

**IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT,  
IN AND FOR VOLUSIA COUNTY, FLORIDA**

CHRISTINA NEGRI; MONICA and CORY  
EMERSON; HOPE NOGA; JOHN and JUDY  
CHAMBERS; DAVID and MARGARET HILL;  
CATHERINE LEVINSON; KAYLA and JOSUE  
RIVERA; KEN and RHONDA OLIVER;  
MICHELE and RACHEL KREMER; DAVID  
KREMER; CATHY and JOSE RODRIGUEZ;  
NYDIA RODRIGUEZ; DAVID and D'NETTE  
MUSSER; TASHA GARNER-LINTON and  
MAURICE LINTON; LEONARD and  
SHANELL GABELLA; LUCIA and MARCO  
CRUZ; JOSE HUERTAS, JR.; TRUDY  
RANDALL; RON and SHARI WIRTH;  
VIONNETTE GUARDIOLA-HERNANDEZ and  
MAIKEL HERNANDEZ; JANELLA  
CATTARINI; SCOTT PALMATEER; KYLE  
KUNKLE

Plaintiffs,

v.

AP ORANGE CITY, LLC; NORTHLAND  
GRANDEVILLE, LLC; TREEMONTE  
DECLARANT PROPERTY, LLC; L. HUDSON  
ORANGE, LLC; ROYAL OAKS  
PROFESSIONAL CENTRE, LLC; PIN HIGH  
HOLDINGS, LLC; TED GLASRUDE  
ASSOCIATES OF FL, INC.; MILLSTONE  
COMMERCIAL, LLC; ORANGE CITY  
CENTER, LLC; FOUR TOWNES, LLC;

Defendants.

CASE:

Plaintiffs file this Complaint and sue Defendants for Private Nuisance and Abatement, Negligence, Trespass, Negligence - Vicarious Liability and Business Loss.

**PREAMBLE**

This is a case about property rights, mismanagement of stormwater infrastructure, and the consequences of development without accountability. Plaintiffs are Florida residential and commercial property owners who had long enjoyed the quiet use and control of their land until adjacent development projects, directed or operated by the Defendants, altered the landscape.

Some Defendants designed and constructed flawed stormwater systems. Others took over operation and maintenance of those systems, despite knowing or having reason to know that the systems failed to properly contain or divert stormwater. As a result, Plaintiffs' previously dry properties have been subject to repeated and unlawful flooding.

Plaintiffs bring this action to stop the continued intrusion of stormwater, to repair the harm already caused, and to reinforce a basic principle of Florida law: one property owner may not use another's land as a drainage basin. Plaintiffs respectfully ask this Court to enforce that right and hold all responsible parties accountable, whether they developed the systems or operated them.

**GENERAL ALLEGATIONS**

**JURISDICTION**

1. This is a cause of action for damages exceeding \$50,000.00, exclusive of attorneys' fees and costs, or is otherwise within the jurisdiction of this Court.
2. Venue is proper in this Court under Fla. Stat. § 47.011 because the property at issues is in Volusia County, Florida.

**ALLEGATIONS REGARDING DEFENDANTS' DUTIES AND LIABILITY**

3. The Defendants' work caused damage to the work or property of others.



4. The Defendants are vicariously liable for the negligence of any contractors, subcontractors, laborers, materialmen, designers, or others that worked for them on the matters at issue.

5. Each Defendant has a non-delegable duty to ensure that their work complied with state and local building codes, or the ordinary, normal standard reasonably expected for projects of comparable kind and quality or otherwise comply with state and local laws.

### PARTIES

6. Owners are 23 separate property owners who own or owned property in the Miller Lake<sup>1</sup> area, in Volusia County, Florida True and correct copies of the deeds for the subject properties are attached hereto as Composite Exhibit A. Each deed corresponds to the properties identified in rows 1 through 22 of the table immediately below.

Exhibit	Owner	Address
1	Christina Negri	375 Miller Road, Orange City FL 32763
2	Monica and Cory Emerson	365 Miller Road, Orange City FL 32763
3	Hope Noga	410 Miller Road, Orange City FL 32763
4	John and Judy Chambers	2576 Shady Lane, Orange City FL 32763
5	David & Margaret Hill	340 Miller Road, Orange City FL 32763
6	Catherine Levinson	250 Shady Lane, Orange City FL 32763
7	Kayla and Josue Rivera	370 Miller Road, Orange City FL 32763
8	Ken and Rhonda Oliver	268 Shady Lane, Orange City FL 32763

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<sup>1</sup> The term “Miller Lake” as used here refers to the water body historically known as Miller Pond, characterized in permit documents as a marsh, which was substantially expanded by Defendants and is now maintained at artificially high levels. It is distinct from the officially recognized Miller Lake in DeLand.

9	David and Michele Kremer	180 Shady Lane, Orange City FL 32763
10	David Kremer	190 Shady Lane, Orange City FL 32763
11	Jose and Cathy Rodriguez	240 Shady Lane, Orange City FL 32763
12	Nydia Rodriguez	230 Shady Lane, Orange City FL 32763
13	David and D'Nette Musser	278 Miller Road, Orange City FL 32763
14	Tasha Garner-Linton and Maurice Linton	359 Miller Road, Orange City FL 32763
15	Leonard & Shanell Gabella	430 Miller Road, Orange City FL 32763
16	Lucia and Marco Cruz	2530 Shady Lane, Orange City FL 32763
17	Jose Huertas Jr.	2540 Shady Lane, Orange City FL 32763
18	Trudy Randall	237 Miller Road, Orange City FL 32763
19	Ron & Shari Wirth	364 Miller Road, Orange City FL 32763
20	Vionnette Guardiola-Hernandez and Maikel Hernandez	2483 South Volusia Avenue Orange City FL 32763
21	Janella Cattarini	445 Miller Road, Orange City FL 32763
22	Scott Palmateer	244 Miller Road, Orange City FL 32763
23	Kyle Kunkle	231 Miller Road, Orange City FL 32763

7. Each Owner owns a property adversely impacted by surface water or stormwater runoff from one or more of the Defendants' properties.

#### DEFENDANTS

8. AP ORANGE CITY, LLC ("AP"), is a Florida limited liability company and a commercial landowner and landlord in Florida. At all times material to the claims made against it, AP is and was the owner of property in Volusia County, Parcel

Identification Number 802326000001, which is part of the Retention Pond. See composite **EXHIBIT B.**

9. The claims and causes of action asserted herein arise directly from AP's ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property is actively causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs' adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant's property, constituting tortious acts occurring within the State of Florida.

10. NORTHLAND GRANDEVILLE LLC ("Northland") is a Foreign limited liability company and a residential apartment complex landowner and landlord in Florida. At all times material to the claims made against it, Northland is and was the owner of property in Volusia County, Parcel Identification Number 8023170000010, which is part of the Retention Pond. See composite **EXHIBIT C.**

11. The claims and causes of action asserted herein arise directly from Northland's ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property is actively causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs' adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant's property, constituting tortious acts occurring within the State of Florida.

12. TREEMONTE DECLARANT PROPERTY LLC ("TDP") is a Florida limited liability company with its principal place of business in Florida. At all times material to the claims made against it, TDP is and was the owner of property in Volusia

County, Parcel Identification Number 802300000076, which is part of the Retention Pond. See composite **EXHIBIT D.**

13. The claims and causes of action asserted herein arise directly from TDP's ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property is actively causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs' adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant's property, constituting tortious acts occurring within the State of Florida.

14. L HUDSON ORANGE LLC ("Hudson"), is a Florida limited liability company with its principal place of business in Florida. At all times material to the claims made against it, Hudson is and was the owner of property in Volusia County, Parcel Identification Number 801510010030, which is part of the Office Park. See composite **EXHIBIT E.**

15. The claims and causes of action asserted herein arise directly from Hudson's ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property is actively causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs' adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant's property, constituting tortious acts occurring within the State of Florida.

16. Royal Oaks Professional Centre, LLC ("Royal Oaks"), is an inactive Foreign limited liability company. At all times material to the claims made against it, Royal Oaks is and was the owner of property in Volusia County, Parcel Identification Number 801510010030, which is part of the Office Park. See composite **EXHIBIT F.**

17. The claims and causes of action asserted herein arise directly from Royal Oaks' ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property was causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs' adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant's property, constituting tortious acts occurring within the State of Florida.

18. PIN HIGH HOLDINGS, LLC, ("Pin High"), a Minnesota Limited Liability Company, through its common manager with Royal Oaks, took affirmative steps in response to the flooding allegations described herein, including engaging counsel or initiating communications with a potential indemnifier regarding potential coverage as such Pin High is a real party in interest or successor to Royal Oaks.

19. TED GLASRUD ASSOCIATES OF FL, INC. ("Glasrud FL"), is a Florida limited liability company with its principal place of business in Florida. At all times material to the claims made against it, Glasrud FL is and was the owner of property in Volusia County, Parcel Identification Number 801510010030, which is part of the Office Park. See composite **EXHIBIT G**.

20. The claims and causes of action asserted herein arise directly from Glasrud FL's ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property was causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs' adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant's property, constituting tortious acts occurring within the State of Florida.

21. MILLSTONE COMMERCIAL LLC (“Millstone”), is a Florida limited liability company with its principal place of business in Florida. At all times material to the claims made against it, Millstone is and was the owner of property in Volusia County, Parcel Identification Number 801500000300, which is part of the Shopping Center. See composite **EXHIBIT H**.

22. The claims and causes of action asserted herein arise directly from Millstone’s ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property was causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs’ adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant’s property, constituting tortious acts occurring within the State of Florida.

23. ORANGE CITY CENTER LLC (“City”), is a Florida limited liability company with its principal place of business in Florida. At all times material to the claims made against it, City is and was the owner of property in Volusia County, Parcel Identification Number 801500000300, which is part of the Shopping Center. See composite **EXHIBIT I**.

24. The claims and causes of action asserted herein arise directly from City’s ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property was causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs’ adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant’s property, constituting tortious acts occurring within the State of Florida.

25. FOUR TOWNES, LLC (“Townes”), is a Florida limited liability company with its principal place of business in Florida. At all times material to the claims made against it, Townes was the owner of property in Volusia County, Parcel Identification Number 801500000300, which is part of the Shopping Center. See composite **EXHIBIT J**.

26. The claims and causes of action asserted herein arise directly from Townes’ ownership, use, maintenance, operation, or possession of the subject property. Specifically, the property was causing or contributing to recurrent and substantial flooding and water intrusion onto Plaintiffs’ adjacent or nearby properties. These intrusions emanate from and are proximately caused by conditions existing upon or activities conducted on Defendant’s property, constituting tortious acts occurring within the State of Florida.

### PROPERTIES



Figure 1: Aerial View of Stormwater Management Components

### **“Miller Lake<sup>2</sup>”**

27. Miller Lake is a natural or manmade water body situated at approximately 21 feet above mean sea level, surrounded by various stormwater structures, including FDOT and commercial retention ponds.

28. Since at least 2003, the area surrounding Miller Lake has undergone extensive land use changes and hardscape development, including the construction of impervious surfaces such as parking lots, commercial plazas, and multi-family dwellings, as documented in a series of aerial photographs dating from 1994 to First Quarter 2025.

### **EXHIBIT K.**

29. As a result of such development, the stormwater drainage patterns into Miller Lake have been materially altered. The lake now receives substantially increased volumes of runoff, particularly from the Defendants’ commercial properties.

30. The current conditions of Miller Lake and adjacent properties are the direct result of “excess” stormwater flows and inadequate retention capacity, further exacerbated by improperly directed discharges and a failure to account for cumulative drainage impacts.

### **SHADOW STORMWATER NETWORK**

31. A covert and unlawful stormwater network has developed across multiple privately owned parcels. This system begins with runoff from impervious surfaces along Enterprise Road, Treemonte Drive, and South Volusia Avenue—including the Wawa gas station, Olive Garden restaurant, an adjacent apartment complex, and a Publix-anchored

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<sup>2</sup> The term “Miller Lake” as used here refers to the water body historically known as Miller Pond, characterized in permit documents as a marsh, which was substantially expanded by parties other than Claimants and is now maintained at artificially high levels due to continued malfeasance of the Defendants. It is distinct from the officially recognized Miller Lake in DeLand.



shopping center—which is directed into Lake Wawa, a man-made stormwater retention pond.

32. Lake Wawa lacks sufficient storage capacity, is poorly maintained, and is not operated in compliance with applicable permits, building codes, or stormwater regulations. As a result, it frequently overflows during ordinary rain events, discharging excess water beyond its property boundaries.

33. The overflow from Lake Wawa crosses onto the neighboring Office Park property, where it combines with additional stormwater generated on-site and from other adjacent parcels lacking adequate stormwater management systems.

34. This cumulative volume of stormwater is artificially diverted, via engineered conveyances, swales, or stormwater piping toward the Big Lots Shopping Center or Miller Lake.

35. The Big Lots parcel does not retain or manage this water through a permitted stormwater facility. Instead, it functions solely as a diversion channel, redirecting stormwater from upstream parcels—as well as its own surface runoff and that from Treemonte Drive and South Volusia Avenue, towards Miller Lake.

36. The diverted water is ultimately funneled into a Florida Department of Transportation (FDOT) storm sewer pipe that runs beneath South Volusia Avenue or through the roadbed and discharges it directly onto the Hernandez property, located immediately west of South Volusia Avenue.

37. The discharge forms a man-made creek across the Hernandez property, carving a drainage path toward Miller Lake and altering the natural flow of water across privately owned land.

38. Miller Lake consists primarily of land that was outside a flood zone and dry but has been converted into a stormwater catchment area as a direct result of the upstream overflows and artificial diversions.

39. Plaintiffs are or were the lawful owners of the impacted property.

#### LAKE WAWA

40. Lake Wawa is a stormwater retention pond situated in a commercial area, bounded by Treemonte Drive (north), a Wawa gas station and Olive Garden restaurant (east), Publix Super Market at Crown Centre and Morrissey Drive (south), and wooded area adjacent to Eastridge Drive and Homewood Avenue (west).

41. Defendants AP, Northland, and TDP (collectively, "Lake Wawa Owners") own the parcels comprising Lake Wawa, including all stormwater management infrastructure and related outfall systems.

42. The Lake Wawa Owners have negligently failed to operate and maintain their stormwater management system as required by applicable permits, building codes, and state and local regulations. This negligence has resulted in:

- a. Unauthorized discharge of water from Lake Wawa beyond property boundaries;
- b. Uncontrolled release of stormwater collected from impervious surfaces on adjacent commercial parcels and surrounding rights-of-way along Enterprise Road;
- c. Recurring overflow and flooding onto the Office Park property; and
- d. Unlawful diversion of water toward Miller Lake.

43. These ongoing actions and omissions by the Lake Wawa Owners have directly caused:

- a. Substantial and unreasonable interference with neighboring properties' use and enjoyment;
- b. Physical damage to private and public infrastructure;
- c. Business losses;
- d. Mental and emotional distress to affected occupants;
- e. Environmental damage in violation of Florida's stormwater management framework; or
- f. Creation of foreseeable and preventable risks to persons and property.

44. The Court has jurisdiction over these violations, which support causes of action for Private Nuisance and Abatement, Negligence, Trespass, and Negligence – Vicarious Liability. Judicial intervention is necessary to prevent further harm and enforce compliance with applicable laws and regulations.

#### OFFICE PARK

45. The Office Park is a commercial complex featuring multiple buildings and parking areas, situated within a mixed commercial and light industrial zone. It is located to the northwest of Lake Wawa and generally south of the Big Lots Retention Structure. Miller Lake lies further to the west of the Office Park.

46. Defendant Hudson, is the current owner of the Office Park Northland, taking over ownership from Pin High or Royal Oaks who took over from Glasrud, FL (collectively "Office Park Owners"), own the parcels comprising Lake Wawa, including all stormwater management infrastructure and related outfall systems.

47. The Office Park Owners have negligently failed to construct, operate or maintain their stormwater management system as required by applicable permits, building codes, and state and local regulations. This negligence has resulted in:

- a. Unauthorized or unreasonable discharge of water from the Office Park beyond property boundaries;
- b. Uncontrolled release of stormwater collected from impervious surfaces on adjacent commercial parcels, surrounding rights-of-way along S. Volusia Avenue and Lake Wawa; and
- c. Unlawful diversion of water toward Miller Lake.

48. These ongoing actions and omissions by the Office Park Owners have directly caused:

- a. Substantial and unreasonable interference with neighboring properties' use and enjoyment;
- b. Physical damage to private and public infrastructure;
- c. Business losses;
- d. Mental and emotional distress to affected occupants;
- e. Environmental damage in violation of Florida's stormwater management framework; or
- f. Creation of foreseeable and preventable risks to persons and property.

49. The Court has jurisdiction over these violations, which support causes of action for Private Nuisance and Abatement, Negligence, Trespass, Negligence - Vicarious Liability, and Business Loss. Judicial intervention is necessary to prevent further harm and enforce compliance with applicable laws and regulations.

## THE BIG LOTS RETENTION STRUCTURE

50. The Big Lots Retention Structure is a man-made water basin, likely designed for stormwater management, located within a commercial area. It is situated immediately north of the Big Lots retail store and its parking lot, and directly east of the Office Park. This Retention Structure is positioned to the northwest of Lake Wawa and east of Miller Lake.

51. Defendants Millstone and City are the current owners of the Big Lots Retention Structure taking over ownership from Townes (collectively "Big Lots Owners"), including all stormwater management infrastructure and related outfall systems.

52. The Big Lots Owners have negligently failed to construct, operate or maintain their stormwater management system as required by applicable permits, building codes, and state and local regulations. This negligence has resulted in:

- a. Unauthorized or unreasonable discharge of water from Big Lots Retention Structure beyond property boundaries;
- b. Uncontrolled release of stormwater collected from impervious surfaces on adjacent commercial parcels, surrounding rights-of-way along S. Volusia Avenue, Treemonte Drive and Lake Wawa; and
- c. Unlawful diversion of water toward Miller Lake.

53. These ongoing actions and omissions by the Big Lots Owners have directly caused:

- a. Substantial and unreasonable interference with neighboring properties' use and enjoyment;
- b. Physical damage to private and public infrastructure;

- c. Business losses;
- d. Mental and emotional distress to affected occupants;
- e. Environmental damage in violation of Florida's stormwater management framework; and
- f. Creation of foreseeable and preventable risks to persons and property.

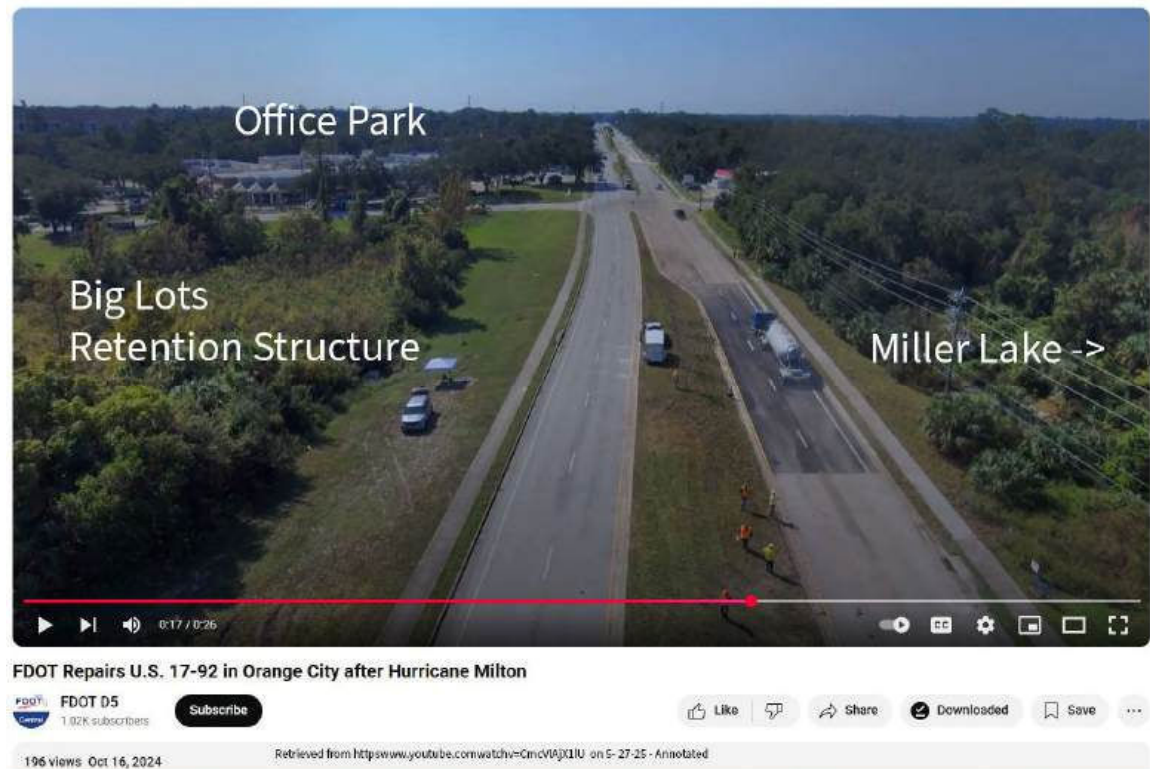
54. The Court has jurisdiction over these violations, which support causes of action for Private Nuisance and Abatement, Trespass, Negligence - Vicarious Liability, and Business Loss. Judicial intervention is necessary to prevent further harm and enforce compliance with applicable laws and regulations.

55. The Big Lots retention serves to merely bend the water flow so that it can go through a DOT storm pipe onto the Plaintiff's land.

56. The water flowing through this private, integrated stormwater management system into Miller Lake is so massive that during Hurricane Milton the flow being diverted from all over Orange City to the single point caused 17-92 collapse.



Figure 2 Water from Shadow Stormwater Destroying South Volusia Ave.



**Figure 3: FDO T's Road Repair**

57. Each Defendant owned and/or operated one of three commercial parcels that either redirected stormwater onto Plaintiffs' residential parcels or failed to maintain systems to prevent unreasonable discharge of water.

58. Plaintiffs acknowledge that the claims against each Defendant involve distinct acts and distinct parcels, and the liability associated with each Plaintiff's individual damages is common. Therefore, to the extent necessary, Plaintiffs request severance under Fla. R. Civ. P. 1.250(b), rather than dismissal for misjoinder.

59. Plaintiffs are obligated to pay Morgan & Morgan, P.A. its fees and to reimburse Morgan & Morgan, P.A. for costs incurred in this action.

60. All conditions precedent to the bringing of this action have been fulfilled or waived or their performance would be futile.



**COUNT I – PRIVATE NUISANCE AND ABATEMENT**

61. Plaintiffs reallege the General Allegations.

62. Each Defendant has undertaken land development and operation activities, including but not limited to grading, paving, alteration of natural topography, installation of drainage systems, or other surface modifications, on Defendant's Property.

63. As a direct result of these alterations, each Defendant has artificially collected and concentrated surface water and discharged it in a manner that materially increases the volume or rate of flow of stormwater runoff onto or towards Owners' Properties.

64. The altered drainage conditions have caused repeated and continuing flooding of Plaintiff's Property during rainfall events, resulting in erosion, loss of use and enjoyment, business losses, damage to vegetation or structures, or diminution of property value.

65. Each Defendant altered natural drainage patterns in a manner that unreasonably increases the burden upon Plaintiffs.

66. Owners allege that Defendant's conduct in this case was unreasonable because:

a. It substantially increased the volume and force of water discharged onto or towards each Plaintiff's property or surrounding infrastructure:

b. The manner of discharge caused flooding in areas not previously affected;

c. Defendant failed to implement reasonable measures to mitigate the harm;

d. The injury caused outweighs any utility or benefit derived from the conduct;

and

- e. The harm was foreseeable and avoidable.

67. Plaintiff further alleges that Defendant's actions constituted an unreasonable interference with Plaintiff's use and enjoyment of their land, thereby establishing a private nuisance under Florida law.

68. Each defendant is liable for discharging surface water in concentrated form onto Plaintiff's land, particularly because the volume or method of discharge creates flooding or other injurious effects.

69. The flooding and damages suffered by Plaintiffs are continuing in nature, and monetary relief alone is inadequate to fully abate the harm.

WHEREFORE, Plaintiff respectfully requests this Court:

- a. Enter judgment against Defendant for compensatory damages, including property repair, diminution in value, and loss of use;
- b. Grant injunctive relief requiring current Defendant owners to cease discharging surface water in an unreasonable manner and to take corrective action;
- c. Award costs and pre-judgment interest; and
- d. Grant any further relief this Court deems just and proper.

## **COUNT II – TRESPASS**

70. Plaintiffs realleges the General Allegations.

71. Each Defendant has altered or operated alterations to the natural condition of its property by undertaking or permitting activities including, but not limited to, grading, paving, installation of drainage infrastructure, or other surface modifications that collect, concentrate, and redirect stormwater runoff.

72. As a direct result of Defendants' conduct, stormwater has been discharged or deposited in a concentrated and unnatural manner onto Plaintiff's Property.

73. The entry of water onto Plaintiff's Property was intentional as Defendants intentionally altered drainage conditions and knowingly allowed runoff to cross property boundaries.

74. Such intrusion of water constitutes a physical invasion of Plaintiff's Property without consent or legal justification.

75. The repeated flooding has interfered with Plaintiff's possessory interest in the land, caused damage to real and personal property, and deprived Plaintiff of the full use and enjoyment of the property.

76. The continued discharge of water from Defendant's Property constitutes an ongoing and unpermitted trespass.

WHEREFORE, Plaintiff respectfully requests this Court:

- a. Enter judgment against Defendant for damages caused by the trespass, including costs of repair and loss of use;
- b. Enjoin Defendant from further discharge of stormwater onto Plaintiff's Property;
- c. Award pre-judgment interest and costs and;
- d. Grant such other and further relief as the Court deems just and proper.

### **COUNT III – NEGLIGENCE**

77. Plaintiff reallege the General Allegations.

78. Each Defendant owed a duty to maintain their property in a manner that did not cause harm to neighboring residential properties.

79. Defendants breached that duty by:

- a. Designing or modifying terrain without accounting for runoff,
- b. Failing to construct or operate stormwater management systems,
- c. Ignoring known flooding complaints and failing to correct defects.

80. These breaches were the direct and proximate cause of repeated property flooding and damage.

WHEREFORE, Plaintiffs seek judgment for compensatory damages, interest, and such further relief as the Court may award.

#### **COUNT IV: NEGLIGENCE – VICARIOUS LIABILITY**

81. Plaintiffs re-allege the General Allegations as if fully set forth herein.

82. This is an action against each Defendant for vicarious liability, breach of its non- delegable duty and negligent hiring, retention, or supervision concerning the entities to whom it delegated the performance, or part of the performance, of its responsibilities for the maintenance, repair, and operation of the Owner’s environmental system.

83. Each Defendant utilized and contracted with subcontractors, design firms, service providers, and other entities (“Defendant Subcontractors”) to perform design, construction, maintenance, repairs, inspections, and related services for its stormwater management systems.

84. At all material times, Defendant Subcontractors were held out as agents, servants, partners, joint venturers, or employees of each Defendant, acting under its respective control, knowledge, permission, and consent—either express or implied—to perform their scopes of work in the maintenance, operation, and repair of its stormwater management systems.

85. Each Defendant had a duty to exercise reasonable care in selecting, hiring, retaining, and supervising competent and qualified subcontractors to perform maintenance and repair work on the Owner's environmental system in compliance with applicable laws, codes, regulations, and industry standards.

86. Each Defendant breached this duty by negligently hiring, retaining, and supervising unqualified, incompetent, or unlicensed subcontractors who:

- a. Lacked the necessary skills, experience, or credentials to properly design and construct the stormwater management systems;
  - b. Had a history of defective, negligent, or improper maintenance work;
  - c. Failed to comply with applicable laws, codes, standards, and regulations;
- and
- d. Failed to adhere to contract requirements, manufacturer specifications, and industry best practices.

87. As a direct and foreseeable result of each Defendant's negligent hiring and supervision, Defendant Subcontractors performed defective and negligent maintenance, operation or construction of the work damaging its stormwater management systems.

88. The negligent acts and omissions of Defendant Subcontractors, while under the control and direction of each Defendant, were performed within the scope of their employment, agency, partnership, or contracts with each Defendant, making each Defendant vicariously liable for their wrongful conduct.

89. As a direct and proximate result of each Defendant's vicarious liability, negligent hiring, retention, and supervision, the Owner has sustained, and will continue to sustain, damages

90. The Plaintiffs have been or will be required to expend substantial sums to repair, remediate, and properly maintain their respective properties due to each Defendant's negligence.

WHEREFORE, Owner demands judgment for damages, costs, interest and all relief the Court deems proper, including injunctive relief as appropriate.

### **COUNT V: BUSINESS LOSS**

91. Plaintiffs Trudy Randall ("Randall"), Lucia and Marco Cruz (together "Cruz") and re-allege the General Allegations as if fully set forth herein.

92. Cruz operates an equine business on its property located at, rider instruction, horse training, and show preparation. The business maintains specialized riding arenas, stables, and infrastructure required for safe operation.

93. Plaintiff Trudy Randall ("Randall") operated an equine services business on its property located at, including horseback riding lessons, rider instruction, horse training, and competitive show preparation. The business maintained specialized riding arenas, stables, and infrastructure required for safe operation.

94. Among other things the flooding:

- a. Rendered arenas unusable,
- b. Created unsafe footing for horses,
- c. Damaged tack, feed, grooming and storage areas, or
- d. Led to canceled lessons or shows,

95. As a direct result of chronic flooding caused by each of the Defendants, Cruz and Randall suffered loss of income, training cancellations, uninhabitable facilities, and damage to essential infrastructure.

96. Defendant's conduct was the legal and proximate cause of these losses.

97. Defendant's conduct was the legal and proximate cause of these losses.

WHEREFORE, Cruz and Randall seek compensatory damages for loss of business income, property damage, and all other related economic harm.

**DEMAND FOR JURY TRIAL**

Plaintiffs demand trial by jury on all issues so triable.

Dated this 28 day of May 2025

**Morgan & Morgan, PA**  
***Business Trial Group***

/s/ Jack Taylor, Esq, BCSCl

**Jack Taylor**

Florida Bar No. 123363

Morgan & Morgan, P.A.

20 North Orange Avenue, Suite 1600

Orlando, Florida 32801

Telephone: (689) 216-7626

Facsimile: (689) 216-7676

***Attorney for Plaintiffs***

**Email Addresses Designated for service  
Pursuant to Fla. R. Jud. Admin 2.516:**

Primary: jack.taylor@forthepeople.com

Secondary: paitynnelson@forthepeople.com

# **EXHIBIT A**



# **EXHIBIT 1**

< PREPARED BY AND MAIL TO >

Susan Giacoletto Law, LLC  
Susan Rae Giacoletto, Esq.  
100 Treemonte Drive  
Orange City, Florida 32763  
386-456-0500

*This title not examined or approved by preparer.*

### THIS QUIT CLAIM DEED

Executed this 28<sup>th</sup> day of February A.D., 2024, by **ANTONY FRANK** and **RHONDA K. FRANK**, husband and wife, whose address is 395 Miller Rd., Orange City, Volusia County, Florida 32763 (hereafter referred to as "Grantor"); to **CHRISTINA Z. NEGRI**, a single woman, whose address is 375 Miller Rd., Orange City, Volusia County, Florida 32763 (hereinafter "Grantee.")

**WITNESSETH**, That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof by Grantor has hereby acknowledged, remised, released and quit-claimed unto the Grantee and Grantee's heirs, legal representatives, successors and assigns forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia, STATE OF FLORIDA, to wit:

#### LEGAL

The West ¼ of the East ¼ of the South ½ of the Southwest quarter of the Southwest quarter of Section 15, Township 18 South, Range 30 East, Volusia County, Florida.

Parcel ID # 801500000191

#### THIS IS NOT GRANTOR'S HOMESTEAD PROPERTY

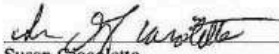
**TOGETHER** with all the tenements, hereditaments, and appurtenances thereto belonging or in anyway appertaining, to have and hold the same in fee simple forever, subject only to easements, covenants, restrictions, reservations, and declarations, supplemental and amended, of public record, if any, and taxes for the current year to date.


**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

**IN WITNESS WHEREOF**, **ANTONY FRANK** and **RHONDA K. FRANK**, have signed and sealed these presents the day and year first above written.

Signed sealed and delivered in the presence of:

WITNESSES AS TO BOTH:

  
Susan Giacoletto  
100 Treemonte Drive  
Orange City FL 32763

  
Rae Lynne Rogers  
100 Treemonte Drive  
Orange City FL 32763

GRANTORS

  
ANTONY FRANK

  
RHONDA K. FRANK

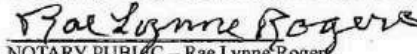
STATE OF FLORIDA  
COUNTY OF VOLUSIA

Acknowledged and subscribed before me by the declarants, **ANTONY FRANK** and **RHONDA K. FRANK**, husband and wife, by means of ☒ physical presence or ☐ online notarization, who have produced a FL DL #\*\*\*304-0 and a FL DL #\*\*\*716-0, respectively, as identification and who after being first duly sworn, acknowledged to and before me that each executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 28<sup>th</sup> of February 2024, in the aforesaid County and State.



**RAE LYNNE ROGERS**  
Commission Expires February 18, 2027

  
NOTARY PUBLIC - Rae Lynne Rogers  
My Commission Expires:

# **EXHIBIT 2**

Prepared by  
Diana Main, an employee of  
First American Title Insurance Company  
710 Third Avenue, Suites 1 & 2  
New Smyrna Beach, Florida 32169  
(877)833-1752

Return to: Grantee

File No.: 2018-2307118  
Consideration: \$60,000.00

### **WARRANTY DEED**

This indenture made on **May 26, 2016 A.D.**, by

**Anthony Frank and Rhonda K. Frank, husband and wife**

whose address is: **1480 Howland Blvd, Deltona , FL 32738**  
hereinafter called the "grantor", to

**Cory Dell Emerson and Monica Marie Emerson, husband and wife**

whose address is: **81 Community Drive, Debary, FL 32713**  
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)

**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 situate in **Volusia County, Florida**, to-wit:

The East 1/4 of the South 1/2 of the SW 1/4 of the SW 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, also described as Lot 1 of the Root Unrecorded Subdivision #2. Subject to an ingress, egress and utility easement over and across the North 30 feet thereof.

Less and Except

The W 1/2 of the E 1/4 of the S 1/2 of the SW 1/4 of the SW 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, subject to an easement, for ingress, egress and public utilities across the North 30 feet thereof.

Parcel Identification Number: **8015-00-00-0199**

**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 2015.

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

x Anthony Frank  
Anthony Frank

x Anthony Frank  
aka: Antony Frank

Rhonda K. Frank  
Rhonda K. Frank

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Print Name: Roger Van der Kerk

[Signature]  
Witness Signature

Print Name: Rachel Schmidt

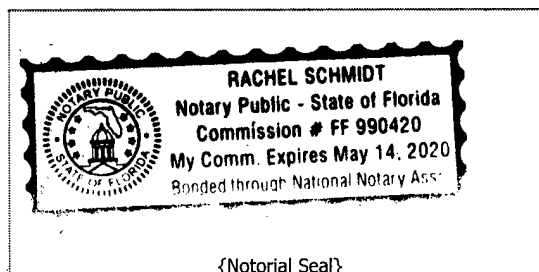
State of **FL**

County of **Volusia**

**The Foregoing Instrument Was Acknowledged** before me on **May 26, 2016**, by **Anthony Frank and Rhonda K. Frank, husband and wife** who is/are personally known to me or who has/have produced a valid driver's license as identification.

[Signature]  
Notary Public  
  
(Printed Name)

My Commission expires: \_\_\_\_\_



# **EXHIBIT 3**

**Corporate Warranty Deed**

This Indenture, made this 29th day of **June**  
A.D. 19 **98**, Between  
**Root Riverfront Partners LP Ltd.**

07/06/1998 15:22  
Doc stamps 245.00  
(Transfer Amt \$ 35000)  
Instrument # 98120753  
**Book: 4322**  
**Page: 1665**  
Diane M. Matousek  
Volusia County, Clerk of Court

whose post office address is: **P. O. Box 2860**  
**Daytona Beach, Florida**

a corporation existing under the laws of the  
State of **Delaware**, Grantor and  
**Harry L. Noga and Connie Hope Noga,**  
**husband and wife**

whose post office address is: **909 Roberts Blvd**  
**Deltona, FL 32725**

**Grantees' SSN:**  
Grantee,

**Witnesseth**, that the said Grantor, for and in consideration of the sum of ( **Ten & NO/100** )  
Dollars, to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and  
sold to the said Grantee forever, the following described land, situate, lying and being in the County of  
**Volusia**, State of Florida, to wit:  
**The East 1/2 of the West 1/2 of the North 1/2 of the SW 1/4 of**  
**the SW 1/4 of Section 15, Township 18 South, Range 30 East,**  
**Volusia County, Florida, a/k/a Lot 3, Root Unrecorded**  
**Subdivision #1. Subject to an easement for ingress, egress and**  
**public utilities across the South 30 feet thereof.**

**NO GOVERNMENT AGENCY, INCLUDING THE COUNTY OF VOLUSIA SHALL EVER**  
**BE RESPONSIBLE FOR THE MAINTENANCE, UPKEEP OR IMPROVEMENTS OF**  
**ANY PRIVATE DRIVES, ROADS, STREETS, EASEMENTS OR RIGHTS-OF-WAY**  
**PROVIDING INGRESS AND EGRESS TO THE PROPERTY HEREIN CONVEYED.**

**Subject to covenants, restrictions and easements of record. Subject**  
**also to taxes for 1998 and subsequent years.**

**Parcel Identification Number: 8015-00-00-0196**

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful  
claims of all persons whomsoever.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name by its duly  
authorized officer and caused its corporate seal to be affixed the day and year first above written.

**Root Riverfront Partners LP Ltd.**

**Signed and Sealed in Our Presence:**

By: *Ron Nowviskie*  
**Ron Nowviskie**  
Its **Vice-President**

*A. Caryl Taylor*  
Name: **A. Caryl Taylor**

*Ruth B. Boyd*  
Name: **Ruth Boyd**

(Corporate Seal)

State of **Florida**  
County of **Volusia**

The foregoing instrument was acknowledged before me this 29th day of **June**, 19 **98**, by  
**Ron Nowviskie, Vice-President**  
of **Root Riverfront Partners LP Ltd.**

a corporation existing under the laws of the State of **Delaware**, on behalf of the corporation.  
He/She is personally known to me or has produced \_\_\_\_\_, as identification.

**Incident to Issuance of Title Ins.**

**PREPARED BY: B-D-R Title Corporation**

**RECORD & RETURN TO: B-D-R Title Corporation**

**2845 Enterprise Road Suite 104A**

**De Bary, Florida 32713 File No:2009-LV**

My Commission Expires:



**Sharon H. Romano**

MY COMMISSION # CC577331 EXPIRES  
October 20, 2000  
BONDED THRU TROY FARM INSURANCE, INC.



# **EXHIBIT 4**

Return To:  
PowerLink Settlement Services  
Attn: Post Closing  
345 Rouser Rd Bldg. 5  
Coraopolis, PA 15108

08/22/2011 11:08 AM  
Doc stamps 525.00  
(Transfer Amt \$ 75000)  
Instrument# 2011-140563 # 1  
Book : 6624  
Page : 141

This Document Prepared By: *Tarant Shontang*  
PowerLink Settlement Services  
345 Rouser Rd Bldg. 5  
Coraopolis, PA 15108  
PL# 112347

PR# [REDACTED]  
Parcel ID: 22-18-30 [REDACTED]

*\$75,000.00*

### SPECIAL WARRANTY DEED

This Special Warranty Deed made this date of 8-4-2011, by HSBC Bank USA, National Association as Trustee for SG Mortgage Securities Trust 2006-OPT2 Asset Backed Certificates, Series 2006-OPT2 whose address is 4600 Regent Blvd Irving, TX 75063, hereinafter called the Grantor, to JOHN CHAMBERS AND JUDITH CHAMBERS, whose address is 2576 SHADY LN, ORANGE CITY FL 32763, hereinafter called the Grantee.

**WITNESSETH:** That said Grantor, for and in consideration of the sum of **\$75,000** Dollars, 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 **Volusia** County, State of Florida, to wit:

The following described real estate situated in the County of Volusia, State of Florida, described as follows:

Section 22, Township 18, Range 30 East, Being the South 1/2 of the North 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, Official Records Book 3136, Page 246, Public Records of Volusia County, Florida.

Parcel ID: 22-18-30 [REDACTED]

More commonly known as: **2576 SHADY LN, ORANGE CITY, FL 32763-9118**

This property is not the homestead of the Grantor(s).

**BEING** the same premises which the Clerk of Court of Volusia in Certificate of Title recorded July 19, 2010 in the Volusia County Recorder's Office in BK 6496 PG 2725, granted and conveyed to HSBC Bank USA, National Association as Trustee for SG Mortgage Securities Trust 2006-OPT2 Asset Backed Certificates, Series 2006-OPT2, the Grantors herein.

**GRANTOR HEREBY AFFIRMS THE PROPERTY DESCRIBED HEREIN IS NON-HOMESTEAD**

**SUBJECT TO** covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year **2011** and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

**TOGETHER** with 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 land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

**IN WITNESS WHEREOF**, Grantor has hereunto set grantor's hand and seal the day and year first above written.

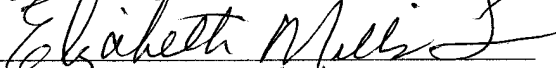
\*POA Recorded BK 6330 PG 4920 on 03/10/09

Signed, Sealed and Delivered in Our Presence:

  
Witness **E. Evelyn Brown**

  
Witness **Sandra Domino**

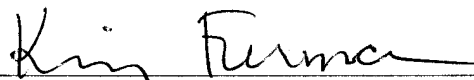
HSBC Bank USA, National Association as Trustee for SG Mortgage Securities Trust 2006-OPT2 Asset Backed Certificates, Series 2006-OPT2 by American Home Mortgage Servicing as Attorney In Fact

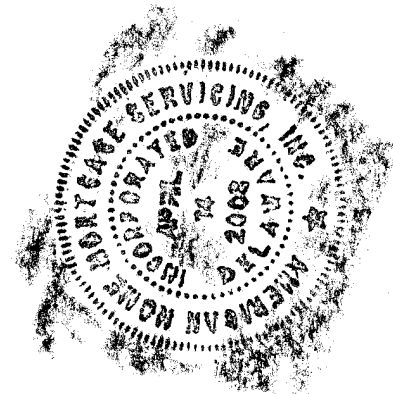
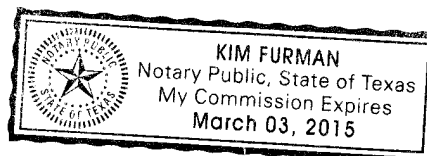
By:   
Its: **Elizabeth Mills-Taylor**  
Assistant Secretary

County of Dallas  
State of Texas

THE FOREGOING INSTRUMENT was acknowledged before me this date of 8-9-11. Personally appearing before me was **Elizabeth Mills-Taylor**, an authorized agent of American Home Mortgage Servicing as Attorney In Fact for HSBC Bank USA, National Association as Trustee for SG Mortgage Securities Trust 2006-OPT2 Asset Backed Certificates, Series 2006-OPT2, and is appearing on behalf of said corporation, with full authority to act for said corporation in this transaction, who has shown a valid state drivers license as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to sign this deed on behalf of the aforementioned corporation.

(SEAL)

  
Notary Public **Kim Furman**  
Print Name:  
My Commission Expires: 3-3-15



# **EXHIBIT 5**

# This Warranty Deed

Made this 20 day of September A.D. 2000  
by

Shirley Scott

hereinafter called the grantor, to

David Hill and Margaret Hill

whose post office address is:

237 Cedarwood Ct.  
De Bary, FL 32713

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ 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

Volusia County, Florida, viz:

**Lot 15, Block B, ROLLING ACRES UNRECORDED SUBDIVISION NO. 215,**  
being more particularly described as follows:

The West 590 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, including a 30-foot easement for roadway purposes adjacent to the South boundary.

**PARCEL # 8015-10-02-0150**

Together with 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 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 31, 2000

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: Shirley M. Scott

Name & Address: Ronda L. Smith  
Ronda L. Smith

LS

Name:

Name & Address: Rick Martinez  
Rick Martinez

LS

Name:

Name & Address:

LS

Name:

Name & Address:

LS

State of Indiana  
County of Hamilton

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September, 2000,  
by Shirley Scott

who is personally known to me or who has produced

as identification.

Print Name: Ronda L. Smith  
Notary Public  
My Commission Expires: 8-17-06

# **EXHIBIT 6**

Prepared by & return to:  
Holly Wayt  
Real Estate Title Consultants of Florida, Inc.  
4 Seminole Dr.  
DeBary, Florida 32713

File Number: 21-137

### General Warranty Deed

Made this June 7, 2021 A.D. By **Scott Palmateer**, a single man, whose address is: 250 Shady Lane, Orange City, Florida 32763, hereinafter called the grantor, to **Catherine Levinson**, a single woman, whose post office address is: 250 Shady Lane, Orange City, Florida 32763, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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 situate in Volusia County, Florida, viz:

See Attached Schedule "A"

Parcel ID Number: **801510030100**

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

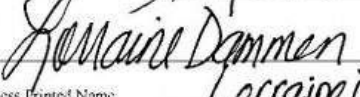
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said 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 31, 2020.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Printed Name: Holly Wayt

  
Witness Printed Name: Lorraine Dammen

State of Florida  
County of Volusia

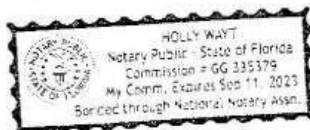
  
\_\_\_\_\_  
Scott Palmateer (Seal)

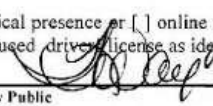
Address: 250 Shady Lane, Orange City, Florida 32763

\_\_\_\_\_  
(Seal)

Address:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of June, 2021, by Scott Palmateer, who is/are personally known to me or who has produced driver's license as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: \_\_\_\_\_

My Commission  
Expires: \_\_\_\_\_

Prepared by & return to:  
Holly Wayt  
Real Estate Title Consultants of Florida, Inc.  
4 Seminole Dr.  
DeBary, Florida 32713

File Number: 21-137

### **"Schedule A"**

That portion of Lot 10, Block "C", Rolling Acres of Orange City, an unrecorded plat, being described as follows; Beginning at the North 1/4 corner of Section 22, Township 18 South, Range 30 East, Volusia County, Florida; run North 89 degrees 46 minutes 44 seconds East along the North line thereof a distance of 119.93 feet; thence South 09 degrees 50 minutes 20 seconds West a distance of 627.17 feet; thence South 89 degrees 27 minutes 25 seconds West 160 feet; thence North 00 degrees 12 minutes 02 seconds East 618.44 feet to the North line of said Section 22; thence North 89 degrees 46 minutes 44 seconds East along said North line a distance of 145.07 feet to the Point of Beginning. Together with and subject to a road easement over the Southerly 30 feet thereof.



# **EXHIBIT 7**

Parcel Identification No:

This Instrument Prepared By  
and Return to:

**Jenny Dail**  
Liberty Title & Escrow, LLC  
617 E. Colonial Drive, Suite 207  
Orlando, FL 32803

## QUITCLAIM DEED

**THIS QUITCLAIM DEED**, made this 20th day of August, 2021, between Josue Rivera and Kayla Michelle Wright A/K/A Kayla Michelle Rivera, husband and wife, whose address is 370 Miller Road, Orange City, FL 32763, Grantor, and Josue Rivera and Kayla Michelle Rivera, husband and wife, whose address is 370 Miller Road, Orange City, FL 32763, Grantees.

**WITNESSETH**, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)-----  
-----DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantees and Grantees' heirs and assigns forever, the following described land, situate, lying and being in the County of VOLUSIA, State of Florida, to-wit:

The East 1/2 of the East 1/2 of the North 1/2 of the SW 1/4 of the SW 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, subject to an easement for ingress, egress and public utilities across the South 30 feet thereof.

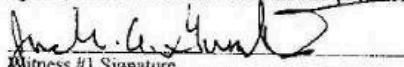
Less and Except:

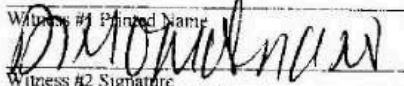
The North 330 feet of the East 1/4 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, together with an easement for ingress, egress and public utilities over and across the East 20 feet of the South 365.21 feet of the North 1/2 of said Southwest 1/4 of the Southwest 1/4, Volusia County, Florida.

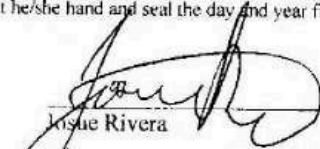
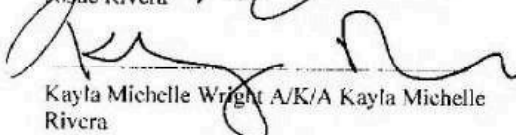
**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantees forever.

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

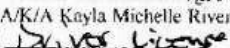
Signed, sealed and delivered in our presence:

  
Witness #1 Signature  
Judith A. Gumbrecht

Witness #1 Printed Name  
  
Witness #2 Signature  
Deborah Molinares  
Witness #2 Printed Name

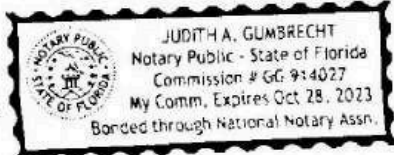
  
Josue Rivera  
  
Kayla Michelle Wright A/K/A Kayla Michelle Rivera

### STATE OF FLORIDA COUNTY OF VOLUSIA

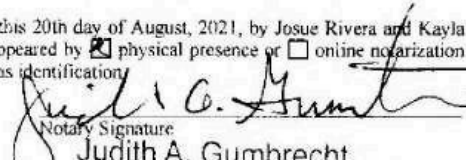
The foregoing instrument was acknowledged before me this 20th day of August, 2021, by Josue Rivera and Kayla Michelle Wright A/K/A Kayla Michelle Rivera who is appeared by ☒ physical presence or ☐ online notarization and has produced  as identification.

SEAL

My Commission Expires:



File # 21-351

  
Notary Signature  
Judith A. Gumbrecht  
Printed Notary Signature

# **EXHIBIT 8**

Prepared by & Please Return to:  
Kobi A. Finley, Esq.  
211 East Rich Avenue  
DeLand, Florida 32724

**WARRANTY DEED**

**THIS WARRANTY DEED**, Executed this 30<sup>th</sup> day of July 2018, by KENNETH B. OLIVER and RHONDA OLIVER, husband and wife, Grantors, to KENNETH B. OLIVER and RHONDA OLIVER, as Trustees of the KENNETH & RHONDA REVOCABLE TRUST, u/t/a dated July 30, 2018, Grantees, whose address is 268 Shady Lane, Orange City, Florida, 32763.

