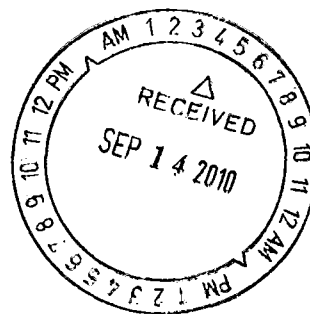


September 13, 2010



State of Florida
Department of Environmental Protection
Bureau of Public Land Administrations
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

Re: Sovereignty Lands Lease No. 441347575
Seaboard Associates Limited Partnership

To Whom It May Concern:

In accordance with Section 31G of Sovereignty Lands Lease No. 441347575, Seaboard Associates Limited Partnership, D/B/A Ocean Key Resort & Spa, would like to inform you of a Private Event Scheduled for Sunday, September 19, 2010.

If you have any questions, please let us know at your earliest convenience.

Sincerely,

Jennifer McAdams
Assistant Controller
Seaboard Associates Limited Partnership
(305) 295-7020

/jm

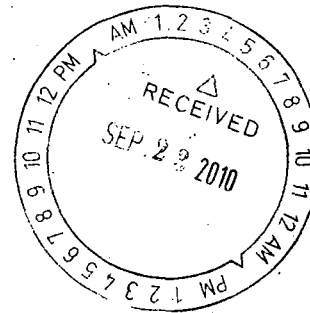
cc: Matt Trahan – Managing Director
Rodger Levering – Food & Beverage Director
Patricia Braun - Controller



emailed district 9/2010



September 21, 2010



State of Florida
Department of Environmental Protection
Bureau of Public Land Administrations
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

Re: Sovereignty Lands Lease No. 441347575
Seaboard Associates Limited Partnership

To Whom It May Concern:

In accordance with Section 31G of Sovereignty Lands Lease No. 441347575, Seaboard Associates Limited Partnership, D/B/A Ocean Key Resort & Spa, would like to inform you that the event scheduled for Sunday, September 19, 2010 was canceled. There are no revenues to report.

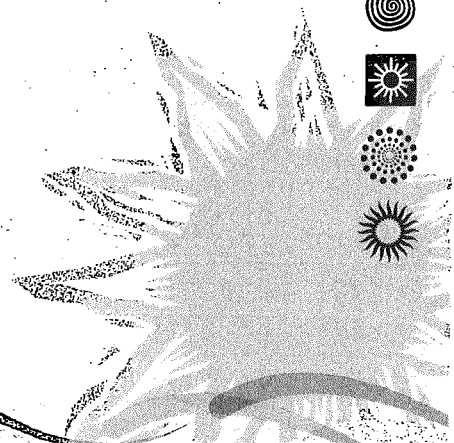
If you have any questions, please let us know at your earliest convenience.

Sincerely,

Jennifer McAdams
Assistant Controller
Seaboard Associates Limited Partnership
(305) 295-7020

/jm

cc: Matt Trahan – Managing Director
Rodger Levering – Food & Beverage Director
Patricia Braun - Controller



March 12, 2010

State of Florida
Department of Environmental Protection
Bureau of Public Land Administrations
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

Re: Sovereignty Lands Lease No. 441347575
Seaboard Associates Limited Partnership

To Whom It May Concern:

In accordance with Section 31G of Sovereignty Lands Lease No. 441347575, Seaboard Associates Limited Partnership, D/B/A Ocean Key Resort & Spa, would like to inform you of the revenue collected from the Private Event held on March 12, 2010.

The food and beverage revenue collected totaled \$9,497.68 and the admission fees totaled \$ 12,720.24. Ten percent (10%) of the gross revenue equals \$ 2,221.80. The check will be processed next week and mailed to the Tallahassee Office.

If you have any questions, please let us know at your earliest convenience.

