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**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Batista Office Complex located at 2546 South French Ave. US 17-92 in the City of Sanford within the US 17-92 CRA

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

**AUTHORIZED BY:** Dori DeBord

**CONTACT:** John Metsopoulos

**EXT:** 7133

**MOTION/RECOMMENDATION:**

The CRA Board authorizes the Chairman to execute the US 17-92 CRA Redevelopment Grant between the US 17-92 CRA and OJ Haines, Enterprises; and authorizes the Chairman to execute a resolution implementing Budget Amendment Request (BAR) 09-11 through the Community Redevelopment Fund in the amount of \$206,127.00.

County-wide

John Metsopoulos

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**BACKGROUND:**

The property, located at 2546 South French Avenue, Sanford, is a former auto sales and repair lot that was abandoned by its previous owner with 150 car engines left behind on the property. OJ Haines, LLC, located at 1906 South Drive, Casselberry, Florida 32707, acquired the property and paid a summons due to the existing code violations. In addition to paying the fines OJ Haines has expended \$115,000 to date to remove old tires, automobile transmissions and other automotive parts.

The proposed development will be located in one of the most blighted areas of US 17-92 lying between Airport Boulevard south to Park Drive in the City of Sanford. However, over the past year with the opening of Southern Technical College in the former Sun Trust Building and the anticipated Patio Grill at the former Western Sizzler site, property values have begun to rise and the number of blighted areas have been decreasing.

This project will serve as a catalyst to continue this trend of economic growth in the area. Along with Southern Technical College, it will be bringing a professional workforce and clientele to the area, expanding the economic base of the corridor. In conjunction with economic revival of this blighted stretch of the corridor, the US 17-92 CRA is planning to redo the medians between Airport Boulevard and Park Drive to further enhance the appearance of this region of US 17-92.

OJ Haines LLC plans on investing nearly \$1,000,000 in redeveloping the property and constructing a Class A office building. Letters of Intent to occupy the office building have been received from M&V Insurance Solutions Inc., Cabales' Accounting Center and Kevstin Bathroom and Kitchen (see attached). OJ Haines has a history in this business that includes the owning and managing of eight properties since 1984, seven in New York and one in Haines City, Florida (see attached). OJ Haines has secured a loan from Citizens Bank of Florida in the amount of \$900,000.00. OJ Haines has applied for assistance from the US 17-92 CRA. This would be in the form of a grant in the amount of \$206,127 to cover the costs of the

items listed in Exhibit A. The RPA unanimously endorsed this project on September 25, 2008 (see attached minutes).

CRA Goals and Objectives that are Addressed by the Proposed Project:

- Environmental clean-up, restoration and remediation.
- The assemblage of underutilized properties into a large parcel with more development potential.
- Provide infrastructure system upgrades and enhancements that will benefit the area.
- Stimulate private investment along the corridor.
- Reduce visual blight and improve the overall appearance of the corridor.
- Attract a professional workforce to the corridor diversifying the economic base of the area.
- Reduce crime in the area by eliminating abandoned buildings and developing vacant parcels of land.
- Support mass transit along the corridor by granting an easement for a bus shelter if deemed necessary by Lynx.

**STAFF RECOMMENDATION:**

Staff recommends that the US 17-92 CRA Board approve and authorize the Chairman to execute the US 17-92 Redevelopment Grant Agreement between the US 17-92 CRA and OJ Enterprises and further authorize the Chairman to execute a resolution implementing Budget Amendment Request (BAR) 09-11 through the Community Redevelopment Fund in the amount of \$206,127.00.

**ATTACHMENTS:**

1. Minutes
2. Grant Application
3. LLC- Taxes
4. Agreement
5. Costs
6. Business Background
7. Letters of Intent
8. Existing Site 1
9. Existing Site 2
10. Existing Site 3
11. Existing Site 4
12. Existing Site 5
13. Proposed Building
14. Photo of Proposed Building

15. Assemblage
16. Elevation 3
17. Elevation 4
18. Budget Ammendment Request

**Additionally Reviewed By:**

- County Attorney Review ( Ann Colby )
- Budget Review ( Lisa Spriggs, Ryan Switzer )

**MINUTES OF THE US 17-92 REDEVELOPMENT PLANNING AGENCY**  
**September 25th, 2008**  
**Public Safety Building**

**PRESENT:**

Commissioner Bob Dallari	Seminole County BCC
Bill McDermott	Seminole County Economic Development Director
Shani Beach	Economic Development Administrative Assistant
Alison Stettner	Planning Manager
Commissioner Jo Ann Lucarelli	City of Lake Mary
Antonia Gerli	Principal Planner, Sanford
Terry Winn	Seminole County Fire
Commissioner Randy Jones	City of Sanford
Rosangela Santiago	US 17-92 CRA
Steve Noto	Planning, Lake Mary
Commissioner Sandra Solomon	City of Casselberry
Jeanne Gold	Safe House of Seminole
Michael Towers	Oakwood Construction
Thomas & Connie Gekas	Patio Grill Sanford
John Metsopoulos	US 17-92 CRA Program Manager
Julio & Olga Batista	Batista Commerce Center

Meeting called to order by Commissioner Dallari.

**Old Business:**

***Green Building Grants & Incentives – John Metsopoulos***

Formal proposal to be presented at next meeting.

***SEED Project – John Metsopoulos***

The County and cities have been filed with the Florida Department of Environmental Protection. John requested permission to move forward with the planning of the ribbon cutting ceremony. A tentative location has been set for Sanford. Saturday morning selected as the most appropriate time and day for this event. Commissioner Dallari asked that the date be coordinated with all of the members of the RPA and CRA, and that the mayors and elected officials for the corresponding cities be invited to attend.

***Five Points Medians – John Metsopoulos***

We will have a more definitive timeline once they install the water meter.

### ***Fern Park Lighting – John Metsopoulos***

We are waiting to have the electrical tested. It is taking a little longer than anticipated.

### ***Wayfinding – John Metsopoulos/Alison Stettner***

John and Alison have a meeting scheduled with the Casselberry City Manager on October 6<sup>th</sup>. Longwood has indicated they are interested in participating. Once the draft report has been put together it will be presented to the RPA as well as to Longwood. John stressed only minor changes may possibly be made. The information will then be passed on to Glatting Jackson to determine where the signs may be placed based on utilities. The signs can then be printed and put up with final approval from DOT. John stated that the Planning Division and Alison have been phenomenal in helping with this project. Their expertise has been invaluable to the US 17-92 CRA.

### ***Criteria Update – John Metsopoulos***

Per the request of the RPA a set of criteria has been put together for the grant application process. Signage Matching Grant of up to \$5,000, Façade Grant with matching up to \$5,000 thereafter 10% of total project costs, Revitalization/Construction Grant with matching up to \$5,000 thereafter 10% of total project costs. For the Revitalization Grant it was recommended that the request for a Certificate of Occupancy be changed to a signed permit or equivalent because new Certificates of Occupancy are not issued for existing businesses. The Landscaping Grant is also matching up to \$5,000 thereafter 20% of total project costs. A draft of the Redevelopment Application was presented. Commissioner Dallari requested a note be inputted for the submission of digital photographs with the application along with the ROI of the CRA's investment. An arrangement has been made with the Property Appraiser's office to acquire the "ballpark" range of what the improvements will cost in terms of tax revenue. Draft Façade/Sign/Landscaping Application introduced. Three Addendums have been incorporated; a disclaimer accepting the Terms of Contract, Permission for Property Improvements and a Cost Analysis table. A list of qualified improvements for the grants was introduced for review. Commissioner Dallari requested the addition of utilities improvements to the existing utilities relocation. Other changes included the addition of stormwater and drainage improvements, parking improvements and the addition of Special Site Specific Needs. Commissioner Solomon made the motion to approve the Criteria with the requested changes. The motion was seconded and passed unanimously. Commissioner Dallari later asked to include in the application and contract an agreement allowing for easements to be used for bus shelters if requested by Lynx.

### ***East Central Florida Regional Planning Council – Tom Tomerlin***

Phil Laurien will be presenting at the next meeting.

### **New Business:**

***Approval of Minutes*** – Motion made by Commissioner Sandy Solomon to approve minutes as presented, motion seconded and passed.

### ***LYNX Shelter Presentation – Jeff Reine***

PowerPoint Presentation depicted the ridership along the corridor. US 17-92 was referred to as a Transit Emphasis Corridor. Links 102 & 103 are dedicated links for the US 17-92 corridor, all other are feeder lines. LYNX has been awarded a grant to increase the headways of Link 103 from 30 minutes to every 15 minutes. A start date is forthcoming. Nineteen new shelters are being proposed by Lynx for the corridor. Commuter Rail has contacted Lynx and would like to incorporate a design that correlates better with the shelters they will be using. Limitations to installations include TLA's, road construction, and Right-of-Way issues. The shelters will have benches composed of seats separated by bars to discourage sleeping on them. In lieu of the costs of the shelters and their installation Lynx asks that the maintenance be provided by the municipalities. Offering advertising at the stops could help offset the cost of maintenance. Jeff recommended having businesses sponsor a sign at each stop that states the bus route and times. Commissioner Jones expressed an interest in having more bus shelters along US 17-92 in Sanford.

### ***Action Items:***

#### ***Patio Grill – John Metsopoulos, Tom Gekas***

The demolition delay order was presented to the RPA. A timeline of the property was supplied by Antonia. A list of cost overruns was presented along with a narrative by Tom Gekas. The improvements to the property were submitted to the Property Appraiser to get a relative number as to the increase in the taxable base. The previously approved criteria will be applied to the project with a request for up to 10% of the total cost. Commissioner Dallari requested the Grant Application be filled out prior to the submission to the CRA including the calculated ROI. Commissioner Lucarelli made the motion to approve; it was seconded by Commissioner Jones. Commissioner Dallari asked Mr. & Mrs. Gekas if they would consider agreeing to the terms of allowing easement for a bus shelter if Lynx requested it for a shelter and they agreed. Motion was voted on and passed unanimously in the amount of \$233,188.00. Commissioner Dallari recommended that the Gekas meet with the County Commissioners one-on-one to seek their approval prior to the CRA hearing.

#### ***Sanford Median Beautification Project***

Before pictures and after enhanced photos were shown. The question was raised if the transponders could be better blended into the landscaping. Alison suggested painting them black and planting around them to help blend them in. The fencing upgrade costs for the areas surrounding the ponds have not been received from FDOT, connection has been established. The cost for the medians includes a two year maintenance agreement. Commissioner Dallari requested that the maintenance agreement specify that the City of Sanford will be responsible following the two year term. The motion was made to approve the project in the amount of \$389,950.00 with the changes that were stated. The motion was voted on and passed unanimously.

*Batista Office Park:*

The Batista's are requesting \$206,127. The project is considered a "special needs area". Commissioner Jones referred to the area as horrible. Pictures were presented to demonstrate the current and proposed use of the property. The area is severely blighted but is starting to turn around with the coming of the Patio Grill, Southern Technical College, the Batista Commerce Center and the redevelopment of the medians along that stretch of the corridor. The Batistas plan to charge \$17.50/ft<sup>2</sup>; Bill stated the class "A" rate is currently \$22/ft<sup>2</sup> and considers this is a great rate to spur business in the area. Motion was made by Commissioner Jones to approve the project. Items to include in the presentation to the CRA are the ROI, information regarding the assemblage of properties and the terms to allow for easement if Lynx requested it for a bus shelter. Commissioner Dallari also recommended that they meet with the County Commissioners one-on-one to seek their approval prior to the CRA hearing. Item was approved unanimously.

*2008 US 17-92 Budget For Information Only*

Breakdown of contingency funds presented. The CRA wants a line item for the running total of monies allocated for land acquisitions and the criteria for the type land wanted.

Discussion items:

*Florida Redevelopment Association Conference*

Shani Beach agreed to coordinate the arrangements for anyone attending.

*Firehouse Stations 22 & 35*

The Fire Chief has asked to have the item brought up. They have two facilities along US 17-92; Station 35 at Fivepoints and Station 22 in Fern Park. They are considering submitting both properties for landscaping and hardscaping improvements and use it as a model project for the corridor. Commissioner Dallari stated as long as they fill out the forms and expect to be treated as everyone else there is no problem.

*Upcoming Holidays*

Commissioner Dallari would like to postpone the December meeting if the agenda is light and reconvene in January. The decision was left pending the following meeting.

Meeting was adjourned.



**US 17-92 CRA Grant Program**  
**for**  
**REDEVELOPMENT & CONSTRUCTION**  
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 CRA Redevelopment and Construction Grant is to encourage redevelopment to any existing building and to encourage private investment for new construction in the US 17-92 Community Redevelopment Area (map attached). Grants will be considered for exterior redevelopment and new construction work as itemized on page 3, except in the case of contaminant removal where funds can be allocated for interior and exterior projects.

The US 17-92 CRA Grant Program is designed to encourage private investment within the US 17-92 Community Redevelopment Area. The program provides public funding up to twenty percent of the total project costs, per building to pay for redevelopment and construction projects 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 consider the design guidelines specified in the Overlay to achieve the “Core Urban Green Living” theme.

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.

### **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.

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# GRANT

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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 funds for redevelopment and construction projects that are consistent with the Land Development Code of the political subdivision where they are located, and further the goals outlined in the CRA Master Plan. Funds may be used for the following types of improvements:

### **Qualifying Improvements for Redevelopment & Construction**

- Contaminant Removal, Interior & Exterior
- Ingress/Egress Improvements
- Exterior Lighting
- Exterior Signage
- Exterior Windows
- Façade Enhancements
- Landscaping
- Parking Improvements
- Roofing
- Sidewalks
- Utilities including but not limited to: Relocation & Improvements of existing utilities, Waterline Installation & Improvements, Storm water and Drainage Improvements, Lift Stations
- Special Site Specific Needs (as determined by the RPA and CRA)

*\*NOTE: All architectural designs, materials and colors must be consistent with the standards of the US 17-92 Community Redevelopment Area.*

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

A maximum amount up to twenty percent of a total a non-landscaping project may be allocated from the US 17-92 CRA funds for this program. It is anticipated that the number of projects submitted per year will increase as the program becomes more visible.

For landscaping improvements, the total cost of the overall landscaping project shall be available for an individual property.

## **Application Process and Deadline:**

Applications will be accepted on a first-come, first-served basis and will be reviewed on an ongoing basis.

- (1) The applicant receives a US 17-92 CRA Grant Program Application form from the Seminole County Services Building or by downloading it from the [RedevelopmentinSeminole.com](http://RedevelopmentinSeminole.com) website, and participates in a pre-application meeting with the Technical Advisory Committee. The Technical Advisory Committee will be comprised of the US 17-92 CRA Program Manager and representatives from the Planning Departments of Seminole County, Sanford, Lake Mary, Winter Springs, and Casselberry.
  - (2) The applicant completes the application (pgs. 9 through 17) and submits it to the Technical Advisory Committee for review and approval. The application package includes the following;
    - Current photo(s) of project site
    - Property Appraiser parcel 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
    - Rendering or sketch of proposed improvements
    - Architectural plans – elevation drawings, dimensions, measurements, etc.
    - Color and Material samples
    - Sign/Awning design drawings and/or plans
    - Documentation of cost estimates – copies of vendor bids, estimates, etc
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## GRANT

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- Signature of Property Owner and Applicant
- Completed Application

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 RPA who then provides recommendation to the US 17-92 CRA.
- (4) The US 17-92 CRA (Seminole County Commission) considers the recommendations of the RPA, and either approves the grant, approves with modifications, or denies the application and funding amount. If 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 may 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 reviewed and approved BEFORE work begins.** Grants will not be awarded to projects that are under construction or completed.

- (6) For projects approved by the Technical Review Committee, after the applicant submits any applicable permit applications to the appropriate City and/or the County for approval, and upon issuance of a permit, he/she completes the improvements according to City and County rules and regulations. Grant applications will not be accepted for projects under construction or completed.

*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 return reporting purposes. Grant*

## GRANT

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recipients must sign and return Substitute W9 form to the City/County before funds can be distributed.

- (7) Upon completion of the improvements, final inspection and approval by the US 17-92 CRA, 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. Upon completion of approved work, in order to receive grant payment, the applicant must submit documentation of work completed and proof of payment to the US 17-92 CRA. It is the responsibility of the award recipient 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 by the award recipient. The project must be completed essentially as presented to the US 17-92 CRA in order to receive payment. At the approximate 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.

- Acceptable documentation is defined as PAID invoices/statements and/or schedule of values from vendors clearly detailing the work done for the project accompanied by copies of the cancelled check or credit card statement showing payment accompanied by a vendor invoice.

- (8) 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.

## GRANT

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- 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.