**WITNESSETH**, That the said Grantors, for and in consideration of the sum of \$1.00 in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, do hereby grant, convey, remise, release and otherwise transfer completely unto the said Grantees forever, all the right title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Volusia, State of Florida, to wit:

An undivided one-half interest in the following described property:

**Legal Description:** The East 150' of Lot 11 of Block "C" of Rolling Acres of Orange City, an Unrecorded Plat in Sec. 22-18-30, Volusia County, Florida, more specifically described as follows: From the NW corner of the NE 1/4, NW 1/4 of Sec. 22, T-18-S, R-30-E, Volusia County, Florida, Run N 89°46'44" E, a distance of 1030' to a point of beginning. Thence, continue N 89°46'44" E, a distance of 149.99'; thence S 0°24'46" W, a distance of 617.66'; thence S 89°36'39" W, a distance of 150.00'; thence N 0°24'46" E, a distance of 618.10' to the Point of Beginning. Containing 2.13 acres, more or less, including a 30' easement, for road purposes, adjacent to the Southerly side.  
**Parcel ID #:** 8015-10-03-0111  
**PO Address:** 268 Shady Lane, Orange City, Florida, 32763.

**SUBJECT TO** restrictions, reservations, covenants and easements of record, if any.  
**However this reference shall not operate to reimpose same.**

SAID PROPERTY IS THE HOMESTEAD OF THE GRANTORS. GRANTORS RETAIN ALL EQUITABLE TITLE AND POSSESSORY RIGHT IN AND TO SAID PROPERTY IN COMPLIANCE WITH FLORIDA STATUTE SECTION 196.041 AND SECTION 6, ARTICLE VII OF THE FLORIDA CONSTITUTION.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

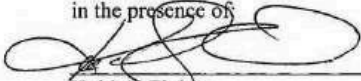
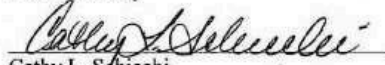
**TO HAVE AND TO HOLD** the same in fee simple forever


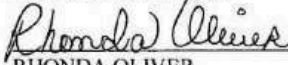
**AND** the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except those easements, reservations and restrictions of record, if any, zoning and governmental regulations, mortgages or liens or any taxes accruing subsequent to December 31, 2017.

PREPARER DID NOT RESEARCH AND DOES NOT WARRANT TITLE AND NO RESPONSIBILITY IS ASSUMED FOR TITLE OR DESCRIPTION PROBLEMS.

**IN WITNESS WHEREOF**, The said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of

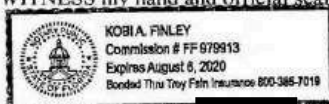
  
Kobi A. Finley  
  
Cathy L. Schicchi


  
KENNETH B. OLIVER  
  
RHONDA OLIVER

STATE OF FLORIDA  
COUNTY OF VOLUSIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared KENNETH B. OLIVER, identified by FL Drivers License and RHONDA OLIVER, identified by FL Drivers License, who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of July, 2018.



  
NOTARY PUBLIC, State of Florida  
My Commission Expires: 08/06/2020

# **EXHIBIT 9 & 10**

Prepared By and Returned To:  
Mary C. Briggs  
Watson Title Services, Inc.  
1435 West S.R. 434, Suite 109  
Longwood, FL 32750  
(407) 645-1310  
File Number: 3141760  
Incident to the issuance of a title insurance contract.

03/20/2015 03:34 PM  
Doc stamps 1540.00  
(Transfer Amt \$ 220000)  
Instrument# 2015-050279 # 1  
Book: 7096  
Page: 1986

## THIS WARRANTY DEED

Made this 13<sup>th</sup> day of March, 2015 by  
**CHARLES W. DOYLE, A SINGLE MAN**

hereinafter called the grantor, to  
**DAVID KREMER AND MICHELE KREMER,  
HUSBAND AND WIFE**

whose post office address is:  
**260 POTOMAC LANE  
WINTHROP, IL 60096-1099**

hereinafter called the grantee:

*(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**Witnesseth**, that the grantor, for and in consideration of the sum of **\$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 **VOLUSIA** County, Florida, viz:

**PARCEL 1: LOT 8, BLOCK C, ROLLING ACRES OF ORANGE CITY, AN UNRECORDED PLAT, MORE COMPLETELY DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT LOCATED NORTH 89 DEGREES 46 MINUTES 44 SECONDS EAST, 908.16 FEET FROM THE NORTH 1/4 CORNER OF SECTION 22, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, RUN NORTH 89 DEGREES 46 MINUTE 44 SECONDS EAST 500 FEET, THENCE SOUTH 13 DEGREES 54 MINUTES 13 SECONDS WEST 632.59 FEET, THENCE SOUTH 89 DEGREES 36 MINUTES 39 SECONDS WEST 430.28 FEET THENCE NORTH 7 DEGREES 37 MINUTES 07 SECONDS EAST 620.62 FEET TO THE POINT OF BEGINNING, INCLUDING A 30 FOOT EASEMENT FOR ROAD PURPOSES ADJACENT TO THE SOUTHERLY BOUNDARY.

**PARCEL 2: LOT 9, IN BLOCK C, OF ROLLING ACRES, AN UNRECORDED SUBDIVISION IN VOLUSIA COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCING AT A POINT NORTH 89 DEGREES 46 MINUTES 44 SECONDS EAST 595.40 FEET FROM THE NORTH 1/4 CORNER OF SECTION 22 TOWNSHIP 18 SOUTH RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, RUN NORTH 89 DEGREES 46 MINUTES 44 SECONDS EAST 312.76 FEET, THENCE SOUTH 7 DEGREES 37 MINUTES 07 SECONDS WEST 620.62 FEET, THENCE SOUTH 89 DEGREES 36 MINUTES 39 SECONDS WEST 515.00 FEET, THENCE NORTH 24 DEGREES 42 MINUTES 23 SECONDS EAST 679.59 FEET TO THE POINT OF BEGINNING, INCLUDING A 30 FOOT EASEMENT FOR ROAD PURPOSES ADJACENT TO THE SOUTH BOUNDARY.

TOGETHER WITH A 1967 PARK MOBILE HOME: VIN # 4283

TITLE #2925187

**Subject to covenants, restrictions, easements of record and taxes for the current year.**

**Parcel Identification Number: 8015-10-03-0080  
8015-10-03-0090**

**TOGETHER** with 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 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 31, 2014**.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Pat Peterson  
Witness #1: (Signature) PAT PETERSON  
Print Name:

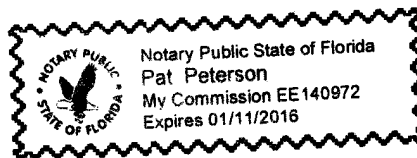
MANUEL J. Fabe  
Witness #2: (Signature)  
Print Name:

Charles W. Doyle  
CHARLES W. DOYLE  
P.O. BOX 626  
DELAND, FL 32721-0626

State of Florida  
County of VOLUSIA

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of March, 2015, by  
CHARLES W. DOYLE,  
who is personally known to me or who has produced DRIVER'S LICENSE as identification.

Pat Peterson  
NOTARY PUBLIC (signature)  
Print Name: PAT PETERSON  
My Commission Expires: 01/11/2016  
Stamp/Seal:



# **EXHIBIT 11 & 12**



This instrument prepared by and return to:

Jennifer Dutcher  
Cipparone & Cipparone, P.A.  
1525 International Parkway, Suite 1071  
Lake Mary, FL 32746

as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.

Parcel Identification (Folio) Number(s): [REDACTED] & [REDACTED]

File No.: T [REDACTED]

## WARRANTY DEED

This Warranty Deed made this 15<sup>th</sup> day of September, 2017 by **Dominic Giroux and Melanie Martel, husband and wife**, whose post office address is: 3285 5th Ave NW, Naples, FL 34120, hereinafter called the grantor,

to: **Jose R. Rodriguez and Cathy M. Rodriguez, husband and wife**, whose address is 3020 Carlsbad Court, Oviedo, Florida 32765, and **Nydia Rodriguez, a married woman**, all as joint tenants with full rights of survivorship, whose post office address is 9512 Cannon Drive, Orlando, Florida 32817, hereinafter called the grantee,

**WITNESSETH:** That said grantor, for and in consideration of the sum of \$100,000.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Volusia County, Florida, viz:

**SEE ATTACHED EXHIBIT "A"**

**TOGETHER** with 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 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 12/31/2016, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

[SIGNATURE PAGE TO FOLLOW]

RE: T [REDACTED]

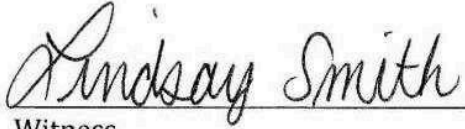
IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

  
\_\_\_\_\_  
Witness  
Jennifer Dutcher

  
\_\_\_\_\_  
Dominic Giroux

Witness

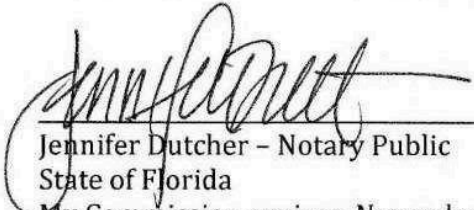
  
\_\_\_\_\_  
Witness  
Lindsay Smith

  
\_\_\_\_\_  
Melanie Martel

Witness

STATE OF: FLORIDA  
COUNTY OF: SEMINOLE

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2017 by Dominic Giroux and Melanie Martel, husband and wife, who are personally known to me or who have produced driver license(s) as identification.

  
\_\_\_\_\_  
Jennifer Dutcher - Notary Public  
State of Florida  
My Commission expires: November 11, 2019  
Serial Number: FF933080

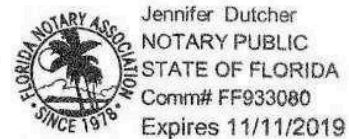


EXHIBIT "A"

Parcel "B" (being a portion of Official Records Book 4657, Page 3694):

That portion of Lot 10, Block "C", Rolling Acres of Orange City, an unrecorded plat being described as follows: Commencing at the North 1/4 corner of Section 22, Township 18 South, Range 30 East, Volusia County, Florida run thence North 89 degrees, 46 minutes, 44 seconds East along the North line thereof a distance of 119.93 feet to the Point of Beginning; thence continue North 89 degrees, 46 minutes, 44 seconds East along said North line a distance of 270.00; thence South 20 degrees, 11 minutes, 46 seconds West a distance of 658.03 feet; thence South 89 degrees, 27 minutes, 25 seconds West a distance of 150.00 feet; thence North 09 degrees, 50 minutes, 20 seconds East a distance of 627.17 feet to the Point of Beginning. Together with and subject to a road easement over the Southerly 30 feet thereof.

Parcel "C" (being a portion of Official Records Book 4657, page 3694):

That portion of Lot 10, Block "C", Rolling Acres of Orange City, an unrecorded plat being described as follows: Commencing at the North 1/4 corner of Section 22, Township 18 South, Range 30 East, Volusia County, Florida, run thence North 89 degrees, 46 minutes, 44 seconds East along the North line thereof a distance of 389.93 feet to the Point of Beginning; thence continue North 89 degrees, 46 minutes, 44 seconds East along said North line a distance of 205.00 feet; thence South 24 degrees, 34 minutes, 44 seconds West a distance of 678.41 feet; thence South 89 degrees, 27 minutes, 25 seconds West a distance of 150.00 feet; thence North 20 degrees, 11 minutes, 46 seconds East a distance of 658.03 feet to the Point of Beginning. Together with and subject to a road easement over the Southerly 30 feet thereof.

# **EXHIBIT**

## **13**

This instrument prepared by:

Name: **J Bertrand an employee of  
Coast Title of Volusia County, Inc.**  
Address: **2751 Enterprise Road, Suite 206  
Orange City, FL 32763**

Return to: **Coast Title of Volusia County, Inc.  
FILE NO. 11-273**  
Address: **2751 Enterprise Road, Suite 206  
Orange City, FL 32763**

Property Appraisers Parcel Identification Number(s):  
8015-10-02-0160

01/26/2012 08:24 AM  
Doc stamps 1365.00  
(Transfer Amt \$ 195000)  
Instrument# 2012-013580 # 1  
Book: 6673  
Page: 3808  
Diane M. Matousek  
Volusia County, Clerk of Court

**THIS WARRANTY DEED** Made the **20th day of January, 2012** by **Robert E. Bradley and Susan Elaine Bradley, Husband and Wife** whose post office address is **710 Felt Fern Lane, Deland, FL 32720**, hereinafter called the grantor, to **D'Nette Y. Musser and David T. Musser, Wife and Husband** whose post office address is **278 Miller Road, Orange City, Florida 32763** hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$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 **VOLUSIA** County, State of **FLORIDA**, viz:

**The West 1/2 of the East 590 feet of the West 1180 feet of the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 18 South, Range 30, East, Volusia County, Florida, including a 30 foot easement for road purposes adjacent to the South boundary, Also known as The West 1/2 of Lot 14, Block "B", Rolling Acres, an unrecorded subdivision.**


**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.


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

**And** the grantor hereby covenants with the 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, and hereby 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 31<sup>ST</sup>, 2011. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

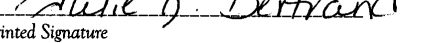
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

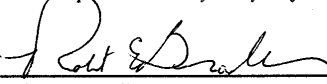
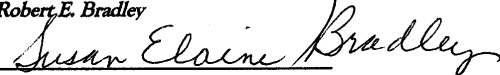
Signed, sealed and delivered in the presence of:

  
Signature

  
Printed Signature


  
Signature

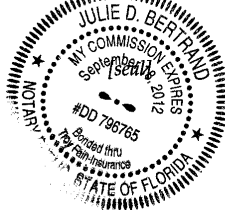
  
Printed Signature

  
Robert E. Bradley  
  
Susan Elaine Bradley

**STATE OF FLORIDA  
COUNTY OF VOLUSIA**

The foregoing instrument was acknowledged before me this **20th day of January, 2012** by **Robert E. Bradley and Susan Elaine Bradley, Husband and Wife**, who is personally known to me or who produced **Current Florida Drivers License** as identification and who did not take an oath.

  
Notary Public  
My Commission Expires:



# **EXHIBIT**

## **14**

This Instrument Prepared by and Return to:

**Stephanie Anderson**

Central Florida Title, LLC

735 Primera Boulevard, Suite 210

Lake Mary, Florida 32746

Our File No.: **16-0745**

Property Appraisers Parcel Identification (Folio) Number: [REDACTED]

Florida Documentary Stamps in the amount of **\$3073.00** have been paid hereon.

\_\_\_\_\_  
Space above this line for Recording Data \_\_\_\_\_

## ***WARRANTY DEED***

**THIS WARRANTY DEED**, made the 11th day of **October, 2016** by

**Raymond Sands, a married man**, whose post office address is **1161 S. Brickell Dr, Deltona, FL 32725** herein called the Grantor, to

**Maurice S. Linton and Tasha M. Garner-Linton, husband and wife** whose post office address is **359 Miller Road, Orange City, FL 32763**, hereinafter called the Grantees:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of Four Hundred Thirty-Nine Thousand and 00/100 (\$439,000.00) 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 VOLUSIA County, State of Florida, viz.:

**Lot 13, Block C, ROLLING ACRES, Unrecorded Subdivision No. 215, excluding the East 264 feet; Being more particularly described as follows: The West 326 feet of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida; subject to a 30 foot easement on the Northerly side of ingress and egress.**

**Subject to easements, restrictions and reservations of record and taxes for the year 2016 and thereafter.**

**THIS PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR.**

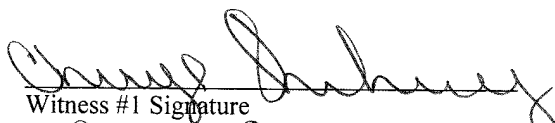
**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

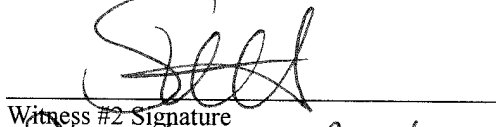
**AND**, the Grantor hereby covenants with said Grantees that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

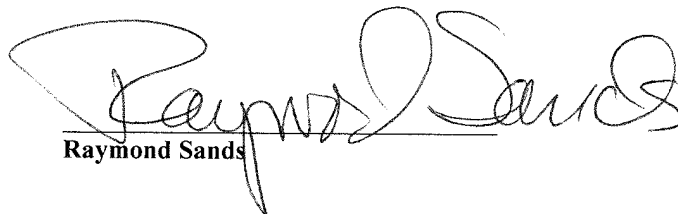
Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

Cheryl Quesenberry  
Witness #1 Printed Name

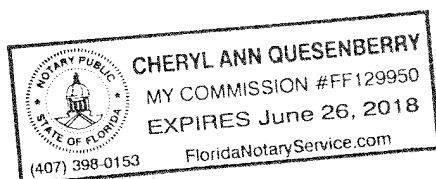
  
Witness #2 Signature

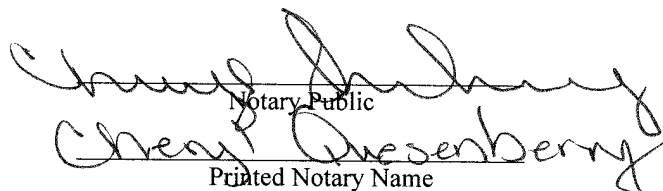
Stephanie Anderson  
Witness #2 Printed Name

  
Raymond Sands

State of Florida  
County of Seminole

The foregoing instrument was acknowledged before me this 11th day of October, 2016, by Raymond Sands who is personally known to me or has produced Drivers License as identification.



  
Notary Public  
Cheryl Quesenberry  
Printed Notary Name



# **EXHIBIT**

## **15**

Prepared by and return to:  
Christine M. White  
Vice President  
Esquire Title Services, Inc.  
1019 Town Center Dr., Suite 100  
Orange City, FL 32763  
386-851-0655  
File Number: 16-6156CW  
Will Call No.:

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 6th day of May, 2016 between JME Investment LLC, a Florida Limited Liability Company whose post office address is 2845 Enterprise Rd. , Suite 107A, Debary, FL 32713, grantor, and Leonard Louis\* Gabella and Shanell Gabella, husband and wife whose post office address is 430 Miller Road, Orange City, Florida 32763, grantee: \*a/k/a Leonard L. Gabella

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia County, Florida to-wit:

The South 1/2 of the West 1/4 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, Subject to an easement for ingress, egress and public utilities across the South 30 feet thereof.

Parcel Identification Number: 8015-00-00-0198

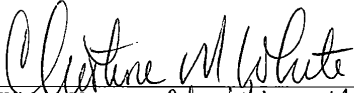
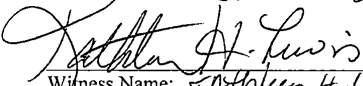
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**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 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 31, 2015**, and subject to easements, restrictions and reservations of record.

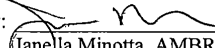
**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Christine M. White  
  
Witness Name: Kathleen H. Lewis

JME Investment LLC, a Florida Limited Liability Company

By:   
Monica Emerson, AMBR

By:   
Janella Minotta, AMBR

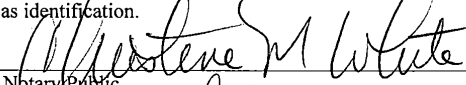
(Corporate Seal)

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this 6th day of May, 2016 by Monica Emerson, AMBR and Janella Minotta, AMBR of JME Investment LLC, a Florida Limited Liability Company, on behalf of the corporation. They ☐ are personally known to me or ☒ they have produced a driver's license as identification.

[Notary Seal]



  
Notary Public

Printed Name: Christine M. White

My Commission Expires: 6/10/2018

# **EXHIBIT**

## **16**

Prepared By:  
AMY R. STEINER, ESQ.  
STEINER & STEINER, P.A.  
797 Douglas Avenue  
Altamonte Springs, Florida 32714

**WARRANTY DEED  
(INDIVIDUAL)**

Price \$375,000.00

This WARRANTY DEED, dated this 2nd day of July, 2020, by

**CLINTON J. SCHEELS, a single person, and LENORE D. SCHEELS, a single person**

whose post office address is:

PO Box 441 Monterey TN 38574

hereinafter called the GRANTOR, to

**MARCO A. CRUZ PICHARDO and LUCIA CRUZ, husband and wife**

whose post office address is: **2530 Shady Lane, Orange City, FL 32763**

hereinafter called the GRANTEE:

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$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 VOLUSIA County, Florida, viz:

**The North 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 22, Township 18 South, Range 30 East, Volusia County, Florida. ALSO described as Lot 2, of an unrecorded plat of the Northwest 1/4 of the Northwest 1/4 of Section 22 Township 18 South Range 30 East, Alice Cycler Unrecorded Subdivision #507. Together with an easement for ingress and egress over and across the East 60 feet of the North 238 feet of the South 1/2 of the NE 1/4 of the NW 1/4 of Section 22, Township 18 South, Range 30 East, Volusia County, Florida.**

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

CJS  
LDS

TO HAVE AND TO HOLD, the same in fee simple forever.

AND THE GRANTOR hereby covenants with said GRANTEE that except as above noted, 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.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN THE PRESENCE OF THE FOLLOWING WITNESSES:

Signature: *Amy R. Steiner*  
AMY R. STEINER

*Clinton J. Scheels*  
CLINTON J. SCHEELS

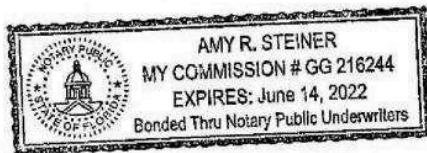
Signature: *Jessica L. Gerry*  
JESSICA L. GERRY

*Lenore D. Scheels*  
LENORE D. SCHEELS

STATE OF FLORIDA

COUNTY OF SEMINOLE

THE FOREGOING INSTRUMENT was sworn and acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on July 1, 2020 by CLINTON J. SCHEELS, a single person, and LENORE D. SCHEELS, a single person, who is/are personally known to me or who has/have produced [REDACTED] as identification.



Signature: *Amy R. Steiner*  
Print Name:  
My commission expires:  
(SEAL)

# **EXHIBIT**

## **17**

This Instrument prepared by:

Name: Lyzette Roland  
Address: 1725 Turtlehill Rd.  
Enterprise, FL 32725

Space above for Recording

Quitclaim Deed Pursuant to Florida Statute 689.025

This Quit Claim Deed, executed on 12-6-24, by the First Party,

Grantor Lyzette Roland

Whose post office address is 1725 Turtlehill Rd. Enterprise, FL 32725

To second party, Grantee José Huertas Jr. & Lyzette Roland (sister)

whose post office address is 2540 Shady Lane, Orange City, FL 32763

Witnesseth, that the said first party, Grantor, for the sum of \$ 10.00, and other good and valuable consideration paid by the second party, Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party, Grantee forever, all the right, title, interest, claim, and demand which the first party, Grantor has in and to the following described parcel of land, and all improvements, and appurtenance thereto, in Volusia County, Florida to wit:

Legal 22-18-30 S 1/2 of NE 1/4 of NW 1/4 of NW 1/4 per OR 1937 PG  
175 0735 Per OR 6422 PG 3332 Per UNK EC D/C Per  
OR 7007 PG 0340 Per OR 7224 PG 4586

Physical Address 2540 Shady Lane, Orange City, FL 32763 Parcel Number 8022000057

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written, sealed, and delivered in the presence of:

Witness Signature as to First Party

Rinata Vasconcelos  
Printed Name

P.O. BOX 6043, DELAND, FL 32724  
Printed address, City, State, Zip

Melva Seary  
Witness Signature as to First Party

Melva Seary  
Printed Name

P.O. BOX 6043, DELAND, FL 32724  
Printed address, City, State, Zip

Witness Signature as to Co-First Party (if applicable)

Printed Name

Printed address, City, State, Zip

Witness Signature as to Co-First Party (if applicable)

Printed Name

Printed address, City, State, Zip

State of Florida, County of Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this

6th day of Dec, 20 24, by Lyette Roland  
(name of person)

Personally known ☐ Reduced Identification ☒ Type of Identification Produced FL ID



DEPUTY CLERK  
Per F.S. 695.03/92.50  
Laura E Roth, Clerk  
Volusia County, Florida

Signature of First Party

Lyette Roland  
Printed Name

Printed address, City, State, Zip

Signature of Co-First Party (if applicable)

Printed Name

Printed address, City, State, Zip

Notary Signature

Print, Type, or Stamp Commissioned Name of Notary Public

# **EXHIBIT**

## **18**



This Document Prepared By and Return to:

Vicki Burns/SMATHERS & KEMP, P.A.  
669 East Highway 50  
Clermont, Florida 34711

Parcel ID Number: 8015-10030150

Grantee #1 TIN:

Grantee #2 TIN:

## Warranty Deed

This Indenture, Made this 31st day of March, 2003 A.D., Between  
DEDRICK L. MATHEWS and YVONNE L. MATHEWS, husband and wife

of the County of Volusia, State of Florida, grantors, and  
TRUDIE LOUISE RANDALL, a married woman

whose address is: 500 Country Club Drive, Longwood, FL 32750

of the County of Seminole, State of Florida, grantee.

Witnesseth that the GRANTORS, for and in consideration of the sum of

-----TEN DOLLARS (\$10)----- DOLLARS,  
and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have  
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate,  
lying and being in the County of Volusia State of Florida to wit:

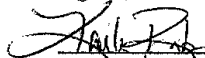
AS PER EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART  
HEREOF.


Subject to easements and restrictions of record, if any, and taxes  
accruing subsequent to December 31, 2002.

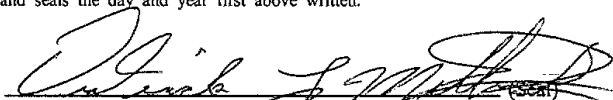
and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.


In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

  
Printed Name: Karla Barbera  
Witness

  
Printed Name: VICTORIA C. BURNS  
Witness

  
DEDRICK L. MATHEWS  
P.O. Address: 237 Miller Road, Orange City, FL 32763

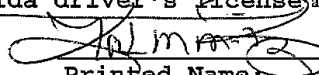
  
YVONNE L. MATHEWS  
P.O. Address: 237 Miller Road, Orange City, FL 32763

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 31st day of March, 2003 by  
DEDRICK L. MATHEWS and YVONNE L. MATHEWS, husband and wife

who are personally known to me or who have produced their Florida driver's license as identification.

OFFICIAL NOTARY SEAL  
KARLA M MCBRADY  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC938386  
MY COMMISSION EXPIRES MAY 18, 2004

  
Printed Name: [REDACTED]  
Notary Public  
My Commission Expires: [REDACTED]

BOOK: 5052  
Page: 3036  
Diane M. Matousek  
Volusia County, Clerk of Court

EXHIBIT "A"

TRACT 15, BLOCK C, ROLLING ACRES OF ORANGE CITY, AN UNRECORDED PLAT, MORE COMPLETELY DESCRIBED AS FOLLOWS; COMMENCING AT A POINT LYING SOUTH 89 DEGREES 46' 44" WEST, 144.60 FEET FROM THE SOUTH 1/4 CORNER OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 30 EAST VOLUSIA COUNTY, FLORIDA, RUN THENCE NORTH 0 DEGREES 24' 46" EAST 667.74 FEET, THENCE NORTH 82 DEGREES 10' 25" EAST 549.74 FEET, THENCE SOUTH 14 DEGREES 26' 53" EAST, 763.88 FEET, THENCE SOUTH 89 DEGREES 46' 44" WEST, 740 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THAT CERTAIN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 2759, PAGE 580, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

# **EXHIBIT**

## **19**

## This Warranty Deed

Made this 8th day of August, A.D. 2005, by:  
Donald Edward Leininger and Helene Leininger, husband and wife

hereinafter called the grantor, to:  
Ronald Wirth and Shari Wirth, husband and wife

whose post office address is:  
91 Sanford Ave., DeBary, Florida 32713

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporation)

**Witnesseth**, that the grantor, for and in consideration of the sum of \$ 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 Volusia County, Florida, viz:  
THE NORTH 330 FEET OF THE EAST ¼ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER AND ACROSS THE EAST 20 FEET OF THE SOUTH 365.21 FEET OF THE NORTH ½ OF SAID SOUTHWEST ¼ OF THE SOUTHWEST ¼, VOLUSIA COUNTY, FLORIDA.

SUBJECT TO covenants, restrictions, easements of record and taxes for the current year.

Parcel Identification Number: 8015-00-00-0205

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or anyway 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 31, 2004.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.  
*Signed, sealed and delivered in our presence:*

June L. Metcalf  
Witness June L. Metcalf  
Carole Carrier  
Witness Carole Carrier

Donald Edward Leininger  
Donald Edward Leininger  
Helene Leininger  
Helene Leininger

State of Florida  
County of Volusia

The foregoing instrument was acknowledged before me this 8th day of August, 2005, by Donald Edward Leininger and Helene Leininger, husband and wife, who is personally known to me or who has produced Florida Driver's License as identification.

Carole Carrier  
Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Incident to issuance of Title Insurance  
PREPARED BY: Marika Tremblay  
RECORD & RETURN TO: B-D-R Title Corporation  
775 Harley Strickland Blvd., Suite 106, Orange City, Florida 32763  
File No: 4317-LV



Carole Carrier  
Commission # DD 057705  
Expires Oct. 7, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.

# **EXHIBIT**

## **20**

Prepared by:  
Pamela Perdue  
Adams Cameron Title Services, Inc.  
444 Seabreeze Blvd., Suite 170  
Daytona Beach, Florida 32118

File Number: 18435

06/26/2006 09:12 AM  
Doc stamps 595.00  
(Transfer Amt \$ 85000)  
Instrument# 2006-161264 # 1  
Book: 5859  
Page: 3984  
Diane M. Matousek  
Volusia County, Clerk of Court

## General Warranty Deed

Made this June 2, 2006 A.D. By **Channing S. Jun a/k/a C.S. Jun**, whose address is: 5212 Jessup Street, Eastman, GA 31023, hereinafter called the grantor, to **Maikel Hernandez and Vionette Guardiola Hernandez, husband and wife**, whose address is: **32 Dial Ave, DeBary, FL 32713** and **Carey Brown**, whose address is: **5986 Jandon Court, Port Orange, FL 32127**, and **Brandon Lamar Williams and Angela Joy Williams, husband and wife**, whose post office address is: 45 Acclaim at Lions Paw, Daytona Beach, FL 32124, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**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 situate in Volusia County, Florida, viz:

The Northeast 1/4 of the Northeast 1/4 of Section 22, Township 18 South, Range 30 East and the Southeast 1/4 of the Southeast 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, more particularly described as follows: From the 1/4 corner on the South line of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, run North 89 degrees 46 minutes 44 seconds East 1408.16 feet, to a Point of Beginning; thence North 13 degrees 54 minutes 13 seconds East 128.31 feet; thence North 89 degrees 58 minutes 42 seconds East 631.44 feet to the Westerly right of way line of U.S. Highway 17 & 92; thence South 13 degrees 54 minutes 13 seconds West along said right of way line 200 feet; thence South 89 degrees 58 minutes 42 seconds West 631.44 feet; thence North 13 degrees 54 minutes 13 seconds East 71.69 feet to the Point of Beginning, more commonly known as Lot 4, Block C, ROLLING ACRES UNRECORDED SUBDIVISION.

Parcel ID Number: 801510030040


**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

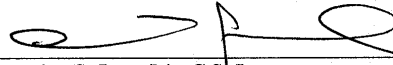
**To Have and to Hold**, the same in fee simple forever.

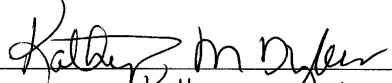
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name CHANNING S. JUN

 (Seal)  
**Channing S. Jun a/k/a C.S. Jun**  
Address: 5212 Jessup Street, Eastman, GA 31023

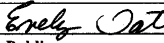
  
Witness Printed Name KATHRYN M. DYKES

\_\_\_\_\_  
(Seal)  
Address:

State of Georgia  
County of Dodge

The foregoing instrument was acknowledged before me, \_\_\_\_\_, day of June, 2006, by Channing S. Jun a/k/a C.S. Jun, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



  
Notary Public  
Print Name: EVELYN TATE  
My Commission Expires: 6-23-08

# **EXHIBIT**

## **21**

**Prepared by and Return To:**

Nancy Wheeler  
Trident Title, a division of LandCastle Title Group,  
LLC  
120 S Woodland Blvd, Suite A  
Deland, FL 32720

Order No.: DE [REDACTED]

APN/Parcel ID(s): 80150000019B

**WARRANTY DEED**

THIS WARRANTY DEED dated 2/19/19, by Christina Carthers and Wendell Caruthers, wife and husband, hereinafter called the grantor, to Janella Cattarini and Bruno Cattarini, wife and husband, whose post office address is 445 Miller Rd, Orange City, FL 32763, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Volusia, State of Florida, to wit:

The South 1/2 of the West 1/4 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, also described as The South 1/2 of Lot 4, of the Root Unrecorded Subdivision #2.

Together with an Easement for Ingress and Egress and Utilities over and across the West 20 feet of the North 1/2 of the West 1/4 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 15, Township 18 South, Range 30 East, Volusia County, Florida, also described as the North 1/2 of Lot 4, of the Root unrecorded Subdivision #2, subject to an Ingress and Egress and Utilities easement over and across the North 30 feet thereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.



**WARRANTY DEED**

(continued)

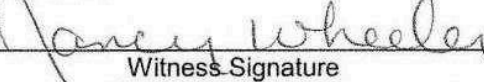
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.


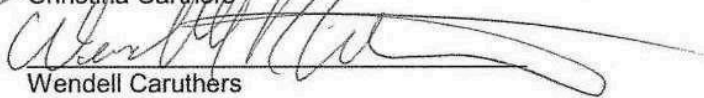
Signed, Sealed and Delivered in the presence of:

  
 Witness Signature

Maureen Kemp  
 Print Name

  
 Witness Signature

Nancy Wheeler  
 Print Name

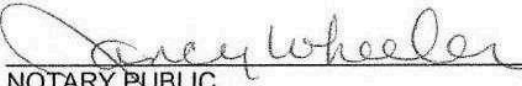
  
 Christina Carthers  
  
 Wendell Carthers

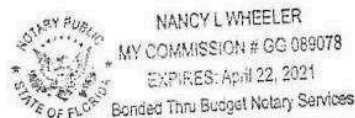
Address: 1112 Florida Ave  
 Orange City, FL 32763

State of FL  
 County of Volusia

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of Feb, 2019, by Christina Carthers & Wendell Carthers, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 19<sup>th</sup> day of Feb, 2019

  
 NOTARY PUBLIC  
 My Commission Expires:



# **EXHIBIT**

## **22**

Prepared by and return to:

Michelle "Missy" Elkins  
First Choice Title of Florida, LLC  
112 W. Indiana Ave  
Ste 202  
DeLand, FL 32720  
(386) 878-2930  
File No 2021-263

Parcel Identification No 801510020131

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 12th day of October, 2021 between John Deason and Shelbie Deason, husband and wife, whose post office address is 236 Miller Road, Orange City, FL 32763, of the County of Volusia, State of Florida, Grantors, to Scott Palmateer, whose post office address is 242 River Oaks Landing Court, DeBary, FL 32713, of the County of Volusia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U [REDACTED] and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Volusia, Florida, to-wit:

COMMENCING AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, RUN N 89 DEGREES 59 MINUTES 40 SECONDS E, ALONG NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, PER ROLLING ACRES UNRECORDED SUBDIVISION A DISTANCE OF 56.62 FEET; THENCE S 00 DEGREES 23 MINUTES 46 SECONDS W, A DISTANCE OF 641.10 FEET; THENCE S 82 DEGREES 10 MINUTES 25 SECONDS W, A DISTANCE OF 203.07 FEET; THENCE N 00 DEGREES 23 MINUTES 46 SECONDS E, A DISTANCE OF 662.74 FEET; THENCE N 89 DEGREES 51 MINUTES 48 SECONDS E, ALONG SAID NORTH LINE. A DISTANCE OF 144.38 FEET; THENCE N 00 DEGREES 18 MINUTES 57 SECONDS E. A DISTANCE OF 5.67 FEET TO THE POINT OF BEGINNING AND THE PREVIOUSLY MENTIONED N.W. CORNER.

SUBJECT TO A 50 FOOT EASEMENT FOR ROAD PURPOSES ADJACENT TO THE MOST SOUTHERLY SIDE.

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

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS

PRINT NAME: Maryline Lowe

WITNESS

PRINT NAME: BRENDA LUSHER

John Deason

Shelbie Deason

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of (XX) physical presence or ( ) online notarization this 8 day of October, 2021 by John Deason and Shelbie Deason, who have produced a drivers license as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Maryline Lowe



# **EXHIBIT**

## **23**

This document was prepared by  
and should be returned to:

Kyle Kunkle  
2811 Arbour Trail CT.  
Deltona, FL 32725

---

**TAX PARCEL NO.: 8015-10030161**

**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 25 day of June, 2023, by and between **Trudie Laconte**, a widowed woman, with an address of at 237 Miller Road Orange City, Florida 32763 (the "Grantor"), to and in favor of **Kyle Kunkle**, a single man, with an address of 2811 Arbour Trail Court, Deltona, Florida 32725 (the "Grantee").

**WITNESSETH:**

**THAT** the Grantor, for Ten and 00/100 DOLLARS (\$10.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby remise, release, and quit-claim unto the Grantee forever, all of the right, title, interest, claim, and demand, if any, which Grantor has or may have in and to the following-described real property lying and being situated in the County of Volusia, State of Florida, to wit:

**SEE PROPERTY DESCRIPTION ATTACHED HERETO AS**

**EXHIBIT A**

**AND BY REFERENCE MADE A PART HEREOF**

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

**IN WITNESS WHEREOF**, the Grantor has executed this Quit-Claim Deed as of the date shown with their signature below.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

Signature: George Murnear  
Printed Name: George Murnear

Trudie Laconte  
**Trudie Laconte**

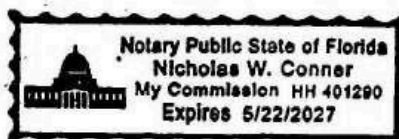
Signature: Anthony Kunkie  
Printed Name: Anthony Kunkie

STATE OF FLORIDA  
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25 day of June, 2023 by Trudie Laconte, who is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Nicholas W. Conner  
Notary Public - State of Florida  
Print Name: Nicholas Conner  
Commission Number: 401290  
Commission Expires: 5-22-2027

(NOTARY SEAL)



# Exhibit A

## LEGAL DESCRIPTION:

A portion of Lot 16, Block C, ROLLING ACRES  
of ORANGE CITY, an unrecorded plat.

PARCEL 1: Commencing at a point lying N  
89°46'44" E, 595.40 feet from the South 1/4  
corner of Section 15, Township 18 South,  
Range 30 East, Volusia County, Florida, run  
N 14°26'53" W along the Westerly boundary of  
said Lot 16 a distance of 763.88 feet, thence  
N 89°58'42" E a distance of 228.60 feet; thence  
S 05°07'26" E a distance of 742.31 feet; thence  
S 89°46'44" W a distance of 104.25 feet to the  
Point of Beginning.



# **COMPOSITE EXHIBIT B**

THIS DOCUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:

Randolph J. Rush, Esquire  
Winderweeple, Haines, Ward  
& Woodman, P.A.  
Post Office Box 880  
Winter Park, Florida 32790

Parcel ID Nos. 23-18-30-26-00-0010  
23-18-30-26-00-0001

## **SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made effective the 2nd day of October, 2015, between **ENTERPRISE INVESTORS, LLC, a Florida limited liability company**, whose address is 630 S. Maitland Avenue, Suite 100, Maitland, Florida 32751 ("Grantor"), and **AP ORANGE CITY LLC, a Florida limited liability company**, whose mailing address is c/o Rubin Management Inc., 147-39 175th Street, Jamaica, New York 11434 ("Grantee"):

### **W I T N E S S E T H :**

**GRANTOR**, for and in consideration of the sum of \$10.00 and other valuable considerations to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, conveyed, and sold to the said Grantee, and Grantee's successors and assigns forever, land, situate, lying and being in Volusia County, Florida, being more particularly described as:

#### **Parcel 1:**

Lot 1 and Tract A, WAWA AT ORANGE CITY, according to the plat thereof as recorded in Map Book 56, Page 157, Public Records of Volusia County, Florida.

#### **Parcel 2:**

Together with the rights of ingress and egress easement granted under the Road Access Easement Agreement by and between Crown Centre Partners and Eugene E. Threadgill, Individually and as Trustee, Robert H. Threadgill and Velma P. Threadgill and Samuel J. Threadgill, their heirs, successors and assigns, recorded November 6, 1996 in Official Records Book 4152, Page 4555, Public Records of Volusia County, Florida.

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

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**GRANTOR HEREBY** covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good, right and lawful authority to sell and convey said land; and that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the said Grantor. This conveyance is subject to taxes for the year 2015 and thereafter and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

**IN WITNESS WHEREOF**, Grantor has caused this document to be signed and sealed the day and year first above written.

**Signed, sealed and delivered  
in the presence of:**

**ENTERPRISE INVESTORS, LLC**  
a Florida limited liability company

By: **Equinox Enterprise LLC**  
a Florida limited liability company  
as its Manager

By:   
Ryan P. Stahl, Manager

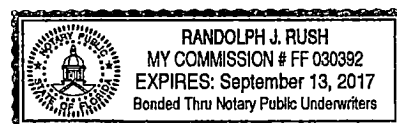
  
Print Name: RANDOLPH J. RUSH

  
Print Name: Deborah A. Sieffert

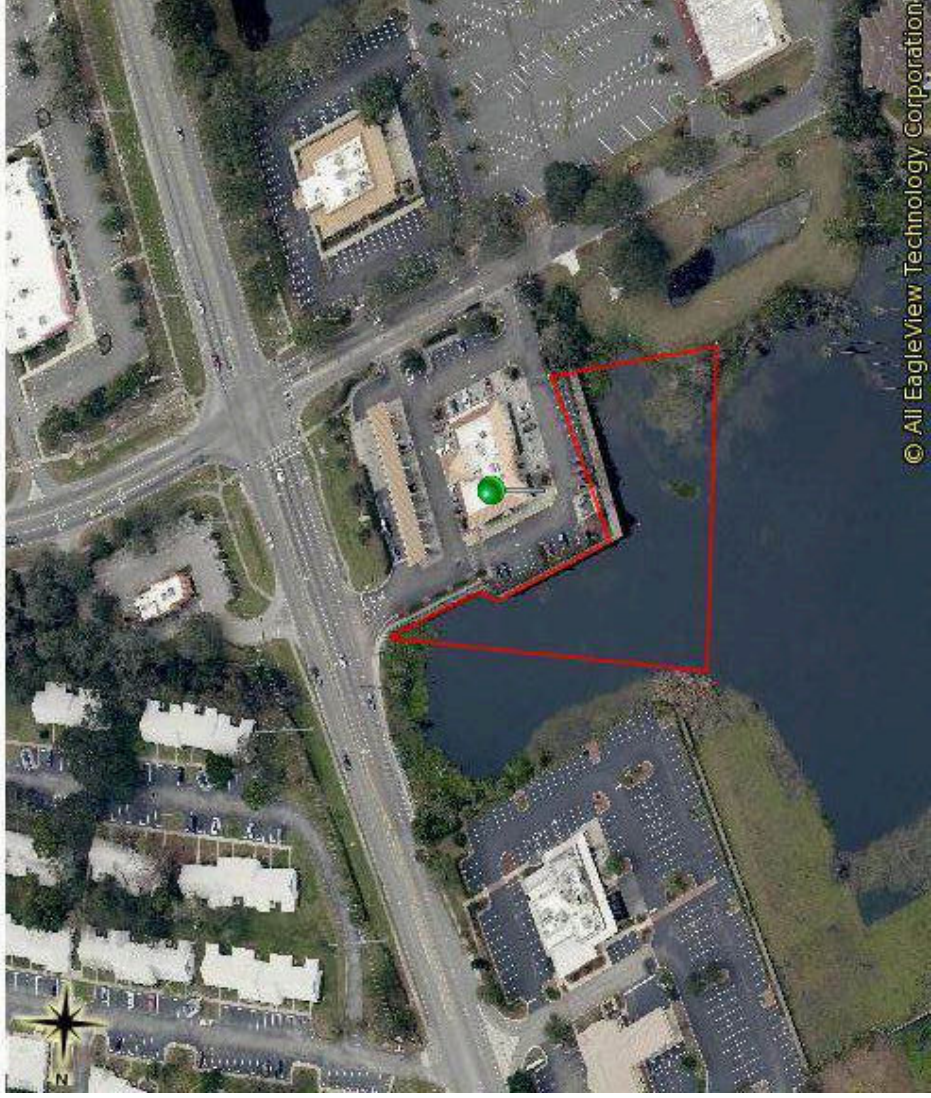
**STATE OF FLORIDA**  
**COUNTY OF ORANGE**

The foregoing instrument was sworn to, subscribed and acknowledged before me this 25<sup>th</sup> day of September, 2015, by **RYAN P. STAHL**, as Manager of Equinox Enterprise LLC, a Florida limited liability company, the Manager of ENTERPRISE INVESTORS, LLC, a Florida limited liability company, on behalf of the Manager of the Company, [ ] who is personally known to me or [ ] who has produced a Florida Driver's License or \_\_\_\_\_ as identification.

  
Notary Public  
My Commission Expires:



# AP ORANGE CITY





**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 7732165  
**Parcel ID:** 802326000001  
**Township-Range-Section:** 18 - 30 - 23  
**Subdivision-Block-Lot:** 26 - 00 - 0001  
**Owner(s):** AP ORANGE CITY LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** CO: %RUBIN MANAGEMENT INC  
 321 NEWBRIDGE RD  
 HICKSVILLE NY 11801  
**Physical Address:** ENTERPRISE RD, ORANGE CITY 32763  
**Building Count:** 0  
**Neighborhood:** 7575 - ORANGE CITY COMMERCIAL  
**Subdivision Name:** WAWA AT ORANGE CITY  
**Property Use:** 1000 - VACANT COMM  
**Tax District:** 014-ORANGE CITY  
**2024 Final Millage Rate:** 18.9994  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 23-18-30 STORMWATER TRACT A WAWA AT ORANGE CITY MB 56 PGS 15  
 7-158 EXC 50% SUBSURFACE RIGHTS PER OR 7170 PG 4530

## Property Values

<b>Tax Year:</b>	2025 Working	2024 Final	2023 Final
<b>Valuation</b>	1-Market Oriented	1-Market Oriented	1-Market Oriented
<b>Method:</b>	Cost	Cost	Cost
<b>Improvement</b>	\$0	\$0	\$0
<b>Value:</b>	\$1	\$1	\$1
<b>Land Value:</b>	\$1	\$1	\$1
<b>Just/Market</b>			
<b>Value:</b>			

## Working Tax Roll Values by Taxing Authority

**Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES.** The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

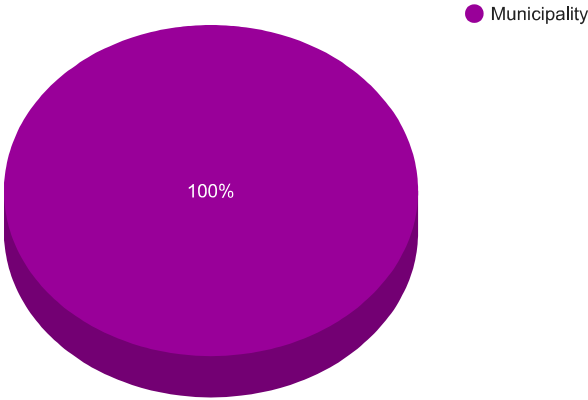
Tax Authority	Just/Market Value	Assessed Value	Ex/100	Assessable Value	Millage Rate	Estimated Taxes
● CAPITAL 0017 IMPROVEMENT	\$1	\$1	\$0	\$1	1.5000	\$0.00
● DISCRETIONARY 0012	\$1	\$1	\$0	\$1	0.7480	\$0.00
● REQ LOCAL 0011 EFFORT	\$1	\$1	\$0	\$1	3.0370	\$0.00
● GENERAL FUND 0050	\$1	\$1	\$0	\$1	3.2007	\$0.00

0053	LAW ENFORCEMENT FUND	\$1	\$1	\$0	\$1	1.5994	\$0.00
0055	LIBRARY	\$1	\$1	\$0	\$1	0.3891	\$0.00
0058	VOLUSIA ECHO	\$1	\$1	\$0	\$1	0.2000	\$0.00
0057	VOLUSIA FOREVER	\$1	\$1	\$0	\$1	0.2000	\$0.00
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$1	\$1	\$0	\$1	0.0288	\$0.00
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$1	\$1	\$0	\$1	0.1793	\$0.00
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$1	\$1	\$0	\$1	1.0480	\$0.00
0170	ORANGE CITY	\$1	\$1	\$0	\$1	6.8691	\$0.01
						18.9994	\$0.02

Non-Ad Valorem Assessments

Project	#UnRateAmount	Estimated Ad Valorem Tax:	\$0.02
		Estimated Non-Ad Valorem Tax:	\$0.00
		<b>Estimated Taxes:</b>	<b>\$0.02</b>
		Estimated Tax Amount without SOH/10CAP ?	\$0.02

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$1	\$0	\$1	\$1	\$0	\$1	\$0
2023	\$1	\$0	\$1	\$1	\$0	\$1	\$0
2022	\$1	\$0	\$1	\$1	\$0	\$1	\$0
2021	\$1	\$0	\$1	\$1	\$0	\$1	\$0
2020	\$1	\$0	\$1	\$1	\$0	\$1	\$0
2019	\$1	\$0	\$1	\$1	\$0	\$1	\$0

2018	\$1	\$0	\$1	\$1	\$0	\$1	\$0
2017	\$1	\$0	\$1	\$1	\$0	\$1	\$0
2016	\$1	\$0	\$1	\$1	\$0	\$1	\$0

#### Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1097-COMM - COMMON AREA	N	U-UNIT	1					1	\$1
<b>Total Land Value:</b>										\$1

#### Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
<b>Total Miscellaneous Value:</b>						\$0

#### Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7170 / 4530	<a href="#">2015185613</a>	09/25/2015	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$4,020,700

#### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
23-18-30 STORMWATER TRACT A WAWA AT ORANGE CITY MB 56 PGS 157-158 EXC 50% SUBSURFACE RIGHTS PER OR 7170 PG 4530	014	18 - 30 - 23	26 - 00 - 0001	17- JUL-15

#### Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
------	--------	-------------	--------

# **COMPOSITE EXHIBIT C**



This instrument prepared by:  
Marjie C. Nealon, Esq.  
Bilzin Sumberg Baena Price & Axelrod LLP  
1450 Brickell Avenue, Suite 2300  
Miami, Florida 33131

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made effective as of April 2, 2015 between **WBCMT 2006-C24 SAXON BOULEVARD, LLC**, a Florida limited liability company ("**Grantor**"), whose address is c/o LNR Partners, LLC, 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of **NORTHLAND GRANDEVILLE LLC**, a Delaware limited liability company ("**Grantee**"), whose address is c/o Northland Investment Corporation, 2150 Washington Street, Newton, Massachusetts 02462:

**WITNESSETH THAT:**

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, grants unto Grantee and its successors and assigns in fee simple forever, the parcel of land, situate, lying and being in the County of Volusia, State of Florida, more particularly described on the attached **Exhibit A** (the "**Property**"), with the building and improvements thereon erected.

Subject however, to:

- (a) Real property taxes and assessments for the year 2015 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey; and
- (d) Easements, plats, rights of way, limitations, conditions, reservations, covenants, restrictions, and other matters of record.

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

**GRANTOR** hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

Grantor has caused these presents to be executed and delivered as of the date first above written.

