

Marilyn Wilbarger

From: Pat Croce
Sent: Monday, October 29, 2012 2:19 PM
To: Marilyn Wilbarger
Cc: Tim Broadt; pbatty@spottswood.com Batty; Spottswood Erica Hughes Sterling; a2zgene@gmail.com
Subject: Re: Lease requirements
Attachments: Croce Letter 09-09-11.doc

Marilyn,

Thanks for the insight and information regarding the necessary information to appear before the Bight Board as the assignee to Gene Smith's leases on Turtle Kraals and Half Shell.

My company, Moro Management, which is the entity on the purchase agreement, is a holding company with very little assets. Therefore, the Disclosure Statement would not be too exciting. However, I am the sole principal of the company and I would personally guarantee the leases. I have attached a letter from my financial manager at Smith Barney that was created to demonstrate to Gene that I had the wherewithal to fulfill my obligation on the purchase agreement prior to his releasing the property's financials. I hope this personal data is acceptable to you and the city of Key West.

In addition, my ability to operate the two properties of interest can be supported by my F&B operations in Key West. I am the majority shareholder in the Green Parrot Bar, Rum Barrel, Island Dogs, and the newly created Charlie Mac's, and I keep a firm finger on the pulse of management, marketing, and operations.

If you or the city's counsel has any questions, please feel free to contact me. PC

On Oct 29, 2012, at 12:00 PM, Marilyn Wilbarger wrote:

> Hi Pat,
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> Here is the information we spoke about this morning.
>
> Marilyn D. Wilbarger, RPA, CCIM
>
> City of Key West
> Ph.305-809-3794
> mwilbarg@keywestcity.com
> <Resolution 92-22 20 yr lease CRA.pdf><ORD BACKGROUND CHECK.pdf><DISCLOSURE STATEMENT.doc Lease Renew Ordinance.doc 10.11.doc>