

Kevin Bond

From: Raymond J. Capas, Realtor
Sent: Thursday, August 14, 2014 12:55 AM
To: kbond@keywestcity.com
Cc: captfredt@aol.com; ginny@keyslaw.net
Subject: 208 Telegraph Ln | 2008-2011
Attachments: 208 Telegraph Ln. Summary 2008-2011.pdf

Hello Kevin,

We submit the attached detailed summary of the efforts, activities & uses that took place at 208 Telegraph Lane during the time frame of 2008-2011. Ginny Stones indicated that you are focusing on this particular time period. The first few pages of the attachment lists chronologically each of Fred's efforts & uses on the property, and the supporting data for each event follows in order.

Some of the data you were already provided with, however, it is resubmitted in an effort to show how it falls within the time line 2008 - 2011. The last exhibit #14 is an email from the former Managing Director of the catering & wedding planning operations for Kelly's. They operated extensively out of the space. She details the food service, baking, retail & rental activity carried out in the course of their business. I will also forward a similar email from the General Manager of the restaurant confirming the business activities that took place on site at that time.

You also requested what specific uses Fred would like to see licensed. Those would be what was ongoing at the time: Retail, rental equipment, & food preparation with take out. Feel free to contact Fred (305.923.4913) for further clarification on these uses. We will make ourselves available tomorrow if you'd like to review any of the attached information in person. Feel free to call me as well.

I trust the attached information helps to fill in the gaps as you requested.

Ray
305.587.3483

Raymond J. Capas | 305.587.3483 | Realtor | Broker.Associate

Summary of Activities to License, Occupy & Improve
208 Telegraph Lane
Time Period : 2008 - 2011

- [1] - 12/26/2007 - 2008 Telegraph Ln - Sales & Use Tax Certificate of Registration for 2008. Secured in preparation of taking over the space.

- [2] - 4/2/2008 Application for County Business Tax License for 208 Telegraph Lane filled out & signed by the County staff. Denied because City Business Tax License is required before County could issue. City License longer required as a pre-requisite.

- [3] – 2/2008 City Business Tax License applied for. Kim or Carolyn filled out the license for retail bakery. Denied because prior activity at location could not be found – Fred directed to the Planning Department.

- [4] - 5/15/2008 - Letter from Blond Giraffe terminating their lease at 208 Telegraph Lane. Copy of Blond Giraffe commencing 2006 included.

- [5] - 4/30/2009 Copy of Keys Energy Billing for transfer of service into Fred’s name.

- [6] - 2010 – 2012 Copies of County Business Tax Licenses for 208 Telegraph Ln.

- [7] - 2007 – 2011 Copies of ongoing & continuous fire, flood & windstorm Insurance policies showing existing uses of 208 Telegraph as retail store, mixed use, non-residential and wine & liquor store.

- [8] – 2/2011 Letter from former tenant, Blond Giraffe, looking for return of their forfeited bakery equipment on site at 208 Telegraph Lane that Fred continued to use in his catering operation.

- [9] - 12/2011 Ray working with Diane Nicholes from the City, the water & power companies & the post office to straighten out the inconsistencies of the addresses for the Green Street & Telegraph Lane units.

Summary of Activities to License, Occupy & Improve
208 Telegraph Lane
Time Period : 2008 - 2011

- [9] - continued Copy provided of 2/17/2012 letter from Doug Bradshaw as Senior Project Manager, confirming the final correction of all addresses. He confirms 208 Telegraph Lane is a “Commercial Unit most recently used as storage”. The storage reference is incorrect. The City never inspected the site during Fred’s ownership of the property to confirm usage, with the exception of Brendon a few months ago.
- [10] - 8/9/2011 Fred closes out/completes 3-4 open permits for the various improvements to the building – handicap bathroom, 3 bay slop sink, tile work, plumbing & electrical for emergency lights.
- [*This is for work that had been ongoing since 2003 but is addressed in error to 412 Green Street because that tenant had control of both 208 & 412. All of Telegraph Lane’s permitting was logged under the Green Street addresses*] If you look at Kevin’s analysis of permits pulled for 208 Telegraph, there are only a few with the earliest one being Fred’s 2011 addition request.
- Each of the past permits for all of the bakery improvements to the building were logged on Green Street. This was the same situation with the Pottery Pot business being licensed through 412 ½ Green Street but operating out of 208 Telegraph.
- [11] - 12/1/2011 Copies of Fred’s dated site plans submitted to the City for expansion of the existing building. An error was made by the contractor on the building application stating they were adding onto *existing storage* which is why the application was denied. [*this error in the state former use of the building as commercial storage has been carried forward in some of the City’s documentation*]

Summary of Activities to License, Occupy & Improve
208 Telegraph Lane
Time Period : 2008 - 2011

- [12] - 1/12/2012 Copy of email from Fred to Ashley Monier, Planner inquiring as to options in adding a structure to the existing building. Fred stated "the existing structure would be used for retail bakery as it is now licensed". [what he was using the building for during that time period]
- [13] - Late 2011 Fred initiates the process to secure a separate water line servicing the 208 building. Copy provided of the April 2012 \$968 new meter installation bill.
- [14] – 2008 – 2011 Letters to be provided from Kelly’s management confirming the ongoing commercial operations during that time period.



Certificate of Registration

DR-11
R. 01/08

Issued Pursuant to Chapter 212, Florida Statutes

54-8013951372-2	12/26/07	05/01/07	MONTHLY
Certificate Number	Registration Effective Date	Opening Date	Filing Frequency

This certifies that

GREENE STREET CONDOS, LLC
 208 TELEGRAPH LN
 KEY WEST FL 33040-6519

has met the sales and use tax registration requirements for the business location stated above and is authorized to collect and remit tax as required by Florida law. This certificate is non-transferable.

POST THIS CERTIFICATE IN A CONSPICUOUS PLACE

(# 1) Dec 2011

THIS IS YOUR SALES & USE TAX CERTIFICATE OF REGISTRATION
 (DETACH AND POST IN A CONSPICUOUS PLACE)



**REFER TO THE BACK OF THIS SECTION FOR
 SPECIFIC INFORMATION REGARDING YOUR
 COUNTY'S TAX RATES.**

THIS IS YOUR ANNUAL RESALE CERTIFICATE FOR SALES TAX

Note: New dealers who register after mid-October are issued annual resale certificates that expire on December 31 of the following year.

These certificates are valid immediately.



DR-11R, R. 10/07



2008 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 01/08

THIS CERTIFICATE EXPIRES ON DECEMBER 31, 2008

Business Name and Location Address

Registration Effective Date

Certificate Number

GREENE STREET CONDOS, LLC
 208 TELEGRAPH LN
 KEY WEST FL 33040-6519

12/26/07

54-8013951372-2

This is to certify that all tangible personal property purchased or rented, real property rented, or services purchased on or after the above Registration Effective Date by the above business are being purchased or rented for one of the following purposes:

- Resale as tangible personal property.
- Re-rental as tangible personal property.
- Resale of services.
- Re-rental as real property.
- Incorporation into and sale as part of the repair of tangible personal property by a repair dealer.
- Re-rental as transient rental property.
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing.