Witnesses:

GRANTOR:

**WBCMT 2006-C24 SAXON BOULEVARD, LLC**, a Florida limited liability company

By: LNR Partners, LLC, a Florida limited liability company, its manager

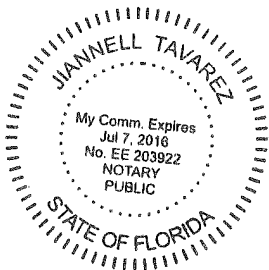
Signature: [Signature]  
Print Name: Yamilia Colmenero

By: [Signature]  
Name: Steven D. Ferreira  
Title: Vice President

Signature: [Signature]  
Print Name: Jiannell Tavarez

STATE OF FLORIDA                     )  
  ) SS.  
COUNTY OF MIAMI-DADE            )

The foregoing instrument was acknowledged before me this 27 day of March, 2015 by Steven D. Ferreira, as Vice President of LNR Partners, LLC, a Florida limited liability company, as manager of **WBCMT 2006-C24 SAXON BOULEVARD, LLC**, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification.



Notary Public [Signature]  
Print Name: Jiannell Tavarez  
Serial No. (if any): EE203922

**EXHIBIT A**

**LEGAL DESCRIPTION**

741 Saxon Blvd., Orange City, Volusia County, Florida 32763  
Tax Parcel Number: 090-2-01-00250

Parcel 1:

Lot 1, of GRANDEVILLE AT SAXON SUBDIVISION, according to the Plat or Map thereof, recorded in Map Book 49, Page 191, of the Public Records of Volusia County, Florida.

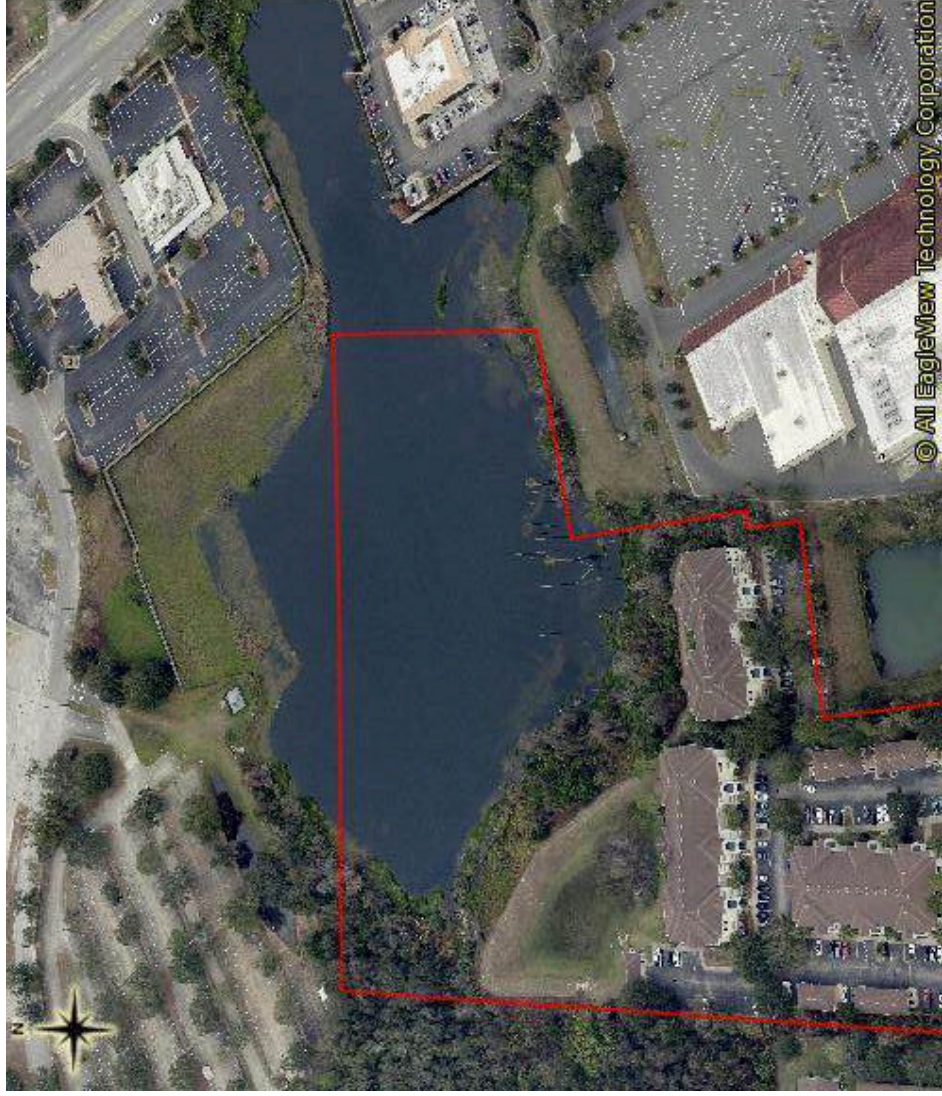
Parcel 2:

A Non-exclusive Easement for ingress and egress as described in that certain Road Access Easement Agreement filed in Official Records Book 4152, Page 4555, Public Records of Volusia County, Florida

Parcel 3:

All of those remaining rights and interest in that certain Grant of Easement for Stormwater Drainage recorded in Official Records Book 2299, Page 1668 as retained in that certain Assignment of Easement Rights recorded in Official Records Book 3302, Page 1974 and as assigned to Grandville on Saxon Ltd., LLLP by Assignment of Easement Rights recorded in Official Records Book 5170, Page 1086, of the Public Records of Volusia County, Florida.

# NORTHLAND GRANDEVILLE LLC





**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 6191719  
**Parcel ID:** 802317000010  
**Township-Range-Section:** 18 - 30 - 23  
**Subdivision-Block-Lot:** 17 - 00 - 0010  
**Owner(s):** NORTHLAND GRANDEVILLE LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** CO: % NORTHLAND INVESTMENT CORP  
 2150 WASHINGTON ST  
 NEWTON MA 02462  
**Physical Address:** 741 SAXON BLVD, ORANGE CITY 32713  
**Building Count:** 21  
**Living Units:** 316  
**Neighborhood:** 7006 - LOW RISE APARTMENT - VOLUSIA  
**Subdivision Name:** GRANDEVILLE AT SAXON  
**Property Use:** 0300 - MFR >10 UNITS  
**Tax District:** 014-ORANGE CITY  
**2024 Final Millage Rate:** 18.9994  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** LOT 1 GRANDEVILLE AT SAXON MB 49 PGS 191 THRU 194 INC PER OR  
 5170 PG 1073 PER OR 6885 PG 2686 PER OR 7101 PG 0397

## Property Values

<b>Tax Year:</b>	2025 Working	2024 Final	2023 Final
<b>Valuation</b>	1-Market Oriented	1-Market Oriented	1-Market Oriented
<b>Method:</b>	Cost	Cost	Cost
<b>Improvement</b>	\$38,838,829	\$38,383,117	\$30,387,475
<b>Value:</b>	\$6,320,000	\$4,740,000	\$3,792,000
<b>Land Value:</b>	\$45,158,829	\$43,123,117	\$34,179,475
<b>Just/Market</b>			
<b>Value:</b>			

## Working Tax Roll Values by Taxing Authority

**Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES.** The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

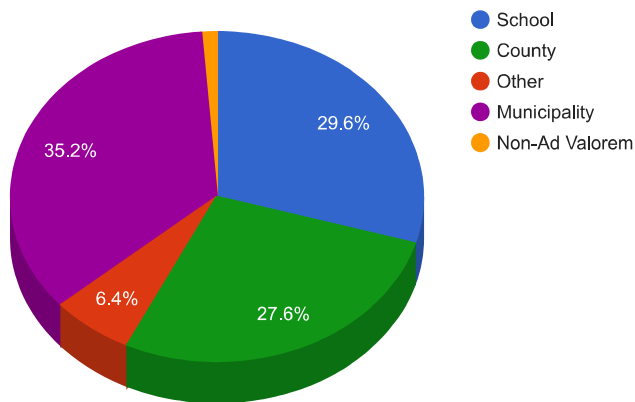
Tax Authority	Just/Market Value	Assessed Value	Ex/100	Assessable Value	Millage Rate	Estimated Taxes
● CAPITAL 0017 IMPROVEMENT	\$45,158,829	\$45,158,829	0.0000	\$45,158,829	0.0000	\$67,738.24
● DISCRETIONARY 0012	\$45,158,829	\$45,158,829	0.0080	\$45,158,829	0.0080	\$33,778.80
● REQ LOCAL 0011 EFFORT	\$45,158,829	\$45,158,829	0.0070	\$45,158,829	0.0070	\$137,147.36
● GENERAL FUND 0050	\$45,158,829	\$41,357,164	0.0007	\$41,357,164	0.0007	\$132,371.88

0053	LAW ENFORCEMENT FUND	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$66,146.65
0055	LIBRARY	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$16,092.07
0058	VOLUSIA ECHO	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$8,271.43
0057	VOLUSIA FOREVER	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$8,271.43
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$1,191.09
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$7,415.34
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$43,342.31
0170	ORANGE CITY	\$45,158,829	\$41,357,164	\$1,801,665	\$41,357,169	\$284,086.50
						18.9994\$805,853.12

## Non-Ad Valorem Assessments

Project	#UnRateAmount	Estimated Ad Valorem Tax:	\$805,853.12
0143-ORANGE CITY STORMWATER	596.006.50	Estimated Non-Ad Valorem Tax:	\$9,834.00
		<b>Estimated Taxes:</b>	<b>\$815,687.12</b>
		Estimated Tax Amount without SOH/10CAP ?	\$867,824.66

Where your tax dollars are going:



## Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$4,740,000	\$38,383,147	\$43,123,147	\$27,597,423	\$0	\$37,597,423	\$0
2023	\$3,792,000	\$30,387,475	\$34,179,475	\$24,179,475	\$0	\$34,179,475	\$0
2022	\$4,424,000	\$27,890,754	\$32,314,754	\$23,314,754	\$0	\$32,314,754	\$0
2021	\$3,476,000	\$25,962,076	\$29,438,076	\$24,438,076	\$0	\$29,438,076	\$0
2020	\$3,476,000	\$25,316,576	\$28,792,576	\$28,792,576	\$0	\$28,792,576	\$0
2019	\$3,160,000	\$24,044,639	\$27,204,639	\$27,204,639	\$0	\$27,204,639	\$0

2018	\$2,844,000	\$24,613,347	\$27,457,347	\$27,457,347	\$0	\$27,457,347	\$0
2017	\$2,528,000	\$22,726,869	\$25,254,869	\$25,254,869	\$0	\$25,254,869	\$0
2016	\$2,370,000	\$22,274,044	\$24,644,044	\$24,644,044	\$0	\$24,644,044	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	0300-MULTI FAM - OVER 10	N	U- UNIT	316					20,000	\$6,320,000
Total Land Value:										\$6,320,000

Building(s) - Commercial

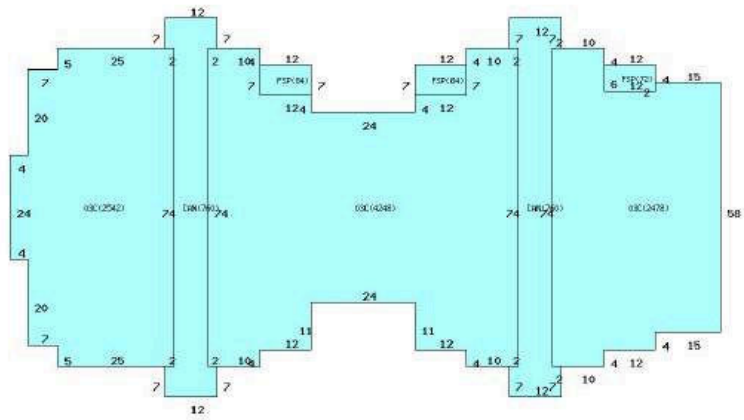
Card (Bldg) #1

Structure	D - Wood,	Base RCN	\$4,115,284
Code:	Open Steel	Percent	76 %
Class:	-	Good	
Grade:	400	Total	\$3,127,614
Built /	2004 /	RCNLD	
Effective	2008	Market	1
Year:		(NBHD)	
Total /	33084 /	Factor	
Business	27804	Cost	\$3,127,614
Area		Value	

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	4,248	12,744	12,744	
2	01 -03	03C - APARTMENT, AVERAGE	3	2,542	7,626	7,626	
3	01 -03	03C - APARTMENT, AVERAGE	3	2,478	7,434	7,434	
4	01 -03	CAN - CANOPY	3	760	2,280	N/A	
5	01 -03	CAN - CANOPY	3	760	2,280	N/A	
6	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
7	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
8	01 -03	FSP - PORCH, SCREENED FINISHED	3	72	216	N/A	
					33,084	27,804	

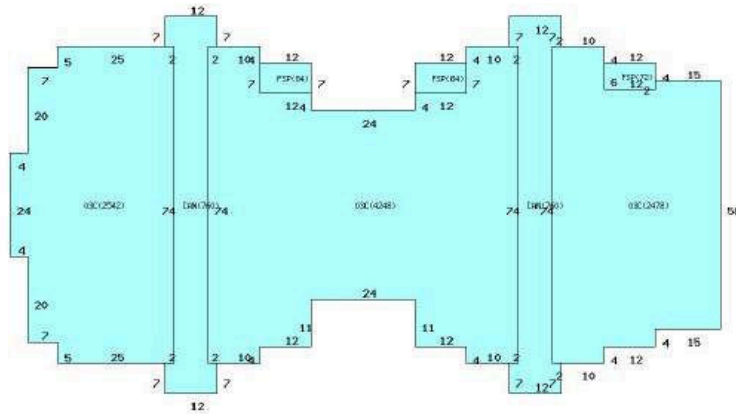




### Card (Bldg) #2

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$1,728,439
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$1,313,612
<b>Built /</b>	2004 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	14548 /	<b>Factor</b>	
<b>Business</b>	9268	<b>Cost</b>	\$1,313,612
<b>Area</b>		<b>Value</b>	

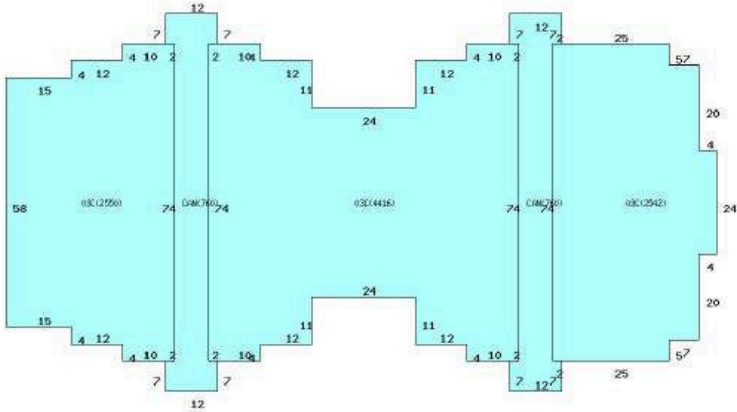
Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	4,248	4,248	4,248	
2	01 -01	03C - APARTMENT, AVERAGE	1	2,542	2,542	2,542	
3	01 -01	03C - APARTMENT, AVERAGE	1	2,478	2,478	2,478	
4	01 -03	CAN - CANOPY	3	760	2,280	N/A	
5	01 -03	CAN - CANOPY	3	760	2,280	N/A	
6	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
7	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
8	01 -03	FSP - PORCH, SCREENED FINISHED	3	72	216	N/A	
					14,548	9,268	



<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$4,156,395
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,158,859
<b>Built /</b>	2004 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	33084 /	<b>Factor</b>	
<b>Business</b>	28524	<b>Cost</b>	\$3,158,859
<b>Area</b>		<b>Value</b>	

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	4,416	13,248	13,248	
2	01 -03	03C - APARTMENT, AVERAGE	3	2,550	7,650	7,650	
3	01 -03	03C - APARTMENT, AVERAGE	3	2,542	7,626	7,626	
4	01 -03	CAN - CANOPY	3	760	2,280	N/A	
5	01 -03	CAN - CANOPY	3	760	2,280	N/A	
					33,084	28,524	



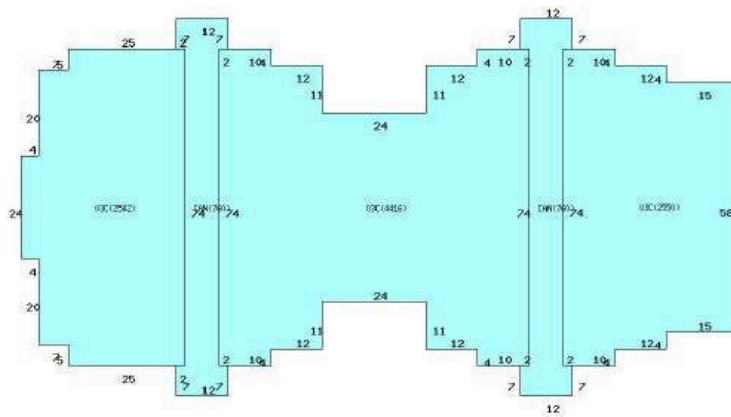
Card (Bldg) #4

Structure	D - Wood,	Base RCN	\$4,156,395
Code:	Open Steel	Percent	76 %
Class:	-	Good	
Grade:	400	Total	\$3,158,859
Built /	2004 /	RCNLD	
Effective	2008	Market	1
Year:		(NBHD)	
Total /	33084 /	Factor	
Business Area	28524	Cost Value	\$3,158,859

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	4,416	13,248	13,248	

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
2	01 -03	03C - APARTMENT, AVERAGE	3	2,550	7,650	7,650	
3	01 -03	03C - APARTMENT, AVERAGE	3	2,542	7,626	7,626	
4	01 -03	CAN - CANOPY	3	760	2,280	N/A	
5	01 -03	CAN - CANOPY	3	760	2,280	N/A	
					33,084	28,524	



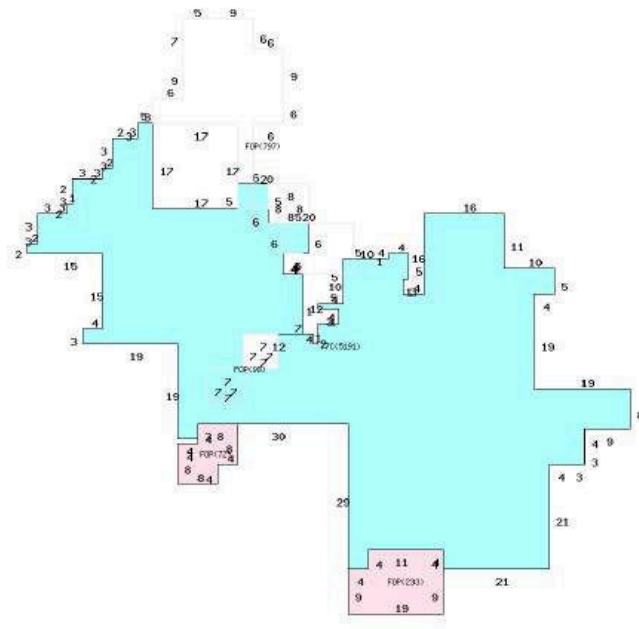
#### Card (Bldg) #5

<b>Structure</b>	C -	<b>Base RCN</b>	\$982,269
<b>Code:</b>	CONCRETE/MASONRY	<b>Percent</b>	77 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$756,347
<b>Built /</b>	2004 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	6391 /	<b>Factor</b>	
<b>Business</b>	5191	<b>Cost</b>	\$756,347
<b>Area</b>		<b>Value</b>	

#### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	77C - CLUB-LODGE-HALL, AVERAGE	1	5,191	5,191	5,191	

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
2	01 -01	FOP - PORCH, OPEN FINISHED	1	233	233	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	72	72	N/A	
4	01 -01	FOP - PORCH, OPEN FINISHED	1	797	797	N/A	
5	01 -01	FOP - PORCH, OPEN FINISHED	1	98	98	N/A	
					6,391	5,191	

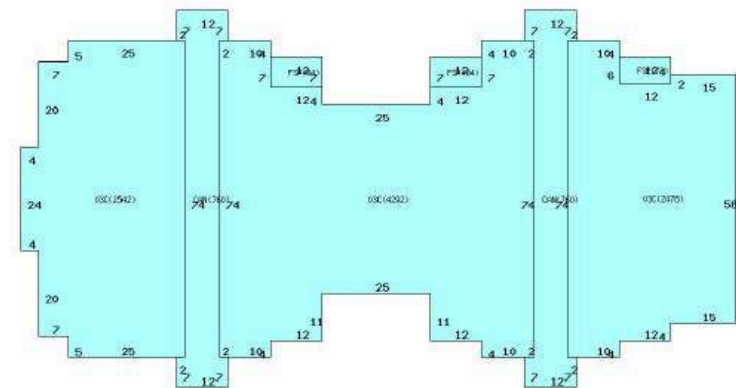


#### Card (Bldg) #6

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$4,158,859
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,160,731
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	33216 /	<b>Factor</b>	
<b>Business</b>	27936	<b>Cost</b>	\$3,160,731
<b>Area</b>		<b>Value</b>	

#### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	4,292	12,876	12,876	
2	01 -03	CAN - CANOPY	3	760	2,280	N/A	
3	01 -03	03C - APARTMENT, AVERAGE	3	2,478	7,434	7,434	
4	01 -03	CAN - CANOPY	3	760	2,280	N/A	
5	01 -03	03C - APARTMENT, AVERAGE	3	2,542	7,626	7,626	
6	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
7	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
8	01 -03	FSP - PORCH, SCREENED FINISHED	3	72	216	N/A	
					33,216	27,936	

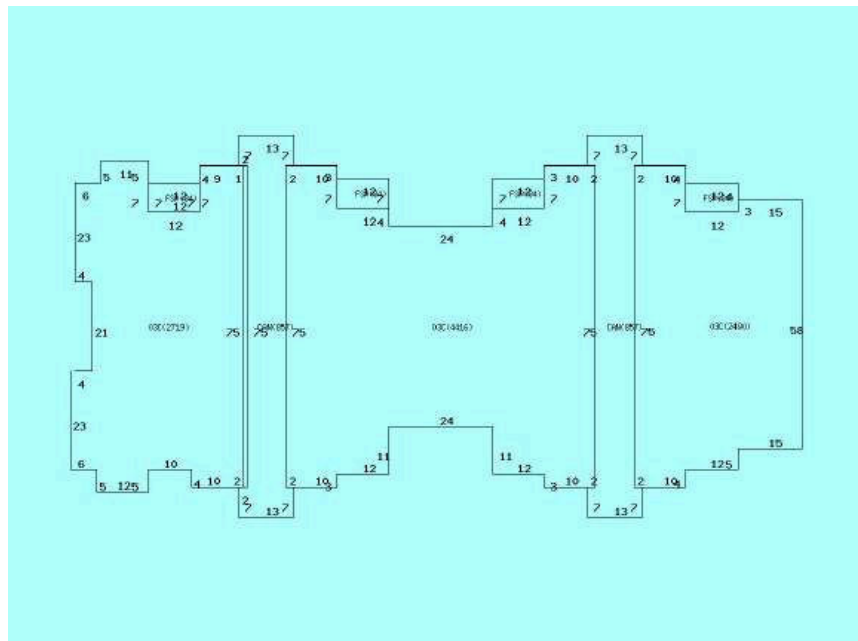


### Card (Bldg) #7

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$4,335,169
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,294,729
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	35025 /	<b>Factor</b>	
<b>Business</b>	28875	<b>Cost</b>	\$3,294,729
<b>Area</b>		<b>Value</b>	

# Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	2,719	8,157	8,157	
2	01 -03	03C - APARTMENT, AVERAGE	3	4,416	13,248	13,248	
3	01 -03	03C - APARTMENT, AVERAGE	3	2,490	7,470	7,470	
4	01 -03	CAN - CANOPY	3	857	2,571	N/A	
5	01 -03	CAN - CANOPY	3	857	2,571	N/A	
6	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
7	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
8	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
9	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
					35,025	28,875	



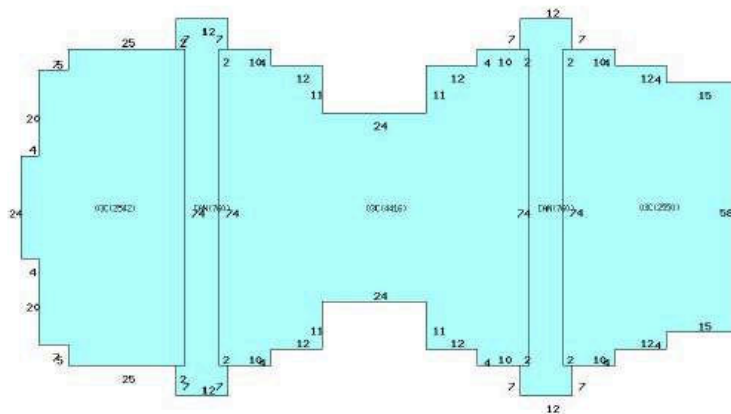
## Card (Bldg) #8

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$4,184,357
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,180,110
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	

<b>Total /</b>	33084 /	<b>Factor</b>	
<b>Business</b>	28524	<b>Cost</b>	\$3,180,110
<b>Area</b>		<b>Value</b>	

#### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	4,416	13,248	13,248	
2	01 -03	03C - APARTMENT, AVERAGE	3	2,550	7,650	7,650	
3	01 -03	03C - APARTMENT, AVERAGE	3	2,542	7,626	7,626	
4	01 -03	CAN - CANOPY	3	760	2,280	N/A	
5	01 -03	CAN - CANOPY	3	760	2,280	N/A	
					33,084	28,524	



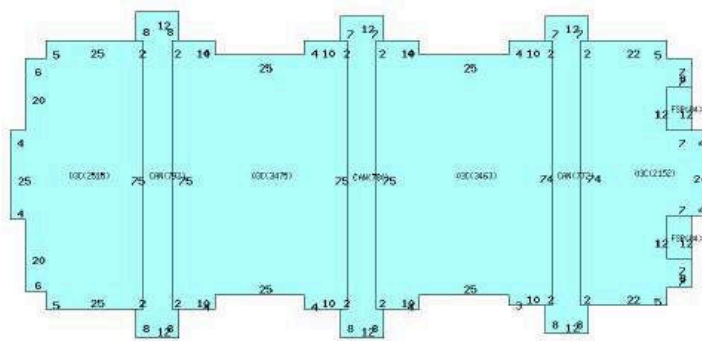
#### Card (Bldg) #9

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$5,156,796
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,919,165
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	42351 /	<b>Factor</b>	
<b>Business</b>	34815	<b>Cost</b>	\$3,919,165
<b>Area</b>		<b>Value</b>	

#### Summary of Commercial Sections Data



Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	2,515	7,545	7,545	
2	01 -03	03C - APARTMENT, AVERAGE	3	3,475	10,425	10,425	
3	01 -03	03C - APARTMENT, AVERAGE	3	3,463	10,389	10,389	
4	01 -03	03C - APARTMENT, AVERAGE	3	2,152	6,456	6,456	
5	01 -03	CAN - CANOPY	3	792	2,376	N/A	
6	01 -03	CAN - CANOPY	3	780	2,340	N/A	
7	01 -03	CAN - CANOPY	3	772	2,316	N/A	
8	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
9	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
					42,351	34,815	



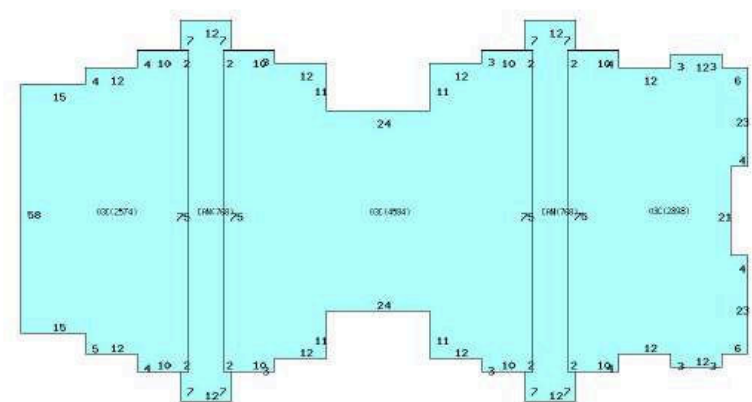
#### Card (Bldg) #10

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$4,385,776
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,333,190
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	34776 /	<b>Factor</b>	
<b>Business</b>	30168		

<b>Area</b>	<b>Cost Value</b>	\$3,333,190
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Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	2,574	7,722	7,722	
2	01 -03	03C - APARTMENT, AVERAGE	3	4,584	13,752	13,752	
3	01 -03	03C - APARTMENT, AVERAGE	3	2,898	8,694	8,694	
4	01 -03	CAN - CANOPY	3	768	2,304	N/A	
5	01 -03	CAN - CANOPY	3	768	2,304	N/A	
					34,776	30,168	

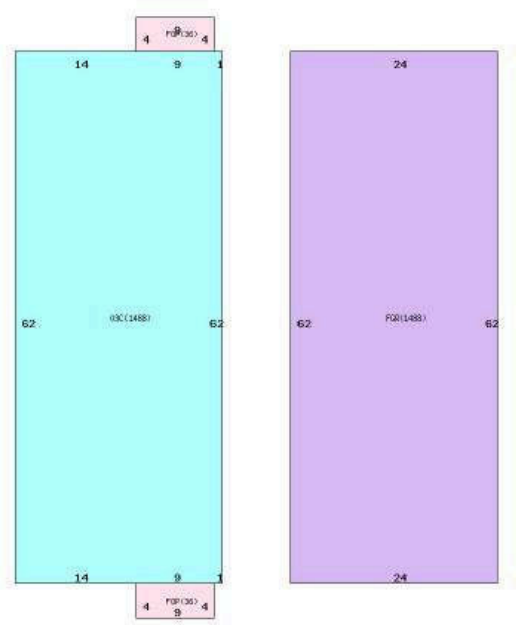


Card (Bldg) #11

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business Area</b>	1488	<b>Cost Value</b>	\$228,664

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	
					3,048	1,488	



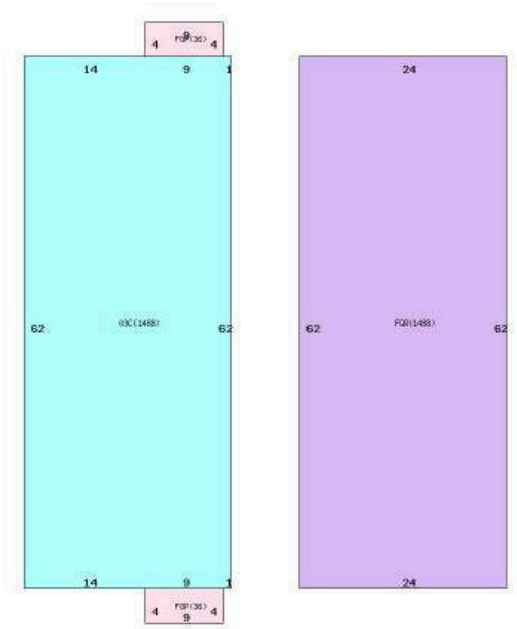
Card (Bldg) #12

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business Area</b>	1488	<b>Cost Value</b>	\$228,664

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	
					3,048	1,488	



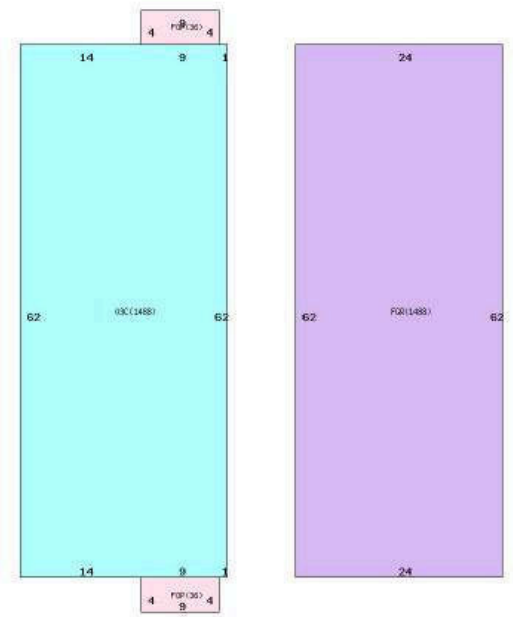
### Card (Bldg) #13

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business Area</b>	1488	<b>Cost Value</b>	\$228,664

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	
					3,048	1,488	



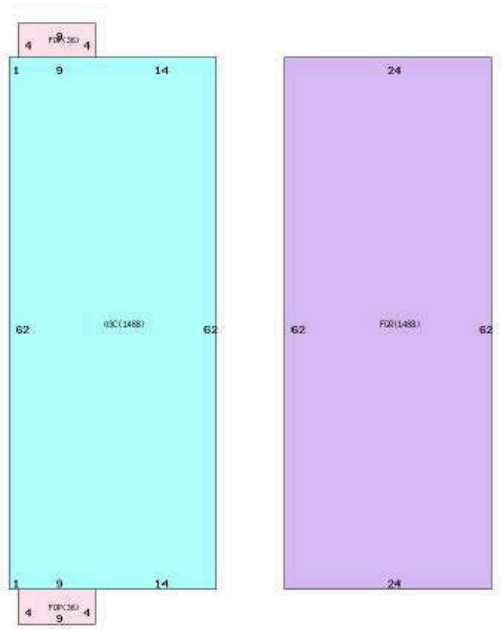
#### Card (Bldg) #14

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business</b>	1488	<b>Cost</b>	\$228,664
<b>Area</b>		<b>Value</b>	

#### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
					3,048	1,488	

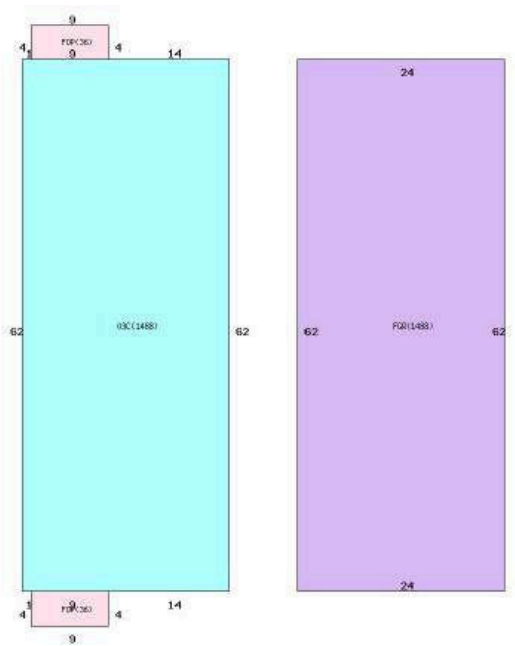


#### Card (Bldg) #15

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business</b>	1488	<b>Cost</b>	\$228,664
<b>Area</b>		<b>Value</b>	

#### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	
					3,048	1,488	

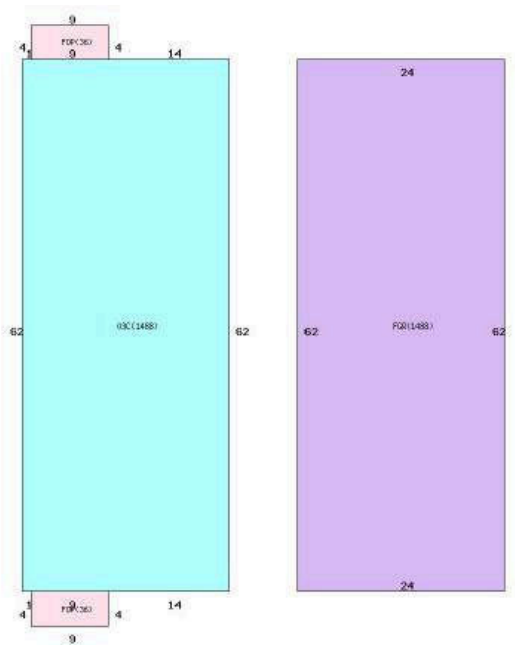


### Card (Bldg) #16

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business</b>	1488	<b>Cost</b>	\$228,664
<b>Area</b>		<b>Value</b>	

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	
					3,048	1,488	



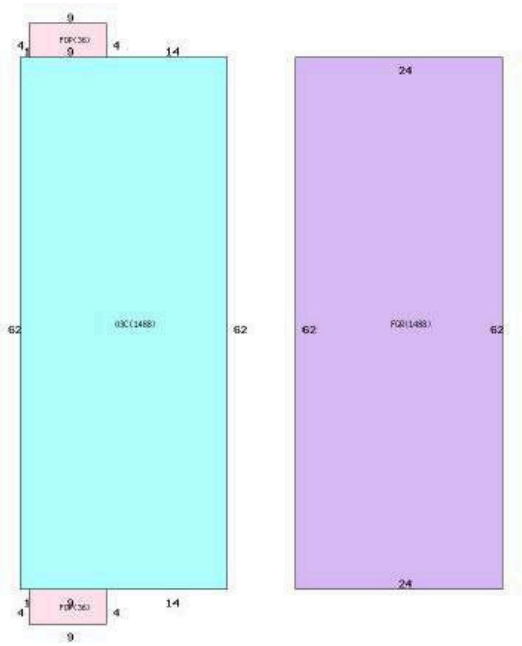
### Card (Bldg) #17

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business</b>	1488	<b>Cost</b>	\$228,664
<b>Area</b>		<b>Value</b>	

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	
					3,048	1,488	



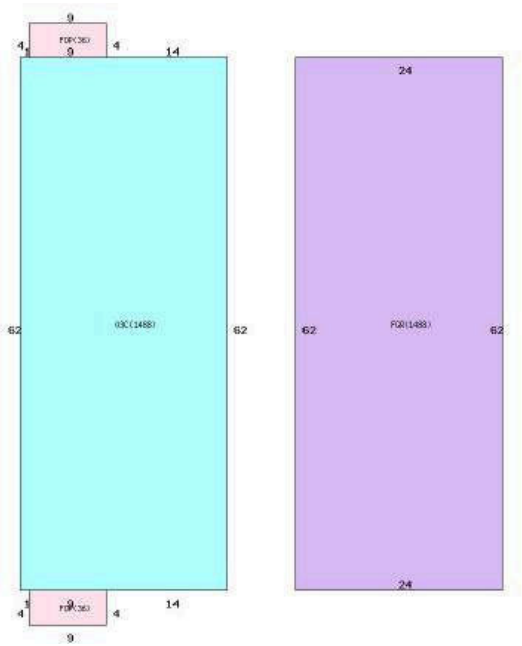


Card (Bldg) #18

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$300,874
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$228,664
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	3048 /	<b>Factor</b>	
<b>Business</b>	1488	<b>Cost</b>	\$228,664
<b>Area</b>		<b>Value</b>	

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	03C - APARTMENT, AVERAGE	1	1,488	1,488	1,488	
2	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	36	36	N/A	
4	01 -01	FGR - FINISHED GARAGE	1	1,488	1,488	N/A	
					3,048	1,488	

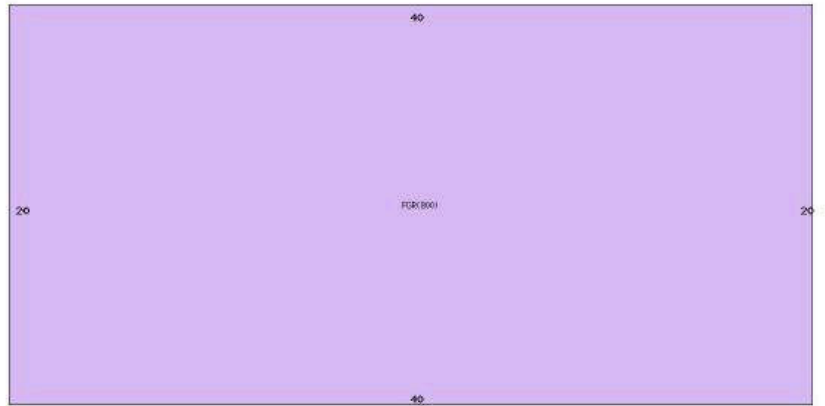


Card (Bldg) #19

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$112,813
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$85,738
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	800 / 0	<b>Factor</b>	
<b>Business</b>		<b>Cost</b>	\$85,738
<b>Area</b>		<b>Value</b>	

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	FGR - FINISHED GARAGE	1	800	800	800	
					800	800	



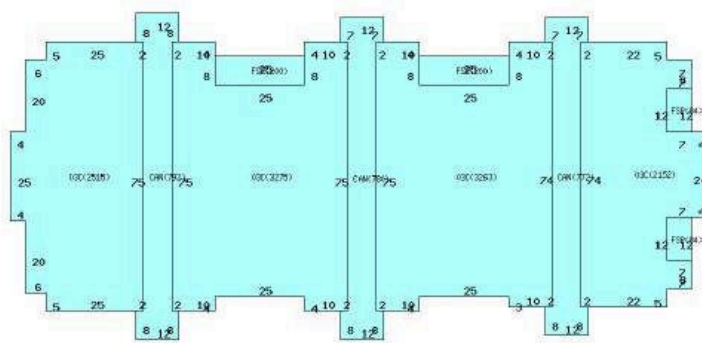
### Card (Bldg) #20

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$5,108,062
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,882,127
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	42351 /	<b>Factor</b>	
<b>Business</b>	33615	<b>Cost</b>	\$3,882,127
<b>Area</b>		<b>Value</b>	

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	2,515	7,545	7,545	
2	01 -03	03C - APARTMENT, AVERAGE	3	3,275	9,825	9,825	
3	01 -03	03C - APARTMENT, AVERAGE	3	3,263	9,789	9,789	
4	01 -03	03C - APARTMENT, AVERAGE	3	2,152	6,456	6,456	
5	01 -03	CAN - CANOPY	3	792	2,376	N/A	
6	01 -03	CAN - CANOPY	3	780	2,340	N/A	
7	01 -03	CAN - CANOPY	3	772	2,316	N/A	
8	01 -03	FSP - PORCH, SCREENED FINISHED	3	200	600	N/A	
9	01 -03	FSP - PORCH, SCREENED FINISHED	3	200	600	N/A	

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
10	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
11	01 -03	FSP - PORCH, SCREENED FINISHED	3	84	252	N/A	
					42,351	33,615	



#### Card (Bldg) #21

<b>Structure</b>	D - Wood,	<b>Base RCN</b>	\$5,163,615
<b>Code:</b>	Open Steel	<b>Percent</b>	76 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	400	<b>Total</b>	\$3,924,348
<b>Built /</b>	2006 /	<b>RCNLD</b>	
<b>Effective</b>	2008	<b>Market</b>	1
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	42843 /	<b>Factor</b>	
<b>Business</b>	34074	<b>Cost</b>	\$3,924,348
<b>Area</b>		<b>Value</b>	

#### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -03	03C - APARTMENT, AVERAGE	3	2,281	6,843	6,843	
2	01 -03	03C - APARTMENT, AVERAGE	3	3,275	9,825	9,825	
3	01 -03	03C - APARTMENT, AVERAGE	3	3,283	9,849	9,849	

#	Type	Year	Area	Units	L x W	Depreciated Value
1	POL-POOL, COMMERCIAL	2004	1,890	1	70 x 27	\$54,806
2	UOP-PORCH, OPEN UNFINISHED	2004	144	1	12 x 12	\$1,093

3	PVA-PAVING ASPHALT	2004	77,131	1		\$37,640
4	PVC-PAVING CONCRETE	2004	41,412	1		\$91,040
5	WFN-FENCE, WOOD	2004	1,324	1		\$8,328
6	FRG-GARAGE, FINISHED RESIDENTIAL	2004	1,449	1	69 x 21	\$49,752
7	FRG-GARAGE, FINISHED RESIDENTIAL	2004	1,449	1	69 x 21	\$49,752
8	FRG-GARAGE, FINISHED RESIDENTIAL	2004	966	1	46 x 21	\$33,168
9	FRG-GARAGE, FINISHED RESIDENTIAL	2004	966	1	46 x 21	\$33,168
10	PFL-LIGHT, PARKING LOT	2004	1	8		\$1,401
11	UOP-PORCH, OPEN UNFINISHED	2004	144	1	12 x 12	\$1,093
12	BWL-FENCE, WALL, BLOCK	2004	361	1		\$6,864
13	DOC-DOCK, BOAT	2004	715	1		\$7,133
14	RTN-FENCE, WALL RETAINING	2004	2,100	1		\$25,362
15	FRG-GARAGE, FINISHED RESIDENTIAL	2006	966	1	46 x 21	\$34,747
16	FRG-GARAGE, FINISHED RESIDENTIAL	2006	1,449	1	69 x 21	\$52,121
17	FRG-GARAGE, FINISHED RESIDENTIAL	2006	1,449	1	69 x 21	\$52,121
18	FRG-GARAGE, FINISHED RESIDENTIAL	2006	966	1	46 x 21	\$34,747
19	FRG-GARAGE, FINISHED RESIDENTIAL	2006	966	1	46 x 21	\$34,747
20	FRG-GARAGE, FINISHED RESIDENTIAL	2006	966	1	46 x 21	\$34,747
21	FRG-GARAGE, FINISHED RESIDENTIAL	2006	966	1	46 x 21	\$34,747
22	FRG-GARAGE, FINISHED RESIDENTIAL	2006	966	1	46 x 21	\$34,747
23	FEN-FENCE CHAIN LINK	2020	60	1		\$764

**Total Miscellaneous Value:** \$714,088

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7101 / 0397	<a href="#">2015058614</a>	03/27/2015	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$30,345,000
6885 / 2686	<a href="#">2013141062</a>	07/23/2013	CT-CERTIFICATE OF TITLE	UNQUALIFIED	IMPROVED	\$100
5170 / 1073	<a href="#">2003238049</a>	09/12/2003	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$1,600,000

## Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
LOT 1 GRANDEVILLE AT SAXON MB 49 PGS 191 THRU 194 INC PER OR 5170 PG 1073 PER OR 6885 PG 2686 PER OR 7101 PG 0397	014	18 - 30 - 23	17 - 00 - 0010	05-JUN-03

## Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
03/26/2025	MECC-03-25-27599	INSTALL 2.5TON COMPLETE SYSTEM, LIKE FOR LIKE IN BLDG 10 APT 121	\$3,670
03/26/2025	PLMC-03-25-27596	REPLACED 40 GAL ELECTRIC WATER HEATER IN UNIT 11-314, LIKE FOR LIKE	\$1,200
03/26/2025	PLMC-03-25-27595	REPLACED 40 GAL ELECTRIC WATER HEATER IN UNIT 11-119, LIKE FOR LIKE	\$1,200
03/26/2025	PLMC-03-25-27594	REPLACED 40 GAL ELECTRIC WATER HEATER IN UNIT 11-114, LIKE FOR LIKE	\$1,100
03/26/2025	PLMC-03-25-27593	REPLACED 40 GAL ELECTRIC WATER HEATER IN UNIT 6-314, LIKE FOR LIKE	\$1,100
03/26/2025	MECC-03-25-27600	INSTALL 2.5TON COMPLETE SYSTEM, LIKE FOR LIKE IN BLDG 1 APT 117	\$3,585
03/26/2025	MECC-03-25-27597	INSTALL 2.5TON COMPLETE SYSTEM, LIKE FOR LIKE IN BLDG 19 APT 211	\$3,585
03/26/2025	MECC-03-25-27598	INSTALL 2.5TON COMPLETE SYSTEM, LIKE FOR LIKE IN BLDG 4 APT 313	\$3,670
02/27/2025	MECC-11-24-27265	INSTALL 2.5T COMPLETE SYSTEM LIKE FOR LIKE IN BLDG 2 APT 215	\$3,585
02/27/2025	PLMC-11-24-27264	REPLACE 40 GALLON ELECTRIC WATER HEATER LIKE FOR LIKE IN UNIT 17-216	\$1,100
01/15/2025	MECC-01-25-27428	INSTALL 2.5T COMPLETE SYSTEM, LIKE FOR LIKE IN BLDG 9 APT 110 -BLDG 9 APT 110	\$3,585
01/15/2025	MECC-01-25-27423	HVAC REPLACEMENT LIKE FOR LIKE BLDG 16 APT 121	\$3,585
01/15/2025	MECC-01-25-27421	HVAC REPLACEMENT LIKE FOR LIKE BLDG 11 APT 120	\$3,585
01/15/2025	MECC-01-25-27420	HVAC REPLACEMENT LIKE FOR LIKE BLDG 10 APT 314	\$3,250
11/25/2024	MECC-09-24-27132	INSTALL 2.5T COMPLETE SYSTEM LIKE FOR LIKE IN BLDG 6 APT 114	\$3,585
11/08/2024	PLMC-11-24-27229	REPLACE 40 GALLON ELECTRIC WATER HEATER IN UNIT 4-115, LIKE FOR LIKE	\$1,100
10/25/2024	MECC-09-24-27131	INSTALL 1.5T COMPLETE SYSTEM LIKE FOR LIKE IN BLDG 16 APT 314	\$3,250
10/25/2024	MECC-09-24-27130	INSTALL 1.5T COMPLETE SYSTEM LIKE FOR LIKE IN - BLDG 15 APT 210	\$3,250
10/25/2024	MECC-09-24-27129	INSTALL 2.5T COMPLETE SYSTEM LIKE FOR LIKE IN - BLDG 17 APT 315	\$3,585
08/23/2024	PLMC-05-24-26797	REPLACE 40 GALLON ELECTRIC WATER HEATER IN UNIT 2-110 LIKE FOR LIKE	\$1,100