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

Grant applications will not be considered if the single building under the same ownership has received maximum 20 percent grant funds within the same category for a period of ten (10) 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 where 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 Regulations and the use of urban design principles, site design, architecture, materials, color, landscaping, and other visual physical amenities.

- (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, ADA compliance 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.

# GRANT

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## Redevelopment/Construction

### **Funding Structure:**

Matching dollar for dollar or percentage of total expenditure. Limit of up to 20% of overall project costs to perform general repairs and/or work to comply with current city, county and state codes to occupy the building.

### **Criteria for Program:**

- Only one Redevelopment/ Construction Grant will be awarded per structure.
- Must receive Certificate of Occupancy (or Functional equivalent) from building department for funds to be released.
- Property taxes must be current.
- The property cannot have any outstanding code or zoning violations.
- Plans & design must be submitted to Regional Planning Authority for review.
- Must remain in its approved design for a period of 10 years.
- Must comply with all applicable codes, ordinances, regulations and permitting requirements.

### **Boundaries:**

US17-92 CRA District

*\*See list for qualifying improvements page three of application*

### **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 on 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.

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GRANT

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(For Official Use Only)

### Redevelopment/Construction Grant Application

Owner: OJ HAINES, LLC  
Applicant Address: 1906 SOUTH DRIVE  
City: CASSELBERRY, FL Zip Code: 32707

Project Contract Person for Public Entity: OLGA BATISTA  
Phone: 407 - 967 - 5465  
E-mail: ovbat@yahoo.com  
Mailing Address: 1906 SOUTH DR. CASSELBERRY, FL. 32707

Application Preparer (if different than owner): \_\_\_\_\_  
Phone: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
E-mail: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

### I. SITE IDENTIFICATION AND HISTORY

#### SITE INFORMATION

- Name of Site or Business Name: BATISTA COMMERCE CENTER  
Site Address: 2546 S, FRENCH AVE  
City, County or Township: SANFORD FL. Zip Code: 32773  
Acreage of Site: 1+ OR - Bldg. Sq. Ft.: 6942  
County Commission/City Commission District# CAREY A JONES B
- A. Current property owner(s): O.J. HAINES LLC  
When was the property purchased? 6/30/05 For what amount? \$306,000

# GRANT

B. Who will develop the site? O.J. HAINES LLC  
Will the developer own the property at any time?  Yes  No  
When the property was/will be purchased? N/A For what amount? N/A

C. Who will own the site after development? O.J. HAINES LLC  
When the was/will the property be purchased? N/A For what amount? N/A

## CURRENT AND FUTURE LAND USE

3. Zoning/Land Use:

A. Current: Industrial \_\_\_\_\_ Commercial  Residential \_\_\_\_\_  
Mixed-use \_\_\_\_\_ Other (Specify) \_\_\_\_\_

B. After Cleanup: Industrial \_\_\_\_\_ Commercial  Residential \_\_\_\_\_  
Mixed-use \_\_\_\_\_ Other (Specify) \_\_\_\_\_

4. Current economic condition:

Vacant lot  Developed site \_\_\_\_\_ Other \_\_\_\_\_

5. How many buildings are currently on site?

Industrial \_\_\_\_\_ How many are occupied? \_\_\_\_\_ If vacant, for how long? \_\_\_\_\_

Commercial 2 How many are occupied? 0 If vacant, for how long? 34RS

Residential \_\_\_\_\_ How many are occupied? \_\_\_\_\_ If vacant, for how long? \_\_\_\_\_

6. Year building(s) was/were built: 1960's

7. Please describe the condition of the buildings on the site (Digital photo file attachment highly recommended but not required).

THIS PROPERTY LOCATED AT 2546 S. FRENCH AVE. SAULTOPE WAS A FORMER USED AUTO AND REPAIR LOT THAT WAS ABANDONED BY ITS PREVIOUS OWNER WITH 150 CAR ENGINES LEFT BEHIND ON THE PROPERTY. SINCE WE ACQUIRED IT WE HAVE SPENT \$115,000 IN SUMMONS DUE TO EXISTING CODE VIOLATIONS AND IN THE REMOVAL OF OLD TIRES, AUTOMOBILE TRANSMISSIONS AND OTHER AUTOMOTIVE PARTS. ONE OF THE BUILDINGS IS BEYOND REPAIR AND WILL BE DEMOLISHED THE OTHER WILL BE REHABILITATED.

PLEASE REFER TO PHOTOS. EXISTING SITE #1 THRU 5

GRANT

II. COST ANALYSIS

BUDGET TABLE

Use of Fund	Amount	Already Incurred? (Y/N)	Date Incurred
DEMOLITION	62,530.00		
POWER POLE RELOCATION ALLOWANCE	15,000.00		
SITE IMPROVEMENTS*	58,696.00		
TYPE F CURB & GUTTER VALLEY GUTTER (11-92)	290.00		
DEWEATERING (GATE PIPE TRUCK)	5037.00		
SITE LIGHTING (ALLOWANCE)	4,400.00		
STOP WATER SYSTEM	7386.00		
RETENTION POND (Retaining wall)	14,982.00		
DEWATERING	5000		
ON-SITE WATER SERVICE DIST.	3500.00		
OFF-SITE WATER DIST. SYS.	27,750.00		
SWALE STORM PIPE APPROX HAINKATHA	6,000.00		
LIFT STATION (DEWATERING FORCE. MAIL)	36,046.00		
LANDSCAPING	7,502.00		

TOTAL: ~~\$ 207,127.00~~  
\$ 206,127.00

III. ANALYSIS OF REDEVELOPMENT POTENTIAL

8. Describe the current conditions of the site.

The Property was a former used Auto SALES AND REPAIR lot that was ABANDONED by its previous owner with 150 car engines and other debris left behind on the property. We have since paid \$115,000 in summons and in clean up to remove old tires, automobile transmissions + engines and other automobile parts, the site currently is used by vagrants, drug dealers as well as prostitutes

- \* Asphalt pavement — \$25,710 —
- CURB — \$16,467 —
- rough grading — \$5,000 —
- CUT & FILL — \$3,500 —
- SIDEWALK — 8019. —

# GRANT

9. Describe how redevelopment of the site will improve conditions in the vicinity and/or spur adjacent development, and how the project is line with the goals, vision and mission of the US 17-92 CRA

COMPLETE ENVIRONMENTAL CLEAN-UP RESTORATION & REMEDIATION - THE ASSEMBLAGE OF FIVE SMALL UNDERUTILIZED PROPERTY INTO ONE LARGE PARCEL - PROVIDE INFRASTRUCTURE, SUSSEM UP GRADES & ENHANCEMENTS THAT WILL BENEFIT THE AREA, STIMULATE PRIVATE INVESTMENT ALONG THE CORRIDOR - REDUCE VISIBLE BLIGHT & IMPROVE THE OVERALL APPEARANCE OF THE CORRIDOR

10. Describe how the redevelopment of the site will increase Public Safety.

THE PROPOSED DEVELOPMENT WILL HAVE A POSITIVE EFFECT ON REDUCING CRIME IN THE AREA BY ELIMINATING THE ABANDONED BUILDINGS THAT CURRENTLY HOUSE VAGRANTS & INCREASE LIGHTING IN THE AREA

11. Is the site contaminated? No  
If so, what measures have been taken to address the contamination?

13. Will Seminole Economic Enhancement District (SEED) Funds be requested? No  
If so, for what purpose?

14. What will be the total project costs? \$ 1,106,127.00  
Of these costs, how much will be private? \_\_\_\_\_ Public? \_\_\_\_\_

15. What are the current property taxes (as determined by the Property Appraiser) for the site and its appraised value? \$ 5306.00

16. What are the projected property taxes and appraisal value after final development?

\$ 18,814 PROJECTED TAXES  
\$ 993,123 APPRAISAL VALUE

ATTRACT A PROFESSIONAL WORK FORCE TO THE CORRIDOR DIVERSIFYING THE ECONOMIC BASE OF THE AREA - SUPPORT MASS TRANSIT BY GRANTING AN EASEMENT FOR A BUS SHELTER IF DEEMED NECESSARY BY LYNX

# GRANT

- 17a. What is the expected rate of return on the investment by the CRA. YES
- 17b. What is the time frame for the return on investment by the CRA? 15.2

## JOB CREATION & RETENTION

18. Forecast the number of new jobs created after redevelopment and final development of the site (jobs that did not exist in the US17-92 CRA prior to development).

Total New Jobs: 10 to 20

## NEW JOBS TABLE

Position Title	Total # of Full-Time Jobs	Total # of Part-Time Jobs	Annual Wage per Job	Expected Hire Date
ACCOUNTANT	1		75,000+	TBD
INSURANCE AGENT	1		60,000+	TBD
SECRETARIES	3		35,000+	TBD
Admin ASSIST	3		45,000+	TBD
BATHROOM KITCHEN TENDR	2		45,000+	TBD
COFFEE SHOP	3		#7 HR	TBD
DOCTOR	1		100,000+	TBD

## HOUSING DATA

19. If the site will be redeveloped for residential use, provide the following data:

RENTAL: Total number of units \_\_\_\_\_  
 Monthly rental cost per unit \$ \_\_\_\_\_  
 Number of affordable units' \_\_\_\_\_  
 Construction cost per unit \$ \_\_\_\_\_

# GRANT

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OWNER OCCUPIED: Total number of units \_\_\_\_\_  
Purchase price per unit \$ \_\_\_\_\_  
Number of affordable units/homes \_\_\_\_\_  
Construction cost per unit \$ \_\_\_\_\_

## OTHER PUBLIC BENEFITS

20. Are there environmental enhancements associated with this project, such as "green development" or other environmental infrastructure?  Yes \_\_\_\_\_ No \_\_\_\_\_

21. Does the project advance or promote the growth of the green economy? YES  
If yes, please describe. TAKING A BLIGHTED AREA CURRENTLY BEING USED AS A DUMPSITE AND TURNING IT INTO AN INCOME PRODUCING PROPERTY (CLASS A - OFFICE BUILD.)

22. Will "Beginning to LEED" Funds be sought? N/O

23. What positive environmental infrastructure improvements are associated with this project? Attach supporting documentation that indicates the positive public benefit to infrastructure enhancements. A POSITIVE ENVIRONMENTAL INFRASTRUCTURE WILL BE A COMPLETE CLEAN-UP OF THE AREA. THERE WILL BE A RETENTION POND, CURB & GUTTER, LANDSCAPING & IRRIGATION TO MAKE THE AREA ATTRACTIVE. THERE WILL ALSO BE AN OFF-SITE SWALE/STORM PIPE ALONG HIAWATHA TO IMPROVE WATER PRESSURE IN THE AREA AND LIGHTING AND GATES TO IMPROVE THE SECURITY.

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# GRANT

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## PROXIMITY TO PUBLIC TRANSIT

24. Attach a local transit schedule, and highlight the lines that serve the project site or surrounding area. If a regularly scheduled route does not serve the area, please provide information about other forms of transit that serve the project site.

*ON BUS ROUTE*

25. Would you agree to provide an easement to establish a bus shelter if appropriate?

  *X*   Yes             No

### 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 number and proof of paid property taxes
- Applicant Information
- Listing of businesses or services offered on site(unless residential)
- Description of proposed improvements
- Identification of project's support of the CRA Master Plan
- Current Occupational License(unless residential)
- Rendering or sketch of proposed improvements
- Architectural plans – elevation drawing, dimensions, measurements, etc.
- Color and Material samples
- Sign/Awning design drawings and/or plans
- Documentation of cost estimates – copies of vendor bids, estimates, etc
- Signature of Property Owner and Applicant

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

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# GRANT

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I, \_\_\_\_\_, attest that the information contained herein is correct to the best of my knowledge. I further understand that the Redevelopment & Construction 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 grant monies 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

OLGA BATISTA

Print Name



Signature of Business Owner

Julio BATISTA

Print Name

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

---

### This Section for Official Use Only

Amount Received: \_\_\_\_\_

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

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

Recommendation to US 17-92 RPA: \_\_\_\_\_

Action by US 17-92 RPA: \_\_\_\_\_

# GRANT

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## Addendum A

Date: \_\_\_\_\_

To: **US 17-92 CRA**  
**Community Redevelopment Agency**

From: \_\_\_\_\_  
(Property Owner)

**Subject: Permission for Revitalization and Construction Grant Program Participation**

As the owner of \_\_\_\_\_, I give my tenant,  
\_\_\_\_\_, permission to participate in the US 17-92,  
Revitalization or Construction grant Program as detailed in the Revitalization and Construction Grant 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)

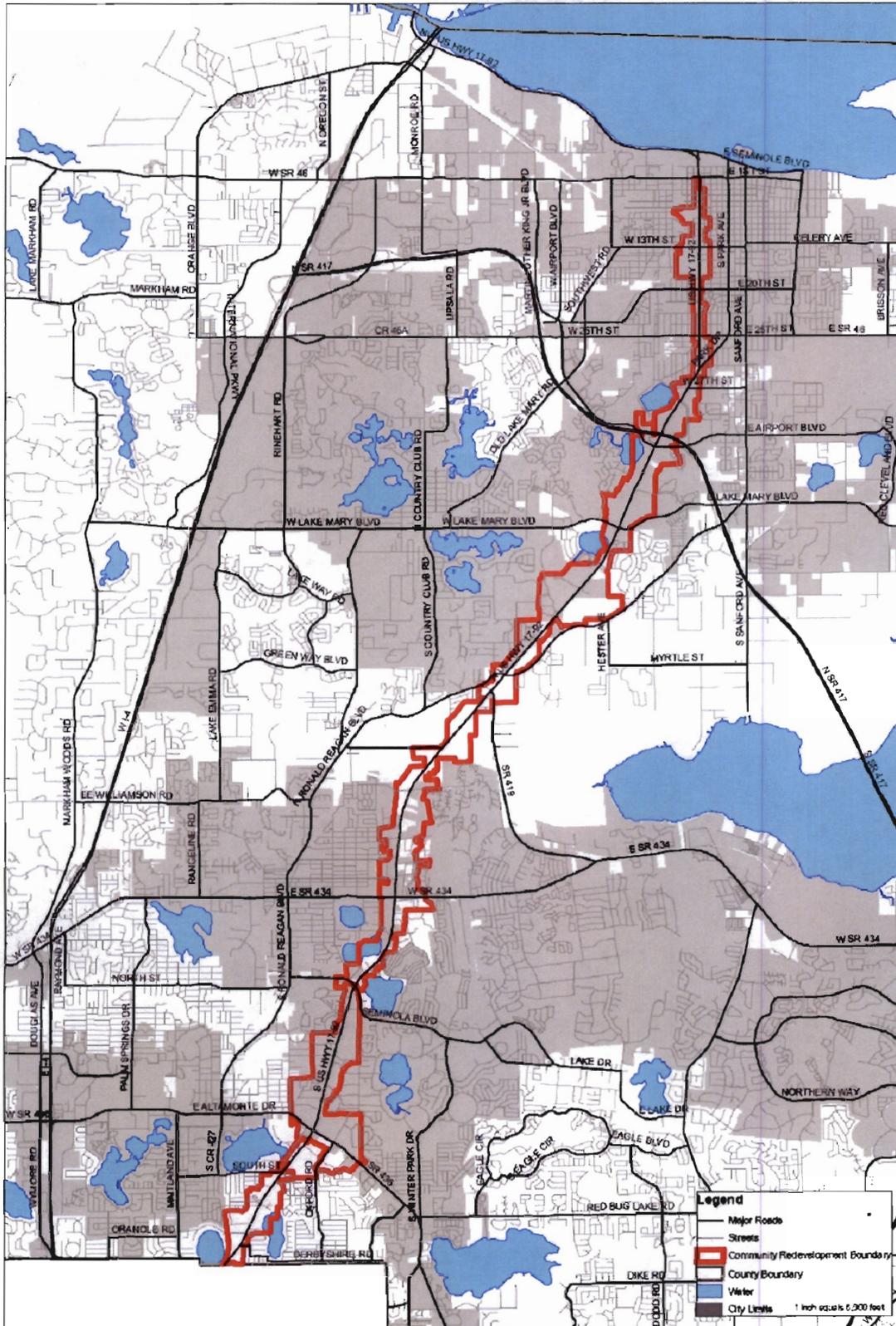
\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

My Commission Expires:

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

---

Community Redevelopment Boundary



# 2006 LIMITED LIABILITY COMPANY REINSTATEMENT

<b>DOCUMENT # L04000070001</b> 1. Entity Name OJ HAINES, LLC	
--	---

Principal Place of Business 135 N. 6TH STREET HAINES CITY, FL 33844 US	Mailing Address 135 N. 6TH STREET HAINES CITY, FL 33844 US
--	--



2. Principal Place of Business 1906 South Drive Suite, Apt. #, etc.	3. Mailing Address 1906 South Drive Suite, Apt. #, etc.
---	---

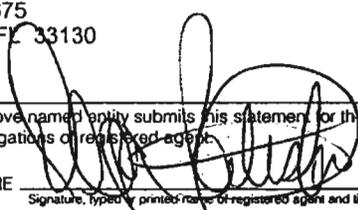
01122006 REIN-LLC CR2E101 (11/05)

City & State Casselberry, FL Zip 32707	Country USA	City & State Casselberry, FL Zip 32707	Country USA
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4. FEI Number 20-1691907	Applied For <input checked="" type="checkbox"/> Not Applicable
-----------------------------	---

6. Name and Address of Current Registered Agent  LEGALZOOM NEVADA, INC. 44 W. FLAGLER ST. SUITE 675 MIAMI, FL 33130	7. Name and Address of New Registered Agent Name Street Address (P.O. Box Number is Not Acceptable) City FL Zip Code
--	--

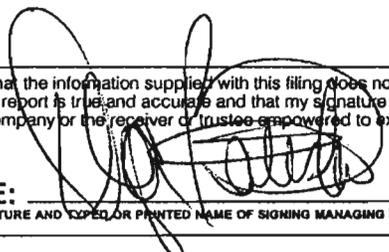
8. The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida. I am familiar with, and accept the obligations of registered agent.

