

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
3140 Flagler Avenue, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

RECEIVED

Applications will not be accepted unless complete

MAR 31 2015

Development Plan

Major _____
Minor _____

Conditional Use

X

**CITY OF KEY WEST
PLANNING DEPT.**

Historic District

Yes _____
No _____

Please print or type:

- 1) Site Address 1100 TRUMAN AVENUE
- 2) Name of Applicant FADI KHREIS - LULU'S CAFE CORP - DBA: PITA POCKET
- 3) Applicant is: Owner _____ Authorized Representative ✓
(attached Authorization and Verification Forms must be completed)
- 4) Address of Applicant 3920 S. ROOSEVELT BLVD. #402N. KEY WEST, FL
- 5) Applicant's Phone # 305 778 7238 Email _____
- 6) Email Address: JoeFratelli@yahoo.com
- 7) Name of Owner, if different than above SONLIGHT INVESTMENTS INC. - ILENE WALLMUELLER
- 8) Address of Owner 145 S. Ocean Ave. # 716, Palm Beach Shores, FL 33404
- 9) Owner Phone # 561-523-0626 Email FRANK WALLMUELLER@ymail.com
- 10) Zoning District of Parcel _____ RE# _____
- 11) Is Subject Property located within the Historic District? Yes _____ No _____
If Yes: Date of approval _____ HARC approval # _____
OR: Date of meeting _____

12) Description of Proposed Development and Use. Please be specific, list existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc. If there is more than one use, describe in detail the nature of each use (Give concise description here and use a separate sheet if necessary).

The proposed use for this business will be for mediterranean Cuisine, dining in and takeout. There will be 4 tables with a total of 8 seats. The sole purpose will be for the sale of pita sandwiches and other platters, only food business.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
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13) Has subject Property received any variance(s)? Yes _____ No _____
If Yes: Date of approval _____ Resolution # _____

Attach resolution(s).

14) Are there any easements, deed restrictions or other encumbrances on the subject property?
Yes _____ No _____

If Yes, describe and attach relevant documents.

-
- A. For both *Conditional Uses* and *Development Plans*, provide the information requested from the attached **Conditional Use and Development Plan** sheet.
- B. For *Conditional Uses* only, also include the **Conditional Use Criteria** required under Chapter 122, Article III, Sections 122-61 and 122-62 of the Land Development Regulations (see attached copy of criteria).
- C. For *Major Development Plans* only, also provide the **Development Plan Submission Materials** required under Chapter 108, Article II, Division 7, Sections 108-226 through 108-248 of the Land Development Regulations (see attached copy of criteria) and any additional information as determined by the Planning Staff.
- D. For both *Conditional Uses* and *Development Plans*, one set of plans **MUST** be signed & sealed by an Engineer or Architect.

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

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Required Plans and Related Materials for both a Conditional Use and Minor/Major Development Plan

I. Existing Conditions.

- A) Recent Survey of the site by a licensed Surveyor showing all dimensions including distances from property lines, and including:
- 1) Size of site;
 - 2) Buildings, structures, and parking;
 - 3) FEMA Flood Zone;
 - 4) Topography;
 - 5) Easements; and
 - 6) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
- B) Existing size, type and location of trees, hedges, and other features.
- C) Existing stormwater retention areas and drainage flows.
- D) A sketch showing adjacent land uses, buildings, and driveways.

II. Proposed Development: Plans at 11" X 17" (10,000 Sq. ft. or less); 24" X 36" if site is over 10,000 sq. ft.

- A) Site Plan to scale of with north arrow and dimensions by a licensed architect or engineer.
- 1) Buildings
 - 2) Setbacks
 - 3) Parking:
 - a. Number, location and size of automobile and bicycle spaces
 - b. Handicapped spaces
 - c. Curbs or wheel stops around landscaping
 - d. Type of pavement
 - 4) Driveway dimensions and material
 - 5) Location of Utility Lines (sewer, water, electric, cable) adjacent and extending into the site.
 - 6) Location of garbage and recycling
 - 7) Signs
 - 8) Lighting
 - 8) Project Statistics:
 - a. Zoning
 - b. Size of site
 - c. Number of units (or units and Licenses)
 - d. If non-residential, floor area & proposed floor area ratio
 - e. Consumption area of restaurants & bars
 - f. Open space area and open space ratio
 - g. Impermeable surface area and impermeable surface ratio
 - h. Number of automobile and bicycle spaces required and proposed
- B) Building Elevations
- 1) Drawings of all building from every direction. If the project is in the Historic District please submit HARC approved site plans.
 - 2) Height of building.
 - 3) Finished floor elevations and bottom of first horizontal structure
 - 4) Height of existing and proposed grades
- C) Drainage Plan: Existing & Proposed retention areas and calculations approved by the City Engineer. See one of the attached commercial and residential use Stormwater Retention Forms.
- D) Landscape Plan: Size, type, location and number of plants to be removed, kept, and installed. The plan must be approved by the City Landscape Coordinator through a letter of approval. If the project is a Major Development Plan a landscape design prepared by a licensed Landscape Architect is required per Section 108-511(b) of the Land Development Regulations.

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III. **Solutions Statement.** Aspects of the design that address community issues including but not limited to water pollution from stormwater runoff, potable water conservation, waste disposal, recycling, energy conservation, affordable housing, and impacts on neighbors such as lighting, noise, traffic and parking.

Development Plan Submission Materials

Sec. 108-226. Scope.

A development plan, for the purposes of this division, shall include but not necessarily be limited to the requirements in this division. With the exception of sections 108-227 through 108-229, the city planner may waive or modify requirements, information and specific performance criteria for development plan review after rendering a finding in writing that such requirements:

- (1) Are not necessary prior to development plan approval in order to protect the public interest or adjacent properties;
- (2) Bear no relationship to the proposed project or its impacts; and
- (3) Are found to be impractical based on the characteristics of the use, including the proposed scale, density/intensity, and anticipated impacts on the environment, public facilities and adjacent land uses.

Sec. 108-227. Title block.

The development plan shall contain the following pertaining to the title block:

- (1) Name of development.
- (2) Name of owner/developer.
- (3) Scale.
- (4) North arrow.
- (5) Preparation and revision date.
- (6) Location/street address of development.

Sec. 108-228. Identification of key persons.

The development plan shall contain the following pertaining to identification of key persons:

- (1) Owner.
- (2) Owner's authorized agent.
- (3) Engineer and architect.
- (4) Surveyor.
- (5) Landscape architect and/or environmental consultant.
- (6) Others involved in the application.
- (7) A verified statement showing each and every individual person having a legal and/or equitable ownership interest in the subject property, except publicly held corporations whose stock is traded on a nationally recognized stock exchange, in which case the names and addresses of the corporation and principal executive officers together with any majority stockholders will be sufficient.

Sec. 108-229. Project description.

Project description should be included on the site plan sheet. The development plan shall contain the following pertaining to the project description:

- (1) Zoning (include any special districts).
- (2) Project site size (acreage and/or square footage).
- (3) Legal description.
- (4) Building size.
- (5) Floor area ratio, permitted and proposed.
- (6) Lot coverage, permitted and proposed.
- (7) Impervious surface.
- (8) Pervious surface.
- (9) Landscape areas.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
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- (10) Parking spaces, permitted and proposed.
- (11) Delineation of location of existing and proposed structures.
- (12) Existing and proposed development type denoted by land use including density/intensity.
- (13) Setbacks.