08/23/2024	MECC-05-24-26724	INSTALL 2.5 TON COMPLETE SYSTEM LIKE FOR LIKE IN BUILDING 4 APT 314.	\$3,585
05/01/2024	MECC-04-24-26663	BUILDING 19 APT 115 - INSTALL 2.5 TON COMPLETE SYSTEM, LIKE FOR LIKE	\$3,585
05/01/2024	PLMC-04-24-26669	BLDG 6 APT 216 REPLACE 40 GALLON ELECTRIC WATER HEATER	\$1,150
05/01/2024	MECC-04-24-26664	BUILDING 6 APT 216 - INSTALL 2.5 TON COMPLETE SYSTEM, LIKE FOR LIKE	\$3,585
03/01/2024	PLMC-02-24-26483	REPLACE 40 GALLON ELECTRIC WATER HEATER IN UNIT 7-211, LIKE FOR LIKE	\$1,100
02/29/2024	MECC-02-24-26495	INSTALL 2.5T COMPLETE SYSTEM, LIKE FOR LIKE BLDG 10, APT 111	\$3,585
02/29/2024	MECC-02-24-26496	INSTALL 1.5T HVAC COMPLETE SYSTEM, LIKE FOR LIKE IN BLDG 5 APT 210	\$3,250
02/29/2024	PLMC-02-24-26484	REPLACE 40 GALLON ELECTRIC WATER HEATER IN UNIT 2-217, LIKE FOR LIKE	\$1,100
02/29/2024	PLMC-02-24-26482	REPLACE 30 GALLON ELECTRIC WATER HEATER IN UNIT 10-211, LIKE FOR LIKE	\$1,100
02/29/2024	PLMC-02-24-26481	REPLACE 30 GALLON ELECTRIC WATER HEATER IN UNIT 10-116, LIKE FOR LIKE	\$1,100
01/31/2024	MECC-01-24-26453	INSTALL 2.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 10 APT 211	\$3,485
01/31/2024	MECC-01-24-26461	INSTALL 1.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 10 APT 318	\$3,150
01/31/2024	MECC-01-24-26460	INSTALL 2.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 2 APT 314	\$3,485
01/31/2024	MECC-01-24-26459	INSTALL 2.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLDG 17 APT 214	\$3,485
01/31/2024	MECC-01-24-26455	INSTALL 2.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 2 APT 314	\$3,485
01/31/2024	MECC-01-24-26456	INSTALL 1.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 11 APT 316	\$3,150
01/31/2024	MECC-01-24-26457	INSTALL 2.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 11 APT 321	\$3,485
01/31/2024	MECC-01-24-26452	INSTALL 2.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 2 APT 314	\$3,485
01/31/2024	MECC-01-24-26458	INSTALL 2.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLDG 6 APT 215	\$3,485
01/31/2024	MECC-01-24-26454	INSTALL 1.5T COMPLETE AC SYSTEM LIKE FOR LIKE, BLD 10 APT 316	\$3,150
05/22/2023	PLMC-05-23-25525	REPLACE 40 GALLON ELECTRIC WATER HEATER, UNIT 4-310, LIKE FOR LIKE	\$1,000
05/22/2023	PLMC-05-23-25524	REPLACE 40 GALLON ELECTRIC WATER HEATER, UNIT 6-115, LIKE FOR LIKE	\$1,100
05/22/2023	MECC-05-23-25515	HAVC - INSTALL 2.5T COMPLETE SYSTEM CHANGE - OUT, LIKE FOR LIKE 17-312	\$3,485
05/22/2023	MECC-05-23-25516	HVAC - INSTALL 1.5T COMPLETE SYSTEM, LIKE FOR LIKE 10-317	\$3,150
05/22/2023	MECC-05-23-25517	HVAC INSTALL 1.5T COMPLETE SYSTEM CHANGE OUT, LIKE FOR LIKE -13-210	\$3,150
05/22/2023	PLMC-05-23-25527	REPLACE 40 GALLON ELECTRIC WATER HEATER, UNIT 18-316, LIKE FOR LIKE	\$1,000
05/22/2023	PLMC-05-23-25526	REPLACE 40 GALLON ELECTRIC WATER HEATER, UNIT 12-210, LIKE FOR LIKE	\$1,100
05/22/2023	PLMC-05-23-25519	REPLACE 40 GALLON ELECTRIC WATER HEATER, UNIT 3-211, LIKE FOR LIKE	\$1,100



03/16/2023	PLMC-03-23-25287	REPLACE 40 GALLON ELECTRIC WATER HEATER IN UNIT 9-111 LIKE FOR LIKE	\$1,000
03/16/2023	MECC-03-23-25284	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 19-116 LIKE FOR LIKE.	\$3,485
03/16/2023	PLMC-03-23-25285	REPLACE 40 GALLON ELECTRIC WATER HEATER IN UNIT 19-311 LIKE FOR LIKE	\$1,000
03/10/2023	MECC-03-23-25261	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN BLDG 9, APT 217. LIKE FOR LIKE	\$3,485
12/28/2022	MECC-12-22-25056	RESIDENTIAL HVAC REPLACEMENT 2.5 TON - 2598 GRANDE VALLEY BLVD	\$3,035
12/27/2022	MECC-11-22-24964	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN BLDG 4 APT 113, LIKE FOR LIKE - B4 APT 113	\$2,895
12/27/2022	MECC-11-22-24962	INSTALL 2.5 TON COMPLETE HVAC SYSTEM BLDG 2 APT 317 LIKE FOR LIKE	\$2,895
09/02/2022	PLMC-08-22-24602	REPLACE 40 GAL WATER HEATER IN UNIT 1-210, LIKE FOR LIKE	\$1,100
07/28/2022	PLMC-06-22-24448	REPLACE 40 GALLON ELECTRICAL WATER HEATER IN UNIT 4- 211, LIKE FOR LIKE	\$1,000
07/28/2022	PLMC-06-22-24446	REPLACE 40 GALLON ELECTRICAL WATER HEATER IN UNIT 4- 116, LIKE FOR LIKE	\$1,000
07/28/2022	MECC-06-22-24445	INSTALL (3) TON COMPLETE HVAC SYSTEM IN BLDG 18, APT 317 LIKE FOR LIKE	\$3,045
05/26/2022	MECC-05-22-24253	BLDG 19 APT 313 HVAC, INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN BLDG, LIKE FOR LIKE	\$2,895
05/26/2022	PLMC-05-22-24262	REPLACE 40 GALLON ELECTRIC WATER HEATER. UNIT 2-114, LIKE FOR LIKE	\$1,000
05/26/2022	MECC-05-22-24261	HVAC, INSTALL 2.5 TON SYSTEM IN BLDG 4 APT 114, LIKE FOR LIKE	\$2,895
05/04/2022	MECC-04-22-24179	HVAC 2.5 TON COMPLETE SYSTEM IN BLDG 4. APT 211, LIKE FOR LIKE.	\$2,895
05/04/2022	MECC-04-22-24180	HVAC 1.5 TON COMPLETE SYSTEM IN BLDG 16 APT 213, LIKE FOR LIKE	\$2,700
04/22/2022	MECC-04-22-24127	INSTALL (3) TON COMPLETE HVAC SYSTEM IN BLDG 2 APT 117 LIKE FOR LIKE	\$3,045
04/22/2022	MECC-04-22-24124	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN BLDG 9 APT 315 LIKE FOR LIKE	\$2,895
04/22/2022	PLMC-04-22-24125	REPLACE 40 GALLON ELECTRIC WATER HEATER - UNIT 10-119, LIKE FOR LIKE	\$1,000
03/28/2022	MECC-03-22-24046	INSTALL 1.5 TON COMPLETE HVAC SYSTEM IN APT 11-113 LIKE FOR LIKE	\$2,700
03/25/2022	MECR-02-22-23909	INSTALL HVAC 2.5 TON COMPLETE HVAC SYSTEM IN APT 18- 316, LIKE FOR LIKE	\$2,400
03/11/2022	MECC-01-22-23721	HVAC REPLACEMENT; UNITS 101-103, 201-204; 3T	\$2,000
03/08/2022	PLMC-02-22-23910	REPLACE (40) GALLON ELECTRIC WATER HEATER IN UNIT 10- 221, LIKE FOR LIKE	\$1,100
03/08/2022	MECC-03-22-23950	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 2-211. LIKE FOR LIKE	\$2,895
03/03/2022	MECC-03-22-23933	HVAC CHANGE OUT - INSTALL 2.5 TON COMPLETE SYSTEM IN APT 18-215 LIKE FOR LIKE	\$2,895
02/22/2022	MECC-02-22-23906	BLDG #12 HVAC REPLACEMENT MULTI UNITS; #104, 201, #204, #103, #102; 3 TONS 14.5 SEER	\$2,000
02/16/2022	MECC-02-22-23908	BLDG #14 HVAC REPLACEMENT MULTI UNITS; CHANGE OUT 2 TONS - #101, #207, #208; CHANGE OUT 2.5 TONS - #203, #204, #105, #205, #106, #206, #107	\$2,000
02/16/2022	MECR-02-22-23851	HVAC INSTALL 2.5 T COMPLETE HVAC SYSTEM IN APT 2-216, LIKE FOR LIKE	\$2,860

02/16/2022	MECC-02-22-23851	HVAC INSTALL 2.5T COMPLETE HVAC SYSTEM IN APT 2-216, LIKE FOR LIKE	\$2,860
02/07/2022	MECC-02-22-23839	HVAC REPLACEMENT, APT 17-110	\$2,960
02/02/2022	MECC-02-22-23907	BLDG #13 HVAC REPLACEMENT MULTI UNITS; #101, #102, #202, #203, #104, #105, #206, #107, #207, #108, #208; 2.5 TONS	\$2,000
11/30/2021	11-21-23549	INSTALL 1.5 TON COMPLETE HVAC SYSTEM IN APT 11-112, LIKE FOR LIKE	\$2,258
11/30/2021	11-21-23547	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 2-116 LIKE FOR LIKE.	\$2,458
11/30/2021	11-21-23550	REMOVE AND REPLACE 40 GALLON ELECTRIC WATER HEATER IN APT 2-210, LIKE FOR LIKE	\$900
11/30/2021	11-21-23548	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 10-316 LIKE FOR LIKE	\$2,458
09/20/2021	09-21-23297	REPLACE 40 GALLON WATER HEATER - 723 MORRISSEY DR	\$900
09/08/2021	09-21-23230	HVAC REPLACEMENT 2.5 TON - 2595 GRANDE VALLEY	\$2,400
09/08/2021	09-21-23231	HVAC CHANGE OUT 2.5 TON - 2658 GRANDE ISLE DR	\$2,400
09/08/2021	09-21-23232	HVAC REPLACEMENT 2.5 TON - 755 MORRISEY DR	\$2,400
09/08/2021	09-21-23235	HVAC REPLACEMENT 2.5 TON	\$2,400
09/08/2021	09-21-23236	WATER HEATER REPLACEMENT - 2656 CORBY DR	\$900
09/08/2021	09-21-23234	HVAC REPLACEMENT 2.5 TON	\$2,400
08/27/2021	08-21-23210	INSTALL 1.5 TON COMPLETE HVAC SYSTEM IN APT 16-216, LIKE FOR LIKE - 2595 GRANDE VALLEY BLVD	\$2,258
08/04/2021	08-21-23131	REPLACE EXISTING HEATPUMP WITH (3) TON RUUD 14 SEER HEATPUMP	\$5,165
08/02/2021	07-21-23025	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 18-212 LIKE FOR LIKE - 2658 GRANDE ISLE DR	\$2,400
08/02/2021	07-21-23028	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 10-320 LIKE FOR LIKE - 723 MORRISSEY DR	\$2,400
08/02/2021	07-21-23027	INSTALL 1.5 TON COMPLET HVAC SYSTEM IN APT 10-213 LIKE FOR LIKE	\$2,100
08/02/2021	07-21-23026	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 1-313 LIKE FOR LIKE.	\$2,400
06/30/2021	06-21-22947	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 11-220 LIKE FOR LIKE	\$2,400
06/30/2021	06-21-22950	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 16-210 LIKE FOR LIKE	\$2,400
06/30/2021	06-21-22949	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 16-212 LIKE FOR LIKE	\$2,400
06/30/2021	06-21-22948	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 16-111 LIKE FOR LIKE	\$2,400
06/04/2021	05-21-22831	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 4-214 LIKE FOR LIKE	\$2,400
06/04/2021	05-21-22830	INSTALL 1.5 TON COMPLETE HVAC SYSTEM IN APT 12-210 LIKE FOR LIKE	\$2,200
06/04/2021	05-21-22829	REMOVE AND REPLACE 40 GALLON ELECTRIC WATER HEATER IN UNIT 10-320 LIKE FOR LIKE	\$900
06/04/2021	05-21-22828	REMOVE AND REPLACE 40 GALLON WATER HEATER IN UNIT 17-211 LIKE FOR LIKE	\$900
04/21/2021	04-21-22548	APT 17-111 REMOVE AND REPLACE 40 GALLON ELECTRIC WATER HEATER LIKE FOR LIKE.	\$900
04/21/2021	04-21-22569	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 6-315 LIKE FOR LIKE.	\$2,400
04/21/2021	04-21-22570	INSTAL 2.5 TON COMPLETE HVAC SYSTEM IN APT 1-311 LIKE FOR LIKE.	\$2,400

04/21/2021	04-21-22573	INSTALL 2.5 TON COMPLETE HVAC SYSTEM IN APT 4-312 LIKE FOR LIKE.	\$2,400
03/17/2021	03-21-22394	WATER HEATER REPLACEMENT -2678 CORBY DR	\$950
03/17/2021	03-21-22396	HVAC REPLACEMENT - 2595 GRANDE VALLEY BLVD	\$2,200
03/17/2021	03-21-22397	HVAC REPLACEMENT - 2573 GRANDE VALLEY BLVD	\$2,258
03/17/2021	03-21-22398	HVAC REPLACEMENT - 755 MORRISSEY DR	\$2,400
12/14/2020	MECC-12-20- 22007	HVAC CHANGE OUT - 2595 GRANDE VALLEY BLVD	\$2,258
12/14/2020	MECC-12-20- 22006	HVAC CHANGE OUT - 2595 GRANDE VALLEY BLVD	\$2,258
12/07/2020	MECC-10-20- 21682	HVAC CHANGE OUT- 741 SAXON BLVD	\$2,300
11/19/2020	MECC-11-20- 21863	HVAC CHANGE OUT	\$2,400
11/19/2020	PLMC-11-20- 21888	WATER HEATER - BLDG 10-121	\$850
10/16/2020	MECC-10-20- 21679	HVAC CHANGE OUT	\$2,300
10/14/2020	MECC-10-20- 21680	HVAC CHANGE OUT	\$2,300
10/14/2020	MECC-10-20- 21678	HVAC CHANGE OUT	\$2,400
10/14/2020	MECC-10-20- 21677	HVAC CHANGE OUT	\$2,200
10/14/2020	MECC-10-20- 21676	HVAC CHANGE OUT	\$2,400
10/14/2020	MECC-10-20- 21681	HVAC CHANGE OUT	\$2,300
09/10/2020	MECC-08-20- 21432	HVAC CHANGE OUT	\$2,300
07/28/2020	MECC-07-20- 21243	HVAC CHANGE OUT 741 SAXON BLVD 9-212	\$2,300
07/28/2020	MECC-07-20- 21248	HVAC CHANGE OUT 741 SAXON BLVD, 4- 210	\$2,300
07/28/2020	MECC-07-20- 21247	HVAC CHANGE OUT 741 SAXON BLVD, 11 - 115	\$2,300
07/17/2020	PLMR-07-21137	WATER HEATER	\$850
06/30/2020	MECC-06-20- 21028	INSTALL (2) TON COMPLETE HVAC SYSTEM IN APT 16-318 LIKE FOR LIKE.	\$2,300
06/12/2020	ELEC-06-20-20995	REPAIR MAIN SERVICE 2658 GRANDE ISLE DR	\$2,000
08/29/2019	08-19-19937	INSTALL 60' OF 4' HIGH BLACK CHAIN LINK FENCE	\$1,179
11/09/2010	11-10-7836	REPAIR	\$2,100
04/29/2005	03720505B		\$14,000
11/18/2004	20041008100	COUNTY UTILITIES	\$0
11/18/2004	20041011012	COUNTY UTILITIES	\$0
11/18/2004	20041008080	COUNTY UTILITIES	\$0
11/18/2004	20041008081	COUNTY UTILITIES	\$0
11/18/2004	20041008082	COUNTY UTILITIES	\$0
11/18/2004	20041008083	COUNTY UTILITIES	\$0
11/18/2004	20041008084	COUNTY UTILITIES	\$0
11/18/2004	20041008085	COUNTY UTILITIES	\$0
11/18/2004	20041008102	COUNTY UTILITIES	\$0
11/18/2004	20041008103	COUNTY UTILITIES	\$0
11/18/2004	20041008104	COUNTY UTILITIES	\$0
11/18/2004	20041008106	COUNTY UTILITIES	\$0

11/18/2004	20041008107	COUNTY UTILITIES	\$0
11/18/2004	20041008108	COUNTY UTILITIES	\$0
11/18/2004	20041011013	COUNTY UTILITIES	\$0
11/18/2004	20041008101	COUNTY UTILITIES	\$0
11/18/2004	20041008086	COUNTY UTILITIES	\$0
10/22/2004	20041011011	COUNTY UTILITIES	\$0
10/22/2004	20041008112	COUNTY UTILITIES	\$0
10/22/2004	20041008110	COUNTY UTILITIES	\$0
10/22/2004	20041008078	COUNTY UTILITIES	\$0
10/22/2004	20041008079	COUNTY UTILITIES	\$0
06/30/2004	20040628051	IMPACT CITY	\$0
06/30/2004	20040628072	IMPACT CITY	\$0
06/30/2004	20040628071	IMPACT CITY	\$0
06/29/2004	20040629045	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629044	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629043	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629041	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629040	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629039	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629037	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629036	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629035	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629034	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629015	IMPACT CITY APPLICATION	\$0
06/29/2004	20040629038	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628069	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628070	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628067	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628066	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628065	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628064	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628063	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628062	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628061	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628060	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628059	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628058	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628057	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628056	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628055	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628054	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628053	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628052	IMPACT CITY APPLICATION	\$0
06/28/2004	20040628068	IMPACT CITY APPLICATION	\$0

# **COMPOSITE EXHIBIT D**

This instrument prepared by and  
after recording return to:

Paul ("J.J.") Johnson, Jr., Esquire  
Johnson Real Estate Law, PA  
3660 Maguire Boulevard, Suite 102  
Orlando, Florida 32803

Parcel Identification Number: 23-18-30-00-00-0108

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

### **QUIT CLAIM DEED**

THIS **QUIT CLAIM DEED**, made and effective as of the 18 day of December, 2015, by **ENTERPRISE INVESTORS, LLC**, a Florida limited liability company, whose address is 630 South Maitland Avenue, Suite 100, Maitland, Florida 32751 (hereinafter referred to as "Grantor") to **TREEMONTE DECLARANT PROPERTY LLC** a Florida limited liability company, whose address is 630 South Maitland Avenue, Suite 100, Maitland, Florida 32751 (hereinafter referred to as "Grantee"):

*(Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Quit Claim Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)*

### **WITNESSETH**

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby remises, releases, and quitclaims unto Grantee all right, title, interest, claim and demand which Grantor has in and to the following described land situate in *Volusia* County, Florida, to-wit:


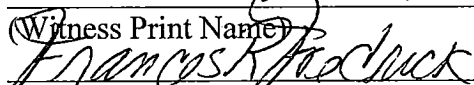
See **Exhibit "A"** attached hereto and incorporated herein


To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**ENTERPRISE INVESTORS, LLC,**  
a Florida limited liability company

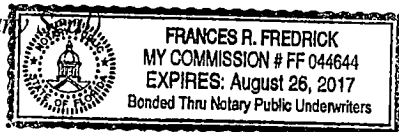
  
(Witness Signature)  
R. Lee Brewster  
(Witness Print Name)  
  
(Witness Signature)  
Frances R. Fredrick  
(Witness Print Name)

By:   
Ryan P. Stahl  
As its: Manager

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 18 day of December, 2015, by Ryan P. Stahl, as Manager of **ENTERPRISE INVESTORS, LLC**, a Florida limited liability company, on behalf of the company, who [☒] is personally known to me or [ ] has produced \_\_\_\_\_ as identification.

(Notary)



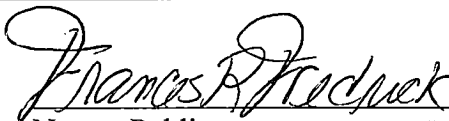
  
Notary Public Frances R. Fredrick  
Print Name: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_

EXHIBIT "A"  
DESCRIPTION

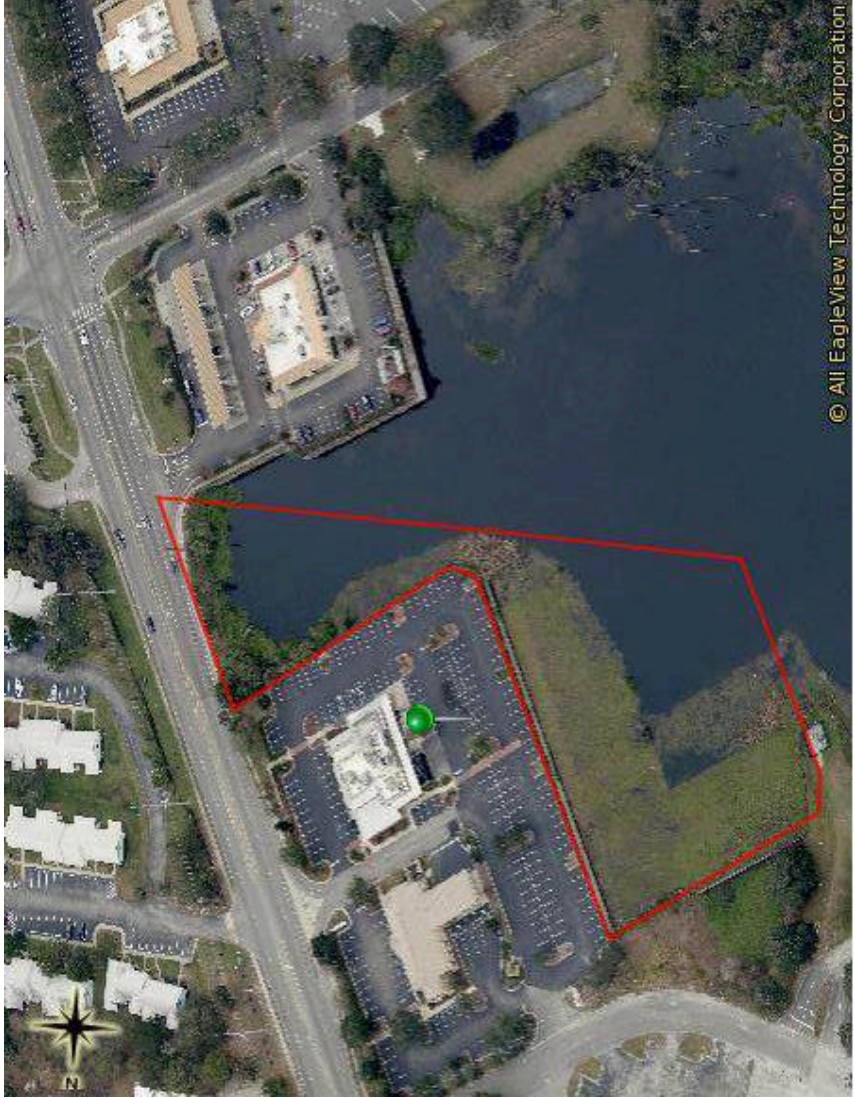
A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 23,  
TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE PLAT OF WAWA AT ORANGE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 157 THROUGH 158, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA; THENCE RUN S89°58'09"W ALONG THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID PLAT, A DISTANCE OF 265.45 FEET; THENCE RUN N30°15'21"W, A DISTANCE OF 214.32 FEET; THENCE RUN N00°58'24"W, A DISTANCE OF 51.71 FEET; THENCE RUN N62°07'59"E, A DISTANCE OF 164.68 FEET; THENCE RUN S73°35'10"E, A DISTANCE OF 11.78 FEET; THENCE RUN N59°53'00"E, A DISTANCE OF 94.91 FEET; THENCE RUN S30°07'00"E, A DISTANCE OF 365.34 FEET; THENCE RUN S80°11'47"E, A DISTANCE OF 33.96 FEET; THENCE RUN N59°53'00"E, A DISTANCE OF 309.04 FEET TO THE WESTERLY RIGHT OF WAY OF ENTERPRISE ROAD; THENCE RUN S30°07'00"E ALONG SAID WESTERLY RIGHT OF WAY LINE OF ENTERPRISE ROAD, A DISTANCE OF 220.74 FEET; THENCE RUN S89°58'09"W ALONG THE AFORESAID NORTH LINE OF THE PLAT OF WAWA AT ORANGE CITY AND ITS EASTERLY EXTENSION, A DISTANCE OF 459.48 FEET TO THE POINT OF BEGINNING.

SITE CONTAINING 139,735 SQUARE FEET OR 3.208 ACRES, MORE OR LESS.



# TREEMONTE DECLARANT PROPERTY





**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2402547  
**Parcel ID:** 802300000076  
**Township-Range-Section:** 18 - 30 - 23  
**Subdivision-Block-Lot:** 00 - 00 - 0076  
**Owner(s):** TREEMONTE DECLARANT PROPERTY LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** CO: C/O FORNESS PROPERTIES  
 2221 LEE RD STE 11  
 WINTER PARK FL 32789  
**Physical Address:** 2510 ENTERPRISE RD, ORANGE CITY 32763  
**Building Count:** 1  
**Neighborhood:** 7575 - ORANGE CITY COMMERCIAL  
**Subdivision Name:**  
**Property Use:** 9600 - WASTE LAND/DRAINAGE/BORROW PITS  
**Tax District:** 014-ORANGE CITY  
**2024 Final Millage Rate:** 18.9994  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 23-18-30 IRREG PARCEL IN NW 1/4 S OF TREMONT DR & W OF ENTERPRISE RD MEAS 323.98 FT ALONG S LINE OF TREEMONTE DR ON N/L & MEAS 182.44 FT ON W/L EXC OR 7001 PG 2675 EXC OR 7061 PG 1

## Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
<b>Valuation</b>	1-Market Oriented	1-Market Oriented	1-Market Oriented
<b>Method:</b>	Cost	Cost	Cost
<b>Improvement Value:</b>	\$20,217	\$20,638	\$19,785
<b>Land Value:</b>	\$150	\$150	\$150
<b>Just/Market Value:</b>	\$20,367	\$20,788	\$19,935

## Working Tax Roll Values by Taxing Authority

**Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES.** The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

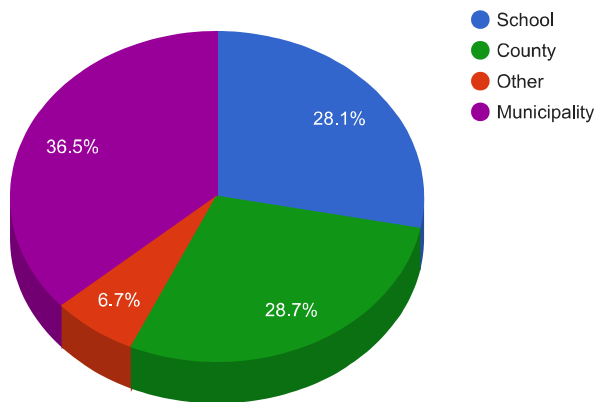
Tax Authority	Just/Market Value	Assessed Value	Exemption Value	Assessable Value	Millage Rate	Estimated Taxes
● CAPITAL IMPROVEMENT 0017	\$20,367	\$20,367	\$0	\$20,367	1.5000	\$30.55
● DISCRETIONARY 0012	\$20,367	\$20,367	\$0	\$20,367	0.7480	\$15.23
● REQ LOCAL EFFORT 0011	\$20,367	\$20,367	\$0	\$20,367	3.0370	\$61.85
● GENERAL FUND 0050	\$20,367	\$20,367	\$0	\$20,367	3.2007	\$65.19

0053	LAW ENFORCEMENT FUND	\$20,367	\$20,367	\$0	\$20,3671.5994	\$32.58
0055	LIBRARY	\$20,367	\$20,367	\$0	\$20,3670.3891	\$7.92
0058	VOLUSIA ECHO	\$20,367	\$20,367	\$0	\$20,3670.2000	\$4.07
0057	VOLUSIA FOREVER	\$20,367	\$20,367	\$0	\$20,3670.2000	\$4.07
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$20,367	\$20,367	\$0	\$20,3670.0288	\$0.59
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$20,367	\$20,367	\$0	\$20,3670.1793	\$3.65
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$20,367	\$20,367	\$0	\$20,3671.0480	\$21.34
0170	ORANGE CITY	\$20,367	\$20,367	\$0	\$20,3676.8691	\$139.90
					18.9994	\$386.96

### Non-Ad Valorem Assessments

Project	#UnRateAmount	Estimated Ad Valorem Tax:	\$386.96
		Estimated Non-Ad Valorem	\$0.00
		Tax:	
		Estimated Taxes:	\$386.96
		Estimated Tax Amount without SOH/10CAP ③	\$386.96

Where your tax dollars are going:



### Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$150	\$20,638	\$20,788	\$20,788	\$0	\$20,788	\$0
2023	\$150	\$19,785	\$19,935	\$19,416	\$0	\$19,416	\$0
2022	\$150	\$17,501	\$17,651	\$17,651	\$0	\$17,651	\$0
2021	\$150	\$16,878	\$17,028	\$17,028	\$0	\$17,028	\$0
2020	\$150	\$16,878	\$17,028	\$17,028	\$0	\$17,028	\$0
2019	\$150	\$15,840	\$15,990	\$15,990	\$0	\$15,990	\$0

2018	\$150	\$16,374	\$16,524	\$16,524	\$0	\$16,524	\$0
2017	\$150	\$15,494	\$15,644	\$15,644	\$0	\$15,644	\$0
2016	\$150	\$14,562	\$14,712	\$14,712	\$0	\$14,712	\$0

#### Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9693-WASTE LAND LS S/S RT	N	A-ACRE		0.3000				500	\$150
<b>Total Land Value:</b>										\$150

#### Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RTN-FENCE, WALL RETAINING	2014	1,302	1		\$20,217
<b>Total Miscellaneous Value:</b>						\$20,217

#### Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7199 / 3282	<a href="#">2015237702</a>	12/18/2015	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6988 / 0563	<a href="#">2014084177</a>	05/09/2014	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6953 / 4042	<a href="#">2014017822</a>	01/02/2014	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
6933 / 0917	<a href="#">2013227338</a>	11/20/2013	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$3,582,000
6193 / 2767	<a href="#">2008032117</a>	02/12/2008	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$2,825,000
4454 / 4711	<a href="#">1999142010</a>	07/15/1999	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$1,050,000
4152 / 4577	<a href="#">1996190390</a>	10/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$10,450,000
3920 / 1701		06/15/1994	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$795,000
3842 / 3693	<a href="#">1993097740</a>	07/15/1993	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$1,256,300
2955 / 1010		03/15/1987	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
2465 / 0157		07/15/1983	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$293,000

#### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary

only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
23-18-30 IRREG PARCEL IN NW 1/4 S OF TREMONT DR & W OF ENTERPRISE RD MEAS 323.98 FT ALONG S LINE OF TREEMONTE DR ON N/L & MEAS 182.44 FT ON W/L EXC OR 7001 PG 2675 EXC OR 7061 PG 1279 EXC 100% SUBSURFACE RIGHTS PER OR 3930 PG 1701 PER OR 6193 PG 2767 PER OR 6953 PG 4042 PER OR 6988 PG 0563 PER OR 7199 PG 3282	014	18 - 30 - 23	00 - 00 - 0076	18-DEC-81

### Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
07/28/2014	7-14-13292	RETAINING WALL	\$67,767
10/24/2008	20081024006	IMPACT CITY	\$0
07/29/2008	20080729027	IMPACT CITY	\$0
11/07/2006	6-2251		\$0
11/11/1985	4128D	MISCELLANEOUS	\$0
11/11/1985	12237D	MISCELLANEOUS	\$0
11/11/1985	2733D	STORES/CUST SERVICES	\$0
11/11/1984	29061C	STORES/CUST SERVICES	\$0

# **COMPOSITE EXHIBIT E**

*Prepared by:*

T. Matthew Ladyman, Esq.  
Nishad Khan, P.L.  
1303 N. Orange Ave.  
Orlando, Florida 32804

*Return to:*

Sutton Land Title Agency  
515 Rockaway Avenue  
Valley Stream, NY 11581

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SPECIAL WARRANTY DEED

THIS INDENTURE is made as of this 31 day of March, 2023, by and between **Royal Oaks Professional Centre, LLC, a Minnesota limited liability company**, whose post office address is 1700 W Hwy. 36, Ste. 510 Roseville, MN 55113, ("*Grantor*") and **L. Hudson Orange LLC**, a Florida limited liability company whose post office address is 4000 Island Boulevard 1606 Aventura, Florida 33160, (hereinafter referred to as "*Grantee*") ("*Grantor*" and "*Grantee*" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH:

GRANTOR, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee:

See Exhibit "A" attached hereto.

Parcel Identification Number: 8015-10-01-0030

TOGETHER WITH all buildings and improvements thereon (the "*Improvements*"), and all appurtenances thereof, including easements and rights-of-way relating thereto, and without warranty, all right, title and interest, if any, of Seller in and to the land lying within any street or roadway adjoining the real property and any vacated or hereafter vacated street or valley adjoining the real property (the foregoing, together with the Land, are herein referred to as the "*Property*"), however, to those matters described in Exhibit "B" attached hereto and made a part hereof for all purposes, but without hereby re-imposing any of same.

This conveyance is made subject to all covenants, conditions, liens, restrictions, reservations and easements of record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTOR WILL WARRANT and forever defend the right and title to the Property unto Grantee, its successors and assigns, against any claims arising by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has hereunto caused this Indenture to be executed under seal as of the date and year first above written.

Signed, sealed and delivered in the presence of:

Signature of Witness

Name: PAUL KUEHN

Signature of Witness

Name: Rachel Wright

GRANTOR:

**Royal Oaks Professional Centre, LLC, a Minnesota limited liability company**

By:

Name: Paul Buchmayer

Its: Managing Partner

(SEAL)

STATE OF MINNESOTA  
COUNTY OF RAMSEY

The foregoing Special Warranty Deed was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 29<sup>th</sup> day of March, 2023, by Paul Buchmayer, the Managing Partner of **Royal Oaks Professional Centre, LLC**, a Minnesota limited liability company for and on behalf of such company who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

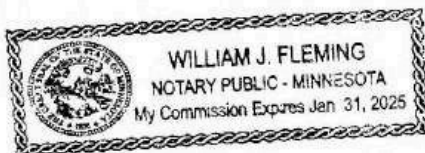
NOTARY PUBLIC:

Sign William J. Fleming

Print William J. Fleming

My Commission Expires: 1/31/25

(Seal)





**Exhibit A**  
**Property**

**Parcel 1:**

A parcel of land lying in Sections 22 and 23, Township 18 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commencing at the Northeast corner of said Section 22, point also being the Northwest corner of said Section 23, run thence S. 89° 45' 30" W., a distance of 384.52 feet to the Easterly right-of-way of U.S. Highway 17-92, as now established; run thence S. 13° 52' 30" W., and along said right-of-way a distance of 351.63 feet to the Point of Beginning; continue thence S. 13° 52' 30" W., and along said right-of-way a distance of 131.43 feet; run thence N. 76° 07' 00" W., and along said right-of-way a distance of 82.00 feet; run thence S. 13° 51' 00" W., and continue along said right-of-way a distance of 285.51 feet; run thence N. 89° 41' 04" E., a distance of 657.94 feet to a point on the East line of said Section 22; run thence N. 89° 58' 09" E., and entering into said Section 23, a distance of 404.15 feet; run thence N. 30° 15' 21" W., a distance 214.32 feet; run thence N. 00° 58' 24" W., 234.46 feet; thence N. 76° 08' 11" W., a distance 227.28 feet to a point of curve, said curve being concave to the South, having a radius of 175.00 feet and a delta of 25° 07' 46"; run thence Westerly an arc distance of 75.78 feet to the point of tangency; run thence S. 78° 43' 40" W., a distance of 483.18 feet to the Easterly right-of-way of said Highway 17-92 and the Point of Beginning.

**Parcel 1-A:**

Together with non-exclusive reciprocal easements as set forth in Reciprocal Easement Agreement made by and between Treemonte, Inc. and Blue Springs Investments, Inc., dated January 7th, 1998 and recorded January 12, 1988 in Official Records Book 4267, Page 3833, Public Records of Volusia County, Florida.

**Exhibit B**  
**Permitted Title Exceptions**

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Any right, interest or claim that may exist, arise or be asserted against the Property under or pursuant to the Perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
3. Phosphate, Minerals, Metals and Petroleum Reservations and Reservation of Road Rights of Way in favor of the State of Florida, through the Trustees of the Internal Improvement Fund, as set forth in that certain Deed recorded September 29, 1944 in Deed Book 315, Page 8.
4. Grant of Easement made by Johnny Walker and Martha S. Orrell, as Trustee of the Jomar Trust to Eugene E. and Esther Ann Threadgill et al dated July 31, 1981 and recorded in Official Records Book 2299, Page 1668.
5. Ordinance No. 94-6-1 recorded July 1, 1994 in Official Records Book 3933, Page 3592.
6. Terms, conditions and easements as set forth in Reciprocal Easement Agreement made by and between Treemonte, Inc. and Blue Springs Investments, Inc., dated January 7th, 1998 and recorded January 12, 1988 in Official Records Book 4267, Page 3833, Public Records of Volusia County, Florida.
7. Grant of Easements Water and Wastewater Facilities made by Blue Springs Investments, Inc. to the State of Florida, dated December 15, 1998 and recorded February 26, 1999 in Official Records Book 4403, Page 1243.
8. Distribution Easement made by Ted Glasrud Associates, Inc. to Florida Power Corporation doing business as Progress Energy Florida, Inc. dated February 11, 2008 and recorded February 15, 2008 in Official Records Book 6193, Page 2764.
9. Stormwater Drainage Easement made by Four Townes, LLC to Ted Glasrud Associates FL, LLC dated January 12, 2019 and recorded February 12, 2018 in Official Records Book 7506, Page 1569.

# L HUDSON ORANGE LLC





**Volusia County Property Appraiser**  
 123 W. Indiana Ave., Rm. 102  
 DeLand, FL. 32720  
 Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2395656  
**Parcel ID:** 801510010030  
**Township-Range-Section:** 18 - 30 - 15  
**Subdivision-Block-Lot:** 10 - 01 - 0030  
**Owner(s):** L HUDSON ORANGE LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** 4000 ISLAND BLVD APT 1606  
 AVENTURA FL 33160 5252  
**Physical Address:** 200 TREEMONTE DR, ORANGE CITY 32763  
**Additional Address:** [Show 19 Addresses](#)  
**Building Count:** 4  
**Neighborhood:** 7067 - WEST PRIMARY OFFICES  
**Subdivision Name:** ROLLING ACRES UNREC SUB 215  
**Property Use:** 1700 - OFFICE 1 STORY  
**Tax District:** 014-ORANGE CITY  
**2024 Final Millage Rate:** 18.9994  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 22 & 23-18-30 IRREG PARCEL LYING ON S/L OF TREEMONT DR & ON  
 E/L HWY 17-92 BEING APPROX S 480 FT OF N 724.88 FT & BEING E  
 657.94 FT ALONG S/L OF SEC 22 & INC IRREG PARCEL LYING S/L

## Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
<b>Valuation</b>	1-Market Oriented	1-Market Oriented	1-Market Oriented
<b>Method:</b>	Cost	Cost	Cost
<b>Improvement</b>	\$4,252,692	\$4,077,644	\$3,846,064
<b>Value:</b>	\$1,846,213	\$1,846,213	\$1,846,213
<b>Land Value:</b>	\$6,098,905	\$5,923,857	\$5,692,277
<b>Just/Market Value:</b>			

## Working Tax Roll Values by Taxing Authority

**Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES.** The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

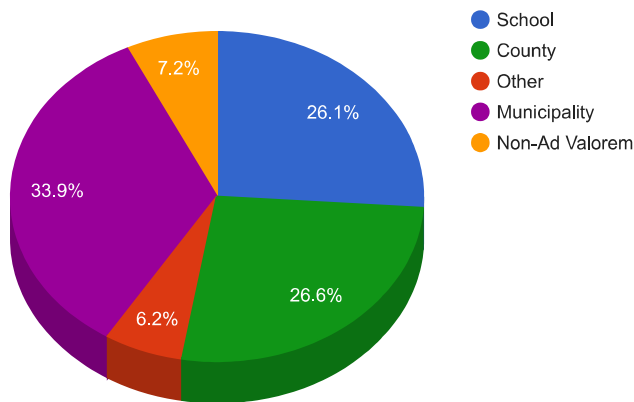
Tax Authority	Just/Market Value	Assessed Value	Exemption Value	Exemption Rate	Millage	Estimated Taxes
● CAPITAL 0017 IMPROVEMENT	\$6,098,905	\$6,098,905	\$0	0.0000		\$9,148.36
● DISCRETIONARY 0012	\$6,098,905	\$6,098,905	\$0	0.00480		\$4,561.98
● REQ LOCAL 0011 EFFORT	\$6,098,905	\$6,098,905	\$0	0.00370		\$18,522.37
● GENERAL FUND 0050	\$6,098,905	\$6,098,905	\$0	0.00007		\$19,520.77

0053	LAW ENFORCEMENT FUND	\$6,098,905	\$6,098,905	\$6,098,905	\$9,754.59
0055	LIBRARY	\$6,098,905	\$6,098,905	\$6,098,905	\$2,373.08
0058	VOLUSIA ECHO	\$6,098,905	\$6,098,905	\$6,098,905	\$1,219.78
0057	VOLUSIA FOREVER	\$6,098,905	\$6,098,905	\$6,098,905	\$1,219.78
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$6,098,905	\$6,098,905	\$6,098,905	\$175.65
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$6,098,905	\$6,098,905	\$6,098,905	\$1,093.53
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$6,098,905	\$6,098,905	\$6,098,905	\$6,391.65
0170	ORANGE CITY	\$6,098,905	\$6,098,905	\$6,098,905	\$41,893.99
					18.9994
					\$115,875.54

### Non-Ad Valorem Assessments

Project	#UnRateAmount	Estimated Ad Valorem Tax:	\$115,875.54
0143-ORANGE CITY STORMWATER	540.006.58,910.00	Estimated Non-Ad Valorem Tax:	\$8,910.00
		<b>Estimated Taxes:</b>	<b>\$124,785.54</b>
		Estimated Tax Amount without SOH/10CAP ?	\$124,785.54

Where your tax dollars are going:



### Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$1,846,215	\$4,077,645	\$5,923,857	\$5,923,857	\$0	\$5,923,857	\$0
2023	\$1,846,215	\$3,846,065	\$5,692,277	\$4,056,708	\$0	\$4,056,708	\$0
2022	\$879,149	\$2,808,765	\$3,687,916	\$3,687,916	\$0	\$3,687,916	\$0
2021	\$430,783	\$539,164	\$969,947	\$969,947	\$0	\$969,947	\$0
2020	\$430,783	\$533,060	\$963,843	\$963,843	\$0	\$963,843	\$0
2019	\$410,270	\$514,348	\$924,618	\$924,618	\$0	\$924,618	\$0

2018	\$410,270	\$496,639	\$906,909	\$906,909	\$0	\$906,909	\$0
2017	\$410,270	\$471,991	\$882,261	\$882,261	\$0	\$882,261	\$0
2016	\$410,270	\$448,209	\$858,479	\$858,479	\$0	\$858,479	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1793-OFF BLDG,1-STRY,- S/S	N	S- SQUARE FEET			390,733			5.25	\$1,846,213
Total Land Value:										\$1,846,213

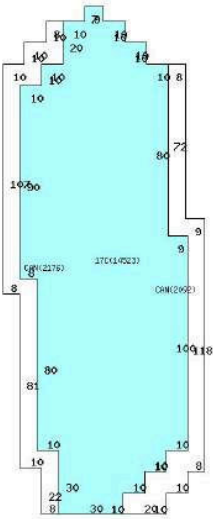
Building(s) - Commercial

Card (Bldg) #1

Structure	C -	Base RCN	\$2,313,469
Code:	CONCRETE/MASONRY	Percent	46.75 %
Class:	-	Good	
Grade:	350	Total	\$1,081,547
Built /	1999 /	RCNLD	
Effective	2013	Market	1.05
Year:		(NBHD)	
Total /	18791 /	Factor	
Business Area	14523	Cost Value	\$1,135,624

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	14,523	14,523	14,523	
2	01 -01	CAN - CANOPY	1	2,176	2,176	N/A	
3	01 -01	CAN - CANOPY	1	2,092	2,092	N/A	
					18,791	14,523	

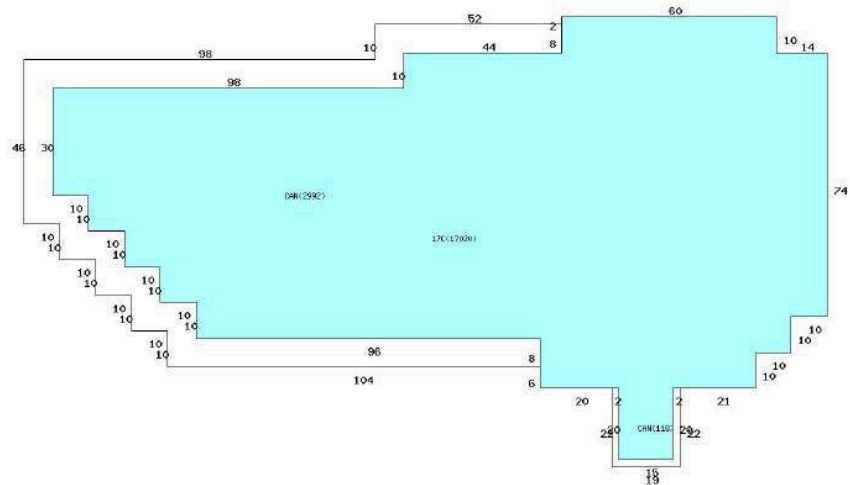


Card (Bldg) #2

<b>Structure</b>	C -	<b>Base RCN</b>	\$2,591,718
<b>Code:</b>	CONCRETE/MASONRY	<b>Percent</b>	46.75 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	350	<b>Total</b>	\$1,211,628
<b>Built /</b>	1999 /	<b>RCNLD</b>	
<b>Effective</b>	2013	<b>Market</b>	1.05
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	20130 /	<b>Factor</b>	
<b>Business</b>	17020	<b>Cost</b>	\$1,272,209
<b>Area</b>		<b>Value</b>	

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	17,020	17,020	17,020	
2	01 -01	CAN - CANOPY	1	2,992	2,992	N/A	
3	01 -01	CAN - CANOPY	1	118	118	N/A	
					20,130	17,020	



### Card (Bldg) #3

<b>Structure</b>	C -	<b>Base RCN</b>	\$1,810,196
<b>Code:</b>	CONCRETE/MASONRY	<b>Percent</b>	46.75 %
<b>Class:</b>	-	<b>Good</b>	
<b>Grade:</b>	350	<b>Total</b>	\$846,266
<b>Built /</b>	1999 /	<b>RCNLD</b>	
<b>Effective</b>	2013	<b>Market</b>	1.05
<b>Year:</b>		<b>(NBHD)</b>	
<b>Total /</b>	15454 /	<b>Factor</b>	
<b>Business</b>	10316	<b>Cost</b>	\$888,579
<b>Area</b>		<b>Value</b>	

### Summary of Commercial Sections Data

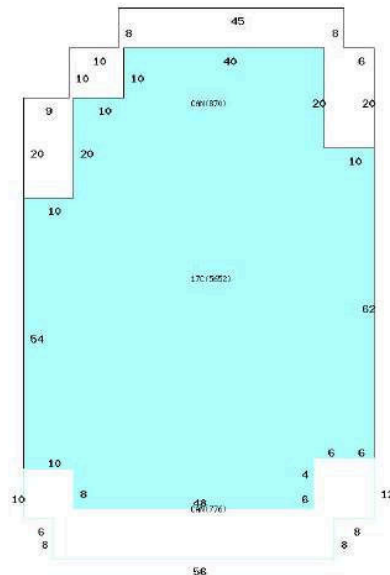


Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	10,316	10,316	10,316	
2	01 -01	CAN - CANOPY	1	3,474	3,474	N/A	
3	01 -01	CAN - CANOPY	1	1,664	1,664	N/A	
					15,454	10,316	

### Card (Bldg) #4

### Summary of Commercial Sections Data





**Miscellaneous Improvement(s)**

[illegible]

## Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
8391 / 2396	<a href="#">2023071197</a>	03/29/2023	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$6,967,200
8136 / 1628	<a href="#">2021245762</a>	10/01/2021	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$4,350,000

4267 / 3831	<a href="#">1998004906</a>	01/15/1998	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$950,000
3930 / 1701	<a href="#">1994093256</a>	06/15/1994	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$795,000
3842 / 3693	<a href="#">1993097740</a>	06/15/1993	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$100
2491 / 0756		06/15/1983	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$100
2465 / 0147		04/15/1983	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$68,000

## Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
22 & 23-18-30 IRREG PARCEL LYING ON S/L OF TREEMONT DR & ON E/L HWY 17-92 BEING APPROX S 480 FT OF N 724.88 FT & BEING E 657.94 FT ALONG S/L OF SEC 22 & INC IRREG PARCEL LYING S/L TREEMONT DR BEING S 480 FT OF N 724.88 FT & BEING W 404.15 FT OF SEC 23 AS MEAS ON S/L EXC 100% SUBSURFACE RIGHTS PER OR 4267 PG 3831 PER OR 8136 PG 1628 PER OR 8391 PG 2396	014	18 - 30 - 15	10 - 01 - 0030	18-DEC-81

## Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
04/15/2024	BLDC-04-24-26643	TPO ROOF OVER 205 SQ	\$175,353
12/04/2023	MECC-11-23-26184	HVAC ROOF TOP PACKAGE UNIT. SAME AS EXISTING. DISCONNECT/RECONNECT WIRING	\$16,611
10/05/2023	MECC-09-23-26009	REPLACE ROOFTOP PACKAGE UNIT, SAME SIZE AS EXISTING, DISCONNECT/RECONNECT WIRING	\$14,062
09/19/2023	MECC-09-23-25928	REPLACE ROOFTOP PACKAGE HVAC UNIT. SAME SIZE AS EXISTING	\$8,835
07/18/2023	BLDC-05-23-25510	OFFICE INTERIOR REMODEL PER PLANS, INCLUDING ELECTRICAL, PLUMBING	\$19,788
05/01/2023	CO-01802	INTERIOR REMODEL - FIRE DAMAGE - PROPOSED USE TO REMAIN THE SAME - SUITE 375	\$78,300
03/23/2022	03-22-23954	REMODEL WITH ELECTRICAL WORK, INSTALL LEAD LINED DRYWALL FOR SRT MACHINE, WIRE SAID MACHINE	\$17,195
11/18/2021	BLDC-10-21-23504	INSTALL NEW STORE FRONT DOOR.	\$4,500
07/08/2021	07-21-23001	HVAC REPLACEMENT - 294 TREEMONTE DR	\$11,380
06/24/2021	06-21-22902	TENANT IMPROVEMENT 294 TREEMONTE DR	\$59,020
05/25/2021	BLDC-05-21-22765	NEW PAINT, FLOORING, REMOVE EXTRA SINK IN EXAM ROOM, REDO EXISTING LAB. - 258 TREEMONTE DR	\$31,000