This certificate cannot be reassigned or transferred. This certificate can only be used by the active registered dealer or its authorized employees. Misuse of this *Annual Resale Certificate* will subject the user to penalties as provided by law. **Use signed photocopy for resale purposes.**

Presented to: _____ (Insert name of seller on photocopy) (date)

Presented by: _____ Authorized Signature (Purchaser) (date)

Greene Street Condos
301 Whitehead St
Key West FL 33040

(# 2) April 2008



The Office of Danise Henriquez Monroe County Tax Collector CFC
P.O. Box 1129 Key West, Florida, 33041-1129 • www.monroetaxcollector.com
1200 Truman Ave., Ste. 101, Key West, Florida 33040
OFFICE HOURS:
Monday, Wednesday & Friday 8:00 am – 4:45 pm
Tuesday & Thursday 8:00 am – 5:45 pm
Telephone (305) 295-5063
Fax (305) 295-5020

LOCAL BUSINESS TAX CHECKLIST

- LOCAL BUSINESS TAX APPLICATION COMPLETED 208 Telegraph Lane
- ARTICLES OF INCORPORATION OR PROOF OF FICTITIOUS NAME FILING WITH THE DEPARTMENT OF STATE DIVISION OF CORPORATIONS
- RENTAL OR LEASE AGREEMENT IF LOCATION IS OWNED BY ANOTHER PARTY LEGAL DESCRIPTION MUST BE COMPLETED ON TAX APPLICATION AND CAN BE OBTAINED FROM THE PROPERTY APPRAISER'S OFFICE (305) 292-3420* SUB-LEASE AGREEMENT IS ALSO NECESSARY WHEN APPLICABLE
- BILL OF SALE AND CURRENT LICENSE REQUIRED FOR CHANGE IN BUSINESS OWNERSHIP ALL OUTSTANDING TANGIBLE TAXES ARE ASSUMED
- STATE LICENSE, REGISTRATION OR INSPECTION FROM THE:
 - DEPT OF BUSINESS AND PROFESSIONAL REGULATION (BPR) 1-850-487-1395 INCLUDES PROFESSIONALS, CONTRACTORS, FOOD/LODGING ESTABLISHMENTS AND TRAILER PARKS
 - DEPT OF AGRICULTURE & CONSUMER AFFAIRS (DACs) 1-800-435-7352. (305) 470-6900 OR (850) 488-2221 INCLUDES MOTOR VEHICLE REPAIR CERTIFICATE
 - DEPT OF HEALTH & REHABILITATIVE SERVICES (HRS) 1-800-780-5680
 - OFFICE OF THE FIRE MARSHALL (305) 289-6010
 - MONROE COUNTY HEALTH DEPT (305) 293-7500 DAYCARE OR FOOD SERVICE
 - YACHT BROKERS LICENSE (850) 488-1636
 - SMALL BUSINESS ASSOCIATION (305) 536-5521
 - DEPT OF REVENUE (305) 292-6735 REGISTRATION FOR SALES TAX NUMBER
 - DEPT OF ALCOHOL, TOBACCO AND FIREARMS (305) 292-6755
 - HORITICULTURE STATE LICENSE FOR RETAIL OF PLANTS 1-800-821-8662
 - TOURIST DEVELOPMENT TAX (305) 295-5058
 - OTHER _____
- CERTIFICATE OF COMPETENCY FROM MONROE COUNTY BUILDING DEPT (305) 289-2583 OR (305) 289-2592
- CITY OCCUPATIONAL LICENSE REQUIRED IF LOCATED OR ENGAGING IN BUSINESS IN THE CITY OF KEY WEST (305) 809-3955, KEY COLONY BEACH (305) 289-1212, LAYTON (305) 664-4667, MARATHON (305) 743-0033, & ISLAMORADA VILLAGE OF ISLANDS (305) 664-2345.
- OTHER Please Call for amt. Due

PLEASE RETURN THIS FORM WITH THE ABOVE:
YOU MUST MEET ALL MONROE COUNTY PLANNING AND ZONING REQUIREMENTS
UPPER KEYS (305) 852-7100, MIDDLE KEYS (305) 289-2500 & LOWER KEYS (305) 292-4490

FUNDS ARE PAYABLE TO:
DANISE D. HENRIQUEZ, C.F.C.
MONROE COUNTY TAX COLLECTOR

DATE 4/4/08

BY Patti Klepaski

Business License Tax Application

(# 3) April 2008

City of Key West
City Hall Annex
PO Box 1409
Key West, FL 33041

Date Applied _____

License # _____

Phone 305-809-3955

Fax 305-809-3978

Business Type: Retail bakery 643 A

Business Name: _____

Business Location: 208 Telegraph W

Business Owner: _____

State Licensed Qualifier (if applicable): _____

Mailing Address: _____

EIN / SS # _____ Phone # _____

Applicant name (printed) _____ Applicant signature _____ Date _____

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____.

(stamp or seal). Personally known _____
Signature of Notary Public Produced id _____

- Sales Tax number 305-470-5001 myflorida.com
- Commercial garbage Waste Mgmt 296-8297 / 797-3312
- Lease or deed
- State License DBPR 850-487-1395 / Dept Ag 305-470-6900
- Home occupation application
- Fictitious Name registration sunbiz.org Previous use _____
- Corporate or LLC registration
- Liability / Worker's Comp Zoning _____
- Fire Inspector 292-8179
- CO / final inspection on any permits Category 04A Fee \$ 136.50
- Monroe County or local licensing

Walt - Thom (ADA not found)
Licensed in accordance with Chapter 66, Key West Code of Ordinances

_____ Approved _____ Denied / Reason _____

Licensing Official

Date

(# 4) May 2008

To: Fred Tillman
Ref: 208 Telegraph Lane Lease Agreement

As per our conversation, we both agreed to terminate the 208 Telegraph Lane Lease Agreement. We wish to relinquish the Lease on May 15th 2008 upon our agreement you will return our Security Deposit of \$ 2,500.00 plus the Last Month Rent of \$ 1,200.00 in a total amount of \$ 3,700.00 .

IN WITNESSES WHEREFORE, the parties hereto have agreed stated above this May 06, 2008.

WITNESSES:

LANDLORD: Greene Street Condos, LLC.

Guilherme G. Ferraz dos Santos
Signature

Guilherme G. FERRAZ DOS SANTOS

By: _____

WITNESSES:

TENANT: Blond Giraffe, Inc.

Maria C. Castillo M.
Signature

[Signature]

Maria C. Castillo M.

By: BLOND GIRAFFE, INC
GONTO L. MADEIRA

LEASE

THIS LEASE entered into this 1st day of August, 2006, by and between DIVERSIFIED INVESTMENTS OF CENTRAL FLORIDA, INC., a Florida Corporation, as the "Landlord," and Blond Giraffe, Inc., A Florida Corporation as the "Tenant".

1. Premises: Containing approximately 692 square feet hereinafter referred to as the "Demised Premises", with an address of 208 Telegraph Lane, Key West, County of Monroe, State of Florida 33040 U.S.A. The Building contains 3,112 square feet of Gross Leaseable Area.

In consideration of the following covenants, Landlord leases to Tenant and Tenant takes and hires from Landlord the Premises. Tenant further acknowledges that it accepts said Premises in its "as is" condition. Landlord has also granted one parking space for Tenant in the enclosed area behind the store.

Landlord shall give one month's rent do the following repairs: Replace rotten doors, fix the roof, interior and exterior painting; Tenant shall be subject to sales and use tax and shall pay Landlord the sum of 7½% sales and use tax for the first month's rent.

2. Term: The term of this Lease shall be for six (6) years beginning on the first day of August 2006 and ending the last day of July 2012.


3. Base Rent: The rent under the Lease shall be payable, without any counterclaim, set-off, deduction or defense, as follows:

- i. Monthly rent in the amount of \$1,000.00 plus applicable sales and use tax due on the first day of Aug, 2006 and the first day of each succeeding month to and including the month of July, 2008.
- ii. Monthly rent in the amount of \$1,100.00 plus applicable sales and use tax due on the first day of Aug, 2008 and the first day of each succeeding month to and including the month of July, 2010.
- iii. Monthly rent in the amount of \$1,200.00 plus applicable sales and use tax due on the first day of Aug, 2010 and the first day of each succeeding month to and including the month of July, 2012.

