

PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

For Office Use Only (Revised 1-10-08) Zoning Official BLK 1 MAY 2013 Building Official TM 4/26/13

AP# 1304-77 Date Received 4/25/13 By LH Permit # 31000

Flood Zone X Development Permit N/A Zoning A-3 Land Use Plan Map Category A-3

Comments _____

FEMA Map# N/A Elevation N/A Finished Floor 1 above RL River N/A In Floodway N/A

☒ Site Plan with Setbacks Shown ☒ EH # 13-0242-P2 ☐ EH Release ☐ Well letter ☒ Existing well

☐ Recorded Deed or Affidavit from land owner ☒ Letter of Auth. from installer ☒ State Road Access ☒ VA form David Hall

☐ Parent Parcel # _____ ☐ STUP-MH _____ ☒ F W Comp. letter

IMPACT FEES: EMS _____ Fire _____ Corr _____ Road/Code 911 Address

School _____ = TOTAL Impact Fees Suspended March 2009 not in Ellisville Area

AFFIRMATION FOR DRED

Property ID # 3345-16-03265-228 Subdivision Mauldin Woodlands PH 2

- New Mobile Home X Used Mobile Home _____ MH Size 26'x52' Year 2013
- Applicant Dale Burd & Rocky Ford Phone # 386 497-2311
- Address 546 SW DITCH ST, Fort White, FL 32038
- Name of Property Owner Sabrandy Limited Partnership / William & Haylie Lee Phone # 386-867-2689
- 911 Address 313 SW Foxboro, LAKE CITY, FL 32024
- Circle the correct power company - FL Power & Light - Clay Electric
(Circle One) - Suwannee Valley Electric - Progress Energy
- Name of Owner of Mobile Home SAME Phone # SAME
- Address 495 SW LYNNWOOD AVE, LAKE CITY, FL 32024
- Relationship to Property Owner SAME
- Current Number of Dwellings on Property 0
- Lot Size 455 x 482 Total Acreage 5.01
- 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
- Driving Directions to the Property 40 South TR on King ST. TH on Mauldin Road, TR on Foxboro, 3202nd on Right MAILBOX 313
- Name of Licensed Dealer/Installer TERRY THRIST Phone # 386 623-0115
- Installers Address 448 NYS HUNTER DRIVE, LAKE CITY FL 32055
- License Number TH 1025139 Installation Decal # 15988

clt# 10/66

COLUMBIA COUNTY PERMIT WORKSHEET

page 2 of 2

POCKET PENETROMETER TEST

The pocket penetrometer tests are rounded down to 1500 psf or check here to declare 1000 lb. soil without testing.

$\frac{1500}{285} \times \frac{1600}{285} = \frac{1700}{285}$

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.

$\frac{1500}{285} \times \frac{1300}{285} = \frac{1300}{285}$

TORQUE PROBE TEST

The results of the torque probe test is 285 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 centerline tie points where the torque test reading is 275 or less and where the mobile home manufacturer may require anchors with 4000 lb. holding capacity.

TLI Installer's initials

ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER

Installer Name VCRAV E. Thrift

Date Tested 4/17/13

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: LAGS Length: 6" Spacing: 24" OC
Walls: Type Fastener: SCREWS Length: 1 1/2" Spacing: 16" OC
Roof: Type Fastener: SCREWS Length: 1 1/2" Spacing: 16" OC
For used homes a min. 30 gauge, 8" 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 centerline.

Gasket weatherproofing requirements

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 TLI

Type gasket Form Tape

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 Pg.
Fireplace chimney installed so as not to allow intrusion of rain water. Yes

Miscellaneous

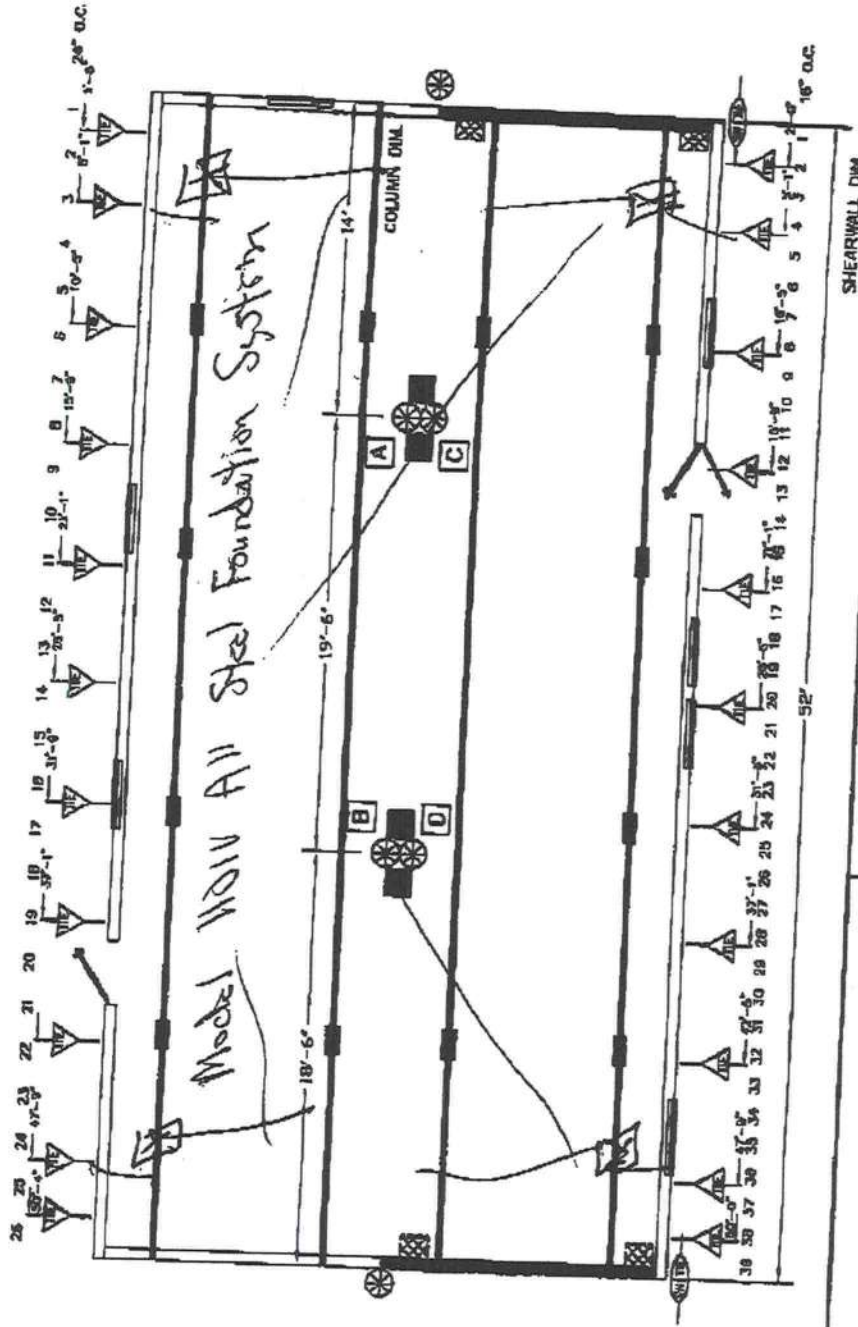
Skirting to be installed. Yes No
Dryer vent installed outside of skirting. Yes N/A
Range downflow vent installed outside of skirting. Yes N/A
Drain lines supported at 4 foot intervals. Yes
Electrical crossovers protected. Yes
Other: ✓

