

AGENDA
ESCAMBIA COUNTY PLANNING BOARD
QUASI-JUDICIAL HEARING
March 5, 2019–8:30 a.m.
Escambia County Central Office Complex
3363 West Park Place, Room 104

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.
4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the February 5, 2019, Planning Board Rezoning Meeting.
5. Acceptance of Rezoning Planning Board Meeting Packet.
6. Quasi-judicial Process Explanation.
7. Public Hearings.
 - A. That the Planning Board review and make recommendation to the Board of County Commissioners (BCC) on the following Vested Rights case:

Case No.:	VRD-2019-01
Project Address:	625 Calhoun Ave
Property Reference No.:	35-2S-31-1000-023-064
Zoning District:	HDMU, High Density Mixed-use district (25 du/acre)
FLU Category:	MU-U, Mixed-Use Urban
Overlay District:	Warrington
Vested Rights for:	Allow a MH in HDMU/Warrington Overlay
AIPD Area:	AIPD-2
Applicant:	Lester & Tricia Hendricks, Owner

8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning
Meeting Date: 03/05/2019

4. A.

Agenda Item:

RECOMMENDATION: That the Planning Board review and approve the Meeting Resume' Minutes of the February 5, 2019, Planning Board Rezoning Meeting.

Attachments

Draft February 5, 2019 Planning Board Rezoning Meeting Minutes

DRAFT

RESUMÉ OF THE ESCAMBIA COUNTY PLANNING BOARD QUASI-JUDICIAL REZONING February 5, 2019

CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE, BOARD CHAMBERS
PENSACOLA, FLORIDA
(8:36 A.M. – 9:58 A.M.)
(10:05 A.M. - 10:52 A.M.)

Present: Jay Ingwell
Wayne Briske, Chairman
Timothy Pyle
Patty Hightower
Alan Gray
Eric Fears
Stephen Opalenik

Absent: Reid Rushing
William Clay

Staff Present: Horace Jones, Director, Development Services
John Fisher, Senior Urban Planner, Planning & Zoning
Kayla Meador, Administrative Assistant
Kim Wilson, Urban Planner I
Meredith Crawford, Assistant County Attorney

1. Call to Order.
2. Pledge of Allegiance to the Flag.
3. Proof of Publication and Waive the Reading of the Legal Advertisement.

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made to approve the proof of publication and to waive the reading of the legal advertisement.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
William Clay (ABSENT)

4. Approval of Minutes.
 - A. **RECOMMENDATION:** That the Planning Board review and approve the Meeting Resume' Minutes of the January 8, 2019 Planning Board Rezoning Meeting.

Motion by Alan Gray, Seconded by Eric Fears

Motion was made to approve the Rezoning Planning Board meeting minutes from January 8, 2019.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
William Clay (ABSENT)

5. Acceptance of Rezoning Planning Board Meeting Packet.

Motion by Eric Fears, Seconded by Alan Gray

Motion was made to accept the Rezoning Planning Board meeting packet for February 5, 2019.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
William Clay (ABSENT)

6. Quasi-judicial Process Explanation.

7. Public Hearings.

- A. Case #: Z-2019-02
Applicant: Wiley C. "Buddy" Page,
Agent for Slavoljub &
Margaret Djuric, Owner
Address: 12960 Lillian Highway &
12400 Blk Lillian Highway
Property Size: 0.17 (+/-) acres and 0.11
Size: (+/-) acres
From: MDR, Medium Density
Residential district (10
du/acre)
To: HDMU, High Density
Mixed-Use district (25
du/acre)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Alan Gray, Seconded by Eric Fears

Motion was made to accept Buddy Page as expert witness.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
William Clay (ABSENT)

Motion by Jay Ingwell, Seconded by Eric Fears

Motion was made to accept all exhibit pictures from Mrs. Fortunati.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
William Clay (ABSENT)

Motion by Eric Fears, Seconded by Timothy Pyle

Motion was made to accept old zoning map into evidence, as County Exhibit 1.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)
William Clay (ABSENT)

Motion by Alan Gray, Seconded by Jay Ingwell

Motion was made a recommend approval to the BCC, accepting Buddy Page's compatibility analysis for Criteria B.

Vote: 4 - 1 Approved

Voted No: Timothy Pyle

Other: Reid Rushing (ABSENT)

William Clay (ABSENT)

- B. Case #: Z-2019-03
Applicant: Kerry Anne Schultz, Agent
for James D. Homyak,
Ashland Avenue, LLC.
Address: 8662 Ashland Avenue
Property Size: 4.76 (+/-) acres
From: MDR, Medium Density
Residential district (10
du/acre)
To: HDMU, High Density
Mixed-use district (25
du/acre)

No planning board member acknowledged visiting the site.

No planning board member acknowledged any ex parte communication regarding this item.

No planning board member abstained from voting on this matter due to any conflict of interest.

Motion by Eric Fears, Seconded by Timothy Pyle

Motion was made to recommend approval to the BCC, bases on Staff's Findings of Fact.

Vote: 5 - 0 Approved

Other: Reid Rushing (ABSENT)

William Clay (ABSENT)

8. Adjournment.



BOARD OF COUNTY COMMISSIONERS
Escambia County, Florida

Planning Board-Rezoning

7. A.

Meeting Date: 03/05/2019

Issue: A Public Hearing Concerning Vested Rights Determination - VRD-2019-01

Organization: Development Services

RECOMMENDATION:

That the Planning Board review and make recommendation to the Board of County Commissioners (BCC) on the following Vested Rights case:

Case No.:	VRD-2019-01
Project Address:	625 Calhoun Ave
Property Reference No.:	35-2S-31-1000-023-064
Zoning District:	HDMU, High Density Mixed-use district (25 du/acre)
FLU Category:	MU-U, Mixed-Use Urban
Overlay District:	Warrington
Vested Rights for:	Allow a MH in HDMU/Warrington Overlay
AIPD Area:	AIPD-2
Applicant:	Lester & Tricia Hendricks, Owner

BACKGROUND:

The owner purchased property at 625 Calhoun Avenue and upon inspection of the dwelling he concluded that it was more cost affective to demolish the structure. Prior to purchasing the mobile home, he received a demolition permit from the Building Inspections Department (BID) which reads as follows: " Demo existing 800 SF structure due to rot/decay, prepare site to receive MH- will use existing septic". After reviewing the timeline submitted, it appears that the property owner/applicant did not confer with the Planning & Zoning staff to ascertain the allowable uses on the parcel which is zoned HDMU, and also within the Warrington Overlay. See CRA response letter in the backup.

The owner went to the health department for approval of the existing septic tank, at which time was told he needed Planning & Zoning sign off. Staff reviewed the parcel and although the HDMU zoning allows for mobile homes, the property is within the Warrington Overlay, prohibiting mobile homes. The applicant relied on the County and thought all things were in compliance with the code once he received the demolition permit and inspections.

CRITERIA FOR VESTED RIGHTS:

An owner shall be entitled to a determination of vested rights only if through substantial competent evidence it can be established that the proposed use of the property meets the concurrency provisions of Article 5 and in addition one of the following criteria has been met:

CRITERION 1:

The proposed use was authorized pursuant to a county development order, or equivalent, issued on or before the effective date of this Code, or a pertinent amendment thereto, and the development has commenced and is continuing in good faith. In a claim based upon this criterion, the owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans documented in the original order, or equivalent. In a claim based upon this criterion, the right to which the owner may be vested is a continuation of the original order, or equivalent.

FINDINGS:

The property in question received a demolition permit on November 6, 2018, which noted the placement of a mobile home on the property. The owner was of the understanding that the issuance of the demolition permit allowed the placement of a mobile home on site. The applicant has provide evidence of the progress and cost associated with the placement of a mobile home on site.

CRITERION 2:

The owner is determined to have acquired rights due to good faith reliance on an act of commission or omission of the County which has caused the owner to make such a substantial change in position or to incur such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights acquired. In a claim based upon this criterion, the owner must document, and the County must verify, the obligations and expenses that are in jeopardy. The owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans that have been jeopardized. Evidence including, but not limited to, that which demonstrates that such activity has not progressed in such a manner may be sufficient to negate a finding of good faith on the part of the owner and therefore invalidate the claim to vested rights.

FINDINGS:

The applicant received a demolition permit which stated that the site would be prepared to have a mobile home placed on site. Not being aware of the zoning overlay regulations, the applicant relied on the County and believed that the demolition permit was all he needed to place a mobile home on the lot. The owner then incurred extensive cost in preparing the site and purchasing a mobile home. It was only after he was directed to Planning and Zoning that he was informed that the parcel was within the Warrington Redevelopment Area, which prohibited mobile homes. The applicant has produced documentation showing the process he went through as well as the cost associated, and staff has reviewed and verified.

