

DATE 05/02/2007

Columbia County Building Permit

PERMIT

This Permit Expires One Year From the Date of Issue

000025769

APPLICANT AMY DAUBE PHONE 352-275-8929
 ADDRESS 24500 DOC KARELAN DR NEWBERRY FL 32669
 OWNER SULLIVAN/HORN-DAUBE PHONE 352-275-8929
 ADDRESS 632 SW HORSESHOE LOOP FORT WHITE FL 32038
 CONTRACTOR ERNEST SCOTT JOHNSON PHONE 352-494-8099
 LOCATION OF PROPERTY 47 S, L 138, R HORSESHOE LOOP 2ND ENTRANCE, 1/2 MILE
SEE BIG YELLOW GATE ON RIGHT

TYPE DEVELOPMENT MH, UTILITY ESTIMATED COST OF CONSTRUCTION 0.00
 HEATED FLOOR AREA _____ TOTAL AREA _____ HEIGHT _____ STORIES _____
 FOUNDATION _____ WALLS _____ ROOF PITCH _____ FLOOR _____
 LAND USE & ZONING A-3 MAX. HEIGHT 35
 Minimum Set Back Requirements: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00
 NO. EX.D.U. 0 FLOOD ZONE X DEVELOPMENT PERMIT NO. _____

PARCEL ID 22-7S-16-04291-018 SUBDIVISION _____
 LOT _____ BLOCK _____ PHASE _____ UNIT _____ TOTAL ACRES 6.19

IH0000359 *x Amy Daube*
 Culvert Permit No. _____ Culvert Waiver _____ Contractor's License Number _____ Applicant/Owner/Contractor _____
 EXISTING 07-320 CS JH Y
 Driveway Connection _____ Septic Tank Number _____ LU & Zoning checked by _____ Approved for Issuance _____ New Resident _____

COMMENTS: FLOOR ONE FOOT ABOVE THE PAVED ROAD

Check # or Cash 1106

FOR BUILDING & ZONING DEPARTMENT ONLY

(footer/Slab)

Temporary Power _____ Foundation _____ Monolithic _____
 date/app. by _____ date/app. by _____ date/app. by _____
 Under slab rough-in plumbing _____ Slab _____ Sheathing/Nailing _____
 date/app. by _____ date/app. by _____ date/app. by _____
 Framing _____ Rough-in plumbing above slab and below wood floor _____
 date/app. by _____ date/app. by _____
 Electrical rough-in _____ Heat & Air Duct _____ Peri. beam (Lintel) _____
 date/app. by _____ date/app. by _____ date/app. by _____
 Permanent power _____ C.O. Final _____ Culvert _____
 date/app. by _____ date/app. by _____ date/app. by _____
 M/H tie downs, blocking, electricity and plumbing _____ Pool _____
 date/app. by _____ date/app. by _____
 Reconnection _____ Pump pole _____ Utility Pole _____
 date/app. by _____ date/app. by _____ date/app. by _____
 M/H Pole _____ Travel Trailer _____ Re-roof _____
 date/app. by _____ date/app. by _____ date/app. by _____

BUILDING PERMIT FEE \$ 0.00 CERTIFICATION FEE \$ 0.00 SURCHARGE FEE \$ 0.00
 MISC. FEES \$ 200.00 ZONING CERT. FEE \$ 50.00 FIRE FEE \$ 27.90 WASTE FEE \$ 83.75
 FLOOD DEVELOPMENT FEE \$ _____ FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$ _____ **TOTAL FEE** 386.65

INSPECTORS OFFICE J. Hedden CLERKS OFFICE CH

NOTICE: IN ADDITION TO THE REQUIREMENTS OF THIS PERMIT, THERE MAY BE ADDITIONAL RESTRICTIONS APPLICABLE TO THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.

"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."

This Permit Must Be Prominently Posted on Premises During Construction

PLEASE NOTIFY THE COLUMBIA COUNTY BUILDING DEPARTMENT AT LEAST 24 HOURS IN ADVANCE OF EACH INSPECTION. IN ORDER THAT IT MAY BE MADE WITHOUT DELAY OR INCONVENIENCE, PHONE 758-1008. THIS PERMIT IS NOT VALID UNLESS THE WORK AUTHORIZED BY IT IS COMMENCED WITHIN 6 MONTHS AFTER ISSUANCE.

The Issuance of this Permit Does Not Waive Compliance by Permittee with Deed Restrictions.

ck:1106

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 8-22-06) Zoning Official aps 5/1/07 Building Official OK JTH 4-26-07
 AP# 0704-57 Date Received 4-24-07 By LH Permit # 25769
 Flood Zone X Development Permit --- Zoning A-3 Land Use Plan Map Category A-3
 Comments penal 270

FEMA Map# _____ Elevation _____ Finished Floor _____ River _____ In Floodway _____
 Site Plan with Setbacks Shown EH Signed Site Plan EH Release Well letter Existing well
 Copy of Recorded Deed or Affidavit from land owner Letter of Authorization from Installer
 State Road Access Parent Parcel # _____ STUP-MH _____

Property ID # 22-75-16-04291-018 Subdivision _____

- New Mobile Home Used Mobile Home _____ Year 2007
- Applicant Kevin Horn + Amy Daube Phone # 352 275-8929
- Address 24500 Doc Kanelas Dr. Newberry FL 32669
- Name of Property Owner Mark Sullivan Phone# 352 215-1018
- 911 Address 632 SW Horseshoe Loop Fort White, FL 32038
- Circle the correct power company - FL Power & Light - Clay Electric
 (Circle One) - Suwannee Valley Electric - Progress Energy
- Name of Owner of Mobile Home Kevin Horn + Amy Daube Phone # 352 275-8929
 Address 24500 Doc Kanelas Dr. Newberry FL 32669
- Relationship to Property Owner Lease contract w/ option for purchase
- Current Number of Dwellings on Property 0
- Lot Size _____ Total Acreage 6.19 (386.65)
- Do you : Have Existing Drive or Private Drive or need Culvert Permit or Culvert Waiver (Circle one)
 (Currently using) (Blue Road Sign) (Putting in a Culvert) (Not existing but do not need a Culvert)
- Is this Mobile Home Replacing an Existing Mobile Home No (no) (owes)
- Driving Directions to the Property 47 S, L 138, 2nd entrance to
TR Horseshoe Loop #, 1/2 mile see (big yellow gate)
TR Horseshoe loop on right