SIGNATURE:  OLGA BATISTA 2/1/06  
Signature, typed or printed name of registered agent and title if applicable. (NOTE: Registered Agent signature required when reinstating) DATE

<b>FILE NOW!!! FEE IS \$100.00</b>	In accordance with s. 607.193(2)(b), F.S., the limited liability company did not receive the prior notice.	<b>Make check payable to Florida Department of State</b>
------------------------------------	--	--

9. MANAGING MEMBERS/MANAGERS				10. ADDITIONS/CHANGES			
TITLE	MGRM	<input type="checkbox"/> Delete		TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME	BATISTA, JULIO			NAME			
STREET ADDRESS	135 N. 6TH STREET			STREET ADDRESS			
CITY-ST-ZIP	HAINES CITY, FL 33844			CITY-ST-ZIP			
TITLE	MGRM	<input type="checkbox"/> Delete		TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME	BATISTA, OLGA			NAME			
STREET ADDRESS	135 N. 6TH STREET			STREET ADDRESS			
CITY-ST-ZIP	HAINES CITY, FL 33844			CITY-ST-ZIP			
TITLE		<input type="checkbox"/> Delete		TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME				NAME			
STREET ADDRESS				STREET ADDRESS			
CITY-ST-ZIP				CITY-ST-ZIP			
TITLE		<input type="checkbox"/> Delete		TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME				NAME			
STREET ADDRESS				STREET ADDRESS			
CITY-ST-ZIP				CITY-ST-ZIP			
TITLE		<input type="checkbox"/> Delete		TITLE		<input type="checkbox"/> Change <input type="checkbox"/> Addition	
NAME				NAME			
STREET ADDRESS				STREET ADDRESS			
CITY-ST-ZIP				CITY-ST-ZIP			

11. I hereby certify that the information supplied with this filing does not qualify for the exemptions contained in Chapter 119, Florida Statutes. I further certify that the information indicated on this report is true and accurate and that my signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes.

SIGNATURE:  OLGA BATISTA 2/1/06 407 699-4617  
SIGNATURE AND TYPED OR PRINTED NAME OF SIGNING MANAGING MEMBER, MANAGER, OR AUTHORIZED REPRESENTATIVE DATE Daytime Phone #

**RAY VALDES**

SEMINOLE COUNTY TAX COLLECTOR

2007 REAL ESTATE REMINDER

TAX BILL NUMBER 034883

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0020		123,106		123,106	S4

R

O J HAINES LLC  
 1906 SOUTH DR  
 CASSELBERRY FL 32707

LEG S 51 FT OF LOT 2A & S 51 FT  
 OF LOT 15 BLK 15  
 DREAMWOLD  
 PB 3 PG 90  
 PAD: 2544 FRENCH AVE

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
COUNTY	4.3578	536.47
SCHOOL	7.4130	912.58
CITY SANFORD	6.3250	778.65
SJWM	0.4158	51.19
COUNTY BONDS	0.1451	17.86
<b>PAY ONLINE WWW.SEMINOLETAX.ORG</b>		
<b>TOTAL MILLAGE</b>	<b>18.6567</b>	<b>TOTAL AD VALOREM TAXES</b>
		<b>\$2,296.75</b>

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
IF PAYMENT HAS BEEN MADE, PLEASE DISREGARD THIS NOTICE. AFTER MAY 15, 2008, CERTIFIED FUNDS ONLY.		
<b>TOTAL NON-AD VALOREM ASSESSMENTS</b>		<b>\$.00</b>

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$2,296.75</b>	See reverse side for important information.
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<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31</b> 2,296.75	<b>RECEIVED BY MAY 30</b> 2,370.65	<b>TAX CERTIFICATE SALE DATE</b> MAY 30, 2008
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**RAY VALDES**

SEMINOLE COUNTY TAX COLLECTOR

2007 REAL ESTATE REMINDER

TAX BILL NUMBER 034883

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0020		123,106		123,106	S4

R

O J HAINES LLC  
 1906 SOUTH DR  
 CASSELBERRY FL 32707

**RECEIVED**  
 MAR 31 2008  
 BY *[Signature]*

LEG S 51 FT OF LOT 2A & S 51 FT  
 OF LOT 15 BLK 15  
 DREAMWOLD  
 PB 3 PG 90  
 PAD: 2544 FRENCH AVE

**RAY VALDES**  
 TAX COLLECTOR-SEMINOLE COUNTY

PLEASE DETACH AND RETURN WITH PAYMENT

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

<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31</b> 2,296.75	<b>RECEIVED BY MAY 30</b> 2,370.65	<b>TAX CERTIFICATE SALE DATE</b> MAY 30, 2008
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PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0030		127,701		127,701	S4

R

6 - 15842

LOT 3 BLK 15  
DREAMWOLD  
PB 3 PG 90  
PAD: 2546 FRENCH AVE

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707-4050



AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
COUNTY	4.3578	556.50
SCHOOL	7.4130	946.65
CITY SANFORD	6.3250	807.71
SJWM	0.4158	53.10
COUNTY BONDS	0.1451	18.53
<b>PAY ONLINE WWW.SEMINOLETAX.ORG</b>		
<b>TOTAL MILLAGE</b>	<b>18.6567</b>	<b>TOTAL AD VALOREM TAXES \$2,382.49</b>

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
IF PAYMENT HAS BEEN MADE, PLEASE DISREGARD THIS NOTICE. AFTER MAY 15, 2008, CERTIFIED FUNDS ONLY.		
<b>TOTAL NON-AD VALOREM ASSESSMENTS</b>		<b>\$0.00</b>

<b>COMBINED TAXES AND ASSESSMENTS</b>		<b>\$2,382.49</b>	See reverse side for important information.
<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31 2,382.49</b>	<b>RECEIVED BY MAY 30 2,457.71</b>	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0030		127,701		127,701	S4

R

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707

**RECEIVED**  
MAR 31 2008  
BY: *[Signature]*

LOT 3 BLK 15  
DREAMWOLD  
PB 3 PG 90  
PAD: 2546 FRENCH AVE  
**RAY VALDES**  
TAX COLLECTOR-SEMINOLE COUNTY

PLEASE DETACH AND RETURN WITH PAYMENT

<b>PAY IN U.S. FUNDS TO RAY VALDES • TAX COLLECTOR • P.O. BOX 630 • SANFORD, FL 32772-0630</b>			
<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31 2,382.49</b>	<b>RECEIVED BY MAY 30 2,457.71</b>	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0130		15,600		15,600	S1

R

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707

LEG LOT 13 BLK 15  
DREAMWOLD  
PB 3 PG 90  
PAD: 2703 HIAWATHA AVE

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
COUNTY	4.3578	67.98
SCHOOL	7.4130	115.64
CITY SANFORD	6.3250	98.67
SJWM	0.4158	6.49
COUNTY BONDS	0.1451	2.26
<b>PAY ONLINE WWW.SEMINOLETAX.ORG</b>		
<b>TOTAL MILLAGE</b>	<b>18.6567</b>	<b>TOTAL AD VALOREM TAXES \$291.04</b>

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
IF PAYMENT HAS BEEN MADE, PLEASE DISREGARD THIS NOTICE. AFTER MAY 15, 2008, CERTIFIED FUNDS ONLY.		
<b>TOTAL NON-AD VALOREM ASSESSMENTS</b>		<b>\$ .00</b>

**COMBINED TAXES AND ASSESSMENTS \$291.04** See reverse side for important information.

<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31 291.04</b>	<b>RECEIVED BY MAY 30 303.52</b>	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>
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PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0130		15,600		15,600	S1

R

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707

**RECEIVED**  
MAR 31 2008  
BY: *JA AG2*

LEG LOT 13 BLK 15  
DREAMWOLD  
PB 3 PG 90  
PAD: 2703 HIAWATHA AVE

PLEASE DETACH AND RETURN WITH PAYMENT

<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31 291.04</b>	<b>RECEIVED BY MAY 30 303.52</b>	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>
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**RAY VALDES**

SEMINOLE COUNTY TAX COLLECTOR

2007 REAL ESTATE REMINDER

TAX BILL NUMBER 034891

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0140		10,400		10,400	S4

R

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707

LEG LOT 14 (LESS S 20 FT) BLK  
15  
DREAMWOLD  
PB 3 PG 90  
PAD: HIAWATHA AVE

**AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
COUNTY	4.3578	45.32
SCHOOL	7.4130	77.10
CITY SANFORD	6.3250	65.78
SJWM	0.4158	4.32
COUNTY BONDS	0.1451	1.51
<b>PAY ONLINE WWW.SEMINOLETAX.ORG</b>		
<b>TOTAL MILLAGE</b>	<b>18.6567</b>	<b>TOTAL AD VALOREM TAXES \$194.03</b>

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

**NON-AD VALOREM ASSESSMENTS**

LEVYING AUTHORITY	RATE	AMOUNT
IF PAYMENT HAS BEEN MADE, PLEASE DISREGARD THIS NOTICE. AFTER MAY 15, 2008, CERTIFIED FUNDS ONLY.		
<b>TOTAL NON-AD VALOREM ASSESSMENTS</b>		<b>\$.00</b>

**COMBINED TAXES AND ASSESSMENTS** \$194.03 See reverse side for important information.

<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31</b> 194.03	<b>RECEIVED BY MAY 30</b> 204.85	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>
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**RAY VALDES**

SEMINOLE COUNTY TAX COLLECTOR

2007 REAL ESTATE REMINDER

TAX BILL NUMBER 034891

**NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS**

PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-0140		10,400		10,400	S4

R

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707

**RECEIVED**  
MAR 31 2008  
BY *Dr. AG2*

LEG LOT 14 (LESS S 20 FT) BLK  
15  
DREAMWOLD  
PB 3 PG 90  
PAD: HIAWATHA AVE

**RAY VALDES**  
TAX COLLECTOR - SEMINOLE COUNTY

PLEASE DETACH AND RETURN WITH PAYMENT

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

<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31</b> 194.03	<b>RECEIVED BY MAY 30</b> 204.85	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>
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PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-014A		5,200		5,200	S4

R

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707

LEG S 20 FT OF LOT 14 BLK 15  
DREAMWOLD  
PB 3 PG 90  
PAD: HIAWATHA AVE

AD VALOREM TAXES		
TAXING AUTHORITY	MILLAGE RATE (DOLLARS PER \$1,000 OF TAXABLE VALUE)	TAXES LEVIED
COUNTY	4.3578	22.66
SCHOOL	7.4130	38.55
CITY SANFORD	6.3250	32.89
SJWM	0.4158	2.16
COUNTY BONDS	0.1451	.75
<b>TOTAL MILLAGE 18.6567</b>		<b>TOTAL AD VALOREM TAXES \$97.01</b>

**PAY ONLINE WWW.SEMINOLETAX.ORG**

PLEASE RETAIN THIS PORTION  
FOR YOUR RECORDS

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
IF PAYMENT HAS BEEN MADE, PLEASE DISREGARD THIS NOTICE. AFTER MAY 15, 2008, CERTIFIED FUNDS ONLY.		
<b>TOTAL NON-AD VALOREM ASSESSMENTS</b>		<b>\$ .00</b>

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>\$97.01</b>	See reverse side for important information.
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<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31 97.01</b>	<b>RECEIVED BY MAY 30 104.92</b>	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>
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PROPERTY I.D. NUMBER	ESCROW CD	ASSESSED VALUE	EXEMPTIONS	TAXABLE VALUE	MILLAGE CODE
01-20-30-504-1500-014A		5,200		5,200	S4

R

O J HAINES LLC  
1906 SOUTH DR  
CASSELBERRY FL 32707

**RECEIVED**  
MAR 31 2008  
BY: *[Signature]* AGZ

LEG S 20 FT OF LOT 14 BLK 15  
DREAMWOLD  
PB 3 PG 90  
PAD: HIAWATHA AVE

**RAY VALDES**  
**TAX COLLECTOR SEMINOLE COUNTY**

PLEASE DETACH  
AND RETURN  
WITH PAYMENT

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

<b>PAY ONLY ONE AMOUNT</b>	<b>BY MAR 31 97.01</b>	<b>RECEIVED BY MAY 30 104.92</b>	<b>TAX CERTIFICATE SALE DATE MAY 30, 2008</b>
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**US 17-92 CRA REDEVELOPMENT GRANT AGREEMENT  
O.J. HAINES, LLC**

**THIS AGREEMENT** is effective as of the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the **US 17-92 COMMUNITY REDEVELOPMENT AGENCY**, a public agency created by Resolution No. 97-R-130 pursuant to Florida Statutes 165.031, 163.356 or 168.357, of and in the State of Florida, whose address is 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as the "CRA", and **O.J. HAINES, LLC**, which is authorized to do business and is doing business in the State of Florida, whose address is 1906 South Drive, Casselberry, Florida 32707, and whose Federal Employer ID Number is \_\_\_\_\_, hereinafter referred to as the "COMPANY".

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

**WHEREAS**, the Board of County Commissioners of Seminole County, Florida (the "BOARD") has established the CRA in accordance with the Community Redevelopment Act of 1969, Chapter 163, Part III, Florida Statutes, in recognition of the need to address, prevent, and eliminate blighted conditions within the community; and

**WHEREAS**, the BOARD enacted Ordinance Number 97-54 adopting the US 17-92 Corridor Redevelopment Plan (the "PLAN") for the purposes of community redevelopment within the US 17-92 Community Redevelopment Area (the "AREA"); and

**WHEREAS**, the CRA is authorized to undertake and carry out community redevelopment projects and related activities (the "PROJECT") in accordance with Florida Statutes Section 163.370; and

**WHEREAS**, the CRA has identified the need to eliminate blighted conditions, increase commercial activity, improve pedestrian safety, and provide job opportunities for area residents in the PLAN; and

**WHEREAS**, the US 17-92 Redevelopment Planning Agency (the "RPA") is empowered to review redevelopment projects, programs, and opportunities and to provide recommendations to the CRA as authorized by the Multiparty Interlocal Agreement Establishing the US 17-92 Redevelopment Planning Agency; and

**WHEREAS**, the RPA has reviewed the proposal for commercial redevelopment of the property located at 2546 South French Avenue, Sanford, Florida 32771, known as the O.J. Haines LLC Redevelopment Project (the "PROJECT"), presented by the COMPANY and has found the PROJECT consistent and complementary to the goals of the PLAN; and

**WHEREAS**, the PROJECT is consistent with the following strategies identified in the PLAN:

- Promote and locate strategic land use activities of regional importance within the AREA to capture emerging market opportunities while reinforcing the unique character of the community; and
- Establish a partnership between the public sector and the private sector for the purpose of understanding the mutual benefits of proposed redevelopment projects; and

**WHEREAS**, on September 25, 2008, the RPA unanimously endorsed the PROJECT and recommended the PROJECT be forwarded to the CRA for approval; and

**WHEREAS,** the COMPANY is proposing as part of the PROJECT to renovate and redevelop the property located at 2546 S. French Avenue, Sanford, Florida 32771, including Parcels 01-20-30-504-1500-0020, 01-20-30-504-1500-0030, 01-20-30-504-1500-0130, 01-20-30-504-1500-0140 and 01-20-30-504-1500-014A, as described in Exhibit A, "Development Proposal", attached hereto, located within the corporate limits of the City of Sanford, Florida, and within the geographic boundaries of the AREA, at an approximate cost of ONE MILLION ONE HUNDRED SEVEN THOUSAND SIX HUNDRED SEVEN AND 48/100 DOLLARS (\$1,107,607.48), which sum represents a significant capital investment, and;

**WHEREAS,** the City of Sanford has identified a capital investment of ONE MILLION ONE HUNDRED SEVEN THOUSAND SIX HUNDRED SEVEN AND 48/100 DOLLARS (\$1,107,607.48) as eligible PROJECT cost for reimbursement from the CRA Trust Fund, as recommended by the RPA; and

**WHEREAS,** on \_\_\_\_\_, 20\_\_\_\_, the CRA authorized financial assistance from the 17-92 Redevelopment Trust Fund in the form of a CRA Economic Redevelopment Grant Agreement to the COMPANY to assist the COMPANY in the construction of the PROJECT; and

**WHEREAS,** the CRA and the COMPANY desire to enter into this Agreement for the purpose of establishing additional assurances to the CRA that expenditures of the CRA related to the PROJECT will produce a positive economic effect in the AREA as a result of the COMPANY'S activities in the AREA,

**NOW, THEREFORE,** in consideration of the premises and mutual covenants hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby

acknowledged, the parties do hereby covenant and agree as follows:

**SECTION 1. RECITALS.**

(a) The above recitals are true and correct and form a material part of this Agreement upon which the parties have relied.