Attachments

Working Case File

VRD-2019-01



VRD-2019-01 LOCATION MAP

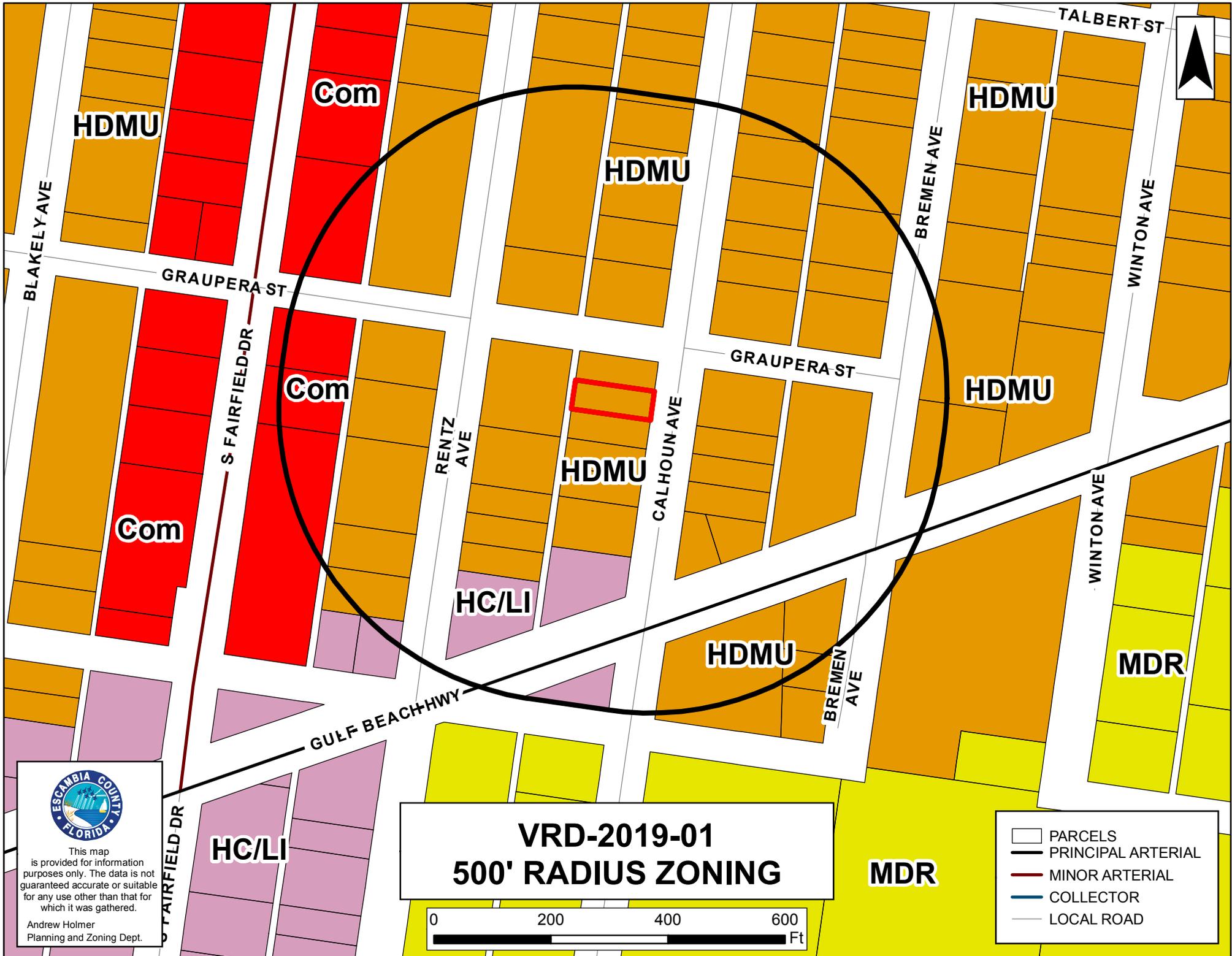


- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



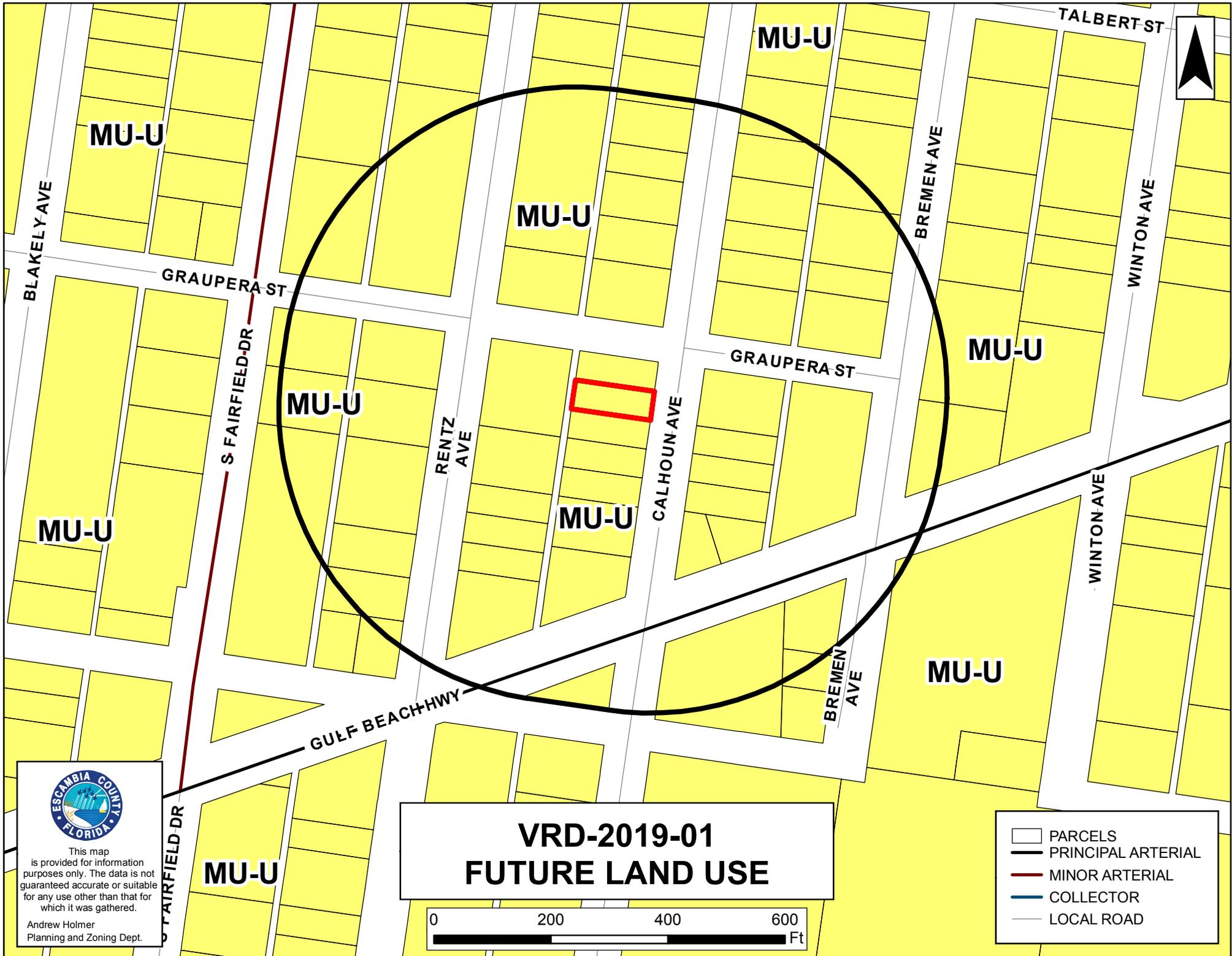
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.



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Andrew Holmer
 Planning and Zoning Dept.



MU-U

MU-U

MU-U

MU-U

MU-U

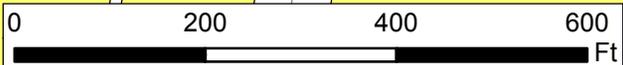
MU-U

MU-U

MU-U

MU-U

**VRD-2019-01
FUTURE LAND USE**



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.

RENTZ AVE



GRAUPERA ST

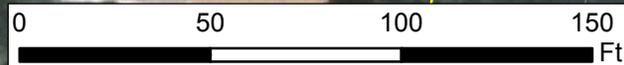
CALHOUN AVE



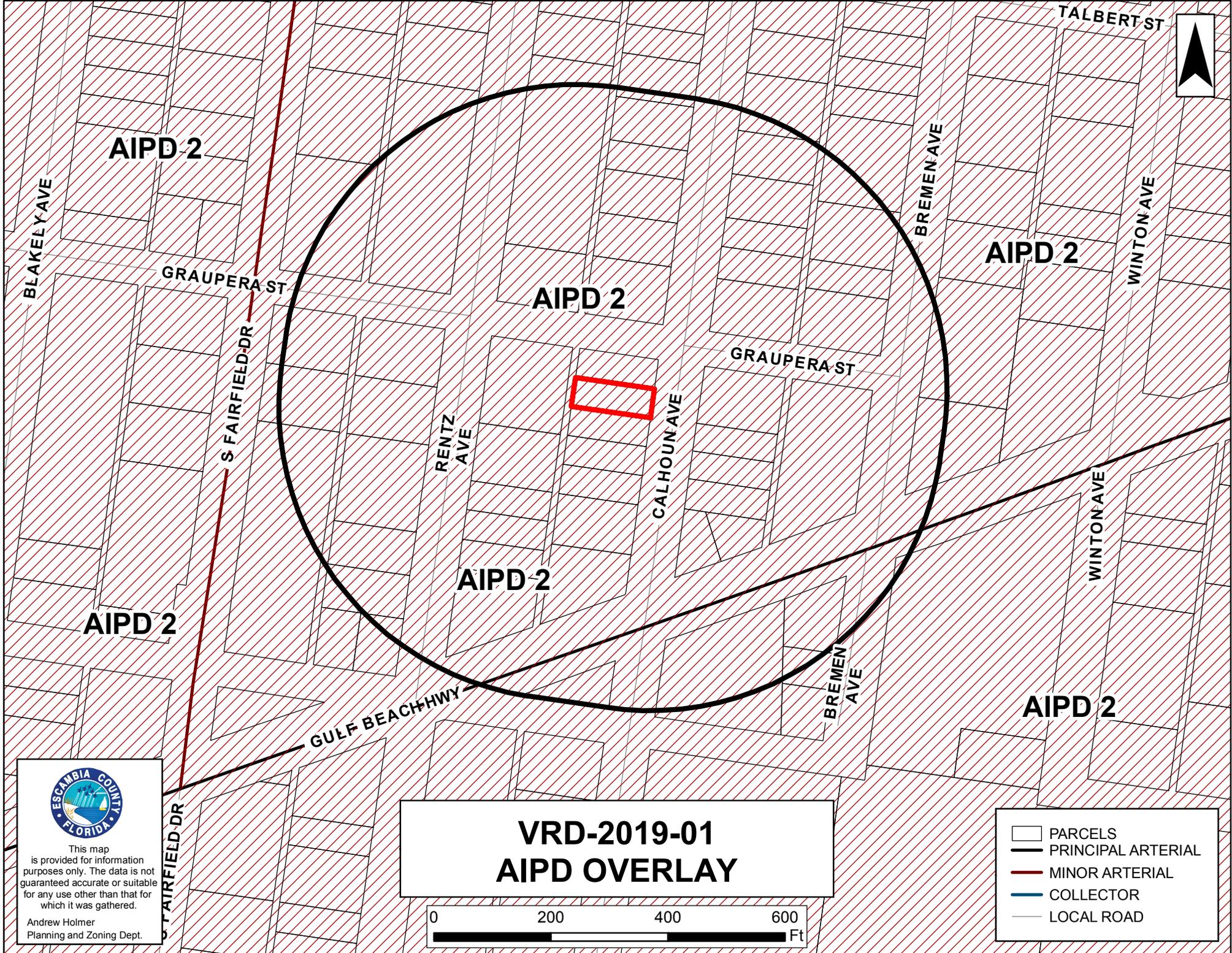
This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.

Andrew Holmer
Planning and Zoning Dept.

VRD-2019-01 AERIAL MAP



-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



AIPD-2

AIPD-2

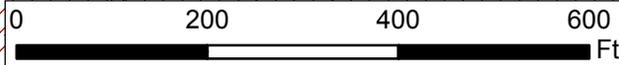
AIPD-2

AIPD-2

AIPD-2

AIPD-2

**VRD-2019-01
AIPD OVERLAY**

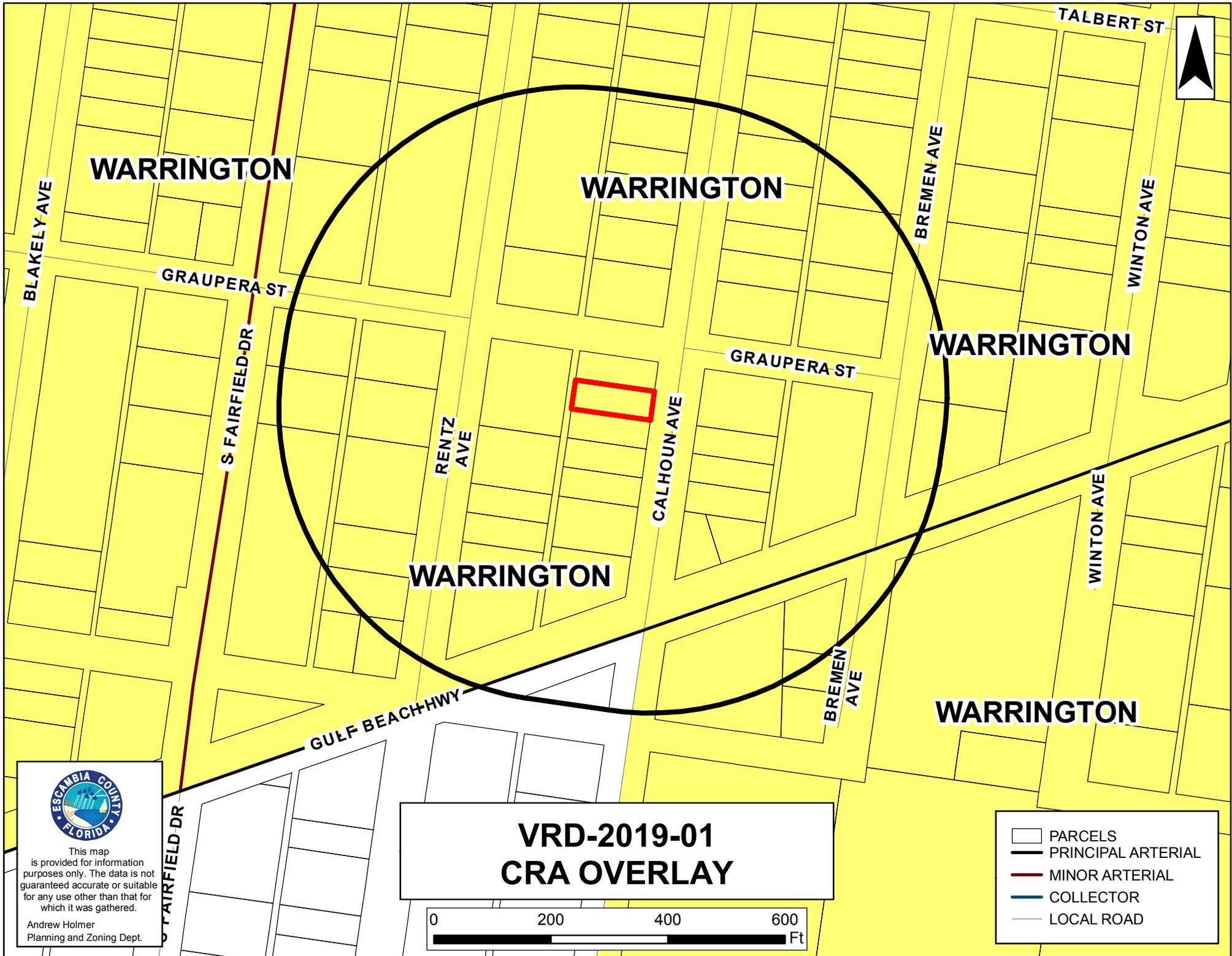


-  PARCELS
-  PRINCIPAL ARTERIAL
-  MINOR ARTERIAL
-  COLLECTOR
-  LOCAL ROAD



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Andrew Holmer
Planning and Zoning Dept.



WARRINGTON

WARRINGTON

WARRINGTON

WARRINGTON

WARRINGTON

BLAKELY AVE

GRAUPERA ST

S FAIRFIELD DR

RENTZ AVE

CALHOUN AVE

GRAUPERA ST

BREMEN AVE

WINTON AVE

TALBERT ST

WINTON AVE

BREMEN AVE

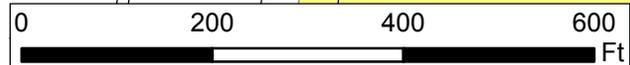
GULF BEACH HWY

S FAIRFIELD DR



This map is provided for information purposes only. The data is not guaranteed accurate or suitable for any use other than that for which it was gathered.
Andrew Holmer
Planning and Zoning Dept.

**VRD-2019-01
CRA OVERLAY**



- PARCELS
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- COLLECTOR
- LOCAL ROAD



NOTICE OF PUBLIC HEARING

[REDACTED]

CASE NO.: VRD-2019-01

[REDACTED]

PLANNING BOARD

DATE: 03/05/19 TIME: 8:30 AM

LOCATION OF HEARING

ESCAMBIA COUNTY CENTRAL OFFICE COMPLEX
3363 WEST PARK PLACE
BOARD MEETING ROOM

BOARD OF COUNTY COMMISSIONERS

DATE: 04/04/19 TIME: 5:45 PM

LOCATION OF HEARING

ERNIE LEE MAGAHA GOVERNMENT BLDG
221 PALAFOX PLACE
1ST FLOOR BOARD MEETING ROOM

FOR MORE INFORMATION CALL:

DEPARTMENT SERVICES AT 595-3475 OR VISIT
[REDACTED].COM

Public Hearing Sign

PLEASE DO NOT REMOVE THIS SIGN
PROPERTY OF ESCAMBIA COUNTY

625



Looking across Calhoun from subject parcel- Mobile home



Looking onto subject parcel



Looking at adjoining parcel to the north



Looking at the adjoining parcel to the south



Looking along Calhoun to the south
towards Gulf Beach Hwy



Looking along Calhoun to the north



Escambia County Planning and Zoning

Development Services Department

3363 West Park Place

Pensacola, FL 32505

Phone: (850) 595-3475 • Fax: (850) 595-3481

<http://myescambia.com/business/ds>

Vested Rights Application

FOR OFFICE USE ONLY - Case Number: VRD-2019-01 Accepted by: Alan PB Meeting: 2/4/2019

1. Contact Information:

A. Property Owner/Applicant: Lester + Tricia Hendricks

Mailing Address: 625 Calhoun Ave, Pensacola, FL 32507

Business Phone: _____ Cell: 817-876-1637 or 423-771-2542

Email: Propservbylester@aol.com or Trishhendricks@aol.com

B. Authorized Agent (if applicable): _____

Mailing Address: _____

Business Phone: _____ Cell: _____

Email: _____

Note: Owner must complete the attached Agent Affidavit. If there is more than one owner, each owner must complete an Agent Affidavit. Application will be voided if changes to this application are found.

