



Interoffice Memorandum

Date: July 12, 2017

07-14-17 10:39:39 RCVD

TO: Katie Smith, Deputy Clerk, Comptroller Clerk's Office

THRU: Cheryl Gillespie, Agenda Development Supervisor
Agenda Development Office, BCC

07-14-17 10:39:35 RCVD

FROM: Diana M. Almodovar, P.E., Manager, Development Engineering Division

THRU: Julie Alber, Senior Engineering Technician
Development Engineering Division, Public Works Department
Telephone: 407-836-7928
E-mail address: julie.alber@ocfl.net

RE: **Request for Public Hearing for the Vista Oaks Plat Vacation Dennis Abbate on behalf of Perrihouse Development, LLC**

Applicant: Dennis Abbate
Perrihouse Development, LLC.
503 N Summerlin Avenue
Orlando, FL 32803-5311

Location: S08/T24/R28 Petition to vacate Tract A (Retention) of the Vista Oaks plat, as recorded in Plat Book 9, Page 17, of the Public Records of Orange County, Florida. The parcel ID number is 08-24-28-8912-00-001. The parcel address is 10275 Winter Garden Vineland Road and it lies in District 1.

Estimated time required for public hearing: Two (2) minutes.

Hearing controversial: No.

Advertising timeframes: Publish the notice of adoption within 30 days of the hearing date.

Applicant/Abutters to Be notified: Yes – Mailing labels are attached.

Hearing by Fla. Statute # or code: Pursuant to Section 177.101 of the Florida Statutes.

LEGISLATIVE FILE # 17-969

Aug. 1, 2017
@ 2pm

Request for Public Hearing for the Vista Oaks Plat Vacation
Dennis Abbate on behalf of Perrihouse Development, LLC

Spanish contact person: Para mas información referente a esta vista pública, favor de comunicarse con la División de Ingeniería de Desarrollos (Development Engineering Division) al número 407-836-7921.



Materials being submitted as backup for public hearing request:

1. Memo from the property owner's attorney requesting the plat vacation
2. Receipt of payment of petition fees
3. Mailing labels (sent via e-mail to the Clerk's office)

SPECIAL INSTRUCTIONS TO CLERK (IF ANY):

1. Please notify Francisco Villar of the scheduled date and time. The Development Engineering Division will notify the customer.

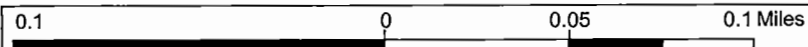


-  AREA TO BE
VACATED
-  SUBJECT
PROPERTY

**If you have any questions
regarding this map, please call
Julie Alber
at 407.836.7928.**



Notes



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

M E M O R A N D U M

TO: Mayor Jacobs and Board of County Commissioners

FROM: M. Rebecca Wilson on behalf of Dennis Abbate, the undersigned Petitioner

DATE: March 9, 2017

RE: Support of Petition to Vacate Tract A


Petitioner is the owner of 3 parcels located east, southeast, and south of Tract A, depicted on Exhibit "A" attached hereto. Property records for these parcels are attached hereto as Exhibit "B". Tract A was dedicated to Orange County, Florida, as indicated in that Note of the Plat of Vista Oaks Subdivision, (the "Plat") attached hereto as Exhibit "C", and as recorded in Plat Book 9, Page 17 of the Public Records of Orange County, Florida.

The Plat dedicated Tract A to the County to be used as a stormwater pond. There is no stormwater pond located on Tract A, however, and the County does not maintain such Tract. Therefore, Petitioner is requesting the Board approve this Application to vacate the stormwater rights and any other development rights to Tract A.


In addition to the foregoing, Petitioner requests that this Memorandum serves as notice of a relinquishment of Petitioner's rights under that Use Agreement between Perrihouse, L.L.C. and Orange County, recorded in Official Records Book 11001, Page 5910 of the Public Records of Orange County, Florida, and attached hereto as Exhibit "D".

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]


PERRIHOUSE DEVELOPMENT, L.L.C.

By: 
Name: Dennis Abbate
Its: MM
Dated: March 9, 2017

10324 VISTA OAKS COURT, L.L.C.

By: 
Name: Dennis Abbate
Its: MM
Dated: March 9, 2017

10336 VISTA OAKS COURT, L.L.C.

By: 
Name: Dennis Abbate
Its: MM
Dated: March 9, 2017

PERRIHOUSE, L.L.C.

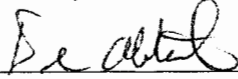
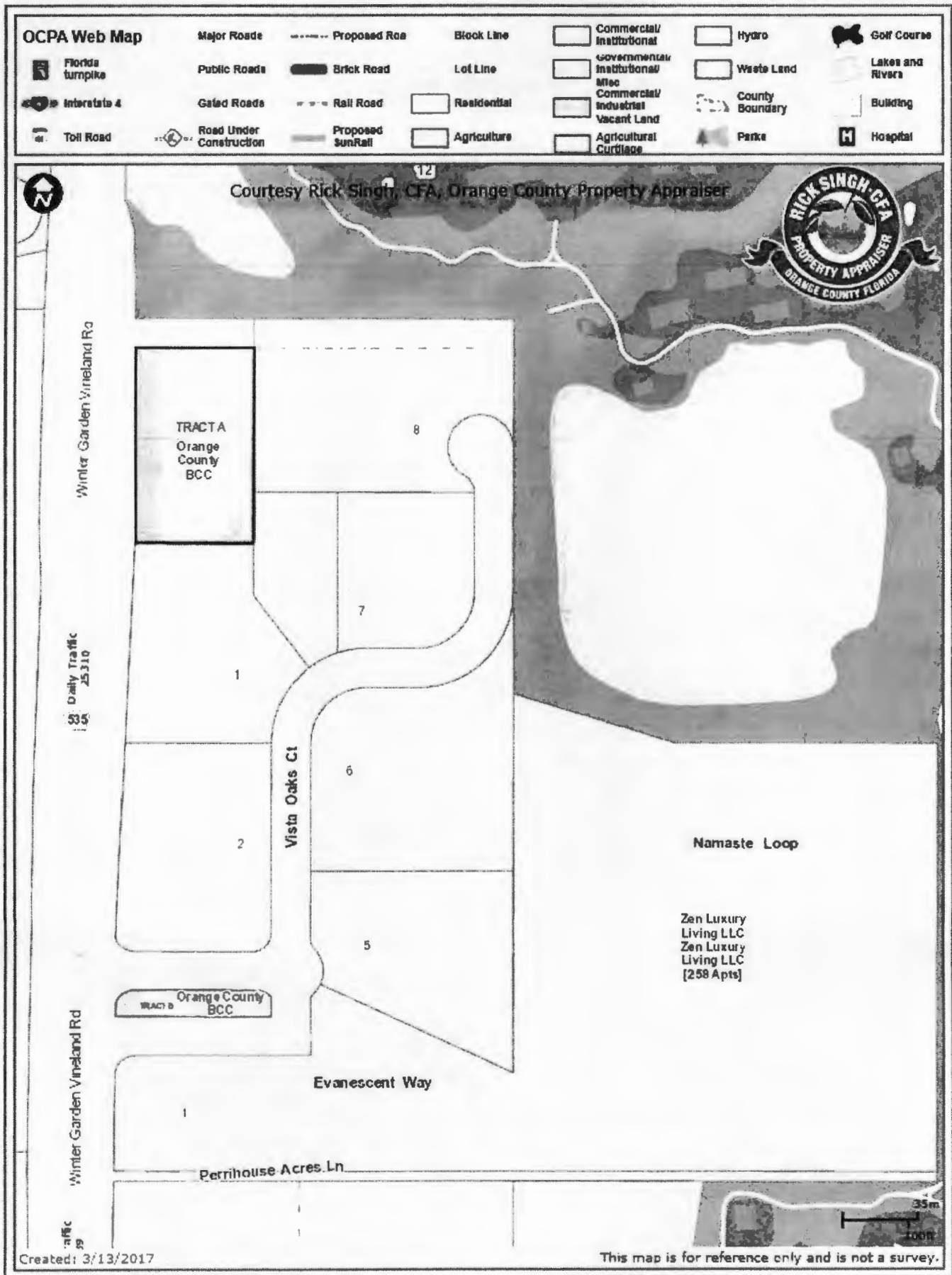
By: 
Name: Dennis Abbate
Its: MM
Dated: March 9, 2017

Exhibit "A"



Property Record - 08-24-28-8912-00-080

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary

Property Name

10304 Vista Oaks Ct

Names

Perrihouse Development LLC

Municipality

ORG - Un-Incorporated

Property Use

0001 - Vacant Residential

Mailing Address

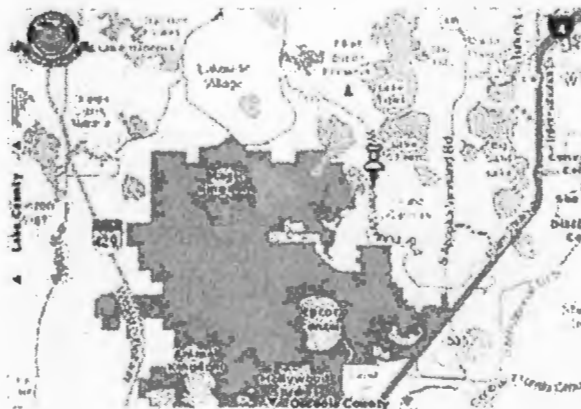
503 N Summerlin Ave
Orlando, FL 32803-5311

Physical Address

10304 Vista Oaks Ct
Orlando, FL 32836



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values		Land	Building(s)	Feature(s)	Market Value	Assessed Value
2016	✓ MKT	\$150,000	+ \$0	+ \$0 = \$150,000 (88%)		\$88,000 (10%)
2015	✓ MKT	\$80,000	+ \$0	+ \$0 = \$80,000 (0%)		\$80,000 (0%)
2014	✓ MKT	\$80,000	+ \$0	+ \$0 = \$80,000 (0%)		\$80,000 (0%)
2013	✓ MKT	\$80,000	+ \$0	+ \$0 = \$80,000		\$80,000

