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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Compass Realty Mini-Grant Application

**DEPARTMENT:** Planning and Development      **DIVISION:** Community Redevelopment Agency

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** John Metsopoulos

**EXT:** 7133

**MOTION/RECOMMENDATION:**

1. Approve the Mini-Grant Application (and related Budget Change Request) between the US 17-92 CRA and Compass Realty in the amount of \$4,206.50 for the sign replacement; the sign should include the property address and meet the landscaping requirements of the City of Sanford;

2. Deny the application; or

3. Continue the item to a time and date certain.

District 5 Brenda Carey

John Metsopoulos

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**BACKGROUND:**

The request from Compass Realty is being presented for consideration under the CRA Mini-Grant Program. The purpose of the grant is to replace the existing sign with a monument style sign. The total cost of the project is \$9,413, which includes a \$1,000 management fee. The applicant is requesting \$4,706.50, proposing to apply \$500 of this sum toward the management fee. The new sign meets all zoning requirements of the City of Sanford. Staff supports the grant application in the amount of \$4,206.50 excluding the \$500 management fee, as this is not a permitted expense under the grant guidelines.

**TAC RECOMMENDATION:**

The TAC met on August 31, 2009 and recommended that the RPA approve the Mini - Grant Application between the US 17-92 CRA and Compass Realty in the amount of \$4,206.50 for the sign replacement.

**RPA RECOMMENDATION:**

The RPA Board met September 17, 2009 and recommends that the CRA approve the Mini - Grant Application between the US 17-92 CRA and Compass Realty in the amount of \$4,206.50 for the sign replacement; and further recommends that the sign should include the property address and meet the landscaping requirements of the City of Sanford.

**STAFF RECOMMENDATION:**

Staff recommends that the Board approve the Mini-Grant Application between the US 17-92 CRA and Compass Realty in the amount of \$4,206.50 for the sign replacement; the sign should include the property address and meet the landscaping requirements of the City of Sanford.

**ATTACHMENTS:**

1. Grant Application
2. Maps and Aerials
3. Cost Estimates
4. Paid Taxes
5. Property Appraiser Data
6. Existing Sign
7. Proposed Improvements
8. BCR 10-02 Mini Grant-Compass Realty

**Additionally Reviewed By:**

Budget Review ( Betty Newton, Lisa Spriggs )

County Attorney Review ( Ann Colby )



# **US 17-92 CRA Mini Grant Program**

Information & Application  
Fiscal Year 2008-2009

# GRANT

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## US 17-92 Community Redevelopment Agency Seminole County, Sanford, Lake Mary, Winter Springs & Casselberry

**Purpose:**

The purpose of the US 17-92 Community Redevelopment Agency (CRA) Grant Program is to grant funding to encourage improvements to any existing building and to encourage private investment to improve the appearance and functionality of buildings in the US 17-92 Community Redevelopment Area (map attached).

The US 17-92 CRA Grant Program is a program designed to encourage visible exterior improvements to any existing building (residential or commercial) and to encourage private investment within the US 17-92 Community Redevelopment Area. The program provides a dollar-for-dollar match up to \$5,000 of public funds per building to pay for the design and implementation of improvements within the US 17-92 Community Redevelopment Area. Funds are appropriated annually in the US 17-92 CRA budget, and funding is available on a first come-first served basis. The program is subject to the availability of budgeted funds in the US 17-92 CRA budget.

The US 17-92 CRA Grant must support the goals of the Overlay District for the US 17-92 CRA area. Applicants are also encouraged to follow the design guidelines specified and overlay policies in the Seminole County Comprehensive Plan.

Applicants are reminded that grant awards made are discretionary in nature and should not be considered an entitlement. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an applicant meet all grant criteria, a grant may or may not be awarded at the RPA's or CRA's discretion due to funding limitations, competing applications, and/or competing priorities.

# GRANT

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## **Eligibility Requirements:**

The US 17-92 CRA Grant Program is available to businesses and/or property owners that are located within the US 17-92 CRA district. Businesses must be properly licensed through the corresponding agency charged with the applicant's licensing, and applicants must propose a permitted/conforming use within the US 17-92 CRA district. -

Applications will not be accepted from property owners (and tenants of property owners) who are delinquent on their taxes. Applicants must not have outstanding code violations or code liens. Additionally, applicants must be current with their occupational licensing requirements.

## **Eligibility Improvements:**

The US 17-92 CRA Grant Program shall provide matching funds for the exterior (street side) improvements that are consistent with the Land Development Code of the political subdivision where they are located, and further the CRA goals outlined in the CRA Master Plan. Funds may be used for the following types of improvements:

- Replacement of windows and door
- Exterior painting or siding as part of an overall façade renovation program. For example, painting is an eligible expense when done in conjunction with changing a flat roof to a pitch roof, or installing dormers, or gables. Painting otherwise is not an eligible expense.
- Exterior signage to remove non-conforming signs and replace with monument style signs
- Landscaping
- Exterior architectural amenities (e.g., addition or improvement of balconies, porches, or staircases)
- Awnings and shutters
- Other exterior (street-side) façade improvements (considered by the US 17-92 CRA on a case-by-case basis)
- Architectural, engineering or landscaping architectural services to design improvements to be funded through this program (maximum of 10% of total improvements)

***\*NOTE: All architectural designs, materials and colors must be consistent with the standards of the US 17-92 Community Redevelopment Area. Please see Addendum B for a listing of criteria for each of the grant types.***

# GRANT

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## **Non-eligible Improvements:**

The US 17-92 CRA Grant cannot be used to fund interior renovations or electrical work (except exterior lighting).

## **Available Funding and Matching Requirement:**

For signage improvements, up to \$5,000 shall be available for an individual property on a dollar for dollar matching basis (e.g., a grant for \$500 shall require a \$500 match from the property owner).