Sec. 108-230. Other project information.

A general outline of the proposed development shall include the following criteria where applicable:

- (1) Proposed stages or phases of development or operation and facility utilization.
- (2) Target dates for each phase.
- (3) Expected date of completion.
- (4) Proposed development plan for the site.
- (5) A written description of characteristics of the proposed development (i.e., number and type of residential units; floor area by land use; number of tourist accommodations units; seating or parking capacities; number of hospital beds; any proposed outside facilities or areas to be used for storage, display, outside sales, waste disposal or similar use; and any other proposed uses).
- (6) For planned unit developments, indicate design techniques (i.e., clustering, zero lot line, or other techniques) used to reduce public facility costs, reduce disturbance of natural resources, and preserve scenic quality of the site.
- (7) Buildings and siting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance regulations.
- (8) Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas.

Sec. 108-231. Residential developments.

- (a) If the development includes residential units, the following characteristics shall be discussed in the written description:
 - (1) A breakdown of the proposed residential units by number of bedrooms;
 - (2) Tenure (i.e., owner-occupied or rental); and
 - (3) Structure type, such as single-family, duplex, multiple-family, mobile home.
- (b) Refer to division 10 of article V of chapter 122 for information and legal instruments needed to satisfy the city's affordable housing requirements.

Sec. 108-232. Intergovernmental coordination.

The development plan shall contain the following pertaining to intergovernmental coordination:

- (1) Provide proof of coordination with applicable local, regional, state and federal agencies, including but not limited to the following agencies that will be involved in the project:
 - a. South Florida Regional Planning Council (SFRPC).
 - b. City electric system (CES).
 - c. State department of environmental protection (DEP).
 - d. Army Corps of Engineers (ACOE).
 - e. South Florida Water Management District (SFWMD).
 - f. State department of transportation (DOT).
 - g. State department of community affairs (DCA).
 - h. Florida Keys Aqueduct Authority (FKAA).
 - i. State fish and wildlife conservation commission (F&GC).
 - j. The county.
- (2) Provide evidence that any necessary permit, lease or other permission from applicable local, regional, state and federal agencies has been obtained for any activity that will impact wetland communities or submerged land.
- (3) When intergovernmental coordination efforts are incomplete, the applicant shall provide evidence of good faith efforts towards resolving intergovernmental coordination issues.

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CONDITIONAL USE CRITERIA

Sec. 122-61. Purpose and intent.

The purpose of this article is to ensure that a conditional use shall only be permitted on specific sites where the proposed use may be adequately accommodated without generating adverse impacts on properties and land uses within the immediate vicinity. This article sets forth provisions and criteria for consideration of conditional uses on specific sites. Conditional uses shall be permitted only upon a finding that the proposed use satisfies this article.

Sec. 122-62. Specific criteria for approval.

- (a) Findings. A conditional use shall be permitted upon a finding by the planning board that the proposed use, application and, if applicable, development plan comply with the criteria specified in this section, including specific conditions established by the planning board and or the city commission during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to sections 108-165 and 108-166, the city commission shall render the final determination pursuant to section 122-63. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described in subsection (c) of this section and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.
- (b) Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:
- (1) Scale and intensity of the proposed conditional use as measured by the following:
 - a. Floor area ratio;
 - b. Traffic generation;
 - c. Square feet of enclosed building for each specific use;
 - d. Proposed employment;
 - e. Proposed number and type of service vehicles; and
 - f. Off-street parking needs.
 - (2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection (b)(1) of this section including the following:
 - a. Utilities;
 - b. Public facilities, especially any improvements required to ensure compliance with concurrency management as provided in chapter 94;
 - c. Roadway or signalization improvements, or other similar improvements;
 - d. Accessory structures or facilities; and
 - e. Other unique facilities/structures proposed as part of site improvements.
 - (3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:
 - a. Open space;
 - b. Setbacks from adjacent properties;
 - c. Screening and buffers;
 - d. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
 - e. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION

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- (c) Criteria for conditional use review and approval. Applications for a conditional use shall clearly demonstrate the following:
- (1) Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
 - (2) Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure (i.e., refer to chapter 94 to ensure concurrency management requirements are met) and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
 - (3) Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
 - (4) Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
 - (5) Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.
 - (6) Additional criteria applicable to specific land uses. Applicants for conditional use approval shall demonstrate that the proposed conditional use satisfies the following specific criteria designed to ensure against potential adverse impacts which may be associated with the proposed land use:
 - a. Land uses within a conservation area. Land uses in conservation areas shall be reviewed with emphasis on compliance with section 108-1 and articles III, IV, V, VII and VIII of chapter 110 pertaining to environmental protection, especially compliance with criteria, including land use compatibility and mitigative measures related to wetland preservation, coastal resource impact analysis and shoreline protection, protection of marine life and fisheries, protection of flora and fauna, and floodplain protection. The size, scale and design of structures located within a conservation area shall be restricted in order to prevent and/or minimize adverse impacts on natural resources. Similarly, public uses should only be approved within a wetland or coastal high hazard area V zone when alternative upland locations are not feasible on an upland site outside the V zone.
 - b. Residential development. Residential development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting setbacks, lot coverage, height, mass of building, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles III, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, internal circulation, and off-

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street parking; as well as possible required mitigative measures such as landscaping and site design amenities.

- c. Commercial or mixed use development. Commercial or mixed use development proposed as a conditional use shall be reviewed for land use compatibility based on compliance with divisions 2 through 14 of article IV and divisions 2 and 3 of article V of this chapter pertaining to zoning district regulations, including size and dimension regulations impacting floor area ratio, setbacks, lot coverage, height, mass of buildings, building coverage, and open space criteria. Land use compatibility also shall be measured by appearance, design, and land use compatibility criteria established in chapter 102; articles I, II, IV and V of chapter 108; section 108-956; and article II of chapter 110; especially protection of historic resources; subdivision of land; access, pedestrian access and circulation; internal vehicular circulation together with access and egress to the site, and off-street parking; as well as possible required mitigative measures such as landscaping, buffering, and other site design amenities. Where commercial or mixed use development is proposed as a conditional use adjacent to U.S. 1, the development shall be required to provide mitigative measures to avoid potential adverse impacts to traffic flow along the U.S. 1 corridor, including but not limited to restrictions on access from and egress to U.S. 1, providing for signalization, acceleration and deceleration lanes, and/or other appropriate mitigative measures.
- d. Development within or adjacent to historic district. All development proposed as a conditional use within or adjacent to the historic district shall be reviewed based on applicable criteria stated in this section for residential, commercial, or mixed use development and shall also comply with appearance and design guidelines for historic structures and contributing structures and/or shall be required to provide special mitigative site and structural appearance and design attributes or amenities that reinforce the appearance, historic attributes, and amenities of structures within the historic district.
- e. Public facilities or institutional development. Public facilities or other institutional development proposed as a conditional use shall be reviewed based on land use compatibility and design criteria established for commercial and mixed use development. In addition, the city shall analyze the proposed site location and design attributes relative to other available sites and the comparative merits of the proposed site, considering professionally accepted principles and standards for the design and location of similar community facilities and public infrastructure. The city shall also consider compliance with relevant comprehensive plan assessments of community facility and infrastructure needs and location impacts relative to service area deficiencies or improvement needs.
- f. Commercial structures, uses and related activities within tidal waters. The criteria for commercial structures, uses and related activities within tidal waters are as provided in section 122-1186.
- g. Adult entertainment establishments. The criteria for adult entertainment establishments are as provided in division 12 of article V of this chapter.