Installer verifies all information given with this permit worksheet is accurate and true based on the

Installer Signature VCRAV E. Thrift Date 4/18/13

Chris Lee

28'x52' Box



- LEGEND:**
- 1-BEAM BLOCKING SEE SOIL BEARING CAPACITY CHARTS FOR SPACING
 - COLUMN BLOCKING SEE SOIL BEARING CAPACITY CHARTS FOR PAD SIZE
 - SHEARWALL BLOCKING
 - SHEARWALL FRAME TIE
 - CENTER LINE TIES
 - VERTICAL TIE MAX. SPACING 9'-9" CENTER TO CENTER
 - LONGITUDINAL TIES
 - SHEARWALL DIM.

BLOCKING LEGEND:

- 1) ALL EXTERIOR DOORS, BAY WINDOWS, RECESSED SIDEWALLS AND EXTERIOR WALL OPENINGS 48" OR GREATER, WILL REQUIRE BLOCKING ON EACH SIDE.
- 2) 32" WIDE HOMES REQUIRED TO BE BLOCKED MIN 8'-0" ON CENTER BETWEEN COLUMNS.

Townhomes
P.O. BOX 1059
LAKE OLYMPIA, FLORIDA 32059

Date	10-2-07	Revisions	Model	2828-183	Print	BLOCKING PLAN
Drawn	RCB	6-25-09	5-4-10			
Permit	NEW	4-11-11	8-9-11			
Code	F (11)	8-17-11				
2828						

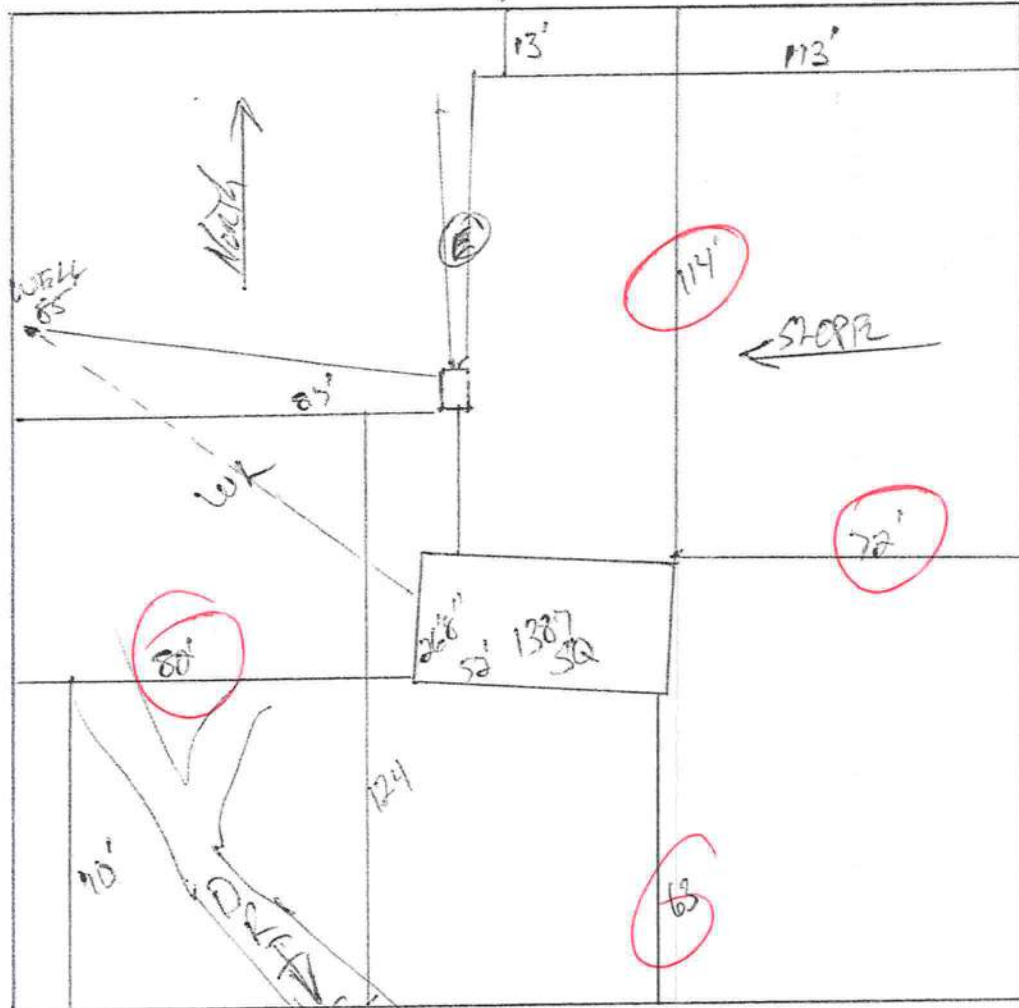
No. 4263

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

Permit Application Number _____

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

Scale: 1 inch = 40 feet.



