo.

- 4) On February 1, 2008 Ana H. Jacobo created a Limited Liability Company – CRH-YLM 900, LLC. Ana H. Jacobo is and has been the registered agent since inception.

- 5) A Quit Claim Deed was executed on February 1, 2008 between Ana H. Jacobo (single woman), Grantor and CRH-YLM 900, LLC. Eduardo M. Herrera witnessed the execution of the deed.

The 2008 real estate tax records reflect sole ownership by CRH-YLM 900 LLC.

- 6) A Final Judgment for Removal of Tenant residing at 902 Truman Avenue, Apartment 1, Key West, Monroe County, Florida was Done and Ordered on July 22, 2010.

In conclusion, Ana H. Jacobo has solely owned the subject property since July 15, 2005 and has knowingly and continuously renewed the non-transient business tax receipts on an annual basis since that time.

Further, the transient licenses were voluntarily relinquished to the City on December 27, 2001. Therefore, we cannot grant your request for reinstatement.

Regards,

Kate P. Halloran
Planning Director

Attachments:

Quit Claim Deeds
Real Estate Tax Records
Final Judgment

THIS INSTRUMENT PREPARED BY:
AVELINO J. GONZALEZ, ESQUIRE
6780 Coral Way
Miami, Florida 33155

RECORD AND RETURN TO:

Law Offices Of
Avelino J. Gonzalez, Esq.
6780 Coral Way Law Center
Miami, FL. 33155

MONROE COUNTY
OFFICIAL RECORDS
FILE #1431843
BK#1984 PG#2317
RCD Mar 18 2004 03:16PM
DANNY L KOLHAGE, CLERK
DEED DOC STAMPS 0.70
03/18/2004 *JP* DEP CLK

Property Appraisers Parcel
Identification (Folio) No.: 00030230-000 000

Grantees Social Security No.:
Ana Jacobo
Cirilo Herrera
Yolanda Herrera

QUIT CLAIM DEED

THIS QUIT CLAIM made this 24th day of July, 2003, by Cirilo R. Herrera and Yolanda L. Herrera, his wife (the "Grantors"), to Cirilo R. Herrera, a married man and Yolanda L. Herrera, his wife, and Ana H. Jacobo, a married woman (the "Grantees"), as joint tenants with right of survivorship, whose post office address is 3326 Flagler Avenue, Key West, Florida 33040.

(Wherever 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.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration paid to Grantor by Grantee, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, that certain property situated in Monroe County, Florida (the "property"), as more particularly described as follows:

On the Island of Key West, and known as part of Lot 8 in Tract 12, better known and described as follows: commencing at a point at the corner of Division and Margaret Streets, and running thence along the line of Division Street in a Northeasterly direction 58 feet 6 inches; thence at right angles

FILE #1431843
BK#1984 PG#2318

in a Southeasterly direction 100 feet; thence at right angles in a Southwesterly direction 100 feet back to the place of beginning.

Subject to easements, restrictions, covenants and agreements of record and subject to real property taxes for the year 2003 and subsequent years.

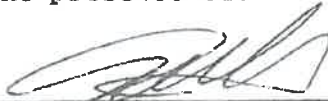
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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


IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the day and year first above written.

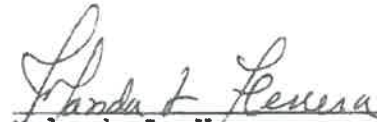
Signed, sealed and delivered in the presence of:


GRANTOR:



Print Name: Avelino J Gonzalez


Cirilo R. Herrera
Print Name: CIRILO R. HERRERA
Address of Grantor:
3326 Flagler Avenue, Key
West, Florida 33040


Print Name: VANESSA PIlOTO


Yolanda L. Herrera
Print Name: YOLANDA L. HERRERA
Address of Grantor:
3326 Flagler Avenue, Key
West, Florida 33040

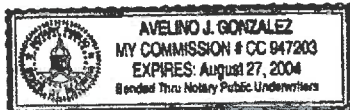

Print Name: Avelino J. Gonzalez


Print Name: VANESSA PIlOTO

MONROE COUNTY
OFFICIAL RECORDS

STATE OF FLORIDA)
) SS
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 24th day of July, 2003 by Cirilo and Yolanda Herrera, who are personally known to me and who did not take an oath.