Verification

City of Key West
Planning Department



Verification Form
(Where Authorized Representative is an entity)

I, FADI KHREIS, in my capacity as _____
(print name) (print position; president, managing member)
of LULO'S CAFE
(print name of entity serving as Authorized Representative)

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

1100 TRUMAN AVE KEYWEST FL. 33040
Street Address of subject property

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

[Signature]
Signature of Authorized Representative

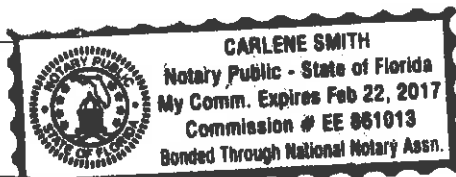
Subscribed and sworn to (or affirmed) before me on this 3/19/15 by _____
date

Fadi Ali Khreis
Name of Authorized Representative

K620-241-66-1220

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

[Signature]
Notary's Signature and Seal



Name of Acknowledger typed, printed or stamped

Commission Number, if any

Authorization

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, Ilene Wallmueller as
Please Print Name of person with authority to execute documents on behalf of entity

President of SUNLIGHT INVESTMENTS, INC.
Name of office (President, Managing Member) *Name of owner from deed*

authorizes Fadi Khreis
Please Print Name of Representative

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

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

Subscribed and sworn to (or affirmed) before me on this 23rd day of October, 2014
Date

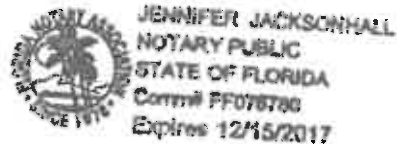
by Ilene Wallmueller
Name of person with authority to execute documents on behalf on entity owner

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

[Signature]
Notary's Signature and Seal

Jennifer Jackson-Hall
Name of Acknowledger typed, printed or stamped

FF076780
Commission Number, if any





Detail by Entity Name

Florida Profit Corporation

SONLIGHT INVESTMENTS, INC

Filing Information

| | |
|------------------------|--------------|
| Document Number | P02000119870 |
| FEI/EIN Number | 061661429 |
| Date Filed | 11/08/2002 |
| Effective Date | 11/07/2002 |
| State | FL |
| Status | ACTIVE |

Principal Address

145 S. Ocean Ave.
716
Palm Beach Shores, FL 33404

Changed: 09/22/2014

Mailing Address

145 S. Ocean Ave.
716
Palm Beach Shores, FL 33404

Changed: 09/22/2014

Registered Agent Name & Address

WALLMUELLER, ILENE
145 S. Ocean Ave.
716
Palm Beach Shores, FL 33404

Address Changed: 09/22/2014

Officer/Director Detail

Name & Address

Title P

WALLMUELLER, ILENE
145 S. Ocean Ave.
716
Palm Beach Shores, FL 33404

Title Secretary

WALLMUELLER, FRANK R
 145 S. Ocean Ave.
 716
 Palm Beach Shores, FL 33404

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2014 | 02/04/2014 |
| 2014 | 09/22/2014 |
| 2015 | 01/13/2015 |

Document Images

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Vwdvh# #arubd/#G hsdwop hqw# #Wwdvh

Deed

Prepared by and Return to:
Clifford Pac, an employee of
First American Title Insurance Company
2409 North Roosevelt Boulevard
Key West, Florida 33040
(305) 296-2967

RCD Jan 09 2003 09:16AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 3290.00
01/09/2003 DEP CLK

File No.: 86467

WARRANTY DEED

This indenture made on Second day of January, 2003 A.D., by

Simon B. Volpian and Jan S. Volpian, husband and wife

whose address is: ,
hereinafter called the "grantor", to

Sonlight Investments, Inc., a Florida Corporation

whose address is: 4101 Manor Forest Trail, Boynton Beach, FL 33436
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of Plan of the City of Key West, delineated in February 1829, as part of Tract 13, and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of -Way Line of Truman Avenue and the Southwesterly Right-of-Way Line of Varela Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way Line of Truman Avenue for 110.67 feet to the Point of Beginning; Thence continue in a Southwesterly direction along the said Southwesterly Right-of-Way Line of Truman Avenue for 50.00 feet; thence in a Southeasterly direction and leaving the said Southeasterly Right-of-Way Line of Truman Avenue and at a right angle for 54.00 feet; thence at a right angle and in a Northeasterly direction for 50.00 feet; thence at a right angle and in a Northwesterly direction for 54.00 feet to the said Southeasterly Right-of-Way Line of Truman Avenue and the Point of Beginning.

ACCESS EASEMENT;

A parcel of land on the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of Plan of the City of Key West, delineated in February 1829, as part of Tract 13, and being more particularly described as follows:

Commence at the intersection of the Southeasterly Right-of-Way Line of Truman Avenue and the Southwesterly Right-of-Way Line of Varela Street; thence in a Southwesterly direction along the said Southeasterly Right-of-Way line of Truman Avenue for 113.67 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Southwesterly right-of-Way Line of Truman Avenue for 3.00 feet; thence in a Southeasterly direction and leaving the said Southeasterly Right-of-Way Line of Truman Avenue and at a right angle for 51.00 feet; thence at a right angle and in a Southwesterly direction for 6.00 feet thence at a right angle and in a Southeasterly direction for 3.00 feet thence at a right angle and in a Northeasterly direction for 9.00 feet; thence at a right angle and in a Northwesterly direction for 54.00 feet to the said Southeasterly Right-of-Way line of Truman Avenue and the Point of Beginning.

Parcel Identification Number: 0033290-000000 AK 1034070

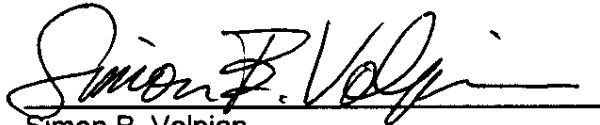
Subject to covenants, conditions, restrictions and easements of record and taxes for the current year.

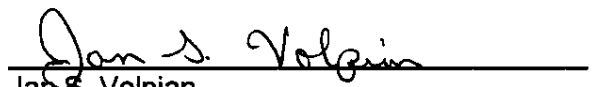
Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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



And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of .