For exterior façade improvements (see qualifying improvements list Addendum B), up to \$5,000 on a dollar for dollar matching basis shall be available for an individual property (e.g., a grant for \$5,000 shall require a match of \$5,000 from the property owner).

For landscaping improvements, up to \$5,000 on a dollar for dollar matching basis, (e.g., a grant for \$5,000 shall require a match of \$5,000).

## **Application Process and Deadline:**

Applications will be accepted on a monthly basis. The application deadline is the 15<sup>th</sup> of each month. If the 15<sup>th</sup> of the month falls on the weekend, the deadline is the preceding Friday. Applications will not be reviewed prior to the deadline.

(1) The applicant receives a US 17-92 CRA Grant Program Application form from The Seminole County Planning Division located at 1101 East First Street, Sanford, FL 32771; or by downloading it from the [RedevelopmentInSeminole.com](http://RedevelopmentInSeminole.com) website.

(2) The applicant completes the application and submits it to the CRA Program Manager for processing. The application package includes the following:

- a. Completed application
- b. Proof of ownership of the property
- c. Proof of paid property taxes (current and prior year)
- d. Copy of Occupational License(s) (current)
- e. Copies of three (3) cost estimates for the work to be completed
- f. Photos of areas to be improved
- g. Rendering or sketch of proposed improvements

## **GRANT**

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The applicant is responsible for all building and other permits and fees which are associated with the proposed project.

- Applicants are advised to submit a complete application and all supporting materials per the instructions in this packet; the committee will not review incomplete applications.

(3) The Technical Advisory Committee reviews the application according to the program selection criteria and forwards a recommendation to the Redevelopment Planning Agency (RPA), who then provides a recommendation to the US 17-92 CRA.

(4) The US 17-92 CRA takes final action on the grant request. If an application is denied, the applicant may modify the existing application or reapply at a later date for a different project.

(5) The applicant and the US 17-92 CRA shall enter into a contract to specify the obligation of the applicant for grant reimbursement. The contract shall be recorded in the public records of Seminole County, Florida. Prior lien holders may be required to subrogate their lien interests as a condition of the grant.

- Please note that applications must be submitted BEFORE work begins. Applicant assumes all financial liabilities for work initiated prior to the approval of the Grant by the CRA

The Cities and County are required to file informational returns (Form 1099-G) for individuals and entities receiving grants from the US 17-92 CRA. *This information is confidential and will only be used for informational reporting purposes.* Grant recipients must sign and return Substitute W9 form to the City/County before funds can be distributed.

## GRANT

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- (6) Upon completion of the improvements, final inspection and approval by the US 17-92 CRA Program Manager, and Issuance of a Certificate of Occupancy (if applicable), the applicant submits a "reimbursement package" to the US 17-92 CRA which includes the following:
- a. Completed reimbursement form (provided by the US 17-92 CRA)
  - b. Copies of applicable invoices or receipts;
  - c. Proof of payment for improvements (which must be at least as much as the amount indicated in the application); and
  - d. Photos of improvements (before and after).

**Applicants will receive grant funding after the project is completed and all associated costs have been paid.** It is the responsibility of the Applicant to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the US 17-92 CRA Program Manager by the applicant. The project must be completed essentially as presented to the US 17-92 CRA in order to receive payment. At approximately the midpoint of the project, the applicant will give an update to the RPA on the progress of the project either in writing or in person. The CRA reserves the right to make on-site inspections throughout the course of the project.

- |   |
|---|
| <ul style="list-style-type: none"><li>• Acceptable documentation is defined as PAID invoices/statements and/or schedule of values from vendors clearly detailing the work done for the project.</li></ul> |
|---|

If the project is not completed, is not approved in its final inspection, or does not receive its Certificate of Occupancy (if applicable) within one year of award, the grant shall expire.

- |   |
|---|
| <ul style="list-style-type: none"><li>• Applicants have 12 months from the completion date of the project to file for reimbursement according to procedures set forth within the contract. The CRA will not be responsible to inform the applicants of this deadline.</li></ul> |
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## **GRANT**

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**If you have more than one project:**

Grant applications will not be considered if the single building under the same ownership has received maximum grant funds within the same category for a period of five years.

The following selection criteria will be used to review and rate applications for the US 17-92 CRA Grant Program. Criteria are derived from the goals and objectives of the US 17-92 CRA's adopted Redevelopment Plan as well as the adopted Comprehensive Plan of the political subdivision in which the project is located.

**Quality of Site Design and Materials:** Degree to which the proposed project promotes the adopted Redevelopment Plan and promotes harmony with neighboring structures through the implementation of the Land Development Code.

- (1) Streetscape Aesthetics and Functionality:** Degree to which the proposed project enhances the streetscape of US 17-92, including the addition or enhancement of display windows, awnings, landscaping, exterior handicapped accessibility and architectural amenities such as arcades, balconies and porches.
- (2) Increased Safety:** Degree to which the proposed project will promote safety by easily identifying the business for customers and emergency services.
- (3) Removal of Slum and Blight:** Degree to which the proposed project upgrades or eliminates substandard structures or eliminates non-conforming uses.

**Disclaimer:**

Neither the City of Sanford, nor the City of Lake Mary, nor the City of Winter Springs, nor the City of Casselberry nor Seminole County, shall be responsible for the planning, design, or construction to the property that is owned by the applicant. No warranties or guarantees are expressed or implied by the description of, application for or participation in the US 17-92 CRA Grant Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

GRANT

(For Official Use Only)

GRANT PROGRAM APPLICATION

Date 8-12-09

IF APPLICANT IS PROPERTY OWNER

Owner's Name 2100 FRENCH AVE. REALTY TRUST
Corporate Name COMPASS REAL ESTATE MANAGEMENT
Property Address (Project Location): 2108 FRENCH AVE., SANFORD
Phone 4076475111 Fax 4076299220
Contact Person MIKE SIGRIST
E-mail discgolfer@cfl.rr.com

IF APPLICANT IS BUSINESS OWNER

Owner's Name
Corporate Name
Property Address (Project Location):
Phone Fax
Contact Person
E-mail

What type of grant(s) are you applying for?