Tax Year Benefits

2016 ✓ \$

Tax Savings

\$585

2015		\$0
2014		\$0
2013		\$0

2016 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$150,000	\$0	\$150,000	4.5630 (-8.19%)	\$684.45	34 %
Public Schools: By Local Board	\$150,000	\$0	\$150,000	3.2480 (0.00%)	\$487.20	24 %
Orange County (General)	\$88,000	\$0	\$88,000	4.4347 (0.00%)	\$390.25	19 %
Unincorporated County Fire	\$88,000	\$0	\$88,000	2.2437 (0.00%)	\$197.45	10 %
Unincorporated Taxing District	\$88,000	\$0	\$88,000	1.8043 (0.00%)	\$158.78	8 %
Library - Operating Budget	\$88,000	\$0	\$88,000	0.3748 (0.00%)	\$32.98	2 %
South Florida Water Management District	\$88,000	\$0	\$88,000	0.1359 (-6.85%)	\$11.96	1 %
South Florida Wmd Okeechobee Basin	\$88,000	\$0	\$88,000	0.1477 (-6.87%)	\$13.00	1 %
South Florida Wmd Everglades Const	\$88,000	\$0	\$88,000	0.0471 (-6.92%)	\$4.14	0 %
Wind Wtr & Nav Cntrl Dist	\$88,000	\$0	\$88,000	0.2528 (0.00%)	\$22.25	1 %
				17.2520	\$2,002.46	

2016 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

VISTA OAKS 9/17 LOT 8 & THAT PORTION OF VAC R/W DESC AS BEG AT THE NE COR OF LOT 8 TH RUN S89-34-46W 401 FT N 45 FT N89-34-46E 400.99 FT S00-00-25E 45 FT TO POB

Total Land Area

97,257 sqft (+/-) | 2.23 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0001 - Vacant Residential	R-CE	1 LOT(S)	working...	working...	working...		working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
02/24/2016	\$520,000	20160094707 /		Special Warranty	Connemara Court LLC	Perrihouse Development LLC	Vacant
02/08/2006	\$360,000	20060096569	08475 /	2003 Warranty Deed	Misorek Ronald B Misorek Joyce L	Connemara Court LLC	Vacant
09/01/1982	\$29,000	19821861656	03328 /	0661 Warranty Deed			Vacant
02/01/1980	\$18,500	19801492036	03096 /	1478 Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
7448 Ella Ln	02/28/2017	\$362,900	\$141	Special Warranty	4/2	20170112038 /	
2149 Beacon Landing Cir	02/28/2017	\$268,000	\$146	Special Warranty	3/2	20170111695 /	
995 Pawley Way	02/28/2017	\$115,000		Warranty Deed	0/0	20170110969 /	
10127 Bedtime Story Dr	02/27/2017	\$242,700	\$119	Special Warranty	4/3	20170110837 /	
2255 Grayling St	02/27/2017	\$490,700	\$148	Special Warranty	4/3	20170111124 /	
8112 Chilton Dr	02/27/2017	\$803,300	\$153	Special Warranty	6/6	20170109170 /	
501 Raehn St	02/27/2017	\$699,000	\$209	Warranty Deed	3/2	20170111258 /	

1667 Walnut Ave	02/27/2017	\$375,000		Warranty Deed	0/0	20170108719 /
12970 Strode Ln	02/27/2017	\$399,400	\$121	Special Warranty	5/3	20170110911 /
7445 Fairgrove Ave	02/27/2017	\$333,800	\$162	Special Warranty	4/3	20170110877 /
10801 Lemon Lake Blvd	02/27/2017	\$608,300	\$173	Special Warranty	4/3	20170110989 /
14624 Maple Arch Ln	02/27/2017	\$302,700	\$150	Special Warranty	4/2	20170110921 /
9326 Merrifield St	02/27/2017	\$321,100		Warranty Deed	0/0	20170109966 /
14992 Coscester St	02/24/2017	\$4,600		Tax Deed	0/0	20170103312 /
1610 Arden Oaks Dr	02/24/2017	\$374,800	\$115	Special Warranty	3/4	20170110357 /
15115 Lake Claire Overlook Dr	02/24/2017	\$349,400	\$174	Special Warranty	4/2	20170108996 /
2704 Norris Ave	02/24/2017	\$859,000	\$272	Warranty Deed	3/4	20170105879 /
Sabal St	02/24/2017	\$18,800		Tax Deed	0/0	20170103287 /
3126 Twin Shore Ln	02/24/2017	\$356,000	\$112	Special Warranty	5/4	20170108527 /
9363 Bordet Ct	02/24/2017	\$190,000		Special Warranty	0/0	20170109204 /

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Sand Lake (Elementary)

Principal	Laura M Suprenard
Office Phone	407-903-7400
Grades	2015: A 2014: B 2013: A

Bridgewater (Middle School)

Principal	Lisa James
Office Phone	407-905-3710
Grades	2015: A 2014: A 2013: A

West Orange (High School)

Principal	William J Floyd
Office Phone	407-905-2400
Grades	2015: A 2014: B 2013: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Tuesday)	Orange County
Trash (Tuesday)	Orange County
Yard Waste (Wednesday)	Orange County

Elected Officials

State Senate	Victor M. Torres, Jr.
US Representative	Val Demings
School Board Representative	Pam Gould
State Representative	Eric Eisnaugle
County Commissioner	Betsy VanderLey
Orange County Property Appraiser	Rick Singh

Property Record - 08-24-28-8912-00-070

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary

Property Name
10324 Vista Oaks Ct

Names
10324 Vista Oaks Court LLC

Municipality
ORG - Un-Incorporated

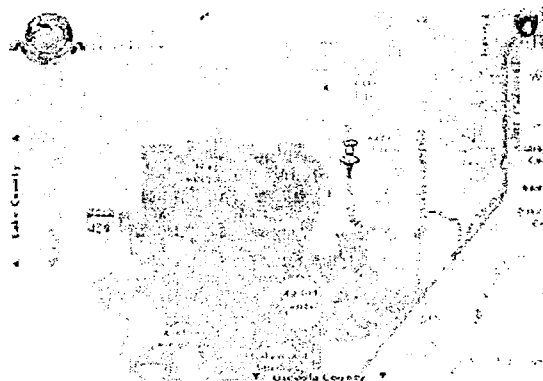
Property Use
0001 - Vacant Residential

Mailing Address
2211 Widener Ter
Wellington, FL 33414-6427

Physical Address
10324 Vista Oaks Ct
Orlando, FL 32836



QR Code For Mobile Phone



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2016	\$110,000	+	\$0	+	\$0 = \$110,000 (120%) \$55,000 (10%)
2015	\$50,000	+	\$0	+	\$0 = \$50,000 (0%) \$50,000 (0%)
2014	\$50,000	+	\$0	+	\$0 = \$50,000 (0%) \$50,000 (0%)
2013	\$50,000	+	\$0	+	\$0 = \$50,000 \$50,000

Tax Year Benefits

2016

Tax Savings
\$519

2015		\$0
2014		\$0
2013		\$0

2016 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$110,000	\$0	\$110,000	4.5630 (- 8.19%)	\$501.93	36 %
Public Schools: By Local Board	\$110,000	\$0	\$110,000	3.2480 (0.00%)	\$357.28	26 %
Orange County (General)	\$55,000	\$0	\$55,000	4.4347 (0.00%)	\$243.91	18 %
Unincorporated County Fire	\$55,000	\$0	\$55,000	2.2437 (0.00%)	\$123.40	9 %
Unincorporated Taxing District	\$55,000	\$0	\$55,000	1.8043 (0.00%)	\$99.24	7 %
Library - Operating Budget	\$55,000	\$0	\$55,000	0.3748 (0.00%)	\$20.61	1 %
South Florida Water Management District	\$55,000	\$0	\$55,000	0.1359 (- 6.85%)	\$7.47	1 %
South Florida Wmd Okeechobee Basin	\$55,000	\$0	\$55,000	0.1477 (- 6.87%)	\$8.12	1 %
South Florida Wmd Everglades Const	\$55,000	\$0	\$55,000	0.0471 (- 6.92%)	\$2.59	0 %
Wind Wtr & Nav Cntrl Dist	\$55,000	\$0	\$55,000	0.2528 (0.00%)	\$13.90	1 %
				17.2520	\$1,378.45	

2016 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features**Property Description**

VISTA OAKS 9/17 THAT PART OF LOT 7 DESC AS BEG NW COR OF LOT 7 RUN E 129.67 FT S 248.01 FT TO NLY R/W LINE OF CENTURION CT SWLY ALONG CURVE 49.67 FT N 37 DEG W 141.14 FT N 159.03 FT TO POB

Total Land Area

29,758 sqft (+/-)

|

0.68 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
0001 - Vacant Residential	R-CE	1 LOT(S)	working...	working...	working...	working...	working...

Buildings**Extra Features**

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales**Sales History**

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
09/12/2014	\$100	20140475522	10806 / 8501	Corrective Deed	Perrihouse LLC	Vista Oaks Court LLC	Vacant
07/15/2013	\$0	20130383797	10605 / 4523	Quitclaim Deed	Mendez Marangelly	Perrihouse LLC	Vacant
07/15/2013	\$0	20130383704	10605 / 4325	Warranty Deed	Mendez Marangelly	Perrihouse LLC	Vacant
04/21/2011	\$100	20110525696	10277 / 0005	Quitclaim Deed	Shafei Samir A	Mendez Marangelly	Vacant
06/10/2010	\$100	20100523361	10101 / 4002	Quitclaim Deed	Shafei Samir A Sekhtyan Majdi R	Shafei Samir A	Vacant
09/25/2008	\$35,000	20080582972	09766 / 6745	Tax Deed	Banner Scott A	Shafei Samir A Sekhtyan Majdi R	Vacant
12/19/2003	\$77,800	20040000503	07248 / 4613	Warranty Multiple	Little Johnny L Little Hildegard S	Banner Scott A	Vacant
09/16/2002	\$400	20020457575	06619 / 4319	Warranty Multiple	Sarillo Sandra L	Little Johnny L Little Hildegard S	Vacant