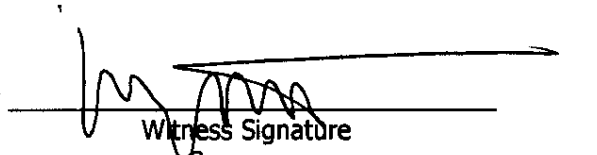
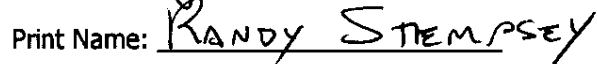
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Simon B. Volpian


Jan S. Volpian

Signed, sealed and delivered in our presence:


Witness Signature
Print Name: 


Witness Signature
Print Name: 

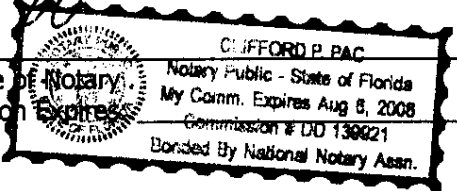
State of FL

County of Monroe

Sworn To, Subscribed and Acknowledged before me on January 02, 2003, by **Simon B. Volpian and Jan S. Volpian, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.


NOTARY PUBLIC Clifford P. Pac

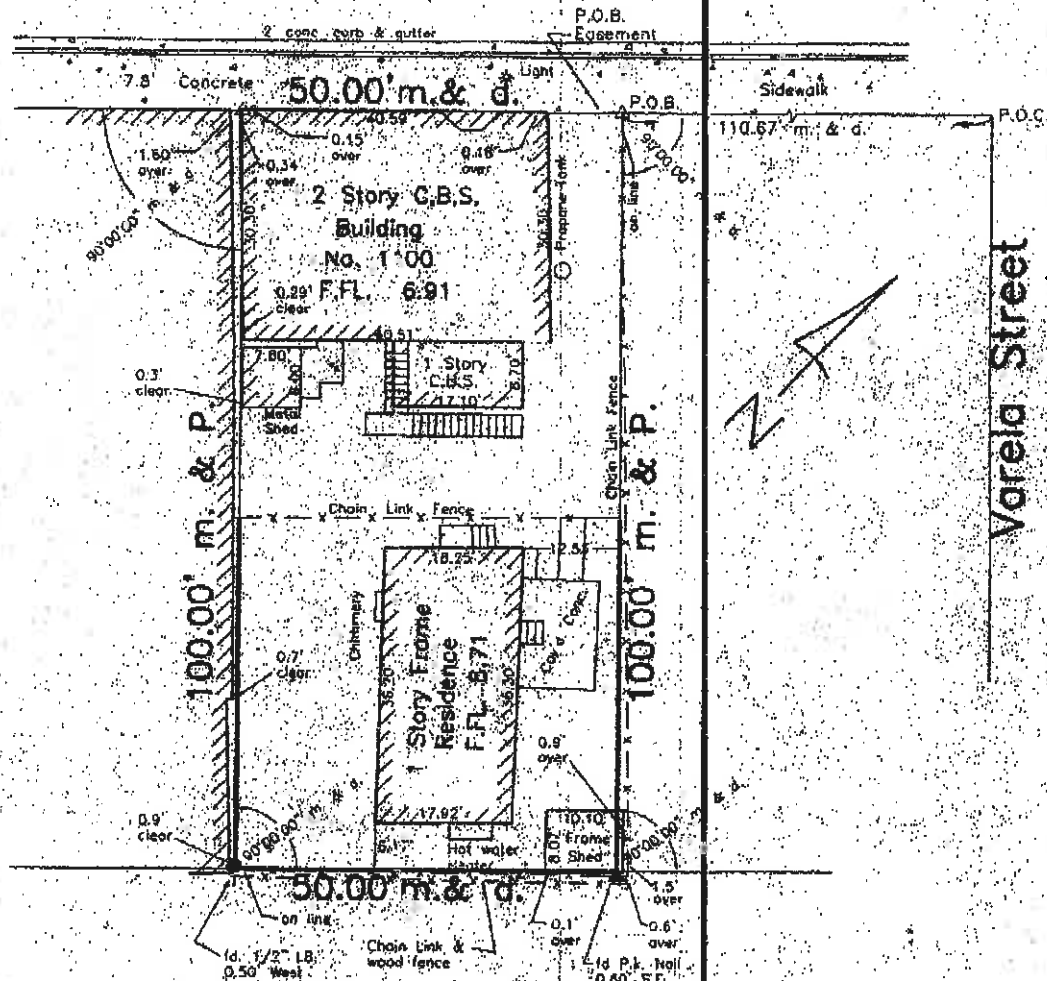
Printed Name of Notary Clifford P. Pac
My Commission Expires Aug 8, 2008



MONROE COUNTY
OFFICIAL RECORDS

Survey

Truman Avenue (Division St.) (50' R/W)



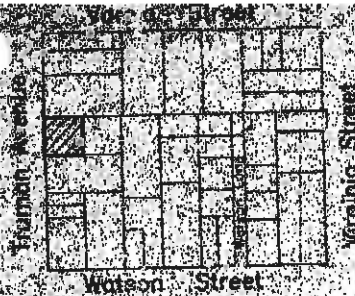
Simon B. Volpian
110 Truman Avenue, Rear, Key West, Florida 33040

| | | | |
|-----------------|-------------|------------------------|----------------|
| BOUNDARY SURVEY | | Own. No. 02-156 | |
| Scale: 1"=20' | Ref. 165-43 | Flood panel No. 1716-H | En. By: F.H.H. |
| Date: 5/12/02 | | Flood Zone: | Load Elev. |

| | | | |
|----------------------------|--|--|--|
| REVISIONS AND/OR ADDITIONS | | | |
| | | | |
| | | | |
| | | | |
| | | | |

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3350 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0468
Fax: (305) 293-0237



LOCATION MAP

Part of Tract 13, City of Key West

LEGAL DESCRIPTION: Parcel "A"

Prepared by undersigned:
 A parcel of land located on the island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map or Plan of the City of Key West, delineated in February 1829, as part of Tract 13, and being more particularly described as follows:
 Commence at the intersection of the Southeastery Right-of-Way line of Truman Avenue and the Southwesterly Right-of-Way line of Greco Street; thence in a Southwesterly direction along the said Southeastery Right-of-Way line of Truman Avenue for 110.67 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Southwesterly Right-of-Way line of Truman Avenue for 50.00 feet; thence in a Southeastery direction and leaving the said Southeastery Right-of-Way line of Truman Avenue and at a right angle for 54.00 feet; thence at a right angle and in a Northeastery direction for 50.00 feet; thence at a right angle and in a Northwesterly direction for 54.00 feet to the said Southeastery Right-of-Way line of Truman Avenue and the Point of Beginning.
 Containing 2700.00 Square Feet.

LEGAL DESCRIPTION: Access Easement

Prepared by undersigned:
 A parcel of land located on the island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map or Plan of the City of Key West, delineated in February 1829, as part of Tract 13, and being more particularly described as follows:
 Commence at the intersection of the Southeastery Right-of-Way line of Truman Avenue and the Southwesterly Right-of-Way line of Greco Street; thence in a Southwesterly direction along the said Southeastery Right-of-Way line of Truman Avenue for 113.67 feet to the Point of Beginning; thence continue in a Southwesterly direction along the said Southwesterly Right-of-Way line of Truman Avenue for 31.00 feet; thence in a Southeastery direction and leaving the said Southeastery Right-of-Way line of Truman Avenue and at a right angle for 51.00 feet; thence at a right angle and in a Southwesterly direction for 6.00 feet; thence at a right angle and in a Southeastery direction for 3.00 feet; thence at a right angle and in a Northeastery direction for 9.00 feet; thence at a right angle and in a Northwesterly direction for 54.00 feet to the said Southeastery Right-of-Way line of Truman Avenue and the Point of Beginning.
 Containing 180.00 Square Feet.