- Name of Licensed Dealer/Installer Ernest Scott Johnson Phone # 352-494-8099
- Installers Address 22204 SE US Hwy 301 Hawthorne FLA 32640
- License Number IH-0000359 Installation Decal # 246334

55/200

LEGEND

EXHAUST FOOTING

NOTES:

1. THIS DRAWING IS DESIGNED FOR THE STAFFORDS WIND TOWER AND IS TO BE USED IN CONNECTION WITH THE INSTALLATION OF THE WIND TOWER. THE WIND TOWER SHALL BE INSTALLED IN ACCORDANCE WITH THE WIND TOWER MANUAL AND THE SPECIFICATIONS.
2. FOOTINGS ARE SHOWN FOR EXHAUST CURT. GRANTITE AND STAINING MAY VARY DEPENDING ON THE TYPE OF CURT. GRANTITE. SEE INSTALLATION MANUAL FOR FURTHER DETAILS.
3. FOOTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE WIND TOWER MANUAL AND THE SPECIFICATIONS.

FLEETWOOD
RIMA
75

FIBERGLASS

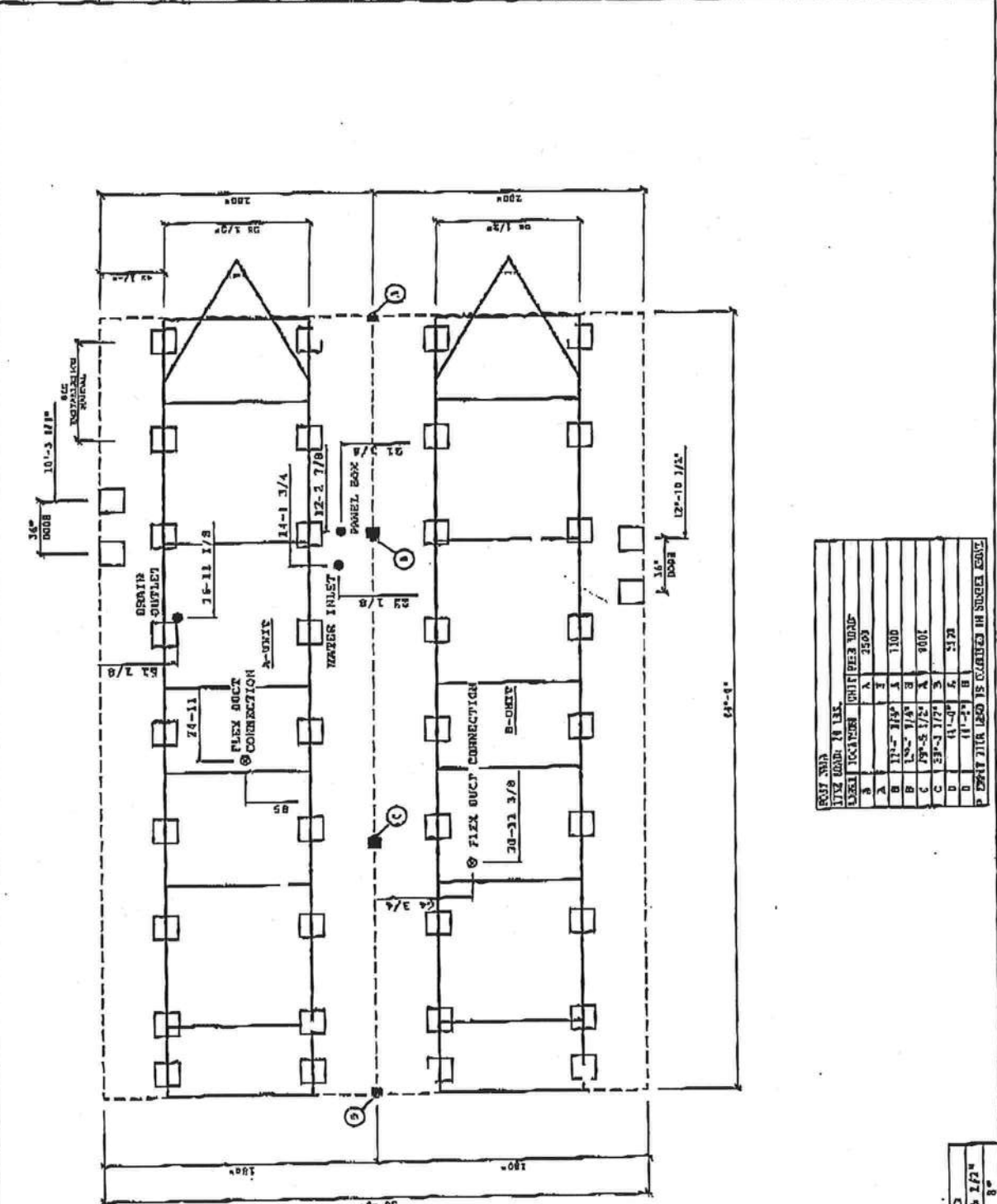
MODEL NO. **0443T**

PIER LAYOUT
20' JOIST LOAD

PIER NO. THREE R.
DATE 12/29/06

SP. I.C. 1

1521062433



ROOF AND LINE COND. IN V.L.

LEVEL	LOCATION	UNIT	PIER	LOAD
A		3		2500
B	11'-0" - 11'-4"	A		1100
B	11'-4" - 11'-8"	B		1100
C	11'-8" - 12'-0"	A		900
C	12'-0" - 12'-4"	B		900
D	12'-4" - 12'-8"	A		512
D	12'-8" - 13'-0"	B		512

PIER LOAD IS OBTAINED IN SURVEY DRAWING

CHASSIS INFO

R.A. SPACING 53 1/2"

1-5244 SITE 8"