Notary Public

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1030996	999999	10KW	1030996


HERRERA CIRILO R & YOLANDA L &
JACOBO ANA H R/S
3326 FLAGLER AVE
KEY WEST, FL 33040

00030230000000010101
KW PT SQR 1 TR 12 OR399-1057/ 1058
OR424-68/69OR440-324/325 OR771-197 OR815-1767
OR896- OR900-1730Q/C OR987-1327/1328 OR

Paid 06/30/2004 \$1,178.43
Receipt # 2003-912063
Paid By HERRERA CIRILO R & YC

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		2.3950	583,526	0	583,526	1,397.54
SCHOOL LOCAL BOARD		1.5370	583,526	0	583,526	896.88
GENERAL REVENUE FUND		0.9637	583,526	0	583,526	562.34
F&F LAW ENFORCE JAIL JUDICIAL		2.1903	583,526	0	583,526	1,278.10
HEALTH CLINIC		0.0196	583,526	0	583,526	11.44
FLORIDA KEYS MOSQUITO CONTROL		0.6090	583,526	0	583,526	355.37
CITY OF KEY WEST		2.6003	583,526	0	583,526	1,517.34
SO FL WATER MANAGEMENT DIST		0.2840	583,526	0	583,526	165.72
OKEECHOBEE BASIN		0.3130	583,526	0	583,526	182.64
EVERGLADES CONSTRUCTION PRJT		0.1000	583,526	0	583,526	58.35
TOTAL MILLAGE		11.0119	AD VALOREM TAXES		\$6,425.72	

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	TELEPHONE	AMOUNT
		
NON-AD VALOREM ASSESSMENTS		\$0.00

COMBINED TAXES AND ASSESSMENTS	\$6,425.72	See reverse side for important information.
---------------------------------------	-------------------	---------------------------------------------

If Postmarked By Please Pay	Jun 30, 2004 \$0.00				
--------------------------------	------------------------	--	--	--	--

IF PAID BY

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1030996	999999	10KW	1030996

HERRERA CIRILO R & YOLANDA L &
JACOBO ANA H R/S
3326 FLAGLER AVE
KEY WEST, FL 33040

00030230000000010101
KW PT SQR 1 TR 12 OR399-1057/ 1058
OR424-68/69OR440-324/325 OR771-197 OR815-1767
OR896- OR900-1730Q/C OR987-1327/1328 OR

RETURN WITH PAYMENT

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO SAM C. STEELE, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Postmarked By Please Pay	Jun 30, 2004 \$0.00				
--------------------------------	------------------------	--	--	--	--

Paid 06/30/2004 Receipt # 2003-912063 \$1,178.43
Paid By HERRERA CIRILO R & YOLANDA

Quitclaim Deed

THIS QUITCLAIM DEED, executed this 15 day of July 2005
 by first party, Grantor, CIRILO R. HERREBA & YOLANDA A. HERREBA & ANA H JACOBO
 whose post office address is 3326 FLAGLER AVENUE, KEY WEST, FL 33040 (UNMARRIED
 WOMAN)
 to second party, Grantee, ANA H. JACOBO (UNMARRIED WOMAN)
 whose post office address is 13713 SW 9 STREET, MIAMI, FL 33184

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars
AND NO/100 Dollars (\$ 10.00)
 paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the
 said second party forever, all the right, title, interest and claim which the said first party has in and to the following described
 parcel of land, and improvements and appurtenances thereto in the County of MONROE
 State of FLORIDA to wit:

000 30230000000010101
 KW PT 5QR ITR 12 OR 399-1057/1058 OR
 424-68/69 OR 440-324/325 OR 771-1977
 OR 815-1767 OR 896- OR 900-1730 9/c OR
 987-1327/328 OR 1370-1128 OR 1984-2317/
 1BQ/c(LG)
 ALTERNATE KEY NUMBER 1030996

Doc# 1546156 10/11/2005 1:21PM
 Filed & Recorded in Official Records of
 MONROE COUNTY DANNY L. KOLHAGE

10/11/2005 1:21PM
 DEED DOC STAMP CL: PW \$0.70

Doc# 1546156
 Bk# 2157 Pg# 2389

Doc# 1546156
Bk# 2157 Pg# 2390

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Signature of Witness: [Signature]

Print name of Witness: Eduardo Herrera

Signature of Witness: _____

Print name of Witness: _____

Signature of First Party: [Signature]

Print name of First Party: CIRILO R. HERRERA

Signature of Second Party: [Signature] [Signature]

Print name of Second Party: YOLANDA L. HERRERA ANA H. JACOBO

Signature of Preparer SELF PREPARED

Print Name of Preparer CIRILO & YOLANDA HERRERA

Address of Preparer 3326 FLAGLER AVE KEY WEST.