Sincerely,

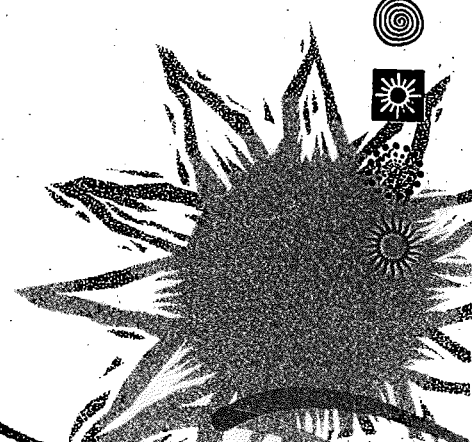


Jennifer McAdams
Assistant Controller
Seaboard Associates Limited Partnership
(305) 295-7020

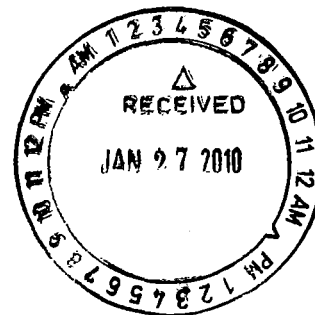
/jm

cc: Matt Trahan - Managing Director
Rodger Levering - Food & Beverage Director
Patricia Braun - Controller

3/15/10 called and asked for revenue breakdown
concert tickets →
bars →
micro's →
cm



January 25, 2010



State of Florida
Department of Environmental Protection
Bureau of Public Land Administrations
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

Re: Sovereignty Lands Lease No. 441347575
Seaboard Associates Limited Partnership

To Whom It May Concern:

In accordance with Section 31G of Sovereignty Lands Lease No. 441347575, Seaboard Associates Limited Partnership, D/B/A Ocean Key Resort & Spa, would like to inform you of a Private Event Scheduled for February 19, 2010.

If you have any questions, please let us know at your earliest convenience.

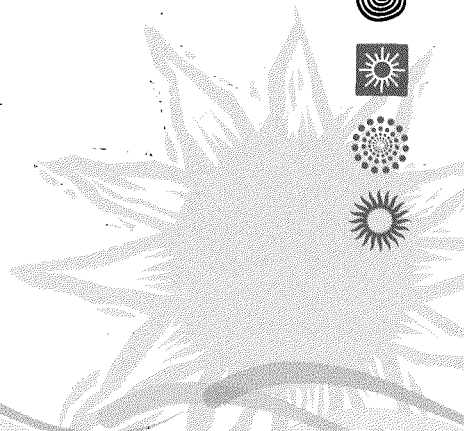
Sincerely,

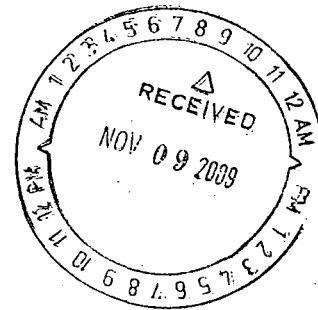
A handwritten signature in black ink, appearing to read "JMcAdams".

Jennifer McAdams
Assistant Controller
Seaboard Associates Limited Partnership
(305) 295-7020

/jm

cc: Matt Trahan – Managing Director
Rodger Levering – Food & Beverage Director
Patricia Braun - Controller





November 4, 2009

State of Florida
Department of Environmental Protection
Bureau of Public Land Administrations
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

Re: Sovereignty Lands Lease No. 441347575
Seaboard Associates Limited Partnership

To Whom It May Concern:

In accordance with Section 31G of Sovereignty Lands Lease No. 441347575, Seaboard Associates Limited Partnership, D/B/A Ocean Key Resort & Spa, would like to inform you of the revenue collected from the Private Event held on October 25, 2009.

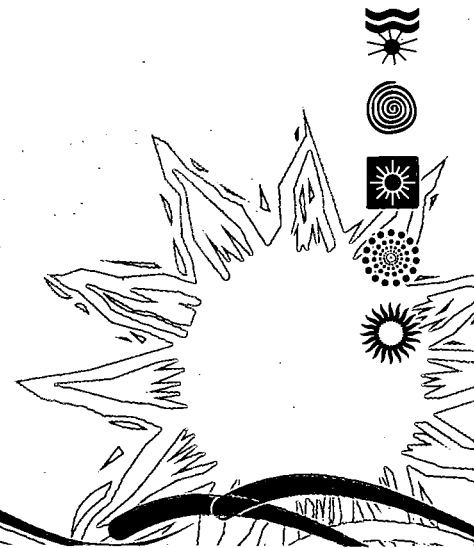
The food and beverage revenue collected totaled \$12,000 and the admission fees totaled \$ 22,026.83. Ten percent (10%) of the gross revenue equals \$ 3,402.69. Payment will be made next week for \$ 3,402.69.