PERMIT WORKSHEET

PERMIT NUMBER

Installer Ernest S Johnson License # IA-0000359

Address of home being installed 22204 SE US HWY 301

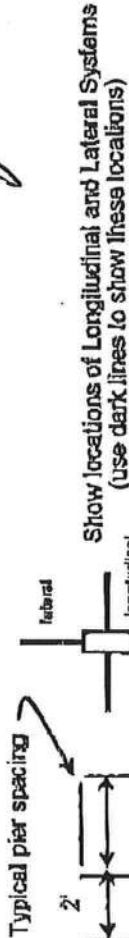
Hawthorne FLA 32640

Manufacturer Length x width 32 x 44

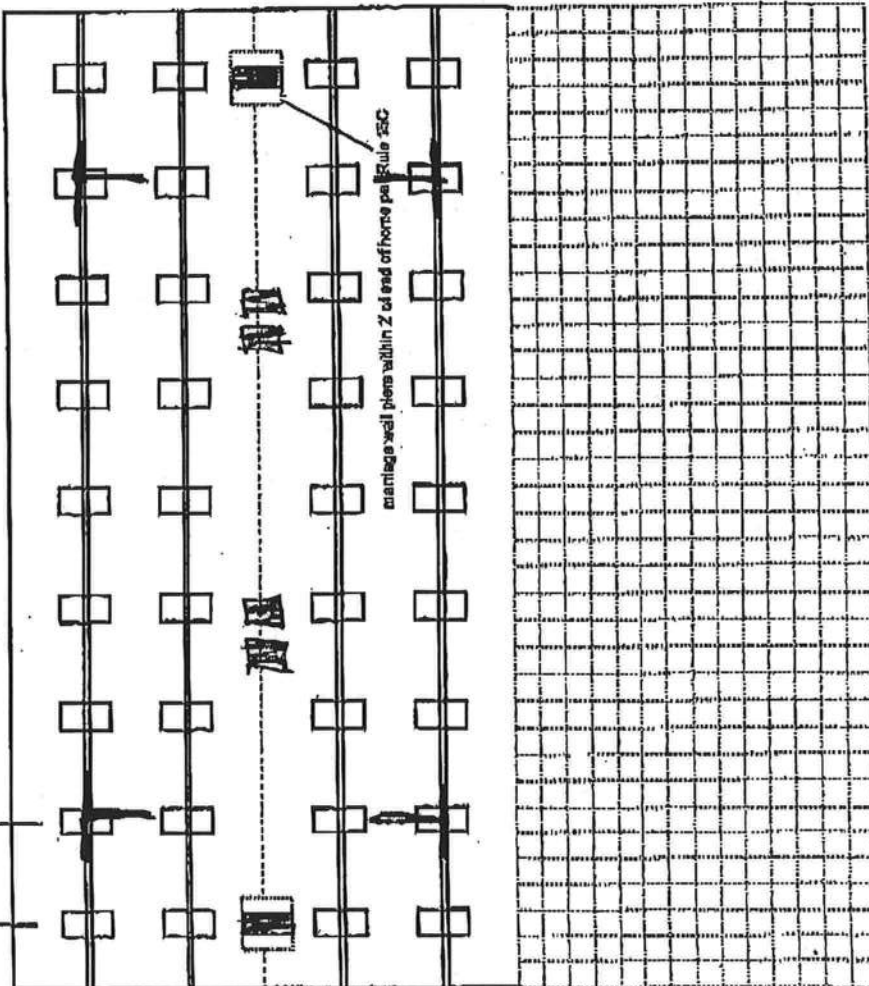
NOTE: If home is a single wide fill out one half of the blocking plan if home is a triple or quad wide sketch in remainder of home

I understand Lateral Arm Systems cannot be used on any home (new or used) where the sidewall ties exceed 5 ft 4 in.

Installer's initials [Signature]



Show locations of Longitudinal and Lateral Systems (use dark lines to show these locations)



Form with checkboxes for New Home, Used Home, Home installed to the Manufacturer's Installation Manual, Home installed in accordance with Rule 15-C, Single wide, Double wide, Triple/Quad, Wind Zone II, Wind Zone III, Installation Detail # 246334, and Serial # GAFL775 448 78842724.

PIER SPACING TABLE FOR USED HOMES

Table with columns for Load bearing capacity (1000 psf to 3500 psf) and Footing size (sq in). Rows show various dimensions for 18' x 16", 18' 1/2" x 18 1/2", 20' x 20", 22' x 22", 24' x 24", and 28' x 28'.

* Interpolated from Rule 15C-1 pier spacing table.

PIER PAD SIZES

I-beam pier pad size 17x25, Perimeter pier pad size 17x25, Other pier pad sizes (required by the mfg.)

Draw the approximate locations of marriage wall openings 4 foot or greater. Use this symbol to show the piers.

List all marriage wall openings greater than 4 foot and their pier pad sizes below.

Opening Pier pad size Single 17x25 Triple 17x25 Single 17x25

POPULAR PAD SIZES

Table listing popular pad sizes (16x16 to 26x26) and their corresponding square inches.

ANCHORS

4 ft 5 ft

FRAME TIES

within 2' of end of home spaced at 5' 4" oc

OTHER TIES

Number 20, Sidewall Longitudinal Marriage wall Shearwall, H SYSTEM, 4

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD) Manufacturer, Longitudinal Stabilizing Device w/ Lateral Arms Manufacturer

Oliver #1012

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to psf or check here to declare 1000 lb. soil without testing.

x1000 x1000 x1000

POCKET PENETROMETER TESTING METHOD

1. Test the perimeter of the home at 6 locations.
2. Take the reading at the depth of the footer.
3. Using 500 lb. increments, take the lowest reading and round down to that increment.

x1000 x1000 x1000

TORQUE PROBE TEST

The results of the torque probe test is inch pounds or check here if you are declaring 5 anchors without testing. A test showing 275 inch pounds or less will require 5 foot anchors.

Note: A state approved lateral arm system is being used and 4 ft anchors are allowed at the sidewall locations. I understand 5 ft anchors are required at all canterline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb bonding capacity.

Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name

Ernest Scott Johnson

Date Tested

ASSUMED Oliver 4/10/11

Electrical

Connect electrical conductors between multi-wide units, but not to the main power source. This includes the bonding wire between multi-wide units. Pg.

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg.

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg.

Site Preparation

Debris and organic material removed Water drainage: Natural Swale Pad Other

Fastening multi wide units

Floor: Type Fastener: 1995 Length: 5 inch Spacing: 2 Walls: Type Fastener: 1995 Length: 1/2 inch Spacing: 14 cut Roof: Type Fastener: 1995 Length: 5 inch Spacing: 2 For used homes a min. 30 gauge, 6" wide, galvanized metal strip will be centered over the peak of the roof and fastened with galv. roofing nails at 2" on center on both sides of the canterline.