(b) The CRA finds and declares that it is in the public's best interest and serves a public purpose to award a CRA Redevelopment Grant from the 17-92 Redevelopment Trust Fund to the COMPANY in the amount of TWO HUNDRED SIX THOUSAND ONE HUNDRED TWENTY-SEVEN AND NO/100 DOLLARS (\$206,127.00) pursuant to the terms of this Agreement.

**SECTION 2. DEFINITIONS.**

(a) "PROJECT" includes all development, renovation, construction, and redevelopment as proposed in Exhibit A. Renovation of the property shall be done in a single Renovation Phase and is to be completed by May 30, 2010. 

(b) "Completion Thresholds". The redevelopment PROJECT shall be deemed completed when a specified capital investment amount has been achieved, as verified by the Seminole County Property Appraiser's Office. This threshold is ONE MILLION ONE HUNDRED SEVEN THOUSAND SIX HUNDRED SEVEN AND 48/100 DOLLARS (\$1,107,607.48). The capital investment measurement period above includes investments from the date that the COMPANY took possession of the affected parcels.

(c) "Award Payouts" for the PROJECT shall be made only after the COMPANY has satisfied the completion threshold for the PROJECT within the prescribed time period referenced in Section 2(A) of this Agreement and after the threshold achievement has been verified with the official records maintained by the Seminole County Property

Appraiser's Office. The award upon completion of the PROJECT shall be TWO HUNDRED SIX THOUSAND ONE HUNDRED TWENTY-SEVEN AND NO/100 DOLLARS (\$206,127.00). This amount represents approximately 100 percent of the total grant award of TWO HUNDRED SIX THOUSAND ONE HUNDRED TWENTY-SEVEN AND NO/100 DOLLARS (\$206,127.00).

(d) "Allowable Costs" are any costs allowable by law associated with the redevelopment, renovation, and construction of the PROJECT as described in Exhibit A. Said costs may include site development costs, construction costs, construction materials costs, impact fees, and professional services fees associated with the PROJECT.

**SECTION 3. REPRESENTATIONS BY COMPANY.** The COMPANY represents and warrants to the CRA the following:

(a) The COMPANY is duly organized and validly existing under the laws of the State of Florida  and is authorized to do business in the State of Florida.

(b) The COMPANY's officers have the corporate power, authority, and legal right to execute, deliver, and perform this Agreement. The execution, delivery, and performance of this Agreement by the COMPANY have been authorized by all necessary corporate and shareholder action.

(c) The COMPANY's Project Manager shall be \_\_\_\_\_, or his/her designee.

**SECTION 4. COVENANTS OF THE COMPANY.** The COMPANY hereby covenants with the CRA to do the following:

(a) The COMPANY agrees to redevelop the property known as 2546 S. French Avenue, Sanford, Florida 32771, as more specifically

described in Exhibit A and in accordance with the schedule set forth in Section 2(a) of this Agreement.

(b) The COMPANY agrees to satisfy the terms as described in Section 2(b) of this Agreement before requesting the disbursement of the award associated with satisfaction of the PROJECT terms. The COMPANY will not request disbursement of the award funds until the terms and conditions of the PROJECT have been satisfied as confirmed in the official records maintained by the Seminole County Property Appraiser's Office and a Certificate of Occupancy issued on the property.

(c) The COMPANY shall provide written verification, satisfactory to the CRA, demonstrating compliance with this Agreement.

(d) When the PROJECT is complete, the COMPANY shall cause notice to be given to the CRA and will make any related documentation available for review and inspection by the CRA.

**SECTION 5. COVENANTS OF THE COMMUNITY REDEVELOPMENT AGENCY.**

Upon submission of proof of satisfaction of the terms described in Section 2(a) and (b), completion of the PROJECT, and issuance of a Certificate of Occupancy for the property, and submission of allowable costs incurred by the COMPANY as a result of the activities described in Exhibit A and which are satisfactory to the CRA, the CRA will cause to be issued a payment to the COMPANY for demonstrated allowable costs incurred up to TWO HUNDRED SIX THOUSAND ONE HUNDRED TWENTY-SEVEN AND NO/100 DOLLARS (\$206,127.00) for redevelopment costs.

**SECTION 6. TERM.**

(a) This Agreement shall become effective upon execution by the CRA and the COMPANY and shall remain in effect through close out of the Agreement pursuant to and consistent with its terms.

(b) This Agreement will terminate upon completion of construction of all activities described in Exhibit A by the COMPANY and upon satisfaction of the terms and conditions of this Agreement as evidenced by a report prepared by the COMPANY and forwarded to CRA, outlining the COMPANY's satisfaction of the terms and conditions of this Agreement.

**SECTION 7. REPORTS.** Upon completion of the PROJECT, the COMPANY shall provide a Report to the CRA demonstrating the COMPANY's satisfaction of the terms and criteria listed in Exhibit A.

**SECTION 8. FORCE MAJEURE**  In the event any party hereunder fails to satisfy a requirement imposed in a timely manner, due to a hurricane, flood, tornado, or other Act of God or force majeure, then said party shall not be in default hereunder; provided, however, that performance shall recommence upon such event ceasing its effect.

**SECTION 9. BINDING EFFECT.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and the successors in interest, transferees, and assigns of the parties.

**SECTION 10. ASSIGNMENT.** This Agreement shall not be assigned by either party without the prior written approval of the other.

**SECTION 11. PUBLIC RECORDS.** The COMPANY shall allow public access to all documents, papers, letters, or other materials which have been made or received by the COMPANY in conjunction with this

Agreement.

**SECTION 12. RECORDS AND AUDITS**

(a) The COMPANY shall maintain in its place of business all books, documents, papers, and other evidence pertaining to the work performed under this Agreement. Such records shall be and remain available at the COMPANY's place of business at all reasonable times during the term of this Agreement and for two (2) years after Agreement closure.

(b) The COMPANY agrees that the CRA or its duly authorized representatives shall, until the expiration of two (2) years after Agreement closure, have access to examine any of COMPANY's books, documents, papers, and records involving transactions related to this Agreement. The COMPANY agrees that payments made under this Agreement shall be subject to reduction for amounts charged which are found, based on audit examination, not to constitute allowable costs.

(c) All required records shall be maintained until an audit has been completed and all questions arising from it are resolved or until two (2) years after closure of the Agreement, in writing, and submission of the final invoice, whichever is sooner. COMPANY will provide proper facilities for access to and inspection of all required records.

**SECTION 13. NOTICES.** Whenever either party desires to give notice unto the other, notice shall be sent to:

For CRA:

US 17-92 Community Redevelopment Agency  
1101 East First Street  
Sanford, FL 32771

with copies to:

Seminole County Economic Development Department  
Attn: Coordinator, US 17-92 Community Redevelopment Agency  
1055 AAA Drive, Suite 145  
Heathrow, FL 32746

For COMPANY:

O.J. Haines, LLC  
1906 South Drive  
Casselberry, FL 32707

Either of the parties may change, by written notice as provided herein, the addresses or persons for receipt of notices or invoices. All notices shall be effective upon receipt.

**SECTION 14. INDEMNITY AND INSURANCE.**

(a) Each party to the Agreement is responsible for all personal injury and property damage attributable to the negligent acts or omissions of that party and its officers, employees, and agents.

(b) To the extent allowed by law, each party to this Agreement shall indemnify, save, and hold harmless the other party and all of its respective officers, agents, and employees from and against all losses and all claims, demands, payments, suits, actions, recoveries, and judgments of every nature and description whatsoever, including claims for property damage and claims for injury to or death of persons brought or recovered against the other party to this Agreement by reason of any act or omission of the responsible party, its respective officers, agents, subcontractors, or employees, in the execution of the work relating to this Agreement.

(c) The parties further agree that nothing contained herein shall be construed or interpreted as denying to any party any remedy or

defense available to such parties under the laws of the State of Florida, nor as a waiver of sovereign immunity of the CRA beyond the waiver provided for in Section 768.28, Florida Statutes.

(d) COMPANY shall provide necessary workers' compensation coverage and unemployment compensation for its employees.

**SECTION 15. CONFLICT OF INTEREST.**

(a) The COMPANY agrees that it will not engage in any action that would create a conflict of interest in the performance of its obligations pursuant to this Agreement with the CRA or which would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes, relating to ethics in government.

(b) The COMPANY hereby certifies that no officer, agent, or employee of the CRA has any material interest (as defined in Section 112.312, Florida Statutes) either  directly or indirectly, in the business of the COMPANY to be conducted here, and that no such person shall have any such interest at any time during the term of this Agreement.

(c) Pursuant to Section 216.347, Florida Statutes, the COMPANY hereby agrees that monies received from the CRA pursuant to this Agreement will not be used for the purpose of lobbying the legislature or any other State or Federal agency.

**SECTION 16. COMPLIANCE WITH LAWS AND REGULATIONS.** In performing under this Agreement, the parties shall abide by all laws, statutes, ordinances, rules, and regulations pertaining to or regulating the performance set forth herein, including those now in effect and hereafter adopted. Any material violation of said laws, statutes,

ordinances, rules, or regulations shall constitute a material breach of this Agreement and shall entitle the non-violating party to terminate this Agreement immediately upon deliver of written notice of termination.

**SECTION 17. EQUAL OPPORTUNITY EMPLOYMENT.**

(a) The COMPANY agrees that it will not discriminate against any contractor, employee, or applicant for employment or work under this Agreement because or on account of race, color, religion, sex, age, or national origin and will ensure that applicants and employees are treated during employment without regard to race, color, religion, sex, age, or national origin. This provision shall include, but not be limited to, the following: retention; award of contracts; employment; upgrading, demotion or transfer; recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.

(b) The COMPANY agrees that it will comport all of its activities with the provisions of Chapter 760, Florida Statutes.

**SECTION 18. EMPLOYEE/COMPANY STATUS.**

(a) Persons employed or retained by SPARTAN in the performance of services and functions pursuant to this Agreement shall have no claim to pension, workers' compensation, unemployment compensation, civil service, or other employee rights or privileges granted to the CRA's officers and employees either by operation of law or by the CRA.

(b) The COMPANY assumes total responsibility for salaries, employment benefits, contractual rights and benefits, contract payments, and federal, state and local employment taxes, if any, attributable to

the COMPANY's personnel or contractors and agrees to indemnify and hold the CRA harmless from any responsibility for same.

(c) In performing this Agreement, planning, developing, constructing, equipping, and operating the PROJECT or carrying out any of the activities to be carried out by the COMPANY, the COMPANY will be acting independently, in the capacity of an independent entity, and not as a joint venturer, partner, associate, employee, agent, or representative of the CRA.

**SECTION 19. NO THIRD-PARTY BENEFICIARIES.** This Agreement is made for the sole benefit of the parties hereto and their respective successors and assigns, including any successor in interest to the COMPANY's interest in the PROJECT, and is not intended to and shall not benefit any third party. No third party shall have any rights hereunder as a result of this Agreement or any right to enforce any provisions of this Agreement.

**SECTION 20. CONTINGENT FEES/CONFLICTING EMPLOYMENT.**

(a) The COMPANY covenants that it has employed and retained only bona fide employees working for the COMPANY, attorneys, and consultants to solicit or secure this Agreement. The CRA warrants that it has not paid or agreed to pay any person, the COMPANY, corporation, individual or firm, other than a bona fide employee working for the COMPANY, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award of making of this Agreement.

(b) The COMPANY agrees that at the time of execution of this Agreement it has no retainer or employment agreement, oral or written, with any third party relating to any matters which adversely affect any

interest or position of the CRA. During the term of this Agreement, the COMPANY shall not accept any retainer or employment from a third party whose interests appear to be conflicting or inconsistent with those of the CRA.

**SECTION 21. GOVERNING LAW/ATTORNEYS FEES.** This Agreement shall be construed and interpreted according to the laws of the State of Florida. In the event of litigation between the parties arising from or pertaining to this Agreement, the prevailing party shall be entitled to recover from the other parties reasonable trial and appellate attorney's fees and cost.

**SECTION 22. CONSTRUCTION OF AGREEMENT.** This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties.  It is recognized by both the CRA and the COMPANY that they have had the opportunity to contribute substantially and materially to the preparation of this Agreement.

**SECTION 23. CONSTITUTIONAL AND STATUTORY LIMITATION ON AUTHORITY OF THE CRA.** The terms and conditions of this Agreement placed upon the CRA are applicable only to the extent they are within and consistent with the constitutional and statutory limitations on the authority of the CRA. Specifically, the parties acknowledge that the CRA is without authority to grant or pledge a security interest in any of the CRA's revenue sources or property.

**SECTION 24. EVENTS OF DEFAULT/REMEDIES.**

(a) For purposes of this Agreement, "Event of Default" shall mean any of the following:

(1) The COMPANY shall misapply or cause the misapplication of CRA funds or credits received pursuant to this Agreement.

(2) Any representation or warranty made by the COMPANY herein or in any statement, invoice, or certificate furnished to the CRA in connection with the performance of the Agreement proves to be untrue in a material respect as of the date of issuance or making thereof and shall not be corrected or brought into compliance within thirty (30) days after written notice thereof to the COMPANY by the CRA.

(3) The COMPANY shall materially breach any covenant contained in this Agreement and such breach shall not be corrected or cured within thirty (30) days after written notice thereof to the COMPANY by the CRA, provided however, that the CRA may declare a lesser time period in the event  that it finds, in its sole and absolute discretion, that such lesser period is necessary to protect the public health, safety, or welfare.

(4) The COMPANY fails to provide to the CRA the timely, written verification, satisfactory to the CRA, of its performance obligations herein.

(5) The COMPANY fails to expend CRA Funds in accordance with this Agreement.

(b) Within forty-five (45) days after receiving written notice from the CRA that an event of default has occurred, the COMPANY shall refund such disbursed funds which the CRA determines have been misapplied under the terms of this Agreement, or, in the alternative, deposit such funds into the registry of the court, subject to

determination of CRA's entitlement thereto. The CRA may proceed to assert any and all legal or equitable remedies provided by law.

**SECTION 25. COUNTERPARTS.** This Agreement may be executed in any number of counterparts each of which, when executed and delivered, shall be an original, but all counterparts shall together constitute one and the same instrument.

**SECTION 26. HEADINGS.** All sections and descriptive headings in this Agreement are inserted for convenience only and shall not affect the construction or interpretation hereof.

**SECTION 27. TIME.** Time is of the essence of this Agreement.

**SECTION 28. SEVERABILITY.** If any provision, term, or clause of this Agreement is determined to be invalid or unenforceable by a Court of competent jurisdiction, said determination shall not, in any way, effect the obligation of the parties as provided for or referred to herein and, to that end, the provisions of this Agreement shall be deemed severable. However, such invalidity or unenforceability shall preclude the continuing effect of this Agreement if a failure of consideration were to occur.

**SECTION 29. ENTIRE AGREEMENT.**

(a) This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof and may not be modified or amended except by a written instrument equal in dignity herewith and executed by the parties to be bound thereby.

(b) No waiver or consent to any departure from any term, condition, or provision of this Agreement shall be effective or binding upon any party hereto unless such waiver or consent is in writing,

signed by an authorized officer of the party giving the same, and delivered to the other party.

(c) The COMPANY agrees that no representations have been made by the CRA in order to induce the COMPANY to enter into this Agreement other than as expressly stated in this Agreement.