2. Property Information:

A. Existing Street Address: 625 Calhoun Ave, Pensacola FL 32507

Parcel ID (s): Lot 23, Bk 64, Beach Haven Subdivision

Bk 46, Pg 51, Escambia Co. Florida

ID# 3525311000023064

B. Total acreage of the subject property: 0.1561

C. Existing Zoning: HD MU

FLU Category: MU-U

2. The owner is determined to have acquired rights due to good faith reliance on an act of commission or omission of the County which has caused the owner to make such a substantial change in position or to incur such extensive obligations and expenses that it would be highly inequitable and unjust to destroy the rights acquired. In a claim based upon this criterion, the owner must document, and the County must verify, the obligations and expenses that are in jeopardy. The owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans that have been jeopardized. Evidence including, but not limited to, that which demonstrates that such activity has not progressed in such a manner may be sufficient to negate a finding of good faith on the part of the owner and therefore invalidate the claim to vested rights.

After purchase of 625 Calhoun Ave, an in depth inspection of the structure revealed extensive rot, decay and numerous building code violations. To repair to current building code would have cost way more than we could afford and result in a dwelling that far exceeded the value of comparable houses in the area. A building permit for demolition was sought and granted for the express purpose of removing the building "and preparing the site to receive a mobile home" (see attached copies). After demolition and removal of the structure, I contacted Regional Mobile Homes of Mobile, AL where our home was purchased. They required 1- Deed to the land (Provided) 2- Septic approval and 3- Proof of Water connection before they would deliver and set up. I then proceeded to have the water re-established and went to Dept of Health for septic approval (also included in demolition permit was re-use of existing septic system). Dept of health required a site plan (provided) a building schematic (provided) and a zoning certificate. I was informed by zoning and planning that the Property was not zoned for mobile homes. 2 mobile home dealers told me it was, permit was issued based on placing a mobile home and in fact, HDMU is zoned for mobile homes, as is future zoning MU-U. Our title search included only 1 page of information, and nowhere includes the Warrington overlay, the only reference to mobile homes not allowed.

3. Amendment Request

- A. Please provide a general description of the proposed vested rights request, explaining why it is necessary and/or appropriate.

We have invested \$62,000 plus into the property, demolition of structure and purchase of brand new 2018 mobile home. At no point except at last step was I informed that mobile homes were not zoned in the area.

- B. Vested Rights Determination Criteria – Please address one of the following criteria for your vested rights request. (use supplement sheets as needed)

1. The proposed use was authorized pursuant to a county development order, or equivalent, issued on or before the effective date of this Code, or a pertinent amendment thereto, and the development has commenced and is continuing in good faith. In a claim based upon this criterion, the owner must produce evidence of actions and accomplishments that substantiate timely and lawful progression towards the completion of the intentions and plans documented in the original order, or equivalent. In a claim based upon this criterion, the right to which the owner may be vested is a continuation of the original order, or equivalent.

CONDITION OF APPROVAL

TO WHOM IT MAY CONCERN:

By my signature below, I declare and acknowledge that I understand and willingly agree to the following condition regarding an affirmative Vested Rights Determination regarding my property, which is an unrecorded subdivision known as:

Beach Haven Subdivision

A condition of approval of a vested right determination involving an unrecorded subdivision is the recording of an original deed to individual lot owners in the public records of Escambia County, Florida, prior to the issuance of a permit or other development approval.

<u>Tom W Hendricks</u>	<u>11/10/18</u>
Owner's Signature	Date
<u>Tom W Hendricks</u>	<u>12/10/18</u>

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledge before me this 10th day of December, year of 2018 by Lesker Hendricks, who () did () did not take an oath.

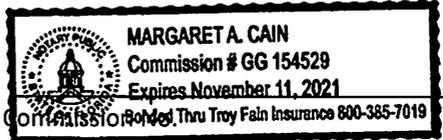
He/she is () personally known to me, () produced a current Florida drivers license, and/or () produced current S. Dakota 01502965 as identification.

Margaret A Cain
Signature of Notary Public

Margaret A Cain
Printed Name of Notary

12/10/18
Date

11/11/2021
Date Commission Expires



(Notary seal required)

4. Submittal Requirements

Please note: Forms with signatures dated more than sixty (60) days prior to application submittal will not be accepted as complete.

- 1. Completed application completely filled out, typed or written in blue ink and **must** include the reason for the request and address all criteria for the request as outlined in LDC Chapter 2-6.7 (dated, signed & notarized).
- 2. Copy of Deed(s)
- 3. Copies of both the Survey and the Plat, which include a vicinity map with directions.
- 4. Legal Description of Property Street Address / Property Reference Number
- 5. Letter explaining how the project has continued in good faith, which includes a list of expenses for installing infrastructure.
- 6. Copy of citation form Code Enforcement Department (If applicable)
- 7. Application Fees: To view fees visit the website: <http://myescambia.com/business/ds/planning-board> or contact us at 595-3547.

Note: Fees include all notices and advertisements required for the public hearing and a \$5 technical fee. Payments must be submitted prior to 3 pm of the closing date of acceptance of application. Please make checks payable to Escambia County. MasterCard and Visa are also accepted.

NOTE TO THE APPLICANT

THE BURDEN OF PROOF FALLS UPON THE APPLICANT to submit, as attachments to this application, any and all substantial competent evidence on which reliance is being made to seek a determination that certain actions by Escambia County have led to the creation of vested rights. This shall include but is not limited to maps, letters, memorandums, etc. Applications, which do not substantiate the claim against the criteria, will delay the process.

By my signature, I hereby certify that:

- 1) I am duly qualified as owner(s) or authorized agent to make such application, this application is of my own choosing, and staff has explained all procedures relating to this request; and
- 2) All information given is accurate to the best of my knowledge and belief, and I understand that deliberate misrepresentation of such information will be grounds for denial or reversal of this application and/or revocation of any approval based upon this application; and
- 3) I understand that there are no guarantees as to the outcome of this request, and that the application fee is non-refundable; and
- 4) I authorize County staff to enter upon the property referenced herein at any reasonable time for purposes of site inspection and authorize placement of a public notice sign(s) on the property referenced herein at a location(s) to be determined by County staff; and
- 5) I am aware that Public Hearing notices (legal ad and/or postcards) for the request shall be provided by the Development Services Bureau.

Tom W. Hunt
Signature of Owner/Agent

Cester W Hendricks
Printed Name Owner/Agent

12/10/18
Date

Signature of Owner

Printed Name of Owner

Date

STATE OF Florida COUNTY OF Escambia The foregoing instrument was acknowledged before me this 10th day of December 2018, by Cester Hendricks.

Personally Known OR Produced Identification . Type of Identification Produced: S. Dakota licence 01502965

Margaret A Cain
Signature of Notary

Margaret A Cain
Printed Name of Notary

(notary seal)

Recorded in Public Records 10/16/2018 3:12 PM OR Book 7984 Page 333,
Instrument #2018083000, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$133.00

Prepared by and Return to:
Dependable Title Services of Florida, Inc.
Darci Jo Riley
520 East Strawbridge Avenue
Melbourne, Florida 32901
Our File Number: 18-0562
Property Appraiser Parcel ID Number:
352S311000023064

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2018, between Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust B, whose mailing address is: c/o Carrington Mortgage Services, 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called the Grantor, and Lester W. Hendricks and Tricia A. Hendricks, husband and wife, whose mailing address is: 625 Calhoun Avenue, Pensacola, Florida 32507, hereinafter called the Grantee,

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 23, Block 64, Beach Haven Subdivision, a subdivision of a portion of Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, as recorded in Deed Book 46 at Page 51, Public Records of Escambia County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the Grantor hereby covenants with the Grantee, that 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 the Grantor.

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

Signed, sealed and delivered in the presence of:

Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust B
By: Carrington Mortgage Services, LLC, a Delaware Limited Liability Company,
Its Attorney-in-Fact

[Signature]
Witness signature
Jerry Kubik
Print witness name
[Signature]
Witness signature
Nancy Santillan
Print witness name

[Signature]
By: Scott Hazen
Print Name: Manager
Title: Carrington Mortgage Services, LLC, Attorney in Fact
OCT 12 2018

State of California
County of Orange

See Attached

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of October, 2018 by _____, as _____ of Carrington Mortgage Services, LLC, a Delaware Limited Liability Company, on behalf of said entity, who is personally known to me or who has produced _____ as identification.

Notary Public

Print Notary Name
My Commission Expires: _____
Notary Seal

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

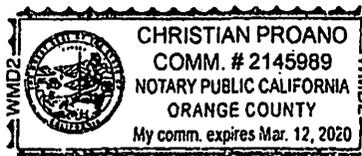
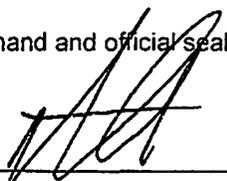
On October 12, 2018 before me, Christian Proano - Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

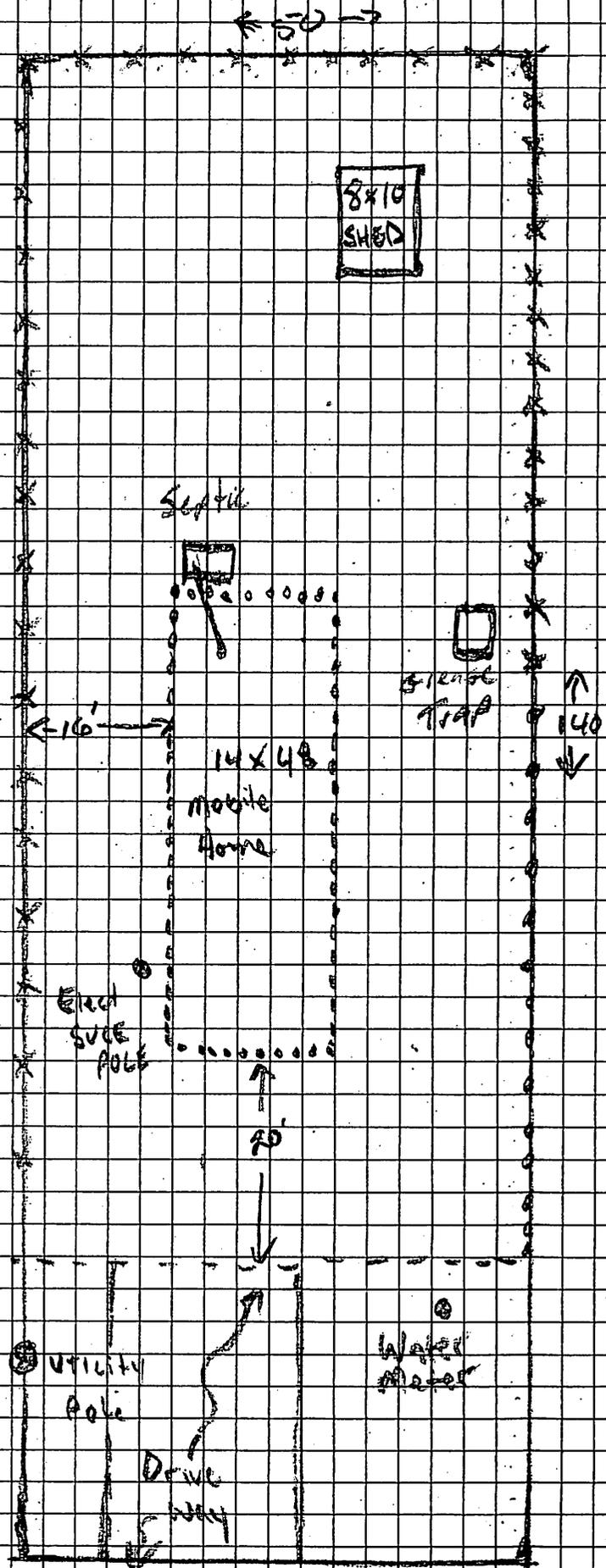
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____



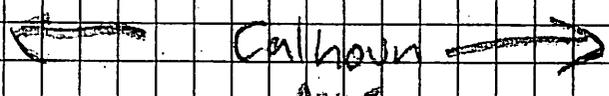
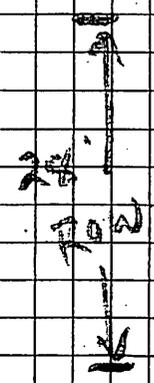
(Seal)



Scale
1" = 3'

total Property

50 x 140
7000 sq ft total



Callhoun

Total to date 11/30/18 - 61,934.74

Property 19,000.00
Mobile home 37,120.00
Demolition

Permit 90.00

Equipment

Dump trailers 489.98

Excavator 498.00

Dingo front loader 525.00

Dumpster - 30 yd 579ea x 2 1158.00

landfill 634.45

Power Pole + Electrical

47.44

358.05

Water

Meter and connection fee 60.00

Pipe, valves and hardware 107.70

Grass seed + fertilizer

48.13

Shed and Misc Home depot

1538.50

Fuel

262.49

Total

61,934.74

Mobile home lot

250.00

Elect connection Permit and Materials

Move mobile home 2nd fence to Property 7,222

Lost income

Avg per month 6488.68

Gross YTD 71621.25

Net YTD 56,621.57

Avg per wk 1622.17 x 4 = 6488.64

Nov 1 -> Nov 30 =
(to date)

Home Depot 1591.23 - Dump trailers 489.98

Time line For 625 Calhoun Ave

April 1, 2015 - Move to Pensacola area for work
move into RV Park

July 2018 - Begin looking at houses / property in
pensacola area online. Trish visits
several.