SURVEYOR'S NOTES:

North arrow based on assumed meridian
 Reference Bearing: R/W Truman Avenue
 3-4 denotes existing elevation
 Elevations based on N.C.V.D. 1929 Datum
 Bench Mark No. Basic Elevation: 14.324

Abbreviations:

Sty. = Story
 R/W = Right-of-Way
 C = Center
 Pl. = Plot
 P.W. = Fire Well
 A/C = Air Conditioner
 W.M. = Water Meter
 Bal. = Balcony
 N.T.S. = Not to Scale
 C = Center
 Elev. = Elevation
 B.M. = Bench mark
 wd. = Wood
 o/v = Overhead
 u/g = Underground

Monumentation:

⊙ = set 1/2" Iron Pipe, P.L.S. No. 2749
 ● = Found 1/2" Iron Pipe
 ● = Found 1/2" Iron Bar
 * = Set P.K. Nail, P.L.S. No. 2749

m. = Measured
 P.O.C. = Point of Commence
 P.O.B. = Point of Beginning
 conc. = concrete
 I.P. = Iron Pipe
 F.F.L. = Finish Floor Elevation
 C.B.S. = Concrete Block Stucco
 cov'd = Covered

Field Work performed on: 2/28/02

CERTIFICATION

I HEREBY CERTIFY that the attached is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute, Section 472.02, and that there are no visible encroachments, unless as shown hereon.

BOUNDARY SURVEY

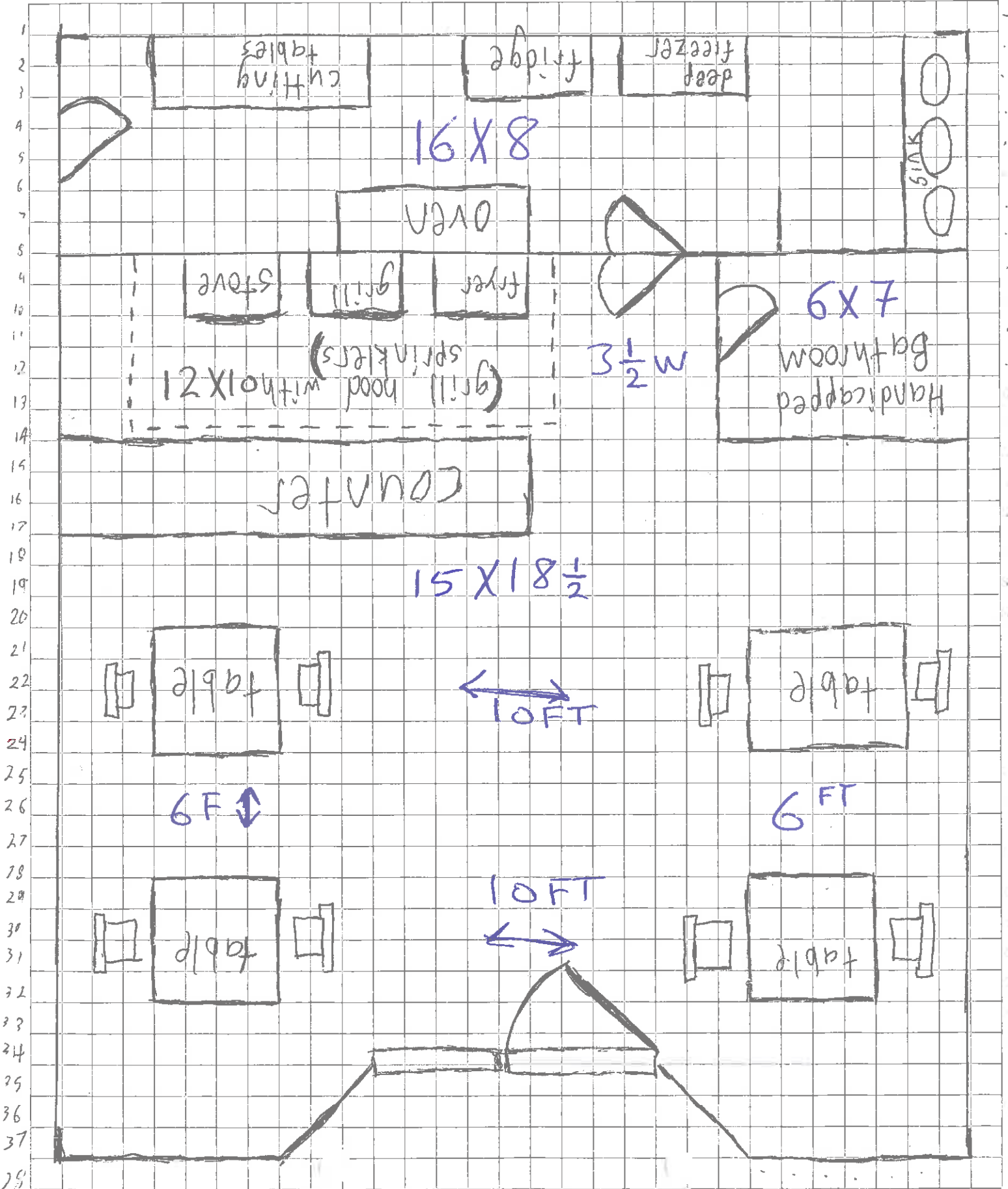
I HEREBY CERTIFY that the attached is true and correct to the best of my knowledge and belief, that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6, Florida Statute, Section 472.02, and that there are no visible encroachments, unless as shown hereon.

FREDERICK H. HILDEBRAND
 Professional Land Surveyor and Mapper
 Professional Engineer No. 35872
 State of Florida

2749

Site Plans

1100 Turner



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29

Additional Information

Commercial Lease

This lease is made between SONLIGHT INVESTMENTS, INC.
of 145 S. Ocean Ave. #716, Palm Beach Shores, FL 33404, herein called Lessor, and
FADI KHREIS, of 3920 S. ROOSAVELT BLVD.,
#402N, Key West, FL 33040, herein called Lessee. Lessee hereby offers to lease from Lessor the
premises situated in the City of KEY WEST, County of MONROE
State of FLORIDA, described as 1100 TRUMAN AVE (LEFT SIDE RETAIL
SPACE), KEY WEST, FL 33040

upon the following TERMS and CONDITIONS:

1. Term and Rent. Lessor demises the above premises for a term of FIVE years, commencing 8/15/14
~~20~~, and terminating on 8/14/2019, ~~20~~, or sooner as provided herein at the annual rental
of _____ Dollars (\$ _____) payable in equal installments in advance on the first day
of each month for that month's rental, during the term of this lease. All rental payments shall be made to Lessor, at the address
specified above.