**IN WITNESS WHEREOF**, the parties hereto have made and executed this Agreement for the purposes stated herein.

O.J. HAINES, LLC

\_\_\_\_\_  
Witness

By: \_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Witness

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name

Date: \_\_\_\_\_



ATTEST:

US 17-92 COMMUNITY REDEVELOPMENT AGENCY

\_\_\_\_\_  
MARYANNE MORSE  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

By: \_\_\_\_\_  
BRENDA CAREY, Chairman

Date: \_\_\_\_\_

For the use and reliance  
of Seminole County only.

As authorized for execution by  
the US 17-92 CRA at their  
\_\_\_\_\_, 20\_\_\_\_  
regular meeting.

Approved as to form and  
legal sufficiency.

\_\_\_\_\_  
County Attorney

AEC/lpk

10/3/08

P:\Users\Legal Secretary CSB\Economic Development\17-92 CRA OJ Haines.doc

Attachment:

Exhibit A - Development Proposal

## EXHIBIT A

This is **EXHIBIT A**, referred to in and part of the Agreement between **Owners [Julio/Olga Batista]** And **Contractor (RJ Design & Construction, Inc.)** for **Construction Work Agreement** dated March 17, 2008

### A. Contractor's Scope of work

---

Paragraph 2of the Agreement is amended and supplemented to include the following agreement of the parties. Contractor shall provide labor and materials for construction of improvements as set forth below. Contractor shall have no responsibility for services, expressed or implied, unless specifically set forth herein.

***Task I- New Building:*** Construct approximately 5750 square feet of one story building per architectural plans, Electrical Plans, Mechanical Plans, and Plumbing plans dated September 10, 2007. Exterior/Interior finishes as shown on the plans with 2 coats of paint. Color to be selected by the owner. Construction documents for building improvements are as follows:

Architectural plans A-1 through A-7 dated September 10, 2007,  
Structural Plans: S-1, S-2, dated September 10, 2007,  
Plumbing Plans: P-1, P-2, dated September 10, 2007,  
Mechanical Plans: M-1, M-2, dated September 10, 2007,  
Electrical Plans: E-1, E-2, E-3, E-4, dated September 10, 2007.

***Task II- Existing Building:*** Modify existing one story building (approximately 1100 square feet) as reflected on the architectural plans listed above. This would include removing of existing pitch roof and installing a new roof per architectural plans. This would include demolition of an existing building. Exterior/Interior finish as shown on the plans with 2 coats of paint. Color to be selected by owner.

***Task III- Site Work:*** we will mobilize, demolish existing improvements and construct the proposed site improvements per civil drawings listed below:

Demo Plan C-1 (dated 1/25/07),  
Site plan C-2 (dated 1/25/07, with last rev. date 8/27/07),  
Erosion Plan C-3 dated 1/25/07,  
Drainage & grading plan C-4 dated 1/25/07 with last rev. date 4/27/07,  
Utility plan C-5 dated 1/25/07 with last rev. date 1-9-08,  
Utility/Plans & Profile C-5A dated 1/25/07 with last rev. 6/30/07,  
Pavement detail sheet C-6 dated 1/25/07, C-7 Detail Sheet dated 1/25/07,  
Lift station detail C-8 dated 1/25/07 with last rev. 2/4/08,  
Landscaping Plan L-1 dated 1/25/08, with last rev. 4/27/07,  
Irrigation Plan I-1 dated 1/25/07.

***Task IV-Landscaping and Irrigation:*** We will install Landscaping elements and Irrigation system per drawings L-1, and I-1 with last rev. date of 9/25/07.

### B- Project Schedule:

We are available and ready to start your project upon receipt of the Notice to Proceed.

## EXHIBIT B

This is **EXHIBIT B**, referred to in and part of the Agreement between Owners [Julio/Olga Batista] and Contractor [RJ Design & Constriction, Inc.] for Construction work Agreement dated March 17, 2008

### Payments to Contractor for Construction Services and Reimbursable Expenses

Article 4 of the Agreement is amended and supplemented to include the following agreement of the parties:

#### A. Article 4- Contract Sum

Owner shall pay Contractor for furnishing labor and materials in construction of improvements set forth in Exhibit A as follows:

Task I & II- New Building and Existing Building:	\$525,000.00
Task III- Site Work:	\$247,000.00
Task IV- Landscaping/Irrigation (allowance):	<u>\$15,000.00</u>
<b>Sub-Total</b>	<b>\$787,000.00</b>
<b>Estimated Impact Fee (allowance):</b>	<b><u>\$10,000.00</u></b>
<b>GRAND TOTAL</b>	<b>\$797,000.00</b>
<b><u>(Seven Hundred, Ninety Seven Thousand, Dollars).</u></b>	

**Estimated Contingency for possible change Orders (Not included in total):**  
**\$30,000.00**

All work to be completed in a workmanlike manner *according* to standard practices. Alterations from above specifications involving extra costs will be executed upon written orders and will become construction charge order.

Allowances for various items:

• Outside Light fixtures (Materials):	\$600.00/LS
• Floor carpet (Instaled)	\$20.00/SY
• Floor tiles (Installed)	\$4.50/SF
• Site Lighting (poles):	\$4,400.00
• Power Pole Relocation:	\$15,000.00
• Generator (Material):	\$5,500.00
• 20 feet gate (materials):	\$2,500.00,
• Landscape/Irrigation (Installed):	\$15,000.00
• Impact Fee allowance	\$10,000.00

#### B. Items not included in scope of services:

- Building and/or business trade name signs
- Fire Sprinkler System, and/or Fire alarm System
- Site Electrical Work/Design

Please be advised our fee was based on cost of materials at the time of signing this contract for your project, and any increase in cost of materials during the construction period will be added to our base contract fees. Based on our experience in the past anticipated increase on material costs could be anywhere between 5% to 10%.

#### C. Additional Services:

Owner shall pay Contractor for Additional Services as approved in writing by the Owner.

## TOTAL COSTS

Existing 1 <sup>st</sup> mortgage:	\$200,607.48
Contract Amount:	\$797,000.00
Change Orders	\$30,000.00
Interest Carry & Leaseup:	\$50,000.00
<u>Closing costs:</u>	<u>\$30,000.00</u>

Total Funding needed:	\$1,107,607.48
<u>Less Loan approved:</u>	<u>- \$ 900,000.00</u>

Shortfall:	\$207,607.48
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# BATISTA COMMERCE CENTER

*Distinctive Shoppes & Professional Office Suites*

## LETTER OF INTENT

This letter will describe below lease terms for consideration and is not an offer, reservation or option, but rather for discussion purposes only. Likewise, these terms are for the review and approval or disapproval by officers and or committees of the tenant and landlord. The parties shall not be bound by these or any subsequent discussions or negotiations until both the landlord and the tenant sign a full and final lease. Please fill out the information below and mail this page to OJ Haines (address at the bottom of page).

Landlord: OJ Haines, LLC  
 Tenant's Legal Name & Address: M3U Insurance Solutions Inc  
3053 ALOMA AVE #127  
OVIEDO FL 32765  
 Tel. No. 407 953 4572

Trading Name: M3U Insurance Solutions Inc

Permitted Use: Insurance

Size (square feet): One/Two (1) office suite(s) -- 1,150 sq. ft. each  
 Location: 2544 French Avenue, Sanford, FL 32773, Suite(s) # 2  
 Initial Term: Five (5) Years with one (1) three-year option to renew  
 Base Rent (NNN): \$18.50 per square foot with an increase of either 3% or the Consumer Price Index (CPI), whichever is greater  
 Additional Rent: Tenant will be responsible for it's pro rata share of the center's common area maintenance, taxes and insurance, preliminary estimate of \$3.75 per square foot.  
 Security Deposit: Equivalent to 1<sup>st</sup> month's rent  
 Rent Commencement: 20 days from delivery of landlord's shell in condition  
 Utilities: Tenant will be responsible for paying its own utilities  
 Delivery of Premises: Landlord shall deliver the premises in shell condition to be defined in a work letter.

Agreed and Accepted by Tenant:  
 By (print name) MARILENE VENTURA Date 4/28/08  
 Signature [Signature]

Agreed and Accepted by Landlord:  
 Signature [Signature] Date 4/28/08  
 By: Julio Batista, President  
 OJ Haines, LLC  
 1906 South Drive  
 Casselberry, FL 32707 Tel: 407-699-4617



# BATISTA COMMERCE CENTER

*Distinctive Shoppes & Professional Office Suites*

## LETTER OF INTENT

This letter will describe below lease terms for consideration and is not an offer, reservation or option, but rather for discussion purposes only. Likewise, these terms are for the review and approval or disapproval by officers and or committees of the tenant and landlord. The parties shall not be bound by these or any subsequent discussions or negotiations until both the landlord and the tenant sign a full and final lease. Please fill out the information below and mail this page to OJ Haines (address at the bottom of page).

Landlord: OJ Haines, LLC

Tenant's Legal Name & Address: Martin Cabales, Jr  
1409 Beverly Lane  
Casselberry, FL 32707  
407-760-6173

Trading Name: Cabales' Accounting Center

Permitted Use: Accounting Office

Size (square feet): One (1) office suite -- 1,150 sq. ft.

Location: 2544 French Avenue, Sanford, FL 32773, Suite #3

Initial Term: Five (5) Years with one (1) three-year option to renew

Base Rent (NNN): \$18.50 per square foot with an increase of either 3% or the Consumer Price Index (CPI), whichever is greater

Additional Rent: Tenant will be responsible for it's pro rata share of the center's common area maintenance, taxes and insurance, preliminary estimate of \$3.75 per square foot.

Security Deposit: Equivalent to 1<sup>st</sup> month's rent

Rent Commencement: 20 days from delivery of landlord's shell in condition

Utilities: Tenant will be responsible for paying its own utilities

Delivery of Premises: Landlord shall deliver the premises in shell condition to be defined in a work letter.

Agreed and Accepted by Tenant:

By (print name) Martin Cabales Jr. Date 4/28/08

Signature [Signature]

Agreed and Accepted by Landlord:

Signature [Signature] Date 4/28/08

By: Julio Batista, President

OJ Haines, LLC

1906 South Drive

Casselberry, FL 32707 Tel: 407-699-4617



# BATISTA COMMERCE CENTER

*Distinctive Shoppes & Professional Office Suites*

## LETTER OF INTENT

This letter will describe below lease terms for consideration and is not an offer, reservation or option, but rather for discussion purposes only. Likewise, these terms are for the review and approval or disapproval by officers and or committees of the tenant and landlord. The parties shall not be bound by these or any subsequent discussions or negotiations until both the landlord and the tenant sign a full and final lease. Please fill out the information below and mail both pages to the address at the bottom of this page.

Landlord: OJ Haines, LLC

Tenant's Legal Name & Address: Victor Del Pilar  
5003 Keaton Crest Drive  
Orlando, FL 32837  
407-970-3178 or 407-362-9115

Trading Name: Kevstin Bathroom & Kitchen

Permitted Use: Sales office and showroom for bathroom and kitchen cabinets and accessories

Size (square feet): Two (2) office suites -- 2,300 sq. ft.

Location: 2544 French Avenue, Sanford, FL 32773, Suites # 4 & 5

Initial Term: Five (5) Years with one (1) three-year option to renew

Base Rent (NNN): \$18.50 per square foot with an increase of either 3% or the Consumer Price Index (CPI), whichever is greater

Additional Rent: Tenant will be responsible for it's pro rata share of the center's common area maintenance, taxes and insurance, preliminary estimate of \$2.35 per square foot.

Security Deposit: Equivalent to 1<sup>st</sup> month's rent

Rent Commencement: 20 days from delivery of landlord's shell in condition as defined on Exhibit B

Utilities: Tenant will be responsible for paying its own utilities

Delivery of Premises: Landlord shall deliver the premises in shell condition to be defined in a work letter.

Agreed and Accepted by Tenant:

By (print name) VICTOR Del Pilar Date 1/12/08.

Signature Victor Del Pilar

Agreed and Accepted by Landlord:

Signature Julio Batista Date Dec/12/08

By: Julio Batista, President

OJ Haines, LLC  
1906 South Drive  
Casselberry, FL 32707 Tel: 407-699-4617

## Business Background Julio & Olga Batista

### Properties Acquired since 1984

#### Work Supervised and all Properties Managed by Owners

Location	Date	Description
1355 Rosedale Avenue Bronx, NY 10472	Aug. 1984 – Oct. 2003	<b>15,400 Sq. Ft. Three Story Residential Bldg.</b> Tenant: 3 <sup>rd</sup> Floor - Family (4) Tenant: 2 <sup>nd</sup> Floor – Family (5) Tenant: 1 <sup>st</sup> Floor – Family (3)
1460 Rosedale Avenue Bronx, NY 10472	Feb. 1990 – March 2004	<b>2,500 Sq. Ft. Two Story Residential Bldg.</b> Tenant: 1 <sup>st</sup> Floor – Family (4) Tenant: Ground Floor – Family (2)
1335 Leland Avenue Bronx, NY 10472	March 1994 – Dec. 2004	<b>3,500 Sq. Ft. Three Story Residential Bldg.</b> Tenant: 2 <sup>nd</sup> Floor – Family Tenant: 1 <sup>st</sup> . Floor – Family Tenant: Garden Ste. – Abernathy Real Estate
1598 Unionport Road Bronx, NY 10462 - Suite 4G	Sept. 1997 – Jan. 2003	<b>1,400 Sq. Ft. Condominium used as an office.</b> Tenant: Century 21 Places Realty
One Metropolitan Oval Bronx, NY 10462 - Garden Suite	Dec. 1997 – Jan. 2003	<b>2,700 Sq. Ft. Condominium used for offices.</b> Tenant: First Realty Group & Tax Returns
1919 McGraw Avenue Bronx, NY 10462 - Garden Suite	June 1998 – Sept. 2003	<b>2,500 Sq. Ft. Condominium used for offices.</b> Tenant: Ventura Real Estate
2250 Westchester Avenue Bronx, NY 10462	April 1999 – April 2004	<b>12,500 Sq. Ft. Two Story Commercial Bldg.</b> Tenants: 2 <sup>nd</sup> Flr – Income Tax Office & Insur. Office Tenant: 1 <sup>st</sup> Flr – Pelham Pest Control Tenants: Ground Flr – Sonia’s Hair Salon & Dependable Hardware Store
135 N. 6 <sup>th</sup> Street Haines City, FL 32844	July 2004 – Dec. 2007	<b>8,800 Sq. Ft. Two Story Commercial Bldg.</b> Tenant: 2 <sup>nd</sup> Floor – Tri County Clinic Tenants: 1 <sup>st</sup> Floor Suites A,B & C – Site Services Suite E – Insurance By Phone Suite D – AAA Meds Worldwide Suites F, G & H - Global Data Network

**Work Performed:** The above commercial buildings were all completely renovated: new walls, windows, paint, carpeting, ceramic tiles and electricity & plumbing were brought up to City code. The residential buildings were completely remodeled: new windows, paint, appliances, cabinets, carpeting, ceramic tiles, gates, & fences. Security alarms, landscaping and outside security lights were installed on both commercial & residential properties.

Advertised, prepared leases, interviewed applicants, ran credit checks, rented all spaces and handled dispossessing of tenants when necessary.

Managed and maintained properties.



# BATISTA COMMERCE CENTER

*Distinctive Shoppes & Professional Office Suites*

## LETTER OF INTENT

This letter will describe below lease terms for consideration and is not an offer, reservation or option, but rather for discussion purposes only. Likewise, these terms are for the review and approval or disapproval by officers and or committees of the tenant and landlord. The parties shall not be bound by these or any subsequent discussions or negotiations until both the landlord and the tenant sign a full and final lease. Please fill out the information below and mail this page to OJ Haines (address at the bottom of page).

Landlord: OJ Haines, LLC  
 Tenant's Legal Name & Address: M&V Insurance Solutions Inc  
3053 ALOMA AVE #127  
OVIEDO FL 32765  
 Tel. No. 407 953 4572

Trading Name: M&V Insurance Solutions Inc

Permitted Use: Insurance

Size (square feet): One/Two (2) office suite(s) -- 1,150 sq. ft. each  
 Location: 2544 French Avenue, Sanford, FL 32773, Suite(s) # 2  
 Initial Term: Five (5) Years with one (1) three-year option to renew  
 Base Rent (NNN): \$18.50 per square foot with an increase of either 3% or the Consumer Price Index (CPI), whichever is greater  
 Additional Rent: Tenant will be responsible for it's pro rata share of the center's common area maintenance, taxes and insurance, preliminary estimate of \$3.75 per square foot.  
 Security Deposit: Equivalent to 1<sup>st</sup> month's rent  
 Rent Commencement: 20 days from delivery of landlord's shell in condition  
 Utilities: Tenant will be responsible for paying its own utilities  
 Delivery of Premises: Landlord shall deliver the premises in shell condition to be defined in a work letter.

