

IN THE CITY OF KEY WEST, BEFORE THE CITY COMMISSION SITTING AS
THE BOARD OF ADJUSTMENT FOR THE CITY OF KEY WEST, FLORIDA

GUY A. WILLIS, as Trustee of the
Guy Willis Trust dated August 19, 2008 as
restated on October 22, 2012,

Appellant,

v.

CITY OF KEY WEST

Appellee,

REC'D
CITY CLERK'S OFFICE
2019 DEC -5 PM 3:38
CITY OF KEY WEST
KEY WEST, FLORIDA

NOTICE OF APPEAL OF DENIAL OF LAWFUL UNIT DETERMINATION

NOTICE IS HEREBY GIVEN, that GUY A. WILLIS AS TRUSTEE OF THE GUY A. WILLIS TRUST, DATED AUGUST 19, 2008, AS RESTATED ON OCTOBER 22, 2012, ("Appellant"), hereby appeals to the Board of Adjustment of the City of Key West, Florida, the administrative decision of the Planning Director Roy Bishop ("Planning Director") of the City of Key West, Florida, denying the lawful unit determination application with respect to the property commonly known as 1111 A & B Grinnell Street, Key West, Florida¹, (the "Subject Property") which was executed on November 25, 2019, a copy of which is attached hereto and made a part of this Appeal a copy of the City's determination is attached hereto, made a part hereof and marked as Exhibit "A".

Appellant has standing to bring this Appeal pursuant to Section 90-430, Key West, Florida, Municipal Code (2016), because Appellant was affected by the decision rendered by a City of Key West, Chief Official.

BACKGROUND

¹ The Subject Property has RE: Number 00031780-000000 and Alternate Key # 1032565

1. Appellant is the owner of the subject property located at 1111 A & B, Grinnell Street, Key West, Florida, by virtue of a Warranty Deed executed on November 13, 2012 and recorded on December 3, 2012 in Book 2601, Page 1334, of the Official Records Book of Monroe County, Florida. A copy of this Warranty Deed is attached hereto made a part hereof and marked as Exhibit "B"
2. Prior to transferring the property into his Trust, Guy A. Willis owned the property with his wife, Kim S. Willis (deceased) by virtue of a Warranty Deed from Estate of Marshal dated February 15, 2008, recorded on February 21, 2008 in Book 2346, Page 1343 of the Official Records Book of Monroe County, Florida.
3. The subject property consists of two units. 1111-A Grinnell Street is a 2 story/1-bedroom residence and 1111-B Grinnell Street, is a 2-story/2-bedroom residence. A copy of a sketch of the Subject Property is attached hereto, made a part hereof and marked as Exhibit "C".
4. Appellant has been renting the subject property as a transient unit since approximately 2009.
5. On or about July 19, 2018, Appellant filed with the City its Lawful Unit Determination Application with the City of Key West seeking a determination that his existing transient use/unit were exempt for the City's Building Permit Allocation System (BPAS) pursuant to section 108-991, Key West, Fla. Municipal Code (2016).
6. On or about November 25, 2019, over one (1) year after the submittal of the application, the Planning Director, reviewed Appellants application in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specially, 108-991(3) finding that none of the categories of pertinent historic records support a granting of the LUD

application. It should be noted that when Appellant submitted his application, Sec. 108-991 provided that “*Transient Units which meet the criteria in this subsection will be licensed by the City*”. This provision was removed by Ord. 19-10, nearly six months (6) months after the date this application was submitted.

7. Section 108-991, Key West, Fla., Municipal Code (2016) only requires that two of the delineated categories are required under the ordinance to grant LUD recognition. Despite ample evidence submitted with the application, the Planning Director made a determination that the Applicant was not entitled to the requested LUD recognition and determined that the Applicant only established the existence of one non-transient unit.
8. Following the Planning Director’s denial this appeal ensued.

ARGUMENT

THE CITY PASSED THE LUD ORDINANCE TO ADDRESS THE CURRENT ISSUES AT HAND. THE CITY IS REQUIRED TO FOLLOW ITS OWN RULES AND REGULATIONS.

Section 108-991, Key West, Fla., Municipal Code (2016), states:

Development consistent with the following shall not be affected by the terms of this article, but such development shall comply with all applicable sections of the city's land development regulations:

(3) Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- b. Building permits issued prior to April 1, 2010;
- c. Copies of city directory entries on or about April 1, 2010;

- d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
- e. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- f. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- g. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- h. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
- i. Similar documentation as listed above.

Section 108-991(3) states that if at least two of the nine criteria listed in subsection (3) are met and a site visit is performed that it will be determined that the unit was existence on or about April 1, 2010 and is, therefore not affected by the City of Key West's Building Permit Allocation System, ("BPAS"). There is no question that the structure existed on the subject land prior to April 1, 2010, thereby meeting the threshold requirement. To meet the additional requirements of Section 108-991(3), the Appellants submitted seventeen (17) documents demonstrating the existence of the transient use on or before April 1, 2010.

The Appellants submitted the following records which substantiated the record under section 108-991(3)(e):

- a. City of Key West Business Tax Receipt for 2010;
- b. Monroe County Business Tax Receipt 2009/2010;
- c. 2018 Business Tax Account from Monroe County Tax Collector;

- d. Vacation Rental Advertisement 2009/2010;
- e. Welcoming Information 2009/2010;
- f. December 2009 Calendar of Guest dates;
- g. January 2010 Calendar of Guest dates;
- h. February 2010 Calendar of Guest dates;
- i. March 2010 Calendar of Guest dates;
- j. April 2010 Calendar of Guest dates;
- k. June 2010 Calendar of Guest dates;
- l. July 2010 Calendar of Guest dates;
- m. April 2010 Vacation Residential Lease
- n. July 2010 Vacation Residential Lease;
- o. 2009-2010 – Thank you notes from prior guests;
- p. Storm reimbursement, 2010;
- q. Supplement Income Tax Form, 2010.

Additionally, the Appellant's application demonstrated that the property's current zoning is HMDR. The property's former zoning, HP-3, permitted transient lodging as a special exception. Additionally, the City did not prohibit or regulate transient tenancy of residential dwellings, prior to 1986. The rental of residential property was permitted for any length of time. Copies of the above stated evidence are attached hereto, made a part hereof and marked as composite Exhibit "D".

A plain reading of Section 108-991(3) requires the City to make a determination of a lawful unit if two of the criteria have been met. However, the Planning Director has determined that the applicant only established two non-transient unit exists on the property. Presumably, as

it has been argued in the past, the Planning Director is taking the position that the applicant is applying for a “transient use” and not a transient unit and or “development” as contemplated by the Code and or the subject ordinance. Development is defined in Section 86-8 – Definitions of Terms, the Code of Ordinances of the City of Key West as:

“Development means the carrying out of any building activity or excavation, including the making of any material change in the use or appearance of any structure or land, or the dividing of land into two or more parcels.” Sec. 86-8, Code of Ordinances. [Emphasis added by undersigned]

Examining the record before the City, there is documented support despite the Planning Director’s determination that none existed, and or that the property does not qualify under Section 108-991(3). Therefore, under Section 108-991(3), Appellants are entitled to a determination that the Subject Property has one (1) lawfully established transient unit.

It should be noted that all exhibits, except for the Denial of the Lawful Use Determination were apart of the Lawful Use Determination Application.

CONCLUSION

The record reflects that the Appellant has met the threshold burden of proving the existence that two units existed on or before April 1, 2010. Additionally, the Appellant provided the City of Key West, ample evidence to establish that the Trust met the criteria in Section 108-991(3) proving that the unit not only existed but was used as a transient unit since 2009. As such, Appellant respectfully request the Board of Adjustment to enter a decision:

1. Granting the Appeal by GUY A. WILLS TRUST, DATED AUGUST 19, 2008, AS RESTATED ON OCTOBER 22, 2012;
2. Denying or Striking the decision of the Planning Director of the City of Key West, Florida denying the lawful unit determination filed by Appellants; and
3. For any further relief this Board of Adjustment deems just and proper.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on December 5, 2019, a true and correct copy of the foregoing appeal was personally served on Cheri Smith, Clerk of the City of Key West, 1300 White Street, Key West, Florida 33040.

Highsmith & Van Loon, P.A.

Attorneys for Appellant

3158 Northside Drive

Key West, Florida 33040

Telephone (305) 296-8851

E-mail: david@hvl-law.com

Secondary E-mail: service@hvl-law.com

By: _____



David Van Loon

Florida Bar #0655074

EXHIBIT "A"



THE CITY OF KEY WEST

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

November 20, 2019

Trepanier & Associates
Lori Thompson
1421 1st Street
Key West FL 33040

RE: LUD Application – 1111 A&B Grinnell Street, Key West, FL 33040 (Parcel ID 00031780-000000)

Dear Ms. Thompson,

We have reviewed your application for a transient unit for the real property located at 1111 Grinnell Street, Key West, FL 33040. Your application was reviewed in accordance with the criteria found in Key West Code of Ordinances section 108-991. Specifically, 108-991 (3) provides in part that:

Units determined to have been in existence at the time the April 1, 2010, census was prepared are presumed not to be affected by BPAS. The city planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

- a. Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- b. Building permits issued prior to April 1, 2010;
- c. Copies of city directory entries on or about April 1, 2010;
- d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Transient units which meet the criteria in this subsection will be licensed by the city.

- e. Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- f. Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- g. Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- h. Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010, (Green Card); and
- i. Similar documentation as listed above.

Key to the Caribbean – average yearly temperature 77 ° Fahrenheit.



THE CITY OF KEY WEST

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

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. Provision of documents is the responsibility of the applicant. The city planner's decision shall be rendered to the department of economic opportunity for a determination of consistency with the principals for guiding development.

After review of your application considering these criteria, coupled with a site visit on August 30, 2018, it is my determination that you have established that two non-transient units exist on the property. This is not a new determination as the units have been recognized by the city since prior to April of 2010.

Sincerely,

A handwritten signature in cursive script that reads "Roy Bishop".

Roy Bishop
Planning Director

Dated: 11/25/19

EXHIBIT "B"

Prepared by and Return to:

Harold E. Wolfe, Jr., Esq.
Harold E. Wolfe, Jr., P.A.
2300 Palm Beach Lakes Blvd., Suite 302
West Palm Beach, Florida 33409
(561) 697-4100

12/03/2012 3:55PM
DEED DOC STAMP CL: MT

\$0.70

Property Appraiser's Parcel Identification: 00031780-000000

Doc# 1910144
Bk# 2601 Pg# 1334

WARRANTY DEED

THIS INDENTURE, made this 13th day of November, 2012, by and between GUY A. WILLIS, as surviving tenant by the entireties of GUY A. WILLIS and KIM A. WILLIS, his wife, whose address is 2432 Flagler Avenue, Key West, Florida 33040, hereinafter referred to as the "Grantor" and GUY A. WILLIS, as Trustee of the Guy A. Willis Trust, dated August 19, 2008, as restated on October 22, 2012, whose mailing address is 2432 Flagler Avenue, Key West, Florida 33040, hereinafter referred to as "Grantee".

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 and the improvements thereon located in the County of Monroe, State of Florida, and more particularly described as follows:

A part of Lot 6, Square 6, Tract 13, according to George G. Watson's diagram of said Tract 13, recorded in Deed Book "1" at page 209 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Grinnell Street, bear South 38° and 00' East along the Northeasterly line of Grinnell Street, 123 feet, 4 and 4/5 inches to the Point of Beginning of the parcel of land herein described; thence bear North 52° and 00' East 108.50 feet; thence bear South 38° and 00' East 36 feet, 9 and 3/5 inches; thence bear South 52° and 00' West 108.50 feet to Grinnell Street; thence bear North 36° and 00' West 36 feet, 9 and 3/5 inches back to the Point of Beginning.

This Conveyance is made subject to the following:

1. Real estate taxes for the current year and all subsequent years.
2. Applicable zoning regulations and ordinances.
3. All of the covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property.

4. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement or improvement or caused by minor inaccuracies in building or rebuilding.

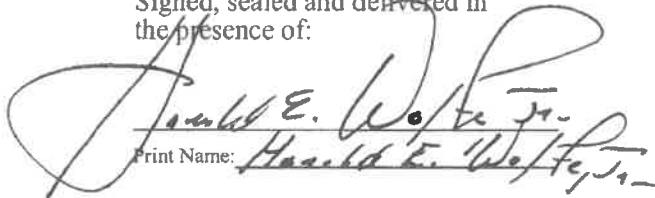
TOGETHER with the improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances, except as stated above and except for taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:


Print Name: Harold E. West Jr.


Print Name: C. W. R. Blackwell Jr.


GUY A. WILLIS

STATE OF FLORIDA)
) ss:
COUNTY OF MONROE)

BEFORE ME personally appeared GUY A. WILLIS, the signor who personally appeared before me at the time of this notarization, and is personally known to me or has produced _____ as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 13th day of November, 2012.