Notes: 1 of 5.01 ACRES
SEE ATTACHED

Site Plan submitted by: *Rocky D F*
Plan Approved _____ Not Approved _____
By _____ Date _____
County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

ALL WELLS & SEPTICS
→ 75'

455.11

33-4S-16-03265-228
SUBRANDY LIMITED PARTNERSHIP
23.2011 - \$44,900 - 10

SITE
LOCATION

482.50

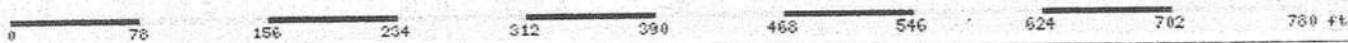
482.44

245

11

WITZ h ATRCAD

SW FOXBORO PL 455.10



J. Doyle Crews - Lake City, Florida 32055 | 386-758-1083

NOTES:

2012 Certified Values

Land	\$27,374.00
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Land	\$27,101,100
Bldg	\$0.00

\$100.00 I / U

Bldg	\$0.00
Assd	\$27,374.00

Assd	\$21.00
Exmpt	\$0.00

Cnty: \$27,374

Other: \$27,374 | Schl: \$27,374

powered by:
GnizzlyLogic.com

Columbia County Property Appraiser

CAMA updated: 3/15/2013

Agreement for Deed Attached

2012 Tax Year

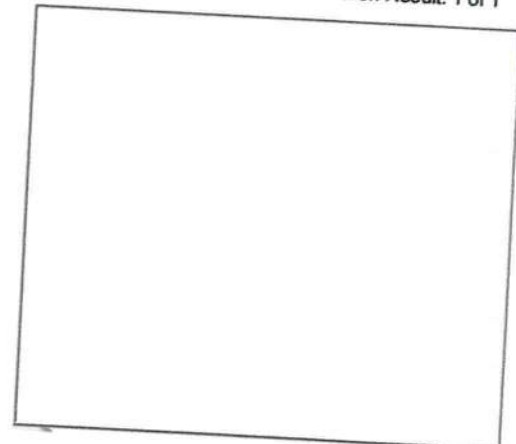
Parcel: 33-4S-16-03265-228

Owner & Property Info

LEK

Search Result: 1 of 1

Owner's Name	SUBRANDY LIMITED PARTNERSHIP		
Mailing Address	P O BOX 513 LAKE CITY, FL 32056		
Site Address	313 SW FOXBORO PL		
Use Desc. (code)	VACANT (000000)		
Tax District	3 (County)	Neighborhood	33416
Land Area	0.000 ACRES	Market Area	01
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction. LOT 28 BLOCK B MAULDIN WOODLANDS S/D PHASE 2. ORB 833-164, 896-66, WD 1003- 1568, (DC 1181-1323; RAYMOND ARTZ), CT 1191-817, WD 1210-655 WD 1227-1214		



Property & Assessment Values

2012 Certified Values		
Mkt Land Value	cnt: (0)	\$27,374.00
Ag Land Value	cnt: (3)	\$0.00
Building Value	cnt: (0)	\$0.00
XFOB Value	cnt: (0)	\$0.00
Total Appraised Value		\$0.00
Just Value		\$27,374.00
Class Value		\$27,374.00
Assessed Value		\$0.00
Exempt Value		\$27,374.00
Total Taxable Value		\$0.00
		Cnty: \$27,374 Other: \$27,374 Schl: \$27,374

2013 Working Values

NOTE:
2013 Working Values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.



Sales History

Sale Date	OR Book/Page	OR Code	Vacant / Improved	Qualified Sale	Sale RCode	Sale Price
12/12/2011	1227/1214	WD	I	U	30	\$100.00
2/3/2011	1210/655	WD	I	Q	03	\$44,900.00
3/10/2010	1191/817	CT	I	U	18	\$100.00
10/5/2003	1003/1568	WD	V	U	03	\$29,500.00

436281

Prepared by and return to: Bradley N. Dicks
P.O. Box 513
Lake City, FL 32056-0001

AGREEMENT FOR DEED

1. **THIS AGREEMENT** is entered into this 15th day of February, 2012, by and between **SUBRANDY LIMITED PARTNERSHIP**, a Florida limited partnership, whose address is P.O. Box 513 Lake City, Florida 32056 ("Seller") and **WILLIAM ALLEN LEE AND HAYLIE VIRGINIA GRIFFIS**, each as to an undivided one half interest as joint tenants with rights of survivorship, and not as tenants in common, ("Buyer"), who is/are residents of the State of Florida and who directs that all mail be sent to 495 SW Lynnwood Avenue, Lake City, FL 32024

2. **AGREEMENT TO CONVEY.** Provided that Buyer makes the payments and performs the other covenants required to be performed by the Buyer hereunder (collectively, the "Buyer's Obligations"), Seller agrees to convey to Buyer in fee simple by General Warranty Deed, free of all liens and encumbrances except Permitted Encumbrances (as hereinafter defined), the real property and any improvements thereon located in Columbia County, Florida, and more particularly described as follows (the "Property"):

LOT 28, BLOCK B, MAULDIN WOODLANDS PHASE 2, a subdivision as recorded in Plat Book 6, Page 202, Columbia County, Florida, subject to Restrictions recorded in O.R. Book 0860, Pages 2055-2056, Columbia County, Florida, and subject to Power Line Easement. Includes improvements located on property.

3. **PURCHASE PRICE.** In consideration of the Seller's covenants and agreements hereunder, Buyer hereby agrees to pay to the Seller the sum of THIRTY THREE THOUSAND AND 00/100 DOLLARS (\$33,000.00) (the "Purchase Price") to be paid by Buyer to Seller at Seller's address set forth above, or as necessary, to the escrow agent specified below, or at such other address as Seller shall designate, as follows:
Down Payment of FIVE HUNDRED AND 00/100 DOLLARS (\$500.00) the receipt of which is hereby acknowledged by Seller; And the balance of THIRTY TWO THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$32,500.00) with interest thereon at the rate of FIVE (5.00%) per annum in ONE HUNDRED EIGHTY (180) consecutive monthly installments in the amount of TWO HUNDRED FIFTY SEVEN AND 01/100 DOLLARS (\$257.01) each, payable on the 15th day of each calendar month commencing on April 15, 2012.

4. SPECIAL TERMS AND CONDITIONS.

5. PRE-PAYMENT PRIVILEGE. Buyer may prepay the Purchase Price in full or in part at any time without penalty. Prepayments shall be applied against the remaining unpaid principal installments of the Purchase Price in inverse order of maturity.

6. LATE CHARGES. Buyer agrees to pay a late charge of Ten Dollars (\$ 10.00) on any payment not received by Seller within ten (10) days of the date on which it is due. In the event that the Buyer makes payment by check which is dishonored, Buyer also agrees to pay a returned check fee of twenty Three and 00/100 Dollars (\$23.00) for each dishonored check.

