

DATE 04/11/2006

Columbia County Building Permit

PERMIT  
000024371

This Permit Expires One Year From the Date of Issue

APPLICANT GARY I. BENNETT PHONE 352.494.4026  
ADDRESS POB 210 HIGH SPRINGS FL 32653  
OWNER GARY BENNETT, JR. PHONE 352.494.4026  
ADDRESS 733 SE DOWNING DRIVE HIGH SPRINGS FL 32643  
CONTRACTOR JOSEPH CHATMAN PHONE 386.497.2277  
LOCATION OF PROPERTY 441-S TP ADAMS RD,TL TO DOWNING DRIVE,TL GO 1/2 MILE  
YELLOW M/H ON L.  
TYPE DEVELOPMENT M/H/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                       
Minimum Set Back Requirments: STREET-FRONT 30.00 REAR 25.00 SIDE 25.00  
NO. EX.D.U. 1 FLOOD ZONE X DEVELOPMENT PERMIT NO.                     

PARCEL ID 10-7S-17-09980-006 SUBDIVISION DUCK POND  
LOT 6 BLOCK            PHASE            UNIT            TOTAL ACRES                     

IH0000240  
Culvert Permit No.                      Culvert Waiver                      Contractor's License Number                      Applicant/Owner/Contractor                       
EXISTING 01-0971-E BLK JTH N  
Driveway Connection                      Septic Tank Number                      LU & Zoning checked by                      Approved for Issuance                      New Resident                       
COMMENTS: 1 FOOT ABOVE ROAD. REPOSITIONING EXISTING M/H ON PROPERTY.

Check # or Cash CASH REC'D.

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 \$ 0.00 WASTE FEE \$             
FLOOD DEVELOPMENT FEE \$            FLOOD ZONE FEE \$ 25.00 CULVERT FEE \$            TOTAL FEE 275.00  
INSPECTORS OFFICE                      CLERKS OFFICE                     

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 INCONVIENCE, 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.

*Buy-Sale agreement between future land owner Gary L. Bennett Jr. and current landowner Gary L. Lanterman*  
**Contract For Sale and Purchase**

This contract made and entered into by and between:

Seller, Gary L. Lanterman and Kandice Lanterman, husband and wife whose address is 805 SE Downing Drive, High Springs, Florida 32643 and whose telephone number is 454-1953 and

Buyer, Gary Bennett, Jr. whose address is PO Box 210, High Springs, Florida 32655 and whose telephone number is 454-1717.

1. PROPERTY. Seller agrees to sell and Buyer agrees to purchase:

Lot 6, "Duck Pond", a subdivision recorded in Plat Book 5, at Page 66, Section 10, Township 7 South, Range 17 East, Columbia County, Florida.

2. CLOSING DATE: Wednesday, March 15, 2006, unless extended under other provisions of this Contract.

3. PURCHASE PRICE:

- (a) Binder deposit to be held as a deposit in the amount of: \$250.00
- (b) No existing Mortgage(s) to be assumed
- (c) No purchase money mortgage from Buyer to Seller
- (d) Purchase money mortgage from Buyer to a mortgage lender: \$27,750.00
- (e) Other: None.
- (e) No cash to be paid by Buyer at closing.
- (g) Total purchase price (sum of paragraphs a through f above): \$28,000.00

4. EFFECTIVE DATE: The effective date shall be the date when the last one of the Seller and Buyer has signed this Contract.

5. FINANCING

(a) New Financing: If the purchase price or any part thereof is to be financed by a third party loan, this Contract is conditioned upon the Buyer obtaining a firm commitment for said loan within days from Effective Date, at an interest rate not to exceed 8.5% per year; term of 15 years; and in the principal amount of not less than \$33,000.00. Buyer will make application within 10 days from Effective Date, and use reasonable diligence to obtain said loan. If Buyer fails to obtain same or to waive Buyer's right hereunder within said time, either party may cancel this Contract.