Should Tenant be in default under this Lease then all deferred rent shall be immediately due and payable as rent. Payments not received by the Landlord on the fifth (5th) day of any month shall be accompanied by a late charge as described in paragraph seven (7) herein. The Landlord reserves the right to refuse to accept late payments of rent. All late charges shall be deemed due as "additional rent". Sales and Use tax at the time of execution of this lease is at seven and one half (7 ½ %) percent and if the State should assess an increase or should Monroe County assess surtax in its jurisdiction, Tenant shall be responsible to pay such assessments. Tenant shall deposit with Landlord the following:

- \$1,000.00 - 2nd Month's deposit
- \$1,200.00 - last month's deposit

Initial 
LANDLORD

Initial 
TENANT

ELECTRIC SERVICE ESTABLISHED

FRED TILLMAN - 4/30/2009

(# 5) April 2009

Harris NorthStar 6.2.9 2008-02-22_00-05-39 (cust-key-6_2_9-branch) Keys Live Live Live

File Look & Feel Help

Account Gateway CARE Cashiering Journals Reports Meter Reading Credit Control Utilities Setups

(default)

Account #: 1063603-4
FRED WILTON TILLMAN JR
208 TELEGRAPH LN
KEY WEST FL 33040
(305)293-8484

Account Management View (BROWSE)

Quick Info Account Details

Service Location Info

Account No: 1063603 Occupant: 4 Name: FRED WILTON TILLMAN JR Customer: 7435
Service Addr... House #: 208 Mod: Street: TELEGRAPH LN Apt.: Region:
City: KEY WEST State: FL Zip: 33040 Home phone: (305)293-8484

Ready

Service Summary (BROWSE) Account Balance History (BROWSE) Account Comments (BROWSE) Service Details (BROWSE)

Main Detail Balances / Aging

Billing Information

	Total	Current	Overdue	Interest	Late Charge
ELECTRIC	170.07	170.07	0.00	0.00	0.00
	170.07	170.07	0.00	0.00	0.00

Main Additional

Service Information

Service: E ELECTRIC
Location: I In City
Category: SC COM SM 210
Bill code: 210 SMALL COML
Bill period: 1 MONTHLY BILLING
SIC code: 2 RETAIL

No units: 1
Start: 2009-04-30
Final:
Final pend:
Inactive from:
Inactive to:

Disconnect
Code: N
Reason: No
Date:
Reconnect:

Done

116M of 254M

start FileNexus Client Harris NorthStar 6... Inbox - Microsoft ... Desktop 12:12 PM

**2010 / 2011
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2011**

(#6) 2010 - 2012

RECEIPT# 25230-105138

Business Name: GREEN STREET CONDOS LLC

Owner Name: FRED TILLMAN
Mailing Address: 301 WHITEHEAD ST
KEY WEST, FL 33040

Business Location: 412-416 GREENE & 208 TELEGRAPH
KEY WEST, FL 33040
Business Phone: 305-923-4913
Business Type: APARTMENTS CONDOS HOUSES &
COMMERCIAL UNITS (COMMERCIAL REN

Rooms **Seats** **Employees** **Machines** **Stalls**
4

		For Vending Business Only					
		Number of Machines:		Vending Type:			
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid	
80.00	0.00	80.00	0.00	0.00	0.00	80.00	

Paid 124-10-00001460 12/17/2010 80.00

**2011 / 2012
MONROE COUNTY BUSINESS TAX RECEIPT
EXPIRES SEPTEMBER 30, 2012**

RECEIPT# 25230-105138

Business Name: GREEN STREET CONDOS LLC

Owner Name: FRED TILLMAN
Mailing Address: 301 WHITEHEAD ST
KEY WEST, FL 33040

Business Location: 412-416 GREENE & 208 TELEGRAPH
KEY WEST, FL 33040
Business Phone: 305-923-4913
Business Type: APARTMENTS CONDOS HOUSES &
COMMERCIAL UNITS (COMMERCIAL RENTALS)

Rooms **Seats** **Employees** **Machines** **Stalls**
4

		For Vending Business Only					
		Number of Machines:		Vending Type:			
Tax Amount	Transfer Fee	Sub-Total	Penalty	Prior Years	Collection Cost	Total Paid	
80.00	0.00	80.00	0.00	0.00	0.00	80.00	

Paid 108-10-00006487 09/07/2011 80.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT
WHEN VALIDATED

Danise D. Henriquez, CFC, Tax Collector
PO Box 1129, Key West, FL 33041

THIS IS ONLY A TAX.
YOU MUST MEET ALL
COUNTY AND/OR
MUNICIPALITY PLANNING
AND ZONING REQUIREMENTS.



(# 7) 2007 - 2011

January 6, 2010

Green Street Condos, LLC
Fred Tillman
301 Whitehead Street
Key West, FL 33040

Re: Property, ASLF1001317 and General Liability, 2070713909
Expires: 04/20/10

Dear Fred:

The policy listed above comes up for renewal as noted. We ask that you make any necessary changes that we should incorporate into your renewal policy:

1. Summary of Current Insurance Coverages

Please remember that any changes in your operation may affect your insurance coverage or your exposure to loss. The cost of building materials have increased dramatically recently. **If your policies include property coverage, review the limits listed on the summary carefully to ensure that you have enough coverage in place to compensate for the increase in building materials and supplies.** Please keep in mind that Flood Coverage is excluded from all policies but may be available. If you would like for us to quote this coverage, please let us know at this time.

Please keep in mind that this is “Not a Bill”. An invoice will follow under separate cover.

If we don't hear from you, we will assume that no changes are necessary or desired and will order the renewal accordingly. Please let us know your email address so that we can add this to your account. Thank you for your business.

Sincerely,
Carlisle, Fields & Co.

Renee Bronson
Customer Service Agent

SUMMARY OF INSURANCE

Prepared: 1/6/2010

Page 1

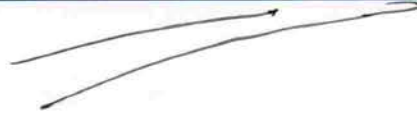
For **Green Street Condos, LLC**
Fred Tillman
301 Whitehead Street
Key West, FL
33040 305-923-4913

Coverage	Amount	Company	Policy No	Eff	Exp	Premium
Property Policy Level Information Premise 1 Building 1 416 Greene Street Key West , FL 33040 BUILDING - 470,000 Coins % 80 Valuation RC Cause of Loss SPECIAL Deductible 1000 Forms # X WIND BUSINESS INC - 25,000 Coins % 16 Cause of Loss SPECIAL Forms # 1/6 MO Mortgagee: Branch Bank & Trust Co ATIMA P O Box 25610C Charlotte NC 28229-5610 Premise 2 Building 1 412-414 Greene Street Key West , FL 33040 BUILDING - 440,000 Coins % 80 Valuation RC Cause of Loss SPECIAL Deductible 1000 Forms # X WIND BUSINESS INC - 50,000 Cause of Loss SPECIAL Forms # 1/6 MO Premise 3 Building 1 208 Telegraph Lane Key West , FL 33040 BUILDING - 165,000 Coins % 80 Valuation RC		Lloyds of London	ASLF1001317	04/20/09	04/20/10	

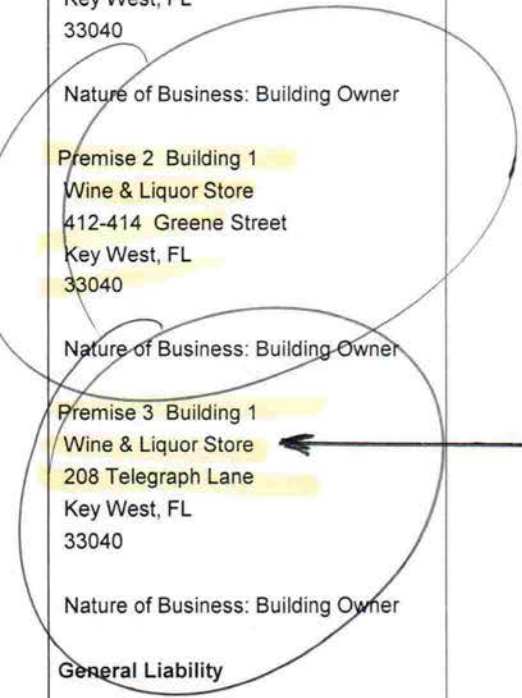
SUMMARY OF INSURANCE

Prepared: 1/6/2010

For **Green Street Condos, LLC**
Fred Tillman
301 Whitehead Street
Key West, FL
33040 305-923-4913