Gasket (weatherproofing requirement)

I understand a properly installed gasket is a requirement of all new and used homes and that condensation, mold, mildew and buckled marriage walls are a result of a poorly installed or no gasket being installed. I understand a strip of tape will not serve as a gasket.

Installer's initials

ES

Type gasket Pg.

R19

Installed: Between Floors Yes Between Walls Yes Bottom of ridgebeam Yes

Weatherproofing

The bottomboard will be repaired and/or taped. Yes Siding on units is installed to manufacturer's specifications. Yes Fireplace chimney installed so as not to allow intrusion of rain water. Yes

Miscellaneous

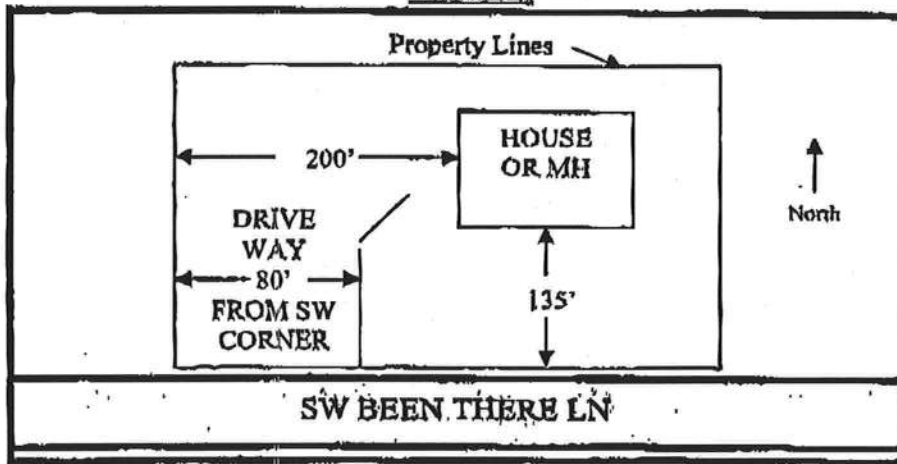
Skirting to be installed. Yes No N/A Dryer vent installed outside of skirting. Yes Range downflow vent installed outside of skirting. Yes Drain lines supported at 4 foot intervals. Yes Electrical crossovers protected. Yes Other: N/A

Installer verifies all information given with this permit worksheet is accurate and true based on the manufacturer's installation instructions and or Rule 15G-1 & 2

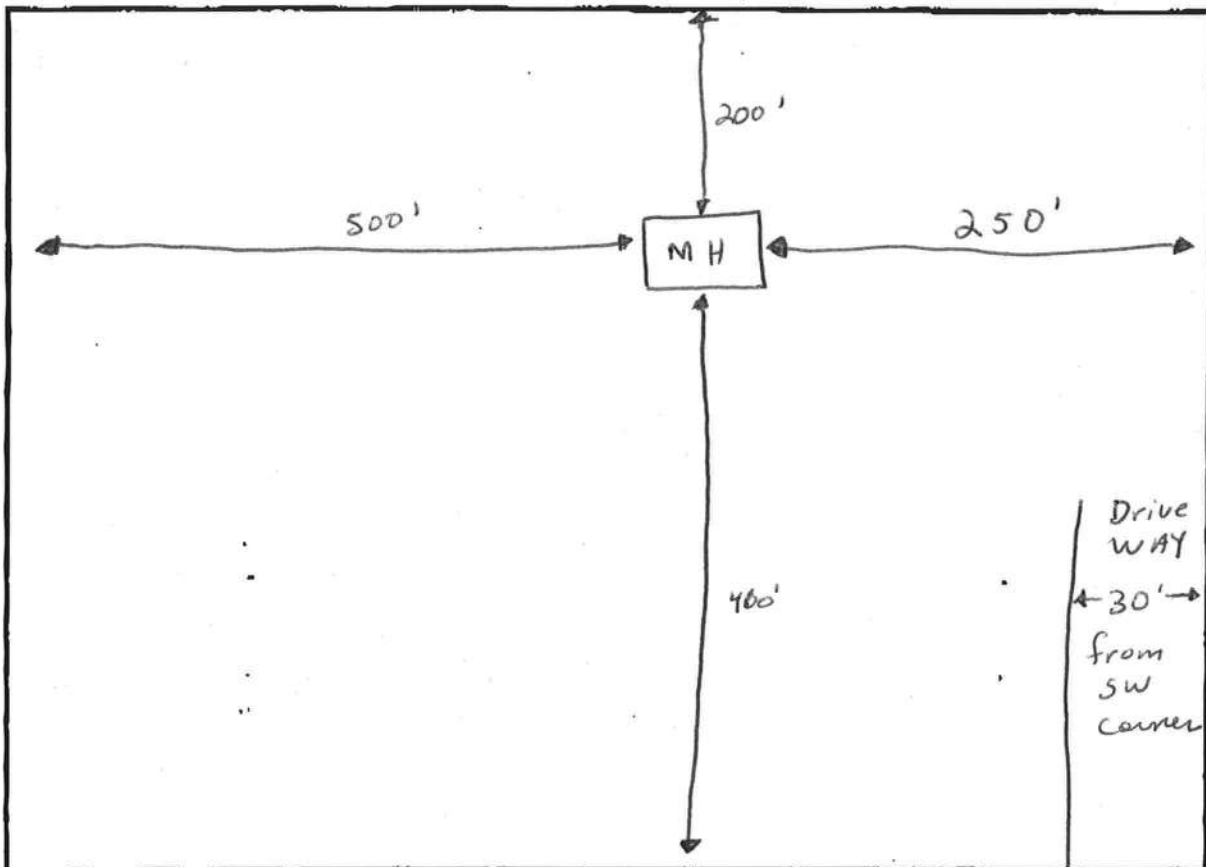
Installer Signature Ernest Scott Johnson Date 4-10-07

1. A PLAT, PLAN, OR DRAWING SHOWING THE PROPERTY LINES OF THE PARCEL.
2. LOCATION OF PLANNED RESIDENT OR BUSINESS STRUCTURE ON THE PROPERTY WITH DISTANCES FROM AT LEAST TWO OF THE PROPERTY LINES TO THE STRUCTURE (SEE SAMPLE BELOW).
3. LOCATION OF THE ACCESS POINT (DRIVEWAY, ETC.) ON THE ROADWAY FROM WHICH LOCATION IS TO BE ADDRESSED WITH A DISTANCE FROM A PARALLEL PROPERTY LINE AND OR PROPERTY CORNER (SEE SAMPLE BELOW).
4. TRAVEL OF THE DRIVEWAY FROM THE ACCESS POINT TO THE STRUCTURE (SEE SAMPLE BELOW).