Sincerely,

Jennifer McAdams
Assistant Controller
Seaboard Associates Limited Partnership
(305) 295-7020

/jm

cc: Matt Trahan – Managing Director
Rodger Levering – Food & Beverage Director
Patricia Braun - Controller



Micros October 2009
 Micros Report,
 Zero Duval Street
 Key West, FL 33040

2A807U
 11/04/09
 1

Sunset Pier Revenue collected during
 event equals \$ 5,559.97

10/25/09	CASFBO	Food & Bev Cash Payment		8469.10
10/25/09	VISFBO	Food & Bev Visa Payment		5559.05
10/25/09	MSCFBO	Food & Bev Mastercard		1863.22
10/25/09	AMEFBO	F&B American Ex		1855.26
10/25/09	RE2TPO	F&B Employee Gratuities	2403.52	
10/25/09	PRDINO	Sunset Pier Food	2221.09	
10/25/09	PIRLQO	Sunset Pier Liquor	5120.13	
10/25/09	PIRBRO	Sunset Pier Beer	3203.61	
10/25/09	PIRWIO	Sunset Pier Wine	312.48	
10/25/09	RSBKFO	Rm Service FD Breakfast	254.54	
10/25/09	RSLIQO	Room Service Liquor	14.88	
10/25/09	RSLUNO	Rm Service FD Lunch	47.44	
10/25/09	RSLIQO	Room Service Liquor	-7.63	
10/25/09	RSDINO	Rm Service FD Dinner	245.00	
10/25/09	ABREKO	HTR Food Breakfast	483.03	
10/25/09	ALUNCO	HTR Food Lunch	30.16	
10/25/09	ADINNO	Hot Tin Roof Dinner	2425.96	
10/25/09	ALIQO	Hot Tin Roof Liquor	763.42	
10/25/09	ABEERO	Hot Tin Roof Beer	220.37	
10/25/09	1RE2PO	Sunset Pier Grat Adj	-19.72	
10/25/09	RS2CGO	Sunset Pier Rm Chg Adj	-1009.27	
10/25/09	RS1CGO	Hot Tin Rm Chg Adjustmnt	-325.54	
10/25/09	RS1CGO	Hot Tin Rm Chg Adjustmnt	-38.79	
10/25/09	RMSCGO	Room Service Charge	-367.52	
10/25/09	RMSCGO	Room Service Charge	-45.00	
10/25/09	RMSCGO	Room Service Charge	-341.49	
10/25/09	AWINEO	Hot Tin Roof Wine	859.54	
10/25/09	SUTFBO	F&B/Banquet Tax	1296.42	
		Subtotals	\$ 17746.63	17746.63
		PAID IN FULL --- THANK YOU!	BALANCE DUE	0.00

Curr:0.00

30:0.00

60:0.00

90:0.00

120:0.00

Part of the Noble House collection

Blues Traveler - Remote Bars
Blues Traveler - Acctg only, Mr
Zero Duval Street
Key West, FL 33040

2A80HB
11/04/09
1

10/26/09 CASH10	Cash Payment		2105.00
10/26/09 CASH10	Cash Payment		2735.00
10/26/09 CASH10	Cash Payment		2083.00
10/26/09 PIRLQO	Sunset Pier Liquor	1162.79	
10/26/09 PIRBRO	Sunset Pier Beer	697.68	
10/26/09 PRDINO	Sunset Pier Food	77.21	
10/26/09 SUTFBO	F&B/Banquet Tax	145.32	
10/26/09 PIRLQO	Sunset Pier Liquor	1526.52	
10/26/09 PIRBRO	Sunset Pier Beer	1017.68	
10/26/09 SUTFBO	F&B/Banquet Tax	190.80	
10/26/09 PIRLQO	Sunset Pier Liquor	1174.89	
10/26/09 PIRBRO	Sunset Pier Beer	783.26	
10/26/09 SUTFBO	F&B/Banquet Tax	146.85	
Subtotals		\$ 6923.00	6923.00
PAID IN FULL --- THANK YOU!		BALANCE DUE	0.00