01/29/1998 \$32,500	1998003892705408 / 3635 Warranty Multiple	Nason Ronald P Nason Maria C	Sarillo Sandra	Vacant
02/01/1980 \$23,500	1980149334503097 / 1490 Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	S/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
3208 Pinenut Dr	11/01/2016	\$408,900	\$79	Special Warranty	8/4	20160573390 /	
15671 Marina Bay Dr	11/01/2016	\$394,600	\$118	Warranty Deed	4/4	20160573277 /	
5235 Kempston Dr	11/01/2016	\$30,000		Warranty Deed	0/0	20160574274 /	
7161 Half Moon Lake Dr	10/31/2016	\$311,900	\$156	Special Warranty	3/2	20160572768 /	
9371 Haber Ct	10/31/2016	\$190,000		Special Warranty	0/0	20160571135 /	
12414 Corso Ct	10/31/2016	\$713,200	\$186	Special Warranty	5/4	20160573826 /	
11723 Savona Way	10/31/2016	\$875,400	\$179	Special Warranty	5/6	20160572933 /	
1504 Foxden Rd	10/31/2016	\$102,000		Warranty Deed	0/0	20160573317 /	
12031 Sumter Dr	10/31/2016	\$281,900	\$139	Special Warranty	3/2	20160574321 /	
1507 Alamere Ave	10/31/2016	\$448,000	\$148	Special Warranty	4/3	20160568923 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Sand Lake (Elementary)

Principal	Laura M Suprenard
Office Phone	407-903-7400
Grades	2015: A 2014: B 2013: A

Bridgewater (Middle School)

Principal Lisa James
Office Phone 407-905-3710
Grades 2015: A | 2014: A | 2013: A

West Orange (High School)

Principal William J Floyd
Office Phone 407-905-2400
Grades 2015: A | 2014: B | 2013: A

Utilities/Services

Electric Duke Energy
Water Orange County
Recycling (Tuesday) Orange County
Trash (Tuesday) Orange County
Yard Waste (Wednesday) Orange County

Elected Officials

State Senate Kelli Stargel
School Board Representative Pam Gould
State Representative Eric Eisnaugle
US Representative Daniel Webster
County Commissioner S. Scott Boyd
Orange County Property Appraiser Rick Singh

Property Record - 08-24- 28-8912-00-010

Orange County Property Appraiser •
<http://www.ocpafl.org>

Property Summary

Property Name

10336 Vista Oaks Ct

Names

10336 Vista Oaks Court LLC

Municipality

ORG - Un-Incorporated

Property Use

0103 - Single Fam Class III

Mailing Address

2211 Widener Ter
Wellington, FL 33414-6427

Physical Address

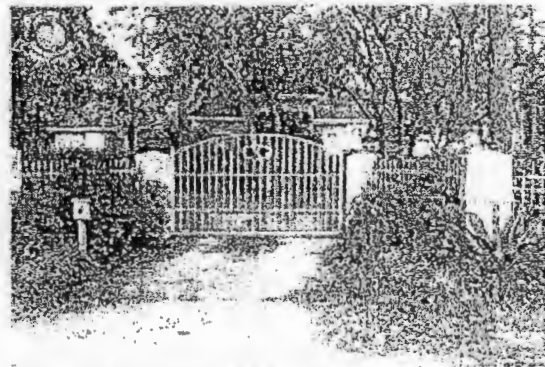
10336 Vista Oaks Ct
Orlando, FL 32836



QR Code For Mobile Phone



10336 VISTA OAKS CT 05/09/2014











282408891200010 04/27/2006



Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2016  	\$125,000	+ \$311,499	+ \$34,400 =	\$470,899 (14%)	\$452,771 (10%)
2015  	\$70,000	+ \$306,450	+ \$35,160 =	\$411,610 (11%)	\$411,610 (11%)
2014  	\$70,000	+ \$273,320	+ \$26,920 =	\$370,240 (7.1%)	\$370,240 (7.1%)
2013  	\$54,000	+ \$263,823	+ \$27,880 =	\$345,703	\$345,703

Tax Year Benefits	Tax Savings
2016  	\$171
2015 	\$0
2014 	\$0
2013 	\$0

2016 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes	%
Public Schools: By State Law (Rle)	\$470,899	\$0	\$470,899	4.5630 (-8.19%)	\$2,148.71	27 %
Public Schools: By Local Board	\$470,899	\$0	\$470,899	3.2480 (0.00%)	\$1,529.48	19 %
Orange County (General)	\$452,771	\$0	\$452,771	4.4347 (0.00%)	\$2,007.90	25 %
Unincorporated County Fire	\$452,771	\$0	\$452,771	2.2437 (0.00%)	\$1,015.88	13 %
Unincorporated Taxing District	\$452,771	\$0	\$452,771	1.8043 (0.00%)	\$816.93	10 %
Library - Operating Budget	\$452,771	\$0	\$452,771	0.3748 (0.00%)	\$169.70	2 %
South Florida Water Management District	\$452,771	\$0	\$452,771	0.1359 (-6.85%)	\$61.53	1 %
South Florida Wmd Okeechobee Basin	\$452,771	\$0	\$452,771	0.1477 (-6.87%)	\$66.87	1 %
South Florida Wmd Everglades Const	\$452,771	\$0	\$452,771	0.0471 (-6.92%)	\$21.33	0 %
Wind Wtr & Nav Cntrl Dist	\$452,771	\$0	\$452,771	0.2528 (0.00%)	\$114.46	1 %
				17.2520	\$7,952.79	

2016 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
COUNTY SPECIAL	WASTE PRO - GARBAGE - (407)836-	1.00	\$200.00	\$200.00

ASSESSMENT

6601

S200.00

Property Features

Property Description

VISTA OAKS 9/17 LOT 1 (LESS BEG SW COR THEREOF TH N 307.48 FT E 30.09 FT S 02 DEG W 307.83 FT W 15.40 FT TO POB.TAKEN FOR R/W ON W PER OR 4954/1455)

Total Land Area

68,653 sqft (+/-)

|

1.58 acres (+/-)

GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class Unit Price	Class Value
0100 - Single Family	R-CE	1 LOT(S)	working...	working...	working...	working...

Buildings

Model Code	01 - Single Fam Residence	Subarea Description	Sqft	Value
Type Code	0103 - Single Fam Class III	BAS - Base Area	3530	working...
Building Value	working...	FGR - Fin Garage	627	working...
Estimated New Cost	working...	FOP - F/Opn Prch	613	working...
Actual Year Built	1993			
Beds	4			
Baths	3.5			
Floors	1			
Gross Area	4770 sqft			
Living Area	3530 sqft			
Exterior Wall	Wood.Fr.St			
Interior Wall	Drywall			

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
FPL2 - Average Fireplace	01/01/1993	1 Unit(s)	working...	working...
WLDC - Wall Dec	01/01/1993	91 Unit(s)	working...	working...
SCR2 - Scrn Enc 2	01/01/1993	1 Unit(s)	working...	working...
PL3 - Large Elaborate Pool	04/01/1998	1 Unit(s)	working...	working...

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
08/25/2014	\$100	20140474129	10806 / 5056	Corrective Deed	Sarillo Nicholas	Banner Scot A	Improved
03/13/2014	\$100	20140253759	10748 / 4602	Quitclaim Deed	Sarillo Sandra L	Banner Scott A	Improved
11/27/2013	\$450,000	20130642113	10674 / 0194	Warranty Deed	Banner Scott A	10336 Vista Oaks Court LLC	Improved
12/19/2003	\$480,000	20040000469	07248 / 4400	Warranty Deed	Little Johnny L Little Hildegard S	Banner Scott A	Improved
09/16/2002	\$399,000	20020457576	06619 / 4323	Warranty Deed	Sarillo Sandra L	Little Johnny L Little Hildegard S	Improved
12/26/1997	\$325,000	19980006900	05393 / 4667	Warranty Deed	Weaver Richard Weaver Patricia	Sarillo Sandra L	Improved
08/08/1989	\$33,000	19893316306	04105 / 1453	Warranty Deed			Vacant
08/01/1983	\$27,000	19831986500	03410 / 1138	Warranty Deed			Vacant
02/01/1980	\$21,500	19801492038	03096 / 1482	Warranty Deed			Vacant

Similar Sales

Address	Sale Date	Sale Amount	\$/SQFT	Deed Code	Beds/Baths	Instrument #	Book/Page
10450 Vista Oaks Ct	09/19/2016	\$600,000		Warranty Deed	0/0	20160511027 /	
10304 Vista Oaks Ct	02/24/2016	\$520,000		Special Warranty	0/0	20160094707 /	

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools**Sand Lake (Elementary)**

Principal	Laura M Suprenard
Office Phone	407-903-7400
Grades	2015: A 2014: B 2013: A

Bridgewater (Middle School)

Principal	Lisa James
Office Phone	407-905-3710
Grades	2015: A 2014: A 2013: A

West Orange (High School)

Principal	William J Floyd
Office Phone	407-905-2400
Grades	2015: A 2014: B 2013: A

Utilities/Services

Electric	Duke Energy
Water	Orange County
Recycling (Tuesday)	Orange County
Trash (Tuesday)	Orange County
Yard Waste (Wednesday)	Orange County

Elected Officials

State Senate	Kelli Stargel
School Board Representative	Pam Gould
State Representative	Eric Eisnaugle
US Representative	Daniel Webster
County Commissioner	S. Scott Boyd
Orange County Property Appraiser	Rick Singh

Property Record - 08-24-28-8912-00-001

Orange County Property Appraiser •
http://www.ocpafl.org

Property Summary

Property Name
10275 Winter Garden Vineland Rd

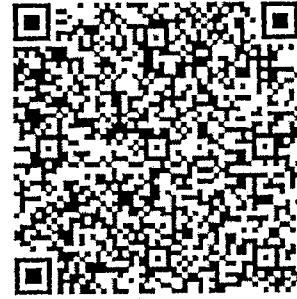
Names
Orange County BCC

Municipality
ORG - Un-Incorporated

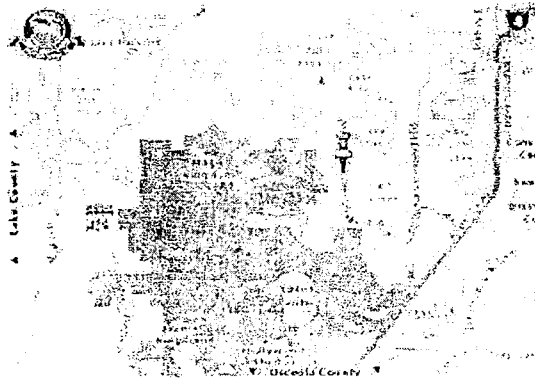
Property Use
8650 - Storm/Ret/Drain

Mailing Address
C/O Real Estate Mngt Dept
Po Box 1393
Orlando, FL 32802-1393

Physical Address
10275 Winter Garden Vineland Rd
Orlando, FL 32836







QR Code For Mobile Phone




Value and Taxes

Historical Value and Tax Benefits

Tax Year Values	Land	Building(s)	Feature(s)	Market Value	Assessed Value
2016 	\$100	+ \$0	+ \$0 = \$100 (0%)	\$100 (0%)	
2015 	\$100	+ \$0	+ \$0 = \$100 (0%)	\$100 (0%)	
2014 	\$100	+ \$0	+ \$0 = \$100 (0%)	\$100 (0%)	
2013 	\$100	+ \$0	+ \$0 = \$100	\$100	