SAMPLE:



SITE PLAN BOX:



FAX# 352.472.6778

Mark P. and Nancy J. Sullivan
20638 NW 78th Ave
Alachua, FL 32615

April 23, 2007

Ms. Amy Daube
Mr. Kevin Horn
24500 Doc Karelak Drive
Newberry, FL 32669

RE: Tax Parcel #04291-018
6 acres - Columbia County Florida

Dear Amy and Kevin:

I hereby authorize Amy Daube and/or Kevin Horn to pull all permits necessary to install Mobile Home on the above referenced property.


If you have any questions please do not hesitate to call.

Yours truly,



Mark P. Sullivan
Home 386-462-1776, FAX 386-462-1776
Mobile 352-215-1018

State of Florida
County of Alachua
The foregoing instrument was acknowledged before me this 23rd day of April, 2007 by Mark P. Sullivan who is personally known to me.


Printed Name
Notary Public FAITH M. BROOKER



352-215-1018

SW Horseshoe

Lease

LEASE CONTRACT WITH OPTION FOR PURCHASE

(Not recordable until the Official Closing-upon reaching 25% equity in property)

Gainesville, Florida

Flying Farmer, LLC of 20638 NW 78th Ave, Alachua, FL 32615, hereinafter referred to as "SELLER", and Amy Daube and Kevin Horn of 24500 Doc Karelas Dr, Newberry, FL 32669, hereinafter referred to as "BUYER", hereby agree that the SELLER shall Lease with Buyer's Option to Buy and the BUYER shall Lease With Option To Buy the following property upon the terms and conditions hereinafter set forth:

Description:

Tax Parcel #22-7S-16-04291-018 Columbia County, FL

PARCEL "B"

A PART OF THE SW ¼ OF THE SW ¼ OF SECTION 22, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SECTION 22 AND RUN THENCE N.89°16'09"E. ALONG THE SOUTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 22, A DISTANCE OF 525.49 FEET TO A 5/8" IRON ROD MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (O.R.B.) 645, PAGE 654 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N.00°41'37"W. ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN O.R.B. 645, PAGE 654, A DISTANCE OF 230.16 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF SAID LANDS DESCRIBED IN O.R.B. 645, PAGE 654; THENCE S.89°15'29"W. ALONG THE NORTH LINE OF LANDS DESCRIBED IN O.R.B. 645, PAGE 654, A DISTANCE OF 209.97 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF SAID LANDS DESCRIBED IN O.R.B. 645, PAGE 654 (SAID POINT ALSO BEING A POINT ON THE EAST LINE OF LANDS DESCRIBED IN O.R.B. 846, PAGE 1622 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA); THENCE N.00°40'07"W. ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN O.R.B. 846, PAGE 1622, A DISTANCE OF 172.97 FEET TO A 5/8" IRON ROD; THENCE N.89°16'04"E. A DISTANCE OF 789.35 FEET TO A 5/8" IRON ROD BEING ON A POINT ON THE WEST LINE OF LANDS DESCRIBED IN O.R.B. 515, PAGE 422 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.00°32'08"E. ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN O.R.B. 515, PAGE 422, A DISTANCE OF 403.11 FEET TO A 5/8" IRON ROD MARKING THE SW CORNER OF SAID LANDS DESCRIBED IN O.R.B. 515, PAGE 422 (SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF THE SW ¼ OF THE SW ¼ OF SAID SECTION 22); THENCE S.89°16'09"W. ALONG THE SOUTH LINE OF SAID SW ¼ OF THE SW ¼ OF SECTION 22, A DISTANCE OF 578.34 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING COUNTY MAINTAINED GRADED ROAD KNOWN AS S.W. HORSESHOE LOOP AND SUBJECT TO A 30 FOOT INGRESS AND EGRESS EASEMENT ALONG THE EAST 30 FEET THEREOF.

SUBJECT TO AN EXISTING FLORIDA POWER CORP. EASEMENT.

1. PURCHASE PRICE AND METHOD OF PAYMENT.

The full purchase for said property is \$99,900.00, payable as follows:

(a) Credit for down payment	\$0.00
(b) Purchase Money Mortgage for balance on terms set forth herein below	\$99,900.00

TOTAL	\$99,900.00
-------	-------------

2. EFFECTIVE DATE. The effective date of this Contract shall be April 7, 2007.

3. CONVEYANCE. The SELLER agree to convey title to the above described property to BUYER by Warranty Deed free and clear of all liens or encumbrances except:

(a) BUYER shall be LEASING property until title is conveyed at Official Closing. ~~The Official Closing will not occur and title will not be conveyed until BUYER has accumulated a 25% equity and after January 27, 2008, in the property against the original mortgage principal amount.~~

(b) Taxes and assessments for year of closing and subsequent years.

(c) Restrictions and easements of record.

4. TAX ESCROW BUYER shall include along with each monthly mortgage installment a sum equal to one-twelfth (1/12) of the ad valorem property taxes for the property. The current year's Real Estate tax escrow is \$80.42 per month.

It is the BUYERS responsibility to have current Mobile Home Registration (decals displayed for any home placed on property).

5. A. LEASE. During the leasing portion of this agreement, the Buyer shall pay rental in the amount of \$1,108.00 per month commencing April 7, 2007 and due on the 7th of each month thereafter. The lease payments will include a tax escrow of \$80.42 and the balance shall be applied against the purchase price at the same rate as a principal and interest payment of \$1,027.58 would present an amortization of \$99,900.00 over a period of 360 months at twelve percent (12%) interest per annum with the principal amount of said amortization being applied to the purchase price. The balance, which would equal the interest portion under such monthly amortization would not apply against the purchase price. During the term of the lease, the BUYER/Lessee may prepay at any time after January 27, 2008 the equity of the balance of the 25% principal as contemplated herein above and proceed to an official closing. In addition, the Buyer/Lessee may prepay the balance of the purchase price at any time after January 27, 2008. The lease payment shall be deemed to be in default if payment of a lease payment is not

received by Seller/Lessor within fifteen (15) days from the due date. Moreover, a late fee of ten percent (10%) shall be paid on any payment made five or more days late. In addition, a charge of \$25.00 per check is imposed for any returned checks.