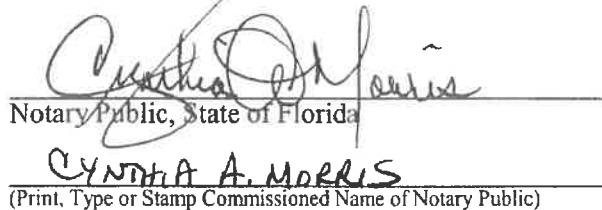

Notary Public, State of Florida
CYNTHIA A. MORRIS
(Print, Type or Stamp Commissioned Name of Notary Public)

EXHIBIT "C"



Summary

Parcel ID 00031780-000000
Account # 1032565
Property ID 1032565
Millage Group 10KW
Location 1111 GRINNELL St, KEY WEST
Address
Legal KW G G WATSON SUB I-209 PT LOT 6 SQR 6 TR 13 OR238-232/36
Description OR374-65/8 OR704-568/73 OR758-620/1 OR820-493/4 OR908-1634
 OR1094-861/62 OR1347-884/6R/S OR1525-138/140 OR2328-1535/36L/E
 OR2344-71 OR2346-1343/44 OR2561-2346D/C OR2601-1334/35
 (Note: Not to be used on legal documents)
Neighborhood 6096
Property Class MULTI FAMILY LESS THAN 10 UNITS (0800)
Subdivision
Sec/Twp/Rng 05/68/25
Affordable No
Housing



Owner

WILLIS GUY A TRUST RESTATED 10/22/2012
 1111 Grinnell St
 Key West FL 33040

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$315,123	\$263,819	\$260,949	\$263,026
+ Market Misc Value	\$29,453	\$30,213	\$26,183	\$20,821
+ Market Land Value	\$319,343	\$473,646	\$427,427	\$258,156
= Just Market Value	\$663,919	\$767,678	\$714,559	\$542,003
= Total Assessed Value	\$571,299	\$554,533	\$527,239	\$498,615
- School Exempt Value	(\$25,500)	(\$25,500)	(\$25,500)	(\$25,500)
= School Taxable Value	\$545,799	\$587,630	\$562,344	\$482,283

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
MULTI RES DRY (080D)	3,992.79	Square Foot	0	0

Buildings

Building ID	2490	Exterior Walls	ABOVE AVERAGE WOOD with 50% C.B.S.	
Style	2 STORY ON GRADE	Year Built	1978	
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1998	
Gross Sq Ft	1176	Foundation	CONCRETE SLAB	
Finished Sq Ft	1008	Roof Type	GABLE/HIP	
Stories	2 Floor	Roof Coverage	METAL	
Condition	AVERAGE	Flooring Type	CONC S/B GRND	
Perimeter	184	Heating Type	NONE with 0% NONE	
Functional Obs	0	Bedrooms	2	
Economic Obs	0	Full Bathrooms	1	
Depreciation %	27	Half Bathrooms	0	
Interior Walls	PLASTER	Grade	550	
		Number of Fire Pl	0	

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,008	1,008	0
OPF	OP PRCH FIN LL	84	0	0
OUF	OP PRCH FIN UL	84	0	0
TOTAL		1.176	1.008	0

Building ID	2491	Exterior Walls	C.B.S. with 51% ABOVE AVERAGE WOOD
Style	2 STORY ON GRADE	Year Built	1978
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1998
Gross Sq Ft	1314	Foundation	CONCRETE SLAB
Finished Sq Ft	1206	Roof Type	GABLE/HIP
Stories	2 Floor	Roof Coverage	METAL
Condition	AVERAGE	Flooring Type	CONC S/B GRND
Perimeter	202	Heating Type	NONE with 0% NONE
Functional Obs	0	Bedrooms	2
Economic Obs	0	Full Bathrooms	2

Depreciation %	27			Half Bathrooms	0
Interior Walls	PLASTER			Grade	550
				Number of Fire Pl	0
Code	Description	Sketch Area	Finished Area	Perimeter	
OPX	EXC OPEN PORCH	108	0	0	
FLA	FLOOR LIV AREA	1,206	1,206	0	
TOTAL		1,314	1,206	0	

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
RES POOL	1977	1978	1	216 SF	5
FENCES	1995	1996	1	870 SF	2
BRICK PATIO	2009	2010	1	1242 SF	3
BRICK PATIO	2014	2015	1	429 SF	2

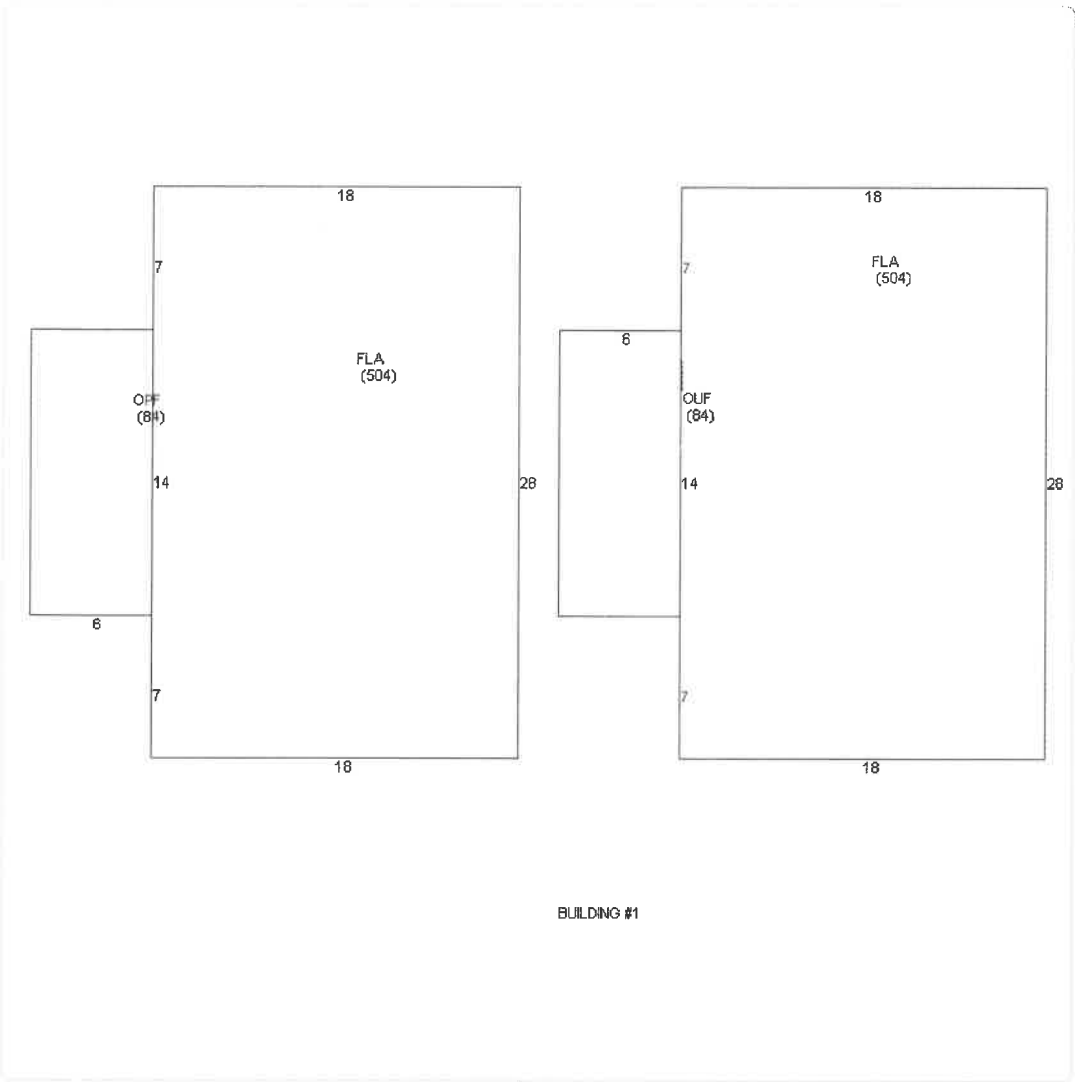
Sales

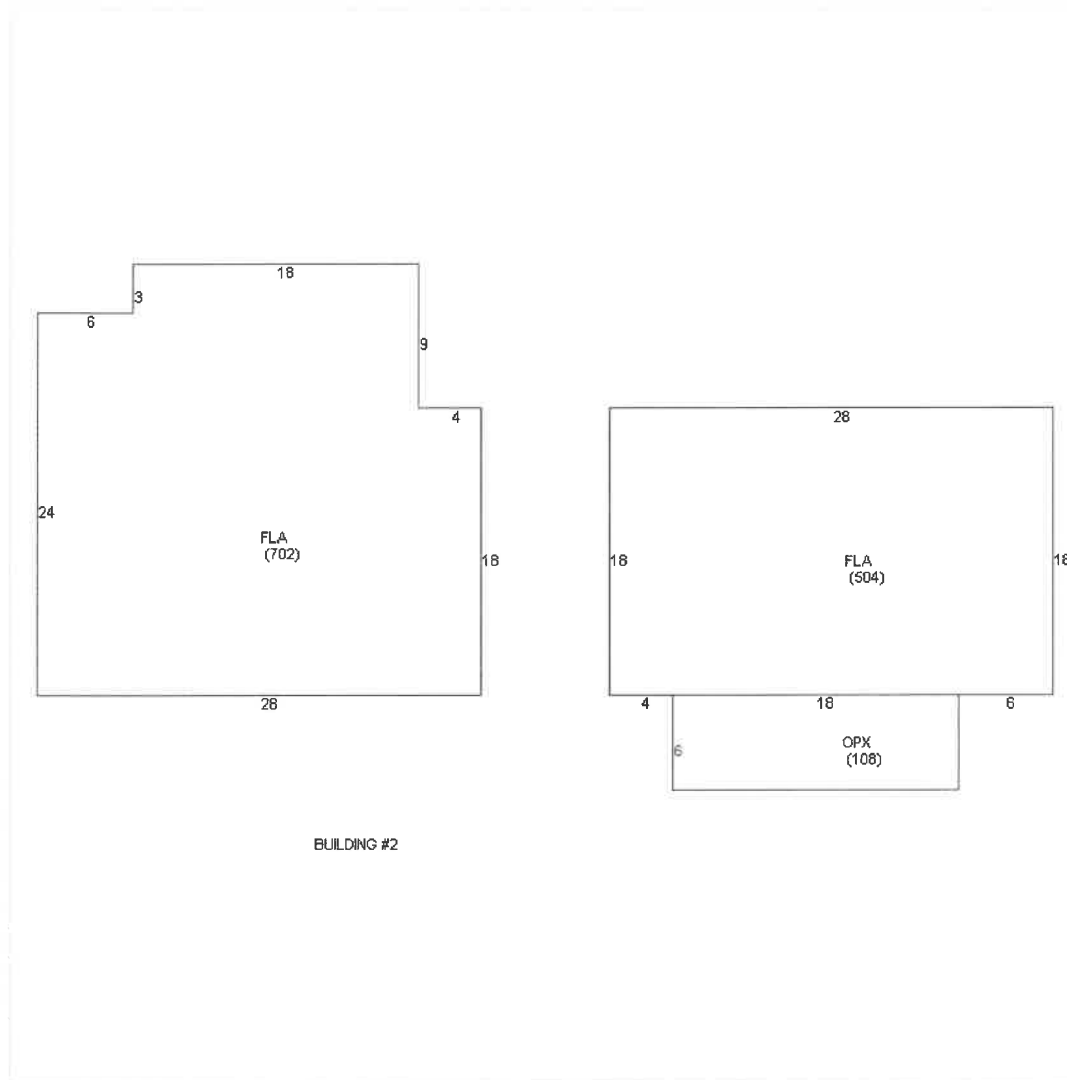
Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
11/13/2012	\$100	Warranty Deed		2601	1334	11 - Unqualified	Improved
2/15/2008	\$710,000	Warranty Deed		2346	1343	Q - Qualified	Improved
4/27/2007	\$197,000	Warranty Deed		2328	1535	J - Unqualified	Improved
6/1/1998	\$399,000	Warranty Deed		1525	0138	Q - Qualified	Improved
3/1/1995	\$284,200	Warranty Deed		1347	0884	Q - Qualified	Improved
6/1/1989	\$320,000	Warranty Deed		1094	861	Q - Qualified	Improved
4/1/1984	\$173,000	Warranty Deed		908	1634	Q - Qualified	Improved
10/1/1980	\$145,000	Warranty Deed		820	493	U - Unqualified	Improved

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
13-2490	6/13/2013	12/16/2014	\$4,500		SAND SET BRICK PAVER PARKING AREA 429SF
09-0070	1/23/2009	6/17/2009	\$3,000		INSTALL 9 HURRICANE ALUM ACCORDIAN SHUTTERS ON FRONT "A" BLDG
08-1915	6/10/2008	6/17/2009	\$8,000		SAND SET PAVER POOL DECKING, WALKWAYS REPLACING EXISTING WOOD DECKING
08-904	3/28/2008	6/17/2009	\$7,500		REPAIR INTERIOR TRIM/SIDING WHERE NECESSARY PAINT EXTERIOR
08-905	3/28/2008	6/17/2009	\$7,500		REPAIR EXTERIOR TRIM WHERE NECESSARY, REMOVE DAMAGE T-111 SIDING AND REPLACE WITH HARDI BOARD
08-0455	2/21/2008	6/17/2009	\$11,000		R & R 5 V METAL
9900209	1/15/1999	11/5/1999	\$3,536		ROOF
9600540	1/1/1996	8/1/1996	\$3,100		FENCE

Sketches (click to enlarge)





Photos



Map



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

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 7/10/2018, 3:40:53 AM

Developed by
 **Schneider**
GEOSPATIAL

EXHIBIT "D"



July 19, 2018

Mr. Patrick Wright, Planning Director
City of Key West
1300 White Street
Key West, FL 33040

**RE: Lawful Unit Determination Application
1111B – Grinnell Street (“Southern Comfort” vacation rental)
RE# 00031780-000000**

Dear Mr. Wright:

Attached is an application for a lawful unit determination pursuant to Sec. 108-991, requesting the recognition of one transient SFR at the above property.