04/27/2021	04-21-22584	REPLACE ROOFTOP PACKAGE UNIT, SIZE AS EXISTING 258 TREEMONTE DR	\$9,500
04/13/2021	04-21-22520	REPLACE ROOFTOP PACKAGE UNIT, SAME SIZE AS EXISTING. 250 TREEMONTE DR.	\$9,489
01/19/2021	12-20-22063	ALTERATION, REMODEL, REPAIR SUITE 217	\$18,500
01/19/2021	12-20-22082	ALTERATION, REMODEL, REPAIR SUITE 217	\$15,600
10/01/2020	FIRE-09-20-21477	FIRE ALARM - 109 TREEMONT DR	\$1,285
04/23/2018	4-18-18235	REMODEL	\$13,500
12/01/2017	11-17-17610	REMODEL	\$8,300
04/26/2017	4-17-16849	BUILDOUT-416 TREEMONTE DR	\$267,000
03/22/2017	3-17-16709	REMODEL 408-412-416 TREEMONTE DR	\$34,000
12/22/2016	12-16-16351	REMODEL-242 TREEMONTE DR	\$232,000
10/17/2016	9-16-16057	ALTERATION 242 TREEMONTE DR	\$58,000
11/12/2014	10-14-13635	INTERIOR BUILDOUT	\$60,000
09/17/2014	8-14-13393	INSTALL SHED FEED	\$500
09/17/2014	8-14-13388	CONTAINER	\$4,000
06/24/2014	14-13139	DUMPSTER ENCLOSURE	\$3,500
09/21/2010	9-10-7605	HVAC CHGE OUT	\$6,975
02/17/2010	2-10-6483	REMODEL	\$21,500
08/21/2007	20070821037	IMPACT CITY APPLICATION	\$0
11/06/2006	06-2507		\$0
10/26/2006	06-2482		\$0
08/09/2002	2560208BE	ADDITIONS/ALTERATION	\$26,500
02/22/2002	00580202B	ADDITIONS/ALTERATION	\$31,000
02/20/2002	00550202B	ADDITIONS/ALTERATION	\$94,000
02/15/2002	00530202B	ADDITIONS/ALTERATION	\$30,000
07/12/2001	01 5213	ADDITIONS/ALTERATION	\$116,624
08/07/2000	00 4690	ADDITIONS/ALTERATION	\$35,500
05/17/2000	00 4605	ELEC UPGRD/REP/MISC	\$4,850
04/25/2000	00 4569	ADDITIONS/ALTERATION	\$227,040
04/24/2000	00 4568	ADDITIONS/ALTERATION	\$10,000
03/06/2000	00 4492	ADDITIONS/ALTERATION	\$40,000
03/06/2000	00 4491	ADDITIONS/ALTERATION	\$42,000
02/09/2000	00 4456	ADDITIONS/ALTERATION	\$56,730
02/07/2000	00 4447	WELL/PUMP/IRRIGATION	\$500
02/02/2000	20000131038	COUNTY UTILITIES	\$0
01/27/2000	00 4433	MISCELLANEOUS	\$3,000
12/28/1999	19991221039	IMPACT CITY	\$0
12/28/1999	19991029051	IMPACT CITY	\$0
12/28/1999	19991221038	IMPACT CITY	\$0
12/28/1999	19991220071	IMPACT CITY	\$0
12/28/1999	19991220069	IMPACT CITY	\$0
12/28/1999	19991220067	IMPACT CITY	\$0
12/28/1999	19991220065	IMPACT CITY	\$0
12/28/1999	19991220063	IMPACT CITY	\$0
12/28/1999	19991029056	IMPACT CITY	\$0
12/28/1999	19991029055	IMPACT CITY	\$0
12/28/1999	19991029054	IMPACT CITY	\$0
12/28/1999	19991029052	IMPACT CITY	\$0
12/28/1999	19990518018	IMPACT CITY	\$0
12/28/1999	19991029040	IMPACT CITY	\$0
12/28/1999	19991029041	IMPACT CITY	\$0

12/28/1999	19991029042	IMPACT CITY	\$0
12/28/1999	19991029044	IMPACT CITY	\$0
12/28/1999	19991029045	IMPACT CITY	\$0
12/28/1999	19991029046	IMPACT CITY	\$0
12/28/1999	19991029048	IMPACT CITY	\$0
12/28/1999	19991029049	IMPACT CITY	\$0
11/15/1999	99 4356	ADDITIONS/ALTERATION	\$125,000
10/19/1999	99 4319	MISCELLANEOUS	\$1,280
09/16/1999	99 4271	ADDITIONS/ALTERATION	\$46,500
09/02/1999	99 4246	MISCELLANEOUS	\$42,000
09/02/1999	99 4245	MISCELLANEOUS	\$54,420
06/30/1999	99 4141	MISCELLANEOUS	\$46,000
06/09/1999	99 4108	MISCELLANEOUS	\$42,000
05/25/1999	99 4082	MISCELLANEOUS	\$30,000
04/29/1999	99 4039	MISCELLANEOUS	\$75,510
04/21/1999	99 4021	MISCELLANEOUS	\$12,000
02/10/1999	99 3891	MISCELLANEOUS	\$60,000
01/05/1999	19990105027	COUNTY UTILITIES	\$0
01/05/1999	19990105034	COUNTY UTILITIES	\$0
01/05/1999	19990105033	COUNTY UTILITIES	\$0
01/05/1999	19990105035	COUNTY UTILITIES	\$0
12/17/1998	98 3833	MISCELLANEOUS	\$60,000
11/04/1998	98 3772	MISCELLANEOUS	\$126,000
11/04/1998	98 3771	MISCELLANEOUS	\$0
10/09/1998	98 3731	MISCELLANEOUS	\$20,000
08/07/1998	98 3639	MISCELLANEOUS	\$50,000
07/22/1998	98 3613	MISCELLANEOUS	\$125,000
05/28/1998	98 3538	MISCELLANEOUS	\$50,000
04/22/1998	98 3461	MISCELLANEOUS	\$7,500
04/20/1998	98 3455	MISCELLANEOUS	\$29,500
02/02/1998	98 3331	MISCELLANEOUS	\$250
11/19/1997	97 3216	MISCELLANEOUS	\$40,000
11/11/1986	12122D	AMUSEMENT / REC /SOC	\$0
03/01/1986	12924	RETAIL-C ALSO PERMT 25482	\$182,000
01/01/1986	12912D	STORES/CUST SERVICES	\$633,398
01/01/1986	12925D	STORES/CUST SERVICES	\$371,840
01/01/1986	12926D	STORES/CUST SERVICES	\$471,040
11/11/1985	4129D	MISCELLANEOUS	\$0
11/11/1985	11872D	MISCELLANEOUS	\$0
11/11/1985	12121D	FTGS/RETWALLS/MISC	\$0
11/11/1981	13585C	STORES/CUST SERVICES	\$0

# **COMPOSITE EXHIBIT F**

Prepared by and return to:

**Harlan L. Paul, Esquire**  
**Paul, Elkind, Branz & Paul, LLP**  
**142 E. New York Avenue**  
**DeLand, FL 32724**  
**386-734-3020**

NCS-1074050 -MPLS (CPRE)

[Space Above This Line For Recording Data]

## Corporate Warranty Deed

**This Indenture** made this 1st day of October, 2021 between **Ted Glasrud Associates FL, LLC**, a Florida limited liability company, successor-by-merger to **Blue Springs Investments, Inc.**, a Florida corporation, whose post office address is 759 SW Federal Hwy., Ste. 217, Stuart, FL 34994, grantor, and **Royal Oaks Professional Centre, LLC**, a Minnesota limited liability company, whose post office address is 3524 Long Lake Road East, Pine Springs, MN 55115, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that the said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida** to-wit:

SEE ATTACHED EXHIBIT "A"

**Parcel Identification Number: 8015-10-01-0030**

**Together** with 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 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 31, 2020**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

[EXECUTION ON THE FOLLOWING PAGE]

Signed, sealed and delivered in our presence:

\_\_\_\_\_  
 Witness Signature  
 Printed Witness Name: Tim Karel

\_\_\_\_\_  
 Witness Signature  
 Printed Witness Name: Gerry Pohl

Ted Glasrud Associates FL, LLC, a Florida limited liability company, successor-by-merger to Blue Springs Investments, Inc., a Florida corporation

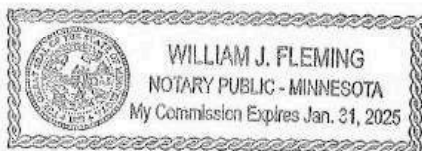
\_\_\_\_\_  
 By: Theodore G. Glasrud, President of Glasrud Management, Inc., a Florida corporation, as Manager of Ted Glasrud Associates FL, LLC, a Florida limited liability company, successor-by-merger to Blue Springs Investments, Inc., a Florida corporation

State of Minnesota

County of Ramsey

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of October, 2021 by Theodore G. Glasrud, as President of Glasrud Management, Inc., a Florida corporation, as Manager of Ted Glasrud Associates FL, LLC, a Florida limited liability company, successor-by-merger to Blue Springs Investments, Inc., a Florida corporation, on behalf of the company. He ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



\_\_\_\_\_  
 Notary Public

Printed Name: William J. Fleming  
 My Commission Expires: 01/31/2025

**EXHIBIT A**  
**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SECTIONS 22 AND 23, TOWNSHIP 18 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 22, POINT ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 23, RUN THENCE S 89°45'30"W, A DISTANCE OF 384.52 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 17-92, AS NOW ESTABLISHED: RUN THENCE S 13°52'30"W, AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 351.63 FEET TO THE POINT OF BEGINNING: CONTINUE THENCE S 13°52'30"W, AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 131.43 FEET; RUN THENCE N 76°07'00"W, AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 82.00 FEET; RUN THENCE S 13°51'00"W, AND CONTINUE ALONG SAID RIGHT-OF-WAY A DISTANCE OF 285.51 FEET: RUN THENCE N 89°41'04"E, A DISTANCE OF 657.94 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 22; RUN THENCE N 89°58'09"E, AND ENTERING INTO SAID SECTION 23, A DISTANCE OF 404.15 FEET; RUN THENCE N 30°15'21"W, A DISTANCE 214.32 FEET RUN THENCE N 00°58'24"W, 234.46 FEET; THENCE N 76°08'11"W. A DISTANCE 227.28 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 175.00 FEET AND A DELTA OF 25°07'46" RUN THENCE WESTERLY AN ARC DISTANCE OF 75.78 FEET TO THE POINT OF TANGENCY RUN THENCE S 78°43'40"W, A DISTANCE OF 483.18 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID HIGHWAY 17-92 AND THE POINT OF BEGINNING.

AND

That certain reciprocal easement for the benefit of the subject property as contained in that certain Reciprocal Easement Agreement dated January 7, 1998, and recorded on January 12, 1998, in Book 4267, Page 3833, of Official Records, of the Public Records of Volusia County, Florida.



# Royal Oaks





**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2395656  
**Parcel ID:** 801510010030  
**Township-Range-Section:** 18 - 30 - 15  
**Subdivision-Block-Lot:** 10 - 01 - 0030  
**Owner(s):** L HUDSON ORANGE LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** 4000 ISLAND BLVD APT 1606  
AVENTURA FL 33160 5252  
**Physical Address:** 200 TREEMONTE DR, ORANGE CITY 32763  
**Additional Address:** [Show 19 Addresses](#)  
**Building Count:** 4  
**Neighborhood:** 7067 - WEST PRIMARY OFFICES  
**Subdivision Name:** ROLLING ACRES UNREC SUB 215  
**Property Use:** 1700 - OFFICE 1 STORY  
**Tax District:** 014-ORANGE CITY  
**2024 Final Millage Rate:** 18.9994  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 22 & 23-18-30 IRREG PARCEL LYING ON S/L OF TREEMONT DR & ON  
E/L HWY 17-92 BEING APPROX S 480 FT OF N 724.88 FT & BEING E  
657.94 FT ALONG S/L OF SEC 22 & INC IRREG PARCEL LYING S/L

## Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$4,252,692	\$4,077,644	\$3,846,064
<b>Land Value:</b>	\$1,846,213	\$1,846,213	\$1,846,213
<b>Just/Market Value:</b>	\$6,098,905	\$5,923,857	\$5,692,277

## Working Tax Roll Values by Taxing Authority

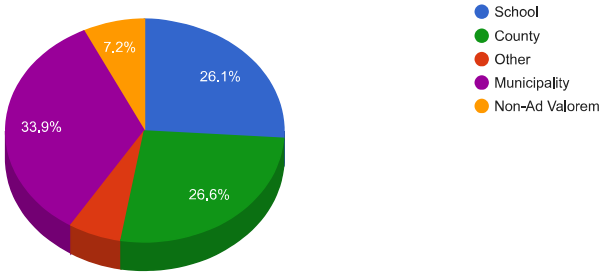
Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	1.5000	\$9,148.36
0012	DISCRETIONARY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.7480	\$4,561.98
0011	REQ LOCAL EFFORT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	3.0370	\$18,522.37
0050	GENERAL FUND	\$6,098,905	\$6,098,905	\$0	\$6,098,905	3.2007	\$19,520.77
0053	LAW ENFORCEMENT FUND	\$6,098,905	\$6,098,905	\$0	\$6,098,905	1.5994	\$9,754.59
0055	LIBRARY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.3891	\$2,373.08
0058	VOLUSIA ECHO	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.2000	\$1,219.78
0057	VOLUSIA FOREVER	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.2000	\$1,219.78
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.0288	\$175.65
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.1793	\$1,093.53
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	1.0480	\$6,391.65
0170	ORANGE CITY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	6.8691	\$41,893.99
						18.9994	\$115,875.54

## Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$115,875.54
0143-ORANGE CITY STORMWATER	540.00	\$16.50	\$8,910.00	Estimated Non-Ad Valorem Tax:	\$8,910.00
				<b>Estimated Taxes:</b>	<b>\$124,785.54</b>
				Estimated Tax Amount without SOH/10CAP ②	\$124,785.54

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$1,846,213	\$4,077,644	\$5,923,857	\$5,923,857	\$0	\$5,923,857	\$0
2023	\$1,846,213	\$3,846,064	\$5,692,277	\$4,056,708	\$0	\$4,056,708	\$0
2022	\$879,149	\$2,808,767	\$3,687,916	\$3,687,916	\$0	\$3,687,916	\$0
2021	\$430,783	\$539,164	\$969,947	\$969,947	\$0	\$969,947	\$0
2020	\$430,783	\$533,060	\$963,843	\$963,843	\$0	\$963,843	\$0
2019	\$410,270	\$514,348	\$924,618	\$924,618	\$0	\$924,618	\$0
2018	\$410,270	\$496,639	\$906,909	\$906,909	\$0	\$906,909	\$0
2017	\$410,270	\$471,991	\$882,261	\$882,261	\$0	\$882,261	\$0
2016	\$410,270	\$448,209	\$858,479	\$858,479	\$0	\$858,479	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1793-OFF BLDG,1-STRY,-S/S	N	S-SQUARE FEET			390,733			5.25	\$1,846,213
Total Land Value:										\$1,846,213

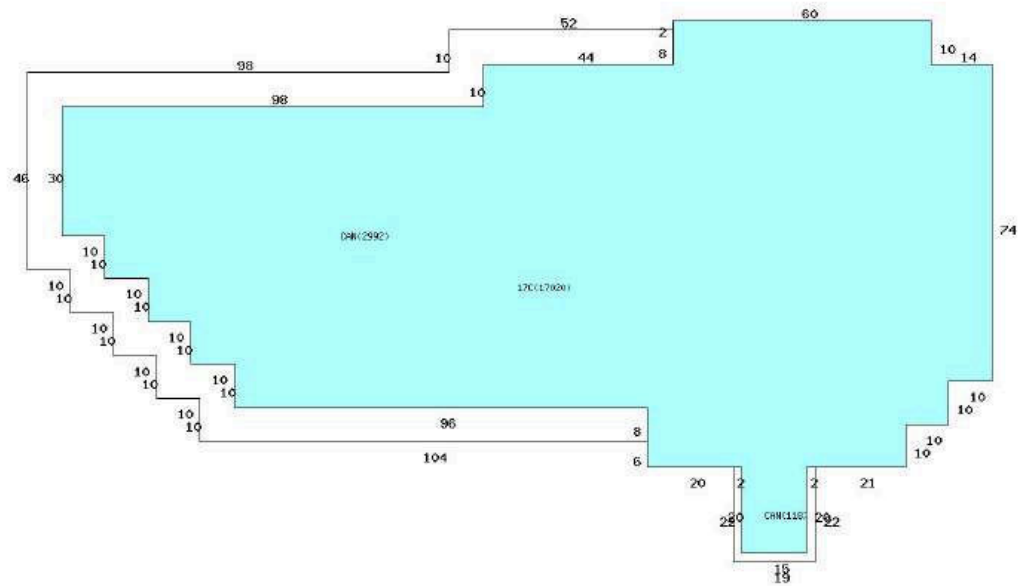
Building(s) - Commercial

Card (Bldg) #1

Structure Code:	C - CONCRETE/MASONRY	Base RCN	\$2,313,469
Class:	-	Percent Good	46.75 %
Grade:	350	Total RCNLD	\$1,081,547
Built / Effective Year:	1999 / 2013	Market (NBHD)	1.05
Total / Business Area	18791 / 14523	Factor	
		Cost Value	\$1,135,624

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01-01	17C - OFFICE, ONE STORY	1	14,523	14,523	14,523	
2	01-01	CAN - CANOPY	1	2,176	2,176	N/A	
3	01-01	CAN - CANOPY	1	2,092	2,092	N/A	
					18,791	14,523	

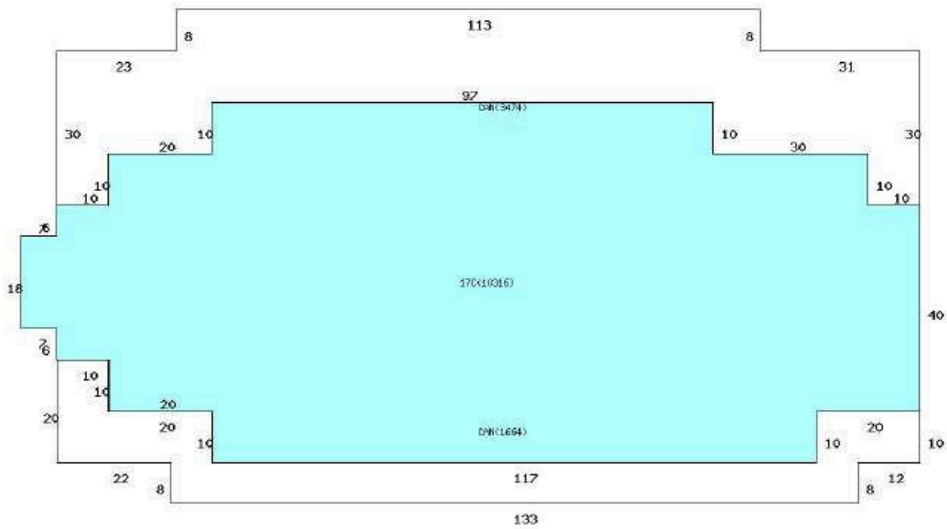


Card (Bldg) #3

Structure Code:	C - CONCRETE/MASONRY	Base RCN	\$1,810,196
Class:	-	Percent Good	46.75 %
Grade:	350	Total RCNLD	\$846,266
Built / Effective Year:	1999 / 2013	Market (NBHD)	1.05
Total / Business Area	15454 / 10316	Factor	
		Cost Value	\$888,579

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	10,316	10,316	10,316	
2	01 -01	CAN - CANOPY	1	3,474	3,474	N/A	
3	01 -01	CAN - CANOPY	1	1,664	1,664	N/A	
					15,454	10,316	



Card (Bldg) #4

Structure Code:	C - CONCRETE/MASONRY	Base RCN	\$956,367
Class:	-	Percent Good	46.75 %
Grade:	350	Total RCNLD	\$447,102
Built / Effective Year:	1999 / 2013	Market (NBHD)	1.05
Total / Business Area	7298 / 5652	Factor	
		Cost Value	\$469,457

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	5,652	5,652	5,652	
2	01 -01	CAN - CANOPY	1	776	776	N/A	
3	01 -01	CAN - CANOPY	1	870	870	N/A	
					7,298	5,652	

### Miscellaneous Improvement(s)



Date	Number	Description	Amount
04/15/2024	BLDC-04-24-26643	TPO ROOF OVER 205 SQ	\$175,353
12/04/2023	MECC-11-23-26184	HVAC ROOF TOP PACKAGE UNIT. SAME AS EXISTING. DISCONNECT/RECONNECT WIRING	\$16,611
10/05/2023	MECC-09-23-26009	REPLACE ROOFTOP PACKAGE UNIT, SAME SIZE AS EXISTING, DISCONNECT/RECONNECT WIRING	\$14,062
09/19/2023	MECC-09-23-25928	REPLACE ROOFTOP PACKAGE HVAC UNIT. SAME SIZE AS EXISTING	\$8,835
07/18/2023	BLDC-05-23-25510	OFFICE INTERIOR REMODEL PER PLANS, INCLUDING ELECTRICAL, PLUMBING	\$19,788
05/01/2023	CO-01802	INTERIOR REMODEL - FIRE DAMAGE - PROPOSED USE TO REMAIN THE SAME - SUITE 375	\$78,300
03/23/2022	03-22-23954	REMODEL WITH ELECTRICAL WORK, INSTALL LEAD LINED DRYWALL FOR SRT MACHINE, WIRE SAID MACHINE	\$17,195
11/18/2021	BLDC-10-21-23504	INSTALL NEW STORE FRONT DOOR.	\$4,500
07/08/2021	07-21-23001	HVAC REPLACEMENT - 294 TREEMONTE DR	\$11,380
06/24/2021	06-21-22902	TENANT IMPROVEMENT 294 TREEMONTE DR	\$59,020
05/25/2021	BLDC-05-21-22765	NEW PAINT, FLOORING, REMOVE EXTRA SINK IN EXAM ROOM, REDO EXISTING LAB. - 258 TREEMONTE DR	\$31,000
04/27/2021	04-21-22584	REPLACE ROOFTOP PACKAGE UNIT, SIZE AS EXISTING 258 TREEMONTE DR	\$9,500
04/13/2021	04-21-22520	REPLACE ROOFTOP PACKAGE UNIT, SAME SIZE AS EXISTING. 250 TREEMONTE DR.	\$9,489
01/19/2021	12-20-22063	ALTERATION, REMODEL, REPAIR SUITE 217	\$18,500
01/19/2021	12-20-22082	ALTERATION, REMODEL, REPAIR SUITE 217	\$15,600
10/01/2020	FIRE-09-20-21477	FIRE ALARM - 109 TREEMONT DR	\$1,285
04/23/2018	4-18-18235	REMODEL	\$13,500
12/01/2017	11-17-17610	REMODEL	\$8,300
04/26/2017	4-17-16849	BUILDOUT-416 TREEMONTE DR	\$267,000
03/22/2017	3-17-16709	REMODEL 408-412-416 TREEMONTE DR	\$34,000
12/22/2016	12-16-16351	REMODEL-242 TREEMONTE DR	\$232,000
10/17/2016	9-16-16057	ALTERATION 242 TREEMONTE DR	\$58,000
11/12/2014	10-14-13635	INTERIOR BUILDOUT	\$60,000
09/17/2014	8-14-13393	INSTALL SHED FEED	\$500
09/17/2014	8-14-13388	CONTAINER	\$4,000
06/24/2014	14-13139	DUMPSTER ENCLOSURE	\$3,500
09/21/2010	9-10-7605	HVAC CHGE OUT	\$6,975
02/17/2010	2-10-6483	REMODEL	\$21,500
08/21/2007	20070821037	IMPACT CITY APPLICATION	\$0
11/06/2006	06-2507		\$0
10/26/2006	06-2482		\$0
08/09/2002	25602088E	ADDITIONS/ALTERATION	\$26,500
02/22/2002	00580202B	ADDITIONS/ALTERATION	\$31,000
02/20/2002	00550202B	ADDITIONS/ALTERATION	\$94,000
02/15/2002	00530202B	ADDITIONS/ALTERATION	\$30,000
07/12/2001	01 5213	ADDITIONS/ALTERATION	\$116,624
08/07/2000	00 4690	ADDITIONS/ALTERATION	\$35,500
05/17/2000	00 4605	ELEC UPGRD/REP/MISC	\$4,850
04/25/2000	00 4569	ADDITIONS/ALTERATION	\$227,040
04/24/2000	00 4568	ADDITIONS/ALTERATION	\$10,000
03/06/2000	00 4492	ADDITIONS/ALTERATION	\$40,000
03/06/2000	00 4491	ADDITIONS/ALTERATION	\$42,000
02/09/2000	00 4456	ADDITIONS/ALTERATION	\$56,730
02/07/2000	00 4447	WELL/PUMP/IRRIGATION	\$500
02/02/2000	20000131038	COUNTY UTILITIES	\$0
01/27/2000	00 4433	MISCELLANEOUS	\$3,000
12/28/1999	19991221039	IMPACT CITY	\$0
12/28/1999	19991029051	IMPACT CITY	\$0
12/28/1999	19991221038	IMPACT CITY	\$0
12/28/1999	19991220071	IMPACT CITY	\$0
12/28/1999	19991220069	IMPACT CITY	\$0
12/28/1999	19991220067	IMPACT CITY	\$0
12/28/1999	19991220065	IMPACT CITY	\$0
12/28/1999	19991220063	IMPACT CITY	\$0
12/28/1999	19991029056	IMPACT CITY	\$0
12/28/1999	19991029055	IMPACT CITY	\$0
12/28/1999	19991029054	IMPACT CITY	\$0
12/28/1999	19991029052	IMPACT CITY	\$0
12/28/1999	19990518018	IMPACT CITY	\$0
12/28/1999	19991029040	IMPACT CITY	\$0
12/28/1999	19991029041	IMPACT CITY	\$0
12/28/1999	19991029042	IMPACT CITY	\$0
12/28/1999	19991029044	IMPACT CITY	\$0
12/28/1999	19991029045	IMPACT CITY	\$0
12/28/1999	19991029046	IMPACT CITY	\$0
12/28/1999	19991029048	IMPACT CITY	\$0
12/28/1999	19991029049	IMPACT CITY	\$0
11/15/1999	99 4356	ADDITIONS/ALTERATION	\$125,000
10/19/1999	99 4319	MISCELLANEOUS	\$1,280
09/16/1999	99 4271	ADDITIONS/ALTERATION	\$46,500
09/02/1999	99 4246	MISCELLANEOUS	\$42,000
09/02/1999	99 4245	MISCELLANEOUS	\$54,420
06/30/1999	99 4141	MISCELLANEOUS	\$46,000
06/09/1999	99 4108	MISCELLANEOUS	\$42,000

05/25/1999	99 4082	MISCELLANEOUS	\$30,000
04/29/1999	99 4039	MISCELLANEOUS	\$75,510
04/21/1999	99 4021	MISCELLANEOUS	\$12,000
02/10/1999	99 3891	MISCELLANEOUS	\$60,000
01/05/1999	19990105027	COUNTY UTILITIES	\$0
01/05/1999	19990105034	COUNTY UTILITIES	\$0
01/05/1999	19990105033	COUNTY UTILITIES	\$0
01/05/1999	19990105035	COUNTY UTILITIES	\$0
12/17/1998	98 3833	MISCELLANEOUS	\$60,000
11/04/1998	98 3772	MISCELLANEOUS	\$126,000
11/04/1998	98 3771	MISCELLANEOUS	\$0
10/09/1998	98 3731	MISCELLANEOUS	\$20,000
08/07/1998	98 3639	MISCELLANEOUS	\$50,000
07/22/1998	98 3613	MISCELLANEOUS	\$125,000
05/28/1998	98 3538	MISCELLANEOUS	\$50,000
04/22/1998	98 3461	MISCELLANEOUS	\$7,500
04/20/1998	98 3455	MISCELLANEOUS	\$29,500
02/02/1998	98 3331	MISCELLANEOUS	\$250
11/19/1997	97 3216	MISCELLANEOUS	\$40,000
11/11/1986	12122D	AMUSEMENT / REC /SOC	\$0
03/01/1986	12924	RETAIL-C ALSO PERMT 25482	\$182,000
01/01/1986	12912D	STORES/CUST SERVICES	\$633,398
01/01/1986	12925D	STORES/CUST SERVICES	\$371,840
01/01/1986	12926D	STORES/CUST SERVICES	\$471,040
11/11/1985	4129D	MISCELLANEOUS	\$0
11/11/1985	11872D	MISCELLANEOUS	\$0
11/11/1985	12121D	FTGS/RETWALLS/MISC	\$0
11/11/1981	13585C	STORES/CUST SERVICES	\$0



# **COMPOSITE EXHIBIT G**

This Instrument Prepared By:  
Thomas D. Wright, Esquire  
340 North Causeway  
New Smyrna Beach, FL 32169  
Parcel Numbers: 8015-10-01-0030,  
8015-10-01-0031, 8023-00-00-0080

01/12/1998 11:17  
Doc stamps 6650.00  
(Transfer Amt \$ 950000)  
Instrument # 98004906  
Book: 4267  
Page: 3831

## WARRANTY DEED

This Indenture, Made this 7th day of January, 1998, Between

**TREEMONTE, INC., a Florida corporation, grantor\*,**  
whose post office address is 720 Magnolia Street, New Smyrna Beach, Florida 32168, and

**BLUE SPRINGS INVESTMENTS, INC., a Florida corporation, grantee\*,**  
whose post office address is 929 N. Spring Garden Avenue, Deland, Florida 32724,

**WITNESSETH,** That said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following-described land, situate, lying and being in Volusia County, Florida, to-wit:

See attached Exhibit A for legal description

Subject to real property taxes subsequent to 1997.  
Subject to restrictions, covenants, and easements of record.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"grantor" and "grantee" are used for singular or plural, as context requires.


**IN WITNESS WHEREOF,** grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

**TREEMONTE, INC.**  
A Florida Corporation

  
First Witness  
Printed Name: **BARBARA Y. LOVELACE**

  
By: **KAREN A. WILEY, as President**

  
Second Witness  
Printed Name: **DONNA J. AUSTIN**

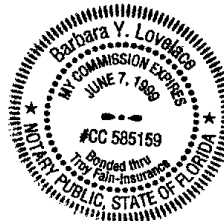
STATE OF FLORIDA  
COUNTY OF VOLUSIA

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **KAREN A. WILEY, as President of TREEMONTE, INC., a Florida corporation**, to me personally known to be the person(s) described in, or who produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and acknowledged before me the execution of same under authority duly vested in her by said corporation.

Witness my hand and official seal in the County and State last aforesaid this 7th day of January, 1998.

  
Notary Public  
Printed Name: **BARBARA Y. LOVELACE**

My commission expires:



## LEGAL DESCRIPTION

### EXHIBIT A PAGE 1 OF 1

#### PARCEL A:

A parcel of land lying in Sections 22 and 23, Township 18 South, Range 30 East, Volusia County, Florida, being more particularly described as follows:  
Commencing at the Northeast corner of said Section 22, point also being the Northwest corner of said Section 23, run thence S 89°45'30"W, a distance of 384.52 feet to the Easterly right-of-way of U.S. Highway 17-92, as now established: Run thence S 13°52'30"W, and along said right-of-way a distance of 351.63 feet to the Point of Beginning: Continue thence S 13°52'30"W, and along said right-of-way a distance of 131.43 feet; run thence N 76°07'00"W, and along said right-of-way a distance of 82.00 feet; run thence S 13°51'00"W, and continue along said right-of-way a distance of 285.51 feet; run thence N 89°41'04"E, a distance of 657.94 feet to a point on the East line of said Section 22; run thence N 89°58'09"E, and entering into said Section 23, a distance of 404.15 feet; run thence N 30°15'21"W, a distance 214.32 feet run thence N 00°58'24"W,\* a distance 227.28 feet to a point of curve, said curve being concave to the south, having a radius of 175.00 feet and a delta of 25°07'46" run thence westerly an arc distance of 75.78 feet to the point of tangency run thence S 78°43'40"W, a distance of 483.18 feet to the easterly right-of-way of said Highway 17-92 and the Point of Beginning. Parcel contains 8.97 acres more or less and being subject to a non-vehicular access Easement per Official Records Book 2270, page 1133 of the Public Records of Volusia County, Florida and subject to any other Easements and rights-of-way of record.

\*234.46 feet; thence N 76° 08' 11" W,

Warranty Deed Exhibit A - Page 1 of 1

Grantor: Treemonte, Inc.

Grantee: Blue Springs Investments, Inc.

This Instrument Prepared By:  
Thomas D. Wright, Esquire  
340 North Causeway  
New Smyrna Beach, FL 32169  
Parcel Number: 8023-00-00-0076

07/12/1999 11:27  
Doc stamps 7350.00  
(Transfer Amt \$1050000)  
Instrument # 99142010  
Book: 4454  
Page: 4711

## WARRANTY DEED

**This Indenture**, Made this 2nd day of July, 1999, **Between**

**TREEMONTE, INC., a Florida corporation, grantor\***,  
whose post office address is 720 Magnolia Street, New Smyrna Beach, Florida 32168, and

**TED GLASRUD ASSOCIATES, INC., a Minnesota corporation, grantee\***,  
whose post office address is 431 South 7th Street, Suite 2470, Minneapolis, MN 55415

**WITNESSETH**, That said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following-described land, situate, lying and being in Volusia County, Florida, to-wit:

See attached Exhibit A for legal description

Subject to real property taxes for 1999 and subsequent years.  
Subject to restrictions, covenants, and easements of record.

And said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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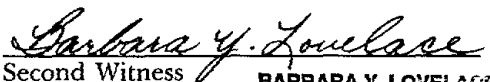
**IN WITNESS WHEREOF**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

**TREEMONTE, INC.**  
A Florida Corporation

  
First Witness  
Printed Name: **THOMAS D. WRIGHT**

  
By: **KAREN A. WILEY, as President**

  
Second Witness  
Printed Name: **BARBARA Y. LOVELACE**

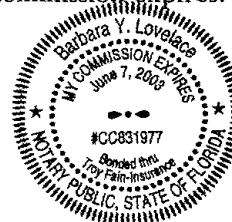
STATE OF FLORIDA  
COUNTY OF VOLUSIA

I hereby certify that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **KAREN A. WILEY, as President of TREEMONTE, INC., a Florida corporation**, to me personally known to be the person described in, or who produced \_\_\_\_\_ as identification, and who executed the foregoing instrument and acknowledged before me the execution of same under authority duly vested in her by said corporation.

Witness my hand and official seal in the County and State last aforesaid this 2nd day of July, 1999.

  
Notary Public  
Printed Name: **BARBARA Y. LOVELACE**

My commission expires:



**Blackwell & Associates**  
LAND SURVEYORS, INC.

Book: 4454

Page: 4712

Diane M. Matousek

Volusia County, Clerk of Court

Mail Address  
P.O. Box 741013  
Orange City, Florida 32774-1013

Phone: (904) 734-8050  
Fax: (904) 734-7660

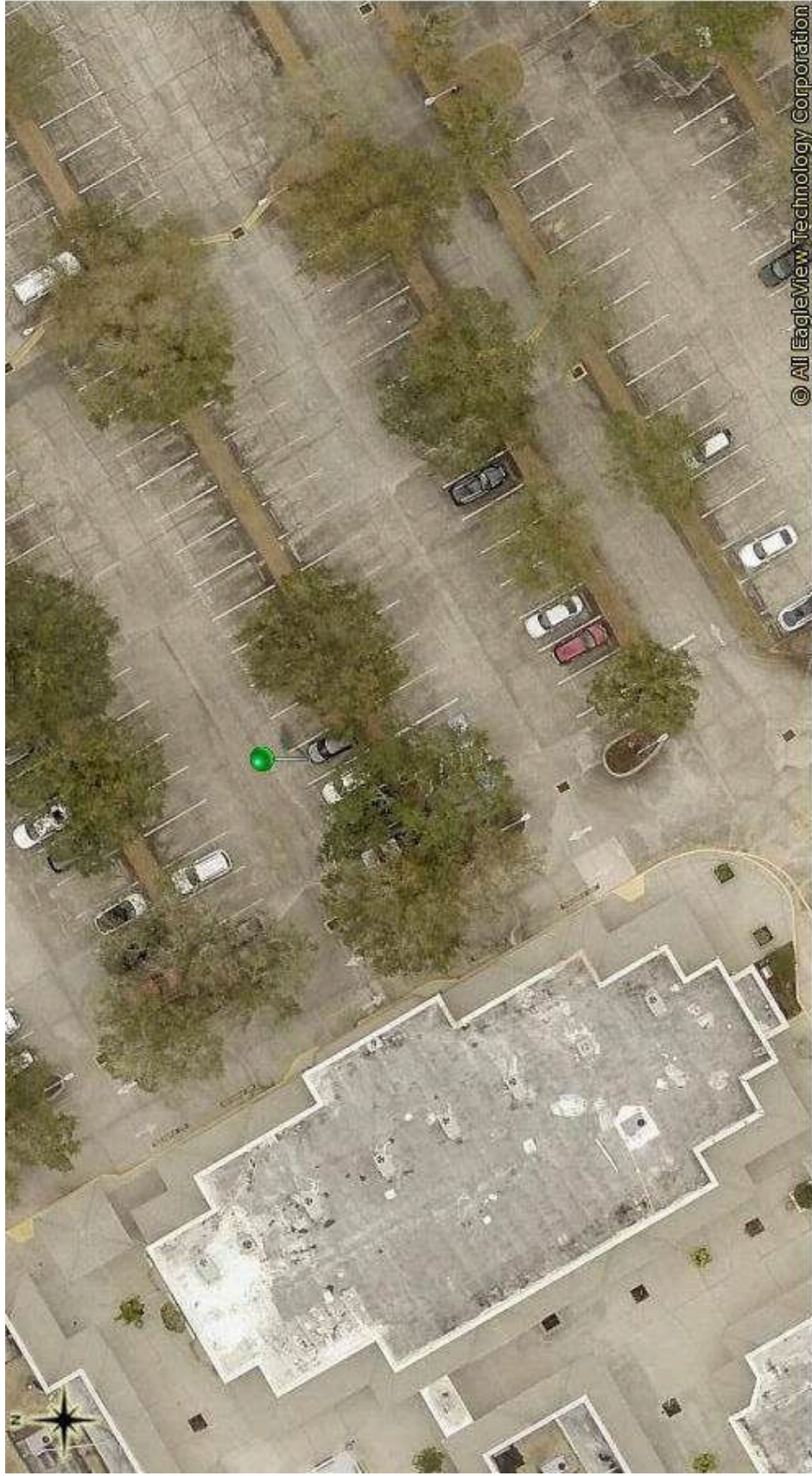
Office Address  
995 West Volusia Avenue  
DeLand, Florida 32720

EXHIBIT "A"  
July 1, 1999

LEGAL DESCRIPTION PARCEL "B": (WRITTEN)

A parcel of land lying in the NW 1/4 of Section 23, Township 18 South, Range 30 East, Volusia County, Florida, being more particularly described as follows: Commencing at the Northeast corner of Section 22, Township 18 South, Range 30 East, point also being the Northwest corner of said Section 23; Run thence S-89°45'36"-W, a distance of 384.52 feet to the Easterly Right-of-Way of U.S. Highway 17-92, as now established; Run thence S-13°52'30"-W, and along said Right-of-Way a distance of 483.06 feet; Run thence N-76°07'00"-W, and along said Right-of-Way a distance of 82.00 feet; Run thence S-13°51'00"-W, and continue along said Right-of-Way a distance of 285.51 feet; Run thence N-89°41'04"-E, a distance of 657.94 feet to a point on the East line of said Section 22; Run thence N-89°58'09"-E, and entering into said Section 23, a distance of 404.15 feet to the Point of Beginning; Run thence N-30°15'21"-W, a distance of 214.32 feet; Run thence N-00°58'24"-W a distance of 234.46 feet; Run thence S-76°08'11"-E, a distance of 94.62 feet to a point of curve, said curve being concave to the North, having a radius of 225.02 feet and a delta of 43°51'28"; Run thence Easterly an arc distance of 172.24 feet to the Point of Tangency; Run thence N-59°46'13"-E, a distance of 289.74 feet to the Westerly Right-of-Way of Enterprise Road as now established; Run thence S-30°07'00"-E and along said Right-of-Way a distance of 654.27 feet; Run thence S-89°58'09"-W a distance of 723.93 feet to the Point of Beginning. Parcel contains 7.09 Acres, more or less and being subject to a non-vehicular access easement per Official Records Book 2465, Pages 138 through 140, of the Public Records of Volusia County, Florida and subject to any other Easements and Rights-of-Way of Record.

# Ted Glasrud





# Glasrud Picture -2





**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2395656  
**Parcel ID:** 801510010030  
**Township-Range-Section:** 18 - 30 - 15  
**Subdivision-Block-Lot:** 10 - 01 - 0030  
**Owner(s):** L HUDSON ORANGE LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** 4000 ISLAND BLVD APT 1606  
AVENTURA FL 33160 5252  
**Physical Address:** 200 TREEMONTE DR, ORANGE CITY 32763  
**Additional Address:** [Show 19 Addresses](#)  
**Building Count:** 4  
**Neighborhood:** 7067 - WEST PRIMARY OFFICES  
**Subdivision Name:** ROLLING ACRES UNREC SUB 215  
**Property Use:** 1700 - OFFICE 1 STORY  
**Tax District:** 014-ORANGE CITY  
**2024 Final Millage Rate:** 18.9994  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 22 & 23-18-30 IRREG PARCEL LYING ON S/L OF TREEMONT DR & ON  
E/L HWY 17-92 BEING APPROX S 480 FT OF N 724.88 FT & BEING E  
657.94 FT ALONG S/L OF SEC 22 & INC IRREG PARCEL LYING S/L

## Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$4,252,692	\$4,077,644	\$3,846,064
<b>Land Value:</b>	\$1,846,213	\$1,846,213	\$1,846,213
<b>Just/Market Value:</b>	\$6,098,905	\$5,923,857	\$5,692,277

## Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

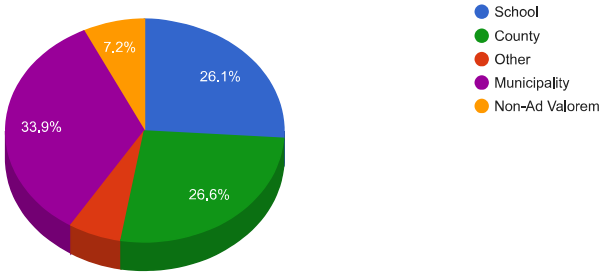
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	1.5000	\$9,148.36
0012	DISCRETIONARY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.7480	\$4,561.98
0011	REQ LOCAL EFFORT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	3.0370	\$18,522.37
0050	GENERAL FUND	\$6,098,905	\$6,098,905	\$0	\$6,098,905	3.2007	\$19,520.77
0053	LAW ENFORCEMENT FUND	\$6,098,905	\$6,098,905	\$0	\$6,098,905	1.5994	\$9,754.59
0055	LIBRARY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.3891	\$2,373.08
0058	VOLUSIA ECHO	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.2000	\$1,219.78
0057	VOLUSIA FOREVER	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.2000	\$1,219.78
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.0288	\$175.65
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$6,098,905	\$6,098,905	\$0	\$6,098,905	0.1793	\$1,093.53
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	1.0480	\$6,391.65
0170	ORANGE CITY	\$6,098,905	\$6,098,905	\$0	\$6,098,905	6.8691	\$41,893.99
						18.9994	\$115,875.54

## Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$115,875.54
0143-ORANGE CITY STORMWATER	540.00	\$16.50	\$8,910.00	Estimated Non-Ad Valorem Tax:	\$8,910.00
				<b>Estimated Taxes:</b>	<b>\$124,785.54</b>
				Estimated Tax Amount without SOH/10CAP ②	\$124,785.54



Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$1,846,213	\$4,077,644	\$5,923,857	\$5,923,857	\$0	\$5,923,857	\$0
2023	\$1,846,213	\$3,846,064	\$5,692,277	\$4,056,708	\$0	\$4,056,708	\$0
2022	\$879,149	\$2,808,767	\$3,687,916	\$3,687,916	\$0	\$3,687,916	\$0
2021	\$430,783	\$539,164	\$969,947	\$969,947	\$0	\$969,947	\$0
2020	\$430,783	\$533,060	\$963,843	\$963,843	\$0	\$963,843	\$0
2019	\$410,270	\$514,348	\$924,618	\$924,618	\$0	\$924,618	\$0
2018	\$410,270	\$496,639	\$906,909	\$906,909	\$0	\$906,909	\$0
2017	\$410,270	\$471,991	\$882,261	\$882,261	\$0	\$882,261	\$0
2016	\$410,270	\$448,209	\$858,479	\$858,479	\$0	\$858,479	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1793-OFF BLDG,1-STRY,-S/S	N	S-SQUARE FEET			390,733			5.25	\$1,846,213
Total Land Value:										\$1,846,213

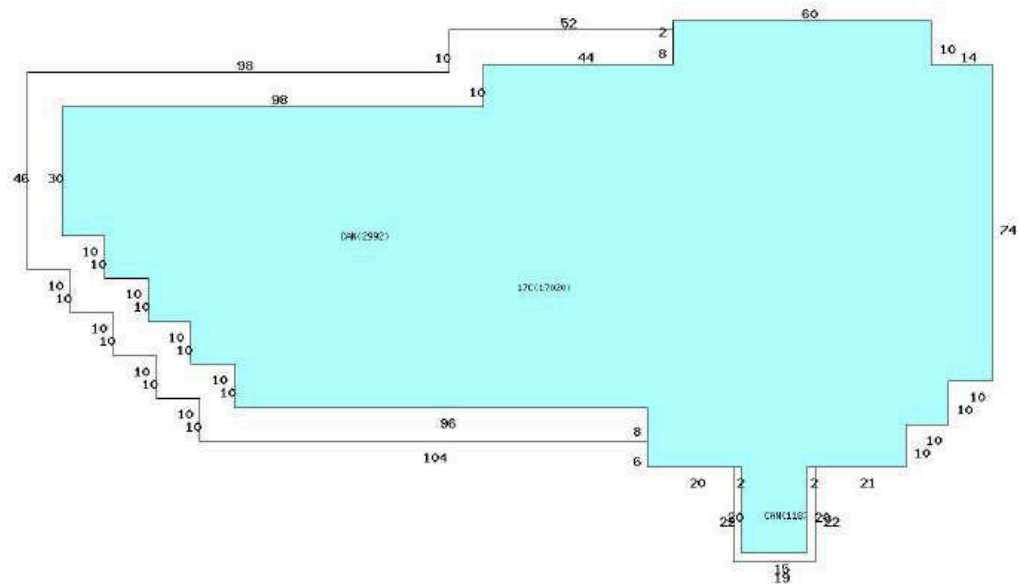
Building(s) - Commercial

Card (Bldg) #1

Structure Code:	C - CONCRETE/MASONRY	Base RCN	\$2,313,469
Class:	-	Percent Good	46.75 %
Grade:	350	Total RCNLD	\$1,081,547
Built / Effective Year:	1999 / 2013	Market (NBHD)	1.05
Total / Business Area	18791 / 14523	Factor	
		Cost Value	\$1,135,624

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01-01	17C - OFFICE, ONE STORY	1	14,523	14,523	14,523	
2	01-01	CAN - CANOPY	1	2,176	2,176	N/A	
3	01-01	CAN - CANOPY	1	2,092	2,092	N/A	
					18,791	14,523	

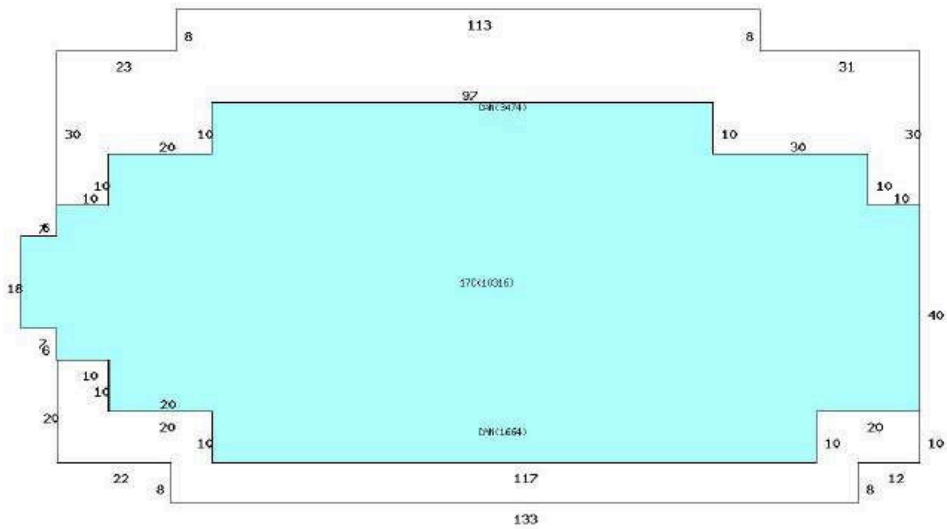


Card (Bldg) #3

Structure Code:	C - CONCRETE/MASONRY	Base RCN	\$1,810,196
Class:	-	Percent Good	46.75 %
Grade:	350	Total RCNLD	\$846,266
Built / Effective Year:	1999 / 2013	Market (NBHD)	1.05
Total / Business Area	15454 / 10316	Factor	
		Cost Value	\$888,579

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	10,316	10,316	10,316	
2	01 -01	CAN - CANOPY	1	3,474	3,474	N/A	
3	01 -01	CAN - CANOPY	1	1,664	1,664	N/A	
					15,454	10,316	



Card (Bldg) #4

Structure Code:	C - CONCRETE/MASONRY	Base RCN	\$956,367
Class:	-	Percent Good	46.75 %
Grade:	350	Total RCNLD	\$447,102
Built / Effective Year:	1999 / 2013	Market (NBHD)	1.05
Total / Business Area	7298 / 5652	Factor	
		Cost Value	\$469,457

Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	17C - OFFICE, ONE STORY	1	5,652	5,652	5,652	
2	01 -01	CAN - CANOPY	1	776	776	N/A	
3	01 -01	CAN - CANOPY	1	870	870	N/A	
					7,298	5,652	