B. PURCHASE MONEY MORTGAGE CONTRACT FOR DEED. Upon exercising the option to purchase, Seller agrees to accept from Buyer a purchase money mortgage encumbering the property subject to a contract for deed and securing the repayment of the promissory note. The sums due under the promissory note shall be amortized and shall be repaid in equal monthly installments of \$1,027.58 which sum includes both principal and interest at the rate of 12% per annum. In addition, each payment shall include the tax escrow of \$80.42 per month for the current year making total payments of \$1,108.00. The payments are non-refundable.

The mortgage shall provide for a fifteen (15) day grace period and the BUYER shall be deemed to be in default if payment is not received by SELLER within the grace period, the BUYER agrees to vacate the property immediately if in default.

Timely payments are important: a late fee of (10%) shall be paid on any payment made 5 or more days late. A charge of \$25.00 is imposed for any returned checks.

The promissory note shall provide for full right of PRE-PAYMENT in whole or part anytime after January 27, 2008 WITHOUT PENALTY. The payments shall be the LEASE payments until the Official Closing. The enclosed amortization schedule shall be used to determine the amount of credit toward the principal which will be used from the Lease payments toward the Option To Purchase down payment at the time of the Official Closing.

It is hereby understood and agreed that SELLER has the right to sell, assign or hypothecate this Agreement and the obligations of BUYER will inure to the benefit of any assignee or purchaser of SELLER'S interest.

6. AMORTIZATION SCHEDULE. An amortization schedule which shows how monthly payments will be applied to principal and interest will be provided .

7. POSSESSION OF PROPERTY. As long as payments are being made according to the terms set forth in this contract to buy, BUYER shall retain possession of land, until and through the time that a closing shall occur.

8. LIABILITY RELEASE. BUYER shall NOT hold SELLER liable for any liabilities that may occur, while on said property, prior to closing, while under said contract.

9. EXPENSES. SELLER shall pay the following expenses:

preparation of deed; and, SELLER'S attorney's fee, if any. BUYER shall pay the following expenses: including without limitation state documentary stamps on the deed and mortgage; preparation of the mortgage; recording mortgage; recording deed; title insurance; and, Buyer's attorney's fees, if any.

10. OTHER AGREEMENTS. This contract constitutes the entire agreement between the parties, and any changes, amendments or modifications hereof shall be null and void unless same are reduced to writing and signing by the parties hereto. BUYER acknowledges that UBS Financial Services, Inc. is in NO way affiliated with the purchase or sale of property. Any permanent improvements made to subject property shall remain with property in the event of default.

11. PERSONS BOUND. The covenants herein contained shall bind, and the benefits and advantages shall insure to, the respective heirs, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the singular, and the use of any gender shall include all genders.

12. ATTORNEYS FEES, COST. In the event the Buyer hereto should default in the performance of any of the terms and conditions hereof, and it becomes necessary in the opinion of the SELLER, to place this agreement in the hands of an attorney for enforcement or suit is brought on same, the defaulting BUYER hereby agree to pay all cost, charges and expenses of same, including a reasonable attorneys fee and abstract fees.

13. DECLARATION OF RESTRICTIONS The following restrictions shall constitute a covenant, running with the land for a period of twenty years.

Section 1. Residential Use. The lots shall be used for residential purposes only, and no business or commercial building may be erected on any lot and no business may be conducted thereon. No billboards or advertising signs shall be erected on any lot, except such signs as may be reasonably required for sale purposes. No tractor-trailer trucks permitted.

Section 2. Size and Character of Units No unit shall be permitted on any Lot which has less than twelve hundred (1200) square feet of living space exclusive of open porches, garages or car ports. Mobile homes shall be allowed provided they are 5 years old or NEWER when placed on a Lot, and provided each mobile home shall contain not less than eight hundred forty (840) square feet of livable area. All mobile homes must be under skirted, set up and maintained in a neat and orderly fashion, and secured with appropriate tie downs.

Section 3. Setbacks. All Units and other buildings shall be set back at least fifty (50) feet from the front lot line;

twenty-five (25) feet from the rear lot line; and twenty-five (25) feet from the interior side lot lines. If a Unit or other building is erected on more than one (1) lot, the setback restrictions referred to herein shall apply only to the extreme side lines of the combined lots.

Section 4. Number of Units. No more than one dwelling (including mobile homes) shall be allowed on each lot. Detached utility buildings, garages, pump houses or storage buildings located on a lot shall conform to the setback lines in paragraph 3 hereof.

Section 5. Travel Trailers. No travel trailers, camper or tent shall be used as a permanent dwelling on any Lot, except the Declarant may give written consent to a travel trailer, camper or tent being used as a temporary dwelling while a Unit is under construction if the Owner provides evidence that it has made acceptable arrangements for sewer and water.

Section 6. Livestock. The Owner may fence (no barbed wire) his Lot along his boundary line and graze cows, horses and other livestock; provided, however, that such livestock either do not create a nuisance through noise or insect infestation to the neighboring property owners. No swine shall be permitted to occupy any portion of the Lot. No commercial dog kennels shall be permitted.

Section 7. Nuisance. No Lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each Owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.

Section 8. Property Maintenance. All lots, Units and improvements thereon shall, at all times, be maintained in a clean and neat condition. Lots shall be mowed a minimum of six times per year. No lot shall be used for a junk yard, dumping ground or for the accumulation of garbage or other refuse, foul smelling matter, or other uses which would be detrimental to the comfort, health and safety of the inhabitants of the surrounding area. If the Owner fails to mow or remove any trash, junk or otherwise maintain his Lot(s) after thirty (30) days written notice from Declarant (or any successor to Declarant), Declarant (or such successor) shall have the right to mow or remove any such trash or clean up the lot at the expense of the owner. The cost of such mowing, removal or cleanup shall constitute a lien upon the Lot and a personal obligation of the Owner and shall give rise to the same remedies as set forth herein.