2. Use. Lessee shall use and occupy the premises for SANDWICH SHOP/CAFE. The premises shall
be used for no other purpose. Lessor represents that the premises may lawfully be used for such purpose. Lessee shall not use
the premises for the purposes of storing, manufacturing or selling any explosives, flammables, or other inherently dangerous
substance, chemical, thing, or device.

3. Care and Maintenance of Premises. Lessee acknowledges that the premises are in good order and repair, unless
otherwise indicated herein. Lessee shall, at his own expense and at all times, maintain the premises in good and safe condition,
including plate glass, electrical wiring, plumbing and heating installations and any other system or equipment upon the premises
and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted. Lessee
shall be responsible for all repairs required, excepting the roof, exterior walls, structural foundations, and: WATER,

SEWER AND GARBAGE.

IF LESSEE IS REQUIRED TO HAVE COMMERCIAL TRASH PICKUP, THE LESSEE
WILL BE RESPONSIBLE FOR THIS EXPENSE.

which shall be maintained by Lessor. Lessee shall also maintain in good condition such portions adjacent to the premises, such
as sidewalks, driveways, lawns and shrubbery, which would otherwise be required to be maintained by Lessor.

4. Alterations. Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or
improvements, in, to or about the premises.

5. Ordinances and Statutes. Lessee shall comply with all statutes, ordinances and requirements of all municipal, state and
federal authorities now in force, or which may hereafter be in force, pertaining to the premises, occasioned by or affecting the
use thereof by Lessee.

6. Assignment and Subletting. Lessee shall not assign this lease or sublet any portion of the premises without prior written
consent of the Lessor, which shall not be unreasonably withheld. Any such assignment or subletting without consent shall be
void and, at the option of the Lessor, may terminate this lease.

7. Utilities. All applications and connections for necessary utility services on the demised premises shall be made in the name
of Lessee only, and Lessee shall be solely liable for utility charges as they become due, including those for sewer, water, gas,
electricity, and telephone services. In the event that any utility or service provided to the premises is not separately metered,
Lessor shall pay the amount due and separately invoice Lessee for Lessee's pro rata share of the charges. Tenant shall pay such
amounts within fifteen (15) days of invoice. Lessee acknowledges that the leased premises are designed to provide standard of-
fice use electrical facilities and standard office lighting. Lessee shall not use any equipment or devices that utilize excessive elec-
trical energy or that may, in Lessor's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

8. Entry and Inspection. Lessee shall permit Lessor or Lessor's agents to enter upon the premises at reasonable times and
upon reasonable notice, for the purpose of inspecting the same, and will permit Lessor at any time within sixty (60) days prior to
the expiration of this lease, to place upon the premises any usual "To Let" or "For Lease" signs, and permit persons desiring to



shall have been so terminated by Lessor, Lessor may at any time thereafter resume possession of the premises by any lawful means and remove Lessee or other occupants and their effects. No failure to enforce any term shall be deemed a waiver.

16. Security Deposit. Lessee shall deposit with Lessor on the signing of this lease the sum of Twenty-nine hundred Dollars (\$ 2,900.00) as security for the performance of Lessee's obligations under this lease, including without limitation the surrender of possession of the premises to Lessor as herein provided. If Lessor applies any part of the deposit to cure any default of Lessee, Lessee shall on demand deposit with Lessor the amount so applied so that Lessor shall have the full deposit on hand at all times during the term of this lease.

17. Tax Increase. In the event there is any increase during any year of the term of this lease in the City, County or State real estate taxes over and above the amount of such taxes assessed for the tax year during which the term of this lease commences, whether because of increased rate or valuation, Lessee shall pay to Lessor upon presentation of paid tax bills an amount equal to 25 % of the increase in taxes upon the land and building in which the leased premises are situated. In the event that such taxes are assessed for a tax year extending beyond the term of the lease, the obligation of Lessee shall be proportionate to the portion of the lease term included in such year.

18. Common Area Expenses. In the event the demised premises are situated in a shopping center or in a commercial building in which there are common areas, Lessee agrees to pay his prorata share of maintenance, taxes, and insurance for the common area.

19. Attorney's Fees. In case suit should be brought for recovery of the premises, or for any sum due hereunder, or because of any act which may arise out of the possession of the premises, by either party, the prevailing party shall be entitled to all costs incurred in connection with such action, including a reasonable attorney's fee.

20. Waiver. No failure of Lessor to enforce any term hereof shall be deemed to be a waiver.

21. Notices. Any notice which either party may or is required to give, shall be given by mailing the same, postage prepaid, to Lessee at the premises, or Lessor at the address specified above, or at such other places as may be designated by the parties from time to time.

22. Heirs, Assigns, Successors. This lease is binding upon and inures to the benefit of the heirs, assigns and successors in interest to the parties.

23. Option to Renew. Provided that Lessee is not in default in the performance of this lease, Lessee shall have the option to renew the lease for an additional term of 60 months commencing at the expiration of the initial lease term. All of the terms and conditions of the lease shall apply during the renewal term except that the monthly rent shall be the sum of \$ +3%/year . The option shall be exercised by written notice given to Lessor not less than 30 days prior to the expiration of the initial lease term. If notice is not given in the manner provided herein within the time specified, this option shall expire.

24. Subordination. This lease is and shall be subordinated to all existing and future liens and encumbrances against the property.

25. Radon Gas Disclosure. As required by law, (Landlord) (Seller) makes the following disclosure: "Radon Gas" is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in unknown . Additional information regarding radon and radon testing may be obtained from your county public health unit.

26. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this lease before the parties' execution hereof:

Signed this _____ day of _____, 20_____

ADDENDUM TO COMMERCIAL LEASE IS MADE A PART OF THIS AGREEMENT.

Lessor: Ilene Wallmueller Ilene Wallmueller for: Sonlight Investments, Inc.
Dated: 8-12-14
Lessee: Fadi Khreis Fadi Khreis
Dated: 8/14/2014

F-K

lease the same to inspect the premises thereafter.

9. Parking. During the term of this lease, Lessee shall have the nonexclusive use in common with Lessor, other tenants of the building, their guests and invitees, of the nonreserved common automobile parking areas, driveways, and foot ways, subject to rules and regulations for the use thereof as prescribed from time to time by Lessor. Lessor reserves the right to designate parking areas within the building or in a reasonable proximity thereto, for Lessee and Lessee's agents and employees. Lessee shall provide Lessor with a list of all license numbers for the cars owned by Lessee, its agents and employees. Separated structured parking, if any, located about the building is reserved for Lessees of the building who rent such parking spaces. Lessee hereby leases from Lessor 0 spaces in such a structural parking area, such spaces to be on a first-come first-served basis. In consideration of the leasing to Lessee of such spaces, Lessee shall pay a monthly rental _____ Dollars (\$ _____) per space throughout the term of the lease. Such rent shall be due and payable each month without demand at the time herein set for the payment of other monthly rentals, in addition to such other rentals.

10. Possession. If Lessor is unable to deliver possession of the premises at the commencement hereof, Lessor shall not be liable for any damage caused thereby, nor shall this lease be void or voidable, but Lessee shall not be liable for any rent until possession is delivered. Lessee may terminate this lease if possession is not delivered within 15 days of the commencement of the term hereof.