Coverage	Amount	Company	Policy No	Eff	Exp	Premium
Property (Continued)						
Cause of Loss	SPECIAL					
Deductible	1000					
Forms #	X WIND					
BUSINESS INC -	12,000					
Cause of Loss	SPECIAL					
Forms #	1/6 MO					
Commercial Application		Lloyds of London	ASLF1001317	04/20/09	04/20/10	
Premises						
Premise 1 Building 1						
Jewelry Store						
416 Greene Street						
Key West, FL						
33040						
Nature of Business: Building Owner						
Premise 2 Building 1						
Wine & Liquor Store						
412-414 Greene Street						
Key West, FL						
33040						
Nature of Business: Building Owner						
Premise 3 Building 1						
Wine & Liquor Store						
208 Telegraph Lane						
Key West, FL						
33040						
Nature of Business: Building Owner						
General Liability		Southern Owners Insurance Co.	2070713909	04/20/09	04/20/10	



SUMMARY OF INSURANCE

Prepared: 1/6/2010

Page 3

For **Green Street Condos, LLC**
Fred Tillman
301 Whitehead Street
Key West, FL
33040 305-923-4913

Coverage	Amount	Company	Policy No	Eff	Exp	Premium
General Liability (Continued)						
Occurrence						
General Aggregate	2,000,000					
Products/Completed Oper. Aggr.	2,000,000					
Personal & Advertising Injury	1,000,000					
Each Occurrence	1,000,000					
Damage to Rented Premises	300,000					
Medical Expense (Any One Person)	10,000					
Per Claim						
Property Damage Deductible	1,000					
Location 1 Building 1						
Buildings or Premises Lessors Risk						
Only Maintained by the Insured						
Class Code: 61217						
Premium Basis: 2054 sq ft						
(A) Area - Per \$1,000/SQ FT						
Location 2 Building 1						
Building or Premises Lessors Risk Only						
Maintained by the Insured						
Class Code: 61217						
Premium Basis: 1820 sq ft						
(A) Area - Per \$1,000/SQ FT						
Location 3 Building 1						
Buildings or Premises Lessors Risk Only						
Maintained by the Insured						
Class Code: 61217						
Premium Basis: 700 sq ft						
(A) Area - Per \$1,000/SQ FT						
Location 1 Building 1						
CGL Plus end						
Class Code: 00501						
Commercial Application		Southern Owners Insurance Co.	2070713909	04/20/09	04/20/10	

SUMMARY OF INSURANCE

Prepared: 1/6/2010

Page 4

For **Green Street Condos, LLC**
Fred Tillman
301 Whitehead Street
Key West, FL
33040 305-923-4913

Coverage	Amount	Company	Policy No	Eff	Exp	Premium
Commercial Application (Continued)						
Premises						
Premise 1 Building 1 Jewelry Store 416 Greene Street Key West, FL 33040 Nature of Business: Commercial Condo Building LRO						
Premise 2 Building 1 Wine Store 412-414 Greene Street Key West, FL 33040 Nature of Business: Commercial Condo Building LRO						
Premise 3 Building 1 Retail Store 208 Telegraph Lane Key West, FL 33040 Nature of Business: Building Owner						
Business Auto Liability Hired Autos Non-Owned Autos		Southern Owners Insurance Co.	2070713909	04/20/09	04/20/10	





Fidelity National Indemnity Insurance Company
 P.O. Box 33003
 St. Petersburg, FL 33733-8003
 1-800-820-3242

FFL 99.001 0311
 1956379
 7/05/11

FLOOD DECLARATIONS PAGE

2000 11523 FLD RGLR
Policy Type

Policy Number	Prior Policy Number	Renewal	FLD RGLR	
09 1150484940 01	09 1150484940 00	Date of Issue 7/05/11	General Property Form	
Policy Period	Term	Inception Date	Code	Phone
From: 7/05/11 To: 7/05/12 12:01 am Standard Time	1 yr(s)	4/20/07 12:01am	0731519	(727) 797-0441

Agent (727) 797-0441
 CONNELLY CARLISLE FIELDS &
 NICHOLS
 PO BOX 1027
 CLEARWATER FL 33757-1027

GREENE STREET CONDOSLLC
 301 WHITEHEAD ST
 KEY WEST FL 33040-6542

Insured Location (if other than above)

Address may have been changed in accordance with USPS standards.

208 TELEGRAPH LN, KEY WEST FL 33040

Rating Information

Grandfathered: No
 Building Description: Non-Residential
 # of Floors: One Floor
 Basement/Enclosure: None

Community Name: KEY WEST, CITY OF
 Community #: 120168
 Map Panel/Suffix: 1716 F
 Community Rating: 10 / 00%
 Program Status: Regular
 Rating Flood Zone: AE
 Condo Type: N/A
 Adjacent Grade: .0
 Elevation Diff: N/A

Location Description:
 Contents Location:

Coverage	Deductible	Premium
BUILDING	\$165,000	\$2,000
CONTENTS	\$0	\$0
	PROBATION SURCHARGE:	\$0
	ANNUAL SUBTOTAL:	\$1,370.00
	DEDUCTIBLE CREDIT:	\$0
	ICC PREMIUM:	\$70.00
	COMMUNITY DISCOUNT:	\$0
	TOTAL WRITTEN PREMIUM:	\$1,440.00
	FEDERAL POLICY SERVICE FEE:	\$40.00
	TOTAL PREMIUM:	\$1,480.00

THIS IS NOT A BILL

DEAR MORTGAGEE

The Reform Act of 1994 requires you to notify the WYO company for this policy within 60 days of any changes in the servicer of this loan.

The above message applies only when there is a mortgagee on the insured location.

Premium Paid by: Insured

Special Provisions:

This policy covers only one building. If you have more than one building on your property, please make sure they are all covered. See III. Property Covered within your Flood policy for the NFIP definition of "building" or contact your agent, broker, or insurance company. Coverage Limitations may apply. Please refer to your Flood Insurance Policy for details.

Forms and Endorsements:

FFLG99.100 0503 0503 FFL 99.310 0709 0707 FFL 99.116 1005 1005
 This policy is issued by

Fidelity National Indemnity Insurance Co

Copy Sent To: As indicated on back or additional pages, if any.

07315190911504849401118605

00008

Insured

123 months



Part 2: THIS DECLARATION PAGE, WITH POLICY PROVISIONS - PART 1 AND ENDORSEMENTS, IF ANY ISSUED TO FORM A PART THEREOF, COMPLETE THE BELOW NUMBERED CITIZENS PROPERTY INSURANCE CORPORATION POLICY. **CITIZENS PROPERTY INSURANCE CORPORATION, WIND ONLY POLICY**

6676 Corporate Center Parkway, Jacksonville, Florida 32216-0973



THIS IS A

GENERAL BUSINESS

INSURED NAME AND ADDRESS

DBA GREEN STREET CONDOS, LLC
301 WHITEHEAD ST
KEY WEST, FL 33040

POLICY TERM 5/08/2011 TO 5/08/2012 AT 12:01 A.M. (EST) CITIZENS POLICY NO. 1477962
INCEPTION DATE EXPIRATION DATE **This is your Policy Declaration Page - This is not a Bill - DO NOT PAY**