Section 9. Hunting Prohibited. No hunting or discharge of firearms shall be permitted within the Property.

Section 10. Lot Size. No Lot may be subdivided by any Owner provided, however, this provision shall not prohibit corrective deeds or similar corrective instruments.

Section 11. Wells. All wells shall be drilled solely at the expense of the Buyer and the Buyer shall be responsible for obtaining all permits necessary to drill the well. The Buyer shall be responsible for all maintenance, operation, repair and replacement of the well. All existing utilities (if any) in "as is" condition.

Section 12. Sewage System. No outside toilet facilities, portable or otherwise shall be maintained on the Property, except as such temporary facilities are placed upon the Property in connection with construction activity, pursuant to approval by the Declarant. All sewage disposal systems shall be of the type approved by the County or State Department of Health and shall be maintained by the Owner at all times in proper sanitary condition, in accordance with applicable governmental laws and regulations and such installation and maintenance shall be at Owner's cost and expense. The minimum size shall be 1050 gallon tank with 444.4 sq. Ft. of drain field.

Section 13. Storage of Vehicles. No vehicles or boats which are not in serviceable or usable condition and no inoperable, unlicensed or "junk" vehicles shall be parked or stored on a Lot so as to be visible from the street.

Section 14. Culverts. The installation, repair and maintenance of driveway culverts, if any, are required or used shall be the sole responsibility of the Owner and such Owner shall obtain any and all permits therefore.

14. **TREES** As long as BUYERS are LEASING the property (have not accumulated the 25% equity down payment) they have NO right to cut, sell, contract, or in any way encumber the trees on the subject property. After the Official Closing, when the land Deed is in BUYERS name, the BUYERS shall only then have any equity in the trees. All proceeds from the sale of the trees, (after the BUYERS have the land in their name) must first go toward paying off or reducing the underlying mortgage. Buyers are required to have Sellers consent in advance as to the timing of any timber sales. HERITAGE OAKS - Any oak tree that is so large that two people holding each others arms cannot fully encircle the tree shall be considered a Heritage Oak. Heritage Oak trees may NEVER be cut down.

15. **ROAD MAINTENANCE AGREEMENT** BUYER agrees to equally share in the upkeep, maintenance and repair of the easement road servicing subject property with all other lot owners with access to the road.

16. **LEGAL** Time is of the essence of this Contract, and in case of failure of the BUYER to make any of the payments or perform any of the covenants on their part for a period of thirty (30) days after the same shall be due, this Contract shall be forfeited and terminated at the election of the SELLER; and, the

BUYER shall forfeit all payments made by them on this Contract and forfeit all acquired hereunder, and such payments shall be retained by SELLER as liquidated damages, and the SELLER shall have the right to reenter and take possession of said land and premises and every part thereof. In the event of a default hereunder which exists and continues for 90 days without being cured, then in this event the BUYER expressly authorizes the SELLER or his authorized agent to execute any and all documents reasonably required for the limited purpose of reconveying the subject property to the SELLER, and terminating all rights therein and hereunder of the BUYER. For example, if the BUYER is in default and this agreement is therefore terminated, the affidavit of the SELLER or its agent, attesting to the default of the BUYER and the termination of this agreement, shall be conclusive proof in favor of any subsequent, bona fide purchaser or encumbrance for value, of such default and termination. In such case, the BUYER hereby irrevocably appoints SELLER or his agent, his attorney in fact, to declare and record such affidavit, and agrees to be bound by such affidavit as his act and deed. This Contract and the rights and interests hereunder are not transferable by BUYER without written consent of SELLER, and then only upon the same terms and conditions herein contained, provided the Contract shall not be in default. 0

EXECUTED by SELLER the 7th day of April, 2007.

Witnesses:



Mark P. Sullivan
352-215-1018 386-
462-1776

EXECUTED by BUYER this 7th day of April, 2007.

Witnesses:



Amy Daube SSN
219-90-7003
CELL 352-256-3855

Kevin Horn

A handwritten signature in black ink, appearing to read "Kevin Horn". The signature is fluid and cursive, with the first name "Kevin" and last name "Horn" clearly distinguishable.