(b) Existing Financing: Not Applicable to this contract

6. PURCHASE MONEY NOTE AND MORTGAGE TO SELLER: Not Applicable to this contract

7. VARIANCE IN AMOUNT OF FINANCING TO BE ASSUMED: Not applicable to this contract

8. EVIDENCE OF TITLE: Seller shall furnish an ALTA owner's title insurance binder, within 10 days prior to closing, and an ALTA owner's policy after closing.

9. EXAMINATION OF TITLE:

(a) The Buyer or his attorney shall have ten (10) days within which to examine the abstract of title or title binder and to signify willingness to accept the same, whereupon the transaction shall be concluded on the closing date specified above. If title is not acceptable, Buyer shall furnish Seller a written statement specifying title defects to be cured.

(b) If the title is unmarketable or uninsurable, the Seller shall have sixty (60) days or a reasonable period of time within which to cure the designated defects in the title that render same unmarketable or uninsurable in the opinion of the Buyer or agent, and the Seller hereby agrees to use reasonable diligence in curing said defects, and upon the defects being cured, and notice thereof given to Buyer, this transaction shall then be closed within fifteen (15) days of the delivery of the notice. At the option of the Buyer, upon Seller's failure or inability to correct the marketability of the title within the time limit or a reasonable period of time, the Seller shall deliver the title in its existing condition, otherwise the earnest money deposit shall be returned to the Buyer upon demand therefor, and all rights and liabilities on the part of the Buyer arising hereunder shall terminate. Provided, however, that in the event of disagreement between the Seller and the Buyer or his said

agent, as to marketability, the Seller may offer a binder for an ALTA owner's policy issued by a recognized title insurance company doing business in this area, agreeing to insure said title against all exceptions other than those mentioned in this Contract and the standard printed exceptions, which binder shall be conclusive that said title is marketable.

(c) Reasonable diligence in curing title defects will not include the bringing of appropriate law actions.

10. TERMITES AND OTHER INFESTATION: Buyer is purchasing the property 'as is' with regard to termites and other infestation.

11. SURVEY: If the Buyer desires a survey of the property, he may have the property surveyed at Buyer's expense prior to the closing date. If the survey shows any encroachments on the land herein described, or that the improvements located on the land herein described encroach on other lands, or any shortage, written notice to that effect along with a copy of the survey shall be given to the Seller and the same shall be treated as defects in title to be eliminated by Seller.

12. ASSIGNABILITY: This Contract is not assignable.

13. PRORATIONS: All taxes for the current year, rentals, insurance premiums, association assessments and interest on existing mortgages, if any, shall be prorated as of the date of closing with Buyer paying for the day of closing. If part of the purchase price is to be evidenced by the assumption of a mortgage requiring deposit of funds in escrow for payment of taxes, insurance or other charges, the Buyer agrees to reimburse the Seller for escrow funds assigned to Buyer at closing, with all mortgage payments to be current at the time of closing.

14. CONVEYANCE: Seller shall convey title to the property by statutory warranty, trustee, personal representative or guardian deed, as appropriate to the status of Seller, free and clear of all encumbrances and liens of whatsoever nature, except taxes for the current year, and except as herein otherwise provided. The Seller shall also deliver to the Buyer a lien and possession affidavit at closing, sufficient to remove lien and possession exceptions from title insurance coverage.

15. RESTRICTIONS, EASEMENTS AND LIMITATIONS: The Buyer shall take title subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat or otherwise common to the subdivision; public utility easements of record; taxes for year of closing and subsequent years, assumed mortgage(s) and purchase money mortgages, if any; other: None; provided, however, that there exists at closing no violation of the foregoing and that the foregoing do not affect the marketability of title.

16. SPECIAL ASSESSMENT LIENS: Certified, conformed and ratified special assessment liens as of date of closing (and not as of effective date) are to be paid by Seller. Pending liens as of date of closing shall be assumed by Buyer, provided, however, that if the improvement has been substantially completed as of effective date, such pending lien shall be considered as certified, conformed or ratified and Seller shall, at closing, be charged an amount equal to the last estimate by the public body of assessment for the improvement.