Units and Use:

The above property has two separate SFRs; 1111-A Grinnell Street and 1111-B Grinnell Street.

- 1111-A Grinnell Street is a 2-story/1-bedroom residence fronting the property and used as a long-term rental.
- 1111-B Grinnell Street, the “Southern Comfort”, is a 2-story/2-bedroom residence at the rear of the property that was used transiently on or about April 1, 2010.

This application seeks recognition of the transient use of 1111-B Grinnell Street, the “Southern Comfort” cottage as evidenced by the materials submitted below:

Units Recognized by the City of Key West & Monroe County today	
Utilities Department	2 residential units
Licensing	2 non-transient residential units ¹
Monroe County Tax Collector	1 non-transient residential rental unit ²

Southern Comfort Cottage – 1111-B Grinnell Street			
Date	Evidence	Compliance	Exhibit
2009/2010	Vacation Rental Advertisement	Sec. 108-991(3)i	C
2009/2010	Welcoming Information	Sec. 108-991(3)i	D
December 2009	Calendar of Guest dates	Sec. 108-991(3)i	E
January 2010	Calendar of Guest dates	Sec. 108-991(3)i	F
February 2010	Calendar of Guest dates	Sec. 108-991(3)i	G
March 2010	Calendar of Guest dates	Sec. 108-991(3)i	H
April 2010	Calendar of Guest dates	Sec. 108-991(3)i	I
April 2010	Transient lease	Sec. 108-991(3)e	J
June 2010	Calendar of Guest dates	Sec. 108-991(3)i	K
July 2010	Calendar of Guest dates	Sec. 108-991(3)i	L
July 2010	Transient lease	Sec. 108-991(3)i	M
2009-2010	Guest thank you notes	Sec. 108-991(3)e	N
2010	Storm reimbursement	Sec. 108-991(3)i	O

¹ Exhibit A – City BTR

² Exhibit B – County BTR

2010	Supplemental Income Tax Form	Sec. 108-991(3)i	P
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Legal Permissibility (under current or any former zoning requirements):

The property's current zoning is HMDR. The property's former zoning, HP-3³, permitted transient lodging as a special exception⁴. Additionally, the City did not prohibit or regulate transient tenancy of residential dwellings, prior to 1986. The rental of residential property was permitted for any length of time.

In conclusion, given the above documentation, we respectfully request the City of Key West recognize that one transient dwelling unit existed on the subject property on, or about, April 1, 2010 and was a permissible use under former zoning requirements. Thank you in advance for your consideration.

Best Regards,



Lori Thompson
Project Manger

³ Exhibit Q

⁴ Ordinance No. 86-15



Application For Lawful Unit Determination

City of Key West, Florida • Planning Department

1300 White Street • Key West, Florida 33040-4602 • 305-809-3764 • www.cityofkeywest-fl.gov

Application Fee: \$1,000.00

Ordinance 17-02, Effective May 3, 2017

Please complete this application and attach all required documents. This will help staff process your request quickly and obtain necessary information without delay. If you have any questions, please call 305-809-3720.

PROPERTY DESCRIPTION:

Site Address: 1111-B Grinnell ST

Real Estate (RE) #: 00031780-000000

Alternate Key: 1032565

Zoning District: HMDR

Total Land Area (sq ft): 3,992.79

Property located within the Historic District?

☒ Yes ☐ No

APPLICANT:

☐ Owner

☒ Authorized Representative

Name: Trepanier & Associates, Inc.

Mailing Address: 1421 1st Street unit 101

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: 305-293-8983

Fax: 305-293-8748

Email: lori@owentrepanier.com

PROPERTY OWNER: (if different than above)

Name: Willis Guy A Trust Restated 10/22/2012

Mailing Address: 1111 Grinnell St.

City: Key West

State: FL

Zip: 33040

Home/Mobile Phone: NA

Office: c/o 302-293-8983

Fax: c/o 305-293-8748

Email: c/o lori@owentrepanier.com

Is this request based on a code case? ☐ Yes ☒ No

Case Number: _____

UNIT TYPE	NUMBER OF UNITS	
	EXISTING	LICENSED ¹ / RECOGNIZED
Market-Rate Residential Dwelling Units	1	2
Affordable Residential Dwelling Units ²	_____	_____
Transient Units	1	0
Commercial Units	_____	_____

¹ Please provide City Licensing Records from the Building Department

² All units allocated as affordable are subject to Section 122-1467(c), (d), (e), and (f) of the Workforce Housing Ordinance. Applicant Eligibility Requirements are subject to Section 122-1469 (2) through (15) of the Workforce Housing Ordinance. Affordable housing projects enabled by federal tax credit housing are not subject to 122-1467(c).

Sec 108-991(4) - Units determined to have been in existence at the time the April 1, 2010 census was prepared are presumed not to be affected by BPAS. The City Planner shall review available documents to determine if a body of evidence exists to support the existence of units on or about April 1, 2010. Units existing in 2010 will be documented through a mandatory site visit by city staff and at least two of the following records:

- ☐ Aerial photographs and original dated photographs showing that the structure existed on or about April 1, 2010;
- ☐ Building permits issued prior to April 1, 2010;
- ☐ Copies of city directory entries on or about April 1, 2010;
- ☒ Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.
- ☐ Site visits which indication that the age of the structure and associated improvements likely pre-date 2010;
- ☒ Rental, occupancy or lease records from before and including April 1, 2010, indicating the number, type and term of the rental or occupancy;
- ☒ Copies of state, county, and city licenses on and about April 1, 2010, indicating the number and types of rental units;
- ☐ Documentation for Keys Energy Service, Florida Keys Aqueduct Authority and other available utilities indicating the type of service (residential or commercial) provided and the number of meters on or about April 1, 2010;
- ☐ Documentation for the Monroe County Property Appraiser's Office for the time on or about April 1, 2010 (Green Card); and
- ☒ Similar documentation as listed above.

Provision of affidavits to support the existence of a unit is allowed, but cannot be the sole record upon which a decision is based. **Provision of documents is the responsibility of the applicant.** The City Planner's decision shall be rendered to the Department of Economic Opportunity (DEO) for a determination of consistency with the principals for guiding development.

Units which are determined not to be affected by the building permit allocation system per this subsection but which have not been previously acknowledged by the City Planner are presumed to be lawfully established per Chapter 122, Article II, Nonconformities, if the additional following requirements are met:

- a. The applicant satisfies the building department that the unit meets the Florida Building Code, through as-built certifications or other means acceptable to the building official; and
- b. Fees: All back-fee payments shall be paid current and in full, from the date determined to be the established date of the unit. All impact fees shall be paid in full for units determined to have been established after the implementation of the Impact Fee Ordinance (January 1, 1985).
- c. Occupational license with the city is updated, and street addresses are assigned commensurate with the updated unit count.
- d. Applications received after May 2, 2017 must demonstrate that the unit sought to be established hereunder is or has been legally permissible under the current or any former zoning requirements of the applicable district in which the unit is located.

Transient units which meet the criteria in subsection 108-991 will be licensed by the city.

The review process for lawful unit determination is as follows:

1. Applications will be processed on a first come, first serve basis. If the property is under contract with a scheduled closing date, staff will consider an expedited review;
2. Staff will schedule a site visit to include the Building Official when the application is under review;
3. If a unit(s) is recognized, the Collections Manager will coordinate with the applicant regarding any back fees owed; and
4. The lawful unit determination shall be rendered to the DEO for a determination of consistency with the principals for guiding development.

Application checklist:

- ☐ Application fee. Please make checks payable to "City of Key West."
- ☐ Notarized verification form signed by property owner or the authorized representative.
- ☐ Notarized authorization form signed by property owner, if applicant is not the owner.
- ☐ Copy of recorded warranty deed
- ☐ Survey
- ☐ Sketch of site and floor plan
- ☐ Supporting documentation that unit existed

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Entity)

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

1111 Grinnell ST

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 or approval based on said representation shall be subject to revocation.

A handwritten signature in cursive script, appearing to read "Owen Trepanier".
Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 11th July 2018 by
date
Owen Trepanier
Name of Authorized Representative

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

A handwritten signature in cursive script, appearing to read "Alvina Covington".
Notary's Signature and Seal

Alvina Covington

Name of Acknowledger typed, printed or stamped



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

FF913801
Commission Number, if any

City of Key West
Planning Department



Authorization Form
(Individual or Joint Owner)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Guy Willis _____ authorize
Please Print Name(s) of Owner(s) as appears on the deed

Trepanier & Associates, inc.

Please Print Name of Representative

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

[Signature]
Signature of Owner

Signature of Joint/Co-owner if applicable

Subscribed and sworn to (or affirmed) before me on this 01/29/2018
Date

by Guy Willis _____
Name of Owner

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

[Signature]
Notary's Signature and Seal

Alvina Covington
Name of Acknowledger typed, printed or stamped



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

FF913801
Commission Number, if any

Prepared by and Return to:

Harold E. Wolfe, Jr., Esq.
Harold E. Wolfe, Jr., P.A.
2300 Palm Beach Lakes Blvd., Suite 302
West Palm Beach, Florida 33409
(561) 697-4100

12/03/2012 3:55PM
DEED DOC STAMP CL: MT

\$0.70

Property Appraiser's Parcel Identification: 00031780-000000

Doc# 1910144
Bk# 2601 Pg# 1334

WARRANTY DEED

THIS INDENTURE, made this 13th day of November, 2012, by and between GUY A. WILLIS, as surviving tenant by the entireties of GUY A. WILLIS and KIM A. WILLIS, his wife, whose address is 2432 Flagler Avenue, Key West, Florida 33040, hereinafter referred to as the "Grantor" and GUY A. WILLIS, as Trustee of the Guy A. Willis Trust, dated August 19, 2008, as restated on October 22, 2012, whose mailing address is 2432 Flagler Avenue, Key West, Florida 33040, hereinafter referred to as "Grantee".

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 and the improvements thereon located in the County of Monroe, State of Florida, and more particularly described as follows:

A part of Lot 6, Square 6, Tract 13, according to George G. Watson's diagram of said Tract 13, recorded in Deed Book "1" at page 209 of the Public Records of Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southeasterly line of Virginia Street and the Northeasterly line of Grinnell Street, bear South 38° and 00' East along the Northeasterly line of Grinnell Street, 123 feet, 4 and 4/5 inches to the Point of Beginning of the parcel of land herein described; thence bear North 52° and 00' East 108.50 feet; thence bear South 38° and 00' East 36 feet, 9 and 3/5 inches; thence bear South 52° and 00' West 108.50 feet to Grinnell Street; thence bear North 36° and 00' West 36 feet, 9 and 3/5 inches back to the Point of Beginning.

This Conveyance is made subject to the following:

1. Real estate taxes for the current year and all subsequent years.
2. Applicable zoning regulations and ordinances.
3. All of the covenants, conditions, restrictions and easements of record, if any, which may now affect the aforescribed property.

4. Perpetual easement for encroachments now existing or hereafter existing caused by the settlement or movement or improvement or caused by minor inaccuracies in building or rebuilding.

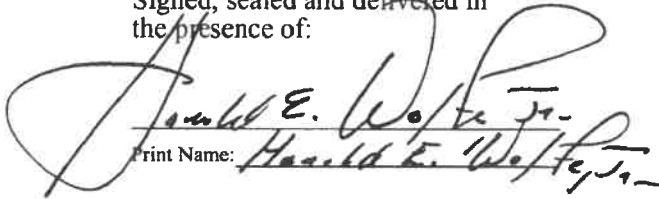
TOGETHER with the improvements thereon and all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 property in fee simple; that the Grantor has good right and lawful authority to sell and convey said property; that the Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances, except as stated above and except for taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:


Print Name: Harold E. Wofford Jr.

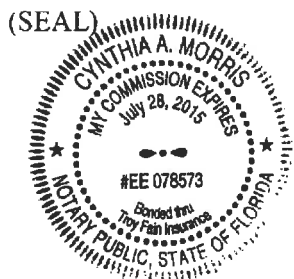

Print Name: C. W. R. Blackwell Jr.



GUY A. WILLIS

STATE OF FLORIDA)
) ss:
COUNTY OF MONROE)

BEFORE ME personally appeared GUY A. WILLIS, the signor who personally appeared before me at the time of this notarization, and is personally known to me or has produced _____ as identification and is known to be the person described in and who executed the foregoing instrument and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal this 13th day of November, 2012.