7. TAXES. Buyer agrees to pay all taxes, assessments or impositions that may be levied or imposed upon the property subsequent to the date of this Agreement. Further, Buyer hereby acknowledges that prior to recordation of this Agreement, the applicable taxing authorities may continue to send any tax bills, assessments, or impositions that may be levied or imposed upon the Property directly to the Seller who will make payment thereof; provided, however, that the Seller shall not be obligated to pay any assessed taxes until the latest date on which they are due. In the event of payment of any assessed taxes upon the Property by the Seller, the Buyer shall promptly reimburse Seller the amount actually paid by Seller within 30 days of receipt of written notice that a payment has been made. Additionally, Buyer will pay a \$15.00 service fee to Seller to defray Seller's costs and expenses associated with any such payment of taxes and collection of reimbursement from the Buyer as provided herein. Buyer's failure to timely pay any amounts due to Seller under this paragraph shall result in the unpaid balance of such amounts bearing interest at a rate of eighteen percent (18%) per annum (or the maximum interest rate allowable under applicable law, whichever is less).

Further, should Buyer fail to pay any taxes or assessments after recordation of this Agreement, or fail to keep the Property insured as provided below, Seller shall have the option to pay all or any of such taxes and assessments and to obtain such insurance. Buyer thereafter shall be obligated to immediately repay to Seller, on demand, the amount of all moneys paid by Seller on account of such taxes, assessments, and/or insurance together with interest thereon from the date of demand until repaid at the rate of eighteen percent (18%) per annum (or the maximum interest rate allowable under applicable law, whichever is less).

8. INSURANCE. Buyer shall keep the Property insured at all times with such casualty and liability insurance as is approved by Seller, which insurance shall insure the interest of both Buyer and Seller. Buyer shall furnish proof of insurance and premium payment to Seller upon request therefore by Seller, and in no event less than annually. Seller has no obligation to provide insurance on the Property or on any contents owned by Buyer. The risk of loss of the Property shall pass to Buyer on the date of this Agreement. This provision applies only to a sale that included a structure or building.

9. MAINTENANCE, REPAIRS, ALTERATIONS. Buyer shall be solely responsible for maintenance and repair of the Property after the date of this Agreement; Seller shall have no duty

to maintain or repair the Property. Buyer shall keep the property in good condition and repair at all times, at Buyer's expense. Buyer will commit or permit no waste, violation of law, or public or private nuisance on the Property, and will do or permit no act by which the Property shall become less valuable. Seller may inspect the Property from time to time prior to delivery of the deed to Buyer as provided herein.

10. LIENS. The Buyer shall not and will not suffer or permit any construction, mechanics' or other lien to attach to the Property. Each and every contract for repairs and improvements to the Property, or any part thereof, shall contain an express and complete waiver and release of any and all liens or claims or right of liens against the Property, and no contract or agreement, oral or written, shall or will be executed by the Buyer for repairs or improvements to the property which does not contain an express waiver or release of lien by the contracting party. A copy of each and every such contract and of the plans and specifications for such repairs and improvements shall and will be promptly delivered to and may be retained by the Seller.

11. TIMBER. Until the Buyer's obligations have been paid in full, Buyer agrees not to cut or remove any merchantable timber from the Property without the prior written consent of the Seller. If Seller grants Buyer permission to cut or remove timber from the Property, Buyer shall deliver all proceeds from the sale thereof to Seller to be applied against the remaining unpaid principal installments of the Purchase Price in inverse order of maturity.

12. INSPECTION BY BUYER. This sale is "as is" and Seller makes no warranties or representations as to the condition of the Property. Buyer has had an opportunity to inspect the Property and is satisfied with its present condition.

13. RECORDATION OF AGREEMENT FOR DEED. Buyer hereby agrees to allow this Agreement to be recorded among the official records of the County in which the property is located. The Buyer shall be responsible for the Documentary Stamp taxes on the Purchase Price, as well as the financed balance. Buyer also agrees to pay all intangible taxes and document recording fees. **Based upon the sales price and financed balance as contained in this Agreement, the total amount needed to defray the above expenses is \$496.25.** Buyer's failure to provide these funds to Seller will enable Seller, at Seller's option, to cancel this Agreement, or if Seller so chooses, Seller may record this Agreement and seek reimbursement for the expenses associated with the recording from Buyer. Buyer's failure to pay the referenced costs associated with recordation hereof to Seller within 30 days after receipt of written notice and request therefore shall constitute a Default hereunder and shall allow seller to cancel this contract for such failure.

14. POSSESSION. Buyer shall be entitled to possession of the Property from and after 7 business days from the date of this contract.

15. RISK OF TAKING FOR PUBLIC USE. Buyer assumes all risk of the taking of the

Property for a public use. Any such taking shall not constitute a failure of consideration, but all sums received by Seller by reason of the taking, less any sums which Seller may be required to expend in procuring such sums, shall be applied as a payment on account of the Purchase Price. All sums received by Buyer by reason of a taking shall be forthwith delivered to Seller and applied against the Purchase Price until it is paid in full.

16. HOMESTEAD. Buyer understands that he is not eligible for a homestead exemption until this Agreement is recorded.

17. PERMITTED ENCUMBRANCES. The conveyance to be made by the Seller to the Buyer shall be expressly subject to the following ("Permitted Encumbrances"):

- (a) All taxes, special assessments and special taxes due, and any and all other impositions after the date of this Agreement;
- (b) zoning laws and ordinances in existence from time to time;
- (c) Building lines and building restrictions, and any and all other covenants and restrictions of record;
- (d) The rights of all persons claiming by, through or under the Buyer;
- (e) Any fractional mineral rights not owned by the Seller;
- (f) The right, if any, of the public in any portion of the Property, which may fall within any public street, way or alley adjacent or contiguous to the Property.
- (g) The master tract, of which this conveyance is a part, is subject to a development loan under a recorded mortgage. That mortgage contains a provision that any parcel can be released upon the payment of a specified sum, and the seller guarantees to be able to release the lands conveyed herein from that mortgage at, or prior to, the time the purchaser makes payment in full under this agreement for deed.

18. CONVEYANCE OF PROPERTY. Upon payment and performance in full of the Buyer's Obligations, Seller covenants and agrees to convey the Property to Buyer by General Warranty Deed subject only to Permitted Encumbrances. Seller warrants that marketability of title to the property is fully insurable by a title insurance company authorized to do business in the State of Florida, subject only to Permitted Encumbrances.

