

CITY v. GOWRI LLC
SM 2018-137 / CE-18-02541
19 W UNIVERSITY AVE / Tax Parcel No. 14619-000-000
Request Reduction/Rescission of Fine
November 7, 2019

CHRONOLOGY

Notice of Violation:	<u>October 25, 2018</u>
Description of Violation:	Sec. 13-208 Roof Maintenance Sec. 13-207(b) Doors & Windows Maintained
CEB Order (signed):	<u>January 2, 2019</u>
CEB Date Given to Comply:	<u>February 2, 2019</u>
Affidavit of Non-Compliance inspection date:	<u>February 4, 2019</u>
Lien Recorded on:	<u>May 7, 2019</u> in Book <u>4683</u> , Page <u>81</u>
Affidavit of Compliance inspection date:	<u>October 31, 2019</u>
Accumulated Fine	\$27,000 (270 days @ \$100) as of <u>October 31, 2019</u>
Assessed Costs	\$140.16 (Paid)

Alachua County Tax Collector Information:

- Assessed Value:	\$1,174,500
- Taxes Due and Owing:	\$25,891.32
- Homestead:	None

REQUEST FOR REDUCTION/RESCISSION OF FINE & COSTS

Date: **November 7, 2019**

Case Number: **SM 2018-137/CE-18-02541**

Property Address: **19 W UNIVERSITY AVE**, Gainesville, Florida; Tax Parcel **14619-000-000**

1. I, **Ramesh Mohinani, Member of GOWRI, LLC** (property owner/interested party) hereby request to be placed on the **November 14, 2019** Agenda for a request for reduction or rescission of the fine and costs against property that I own or have interest in.
2. I hereby release the City of Gainesville and the Municipal Code Enforcement Special Magistrate from any liability regarding this matter.
3. I understand that the property is in compliance as of **October 31, 2019**.
4. The reason that the property was not in compliance was

Replace exterior door on West side of building.

On December 11, 2018, a Gowri representative met on-site with general contractor Michael Lewis of Michael Lewis Custom Carpentry, Inc. after attempts to schedule for several weeks.

On January 20, 2019, Gowri received a written estimate for an exterior metal door fabrication and installation from Michael Lewis Custom Carpentry, Inc. and was engaged.

On February 14, 2019 a Building Permit BP-19-01007 was issued to replace door.

On February 16, 2019 a NOC was executed and recorded on February 21, 2019.

On March 1, 2019 door installation was completed.

Total cost of door replacement - \$6,200.00.

Re-Roof of building.

On October 15, 2018, the roof was scheduled for re-sealing by South Georgia Coatings, however, after Hurricane Michael hit the Florida panhandle and Southern Georgia on October 10th, the contractor was unable or unwilling to commence work on the roof having sustained damage to their facilities and having an abundance of new work, after numerous follow-up phone calls made by Gowri representatives.

Subsequently, in November, 2018, Yoder's Roofing, LLC was contracted to make roof repairs to remediate the leaking and submitted an invoice on November 20, 2018, for roof repairs.

On December 10, 2018, Gowri, LLC received a proposal from Yoder's Roofing, LLC to re-roof the entire building.

On January 6, 2019 Gowri LLC received a second proposal from Atlantic Roofing & Exteriors, LLC to re-roof the entire building.

Fax to (352) 334-2239 or

Mail to: Clerk for the Code Enforcement Special Magistrate, 306 NE 6th Avenue, Sta. 10A, Gainesville, FL 32602 or Email to: codes@gru.com

On February 2, 2019, Gowri, LLC contracted with Atlantic Roofing & Exteriors, LLC to re-roof the entire building.

On February 6, 2019, a Notice of Commencement was executed and recorded.

On February 7, 2019, a Building Permit, BP-19-00795, was issued by the City of Gainesville.

The roofing contractor had scheduling issues due to a backlog of other jobs, excessive rain delays which caused difficulty scheduling the project's commencement, during which time Gowri representatives were in regular communication with the roofing contractor.

The lower re-roof was ultimately prioritized as it was determined to be the source of leaking in the loft area roof of the tenant Mai Kai Kava and the removal of the leaking skylight above the tenant BJ's Downtown Barbershop.