6440.03 F&B Remote Bars

Curr:0.00

30:0.00

60:0.00

90:0.00

120:0.00



Blues Traveler - Ticket Sales
Blues Traveler - Acctg only, Mr
Zero Duval Street
Key West, FL 33040

2A80C8
10/30/09
1

10/21/09	CHCK10	1051 Check Payment	346.56
10/21/09	MSCOTO	XXXXXXXXXXXX3390	58.05
10/21/09	VISA10	XXXXXXXXXXXX3815	58.05
10/21/09	MSCOTO	XXXXXXXXXXXX3390	116.10
10/21/09	VISA10	XXXXXXXXXXXX5835	28.88
10/21/09	VISA10	XXXXXXXXXXXX3062	57.75
10/21/09	VISA10	XXXXXXXXXXXX3302	57.75
10/21/09	VISA10	XXXXXXXXXXXX3447	57.75
10/21/09	MSCOTO	XXXXXXXXXXXX7523	58.05
10/21/09	VISA10	XXXXXXXXXXXX4749	57.75
10/21/09	MSCOTO	XXXXXXXXXXXX9105	87.08
10/21/09	MSCOTO	XXXXXXXXXXXX3303	58.05
10/22/09	VISA10	XXXXXXXXXXXX7078	115.50
10/22/09	VISA10	XXXXXXXXXXXX4392	57.75
10/22/09	MSCOTO	XXXXXXXXXXXX0648	57.75
10/22/09	VISA10	XXXXXXXXXXXX7056	28.88
10/22/09	VISA10	XXXXXXXXXXXX3694	57.75
10/22/09	VISA10	XXXXXXXXXXXX8954	28.88
10/22/09	AMEX10	XXXXXXXXXXXX3004	57.75
10/22/09	VISA10	XXXXXXXXXXXX6553	162.00
10/22/09	AMEX10	XXXXXXXXXXXX3006	115.50
10/22/09	CASH10	Cash Payment	173.38
10/23/09	VISA10	XXXXXXXXXXXX4018	28.88
10/23/09	VISA10	XXXXXXXXXXXX1014	11.52
10/23/09	MSCOTO	XXXXXXXXXXXX5696	28.86
10/23/09	VISA10	XXXXXXXXXXXX4472	115.50
10/23/09	VISA10	XXXXXXXXXXXX2055	55.75
10/23/09	VISA10	XXXXXXXXXXXX7019	28.88
10/23/09	VISA10	XXXXXXXXXXXX2362	28.88
10/23/09	AMEX10	XXXXXXXXXXXX4192	86.63

Blues Traveler - Ticket Sales
 Blues Traveler - Acctg only, Mr
 Zero Duval Street
 Key West, FL 33040

2A80C8
 10/30/09
 2

10/23/09	MSCOTO	XXXXXXXXXXXX0320		47.00
10/23/09	MSCOTO	XXXXXXXXXXXX0269		57.75
10/23/09	PFMISO	aug ticket sales	-79.00	
10/23/09	PFMISO	sept ticket sales	-596.00	
10/23/09	PFMISO	oct ticket sales	-135.00	
10/23/09	SUTFBO	aug-oct sales tax	-60.75	
10/23/09	CASH10	Cash Payment		10.75
10/26/09	AMEX10	XXXXXXXXXXXX8005		57.75
10/26/09	AMEX10	XXXXXXXXXXXX1000		288.75
10/26/09	VISA10	XXXXXXXXXXXX3062		57.76
10/26/09	MSCOTO	XXXXXXXXXXXX1105		144.40
10/26/09	MSCOTO	XXXXXXXXXXXX3179		57.76
10/26/09	VISA10	XXXXXXXXXXXX4753		28.88
10/26/09	VISA10	XXXXXXXXXXXX1608		57.75
10/26/09	VISA10	XXXXXXXXXXXX6654		57.75
10/26/09	VISA10	XXXXXXXXXXXX7951		57.75
10/26/09	MSCOTO	XXXXXXXXXXXX1006		28.88
10/26/09	VISA10	XXXXXXXXXXXX2093		28.88
10/26/09	MSCOTO	XXXXXXXXXXXX1006		28.88
10/26/09	MSCOTO	XXXXXXXXXXXX2973		173.28
10/26/09	MSCOTO	XXXXXXXXXXXX3507		50.00
10/26/09	VISA10	XXXXXXXXXXXX6917		28.88
10/26/09	VISA10	XXXXXXXXXXXX8393		57.75
10/26/09	MSCOTO	XXXXXXXXXXXX7420		115.50
10/26/09	VISA10	XXXXXXXXXXXX8195		57.75
10/26/09	DISOTO	XXXXXXXXXXXX9029		28.88
10/26/09	VISA10	XXXXXXXXXXXX7476		57.75
10/26/09	VISA10	XXXXXXXXXXXX5342		173.25
10/26/09	AMEX10	XXXXXXXXXXXX4007		57.75
10/26/09	AMEX10	XXXXXXXXXXXX8009		57.75