Check all that apply.

- Sign Landscape Façade

PROJECT AND FINANCIAL ASSISTANCE REQUESTED

Describe Proposed Improvement(s):

REPLACE EXISTING SIGN WITH A NEW ONE THAT MEETS THE NEW CODE

Describe the Proposed Businesses or Services Offered on Site:

- NAILS, HAIR SALON, CLEANERS, CHECK CASHING
1 FRANK'S CLEANERS - DRY CLEANERS
2 Monica's Nails - Nail Salon
3 HAIR BY MICHELLE - HAIR SALON
4 ACF CASH EXPRESS - CHECK CASHING

# GRANT

Please identify ways in which this project supports the CRA Master Plan:

REMOVES OLD LARGE SIGN AND REPLACES WITH  
A NEW GOOD LOOKING SIGN THAT MEETS CODE  
OR REQUIREMENT SIGN.

Total Project Cost 9,413.00 Total Funding Request \$ 4,706.50

Will Additional Jobs be Created Upon Completion of Project?  Yes  No

If Yes, How Many? \_\_\_\_\_

### Submittals

Applications must include the following materials, if applicable, for consideration by the US 17-92 CRA:

- Current photo(s) of project site
- Property Appraiser Parcel ID number and proof of paid property taxes
- Applicant Information
- Listing of businesses or services offered on site
- Description of proposed improvements
- Identification of project's support of the CRA Master Plan
- Current Occupational License HOLD BY OWNER
- Rendering or sketch of proposed improvements
- Color and Material samples ON QUOTES
- Sign/Awning design drawings and/or plans
- Documentation of cost estimates - copies of vendor bids, estimates, etc 3 sent
- Signature of Property Owner and Applicant

Applications lacking sufficient materials to describe the project will NOT be reviewed.



**GRANT**

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I, MAY MOGUL, attest that the information contained herein is correct to the best of my knowledge. I further understand that the Mini-Grant Program benefits are contingent upon funding availability and US 17-92 CRA approval and are not to be construed as an entitlement or right of a property owner or applicant. Properties within the designated US 17-92 CRA boundary are not eligible for US 17-92 CRA funded programs when such funding conflicts with the goals expressed in the US 17-92 CRA Community Redevelopment Plan. I further understand that I am responsible for providing construction documents and/or permits required for any work.



Signature of Property Owner

MAY MOGUL

Print Name

Signature of Business Owner

Print Name

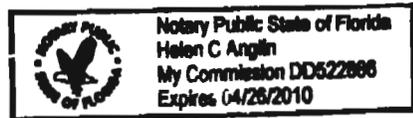
Note: Must submit Addendum B along with application. If applicant is leasing from property owner, Applicant must submit Addendum A with Application.

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

The forgoing instrument was acknowledged before me this 12<sup>th</sup> day of August 2009  
By Max Mogul who is personally known to me and did take an oath.

  
Notary Public



# GRANT

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## Addendum A

Date: \_\_\_\_\_  
To: US 17-92 CRA  
Community Redevelopment Agency  
From: \_\_\_\_\_  
(Property Owner)

Subject: Permission for Façade/Sign/Landscaping Program Improvements

As the owner of \_\_\_\_\_, I give my tenant,  
\_\_\_\_\_, permission to participate in the US 17-92  
CRA Façade/Sign/Landscaping Program, as detailed in the Façade/Sign/Landscaping Program Application.

\_\_\_\_\_  
Property Owner's Signature

\_\_\_\_\_  
Property Owner's Name Printed

STATE OF FLORIDA:  
COUNTY OF SEMINOLE:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_,  
200\_\_\_\_, by \_\_\_\_\_. He/She is personally known to  
me or has produced \_\_\_\_\_ as identification and did not  
(did) take an oath.

(SEAL)

\_\_\_\_\_  
Notary Public, State of Florida, (Signature of  
Notary taking acknowledgement)

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

My Commission Expires:

\_\_\_\_\_  
Commission Number

# GRANT

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## Addendum B

### Matching Sign

#### Funding Structure:

Matching dollar for dollar expenditure after work is completed. Limit of \$5,000 per parcel.

#### Criteria for Program:

##### Guidelines:

- Only one Matching Sign Grant will be awarded per business/ structure.
- Property taxes must be current.
- Occupational licenses must be current.
- The property cannot have any outstanding code or zoning violations.
- Plans & design must be submitted to RPA for review.
- Must meet all applicable ordinances, regulations and permitting requirements.
- Must be a monument style sign.
- Project needs to work with whole building.
- Color scheme should harmonize.
- All grant applications must be accompanied by three estimates.
- Must meet all applicable ordinances.

#### Boundaries:

US 17-92 CRA District

# GRANT

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Addendum B cont.

## Façade Rehabilitation

### **Funding Structure:**

Matching dollar for dollar or percentage of total expenditure after grant is approved and work is complete. Limit of up to \$5,000 dollar for dollar, thereafter 10% of total costs for façade work (exterior) per business.

### **Criteria for Program:**

- Only one Façade Rehabilitation Grant will be awarded per business.
- Building must be structurally sound
- Property taxes must be current.
- Occupational licenses must be current.
- The property cannot have any outstanding code or zoning violations.
- Plans & design must be submitted to RPA for review.
- Must maintain in its approved design for a minimum period of 5 years.
- All grant applications must be accompanied by three estimates.
- Must meet all applicable ordinances, regulations and permitting requirements.

### **Ineligible Improvements:**

- Interior improvements
- Electrical work (except exterior lighting)

### **Boundaries:**

US 17-02 CRA District

# GRANT

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## Addendum B Cont.