Tax Year Benefits

Other Exemptions Tax Savings

2016			\$100	\$2
2015			\$100	\$2
2014			\$100	\$2
2013			\$100	\$2

2016 Taxable Value and Certified Taxes

Taxing Authority	Assd Value	Exemption	Tax Value	Millage Rate	Taxes %
Public Schools: By State Law (Rle)	\$100	\$100	\$0	4.5630 (- 8.19%)	\$0.00 0 %
Public Schools: By Local Board	\$100	\$100	\$0	3.2480 (0.00%)	\$0.00 0 %
Orange County (General)	\$100	\$100	\$0	4.4347 (0.00%)	\$0.00 0 %
Unincorporated County Fire	\$100	\$100	\$0	2.2437 (0.00%)	\$0.00 0 %
Unincorporated Taxing District	\$100	\$100	\$0	1.8043 (0.00%)	\$0.00 0 %
Library - Operating Budget	\$100	\$100	\$0	0.3748 (0.00%)	\$0.00 0 %
South Florida Water Management District	\$100	\$100	\$0	0.1359 (- 6.85%)	\$0.00 0 %
South Florida Wmd Okeechobee Basin	\$100	\$100	\$0	0.1477 (- 6.87%)	\$0.00 0 %
South Florida Wmd Everglades Const	\$100	\$100	\$0	0.0471 (- 6.92%)	\$0.00 0 %
Wind Wtr & Nav Cntrl Dist	\$100	\$100	\$0	0.2528 (0.00%)	\$0.00 0 %
				17.2520	\$0.00

2016 Non-Ad Valorem Assessments

Levying Authority	Assessment Description	Units	Rate	Assessment
There are no Non-Ad Valorem Assessments				

Property Features

Property Description

VISTA OAKS 9/17 TRACT A (RETENTION) (LESS PORTION LYING WITHIN R/W UTILIZED FOR WINTER GARDEN - VINELAND RD BEING CR #535)

Total Land Area

54,822 sqft (+/-) | 1.26 acres (+/-) GIS Calculated

Land

Land Use Code	Zoning	Land Units	Unit Price	Land Value	Class	Unit Price	Class Value
---------------	--------	------------	------------	------------	-------	------------	-------------

8650 - Storm/Ret/Drain R-CE 1 UNIT(S) working... working... working... working...

Buildings

Extra Features

Description	Date Built	Units	Unit Price	XFOB Value
There are no extra features associated with this parcel				

Sales

Sales History

Sale Date	Sale Amount	Instrument #	Book/Page	Deed Code	Seller(s)	Buyer(s)	Vac/Imp
There are no sales for the selected parcel							

Services for Location

TPP Accounts At Location

Account	Market Value	Taxable Value	Business Name(s)	Business Address
There are no TPP Accounts associated with this parcel.				

Schools

Sand Lake (Elementary)

Principal	Laura M Suprenard
Office Phone	407-903-7400
Grades	2015: A 2014: B 2013: A

Bridgewater (Middle School)

Principal	Lisa James
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Grades	2015: A 2014: A 2013: A

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Grades	2015: A 2014: B 2013: A

Utilities/Services

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State Representative	Eric Eisnaugle
US Representative	Daniel Webster
County Commissioner	S. Scott Boyd
Orange County Property Appraiser	Rick Singh

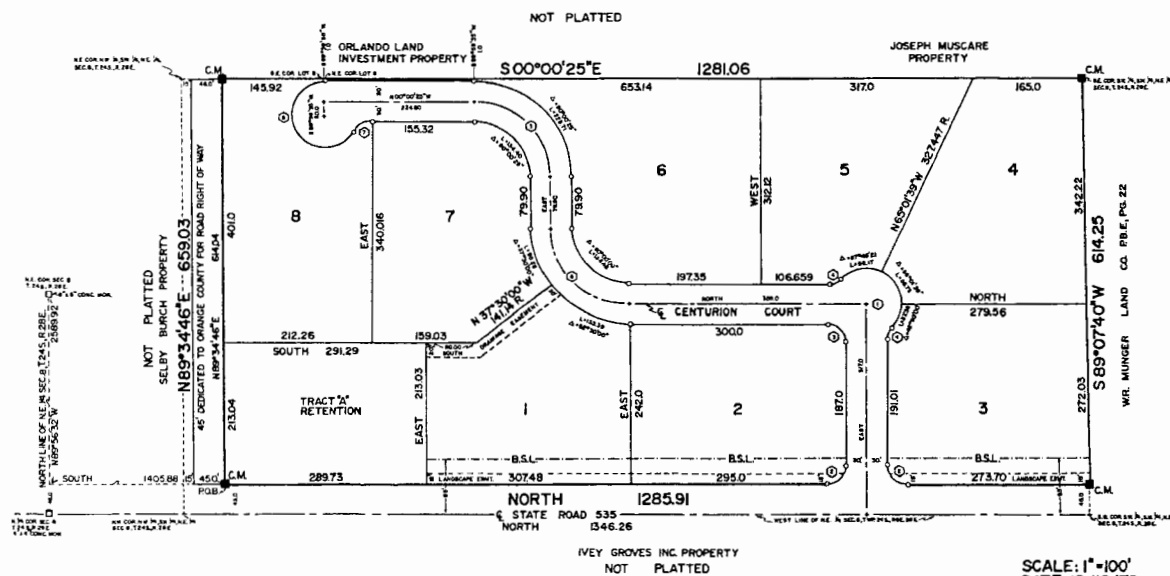
Exhibit "C"

VISTA OAKS

THE WEST 1/2 OF THE S.W. 1/4, OF THE N.E. 1/4 OF
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 28 EAST,
LESS THE NORTH 15' F.T. THEREOF, ORANGE CO., FLA.

FROM THE NORTHEAST CORNER SECTION 8, TOWNSHIP 24 SOUTH,
RANGE 28 EAST, RUN N 89° 56' 32" W 2589.92 FEET, THENCE SOUTH
1405.88, TO THE POINT OF BEGINNING, RUN THENCE N 89° 34' 46" E
614.04 FEET, THENCE S 00° 00' 25" E 1281.06 FEET, THENCE S 89°
07' 40" W 614.25 FEET, THENCE NORTH 1285.91 FEET TO THE POINT
OF BEGINNING. PARCEL CONTAINS 18.094 ACRES.

AND
THE NORTH 60.0 FEET OF THE WEST 1/2 OF THE S.W. 1/4 OF THE
N.E. 1/4 OF SEC. 8, TWP. 24 S. RGE. 28 E., LESS THE NORTH 15' FEET.

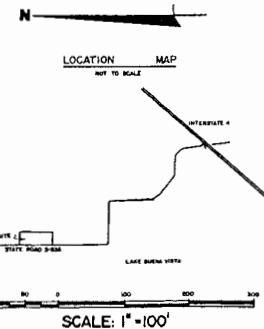


CURVE DATA				
NO.	RADIUS	DELTA	LENGTH	TANGENT
1	50.00	173°40'00"	153.30	132.58
2	30.00	90°00'00"	47.12	30.00
3	25.00	90°00'00"	39.27	25.00
4	25.00	42°50'00"	18.69	9.81
5	115.59	90°00'25"	181.58	115.60
6	115.58	90°00'00"	181.55	115.58
7	30.00	60°00'00"	31.42	17.32
8	50.00	240°00'00"	209.44	-86.60

NOTES

- INDICATES P.R.M. (CONC. MONUMENT, F.L.S. # 393)
- INDICATES P.C.P. (IRON PIN, F.L.S. # 393)
- BEARINGS ARE ARBITRARY: BASED ON CENTERLINE
- STATE ROAD 535 BEING NORTH.
- R. INDICATES RADIAL LOT LINES
- B.S.L. INDICATES BUILDING SET-BACK LINE
- VEHICULAR ACCESS RIGHTS LOTS 1, 2, 3, TO STATE ROAD 535, ARE DEDICATED TO ORANGE COUNTY, FLORIDA.
- TRACT "A" TO BE DEDICATED TO ORANGE COUNTY, FLORIDA.
- A 6' FT. UTILITY EASEMENT IS RESERVED ALONG ALL REAR LOT LINES, UNLESS OTHERWISE SHOWN.
- A 5' FT. UTILITY EASEMENT IS RESERVED ALONG ALL SIDE LOT LINES, UNLESS OTHERWISE SHOWN.

SCALE: 1"=100'
DATE: 12/10/79



PLAT BOOK 9-17
AND PAGE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the use and purposes therein expressed and dedicate the RIGHT OF WAYS (NORTH, 45' OF SUBJECT PARCEL, CENTURION COURT), EASEMENTS, AND TRACT "A" shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, The undersigned
C.E. Rhodes
has hereunto set his hand and seal on
Dec 13 - 1979

WITNESSES

James Yarb
Madeline M. Nolan
C.E. Rhodes
D.B.A. C.E. Rhodes Enterprises

STATE OF CALIFORNIA COUNTY OF SANTA CLARA
THIS IS TO CERTIFY, That on Dec. 13, 1979
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared

C.E. Rhodes
D.B.A. C.E. Rhodes ENTERPRISES

to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be HIS free act and deed for the use and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Ann Hall
NOTARY PUBLIC

My Commission Expires
12/7/82

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a Licensed and registered land surveyor, does hereby certify that on 13 June 1979 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in

Orange County, Florida. Dated 10 December 1979.

C.E. Rhodes Registration No. 393

CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, That on 1-8-80 the Orange County Planning & Zoning Commission approved the above plat.

John Moody, Chairman

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *J.M. Hastings* 1-8-80
County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on January 8, 1980 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

James P. ...
Chairman of the Board

Kenneth D. Kineth
Clerk of the Board

CERTIFICATE OF COUNTY COMPTROLLER


I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 197, Florida Statutes, and was filed for record on JANUARY 31, 1980 at 10:54 AM File No. 1484475

Kenneth D. Kineth
County Comptroller
in and for Orange County, Fla.