Blues Traveler - Ticket Sales
 Blues Traveler - Acctg only, Mr
 Zero Duval Street
 Key West, FL 33040

2A80C8
 10/30/09
 3

10/26/09	CASH10	Cash Payment		900.00
10/26/09	CASH10	Cash Payment		1000.00
10/26/09	CASH10	Cash Payment		800.00
10/26/09	CASH10	Cash Payment		1000.00
10/26/09	CASH10	Cash Payment		763.00
10/26/09	APEXCO	25-45-7990-00	279.07	
10/26/09	APEXCO	25-02-2101-00	20.93	
10/26/09	PFMISO	Sunset Pier Misc	8544.04	
10/26/09	SUTFBO	F&B/Banquet Tax	640.80	
10/26/09	PFMISO	Sunset Pier Misc	13200.93	
10/26/09	SUTAXO	Sales Tax 7.5%	990.07	
10/30/09	CHCK10	6246 Check Payment		14194.00
10/30/09	PFMISO	Sunset Pier Misc	2.79	
10/30/09	SUTFBO	F&B/Banquet Tax	0.21	
		Subtotals	\$ 22808.09	22808.09
		PAID IN FULL --- THANK YOU!	BALANCE DUE	0.00

Curr:0.00

30:0.00

60:0.00

90:0.00

120:0.00

PERFORMING ARTS CENTERS FOR KEY WEST

Tennessee Williams Theatre
5901 College Road
Key West, FL 33040
305-296-1520

1ST STATE BANK OF THE FL KEYS
KEY WEST, FL 33040
63-43670

6246

10/27/2009

PAY TO THE ORDER OF

Seaboard Associates

\$

**14,194.00

Fourteen thousand one hundred ninety four and 00/100

DOLLARS

Seaboard Associates
Ocean Key Resort
Zero Duval Street
Key West, FL 33040

John S. Wood

MEMO

Settlement Blues Trav. concert 10/25/09

⑆006446⑆ ⑆063000438⑆ 1010104783⑆

PACKW/Tennessee Williams Theatre

6246

10/27/2009

Seaboard Associates

14,194.00

9001 Operating - Firs settlement Blues Trav. concert 10/25/09

14,194.00

KeysTix/Tennessee Williams Theatre - Performance Report -Detailed

Report Date: 10/27/2009 7:36:56 AM

Event/Performances: (Event) Blues Traveler in Concert at Sunset Pier

Sales Date Range: All Time

Performance Date Range: All Time

Sales Channel Break Down: No

Show Ticket Prices: No

Set Comp Payment Tickets to \$0.00: No

Show Today's Sales: No

Show Unsold: No

Holds Break Down: No

Calc.Performance Ticket Price for Series Tickets*: No

Blues Traveler in Concert at Sunset Pier / Blues Traveler in Concert
on 10/25/2009, 10:00 pm at Ocean Key Resort Sunset Pier (OKH7)

Source	Price Category	Discount	Price	Sold	Cumulative Amount
Summary	General Admission	Regular Price	\$25.00	604	\$15,100.00
				<u>604</u>	<u>\$15,100.00</u>