The lower re-roof involved removal of 4 foot x 8 foot galvanized skylight and two (2) 4 feet in diameter roof vents, and the disconnection, removal, and re-installation of four (4) HVAC condenser units located on the lower roof which required four (4) of the tenants to be without AC to their units for approximately one week. Additionally, phone, cable, electrical, HVAC, plumbing, and drain lines complicated the re-roof.

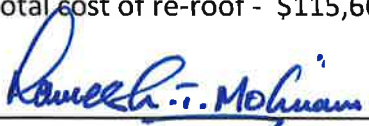
On July 15, 2019, work commenced on lower re-roof and was substantially completed on July 19th.

Other projects and rain delays prohibited the roofing contractor from returning to the project. Gowri representatives were in regular communication with the roofing contractor.

On October 14, 2019, the second floor re-roof commenced and was completed on October 31st.

The City of Gainesville building department required installation of 10 new drains which complicated the project and resulted in significant change orders and cost overruns.

Total cost of re-roof - \$115,663.19.



11/7/19

Ramesh Mohinani, Member

Gowri, LLC

3426 NW 43rd Street, Suite B

Gainesville, FL 32606

(352)332-3186

sonash786@aol.com

Fax to (352) 334-2239 or

Mail to: Clerk for the Code Enforcement Special Magistrate, 306 NE 6th Avenue, Sta. 10A, Gainesville, FL 32602 or Email to: codes@gru.com

CITY OF GAINESVILLE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF GAINESVILLE
P.O. BOX 490
GAINESVILLE, FLORIDA

PETITIONER,

SM CASE NO: **SM 2018-137**

CE CASE NO: **CE-18-02541**

GOWRI LLC

RESPONDENT,

AFFIDAVIT OF COMPLIANCE

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GRETA MOREAU, CODE ENFORCEMENT OFFICER FOR THE CITY OF GAINESVILLE, FLORIDA, WHO, AFTER BEING DULY SWORN, DEPOSES AND SAYS:

1. THAT ON 12/13/2018, THE CITY OF GAINESVILLE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE HELD A PUBLIC HEARING AND EXECUTED ITS ORDER ON GOWRI LLC IN THE ABOVE-STYLED MATTER.
2. THAT, PURSUANT TO SAID ORDER, RESPONDENT WAS TO HAVE TAKEN CERTAIN CORRECTIVE ACTION BY OR BEFORE 02/02/2019.
3. THAT RE-INSPECTION WAS PERFORMED ON 10/31/2019.
4. THAT THE RE-INSPECTION AT 00019 W UNIVERSITY AVE, GAINESVILLE, FL, TAX PARCEL # 14619000000, REVEALED THAT THE CORRECTIVE ACTION ORDERED BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE HAS BEEN TAKEN IN THAT THE PROPERTY IS IN COMPLIANCE.

FURTHER AFFIANT SAYETH NOT.

DATED THIS 6th DAY OF November, 2019.

Greta Moreau

Greta Moreau
Code Enforcement Officer

STATE OF FLORIDA
COUNTY OF ALACHUA

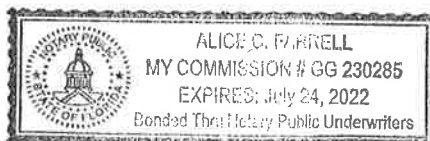
I HEREBY CERTIFY, THAT ON THE 6th DAY OF November, 2019, BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GRETA MOREAU, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE AFORESAID.

Alice C. Farrell

Notary Public

MY COMMISSION EXPIRES:



CITY OF GAINESVILLE CODE ENFORCEMENT SPECIAL MAGISTRATE

CITY OF GAINESVILLE
P.O. BOX 490
GAINESVILLE, FLORIDA

PETITIONER,

SM CASE NO: SM 2018-137
CE CASE NO: CE-18-02541

GOWRI LLC

RESPONDENT,

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GRETA MOREAU, CODE ENFORCEMENT OFFICER FOR THE CITY OF GAINESVILLE, FLORIDA, WHO, AFTER BEING DULY SWORN, DEPOSES AND SAYS:

1. THAT ON **12/13/2018**, THE CODE ENFORCEMENT SPECIAL MAGISTRATE HELD A PUBLIC HEARING AND EXECUTED ITS ORDER ON GOWRI LLC, IN THE ABOVE-STYLED MATTER.
2. THAT, PURSUANT TO SAID ORDER, RESPONDENT WAS TO HAVE TAKEN CERTAIN CORRECTIVE ACTION BY OR BEFORE **02/02/2019**.
3. THAT RE-INSPECTION WAS PERFORMED ON **02/04/2019**.
4. THAT THE RE-INSPECTION AT **00019 W UNIVERSITY AVE, GAINESVILLE, FL, TAX PARCEL NUMBER 14619000000** REVEALED THAT THE CORRECTIVE ACTION ORDERED BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE HAS NOT BEEN TAKEN IN THAT THE PROPERTY IS NOT IN COMPLIANCE.

FURTHER AFFIANT SAYETH NOT.

DATED THIS 4th DAY OF February 2019.

Greta Moreau

Greta Moreau
CODE ENFORCEMENT OFFICER

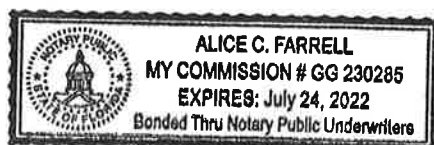
STATE OF FLORIDA
COUNTY OF ALACHUA

I HEREBY CERTIFY, THAT ON THE 4th DAY OF February 2019, BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GRETA MOREAU, KNOWN TO ME TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DATE AFORESAID.

Alice C. Farrell

NOTARY PUBLIC
MY COMMISSION EXPIRES:



CITY OF GAINESVILLE SPECIAL MAGISTRATE

CITY OF GAINESVILLE,
Petitioner,

SM NO.: 2018-137
CE NO.: 18-02541

vs.

GOWRI LLC

Respondent,

_____/

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for Public Hearing before the Special Magistrate on December 13, 2018, after due notice to the Respondent, and the Magistrate having heard testimony under oath, received evidence and heard argument, the Magistrate issues its Findings of Fact, Conclusions of Law and Order as follows:

FINDINGS OF FACT

1. That the Respondent, Gowri LLC owns that certain property located 19 W University Ave, also known as Alachua County, Florida, Tax Parcel 14619-000-000.
2. That September 26, 2018 an inspection of said property by a Code Inspector of the City of Gainesville revealed that Respondent was found to be violating; **Sec. 13-208**, of the Gainesville Code of Ordinance, which consist of allowing the existence of a roof in disrepair and **Sec. 13-207 (b)**, of the Gainesville Code of Ordinance, which consist of allowing the exterior door that are broken and in need of maintenance.
3. The Respondent received notice by certified mail, sent by regular mail and posted property and City Hall on October 25, 2018, that the aforesaid condition constituted a violation of the Gainesville Code of Ordinances, and was to be corrected by November 25, 2018. That re-inspection, made on November 27, 2018 confirmed that no corrections have been made and the condition as being the same.
4. The Petitioner incurred costs in prosecuting this case in the amount of \$140.16.

CONCLUSIONS OF LAW

5. The Special Magistrate has jurisdiction over this matter pursuant to Chapter 162, Florida Statutes, and Section 2-377, Gainesville Code of Ordinances.
6. The Respondent, Gowri LLC, by reason of the foregoing is in violation of the Gainesville Code of Ordinances:

13-208 Roof Maintenance

Sec. 13-208. - Roofs. Roofs shall be maintained in a secure, safe and watertight condition. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.

13-207(b) Doors & Windows Maintained

Violation of Section 13-207(b), City of Gainesville Code of Ordinances, major violation;

(b) All exterior doors and windows shall be maintained in an unbroken and secure condition. No door or window shall be removed and enclosed, covered or boarded up unless treated as an integral part of the building facade, compatible with the design, material and finish of the adjoining walls of which the opening is a part. This subsection shall not apply to the temporary short-term covering or boarding up of windows or doors while undergoing replacement or repair. However, all damaged or broken doors and windows shall be restored, repaired or replaced within 60 days following breakage or damage.