**Total Miscellaneous Value:** \$486,823

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

## Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
04/15/2024	BLDC-04-24-26643	TPO ROOF OVER 205 SQ	\$175,353
12/04/2023	MECC-11-23-26184	HVAC ROOF TOP PACKAGE UNIT. SAME AS EXISTING. DISCONNECT/RECONNECT WIRING	\$16,611
10/05/2023	MECC-09-23-26009	REPLACE ROOFTOP PACKAGE UNIT, SAME SIZE AS EXISTING, DISCONNECT/RECONNECT WIRING	\$14,062
09/19/2023	MECC-09-23-25928	REPLACE ROOFTOP PACKAGE HVAC UNIT. SAME SIZE AS EXISTING	\$8,835
07/18/2023	BLDC-05-23-25510	OFFICE INTERIOR REMODEL PER PLANS, INCLUDING ELECTRICAL, PLUMBING	\$19,788
05/01/2023	CO-01802	INTERIOR REMODEL - FIRE DAMAGE - PROPOSED USE TO REMAIN THE SAME - SUITE 375	\$78,300
03/23/2022	03-22-23954	REMODEL WITH ELECTRICAL WORK, INSTALL LEAD LINED DRYWALL FOR SRT MACHINE, WIRE SAID MACHINE	\$17,195
11/18/2021	BLDC-10-21-23504	INSTALL NEW STORE FRONT DOOR.	\$4,500
07/08/2021	07-21-23001	HVAC REPLACEMENT - 294 TREEMONTE DR	\$11,380
06/24/2021	06-21-22902	TENANT IMPROVEMENT 294 TREEMONTE DR	\$59,020
05/25/2021	BLDC-05-21-22765	NEW PAINT, FLOORING, REMOVE EXTRA SINK IN EXAM ROOM, REDO EXISTING LAB. - 258 TREEMONTE DR	\$31,000
04/27/2021	04-21-22584	REPLACE ROOFTOP PACKAGE UNIT, SIZE AS EXISTING 258 TREEMONTE DR	\$9,500
04/13/2021	04-21-22520	REPLACE ROOFTOP PACKAGE UNIT, SAME SIZE AS EXISTING. 250 TREEMONTE DR.	\$9,489
01/19/2021	12-20-22063	ALTERATION, REMODEL, REPAIR SUITE 217	\$18,500
01/19/2021	12-20-22082	ALTERATION, REMODEL, REPAIR SUITE 217	\$15,600
10/01/2020	FIRE-09-20-21477	FIRE ALARM - 109 TREEMONT DR	\$1,285
04/23/2018	4-18-18235	REMODEL	\$13,500
12/01/2017	11-17-17610	REMODEL	\$8,300
04/26/2017	4-17-16849	BUILDOUT-416 TREEMONTE DR	\$267,000
03/22/2017	3-17-16709	REMODEL 408-412-416 TREEMONTE DR	\$34,000
12/22/2016	12-16-16351	REMODEL-242 TREEMONTE DR	\$232,000
10/17/2016	9-16-16057	ALTERATION 242 TREEMONTE DR	\$58,000
11/12/2014	10-14-13635	INTERIOR BUILDOUT	\$60,000
09/17/2014	8-14-13393	INSTALL SHED FEED	\$500
09/17/2014	8-14-13388	CONTAINER	\$4,000
06/24/2014	14-13139	DUMPSTER ENCLOSURE	\$3,500
09/21/2010	9-10-7605	HVAC CHGE OUT	\$6,975
02/17/2010	2-10-6483	REMODEL	\$21,500
08/21/2007	20070821037	IMPACT CITY APPLICATION	\$0
11/06/2006	06-2507		\$0
10/26/2006	06-2482		\$0
08/09/2002	25602088E	ADDITIONS/ALTERATION	\$26,500
02/22/2002	00580202B	ADDITIONS/ALTERATION	\$31,000
02/20/2002	00550202B	ADDITIONS/ALTERATION	\$94,000
02/15/2002	00530202B	ADDITIONS/ALTERATION	\$30,000
07/12/2001	01 5213	ADDITIONS/ALTERATION	\$116,624
08/07/2000	00 4690	ADDITIONS/ALTERATION	\$35,500
05/17/2000	00 4605	ELEC UPGRD/REP/MISC	\$4,850
04/25/2000	00 4569	ADDITIONS/ALTERATION	\$227,040
04/24/2000	00 4568	ADDITIONS/ALTERATION	\$10,000
03/06/2000	00 4492	ADDITIONS/ALTERATION	\$40,000
03/06/2000	00 4491	ADDITIONS/ALTERATION	\$42,000
02/09/2000	00 4456	ADDITIONS/ALTERATION	\$56,730
02/07/2000	00 4447	WELL/PUMP/IRRIGATION	\$500
02/02/2000	20000131038	COUNTY UTILITIES	\$0
01/27/2000	00 4433	MISCELLANEOUS	\$3,000
12/28/1999	19991221039	IMPACT CITY	\$0
12/28/1999	19991029051	IMPACT CITY	\$0
12/28/1999	19991221038	IMPACT CITY	\$0
12/28/1999	19991220071	IMPACT CITY	\$0
12/28/1999	19991220069	IMPACT CITY	\$0
12/28/1999	19991220067	IMPACT CITY	\$0
12/28/1999	19991220065	IMPACT CITY	\$0
12/28/1999	19991220063	IMPACT CITY	\$0
12/28/1999	19991029056	IMPACT CITY	\$0
12/28/1999	19991029055	IMPACT CITY	\$0
12/28/1999	19991029054	IMPACT CITY	\$0
12/28/1999	19991029052	IMPACT CITY	\$0
12/28/1999	19990518018	IMPACT CITY	\$0
12/28/1999	19991029040	IMPACT CITY	\$0
12/28/1999	19991029041	IMPACT CITY	\$0
12/28/1999	19991029042	IMPACT CITY	\$0
12/28/1999	19991029044	IMPACT CITY	\$0
12/28/1999	19991029045	IMPACT CITY	\$0
12/28/1999	19991029046	IMPACT CITY	\$0
12/28/1999	19991029048	IMPACT CITY	\$0
12/28/1999	19991029049	IMPACT CITY	\$0
11/15/1999	99 4356	ADDITIONS/ALTERATION	\$125,000
10/19/1999	99 4319	MISCELLANEOUS	\$1,280
09/16/1999	99 4271	ADDITIONS/ALTERATION	\$46,500
09/02/1999	99 4246	MISCELLANEOUS	\$42,000
09/02/1999	99 4245	MISCELLANEOUS	\$54,420
06/30/1999	99 4141	MISCELLANEOUS	\$46,000
06/09/1999	99 4108	MISCELLANEOUS	\$42,000

05/25/1999	99 4082	MISCELLANEOUS	\$30,000
04/29/1999	99 4039	MISCELLANEOUS	\$75,510
04/21/1999	99 4021	MISCELLANEOUS	\$12,000
02/10/1999	99 3891	MISCELLANEOUS	\$60,000
01/05/1999	19990105027	COUNTY UTILITIES	\$0
01/05/1999	19990105034	COUNTY UTILITIES	\$0
01/05/1999	19990105033	COUNTY UTILITIES	\$0
01/05/1999	19990105035	COUNTY UTILITIES	\$0
12/17/1998	98 3833	MISCELLANEOUS	\$60,000
11/04/1998	98 3772	MISCELLANEOUS	\$126,000
11/04/1998	98 3771	MISCELLANEOUS	\$0
10/09/1998	98 3731	MISCELLANEOUS	\$20,000
08/07/1998	98 3639	MISCELLANEOUS	\$50,000
07/22/1998	98 3613	MISCELLANEOUS	\$125,000
05/28/1998	98 3538	MISCELLANEOUS	\$50,000
04/22/1998	98 3461	MISCELLANEOUS	\$7,500
04/20/1998	98 3455	MISCELLANEOUS	\$29,500
02/02/1998	98 3331	MISCELLANEOUS	\$250
11/19/1997	97 3216	MISCELLANEOUS	\$40,000
11/11/1986	12122D	AMUSEMENT / REC /SOC	\$0
03/01/1986	12924	RETAIL-C ALSO PERMT 25482	\$182,000
01/01/1986	12912D	STORES/CUST SERVICES	\$633,398
01/01/1986	12925D	STORES/CUST SERVICES	\$371,840
01/01/1986	12926D	STORES/CUST SERVICES	\$471,040
11/11/1985	4129D	MISCELLANEOUS	\$0
11/11/1985	11872D	MISCELLANEOUS	\$0
11/11/1985	12121D	FTGS/RETWALLS/MISC	\$0
11/11/1981	13585C	STORES/CUST SERVICES	\$0



**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2402547  
**Parcel ID:** 802300000076  
**Township-Range-Section:** 18 - 30 - 23  
**Subdivision-Block-Lot:** 00 - 00 - 0076  
**Owner(s):** TREEMONTE DECLARANT PROPERTY LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** CO: C/O FORNESS PROPERTIES  
2221 LEE RD STE 11  
WINTER PARK FL 32789  
**Physical Address:** 2510 ENTERPRISE RD, ORANGE CITY 32763  
**Building Count:** 1  
**Neighborhood:** 7575 - ORANGE CITY COMMERCIAL  
**Subdivision Name:**  
**Property Use:** 9600 - WASTE LAND/DRAINAGE/BORROW PITS  
**Tax District:** 014-ORANGE CITY  
**2024 Final Millage Rate:** 18.9994  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 23-18-30 IRREG PARCEL IN NW 1/4 S OF TREMONT DR & W OF ENTERPRISE RD MEAS 323.98 FT ALONG S LINE OF TREEMONTE DR ON N/L & MEAS 182.44 FT ON W/L EXC OR 7001 PG 2675 EXC OR 7061 PG 1

## Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$20,217	\$20,638	\$19,785
<b>Land Value:</b>	\$150	\$150	\$150
<b>Just/Market Value:</b>	\$20,367	\$20,788	\$19,935

## Working Tax Roll Values by Taxing Authority

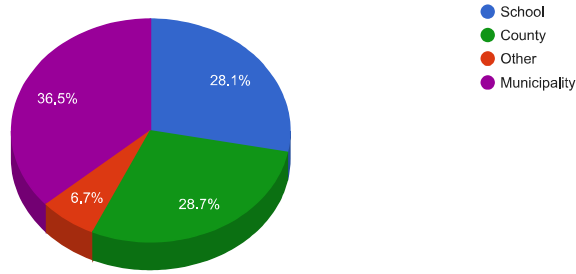
Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$20,367	\$20,367	\$0	\$20,367	1.5000	\$30.55
0012	DISCRETIONARY	\$20,367	\$20,367	\$0	\$20,367	0.7480	\$15.23
0011	REQ LOCAL EFFORT	\$20,367	\$20,367	\$0	\$20,367	3.0370	\$61.85
0050	GENERAL FUND	\$20,367	\$20,367	\$0	\$20,367	3.2007	\$65.19
0053	LAW ENFORCEMENT FUND	\$20,367	\$20,367	\$0	\$20,367	1.5994	\$32.58
0055	LIBRARY	\$20,367	\$20,367	\$0	\$20,367	0.3891	\$7.92
0058	VOLUSIA ECHO	\$20,367	\$20,367	\$0	\$20,367	0.2000	\$4.07
0057	VOLUSIA FOREVER	\$20,367	\$20,367	\$0	\$20,367	0.2000	\$4.07
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$20,367	\$20,367	\$0	\$20,367	0.0288	\$0.59
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$20,367	\$20,367	\$0	\$20,367	0.1793	\$3.65
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$20,367	\$20,367	\$0	\$20,367	1.0480	\$21.34
0170	ORANGE CITY	\$20,367	\$20,367	\$0	\$20,367	6.8691	\$139.90
						18.9994	\$386.96

## Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$386.96
				Estimated Non-Ad Valorem Tax:	\$0.00
				<b>Estimated Taxes:</b>	<b>\$386.96</b>
				Estimated Tax Amount without SOH/10CAP ☺	\$386.96

Where your tax dollars are going:



Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$150	\$20,638	\$20,788	\$20,788	\$0	\$20,788	\$0
2023	\$150	\$19,785	\$19,935	\$19,416	\$0	\$19,416	\$0
2022	\$150	\$17,501	\$17,651	\$17,651	\$0	\$17,651	\$0
2021	\$150	\$16,878	\$17,028	\$17,028	\$0	\$17,028	\$0
2020	\$150	\$16,878	\$17,028	\$17,028	\$0	\$17,028	\$0
2019	\$150	\$15,840	\$15,990	\$15,990	\$0	\$15,990	\$0
2018	\$150	\$16,374	\$16,524	\$16,524	\$0	\$16,524	\$0
2017	\$150	\$15,494	\$15,644	\$15,644	\$0	\$15,644	\$0
2016	\$150	\$14,562	\$14,712	\$14,712	\$0	\$14,712	\$0

Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	9693-WASTE LAND LS S/S RT	N	A-ACRE		0.3000				500	\$150
<b>Total Land Value:</b>										\$150

Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	RTN-FENCE, WALL RETAINING	2014	1,302	1		\$20,217
<b>Total Miscellaneous Value:</b>						\$20,217

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7199 / 3282	<a href="#">2015237702</a>	12/18/2015	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6988 / 0563	<a href="#">2014084177</a>	05/09/2014	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
6953 / 4042	<a href="#">2014017822</a>	01/02/2014	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$100
6933 / 0917	<a href="#">2013227338</a>	11/20/2013	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$3,582,000
6193 / 2767	<a href="#">2008032117</a>	02/12/2008	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$2,825,000
4454 / 4711	<a href="#">1999142010</a>	07/15/1999	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$1,050,000
4152 / 4577	<a href="#">1996190390</a>	10/15/1996	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$10,450,000
3920 / 1701		06/15/1994	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$795,000
3842 / 3693	<a href="#">1993097740</a>	07/15/1993	QC-QUIT CLAIM DEED	UNQUALIFIED	IMPROVED	\$1,256,300
2955 / 1010		03/15/1987	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$100
2465 / 0157		07/15/1983	QC-QUIT CLAIM DEED	UNQUALIFIED	VACANT	\$293,000

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
23-18-30 IRREG PARCEL IN NW 1/4 S OF TREMONT DR & W OF ENTERPRISE RD MEAS 323.98 FT ALONG S LINE OF TREEMONTE DR ON N/L & MEAS 182.44 FT ON W/L EXC OR 7001 PG 2675 EXC OR 7061 PG 1279 EXC 100% SUBSURFACE RIGHTS PER OR 3930 PG 1701 PER OR 6193 PG 2767 PER OR 6953 PG 4042 PER OR 6988 PG 0563 PER OR 7199 PG 3282	014	18 - 30 - 23	00 - 00 - 0076	18-DEC-81

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
07/28/2014	7-14-13292	RETAINING WALL	\$67,767



10/24/2008	20081024006	IMPACT CITY	\$0
07/29/2008	20080729027	IMPACT CITY	\$0
11/07/2006	6-2251		\$0
11/11/1985	4128D	MISCELLANEOUS	\$0
11/11/1985	12237D	MISCELLANEOUS	\$0
11/11/1985	2733D	STORES/CUST SERVICES	\$0
11/11/1984	29061C	STORES/CUST SERVICES	\$0

# **COMPOSITE EXHIBIT H**

Prepared by and return to:

Bruce I. Wiener  
Nelson Mullins Broad and Cassel  
215 South Monroe Street, Suite 400  
Tallahassee, FL 32301  
850-681-6810  
File Number: 150796.09001

Parcel Identification No. 801500000300

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Warranty Deed** is made this 23rd day of May, 2019, between **FOUR TOWNES, LLC**, a Florida limited liability company, whose mailing address is 296 Cabana Point Circle, Suite 101, Stuart, Florida 34994 ("Grantor"\*) and **MILLSTONE COMMERCIAL, LLC**, a Florida limited liability company (as to an undivided one-half interest), whose mailing address is 2792 Millstone Plantation Road, Tallahassee, Florida 32312 and **ORANGE CITY CENTER, LLC**, a Florida limited liability company (as to an undivided one-half interest), whose mailing address is 241 John Knox Road, Suite 200, Tallahassee, Florida 32303 (collectively "Grantee"\*).

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida**, to-wit:

See **Exhibit "A"** attached hereto and incorporated herein;

Subject to easements, covenants, restrictions and reservations of record, if any, which are not reimposed or extended hereby, and taxes for the year 2019 and subsequent years;

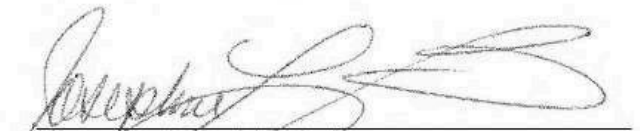
And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


\* "Grantor" and "Grantee" are used for singular or plural, as context requires.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

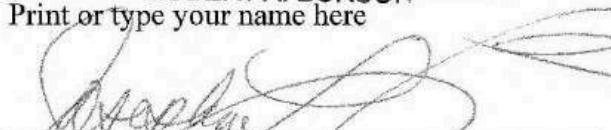
Signed, Sealed and Delivered  
in the Presence of:

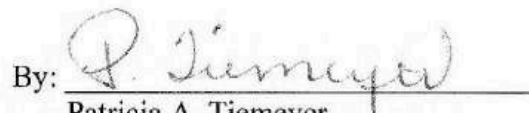
**FOUR TOWNES, LLC,**  
a Florida limited liability company


  
\_\_\_\_\_  
Josephine L. Burson, Witness  
Print or type your name here

By:   
\_\_\_\_\_  
Theodore N. Tiemeyer  
Its Manager

  
\_\_\_\_\_  
ROBERT A. BURSON, Witness  
Print or type your name here

  
\_\_\_\_\_  
Josephine L. Burson, Witness  
Print or type your name here

By:   
\_\_\_\_\_  
Patricia A. Tiemeyer  
Its Manager

  
\_\_\_\_\_  
ROBERT A. BURSON, Witness  
Print or type your name here

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 22 day of May, 2019, by Theodore N. Tiemeyer and Patricia A. Tiemeyer as Managers of Four Townes, LLC, a Florida limited liability company, on behalf of the company. They ☒ are personally known to me or ☐ have produced \_\_\_\_\_ as identifications.



  
\_\_\_\_\_  
NOTARY PUBLIC

Print Name: Josephine L. Burson  
My Commission Expires: \_\_\_\_\_



running thence North 76°07'30" West, 30.00 feet to a point; running thence South 13°52'30" West, 80.00 feet to a point (said Point of Beginning).

And excepting therefrom the cul-de-sac parcel being more particularly described as follows:

Cul-de-sac description:

A tract of land referred to as "cul-de-sac" lying in the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 15, Township 18 South, Range 30 East and in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 18 South, Range 30 East, Volusia County, Florida, and being described as:

All that tract or parcel of land lying in Section 14 and 15, Township 18 South, Range 30 East, located in Volusia County, Florida, being more particularly described as follows:

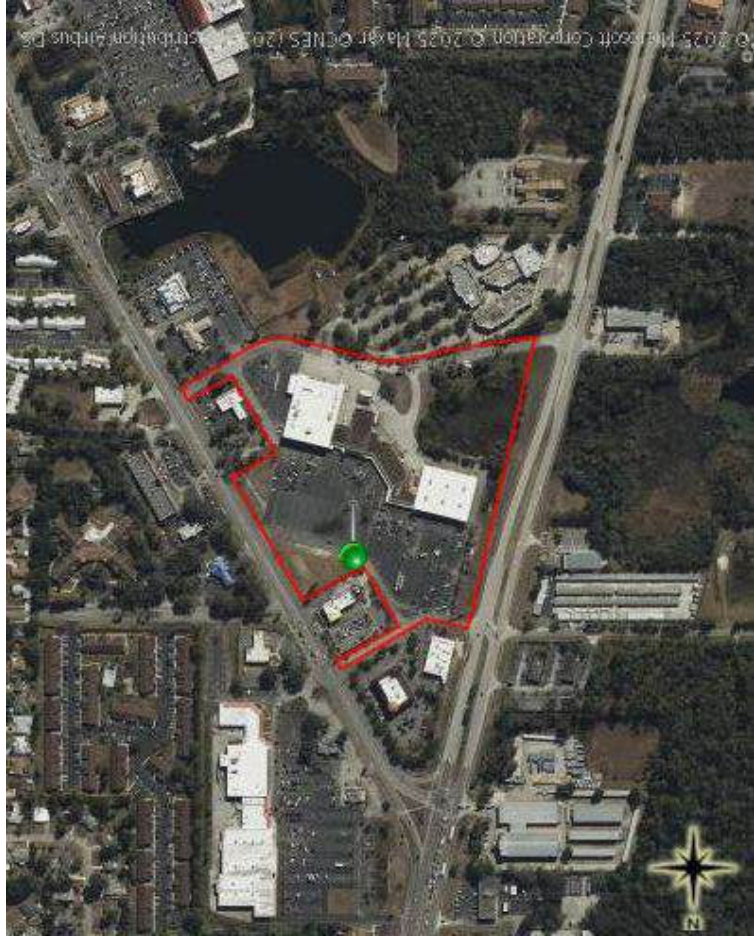
Commence at the Southeast corner of Section 15, run thence South 89°45'36" West, along the Southerly line of Section 15 for a distance of 384.52 feet to the Easterly right of way of U.S. Highway 17-92, run thence North 13°52'30" East along the Easterly right of way of U.S. Highway 17-92 a distance of 752.01 feet; thence departing said line run South 76°07'30" East for a distance of 131.83 feet; thence run North 60°00'56" East for a distance of 59.75 feet to the Point of Beginning; thence run North 03°42'25" West for a distance of 151.19 feet to a point of curvature of a curve concave Southerly having a radius of 50.00 feet and a central angle of 299°59'47", thence run Northerly, Easterly, and Southerly along the arc of said curve 261.80 feet, said arc being subtended by a chord bearing and distance of North 86°17'25" East, 50.00 feet; thence run South 03°42'25" East for a distance of 126.50 feet; thence run South 60°00'56" West for a distance of 55.80 feet to the Point of Beginning.

Said parcel being together with and subject to non-exclusive easement rights contained in the Reciprocal Easement Agreement recorded in Official Records Book 1888, Page 331; Reciprocal Easement Agreement recorded in Book 1945, Page 771; Reciprocal Easement Agreement recorded in Book 2935, Page 1336 as affected by Consent Final Judgment recorded in Book 3400, Page 1552 and Easement and Maintenance Agreement recorded in Book 6403, Page 4520, of the Public Records of Volusia County, Florida.



# MILLSTONE COMMERCIAL LLC - ORANGE CITY CENTER LLC

## Tenants in Common





**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2391774  
**Parcel ID:** 801500000300  
**Township-Range-Section:** 18 - 30 - 15  
**Subdivision-Block-Lot:** 00 - 00 - 0300  
**Owner(s):** MILLSTONE COMMERCIAL LLC - TIC - Tenancy in Common - 50%  
ORANGE CITY CENTER LLC - TIC - Tenancy in Common - 50%  
**Mailing Address On File:** 2792 MILLSTONE PLANTATION RD  
TALLAHASSEE FL 32312  
**Physical Address:** 2412 S VOLUSIA AVE, ORANGE CITY 32763  
**Additional Address:** [Show 18 Addresses](#)  
**Building Count:** 2  
**Neighborhood:** 7045 - WESTSIDE SHOPPING CENTERS  
**Subdivision Name:**  
**Property Use:** 1600 - SH CTR CMMITY  
**Tax District:** 100-UNINCORPORATED - WESTSIDE  
**2024 Final Millage Rate:** 17.6671  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 14 15 22 & 23 18 30 IRREG PARCEL PER OR 1964 PG 234 LYING W  
OF ENTERPRISE RD & E OF US HWY 17-92 MEAS 1103.94 FT ON E/L  
US 17-92 EXC 100 PC SUBSURFACE RIGHTS IN SEC 22 & 23 PER OR

## Property Values

<b>Tax Year:</b>	2025 Working	2024 Final	2023 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$5,096,762	\$4,784,112	\$4,436,015
<b>Land Value:</b>	\$3,083,969	\$3,083,969	\$3,083,969
<b>Just/Market Value:</b>	\$8,180,731	\$7,868,081	\$7,519,984

## Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

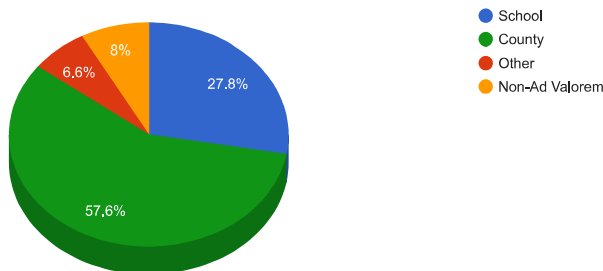
Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.5000	\$12,271.10
0012	DISCRETIONARY	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.7480	\$6,119.19
0011	REQ LOCAL EFFORT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	3.0370	\$24,844.88
0510	FIRE DISTRICT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	3.8412	\$31,423.82
0050	GENERAL FUND	\$8,180,731	\$8,180,731	\$0	\$8,180,731	3.2007	\$26,184.07
0053	LAW ENFORCEMENT FUND	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.5994	\$13,084.26
0055	LIBRARY	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.3891	\$3,183.12
0310	VOLUSIA COUNTY MSD	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.6956	\$13,871.25
0058	VOLUSIA ECHO	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.2000	\$1,636.15
0057	VOLUSIA FOREVER	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.2000	\$1,636.15
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.0288	\$235.61
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.1793	\$1,466.81
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.0480	\$8,573.41
						17.6671	\$144,529.79

## Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$144,529.79
5030-VOLUSIA COUNTY STORMWATER	129.26	\$96.00	\$12,408.96	Estimated Non-Ad Valorem Tax:	\$12,408.96
					<b>Estimated Taxes: \$156,938.75</b>
					Estimated Tax Amount without SOH/10CAP ⓘ \$156,938.75



**Where your tax dollars are going:**



### Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$3,083,969	\$4,784,112	\$7,868,081	\$7,868,081	\$0	\$7,868,081	\$0
2023	\$3,083,969	\$4,436,015	\$7,519,984	\$7,519,984	\$0	\$7,519,984	\$0
2022	\$3,083,969	\$4,910,050	\$7,994,019	\$7,994,019	\$0	\$7,994,019	\$0
2021	\$3,083,969	\$4,916,031	\$8,000,000	\$8,000,000	\$0	\$8,000,000	\$0
2020	\$3,083,969	\$5,351,748	\$8,435,717	\$8,435,717	\$0	\$8,435,717	\$0
2019	\$1,824,805	\$4,832,348	\$6,657,153	\$5,142,389	\$0	\$5,142,389	\$0
2018	\$1,916,045	\$2,855,705	\$4,771,750	\$4,674,899	\$0	\$4,674,899	\$0
2017	\$1,824,805	\$2,425,103	\$4,249,908	\$4,249,908	\$0	\$4,249,908	\$0
2016	\$1,824,805	\$2,188,871	\$4,013,676	\$4,013,676	\$0	\$4,013,676	\$0

## Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1693-SHOPPING CTR LS S/S	N	S-SQUARE FEET			719,522			5.00	\$3,057,969
2	1693-SHOPPING CTR LS S/S	N	S-SQUARE FEET			104,000			5.00	\$26,000
<b>Total Land Value:</b>										\$3,083,969

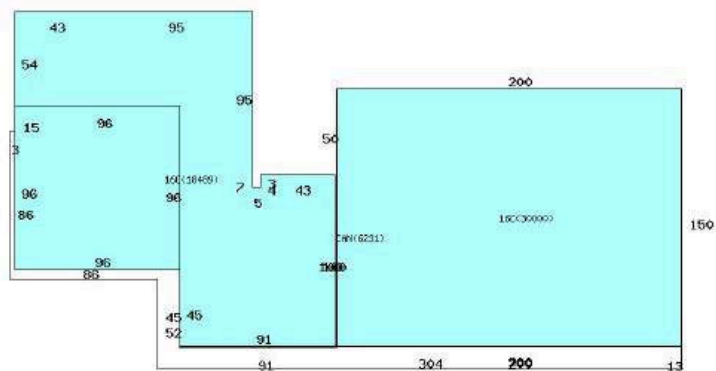
**Building(s) - Commercial**

Card (Bldg) #1

<b>Structure Code:</b>	C - CONCRETE/MASONRY	<b>Base RCN</b>	\$5,694,682
<b>Class:</b>	-	<b>Percent Good</b>	46.3 %
<b>Grade:</b>	325	<b>Total RCNLD</b>	\$2,636,844
<b>Built / Effective Year:</b>	1976 / 1995	<b>Market (NBHD)</b>	.97
<b>Total / Business Area</b>	56792 / 52394	<b>Factor</b>	
		<b>Cost Value</b>	\$2,557,739

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	13D - DISCOUNT STORE	1	36,695	36,695	36,695	
2	01 -02	13D - DISCOUNT STORE	2	240	480	480	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	689	689	N/A	
4	01 -01	FOP - PORCH, OPEN FINISHED	1	540	540	N/A	
5	01 -01	CAN - CANOPY	1	380	380	N/A	
6	01 -01	CAN - CANOPY	1	200	200	N/A	
7	01 -01	16C - SHOPPING CENTER, COMMUNITY	1	14,868	14,868	14,868	
8	01 -01	41D - LIGHT MANUFACTURING, MIN FIN	1	351	351	351	
9	01 -01	FOP - PORCH, OPEN FINISHED	1	195	195	N/A	
10	01 -01	CAN - CANOPY	1	2,394	2,394	N/A	1989
					56,792	52,394	



Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	PVA-PAVING ASPHALT	1976	238,500	1		\$116,388
2	PVC-PAVING CONCRETE	1976	10,340	1		\$28,414
3	PFL-LIGHT, PARKING LOT	1976	1	12		\$2,102
Total Miscellaneous Value:						\$146,904

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7699 / 1904	<a href="#">2019103404</a>	05/22/2019	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$10,000,000
6395 / 3346	<a href="#">2009169594</a>	07/30/2009	TR-TRUSTEE'S DEED	UNQUALIFIED	IMPROVED	\$100
2925 / 1863		12/15/1986	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$4,785,000
1964 / 0234		03/15/1978	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$2,584,500

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
14 15 22 & 23 18 30 IRREG PARCEL PER OR 1964 PG 234 LYING W OF ENTERPRISE RD & E OF US HWY 17-92 MEAS 1103.94 FT ON E/L US 17-92 EXC 100 PC SUBSURFACE RIGHTS IN SEC 22 & 23 PER OR 2925 PG 1863 PER OR 6395 PGS 3346-3351 INC PER OR 7699 PG 1904	100	18 - 30 - 15	00 - 00 - 0300	18-DEC-81

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
03/24/2025	20241212042	SCOPE OF WORK: - ERECTION OF INTERIOR NON-BEARING, 7" TALL SEPARATING PARTITIONS. - NEW PARTITION TO HAVE ACCESSIBLE INT. POCKET DOOR. - NO ELECTRICAL OR PLUMBING TO BE INCLUDED IN NEW PARTITIONS. - RELOCATE & REPLACE DOOR TO BACK HALLWAY WITH NEW ACCESSIBLE INT. POCKET DOOR. - UPDATE ALL EXIT SIGNS & FIRE SAFETY EQUIPMENT AS NEEDED. - PROVIDE PLUMBING FOR NEW WASH STATIONS. - PROVIDE REQUIRED VENTILATION FOR A HAIR SALON. - FLOOR TO REMAIN AS IS. - ROOF TILES TO REMAIN AS IS.	\$59,645
01/28/2025	20241210058	AC CHANGE OUT LIKE FOR LIKE	\$8,000
11/27/2024	20241105020	FIREWORKS TENT FIRE CONDITIONS OF APPROVAL: 1. FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES WITH MINIMUM 20' ROAD ACCESS TO WITHIN 50' OF TENT/STRUCTURE. 2. BE SURE PRODUCT INVENTORY IS ON SITE FOR INSPECTION. 3. BE SURE FIRE EXTINGUISHERS ARE TAGGED AND HANGING TO MEET TRAVEL DISTANCES 4. BE SURE TENT IS SECURED TO GROUND WITH STAKES AS REQUIRED. 5. BE SURE NFPA 701 CERT IS LEGIBLE AND SEWN INTO TENT 6. BE SURE PRIOR TO CALLING FOR INSPECTION ALL INVENTORY, TABLES ETC ARE SET UP AS WE ARE YOUR FIRST CUSTOMER. 7. B	\$2,000
10/30/2024	20240925006	CHRISTMAS TREE SALE TENT *NOTE: **EGRESS AND OCCPANT LOAD TO BE FIELD VERIFIED. ** **REVIEWED FOR FBC-B 3103 ONLY*	\$2,000
07/30/2024	20240718035	INSTALLING 1 WALL SIGN FOR ADVANCE AMERICA - SIGN A - 15" ADVANCE AMERICA (STACKED) - CHANNEL LETTERS W/BACKER ON RACEWAY - INTERNALLY ILLUMINATED WITH LEDS	\$4,800
07/26/2024	20240718032	INSTALLING SIGN B - SET OF 2 APPLIED VINYLs ON ALREADY EXISTING D/F MULTI TENANT PYLON	\$400
06/11/2024	20240502079	TEMPORARY 40 X 100 TENT FOR FIREWORK SALES SALES DATES: 6/20 THROUGH 7/7/24 TENT TO BE REMOVED BY: JULY 7, 2024	\$1,800
05/13/2024	20240429061	UNIT 2420 TEMPORARY AUTO TENT SALE- 20X80 TENT IN THE PARKING LOT SALES DATES 05-14-2024 THROUGH 05-20-2024 TENT TO BE REMOVED BY 05-23-2024	\$1,000
12/15/2023	20231121009	FIRWORKS TENT & OUTDOOR SALES APP 40' X 80' TENT FOR TEMPORARY FIREWORKS SALES SALES DATES: 12-20-2023 THROUGH 01-03-2024 TENT TO BE REMOVED BY 01-03-2024	\$1,800
10/23/2023	20230927031	CHRISTMAS TREE TENT SALES 40X80TENT	\$1,900
09/11/2023	20230829042	HVAC CHANGE OUT SAME FOR SAME - AHR# 209916023 - INSTALL 2.5 TON GRANDAIRE W4A CD 2.5 TON AH 8 KW HEAT KIT	\$7,846
07/14/2023	20230628080	20X80 TENT FOR TEMPORARY CAR SALES EVENT JULY 22-29, 2023	\$1,000
06/13/2023	20230525066	FIRE ALARM MONITORING CHANGE. ADDING A WIRELESS RADIO TO MONITOR AN EXISTING FACP	\$157
06/06/2023	20230508028	40X100 FIREWORKS TENT TEMPORARY FIREWORK SALES SALES DATES 06-19-2023 THROUGH 07-07-2023 TENT TO BE REMOVED BY 07-07-2023	\$1,500
04/04/2023	20230227037	NAME: HAPPY HOUSE CBD AND HEMP STORE ERECT ONE ILLUMINATED CHANNEL LETTER WALL SIGN FOR HAPPY HOUSE- ELECTRICAL EXISTING	\$1,500
03/28/2023	20230224029	1 ILLUMINATED CHANNEL LETTER WALL SIGN NAME: SPA	\$3,100
03/08/2023	20230217017	ADD/RELOCATE EXISTING FIRE SPRINKLERS TO PROVIDE COVERAGE PER NFPA 13 REQUIREMENTS DUE TO RECENT RENOVATION.	\$0
01/20/2023	20230110053	UNIT 2446 SALE EVENT - AUTO TENT SALE - SALE DATES JAN. 20-29, 2023. INSTALLATION OF 20X60 TENT IN THE PARKING LOT. TENT WILL HAVE SIDEWALLS AND ENTRANCE/EXIT. PORTABLE GENERATOR TO POWER LIGHTS UNDER THE TENT. **TEMPORARY SIGN GROUND-TETHERED 10FT TALL COLD AIR INFLATABLE BALLOON WITH 2' X 2' SALE BANNERS/FLAGS**.	\$1,000
01/16/2023	20221028018	CHANGE OF USE: INTERIOR RENOVATION OF AND EXISTING SPACE NAME OF NEW BUSINESS *LOTUS GARDEN SPA LLC *	\$18,900
12/27/2022	20221122077	FIREWORKS TENT 40' X 80' TEMPORARY FIREWORK SALES SALE DATES: 12-22-2022 THROUGH 01-03-2023 TENT TO BE REMOVED BY 01-03-2023	\$2,500

12/12/2022	20221031011	TEMP CHRISTMAS TREE TENT 40 X 80	\$2,500
08/29/2022	20220524022	NAME: AARONS FURNITURE STORE **REMODEL** **EXISTING AARONS . NO CHANGE IN USE OR OCCUPANCY. REMODEL TO INCLUDE NEW RESTROOMS, AND ADDITIONAL LIGHTING, NEW NON-LOAD BEARING INTERIOR PARTITION WALLS, CEILINGS, FINISHES AND FIXTURES**	\$165,000
08/11/2022	20220808062	AARON'S COPY CHANGE TO TENANT PANEL ON EXISTING MONUMENT SIGN FOR AARON'S LOCATED ON ENTERPRISE ROAD SIDE OF PROPERTY -SOUTHEAST OF MCDONALDS	\$3,425
08/11/2022	20220628037	AARON'S COPY CHANGE TO TENANT PANEL ON EXISTING MONUMENT SIGN FOR AARON'S LOCATED ON S. VOLUSIA AVE. SIDE OF PROPERTY -SOUTH OF CSL PLASMA	\$3,425
07/29/2022	20220628035	AARON'S REPLACE EXISTING WALL SIGN WITH NEW ILLUMINATED WALL SIGN TO BUILDING FOR AARON'S	\$3,425
06/17/2022	20220506020	ORANGE CITY: FOUR TOWNES SHOPPING CENTER **40 X 100 FIREWORK SALES 06/19 TO 07/07/22** 9AM TO 9PM TENT TO BE REMOVED BY 07/07/22	\$3,000
05/24/2022	20220510066	UNIT 2430 SIDEWALK SALE EVENT - AUTO SALE EVENT **SALE DATES MAY 27, 2022 THROUGH JUNE 6, 2022** INSTALLATION OF 20FT X 60FT TENT WHICH CONSISTS OF TWO MODULAR TENTS LOCATED ADJACENT TO EACH OTHER AND CONNECTED - 20X20 AND 20X40. THE TENT WILL BE ENCLOSED WITHSIDEWALLS AND HAVE A DOUBLE DOOR AS ENTRANCE/EXIT. THE TENT WILL BE AIR-CONDITIONED. AC UNIT IS PORTABLE AND WILL BE TRAILER MOUNTED, POWERED BY A GENERATOR. A FREE-STANDING TOWED DIESEL-POWERED 100KW GENERATOR WILL PROVIDE ELECTRICITY FOR THE AC AND LIGHTS.	\$1,000
12/27/2021	20211123059	NAME: ORANGE CITY FOUR TOWNS SHOPPING CENTER FIREWORKS TENT 40 X 80 12/22/21 - 1/3/22 9AM-9PM	\$2,410
11/23/2021	20211019011	NAME: ORANGE CITY FOUR TOWNS SHOPPING CENTER 40 X 80 CHRISTMAS TREE SALES TENT 11/15/21 TO 12/20/21 9:00AM - 9:00PM	\$1,500
10/28/2021	20211002009	INSTALL ILLUMINATED WALL SIGN TO BUILDING FRONT FOR THE SHOPS OF HAIRCUTS	\$3,677
06/07/2021	20210415035	FIREWORKS TENT 40'X 100' **06/19/21/ THRU 07/07/21 *9:00 AM TO 9:00 PM*	\$3,000
04/23/2021	20201123029	40 FT X 80 FT FIREWORKS TENT TEMPORARY OUTDOOR SALE FOR FIREWORKS SALE DATES 12-26-2020 THROUGH 01-03-2021 TENT TO BE REMOVED 01-03-2021	\$2,500
11/23/2020	20201012025	** TEMPORARY SALE OF CHRISTMAS TREES 40'X80' (3200 SQ FT) TENT SALE DATES: 11/18/20 THROUGH 12/20/20 TENT TO BE REMOVED ON 12-20-2020	\$2,000
06/18/2020	20200518024	FIRE WORKS TENT	\$1,500
04/15/2020	20200408002	** ALTERATION TO AN EXISTING ABOVE GROUND FIRE SPRINKLER SYSTEM **	\$14,800
01/31/2020	20191227034	ERECT TENT FOR SALES EVENT FEBRUARY 4-10, 2020	\$1,200
09/27/2019	20190830038	INSTALLATION OF NEW ILLUMINATED, CHANNEL LETTERS ON RACEWAY, WALL SIGN; CONNECTING SIGN TO EXISTING ELECTRICAL; 2412 S VOLUSIA AVE IS THE ADDRESS FOR THE SHOPPING CENTER; SIGN WILL BE GOING IN AT 2452 SOUTH VOLUSIA AVENUE FOR ABILITY REHAB	\$7,608
08/05/2019	20190724043	TENT SALE AUGUST 9-18, 2019 TENT SIZE 20X60 ADDRESS OF SHOPPING CENTER 2446 S VOLUSIA AVENUE, ORANGE CITY BUSINESS RETAIL ADDRESS 2412 S VOLUSIA AVENUE, ORANGE CITY OUTDOOR SALE RELATED TO EXISTING BUSINESS DEALER1STOP (ACCOUNT 201803130008)	\$1,200
07/18/2019	20190528049	ADD SPRINKLERS TO NEW WALL LAYOUT\ *RENOVATION SCOPE UNDER PERMIT #20190116005*	\$4,300
05/03/2019	20190116005	FA??ADE WORK AND MINOR INTERIOR RENOVATIONS TO AN EXISTING BIG LOTS STORE ADDENDUM: 6/25/19 - REVISION SUBMITTED FOR SCOPE REDUCTION	\$175,000
04/17/2019	20190402033	**REPLACEMENT WALL SIGN ***BIG LOTS**** 19931008001 PREVIOUS WALL SIGN	\$1,000
02/08/2019	20190125018	AUTO TENT SALE - FEB 15-24, 2019 20X80 TENT	\$1,000
12/13/2018	20181019082	40 X 80 TENT - CHRISTMAS TREES	\$1,250
12/13/2018	20181119045	**FIREWORKS TENT 80' X 40' ** (12.19.18 TO 01.07.19)	\$1,250
06/05/2018	20180518057	FIREWORKS TENT (06/20/18 - 07/07/18)	\$1,500
05/18/2018	20180514014	ERECT 40X60 TENT MAY 22 THROUGH MAY 28	\$800
05/10/2018	20180508046	ROOF RECOVER (O'REILLY'S & AARONS)	\$158,578
03/19/2018	20180312045	ERECT TENT MARCH 16-25, 2018	\$1,200
03/06/2018	20180116048	NEW WALL SIGN BEING CONNECTED TO EXISTING CIRCUIT	\$1,876
02/14/2018	20180119015	CICI'S PIZZA REPLACE PREVIOUS 40 X 4 RED CANOPY	\$1,400
01/18/2018	20180108030	NONRESIDENTIALERECT TENT 40X60 - JAN 19-28, 2018	\$1,200
12/28/2017	20170921042	NONRESIDENTIALERECT A (20 X 60) TENT (SEPT. 21-25)	\$1,200
12/22/2017	20171122072	NONRESIDENTIALFIREWORKS TENT (12/26/17 - 01/03/18)	\$1,500
12/14/2017	20171211022	MECHANICAL MISC**CICI'S PIZZA - 2448 S VOLUSIA AVE, ORANGE CITY FL** - CHANGE OUT OF (3) A/C UNITS (2) 10 TON AND (1) 7.5 TON	\$28,000
12/08/2017	20171208021	MECHANICAL MISC**CICI'S PIZZA - 2448 S VOLUSIA AVE, ORANGE CITY FL** - REPLACING REFRIGERATION UNIT	\$2,800
11/08/2017	20170821030	NONRESIDENTIAL**CICI'S PIZZA - 2448 S VOLUSIA AVE, ORANGE CITY FL** - - TOTAL INTERIOR RENOVATION	\$200,000
11/06/2017	20170929031	NONRESIDENTIALCHRISTMAS TREE SALES TENT (80 X 40)	\$1,250
06/15/2017	20170517017	NONRESIDENTIAL40 X 100 TENT SET UP FOR FIREWORKS	\$2,500
05/04/2017	20170501080	NONRESIDENTIAL20 FT X 60 FT TENT FOR AN OUTDOOR SALE RELATED TO A PRINCIPAL PERMITTED USE OUTDOOR TENT SALE FOR AUTOMOBILES TENANT: GAINESVILLE MITSUBISHI (UNIT 2446 )	\$800
04/25/2017	20170327068	MISCELLANEOUSRE-ROOF/ REMOVING LOOSE GRAVEL/ TPO/ NO SKYLIGHTS	\$40,000
03/28/2017	20170327069	MISCELLANEOUSRE-ROOF/ TEAR OFF/ GRAVEL/ NO SKYLIGHT	\$135,500
01/11/2017	20161104005	NONRESIDENTIALLOCATION: FOUR TOWNES SHOPPING PLAZA TENANT: INTERGRITY AUTOMOTIVE VIA XCEL MEDIA GROUP OUTDOOR TENT SALE FOR AUTOMOBILES (20 X 60 TENT)	\$500
12/20/2016	20161123004	NONRESIDENTIALTEMPORARY 80 X 40 FIREWORKS TENT	\$1,200
06/02/2016	20160519022	NONRESIDENTIALTEMPORARY 100 X 40 FIREWORKS TENT	\$1,500
05/17/2016	20160517011	MISCELLANEOUSINSTALL 100 FEET OF 6' BLACK CHAINLINK FENCE	\$1,000
05/13/2016	20160513030	MECHANICAL MISCNAME: FOUR TOWNES SHOPPING PLAZA (BIG LOTS) **REPLACING (3) ROOF TOP UNITS ** (2) UNITS WITH CURB ADAPTERS AND (1) ON ROOF TOP	\$60,000
01/22/2016	20151103035	MISCELLANEOUSNEW WALL SIGN 5'3"X 2'3/2 1/4" WITH ELECTRIC	\$5,000
01/22/2016	20151218015	MISCELLANEOUSWALL SIGN- CHANNEL LETTERS 4' X 16.75'	\$2,300
12/18/2015	20151117051	NONRESIDENTIALTEMPORARY 100 X 40 FIREWORKS TENT	\$1,000
11/24/2015	20151105023	MISCELLANEOUSREMOVE EXISTING SPRINKLERS REPLACE WITH UPRIGHT SPRINKLERS. ADD AND RELOCATE AS NEEDED	\$0
10/26/2015	20151021040	PLUMBING REP/MISCROUGH IN FOR WATER COOLER AND REPLACE EXISTING FIXTURES (1 - WATER CLOSET, 1 - URINAL, 4 - LAVS, 1 - EYEWASH, AND 1 - WATER FOUNTAIN) THIS GOES	\$2,000

		UNDER BUILDING PERMIT #20150720020.	
10/20/2015	20150720020	NONRESIDENTIALSEE SCOPE OF WORK NAME: O'REILLYS ***SUITE 2460C****	\$261,796
09/08/2015	20150904025	NONRESIDENTIALNAME: PLAZA LINCOLN 30 X 60 TENT AND 20 X 20 TEMPORARY SALES TENT	\$1,200
08/03/2015	20150722037	MECHANICAL MISCHVAC CHANGE OUT WITH 2 NEW 15 TON ST-COOL PACKAGE UNITS	\$31,147
07/29/2015	20150727027	ELEC UPGRD/REP/MISCMECHANICAL PERMIT # 2015-0722037 CHANGE OUT (2) 3 PHASE DISCONNECTS ON ROOF WITH NEW WHIPS	\$1,000
06/18/2015	20150518043	NONRESIDENTIAL100 X 40 TEMPORARY FIREWORK SALES TENT	\$2,000
03/23/2015	20150219040	MISCELLANEOUSNAME: DIAMOND PAWN NEW WALL SIGN W/ ELECTRIC	\$2,000
03/17/2015	20150316012	MECHANICAL MISCA/C CHANGE OUT 15 TON ROOF TOP	\$19,090
12/22/2014	20141119013	NONRESIDENTIALNAME: CELEBRATION FIREWORKS FOUR TOWNES SHOPPING CENTER 30X60 TEMPORARY TENT FOR SALE OF FIREWORKS	\$1,000
10/09/2014	20140828037	MISCELLANEOUSNAME: HEART & HOME THRIFT STORE NEW WALL SIGN, WITH ELECTRIC	\$1,200
09/18/2014	20140916027	MISCELLANEOUSNAME: BIG LOTS LOW-SLOPE RE-ROOF OF BIG LOTS STORE ONLY / TPO OVER BUILT-UP *** MECHANICAL EQUIPMENT IS ON CURBS *** ** NO SKYLIGHTS **	\$140,526
08/26/2014	20140709013	MISCELLANEOUSNAME: MARINER FINANCE NEW WALL SIGN WITH ILLUMINATED PLATE LETTERS	\$2,420
06/11/2014	20140514032	NONRESIDENTIALNAME: FOUR TOWNES SHOPPING CENTER 40X100 TEMPORARY TENT FOR SALE OF FIREWORKS	\$1,800
05/23/2014	20140515027	MISCELLANEOUSMODIFYING FIRE ALARM SYSTEM	\$425
12/23/2013	20131119038	NONRESIDENTIAL	\$900
09/12/2013	20130904002	ADD TO ELECT PANEL	\$1,500
06/18/2013	20130503042	NONRESIDENTIAL	\$900
02/27/2013	20120927033	WALL SIGN	\$300
01/07/2013	20121218039	NEW FIRE ALARM SYSTEM	\$16,724
12/18/2012	20121126022	TEMP TENT FOR FIREWORKS	\$700
06/12/2012	20120517035	NONRESIDENTIAL	\$900
12/02/2011	20111118030	TEMP TENT FOR FIREWORKS	\$900
06/17/2011	20110513038	NONRESIDENTIAL	\$900
05/11/2011	20110413016	21 SF WALL SIGN FOR "THE MUSIC COACH"	\$868
04/04/2011	20110331020	MECHANICAL MISC	\$1,575
12/23/2010	20101124003	TEMP FIREWORKS TENT	\$900
10/11/2010	20101006012	OTHER BLDGS DEMO	\$4,000
09/29/2010	20100813001	MISCELLANEOUS	\$8,700
09/20/2010	20100920017	ELEC UPGRD/REP/MISC	\$100
08/23/2010	20100806004	NONRESIDENTIAL	\$16,659
06/17/2010	20100503025	FIREWORKS TENT	\$900
03/24/2010	20100319023	OCCUPATIONAL LICENSE	\$0
12/24/2009	20091125027	NONRESIDENTIAL	\$600
12/14/2009	11-09-6132	REMODEL	\$21,500
11/09/2009	20091109018	PLUMBING REP/MISC	\$900
07/30/2009	20090720014	ELEC UPGRD/REP/MISC	\$2,900
06/08/2009	20090603015	ELEC UPGRD/REP/MISC	\$2,100
05/28/2009	20090311028	MISCELLANEOUS	\$2,015
05/26/2009	20090422006	NONRESIDENTIAL	\$65,000
05/08/2009	20090501047	NONRESIDENTIAL	\$900
03/27/2009	20090324006	MISCELLANEOUS	\$59,900
02/06/2009	20090203020	MISCELLANEOUS	\$1,995
04/30/2008	20080430043	OCCUPATIONAL LICENSE	\$0
01/10/2008	20080108020	OCCUPATIONAL LICENSE	\$0
10/11/2007	20071010046	MISCELLANEOUS	\$1,300
04/11/2007	20070411061	ELEC UPGRD/REP/MISC	\$0
03/26/2007	20070326035	OCCUPATIONAL LICENSE	\$0
02/21/2007	20070221041	OCCUPATIONAL LICENSE	\$0
01/26/2007	20070118021	MISCELLANEOUS	\$1,980
12/11/2006	20061129044	MISCELLANEOUS	\$600
12/05/2006	20061205035	OCCUPATIONAL LICENSE	\$0
11/27/2006	20061027055	MISCELLANEOUS	\$800
10/17/2006	20061017018	OCCUPATIONAL LICENSE	\$0
06/19/2006	20060525014	MISCELLANEOUS	\$1,100
06/05/2006	20060515043	MISCELLANEOUS	\$3,000
06/05/2006	20060517050	MISCELLANEOUS	\$4,000
05/09/2006	20060117009	OCCUPATIONAL LICENSE	\$0
04/13/2006	20060328028	ELEC UPGRD/REP/MISC	\$0
11/14/2005	20050928023	PLUMBING REP/MISC	\$0
10/14/2005	20050923048	ELEC UPGRD/REP/MISC	\$0
08/11/2005	20050802135	COUNTY UTILITIES	\$0
07/21/2005	20050721005	OCCUPATIONAL LICENSE	\$0
06/22/2005	20050620001	MISCELLANEOUS	\$900
12/27/2004	20041227004	MISCELLANEOUS	\$2,500
12/27/2004	20041227011	OCCUPATIONAL LICENSE	\$0
11/22/2004	06410411BEP		\$0
10/08/2004	20040910027	MISCELLANEOUS	\$675
10/01/2004	20041001038	OCCUPATIONAL LICENSE	\$0
05/12/2004	20040512034	OCCUPATIONAL LICENSE	\$0
05/07/2004	20040507038	OCCUPATIONAL LICENSE	\$0
03/05/2004	20040212036	MISCELLANEOUS	\$524
02/16/2004	040209043		\$0
02/16/2004	20040209043	ELEC UPGRD/REP/MISC	\$0
01/30/2004	20040130030	OCCUPATIONAL LICENSE	\$0