Sept. 14, 2018 - Contact Realtor about 625 Calhoun Ave

October 15, 2018 - Purchase of 625 Closing

Nov 1, 2018 - Return to Pensacola after working out of town

Nov 1-4, 2018 - Begin investigating house systems and structure
determine it will cost way more than we
can afford and more than the house is
worth to rebuild. Decide to tear down

Nov 6, 2018, Am - Building permit for demolition of house, Prepare
site for mobile home issued

Nov 6, 2018, Pm - Purchase Mobile Home

Nov 7-23, 2018 - Demo + Remove house, Ask about setting Mobile
home on property (mobile home dealer)

Nov 23, 2018 - Text from mobile home dealer stating they need
deed, Septic approval + water on site to begin moving
process

Nov 26, 2018 - Water reconnected, Visit health Dept. Health dept.
requires zoning certificate. Visit zoning + planning.
learn of no mobile home zoning

Nov 26, 2018 - Demo final inspection, permit closed

Nov 29, 2018 - lease mobile home lot in Blue Angel MHP so
we have somewhere to put our mth during
zoning appeal process

** Jan 2, 2019 ** - I have to be in Tampa to supervise commercial
construction / Remodel

EXTends Automatically

1

LOT LEASE AGREEMENT

This Lease, made and entered into on this 1 day of DEC. 2018 by and between Sarah Ard / R. L. Ard as owners and operators of Blue Angel Mobile Home Park, hereinafter referred to as Landlord, and LESTER HENDRICKS hereinafter referred to as OWNER/RESIDENT.

WITNESSETH: For and in consideration of the rent, covenants and agreements to be kept and performed by OWNER/RESIDENT, as set forth hereinafter, Landlord lets and OWNER/RESIDENT takes the property described as:

Lot number 13, Blue Angel Mobile Home Park, at 5301 Blue Angel Parkway, Pensacola, Escambia County, State of Florida, 32526; and

1. OWNER/RESIDENT hereby covenants and shall provide proof of ownership that he is the legal owner of the following mobile home: (Owner must show written verification)

C.
2018 SAVANNA EXTRA
14X42

Which is subject to the following lien:

Name: OWNER
Address: _____
Amount: \$ _____

2. Owner/resident hereby covenants that the leased premises shall be used only for residential purposes and occupied by only the following persons:

LESTER HENDRICKS & TRISH HENDRICKS

3. This lease shall be subject to the attached Rules and Regulations which are incorporated herein.

4. Term: (MINIMUM 7 MONTHS) The term of this Lease shall be for a period of 7 months, which shall commence on the 1 day of December 2018 and shall continue until the day provided nowever that this Lease Agreement shall automatically be extended unless terminated by either party hereto.

TERMINATION: Either party to this Lot Lease Agreement may terminate upon giving written notice to the other party of no less than 60 days prior to the stated expiration date of this agreement. In the event of any automatic extension of this Lot Lease Agreement, OWNER/RESIDENT will required to give no less than 60 days, written notice of intent to terminate to landlord, however, landlord shall provide owner/resident with no less than _____ days written notice of the date on which OWNER/RESIDENT is to vacate the premises.

5. Rent: The total amount of rent due pursuant to this Lease shall be \$ 250⁰⁰ payable in advance upon the first day to each month at the rate of \$ 250 per month to Landlord at 5301 Blue Angel Parkway, Pensacola, FL 32526.

A late fee of \$20.00 is assessed on the sixth plus \$ 200 per day thereafter until the rent is paid.
500

Rent is due on the first and is late and in default on the second.

Failure of OWNER/RESIDENT to pay the rent due hereunder within thirty days of the due date will, at the discretion and option of the landlord, provide Landlord with the right to cancel this Lease and require OWNER/RESIDENT to vacate the premises.

6. OWNER/RESIDENT is responsible for all utilities except garbage and sewer.

7. Under no circumstances shall the mobile home be occupied by more than 5 persons and all persons shall be named in this lease. Occupancy by a guest by a total of more than 14 days is a violation and a default of the Lease.

8. PETS: No pets or animals of any size or kind are permitted in the mobile home or on the premises.

9. ASSIGNMENT, SALE AND SUBLETTING: Assignment, sale and subletting shall be allowed only as provided for within the Rules and Regulations of Blue Angel Mobile Home Park.

10. LOT RENT INCREASE: Landlord shall have the right to increase the amount of lot rent stated herein effective as of the date of expiration of this Lot Lease Agreement, provided Landlord provides OWNER/RESIDENT with written notice of any such increase at least 60 days in advance of the effective date of any increase.

11. TRANSFER: In the event OWNER/RESIDENT is transferred in connection with his/her employment, greater than 50 miles away from the premises, and upon the presentation of appropriated evidence to Landlord of such transfer, OWNER/RESIDENT shall be allowed to terminate this Lease Agreement prior to its stated expiration date without penalty for such early termination.

12. INDEMNIFICATION: Landlord shall not be liable or responsible for any damage or injury to OWNER/RESIDENT or to any other person, or to any property, occurring on the leased premises or property associated with Blue Angel Mobile Home Park and OWNER/RESIDENT agrees to indemnify and to Hold Landlord harmless from any claims to damages no matter how caused, provided, however, that OWNER/RESIDENT shall not be required to indemnify Landlord for any injury caused at the hand of Landlord.

13. DEFAULT: OWNER/RESIDENT shall be in default of this Lot Lease Agreement upon the occurring of any of the following:

A) Failure of OWNER/RESIDENT to pay rent when due and continues this default for three (3) days after delivery of a written demand by Landlord;

B) Failure of OWNER/RESIDENT to pay rent in the amount due and continues this default for three (3) days after delivery of a written demand by Landlord;

C) Failure of OWNER/RESIDENT to pay additional charge to OWNER/RESIDENT as provided for and allowed pursuant to this Lot Lease Agreement or the Rules and Regulation of Blue Angel Mobile Home Park;

D) Violation of Park Rule or Regulation, this Lot Lease Agreement or a provision of Chapter 723, Florida Statutes;

E) The conviction of OWNER/RESIDENT of a violation of any federal or state law, or local ordinance, which violation may be deemed detrimental to the health, safety or welfare of or other residents of Blue Angel Mobile Home Park.

If OWNER/RESIDENT abandons or vacates the property, while in default of the payment of rent, Landlord may consider any property left on/in the premises, including the mobile home, to be abandoned and may dispose of the same in any manner allowed by law. All property on/in the premises, including the mobile home, is hereby subject to a lien in favor of Landlord for the payment of all sums due hereunder to the maximum extent allowed by law. In the event of any default by OWNER/RESIDENT, Landlord may elect to : (a) continue the lease in effect and enforce all of the Landlord's rights and remedies hereunder, including the right to recover the rent as it becomes due; or (b) at any time, terminate all of OWNER/RESIDENT's rights hereunder and recover from OWNER/RESIDENT all damages Landlord may incur by reason of OWNER/RESIDENT's breach of the Lot Lease Agreement, including the cost of recovering the premises.

14. **CHANGE IN LAND USE:** In the event there is a change as to the manner in which the land comprising Blue Angel Mobile Home Park may be use by any governmental body or official, this Lease will automatically terminate without any penalty to either party as a result thereof.

15. **ATTORNEY'S FEES:** In the event Landlord shall prevail in any legal action brought by either party to enforce any of the terms, conditions or provisions hereunder, Landlord shall be entitled to recover from OWNER/RESIDENT all costs incurred in connection with such action, including reasonable attorney's fees.

16. The name and address of the Landlord to which all notices, required or otherwise, are to be addressed, and mailed or delivered is:

Park Manager
Blue Angel Mobile Home Park
5301 Blue Angel Parkway
Pensacola, Florida 32526

Any notice due OWNER/RESIDENT by or from Landlord by or from Landlord shall be made by mailing said notice to OWNER/RESIDENT using OWNER/RESIDENT's park mailing address; or, by posting said notice on the front door of OWNER/RESIDENT's mobile home.

17. The rights of the Landlord contained herein are cumulative and failure of Landlord to exercise any right does not operate as a waiver or forfeiture of any other rights of Landlord. No failure of Landlord to enforce any term, condition, or provision hereunder shall be deemed a waiver, nor shall any acceptance by Landlord of a partial payment of rent, be deemed a waiver of Landlord's right to the full amount hereunder.

18. **ADDITIONAL TERMS AND CONDITIONS:** _____

19. No furniture or hazardous material may be put in dumpster.

20. Tenant pays all fire protection fees, pest control and all utilities except sewer and garbage.

21. No painting or alterations to the premises are allowed.

22. **RADON GAS:** Radon is a naturally occurring radioactive gas that, when it is accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time.

Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. By the execution of this Lease and Addendum, I acknowledge that I have reviewed this disclosure in compliance with Florida Statute Section 404.056(8).

23. **ENTIRE AGREEMENT:** The foregoing constitutes the full and entire agreement between the parties and may be modified only in writing, signed by all parties hereto.

THE UNDERSIGNED OWNER/RESIDENT (s) hereby acknowledges receipt of a copy of this Lot Lease Agreement.

IN WITNESS WHEREOF the parties have executed this Lot Lease Agreement as of the day and year first written above.

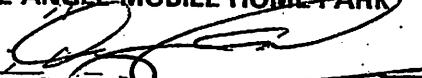
WITNESS


OWNER/RESIDENT

WITNESS

OWNER/RESIDENT

BLUE ANGEL MOBILE HOME PARK

By:  11-29-18
Its: Manager/Owner



date 11/30/18

No. 435530

received from Eastern Honduras \$ 250.00
amount Toro Hotel Entry & eq 1005 dollars

for payment of cash money order credit card check # _____

amount due	<u>250.00</u>	
amount paid	<u>250.00</u>	
balance	<u>0</u>	

from 12-1-18 to 12-30-18
signature 



**Building Inspections
Division**

3363 West Park Place
Pensacola, Florida, 32505
(850) 595-3550
Molino Office - (850) 587-5770
www.myescambia.com

Automated IVR Inspection System 866-957-3764

Building Permit

PERMIT NO. 181122388BD

DATE ISSUED: 11/6/2018

MASTER NO:

Permit Type: Residential - Demolition

Issued By: Traci Goodwin

Job Address: 625 CALHOUN AVE, PENSACOLA, 32507

Parcel No: 352S311000023064

Lot / Block: 023/064

Subdivision:

Building #:

Flood Zone: Yes/No - X

Valuation: \$0.00

Total Sq. Ft: 0.00

Occupant Group:

Occupant Load:

No. of Stories:

of Units:

Const. Type:

Sanitation: Sewer Septic Tank Existing

Setbacks

Front: Back:

Left: Right:

Building Dimensions:

Length(Feet):

Width (Feet):

Height (Feet):

**Total Permit Fee:
90.000000**

Description of Work: **OWNER / BUILDER EXEMPT DEMO EXISTING 800 SQ FT STRUCTURE DUE TO TO ROT / DECAY **PREPARE SITE TO RECEIVE M/H - WILL USE EXISTING SEPTIC** **WARRANTY DEED UPLOADED****

Cont: LESTER & TRICIA HENDRICKS

Lic #:

LESTER & TRICIA HENDRICKS
1600 SOUTH DOUGLASS ROAD SUITE 200-A,
ANAHEIM, CA 92806
No Number Provided

Owner: LESTER & TRICIA HENDRICKS

1600 SOUTH DOUGLASS ROAD SUITE 200-A,
ANAHEIM, CA 92806
No Number Provided

WARNING TO OWNER:

YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT. A "NOTICE OF COMMENCEMENT" JUST BE RECORDED AND POST ON THE JOB SITE BEFORE THE FIRST INSPECTION.

Notice: All permits require an inspection and work must be inspected before covering. This permit will expire if no work is recorded within 180 days. In addition to requirements of this permit, there may be additional requirements applicable to this property which may be found in public records of this county. There may be additional permits required from other governmental entities such as water management districts, state or federal agencies including, but not limited to, the NPDES permit.

Disclaimer: Pursuant to Section 125.022, Florida Statutes, the following information is provided: for any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing of issuing a development permit that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

This development permit includes as a permit condition that all other applicable state or federal permit be obtained before commencement of the development.



Building Permit Application
ELECTRICAL
 Escambia County, FL

ELECTRICAL PERMIT NO.:
BUILDING PERMIT NO.:
DATE:

Job Address: #13 5301 N Blue Angel Pkwy **Floor/Unit No.:**
Contractor: **Phone No.:**
Owner: Lester + Tricia Hendricks **Phone No.:** 817 876 1637
Size of Service: **Phases:**
Size of Amps: 200 **Number of Inspections:**

Type of Building or Structure Existing New
 Commercial Residential
Type of Service: Repair/Replace New Installation
SCHEDULE INSPECTION Other:

Cost of Construction: \$

Check the following that apply

New Service Service Repair Swimming Pool Low Voltage
 Service Repair (Cold Service) Motors Change of Occupancy
 Service Change: Increase from _____ to _____
 Renovations or Additions: (Number of Square Feet) _____
 Temp Power Pole Sign Mobile Home Hook-up
 Other: (Specify)

SCOPE OF WORK:
 Connect new mobile home to existing mobile home park pedestal

Driving Directions: **REQUIRED**
 Blue Angel Hwy to 5301 to rear of property #13

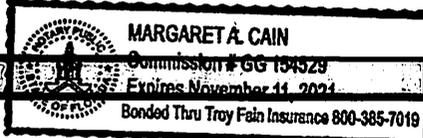
Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work has been commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit may be required for all ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, HEATING, AND VENTILATING SYSTEMS ELEVATORS, ESCALATORS AND TRANSPORTING ASSEMBLINGS, GAS, SPRINKLER, ROOFING AND INSTALLATIONS, ETC. **OWNER'S AFFIDAVIT:** I certify that the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. **WARNING TO OWNER:** YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE ESCAMBIA COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING INSPECTIONS DIVISION, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.
 If you are not the owner of the property being permitted, by signing this application, you hereby certify that you are the authorized agent of the owner.
 Furthermore, you must, by law, promise to inform the owner that the property in question is being subjected to possible liens and/or attachment, and must deliver all forms and notices required by law to the owner.