Notary Public, State of Florida
CYNTHIA A. MORRIS
(Print, Type or Stamp Commissioned Name of Notary Public)

1" = 20'
Assumed

○ Found 2" Iron Pipe (Fence Post)	(M/R) Measured & Record
○ Set #5 rebar w/cap (6298)	C.B.S. Concrete Block Structure
● Found 1/2" Iron Rod (5234) (PTS)	R\W Right of Way
▲ Found Nail & Disc (PTS)	CLF Chain Link Fence
△ Set Nail & Disc (6298)	Ⓢ Centerline
(M) Measured	⊗ Wood Utility Pole
(R) Record	⊠ Concrete Utility Pole
	-P- Overhead Utility Lines

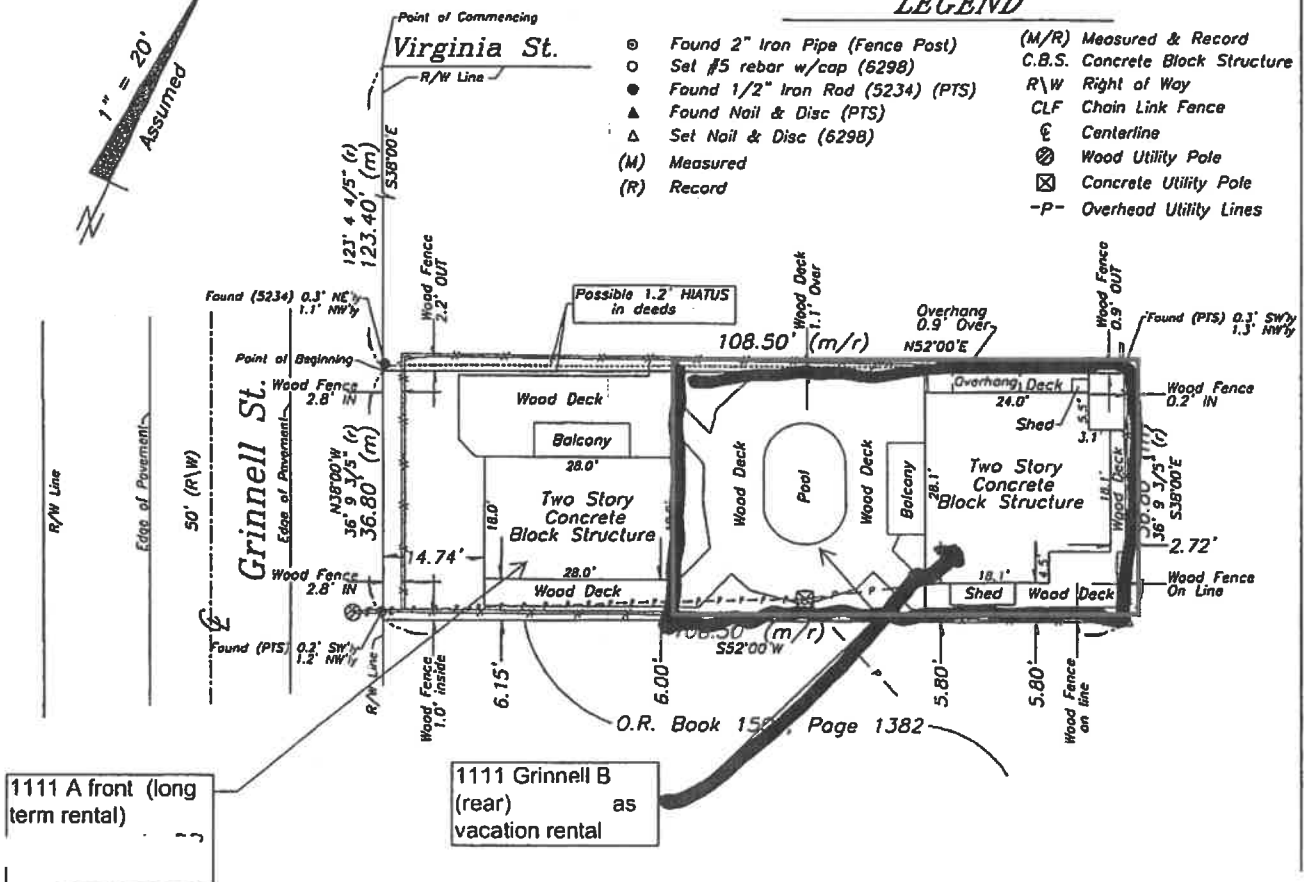


Exhibit "A"

CITY OF KEY WEST, FLORIDA Business Tax Receipt

This Document is a business tax receipt
Holder must meet all City zoning and use provisions.
P.O. Box 1409, Key West, Florida 33040 (305) 809-3955

Business Name WILLIS, TONY AND KIM CtlNbr:0018881
Location Addr 1111 GRINNELL ST A
Lic NBR/Class 11-00023221 RENTAL-NON-TRANSIENT RESIDENTIAL
Issue Date: December 20, 2010 Expiration Date: September 30, 2011
License Fee \$45.88
Add. Charges \$39.90
Penalty \$5.98
Total \$45.88

Comments: TWO NONTRANSIENT RENTAL UNITS (A & B)

This document must be prominently displayed.

WILLIS, TONY

WILLIS, TONY AND KIM
2432 FLAGLER AVE

KEY WEST FL 33040

Oper: CWALKER Type: OC Drawer: 1
Date: 12/20/10 51 Receipt no: 25047
2011 23221
OR LIC OCCUPATIO 1 \$45.88
Trans number: 2572388
CK CHECK 2482 \$68.82

Trans date: 12/20/10 Time: 13:59:52

Exhibit "B"



2018 Details — Business Tax Account WILLIS GUY A & TRUST

Print this page

Business Tax Account #104008

Account details

Account history

	2018	2017	2016	2015	...	2010
	Paid	Paid	Paid	Paid		Paid
Account number:	104008		Mailing address:	GUY A WILLIS 2432 FLAGLER AVE KEY WEST, FL 33040		
Business start date:	07/02/2010					
Physical business location:	CITY OF KEY WEST		Owner(s)	GUY A WILLIS 2432 FLAGLER AVE KEY WEST, FL 33040		
Business address:	WILLIS GUY A & TRUST 1111 GRINNELL ST A & B KEY WEST, FL 33040		Flags	NON-TRANSIENT		

Receipts And Occupations

Receipt 25230-104008

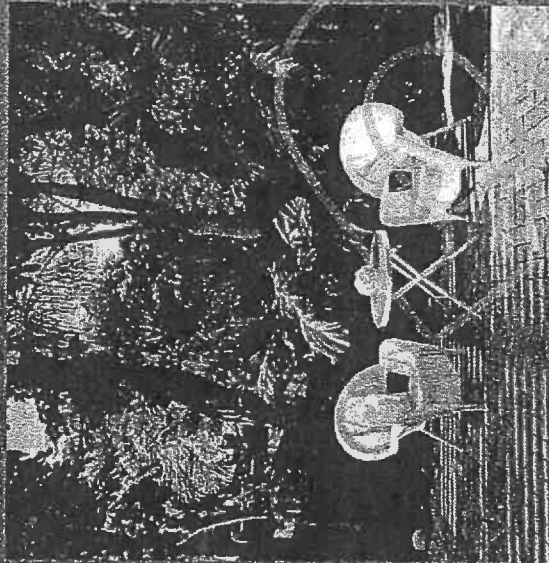
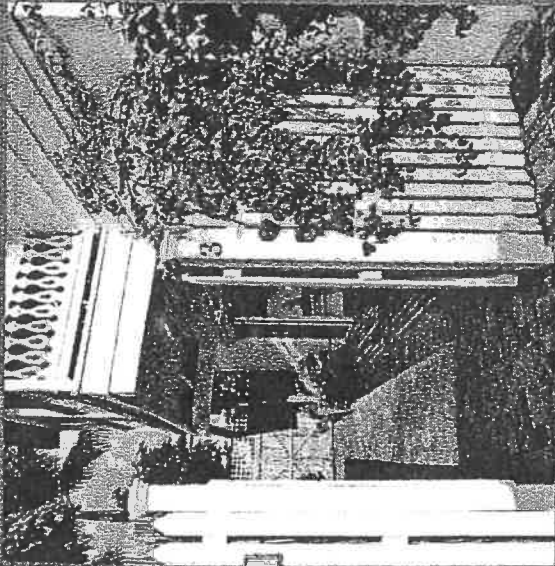
Print Business Tax Receipt

APART & CONDO10/01/2017–09/30/2018Units: 1

APARTMENTS CONDOS HOUSES & COMMERCIAL UNITS

Return to Search

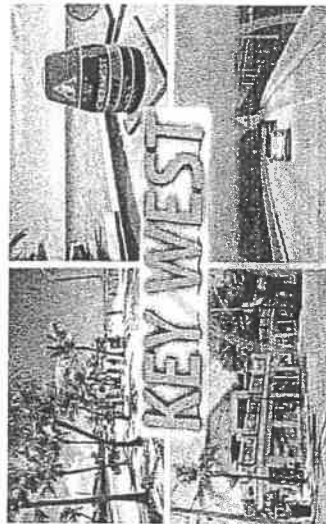
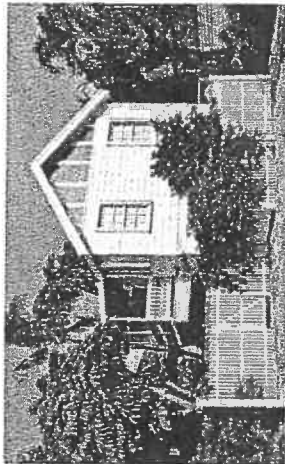




1111 Grinnell Street
Key West, FL

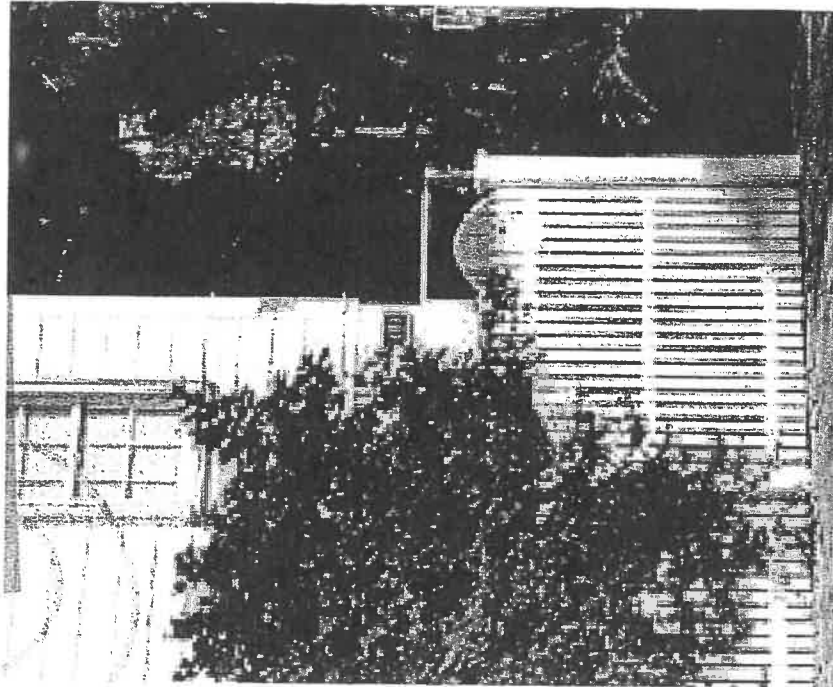
(305) 587-0848

Reservations: (305) 587-0848



305 587-0848

KEY WEST VACATION COTTAGE



1 BEDROOM - 1 BATH
SLEEPS - 4

Key West vacation rental, located in a private Old Town compound. This light filled cozy hideaway has an open floor plan with living, kitchen and dining area. Enjoy beautiful views of your private courtyard from every setting. Up the spiral staircase to the second level, full bath, laundry room, and master bedroom with walk-in closet. Step outside the sliding glass door onto a small private deck with views of your own tropical paradise.

A true Old Town Key West experience. This home is well stocked and includes everything you will need during your stay. Centrally located, walk, bike or scooter to anything and everything Key West has to experience: the world famous Fausto's Food Palace, art galleries, shops, restaurants, nightlife and let's not forget the amazing beaches.

A TRUE PARADISE!

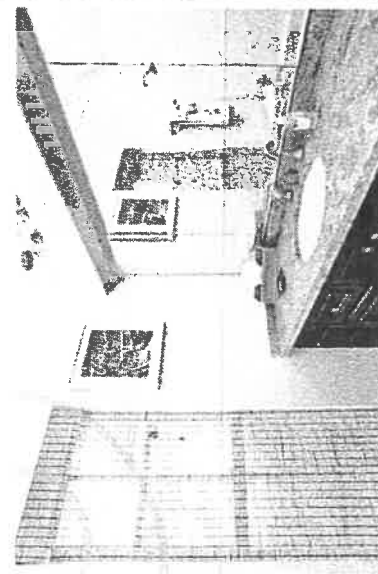


Exhibit "D"

Welcome to our Home

We are looking forward to your visit

Please make yourself at home....