11. Indemnification of Lessor. To the extent of the law, Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring on the demised premises or any part thereof. Lessee agrees to indemnify and hold Lessor harmless from any claims for damages which arise in connection with any such occurrence. Said indemnification shall include indemnity from any costs or fee which Lessor may incur in defending said claim.

12. Insurance. Lessee, at his expense, shall maintain plate glass and public liability insurance including bodily injury and property damage insuring Lessee and Lessor with minimum coverage as follows:

Lessee shall provide Lessor with a Certificate of Insurance showing Lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage. To the maximum extent permitted by insurance policies which may be owned by Lessor or Lessee, Lessee and Lessor, for the benefit of each other, waive any and all rights of subrogation which might otherwise exist.

If the leased premises or any other part of the building is damaged by fire or other casualty resulting from any act of negligence of Lessee or any of Lessee's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Lessee shall be responsible for the costs of repair not covered by insurance.

13. Eminent Domain. If the premises or any part thereof or any estate therein, or any other part of the building materially affecting Lessee's use of the premises, shall be taken by eminent domain, this lease shall terminate on the date when title vests pursuant to such taking. The rent, and any additional rent, shall be apportioned as of the termination date, and any rent paid for any period beyond that date shall be repaid to Lessee. Lessee shall not be entitled to any part of the award for such taking or any payment in lieu thereof, but Lessee may file a claim for any taking of fixtures and improvements owned by Lessee, and for moving expenses.

14. Destruction of Premises. In the event of a partial destruction of the premises during the term hereof, from any cause, Lessor shall forthwith repair the same, provided that such repairs can be made within sixty (60) days under existing governmental laws and regulations, but such partial destruction shall not terminate this lease, except that Lessee shall be entitled to a proportionate reduction of rent while such repairs are being made, based upon the extent to which the making of such repairs shall interfere with the business of Lessee on the premises. If such repairs cannot be made within said sixty (60) days, Lessor, at his option, may make the same within a reasonable time, this lease continuing in effect with the rent proportionately abated as aforesaid, and in the event that Lessor shall not elect to make such repairs which cannot be made within sixty (60) days, this lease may be terminated at the option of either party. In the event that the building in which the demised premises may be situated is destroyed to an extent of not less than one-third of the replacement costs thereof, Lessor may elect to terminate this lease whether the demised premises be injured or not. A total destruction of the building in which the premises may be situated shall terminate this lease.

15. Lessor's Remedies on Default. If Lessee defaults in the payment of rent, or any additional rent, or defaults in the performance of any of the other covenants or conditions hereof, Lessor may give Lessee notice of such default and if Lessee does not cure any such default within 10 days, after the giving of such notice (or if such other default is of such nature that it cannot be completely cured within such period, if Lessee does not commence such curing within such 10 days and thereafter proceed with reasonable diligence and in good faith to cure such default), then Lessor may terminate this lease on not less than 10 days' notice to Lessee. On the date specified in such notice the term of this lease shall terminate, and Lessee shall then quit and surrender the premises to Lessor, without extinguishing Lessee's liability. If this lease

F.K

ADDENDUM TO COMMERCIAL LEASE

RE: 1100 Truman Ave (Left side retail space), Key West, FL 33040

8/11/2014

Lessor and lessee agree to the following terms:

- Lessee may occupy said rental space upon Sonlight Investments, Inc., receiving a valid, commercial general liability insurance certificate with Sonlight Investments, Inc. as an additional insured with a minimum coverage of \$100,000.00/\$300,000.00 liability coverage.
- Ilene Wallmueller, president of Sonlight Investments, Inc., discloses to the lessee that her husband, Frank Wallmueller, PA, is an active real estate agent licensed in the state of Florida.
- Lessee has permission from the lessor to make any changes to the condition of the rental space provided it IMPROVES the space.
- Lessee has first right of refusal for renting the space with a 3% increase per year each year for an additional five years – from 8/15/2019 to 8/14/2024. Should lessee not exercise their right, the lessor reserves the right to rent the space at the prevailing rental rates to whomever they so choose.
- Lessee agrees to pay, as liquidated damages or an early termination fee, two thousand, nine hundred dollars (\$2,900.00) if lessee elects to terminate the rental agreement and the lessor waives the right to seek additional rent beyond the month in which the lessor retakes possession.
- In exchange for improvements to the retail rental space, lessor gives lessee two months free rent (November 15, 2014 through Jan 14, 2015). Prior to occupancy, lessee will give lessor three months' rent, plus tax, in the amount of \$4,676.25 (August 15, 2014 through November 14, 2014) plus a security deposit in the amount of \$2,900.00.
- Lessee is financially responsible for all upgrades to the retail rental space including, but not limited to, a new A/C system.

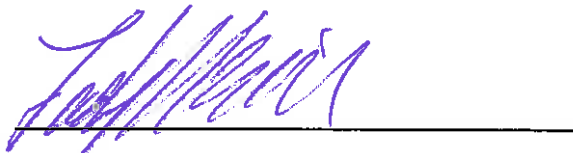


Ilene Wallmueller (Lessor)



Date

President of Sonlight Investments, Inc.



Fadi Khreis (Lessee)



Date

F.K



CERTIFICATE OF LIABILITY INSURANCE

LULU-5 08/28/2014

DATE (MM/DD/YYYY)
08/28/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

| | |
|--|---|
| PRODUCER Key West Insurance, Inc. 646 United Street, Suite 1 Key West, FL 33040 Dean G. Wahlstrom | CONTACT NAME: Key West Insurance, Inc. PHONE (AC No. Ex): 305-284-1096 FAX (AC No.): 305-284-1012 E-MAIL ADDRESS: dean@keywestinsurance.com INSURER(S) AFFORDING COVERAGE: INSURER A : Capitol Specialty Insurance Co INSURER B : INSURER C : INSURER D : INSURER E : INSURER F : |
| INSURED Lulu's Cafe Corp Fadi Kreis 1100 Truman Avenue Key West, FL 33040 | |

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO ANY OF THESE POLICIES, THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

| INSR LTR | TYPE OF INSURANCE | ADDL SUBR INSD INVD | POLICY NUMBER | POLICY EFF (MM/DD/YYYY) | POLICY EXP (MM/DD/YYYY) | LIMITS |
|----------|--|-------------------------------------|---------------|-------------------------|-------------------------|---|
| A | <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GENTL AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER: | | CS02423724-01 | 08/27/2014 | 08/24/2015 | EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AG \$ \$ |
| | AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS | | | | | COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ |
| | UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTIONS | | | | | EACH OCCURRENCE \$ AGGREGATE \$ \$ PER STATUTE CTR E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$ |
| | WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Non-mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below | Y/N <input type="checkbox"/> N/A | | | | |

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Cafe - Sandwich Shop

| | |
|---|---|
| CERTIFICATE HOLDER Sonlight Investments Inc. 4101 Manor Forest Trail Boynton Beach, FL 33436 <div style="font-size: 24px; font-weight: bold; text-align: center;">294-7861</div> | CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Dean G. Wahlstrom |
|---|---|

Property Appraiser Information



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.