11/12/2003	20031013027	MISCELLANEOUS	\$1,200
11/05/2003	20031001019	NONRESIDENTIAL	\$85,000
07/18/2003	20030717010	MISCELLANEOUS	\$100
02/19/2003	20030219009	OCCUPATIONAL LICENSE	\$0
11/01/2002	20021101024	OCCUPATIONAL LICENSE	\$0
10/02/2002	20021002044	OCCUPATIONAL LICENSE	\$0
09/24/2002	20020626031	NONRESIDENTIAL	\$18,000
09/23/2002	20020906026	MISCELLANEOUS	\$1,400
04/12/2002	20020412045	OCCUPATIONAL LICENSE	\$0
10/17/2001	20011017073	OCCUPATIONAL LICENSE	\$0
10/01/2001	20011001046	OCCUPATIONAL LICENSE	\$0
08/14/2001	20010814038	OCCUPATIONAL LICENSE	\$0
01/29/2001	20001101020	MISCELLANEOUS	\$225
09/26/2000	20000926006	MISCELLANEOUS	\$67,286
09/18/2000	20000918044	OCCUPATIONAL LICENSE	\$0
05/16/2000	20000516062	OCCUPATIONAL LICENSE	\$0
03/03/2000	20000303020	MISCELLANEOUS	\$61,934
02/09/2000	20000209013	MECHANICAL MISC	\$0
11/22/1999	19991109006	MISCELLANEOUS	\$195
11/09/1999	19991109056	OCCUPATIONAL LICENSE	\$0
08/02/1999	19990802059	MECHANICAL MISC	\$0
08/02/1999	990802059	MISCELLANEOUS	\$0
06/08/1999	990608020	MISCELLANEOUS	\$0
06/08/1999	19990608020	MECHANICAL MISC	\$0
04/27/1999	19990414007	MISCELLANEOUS	\$207
04/15/1999	19990311031	NONRESIDENTIAL	\$80,000
04/15/1999	990311031	ADDITIONS/ALTERATION	\$0
04/14/1999	19990412019	MISCELLANEOUS	\$175
03/24/1999	19990324065	OCCUPATIONAL LICENSE	\$0
03/02/1999	19990219021	MISCELLANEOUS	\$100
03/02/1999	19990219020	MISCELLANEOUS	\$100
01/11/1999	19990111042	OCCUPATIONAL LICENSE	\$0
11/18/1998	19980730028	MISCELLANEOUS	\$2,400
10/06/1998	19981006031	OCCUPATIONAL LICENSE	\$0
08/31/1998	19980806037	ALTER /CHANGE OF USE	\$25,000
08/14/1998	19980814017	OCCUPATIONAL LICENSE	\$0
08/06/1998	19980806038	OTHER BLDGS DEMO	\$0
08/03/1998	19980803020	MECHANICAL MISC	\$0
05/04/1998	19980417048	NONRESIDENTIAL	\$3,000
04/07/1998	19980407001	OCCUPATIONAL LICENSE	\$0
03/19/1998	19980319008	ELEC UPGRD/REP/MISC	\$0
03/10/1998	19980310043	OCCUPATIONAL LICENSE	\$0
02/19/1998	19980219042	MISCELLANEOUS	\$1,900
12/29/1997	19971229017	MISCELLANEOUS	\$150
12/10/1997	19971107013	NONRESIDENTIAL	\$1,500
11/13/1997	19971113002	OCCUPATIONAL LICENSE	\$0
09/17/1997	19970917044	ELEC UPGRD/REP/MISC	\$0
09/11/1997	19970911048	MISCELLANEOUS	\$60,000
08/06/1997	19970806004	OCCUPATIONAL LICENSE	\$0
05/20/1997	19970520018	OCCUPATIONAL LICENSE	\$0
05/14/1997	19970514021	OCCUPATIONAL LICENSE	\$0
02/21/1997	19970221042	OCCUPATIONAL LICENSE	\$0
12/18/1996	19961218017	MECHANICAL MISC	\$0
12/13/1996	19961213023	OCCUPATIONAL LICENSE	\$0
12/06/1996	19961206005	OCCUPATIONAL LICENSE	\$0
10/31/1996	19961007016	ALTER /CHANGE OF USE	\$124,500
09/27/1996	19960927033	OTHER BLDGS DEMO	\$0
09/12/1996	19960905102	MISCELLANEOUS	\$150
08/27/1996	19960827036	PLUMBING REP/MISC	\$0
08/16/1996	19960816024	OCCUPATIONAL LICENSE	\$0
08/07/1996	19960807017	OCCUPATIONAL LICENSE	\$0
04/15/1996	19960415035	PLUMBING REP/MISC	\$0
04/15/1996	19960415034	PLUMBING REP/MISC	\$0
04/15/1996	19960415033	PLUMBING REP/MISC	\$0
04/15/1996	19960415031	PLUMBING REP/MISC	\$0
04/15/1996	19960415027	PLUMBING REP/MISC	\$0
04/15/1996	19960415028	PLUMBING REP/MISC	\$0
03/25/1996	19960325050	OCCUPATIONAL LICENSE	\$0
03/22/1996	19960322028	MECHANICAL MISC	\$0
03/22/1996	19960322037	MISCELLANEOUS	\$195
03/12/1996	19960312012	OCCUPATIONAL LICENSE	\$0
02/22/1996	19960222015	ELEC UPGRD/REP/MISC	\$0
02/21/1996	19960221037	OCCUPATIONAL LICENSE	\$0
02/16/1996	19960216027	PLUMBING REP/MISC	\$0
02/07/1996	19960207039	OCCUPATIONAL LICENSE	\$0
01/29/1996	19960129031	OCCUPATIONAL LICENSE	\$0
01/08/1996	19951227009	MISCELLANEOUS	\$685

01/08/1996	19951227007	MISCELLANEOUS	\$225
12/28/1995	19951228023	OCCUPATIONAL LICENSE	\$0
11/22/1995	19951114025	OCCUPATIONAL LICENSE	\$0
08/11/1995	19950811049	OCCUPATIONAL LICENSE	\$0
06/20/1995	19950620035	OCCUPATIONAL LICENSE	\$0
06/20/1995	19950620048	OCCUPATIONAL LICENSE	\$0
05/17/1995	19950517025	OCCUPATIONAL LICENSE	\$0
01/10/1995	19950110018	MECHANICAL MISC	\$0
12/15/1994	19941215022	OCCUPATIONAL LICENSE	\$0
11/30/1994	19941130034	OCCUPATIONAL LICENSE	\$0
11/14/1994	19941114028	MISCELLANEOUS	\$200
11/14/1994	19941114029	MISCELLANEOUS	\$250
10/18/1994	19941018019	OCCUPATIONAL LICENSE	\$0
10/13/1994	19941006018	NONRESIDENTIAL	\$253
10/13/1994	941006018	ADDITIONS/ALTERATION	\$0
09/30/1994	940928006	ADDITIONS/ALTERATION	\$0
09/30/1994	19940928006	NONRESIDENTIAL	\$800
09/26/1994	19940926002	ELEC UPGRD/REP/MISC	\$0
09/26/1994	940926002	ADDITIONS/ALTERATION	\$0
09/20/1994	19940920012	OCCUPATIONAL LICENSE	\$0
07/14/1994	19940714038	PLUMBING REP/MISC	\$0
06/10/1994	19940610036	OCCUPATIONAL LICENSE	\$0
04/14/1994	19940414026	OCCUPATIONAL LICENSE	\$0
04/05/1994	19940405028	OCCUPATIONAL LICENSE	\$0
03/15/1994	19940311030	MISCELLANEOUS	\$2,500
03/11/1994	19940311032	OCCUPATIONAL LICENSE	\$0
03/07/1994	19940307029	OCCUPATIONAL LICENSE	\$0
02/22/1994	19940222014	OCCUPATIONAL LICENSE	\$0
01/19/1994	19940114015	MISCELLANEOUS	\$2,000
10/08/1993	19931008008	MISCELLANEOUS	\$1,000
10/05/1993	19931005025	OCCUPATIONAL LICENSE	\$0
09/29/1993	19930929137	OCCUPATIONAL LICENSE	\$0
09/24/1993	930512007	MISCELLANEOUS	\$0
09/24/1993	930910042	MISCELLANEOUS	\$0
09/24/1993	19930910042	ALTER /CHANGE OF USE	\$55,000
09/10/1993	19930910043	OTHER BLDGS DEMO	\$0
08/23/1993	19930818018	MISCELLANEOUS	\$400
08/16/1993	19930810021	ADDITIONS/ALTERATION	\$3,470
08/13/1993	19930720024	MISCELLANEOUS	\$350
07/20/1993	19930720026	OCCUPATIONAL LICENSE	\$0
06/29/1993	19930629016	OCCUPATIONAL LICENSE	\$0
05/17/1993	19930517005	OCCUPATIONAL LICENSE	\$0
05/12/1993	19930512007	PLUMBING REP/MISC	\$0
03/08/1993	19930308002	OCCUPATIONAL LICENSE	\$0
02/16/1993	19930216031	OCCUPATIONAL LICENSE	\$0
02/04/1993	19930113023	MISCELLANEOUS	\$110
01/29/1993	19930122053	MISCELLANEOUS	\$150
01/22/1993	19930122034	MISCELLANEOUS	\$725
01/05/1993	19921230037	MISCELLANEOUS	\$275
12/17/1992	19921217012	OCCUPATIONAL LICENSE	\$0
12/17/1992	19921217013	OCCUPATIONAL LICENSE	\$0
12/07/1992	19921207021	ELEC UPGRD/REP/MISC	\$0
07/08/1992	19920708047	OCCUPATIONAL LICENSE	\$0
07/07/1992	19920424023	MISCELLANEOUS	\$250
06/02/1992	19920513068	MISCELLANEOUS	\$800
05/15/1992	19920515050	OCCUPATIONAL LICENSE	\$0
04/22/1992	19920407035	MISCELLANEOUS	\$150
04/06/1992	19920406051	NO GOVT RPT NBR	\$0
02/27/1992	19920227014	NO GOVT RPT NBR	\$0
01/09/1992	19920109034	NO GOVT RPT NBR	\$0
01/02/1992	19920102010	NO GOVT RPT NBR	\$0
10/17/1991	19911017010	NO GOVT RPT NBR	\$0
10/07/1991	19911007045	NO GOVT RPT NBR	\$0
09/05/1991	19910905034	MISCELLANEOUS	\$943
08/29/1991	19910719042	MISCELLANEOUS	\$250
08/28/1991	19910828040	MISCELLANEOUS	\$1,600
08/27/1991	19910827008	NO GOVT RPT NBR	\$0
08/21/1991	19910821040	NO GOVT RPT NBR	\$0
08/14/1991	19910806041	NO GOVT RPT NBR	\$0
08/12/1991	19910812012	NO GOVT RPT NBR	\$0
07/08/1991	19910708033	NO GOVT RPT NBR	\$0
05/03/1991	19910503044	NO GOVT RPT NBR	\$0
04/26/1991	19910426022	NO GOVT RPT NBR	\$0
08/31/1990	19900829034	MISCELLANEOUS	\$3,500
09/14/1989	19890907020	MISCELLANEOUS	\$8,000
07/01/1989	48488D	MISCELLANEOUS	\$0
06/01/1989	48414D	NONRESIDENTIAL	\$10,000

04/01/1989	48349D	NONRESIDENTIAL	\$160,000
01/01/1989	48433D	MISCELLANEOUS	\$0
04/01/1988	43325	SPRINKLERS (PUBLIX)	\$59
04/01/1988	43329	REFRIDERATION (PUBLIX)	\$92,000
03/01/1988	43300	INT. RENOVATION (PUBLIX)	\$575,000
05/01/1987	23468	INT RENOV GSC/EGD 3/29/88	\$20,000
01/01/1986	14865D	NONRESIDENTIAL	\$0
01/01/1986	15867D	MISCELLANEOUS	\$0
01/01/1986	15100D	MISCELLANEOUS	\$0
11/11/1985	11482D	MISCELLANEOUS	\$0
01/01/1984	1576D	ELEC UPGRD/REP/MISC	\$0
01/01/1983	24042C	ELEC UPGRD/REP/MISC	\$0
01/01/1983	23491C	ALTER /CHANGE OF USE	\$0
01/01/1982	17931C	NONRESIDENTIAL	\$0
01/01/1982	17476C	MISCELLANEOUS	\$0



# **COMPOSITE EXHIBIT I**

Prepared by and return to:

Bruce I. Wiener  
Nelson Mullins Broad and Cassel  
215 South Monroe Street, Suite 400  
Tallahassee, FL 32301  
850-681-6810  
File Number: 150796.09001

Parcel Identification No. 801500000300

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

**This Warranty Deed** is made this 23rd day of May, 2019, between **FOUR TOWNES, LLC**, a Florida limited liability company, whose mailing address is 296 Cabana Point Circle, Suite 101, Stuart, Florida 34994 ("Grantor"\*) and **MILLSTONE COMMERCIAL, LLC**, a Florida limited liability company (as to an undivided one-half interest), whose mailing address is 2792 Millstone Plantation Road, Tallahassee, Florida 32312 and **ORANGE CITY CENTER, LLC**, a Florida limited liability company (as to an undivided one-half interest), whose mailing address is 241 John Knox Road, Suite 200, Tallahassee, Florida 32303 (collectively "Grantee"\*).

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in **Volusia County, Florida**, to-wit:

See **Exhibit "A"** attached hereto and incorporated herein;

Subject to easements, covenants, restrictions and reservations of record, if any, which are not reimposed or extended hereby, and taxes for the year 2019 and subsequent years;

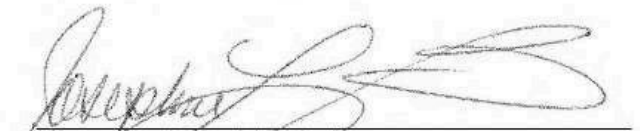
And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


\* "Grantor" and "Grantee" are used for singular or plural, as context requires.


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

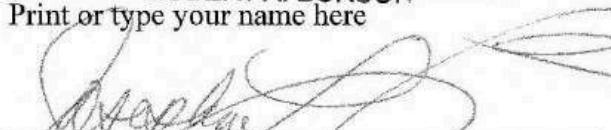
Signed, Sealed and Delivered  
in the Presence of:

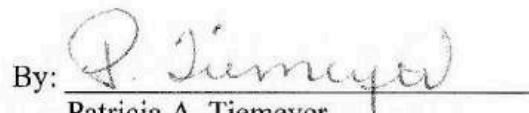
**FOUR TOWNES, LLC,**  
a Florida limited liability company


  
\_\_\_\_\_  
Josephine L. Burson, Witness  
Print or type your name here

By:   
\_\_\_\_\_  
Theodore N. Tiemeyer  
Its Manager

  
\_\_\_\_\_  
ROBERT A. BURSON, Witness  
Print or type your name here

  
\_\_\_\_\_  
Josephine L. Burson, Witness  
Print or type your name here

By:   
\_\_\_\_\_  
Patricia A. Tiemeyer  
Its Manager

  
\_\_\_\_\_  
ROBERT A. BURSON, Witness  
Print or type your name here

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 22 day of May, 2019, by Theodore N. Tiemeyer and Patricia A. Tiemeyer as Managers of Four Townes, LLC, a Florida limited liability company, on behalf of the company. They ☒ are personally known to me or ☐ have produced \_\_\_\_\_ as identifications.



  
\_\_\_\_\_  
NOTARY PUBLIC

Print Name: Josephine L. Burson  
My Commission Expires: \_\_\_\_\_



running thence North 76°07'30" West, 30.00 feet to a point; running thence South 13°52'30" West, 80.00 feet to a point (said Point of Beginning).

And excepting therefrom the cul-de-sac parcel being more particularly described as follows:

Cul-de-sac description:

A tract of land referred to as "cul-de-sac" lying in the Southeast ¼ of the Northeast ¼ of the Southeast ¼ of the Southeast ¼ of Section 15, Township 18 South, Range 30 East and in the Southwest ¼ of the Northwest ¼ of the Southwest ¼ of Section 14, Township 18 South, Range 30 East, Volusia County, Florida, and being described as:

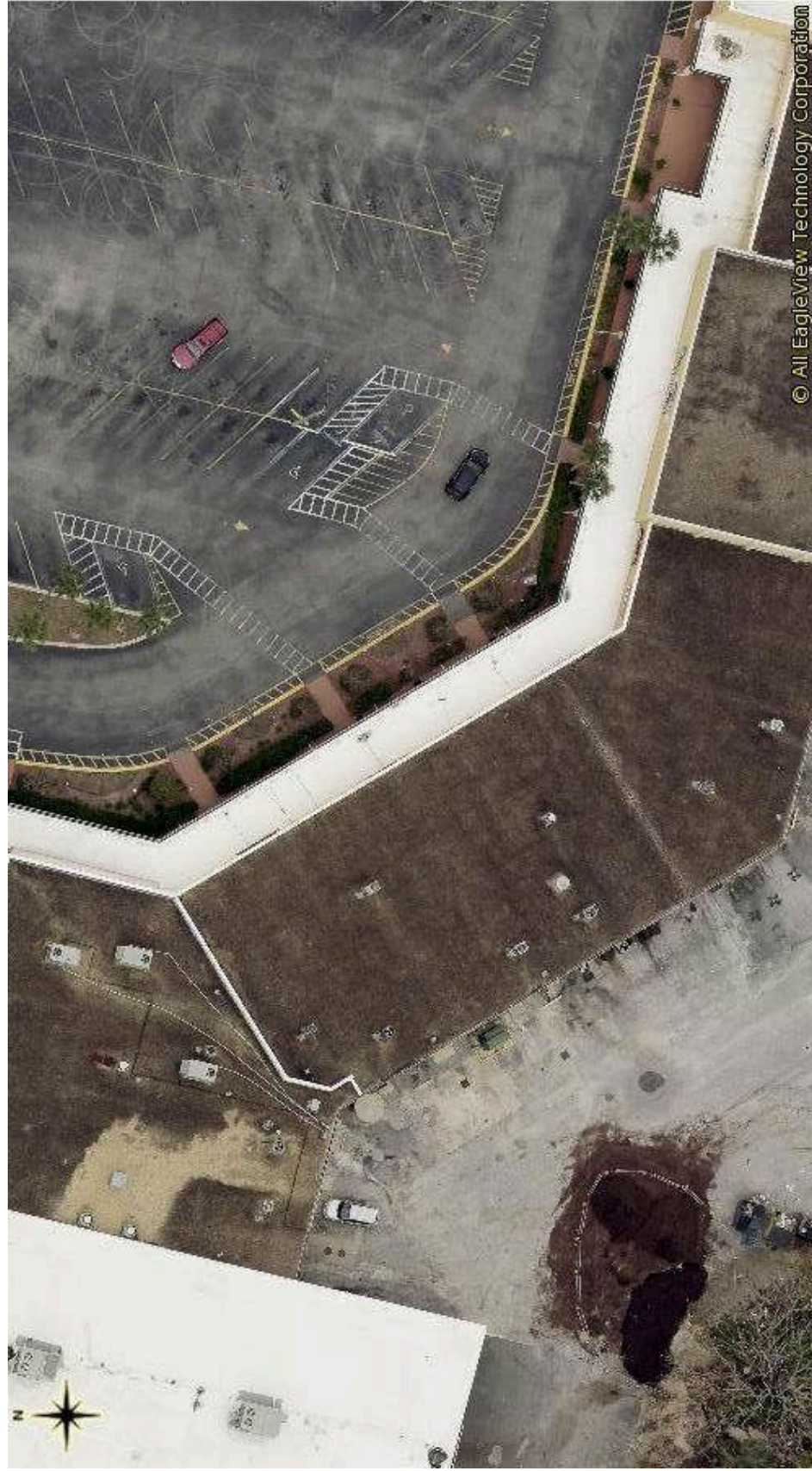
All that tract or parcel of land lying in Section 14 and 15, Township 18 South, Range 30 East, located in Volusia County, Florida, being more particularly described as follows:

Commence at the Southeast corner of Section 15, run thence South 89°45'36" West, along the Southerly line of Section 15 for a distance of 384.52 feet to the Easterly right of way of U.S. Highway 17-92, run thence North 13°52'30" East along the Easterly right of way of U.S. Highway 17-92 a distance of 752.01 feet; thence departing said line run South 76°07'30" East for a distance of 131.83 feet; thence run North 60°00'56" East for a distance of 59.75 feet to the Point of Beginning; thence run North 03°42'25" West for a distance of 151.19 feet to a point of curvature of a curve concave Southerly having a radius of 50.00 feet and a central angle of 299°59'47", thence run Northerly, Easterly, and Southerly along the arc of said curve 261.80 feet, said arc being subtended by a chord bearing and distance of North 86°17'25" East, 50.00 feet; thence run South 03°42'25" East for a distance of 126.50 feet; thence run South 60°00'56" West for a distance of 55.80 feet to the Point of Beginning.

Said parcel being together with and subject to non-exclusive easement rights contained in the Reciprocal Easement Agreement recorded in Official Records Book 1888, Page 331; Reciprocal Easement Agreement recorded in Book 1945, Page 771; Reciprocal Easement Agreement recorded in Book 2935, Page 1336 as affected by Consent Final Judgment recorded in Book 3400, Page 1552 and Easement and Maintenance Agreement recorded in Book 6403, Page 4520, of the Public Records of Volusia County, Florida.



# Orange City Picture





**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2391774  
**Parcel ID:** 801500000300  
**Township-Range-Section:** 18 - 30 - 15  
**Subdivision-Block-Lot:** 00 - 00 - 0300  
**Owner(s):** MILLSTONE COMMERCIAL LLC - TIC - Tenancy in Common - 50%  
ORANGE CITY CENTER LLC - TIC - Tenancy in Common - 50%  
**Mailing Address On File:** 2792 MILLSTONE PLANTATION RD  
TALLAHASSEE FL 32312  
**Physical Address:** 2412 S VOLUSIA AVE, ORANGE CITY 32763  
**Additional Address:** [Show 18 Addresses](#)  
**Building Count:** 2  
**Neighborhood:** 7045 - WESTSIDE SHOPPING CENTERS  
**Subdivision Name:**  
**Property Use:** 1600 - SH CTR CMMITY  
**Tax District:** 100-UNINCORPORATED - WESTSIDE  
**2024 Final Millage Rate:** 17.6671  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 14 15 22 & 23 18 30 IRREG PARCEL PER OR 1964 PG 234 LYING W  
OF ENTERPRISE RD & E OF US HWY 17-92 MEAS 1103.94 FT ON E/L  
US 17-92 EXC 100 PC SUBSURFACE RIGHTS IN SEC 22 & 23 PER OR

## Property Values

Tax Year:	2025 Working	2024 Final	2023 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$5,096,762	\$4,784,112	\$4,436,015
<b>Land Value:</b>	\$3,083,969	\$3,083,969	\$3,083,969
<b>Just/Market Value:</b>	\$8,180,731	\$7,868,081	\$7,519,984

## Working Tax Roll Values by Taxing Authority

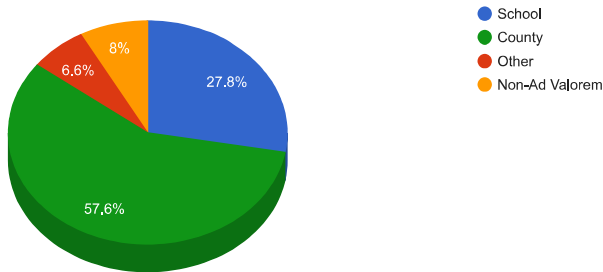
Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority		Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017	CAPITAL IMPROVEMENT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.5000	\$12,271.10
0012	DISCRETIONARY	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.7480	\$6,119.19
0011	REQ LOCAL EFFORT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	3.0370	\$24,844.88
0510	FIRE DISTRICT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	3.8412	\$31,423.82
0050	GENERAL FUND	\$8,180,731	\$8,180,731	\$0	\$8,180,731	3.2007	\$26,184.07
0053	LAW ENFORCEMENT FUND	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.5994	\$13,084.26
0055	LIBRARY	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.3891	\$3,183.12
0310	VOLUSIA COUNTY MSD	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.6956	\$13,871.25
0058	VOLUSIA ECHO	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.2000	\$1,636.15
0057	VOLUSIA FOREVER	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.2000	\$1,636.15
0065	FLORIDA INLAND NAVIGATION DISTRICT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.0288	\$235.61
0060	ST JOHN'S WATER MANAGEMENT DISTRICT	\$8,180,731	\$8,180,731	\$0	\$8,180,731	0.1793	\$1,466.81
0070	WEST VOLUSIA HOSPITAL AUTHORITY	\$8,180,731	\$8,180,731	\$0	\$8,180,731	1.0480	\$8,573.41
						17.6671	\$144,529.79

## Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$144,529.79
5030-VOLUSIA COUNTY STORMWATER	129.26	\$96.00	\$12,408.96	Estimated Non-Ad Valorem Tax:	\$12,408.96
					<b>Estimated Taxes: \$156,938.75</b>
					Estimated Tax Amount without SOH/10CAP ⓘ \$156,938.75

**Where your tax dollars are going:**



### Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Assd	County Exemptions	County Taxable	HX Savings
2024	\$3,083,969	\$4,784,112	\$7,868,081	\$7,868,081	\$0	\$7,868,081	\$0
2023	\$3,083,969	\$4,436,015	\$7,519,984	\$7,519,984	\$0	\$7,519,984	\$0
2022	\$3,083,969	\$4,910,050	\$7,994,019	\$7,994,019	\$0	\$7,994,019	\$0
2021	\$3,083,969	\$4,916,031	\$8,000,000	\$8,000,000	\$0	\$8,000,000	\$0
2020	\$3,083,969	\$5,351,748	\$8,435,717	\$8,435,717	\$0	\$8,435,717	\$0
2019	\$1,824,805	\$4,832,348	\$6,657,153	\$5,142,389	\$0	\$5,142,389	\$0
2018	\$1,916,045	\$2,855,705	\$4,771,750	\$4,674,899	\$0	\$4,674,899	\$0
2017	\$1,824,805	\$2,425,103	\$4,249,908	\$4,249,908	\$0	\$4,249,908	\$0
2016	\$1,824,805	\$2,188,871	\$4,013,676	\$4,013,676	\$0	\$4,013,676	\$0

## Land Data

[illegible]

**Building(s) - Commercial**

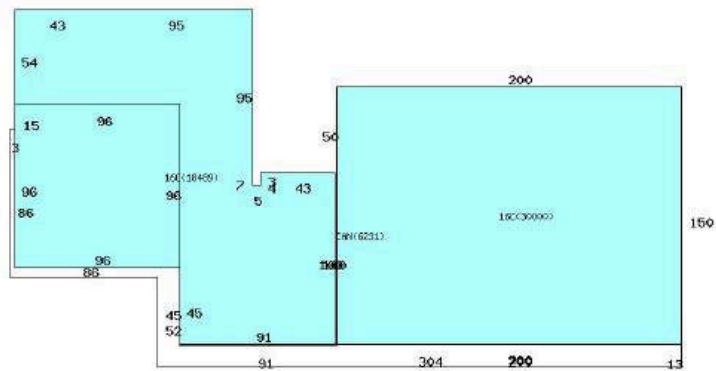
## Card (Bldg) #1

<b>Structure Code:</b>	C - CONCRETE/MASONRY	<b>Base RCN</b>	\$5,694,682
<b>Class:</b>	-	<b>Percent Good</b>	46.3 %
<b>Grade:</b>	325	<b>Total RCNLD</b>	\$2,636,844
<b>Built / Effective Year:</b>	1976 / 1995	<b>Market (NBHD)</b>	.97
<b>Total / Business Area</b>	56792 / 52394	<b>Factor</b>	
		<b>Cost Value</b>	\$2,557,739

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	13D - DISCOUNT STORE	1	36,695	36,695	36,695	
2	01 -02	13D - DISCOUNT STORE	2	240	480	480	
3	01 -01	FOP - PORCH, OPEN FINISHED	1	689	689	N/A	
4	01 -01	FOP - PORCH, OPEN FINISHED	1	540	540	N/A	
5	01 -01	CAN - CANOPY	1	380	380	N/A	
6	01 -01	CAN - CANOPY	1	200	200	N/A	
7	01 -01	16C - SHOPPING CENTER, COMMUNITY	1	14,868	14,868	14,868	
8	01 -01	41D - LIGHT MANUFACTURING, MIN FIN	1	351	351	351	
9	01 -01	FOP - PORCH, OPEN FINISHED	1	195	195	N/A	
10	01 -01	CAN - CANOPY	1	2,394	2,394	N/A	1989
					56,792	52,394	





Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	PVA-PAVING ASPHALT	1976	238,500	1		\$116,388
2	PVC-PAVING CONCRETE	1976	10,340	1		\$28,414
3	PFL-LIGHT, PARKING LOT	1976	1	12		\$2,102
Total Miscellaneous Value:						\$146,904

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
7699 / 1904	<a href="#">2019103404</a>	05/22/2019	WD-WARRANTY DEED	QUALIFIED	IMPROVED	\$10,000,000
6395 / 3346	<a href="#">2009169594</a>	07/30/2009	TR-TRUSTEE'S DEED	UNQUALIFIED	IMPROVED	\$100
2925 / 1863		12/15/1986	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$4,785,000
1964 / 0234		03/15/1978	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$2,584,500

Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
14 15 22 & 23 18 30 IRREG PARCEL PER OR 1964 PG 234 LYING W OF ENTERPRISE RD & E OF US HWY 17-92 MEAS 1103.94 FT ON E/L US 17-92 EXC 100 PC SUBSURFACE RIGHTS IN SEC 22 & 23 PER OR 2925 PG 1863 PER OR 6395 PGS 3346-3351 INC PER OR 7699 PG 1904	100	18 - 30 - 15	00 - 00 - 0300	18-DEC-81

Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
03/24/2025	20241212042	SCOPE OF WORK: - ERECTION OF INTERIOR NON-BEARING, 7" TALL SEPARATING PARTITIONS. - NEW PARTITION TO HAVE ACCESSIBLE INT. POCKET DOOR. - NO ELECTRICAL OR PLUMBING TO BE INCLUDED IN NEW PARTITIONS. - RELOCATE & REPLACE DOOR TO BACK HALLWAY WITH NEW ACCESSIBLE INT. POCKET DOOR. - UPDATE ALL EXIT SIGNS & FIRE SAFETY EQUIPMENT AS NEEDED. - PROVIDE PLUMBING FOR NEW WASH STATIONS. - PROVIDE REQUIRED VENTILATION FOR A HAIR SALON. - FLOOR TO REMAIN AS IS. - ROOF TILES TO REMAIN AS IS.	\$59,645
01/28/2025	20241210058	AC CHANGE OUT LIKE FOR LIKE	\$8,000
11/27/2024	20241105020	FIREWORKS TENT FIRE CONDITIONS OF APPROVAL: 1. FIRE ACCESS SHALL BE MAINTAINED AT ALL TIMES WITH MINIMUM 20' ROAD ACCESS TO WITHIN 50' OF TENT/STRUCTURE. 2. BE SURE PRODUCT INVENTORY IS ON SITE FOR INSPECTION. 3. BE SURE FIRE EXTINGUISHERS ARE TAGGED AND HANGING TO MEET TRAVEL DISTANCES 4. BE SURE TENT IS SECURED TO GROUND WITH STAKES AS REQUIRED. 5. BE SURE NFPA 701 CERT IS LEGIBLE AND SEWN INTO TENT 6. BE SURE PRIOR TO CALLING FOR INSPECTION ALL INVENTORY, TABLES ETC ARE SET UP AS WE ARE YOUR FIRST CUSTOMER. 7. B	\$2,000
10/30/2024	20240925006	CHRISTMAS TREE SALE TENT *NOTE: **EGRESS AND OCCPANT LOAD TO BE FIELD VERIFIED. ** **REVIEWED FOR FBC-B 3103 ONLY*	\$2,000
07/30/2024	20240718035	INSTALLING 1 WALL SIGN FOR ADVANCE AMERICA - SIGN A - 15" ADVANCE AMERICA (STACKED) - CHANNEL LETTERS W/BACKER ON RACEWAY - INTERNALLY ILLUMINATED WITH LEDS	\$4,800
07/26/2024	20240718032	INSTALLING SIGN B - SET OF 2 APPLIED VINYLs ON ALREADY EXISTING D/F MULTI TENANT PYLON	\$400
06/11/2024	20240502079	TEMPORARY 40 X 100 TENT FOR FIREWORK SALES SALES DATES: 6/20 THROUGH 7/7/24 TENT TO BE REMOVED BY: JULY 7, 2024	\$1,800
05/13/2024	20240429061	UNIT 2420 TEMPORARY AUTO TENT SALE- 20X80 TENT IN THE PARKING LOT SALES DATES 05-14-2024 THROUGH 05-20-2024 TENT TO BE REMOVED BY 05-23-2024	\$1,000
12/15/2023	20231121009	FIRWORKS TENT & OUTDOOR SALES APP 40' X 80' TENT FOR TEMPORARY FIREWORKS SALES SALES DATES: 12-20-2023 THROUGH 01-03-2024 TENT TO BE REMOVED BY 01-03-2024	\$1,800
10/23/2023	20230927031	CHRISTMAS TREE TENT SALES 40X80TENT	\$1,900
09/11/2023	20230829042	HVAC CHANGE OUT SAME FOR SAME - AHRJ# 209916023 - INSTALL 2.5 TON GRANDAIRE W4A CD 2.5 TON AH 8 KW HEAT KIT	\$7,846
07/14/2023	20230628080	20X80 TENT FOR TEMPORARY CAR SALES EVENT JULY 22-29, 2023	\$1,000
06/13/2023	20230525066	FIRE ALARM MONITORING CHANGE. ADDING A WIRELESS RADIO TO MONITOR AN EXISTING FACP	\$157
06/06/2023	20230508028	40X100 FIREWORKS TENT TEMPORARY FIREWORK SALES SALES DATES 06-19-2023 THROUGH 07-07-2023 TENT TO BE REMOVED BY 07-07-2023	\$1,500
04/04/2023	20230227037	NAME: HAPPY HOUSE CBD AND HEMP STORE ERECT ONE ILLUMINATED CHANNEL LETTER WALL SIGN FOR HAPPY HOUSE- ELECTRICAL EXISTING	\$1,500
03/28/2023	20230224029	1 ILLUMINATED CHANNEL LETTER WALL SIGN NAME: SPA	\$3,100
03/08/2023	20230217017	ADD/RELOCATE EXISTING FIRE SPRINKLERS TO PROVIDE COVERAGE PER NFPA 13 REQUIREMENTS DUE TO RECENT RENOVATION.	\$0
01/20/2023	20230110053	UNIT 2446 SALE EVENT - AUTO TENT SALE - SALE DATES JAN. 20-29, 2023. INSTALLATION OF 20X60 TENT IN THE PARKING LOT. TENT WILL HAVE SIDEWALLS AND ENTRANCE/EXIT. PORTABLE GENERATOR TO POWER LIGHTS UNDER THE TENT. **TEMPORARY SIGN GROUND-TETHERED 10FT TALL COLD AIR INFLATABLE BALLOON WITH 2' X 2' SALE BANNERS/FLAGS**.	\$1,000
01/16/2023	20221028018	CHANGE OF USE: INTERIOR RENOVATION OF AND EXISTING SPACE NAME OF NEW BUSINESS *LOTUS GARDEN SPA LLC *	\$18,900
12/27/2022	20221122077	FIREWORKS TENT 40' X 80' TEMPORARY FIREWORK SALES SALE DATES: 12-22-2022 THROUGH 01-03-2023 TENT TO BE REMOVED BY 01-03-2023	\$2,500

12/12/2022	20221031011	TEMP CHRISTMAS TREE TENT 40 X 80	\$2,500
08/29/2022	20220524022	NAME: AARONS FURNITURE STORE **REMODEL** **EXISTING AARONS . NO CHANGE IN USE OR OCCUPANCY. REMODEL TO INCLUDE NEW RESTROOMS, AND ADDITIONAL LIGHTING, NEW NON-LOAD BEARING INTERIOR PARTITION WALLS, CEILINGS, FINISHES AND FIXTURES**	\$165,000
08/11/2022	20220808062	AARON'S COPY CHANGE TO TENANT PANEL ON EXISTING MONUMENT SIGN FOR AARON'S LOCATED ON ENTERPRISE ROAD SIDE OF PROPERTY -SOUTHEAST OF MCDONALDS	\$3,425
08/11/2022	20220628037	AARON'S COPY CHANGE TO TENANT PANEL ON EXISTING MONUMENT SIGN FOR AARON'S LOCATED ON S. VOLUSIA AVE. SIDE OF PROPERTY -SOUTH OF CSL PLASMA	\$3,425
07/29/2022	20220628035	AARON'S REPLACE EXISTING WALL SIGN WITH NEW ILLUMINATED WALL SIGN TO BUILDING FOR AARON'S	\$3,425
06/17/2022	20220506020	ORANGE CITY: FOUR TOWNES SHOPPING CENTER **40 X 100 FIREWORK SALES 06/19 TO 07/07/22** 9AM TO 9PM TENT TO BE REMOVED BY 07/07/22	\$3,000
05/24/2022	20220510066	UNIT 2430 SIDEWALK SALE EVENT - AUTO SALE EVENT **SALE DATES MAY 27, 2022 THROUGH JUNE 6, 2022** INSTALLATION OF 20FT X 60FT TENT WHICH CONSISTS OF TWO MODULAR TENTS LOCATED ADJACENT TO EACH OTHER AND CONNECTED - 20X20 AND 20X40. THE TENT WILL BE ENCLOSED WITHSIDEWALLS AND HAVE A DOUBLE DOOR AS ENTRANCE/EXIT. THE TENT WILL BE AIR-CONDITIONED. AC UNIT IS PORTABLE AND WILL BE TRAILER MOUNTED, POWERED BY A GENERATOR. A FREE-STANDING TOWED DIESEL-POWERED 100KW GENERATOR WILL PROVIDE ELECTRICITY FOR THE AC AND LIGHTS.	\$1,000
12/27/2021	20211123059	NAME: ORANGE CITY FOUR TOWNS SHOPPING CENTER FIREWORKS TENT 40 X 80 12/22/21 - 1/3/22 9AM-9PM	\$2,410
11/23/2021	20211019011	NAME: ORANGE CITY FOUR TOWNS SHOPPING CENTER 40 X 80 CHRISTMAS TREE SALES TENT 11/15/21 TO 12/20/21 9:00AM - 9:00PM	\$1,500
10/28/2021	20211002009	INSTALL ILLUMINATED WALL SIGN TO BUILDING FRONT FOR THE SHOPS OF HAIRCUTS	\$3,677
06/07/2021	20210415035	FIREWORKS TENT 40'X 100' **06/19/21/ THRU 07/07/21 *9:00 AM TO 9:00 PM*	\$3,000
04/23/2021	20201123029	40 FT X 80 FT FIREWORKS TENT TEMPORARY OUTDOOR SALE FOR FIREWORKS SALE DATES 12-26-2020 THROUGH 01-03-2021 TENT TO BE REMOVED 01-03-2021	\$2,500
11/23/2020	20201012025	** TEMPORARY SALE OF CHRISTMAS TREES 40'X80' (3200 SQ FT) TENT SALE DATES: 11/18/20 THROUGH 12/20/20 TENT TO BE REMOVED ON 12-20-2020	\$2,000
06/18/2020	20200518024	FIRE WORKS TENT	\$1,500
04/15/2020	20200408002	** ALTERATION TO AN EXISTING ABOVE GROUND FIRE SPRINKLER SYSTEM **	\$14,800
01/31/2020	20191227034	ERECT TENT FOR SALES EVENT FEBRUARY 4-10, 2020	\$1,200
09/27/2019	20190830038	INSTALLATION OF NEW ILLUMINATED, CHANNEL LETTERS ON RACEWAY, WALL SIGN; CONNECTING SIGN TO EXISTING ELECTRICAL; 2412 S VOLUSIA AVE IS THE ADDRESS FOR THE SHOPPING CENTER; SIGN WILL BE GOING IN AT 2452 SOUTH VOLUSIA AVENUE FOR ABILITY REHAB	\$7,608
08/05/2019	20190724043	TENT SALE AUGUST 9-18, 2019 TENT SIZE 20X60 ADDRESS OF SHOPPING CENTER 2446 S VOLUSIA AVENUE, ORANGE CITY BUSINESS RETAIL ADDRESS 2412 S VOLUSIA AVENUE, ORANGE CITY OUTDOOR SALE RELATED TO EXISTING BUSINESS DEALER1STOP (ACCOUNT 201803130008)	\$1,200
07/18/2019	20190528049	ADD SPRINKLERS TO NEW WALL LAYOUT\ *RENOVATION SCOPE UNDER PERMIT #20190116005*	\$4,300
05/03/2019	20190116005	FA??ADE WORK AND MINOR INTERIOR RENOVATIONS TO AN EXISTING BIG LOTS STORE ADDENDUM: 6/25/19 - REVISION SUBMITTED FOR SCOPE REDUCTION	\$175,000
04/17/2019	20190402033	**REPLACEMENT WALL SIGN ***BIG LOTS**** 19931008001 PREVIOUS WALL SIGN	\$1,000
02/08/2019	20190125018	AUTO TENT SALE - FEB 15-24, 2019 20X80 TENT	\$1,000
12/13/2018	20181019082	40 X 80 TENT - CHRISTMAS TREES	\$1,250
12/13/2018	20181119045	**FIREWORKS TENT 80' X 40' ** (12.19.18 TO 01.07.19)	\$1,250
06/05/2018	20180518057	FIREWORKS TENT (06/20/18 - 07/07/18)	\$1,500
05/18/2018	20180514014	ERECT 40X60 TENT MAY 22 THROUGH MAY 28	\$800
05/10/2018	20180508046	ROOF RECOVER (O'REILLY'S & AARONS)	\$158,578
03/19/2018	20180312045	ERECT TENT MARCH 16-25, 2018	\$1,200
03/06/2018	20180116048	NEW WALL SIGN BEING CONNECTED TO EXISTING CIRCUIT	\$1,876
02/14/2018	20180119015	CICI'S PIZZA REPLACE PREVIOUS 40 X 4 RED CANOPY	\$1,400
01/18/2018	20180108030	NONRESIDENTIALERECT TENT 40X60 - JAN 19-28, 2018	\$1,200
12/28/2017	20170921042	NONRESIDENTIALERECT A (20 X 60) TENT (SEPT. 21-25)	\$1,200
12/22/2017	20171122072	NONRESIDENTIALFIREWORKS TENT (12/26/17 - 01/03/18)	\$1,500
12/14/2017	20171211022	MECHANICAL MISC**CICI'S PIZZA - 2448 S VOLUSIA AVE, ORANGE CITY FL** - CHANGE OUT OF (3) A/C UNITS (2) 10 TON AND (1) 7.5 TON	\$28,000
12/08/2017	20171208021	MECHANICAL MISC**CICI'S PIZZA - 2448 S VOLUSIA AVE, ORANGE CITY FL** - REPLACING REFRIGERATION UNIT	\$2,800
11/08/2017	20170821030	NONRESIDENTIAL**CICI'S PIZZA - 2448 S VOLUSIA AVE, ORANGE CITY FL** - - TOTAL INTERIOR RENOVATION	\$200,000
11/06/2017	20170929031	NONRESIDENTIALCHRISTMAS TREE SALES TENT (80 X 40)	\$1,250
06/15/2017	20170517017	NONRESIDENTIAL40 X 100 TENT SET UP FOR FIREWORKS	\$2,500
05/04/2017	20170501080	NONRESIDENTIAL20 FT X 60 FT TENT FOR AN OUTDOOR SALE RELATED TO A PRINCIPAL PERMITTED USE OUTDOOR TENT SALE FOR AUTOMOBILES TENANT: GAINESVILLE MITSUBISHI (UNIT 2446 )	\$800
04/25/2017	20170327068	MISCELLANEOUSRE-ROOF/ REMOVING LOOSE GRAVEL/ TPO/ NO SKYLIGHTS	\$40,000
03/28/2017	20170327069	MISCELLANEOUSRE-ROOF/ TEAR OFF/ GRAVEL/ NO SKYLIGHT	\$135,500
01/11/2017	20161104005	NONRESIDENTIALLOCATION: FOUR TOWNES SHOPPING PLAZA TENANT: INTERGRITY AUTOMOTIVE VIA XCEL MEDIA GROUP OUTDOOR TENT SALE FOR AUTOMOBILES (20 X 60 TENT)	\$500
12/20/2016	20161123004	NONRESIDENTIALTEMPORARY 80 X 40 FIREWORKS TENT	\$1,200
06/02/2016	20160519022	NONRESIDENTIALTEMPORARY 100 X 40 FIREWORKS TENT	\$1,500
05/17/2016	20160517011	MISCELLANEOUSINSTALL 100 FEET OF 6' BLACK CHAINLINK FENCE	\$1,000
05/13/2016	20160513030	MECHANICAL MISCNAME: FOUR TOWNES SHOPPING PLAZA (BIG LOTS) **REPLACING (3) ROOF TOP UNITS ** (2) UNITS WITH CURB ADAPTERS AND (1) ON ROOF TOP	\$60,000
01/22/2016	20151103035	MISCELLANEOUSNEW WALL SIGN 5'3"X 2'3/2 1/4" WITH ELECTRIC	\$5,000
01/22/2016	20151218015	MISCELLANEOUSWALL SIGN- CHANNEL LETTERS 4' X 16.75'	\$2,300
12/18/2015	20151117051	NONRESIDENTIALTEMPORARY 100 X 40 FIREWORKS TENT	\$1,000
11/24/2015	20151105023	MISCELLANEOUSREMOVE EXISTING SPRINKLERS REPLACE WITH UPRIGHT SPRINKLERS. ADD AND RELOCATE AS NEEDED	\$0
10/26/2015	20151021040	PLUMBING REP/MISCROUGH IN FOR WATER COOLER AND REPLACE EXISTING FIXTURES (1 - WATER CLOSET, 1 - URINAL, 4 - LAVS, 1 - EYEWASH, AND 1 - WATER FOUNTAIN) THIS GOES	\$2,000

		UNDER BUILDING PERMIT #20150720020.	
10/20/2015	20150720020	NONRESIDENTIALSEE SCOPE OF WORK NAME: O'REILLYS ***SUITE 2460C****	\$261,796
09/08/2015	20150904025	NONRESIDENTIALNAME: PLAZA LINCOLN 30 X 60 TENT AND 20 X 20 TEMPORARY SALES TENT	\$1,200
08/03/2015	20150722037	MECHANICAL MISCHVAC CHANGE OUT WITH 2 NEW 15 TON ST-COOL PACKAGE UNITS	\$31,147
07/29/2015	20150727027	ELEC UPGRD/REP/MISCMECHANICAL PERMIT # 2015-0722037 CHANGE OUT (2) 3 PHASE DISCONNECTS ON ROOF WITH NEW WHIPS	\$1,000
06/18/2015	20150518043	NONRESIDENTIAL100 X 40 TEMPORARY FIREWORK SALES TENT	\$2,000
03/23/2015	20150219040	MISCELLANEOUSNAME: DIAMOND PAWN NEW WALL SIGN W/ ELECTRIC	\$2,000
03/17/2015	20150316012	MECHANICAL MISCA/C CHANGE OUT 15 TON ROOF TOP	\$19,090
12/22/2014	20141119013	NONRESIDENTIALNAME: CELEBRATION FIREWORKS FOUR TOWNES SHOPPING CENTER 30X60 TEMPORARY TENT FOR SALE OF FIREWORKS	\$1,000
10/09/2014	20140828037	MISCELLANEOUSNAME: HEART & HOME THRIFT STORE NEW WALL SIGN, WITH ELECTRIC	\$1,200
09/18/2014	20140916027	MISCELLANEOUSNAME: BIG LOTS LOW-SLOPE RE-ROOF OF BIG LOTS STORE ONLY / TPO OVER BUILT-UP *** MECHANICAL EQUIPMENT IS ON CURBS *** ** NO SKYLIGHTS **	\$140,526
08/26/2014	20140709013	MISCELLANEOUSNAME: MARINER FINANCE NEW WALL SIGN WITH ILLUMINATED PLATE LETTERS	\$2,420
06/11/2014	20140514032	NONRESIDENTIALNAME: FOUR TOWNES SHOPPING CENTER 40X100 TEMPORARY TENT FOR SALE OF FIREWORKS	\$1,800
05/23/2014	20140515027	MISCELLANEOUSMODIFYING FIRE ALARM SYSTEM	\$425
12/23/2013	20131119038	NONRESIDENTIAL	\$900
09/12/2013	20130904002	ADD TO ELECT PANEL	\$1,500
06/18/2013	20130503042	NONRESIDENTIAL	\$900
02/27/2013	20120927033	WALL SIGN	\$300
01/07/2013	20121218039	NEW FIRE ALARM SYSTEM	\$16,724
12/18/2012	20121126022	TEMP TENT FOR FIREWORKS	\$700
06/12/2012	20120517035	NONRESIDENTIAL	\$900
12/02/2011	20111118030	TEMP TENT FOR FIREWORKS	\$900
06/17/2011	20110513038	NONRESIDENTIAL	\$900
05/11/2011	20110413016	21 SF WALL SIGN FOR "THE MUSIC COACH"	\$868
04/04/2011	20110331020	MECHANICAL MISC	\$1,575
12/23/2010	20101124003	TEMP FIREWORKS TENT	\$900
10/11/2010	20101006012	OTHER BLDGS DEMO	\$4,000
09/29/2010	20100813001	MISCELLANEOUS	\$8,700
09/20/2010	20100920017	ELEC UPGRD/REP/MISC	\$100
08/23/2010	20100806004	NONRESIDENTIAL	\$16,659
06/17/2010	20100503025	FIREWORKS TENT	\$900
03/24/2010	20100319023	OCCUPATIONAL LICENSE	\$0
12/24/2009	20091125027	NONRESIDENTIAL	\$600
12/14/2009	11-09-6132	REMODEL	\$21,500
11/09/2009	20091109018	PLUMBING REP/MISC	\$900
07/30/2009	20090720014	ELEC UPGRD/REP/MISC	\$2,900
06/08/2009	20090603015	ELEC UPGRD/REP/MISC	\$2,100
05/28/2009	20090311028	MISCELLANEOUS	\$2,015
05/26/2009	20090422006	NONRESIDENTIAL	\$65,000
05/08/2009	20090501047	NONRESIDENTIAL	\$900
03/27/2009	20090324006	MISCELLANEOUS	\$59,900
02/06/2009	20090203020	MISCELLANEOUS	\$1,995
04/30/2008	20080430043	OCCUPATIONAL LICENSE	\$0
01/10/2008	20080108020	OCCUPATIONAL LICENSE	\$0
10/11/2007	20071010046	MISCELLANEOUS	\$1,300
04/11/2007	20070411061	ELEC UPGRD/REP/MISC	\$0
03/26/2007	20070326035	OCCUPATIONAL LICENSE	\$0
02/21/2007	20070221041	OCCUPATIONAL LICENSE	\$0
01/26/2007	20070118021	MISCELLANEOUS	\$1,980
12/11/2006	20061129044	MISCELLANEOUS	\$600
12/05/2006	20061205035	OCCUPATIONAL LICENSE	\$0
11/27/2006	20061027055	MISCELLANEOUS	\$800
10/17/2006	20061017018	OCCUPATIONAL LICENSE	\$0
06/19/2006	20060525014	MISCELLANEOUS	\$1,100
06/05/2006	20060515043	MISCELLANEOUS	\$3,000
06/05/2006	20060517050	MISCELLANEOUS	\$4,000
05/09/2006	20060117009	OCCUPATIONAL LICENSE	\$0
04/13/2006	20060328028	ELEC UPGRD/REP/MISC	\$0
11/14/2005	20050928023	PLUMBING REP/MISC	\$0
10/14/2005	20050923048	ELEC UPGRD/REP/MISC	\$0
08/11/2005	20050802135	COUNTY UTILITIES	\$0
07/21/2005	20050721005	OCCUPATIONAL LICENSE	\$0
06/22/2005	20050620001	MISCELLANEOUS	\$900
12/27/2004	20041227004	MISCELLANEOUS	\$2,500
12/27/2004	20041227011	OCCUPATIONAL LICENSE	\$0
11/22/2004	06410411BEP		\$0
10/08/2004	20040910027	MISCELLANEOUS	\$675
10/01/2004	20041001038	OCCUPATIONAL LICENSE	\$0
05/12/2004	20040512034	OCCUPATIONAL LICENSE	\$0
05/07/2004	20040507038	OCCUPATIONAL LICENSE	\$0
03/05/2004	20040212036	MISCELLANEOUS	\$524
02/16/2004	040209043		\$0
02/16/2004	20040209043	ELEC UPGRD/REP/MISC	\$0
01/30/2004	20040130030	OCCUPATIONAL LICENSE	\$0