DENNIS ABBATE
PERRIHOUSE, LLC
503 N. SUMMERLIN AVENUE
ORLANDO, FL. 32803

Prepared by and after recording return to:

Tax parcel ID No.: 08-24-28-8912-00001

DOC# 20150550286 B: 11001 P: 5910
10/21/2015 03:18:06 PM Page 1 of 16
Rec Fee: \$137.50
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Martha O. Haynie, Comptroller
Orange County, FL
IO - Ret To: ORANGE COUNTY PUBLIC WORK


USE AGREEMENT BETWEEN
<OWNER> AND ORANGE COUNTY

THIS AGREEMENT (the "Agreement"), is entered into by and between

PERRIHOUSE, L.L.C., property owner ("Owner") with a mailing address at
503 N. SUMMERLIN AVE
ORLANDO, FL. 32803 and Orange County, a charter county and political subdivision of the State of
Florida ("County") with a mailing address at P.O. Box 1393, Orlando, FL 32802-1393.

RECITALS

WHEREAS, a residential or commercial project on a certain parcel of real property (the
"Property"), as more particularly described in Exhibit "A" attached hereto and by this reference
made a part hereof, the title of which is held by Owner, has been constructed and is located in the
unincorporated area of Orange County; and

WHEREAS, Owner desires to obtain a Right-of-Way Utilization permit (the "Permit")
from County, whereby Owner will be allowed to install, construct, and maintain the following
improvement(s): BEAUTIFICATION T.B.A.
LANDSCAPE FOUNTAIN (the "Improvement(s)") in the
road, median, parkway, and/or drainage areas located within the rights-of-way adjacent to the
Property which have been, or will be, dedicated to public use (collectively, the "Dedicated
Areas"), said Dedicated Areas being adjacent to the Property and more particularly described in
the attached and incorporated Exhibit "B"; and

Use Agreement, 2015

<Owner>

PERRIHOUSE, L.L.C.

WHEREAS, County requires that Owner be solely responsible for the fulfillment of certain commitments and covenants to assure the perpetual and continuous maintenance of any such Improvement(s) which commitments and covenants are more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the parties agree as follows:

1. **RECITALS.** The foregoing recitals are true and correct and form a material part of this Agreement.
2. **RIGHT-OF-WAY UTILIZATION PERMIT.** County shall issue the Permit to Owner subject to the terms of this Agreement. Owner shall not, while installing or maintaining the Improvement(s), damage or disturb any portion of the Dedicated Areas without prior written approval by County and County's prior written approval of a plan to restore the Dedicated Areas. Nothing contained herein or by virtue of the issuance of the Permit shall give or grant the Owner any ownership rights to any portion of the Dedicated Areas.
3. **IMPROVEMENTS.** Any improvement(s) that, in County's sole opinion, may impede the functional operation of planned, proposed, or existing underdrains shall not be permitted under this Agreement. The Improvement(s) shall be established and maintained in such a manner as will not interfere with the use of

Use Agreement, 20¹⁵
<Owner>
PERRIHOUSE L.L.C.

the Dedicated Areas by the public nor create a safety hazard on such Dedicated Areas. If County determines, in its sole discretion, that the Improvement(s) do present a safety hazard, then Owner, at its sole expense and at no cost to County, shall relocate the Improvements in such a manner as to eliminate the hazard, to the satisfaction of County.

4. **REMOVAL/ RELOCATION.** If, in the sole opinion of County, the Improvement(s) interferes with any construction, reconstruction, alteration, improvement(s), or maintenance which County desires to perform on, around, or under the Dedicated Areas, or if County requests removal for any reason, then Owner, upon receipt of a written notice from County, shall remove or relocate the Improvement(s) as requested by County, and to County's satisfaction, within thirty (30) days of receipt of said notice, or within thirty (30) days of the first date of publication of legal notice, which publication shall appear in not less than two weekly issues of a newspaper of general circulation in Orange County, Florida. Any such relocation or removal of the Improvement(s) shall be at the sole expense of Owner.
5. **INDEMNIFICATION.** To the fullest extent permitted by law, Owner shall defend, indemnify, and hold harmless Orange County from and against all claims, damages, losses, and expenses, including reasonable attorney fees and costs, arising out of, or resulting from, the performance of their operations under this

Use Agreement, 2015
<Owner>
PERRIHOUSE, L.L.C.

Agreement. Owner shall indemnify and hold harmless County (and any governmental body or utility authority properly using the Dedicated Areas) from and against all expenses, costs, or claims for any damages to the Improvement(s) which may result from the use of the right-of-way by County or other governmental body or authority due to maintenance, construction, installation, or other proper use within the Dedicated Areas.

6. **INSURANCE.** Throughout the duration of this Agreement, including the initial period and any extensions thereto, Owner shall obtain and possess:

a) Commercial General Liability coverage, issued on the most recent version of the ISO form as filed for use in Florida or its equivalent, for all operations under this Agreement, including but not limited to Contractual, Products and Completed Operations, and Personal Injury. The limits shall be not less than \$1,000,000 Combined Single Limits (CSL) or its equivalent per occurrence. Such coverage shall not contain any endorsement(s) excluding or limiting Product/Completed Operations, Contractual Liability, or Severability of Interests. The general aggregate limit shall either apply separately to this contract or shall be at least twice the required occurrence limit;

Use Agreement, 20 15
<Owner>
PERRIHOUSE, LLC.

b) Workers' Compensation coverage for any and all employees with statutory workers' compensation limits, and no less than \$100,000 for each incident of bodily injury or disease for Employers' Liability; and

c) Business automobile liability coverage for all owned, non-owned, and hired vehicles issued on the most recent version of the ISO form as filed for use in Florida, or its equivalent, with limits of not less than \$500,000 per accident. In the event Owner does not own automobiles, Owner shall maintain coverage for hired and non-owned auto liability, which may be satisfied by way of endorsement to the commercial General Liability policy or separate business Auto Liability policy.

Prior to commencing operations under this Agreement, Owner shall provide Certificates of Insurance to County to verify coverage. The name of the project for which the Improvement(s) are to be installed and the type and amount of coverage provided shall be clearly stated on the face of each Certificate of Insurance. The insurance coverage shall name Orange County, Florida as an additional insured, and shall contain a provision which forbids any cancellation, changes or material alterations, or renewal of coverage without providing thirty (30) days prior written notice to County. Owner shall require and ensure that each of its contractors and subcontractors maintains insurance until the completion of their work under any contract associated with this Agreement. Failure of Owner

Use Agreement, 20¹⁵
<Owner>
PERRHOUSE, L.L.C.

to maintain insurance coverage for itself or for any other persons or entities for whom it is responsible or to ensure that its contractors and subcontractors maintain coverage shall not relieve Owner of any contractual responsibility, obligation, or liability.

7. **RECORDING.** This Agreement shall be recorded in the Public Records of Orange County, Florida within thirty (30) days of its execution. Promptly upon execution of this Agreement, Owner shall pay to County an amount equal to the applicable cost of recording this Agreement in the Public Records of Orange County, Florida.
8. **COVENANTS RUNNING WITH THE LAND.** The provisions of this Agreement shall constitute covenants running with the land or an equitable servitude upon the land, as the case may be, applicable to all of the Property described herein or any portion thereof. Furthermore, this Agreement shall be binding on all parties having any right, title, or interest in the Property described herein or any portion thereof, and their heirs, personal representatives, successors, and assigns. Owner declares that the Property described in this Agreement and any portion thereof shall be held, sold, and conveyed subject to the provisions of this Agreement. This Agreement shall inure to the benefit of and be enforceable by County and its respective legal representatives, successors, and assigns.
9. **DURATION.** The provisions, restrictions, and covenants of this Agreement shall

Use Agreement, 20¹⁵
<Owner>
PERRHOUSE, L. L. C.

run with and bind the land for a period of twenty-five (25) years from the date this Agreement is recorded in the Public Records of Orange County, Florida.

Thereafter, this Agreement shall be automatically extended for successive periods of ten (10) years each, unless a written instrument agreeing to revoke said provisions, restrictions, and covenants is approved by a majority of the Orange County Board of County Commissioners and Owner. No such agreement to revoke shall be effective until said written instrument has been signed, acknowledged, and recorded in the Public Records of Orange County, Florida.

Notwithstanding any of the above provisions, County shall have the right to cancel this Agreement upon thirty (30) days prior written notice to Owner. No such cancellation shall be effective until a written instrument has been executed and acknowledged by the Board of County Commissioners and recorded in the Public Records of Orange County, Florida.

10. **AMENDMENT.** The provisions, restrictions, and covenants of this Agreement shall not be modified or amended except in a written instrument approved by a majority of the Orange County Board of County Commissioners and Owner of the Property described herein. No such modification or amendment shall be effective until said written instrument has been signed, acknowledged, and recorded in the Public Records of Orange County, Florida.
11. **COMPLIANCE WITH APPLICABLE LAWS.** Owner shall comply with all

Use Agreement, 20 15
<Owner>
PERRY HOUSE L.L.C.

applicable state laws and county ordinances, including the Orange County Right-of-Way Utilization Regulations.

12. **DISCLAIMER OF COUNTY RESPONSIBILITY.** Nothing contained herein shall create any obligation on the part of County to maintain or participate in the maintenance of the Improvement(s).
13. **EFFECTIVE DATE.** This Agreement shall take effect upon being recorded in the Public Records of Orange County, Florida.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

Use Agreement, 20 15
<Owner>
PERRIHOUSE, L.L.C.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be duly executed by their respective duly authorized representatives on the dates set forth below.

COUNTY

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Teresa Jacobs,
Orange County Mayor

Date: _____

10.5.15

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: _____

Deputy Clerk

Use Agreement, 2015
<Owner>
PERRIHOUSE, L.L.C.

OWNER

<NAME OF OWNER>

By: [Signature]

Print Name: Dennis Abbate

Title: man. member

Date: 9-28-15

WITNESSES:

[Signature]
Print Name: Loren Diaz

[Signature]
Print Name: Sun S. Walters

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by Dennis Abbate of Perrihouse L.L.C., who is known by me to be the person described herein and who executed the foregoing, this 28th day of September, 2015. S/he is personally known to me or has produced Florida Drivers License as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of September, 2015.