Coffee in Kitchen and help yourself whatever
else you might find our home is yours

Attached is information about the surrounding
Area and information about our home

Love

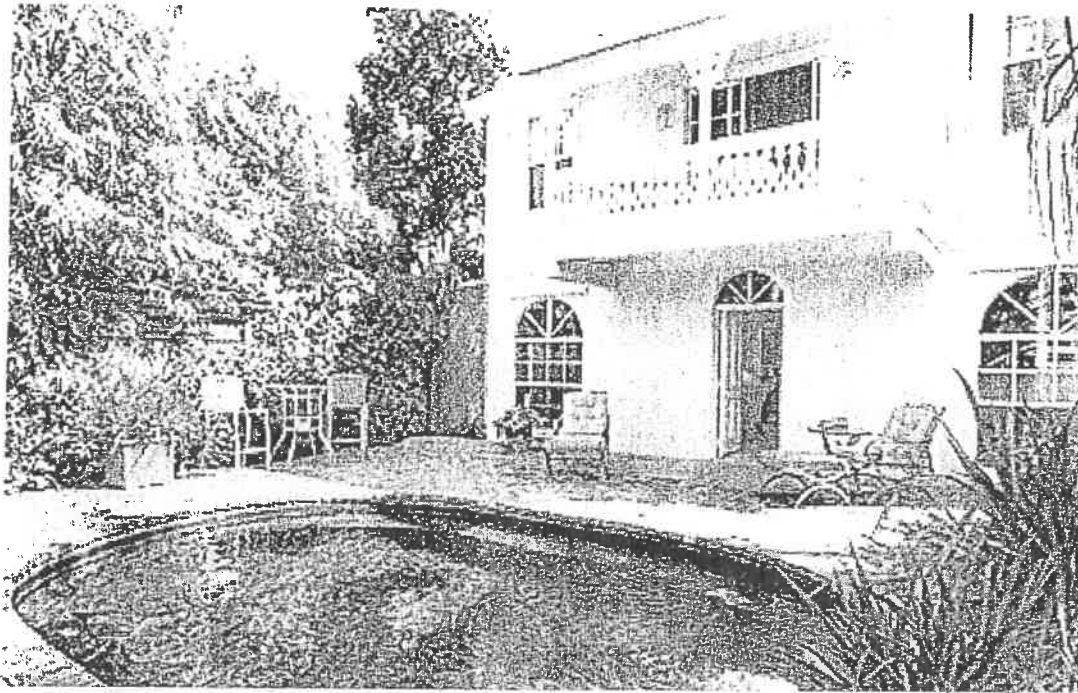


Tony & Kim

Dec 2009

Exhibit "D"

"Welcome to Our House"



The houses on top of the concrete structures were built circa 1920's. These original houses were moved from the Casa Marina Hotel (a/k/a/ beach houses) and placed on top of the concrete structures in 1978. The front unit (Unit A) is rented to a long term tenant. Please do not disturb this tenant. Unit A has exclusive parking space marked #1. Unit B (your unit) has exclusive parking spaces marked #2 & #3. Also Unit B (your unit) has exclusive use of the pool and the garden area. We encourage you to lock the gate into Unit B as well as the front gate on the street so your privacy will not be disturbed. Please note that this neighborhood is made of those neighbors who work in Key West and some 2nd home neighbors who spend several months a year in Key West. We request that you respect their privacy and please do not disturb them with loud noise or loud music. Hopefully the following will help make your transition into our home an easy one.

Outside:

Trash Days- The city of Key West picks up the trash on Tuesday and Friday mornings each week. Your Trash container outside the gate is marked 1111 B. Please put your trash in that container and move it to the street side for our local garbage pick up.

Pool light- The pool light switch is on the concrete pole in the garden area. If you turn the pool light on at night, please turn it off when you leave the area as the pool light is very expensive to replace.

Garden Area lights- The rope lights are on a timer next to the concrete pole and are set with a timer to go on at approximately 6 pm each evening and to turn off approximately 11 pm. The pole lights as you enter the garden area are turned on by a solar timer and are on all night until the morning. If you want to turn these lights off at night there is a switch on the same concrete pole.

Pool Heater- Please note that the pool is not a hot tub and should not be used as one.

Exhibit "D"

Swimming Pool-The pool is approximately 5 ft depth in the center and has a seating bench all around the pool. Please swim at your own risk. NO DIVING. Also, please do not enter the pool equipment area next to the house.

Yard Maintenance- Our yard person comes this time of year (winter season) approximately 1-2 days a month. Her name is Marilyn Munro and on the island she is known as Marilyn's distant cousin!

Inside House:

Downstairs-

TV- There is 2 remote switches. 1 turns the TV on and is also for volume is labeled with Red smiley stickers. The other turns on the cable and changes the Comcast Channels and is labeled with Red and Blue smiley stickers. The cable subscription is approximately 75 channels.

Telephone- You will have to use your Cell Phones as this phone is only for 911 emergencies.

Wireless Internet- the house has NetGear ("wifi") internet and the router is located on the kitchen counter.

Grill- The grill is located outside the sliding glass doors on the south side of the house. Please operate with caution and do not leave the area until you turn off the grill.

A/C- The air-conditioning will work better if you keep the upstairs door closed. If you use it, please put it on energy saver. It only has a cooler function and does not heat the house. There is no heat in the house except a small space heater in the upstairs closet

Upstairs:

The bathroom upstairs has a heater switch if needed.

Laundry facilities are upstairs.

Vacuum cleaner and broom are located upstairs in the closet.

TV- This TV has only 1 remote marked with blue smiley stickers and it turns on the TV as well has volume and channel controls.

During this time of year (winter season) it is very enjoyable to leave the windows open on the south side to get the wonderful breeze. Also you can open up the master bedroom sliding door to the porch and slide the bifold door to give you privacy.

Electricity-Sometimes the breaker box (upstairs outside bathroom) switch turns off. You can reset it from this panel box by switching from off to on.

Light Bulbs- Extra light bulbs are in a box on the top shelf in the master closet upstairs.

• We hope you have a pleasant, comfortable stay and that you will contribute your comments and/or suggestions to our journal.

Please enjoy! Tony & Kim Willis

2008												2009												2010											
JANUARY				FEBRUARY				MARCH				JANUARY				FEBRUARY				MARCH				JANUARY				FEBRUARY				MARCH			
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	
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27	28	29	30	31			24	25	26	27	28	29	30	31	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
APRIL				MAY				JUNE				APRIL				MAY				JUNE				APRIL				MAY				JUNE			
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JULY				AUGUST				SEPTEMBER				JULY				AUGUST				SEPTEMBER				JULY				AUGUST				SEPTEMBER			
1	2	3	4	5	6	7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
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OCTOBER				NOVEMBER				DECEMBER				OCTOBER				NOVEMBER				DECEMBER				OCTOBER				NOVEMBER				DECEMBER			
1	2	3	4	5	6	7	1	2	3	4	5	6	7	8	9	10	11	12	13	14	1	2	3	4	5	6	7	8	9	10	11	12	13	14	
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7/18/07 © 2007

Transaction Register

M: 12/31/09

YEAR: 6/25/2010

YEAR:

McCormick

December 2009

December 2009

Su	Mo	Tu	We	Th	Fr	Sa
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

January 2010

Su	Mo	Tu	We	Th	Fr	Sa
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	30
31						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Nov 29	30	Dec 1 1111 GRINNELL CALENDAR D/B/A SOUTHERN COMFORT	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16 10:00am McCormick Arrival -departs 12-31-2009	17 8:00am McCormick	18 8:00am McCormick	19 8:00am McCormick
20 8:00am McCormick	21 8:00am McCormick	22 8:00am McCormick	23 8:00am McCormick	24 8:00am McCormick	25 8:00am McCormick	26 8:00am McCormick
27 8:00am McCormick	28 8:00am McCormick	29 8:00am McCormick	30 8:00am McCormick	31 McCormick -departs 12-31-2009	Jan 1, 10	2

2008															2009															2010																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
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7/18/17 © 2007

Transaction Register

IM: 12/31/09

YEAR: 6/25/2010

YEAR:

Wright

[illegible]

Transaction Register

YEAR: 6/25/2010 THRU:

YEARS:

Greenman

Exhibit 10

January 2010

January 2010

Su	Mo	Tu	We	Th	Fr	Sa
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	30
31						

Su	Mo	Tu	We	Th	Fr	Sa
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 27	28	29	30	31	Jan 1, 10 1111 GRINNELL CALENDAR D/B/A SOUTHERN COMFORT	2
3	4	5 10:00am Wright Arrival 01-05-2010 arrival departs 01/23/2010	6 8:00am Wright	7 8:00am Wright	8 8:00am Wright	9 8:00am Wright
10 8:00am Wright	11 8:00am Wright	12 8:00am Wright	13 8:00am Wright	14 8:00am Wright	15 8:00am Wright	16 8:00am Wright
17 8:00am Wright	18 8:00am Wright	19 8:00am Wright	20 8:00am Wright	21 8:00am Wright	22 8:00am Wright	23 8:00am Wright Departs 01/23/2010
24	25 Greenman Arrives 01/25/2010 departs 02/13/2010	26 Greenman	27 Greenman	28 Greenman	29 Greenman	30 Greenman
31 Greenman	Feb 1	2	3	4	5	6

2008							2009							2010						
JANUARY		FEBRUARY		MARCH			JANUARY		FEBRUARY		MARCH			JANUARY		FEBRUARY		MARCH		
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5						1	2			1	2	3	4	5	6	7
6	7	8	9	10	11	12	3	4	5	6	7	8	9	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30	24	25	26	27	28	29	30
APRIL		MAY		JUNE			APRIL		MAY		JUNE			APRIL		MAY		JUNE		
1	2	3	4	5			1	2	3	4	5	6	7	1	2	3	4	5	6	7
6	7	8	9	10	11	12	8	9	10	11	12	13	14	7	8	9	10	11	12	13
13	14	15	16	17	18	19	15	16	17	18	19	20	21	14	15	16	17	18	19	20
20	21	22	23	24	25	26	22	23	24	25	26	27	28	21	22	23	24	25	26	27
27	28	29	30				29	30						28	29	30				
JULY		AUGUST		SEPTEMBER			JULY		AUGUST		SEPTEMBER			JULY		AUGUST		SEPTEMBER		
1	2	3	4	5			1	2	3	4				1	2	3	4	5	6	7
6	7	8	9	10	11	12	6	7	8	9	10	11	12	6	7	8	9	10	11	12
13	14	15	16	17	18	19	13	14	15	16	17	18	19	13	14	15	16	17	18	19
20	21	22	23	24	25	26	20	21	22	23	24	25	26	20	21	22	23	24	25	26
27	28	29	30	31			27	28	29	30	31			27	28	29	30			
OCTOBER		NOVEMBER		DECEMBER			OCTOBER		NOVEMBER		DECEMBER			OCTOBER		NOVEMBER		DECEMBER		
1	2	3	4				1	2	3	4	5	6	7	1	2	3	4	5	6	7
5	6	7	8	9	10	11	5	6	7	8	9	10	11	5	6	7	8	9	10	11
12	13	14	15	16	17	18	12	13	14	15	16	17	18	12	13	14	15	16	17	18
19	20	21	22	23	24	25	19	20	21	22	23	24	25	19	20	21	22	23	24	25
26	27	28	29	30	31		26	27	28	29	30	31		26	27	28	29	30	31	

Transaction Register

YEAR: 6/25/2010 THRU: 6/25/2010

+ Devan
X Peoples

March 2010

March 2010

April 2010

Su	Mo	Tu	We	Th	Fr	Sa
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	30	31				29
						30
						31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Feb 28	Mar 1 1111 GRINNELL CALENDAR D/B/A SOUTHERN COMFORT	2 8:00am	3 Devon 8:00am	4 8:00am Devon	5 Devon 8:00am	6 Devon 8:00am
7 Devon 8:00am	8 8:00am Devon	9 8:00am Devon	10 8:00am Devon	11 8:00am Devon	12 8:00am Devon	13 Devon 8:00am
14	15	16	17	18	19	20 10:00am Peoples Arrival 03-20-2010 departs 03-31-2010
21	22	23	24	25 10:00am Peoples arrival 03/2/2010 departs 03/31/2010	26 8:00am Peoples	27 8:00am Peoples
28 8:00am Peoples	29 8:00am Peoples	30 8:00am Peoples	31 8:00am Peoples Departs 03/31/2010	Apr 1	2	3

Exhibit "1"

April 2010

April 2010

May 2010

Su	Mo	Tu	We	Th	Fr	Sa
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	30	31

Su	Mo	Tu	We	Th	Fr	Sa
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
30	31					

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Mar 28	29	30	31	Apr 1 1111 GRINNELL CALENDAR D/B/A SOUTHERN COMFORT	2	3 10:00am Egbert Arrival 04/03/2010
4 Egbert	5 8:00am Egbert	6 8:00am Egbert	7 8:00am Egbert	8 8:00am Egbert	9 8:00am Egbert	10 8:00am Egbert
11 8:00am Egbert	12 8:00am Egbert	13 8:00am Egbert	14 8:00am Egbert	15 8:00am Egbert	16 8:00am Egbert	17 8:00am Egbert 04/17/2010
18	19	20	21	22	23	24
25	26	27	28	29	30	May 1

VACATION RESIDENTIAL LEASE

THIS LEASE AGREEMENT is made this 3rd April 2010 by and between Tony & Kim Willis Trust, (the "Landlord") and Chris Egbert ("Tenant").