Signature of Owner or Agent: *Lester Hendricks* **Date:** 8/10/18 **Signature of Contractor:** **Date:**

Notary as to Owner or Agent:
 STATE OF FLORIDA/COUNTY OF Escambia
 Sworn to and subscribed before me this 10th day of December 2018
 by Lester Hendricks, who is/is not personally known to me or who has produced S. Dakota # 01502965 as identification. sep 8-2020
Margaret A Cain
 SIGNATURE OF NOTARY
 Printed Name of Notary: Margaret A Cain
 Comm. Expires: 11/11/2021

Notary as to Contractor:
 STATE OF FLORIDA/COUNTY OF _____
 Sworn to and subscribed before me this ____ day of _____, 20____
 by _____,
 who is/is not personally known to me and produced _____ as identification.

 SIGNATURE OF NOTARY
 Printed Name of Notary: _____
 Comm. Expires: _____
 Contractor's License No.: _____





STORE 8472 N Pensacola
541 W Nine Mile Rd
Pensacola, FL 32534

Rental Center Hours

MON 6A-9P TUE 6A-9P WED 6A-9P THU 6A-9P FRI 6A-9P SAT 6A-9P SUN 8A-8P

CONTRACT #: 158972

Status: CLOSED

LESTER HENDRICKS
110 E CENTER ST PMB2759
Madison, SD 57042
(817) 876-1637

ACTUAL DURATION
1 Week, 12 Minutes

CONTRACT TOTAL
\$489.98

Deposit Trans: Register #: 90 Transaction #: 71770 Date: 11/19/18 eDeposit #: 8472181119073430515897245
Charge Trans: Register #: 90 Transaction #: 75003 Date: 11/26/18 eDeposit #: 8472181119073430515897245

Customer Name: LESTER HENDRICKS Date Out: 11/19/2018 - 7:43 AM Contract Created By: kw80u5
Date Due: 11/26/2018 - 7:43 AM Checked In By: htl974
Date In: 11/26/2018 - 7:55 AM

Tool Description	Charges	Amount		Amount
C.P. Dump Trailer 6x10 (33-387-00648)	Tool Rental Fee	\$417.00	Rental Subtotal	\$417.00
	SubTotal	\$417.00	Damage Protection*	\$41.70
			Tax	\$31.28
			Contract Total	\$489.98
			Deposit - PAID 11/19/18 (THE HOME DEPOT ending 5491)	-\$300.00
			Balance Charged (THE HOME DEPOT ending 5491)	\$189.98
			Outstanding Balance	\$0.00

* 10% of Rental Subtotal if applicable.

RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to insure our customers to get the lowest rates possible for the time they had the tool.

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty or representation to me other than those reflected in writing in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing signed by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges may apply if the equipment is returned damaged.

WE APPRECIATE YOUR BUSINESS!
INNERARITY ACE HARDWARE #12330
13650 INNERARITY POINT ROAD
PENSACOLA FLORIDA 32507
(850) 492-1149

11/12/18 2:54PM RENTAL 555 SALE

RENT DEPOSIT 1 EA \$687.76 EA N
RENT DEPOSIT \$687.76
Rental Clerk: ADAM

SUB-TOTAL:\$ 687.76 TAX: \$.00
TOTAL: \$ 687.76
BC AMT: \$ 687.76

BK CARD#: XXXXXXXXXXXX8910
MID:*****7601 TID:**3400
AUTH: 158105 AMT: \$ 687.76
Host reference #:086207 Bat#0883

TransactionID: 388316751032422
Validation Code: R4Q2
TID:173400
TRANS TYPE: PURCHASE
PAYMENT TYPE: Credit Card

SWIPED
CARD TYPE:VISA EXPR: XXXX
TxnID/ValCode: 388316751032422 R4Q2

Bank card USD\$ 687.76



==>> JRNL#U86207 <<==
CUST NO:*5

THANK YOU LESTER W HENDRICKS
FOR YOUR PATRONAGE

Name : X _____
I agree to pay above total amount
according to card issuer agreement
(merchant agreement if credit voucher)
Acct: CASH CUSTOMER
REF: CNO: 7068 INVNO: 0

Customer Copy

Innerarity Hardware
 13650 Innerarity Rd
 Pensacola, FL 32507
 850-492-1149
 RENTED AND/OR SOLD TO

CONTRACT NUMBER
 DATE AND TIME IN
 DATE AND TIME OUT

7068

INVOICE NUMBER

11/17/2018 7.00 AM

ADDRESS AT WHICH EQUIPMENT WILL BE USE

Reservation

Account #: 1002801
 LESTER WILLIAM HENDRICKS
 110 E CENTER ST PMB2759
 625 CALHOUN AVE
 MADISON, SD 57042

817-876-1637

WRITTEN BY: ADAM
 CHECKED IN BY:
 AUTHORIZED RENTER:
 JOB LOCATION:

DRIVER'S LICENSE NUMBER: 01502XXXXX
 P. O. NO. OR JOB NO.:
 DATE AND TIME DUE IN: 11/19/2018 7.30 AM

Item #	Description	ITEMS RENTED AND/OR SOLD		M	W	D	H	Date&Time Due	Amount
		Quantity	Rates						
PE-300-01	EXCAVATOR, TRACKED MINI	1	STM 249.00			2		11/19/2018 7.30 AM	249.00

First Day Charge: 249.00 Each Additional Day: 249.00

Serial# YMRVI025KFAJ60799

Thank you for choosing Innerarity Ace Rental. We appreciate your business.

DAMAGE WAIVER CHARGE (DWC) 7.50 %
 OF RENTAL CHARGE. RENTER MAY, BY INITIALS
 HEREON, DECLINE BENEFITS OF PARAGRAPH
 10, DAMAGE WAIVER, ON REVERSE SIDE OF
 THIS CONTRACT.

PROMPT RETURN OF YOUR RENTAL SAVES
 YOU MONEY. ALL TIME IS CHARGED INCLUDING
 SATURDAY, SUNDAY AND HOLIDAYS.

DWC IS NOT INSURANCE.

DECLINES
 (INITIALS)

Total Rental	249.00
Damage Waiver	18.68
Subtotal	267.68
Sales Tax	20.08
Total	287.76
Security Deposit	400.00
Total Received	687.76

I have read and understand the terms and conditions on both sides of this agreement
 and certify that those printed on the other side are agreed to as if printed above my
 signature. There are no oral or other representations not included herein. Unless declined, I
 also agree to the damage waiver charges. I have received a copy of this agreement.

 The above prices are an
 estimate. The final amount
 will be calculated upon
 rental return. Thank you.

Lessee's Signature _____

Innerarity Hardware
13650 Innerarity Rd
Pensacola, FL 32507
850-492-1149

RENTED AND/OR SOLD TO

CONTRACT
NUMBER

7068

INVOICE
NUMBER

16154

DATE AND
TIME IN

ADJ.

DATE AND
TIME OUT

11/17/2018

7.00 AM

ADDRESS AT WHICH EQUIPMENT WILL BE USE

Open Contract

Account #: 1002801
LESTER WILLIAM HENDRICKS
110 E CENTER ST PMB2759
625 CALHOUN AVE
MADISON, SD 57042

817-876-1637

WRITTEN BY: DAN FENDLEY
CHECKED IN BY: _____
AUTHORIZED RENTER: _____
JOB LOCATION: _____

CAR LICENSE NUMBER: _____
DRIVER'S LICENSE NUMBER: 01502XXXXX
P. O. NO. OR JOB NO.: _____
DATE AND TIME DUE IN: 11/19/2018 7.30 AM

Item #	Description	ITEMS RENTED AND/OR SOLD		M	W	D	H	Date&Time Due	Amount
		Quantity	Rates						
PE-300-01	EXCAVATOR, TRACKED MINI	1	STM 249.00			2		11/19/2018 7.30 AM	249.00

First Day Charge: 249.00 Each Additional Day: 249.00
Serial# YMRVI025KFAJ60799

Thank you for choosing Innerarity Ace Rental. We appreciate your business.

DAMAGE WAIVER CHARGE (DWC) 7.50%
OF RENTAL CHARGE. RENTER MAY, BY INITIALS
HEREON, DECLINE BENEFITS OF PARAGRAPH
(), DAMAGE WAIVER, ON REVERSE SIDE OF
THIS CONTRACT.

WC IS NOT INSURANCE.

DECLINES

(INITIALS)

PROMPT RETURN OF YOUR RENTAL SAVES
YOU MONEY. ALL TIME IS CHARGED INCLUDING
SATURDAY, SUNDAY AND HOLIDAYS.

Total Rental	249.00
Damage Waiver	18.68
Subtotal	267.68
Sales Tax	20.08
Total	287.76
Security Deposit	400.00
Total Received	687.76

I have read and understand the terms and conditions on both sides of this agreement
and certify that those printed on the other side are agreed to as if printed above my
signature. There are no oral or other representations not included herein. Unless declined, I
do agree to the damage waiver charges. I have received a copy of this agreement.

Lessee's Signature _____

Written: 11/12/2018

Innerarity Hardware
 13650 Innerarity Rd
 Pensacola, FL 32507
 850-492-1149
 RENTED AND/OR SOLD TO

CONTRACT NUMBER
 DATE AND TIME IN
 DATE AND TIME OUT

7068
 11/21/2018 9.02 AM
 11/17/2018 7.00 AM

INVOICE NUMBER 16206
 ADDRESS AT WHICH EQUIPMENT WILL BE USE

Closed Contract/Invoice

Account #: 1002801
 LESTER WILLIAM HENDRICKS
 110 E CENTER ST PMB2759
 625 CALHOUN AVE
 MADISON , SD 57042

817-876-1637

WRITTEN BY: DAN FENDLEY
 CHECKED IN BY: DAN FENDLEY
 AUTHORIZED RENTER:
 JOB LOCATION:
 DRIVER'S LICENSE NUMBER: 01502XXXXX
 P. O. NO. OR JOB NO.:
 DATE AND TIME DUE IN: 11/19/2018 7.30 AM

Item #	Description	ITEMS RENTED AND/OR SOLD		Rates	M	W	D	H	Date&Time In	Amount
		Qty	Out / In							
PE-300-01	EXCAVATOR, TRACKED MINI	0	1	FLT 249.00			4	2.02	11/21/2018 9.02 AM	498.00
Serial# YMRVI025KFAJ60799										

Thank you for choosing Innerarity Ace Rental. We appreciate your business.

DAMAGE WAIVER CHARGE (DWC) 7.50%
 OF RENTAL CHARGE. RENTER MAY, BY INITIALS
 DECLINE, DECLINE BENEFITS OF PARAGRAPH
 10, DAMAGE WAIVER, ON REVERSE SIDE OF
 THIS CONTRACT.

PROMPT RETURN OF YOUR RENTAL SAVES
 YOU MONEY. ALL TIME IS CHARGED INCLUDING
 SATURDAY, SUNDAY AND HOLIDAYS.

Total Rental	498.00
Damage Waiver	37.35
Subtotal	535.35
Sales Tax	40.15
Total	575.50
Balance Due	175.50

WC IS NOT INSURANCE.

DECLINES
 (INITIALS)

I have read and understand the terms and conditions on both sides of this agreement
 and certify that those printed on the other side are agreed to as if printed above my
 signature. There are no oral or other representations not included herein. Unless declined, I
 so agree to the damage waiver charges. I have received a copy of this agreement.

Lessee's Signature _____

Written: 11/12/2018, Last Adj.: 11/21/2018, Time: 09:02



SWIFT SUPPLY

BUILD TO LAST

Invoice Address

Daphne
9549 Milton Jones Rd.
Daphne, Alabama 36526
251-621-5066

Cash Sales Invoice

Invoice No **411476**
Invoice Date 11/07/2018
Terms Net 10th
Customer 9000009
Your Ref lester
Our Ref 2052160
Taken By George Ramos
Sales Rep 1



Page 1 of 1

Special Instructions

Notes

Line	Product Code	Description	Qty/Footage	Price	Per	Total
1	914	MRP 5"-6"X16' MAR/TREAT POLE 2.5 CCA	1 EA	43.33	EA	43.33

Products received in good condition

Print name _____

Signature _____

Payment Method	Amount Received
Visa	\$47.44
Merchant #	542589
Account #	*****8910
Authorization #	095082

Delivery	\$0.00
Total Amount	\$43.33
Sales Tax (9.50 %)	\$4.11
AL/BALD/DAPHNE	
Invoice Total	\$47.44



REGIONAL

HOME CENTER OF MOBILE

Regional Home Center of Mobile

7251 Moffett Road, Mobile, Alabama
36618
251.649.2077

PLEASE MAKE ALL CHECKS PAYABLE TO REGIONAL ENTERPRISES, LLC

Buyer(s)	Lester Hendricks			Date:	11/6/2018
Phone:	817-876-1637	Email:	prospervbylester@aol.com		
Mailing Address:	625 Calhoun Ave, Pensocola, FL 32507			Sales Lot	MOB
Delivery Address:	625 Calhoun Ave, Pensocola, FL 32507			Salesperson	TiffanyG
Apprx Yr:	2018	Apprx Size:	14x36	Bed/Bath:	1+1.00
Serial Number:	CS2022042TN			Stock #:	22042A
				Mfg	Savannah
				New/Used	New

Options	
Dirt Pad	YES
Delivery	YES
Skirting	NO
A/C	NO
Trim Out	NO
Temporary Steps	NO
Site Improvements	NO
*** See Deliver Ticket/ Buyer's Responsibilities attached for details ***	
<i>If Seller has provided any products or services prior to the completion of this transaction and Buyer subsequently fails to purchase the home, Buyer foreits any and all Cash Down Payment held by Seller.</i>	

Sales Price	
Base Price of Unit	\$35,000.00
Sales Tax	\$2,100.00
Sales Tax (Credit for Trade-In below)	\$0.00
Insurance	\$0.00
Title	\$20.00
Appraisal Fee	\$0.00
(1.) Cash Purchase Price	\$37,120.00
Trade-In Allowance	\$0.00
Cash Down Payment	\$0.00
(2.) Less Total Credits	\$0.00
(3.) Remaining Purchase Price Due	\$37,120.00

**THIS AGREEMENT SUPERCEDES ALL AGREEMENTS
AGREEMENTS MADE PRIOR TO THE DATE LISTED**

LIENHOLDER INFORMATION

Bank's Name:	Cash
Bank's Address:	
Bank Contact's Phone #:	

DESCRIPTION OF TRADE IN:

Year	_____
Size	_____
Manufacturer:	_____
Serial #:	_____
Location:	_____

Buyer:	
Social Security #:	██████████
Co-Buyer:	_____
Social Security #:	_____

Seller: by its Agent

MOLD DISCLOSURE AND WAIVER

Printed Name of Buyer(s)

Lester Hendricks

Printed Name of Seller(s)

Regional Enterprises, LLC

Description of Home:

YEAR:

SIZE:

MANUFACTURER:

SERIAL NUMBER:

Address: 625 Calhoun Ave, Pensocola, FL 32507

2018

14x36

Savannah

CS2022042TN

Buyer(s) Initials. LH /

MOLD INSPECTIONS.