SEABOARD ASSOCIATES

Sales \$ 15,100.00
 - KeysTix (6%) - 906.00

 Settlement \$ 14,194.00

If Hardcopy tickets are given out, please mark as received

No.	Name	Quantity	Remaining	Approved By	Reason	Date	Received
1	Steve Ruben (KWPR)	2	2	JF	donated tent/furniture	8/13	
2	Nadene Grossman	2	2	RL	We've Got The Key's	8/17	
3							
4	Nadja Hanson	2	2	RL	Paradise Editor	8/17	
5							
6							
7	Charlie Bauer	2	2	RL	KWSF/Fury	8/17	
8							
9							
10							
11							
12	Ron Acevedo	2	2	RL	Coastal	8/17	
13	Morgan McPherson	2	2	RL	Mayor	8/17	
14	Tom Oosterhaut	2	2	RL	Conch Color	8/17	
15	Dennis Cooper	2	2	RL	The Blue Paper	8/17	
16							
17							
18							
19							
20							
21							
22							
23							
24	Ed Smith	2	2		Hotel Guests	10/23	
25							
26							
27							
28							
29							
30							
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							
41							
42							
43							
44							
45							
TOTAL		79	18				



November 4, 2009

State of Florida
Department of Environmental Protection
Bureau of Public Land Administrations
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

Re: Sovereignty Lands Lease No. 441347575
Seaboard Associates Limited Partnership

To Whom It May Concern:

In accordance with Section 31G of Sovereignty Lands Lease No. 441347575, Seaboard Associates Limited Partnership, D/B/A Ocean Key Resort & Spa, would like to inform you of the revenue collected from the Private Event held on October 30, 2009.

The food and beverage revenue collected totaled \$14,566.33 and the admission fees totaled \$ 5,863.08. Ten percent (10%) of the gross revenue equals \$ 2,042.95. Payment will be made next week for \$ 2,042.95.

If you have any questions, please let us know at your earliest convenience.

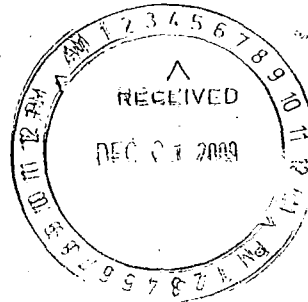
Sincerely,

Jennifer McAdams
Assistant Controller
Seaboard Associates Limited Partnership
(305) 295-7020

/jm

cc: Matt Trahan – Managing Director
Rodger Levering – Food & Beverage Director
Patricia Braun - Controller





November 27, 2009

State of Florida
Department of Environmental Protection
Bureau of Public Land Administrations
3900 Commonwealth Blvd.
Tallahassee, FL 32399-3000

Re: Sovereignty Lands Lease No. 441347575
Seaboard Associates Limited Partnership

To Whom It May Concern:

In accordance with Section 31G of Sovereignty Lands Lease No. 441347575, Seaboard Associates Limited Partnership, D/B/A Ocean Key Resort & Spa, would like to inform you of a Private Event Scheduled for March 11, 2010.

If you have any questions, please let us know at your earliest convenience.

Sincerely,

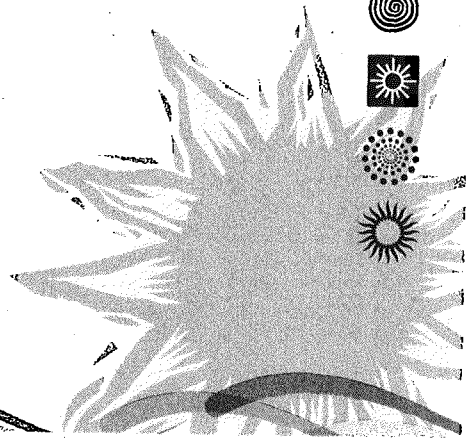
A handwritten signature in black ink, appearing to read "JMcAdams".

Jennifer McAdams
Assistant Controller
Seaboard Associates Limited Partnership
(305) 295-7020

/jm

cc: Matt Trahan – Managing Director
Rodger Levering – Food & Beverage Director
Patricia Braun - Controller

12/2/09
sent email
to J KIPP
notifying of
event
CW



Remote Bars
 Fantasy Fest 2009, Mr
 Zero Duval Street
 Key West, FL 33040

2A800F
 11/04/09
 1

11/02/09	CASH10	Cash Payment		1203.00
11/02/09	CASH10	Cash Payment		698.00
11/02/09	CASH10	Cash Payment		1011.00
11/02/09	PIRLQO	Sunset Pier Liquor	1896.19	
11/02/09	SUTFBO	F&B/Banquet Tax	142.21	
11/02/09	PIRBRO	Sunset Pier Beer	812.66	
11/02/09	SUTFBO	F&B/Banquet Tax	60.94	

Subtotals

=====
 \$ 2912.00 2912.00
 =====

PAID IN FULL --- THANK YOU!