PAGE 2

Item No.	AMOUNT OF INSURANCE		Percent of Coinsurance Applicable	DEDUCTIBLES	Territory	Premium
	Building	Contents				
1	\$ 470,000	\$ 0	% 90	\$ 14,100	T-86	\$ 3,332
	TWO STORY MASONRY RETAIL JEWELRY STORE BLDG LOC: 416 GREENE ST KEY WEST, MONROE FL 33040-6518					
2	440,000	0	90	13,200	T-86	3,119
	ONE STORY MASONRY RETAIL WINE STORE BLDG 412-414 GREENE ST KEY WEST, MONROE FL 33040-6518					
3	165,000	0	90	4,950	T-86	1,463
	ONE STORY FRAME MIXED USE BLDG 208 TELEGRAPH LN KEY WEST, MONROE FL 33040-6518					

Total Coverage:	\$1,075,000	Payment Plan: Quarterly	Total Premium:	\$9,486
Premium Amount	\$7,914	2005 Citizens Property Insurance Corporation Emergency Assessment	\$111	
Tax Exempt Surcharge	\$138	2005 Florida Hurricane Catastrophe Fund (FHCF) Emergency Assessment	\$103	
		Catastrophe Reinsurance Surcharge	\$1,187	
		2007 Florida Insurance Guaranty Association Regular Assessment	\$33	

Subject to Form No(s):
CIT CP2 01 10 CNRW 01 10 01 10 CIT 18 18 01 10

Mortgagee/Loss Payee:

Agent:
THE ALIANT INSURANCE GRP 9344
LLC DBA CONNELLY CARLISLE
FEILDS & NICHOLS
PO BOX 1027
CLEARWATER, FL 33757
(727) 797-0441

Payor: INSURED
Date: 5/11/2011

000073000201



(# 8) Feb 2011

From: captfredt <captfredt@aol.com>
To: tania <tania@blondgiraffe.com>
Subject: Re: Liens
Date: Wed, Feb 23, 2011 9:33 am

I have attempted to reach your attorney and have had no success

fred

-----Original Message-----

From: Tania Beguinati <tania@blondgiraffe.com>
To: captfredt@aol.com
Sent: Sun, Feb 13, 2011 11:58 pm
Subject: Liens

Dear Fred,

We are still waiting for your response about the returning of the Blond Giraffe's property, please send us an e-mail to keep us posted what is going on in your end. Attached to this e-mail you can find the copies of 3 liens we have over all equipments and furniture, to show you and your tenants that those items do not belong to us either.

Tania and Roberto



THE CITY OF KEY WEST

General Services

P.O.Box 1409, Key West, FL 33040

February 17, 2012

U.S. Post Office
Supervisor of Delivery
400 Whitehead Street
Key West, FL 33040

RE: Confirmation/Correction of Street Addresses
412-416 Greene Street

RE00001490 is located at the corner of Greene Street and Telegraph Lane. The two story structure is historic and was the telegraph office. There are three buildings, two of which face Greene Street and one unit at the rear of 416 Greene Street fronting Telegraph Lane. The addresses are:

416 Greene Street Unit 101 Commercial ground floor unit (currently Key West Aloe)
416 Greene Street Unit 201 Currently vacant unit (may become residential)
208 Telegraph Lane Commercial unit (This address was previously designated and may remain. It was most recently used for storage.)

There are also two one story commercial units on this parcel facing Greene Street which will be known as 412 Greene Street and 414 Greene Street. These units may previously have been known as 412 and 412 ½ Greene Street. The two story building located at 416 Greene Street may previously have been known as 416 ½ Greene Street.

Should you have any questions or require further information, please do not hesitate to contact me at (305) 809-3951.

Sincerely,

Doug Bradshaw
Senior Project Manager
General Services

Cc: Revenue Department Building Department
 OMI Planning Department
 KEYS Energy Waste Management
 FKAA KWDPD – Officer Hadas
 Southern Bell Telephone KWFD – Pat Pelletier
 Monroe County Tax Appraiser Comcast

(305) 809-3951 (305) 809-3958 FAX

(# 9) Dec 2011

HISTORY OF COMMERCIAL PERMITS - 208 TELEGRAPH LAKE
 PARTIAL LIST - 2000 - 2006

PREPARED 1/06/14. 8:42:36
 PROGRAM BP106L
 CITY OF KEY WEST

LAND ACTIVITY HISTORY REPORT
 DETAIL

PAGE

RE #/PARCEL #/TAX ID SIC 0000-1490-000000-

Previous utility acct # 1001546.00

** PERMIT: S/P 00 SECURITY/FIRE ALARM
 STATUS: PERMIT PRINTED
 DATE: 10/27/98
 ISSUE DATE: 10/27/98 FEE ASSESSED: 25.00 FEE PAID: 29.00
 ISSUE NBR: 9800003367 PERMIT VALUE: 0

*** INSPECTION: E99 0002 ELECTRICAL FINAL
 STATUS: INSPECTION COMPLETED
 DATE: 11/16/98 INSPECTOR: SVEN CHRISTENSEN
 REQUEST DATE: 11/12/98 BY: VA
 RESULTS: APPROVED DATE 11/16

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
00 00002921	9/19/00 ROOFING	9/19/00 APPROVED	DIVERSIFIED INVEST OF CTR INC DAN-ACE ROOFING & TEX COTR CO.

1

** PERMIT: ROOF 00 ROOF NEW & REPAIR NOT COATING
 STATUS: PERMIT PRINTED
 DATE: 9/19/00
 ISSUE DATE: 9/19/00 FEE ASSESSED: 102.00 FEE PAID: 102.00
 ISSUE NBR: 0000002921 PERMIT VALUE: 0

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
01 00002946	8/21/01 RENOVATION, ADDITION, CONVERSION: COMMERCIAL	12/20/11 CLOSED	DIVERSIFIED INVEST OF CTR INC REDCO CONSTRUCTION, INC.

2

* STRUCTURE: 000 000 STATUS: APPROVED
 CODES: OCCUPANCY TYPE
 OTHER STRUCTURE INFORMATION:
 SQUARE FOOTAGE-ACTUAL NA

** PERMIT: REP 00 2-REPAIR AND REMODELING
 STATUS: PERMIT PRINTED
 DATE: 8/22/01
 ISSUE DATE: 8/22/01 FEE ASSESSED: 215.00 FEE PAID: 215.00
 ISSUE NBR: 0100002946 PERMIT VALUE: 10000

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
02 00001536	6/07/02 RENOVATION, ADDITION, CONVERSION: COMMERCIAL	6/07/02 APPROVED	DIVERSIFIED INVEST OF CTR INC GARY THE CARPENTER CONSTRUCTION

3

* STRUCTURE: 000 000 STATUS: APPROVED
 CODES: CONSTRUCTION TYPE
 OCCUPANCY TYPE
 FLOOD ZONE
 OTHER STRUCTURE INFORMATION:
 BASE FLOOR ELEVATION
 Distance from back line 5.00
 Distance from street line 5.00
 Distance from left line 5.00
 Distance from right line 5.00
 HARC # 782

208 TELEGRAPH LAKE

#2 REFERENCES COMMERCIAL PERMIT TO RENOVATE
 AN EXISTING BUSINESS

#3 REFERENCES THE FRONT (REAR SETBACKS OF 208 TEL.

