File #: 2019-039

Owner's Name: Donald J Barton Jr
DBA Island Brewing

Applicant: Trepanier & Assoc

Agent: Owen Trepanier

Type of Application: Alcoholic Beverage Use

Key: Stock Island

RE#: 00127080-000000
APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

Alcoholic Beverage Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the Staff prior to the item being scheduled for review.

Alcoholic Beverage Use Permit Application Fee: $1,260.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Application: 02/05/19
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Trepanier & Associates, Inc. Owen Trepanier
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

1421 First Street unit 101, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

305-293-8983 NA NA owen@owentrepanier.com
Work Phone Home Phone Cell Phone Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

Donald J Barton Jr.
(Name/Entity) Contact Person

1502 United St, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

_c/o305-293-8983 NA NA c/o owen@owentrepanier.com
Work Phone Home Phone Cell Phone Email Address

Name of Lessee of Property:
(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

Island Brewing, Inc. c/o Owen Trepanier
(Name/Entity) Contact Person

c/o 1421 First Street unit 101, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)

_c/o 305-293-8983 NA NA c/o owen@owentrepanier.com
Work Phone Home Phone Cell Phone Email Address
APPLICATION

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet.)

<table>
<thead>
<tr>
<th>Block</th>
<th>Lot</th>
<th>Subdivision</th>
<th>Key</th>
</tr>
</thead>
<tbody>
<tr>
<td>54</td>
<td>27</td>
<td>Island Maloney</td>
<td>Stock Island</td>
</tr>
<tr>
<td>00127080-000000</td>
<td>1161284</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Real Estate (RE) Number

5642 3rd Ave, Key West, FL 33040
Street Address (Street, City, State & Zip Code)

Alternate Key Number

Approximate Mile Marker

Land Use District Designation of Property: Mixed Use Total Land Area of Property: 10,140 sq. ft.

Present Land Use of Property: Light Industrial

Is lighting proposed: No Is the proposed lighting shuttered and shielded from surrounding properties: 

Is event music and entertainment proposed on the Property (describe location and if location is within an air conditioned space): Periodically, associated with Special events

Requested Type of Alcoholic Beverage: (Please check one)

- [ ] 1APS BEER, package only
- [x] 1COP BEER, on premise and package
- [ ] 2APS BEER and WINE, package only
- [ ] 2COP BEER and WINE, on premise and package
- [ ] 6COP BEER, WINE and LIQUOR, on-premises and package
- [ ] 6COP SRX RESTAURANT, no package sales
- [ ] 6COP SR RESTAURANT, package sale
- [ ] 6COP S MOTEL, package sales
- [ ] 6COP SBX BOWLING, no package sales
- [ ] 6COP SPX BOAT, no package sales
- [ ] 3BPS BEER, WINE and LIQUOR, package sales only
- [ ] 3M ADDITIONAL LICENSE FOR 6COP, over three bars
- [ ] 5COP BEER, WINE and LIQUOR, on premise and package
- [ ] 5SRX RESTAURANT, no package sales
- [ ] 5SR RESTAURANT, package sales
- [ ] 5S HOTEL, package sales
- [ ] 5SPX EXCURSION BOAT, no package sales
- [ ] 11C PRIVATE CLUB; CABANA CLUB
- [ ] 12RT RACETRACK, LIQUOR, no package sales

Issued alcoholic beverage use permits shall be deemed to be a privilege running with the land. The sale of the real property that has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
APPLICATION

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

☑ Complete alcoholic beverage application (unaltered and unbound)
☐ Correct fee (check or money order payable to Monroe County Planning & Environmental Resources)
☑ Proof of ownership (i.e., Warranty Deed)
☑ Current Property Record Card(s) from the Monroe County Property Appraiser
☑ Location map
☑ Photograph(s) of site from adjacent roadway(s)

☑ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – four (4) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect – four (4) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:
  - Date, north point and graphic scale;
  - Boundary lines of site, including all property lines and mean high-water lines;
  - Locations and dimensions of all existing structures and drives;
  - Adjacent roadways;
  - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;

☑ Typed name and address mailing labels of all property owners within a 500 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the case of a shopping center, the 500 feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. In the event that a condominium development is within the 500 foot radius, each unit owner must be included;

☐ A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

If applicable, the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

☑ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
☑ Proposed site plan and/or building floor plans

☐ Traffic Study, prepared by a licensed traffic engineer, and transportation fee of $5,000 to cover the cost of experts hired by the Planning & Environmental Resources Department review the traffic study (any unused funds deposited will be returned upon permit approval).