Agreed and Accepted by Tenant:  
 By (print name) MARILENE VENTURA Date 4/28/08  
 Signature [Signature]

Agreed and Accepted by Landlord:  
 Signature [Signature] Date 4/28/08  
 By: Julio Batista, President

OJ Haines, LLC  
 1906 South Drive  
 Casselberry, FL 32707 Tel: 407-699-4617



# BATISTA COMMERCE CENTER

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Landlord: OJ Haines, LLC

Tenant's Legal Name & Address: Martin Cabales, Jr  
1409 Beverly Lane  
Casselberry, FL 32707  
407-760-6173

Trading Name: Cabales' Accounting Center

Permitted Use: Accounting Office

Size (square feet): One (1) office suite - - 1,150 sq. ft.

Location: 2544 French Avenue, Sanford, FL 32773, Suite #3

Initial Term: Five (5) Years with one (1) three-year option to renew

Base Rent (NNN): \$18.50 per square foot with an increase of either 3% or the Consumer Price Index (CPI), whichever is greater

Additional Rent: Tenant will be responsible for it's pro rata share of the center's common area maintenance, taxes and insurance, preliminary estimate of \$3.75 per square foot.

Security Deposit: Equivalent to 1<sup>st</sup> month's rent

Rent Commencement: 20 days from delivery of landlord's shell in condition

Utilities: Tenant will be responsible for paying its own utilities

Delivery of Premises: Landlord shall deliver the premises in shell condition to be defined in a work letter.

Agreed and Accepted by Tenant:  
 By (print name) Martin Cabales Jr. Date 4/28/08  
 Signature [Signature]

Agreed and Accepted by Landlord:  
 Signature [Signature] Date 4/28/08

By: Julio Batista, President  
 OJ Haines, LLC  
 1906 South Drive  
 Casselberry, FL 32707 Tel: 407-699-4617



# BATISTA COMMERCE CENTER

*Distinctive Shoppes & Professional Office Suites*

## LETTER OF INTENT

This letter will describe below lease terms for consideration and is not an offer, reservation or option, but rather for discussion purposes only. Likewise, these terms are for the review and approval or disapproval by officers and or committees of the tenant and landlord. The parties shall not be bound by these or any subsequent discussions or negotiations until both the landlord and the tenant sign a full and final lease. Please fill out the information below and mail both pages to the address at the bottom of this page.

Landlord: OJ Haines, LLC

Tenant's Legal Name & Address: Victor Del Pilar  
5003 Keaton Crest Drive  
Orlando, FL 32837  
407-970-3178 or 407-362-9115

Trading Name: Kevstin Bathroom & Kitchen

Permitted Use: Sales office and showroom for bathroom and kitchen cabinets and accessories

Size (square feet): Two (2) office suites - - 2,300 sq. ft.

Location: 2544 French Avenue, Sanford, FL 32773, Suites # 4 & 5

Initial Term: Five (5) Years with one (1) three-year option to renew

Base Rent (NNN): \$18.50 per square foot with an increase of either 3% or the Consumer Price Index (CPI), whichever is greater

Additional Rent: Tenant will be responsible for it's pro rata share of the center's common area maintenance, taxes and insurance, preliminary estimate of \$2.35 per square foot.

Security Deposit: Equivalent to 1<sup>st</sup> month's rent

Rent Commencement: 20 days from delivery of landlord's shell in condition as defined on Exhibit B

Utilities: Tenant will be responsible for paying its own utilities

Delivery of Premises: Landlord shall deliver the premises in shell condition to be defined in a work letter.

Agreed and Accepted by Tenant:

By (print name) VICTOR Del Pilar Date 1/12/08.

Signature Victor Del Pilar

Agreed and Accepted by Landlord:

Signature Julio Batista Date Dec/12/08

By: Julio Batista, President

OJ Haines, LLC  
1906 South Drive  
Casselberry, FL 32707 Tel: 407-699-4617

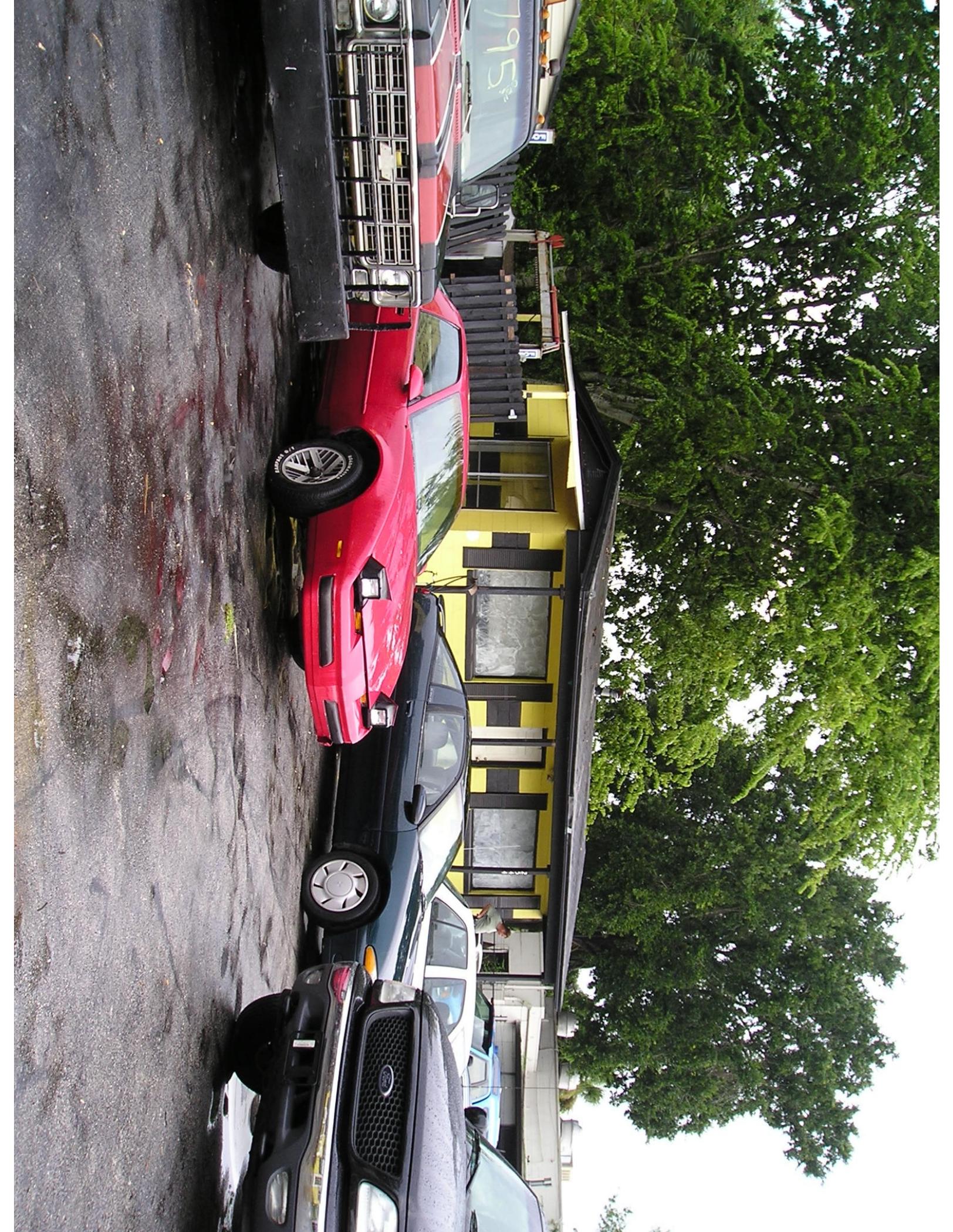


White sign in the foreground, partially obscured by shadows.

T-31

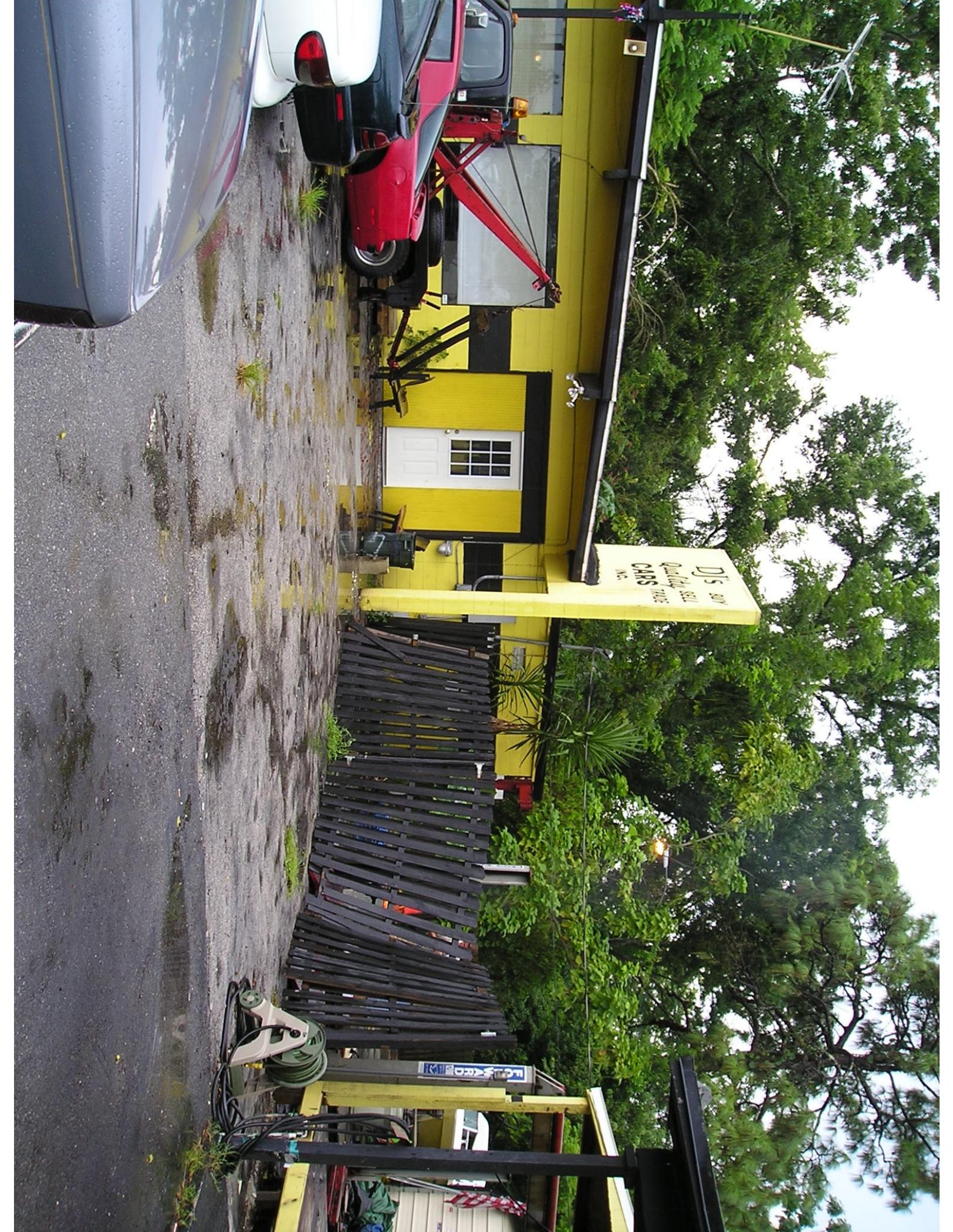
ANN OGD

Sign on the building wall with various text and graphics, including the words "SPECIAL" and "OFFER".









DJ's 2017  
Quality Used  
CARS INC.

LEDGER





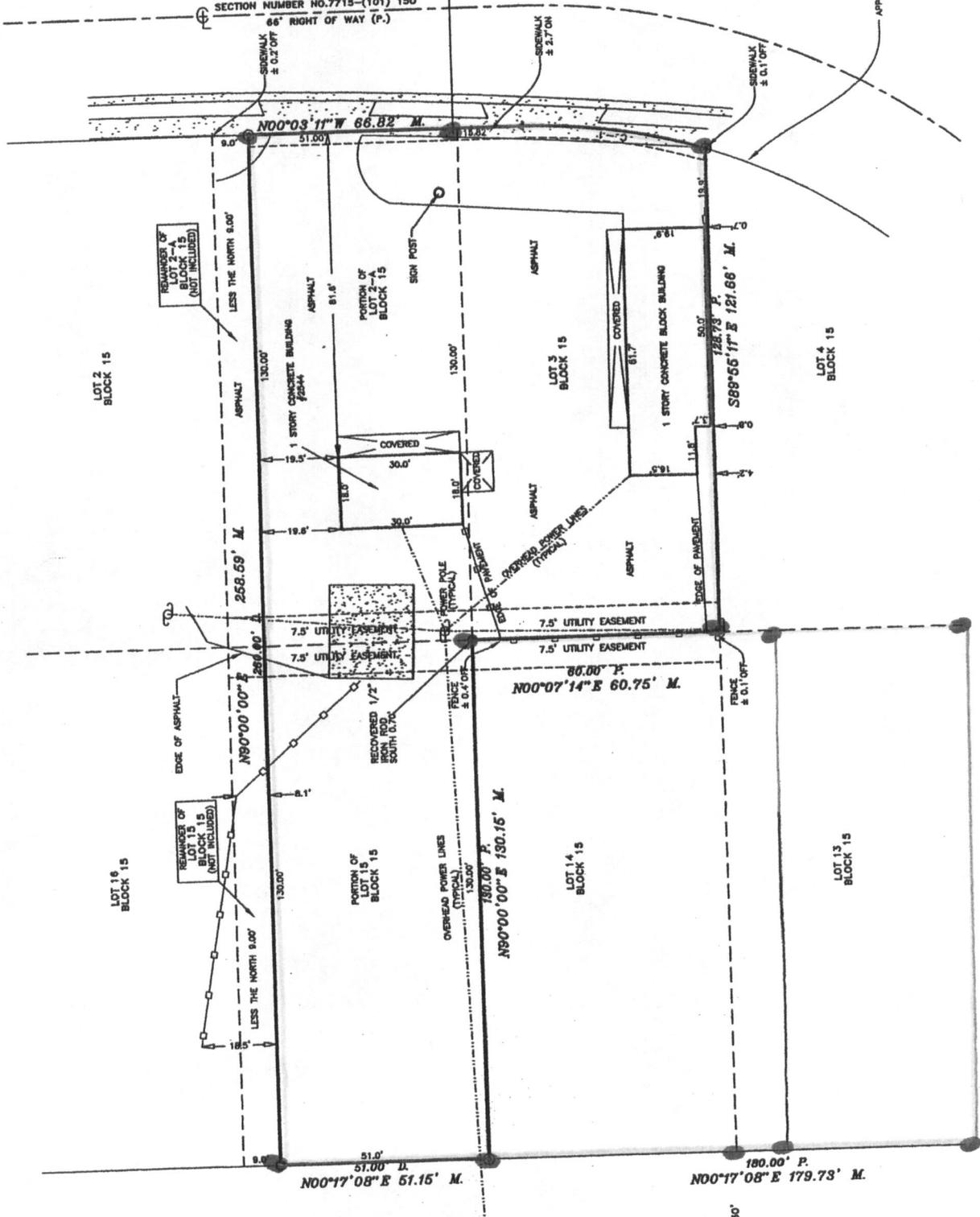
# FRENCH AVENUE

A.K.A. STATE ROAD 15-A  
SECTION NUMBER NO.7715-(101) 150

66' RIGHT OF WAY (P.)