(# 10) Aug - Dec 2011

RR #/PARCEL #/TAX ID etc/ 0000-1490-000000

Previous utility acct #

1001546.00

OTHER STRUCTURE INFORMATION:
 SQUARE FOOTAGE-ACTUAL 50.00
 NUMBER OF UNITS 1.00

** PERMIT: REP 00 Z-REPAIR AND REMODELING
 STATUS: PERMIT PRINTED
 DATE: 6/07/02
 ISSUE DATE: 6/07/02 FEE ASSESSED: 5.00 FEE PAID: 5.00
 ISSUE NBR: 0200001536 PERMIT VALUE: 700

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
03 00002331	6/30/03 RENOVATION, ADDITION, CONVERSION, COMMERCIAL	6/30/03 COMPLETED	DIVERSIFIED INVEST OF CTR INC ALVAREZ, RAY TILE INSTALLATION
STRUCTURE: 000 000 STATUS: APPROVED STATUS DATE: 6/30/03 C.O. DATE:			
** PERMIT: PL 00 PLUMBING PERMIT STATUS: FINAL INSPECTION COMPLETE DATE: 10/17/03 ISSUE DATE: 10/06/03 FEE ASSESSED: 5.00 FEE PAID: 5.00 ISSUE NBR: 0300002331 PERMIT VALUE: 1500			
2	*** INSPECTION: P99 0001 PLUMBING FINAL STATUS: INSPECTION COMPLETED REQUEST DATE: 10/15/03 BY: DST DATE: 10/15/03 INSPECTOR: *ERROR* RESULTS: APPROVED WITH EXCEPTION DATE 10/1 RES COMMENTS: needs to finish hdrop bath		
	*** INSPECTION: P99 0002 PLUMBING FINAL STATUS: INSPECTION COMPLETED REQUEST DATE: 10/17/03 BY: CW DATE: 10/17/03 INSPECTOR: *ERROR* RESULTS: APPROVED DATE 10/1 RES COMMENTS: ok per dst		
** PERMIT: REP 00 Z-REPAIR AND REMODELING STATUS: FINAL INSPECTION COMPLETE DATE: 10/17/03 ISSUE DATE: 8/08/03 FEE ASSESSED: 47.00 FEE PAID: 47.00 ISSUE NBR: 0300002331 PERMIT VALUE: 2500			
	*** INSPECTION: B99 0001 BUILDING FINAL STATUS: INSPECTION COMPLETED REQUEST DATE: 9/15/03 BY: WW DATE: 9/15/03 INSPECTOR: JOHN WOODSON RESULTS: DISAPPROVED WITH PENALTY DATE 9/1 RES COMMENTS: door locked no entry no permit posted		
3	*** INSPECTION: B99 0002 BUILDING FINAL STATUS: INSPECTION COMPLETED REQUEST DATE: 10/01/03 BY: DST DATE: 10/01/03 INSPECTOR: JOHN WOODSON RESULTS: DISAPPROVED DATE 10/0 REQ COMMENTS: NEEDS TO SUBMITTE ADA PLANS FOR BATH AS PER CAROLYN WALKER RES COMMENTS: ada issues as per wally		
	*** INSPECTION: B99 0003 BUILDING FINAL STATUS: INSPECTION COMPLETED REQUEST DATE: 10/17/03 BY: WW DATE: 10/17/03 INSPECTOR: WALLACE WAYNICK RESULTS: APPROVED DATE 10/1 RES COMMENTS: ok per ww		

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
03 00003649	10/20/03 ELECTRIC ONLY	8/09/11 COMPLETED	DIVERSIFIED INVEST OF CTR INC KENNEDY ELECTRIC COMPANY

1 • FLOOR TILE INSTALLATION

2 } REFERENCES WHEEL CHAIR ACCESSIBLE -

3 } HANDICAPP BATHROOM. HAS SINCE BEEN INSTALLED.

* ONLY COMMERCIAL BUILDING ON THIS PARCEL # 000-1490 THAT HAS THE REQUIRED HANDICAPP BATHROOM.

RN #/PARCEL #/TAX ID with 0000-1490-000000- Previous utility acct # 1001546.00

**** PERMIT: EL 00 ELECTRICAL PERMIT**
 STATUS: PERMIT PRINTED ISSUE DATE: 10/21/03 FEE ASSESSED: 5.00 FEE PAID: 5.00
 DATE: 10/21/03 ISSUE NBR: 0300003649 PERMIT VALUE: 600

***** INSPECTION: E99 0001 ELECTRICAL FINAL**
 STATUS: INSPECTION COMPLETED REQUEST DATE: 10/29/03 BY: DST
 DATE: 10/29/03 INSPECTOR: TERRY RICHARDSON RESULTS: APPROVED DATE 10/29/03
 REQ COMMENTS: EMERGENCY LITES

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
03 00004191	12/11/03 SIGN APPLICATION	12/12/03 APPROVED	DIVERSIFIED INVEST OF CTR INC SOUTHERNMOST SIGN SERVICE INC.

* STRUCTURE: 000 000 STATUS: APPROVED STATUS DATE: 12/12/03 C.O. DATE:
 CODES: FLOOD ZONE AE AE ZONE
 OTHER STRUCTURE INFORMATION: NARC # N

**** PERMIT: SIGN 00 SIGNS**
 STATUS: PERMIT PRINTED ISSUE DATE: 12/12/03 FEE ASSESSED: 5.00 FEE PAID: 5.00
 DATE: 12/12/03 ISSUE NBR: 0300004191 PERMIT VALUE: 1350

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
04 00000559	3/25/04 PLUMBING ONLY	8/09/11 COMPLETED	DIVERSIFIED INVEST OF CTR INC MOES, GARY

**** PERMIT: PL 00 PLUMBING PERMIT**
 STATUS: PERMIT PRINTED ISSUE DATE: 3/04/04 FEE ASSESSED: 14.00 FEE PAID: 14.00
 DATE: 3/04/04 ISSUE NBR: 0400000559 PERMIT VALUE: 800

***** INSPECTION: P99 0001 PLUMBING FINAL**
 STATUS: INSPECTION COMPLETED REQUEST DATE: 3/05/04 BY: CW
 DATE: 3/05/04 INSPECTOR: *ERROR* RESULTS: DISAPPROVED DATE 3/0
 RES COMMENTS: too many problems, plumber needs to be on site

***** INSPECTION: P99 0002 PLUMBING FINAL**
 STATUS: INSPECTION COMPLETED REQUEST DATE: 3/08/04 BY: CW
 DATE: 3/08/04 INSPECTOR: *ERROR* RESULTS: DISAPPROVED WITH PENALTY DATE 3/0
 REQ COMMENTS: derwood, gary moes will call me monday morning to get
 estimate of what time you will be there
 RES COMMENTS: NEEDS INDICAT ON 3CNMP SINK

***** INSPECTION: P99 0003 PLUMBING FINAL**
 STATUS: INSPECTION COMPLETED REQUEST DATE: 3/09/04 BY: DST
 DATE: 3/09/04 INSPECTOR: *ERROR* RESULTS: APPROVED DATE 3/0

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
04 00000921	3/24/04 ELECTRIC ONLY	3/25/04 APPROVED	DIVERSIFIED INVEST OF CTR INC KENNEDY ELECTRIC COMPANY

1. INSTALLATION OF REQUIRED EMERGENCY LIGHTS

2. REFERENCES TO THE REQUIRED { INSTALLED
 3-COMPARTMENT SINK. 203 TELEGRAPH
 LN. IS THE ONLY BUILDING ON THE PARCEL
 RE# 000-1490 THAT HAS THIS TYPE OF REQUIRED
 KITCHEN SINK.

RE #/PARCEL #/TAX ID etc 0000-1490-000000-

Previous utility acct # 1001546.00

** PERMIT: EL 00 ELECTRICAL PERMIT
STATUS: PERMIT PRINTED
DATE: 3/25/04

ISSUE DATE: 3/25/04 FEE ASSESSED: 5.00 FEE PAID: 5.00
ISSUE NBR: 0400000921 PERMIT VALUE: 600

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
04 00001609	5/17/04 SIGN APPLICATION	5/19/04 AE ZONE	DIVERSIFIED INVEST OF CTR INC SOUTHERNMOST SIGN SERVICE INC.