SSN 124-60-6893

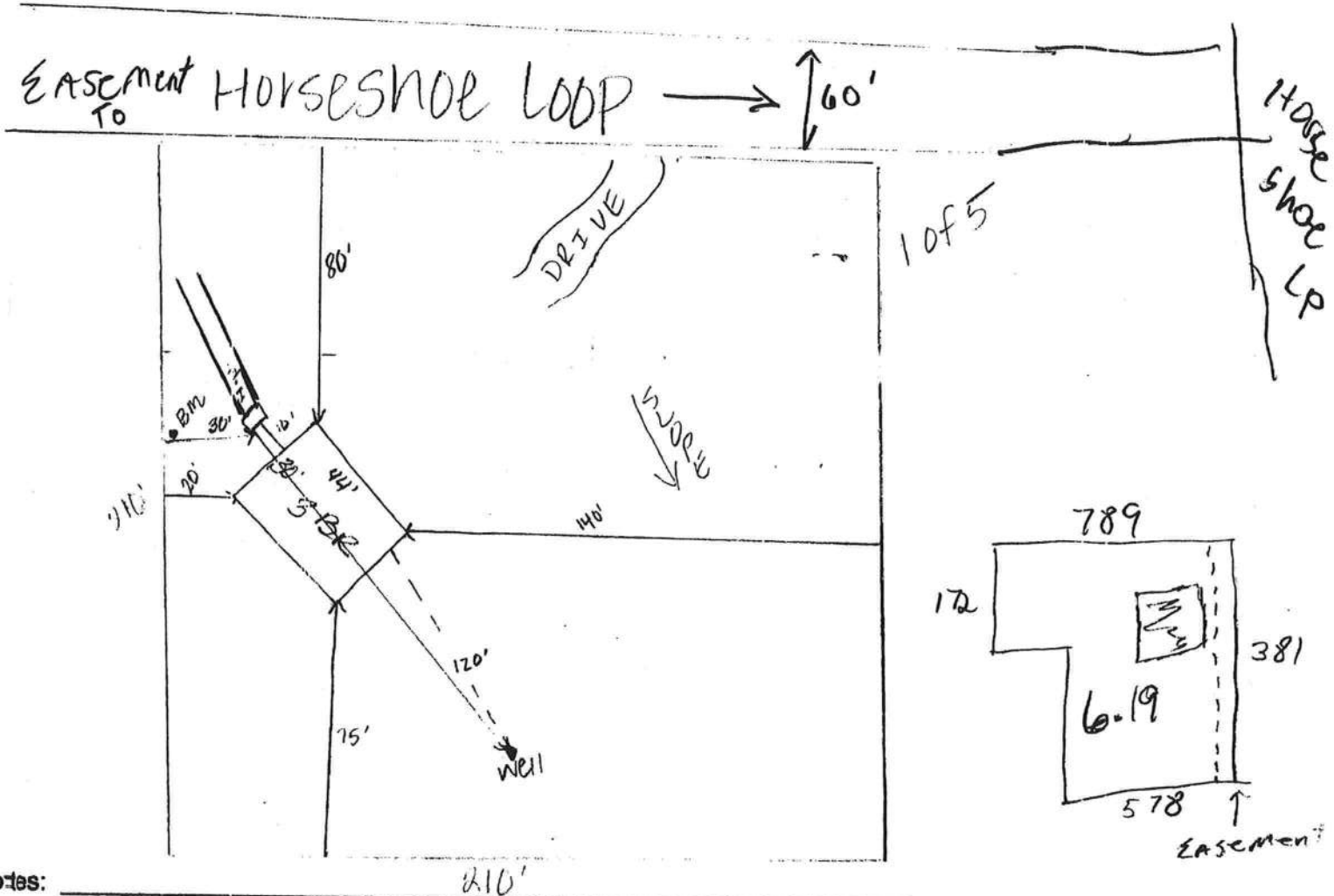
**CELL 352-275-
8929**

**STATE OF FLORIDA
DEPARTMENT OF HEALTH
APPLICATION FOR ONSITE SEWAGE DISPOSAL SYSTEM CONSTRUCTION PERMIT**

Permit Application Number 072320

----- PART II - SITEPLAN -----

Scale: 1 inch = 50 feet.



Notes: _____

Site Plan submitted by Rock D F O
 Plan Approved _____ Not Approved _____
 By John O L Columbia

MASTER CONTRACTOR
 Date 4-28-07
 County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

COLUMBIA COUNTY 9-1-1 ADDRESSING

P. O. Box 1787, Lake City, FL 32056-1787

PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: rum_croft@columbiacountyfla.com

Addressing Maintenance

To maintain the Countywide Addressing Policy you must make application for a 9-1-1 Address at the time you apply for a building permit. The established standards for assigning and posting numbers to all principal buildings, dwellings, businesses and industries are contained in Columbia County Ordinance 2001-9. The addressing system is to enable Emergency Service Agencies to locate you in an emergency, and to assist the United States Postal Service and the public in the timely and efficient provision of services to residents and businesses of Columbia County.

DATE REQUESTED: 4/18/2007 DATE ISSUED: 4/25/2007

ENHANCED 9-1-1 ADDRESS:

632 SW HORSESHOE LOOP

FORT WHITE FL 32038

PROPERTY APPRAISER PARCEL NUMBER:

12-7S-16-04291-018

Remarks:

Address Issued By:


Columbia County 9-1-1 Addressing / GIS Department

NOTICE: THIS ADDRESS WAS ISSUED BASED ON LOCATION INFORMATION RECEIVED FROM THE REQUESTER. SHOULD, AT A LATER DATE, THE LOCATION INFORMATION BE FOUND TO BE IN ERROR, THIS ADDRESS IS SUBJECT TO CHANGE.

735

Approved Address

APR 25 2007

911Addressing/GIS Dept

Columbia County Property Appraiser

DB Last Updated: 4/11/2007

2007 Proposed Values

Parcel: 22-7S-16-04291-018

Tax Record

Property Card

Interactive GIS Map

Print

Owner & Property Info

Search Result: 1 of 1

Owner's Name	SULLIVAN MARK P		
Site Address			
Mailing Address	20638 NW 78TH AVE ALACHUA, FL 32615		
Use Desc. (code)	NO AG ACRE (009900)		
Neighborhood	22716.00	Tax District	3
UD Codes	MKTA02	Market Area	02
Total Land Area	6.000 ACRES		
Description	COMM AT SW COR OF SEC, RUN E 525.49 FT FOR POB, N 230.16 FT W 209.97 FT, N 172.97 FT, EAST 789.35 FT, S 403.11 FT, W 578.34 TO POB. ORB 1042-2638, WD 1109-1303.		

GIS Aerial



Property & Assessment Values

Mkt Land Value	cnt: (1)	\$34,650.00
Ag Land Value	cnt: (0)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$34,650.00

Just Value	\$34,650.00
Class Value	\$0.00
Assessed Value	\$34,650.00
Exempt Value	\$0.00
Total Taxable Value	\$34,650.00

Sales History

Sale Date	Book/Page	Inst. Type	Sale VImp	Sale Qual	Sale RCode	Sale Price
1/26/2007	1109/1303	WD	V	Q		\$89,900.00
2/8/2005	1042/2637	WD	V	Q		\$38,000.00

Building Characteristics

Bldg Item	Bldg Desc	Year Blt	Ext. Walls	Heated S.F.	Actual S.F.	Bldg Value
NONE						

Extra Features & Out Buildings

Code	Desc	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown

Lnd Code	Desc	Units	Adjustments	Eff Rate	Lnd Value
009900	AC NON-AG (MKT)	6.000 AC	1.00/1.00/1.00/.75	\$5,775.00	\$34,650.00

Columbia County Property Appraiser

DB Last Updated: 4/11/2007

Fax 371-1509

LETTER OF AUTHORIZATION

Date: _____

Columbia County Building Department
P.O. Drawer 1529
Lake City, FL 32056

I Ernest S Johnson, License No. FH-0000359 do hereby
Authorize Kevin Horn / Amy DAB to pull and sign permits on my
behalf.

Sincerely,

Ernest S Johnson

Sworn to and subscribed before me this 06 day of April, 2007

Notary Public: Dana Alisha Cusick

My commission expires: Aug 10, 2008

Personally Known

Produced Valid Identification: _____

Revised: 3/2006