7.5' EASEMENT PER RIGHT-OF-WAY MAP  
7715-101

APPARENT WEST RIGHT OF WAY LINE OF FRENCH AVENUE



# HIAWATHA AVENUE

60' RIGHT OF WAY

30'

30'

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7508</p>		
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<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 01-20-30-504-1500-0020</p> <p>Owner: O J HAINES LLC</p> <p>Mailing Address: 1906 SOUTH DR</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: 2544 FRENCH AVE SANFORD 32771</p> <p>Facility Name:</p> <p>Tax District: S4-SANFORD- 17-92 REDVDST</p> <p>Exemptions:</p> <p>Dor: 11-STORES GENERAL-ONE S</p>	<p align="center"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2008 Working</th> <th style="text-align: center;">2007 Certified</th> </tr> <tr> <th style="text-align: center;">Value Method</th> <th style="text-align: center;">Cost/Market</th> <th style="text-align: center;">Cost/Market</th> </tr> </thead> <tbody> <tr> <td>Number of Buildings</td> <td align="center">1</td> <td align="center">1</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="right">\$24,068</td> <td align="right">\$24,068</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="right">\$6,468</td> <td align="right">\$6,603</td> </tr> <tr> <td>Land Value (Market)</td> <td align="right">\$92,435</td> <td align="right">\$92,435</td> </tr> <tr> <td>Land Value Ag</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Just/Market Value</td> <td align="right">\$122,971</td> <td align="right">\$123,106</td> </tr> <tr> <td>Portability Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="right">\$0</td> <td align="right">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="right">\$122,971</td> <td align="right">\$123,106</td> </tr> </tbody> </table> <p align="center"><u>Tax Estimator</u></p> <p align="center"><u>Portability Calculator</u></p> <p align="center"><u>2008 Notice of Proposed Property Tax</u></p>	VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	1	1	Depreciated Bldg Value	\$24,068	\$24,068	Depreciated EXFT Value	\$6,468	\$6,603	Land Value (Market)	\$92,435	\$92,435	Land Value Ag	\$0	\$0	Just/Market Value	\$122,971	\$123,106	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$122,971	\$123,106
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2008 Taxes and Taxable Value Estimate					
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$122,971	\$0	\$122,971	4.5153	\$555.25
Schools	\$122,971	\$0	\$122,971	7.5430	\$927.57
City Sanford	\$122,971	\$0	\$122,971	6.3250	\$777.79
SJWM(Saint Johns Water Management)	\$122,971	\$0	\$122,971	.4158	\$51.13
Natural Lands/Trails I/S Debt	\$122,971	\$0	\$122,971	.1451	\$17.84
<b>Total</b>				<b>18.9442</b>	<b>\$2,329.58</b>

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

<p align="center"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>06/2005</td> <td><u>05822</u></td> <td><u>0383</u></td> <td>\$246,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>03/1997</td> <td><u>03209</u></td> <td><u>1920</u></td> <td>\$53,000</td> <td>Improved</td> <td>Yes</td> </tr> <tr> <td>ADMINISTRATIVE DEED</td> <td>12/1993</td> <td><u>02704</u></td> <td><u>0334</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>PROBATE RECORDS</td> <td>11/1992</td> <td><u>02516</u></td> <td><u>1708</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/1985</td> <td><u>01698</u></td> <td><u>0389</u></td> <td>\$100</td> <td>Improved</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/2005	<u>05822</u>	<u>0383</u>	\$246,000	Improved	No	WARRANTY DEED	03/1997	<u>03209</u>	<u>1920</u>	\$53,000	Improved	Yes	ADMINISTRATIVE DEED	12/1993	<u>02704</u>	<u>0334</u>	\$100	Improved	No	PROBATE RECORDS	11/1992	<u>02516</u>	<u>1708</u>	\$100	Improved	No	QUIT CLAIM DEED	12/1985	<u>01698</u>	<u>0389</u>	\$100	Improved	No	<p align="center"><b>2007 VALUE SUMMARY</b></p> <p align="right"><u>2007 Tax Bill Amount:</u> \$2,297</p> <p align="right"><b>2007 Taxable Value:</b> \$123,106</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
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BUILDING INFORMATION							
Bid Num	Bid Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bid Value Est. Cost New
1	MASONRY PILAS	1955		2	540	1	CONCRETE BLOCK - MASONRY \$24,068 \$60,169
	Subsection / Sqft		OPEN PORCH FINISHED / 100				
	Subsection / Sqft		OPEN PORCH FINISHED / 180				

<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-665-7508</p>		
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Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$126,044	\$0	\$126,044	4.5153	\$569.13
Schools	\$126,044	\$0	\$126,044	7.5430	\$950.75
City Sanford	\$126,044	\$0	\$126,044	6.3250	\$797.23
SJWM(Saint Johns Water Management)	\$126,044	\$0	\$126,044	.4158	\$52.41
Natural Lands/Trails I/S Debt	\$126,044	\$0	\$126,044	.1451	\$18.29
<b>Total</b>				<b>18.9442</b>	<b>\$2,387.81</b>

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

<p align="center"><b>SALES</b></p> <table style="width:100%; border-collapse: collapse;"> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> <tr> <td>WARRANTY DEED</td> <td>06/2005</td> <td><u>05822</u> <u>0383</u></td> <td>\$246,000</td> <td>Improved</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>11/1998</td> <td><u>03530</u> <u>1273</u></td> <td>\$70,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1983</td> <td><u>01433</u> <u>1473</u></td> <td>\$60,000</td> <td>Vacant</td> <td>No</td> </tr> </table> <p align="center"><u>Find Sales within this DOR Code</u></p>	Deed	Date	Book Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	06/2005	<u>05822</u> <u>0383</u>	\$246,000	Improved	No	WARRANTY DEED	11/1998	<u>03530</u> <u>1273</u>	\$70,000	Vacant	No	WARRANTY DEED	01/1983	<u>01433</u> <u>1473</u>	\$60,000	Vacant	No	<p align="center"><b>2007 VALUE SUMMARY</b></p> <p><u>2007 Tax Bill Amount:</u> \$2,382</p> <p><u>2007 Taxable Value:</u> \$127,701</p> <p>DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
Deed	Date	Book Page	Amount	Vac/Imp	Qualified																				
WARRANTY DEED	06/2005	<u>05822</u> <u>0383</u>	\$246,000	Improved	No																				
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
SQUARE FEET	0	0	7,736	7.00	\$54,152								

BUILDING INFORMATION								
Bld Num	Bld Class	Year Blt	Fixtures	Gross SF	Stories	Ext Wall	Bld Value	Est. Cost New
1	MASONRY PILAS	1968	2	1,192	1	CONCRETE BLOCK - MASONRY	\$69,050	\$126,697
			Subsection / Sqft      OPEN PORCH FINISHED / 248					

EXTRA FEATURE				
Description	Year Blt	Units	EXFT Value	Est. Cost New
COMMERCIAL ASPHALT DR 2 IN	2002	3,178	\$2,458	\$2,892
6' WOOD FENCE	2002	384	\$384	\$384

**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
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<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7506</p>		
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<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 01-20-30-504-1500-0130</p> <p>Owner: O J HAINES LLC</p> <p>Mailing Address: 1906 SOUTH DR</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: 2703 HIAWATHA AVE</p> <p>Facility Name:</p> <p>Tax District: S1-SANFORD</p> <p>Exemptions:</p> <p>Dor: 10-VAC GENERAL-COMMERC</p>	<p align="center"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2008 Working</th> <th style="text-align: center;">2007 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$15,600</td> <td style="text-align: center;">\$15,600</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$15,600</td> <td style="text-align: center;">\$15,600</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$15,600</td> <td style="text-align: center;">\$15,600</td> </tr> </tbody> </table> <p align="center"><u>Tax Estimator</u></p> <p align="center"><u>Portability Calculator</u></p> <p align="center"><u>2008 Notice of Proposed Property Tax</u></p>	VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$15,600	\$15,600	Land Value Ag	\$0	\$0	Just/Market Value	\$15,600	\$15,600	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$15,600	\$15,600
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Assessed Value (SOH)	\$15,600	\$15,600																																

2008 Taxes and Taxable Value Estimate						
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes	
Cnty County	\$15,600	\$0	\$15,600	4.5153	\$70.44	
Schools	\$15,600	\$0	\$15,600	7.5430	\$117.67	
City Sanford	\$15,600	\$0	\$15,600	6.3250	\$98.67	
SJWM(Saint Johns Water Management)	\$15,600	\$0	\$15,600	.4158	\$6.49	
Natural Lands/Trails I/S Debt	\$15,600	\$0	\$15,600	.1451	\$2.26	
<b>Total</b>				<b>18.9442</b>	<b>\$295.53</b>	

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

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Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																					
WARRANTY DEED	09/2005	<u>05939</u>	<u>1351</u>	\$60,000	Vacant	No																																					
QUIT CLAIM DEED	12/2004	<u>05532</u>	<u>0137</u>	\$100	Vacant	No																																					
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
SQUARE FEET	0	0	7,800	2.00	\$15,600								

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<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 01-20-30-504-1500-0140</p> <p>Owner: O J HAINES LLC</p> <p>Mailing Address: 1906 SOUTH DR</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: HIAWATHA AVE</p> <p>Facility Name:</p> <p>Tax District: S4-SANFORD- 17-92 REDVDST</p> <p>Exemptions:</p> <p>Dor: 10-VAC GENERAL-COMMERC</p>	<p align="center"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:30%;">VALUES</th> <th style="width:35%;">2008 Working</th> <th style="width:35%;">2007 Certified</th> </tr> <tr> <td>Value Method</td> <td>Cost/Market</td> <td>Cost/Market</td> </tr> <tr> <td>Number of Buildings</td> <td align="center">0</td> <td align="center">0</td> </tr> <tr> <td>Depreciated Bldg Value</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Depreciated EXFT Value</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Land Value (Market)</td> <td align="center">\$10,400</td> <td align="center">\$10,400</td> </tr> <tr> <td>Land Value Ag</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td><u>Just/Market Value</u></td> <td align="center">\$10,400</td> <td align="center">\$10,400</td> </tr> <tr> <td>Portability Adj</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Save Our Homes Adj</td> <td align="center">\$0</td> <td align="center">\$0</td> </tr> <tr> <td>Assessed Value (SOH)</td> <td align="center">\$10,400</td> <td align="center">\$10,400</td> </tr> </table> <p align="center"><a href="#">Tax Estimator</a></p> <p align="center"><a href="#">Portability Calculator</a></p> <p align="center"><a href="#">2008 Notice of Proposed Property Tax</a></p>	VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$10,400	\$10,400	Land Value Ag	\$0	\$0	<u>Just/Market Value</u>	\$10,400	\$10,400	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$10,400	\$10,400
VALUES	2008 Working	2007 Certified																																
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Schools	\$10,400	\$0	\$10,400	7.5430	\$78.45	
City Sanford	\$10,400	\$0	\$10,400	6.3250	\$65.78	
SJWM(Saint Johns Water Management)	\$10,400	\$0	\$10,400	.4158	\$4.32	
Natural Lands/Trails I/S Debt	\$10,400	\$0	\$10,400	.1451	\$1.51	
<b>Total</b>				<b>18.9442</b>	<b>\$197.02</b>	

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Deed	Date	Book	Page	Amount	Vac/Imp	Qualified																																					
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
SQUARE FEET	0	0	5,200	2.00	\$10,400								

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<p><b>PARCEL DETAIL</b></p> <p>DAVID JOHNSON, CFA, ASA</p> <p><b>PROPERTY APPRAISER</b></p> <p>SEMINOLE COUNTY FL</p> <p>1101 E. FIRST ST SANFORD, FL 32771-1468 407-865-7508</p>		
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<p align="center"><b>GENERAL</b></p> <p>Parcel Id: 01-20-30-504-1500-014A</p> <p>Owner: O J HAINES LLC</p> <p>Mailing Address: 1906 SOUTH DR</p> <p>City,State,ZipCode: CASSELBERRY FL 32707</p> <p>Property Address: HIAWATHA AVE</p> <p>Facility Name:</p> <p>Tax District: S4-SANFORD- 17-92 REDVDST</p> <p>Exemptions:</p> <p>Dor: 10-VAC GENERAL-COMMERC</p>	<p align="center"><b>VALUE SUMMARY</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">VALUES</th> <th style="text-align: center;">2008 Working</th> <th style="text-align: center;">2007 Certified</th> </tr> <tr> <td style="text-align: center;">Value Method</td> <td style="text-align: center;">Cost/Market</td> <td style="text-align: center;">Cost/Market</td> </tr> </thead> <tbody> <tr> <td style="text-align: center;">Number of Buildings</td> <td style="text-align: center;">0</td> <td style="text-align: center;">0</td> </tr> <tr> <td style="text-align: center;">Depreciated Bldg Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Depreciated EXFT Value</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Land Value (Market)</td> <td style="text-align: center;">\$5,200</td> <td style="text-align: center;">\$5,200</td> </tr> <tr> <td style="text-align: center;">Land Value Ag</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Just/Market Value</td> <td style="text-align: center;">\$5,200</td> <td style="text-align: center;">\$5,200</td> </tr> <tr> <td style="text-align: center;">Portability Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Save Our Homes Adj</td> <td style="text-align: center;">\$0</td> <td style="text-align: center;">\$0</td> </tr> <tr> <td style="text-align: center;">Assessed Value (SOH)</td> <td style="text-align: center;">\$5,200</td> <td style="text-align: center;">\$5,200</td> </tr> </tbody> </table> <p align="center"><a href="#">Tax Estimator</a></p> <p align="center"><a href="#">Portability Calculator</a></p> <p align="center"><a href="#">2008 Notice of Proposed Property Tax</a></p>	VALUES	2008 Working	2007 Certified	Value Method	Cost/Market	Cost/Market	Number of Buildings	0	0	Depreciated Bldg Value	\$0	\$0	Depreciated EXFT Value	\$0	\$0	Land Value (Market)	\$5,200	\$5,200	Land Value Ag	\$0	\$0	Just/Market Value	\$5,200	\$5,200	Portability Adj	\$0	\$0	Save Our Homes Adj	\$0	\$0	Assessed Value (SOH)	\$5,200	\$5,200
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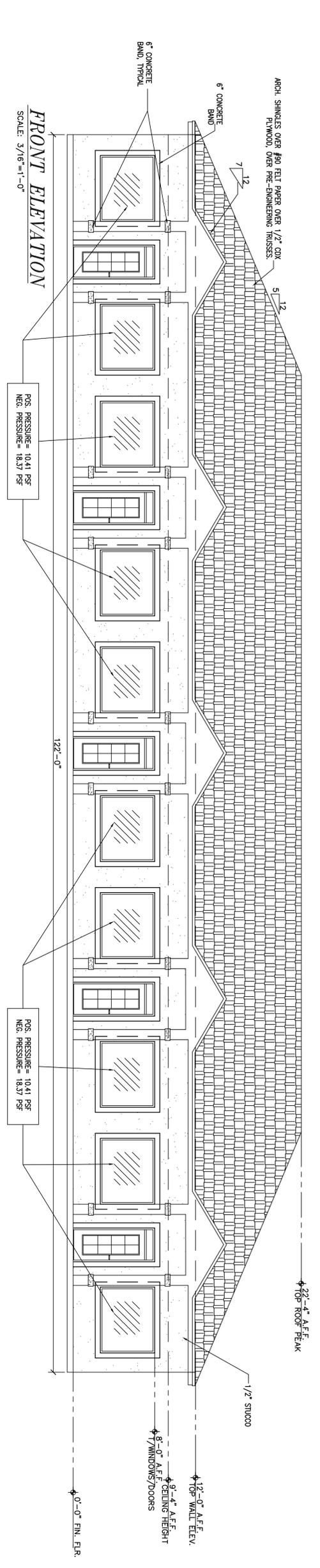
2008 Taxes and Taxable Value Estimate					
Taxing Authority	Assessment Value	Exempt Values	Taxable Value	Millage	Taxes
Cnty County	\$5,200	\$0	\$5,200	4.5153	\$23.48
Schools	\$5,200	\$0	\$5,200	7.5430	\$39.22
City Sanford	\$5,200	\$0	\$5,200	6.3250	\$32.89
SJWM(Saint Johns Water Management)	\$5,200	\$0	\$5,200	.4158	\$2.16
Natural Lands/Trails I/S Debt	\$5,200	\$0	\$5,200	.1451	\$0.75
<b>Total</b>				<b>18.9442</b>	<b>\$98.50</b>

The taxable values and taxes are calculated using the current years working values and the proposed millage rates.