[Signature]
Notary Public
Print Name: Jessica Chen

My Commission Expires: 1/24/2014

Use Agreement, 20 15
<Owner>
PERRIHOUSE, L.L.C.

EXHIBIT "A"

Legal Description and Sketch of Description for Property

Survey

Exhibit "B"

PERRI HOUSE, L.L.C. 2015

EXHIBIT "A"
Legal Description and Sketch of Description for Property

ORANGE-COUNTY-OWNED RETENTION POND: NW CORNER

PARCEL OWNER: Orange County BCC

PARCEL ADDRESS: 10275 Winter Garden Vineland Rd

OCA Parcel #: 08-24-28-8912-00001 1.23 acres

Current Use: Storm / Retention / Drain

Legal Description: VISTA OAKS 9/17 TRACT A (RETENTION) (LESS PORTION LYING WITHIN R/W UTILIZED FOR WINTER GARDEN - VINELAND RD BEING CR #535)

USE AGREEMENT AND / OR LAND ACQUISITION FROM THE COUNTY IN PROGRESS. NOT INCLUDED IN THIS COMP PLAN AMENDMENT.

SEVEN (7) PARCELS:

LEGAL DESCRIPTION: VISTA OAKS 9/17 LOT 1 (LESS BEG SW COR THEREOF TH N 307.48 FT E 30.09 FT S 02 DEG W 307.83 FT W 15.40 FT TO POB. TAKEN FOR R/W ON W PER OR 4954/1455)

OCA Parcel #: 08-24-28-8912-00-010 **LOT SIZE:** 1.58 Acres

LEGAL DESCRIPTION: VISTA OAKS 9/17 LOT 2 (LESS PT TAKEN FOR R/W PER OR 4909/1837)

OCA Parcel #: 08-24-28-8912-00-020 **LOT SIZE:** 1.74 Acres

LEGAL DESCRIPTION: VISTA OAKS 9/17 LOT 5

OCA Parcel #: 08-24-28-8912-00-050 **LOT SIZE:** 1.8 Acres

LEGAL DESCRIPTION: VISTA OAKS 9/17 LOT 6

OCA Parcel #: 08-24-28-8912-00-060 **LOT SIZE:** 2.10 Acres

LEGAL DESCRIPTION: VISTA OAKS 9/17 THAT PART OF LOT 7 DESC AS BEG NW COR OF LOT 7 RUN E 129.67 FT S 248.01 FT TO NLY R/W LINE OF CENTURION CT SWLY ALONG CURVE 49.67 FT N 37 DEG W 141.14 FT N 159.03 FT TO POB

OCA Parcel #: 08-24-28-8912-00-070 **LOT SIZE:** .68 Acre

LEGAL DESCRIPTION: VISTA OAKS 9/17 LOT 7 (LESS BEG NW COR OF SAID LOT RUN E 129.67 FT S 248.01 FT SWLY ALONG CURVE 49.67 FT N 37 DEG W 141.14 FT N 159.03 FT TO POB)

OCA Parcel #: 08-24-28-8912-00-071 **LOT SIZE:** 1.13 Acres

LEGAL DESCRIPTION: VISTA OAKS 9/17 LOT 8 & THAT PORTION OF VAC R/W DESC AS BEG AT THE NE COR OF LOT 8 TH RUN S89-34-46W 401 FT N 45 FT N89-34-46E 400.99 FT S00-00-25E 45 FT TO POB

OCA Parcel #: 08-24-28-8912-00-080 **LOT SIZE:** 2.23 Acres

Use Agreement, 20 15
<Owner>
PERRIHOUSE, L.L.C.

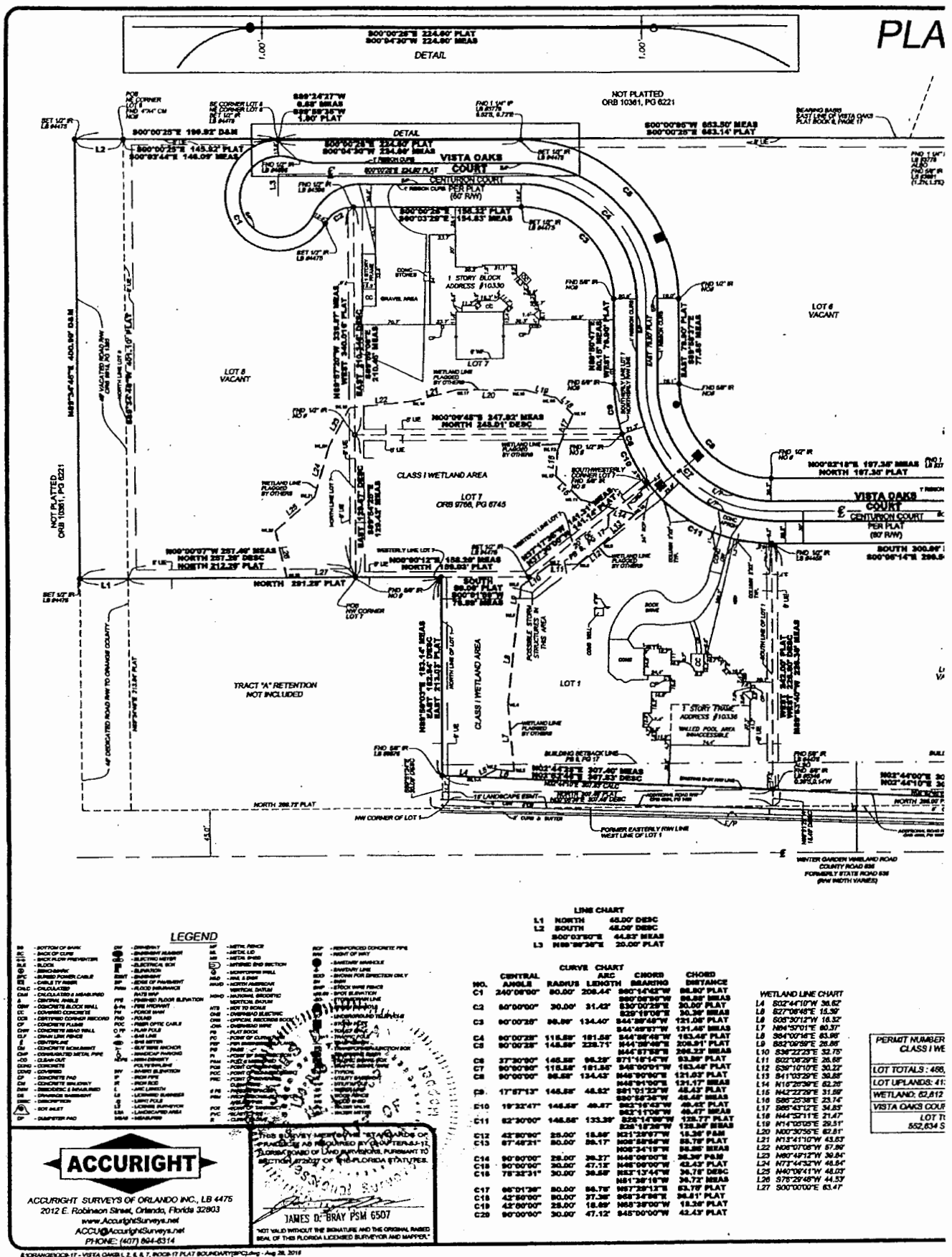
Legal description and sketch of description for the Dedicated Areas

S:\RAIfonso\Public Works\Use Agreements\Owner-OC CLEAN 2011.doc

PERRI HOUSE, L.L.C. 2015

EXHIBIT "B"

SURVEY



This instrument prepared by/
after recording return to:

R. Travis Retz, Esq.
GODBOLD, DOWNING, BILL & RENTZ, PA
222 W. Comstock Avenue, Suite 101
Winter Park, FL 32789

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on the 2nd day of March, 2017, by and between **KENNETH EDWARDS RHODES**, whose address is 6220 Old Vashti Rd., Bowie, TX 76230, being one of two sole surviving heirs of **CLARENCE RHODES**, deceased (hereinafter referred to as "Grantor"), and **EPOCH PROPERTIES, INC.**, a Florida corporation, d/b/a **EPOCH RESIDENTIAL**, whose address is 359 Carolina Avenue, Suite 200, Winter Park, FL 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

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

**Tract A, VISTA OAKS, according to the Plat thereof
as recorded in Plat Book 9, Page 17, Public Records
of Orange County, Florida.**

**The property conveyed herein does not constitute the
homestead of either Grantor.**

Attached hereto and incorporated herein by this reference as **Exhibit "A"** is a true and correct copy of the Death Certificate of **CLARENCE RHODES**.

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

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed in their names as of the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

GRANTOR:

Chelsie Moore

Kenneth E Rhodes

Print Name: Cindy Ketchum

KENNETH EDWARD RHODES

Cindy Ketchum

Print Name: Chelsie Moore

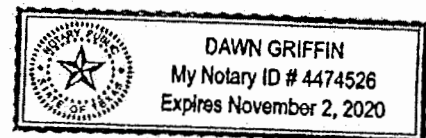
STATE OF TEXAS

COUNTY OF MONTAGUE

The foregoing instrument was acknowledged before me this 9th day of March, 2017, by KENNETH EDWARD RHODES. He [check one]: (☒) is personally known to me; or (☐) has produced _____ as identification.

Dawn Griffin
Signature of Notary Public

[Notary Seal]



This instrument prepared by/
after recording return to:

R. Travis Retz, Esq.
GODBOLD, DOWNING, BILL & RENTZ, PA
222 W. Comstock Avenue, Suite 101
Winter Park, FL 32789

QUITCLAIM DEED

THIS QUITCLAIM DEED, made and entered into on the 2nd day of March, 2017, by and between **SCOTT WAYNE RHODES**, whose address is 130 Dizon Ct., Watsonville, CA 95076, being one of two sole surviving heirs of **CLARENCE RHODES**, deceased (hereinafter referred to as "Grantor"), and **EPOCH PROPERTIES, INC.**, a Florida corporation, d/b/a **EPOCH RESIDENTIAL**, whose address is 359 Carolina Avenue, Suite 200, Winter Park, FL 32789 (hereinafter referred to as "Grantee").

WITNESSETH:

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

**Tract A, VISTA OAKS, according to the Plat thereof
as recorded in Plat Book 9, Page 17, Public Records
of Orange County, Florida.**

**The property conveyed herein does not constitute the
homestead of either Grantor.**

Attached hereto and incorporated herein by this reference as **Exhibit "A"** is a true and correct copy of the Death Certificate of CLARENCE RHODES.