Mold contaminants may exist in the Home of which the Seller is unaware. These contaminants generally grow in areas where there is or may have been excessive moisture, such as where leakage may have occurred in roofs, pipes or walls. These conditions may be identified with a home inspection. Customer may obtain a home inspection to better determine the condition of the Home. Neither the Seller nor the Seller's agents are experts in the field of mold contaminants. In the event suspect mold contamination is discovered, or if further mold testing is desired beyond the home inspection report, it is recommended that our customers satisfy themselves as to Home's condition by having a mold inspection performed. The cost and quality of such inspections may vary. Information may be found by consulting the U.S. Environmental Protection Agency web site at www.epa.gov or an equivalent environmental/health services agency.

CUSTOMER DISCLOSURE.

The Seller or the Seller's Agent has recommended the customer obtain a Home Inspection.

The Seller or the Seller's Agent has recommended the customer obtain a Mold Inspection.

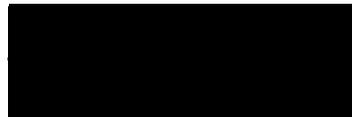
WAIVER. Customer agrees to hold the Seller/Seller's Agents harmless in the event any mold contaminants are discovered on the Home. Customer understands mold is a normally occurring microbe and that mold should pose no health threat unless concentrated at high level in the environment. The Seller/Seller's Agents agree that in the event mold-like contamination is discovered, this condition will be immediately reported to the customer. The only way to determine if a mold-like substance is present at high levels is through a sample collection and analytical testing.

RECEIPT OF COPY. Customers have read this Mold Disclosure/Waiver and by their signatures thereon acknowledge receipt of a copy thereof.

PROFESSIONAL ADVICE. Customers execute this Disclosure/Waiver with the understanding that they opt to consult with a professional of their choice regarding any questions or concerns before its execution.

LEGAL ADVICE. Customers acknowledge that this waiver does not attempt to offer legal advice. If customers feel the need for legal advice they should consult an attorney of their choice prior to the execution of this document.

Lester Hendricks
Buyer



Social Security Number

11/6/2018

Date

Buyer

Dale Zmabel
Seller: by its Agent



ARBITRATION AGREEMENT

Customer acknowledges and agrees that the transaction between the parties hereto is a matter involved in and pertaining to interstate commerce. Customer thus acknowledges that all aspects of the transaction are involved in, affect, or have a direct impact upon, interstate commerce.

Customer and Regional Enterprises, LLC agree that any and all claims, demands, disputes or controversies of every kind or nature between them, including but not limited to, tort and contract claims; claims based on federal, state or local statute, law, order, ordinance or regulations; and claims arising from, concerning or relating to any of the negotiations involved in the transaction, the terms and provisions of agreements, the arrangements for financing, the performance of the agreements of condition of the Home, or any other aspect of the transaction shall be, at the request of either party, settled by binding arbitration conducted pursuant to the provisions of the Federal Arbitration Act, 9 U.S.C. Section 1, et seq. and according to generally accepted arbitration procedures, such as those promulgated by the American Arbitration Association. Each party to this arbitration agreement acknowledges that neither party is required to use the services of the American Arbitration Association, and, specifically, all parties agree that it is the intent of this arbitration agreement for the parties to refrain, if at all possible, from using the American Arbitration Association should an arbitration proceeding become necessary. The parties agree to use the services of a neutral, third-party arbitrator who is both a licensed practicing attorney within the State of Mississippi and listed with the Mississippi Bar Association as a qualified arbitrator or mediator. The responsibility of the cost of the arbitration shall be determined by the arbitrator. Without limiting the generality of the foregoing, it is the intention of the Customer and Regional Enterprises, LLC when so requested by either party, to resolve by binding arbitration all disputes between them concerning this transaction, including, without limitation, this agreement to arbitrate, and/or any representations, promises or omissions made in connections with negotiations for this transaction.

Either party may demand arbitration by serving a written demand for arbitration along with a statement of the matter of controversy to the other party. The Customer and Regional Enterprises, LLC agree that the arbitration proceedings to resolve all such disputes shall be conducted in Rankin County, Mississippi. Customer and Regional Enterprises, LLC further agree that any question regarding whether a particular controversy is subject to arbitration shall be decided by the Arbitrator, and that this agreement shall be binding upon, and inures to the benefit of buyer/lessee and Regional Enterprises, LLC and the officers, employees, agents and affiliated entities of each of them

The institution and maintenance of an action for judicial relief or pursuit of a provisional and ancillary remedy shall not constitute a waiver of the right of either party, to submit the controversy or claim to arbitration, if any other party contests such action for judicial relief. The exercise of any available remedy does not waive the right of either party to resort to arbitration.

I have read thoroughly and fully understand the provisions of this arbitration disclosure and arbitration agreement. By executing below full acknowledgement of and assent to the provisions of the arbitration

[Signature]
Buyer/Customer

[Redacted]

Buyer/Customer
[Signature]
Seller: by its Agent

Social Security Number
11/6/2018
Date

DELIVERY TICKET/ BUYER'S RESPONSIBILITIES

Description of Home:	YEAR: 2018	SIZE: 14x36	MANUFACTURER: Savannah	SERIAL NUMBER: CS2022042TN	STOCK # 22042A
Delivery Address:	625 Calhoun Ave, Pensocola, FL 32507				

It is understood and agreed by all parties that the Seller has made no representations regarding the condition of the Home and there are NO WARRANTIES of any kind, limited expressed or implied and the Buyer is accepting the above mentioned Home in its "As Is" condition except for ONLY what is listed on this "Promise Sheet." The parties intend that this agreement, together with all attachments, schedules, exhibits, and other documents that both are referenced in this agreement and refer to this agreement, represent the final expression of the parties' intent and agreement between the parties relating to the subject matter of this agreement, contain all the terms the parties agreed to relating to the subject matter, and replace all the parties' previous discussions, understandings, and agreements relating to the subject matter.

- 1.) Buyer(s) is(are) responsible for obtaining any and all permits required by local, county, state, or any other jurisdiction's laws or regulations, to place the home on the site listed as "Delivery Address." Buyer(s) must represent to Seller if the Delivery location is in a flood way or flood zone and acknowledge all regulations have been met.

- 2.) See Notice of Manufacturer's Warranty following.

- 3.) Dirt Pad Only - Seller agrees to prepare the Dirt Pad for the Home in accordance with the State regulations. Buyer(s) agree to have the site area ready for Seller or Seller's agent to prepare the Dirt Pad. Buyer(s) is(are) responsible for providing a clear and unobstructed path (including underground pipes, wires, etc.) from a government maintained road to the home site. Buyer(s) shall be responsible for any damages caused the Buyer's property (leased, rented, or owned) during the preparation of the Dirt Pad.

- 4.) Seller agrees to Deliver and Set-up the Home at the Delivery Address. Buyer(s) are responsible for ensuring a clear path from the public road to their home-site. Buyer(s) assume all liability for damage to the Home or property caused by delivering the Home to Buyer's home-site. Buyer(s) must have a representative at the delivery site to insure proper placement of your Home. Seller is responsible for a standard set-up. Buyer(s) could be charged for use of extra blocks or use of special equipment such as bulldozers or wreckers. Tires and axles remain the property of the Seller. If Buyer(s) do not allow Seller to deliver the home within 30 days of this transaction, the Customer is responsible for any and all damages that take place after the 30 days.

- 5.) Buyer(s) is(are) NOT purchasing skirting or the installation of skirting or underpinning from the Seller.

- 6.) Buyer(s) is(are) NOT purchasing an AC unit or the installation of an AC unit from the Seller.

- 7.) Buyer(s) is(are) responsible for the Trim Out of their multi-section home. Trim Out refers to all cosmetic work to be performed at the marriage line.

- 8.) Buyer(s) is(are) not purchasing Temporary Steps or decks for the home. Buyer(s) and their agents agree not to enter the home until Buyer(s) have installed temporary or permanent steps or decks. Buyer(s) further agree to Hold Seller Harmless for any injuries caused by entering the home with out Temporary or Permanent Steps.

- 9.) Buyer(s) is(are) responsible for providing a septic system to the Home in accordance with local codes and regulations. Buyer(s) is(are) responsible for providing electrical service to the home. Buyer(s) is(are) responsible for hooking up water service to the Home. Buyer(s) is(are) responsible for hooking up sewer service to the Home. Buyer(s) is(are) responsible for hooking up electrical service to the Home. Buyer(s) is(are) responsible for hooking up water service to the Home. Buyer(s) is(are) responsible for hooking up sewer service to the Home. Buyer(s) is(are) responsible for hooking up electrical service to the Home. Buyer(s) is(are) responsible for hooking up water service to the Home. Buyer(s) is(are) responsible for hooking up sewer service to the Home. Buyer(s) is(are) responsible for hooking up electrical service to the Home.

10.) Furniture All goes w/ Mr. Hendricks

BY SIGNING BELOW, THE BUYER AND SELLER ACKNOWLEDGES THAT THERE HAS BEEN NOTHING PROMISED TO THE BUYER FROM THE SELLER OTHER THAN WHAT IS LISTED ABOVE.

[Signature]
Buyer

11/6/2018
Date
[Signature]
Seller: by its Agent

Buyer



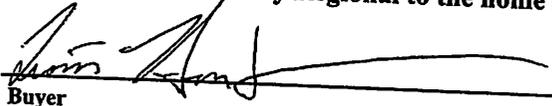
NOTICE OF MANUFACTURER'S WARRANTY

1. You are purchasing a new mobile home that includes a one (1) year Manufacturer's Warranty.
2. Included with your mobile home is your Home Owner's Manual with a "30 Day Inspection Punch List" that should be completed and mailed to the manufacturer.
3. If your mobile home is found to be defective after this transaction, the Buyer should contact the manufacturer if it is within the one (1) year Manufacturer's Warranty period. After this period, Buyer assumes the entire cost of servicing or repair to the home.
3. The Seller will be Held Harmless and is not responsible in any way, shape or form for any of the Improvements or Service that takes place on the home listed below.
4. The Seller does not guarantee that the information provided by the Seller is accurate concerning the Make, Model, Year, Size, Manufacturer, Condition or Acreage (If Applicable). It is the sole responsibility of the Buyer to inspect the home being sold to confirm the accuracy of the information listed in all agreements pertaining to the home being sold.
5. It is the sole responsibility of the Buyer if there is any Lot Rent, Land Fees, Taxes, or any other fee that may occur pertaining to the home listed below.
6. It is the sole responsibility of the Buyer to Purchase New Keys and Locks and to install the New Keys and Locks on each and every door in the home listed below at the expense of the Buyer.
7. The Seller will not be Responsible and will be Held Harmless for any Contract Labor that is hired by the Buyer. The Buyer assumes full responsibility for any Contract Labor that is hired at any time for any reason whatsoever.
8. Buyer should follow the instructions contained in the Home Owner's Manual to maintain the Manufacturer's Warranty.

THERE ARE NO EXCEPTIONS WHATSOEVER FOR ANY OF THE ITEMS LISTED ABOVE!

Description of Home:	YEAR:	SIZE:	MANUFACTURER:	SERIAL NUMBER:
Address: 625 Calhoun Ave, Pensacola, FL 32507	2018	14x36	Savannah	CS2022042TN

By signing below, the Buyer agrees to hold the seller harmless from any loss and the Buyer acknowledges that he/she has read each and every word in the above notice of Manufacture's Warranty Agreement and that the Buyer fully understands all of the language in this agreement; furthermore, the Buyer also acknowledges that he/she is fully aware that there will be absolutely no service, warranty or improvements made by Regional to the home being sold of any kind: limited, expressed or implied.


Buyer



Buyer

Social Security Number

11/6/2018

Date

RECORDED CLOSING

Hello My Name Is Cester Hendricks.

Today's date is 11/6/2018.

Lester Hendricks, Do you agree to have this closing recorded?

We are here to close on the purchase of your 2018
14x36 Savannah 1+1.00.

The purchase price including all taxes and fees is
\$37,120.00.

You are trading in _____
located at _____.

We recommend that you carry homeowner's insurance on your home. This is normally required when financing through a bank or mortgage company.



BUYER(S) POWER OF ATTORNEY

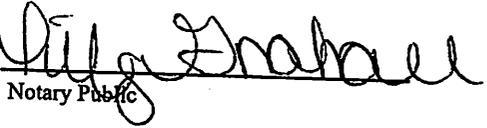
KNOW ALL MEN BY THESE PRESENTS that the undersigned hereby appoints an employee or agent of Regional Enterprises, LLC as my/our true and lawful attorney-in-fact with power of substitution and revocation to apply for certificate or duplicate of title to register and/or to transfer or assign the title to any person the following described manufactured home:

Description of Home or Land & Home	YEAR:	SIZE:	MANUFACTURER:	SERIAL NUMBER:
	2018	14x36	Savannah	CS2022042TN

And for said purpose(s) and to do only what is necessary to this appointment and to transfer or assign title to any property taken in trade or consideration for the purchase of the above described manufactured home.