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

☐ Yes    ☐ No    Code Case file #________________________ Describe the enforcement proceedings and if this application is being submitted to correct the violation: ____________________________________________

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.
APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application and, that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: ___________________________ Date: 2/5/19

STATE OF Florida

COUNTY OF Monroe

Sworn to and subscribed before me this 5 day of February ___2019_____, by James Brady (PRINT NAME OF PERSON MAKING STATEMENT)

who is personally known to me OR produced (TYPE OF ID PRODUCED)

as identification.

Signature of Notary Public

Alvina Covington

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050
PAY TO THE ORDER OF:
Island Brewing Inc.
2016 Fogarty Avenue
Key West, FL 33040-3711

We're serving paradise by the pint!

DATE: 7/19

MEMO:

$1625.00

One Thousand Six Hundred Twenty-Five

Dollars

001275

03-17/00/70

Capital Bank
Falmouth, PA

560003267006
AGENT AUTHORIZATION FORM

Date of Authorization: 2/4/19

I hereby authorize Jim Brady to be listed as authorized agent for Donald J Barton representing Donald J. Barton for the application submission of Stock Island Maloney for Stock Island for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

Lot 27 Block 54 Stock Island Maloney Stock Island
Subdivision

Real Estate (RE) Number 00127080-000000 Key (Island) 1161284 Alternate Key Number

5642 3rd Ave, Key West, FL 33040 Approximate Mile Marker
Street Address (Street, City, State & Zip Code)

Authorized Agent Contact Information:
1111 Eaton Street, Key West, FL 33040
Mailing Address (Street, City, State and Zip Code)
c/o 0305-293-8983 NA NA c/o owen@owentrepanier.com

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: ____________________________

Printed Name of Property Owner: Donald J Barton

STATE OF Florida COUNTY OF Monroe
Sworn to and subscribed before me this 4th day of February, 2019.
by Donald Barton (Print Name of Person Making Statement)

Personally known as identification.

Signature of Notary Public

My commission expires true copy of the original

[Notary Seal]

GINA B. SELLERS
COMMISSION # GG 222852
EXPIRES: September 28, 2022
Bonded Texas Notary Public Underwriter
WWW.AARONNOTARY.COM
Prepared by
Clifford Pac, an employee of
First American Title Insurance Company
2409 North Roosevelt Boulevard
Key West, Florida 33040
(305) 296-2967

Return to: Grantee

File No.: 1064-569697

WARRANTY DEED

This indenture made on September 01, 2004 A.D., by Claude Torres and Seiko Torres, husband and wife
whose address is: 3675 Seaside Drive #334, Key West, FL 33040 hereinafter called the "grantor", to

Donald Jay Barton, Jr, a single person

whose address is: 1502 United Street, Key West, FL 33040 hereinafter called the "grantee":

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

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

THE PARCEL OF LAND HEREIN DESCRIBED IS LOCATED ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND IS LOT 27 OF BLOCK 54, ACCORDING TO MACDONALD'S 1910 SURVEY OF STOCK ISLAND, WHICH IS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF NORTH LINE OF FIFTH AVENUE AS CONSTRUCTED AND THE NORTHWEST LINE OF FOURTH AVENUE AS CONSTRUCTED GO NORTHERLY AT RIGHT ANGLES TO THE NORTH LINE OF SAID FIFTH AVENUE A DISTANCE OF 149.16 FEET TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE AT RIGHT ANGLE AND WESTERLY A DISTANCE OF 67.92 FEET TO A POINT; THENCE AT RIGHT ANGLES AND NORTHERLY A DISTANCE OF 149.16 FEET TO A POINT IN THE SOUTH LINE OF THIRD AVENUE; THENCE AT RIGHT ANGLES AND EASTERLY ALONG THE SOUTH LINE OF THIRD AVENUE A DISTANCE OF 67.92 FEET TO A POINT; THENCE AT RIGHT ANGLES AND SOUTHERLY A DISTANCE OF 149.16 FEET BACK TO THE POINT OF BEGINNING.
Parcel Identification Number: 00127080-000000 AK 1161284

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2003.

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

Claude Torres

Seiko Torres

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Clifford ACC

Print Name: Patricia CLAS

State of Florida

County of Monroe

The Forgoing Instrument Was Acknowledged before me on September 01, 2004, by Claude Torres and Seiko Torres, husband and wife who is/are personally known to me or who has/have produced a valid driver's license as identification.

CLIFFORD ACC
Notary Public - State of Florida
Commission # DI 10621
Bonded By National Notary Assn.