* STRUCTURE: 000 000 STATUS: APPROVED
CODES: FLOOD ZONE
OTHER STRUCTURE INFORMATION:
HARC #

STATUS DATE: 5/19/04 C.O. DATE:
AE AE ZONE

** PERMIT: SIGN 00 SIGNS
STATUS: PERMIT PRINTED
DATE: 5/19/04

ISSUE DATE: 5/19/04 FEE ASSESSED: 5.00 FEE PAID: 5.00
ISSUE NBR: 0400001609 PERMIT VALUE: 600

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
05 00004485	7/25/06 PLUMBING ONLY	8/09/11 COMPLETED	DIVERSIFIED INVEST OF CTR INC ATLANTIC PLUMBING OF THE KEYS

** PERMIT: PL 00 PLUMBING PERMIT
STATUS: PERMIT PRINTED
DATE: 7/27/06

ISSUE DATE: 7/27/06 FEE ASSESSED: 44.00 FEE PAID: 44.00
ISSUE NBR: 0600004485 PERMIT VALUE: 0

1
*** INSPECTION: P05 0001 PLUMBING ROUGH
STATUS: INSPECTION COMPLETED REQUEST DATE: 8/16/06 BY: TR
DATE: 8/17/06 INSPECTOR: *ERROR* RESULTS: APPROVED WITH EXCEPTION DATE 8/17
REQ COMMENTS: 896-1139
RES COMMENTS: NEEDS VENT TERMINATION

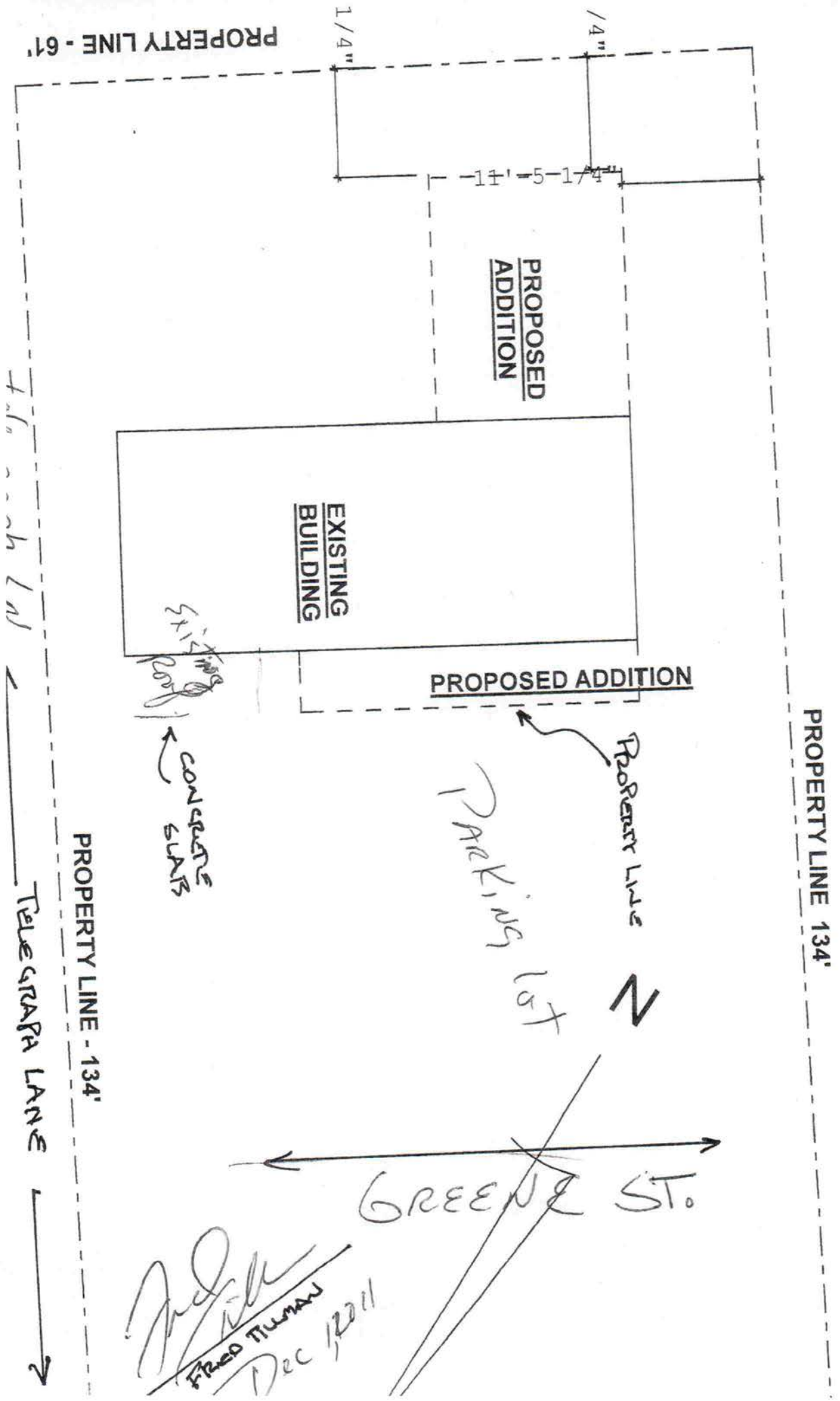
2
*** INSPECTION: P99 0001 PLUMBING FINAL
STATUS: INSPECTION COMPLETED REQUEST DATE: 12/22/06 BY: DST
DATE: 12/22/06 INSPECTOR: *ERROR* RESULTS: DISAPPROVED DATE 12/22
REQ COMMENTS: T/S: 12/21/2006 12:17 PM D STEWART
RES COMMENTS: T/S: 12/22/2006 02:29 PM D STEWART
NOT READY, MOP SINK, VENT.

*** INSPECTION: P99 0002 PLUMBING FINAL
STATUS: INSPECTION COMPLETED REQUEST DATE: 12/27/06 BY: DST
DATE: 12/27/06 INSPECTOR: *ERROR* RESULTS: APPROVED DATE 12/27
REQ COMMENTS: T/S: 12/27/2006 06:52 AM D STEWART
RES COMMENTS: T/S: 12/27/2006 12:03 PM D STEWART

APPLICATION	APPLICATION DATE/ APPLICATION TYPE	STATUS DATE/ STATUS DESC	PROPERTY OWNER/ CONTRACTOR
06 00005119	9/05/06 SIGN APPLICATION	12/29/06 APPROVED	DIVERSIFIED INVEST OF CTR INC DEAL BUILDERS INC.

#1 & 2 - ~~Referenced~~ REFERENCES REQUIRED
KITCHEN FLOT SINK.

(# 11) Dec 2011



PROPERTY LINE - 61'

PROPOSED ADDITION

EXISTING BUILDING

PROPOSED ADDITION

PROPERTY LINE 134'

PROPERTY LINE - 134'