Website tested on IE8,
IE9, & Firefox.
Requires Adobe Flash
10.3 or higher

Alternate Key: **9032222** Parcel ID: **00033290-000100**

Ownership Details

Mailing Address:

SONLIGHT INVESTMENTS INC
145 S OCEAN AVE APT 716
PALM BEACH SHORES, FL 33404-5757

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION
Millage Group: 10KW
Affordable Housing: No
Section-Township-Range: 05-68-25
Property Location: 1100 TRUMAN AVE KEY WEST
Legal Description: KW GWYNN SUB PT OF TR 13 OR1848-1468/70

[Click Map Image to open interactive viewer](#)



Land Details

| Land Use Code | Frontage | Depth | Land Area |
|-----------------------|----------|-------|-------------|
| 100D - COMMERCIAL DRY | 50 | 54 | 2,700.00 SF |

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1

Total Living Area: 2600
Year Built: 1928

Building 1 Details

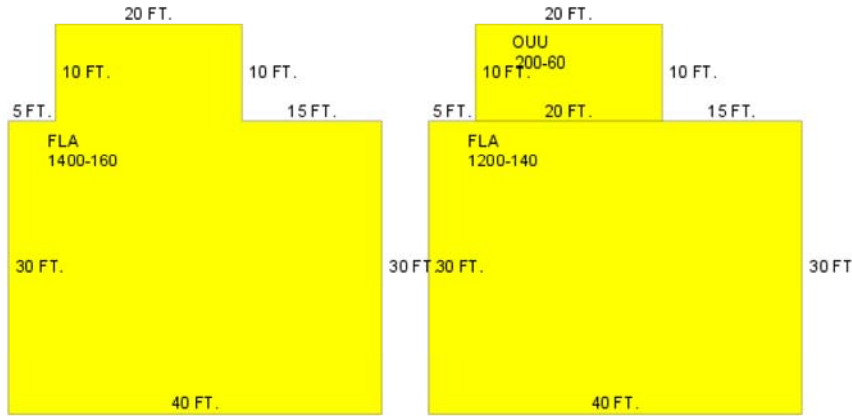
| | | |
|-------------------------|-----------------------|------------------------------|
| Building Type | Condition E | Quality Grade 400 |
| Effective Age 21 | Perimeter 300 | Depreciation % 27 |
| Year Built 1928 | Special Arch 0 | Grnd Floor Area 2,600 |
| Functional Obs 0 | Economic Obs 0 | |

Inclusions:

| | | |
|------------------|-------------------|-------------------|
| Roof Type | Roof Cover | Foundation |
| Heat 1 | Heat 2 | Bedrooms 0 |
| Heat Src 1 | Heat Src 2 | |

Extra Features:

| | |
|--------------|--------------------|
| 2 Fix Bath 1 | Vacuum 0 |
| 3 Fix Bath 1 | Garbage Disposal 0 |
| 4 Fix Bath 0 | Compactor 0 |
| 5 Fix Bath 0 | Security 0 |
| 6 Fix Bath 0 | Intercom 0 |
| 7 Fix Bath 0 | Fireplaces 0 |
| Extra Fix 3 | Dishwasher 0 |



Sections:

| Nbr | Type | Ext Wall | # Stories | Year Built | Attic | A/C | Basement % | Finished Basement % | Area |
|-----|------|----------|-----------|------------|-------|-----|------------|---------------------|-------|
| 1 | FLA | | 1 | 1993 | | | | | 1,400 |
| 2 | FLA | | 1 | 1993 | | | | | 1,200 |
| 3 | OUU | | 1 | 1993 | | | | | 200 |

Interior Finish:

| Section Nbr | Interior Finish Nbr | Type | Area % | Sprinkler | A/C |
|-------------|---------------------|------|--------|-----------|-----|
|-------------|---------------------|------|--------|-----------|-----|

| | | | | |
|-------|---------------|-----|---|---|
| 16792 | 1 STY STORE-B | 100 | Y | Y |
| 16793 | APTS-B | 100 | Y | Y |

Exterior Wall:

| Interior Finish Nbr | Type | Area % |
|---------------------|------------|--------|
| 5804 | CONC BLOCK | 100 |

Misc Improvement Details

| Nbr | Type | # Units | Length | Width | Year Built | Roll Year | Grade | Life |
|-----|-------------------|---------|--------|-------|------------|-----------|-------|------|
| 1 | FN3:WROUGHT IRON | 63 SF | 9 | 7 | 1974 | 1975 | 1 | 60 |
| 2 | CL2:CH LINK FENCE | 416 SF | 104 | 4 | 1964 | 1965 | 1 | 30 |
| 3 | UB3:LC UTIL BLDG | 100 SF | 10 | 10 | 1994 | 1995 | 1 | 30 |

Appraiser Notes

TPP 8517009 - VOLPIAN COMPUTER INC. - 1100 TRUMAN TPP 8939569 - LITTLE CONSIGNMENT SHOP - 1102 TRUMAN

Building Permits

| Bldg Number | Date Issued | Date Completed | Amount | Description | Notes |
|-------------|-------------|----------------|------------|-------------|---|
| 1 | 13-2072 | 05/09/2013 | 400 | Commercial | REPLACING OF METER BOX. LOCATION MAY BE 1102 TRUMAN AVE PER CONTRACTOR. |
| 1 | 05-0357 | 02/04/2005 | 12/15/2005 | 3,600 | REPLACE SEWER LATERAL |

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 |
|-----------|------------------|------------------------------|------------------|---------------------------|----------------------|---------------------|----------------------|
| 2014 | 267,538 | 711 | 182,606 | 450,855 | 450,855 | 0 | 450,855 |
| 2013 | 267,538 | 711 | 182,606 | 450,855 | 450,855 | 0 | 450,855 |
| 2012 | 267,538 | 725 | 182,606 | 450,869 | 450,869 | 0 | 450,869 |
| 2011 | 267,538 | 743 | 182,606 | 450,887 | 450,887 | 0 | 450,887 |
| 2010 | 277,961 | 768 | 168,859 | 447,588 | 447,588 | 0 | 447,588 |
| 2009 | 277,961 | 788 | 359,444 | 638,193 | 638,193 | 0 | 638,193 |
| 2008 | 284,910 | 818 | 351,000 | 636,728 | 636,728 | 0 | 636,728 |
| 2007 | 205,048 | 812 | 472,500 | 678,360 | 678,360 | 0 | 678,360 |
| 2006 | 205,048 | 832 | 216,000 | 421,880 | 421,880 | 0 | 421,880 |
| 2005 | 209,873 | 862 | 189,000 | 399,735 | 399,735 | 0 | 399,735 |
| 2004 | 209,873 | 887 | 162,000 | 350,000 | 350,000 | 0 | 350,000 |
| 2003 | 209,873 | 907 | 81,000 | 350,000 | 350,000 | 0 | 350,000 |

Parcel Sales History

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

| Sale Date | Official Records Book/Page | Price | Instrument | Qualification |
|-----------|----------------------------|---------|-------------|---------------|
| 1/2/2003 | 1848 / 1468 | 470,000 | WD | Q ... |

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