MONROE COUNTY
OFFICIAL RECORDS
Summary

Parcel ID: 00127080-000000
Account #: 1161284
Property ID: 1161284
Millage Group: 110A
Location: 5642 3RD Ave., STOCK ISLAND
Address: Bk 54 Lt 27 STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 Y-197 OR22-389 OR96-234 OR111-119-120 OR677-305 OR757-1603-1604 OR757-1605
(Not: Not to be used on legal documents)
Neighborhood: 10060
Property Class: SERVICE SHOPS (2500)
Subdivision: 35/67/25
Affordable Housing: No

Owner

BARTON DONALD JAY JR
1502 UNITED ST
KEY WEST FL 33040

Valuation

2017 2016 2015 2014
+ Market Improvement Value $0 $0 $0 $0
+ Market Misc Value $0 $0 $0 $0
+ Market Land Value $412,963 $412,963 $412,963 $412,963
= Just Market Value $412,963 $412,963 $412,963 $412,963
= Total Assessed Value $412,963 $412,963 $412,963 $412,963
- School Exempt Value $0 $0 $0 $0
= School Taxable Value $412,963 $412,963 $412,963 $412,963

Land

Land Use: COMMERCIAL DRY (100D)
Number of Units: 10,131.00
Unit Type: Square Foot
Frontage: 0
Depth: 0

Commercial Buildings

Style: SERVICE SHOPS-B - 258
Gross Sq Ft: 3,280
Finished Sq Ft: 1,920
Perimeter: 0
Stories: 1
Interiors Walls: METAL SIDING
Exterior Walls: 2500
Quality: METAL SIDING

Foundation

Roof Type: METAL SIDING
Roof Material: 2500
Exterior Wall1: METAL SIDING
Exterior Wall2: METAL SIDING

Condition

CAN: CANOPY
FLA: FLOOR LIV AREA
GFB: GAR FIN BLOCK

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Sketch Area</th>
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<td>CAN</td>
<td>680</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>FLA</td>
<td>1,920</td>
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<tr>
<td>GFB</td>
<td>680</td>
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TOTAL: 3,280 1,920 0
### Yard Items

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<tr>
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<th>Roll Year</th>
<th>Quantity</th>
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<th>Grade</th>
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<td>1975</td>
<td>1976</td>
<td>1</td>
<td>780 SF</td>
<td>1</td>
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<tr>
<td>WALL AIR COND</td>
<td>1993</td>
<td>1994</td>
<td>1</td>
<td>1 UT</td>
<td>1</td>
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<tr>
<td>WROUGHT IRON</td>
<td>2006</td>
<td>2007</td>
<td>1</td>
<td>144 SF</td>
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### Sales

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<th>Sale Price</th>
<th>Instrument</th>
<th>Instrument Number</th>
<th>Deed Book</th>
<th>Deed Page</th>
<th>Sale Qualification</th>
<th>Vacant or Improved</th>
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<tr>
<td>9/1/2004</td>
<td>$475,000</td>
<td>Warranty Deed</td>
<td>2040</td>
<td>1294</td>
<td>Q-Qualified</td>
<td>Improved</td>
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<td>4/1/1978</td>
<td>$32,000</td>
<td>Conversion Code</td>
<td>757</td>
<td>1605</td>
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<td>Improved</td>
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### Permits

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<th>Number</th>
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<th>Permit Type</th>
<th>Notes</th>
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<td>06106353</td>
<td>12/4/2006</td>
<td>6/7/2007</td>
<td>$1,500</td>
<td>Residential</td>
<td>REPL GATE</td>
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**Sketches (click to enlarge)**
No data available for the following modules: Buildings, Mobile Home Buildings, Exemptions.

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

Last Data Upload: 5/7/2018, 9:26:02 AM
AGENT AUTHORIZATION FORM

Date of Authorization: 2 / 4 / 19

I hereby authorize Jim Brady (Print Name of Agent) to be listed as authorized agent representing Donald J Barton (Print Name of Property Owner(s) the Applicant(s)) for the application submission for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

for the Property described as: (in metes and bounds, attach legal description on separate sheet)

Stock Island Maloney

Lot 00127080-000000 Key (Island)

Block 1161284 Alternate Key Number

Subdivision

Real Estate (RE) Number

5642 3rd Ave, Key West, FL 33040 Approximate Mile Marker

Street Address (Street, City, State & Zip Code)

Authorized Agent Contact Information:

1111 Eaton Street, Key West, FL 33040

Mailing Address (Street, City, State and Zip Code)

c/o035-293-8983 NA NA c/o owen@owentrepanier.com

Work Phone Home Phone Cell Phone Email Address

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner:

Donald J. Barton

Printed Name of Property Owner:

STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 4 day of February, 2019,

by Donald J. Barton (Print Name of Person Making Statement) who is personally known to me OR produced

Personally known (Type of ID Produced)

Signature of Notary Public

My commission expires: GINA B. SELLERS

Last Revised October 2016

Print, Type or Stamp Commissioned Name of Notary Public
State of: Florida  
County of: Monroe

I, (Alvina Covington), a notary public, do certify that on this  _19_ day of February, 2019, I carefully compared the attached copy of (Agent Authorization) with the original. It is a complete and true copy of the original document.