1. **PREMISES:** Landlord rents to Tenant those premises commonly known and referred to as 1111B Grinnell St. Key West, FL 33040 ("Premises") for use and occupancy as a Vacation residence for Tenant only.
2. **TERM:** This lease shall be for a term beginning at 2.00 PM April 3, 2010 (arrival date) and ending April 17, 2010 at 11AM (departure date)
3. **PAYMENT:** Security -Lease Payment in the amount of \$500 is required be paid 30 days prior to the arrival date to secure the lease period above. If the payment is not received timely the landlord has the right to cancel the lease and refund the deposit. The Security Payment check should be made payable paid to Tony & Kim Willis. The Security -lease payment will be held by landlord and will be refunded only when the property has been inspected to determine there has been no damage to the property
4. **RENT:** Starting on 2 PM April 3, 2010 thru April 16, 2010 the tenant will pay the landlord the amount of \$4,150.
5. **SMOKING:** The property is no smoking, and, in the event, there has been smoking the landlord will assess the tenant an additional penalty of \$500. Additionally, tenant agrees to pay for any cleaning, painting, repairing and/or replacement cost associated with smoking in the home or on the property
6. **ASSIGNMENT:** Tenant may not assign this lease,
7. **USE:** The premises are rented to Tenant for vacation residential purposes only. Neither Tenant, nor any person on the premises with Tenants' permission shall disturb, annoy, inconvenience or endanger other individuals on the property or neighbors. Tenant shall not use the premises for any illegal purpose or any purpose. Failure to comply with such rules may be deemed a breach of this Agreement.
8. **ACCESS:** Landlord or his agent reserves the right to enter the premises without notice in emergencies, and at reasonable times upon prior notice to Tenant for such purposes as to inspect the premises or examine its condition to abate nuisances, prevent waste, make necessary improvements repairs or maintenance.
9. **PETS:** No pets allowed on the premises.
10. **OCCUPANCY:** The premises shall only be used for residential purposes.

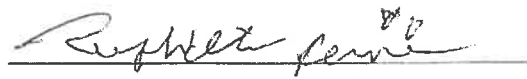
Exhibit "J"

11. **ATTORNEY'S FEES:** In the event, it becomes necessary to enforce this Agreement through the services of an attorney, Tenant shall be required to pay Landlord's attorney's fees.

12. **ENTIRE AGREEMENT:** This lease constitutes the entire agreement between the parties and may not be modified..

IN WITNESS, WHEREOF, the parties have executed this Lease in the city of Key West, Florida on the date first stated above.

LANDLORD:



Tony & Kim Willis
Telephone number: 305-587-0848

TENANT:



Chris Egbert

[illegible]

Transaction Register

vi. 12/31/07

YEAR: 6/25/2010 THRU:

YEAR: _____

CASA 1e

June 2010

June 2010						
Su	Mo	Tu	We	Th	Fr	Sa
		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	30			

July 2010						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
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	30	31

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
May 30	31	Jun 1 1111 GRINNELL CALENDAR D/B/A SOUTHERN 10:00am Casale Arrival 06/01/2010 Departs	2 8:00am Casale	3 8:00am Casale	4 8:00am Casale	5 8:00am Casale
6 8:00am Casale	7 8:00am Casale	8 8:00am Casale	9 8:00am Casale	10 8:00am Casale	11 8:00am Casale	12 8:00am Casale- departs 06/12/2010
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	Jul 1	2	3

July 2010

July 2010						
Su	Mo	Tu	We	Th	Fr	Sa
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	30	31

August 2010						
Su	Mo	Tu	We	Th	Fr	Sa
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

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jun 27	28	29	30	Jul 1 1111 GRINNELL CALENDAR D/B/A SOUTHERN COMFORT	2	3 Chapman Arrives 07/03/2010 Departs 07/10/2010
4 Chapman	5 Chapman	6 Chapman	7 Chapman	8 Chapman	9 Chapman	10 Chapman Chapman
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

VACATION RESIDENTIAL LEASE

THIS LEASE AGREEMENT is made this 3rd July 2010 by and between Tony & Kim Willis Trust, (the "Landlord") and Joe Chapman ("Tenant").

1. **PREMISES:** Landlord rents to Tenant those premises commonly known and referred to as 1111B Grinnell St. Key West, FL 33040 ("Premises") for use and occupancy as a Vacation residence for Tenant only.
2. **TERM:** This lease shall be for a term beginning at 2.00 PM July 3, 2010 (arrival date) and ending July 10, 2010 at 11AM (departure date)
3. **PAYMENT:** Security -Lease Payment in the amount of \$500 is required be paid 30 days prior to the arrival date to secure the lease period above. If the payment is not received timely the landlord has the right to cancel the lease and refund the deposit. The Security Payment check should be made payable paid to Tony & Kim Willis. The Security -lease payment will be held by landlord and will be refunded only when the property has been inspected to determine there has been no damage to the property
4. **RENT:** Starting on 2 PM July 3rd, 2010 thru July 9, 2010 the tenant will pay the landlord the amount of \$2,430.
5. **Smoking:** The property is no smoking, and, in the event, there has been smoking the landlord will assess the tenant an additional penalty of \$500. Additionally, tenant agrees to pay for any cleaning, painting, repairing and/or replacement cost associated with smoking in the home or on the property
6. **ASSIGNMENTS:** Tenant may not assign this lease,
7. **USE:** The premises are rented to Tenant for vacation residential purposes only. Neither Tenant nor any person on the premises with Tenants' permission shall disturb, annoy, inconvenience or endanger other individuals on the property or neighbors. Tenant shall not use the premises for any illegal purpose or any purpose. Failure to comply with such rules may be deemed a breach of this Agreement.
8. **ACCESS:** Landlord or his agent reserves the right to enter the premises without notice in emergencies, and at reasonable times upon prior notice to Tenant for such purposes as to inspect the premises or examine its condition to abate nuisances, prevent waste, make necessary improvements, repairs or maintenance.
9. **PETS:** No pets allowed on the premises.
10. **OCCUPANCY:** The premises shall only be used for residential purposes.

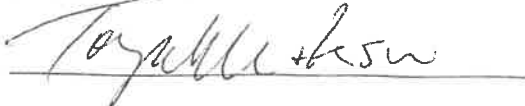
Exhibit "M"

11. **ATTORNEY'S FEES:** In the event, it becomes necessary to enforce this Agreement through the services of an attorney, Tenant shall be required to pay Landlord's attorney's fees.

12. **ENTIRE AGREEMENT:** This lease constitutes the entire agreement between the parties and may not be modified.

IN WITNESS, WHEREOF, the parties have executed this Lease in the city of Key West, Florida on the date first stated above.

LANDLORD:



Tony & Kim Willis

Telephone number: 305-587-0848

TENANT:



Joe Chapman

Exhibit "N"

Tony & Kim

12/31/2009

Thank you for allowing me
and my family the pleasure
of staying in your beautiful
house for the Christmas Holidays.

Carl & Nancy

Tony & Kim

1/23/2010

Thank you so much for allowing
us to stay in your beautiful house.

Enjoyed being close to the city and we
enjoyed swimming in the back pool. The
garden is absolutely stunning!

P.S. Two weeks wasn't long enough!

- Andy + del

Exhibit "N"

Tony & Kim

2/13/10

Thank you for allowing us to stay
in your beautiful home. We truly enjoyed
our visit to Key West, and the amazing
beauty of the Southern Comfort

- Art & Jen

Exhibit "N"

3/13/2010

Dear Tony and Kim,

We really enjoyed our stay in your cottage.
First time to Key West, our vacation yet!

Really enjoyed the sunsets. The cottage was
so "homey", no wonder it's called Southern Comfort!
Thanks!

Gregg + Helen

Exhibit "N"

Tony & Kim

We ♥ this Place !!

Tony & Kim

Thank you for sharing your beautiful piece of paradise with us. We had a wonderful time during our visit to Key West and hope to come back soon!!

Exhibit "N"

June 12, 2060

Tony & Kim

Thank you for allowing us the pleasure of staying in your home. The accommodations were outstanding, we had everything we could need and more.

We've been coming to Key West for many years now, and it's become our tradition to bring our children and grand children here each year. There is no better place than Key West.

☐ CORRECTED (if checked)

PAYER'S name, street address, city, state, ZIP code, and telephone no. Deepwater Horizon Oil Spill Trust c/o Gulf Coast Claims Facility P.O. Box 9685 DUBLIN, OH 43017-4985		1 Rents \$ 41,487.51	2 Royalties \$ 0.00	OMB No. 1545-0115 2012 Form 1099-MISC Miscellaneous Income Copy B - For Recipient This is important tax information and is being furnished to the Internal Revenue Service. If you are required to file a return, a negligence penalty or other sanction may be imposed on you if this income is taxable and the IRS determines that it has not been reported.
PAYER'S federal identification number 27-6748992		3 Other income \$ 41,487.51	4 Federal income tax withheld \$ 0.00	
RECIPIENT'S name Guy A. & Kim S. Willis 2432 FLAGLER AVE KEY WEST, FL 33040		5 Fishing boat proceeds \$ 0.00	6 Medical & health care payments \$ 0.00	
		7 Nonemployee compensation \$ 0.00	8 Substitute payments in lieu of dividends or interest \$ 0.00	
		9 Payer made direct sales of \$5,000 or more of consumer products to a buyer (recipient) for resale <input type="checkbox"/>	10 Crop insurance proceeds \$ 0.00	
		11 \$ 0.00	12 \$ 0.00	
		13 Excess golden parachute payments \$ 0.00	14 Gross proceeds paid to an attorney \$ 0.00	
		15a Section 409A deferrals \$ 0.00	15b Section 409A income \$ 0.00	
Account number (see instructions) 1 (800) 916-4893		16 State tax withheld \$ 0.00	17 State/Payer's state no. 12	
		18 State income \$ 0.00		

Form 1099-MISC

(keep for your records)

Department of the Treasury - Internal Revenue Service

Instructions for Recipient - 1099-MISC (2012)

Recipient's identification number. For your protection, this form may show only the last four digits of your social security number (SSN), individual taxpayer identification number (ITIN), or adoption taxpayer identification number (ATIN). However, the issuer has reported your complete identification number to the IRS and, where applicable, to state and/or local governments.

Account number. May show an account or other unique number the payer assigned to distinguish your account.

Amounts shown may be subject to self-employment (SE) tax. If your net income from self-employment is \$400 or more, you must file a return and compute your SE tax on Schedule SE (Form 1040). See Pub. 334 for more information. If no income or social security and Medicare taxes were withheld and you are still receiving these payments, see Form 1040-ES (or Form 1040-ES(NR)). Individuals must report these amounts as explained in the box 7 instructions on this page. Corporations, fiduciaries, or partnerships must report the amounts on the proper line of their tax returns.

Form 1099-MISC incorrect? If this form is incorrect or has been issued in error, contact the payer. If you cannot get this form corrected, attach an explanation to your tax return and report your income correctly.

Box 1. Report rents from real estate on Schedule E (Form 1040). However, report rents on Schedule C (Form 1040) if you provided significant services to the tenant, sold real estate as a business, or rented personal property as a business.

Box 2. Report royalties from oil, gas, or mineral properties, copyrights, and patents on Schedule E (Form 1040). However, report payments for a working interest as explained in the box 7 instructions. For royalties on timber, coal, and iron ore, see Pub. 544.

Box 3. Generally, report this amount on the "Other income" line of Form 1040 (or Form 1040NR) and identify the payment. The amount shown may be payments received as the beneficiary of a deceased employee, prizes, awards, taxable damages, Indian gaming profits, or other taxable income. See Pub. 525. If it is trade or business income, report this amount on Schedule C or F (Form 1040).

Box 4. Shows backup withholding or withholding on Indian gaming profits. Generally, a payer must backup withhold if you did not furnish your taxpayer identification number. See Form W-9 and Pub. 505 for more information. Report this amount on your income tax return as tax withheld.

Box 5. An amount in this box means the fishing boat operator considers you self-employed. Report this amount on Schedule C (Form 1040). See Pub. 334.

Box 6. For individual

Box 7. Shows none box 7 may show ca. report it on Schedule E (Form 1040), and complete Schedule SE (Form 1040). You received this form instead of Form W-2 because the payer did not consider you an employee and did not withhold income tax or social security and Medicare tax. If you believe you are an employee and cannot get the payer to correct this form, report the amount from box 7 on Form 1040, line 7 (or Form 1040NR, line 8). You must also complete Form 8919 and attach it to your return. If you are not an employee but the amount in this box is not SE income (for example, it is income from a sporadic activity or a hobby), report it on Form 1040, line 21 (or Form 1040NR, line 21).

Box 8. Shows substitute payments in lieu of dividends or tax-exempt interest received by your broker on your behalf as a result of a loan of your securities. Report on the "Other income" line of Form 1040 (or Form 1040NR).

Box 9. If checked, \$5,000 or more of sales of consumer products was paid to you on a buy-sell, deposit-commission, or other basis. A dollar amount does not have to be shown. Generally, report any income from your sale of these products on Schedule C (Form 1040).

Box 10. Report this amount on Schedule F (Form 1040).