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

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed in their names as of the day and year first above written.

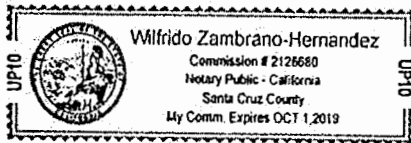
C. -
Print Name: Elijah Naranjo

Scott Wayne Rhodes
SCOTT WAYNE RHODES

[Signature]
Print Name: Usher Naranjo

STATE OF California
COUNTY OF Santa Cruz

The foregoing instrument was acknowledged before me this 2nd day of March, 2017, by SCOTT WAYNE RHODES. He [check one]: () is personally known to me; or (☒) has produced California Driver's License as identification.



[Signature]
Signature of Notary Public

[Notary Seal]

STATE OF CALIFORNIA

CERTIFICATION OF VITAL RECORD

COUNTY OF SANTA CRUZ

SANTA CRUZ, CALIFORNIA

3052015252496

CERTIFICATE OF DEATH

3201544001667

STATE FILE NUMBER		LOCAL REGISTRATION NUMBER	
1. NAME OF DECEDENT - FIRST (Given) CLARENCE		3. LAST (Family) RHODES	
2. MIDDLE EDWARD		5. AGE Yrs 97	
AKA, ALSO KNOWN AS - Include full AKA (FIRST, MIDDLE, LAST)		6. SEX M	
9. BIRTH STATE/FOREIGN COUNTRY OKLAHOMA		11. EVER IN U.S. ARMED FORCES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
12. MARITAL STATUS/SROP* (at Time of Death) WIDOWED		7. DATE OF DEATH: mm/dd/yyyy 12/25/2015	
13. EDUCATION - Highest Level/Degree (see worksheet on back) HS GRADUATE		14. DECEASED RACE (see worksheet on back) WHITE	
15. USUAL OCCUPATION - Type of work for most of life. DO NOT USE RETIRED BUSINESS OWNER		16. KIND OF BUSINESS OR INDUSTRY (e.g. grocery store, road construction, employment agency, etc.) BEVERAGE BOTTLING	
17. DECEDENT'S RESIDENCE (Street and number, or location) 130 DIZON COURT		18. YEARS IN OCCUPATION 40	
20. CITY WATSONVILLE		21. COUNTY/PROVINCE SANTA CRUZ	
22. ZIP CODE 95076		23. YEARS IN COUNTY 35	
24. STATE/FOREIGN COUNTRY CALIFORNIA		25. INFORMANT'S NAME, RELATIONSHIP SCOTT RHODES, SON	
26. NAME OF SURVIVING SPOUSE/SROP - FIRST GEORGE		27. INFORMANT'S MAILING ADDRESS (Street and number, or rural route number, city or town, state and zip) 130 DIZON COURT, WATSONVILLE, CA 95076	
28. MIDDLE DAVID		29. LAST (BIRTH NAME) RHODES	
30. NAME OF FATHER/PARENT - FIRST MINNIE		31. MIDDLE BELZORA	
32. LAST (BIRTH NAME) HUGHES		33. BIRTH STATE UNKNOWN	
34. DISPOSITION DATE: mm/dd/yyyy 12/31/2015		35. PLACE OF FINAL DISPOSITION SCIENCE CARE	
36. TYPE OF DISPOSITION (see back) SU		37. SIGNATURE OF EMBALMER NOT EMBALMED	
38. NAME OF FUNERAL ESTABLISHMENT ALL SEASONS BURIAL & CREMATION		39. LICENSE NUMBER FD2208	
40. SIGNATURE OF LOCAL REGISTRAR LISA B HERNANDEZ, MD, MPH		41. DATE: mm/dd/yyyy 12/30/2015	
101. PLACE OF DEATH RESIDENCE		102. IF HOSPITAL, SPECIFY ONE: <input type="checkbox"/> IP <input type="checkbox"/> ER/OP <input type="checkbox"/> OCA <input type="checkbox"/> Hospice <input type="checkbox"/> Nursing Home/ATC <input checked="" type="checkbox"/> Decedent's Home <input type="checkbox"/> Other	
103. CITY SANTA CRUZ		104. FACILITY ADDRESS OR LOCATION WHERE FOUND (Street and number, or location) 130 DIZON COURT	
105. CITY WATSONVILLE		106. CAUSE OF DEATH WATSONVILLE	
107. CAUSE OF DEATH ARTERIOSCLEROTIC CORONARY DISEASE		108. DEATH REPORTED TO CORONER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
109. DEATH REPORTED TO CORONER? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		110. AUTOPSY PERFORMED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
111. USED IN DETERMINING CAUSE? <input type="checkbox"/> YES <input type="checkbox"/> NO		112. OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH (NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN 107) DEMENTIA, ATRIAL FIBRILLATION	
113. WAS OPERATION PERFORMED FOR ANY CONDITION IN ITEM 107 OR 112? (If yes, list type of operation and date) NO		114. IF FEMALE, PRECONCEPT IN LAST YEAR? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
115. SIGNATURE AND TITLE OF CERTIFIER DAWN MICHELE MUDGE M.D.		116. LICENSE NUMBER G76261	
117. DATE: mm/dd/yyyy 12/29/2015		118. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE DAWN MICHELE MUDGE M.D.	
119. TYPE ATTENDING PHYSICIAN'S NAME, MAILING ADDRESS, ZIP CODE 3401 ENGINEER LANE, SEASIDE, CA 93953		120. INJURY AT WORK? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNK	
121. INJURY DATE: mm/dd/yyyy		122. HOUR (24 Hours)	
123. PLACE OF INJURY (e.g., home, construction site, wooded area, etc.)		124. DESCRIBE HOW INJURY OCCURRED (Events which resulted in injury)	
125. LOCATION OF INJURY (Street and number, or location, and city, and zip)		126. SIGNATURE OF CORONER / DEPUTY CORONER	
127. DATE: mm/dd/yyyy		128. TYPE NAME, TITLE OF CORONER / DEPUTY CORONER	
STATE REGISTRAR		FAX AUTH.#	
CENSUS TRACT		CENSUS TRACT	

CERTIFIED COPY OF VITAL RECORD
STATE OF CALIFORNIA, COUNTY OF SANTA CRUZThis is a true and exact reproduction of the document officially registered
and placed on file in the Vital Records Section, Santa Cruz County Public
Health Department.

JAN 07 2016

DATE ISSUED

This copy is not valid unless prepared on an engraved border, displaying the date, seal and signature of the Registrar.

ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE

000287009

LISA B HERNANDEZ, MD
CHIEF PUBLIC HEALTH OFFICER
SANTA CRUZ, CALIFORNIA



**RELATIONSHIP DISCLOSURE FORM FOR USE WITH DEVELOPMENT RELATED ITEMS,
EXCEPT THOSE WHERE THE COUNTY IS THE PRINCIPAL OR PRIMARY APPLICANT**

This relationship disclosure form must be submitted to the Orange County department or division processing your application at the time of filing. In the event any information provided on this form should change, the Owner, Contract Purchaser, or Authorized Agent(s) must file an amended form on or before the date the item is considered by the appropriate board or body.

PART I

INFORMATION ON OWNER OF RECORD PER ORANGE COUNTY TAX ROLLS

Name: Kenneth Edward Rhodes and Scott Wayne Rhodes, as the two sole surviving heirs of Clarence Rhodes, deceased

Business Address (Street/P.O. Box, City and Zip Code):
6220 Old Vashti Rd., Bowie, TX 76230

130 Dizon Ct., Watsonville, CA 95076

Business Phone

Facsimile

INFORMATION ON CONTRACT PURCHASER, IF APPLICABLE

Name: _____

Business Address (Street/P.O. Box, City and Zip Code): _____

Business Phone

Facsimile

INFORMATION ON AUTHORIZED AGENT, IF APPLICABLE

(Agent Authorization Form also required to be attached)

Name: M. Rebecca Wilson

Business Address (Street/P.O. Box, City and Zip Code): Lowndes, Drosdick, Doster, Kantor & Reed,
P.A. 215 N. Eola Drive, Orlando, FL 32801

Business Phone 407-418-6250



PART II

IS THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT A RELATIVE OF THE MAYOR OR ANY MEMBER OF THE BCC?

YES ☐ NO ☒

IS THE MAYOR OR ANY MEMBER OF THE BCC AN EMPLOYEE OF THE OWNER, CONTRACT PURCHASER, OR AUTHORIZED AGENT?

YES ☐ NO ☒

IS ANY PERSON WITH A DIRECT BENEFICIAL INTEREST IN THE OUTCOME OF THIS MATTER A BUSINESS ASSOCIATE OF THE MAYOR OR ANY MEMBER OF THE BCC?

(When responding to this question please consider all consultants, attorneys, contractors/subcontractors and any other persons who may have been retained by the Owner, Contract Purchaser, or Authorized Agent to assist with obtaining approval of this item).

YES ☐ NO ☒

If you responded "YES" to any of the above questions, please state with whom and explain the relationship: _____

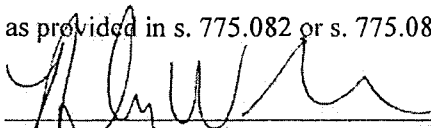
(Use additional sheets of paper if necessary)



PART III

ORIGINAL SIGNATURE AND NOTARIZATION REQUIRED

I hereby certify that information provided in this relationship disclosure form is true and correct based on my knowledge and belief. If any of this information changes, I further acknowledge and agree to amend this relationship disclosure form prior to any meeting at which the above-referenced project is scheduled to be heard. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.



Signature of Authorized Agent

6/15/17

Date

Print Name and Title of Person completing this form: M. Rebecca Wilson, Esq.

Business Address (Street/P.O. Box, City and Zip Code): 215 N. Eola Drive, Orlando, FL 32801

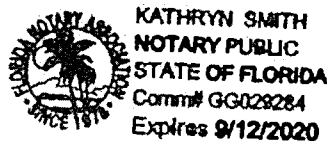
Business Phone 407-418-6250

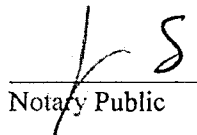
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15 day of June, 2017 by M. Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., on behalf of Kenneth Edward Rhodes and Scott Wayne Rhodes. She is personally known to me and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of June, 2017.