19. EVENT OF DEFAULT. The term "Default" or "Event of Default" wherever used in this Agreement, shall mean any one or more of the following events:

- (a) Failure by Buyer to pay to Seller when due any installments of principal or interest under this Agreement, or to pay any other sums to be paid by Buyer to Seller hereunder.
- (b) Other than as provided in paragraph (a) above, failure by Buyer to duly keep, perform and observe any of Buyer's Obligations or any other covenant, condition or agreement in this

Agreement for a period of thirty (30) days after Seller gives written notice specifying the breach.

(c) If: (a) Buyer (i) files a voluntary petition in bankruptcy, (ii) is adjudicated as a bankrupt or insolvent, (iii) files any petition or answer seeking or acquiescing in any reorganization, management, composition, readjustment, liquidation, dissolution or similar relief for itself under any law relating to bankruptcy, insolvency or other relief for debtors, (iv) seeks or consents to appointment of any trustee, receiver, master or liquidator for itself or of all or any part of the Property, (v) makes any general assignment for the benefit of creditors, or (vi) makes any admission in writing of its inability to pay its debts generally as they become due; or (b) a court of competent jurisdiction enters an order, judgment or decree approving a petition filed against Buyer seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution or similar relief under any present or future federal, state or other statute, law or regulation relating to bankruptcy, insolvency or other relief for debtors, which order, judgment or decree remains unvacated and unstayed for an aggregate of sixty (60) days whether or not consecutive from the date of entry thereof; or (c) any trustee, receiver or liquidator of Buyer or of any part of the Property is appointed without the prior written consent of Seller, which appointment shall remain unvacated and unstayed for an aggregate of sixty (60) days whether or not consecutive.

(d) Any breach of any warranty or material untruth of any representation of Buyer contained in this Agreement.

(e) An event of default under any existing or future notes, loans, advances, guaranties, or other indebtedness owed to the Seller by the Buyer.

(f) Any default under any mortgage, superior or inferior to this Agreement, or an event that but for the passage of time or giving of notice would constitute an Event of Default, even if such is subsequently waived, except that in no manner should this provision be construed to allow such superior or subordinate mortgage to encumber the Property, except for Permitted Encumbrances.

(g) Failure to pay taxes or failure to promptly reimburse seller for any moneys paid on buyers behalf to defray taxes.

20. ACCELERATION UPON DEFAULT, ADDITIONAL REMEDIES. In the event one or more Defaults or Events of Default, as above provided, shall occur, the remedies available to Seller shall include, but not necessarily be limited to, any one or more of the following:

(a) Seller may declare the entire remaining balance of the Purchase Price immediately due and payable without further notice;

(b) Seller may take immediate possession of the Property or any part thereof which Buyer agrees to surrender to Seller, and retain all amounts theretofore paid by Buyer as liquidated damages;

and manage, control or lease the Property to such person or persons and exercise all rights granted pursuant to this Agreement; the taking of possession under this paragraph shall not prevent concurrent or later proceedings for the foreclosure sale of the Property as provided elsewhere herein;

(c) Seller may apply, on ex parte motion to any court of competent jurisdiction, for the appointment of a receiver to take charge of, manage, preserve, protect, complete construction of and operate the Property and any business or businesses located thereon, to collect rents, issues, profits and income therefrom; to make all necessary and needed repairs to the Property; to pay all taxes and assessments against the Property and insurance premiums for insurance thereon; and after payment of all expenses, fees and compensation incurred pursuant to any such receivership, including reasonable attorneys' fees to Seller's attorney and compensation to the receiver for management and completion of the Property, all of which shall be secured by the lien of this Agreement until paid in full, to apply the net proceeds derived therefrom to the Purchase Price or in such a manner as the court shall direct;

(d) Seller shall have the right to either cancel or foreclose this Agreement (at the sellers discretion), and in case of sale in an action or proceeding to foreclose this Agreement, Seller shall have the right to sell the Property in parts or as an entirety, with the intention being to give Seller the widest possible discretion permitted by law with respect to all aspects of any such sale or sales;

(e) Without declaring the entire remaining balance of the Purchase Price due, Seller may foreclose only as to the sum past due without injury to this Agreement or the displacement or impairment of the remainder of the lien hereof and at a foreclosure sale the Property shall be sold subject to all remaining balance of the Purchase Price and Seller may again foreclose in the same manner as often as there may be any sum past due; and

(f) Seller may exercise all other remedies available at law or in equity.

It shall not be necessary that Seller pay any impositions, premiums or other charges regarding which Buyer is in default before Seller may invoke its rights hereunder. The obtaining of a judgment or decree on this Agreement, whether in the State of Florida or elsewhere, shall not in any way affect the lien of this Agreement upon the Property, and any judgment or decree so obtained shall be secured hereby to the same extent the Purchase Price is now secured.

21. LEGAL EXPENSES. Buyer will pay to Seller all costs and expenses, including attorneys' fees, incurred by Seller in any action or proceeding to which he may be made a party by reason of being a party to this Agreement, and the Buyer will pay to Seller all costs and expenses, including attorneys' fees incurred by Seller in enforcing any of the covenants and provisions of this Agreement and incurred in any action brought by Seller against the Buyer on account of the provisions hereof, and all such costs, expenses and attorneys' fees may be included in and form a

part of any judgment entered in any proceeding brought by Seller against Buyer on or under this Agreement.

22. TITLE TO IMPROVEMENTS. In the event of the termination of this Agreement, all improvements whether finished or unfinished, on the Property, which may be put upon or on the Property by Buyer shall belong to and be the property of the Seller without liability or obligation on his part to account to the Buyer therefor or for any part thereof. This provision does not apply to mobile homes which are removed within 30 days of the termination of this contract.

23. ASSIGNMENT. If Buyer assigns, sells, devises, transfers, quitclaims, sublets, leases or otherwise conveys Buyer's interest in the Property under this Agreement to any person or entity without the previous written consent of the Seller, the outstanding principal balance of the Purchase Price, accrued interest thereon, and all other Buyer's Obligations, shall be immediately due and payable. Any such attempted conveyance, without Seller's written consent, shall not vest in the transferee any right, title, or interest in the Property. Seller, at his sole option, may give such written consent but is under no obligation to do so.