### Landscape

#### Funding Structure:

Matching dollar for dollar or percentage of total expenditure after work is completed. Limit of up to \$5,000 dollar for dollar, thereafter 20% of overall landscaping costs per property.

#### Criteria for Program:

- Plans & design must be submitted to FPA for review.
- All property taxes must be current.
- The property cannot have any code or zoning violations.
- Occupational licenses must be current
- Must maintain approved design for a minimum period of 3 years.
- Must meet all applicable ordinances, regulations and permitting requirements.
- Only one Landscape Grant will be awarded per property.

#### Ineligible Improvements:

- Irrigation (except reclaimed water systems)

#### Boundaries:

US 17-92 CRA District

# GRANT

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**This Section for Official Use Only**

**Date Reviewed by TAC:** \_\_\_\_\_

**Recommendation to US 17-92 RRA:** \_\_\_\_\_

**Date Reviewed by RPA:** \_\_\_\_\_

**Recommendation to US 17-92 CRA:** \_\_\_\_\_

**Action by US 17-92 CRA:** \_\_\_\_\_

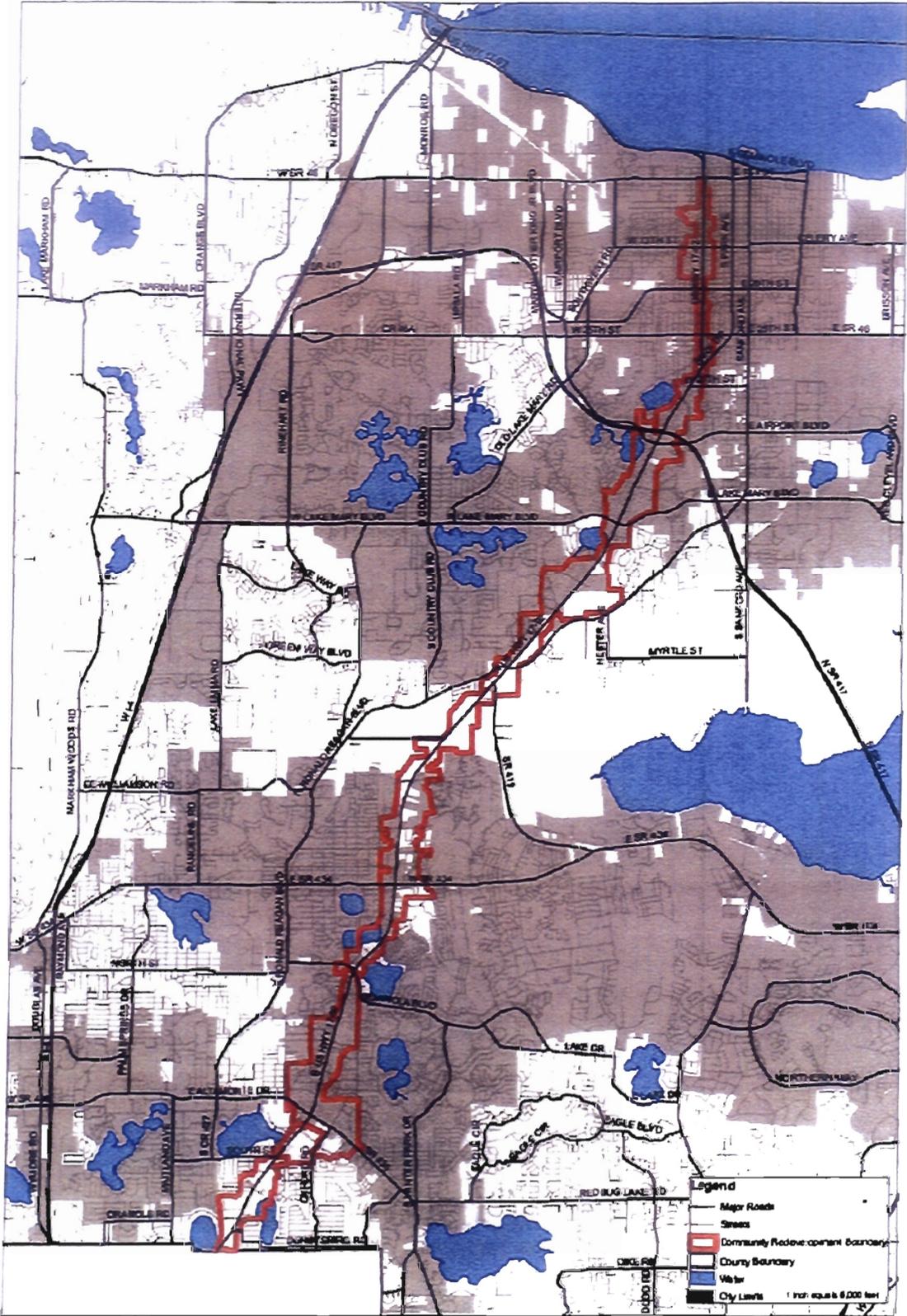
**Amount approved:** \_\_\_\_\_

**\*Release of Funds authorized by**

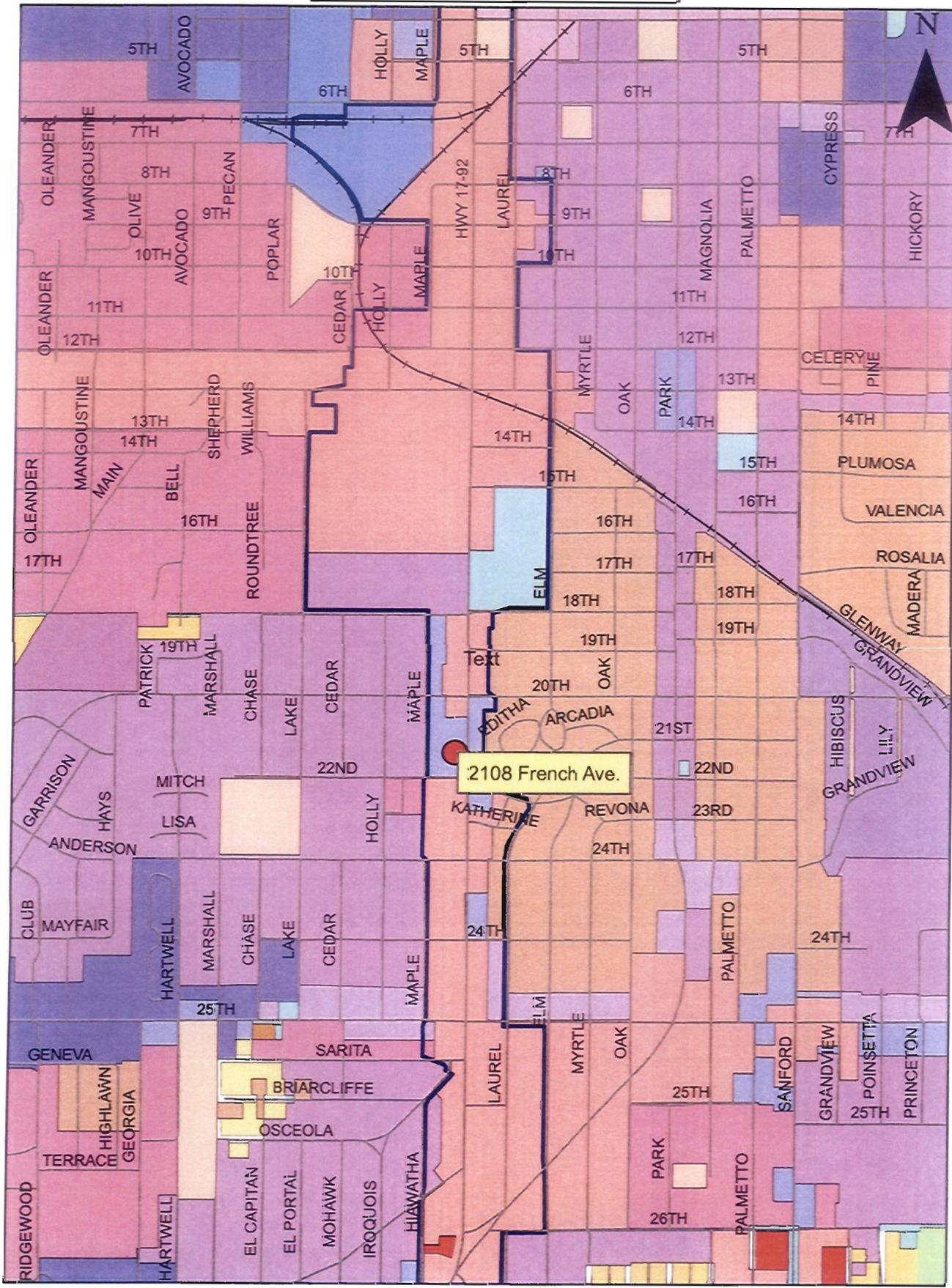
**US 17-92 CRA Program Manager:** \_\_\_\_\_

**\*Release of funds only occurs after the US 17-92 Program Manager has verified that all conditions of the contract, and grant application have been satisfied.**

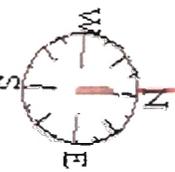
Community Redevelopment Boundary



# 2108 French Ave.



0 0.050.1 0.2 0.3 0.4  
Miles







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3260 N HWY 17-92 Longwood FL, 32750