17. EXPENSES:

(a) Seller shall pay for the following expenses:

Seller's attorney fee, if any.

(b) Buyer shall pay for the following expenses:

Title examination and title opinion, if any.

Recording deed.

All expenses relative to all notes and mortgages, or contract for deed, including preparation, recording, documentary stamps and intangible tax.

Survey, if any.

Buyer's attorney fees.

State documentary stamps to be affixed to deed.

Preparation of deed.

Title insurance.

Preparation of owner's lien affidavit.

18. DESTRUCTION OF PREMISES: If any improvements located on the above described premises at the time of the execution of this Contract are damaged by fire or some other casualty prior to closing, and can be restored to substantially the same condition within a period of thirty (30) days after such destruction occurs, Seller shall so restore the improvements and the closing date shall be extended accordingly. If such restoration cannot be completed within said period of time, this Contract, at the option of the Buyer, shall terminate and the deposit shall be returned to Buyer. All risk of loss prior to closing shall be borne by Seller.

19. INSPECTION, REPAIR AND MAINTENANCE: Buyer is purchasing the property in 'as is' condition with regard to the roof, plumbing and mechanical systems

20. RADON GAS: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

21. ENVIRONMENTAL ISSUES: To Seller's best knowledge no part of any property owned, leased or used by Seller has been used by any company or any other person or entity for the disposal, burial or placement of hazardous substances (as defined in or pursuant to CERCLA), or any petroleum products, pollutants or contaminants. Seller has not caused nor permitted the release of any hazardous substances (as defined in or pursuant to CERCLA), petroleum products, pollutants or contaminants onto Seller's property or into the subsurfaces thereof including, but not limited to, surface waters and ground waters in violation of environmental law. Neither Seller nor its property is in violation of any environmental laws, statutes, rules, regulations or ordinances in connection with the transportation, disposal, storage, treatment, processing, release or other handling of hazardous substances (as defined in or pursuant to CERCLA), or any petroleum products, pollutants, or contaminants or the emission or release of any hazardous substance (as defined in or pursuant to CERCLA), affluent, contaminant, pollutant or other material, and no other person or entity has used all or part of the property owned, leased or used by Seller in violation of any of those requirements of environmental law. "Environmental Law" shall mean any governmental statute, law, ordinance, coded rule, regulation, order or decree relating to or imposing liability or standards of conduct as may or at any time hereafter be in effect regarding any air emission, water discharge or in the used, storage, handling, generation or disposal of any hazardous material or substances including, but not limited to, the following environmental laws as the same may be amended or replaced from time to time, and all regulations promulgated thereunder or in connection therewith: the Super Fund Amendments and Reauthorization Act of 1986 (SARA); the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (CERCLA); the Clean Air Act (CAA); the Clean Water Act (CWA); the Toxic Substances Control Act (TSCA); the Solid Waste Disposal Act (SWDA), as amended by the Resource Conservation and Recovery Act (RCRA); and the Occupational Safety & Health Act of 1990 (OSHA).

22. DATE OF POSSESSION: Buyer shall be given possession on the date of closing.

23. ESCROW: Any escrow agent receiving funds or equivalent is authorized and agrees by acceptance thereof to deposit promptly and to hold same in escrow and subject to clearance thereof to disburse same in accordance with terms and conditions of this Contract. Failure of clearance of funds shall not excuse performance by the buyer, and may be treated as a default by the Buyer at the option of the Seller. In the event of doubt as to the escrow agent's duties or liabilities under the provisions of this contract, the escrow agent may in agent's sole discretion, continue to hold the funds in escrow until the parties mutually agree to the disbursement thereof, or until a judgment of a court of competent jurisdiction shall determine the rights of the parties thereto, or escrow agent may deposit same with the clerk of the circuit court having jurisdiction of the dispute, and upon notifying all parties concerned of such action, all liability on the part of the escrow agent shall fully terminate, except to the extent of accounting for any items theretofore delivered out of escrow. In the event of any suit between buyer and Seller wherein the escrow agent is made a party by virtue of acting as an escrow agent hereunder, or in the event of any suit wherein escrow agent interpleads the subject matter of this escrow, the agent shall be entitled to recover reasonable attorney's fee and costs incurred, said fees and costs to be charged and assessed as court costs in favor of the prevailing party. All parties agree that the escrow agent shall not be liable to any party or person whomsoever for misdelivery to Purchaser or Seller of items subject to escrow, unless such misdelivery shall be due to willful breach of this Contract or gross negligence on the part of the agent.