7. The Petitioner is entitled to recover from the Respondent costs incurred in the prosecution of this case in the amount \$140.16

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is ORDERED:

1. That Respondent, Gowri LLC is found GUILTY of violating Sec. 13-208 and 13-207 (b) of the Gainesville Code of Ordinances existing at 19 W University Ave also known as Alachua County, Florida, Tax Parcel 14619-000-000.

2. That Respondent shall have 30-days from the date of the issuance of this Order to correct the violation and to come into compliance with the Code of Ordinances of the City of Gainesville. If not in compliance within 30-days from the date of the signing of this Order, a daily fine of \$100.00 per day will accrue until compliance is met, and the administrative cost of \$140.16 is firm.

3. **That upon complying, Respondent shall notify the Code Inspector and request a re-inspection of the property to verify that said compliance was met.**


DONE AND ORDERED this 2nd day of January, 2018¹⁹ in Gainesville, Florida.

ATTEST:



Kelly Lofland, Clerk to the Special Magistrate

SPECIAL MAGISTRATE


By: _____
Jefferson M. Braswell, Special Magistrate

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CITY OF GAINESVILLE SPECIAL MAGISTRATE

CITY OF GAINESVILLE,
Petitioner,

SM NO.: 2018-137

CE NO.: 18-02541

vs.

GOWRI LLC

Respondent.

ORDER IMPOSING FINE AND COSTS

THIS CAUSE, having come for Public Hearing before the Special Magistrate on December 13, 2018, after due notice to Respondent, Gowri LLC, the Magistrate issues its Order Imposing Fine and Costs as follows:

It is ORDERED that:

1. That Respondent Gowri LLC is found GUILTY of violating Sec. 13-208 and 13-207 (b) of the Gainesville Code of Ordinances existing at 19 W University Ave also known as Alachua County, Florida, Tax Parcel 14619-000-000.
2. Respondent shall have 30-days from the date of the issuance of this Order to correct said violations and to come into compliance with the Code of Ordinance.
3. Should Respondent fail to comply with the Order by said date, then in that event, Respondent shall pay a fine of \$100.00 per day for each and every day said violations continue to exist at the above address past the time set by the Magistrate.
4. The Respondent shall pay Petitioner for costs of prosecuting this case in the amount of \$140.16.

If not complied with, this Order shall constitute a lien against Tax Parcel 14619-000-000, also known 19 W University Ave and any and all real or personal property owned by Gowri LLC

DONE AND ORDERED this 2nd day of January 2019 in Gainesville, Florida.

ATTEST:

Kelly Lofland
Kelly Lofland, Clerk to the Special Magistrate

SPECIAL MAGISTRATE

By: Jefferson M. Braswell
Jefferson M. Braswell, Special Magistrate

Return to:
City of Gainesville
Code Enforcement Division
P.O. Box 490, Station 10A
Gainesville, FL 32627-0490

GAINESVILLE CODE ENFORCEMENT BOARD

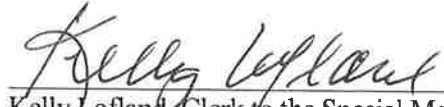
CERTIFIED COPY
BY Connie Farrell

Clerk Of The Code Enforcement Board

DATE: May 3, 2019

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the above Order has been sent to Respondent, Gowri LLC
3426 NW 43rd ST Ste B Gainesville FL 32606 by U.S. Mail, this 3rd day of Jan 2018⁹



Kelly Lofland, Clerk to the Special Magistrate

Parcel: 14619-000-000**Search Date: 11/6/2019 at 10:57:27 AM**

Taxpayer:	GOWRI LLC	Legal:	ORIG GAINESVILLE DB H-383 LOT 4 BK 2 RG 3 LESS S 25 FT OF E 50 FT OR 3437/0434
Mailing:	3426 NW 43RD ST GAINESVILLE, FL 32606		
Location:	1 W UNIVERSITY AVE GAINESVILLE 11 W UNIVERSITY AVE GAINESVILLE 13 W UNIVERSITY AVE GAINESVILLE 15 W UNIVERSITY AVE GAINESVILLE 17 W UNIVERSITY AVE GAINESVILLE 19 W UNIVERSITY AVE GAINESVILLE 7 W UNIVERSITY AVE GAINESVILLE 9 W UNIVERSITY AVE GAINESVILLE		
Sec-Twn-Rng:	05-10-20		
Property Use:	01200 - STORE/OFF/RES		
Tax Jurisdiction:	GAINESVILLE - 3600		
Area:	DWNTWN MAIN & UNIVERSITY		
Subdivision:	GAINESVILLE ORIGINAL SURVEY		