State of FLORIDA
County of MONROE }

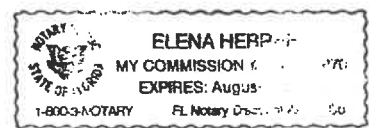
On JULY 15, 2005 before me, ELENA Z. HERRERA
appeared CIRILO AND YOLANDA HERRERA AND ANA H. JACOBO

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

MONROE COUNTY
OFFICIAL RECORDS

[Signature]
Signature of Notary



Affiant Known Produced ID
Type of ID _____ (Seal)

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1030996	999999	10KW	1030996


JACOBO ANA H
13301 SW 204 ST
MIAMI, FL 33177

0003023000000010101
KW PT SQR 1 TR 12 OR399-1057/ 1058 OR424-68/69
OR440-324/325 OR771-197 OR815-1767 OR896-2215
OR900-1730Q/C OR987-1327/13

Paid 06/27/2006 \$1,456.97
Receipt # 2005-302796
Paid By JACOB ANA H

AD VALOREM TAXES						
TAXING AUTHORITY	TELEPHONE	MILLAGE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAX AMOUNT
SCHOOL STATE LAW		1.5190	727,925	0	727,925	1,105.71
SCHOOL LOCAL BOARD		1.5420	727,925	0	727,925	1,122.46
GENERAL REVENUE FUND		0.6553	727,925	0	727,925	477.00
F&F LAW ENFORCE JAIL JUDICIAL		1.8806	727,925	0	727,925	1,368.93
HEALTH CLINIC		0.0250	727,925	0	727,925	18.19
FLORIDA KEYS MOSQUITO CONTROL		0.5505	727,925	0	727,925	400.72
CITY OF KEY WEST		2.3034	727,925	0	727,925	1,676.70
SO FL WATER MANAGEMENT DIST		0.2840	727,925	0	727,925	206.73
OKEECHOBEE BASIN		0.3130	727,925	0	727,925	227.84
EVERGLADES CONSTRUCTION PRJT		0.1000	727,925	0	727,925	72.79
TOTAL MILLAGE		9.1728	AD VALOREM TAXES		\$6,677.07	

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
	
NON-AD VALOREM ASSESSMENTS	
\$0.00	

COMBINED TAXES AND ASSESSMENTS	\$6,677.07	See reverse side for important information.
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If Postmarked By Please Pay	Jun 30, 2006 \$0.00				
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IF PAID BY

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1030996	999999	10KW	1030996

JACOBO ANA H
13301 SW 204 ST
MIAMI, FL 33177

0003023000000010101
KW PT SQR 1 TR 12 OR399-1057/ 1058 OR424-68/69
OR440-324/325 OR771-197 OR815-1767 OR896-2215
OR900-1730Q/C OR987-1327/13

RETURN WITH PAYMENT

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO SAM C. STEELE, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Postmarked By Please Pay	Jun 30, 2006 \$0.00				
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Paid 06/27/2006 Receipt # 2005-302796 \$1,456.97
Paid By JACOB ANA H

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L08000011739
FILED 8:00 AM
February 01, 2008
Sec. Of State
ncausseaux

Article I

The name of the Limited Liability Company is:
CRH-YLM 900, LLC

Article II

The street address of the principal office of the Limited Liability Company is:
13301 SW 204 STREET
MIAMI, FL. 33177

The mailing address of the Limited Liability Company is:
13301 SW 204 STREET
MIAMI, FL. 33177

Article III

The purpose for which this Limited Liability Company is organized is:
ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:
ANA H JACOBO
13301 SW 204 STREET
MIAMI, FL. 33177

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: ANA H JACOBO

Article V

The name and address of managing members/managers are:

Title: MGR
ANA H JACOBO
13301 SW 204 STREET
MIAMI, FL. 33177

L08000011739
FILED 8:00 AM
February 01, 2008
Sec. Of State
ncausseaux

Article VI

The effective date for this Limited Liability Company shall be:

02/01/2008

Signature of member or an authorized representative of a member

Signature: ANA H JACOBO

Recording requested by:
When recorded, mail to:
Name: CRH-YLM 900, LLC
Address: 13301 SW 204 ST
City: MIAMI
State/Zip: FL 33177

Doc# 1710357 09/03/2008 3:16PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

09/03/2008 3:16PM
DEED DOC STAMP CL: PW \$0.70

Doc# 1710357
Bk# 2378 Pg# 1628

S

Quitclaim Deed

This Quitclaim Deed is made on February 1, 2008, between
ANA H JACOBO (SINGLE WOMAN), grantor,
address: 13301 SW 204 STREET, MIAMI, FL 33177

and CRH-YLM 900, LLC, grantee,
address: 13301 SW 204 STREET, MIAMI, FL 33177

For valuable consideration, ^(, \$10,000 Ten Dollars only) the grantor hereby quitclaims and transfers the following described real estate to the grantee to have and hold forever, located at 900-902 TRUMAN AVENUE PARCEL Account # 000 30230, City of KEY WEST, State of FLORIDA, and described as follows:
ALTERNATE KEY NUMBER 1030996 KW PT SQR 1TR 12 OR 399-1057/105
OR 424-68/69 OR 440-324/325 OR 771-197 OR 815-1767 OR 896-2215
OR 900-17309/C OR 987-1327/1328
OR 1370-1128 OR 1484-2317/189/C OR
2157-2389/90

Dated: February 1, 2008

Ana H. Jacobo
Signature of Grantor

Ana H. Jacobo
Printed Name of Grantor

PREPARED BY: Ana H. Jacobo
13301 SW 204 ST
MIAMI, FL 33177

State of FLORIDA
County of MONROE

Doc# 1710357
Bk# 2378 Pg# 1629

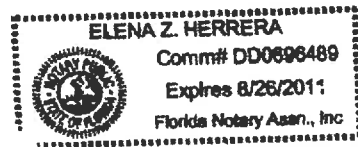
On FEBRUARY 1, 2008, ANA H. JACOBO personally came before me and, being duly sworn, did state that he or she is the person described in the above document and that he or she signed the above document in my presence.

Elena Z. Herrera
Signature of Notary Public

Notary Public, In and for the County of MONROE
State of FLORIDA

My commission expires: 8/26/2011

Notary Seal



SIGNATURE OF WITNESS: [Signature]
PRINT NAME OF WITNESS: Edwards M. Herrera
FL ID# H 660-200-55-001-0

SIGNATURE OF WITNESS: [Signature]
PRINT NAME OF WITNESS: FIDEL RODRIGUEZ
MI R 362-252-004-086

MONROE COUNTY
OFFICIAL RECORDS

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1030996		10KW	1030996

CRH-YLM 900 LLC
13301 SW 204 ST
MIAMI, FL 33177

0003023000000066825
900 - 902 TRUMAN AVE

KW PT SQR 1 TR 12 OR399-1057/1058 OR424-68/69
OR440-324/325 OR771-197 OR815-1767 OR896-2215
O

Paid 06/30/2008 \$2,401.01
Receipt # 121-07-00005017
Paid By JACOBO ANA H

TAXING AUTHORITY	AD VALOREM TAXES				EXEMPTION	TAXABLE VALUE	TAX AMOUNT
	TELEPHONE	MILLAGE	ASSESSED VALUE				
SCHOOL STATE LAW		1.3940	1,009,047		0	1,009,047	1,406.61
SCHOOL LOCAL BOARD		1.5280	1,009,047		0	1,009,047	1,541.82
GENERAL REVENUE FUND		1.1297	1,009,047		0	1,009,047	1,139.92
F&F LAW ENFORCE JAIL JUDICIAL		1.5394	1,009,047		0	1,009,047	1,553.33
HEALTH CLINIC		0.0192	1,009,047		0	1,009,047	19.37
FLORIDA KEYS MOSQUITO CONTROL		0.3798	1,009,047		0	1,009,047	383.24
CITY OF KEY WEST		2.2794	1,009,047		0	1,009,047	2,300.02
SO FL WATER MANAGEMENT DIST		0.2549	1,009,047		0	1,009,047	257.21
OKEECHOBEE BASIN		0.2797	1,009,047		0	1,009,047	282.23
EVERGLADES CONSTRUCTION PRJT		0.0894	1,009,047		0	1,009,047	90.21
TOTAL MILLAGE		8.8935			AD VALOREM TAXES		\$8,973.96

RETAIN THIS PORTION FOR YOUR RECORDS.
WALK-IN CUSTOMERS
PLEASE BRING FOR RECEIPT.