24. NOTICES. All notices, requests, demands, and other communications required or permitted to be given under this Agreement shall be in writing and sent to the address (es) or telecopy number (s) set forth in the preamble hereof, or at such other address as either party may give notice to the other from time to time. Each communication shall be deemed properly given and actually received: (1) as of the date and time the notice is personally delivered with a receipted copy; (2) if given by telecopy, when the telecopy is transmitted to the recipient's telecopy number (s) and confirmation of complete receipt is received by the transmitting party during normal business hours for the recipient, or the day after confirmation is received by the transmitting party if not during normal business hours for the recipient; (3) If delivered by first class U.S. Mail, postage prepaid, three (3) days after depositing with the United States Postal Service, or if delivered by U.S. Mail, postage prepaid, by certified mail, return receipt requested at the time of receipt as shown on the return receipt affixed thereto; or (4) if given by nationally recognized or reputable overnight delivery service, on the next day after receipted deposit with the service.

25. RIGHTS AND DISCLOSURES. Seller hereby discloses, and Buyer hereby acknowledges, that Seller is exempt from Chapter 498, Florida Statutes, and hereby makes the following disclosures in accordance with Section 498.025(2)(h), Florida Statutes (1999), as amended from time to time:

1. The Buyer must inspect the subdivided land prior to the execution of this Agreement for Deed, and acknowledges hereby that such inspection has occurred.
2. The Buyer shall have an absolute right to cancel this Agreement for Deed for any reason whatsoever by simply advising the Seller thereof for a period of 7 business days following the date on which the Agreement for Deed was executed by the Buyer. Any such request must be in

writing.

3.If the Buyer elects to cancel within the period provided, all funds or other property paid by the Buyer shall be refunded without penalty or obligation within 20 days after the receipt of the notice of cancellation by the Seller.

4.All funds for property paid by the Buyer shall be put in escrow until the Agreement for Deed has been recorded in the county in which the subdivision is located. (See paragraph 25 below).

5.Unless otherwise timely canceled, the Agreement for Deed shall be recorded within 180 days after its execution by the purchaser.

6.Sale of lots in the subdivision shall be restricted solely to the residents of the State of Florida.

7.Any underlying mortgage or other ancillary documents encumbering the Property purchased hereunder shall and will contain release provisions for the individual lot purchased hereunder.

8. The Seller is obligated to and has presented to the purchaser any disclosure required by Section 689.26, Florida Statutes, prior to the execution of the Agreement for Deed. (This statute is only applicable to purchasers purchasing in a development that requires membership in a homeowners' association.)

26. ESCROW AGENT. Buyer shall at Sellers request make all payments to an escrow agent as directed by the seller.

27. NO WAIVER, CUMULATIVE REMEDIES. No failure or delay on the part of the Seller in exercising any right, power or remedy hereunder shall operate as a waiver thereof, nor shall any single or partial exercise of any such right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy hereunder. The remedies herein are cumulative and not exclusive of any remedies provided by law or in equity.

28. AMENDMENTS, ETC. No amendment, modification, termination or waiver of any provision of this Agreement shall in any event be effective unless in writing and signed by the party to be charged thereby, and then such waiver or consent shall be effective only in the specific instance and for the specific purpose for which given.

29. TIME OF THE ESSENCE. Time is of the essence with respect to this Agreement.

30. HEADINGS. The headings in this Agreement are intended to be for convenience of reference only, and shall not define or limit the scope, extent or intent or otherwise affect the meaning of any provision hereof.

31. SEVERABILITY. In case any one or more of these provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, no other provision of this Agreement shall be affected, and this Agreement shall be construed as if the invalid, illegal or unenforceable provision had never been included.

32. CONSTRUCTION OF AGREEMENT. It is agreed that in interpreting the terms of this Agreement, the rule of construction that the document should be construed more strictly against the party who itself or through its agent prepared the document shall not be applied, it being acknowledged and agreed that all parties hereto have participated in the preparation and negotiation of the terms of this Agreement, with the assistance of their respective counsel.

33. MULTIPLE PARTIES. If more than one party executes this Agreement, the term "Buyer" includes each Buyer as well as all of them, and their obligations under this Agreement shall be joint and several.

34. ENTIRE AGREEMENT. This Agreement embodies the entire agreement and understanding between the parties hereto and supersedes all prior agreements and understanding relating to the subject matter hereof.

35. COUNTERPARTS. This Agreement may be executed in any number of counterparts, all of which taken together shall constitute one and the same instrument and any of the parties hereto may execute this agreement by signing any such counterpart.

36. SUCCESSORS BOUND. This Agreement applies to and binds the parties hereto and their respective successors and permitted assigns.

37. GOVERNING LAW. This Agreement shall be governed by and be construed in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, Buyer and Seller have executed this Agreement on the day and year first above written.

Nanci Brinkley

Signature of witness

Nanci Brinkley

Shirley Hitson

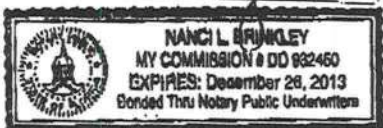
Signature of witness

Shirley Hitson

Bradley N. Dicks
Bradley N. Dicks, G.H. Subrandy Lmt. Partnership
SELLER

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15th day of February, 2012, by Bradley N. Dicks, who is personally known to me.



Nanci Brinkley
Notary Public, State of Florida

Elaine R. Davis

Signature of witness

Elaine R. Davis

Print name of witness

Shirley Hitson

Signature of witness

Shirley Hitson

Print name of witness

William Lee

William Allen Lee

BUYER

Haylie Virginia Griffis
Haylie Virginia Griffis
BUYER

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 15 day of February 2012, by William Allen Lee and Haylie Virginia Griffis, who are personally known to me, or have produced Drivers Licenses as identification.

Elaine R. Davis
Notary Public, State of Florida



These worksheets must be completed and signed by the installer. Submit the originals with the packet. COLUMBIA COUNTY PERMIT WORKSHEET

page 1 of 2

Installer Terry A. Doherty License # JK-1025189

911 Address where home is being installed 313 SW Foxboro Place
Lake City FL 32024

Manufacturer Towattone Length x width 52' x 28'

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 PLI

New Home ☒ Used Home ☐

Home installed to the Manufacturer's Installation Manual ☐

Home is installed in accordance with Rule 15-C ☒

Single wide ☐ Wind Zone II ☒ Wind Zone III ☐

Double wide ☒ Installation Decal # 15988

Triple/Quad ☐ Serial # 2420 A1B

PIER SPACING TABLE FOR USED HOMES

Load bearing capacity	Footer size (sq in)	16" x 16" (258)	18 1/2" x 18 1/2" (342)	20" x 20" (400)	22" x 22" (484)	24" x 24" (576)	26" x 26" (676)
1000 dsf	3'	4'	4'	5'	5'	7'	8'
1500 dsf	4'	4'	5'	6'	6'	8'	8'
2000 dsf	5'	5'	6'	7'	7'	8'	8'
2500 dsf	6'	6'	7'	8'	8'	8'	8'
3000 dsf	7'	7'	8'	8'	8'	8'	8'
3500 dsf	8'	8'	8'	8'	8'	8'	8'