Box 13. Shows your total compensation of excess golden parachute payments subject to a 20% excise tax. See the Form 1040 (or Form 1040NR) instructions for where to report.

Box 14. Shows gross proceeds paid to an attorney in connection with legal services. Report only the taxable part as income on your return.

Box 15a. May show current year deferrals as a nonemployee under a nonqualified deferred compensation (NQDC) plan that is subject to the requirements of section 409A, plus any earnings on current and prior year deferrals.

Box 15b. Shows income as a nonemployee under an NQDC plan that does not meet the requirements of section 409A. This amount is also included in box 7 as nonemployee compensation. Any amount included in box 15a that is currently taxable is also included in this box. This income is also subject to a substantial additional tax to be reported on Form 1040 (or Form 1040NR). See "Total Tax" in the Form 1040 (or Form 1040NR) instructions.

Boxes 16-18. Shows state or local income tax withheld from the payments.

☐ CORRECTED (if checked)

PAYER'S name, street address, city, state, ZIP code, and telephone no. Deepwater Horizon Oil Spill Trust c/o Gulf Coast Claims Facility P.O. Box 9685 DUBLIN, OH 43017-4985		1 Rents \$ 41,487.51	2 Royalties \$ 0.00	OMB No. 1545-0115 2012 Form 1099-MISC Miscellaneous Income Copy 2 To be filed with recipient's state income tax return, when required.
PAYER'S federal identification number 27-6748992		3 Other income \$ 41,487.51	4 Federal income tax withheld \$ 0.00	
RECIPIENT'S name Guy A. & Kim S. Willis 2432 FLAGLER AVE KEY WEST, FL 33040		5 Fishing boat proceeds \$ 0.00	6 Medical & health care payments \$ 0.00	
		7 Nonemployee compensation \$ 0.00	8 Substitute payments in lieu of dividends or interest \$ 0.00	
		9 Payer made direct sales of \$5,000 or more of consumer products to a buyer (recipient) for resale <input type="checkbox"/>	10 Crop insurance proceeds \$ 0.00	
		11 \$ 0.00	12 \$ 0.00	
		13 Excess golden parachute payments \$ 0.00	14 Gross proceeds paid to an attorney \$ 0.00	
		15a Section 409A deferrals \$ 0.00	15b Section 409A income \$ 0.00	
Account number (see instructions) 1 (800) 916-4893		16 State tax withheld \$ 0.00	17 State/Payer's state no. 12	
		18 State income \$ 0.00		

Form 1099-MISC

Department of the Treasury - Internal Revenue Service

Please check the box(es) below that you think apply to you and your claims:
Non-governmental Economic Loss and Property Damage Claims (Bundle B1)

- ☐ 1. Commercial fisherman, shrimp, crabber, or oysterman, or the owner and operator of a business involving fishing, shrimping, crabbing or oystering.
- ☐ 2. Seafood processor, distributor, retail and seafood market, or restaurant owner and operator, or an employee thereof.
- ☐ 3. Recreational business owner, operator or worker, including a recreational fishing business, commercial guide service, or charter fishing business who earn their living through the use of the Gulf of Mexico.
- ☐ 4. Commercial business, business owner, operator or worker, including commercial divers, offshore oilfield service, repair and supply, real estate agents, and supply companies, or an employee thereof.
- ☐ 5. Recreational sport fisherman, recreational diver, beachgoer, or recreational boater.
- ☐ 6. Plant and dock worker, including commercial seafood plant worker, longshoreman, or ferry operator.
- ☐ 7. Owner, lessor, or lessee of real property alleged to be damaged, harmed or impacted, physically or economically, including lessees of oyster beds.
- ☒ 8. Hotel owner and operator, vacation rental owner and agent, or all those who earn their living from the tourism industry.
- ☐ 9. Bank, financial institution, or retail business that suffered losses as a result of the spill.
- ☐ 10. Person who utilizes natural resources for subsistence.
- ☐ 11. Other: _____

Post-Explosion Personal Injury, Medical Monitoring, and Property Damage Related to Cleanup (Bundle B3)

- ☐ 1. Boat captain or crew involved in the Vessels of Opportunity program.
- ☐ 2. Worker involved in decontaminating vessels that came into contact with oil and/or chemical dispersants.
- ☐ 3. Vessel captain or crew who was not involved in the Vessels of Opportunity program but who were exposed to harmful chemicals, odors and emissions during post-explosion clean-up activities.
- ☐ 4. Clean-up worker or beach personnel involved in clean-up activities along shorelines and intercoastal and intertidal zones.
- ☐ 5. Resident who lives or works in close proximity to coastal waters.
- ☐ 6. Other: _____

Both BP and the Gulf Coast Claims Facility ("GCCF") are hereby authorized to release to the Defendants in MDL 2179 all information and documents submitted by above-named Plaintiff and information regarding the status of any payment on the claim, subject to such information being treated as "Confidential Access Restricted" under the Order Protecting Confidentiality (Pre-Trial Order No. 11), and subject to full copies of same being made available to both the Plaintiff (or his attorney if applicable) filing this form and PSC through Plaintiff Liaison Counsel.



Claimant or Attorney Signature

Guy A Willis

Print Name

04/18/2011

Date

Name:	Guy A (Tony) Willis	SSN or EIN:		Claimant #:	
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II.B. Business Claimant Information

Provide information in Section II.B. ONLY if you are completing this Form for a business that was affected by the Spill.

II.B.1. Information about the Business

11. Name of Business:	Tony Willis, d/b/a Southern Comfort Vacation Rental				
12. Type of Business:	Vacation Residential Rental (Historic District Key West)				
13. Business Address:	Street	1111B Grinnell St.	City	State/FL	Zip Code 33040
	Parish/County	Monroe	Country	USA	
14. Phone Number:	(3 0 5) 5 8 7 - 0 8 4 8				
15. Website Address:	TonyW@nwm.com				
16. Other Business Name:					
17. Name of Business on Federal Income Tax Return:	Guy A. Willis				
18. Employer Identification Number (EIN): or Check here if EIN is also your Social Security Number	<input type="checkbox"/>	_ _ - _ _ _ _ _ _ _ _ _ _			
	<input checked="" type="checkbox"/>	_ _ _ - _ _ _ _ _ _ _ _ _ _			
19. Date and Place Founded/Incorporated/Placed in svcs	Date: Dec. 1, 2009	Place: Key West, FL.			

II.B.2. Information about the Authorized Business Representative

20. Name:	Last	Willis	First	Guy (Tony)	Middle Initial	A
21. Title:	owner					
22. Home Address: (if different from Business Address)	Street	2432 Flagler Avenue				
	City	Key West	State	FL	Zip Code	33040
			Country	USA		
23. Phone Number:	(3 0 5) 5 8 7 - 0 8 4 8					

Name:	Guy A (Tony) Willis	SSN or EIN:		Claimant #:	
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IV.C.2. Questions for Business Claimants Seeking Lost Earnings or Profits

(C.8) State the sources of income or types of customers for the business at the time of the Spill:

Tourist vacationing in Key West in need of lodging

(C.9) Describe the nature of business at the time of the Spill:

Weekly Vacation lodging rental started in December 2009 @ 1111B Grinnell St, Key West FL33040

(C.10) Describe in detail any efforts you have made to increase revenues or reduce costs since the Spill:

(C.11) State the total amount in operating costs you have saved (or were able to avoid) as a result of reduced operations since the Spill: \$ _____

(C.12) State the total loss in revenues the business has suffered as a result of the Spill to date and how you have calculated those losses:
Total loss of gross sales \$35,187.44 see exhibit I calculations

(C.13) State the total loss in profits the business has suffered as a result of the Spill to date and how you have calculated those losses:
Total loss of profit \$35,187 see attached exhibit II

(C.14) Provide a description of the loss the business sustained as a result of the Spill and how the loss occurred:

UNFORTUNATELY, THERE ISN'T MUCH I COULD DO TO INCREASE REVENUE OR REDUCE COSTS.


THE vacation rental DEPENDS ON TOURIST VISITING KEY WEST. THE OVERHEAD COST ARE FIXED AND DONT VARY MUCH.

Name: Guy A (Tony) Willis	SSN or EIN:	Claimant #:
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SECTION VIII. SIGNATURE

I certify that the information provided in this Interim Payment Claim Form is true and accurate to the best of my knowledge, and I understand that false statements or claims made in connection with this Interim Payment Claim Form may result in fines, imprisonment, and/or any other remedy available by law to the Federal Government, and that suspicious claims will be forwarded to federal, state, and local law enforcement agencies for possible investigation and prosecution.

By submitting this Interim Payment Claim Form, I consent to the use and disclosure by the Gulf Coast Claims Facility ("GCCF") and those assisting the GCCF of any information about me that it believes necessary and/or helpful to process my claim for compensation and any payment resulting from that claim, including any appeal of that payment, legitimate business purposes associated with administering the GCCF and providing adequate documentation for insurance coverage of responsible parties, and/or as otherwise required by law, regulation or judicial process. My consent also includes release to the GCCF by the relevant state unemployment compensation agency of any information regarding any unemployment benefits I received for periods of unemployment on or after April 20, 2010.

Signature:			Date: 4/20/11 (Month/Day/Year)
Printed Name:	First: Guy	Middle: A (Tony)	Last: Willis
Title, if a business:	owner		


Has anyone, other than a family member or an Attorney you identified in Section III, assisted you in the preparation of this Claim Form?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Name of individual and company, if applicable:	

How to Submit this Claim Form

Submit this Interim Payment Claim Form and the supporting documents to the GCCF by one of the following methods:

Regular Mail: Gulf Coast Claims Facility Kenneth R. Feinberg, Administrator P.O. Box 9658 Dublin, OH 43017-4958	Overnight, Certified or Registered Mail: Gulf Coast Claims Facility Kenneth R. Feinberg, Administrator 5151 Blazer Pkwy., Suite A Dublin, OH 43017	Fax: 1-866-682-1772 Email Attachment: info@gccf-claims.com
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When attaching your supporting documents, be sure to provide the appropriate identification number (your Claimant Identification Number, Social Security Number, or other Tax Identification Number). Attach all supporting documents to the Claim Form and submit your claim to the GCCF.



Guy A. (Tony) Willis

1111 Grinnell St Key West, FL 33040

DBA "Southern Comfort" Historic District Vacation Rental

2010 Period	Actual		Pre-spill		Post Spill	
	Total	Gross	Average	Loss	Difference	Rentals
January	\$ 6,776.50					
February	\$ 5,530.00					
March	\$ 4,930.00					
April	\$ 4,152.22					
May	\$ 3,130.00		\$ 5,347.18	\$ 2,217.18		
June	\$ 2,430.00		\$ 5,347.18	\$ 2,917.18		
July	\$ -		\$ 5,347.18	\$ 5,347.18		
August	\$ -		\$ 5,347.18	\$ 5,347.18		
September	\$ -		\$ 5,347.18	\$ 5,347.18		
October	\$ 2,030.00		\$ 5,347.18	\$ 3,317.18		
November			\$ 5,347.18	\$ 5,347.18		
December			\$ 5,347.18	\$ 5,347.18		
	<u>\$ 28,978.72</u>		<u>\$ 42,777.44</u>	<u>\$ 35,187.44</u>		

Pre Spill average rentals Jan-April 2010 actual was \$5,347.18 see calculation below

Average pre-spill rental revenues:

Exhibit "O"

Guy A (Tony) Willis
1111 Grinnell St Key West, Fl
DBA "Southern Comfort" Historic District Vacation Rental

Calculation of loss in Earnings in 2010:

Loss in rental revenue -EXHIBIT I	\$	35,187
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EXHIBIT II

Exhibit "O"