[SEAL]

(Alvina Covington)
**Florida Profit Corporation**
**ISLAND BREWING, INC.**

**Filing Information**
- **Document Number**: P12000008252
- **FEI/EIN Number**: 45-4495917
- **Date Filed**: 01/25/2012
- **Effective Date**: 01/24/2012
- **State**: FL
- **Status**: ACTIVE
- **Last Event**: AMENDMENT
- **Event Date Filed**: 09/16/2013
- **Event Effective Date**: NONE

**Principal Address**
1111 EATON STREET
KEY WEST, FL 33040

Changed: 04/11/2014

**Mailing Address**
2016 FOGARTY AVENUE
KEY WEST, FL 33040-3711

Changed: 03/23/2017

**Registered Agent Name & Address**
- **BRADY, JAMES A**
  2016 FOGARTY AVENUE
  KEY WEST, FL 33040-3711

Name Changed: 04/11/2014

Address Changed: 03/23/2017

**Officer/Director Detail**

**Name & Address**

- **Title**: President
  - **BRADY, JAMES A**
    2016 FOGARTY AVENUE
    KEY WEST, FL 33040-3711

- **Title**: Treasurer, Secretary
  - **MILLER, JOHN E**
    3715 NW 1st Ter.
    Cape Coral, FL 33993-8900

**Annual Reports**
- Report Year
- Filed Date
<table>
<thead>
<tr>
<th>Address Label</th>
<th>Address Details</th>
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</thead>
</table>
| 00127220-000000 | SILVERKING RENTAL PROPERTIES LLC  
1424 S Roosevelt Blvd 
Key West, FL 33040 |
| 00127290-000000 | BERNSTEIN BENJAMIN TRUST B  
PO Box 2455 
Key West, FL 33045 |
| 00133080-000000 | KEYW KWI CORP  
1331 Duncan St 
Key West, FL 33040 |
| 00133130-000000 | 6436 2ND ST LLC  
7702 Santa Margherita Way 
Naples, FL 34109 |
| 00133120-000000 | PARK PLACE HOMEOWNERS ASSOC IN  
C/O LEWIS DAVE  
PO BOX 5766 
Key West, FL 33045 |
| 00133130-000000 | PARK PLACE UNIT 13 LLC  
PO BOX 5766 
KEY WEST, FL 33045 |
| 00133130-000000 | PARK PLACE UNIT 6-7 LLC  
PO BOX 5766 
KEY WEST, FL 33045 |
| 00133130-000000 | PARK PLACE UNIT 4 LLC  
PO BOX 5766 
KEY WEST, FL 33045 |
| 00133130-000000 | PARK PLACE UNIT 3 LLC  
PO BOX 5766 
KEY WEST, FL 33045 |
| 00133130-000000 | PARK PLACE UNIT 8-9 LLC  
PO BOX 5766 
KEY WEST, FL 33045 |
| 00133130-000000 | PARK PLACE UNIT 10-11 LLC  
PO BOX 5766 
KEY WEST, FL 33045 |
| 00133190-000000 | ARNOLD'S AUTO AND MARINE REPAIR  
23 FLIPPER RD 
KEY WEST, FL 33040 |
Additional Information added to File 2019-039
<table>
<thead>
<tr>
<th>SPONs for</th>
<th>RE#00127080-000000</th>
</tr>
</thead>
<tbody>
<tr>
<td>00126380-000000</td>
<td>THE UTILITY BOARD OF THE CITY OF KEY WEST</td>
</tr>
<tr>
<td>00126390-000100</td>
<td>TKG-STORAGEMART PARTNERS PORTFOLIO LLC</td>
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<tr>
<td>00126390-000000</td>
<td>TORRES CLAUDE</td>
</tr>
<tr>
<td>00133070-000000</td>
<td>VILLA PATRICIA PARTNERS LLC</td>
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**TOTAL 38 X $3.00 = $114.00**
End of Additional File 2019-039