State of Alabama
Notary Public at Large
My Commission expires
04/29/2019


Notary Public

(SEAL)

REGIONAL HOME CENTER OF MOBILE
251.645.8500

CRB 111-2

CASH RECEIPT

Date 11/6/18 170159

Received From Lester Hendricks

Address 625 Calhoun Ave
Pensacola FL 32507

Dollars \$ 37,120.00

For Purchase of S# 2042

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT	<u>37120.00</u>	CASH	<u>1370.00</u>
AMT. PAID	<u>3712.00</u>	CHECK	<u>4750.00</u>
BALANCE DUE	<u>0</u>	MONEY ORDER <input type="checkbox"/>	
		CREDIT CARD <input type="checkbox"/>	

By [Signature]



CASHIER'S CHECK

11/06/2018

5504460892

LESTER W HENDRICKS / [Signature]
Purchaser / Purchased For

THIRTY ONE THOUSAND DOLLARS AND 00 CENTS

PAY TO THE ORDER OF: REGIONAL HOME CENTER OF MOBILE

\$31,000.00 Fee \$8.00

**NOT NEGOTIABLE
CUSTOMER COPY**

Regions Bank

Branch AL00150
CC000150

L. Settlement Charges				Paid from Buyer's Funds at Settlement	Paid from Seller's Funds at Settlement
700. Total Sales / Broker's Commission: Based on Price \$19,000.00 is \$830.00 Division of Commission as follows					
701.	415.00	to All Florida Property Group, Inc. (- Commission \$570 less \$155 technology fee)			
702.	415.00	to Allison A Reynolds LLC (- Commission \$570 less \$155 prop offer fee)			
703.		Commission Paid at Settlement			830.00
704.		Realtor Transaction Fee			
705.		Technology Fee to Pyramid Platform, LLC			155.00
706.		Prop Offer Fee to Pyramid Platform, LLC			155.00
800. Items Payable in Connection with Loan:					
801.		Loan Origination Fee			
802.		Loan Discount			
803.		Appraisal Fee			
804.		Credit Report			
805.		Lender's Inspection Fee			
806.		Mortgage Insurance Application Fee			
807.		Assumption Fee			
900. Items Required by Lender to be Paid in Advance:					
901.		Daily interest charge			
902.		Mortgage Insurance Premium			
903.		Hazard Insurance Premium			
904.		Flood Insurance Premium			
1000. Reserves Deposited with Lender:					
1001.		Hazard Insurance			
1002.		Mortgage Insurance			
1003.		City Property Taxes			
1004.		County Property Taxes			
1005.		Annual Assessments			
1100. Title Charges:					
1101.		Settlement or Closing Fee to Dependable Title Services of Florida, Inc.	350.00		350.00
1102.		Abstract or Title Search to Old Republic National Title Insurance Company			25.00
1103.		Title Examination			
1104.		Title Insurance Binder			
1105.		Document Preparation			
1106.		Notary Fees			
1107.		Attorney Fees (includes above item numbers:			
1108.		Title Insurance to Dependable Title Services of Florida, Inc. (includes above item numbers:			109.25
1109.		Lender's Coverage 0.00			
1110.		Owner's Coverage 19,000.00 Risk Rate Premium: \$109.25			
1200. Government Recording and Transfer Charges:					
1201.	Recording Fees:	Deed 27.00 Mortgage 0.00 Releases 30.00	27.00		30.00
1202.	City/County Tax/Stamps:	Deed 0.00 Mortgage 0.00			
1203.	State Tax/Stamps:	Deed 133.00 Mortgage 0.00			133.00
1204.		Intangible Tax to Clerk of the Circuit Court			
1205.		E-Recording Fees to Simplifile for Clerk of the Circuit Court	4.50		13.50
1206.		POA Recording Fees to Simplifile for Clerk of the Circuit Court			69.50
1207.		POA Affidavit Recording Fees to Simplifile for Clerk of the Circuit Court			18.50
1300. Additional Settlement Charges:					
1301.		Survey			
1302.		Pest Inspection			
1303.		County Taxes - 2017 to Escambia County Tax Collector (poc \$555.85 by Seller)			
1304.		Municipal Lien Search to PropLogix			93.76
1305.		Document Scanning and Storage Fee to Flagler Document Imaging and Storage, Inc.	20.00		
1306.		.			
1307.		.			
1308.		.			
1309.		.			
1310.		.			
1311.		.			
1312.		.			
1313.		.			
1314.		.			
1315.		.			
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)				\$401.50	\$1,982.51



Domestic Wire Transfer Request/Authorization

Originator/Payment By:

LESTER W HENDRICKS NAME	CRED 4000220379624675 DL 01502965 SD 08/09/1967 08/18/2015 08/09/2020 CUSTOMER IDENTIFICATION
8065 LAVELLE WAY LOT A STREET ADDRESS	CHECKING ACCOUNT TYPE
PENSACOLA FL 32526-8446 CITY/STATE/ZIP	08/09/1967 DATE OF BIRTH

Transfer Instructions:

\$ 17,634.99 WIRE AMOUNT		
SEACOAST NATIONAL BANK TARGET BANK NAME	STUART FL TARGET BANK CITY, STATE	[REDACTED] TARGET BANK ABA
BENEFICIARY BANK NAME	BENEFICIARY BANK CITY, STATE	BENEFICIARY BANK ACCOUNT NUMBER
DEPENDABLE TITLE SERVICE OF FLORID BENEFICIARY'S NAME	520 EAST STRAWBRIDGE AVE BENEFICIARY'S ADDRESS	[REDACTED] BENEFICIARY'S ACCOUNT NUMBER
MELBOURNE FL 32901 BENEFICIARY'S CITY, STATE, ZIP, OR COUNTRY		
Originator to Beneficiary Information (optional):	Bank to Bank Information (optional):	
FILE NUMBER 18-0562 HENDRICKS AND		
625 CALHOUN AVE, PENSACOLA, FL		
32507		
	Purpose: PURCHASE OF HOME	

By signing below, Originator authorizes Regions Bank to effect the Funds Transfer described on this request and agrees to be bound by the terms and conditions of the Funds Transfer Agreement set forth on the reverse side hereof. Originator certifies that the information contained in this request is correct.

[Signature]
AUTHORIZED SIGNATURE

[Signature]
BANK AUTHORIZED SIGNATURE

NAME OF CORPORATION/PARTNERSHIP

APPROVING BANK OFFICER

BY: SIGNATORY REPRESENTATIVE NAME (PRINTED)

TITLE

Request Date: 10/12/2018

Wire fee: \$ 25.00

Wire Sequence Number [REDACTED]

Prepared By: HEATHER COLLAZO

Branch: 060.01790.RALEIGH.NORTHPARK

Additional charges may apply for notification services. Notification services are only available to customers that have entered into a separate funds transfer agreement with the Regions Money Transfer Department.

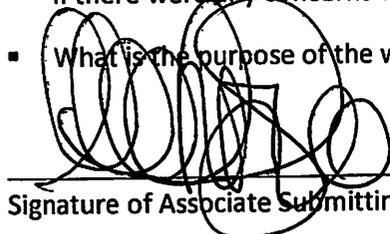
Thank you for banking with Regions!

OUTGOING WIRE TRANSFER QUESTIONNAIRE

- Attach the completed Wire Transfer Questionnaire to the branch copy of the Wire Transfer request form.
- When a Wire Transfer requires approval outside the branch, the questionnaire and Wire Transfer request form should be scanned to your **CBM**.
- Reminders for Wire Transfer request completion:
 - Consumer Wires:
 - The name of the customer signing the Wire Transfer request form should be the same name listed as the originator on the form
 - Business Wires:
 - The name of the business should be selected as the originator on the form
 - All lines below the authorized signer must be completed on the Wire Transfer request form
 - International Wires:
 - Provide the second page disclosure to the customer. The customer should **ONLY** sign if they wish to cancel the request
 - Completed Wire Transfer request and questionnaire should be filed in ROB

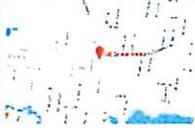
Please document the answers to the following questions. Providing false information may be subject to disciplinary / action up to and including termination.

- Sequence Number [REDACTED]
- Did the customer sign in your presence? YES or NO
- Is this a known customer? YES or NO
- Was the ID recently issued? YES or NO
- Was the person sending the wire verified as an account owner or authorized signer? YES or NO
- When was the account opened? 6/26/2014
- Has the balance on the account been verified to ensure funds are collected? YES or NO
 - Have available funds been in the account for more than 10 business days? YES or NO
 - If not, has the source of funds been verified? YES or NO
- If there were any concerns with the transaction, did a second associate review the account? YES or NO
- What is the purpose of the wire? PROPERTY PURCHASE