Tony Willis DBA Southern Comfort Vacation Rental Claimant #3475898

Monthly Profit & Loss Statements-2010

	1/31/2010	2/28/2010	3/31/2010	4/30/2010	5/31/2010	6/30/2010	7/31/2010	8/31/2010	9/30/2010	10/31/2010	11/30/2010	12/31/2010	Total 8 months Ending 12/31/2010	Total 4 months Ending 4/30/2010	1040 S ch E 1040 Total 2010
Vacation Gross Rentals	\$ 6,776.50	\$ 5,530.00	\$ 4,560.00	\$ 4,152.22	\$ 21,418.72										
Operating Exps:															
Supplies & Cleaning Fees	\$ 511.59	\$ 499.33	\$ 313.64	\$ 206.78	\$ 1,531.34										
Real Estate Taxes	\$ -	\$ 209.28	\$ 209.28	\$ 209.28	\$ 627.85										
Mortgage Interest Exp	\$ -	\$ 674.67	\$ 674.67	\$ 674.67	\$ 2,024.01										
Depreciation	\$ 857.58	\$ 857.58	\$ 857.58	\$ 857.58	\$ 3,430.33										
Utilities	\$ 264.00	\$ 354.00	\$ 355.00	\$ 355.00	\$ 1,488.00										
Pool Service	\$ 137.00	\$ 160.00	\$ 389.00	\$ 165.00	\$ 831.00										
Repairs	\$ 1,744.30	\$ 505.00	\$ 875.00	\$ -	\$ 3,124.30										
Insurance	\$ -	\$ 1,732.00	\$ -	\$ -	\$ 1,732.00										
Licenses	\$ -	\$ -	\$ -	\$ 80.00	\$ 80.00										
Advertising	\$ 1,000.00	\$ -	\$ -	\$ -	\$ 1,000.00										
Total Operating Expenses	\$ 4,514.47	\$ 4,931.87	\$ 3,654.18	\$ 2,708.32	\$ 15,868.83										
Profit (Loss)	\$ 2,262.03	\$ 598.13	\$ 1,905.82	\$ 1,443.90	\$ 5,549.89										
Vacation Gross Rentals	\$ 3,130.00	\$ 2,430.00	\$ -	\$ -	\$ -	\$ 2,080.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,590.00	\$ 21,418.72	\$ 29,008.72
Operating Exps:															
Supplies & Cleaning Fees	\$ 192.40	\$ 161.51	\$ 209.28	\$ 209.28	\$ 805.61										
Real Estate Taxes	\$ 209.28	\$ 209.28	\$ 209.28	\$ 209.28	\$ 805.61										
Mortgage Interest Exp	\$ 674.67	\$ 674.67	\$ 674.67	\$ 674.67	\$ 2,690.86										
Depreciation	\$ 857.58	\$ 857.58	\$ 857.58	\$ 857.58	\$ 3,430.33										
Utilities	\$ 303.00	\$ 433.00	\$ 440.00	\$ 352.00	\$ 1,528.00										
Pool Service	\$ 137.00	\$ (338.00)	\$ -	\$ 125.00	\$ 165.00										
(Misc cost) reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -										
Repairs	\$ 898.00	\$ 329.00	\$ -	\$ 1,175.00	\$ 1,094.26										
Insurance	\$ -	\$ -	\$ -	\$ 1,562.00	\$ -										
Licenses	\$ -	\$ -	\$ -	\$ -	\$ -										
Advertising	\$ 164.00	\$ -	\$ -	\$ -	\$ -										
Total Operating Expenses	\$ 3,435.94	\$ 1,107.05	\$ 2,181.54	\$ 4,955.54	\$ 3,395.80	\$ 2,969.15	\$ 3,656.54	\$ 2,204.54	\$ -	\$ -	\$ -	\$ -	\$ 24,986.07	\$ 17,533.27	\$ 42,519.35
Profit (Loss)	\$ (305.94)	\$ 242.95	\$ (2,181.54)	\$ (4,955.54)	\$ (3,395.80)	\$ (959.15)	\$ (9,656.54)	\$ (2,204.54)	\$ -	\$ -	\$ -	\$ -	\$ (17,396.07)	\$ 3,885.45	\$ (13,510.63)

Exhibit "O"

Tony Willis DBA southern Comfort Vacation Rental
Claimant #3475898

Monthly Profit & Loss Statements-2009

Vacation Rental started December 2009

	Jan- Nov 2009	Dec 2009
Vacation Gross Rentals	N/A	\$ 2,800.00
Operating Exps:		
Supples & Cleaning Fees	N/A	\$ 100.00
Real Estate Taxes	N/A	\$ 242.75
Mortgage Interest Exp	N/A	\$ 897.08
Depreciation	N/A	\$ 958.33
Utilities	N/A	\$ 55.25
Pool Service	N/A	\$ 125.00
Repairs	N/A	
Insurance	N/A	\$ 266.58
Licenses	N/A	
Advertising	N/A	\$ 560.00
Total Operating Expenses	N/A	\$ 3,205.00
	N/A	
Profit (Loss)	N/A	\$ (405.00)

Exhibit "P"

Tony Willis DBA Southern Comfort Vacation Rental
1111 B Grinnell ST

Monthly 2009-2010

Vacation Gross Rentals

Guest

McCormick

12/31/2009	\$	2,800.00
------------	----	----------

Wright

1/31/2010	\$	6,776.50
-----------	----	----------

Greenman

2/28/2010	\$	5,530.00
-----------	----	----------

Devon/Peoples

3/31/2010	\$	4,960.00
-----------	----	----------

Egbert

4/30/2010	\$	4,152.22
-----------	----	----------

5/31/2010	\$	-
-----------	----	---

Casale

6/30/2010	\$	3,130.00
-----------	----	----------

Chapman

7/31/2010	\$	2,430.00
-----------	----	----------

Conway

8/31/2010	\$	2,030.00
-----------	----	----------

9/30/2010	\$	-
-----------	----	---

10/31/2010	\$	-
------------	----	---

11/30/2010	\$	-
------------	----	---

12/31/2010	\$	-
------------	----	---

Total	\$	29,008.72
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SCHEDULE E
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Supplemental Income and Loss

(From rental real estate, royalties, partnerships,
S corporations, estates, trusts, REMICs, etc.)

OMB No. 1545-0074

2010

Attachment
Sequence No. 13

▶ Attach to Form 1040, 1040NR, or Form 1041.

▶ See Instructions for Schedule E (Form 1040).

Name(s) shown on return

Your social security number

Guy A. & Kim S. Willis

Part I **Income or Loss From Rental Real Estate and Royalties** Note. If you are in the business of renting personal property, use
Schedule C or C-EZ (see page E-3). If you are an individual, report farm rental income or loss from Form 4835 on page 2, line 40.

1 List the type and address of each rental real estate property:	2 For each rental real estate property listed on line 1, did you or your family use it during the tax year for personal purposes for more than the greater of: • 14 days or • 10% of the total days rented at fair rental value? (See page E-4)	Yes	No
A Vacation Rental Residential 1111 Grinnell B, Key West, FL 33040		A	X
B		B	
C		C	

Income:

		Properties			Totals (Add columns A, B, and C.)
		A	B	C	
3 Rents received	3	29,009.			3
4 Royalties received	4				4

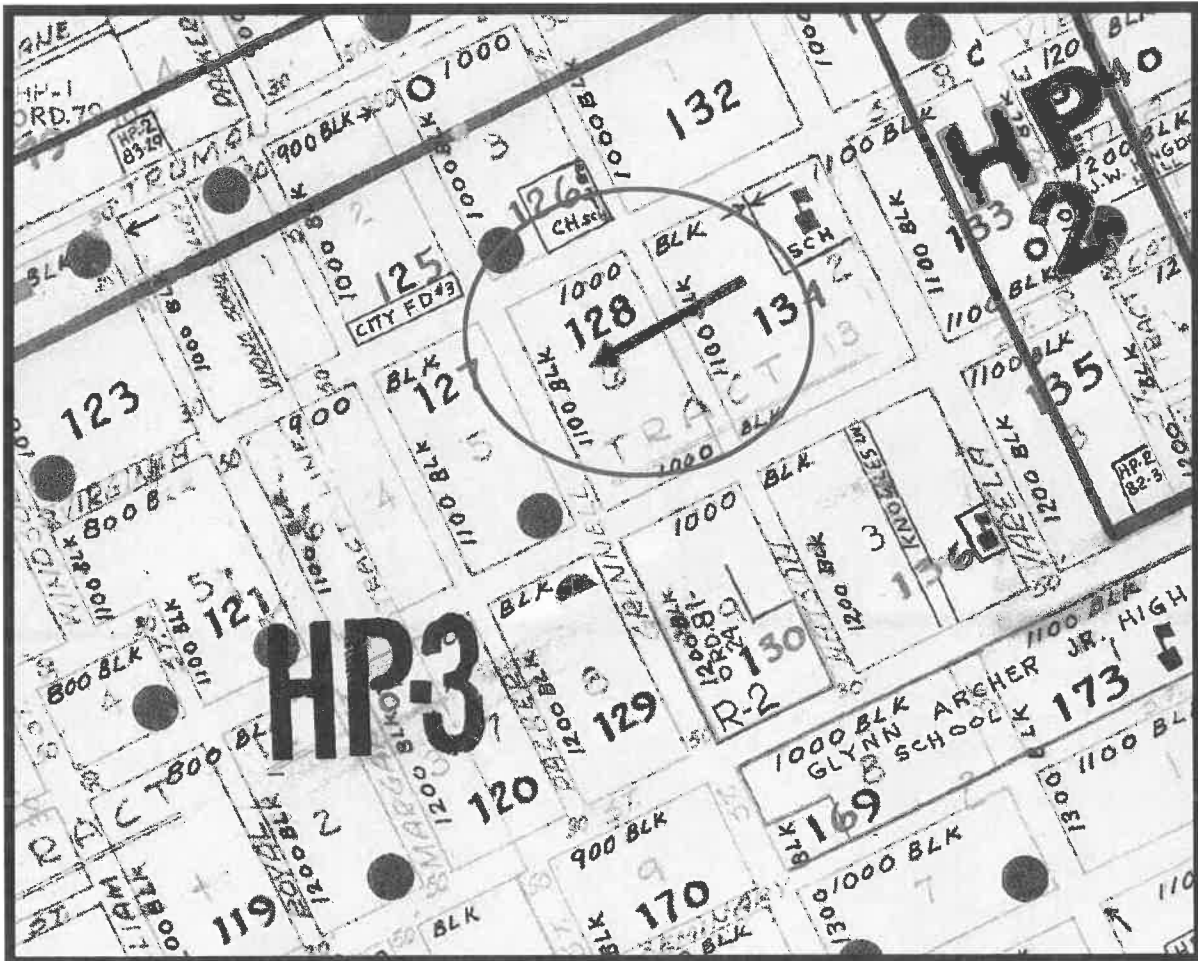
Expenses:

5 Advertising	5	1,164.			
6 Auto and travel (see page E-5)	6				
7 Cleaning and maintenance	7				
8 Commissions	8				
9 Insurance	9	3,294.			
10 Legal and other professional fees	10				
11 Management fees	11				
12 Mortgage interest paid to banks, etc. (see page E-5)	12	7,421.			12
13 Other interest	13				
14 Repairs	14	10,480.			
15 Supplies	15	2,691.			
16 Taxes	16	2,302.			
17 Utilities	17	4,876.			
18 Other (list) ▶	18				

19 Add lines 5 through 18	19	32,228.			19
20 Depreciation expense or depletion (see page E-5)	20	10,291.			20
21 Total expenses. Add lines 19 and 20	21	42,519.			
22 Income or (loss) from rental real estate or royalty properties. Subtract line 21 from line 3 (rents) or line 4 (royalties). If the result is a (loss), see page E-6 to find out if you must file Form 6198.	22				
23 Deductible rental real estate loss. Caution. Your rental real estate loss on line 22 may be limited. See page E-6 to find out if you must file Form 8582. Real estate professionals must complete line 43 on page 2	23				
24 Income. Add positive amounts shown on line 22. Do not include any losses	24				
25 Losses. Add royalty losses from line 22 and rental real estate losses from line 23. Enter total losses here	25				
26 Total rental real estate and royalty income or (loss). Combine lines 24 and 25. Enter the result here. If Parts II, III, IV, and line 40 on page 2 do not apply to you, also enter this amount on Form 1040, line 17, or Form 1040NR, line 18. Otherwise, include this amount in the total on line 41 on page 2	26				

Exhibit "Q"

HP-3 ZONING - 1111 GRINNELL STREET



Approved Transient LUDs – Previously Non-transient

Unit Address	Zoning	Submission Date	Determination Date
822 Fleming St & 822 Fleming St (rear)	HNC	03/02/10 transient units"	08/27/10
802-822 White St	HNC	09/25/13	03/25/14
904 Eaton St	HMDR	08/05/14 sient units"	06/09/17
511 Eaton St	HNC	08/20/14	06/09/17
418 White St	HNC	10/01/14 ransient units"	06/06/17
307 Elizabeth St	HMDR	02/13/15 -transient units"	06/16/17
1213 Georgia St	HMDR	02/13/15 e previously	06/16/17
1011 Whitehead St	HMDR	02/27/16	06/09/17
903 Eisenhower Dr	CG	05/07/16 -transient units"	
723 Catherine St	HMDR	08/01/16 it"	06/09/17
815 Catherine St	HMDR	08/01/16	06/09/17
1901 S. Roosevelt Blvd, Unit 302-S	MDR-C	11/22/16 p unit"	06/16/17
906 Windsor Ln	HHDR	11/22/16 nit"	09/06/17
1901 S. Roosevelt Blvd, Unit 202-W	MDR-C	03/09/17	06/16/17
408 Petronia St	HNC-3	05/02/17 ty previously	04/13/18
603 Southard St	HNC-1	05/02/17	06/16/17
629 United St	HMDR	05/02/17	06/16/17
906 Windsor Ln	HMDR	11/22/16	06/09/17
05/07/19 - City Commission adopts ordinance change			05/07/19
901 Truman	HNC	nt units"	06/25/19
1507 South St	SF	09/17/18 it is not a new unit	09/05/19
1427 Washington St	HMDR	09/26/18 it is not a new unit	11/25/19
528 Grinnell St	HHDR	04/30/18 its are not a new	11/21/19
1409 White	HMDR	06/14/18 it is not a new unit	11/25/19
3700-3702 Sunrise	SF	06/13/18 its are not a new	11/25/19
1111-B Grinnell	HMDR	07/11/18 its are not a new	11/25/19
427 Catherine	HRCC3	11/15/18 led with the LUD ansiently on or :y."	11/25/19
1009 #7 Simonton	HNC1	11/15/18 it is not a new unit	11/25/19