11/12/2003	20031013027	MISCELLANEOUS	\$1,200
11/05/2003	20031001019	NONRESIDENTIAL	\$85,000
07/18/2003	20030717010	MISCELLANEOUS	\$100
02/19/2003	20030219009	OCCUPATIONAL LICENSE	\$0
11/01/2002	20021101024	OCCUPATIONAL LICENSE	\$0
10/02/2002	20021002044	OCCUPATIONAL LICENSE	\$0
09/24/2002	20020626031	NONRESIDENTIAL	\$18,000
09/23/2002	20020906026	MISCELLANEOUS	\$1,400
04/12/2002	20020412045	OCCUPATIONAL LICENSE	\$0
10/17/2001	20011017073	OCCUPATIONAL LICENSE	\$0
10/01/2001	20011001046	OCCUPATIONAL LICENSE	\$0
08/14/2001	20010814038	OCCUPATIONAL LICENSE	\$0
01/29/2001	20001101020	MISCELLANEOUS	\$225
09/26/2000	20000926006	MISCELLANEOUS	\$67,286
09/18/2000	20000918044	OCCUPATIONAL LICENSE	\$0
05/16/2000	20000516062	OCCUPATIONAL LICENSE	\$0
03/03/2000	20000303020	MISCELLANEOUS	\$61,934
02/09/2000	20000209013	MECHANICAL MISC	\$0
11/22/1999	19991109006	MISCELLANEOUS	\$195
11/09/1999	19991109056	OCCUPATIONAL LICENSE	\$0
08/02/1999	19990802059	MECHANICAL MISC	\$0
08/02/1999	990802059	MISCELLANEOUS	\$0
06/08/1999	990608020	MISCELLANEOUS	\$0
06/08/1999	19990608020	MECHANICAL MISC	\$0
04/27/1999	19990414007	MISCELLANEOUS	\$207
04/15/1999	19990311031	NONRESIDENTIAL	\$80,000
04/15/1999	990311031	ADDITIONS/ALTERATION	\$0
04/14/1999	19990412019	MISCELLANEOUS	\$175
03/24/1999	19990324065	OCCUPATIONAL LICENSE	\$0
03/02/1999	19990219021	MISCELLANEOUS	\$100
03/02/1999	19990219020	MISCELLANEOUS	\$100
01/11/1999	19990111042	OCCUPATIONAL LICENSE	\$0
11/18/1998	19980730028	MISCELLANEOUS	\$2,400
10/06/1998	19981006031	OCCUPATIONAL LICENSE	\$0
08/31/1998	19980806037	ALTER /CHANGE OF USE	\$25,000
08/14/1998	19980814017	OCCUPATIONAL LICENSE	\$0
08/06/1998	19980806038	OTHER BLDGS DEMO	\$0
08/03/1998	19980803020	MECHANICAL MISC	\$0
05/04/1998	19980417048	NONRESIDENTIAL	\$3,000
04/07/1998	19980407001	OCCUPATIONAL LICENSE	\$0
03/19/1998	19980319008	ELEC UPGRD/REP/MISC	\$0
03/10/1998	19980310043	OCCUPATIONAL LICENSE	\$0
02/19/1998	19980219042	MISCELLANEOUS	\$1,900
12/29/1997	19971229017	MISCELLANEOUS	\$150
12/10/1997	19971107013	NONRESIDENTIAL	\$1,500
11/13/1997	19971113002	OCCUPATIONAL LICENSE	\$0
09/17/1997	19970917044	ELEC UPGRD/REP/MISC	\$0
09/11/1997	19970911048	MISCELLANEOUS	\$60,000
08/06/1997	19970806004	OCCUPATIONAL LICENSE	\$0
05/20/1997	19970520018	OCCUPATIONAL LICENSE	\$0
05/14/1997	19970514021	OCCUPATIONAL LICENSE	\$0
02/21/1997	19970221042	OCCUPATIONAL LICENSE	\$0
12/18/1996	19961218017	MECHANICAL MISC	\$0
12/13/1996	19961213023	OCCUPATIONAL LICENSE	\$0
12/06/1996	19961206005	OCCUPATIONAL LICENSE	\$0
10/31/1996	19961007016	ALTER /CHANGE OF USE	\$124,500
09/27/1996	19960927033	OTHER BLDGS DEMO	\$0
09/12/1996	19960905102	MISCELLANEOUS	\$150
08/27/1996	19960827036	PLUMBING REP/MISC	\$0
08/16/1996	19960816024	OCCUPATIONAL LICENSE	\$0
08/07/1996	19960807017	OCCUPATIONAL LICENSE	\$0
04/15/1996	19960415035	PLUMBING REP/MISC	\$0
04/15/1996	19960415034	PLUMBING REP/MISC	\$0
04/15/1996	19960415033	PLUMBING REP/MISC	\$0
04/15/1996	19960415031	PLUMBING REP/MISC	\$0
04/15/1996	19960415027	PLUMBING REP/MISC	\$0
04/15/1996	19960415028	PLUMBING REP/MISC	\$0
03/25/1996	19960325050	OCCUPATIONAL LICENSE	\$0
03/22/1996	19960322028	MECHANICAL MISC	\$0
03/22/1996	19960322037	MISCELLANEOUS	\$195
03/12/1996	19960312012	OCCUPATIONAL LICENSE	\$0
02/22/1996	19960222015	ELEC UPGRD/REP/MISC	\$0
02/21/1996	19960221037	OCCUPATIONAL LICENSE	\$0
02/16/1996	19960216027	PLUMBING REP/MISC	\$0
02/07/1996	19960207039	OCCUPATIONAL LICENSE	\$0
01/29/1996	19960129031	OCCUPATIONAL LICENSE	\$0
01/08/1996	19951227009	MISCELLANEOUS	\$685

01/08/1996	19951227007	MISCELLANEOUS	\$225
12/28/1995	19951228023	OCCUPATIONAL LICENSE	\$0
11/22/1995	19951114025	OCCUPATIONAL LICENSE	\$0
08/11/1995	19950811049	OCCUPATIONAL LICENSE	\$0
06/20/1995	19950620035	OCCUPATIONAL LICENSE	\$0
06/20/1995	19950620048	OCCUPATIONAL LICENSE	\$0
05/17/1995	19950517025	OCCUPATIONAL LICENSE	\$0
01/10/1995	19950110018	MECHANICAL MISC	\$0
12/15/1994	19941215022	OCCUPATIONAL LICENSE	\$0
11/30/1994	19941130034	OCCUPATIONAL LICENSE	\$0
11/14/1994	19941114028	MISCELLANEOUS	\$200
11/14/1994	19941114029	MISCELLANEOUS	\$250
10/18/1994	19941018019	OCCUPATIONAL LICENSE	\$0
10/13/1994	19941006018	NONRESIDENTIAL	\$253
10/13/1994	941006018	ADDITIONS/ALTERATION	\$0
09/30/1994	940928006	ADDITIONS/ALTERATION	\$0
09/30/1994	19940928006	NONRESIDENTIAL	\$800
09/26/1994	19940926002	ELEC UPGRD/REP/MISC	\$0
09/26/1994	940926002	ADDITIONS/ALTERATION	\$0
09/20/1994	19940920012	OCCUPATIONAL LICENSE	\$0
07/14/1994	19940714038	PLUMBING REP/MISC	\$0
06/10/1994	19940610036	OCCUPATIONAL LICENSE	\$0
04/14/1994	19940414026	OCCUPATIONAL LICENSE	\$0
04/05/1994	19940405028	OCCUPATIONAL LICENSE	\$0
03/15/1994	19940311030	MISCELLANEOUS	\$2,500
03/11/1994	19940311032	OCCUPATIONAL LICENSE	\$0
03/07/1994	19940307029	OCCUPATIONAL LICENSE	\$0
02/22/1994	19940222014	OCCUPATIONAL LICENSE	\$0
01/19/1994	19940114015	MISCELLANEOUS	\$2,000
10/08/1993	19931008008	MISCELLANEOUS	\$1,000
10/05/1993	19931005025	OCCUPATIONAL LICENSE	\$0
09/29/1993	19930929137	OCCUPATIONAL LICENSE	\$0
09/24/1993	930512007	MISCELLANEOUS	\$0
09/24/1993	930910042	MISCELLANEOUS	\$0
09/24/1993	19930910042	ALTER /CHANGE OF USE	\$55,000
09/10/1993	19930910043	OTHER BLDGS DEMO	\$0
08/23/1993	19930818018	MISCELLANEOUS	\$400
08/16/1993	19930810021	ADDITIONS/ALTERATION	\$3,470
08/13/1993	19930720024	MISCELLANEOUS	\$350
07/20/1993	19930720026	OCCUPATIONAL LICENSE	\$0
06/29/1993	19930629016	OCCUPATIONAL LICENSE	\$0
05/17/1993	19930517005	OCCUPATIONAL LICENSE	\$0
05/12/1993	19930512007	PLUMBING REP/MISC	\$0
03/08/1993	19930308002	OCCUPATIONAL LICENSE	\$0
02/16/1993	19930216031	OCCUPATIONAL LICENSE	\$0
02/04/1993	19930113023	MISCELLANEOUS	\$110
01/29/1993	19930122053	MISCELLANEOUS	\$150
01/22/1993	19930122034	MISCELLANEOUS	\$725
01/05/1993	19921230037	MISCELLANEOUS	\$275
12/17/1992	19921217012	OCCUPATIONAL LICENSE	\$0
12/17/1992	19921217013	OCCUPATIONAL LICENSE	\$0
12/07/1992	19921207021	ELEC UPGRD/REP/MISC	\$0
07/08/1992	19920708047	OCCUPATIONAL LICENSE	\$0
07/07/1992	19920424023	MISCELLANEOUS	\$250
06/02/1992	19920513068	MISCELLANEOUS	\$800
05/15/1992	19920515050	OCCUPATIONAL LICENSE	\$0
04/22/1992	19920407035	MISCELLANEOUS	\$150
04/06/1992	19920406051	NO GOVT RPT NBR	\$0
02/27/1992	19920227014	NO GOVT RPT NBR	\$0
01/09/1992	19920109034	NO GOVT RPT NBR	\$0
01/02/1992	19920102010	NO GOVT RPT NBR	\$0
10/17/1991	19911017010	NO GOVT RPT NBR	\$0
10/07/1991	19911007045	NO GOVT RPT NBR	\$0
09/05/1991	19910905034	MISCELLANEOUS	\$943
08/29/1991	19910719042	MISCELLANEOUS	\$250
08/28/1991	19910828040	MISCELLANEOUS	\$1,600
08/27/1991	19910827008	NO GOVT RPT NBR	\$0
08/21/1991	19910821040	NO GOVT RPT NBR	\$0
08/14/1991	19910806041	NO GOVT RPT NBR	\$0
08/12/1991	19910812012	NO GOVT RPT NBR	\$0
07/08/1991	19910708033	NO GOVT RPT NBR	\$0
05/03/1991	19910503044	NO GOVT RPT NBR	\$0
04/26/1991	19910426022	NO GOVT RPT NBR	\$0
08/31/1990	19900829034	MISCELLANEOUS	\$3,500
09/14/1989	19890907020	MISCELLANEOUS	\$8,000
07/01/1989	48488D	MISCELLANEOUS	\$0
06/01/1989	48414D	NONRESIDENTIAL	\$10,000

04/01/1989	48349D	NONRESIDENTIAL	\$160,000
01/01/1989	48433D	MISCELLANEOUS	\$0
04/01/1988	43325	SPRINKLERS (PUBLIX)	\$59
04/01/1988	43329	REFRIDERATION (PUBLIX)	\$92,000
03/01/1988	43300	INT. RENOVATION (PUBLIX)	\$575,000
05/01/1987	23468	INT RENOV GSC/EGD 3/29/88	\$20,000
01/01/1986	14865D	NONRESIDENTIAL	\$0
01/01/1986	15867D	MISCELLANEOUS	\$0
01/01/1986	15100D	MISCELLANEOUS	\$0
11/11/1985	11482D	MISCELLANEOUS	\$0
01/01/1984	1576D	ELEC UPGRD/REP/MISC	\$0
01/01/1983	24042C	ELEC UPGRD/REP/MISC	\$0
01/01/1983	23491C	ALTER /CHANGE OF USE	\$0
01/01/1982	17931C	NONRESIDENTIAL	\$0
01/01/1982	17476C	MISCELLANEOUS	\$0

# **COMPOSITE EXHIBIT J**



This instrument was prepared by:  
WILLIAM E. SHOCKETT, ESQ.  
25 West Flagler Street  
Miami, Florida 33130

**PLEASE RETURN TO:**  
**ROBERT A. BURSON, P.A.**  
**P.O. BOX 1620**  
**STUART, FLORIDA 34996**

## **TRUSTEE'S DEED**

THIS INDENTURE, made this 30 day of July, 2009, between CITY NATIONAL BANK OF FLORIDA, a United States Banking Corporation, as Trustee, under the provisions of a certain Trust Agreement, dated the 31 day of DECEMBER, 1986, known as Trust Number 5009117, a/k/a Trust No. [REDACTED] party of the first part, with an address of 25 West Flagler Street, Miami, Florida 33130, and FOUR TOWNES, LLC, a Florida limited liability company, with address of 296 Cabana Point Circle, Suite 101, Stuart, Florida 34994, party of the second part.

### **WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Hundred And No/100 (\$100.00) Ten Dollars and no/100, and other valuable consideration in hand paid by said party of the second part, the receipt whereof is hereby acknowledged, hath remise, release, and quit claim unto the said party of the second part, and its successors and assigns forever, all the estate, right, title, lien, equity, interest, claim and demand which the said party of the first part hath in and to the following described lots, pieces, or parcels of land, situate, lying and being in the County of Volusia, State of Florida to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART  
HEREOF.

Folio No.

**THIS CONVEYANCE IS FROM THE TRUSTEE TO THE SOLE BENEFICIARY AND PURSUANT TO RULE 12B-4B4.013(29)(e) IS AN EXEMPT CONVEYANCE FOR PURPOSES OF DOCUMENTARY STAMP TAX. THIS CONVEYANCE IS FOR THE SOLE PURPOSE OF TERMINATING THE TRUST.**

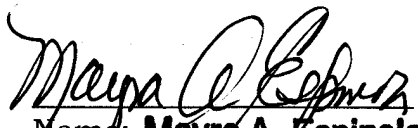
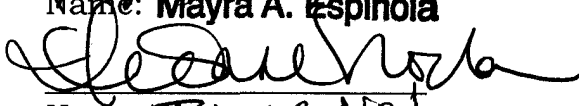
**TO HAVE AND TO HOLD** the same together with all singular and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, lien, interest and claim whatsoever of the said party of the first part, with in

law or equity, to the only proper use, benefit and behoof of the party of the second part, its successors and assigns forever.

**IN WITNESS WHEREOF**, the said party of the first part has caused these presents to be signed in its name by its Executive Vice President and Trust Officer and its corporate seal to be affixed the day and year above written.

**CITY NATIONAL BANK OF FLORIDA EXECUTES THIS INSTRUMENT SOLELY AS TRUSTEE UNDER LAND TRUST No. 5009117A/K/A LAND TRUST NO. 2400-9117-00 AND NOT INDIVIDUALLY AND NO PERSONAL JUDGMENT OR DECREE SHALL EVER BE SOUGHT OR OBTAINED AGAINST THE SAID BANK BY REASON OF THIS INSTRUMENT.**

Witnesses:

  
Name: **Mayra A. Espinola**  
  
Name: **Iwone Noda**

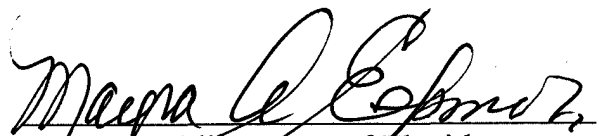
CITY NATIONAL BANK OF FLORIDA, a  
United States Banking Corporation, as  
Trustee under the provisions of a certain  
Trust known as Trust No. 5009117, a/k/a  
Land Trust No. 2400-9117-00

By:   
William E. Shockett, Trust Officer  
And Executive Vice President

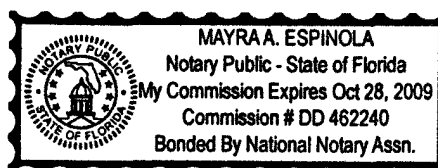
STATE OF FLORIDA                     )  
COUNTY OF MIAMI-DADE         )

This foregoing instrument was acknowledged before me this 30 day of July, 2009, by William E. Shockett, as Executive Vice President and Trust Officer of CITY NATIONAL BANK OF FLORIDA, as Trustee under Trust No. 5009117 a/k/a Land Trust No. [REDACTED] who is personally known to me or who has produced \_\_\_\_\_ as identification.

30 **WITNESS** my hand and official seal at Miami, Miami-Dade County, Florida, this July, 2009.

  
Notary Public, State of Florida

My Commission Expires:



## LEGAL DESCRIPTION OF FOUR TOWNES SHOPPING CENTER

DESCRIPTION: (PER ORB 2925 PG. 1864)

### Parcel 1

THE FOLLOWING LAND IN VOLUSIA COUNTY, FLORIDA:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 14, 15, 22 AND 23, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LOCATED WEST OF ENTERPRISE ROAD AND EAST OF U.S. HIGHWAY 17 AND 92 IN VOLUSIA COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, COMMENCE AT THE COMMON CORNER BETWEEN SECTIONS 14, 15, 22 AND 23 AND RUN SOUTH  $89^{\circ}45'36''$  WEST, A DISTANCE OF 384.52 FEET ALONG THE COMMON LINE BETWEEN SECTIONS 15 AND 22 TO A POINT AND THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING LOCATED ON THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 17 AND 92;

RUNNING THENCE NORTH  $13^{\circ}52'30''$  EAST, 752.01 FEET ALONG THE RIGHT OF WAY OF SAID HIGHWAY TO A POINT;

RUNNING THENCE SOUTH  $76^{\circ}07'30''$  EAST, 131.83 FEET TO A POINT;

RUNNING THENCE NORTH  $60^{\circ}00'56''$  EAST, 59.75 FEET TO A POINT;

RUNNING THENCE NORTH  $03^{\circ}42'25''$  WEST, 151.19 FEET TO A POINT;

RUNNING THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND HAVING AN ARC DISTANCE OF 67.93 FEET, SAID ARC SUBTENDING A CHORD BEARING NORTH  $24^{\circ}47'01''$  WEST, WITH A CHORD DISTANCE OF 62.83 FEET TO A POINT;

RUNNING THENCE NORTHEASTERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND HAVING AN ARC DISTANCE OF 110.06 FEET, SAID ARC SUBTENDING A CHORD BEARING NORTH  $77^{\circ}11'56''$  EAST, WITH A CHORD DISTANCE OF 89.15 FEET TO A POINT;

RUNNING THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AND HAVING AN ARC DISTANCE OF 83.81 FEET, SAID ARC SUBTENDING A CHORD BEARING SOUTH  $08^{\circ}16'32''$  WEST, WITH A CHORD DISTANCE OF 74.33 FEET TO A

### ADDENDUM "A" TO TRUSTEE'S DEED

POINT;

RUNNING THENCE SOUTH  $03^{\circ}42'25''$  EAST, 126.50 FEET TO A POINT;

RUNNING THENCE NORTH  $60^{\circ}00'56''$  EAST, A DISTANCE OF 224.60 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF ENTERPRISE ROAD;

RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH  $29^{\circ}58'52''$  EAST, 50.00 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING SOUTH  $60^{\circ}00'56''$  WEST, 240.00 FEET TO A POINT;

RUNNING THENCE SOUTH  $29^{\circ}58'52''$  EAST, 250.00 FEET TO A POINT;

RUNNING THENCE NORTH  $60^{\circ}00'56''$  EAST, 240.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF ENTERPRISE ROAD;

RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH  $29^{\circ}58'52''$  EAST, 515.00 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING SOUTH  $60^{\circ}00'56''$  WEST, 180.00 FEET TO A POINT;

RUNNING THENCE SOUTH  $29^{\circ}58'52''$  EAST, 320.00 FEET TO A POINT;

RUNNING THENCE NORTH  $60^{\circ}00'56''$  EAST, 180.00 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY OF ENTERPRISE ROAD;

RUNNING THENCE ALONG SAID RIGHT OF WAY SOUTH  $29^{\circ}58'52''$  EAST, 50.00 FEET TO A POINT;

THENCE DEPARTING SAID RIGHT OF WAY AND RUNNING SOUTH  $60^{\circ}00'56''$  WEST, 288.92 FEET TO A POINT;

RUNNING THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 225.02 FEET AND HAVING AN ARC DISTANCE OF 172.25 FEET, SAID ARC SUBTENDING A CHORD BEARING SOUTH  $81^{\circ}56'43''$  WEST, WITH A CHORD DISTANCE OF 168.07 FEET TO A POINT;

RUNNING THENCE NORTH  $76^{\circ}07'30''$  WEST, A DISTANCE OF 321.90 FEET TO A POINT;

RUNNING THENCE WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE

**ADDENDUM "A" TO TRUSTEE'S DEED**

LEFT WITH A RADIUS OF 175.00 FEET AND HAVING AN ARC DISTANCE OF 76.76 FEET, SAID ARC SUBTENDING A CHORD BEARING NORTH 88°41'24" WEST, WITH A CHORD DISTANCE OF 76.14 FEET TO A POINT;

RUNNING THENCE SOUTH 78°44'42" WEST, A DISTANCE OF 483.39 FEET TO A POINT;

RUNNING THENCE NORTH 13°52'30" EAST, A DISTANCE OF 351.63 FEET TO A POINT AND THE TRUE POINT OF BEGINNING.

CONTAINING 19.25 ACRES MORE OR LESS.

**EXCEPTING THEREFROM THAT PARCEL IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 30 EAST, KNOWN AS PARCEL "J" DESCRIBED AS FOLLOWS:**

FROM THE COMMON CORNER BETWEEN SECTIONS 14, 15, 22 AND 23, SOUTH 89°45'36" WEST, A DISTANCE OF 384.52 FEET ALONG THE COMMON LINE BETWEEN SECTIONS 15 AND 22 TO A POINT, SAID POINT BEING LOCATED ON THE EASTERN RIGHT OF WAY OF U.S. HIGHWAY 17 AND 92,

RUNNING THENCE NORTH 13°52'30" EAST, 420.00 FEET FEET ALONG THE RIGHT OF WAY OF SAID HIGHWAY TO A POINT;

RUNNING THENCE SOUTH 76°07'30" EAST, 20.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF OUT PARCEL "J";

RUNNING THENCE SOUTH 76°07'30" EAST, 30.00 FEET TO A POINT;

RUNNING THENCE NORTH 13°52'30" EAST, 80.00 FEET TO A POINT;

RUNNING THENCE NORTH 76°07'30" WEST, 30.00 FEET TO A POINT;

RUNNING THENCE SOUTH 13°52'30" WEST, 80.00 FEET TO A POINT (SAID POINT OF BEGINNING).

CONTAINING 0.055 ACRES MORE OR LESS.

TOGETHER WITH THE RIGHT AND TITLE TO ANY AND ALL EASEMENTS, WHETHER EXPRESS OR IMPLIED, HOWEVER CREATED, GRANTED OR RESERVED, WHICH BENEFIT THE ABOVE DESCRIBED PROPERTY.

**ADDENDUM "A" TO TRUSTEE'S DEED**

**Parcel 2 (Also referred to as Parcel "C")**

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 18 SOUTH, RANGE 30 EAST, LOCATED IN VOLUSIA COUNTY, FLORIDA, AS SHOWN ON A PLAT OF SURVEY BY MAUNEY ENGINEERING, INC. DATED FEBRUARY 1978, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT THE SOUTHEAST CORNER OF SECTION 15, RUN THENCE SOUTH  $89^{\circ}45'36''$  WEST, A DISTANCE OF 384.52 FEET TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 17-92;

RUN THENCE NORTH  $13^{\circ}52'30''$  EAST, ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 17-92 A DISTANCE OF 752.01 FEET TO THE TRUE POINT OF BEGINNING;

FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED; RUN THENCE SOUTH  $76^{\circ}07'30''$  EAST, A DISTANCE OF 131.83 FEET TO A POINT;

RUN THENCE NORTH  $60^{\circ}00'56''$  EAST, A DISTANCE OF 59.75 FEET TO A POINT;

THENCE NORTH  $03^{\circ}42'25''$  WEST, A DISTANCE OF 151.19 FEET TO A POINT OF CURVATURE;

RUN THENCE NORTHWESTERLY BY AN ARC CONCAVE TO THE LEFT WITH A RADIUS OF 50.00 FEET, A DISTANCE OF 67.93 FEET TO A POINT (SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH  $24^{\circ}47'01''$  WEST, A DISTANCE OF 62.83 FEET);

RUN THENCE NORTH  $75^{\circ}51'37''$  WEST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 17-92;

RUN THENCE SOUTH  $13^{\circ}52'30''$  WEST, A DISTANCE OF 235.00 FEET ALONG THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 17-92 TO THE TRUE POINT OF BEGINNING.

CONTAINING 0.76 ACRES MORE OR LESS.

TOGETHER WITH THE RIGHT AND TITLE TO ANY AND ALL EASEMENTS, WHETHER EXPRESS OR IMPLIED, HOWEVER CREATED, GRANTED OR RESERVED, WHICH BENEFIT THE ABOVE DESCRIBED PROPERTY.

F:\REAL-EST\TIEMEYER\08-162\LEGAL DESCRIPTION FOR DEEDS-ADDENDUM A TO TRUSTEES DEED-01

SAME AS LEGAL DESCRIPTION-01C

INCLUDES PARCEL "C" AND CUL DE SAC EXCLUDES PARCEL "J"

**ADDENDUM "A" TO TRUSTEE'S DEED**

# Four Townes





**Volusia County Property Appraiser**  
123 W. Indiana Ave., Rm. 102  
DeLand, FL 32720  
Phone: (386) 736-5901 Web: vcpa.vcgov.org

## Property Summary

**Alternate Key:** 2391791  
**Parcel ID:** 80150000302  
**Township-Range-Section:** 18 - 30 - 15  
**Subdivision-Block-Lot:** 00 - 00 - 0302  
**Owner(s):** FOUR TOWNES LLC - FS - Fee Simple - 100%  
**Mailing Address On File:** 296 CABANA POINT CIR STE 101  
STUART FL 34994  
**Physical Address:** 2404 S VOLUSIA AVE, ORANGE CITY 32763  
**Building Count:** 1  
**Neighborhood:** 7067 - WEST PRIMARY OFFICES  
**Subdivision Name:**  
**Property Use:** 1900 - PROFESSIONAL OFFICE  
**Tax District:** 100-UNINCORPORATED - WESTSIDE  
**2024 Final Millage Rate:** 17.6671  
**Homestead Property:** No  
**Agriculture Classification:** No  
**Short Description:** 15 18 30 IRREG PARCEL BEING N 235 FT OF S 987.01 FT MEAS ON  
E/L OF US HWY 17-92 & 90 FT ON N/L & 131.83 FT ON S/L PER OR  
2925 PG 1863 PER OR 6395 PG 3346

## Property Values

<b>Tax Year:</b>	2025 Working	2024 Final	2023 Final
<b>Valuation Method:</b>	1-Market Oriented Cost	1-Market Oriented Cost	1-Market Oriented Cost
<b>Improvement Value:</b>	\$1,018,493	\$970,126	\$900,300
<b>Land Value:</b>	\$239,590	\$239,590	\$239,590
<b>Just/Market Value:</b>	\$1,258,083	\$1,209,716	\$1,139,890

## Working Tax Roll Values by Taxing Authority

Values shown below are the 2025 WORKING TAX ROLL VALUES that are subject to change until certified. Millage Rates below that are used in the calculation of the Estimated Taxes are the 2024 FINAL MILLAGE RATES. The Just/Market listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

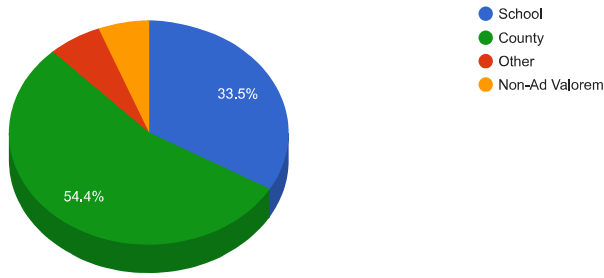
Tax Authority	Just/Market Value	Assessed Value	Ex/10CAP	Taxable Value	Millage Rate	Estimated Taxes
0017 CAPITAL IMPROVEMENT	\$1,258,083	\$1,258,083	\$0	\$1,258,083	1.5000	\$1,887.12
0012 DISCRETIONARY	\$1,258,083	\$1,258,083	\$0	\$1,258,083	0.7480	\$941.05
0011 REQ LOCAL EFFORT	\$1,258,083	\$1,258,083	\$0	\$1,258,083	3.0370	\$3,820.80
0510 FIRE DISTRICT	\$1,258,083	\$988,172	\$269,911	\$988,172	3.8412	\$3,795.77
0050 GENERAL FUND	\$1,258,083	\$988,172	\$269,911	\$988,172	3.2007	\$3,162.84
0053 LAW ENFORCEMENT FUND	\$1,258,083	\$988,172	\$269,911	\$988,172	1.5994	\$1,580.48
0055 LIBRARY	\$1,258,083	\$988,172	\$269,911	\$988,172	0.3891	\$384.50
0310 VOLUSIA COUNTY MSD	\$1,258,083	\$988,172	\$269,911	\$988,172	1.6956	\$1,675.54
0058 VOLUSIA ECHO	\$1,258,083	\$988,172	\$269,911	\$988,172	0.2000	\$197.63
0057 VOLUSIA FOREVER	\$1,258,083	\$988,172	\$269,911	\$988,172	0.2000	\$197.63
0065 FLORIDA INLAND NAVIGATION DISTRICT	\$1,258,083	\$988,172	\$269,911	\$988,172	0.0288	\$28.46
0060 ST JOHN'S WATER MANAGEMENT DISTRICT	\$1,258,083	\$988,172	\$269,911	\$988,172	0.1793	\$177.18
0070 WEST VOLUSIA HOSPITAL AUTHORITY	\$1,258,083	\$988,172	\$269,911	\$988,172	1.0480	\$1,035.60
					17.6671	\$18,884.61

## Non-Ad Valorem Assessments

Project	#Units	Rate	Amount	Estimated Ad Valorem Tax:	\$18,884.61
5030-VOLUSIA COUNTY STORMWATER	12.21	\$96.00	\$1,172.16	Estimated Non-Ad Valorem Tax:	\$1,172.16
				<b>Estimated Taxes:</b>	<b>\$20,056.77</b>
				Estimated Tax Amount without SOH/10CAP ☺	\$23,398.84



**Where your tax dollars are going:**



### Previous Years Certified Tax Roll Values

Year	Land Value	Impr Value	Just Value	Non-Sch Asstd	County Exemptions	County Taxable	HX Savings
2024	\$239,590	\$970,126	\$1,209,716	\$898,339	\$0	\$898,339	\$0
2023	\$239,590	\$900,300	\$1,139,890	\$816,672	\$0	\$816,672	\$0
2022	\$239,590	\$808,124	\$1,047,714	\$742,429	\$0	\$742,429	\$0
2021	\$239,590	\$726,703	\$966,293	\$674,935	\$0	\$674,935	\$0
2020	\$182,545	\$781,939	\$964,484	\$613,577	\$0	\$613,577	\$0
2019	\$182,545	\$767,844	\$950,389	\$557,797	\$0	\$557,797	\$0
2018	\$174,248	\$778,196	\$952,444	\$507,088	\$0	\$507,088	\$0
2017	\$165,950	\$660,880	\$826,830	\$460,989	\$0	\$460,989	\$0
2016	\$165,950	\$248,421	\$414,371	\$414,371	\$0	\$414,371	\$0

## Land Data

#	Land Use	Ag	Type	Units	Acres	Sq Feet	FF	Depth	Rate	Just Value
1	1900-PROF BLDG	N	S-SQUARE FEET			33,190			5.25	\$239,590
Total Land Value:										\$239,590

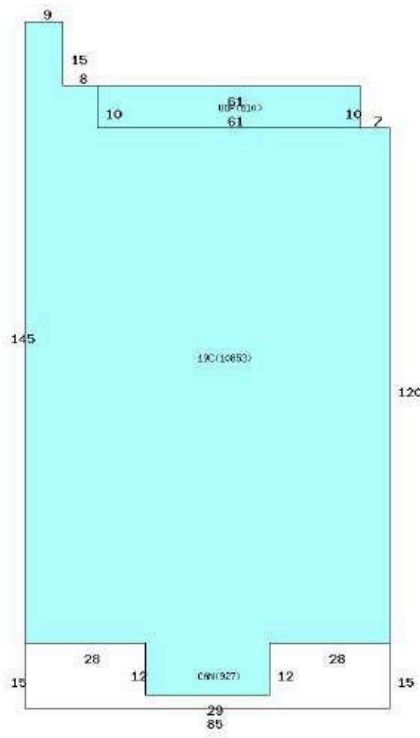
**Building(s) - Commercial**

Card (Bldg) #1

<b>Structure Code:</b>	C -	<b>Base RCN</b>	\$1,610,436
	CONCRETE/MASONRY	<b>Percent Good</b>	59.26 %
<b>Class:</b>	-	<b>Total RCNLD</b>	\$954,364
<b>Grade:</b>	300	<b>Market (NBHD)</b>	1.05
<b>Built / Effective Year:</b>	1982 / 1996	<b>Factor</b>	
<b>Total / Business Area</b>	12390 / 10853	<b>Cost Value</b>	\$1,002,082

### Summary of Commercial Sections Data

Line #	From-To Floor	Section Finish	Stories	Area	Total Area	Business Area	Year Blt
1	01 -01	19C - PROFESSIONAL OFFICE, 1+ STORY	1	10,853	10,853	10,853	
2	01 -01	CAN - CANOPY	1	927	927	N/A	
3	01 -01	UOP - PORCH, OPEN UNFINISHED	1	610	610	N/A	2016
					12,390	10,853	



#### Miscellaneous Improvement(s)

#	Type	Year	Area	Units	L x W	Depreciated Value
1	PVC-PAVING CONCRETE	1982	1,494	1		\$4,927
2	PVA-PAVING ASPHALT	1982	20,600	1		\$11,309
3	PFL-LIGHT, PARKING LOT	1989	1	2		\$175
Total Miscellaneous Value:						\$16,411

#### Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description and/or recorded and indexed with the Clerk of the Court.

Book/Page	Instrument No.	Sale Date	Deed Type	Qualified/Unqualified	Vacant/Improved	Sale Price
6395 / 3346	<a href="#">2009169594</a>	07/30/2009	TR-TRUSTEE'S DEED	MULTI-PARCEL	IMPROVED	\$100
2925 / 1863		12/15/1986	WD-WARRANTY DEED	UNQUALIFIED	IMPROVED	\$4,785,000
2271 / 0650		06/15/1981	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$80,000
2193 / 1019		08/15/1980	WD-WARRANTY DEED	UNQUALIFIED	VACANT	\$76,500

#### Property Description

NOTE: This property description may be a condensed/abbreviated version of the original description as recorded on deeds or other legal instruments in the public records of the Volusia County Clerk of Court. It may not include the Public Land Survey System's Section, Township, Range information or the county in which the property is located. It is intended to represent the land boundary only and does not include easements or other interests of record. This description should not be used for purposes of conveying property title. The Property Appraiser assumes no responsibility for the consequences of inappropriate uses or interpretations of the property descriptions found on this site.

Legal Description	Millage Group	Township-Range-Section	Subdivision-Block-Lot	Date Created
15 18 30 IRREG PARCEL BEING N 235 FT OF S 987.01 FT MEAS ON E/L OF US HWY 17-92 & 90 FT ON N/L & 131.83 FT ON S/L PER OR 2925 PG 1863 PER OR 6395 PG 3346	100	18 - 30 - 15	00 - 00 - 0302	18-DEC-81

#### Permit Summary

NOTE: Permit data does not originate from the Volusia County Property Appraiser's office. For details or questions concerning a permit, please contact the building department of the tax district in which the property is located.

Date	Number	Description	Amount
08/26/2019	20190813013	REPLACING EXISTING METER CAN AND DISCONNECT ON EXISTING ELECTRICAL SIGN	\$3,100
03/19/2019	20190130030	INSTALL RETRO-FRAME ON EXISTING PYLON SIGN, REPLACE WITH NEW LED LIGHTING SYSTEM AND TWO NEW POLE COVERS FOR THIS EXISTING PYLON. CONNECT TO EXISTING ELECTRIC.	\$2,465
01/15/2016	20151216028	MISCELLANEOUSINSTALL (1) ILLUMINATED WALL SIGN READING *CSL PLASMA*	\$4,300
01/15/2016	20151216026	MISCELLANEOUSINSTALL (1) ILLUMINATED WALL SIGN READING *CSL PLASMA*	\$4,300
01/15/2016	20151216027	MISCELLANEOUS CHANGE OF COPY ONE EXISTING POLE SIGN FOR 87.75 SQUARE FEET OF GROUND SIGN AND 28 SQUARE FOOT GROUND SIGN	\$3,400
11/12/2015	20151104029	MISCELLANEOUSROOF OVER ***TPO OVER BUR*** **NO SKYLIGHTS**	\$60,000
10/14/2015	20150824025	NONRESIDENTIALNAME : CSL PLASMA SEE SCOPE OF WORK ***CHANGE OF USE, ALTERATION - LEVEL 3 ***	\$75,000
06/22/2012	20120622022	PLUMBING REP/MISC	\$1,050
01/31/2011	20110105002	MISCELLANEOUS	\$2,000
11/05/2008	20081030003	PLUMBING REP/MISC	\$8,500

06/02/1998	19980602011	MISCELLANEOUS	\$28,125
03/30/1995	19950330057	PLUMBING REP/MISC	\$0
12/16/1994	19941216021	PLUMBING REP/MISC	\$0
12/16/1994	19941216019	PLUMBING REP/MISC	\$0
12/16/1994	19941216018	PLUMBING REP/MISC	\$0
12/16/1994	19941216017	PLUMBING REP/MISC	\$0
12/16/1994	19941216020	PLUMBING REP/MISC	\$0
09/30/1994	19940930031	PLUMBING REP/MISC	\$0
09/30/1994	19940930030	PLUMBING REP/MISC	\$0
09/30/1994	19940930032	PLUMBING REP/MISC	\$0
08/05/1994	19940805021	PLUMBING REP/MISC	\$0
10/27/1993	19931025026	MISCELLANEOUS	\$15,000
10/19/1993	19931011010	NONRESIDENTIAL	\$6,000
01/01/1982	16402C	MISCELLANEOUS	\$0
06/01/1981	137396	NEW CONST	\$414,928
01/01/1981	15395C	MISCELLANEOUS	\$0

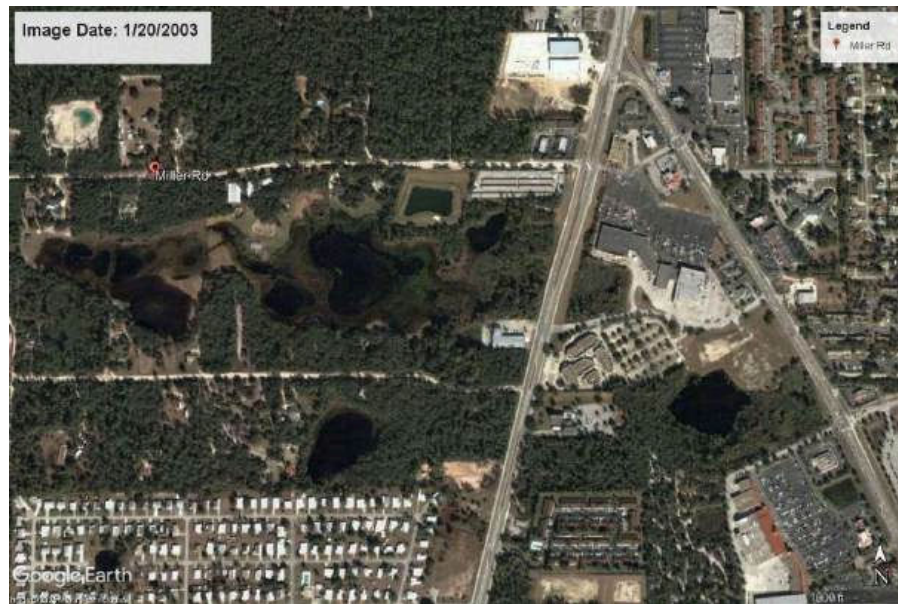
# **COMPOSITE EXHIBIT K**



Photograph 1: Google Earth aerial photo dated March 10, 1994.



Photograph 2: Google Earth aerial photo dated January 6, 1999.



Photograph 3: Google Earth aerial photo dated January 20, 2003 – FDOT retention structure is present along the south side of the east end of Miller Road, and a new residential structure is along the south side of the west end of Miller Road.



Photograph 4: Google Earth aerial photo dated February 13, 2006 – multi-family residential units are present south of Lake WaWa, a new development is on the southside of Shady Lane, on the west side of South Volusia Avenue, and the Florida Highway and Motor Vehicle Safety Complex is being constructed on the west side of South Volusia Avenue.

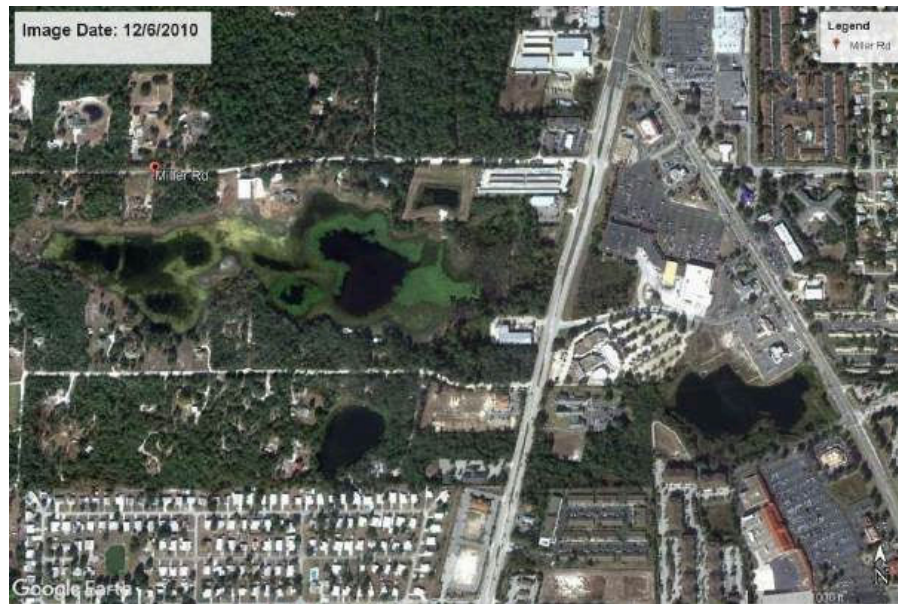




Photograph 5: Google Earth aerial photo dated May 7, 2007 – development is occurring north of Lake WaWa, and the shape of Lake WaWa is more angular and less amorphous.



Photograph 6: Google Earth aerial photo dated September 30, 2008.

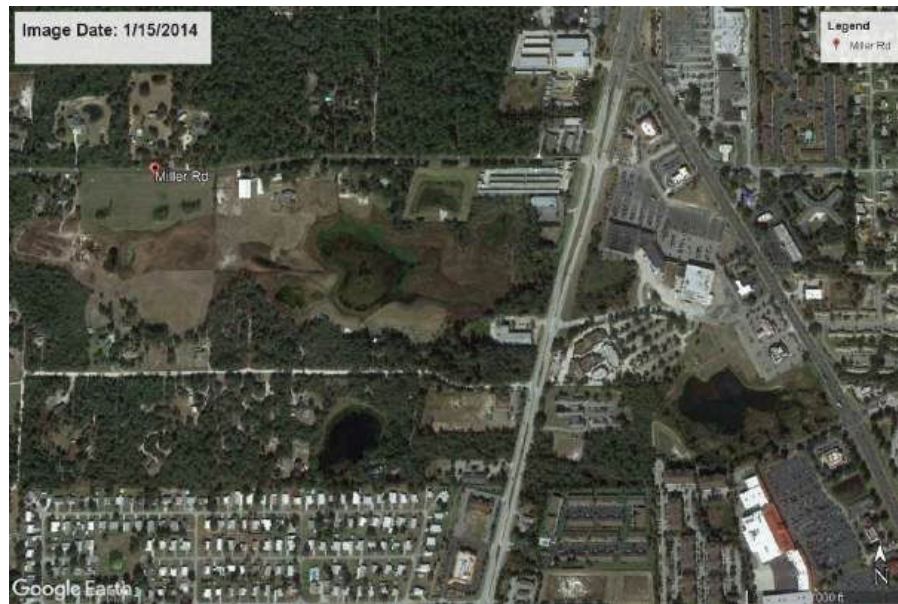


Photograph 7: Google Earth aerial photo dated December 6, 2010 – impervious surfaces and a new WaWa is present on the north side of Lake WaWa.

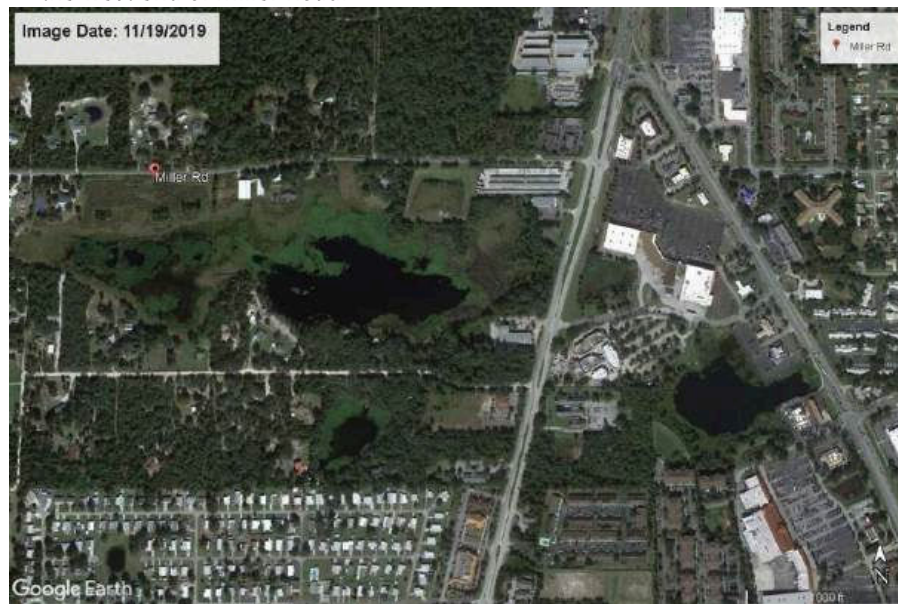


Photograph 8: Google Earth aerial photo dated January 19, 2012.





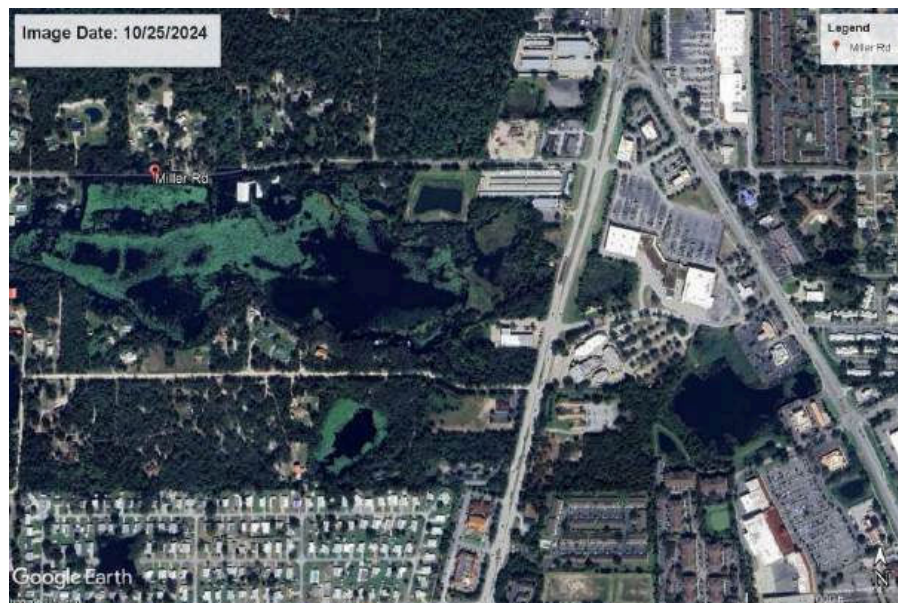
Photograph 9: Google Earth aerial photo dated January 15, 2014 – a free water surface is not observable in the photographs in Miller Lake, and structures are no longer present along the south side of the west end of Miller Road.



Photograph 10: Google Earth aerial photo dated November 19, 2019.



Photograph 11: Google Earth aerial photo dated January 1, 2022 (also included as Figure 1).



Photograph 12: Google Earth aerial photo dated October 25, 2024 – Miller Lake extends to the south side of the west end of Miller Road.





Photograph 13: Inlet into Miller Lake from South Volusia Avenue.



Photograph 14: East end of Miller Lake with FDOT retention pond in upper right-hand corner (photo is looking southeast from the north side of Miller Road).



Photograph 15: Center of Miller Lake with retention pond south of Shady Lane in the upper center of the photograph (photo is looking south from the north side of Miller Road).



Photograph 16: Center of the north shore of Miller Lake with partially submerged structures (photo is looking north from south side of Miller Lake).





Photograph 17: South of Miller Road (photo is looking at the middle of the north shore from the west).



Photograph 18: Miller Lake bounded to the north by Miller Road and the south by Shady Lane (photo is looking east from the west end of Miller Lake).



Photograph 19: West end of Miller Lake (photo is looking west along the north shore).



Photograph 20: West end of Miller Lake (photo is looking south from the west end of Miller Road).





Photograph 21: West end of Miller Lake (photo is looking northwest from Shady Lane).



Photograph 22: View of the south shore of Miller Lake (photo is looking north from Shady Lane).



Photograph 23: West of Shady Lane (at the west end where the road turns to the south, photo is looking northwest).



Photograph 24: West of Shady Lane (at the west end where the road turns to the south, photo is looking west).