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

PIER PAD SIZES

I-beam pier pad size 17 1/2" x 20 1/2"

Perimeter pier pad size 16" x 16"

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 19'-6" Pier pad size 17 1/2" x 20 1/2"

ANCHORS 4 ft 5 ft

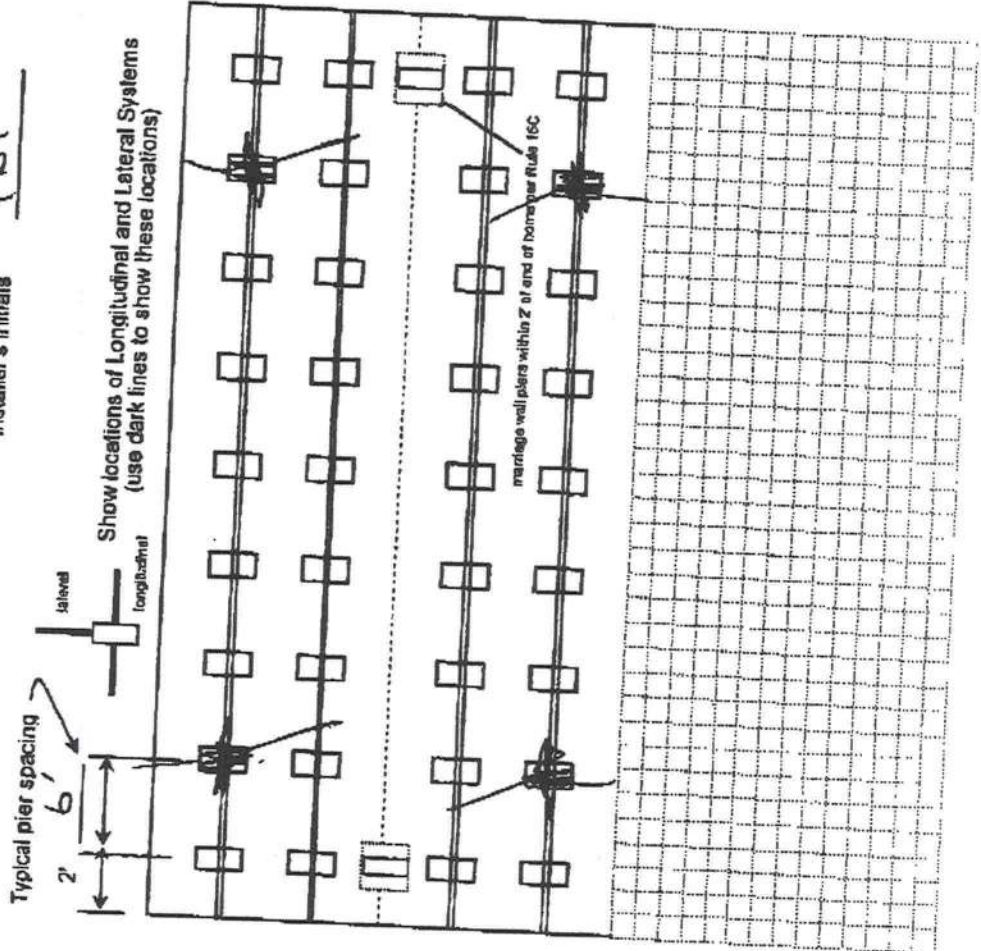
FRAME TIES within 2' of end of home spaced at 5' 4" oc

TIEDOWN COMPONENTS

Longitudinal Stabilizing Device (LSD)
Manufacturer _____
Longitudinal Stabilizing Device w/ Lateral Arms
Manufacturer Oliver Tech

OTHER TIES

Sidewall Number 22
Longitudinal Marriage wall 4
Shearwall 2



MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

APPLICATION NUMBER 1304-77 CONTRACTOR Terry L. Thrift PHONE (886) 623-0115

THIS FORM MUST BE SUBMITTED PRIOR TO THE ISSUANCE OF A PERMIT

In Columbia County one permit will cover all trades doing work at the permitted site. It is **REQUIRED** that we have records of the subcontractors who actually did the trade specific work under the permit. Per Florida Statute 440 and Ordinance 89-5, a contractor shall require all subcontractors to provide evidence of workers' compensation or exemption, general liability insurance and a valid Certificate of Competency license in Columbia County.

Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

☒ ELECTRICAL	Print Name: <u>ALLEN LEE</u>	Signature: <u>Allen Lee</u>
	License #: <u>OWNER</u>	Phone #: <u>886-867-2689</u>
☒ MECHANICAL/AC <u>B</u> <u>569</u>	Print Name: <u>DAVID PAI</u>	Signature: <u>[Signature]</u>
	License #: <u>CAC057424</u>	Phone #: <u>886-755-9262</u>
☒ PLUMBING/GAS	Print Name: <u>Terry L. Thrift</u>	Signature: <u>Terry L. Thrift</u>
	License #: <u>TH-1025139</u>	Phone #: <u>(886) 623-0115</u>

MASON			
CONCRETE FINISHER			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

Contractor Form: Subcontractor Form 1/11

MOBILE HOME INSTALLATION SUBCONTRACTOR VERIFICATION FORM

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Any changes, the permitted contractor is responsible for the corrected form being submitted to this office prior to the start of that subcontractor beginning any work. Violations will result in stop work orders and/or fines.

ELECTRICAL	Print Name: <u>Michael Rader</u>	Signature: _____	Phone #: _____
	License #: <u>RL13002315</u>		
MECHANICAL/ A/C 568	Print Name: <u>David Huns</u>	Signature: _____	Phone #: <u>886-555-9092</u>
	License #: <u>CAL057424</u>		
PLUMBING/ GAS	Print Name: <u>Terry L. Thrift</u>	Signature: _____	Phone #: <u>(886) 623-0115</u>
	License #: <u>TH-1025139</u>		

Subcontractor Name	License Number	Subcontractor's Printed Name	Subcontractor's Signature
MASON			
CONCRETE FINISHER			

F. S. 440.103 Building permits; identification of minimum premium policy.--Every employer shall, as a condition to applying for and receiving a building permit, show proof and certify to the permit issuer that it has secured compensation for its employees under this chapter as provided in ss. 440.10 and 440.38, and shall be presented each time the employer applies for a building permit.