	Property	Land	Classified	Improvement	Total	Deferred	County	School	County	School	County	School
Year	Use	Value	Land Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2019	STORE/OFF/RES	343800	0	798227	1142027	0	1142027	1142027	0	0	1142027	1142027
2018	STORE/OFF/RES	343800	0	830700	1174500	0	1174500	1174500	0	0	1174500	1174500
2017	Store/Off/Res	343800	0	843600	1187400	0	1187400	1187400	0	0	1187400	1187400
2016	Store/Off/Res	286500	0	856400	1142900	0	1142900	1142900	0	0	1142900	1142900
2015	Store/Off/Res	286500	0	865400	1151900	0	1151900	1151900	0	0	1151900	1151900
2014	Store/Off/Res	286500	0	874600	1161100	0	1161100	1161100	0	0	1161100	1161100

Land

Land Use	Land Use Desc	Zoning Type	Zoning Desc	Lots	Acres	Sq Feet	Land Type
1200	STORE/OFF/RES	DT	LAND ZONE: DT	1	0.2631	11460	SF

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
3500	STORE RETAIL	1936	1986	19852	2

Improvement Details**Improvement Attributes**

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc	Attribute	Attribute Desc	Units
BAS	BASE AREA	10385	3	Average	3500	STORE RETAIL	Bath Fixtures	Num Extra Fixtures	21
CAN	CANOPY (NO SIDES)	765	3	Average	3500	STORE RETAIL	Exterior Wall	17-CB STUCCO	100
AOF	AVERAGE OFFICE	9467	3	Average	3500	STORE RETAIL	Floor Cov	14-CARPET	50
UST	UNFINISHED STORAGE	225	3	Average	3500	STORE RETAIL	Floor Cov	16-EPOXY STRIP	50
							Frame	03-MASONRY	100
							HC&V	04-FORCED AIR	100
							Heat System	04-ELECTRIC	100
							HEAT/AC	01 - PACKAGED HVAC	1
							HVAC	03-CENTRAL	100
							Interior Wall	05-DRYWALL	100
							Num Res Units	Num Res Units	100
							Roof Type	04-WOOD TRUSS	100
							Roofing	04-TAR & GRAVEL	100
							Total Rooms	20-Rooms	1
							Wall Code	16-16 FT	1

Improvements

Improvement Type	Improvement Desc	Actual Year Built	Effective Year Built	Htd Square Feet	Stories
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SOHM

SOH MISC

Improvement Details

Imprv Detail Type	Description	SqFt/Unit	Quality	Qual Desc	Bldg Use	BUse Desc
3840	ELEVATOR	1			C6	COMM

Improvement Attributes**Sales**

Date	Price	Vac/Imp	Qualified	OR Book	OR Page	Instrument
2006-07-31	2320000	No	Q-OLD SALE - QUALIFIED	3437	434	SD
2000-08-23	1300000	No	U-OLD SALE - UNQUALIFIED	2310	1958	WD
1987-04-01	62200	No	U-OLD SALE - UNQUALIFIED	1661	2935	WD
1980-01-01	100	No	U-OLD SALE - UNQUALIFIED	1256	767	WD

Permits

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

Permit Number	Permit Type	Issue Date	Final Date	Appraisal Date	Comment
16-06274	BN	2017-02-14	2017-07-12	2018-01-29	INFILL EXISTING WALL OPENING BETWEEN 7 W UNIV AND THIS SPACE. CONVERTING BACK TO SMALL ASSEMBLY
14-00613	RR	2014-02-04	2014-03-27	2014-12-30	
14-06236	MISC	2014-11-13	2014-11-21	2014-12-25	HOOD SUPPR
17-06472	ME	2017-10-16		2018-01-29	MECHANICAL CHANGE OUT