TELEGRAPH LANE

CONCRETE SLABS

Parking lot

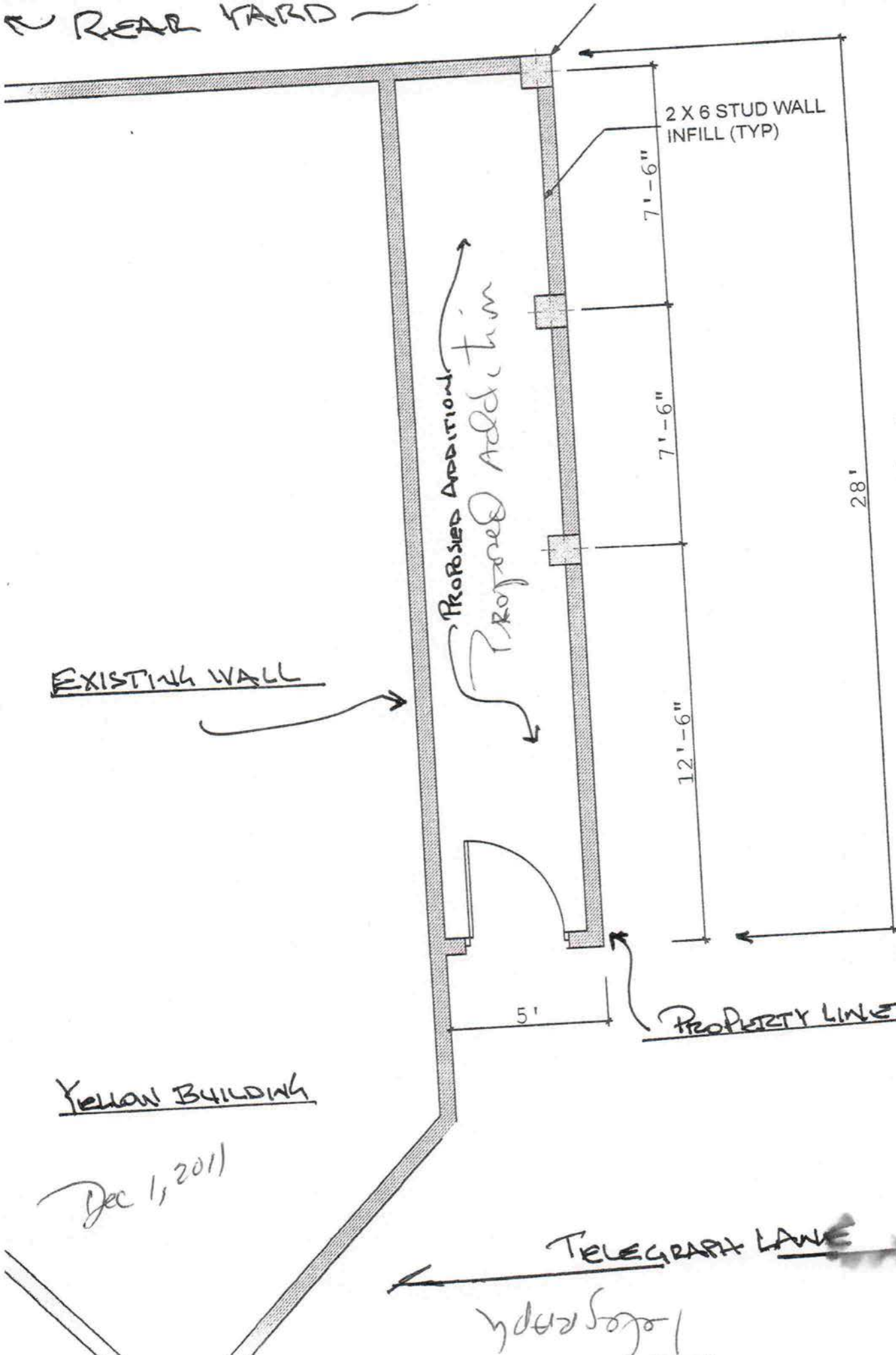
PROPERTY LINE



GREEN ST.

Handwritten signature
FRANK THURMAN
Dec 12, 2011

~ REAR YARD ~



2 X 6 STUD WALL
INFILL (TYP)

7'-6"

7'-6"

12'-6"

28'

EXISTING WALL

PROPOSED ADDITION
PROPOSED ADDITION

YELLOW BUILDING

PROPERTY LINE

Dec 1, 2011

TELEGRAPH LAKE

Parking lot

Telegraph

(# 12) Jan 2012]

From: captfredt <captfredt@aol.com>
To: ashleymonnier <ashleymonnier@keywestcity.com>
Subject: Fwd: 208 Telegraph LN
Date: Thu, Jan 12, 2012 10:56 am

-----Original Message-----

From: captfredt <captfredt@aol.com>
To: ashleymonier <ashleymonier@keywestcity.com>
Sent: Thu, Jan 12, 2012 5:52 am
Subject: 208 Telegraph LN

Good morning Ashley,

Thank you for your assistance the other day.

My question to you:

If I build a separate building that is an office rented by another company as an office would that be allowed. The existing structure would be used for retail bakery as it is now licensed.

Thanks

Fred

Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040-4021
Telephone 305 296 2454
www.fkaa.org

Account Information	
Previous Balance	\$ 0
Late Charges/Nonpay Fees	0
Payments	-955
Adjustments/Credits	0
Balance Forward	\$ -955
Current Charges	968
Account Balance	\$ 13

Statement Number	Service Address	
2658460	208 Telegraph Ln	
Account Number	Statement Date	Due Date
516640-203265	04/09/2012	04/30/2012

To avoid a late charge, payment must be received by date. All past due balances are subject to disconnection.

A Message from Florida Keys Aqueduct Authority

We will be implementing our Return to Owner program beginning with your March statement. Accounts automatically transfer to the owner's name whenever there is a vacancy. Owners will enjoy uninterrupted service and receive a monthly statement. For more information call 305.296.2454.

Meter Reading Summary

Description	Service Period	# of Days	Meter Number	Reading Type	Previous Reading	Current Reading	Total Consum
Water	03/04/2012-03/05/2012	1	1831423953	Actual	0	0	
Water	03/05/2012-04/03/2012	29	1831423953	Actual	0	0	

Detail of Current Usage

Explanation of Charges

Water	Description	Amount
	Water base facility charge	
	Service total	

MISCELLANEOUS CHARGES

Description	Amount
New service initiation	935.00
Read only charge	20.00
Total miscellaneous charges	955.00
Total current charges	968.00

Please detach and return bottom portion with your payment. Please retain top portion for your records.
Please include your account number on your check and make payable to FCAA.

Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, FL 33040-4021

IGESP143 T1021-005921 001 1/00 FK A-100 01



ELECTRONIC SERVICE REQUESTED

Statement Number		Account Number	
2658460		516640-203265	
Statement Date	Current Charges	Due Date	
04/09/2012	\$968.04	04/30/2012	
Amount Due		Total Due	
\$13.04		\$ 13.04	

Accounts not paid in full by due date will be assessed a late payment penalty of 10% of the amount past due with a minimum of \$4.00



102089 019332424
GREENE STREET CONDOS LLC
301 WHITEHEAD ST
KEY WEST, FL 33040-6542

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 KENNEDY DRIVE
KEY WEST, FL 33040-4021



000000203265000000516640000000001304

(# 13) Apr 2012

From: Raymond J. Capas, Realtor <rjcapas@aol.com>
To: RJCAPAS <RJCAPAS@aol.com>
Subject: Fwd: Telegraph Lane Usage
Date: Wed, Aug 13, 2014 7:58 pm

From: sheila@prettychicevents.com <sheila@prettychicevents.com>;
To: <captfredt@yahoo.com>;
Subject: Telegraph Lane Usage
Sent: Wed, Aug 13, 2014 11:10:35 PM

To Whom It May Concern:

My name is Sheila Tillman and I am the former Managing Director at Kelly's Caribbean and A Key West Affair Catering. I oversaw these two entities from 2004-2011. In 2008 the property on Telegraph lane was acquired in response to our busy **event & catering departments** needs which could not be preformed at the main location of Kelly's Caribbean on Whitehead Street any longer.

A large portion of business I oversaw at Telegraph involved the **baking & selling of wedding cakes and other desserts/pastries**. I also used the telegraph location for a wide variety of uses from **meeting potential clients to setting up table displays where I would sell them tables, chairs, tablecloths, silverware, flower centerpieces, flower petals, bamboo fans as gifts for their guests...etc.** I also conducted **food/beverage tastings** for clients so they could select various menu items for their events.

The telegraph location was a great asset for myself and my team during the years I was managing these two company divisions allowing for better job performance and sales. We were able to utilize this location to sell inventory, create & sell confections. If you have any questions please feel free to contact me and I will answer questions further.

Warmest Regards,
Sheila Tillman
Pretty Chic Events
Pretty Chic Events Planning, Coordination & Design

Web site: PrettyChicEvents.com
Email: Sheila@PrettyChicEvents.com

(# 14) Management Letters
Confirming Prior Uses

Office (855) FOR-XOXO
(855) 367-9696
Cell (305) 923-9443

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