LEVYING AUTHORITY	TELEPHONE	AMOUNT
NON-AD VALOREM ASSESSMENTS		
		\$0.00



COMBINED TAXES AND ASSESSMENTS	\$8,973.96	See reverse side for important information.
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If Postmarked By	Jun 30, 2008			
Please Pay	\$0.00			

IF PAID BY

PROPERTY ID #	ESCROW CD	MILLAGE CODE	ACCOUNT #
1030996		10KW	1030996

CRH-YLM 900 LLC
13301 SW 204 ST
MIAMI, FL 33177

0003023000000066825
900 - 902 TRUMAN AVE

KW PT SQR 1 TR 12 OR399-1057/1058 OR424-68/69
OR440-324/325 OR771-197 OR815-1767 OR896-2215
O

RETURN WITH PAYMENT

CHECKS ON U.S. BANKS ONLY MADE PAYABLE TO SAM C. STEELE, C.F.C. TAX COLLECTOR • P.O. BOX 1129, KEY WEST FL 33041-1129

If Postmarked By	Jun 30, 2008			
Please Pay	\$0.00			

Paid 06/30/2008 Receipt # 121-07-00005017 \$2,401.01
Paid By JACOBO ANA H

IN THE COUNTY COURT FOR THE SIXTEENTH JUDICIAL CIRCUIT
IN AND FOR MONROE COUNTY, FLORIDA

ANA H. JACOBO,
Plaintiff(s),

v.

MARIANA MOLINA,
Defendant(s).

CASE NO. 2010-CC-332-K
JUDGE WAYNE MILLER

FINAL JUDGMENT FOR REMOVAL OF TENANT BY DEFAULT

THIS CAUSE came on to be considered by the court upon Plaintiffs' complaint for removal of tenant, and a default having been entered against the Defendant for having failed to appear at the final hearing of eviction, and being otherwise fully advised in the premises, it is therefore

Doc# 1798961 07/23/2010 9:26AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

FILED FOR RECORD
2010 JUL 22 AM 11:49

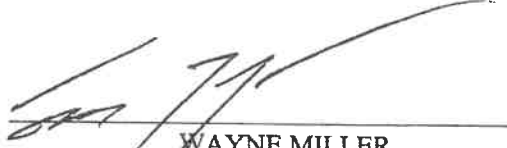
ORDERED AND ADJUDGED

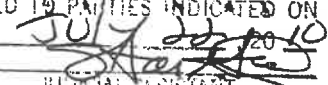
1. That Final Judgment be and the same is hereby entered in favor of Plaintiffs and against the Defendants for possession of the premises located at and known as 902 TRUMAN AVENUE, APT #1, KEY WEST, MONROE COUNTY, FLORIDA, for which let Writ of Possession issue forthwith.

2. Plaintiff shall have judgment for court costs herein taxed in the amount of \$195.00 for which let execution issue.

3. The Court reserves jurisdiction as to any matters not addressed herein.

DONE AND ORDERED at Key West, Monroe County, Florida this 22 day of July, 2010.


WAYNE MILLER
COUNTY JUDGE

COPIES OF THE ABOVE ORDER WERE
MAILED TO PARTIES INDICATED ON
JULY 22 2010
BY 
JUDICIAL ASSISTANT

Doc# 1798961
Bk# 2476 Pg# 1134

Exhibit B

Copies to:

Ana Jacobo
13301 SW 204th St
Miami, FL 33177

Mariana Molina
902 Truman Ave ,
Apt #1
Key West , FL
33040

Eduardo Herrera
902 Truman Ave ,
Apt #2
Key West, FL 33040

Doc# 1796961
Bk# 2476 Pg# 1135

MONROE COUNTY
OFFICIAL RECORDS