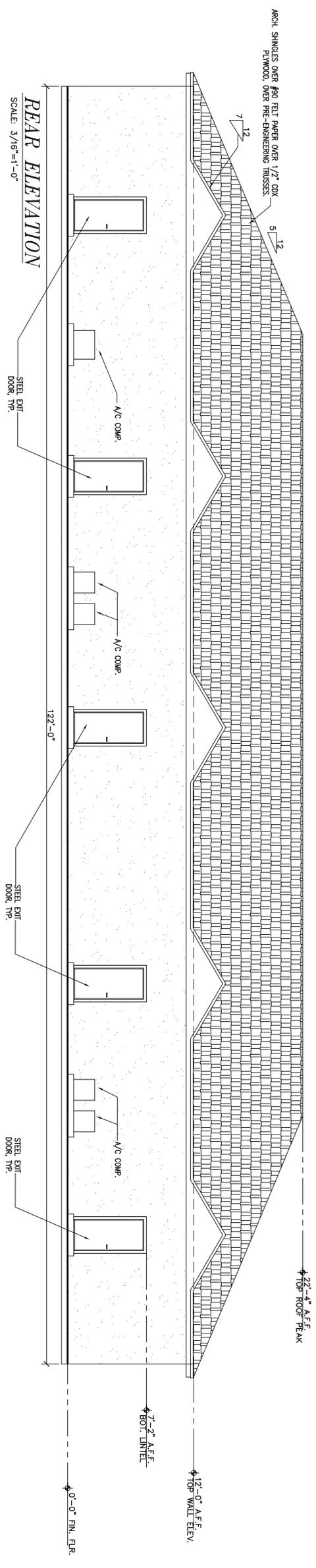
<p align="center"><b>SALES</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Deed</th> <th style="text-align: left;">Date</th> <th style="text-align: left;">Book</th> <th style="text-align: left;">Page</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Vac/Imp</th> <th style="text-align: left;">Qualified</th> </tr> </thead> <tbody> <tr> <td>WARRANTY DEED</td> <td>09/2005</td> <td><u>05939</u></td> <td><u>1351</u></td> <td>\$60,000</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>12/2004</td> <td><u>05532</u></td> <td><u>0137</u></td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>09/2004</td> <td><u>05455</u></td> <td><u>1379</u></td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>QUIT CLAIM DEED</td> <td>10/2003</td> <td><u>05056</u></td> <td><u>0948</u></td> <td>\$100</td> <td>Vacant</td> <td>No</td> </tr> <tr> <td>WARRANTY DEED</td> <td>01/1983</td> <td><u>01433</u></td> <td><u>1473</u></td> <td>\$60,000</td> <td>Vacant</td> <td>No</td> </tr> </tbody> </table> <p align="center">Find Sales within this DOR Code</p>	Deed	Date	Book	Page	Amount	Vac/Imp	Qualified	WARRANTY DEED	09/2005	<u>05939</u>	<u>1351</u>	\$60,000	Vacant	No	QUIT CLAIM DEED	12/2004	<u>05532</u>	<u>0137</u>	\$100	Vacant	No	QUIT CLAIM DEED	09/2004	<u>05455</u>	<u>1379</u>	\$100	Vacant	No	QUIT CLAIM DEED	10/2003	<u>05056</u>	<u>0948</u>	\$100	Vacant	No	WARRANTY DEED	01/1983	<u>01433</u>	<u>1473</u>	\$60,000	Vacant	No	<p align="center"><b>2007 VALUE SUMMARY</b></p> <p align="right">2007 Tax Bill Amount: \$97</p> <p align="right">2007 Taxable Value: \$5,200</p> <p align="center">DOES NOT INCLUDE NON-AD VALOREM ASSESSMENTS</p>
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Land Assess Method	Frontage	Depth	Land Units	Unit Price	Land Value								
SQUARE FEET	0	0	2,600	2.00	\$5,200								

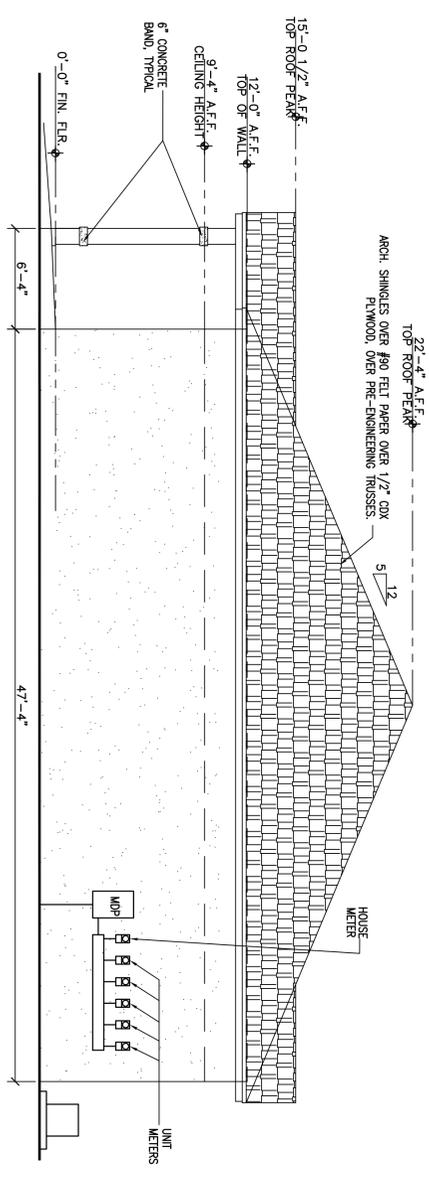
**NOTE:** Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.  
 \*\*\* If you recently purchased a homesteaded property your next year's property tax will be based on Just/Market value.



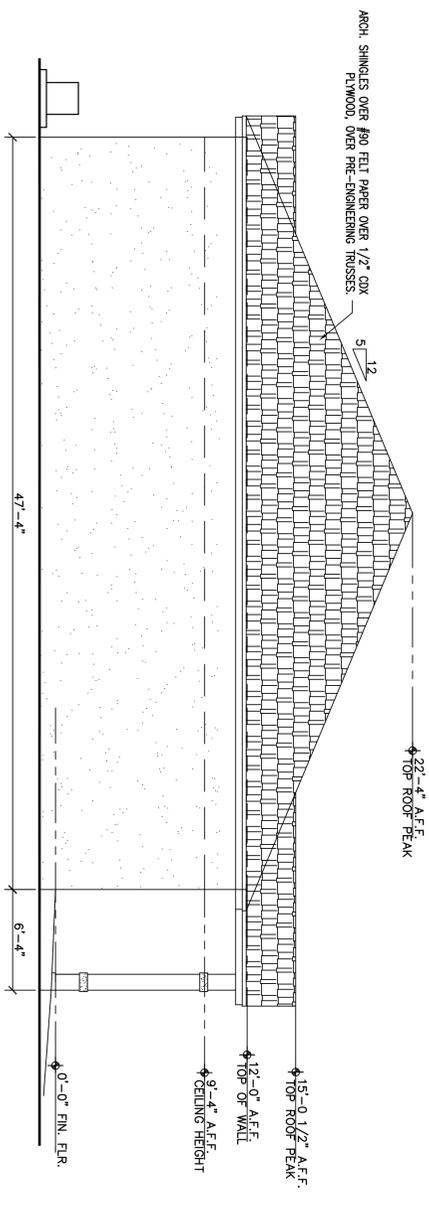
**FRONT ELEVATION**  
SCALE: 3/16"=1'-0"



**REAR ELEVATION**  
SCALE: 3/16"=1'-0"



**LEFT ELEVATION**  
SCALE: 3/16"=1'-0"



**LEFT ELEVATION**  
SCALE: 3/16"=1'-0"

No.	Date	Revisions	Init

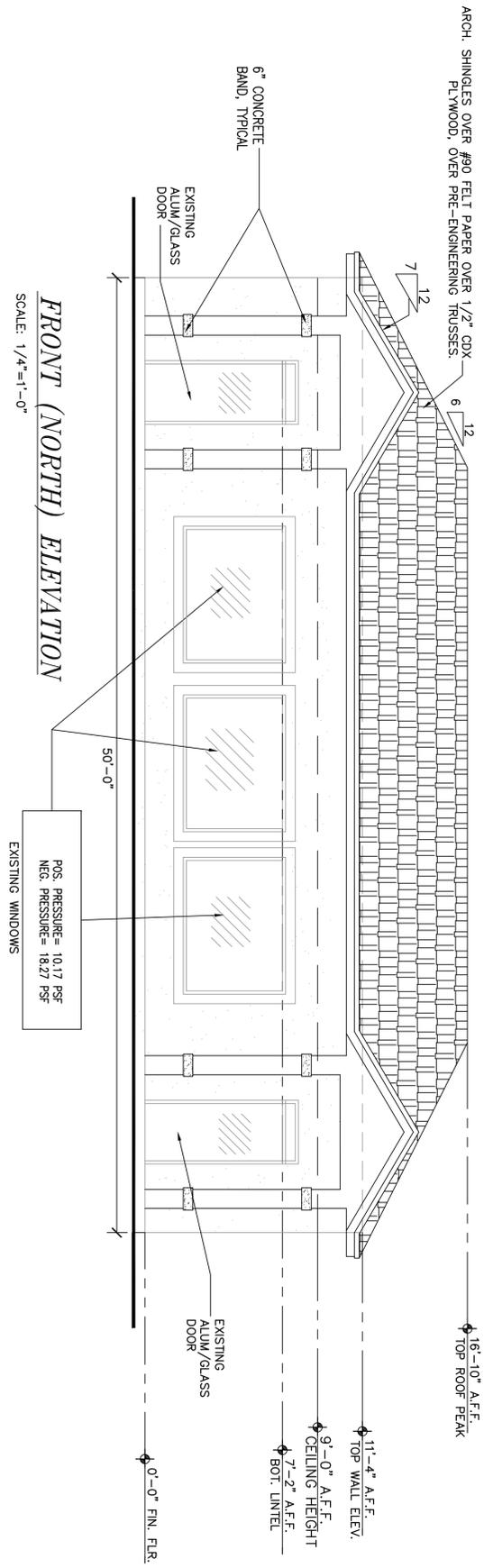
Project Mgr. \_\_\_\_\_  
 Designed by **RHJ**  
 Drawn by **RDH**  
 Checked by **RHJ**  
 Prof. Eng. **Rashid H. Jamalabadi**  
 PE License **46631**

**TERRA ENGINEERING CONSULTANT, INC.**  
 500 E. SEMORAN BLVD., SUITE 2046  
 CASSELBERRY, FLORIDA  
 TEL. (407)767-2599  
 FAX. (407)767-0323

**ELEVATION PLAN**  
**THE BATISTA COMMERCE CENTER**  
 2544 FRENCH ROAD (SR 15-A)  
 SANFORD, FLORIDA

PROJ. NO. : 05044  
 DATE : JANUARY 25, 2007  
 SCALE: 3/16"=1'-0"

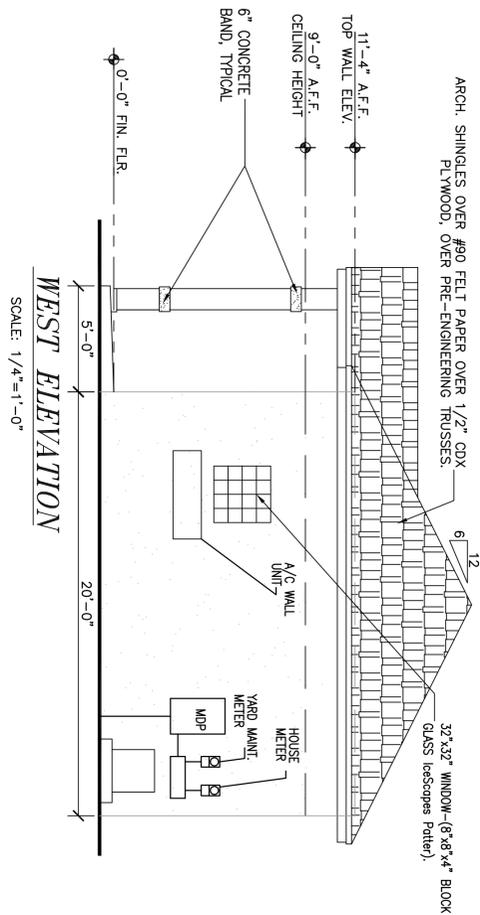
SH. NO.  
**A-3**



**FRONT (NORTH) ELEVATION**

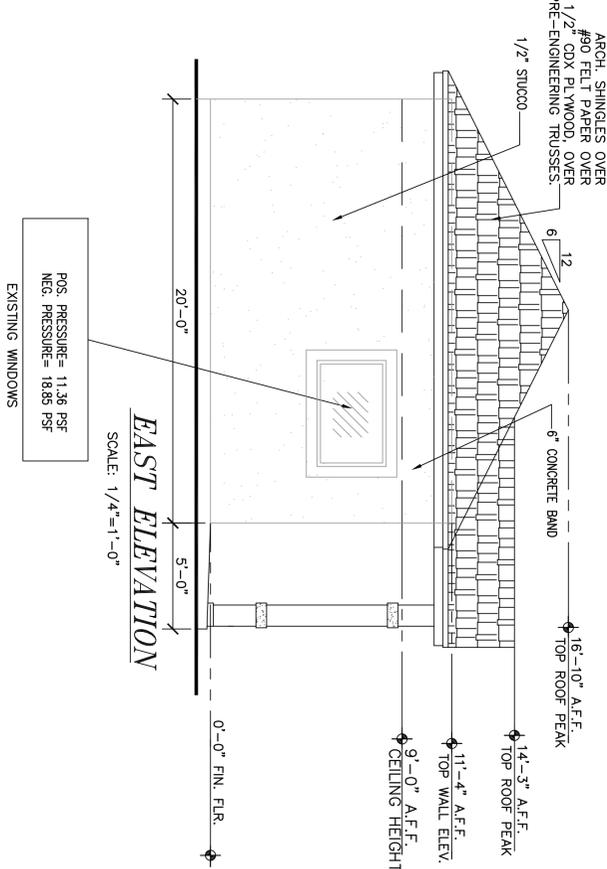
SCALE: 1/4"=1'-0"

POS. PRESSURE= 10.17 PSF  
NEG. PRESSURE= 18.27 PSF  
EXISTING WINDOWS



**WEST ELEVATION**

SCALE: 1/4"=1'-0"



**EAST ELEVATION**

SCALE: 1/4"=1'-0"

POS. PRESSURE= 11.36 PSF  
NEG. PRESSURE= 18.85 PSF  
EXISTING WINDOWS

**LEGEND**  
 ——— DENOTES FOR PROPOSED IMPROVEMENTS  
 ——— DENOTES FOR EXISTING IMPROVEMENTS

No.	Date	Revisions	Init

Project Mgr.	
Designed by	RHJ
Drawn by	RDH
Checked by	RHJ
Prof. Eng. Rashid H. Jamalabadi	
PE License	46631

**TERRA ENGINEERING CONSULTANT, INC.**  
 500 E. SEMORAN BLVD., SUITE 2046  
 CASSELBERRY, FLORIDA  
 TEL. (407)767-2599  
 FAX. (407)767-0323

**EXIST/PROP. ELEVATION PLAN**  
 THE BATISTA COMMERCE CENTER  
 2544 FRENCH ROAD (SR 15-A)  
 SANFORD, FLORIDA

PROJ. NO. : 05044  
 DATE : JANUARY 25, 2007  
 SCALE: 1/4"=1'-0"

SH. NO.  
**A-4**

2008-R-

**BUDGET AMENDMENT REQUEST**

FS Recommendation	
<u>Ryan Switzer</u> Analyst	<u>12/1/08</u> Date
_____ Budget Manager	_____ Date
_____ Director	_____ Date
09-11 BAR	

TO: Seminole County Board of County Commissioners

FROM: Department of Fiscal Services

SUBJECT: **Budget Amendment Resolution**  
Department: **Planning and Development**  
Fund(s): US 17-92 Redevelopment Fund

PURPOSE: To appropriate funds for a Redevelopment Grant award in the amount of \$206,127 to the OJ Haines, LLC for the redevelopment of the Batista Office Complex; located at 2546 South French Ave. Sanford, Florida.

ACTION: Approval and authorization for the Chairman to execute Budget Amendment Resolution.

In accordance with Section 129.06(2), Florida Statutes, it is recommended that the following accounts in the County budget be adjusted by the amounts set forth herein for the purpose described.

**Sources:**

<u>Account Number</u>	<u>Project #</u>	<u>Account Title</u>	<u>Amount</u>
13300.999987.599998	_____	Reserves for Contingency	206,127
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total Sources</b>			<b>\$ 206,127</b>

**Uses:**

<u>Account Number</u>	<u>Project #</u>	<u>Account Title</u>	<u>Amount</u>
13300.011102.580821	_____	Aids to Private Organizations	206,127
_____	_____	_____	_____
_____	_____	_____	_____
<b>Total Uses</b>			<b>\$ 206,127</b>

**BUDGET AMENDMENT RESOLUTION**

This Resolution, 2008-R-\_\_\_\_\_ approving the above requested budget amendment, was adopted at the regular meeting of the Board of County Commissioners of Seminole County, Florida \_\_\_\_\_ as reflected in the minutes of said meeting.

Attest:

\_\_\_\_\_  
Maryanne Morse, Clerk to the Board of County Commissioners

By: \_\_\_\_\_  
Bob Dallari  
Chairman

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Entered by County Finance Department

\_\_\_\_\_

Date: \_\_\_\_\_