**Quote**

**Michael Sigrist  
Compass Investment Properties, Inc.  
861 W. Morse Blvd. #250  
Winter Park, Florida 32789**

August 12, 2009

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***WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:***

- 1- Double face single pole mounted internally illuminated sign. We will use existing steel structure to mount new sign.

The sign will be constructed of 1 ½" x 1 ½" steel angle with .090 aluminum sides and aluminum extrusion trim. The top portion of the sign will be .090 aluminum with address. ( This is part of the regulations of the new city code)

Install planter around the base of the sign.

The Bottom 4 Tenant panels will be 3/16" acrylic 19" x 8'

We will not be responsible for any landscaping that the city requires for us to get the final inspection

We will be responsible for all permitting, engineering, manufacturing and installation

Total Project: \$10,500.00

*Please allow 10-15 days for completion upon signed proposal, approved artwork, and (50%) deposit. Thank you.*

**WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR, COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:**

\$5,250.00 down / \$5,250.00 when completed for the sum of (\$ 10,500.00)

**PAYMENT TO BE MADE AS FOLLOWS:**

**50 percent down and balance on completion.**

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Dale Moore

***ACCEPTANCE OF PROPOSAL***

**BY:**

Note: This proposal may be withdrawn  
By Moore Printing Solutions if not  
accepted within 10 days.

The above price, specifications, terms, and conditions are satisfactory and are hereby  
accepted. You are authorized to do the work as specified. Payment will be made as  
outlined above.