BALANCE DUE --- 0.00

Curr:0.00

30:0.00

60:0.00

90:0.00

120:0.00

Admissions
 Fantasy Fest 2009, Mr
 Zero Duval Street
 Key West, FL 33040

2A800G
 11/04/09
 1

11/02/09 CASH10	Cash Payment		4780.00
11/02/09 PFMISO	Sunset Pier Misc	4446.52	
11/02/09 SUTFBO	F&B/Banquet Tax	333.48	
11/02/09 PFMISO	Sunset Pier Misc	1416.56	
11/02/09 PIRLQO	Sunset Pier Liquor	2518.33	
11/02/09 PRDINO	Sunset Pier Food	2518.33	
11/02/09 SUTFBO	F&B/Banquet Tax	377.74	
11/02/09 PIRBRO	Sunset Pier Beer	1259.17	
11/02/09 SUTFBO	F&B/Banquet Tax	94.43	
11/02/09 SUTFBO	F&B/Banquet Tax	106.24	
Subtotals		\$ 13070.80	4780.00
BALANCE DUE		\$ 8290.80	

Curr:8290.80 30:0.00 60:0.00 90:0.00 120:0.00

Micros SSP Revenue

556d.65

7pm-12am

Micros October 2009
Micros Report,
Zero Duval Street
Key West, FL 33040

2A807U
11/04/09
1

10/30/09	CASFBO	Food & Bev Cash Payment	8613.18
10/30/09	VISFBO	Food & Bev Visa Payment	5003.19
10/30/09	MSCFBO	Food & Bev Mastercard	3156.79
10/30/09	AMEFBO	F&B American Ex	3726.36
10/30/09	AMEFBO	F&B American Ex	512.07
10/30/09	RE2TPO	F&B Employee Gratuities	3020.27
10/30/09	PRDINO	Sunset Pier Food	3262.45
10/30/09	PIRLQO	Sunset Pier Liquor	6607.67
10/30/09	PIRBRO	Sunset Pier Beer	2820.20
10/30/09	PIRWIO	Sunset Pier Wine	271.56
10/30/09	RSLUNO	Rm Service FD Lunch	279.00
10/30/09	RSWINO	Room Service Wine	14.88
10/30/09	RSDINO	Rm Service FD Dinner	115.95
10/30/09	RSWINO	Room Service Wine	32.56
10/30/09	ABREKO	HTR Food Breakfast	271.45
10/30/09	ALIQO	Hot Tin Roof Liquor	46.50
10/30/09	ADINNO	Hot Tin Roof Dinner	3747.84
10/30/09	ALIQO	Hot Tin Roof Liquor	572.40
10/30/09	ABEERO	Hot Tin Roof Beer	95.42
10/30/09	AWINEO	Hot Tin Roof Wine	1806.98
10/30/09	RS2CGO	Sunset Pier Rm Chg Adj	-1803.11
10/30/09	RS1CGO	Hot Tin Rm Chg Adjustmnt	-354.30
10/30/09	RS1CGO	Hot Tin Rm Chg Adjustmnt	-663.41
10/30/09	RMSCGO	Room Service Charge	-416.04
10/30/09	RMSCGO	Room Service Charge	-207.82
10/30/09	AMEFBO	F&B American Ex	-3728.36
10/30/09	AMEFBO	F&B American Ex	-512.07
10/30/09	AMEFBO	F&B American Ex	3728.36
10/30/09	DISFBO	Food & Bev Discover	512.07
10/30/09	AMEFBO	F&B American Ex	-3726.36

Micros October 2009
Micros Report,
Zero Duval Street
Key West, FL 33040

2A807U
11/04/09
2

10/30/09 AMEFBO	F&B American Ex		3728.36
10/30/09 SUTFBO	F&B/Banquet Tax	1493.14	
	Subtotals	\$ 21013.59	21013.59
	PAID IN FULL --- THANK YOU!	BALANCE DUE	0.00

Curr:0.00

30:0.00

60:0.00

90:0.00

120:0.00