COLUMBIA COUNTY 9-1-1 ADDRESSING

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

PHONE: (386) 758-1125 * FAX: (386) 758-1365 * Email: ron_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: 4/17/2013 DATE ISSUED: 4/19/2013

ENHANCED 9-1-1 ADDRESS:

313 SW FOXBORO PL

LAKE CITY FL 32024

PROPERTY APPRAISER PARCEL NUMBER:

33-4S-16-03265-228

Remarks:

RE-ISSUE OF EXISTING ADDRESS FOR NEW STRUCTURE ON PARCEL.

Address Issued By: SIGNED: / RONAL N. CROFT
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.

1304-77

STATE OF FLORIDA
COUNTY OF COLUMBIA

LAND OWNER AFFIDAVIT

This is to certify that I, (We), Subsantly Limited Partnership
as the owner of the below described property:

Property tax Parcel ID number 33-45-16-03265-228

Subdivision (Name, lot, Block, Phase) Mauldin Woodlands PHD Lot 28 BXB

Give my permission for ALLEN LEE to place a

Circle one - Mobile Home / Travel Trailer / Utility Pole Only / Single Family Home.

I (We) understand that the named person(s) above will be allowed to receive a building permit on the property number I (we) have listed above and this could result in an assessment for solid waste and fire protection services levied on this property.

Brenda Dicks 4-26-13
Owner Signature Date

Owner Signature Date

Owner Signature Date

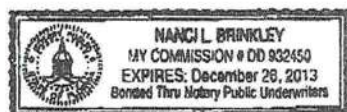
Sworn to and subscribed before me this 26th day of April, 2013. This

(These) person(s) are personally known to me or produced ID _____ (Type)

Nanci L. Brinkley
Notary Public Signature

Nanci L. Brinkley
Notary Printed Name

Notary Stamp/



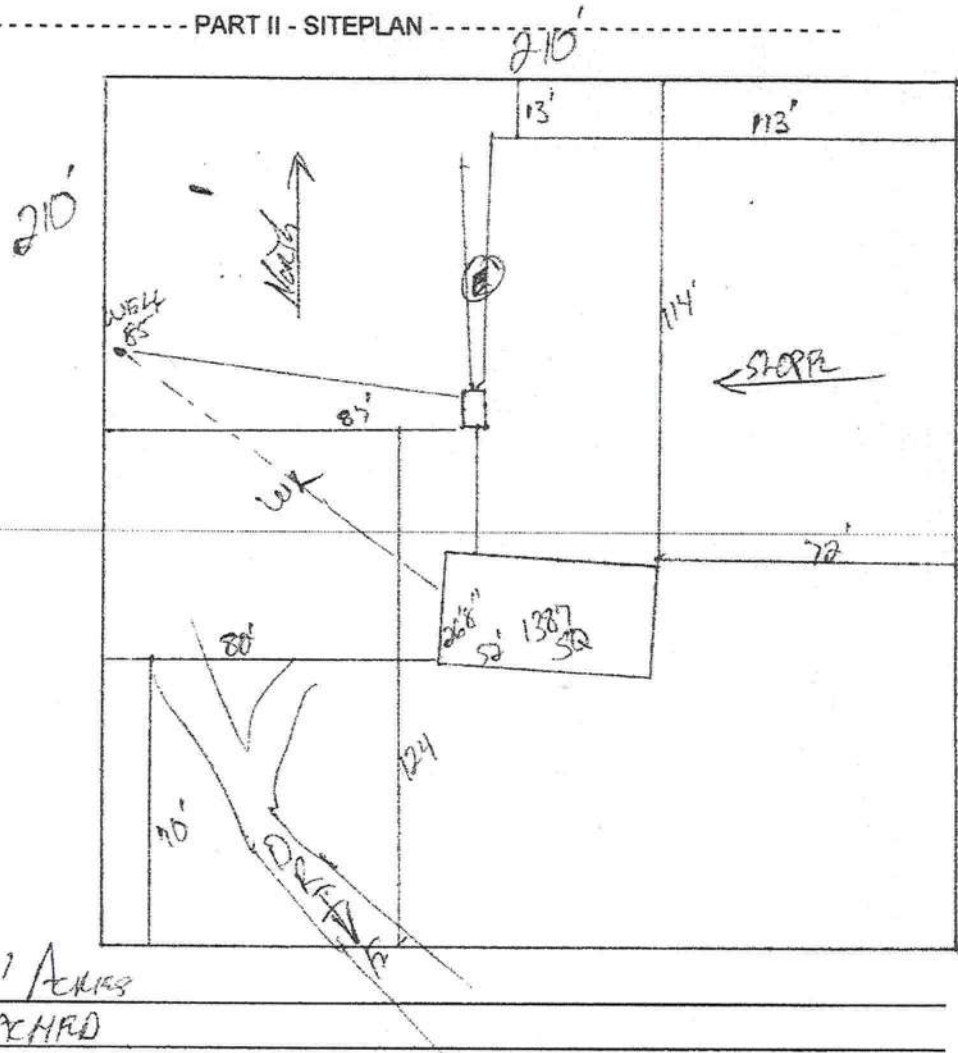
1304-77

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

Permit Application Number 13-02425

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

Scale: 1 inch = 40 feet.



Notes:

1 of 5.01 Acres
SEE ATTACHED

Site Plan submitted by: Rocky D Ford

Plan Approved ☒

Not Approved ☐

By

Salma Ford Env Health Director Columbia

MASTER CONTRACTOR

Date 5-1-13

County Health Department

ALL CHANGES MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT

COLUMBIA COUNTY
FLORIDA

M/H OCCUPANCY

COLUMBIA COUNTY, FLORIDA

Department of Building and Zoning Inspection

This Certificate of Occupancy is issued to the below named permit holder for the building and premises at the below named location, and certifies that the work has been completed in accordance with the Columbia County Building Code.

Parcel Number 33-4S-16-03265-228

Building permit No. 000031000

Permit Holder TERRY THRIFT

Owner of Building SUBRANDY LMT/WILLIAM LEE

Location: 313 SW FOXBORO PLACE, LAKE CITY, FL 32024

Date: 05/21/2013

Key Lin



Building Inspector

POST IN A CONSPICUOUS PLACE
(Business Places Only)