Date of Acceptance: \_\_\_\_\_ By: \_\_\_\_\_

**ORLANDO**  
**(407) 830-7443**  
**FAX. (407) 830-4754**  
**726 N. HWY. 17-92**  
**LONGWOOD, FL 32750**



**KISSIMMEE**  
**(407) 944-4520**  
**TOLL FREE 877-540-8395**  
**E-mail: signkingfl@aol.com**  
**WEB: www.the-signking.com**

**Quality is not Expensive.....It's Priceless**

August 12, 2009  
 Compass Investment Properties  
 407-647-5111 Ofc  
 407-629-9220 Fax  
**Attn: J. Michael Sgrist**  
 From: Stephanie Tolles

We are pleased to quote the following for your consideration:

**Sanford Monument Signage #2108 French Avenue**  
 Finish Size 8' x 8'10" lighted cabinet with topper / 2' x 8'7" aluminum planter  
 Stucco finish & painted (colors TBD)  
 (Qty 8) 18"x76" Lexan panels with high-performance vinyl or digital print  
 8" tall 1/4" thick clear acrylic address numerals, painted black to read: 2108  
 Lighted Cabinet, topper, 8 panels, address numerals (2 sides)

	\$7680.00
Planter	\$2880.00
Excavation of existing signage and new foundation	\$1795.00
Permitting (Sign & Electric Hook-Up)	\$ 695.00
Tax 7%	\$ 913.50
<b>TOTAL</b>	<b>\$13,963.50</b>

**\*\*Cost Includes Installation\*\***

Note: 60% deposit required to begin production.  
 Turnaround 2-3 weeks post permit. Permitting typically takes 2-4 weeks.

**TO ACCEPT THIS QUOTE, PLEASE SIGN, DATE AND FAX BACK SO THAT WE MAY START PRODUCTION. OUR QUOTE IS VALID FOR 30 DAYS**

\_\_\_\_\_  
**CUSTOMER SIGNATURE**

\_\_\_\_\_  
**DATE**



**PLEASE NOTE:** The above pricing does not include sales tax, installation, delivery, or permit unless otherwise specified. Do not assume any items not mentioned in this estimate are included.  
**TERMS:** 60%, non-refundable deposit when order is placed; balance is due upon completion, FOB Longwood. All signage remains the property of The Sign King until it is paid for in full. Completion time does not start until a deposit is received. Our quote is valid for 30 days.

# EXPRESS SIGNS AND GRAPHICS

**BILL BLACKWELDER**  
**603 WAVERLY LANE**  
**MAITLAND, FLORIDA 32751**  
**PH. 407-694-1231 FAX 407-703-3149**

**Customer : COMPASS REALTY MANAGEMENT**  
**Address: 861 W. MORRIS BLVD.**  
**WINTER PARK, FL. 32789**  
**Phone: 407-647-5111 FAX-407-629-8220**

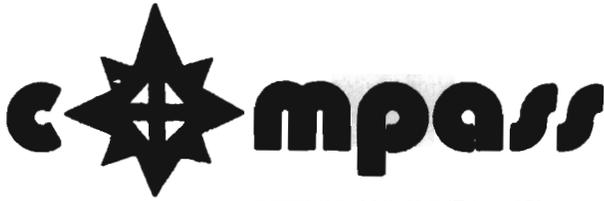
**Date: 7/2/2009**  
**QUOTE CR72-9**

QUANTITY	DESCRIPTION	EACH	AMOUNT
	<b>JOB LOCATION: 2100 FRENCH AVE SANFORD, FL</b>  <b>WE WILL FURNISH ALL MATERIALS &amp; LABOR TO REMOVE &amp; DISPOSE EXISTING POLE SIGN AT ABOVE LOCATION.</b> <b>FABRICATE &amp; INSTALL 1 NEW DOUBLE FACED INTERNALLY LUMINATED SIGN 6' X 8' USING EXISTING FOOTER &amp; FOUNDATION</b> <b>AS PER OUR DRAWING. WE WILL INSTALL 4- 4" STEEL BALLARDS AT EACH CORNER TO PROTECT PLANTER FROM CARS. SIGN WILL CONSIST WITH 4 BLANK TENANT PANELS APPROX. 18" X 96"</b> <b>TOTAL SUM OF THIS WORK</b>		<b>\$7,450.00</b>
	<b>ENGINEERING, PERMITS &amp; ACCUSITION OF PERMITS</b>		<b>\$450.00</b>
		<b>Subtotal:</b>	<b>7,900.00</b>
		<b>Tax: 6.5%</b>	<b>513.50</b>
		<b>Total</b>	<b>8,413.50</b>
	<del><b>TERMS: DEPOSIT OF \$4,000.00 REQUIRED</b></del> <b>BALANCE DUE UPON COMPLETION</b>  <b>INVOICE DUE UPON RECEIPT</b>	<b>Balance</b>	<b>8,413.50</b>

*We appreciate your business, Bill Blackwelder*

*In 3 PAYMENT 1. START*  
*2. when Permitted*  
*3. when Complete*

*WJ*  
*7/2*



COMPASS INVESTMENT PROPERTIES, INC.  
COMPASS REAL ESTATE MANAGEMENT, INC.  
COMPASS BUILDERS, INC.

SERVICING INVESTORS IN FLORIDA REAL ESTATE

August 12, 2009

Max Mogul  
2100 French Ave. Realty Trust  
861 W. Morse Blvd.  
Winter Park, Florida 32789

Dear Mr. Mogul,

For the oversight and supervision of the bids, construction and three year post installation period I will charge you a flat fee of \$1,000.00.

If you agree please sign below and return.

Thank you.