(Notary Seal)





Notary Public
My commission expires: _____

Staff signature and date of receipt of form
Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.



ORANGE COUNTY SPECIFIC PROJECT EXPENDITURE REPORT

This lobbying expenditure form shall be completed in full and filed with all application submittals. This form shall remain cumulative and shall be filed with the department processing your application. Forms signed by a principal's authorized agent shall include an executed Agent Authorization Form.

This is the initial Form: X

This is a Subsequent Form:

PART I (Please complete all of the following)

Name and Address of Principle (legal name of entity or owner per Orange County tax rolls):

Kenneth Edward Rhodes: 6220 Old Vashti Rd., Bowie, TX 76230

Scott Wayne Rhodes: 130 Dizon Ct., Watsonville, CA 95076

Name and Address of Principal's Authorized Agent, if applicable: M. Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A.

215 N. Eola Drive, Orlando, FL 32801

List the name and address of all lobbyists, consultants, contractors, subcontractors, individuals or business entities who will assist with obtaining approval for this project. (Additional forms may be used as necessary).

1. Name and address of individual or business entity: M. Rebecca Wilson, Esq. 215 N Eola Dr. Orlando, FL 32801

Are they registered Lobbyist? Yes ☒ No ☐

2. Name and address of individual or business entity: _____

Are they registered Lobbyist? Yes ☐ No ☐

3. Name and address of individual or business entity: _____

Are they registered Lobbyist? Yes ☐ No ☐

4. Name and address of individual or business entity: _____

Are they registered Lobbyist? Yes ☐ No ☐

5. Name and address of individual or business entity: _____

Are they registered Lobbyist? Yes ☐ No ☐

6. Name and address of individual or business entity: _____

Are they registered Lobbyist? Yes ☐ No ☐

7. Name and address of individual or business entity: _____

Are they registered Lobbyist? Yes ☐ No ☐



PART II

EXPENDITURES

For this report, "expenditure" means money or anything of value given by the principal and/or his/her lobbyist for the purpose of lobbying, as defined in section 2-351, Orange County Code. This may include public relations expenditures including, but not limited to, petitions, fliers, purchase of media time, cost of print and distribution of publications. However, the term "expenditure" **does not** include:

- ❖ Contributions or expenditures reported pursuant to chapter 106, Florida Statutes;
- ❖ Federal election law, campaign-related personal services provided without compensation by individuals volunteering their time;
- ❖ Any other contribution or expenditure made by or to a political party;
- ❖ Any other contribution or expenditure made by an organization that is exempt from taxation under 26 U.S.C. s. 527 or s. 501(c)(4), in accordance with s.112.3215, Florida Statutes; and/or
- ❖ Professional fees paid to registered lobbyists associated with the project or item.

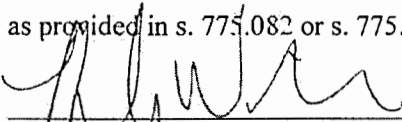
The following is a complete list of all lobbying expenditures and activities (including those of lobbyists, contractors, consultants, etc.) incurred by the principal or his/her authorized agent and expended in connection with the above- referenced project or issue. **You need not include de minimus costs (under \$50) for producing or reproducing graphics, aerial photographs, photocopies, surveys, studies or other documents related to this project.**

Date of Expenditures	Name of Party Incurring Expenditure	Description of Activity	Amount Paid
TOTAL EXPENDED THIS REPORT			\$0.00



Part III

I hereby certify that information provided in this specific project expenditure report is true and correct based on my knowledge and belief. I further acknowledge and agree to comply with the requirement of section 2-354 of the Orange County code to amend this specific project expenditure report for any additional expenditure incurred related to this project prior to the scheduled Board of County Commissioner meeting. In accordance with s. 837.06, Florida Statutes, I understand and acknowledge that whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his or her official duty shall be guilty of a misdemeanor in the second degree, punishable as provided in s. 775.082 or s. 775.083, Florida Statutes.



Signature of Authorized Agent

6/15/17

Date

Print Name and Title of Person completing this form: M. Rebecca Wilson, Esq.

Business Address (Street/P.O. Box, City and Zip Code): 215 N. Eola Drive, Orlando, FL 32801

Business Phone 407-418-6250

STATE OF FLORIDA

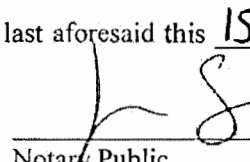
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 15 day of June, 2017 by M. Rebecca Wilson of Lowndes, Drosdick, Doster, Kantor & Reed, P.A., as agent, on behalf of Kenneth Edward Rhodes and Scott Wayne Rhodes. She is personally known to me and did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of June, 2017.

(Notary Seal)





Notary Public
My commission expires: _____

Staff signature and date of receipt of form

Staff reviews as to form and does not attest to the accuracy or veracity of the information provided herein.

AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



SCOTT WAYNE RHODES AS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS,
TRACT A, VISTA OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
9, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOES HEREBY AUTHORIZE

TO ACT AS HIS AGENT, LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A. TO EXECUTE ANY PETITIONS OR OTHER
DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS
FOLLOWS, VACATION OF TRACT A, AND TO APPEAR ON HIS BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY
IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS HIS AGENT IN MATTERS PERTAINING TO
THE APPLICATION.

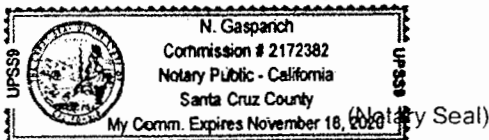
Signature:

Handwritten signature of Scott Wayne Rhodes.
Scott Wayne Rhodes

STATE OF California
COUNTY OF Santa Cruz

I certify that the forgoing instrument was acknowledged before me this 16th day of March, 2017
by Scott Wayne Rhodes. He is personally known to me or has produced identification
and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 16th day of
March, in the year 2017.



Handwritten signature of the Notary Public.
Signature of Notary Public
Notary Public for the State of California
My Commission Expires: Nov. 18, 2020

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID: 08-24-28-8912-00-001

LEGAL DESCRIPTION:

AGENT AUTHORIZATION FORM

FOR PROJECTS LOCATED IN ORANGE COUNTY, FLORIDA



KENNETH EDWARD RHODES AS THE OWNER OF THE REAL PROPERTY DESCRIBED AS FOLLOWS, TRACT A, VISTA OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 17, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DOES HEREBY AUTHORIZE TO ACT AS HIS AGENT, LOWNDES, DROSDICK, DOSTER, KANTOR & REED, P.A. TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, VACATION OF TRACT A, AND TO APPEAR ON HIS BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE COUNTY CONSIDERING THIS APPLICATION AND TO ACT IN ALL RESPECTS AS HIS AGENT IN MATTERS PERTAINING TO THE APPLICATION.

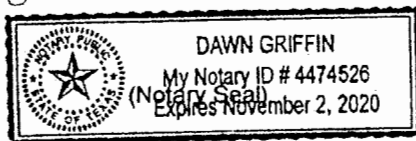
Signature:

Kenneth E Rhodes
Kenneth Edward Rhodes

STATE OF TEXAS:
COUNTY OF MONTAGUE:

I certify that the forgoing instrument was acknowledged before me this 16th day of March, 2017 by Kenneth Rhodes. He is personally known to me or has produced _____ as identification and did/did not take an oath.

Witness my hand and official seal in the county and state stated above on the 16th day of March, in the year 2017.



Dawn Griffin
Signature of Notary Public
Notary Public for the State of TEXAS

My Commission Expires: 11-2-20

Legal Description(s) or Parcel Identification Number(s) are required:

PARCEL ID: 08-24-28-8912-00-001

LEGAL DESCRIPTION:

ORANGE COUNTY RECEIPT

PUBLIC WORKS DEPARTMENT
4200 S. JOHN YOUNG PARKWAY
ORLANDO, FL 32839-9206
TELEPHONE: (407)836-7900

DATE: 6-7-17

ISSUED TO: PERRI HOUSE DEVELOPMENT LLC
 FIRM OR
 INDIVIDUAL EPOCH / VISTA OAKS TRACT A
 ADDRESS PLAT VACATION
 CITY/STATE/ZIP _____

	AMOUNT	DESCRIPTION (PERMIT #, NAME)
DRC APPEAL	\$ _____	_____
E-PROJECT	\$ _____	_____
FIN. SUB. DIV.	\$ _____	_____
EXC & FILL	\$ _____	_____
INSPECTION	\$ _____	_____
PERMIT TRNSFR RFND	\$ _____	_____
PETITION TO VACATE	\$ _____	_____
RECORDING	\$ _____	_____
ROW	\$ _____	_____
SEPTIC TANK	\$ _____	_____
UU	\$ _____	_____
100-YR FLOOD STUDY	\$ _____	_____
FLOOD PLAIN PERMIT	\$ _____	_____
COPIES - STRMWTR	\$ _____	_____
BLDG MOVE ESCORT	\$ _____	_____
INSTALL SIGNS	\$ _____	_____
TRAFFIC SIGNAL SVC	\$ _____	_____
SPECIAL EVENT REV	\$ _____	_____
MOT	\$ _____	_____
COPIES	\$ _____	_____
MISC	\$ _____	_____

PSP	DP	Fire Rescue
\$ _____ 2700-4110	\$ _____ 2700-4030	# _____ 0600-2210
\$ _____ 3100-4110	\$ _____ 3100-4030	
\$ _____ 3200-4110	\$ _____ 3200-4030	
\$ _____ 1300-4110	\$ _____ 1300-4030	
\$ _____ 2420-4110	\$ _____ 3200-4030 (ARBOR)	
\$ _____ 0600-4110		
\$ _____ 3200-4110 (ARBOR)		

PSP CHG DET	DP CHG DET	DP/NS to PD CHG DET	FINAL PLAT
\$ _____ 2700-4110	\$ _____ 2700-4030	\$ _____ 2700-4030	\$ <u>752.00</u> 2700-2965
\$ _____ 3100-4110	\$ _____ 3100-4030	\$ _____ 3100-4030	\$ _____ 3100-2965
\$ _____ 1300-4110	\$ _____ 1300-4030	\$ _____ 1300-4030	

ESCROW DEPOSIT \$ _____
 SIDEWALK CONTR \$ _____

TOTAL RECEIVED \$ 752.00 CHECK # 1163/2/19/17 CASH \$ _____

RECEIVED BY C. HERKEL RECEIPT # 80725