2018 Roll Details — Real Estate Account At 1 W UNIVERSITY AVE

Real Estate Account #14619 000 000

Parcel details

Latest bill

View/Print full bill history

Print this page

Pay All: \$25,891.32

2019	2018	2017	2016	...	2001
\$25891.32 due	PAID	PAID	PAID		PAID

Apply for the 2020 Installment Payment Plan

Get Bills by Email

PAID 2019-08-15 \$30,533.91
Receipt #18-0230021

Owner: GOWRI LLC
3426 NW 43RD ST
GAINESVILLE, FL 32606
Situa: 1 W UNIVERSITY AVE

Account number: 14619 000 000
Alternate Key: 1088066
Millage code: 3600
Millage rate: 21.7808

Assessed value: 1,174,500
School assessed value: 1,174,500
Unimproved land value: 343,800



Property Appraiser

2018 Annual bill

View

Ad valorem: \$25,581.56
Non-ad valorem: \$892.24
Total Discountable: 26473.80
No Discount NAVA: 0.00
Total tax: \$26,473.80

Legal description

ORIG GAINESVILLE DB H-383 LOT 4 BK 2 RG 3 LESS S 25 FT OF E 50 FT OR 3437/0434
Location

Book, page, Item: 3437-434-
Geo number: 05-10-20-14619000000
Range: 20
Township: 10
Section: 05
Neighborhood: 145405.50
Use code: 01200
Total acres: 0.263

Certificate #3834

This parcel has a redeemed certificate for 2018.

Advertised number: 4510

Face amount: \$29,073.96

Issued date: 06/01/2019

Expiration date: 06/01/2026

Buyer: Bidder number 2711314

TLOA OF FLORIDA LLC

TLOA SERVICING LLC AS CUST FOR SECURED PARTY

11 TALCOTT NOTCH RD

FARMINGTON, CT 06032

Interest rate: 0.25%





RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2265140 2 PGS
2006 AUG 08 01:24 PM BK 3437 PG 434
J. K. "BUDDY" IRBY
CLERK OF CIRCUIT COURT
ALACHUA COUNTY, FLORIDA
CLERK13 Receipt#295358
Doc Stamp-Deed: 16,240.00

Prepared by and return to:
Ryan C. Curtis
Attorney at Law
Curtis Law Firm, LLC
13820 West Newberry Rd. Ste. 300
Jonesville, FL 32669
352-333-7207
File Number: 06-104



[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 31st day of July, 2006 between **PORTER MANAGEMENT COMPANY, INC.**, a Florida corporation whose post office address is 3920 NW 33rd Place, Gainesville, FL 32606, grantor, and **GOWRI, LLC**, a Delaware limited liability company, whose post office address is 3426 NW 43rd Street, Gainesville, FL 32606, grantee:

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

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

Begin at the Northeast corner of Lot 4, Block 2, Range 3, Original Gainesville, as per map thereof recorded in Deed Book "H", page 383, of the Public Records of Alachua County, Florida, and run West 197 feet, run thence South 60 feet, run thence East 147 feet, run thence North 25 feet, run thence East 50 feet, run thence North 35 feet to the Point of Beginning.

Parcel Identification Number: 14619-000-000

Subject to taxes for 2006 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.


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

INSTRUMENT # 2265140
2 PGS

Signed, sealed and delivered in our presence:


Witness Name: Ryan C. Curtis

PORTER MANAGEMENT COMPANY, INC., a Florida corporation

By: 
Anthony Porter, President


Witness Name: John F. Roscow, IV

(Corporate Seal)

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 31st day of July, 2006 by Anthony Porter, President of PORTER MANAGEMENT COMPANY, INC., a Florida corporation, on behalf of the corporation. He ☐ is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Ryan C. Curtis

My Commission Expires: _____



Ryan C. Curtis
MY COMMISSION # DD277544 EXPIRES
January 20, 2008
BONDED THRU TROY FAIN INSURANCE, INC.