Sincerely,

J. Michael Sigrist  
Broker-Associate  
Compass Investment Properties, Inc.

Agreed to:

2100 French Street Realty Trust

Max Mogul, agent

# RAY VALDES

SEMINOLE COUNTY TAX COLLECTOR

\*\* DUPLICATE \*\*

2008 REAL ESTATE

TAX CERTIFICATE SALE

TAX BILL NUMBER 016951  
05/29/2009

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
36-19-30-522-0000-0080		77,770	0	77,770	S4

By:  
COMPASS REAL ESTATE MANAGEMENT INC  
PO BOX 940658  
MAITLAND FL 32794

LEG LOT 8 BOYDS SUBD PB 1 PG 85  
PAD: FRENCH AVE

AFTER MAY 15, CERTIFIED FUNDS ONLY

PLEASE PAY IN U.S. FUNDS TO RAY VALDES TAX COLLECTOR • P.O. BOX 630, SANFORD, FL 32772-0630

PAY ONLY ONE AMOUNT	NOV 30	DEC 31	JAN 31	FEB 28	MAR 31
	1,414.36	1,429.09	1,443.82	1,458.56	1,473.29

Assessed to:  
MORSE REALTY INC TRUSTEE  
FBO  
861 W MORSE BLVD STE 250  
WINTER PARK FL 32789

RAY VALDES R-01/30/09-P-020598 PAID \$1443.82 CHECK

<< DUPLICATE RECEIPT >> (MW) 1 of 1

<b>PARCEL DETAIL</b> DAVID JOHNSON, CFA, ASA <b>PROPERTY APPRAISER</b> SEMINOLE COUNTY FL 1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7506																																				
<b>GENERAL</b> Parcel Id: 36-19-30-522-0000-0080 Owner: MORSE REALTY INC TRUSTEE Own/Addr: FBO Mailing Address: 861 W MORSE BLVD STE 250 City,State,ZipCode: WINTER PARK FL 32789 Property Address: FRENCH AVE SANFORD 32771 Facility Name: Tax District: S4-SANFORD- 17-92 REDVDST Exemptions: Dor: 11-STORES GENERAL-ONE S		<b>VALUE SUMMARY</b> <table border="1"> <thead> <tr> <th>VALUES</th> <th>2009 Working</th> <th>2008 Certified</th> </tr> </thead> <tbody> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td>1</td> <td>1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td>\$32,836</td> <td>\$33,918</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td>\$105</td> <td>\$109</td> </tr> <tr> <td>Land Value (Market)</td> <td>\$43,743</td> <td>\$43,743</td> </tr> <tr> <td>Land Value Ag</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td><b>Just/Market Value</b></td> <td><b>\$76,684</b></td> <td><b>\$77,770</b></td> </tr> <tr> <td>Portability Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td>Save Ou: Homes Adj</td> <td>\$0</td> <td>\$0</td> </tr> <tr> <td><b>Assessed Value (SOH)</b></td> <td><b>\$76,684</b></td> <td><b>\$77,770</b></td> </tr> </tbody> </table> <p style="text-align: center;"><b>Tax Estimator</b> 2009 Notice of Proposed Property Tax</p>		VALUES	2009 Working	2008 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$32,836	\$33,918	Depreciated EXFT Value	\$105	\$109	Land Value (Market)	\$43,743	\$43,743	Land Value Ag	\$0	\$0	<b>Just/Market Value</b>	<b>\$76,684</b>	<b>\$77,770</b>	Portability Adj	\$0	\$0	Save Ou: Homes Adj	\$0	\$0	<b>Assessed Value (SOH)</b>	<b>\$76,684</b>	<b>\$77,770</b>
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<p><b>NOTE:</b> Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.                  *** If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.</p>																																				

Hair & Nails  
407-328-PERM  
1732th  
*Studio*  
655  
*Complete Beauty*  
SANFORD PRODUCE & GROCERY

**FRANKIE'S**  
**DRY CLEANERS**  
ALTERATIONS  
SHIRTS LAUNDERED  
SAME DAY SERVICE  
(DRY CLEAN ONLY)  
The MailBox Pack & Ship  
407-323-4341

*Coca-Cola*  
SPECIALIZE IN  
**NOW**  
**OPEN**  
CARIBBEAN FOOD

FRANKIE'S CLEANERS  
STUDIO 655  
407-323-4341

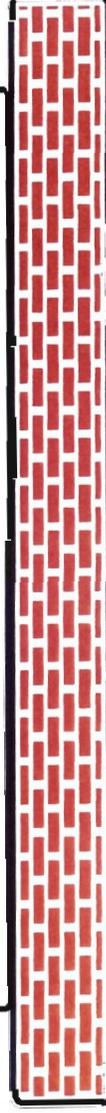


8'

<i>Monied to</i>	<b>NAIL &amp; SPA</b>
	<b>FRANKIE'S CLEANERS</b>
	<b>STUDIO 655</b>
	<b>HAIR SALON</b>
<b>WESTERN UNION</b>	<b>CHECKS CASHED</b>
	<b>PAY DAY ADVANCE</b>

6'8"

30"



TENANT PANELS APX. 18" X 96"