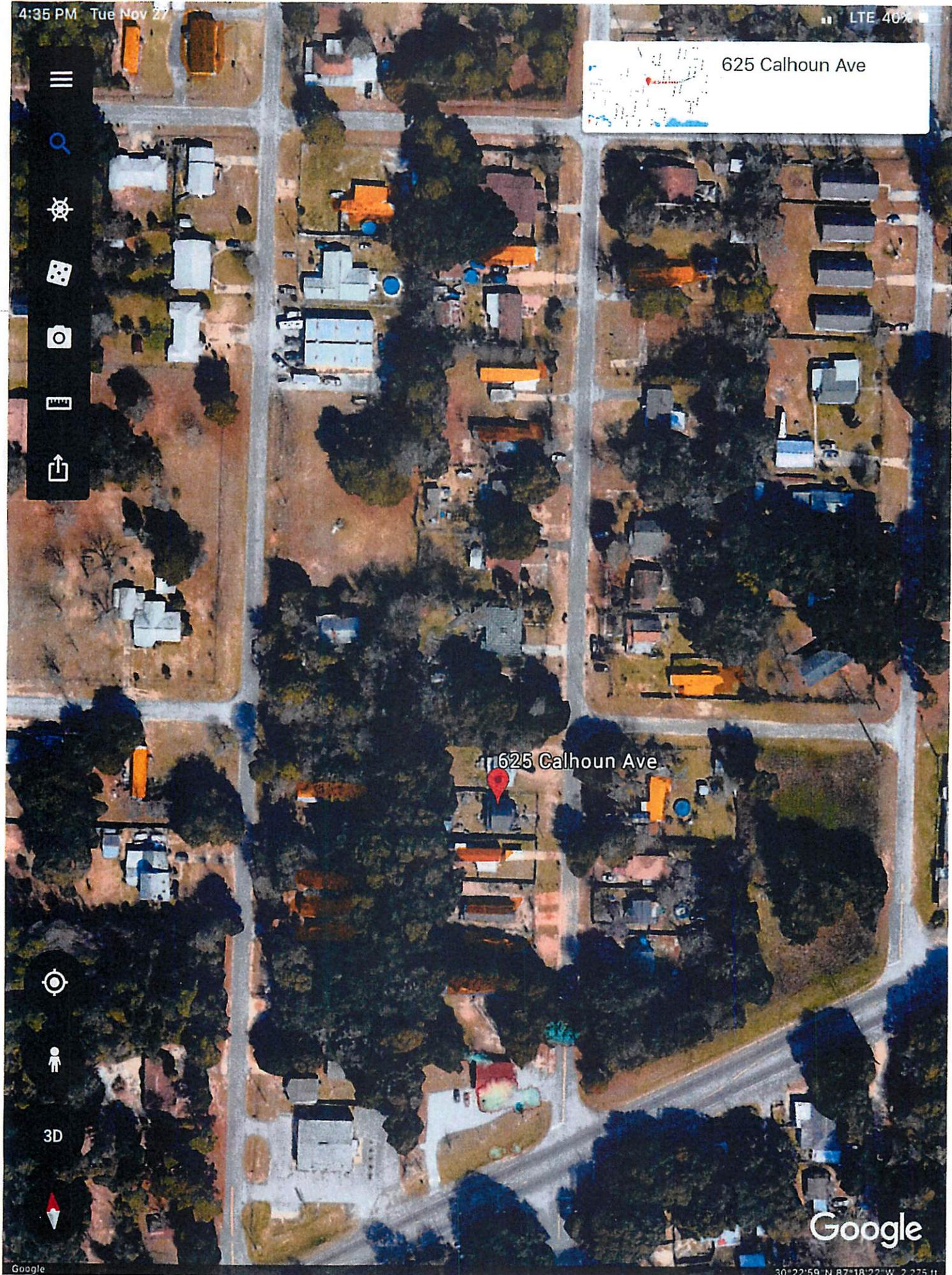

Signature of Associate Submitting Wire

10/12/2018
Date

625 Calhoun Ave



- ☰
- 🔍
- ⚙️
- 🎲
- 📷
- 📄
- 📤



625 Calhoun Ave



3D



Google



625 Calhoun Ave



Beach Haven Baptist Church

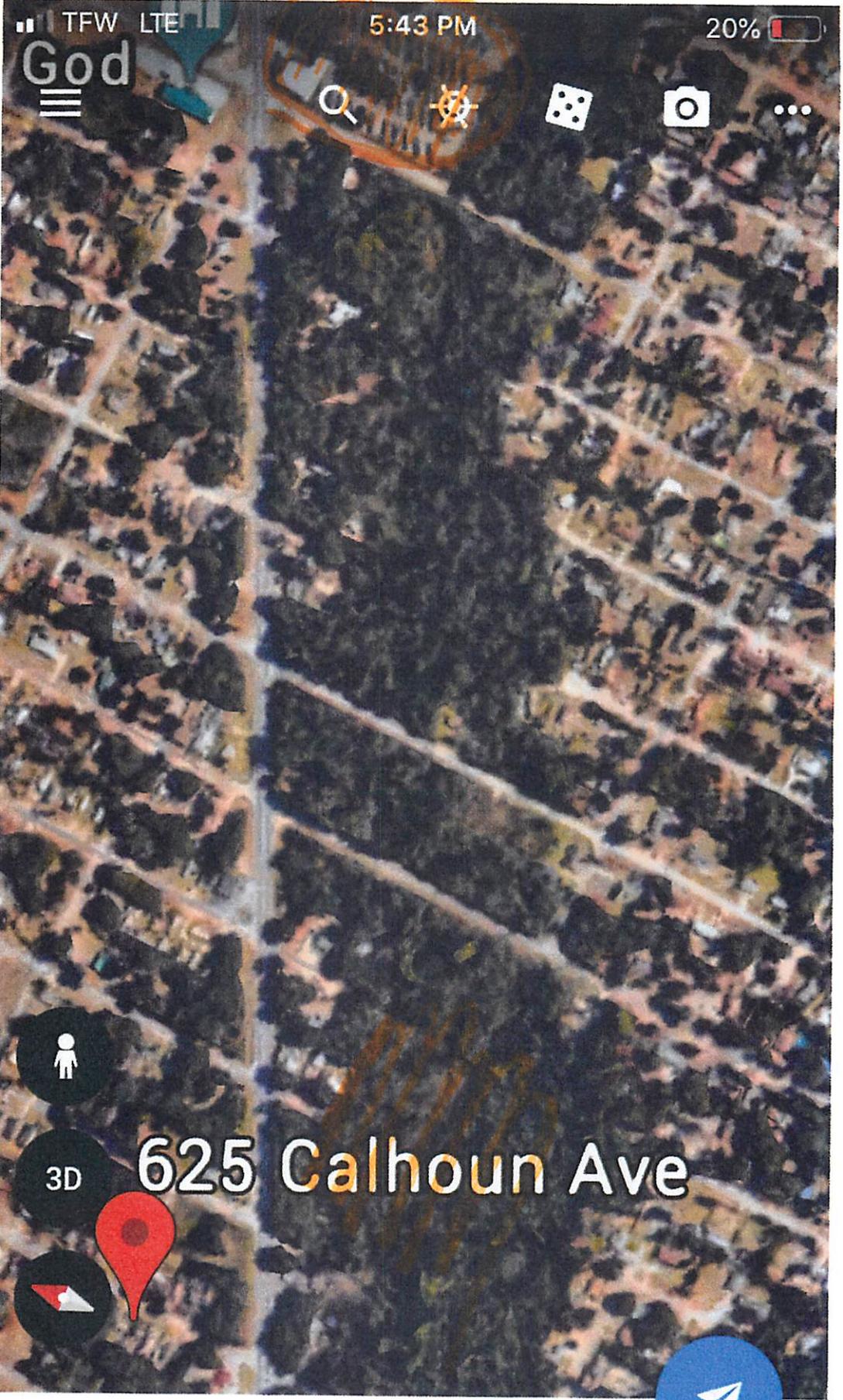
625 Calhoun Ave



3D



Google



X 625 Calhoun Ave

FIELDS

LAND SALES

625 Calhoun Ave, Pensacola, FL 32507, USA



0 FIELDS

Get Full Report



Map data ©2018 Google Imagery ©2018, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Building Permit Application
DEMOLITION

Escambia County, FL

181122388 BID

BUILDING PERMIT NO.:
MASTER PERMIT NO.:
DATE:

Job Address: 625 Calhoun Ave	Floor/Unit No.:	
Contractor	Phone No.:	
Owner: Lester W Hendricks	Phone No.:	
Type of Building: Single story	<input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential	
No. of Units: 1	No. of Floors: 1	Cost of Demolition \$
Total Square Footage:		

Description of work: Demo existing 800 sf. structure due to rot/decay
prepare site to receive mobile home

Type of Drainage System : Sewer Septic

EHD Tank Abandonment Number:

Service Utility Connections:

Electrical Plumbing Gas

Driving Directions: Cillican to Gulf beach Hwy to Calhoun

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work has been commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit may be required for all ELECTRICAL, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, AIR CONDITIONERS, HEATING, AND VENTILATING SYSTEMS ELEVATORS, ESCALATORS AND TRANSPORTING ASSEMBLINGS, GAS, SPRINKLER, ROOFING AND INSTALLATIONS, ETC. OWNER'S AFFIDAVIT: I certify that the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning. WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AT THE ESCAMBIA COUNTY CLERK OF COURTS AND A CERTIFIED COPY FILED AT THE BUILDING INSPECTIONS DIVISION, BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

If you are not the owner of the property being permitted, by signing this application, you hereby certify that you are the authorized agent of the owner. Furthermore, you must, by law, promise to inform the owner that the property in question is being subjected to possible liens and/or attachment, and must deliver all forms and notices required by law to the owner.

Signature of Owner or Agent: Lester W Hendricks Date: 11/6/18 Signature of Contractor: Date:

Notary as to Owner or Agent:
STATE OF FLORIDA/COUNTY OF ESCAMBIA

Sworn to and subscribed before me this 6 day of NOV 18, 2018
by LESTER W. HENDRICKS who is/ is not personally known to me or who has produced S.D. D/L as identification.

Signature of Notary: Traci Goodwin
Printed Name of Notary: TRACI GOODWIN
Comm. Expires:

Escrow Acct. No.

Notary as to Contractor:
STATE OF FLORIDA/COUNTY OF _____

Sworn to and subscribed before me this ____ day of _____, 20____
by _____,
who is/ is not personally known to me and produced _____ as identification.

Signature of Notary:
Printed Name of Notary:
Comm. Expires:

Contractor's License No.:



**BOARD OF COUNTY COMMISSIONERS
ESCAMBIA COUNTY, FLORIDA**



Building Services Department
3363 West Park Place, Pensacola, FL 32505
Telephone No.: (850) 595-3550
Facsimile: (850) 595-3575
www.myescambia.com

"OWNER/BUILDER" APPLICATION FOR CONTRACTOR EXEMPTION

Florida Statutes 489.103 Exemptions.

7) Owners of property may act as their own contractor and provide direct, onsite supervision themselves of all work not performed by licensed contractors:

(a) When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed \$75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

(b) When repairing or replacing asphalt or fiberglass shingles or wood shakes on one-family, two-family, or three-family residences for the occupancy or use of such owner or tenant of the owner and not offered for sale within 1 year after completion of the work and when the property has been damaged by natural causes from an event recognized as an emergency situation designated by executive order issued by the Governor declaring the existence of a state of emergency as a result and consequence of a serious threat posed to the public health, safety, and property in this state.

This subsection does not exempt any person who is employed by or has a contract with such owner and who acts in the capacity of a contractor. The owner may not delegate the owner's responsibility to directly supervise all work to any other person unless that person is registered or certified under this part and the work being performed is within the scope of that person's license. For the purposes of this subsection, the term "owners of property" includes the owner of a mobile home situated on a leased lot. To qualify for exemption under this subsection, an owner must personally appear and sign the building permit application and must satisfy local permitting agency requirements, if any, proving that the owner has a complete understanding of the owner's obligations under the law as specified in the disclosure statement of this section. If any person violates the requirements of this subsection, the local permitting agency shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing the work that requires licensure under the permit issued. The local permitting agency shall provide the person with a disclosure statement.

Owners violating the above shall be subject to a penalty under Florida Statute 455.228 and may be issued a citation and/or civil penalty.

CH
Initials

DISCLOSURE STATEMENT

Florida Statute 489.103(7) requires all owners of property acting as their own contractor to complete the following disclosure statement. This is an affidavit for contractor exemption for owner/builders applying for building permits in the unincorporated areas of Escambia County.

NOTE: A person who knowingly makes a false written declaration may be guilty of the crime of perjury, a felony of the third degree, punishable as approved by Florida Statutes 775.082, 775.083 OR 775.084.

1. **I UNDERSTAND** that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. **I UNDERSTAND** that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. **I UNDERSTAND** that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. **I UNDERSTAND** that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. **I UNDERSTAND** that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. **I UNDERSTAND** that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. **I UNDERSTAND** that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. **I UNDERSTAND** that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. **Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.**
9. **I AGREE** that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. **I UNDERSTAND** that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (850) 487-1395 or www.myfloridalicense.com for more information about licensed contractors.
11. **I AM AWARE OF, AND CONSENT TO**, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction and/or repair activity at the following address:

Property Address: 625 Calhoun Ave Pensacola, FL.

12. I agree to notify **ESCAMBIA COUNTY BUILDING INSPECTIONS DIVISION** immediately of any additions, deletions; or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage. You may verify any Contractor's license status with the Escambia County Contractor Licensing Section at (850)595-3509.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license or other type of

verification acceptable to the local permitting agency is required when the permit is issued.

By signing this document I affirm and/or attest that I have read and understand my responsibilities under the owner/builder exemption allowed by 489.103 sub-section 7 Florida Statutes. I further understand that a violation of this exemption is a misdemeanor of the first degree punishable by a term or imprisonment not exceeding 1 year and a \$1,000.00 fine in addition to any civil penalties. In addition, Escambia County may withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure.

LF
Owner's Initials

Signature: [Handwritten Signature]
SIGNATURE OF OWNER/BUILDER

Date: 11/6/18

Printed Name of Owner/Builder: Lester Hendricks

STATE OF FLORIDA
COUNTY OF ESCAMBIA

SUBSCRIBED BEFORE ME this 6th day of NOV, 2018,
personally appeared LESTER W HENDRICKS who is personally known
to me or produced S.D. DIL
as identification, and who did/did not take an oath.

[Handwritten Signature]
NOTARY PUBLIC

(SEAL)  TRACI GOODWIN
Commission # GG 215975
Expires May 9, 2022
Bonded thru Budget Notary Services

NOTICE CONCERNING INSPECTIONS:

- ✓ This permit will become null and void if construction is not started or a passing inspection is not recorded within 180 days of issuance.
- ✓ Permits must be posted in a conspicuous location at the jobsite and visible from the road, at eye level (5' high) and protected from inclement weather.
- ✓ Job location must be either unlocked or inhabited to allow entrance to the inspector.
- ✓ Physical address must be posted in accordance with Escambia County Ordinance No. 86-11.
- ✓ Sanitary facilities, (i.e., a portable toilet or access to established facilities) are required on jobsite at time of inspection.
- ✓ If you are uncertain about whether an inspection is required, please call the Building Inspections Division at (850) 595-3550.
- ✓ **ALL PERMITS REQUIRE A FINAL INSPECTION.**

Recorded in Public Records 10/16/2018 3:12 PM OR Book 7984 Page 333,
Instrument #2018083000, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$133.00

Prepared by and Return to:
Dependable Title Services of Florida, Inc.
Darci Jo Riley
520 East Strawbridge Avenue
Melbourne, Florida 32901
Our File Number: 18-0562
Property Appraiser Parcel ID Number:
352S31100023064

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2018, between Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust B, whose mailing address is: c/o Carrington Mortgage Services, 1600 South Douglass Road, Suite 130A, Anaheim, CA 92806, hereinafter called the Grantor, and Lester W. Hendricks and Tricia A. Hendricks, husband and wife, whose mailing address is: 625 Calhoun Avenue, Pensacola, Florida 32507, hereinafter called the Grantee,

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships (including joint ventures), public bodies and quasi-public bodies.)

WITNESSETH: That said Grantor, for and in consideration of the sum of \$10.00 DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, his/her/their heirs and assigns, the following described property, to wit:

Lot 23, Block 64, Beach Haven Subdivision, a subdivision of a portion of Section 35, Township 2 South, Range 31 West, and Section 54, Township 2 South, Range 30 West, as recorded in Deed Book 46 at Page 51, Public Records of Escambia County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

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

AND the Grantor hereby covenants with the Grantee, that 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 the Grantor.

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

Signed, sealed and delivered in the presence of:

Wilmington Savings Fund Society, FSB, as Trustee of Upland Mortgage Loan Trust B
By: Carrington Mortgage Services, LLC, a Delaware Limited Liability Company,
Its Attorney-in-Fact

[Signature]
Witness signature
Jerry Kubik
Print witness name
[Signature]
Witness signature
Nancy Santillan
Print witness name

[Signature]
By: Scott Hazen
Print Name: Manager
Title: Carrington Mortgage Services, LLC, Attorney in Fact
OCT 12 2018

State of California
County of Orange

See Attached

THE FOREGOING INSTRUMENT was acknowledged before me this _____ day of October, 2018 by _____, as _____ of Carrington Mortgage Services, LLC, a Delaware Limited Liability Company, on behalf of said entity, who is personally known to me or who has produced _____ as identification.

Notary Public

Print Notary Name
My Commission Expires: _____
Notary Seal

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

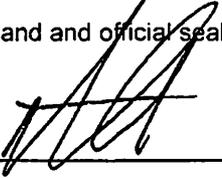
State of California
County of Orange)

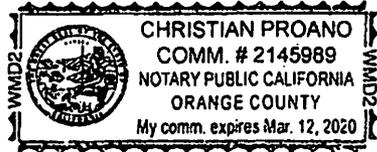
On October 12, 2018 before me, Christian Proano - Notary Public
(insert name and title of the officer)

personally appeared Scott Hazen
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)



Board of County Commissioners • Escambia County, Florida

Tonya Gant, Director
Neighborhood & Human Services Department

Clara Long, Division Manager
Community Redevelopment Agency

February 26, 2019

Horace Jones, Director
Escambia County Planning & Zoning Division
3363 West Park Place
Pensacola, FL 32505

**SUBJECT: VESTED RIGHTS CASE:
PARCEL#35-2S-31-1000-023-064
ADDRESS: 625 Calhoun Avenue**

Horace,

I have reviewed the Vested Rights Application package for the abovementioned location and my comments are below:

The property is within the Warrington Redevelopment Area and subject to the Warrington Overlay. As per, Sec. 3-3.8 (d)(1), Manufactured (mobile) homes are a prohibited use.

We support the Planning Board's jurisdiction and process to resolve this matter.

If you have any questions or comments, please contact me at 850-595-3596.

Sincerely,

A handwritten signature in blue ink that reads "Clara Long".

Clara Long, CRA Division Manager