NOTE ALL COLORS & COPY TO BE DETERMINED 1

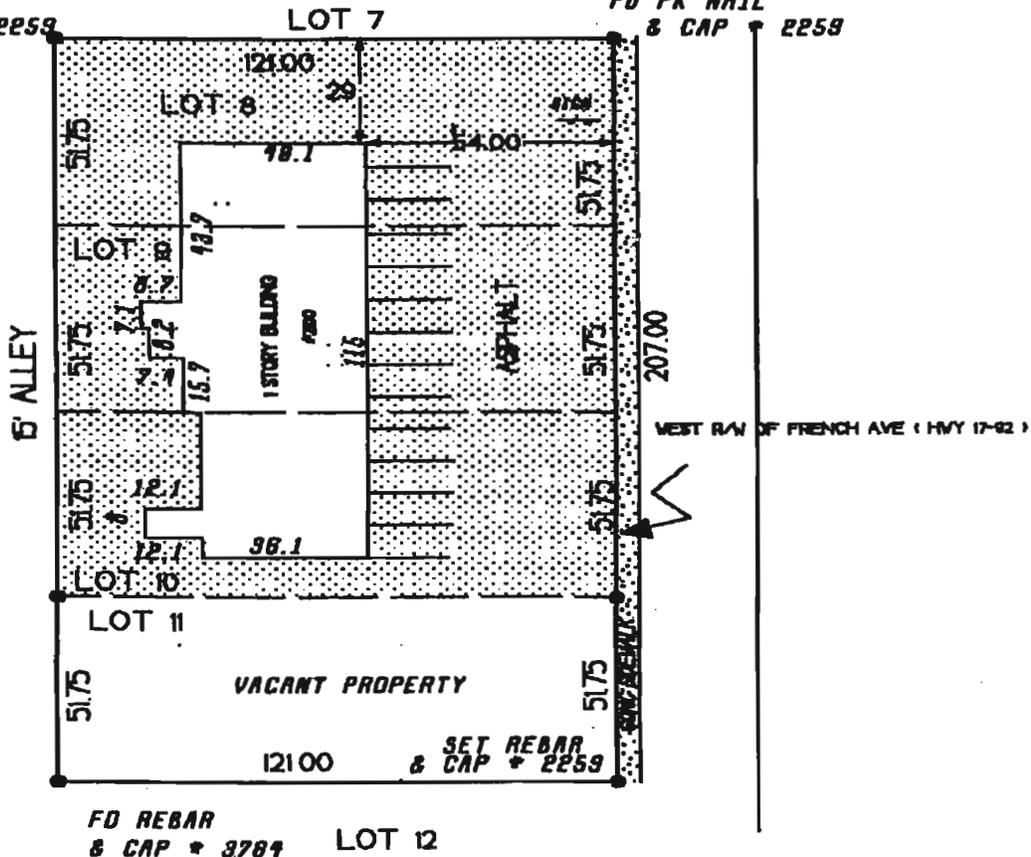
BILL BLACKWELDER  
603 WAVERLY LANE  
MAITLAND, FL 32751  
407-6941231

**PLAT OF SURVEY**

**DESCRIPTION LOTS 8, 9, 10 AND 11 BOYD'S SUBDIVISION  
ACCORDING TO THE PLAT THEREOF  
AS RECORDED IN PLAT BOOK 1 PAGE(S) 85 OF  
THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA  
(LESS THE RIGHT-OF-WAY FOR FRENCH AVE )**

FD PK NAIL  
& CAP \* 2259

FD PK NAIL  
& CAP \* 2259



**NOTES:**

- 1 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2 THIS SURVEY WAS PREPARED FROM TITLE INFORMATION FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR UNRECORDED EASEMENTS THAT AFFECT THIS PROPERTY.
- 3 NO UNDER GROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHER WISE SHOWN
- 4 DIMENSIONS SHOWN FOR THE LOCATION OF IMPROVEMENTS HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5 BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BASE BEARING (S.B.).
- 6 VERTICAL CONTROL (NATIONAL GEODETIC VERTICAL DATUM 1928)

**LEGEND:**

- FD - FOUND
- EASE - EASEMENT
- X-X-X - FENCE
- RES - RESIDENCE
- BLDG - BUILDING
- UTL - UTILITY
- - FD REBAR ●
- M&D - NAIL AND DISK
- POB - POINT OF BEGINNING
- R/W - RIGHT OF WAY
- RD - ROAD
- - SET REBAR \*2259

**M. EDWARD GORDON SURVEYING**  
*M. Edward Gordon*  
 REGISTERED LAND SURVEYOR #2238  
 PO Box 1897 SANFORD, FLORIDA 32772 PHONE 384 5728  
 902 WEST 8 TH STREET SANFORD, FLORIDA

TYPE SURVEY BOUNDARY	DATE 12/21/2005
SCALE 1" = 40'	
JOB NO:	SHEET 1 OF 1

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

**\*\*\*SEMINOLE COUNTY BUDGET REQUEST\*\*\***

Budget Division Use only:

DATE: 10/15/09  
 FROM: Department Planning & Development  
 Division Planning

<b>BCR</b>	<input checked="" type="checkbox"/>	10-02

**WHAT IS NEEDED:**

<p align="center">Operational Adjustment</p> <input type="checkbox"/> More funds for Budgeted program: Program is budgeted but additional funds are requested (Increased Cost) <input type="checkbox"/> More funds for Budgeted program: Program is budgeted but additional funds are requested (Increased Scope) <input type="checkbox"/> New program or service: program or service is not in this fiscal year's budget.	<p align="center">Project Adjustment</p> <input type="checkbox"/> More funds for Budgeted project: Project is budgeted but additional funds are requested. (Increased Cost) <input type="checkbox"/> More funds for Budgeted project: Project is budgeted but additional funds are requested. (Increase Scope) <input type="checkbox"/> New project: Project is not in this fiscal year's budget.
--	---

**Detailed Explanation:**

**Funds are budgeted in FY'2009/10 Budget for Mini Grants to Private Organizations. As individual projects are awarded a project number needs to be assigned for tracking purposes. This project is for a Mini-Grant for Compass Realty to replace the existing sign with a monument style sign.**

Fund # 13300 Fund Name 17/92 CRA Fund

	FUND/ACCOUNT NUMBER	Project #	ACCOUNT TITLE	AMOUNT
TRANSFER FROM	<u>13300.011102.580821</u>	<u></u>	<u>Aid to Private Organizations</u>	<u>\$ 4,206.50</u>
			<b>TOTAL</b>	<u>\$4,206.50</u>

	FUND/ACCOUNT NUMBER	Project #	ACCOUNT TITLE	AMOUNT
TRANSFER TO	<u>13300.011102.580821</u>	<u>99011102W</u>	<u>Aid to Private Organizations</u>	<u>\$4,206.50</u>
			<b>TOTAL</b>	<u>\$4,206.50</u>

RECOMMENDATION:  Approval Date 10/15/09 Analyst B. Newton Budget Manager \_\_\_\_\_

REVIEW: FS Director \_\_\_\_\_ County Manager \_\_\_\_\_

BCC APPROVAL: BCC Meeting Date \_\_\_\_\_ Date Signed \_\_\_\_\_ Signature \_\_\_\_\_

FINANCE: Transfer has been posted Date \_\_\_\_\_ Signature \_\_\_\_\_