24. DISBURSEMENT OF CLOSING PROCEEDS: Disbursement of closing proceeds shall be made as soon after closing as final title certification and examination have been made, but which shall be no later than five (5) business days after closing.

25. FAILURE OF PERFORMANCE:

(a) On part of Buyer: If Buyer fails to perform this Contract within the time specified, (including payment of all deposit(s) hereunder), then the Seller may retain the deposit(s) paid by the Buyer as agreed upon liquidated damages, consideration for the execution of this Contract and in full settlement of any claims. This shall be the sole remedy of the Seller.

(b) On part of Seller: If for any reason other than failure of Seller to render title marketable after diligent effort, Seller fails, neglects or refuses to perform this Contract, the Buyer may seek specific performance or elect to receive the return of his deposit(s) without thereby waiving any action for damages resulting from Seller's breach.

26. TIME FOR ACCEPTANCE: If this Contract is not executed by all parties hereto on or before Friday, February 24, 2006, the aforesaid deposit shall, at the option of the Buyer, be returned to Buyer and this Contract shall be null and void.

27. 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 signed by the parties hereto.

28. PERSONS BOUND: The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, 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.

29. ATTORNEY'S FEES AND COSTS: If any litigation arises under this agreement between Buyer and Seller, the prevailing party shall be entitled to recover from the non-prevailing party all reasonable costs incurred in the trial court and on appeal by the prevailing party including a reasonable attorney's fee.

30. OTHER PROVISIONS, IF ANY: a. Any past due real estate taxes, liens or other charges applicable to the property shall be paid by Seller at closing.

b. This transaction shall be closed, and title insurance services provided, by Buyer's attorney, Grunder & Petteway, P.A., 23349 NW CR 236, Suite 10, High Springs, FL 32643.

c. The mobile home located on the Property is not owned by Seller and is not part of the real property. Buyer purchased such mobile home separately. For title insurance purposes, Seller, as owner of the real property, agrees to cooperate with Buyer to assist in meeting any requirements by the title insurance company to insure the real property together with the mobile home.

THIS CONTRACT executed by the Buyer this 22<sup>nd</sup> day of February, 2006.

Kimberly M. Coney Gary Bennett, Jr.  
Witness: Print Name Kimberly M. Coney Gary Bennett, Jr.

Witness: Print Name \_\_\_\_\_

The Social Security Number for Gary Bennett, Jr. is \_\_\_\_\_

THIS CONTRACT executed by the Seller this 22<sup>nd</sup> day of February, 2006.

Kimberly M. Coney Gary L. Lanterman  
Witness: Print Name Kimberly M. Coney Gary L. Lanterman

Witness: Print Name \_\_\_\_\_

The Social Security Number for Gary L. Lanterman is \_\_\_\_\_

Kimberly M. Coney Kandice Lanterman  
Witness: Print Name Kimberly M. Coney Kandice Lanterman

Witness: Print Name \_\_\_\_\_

The Social Security Number for Kandice Lanterman is \_\_\_\_\_

#### RECEIPT OF BINDER DEPOSIT

I hereby acknowledges receipt of the Binder deposit in the amount of \$ 250.00

DATED this 22<sup>nd</sup> day of February, 2006.

Kimberly M. Coney  
Print Name: Kimberly M. Coney  
8197

DISCLOSURE SUMMARY  
FOR  
DUCK POND

1. AS A PURCHASER OF PROPERTY IN THIS COMMUNITY, YOU (WILL) (WILL NOT) BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION.

2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.

3. YOU (WILL) (WILL NOT) BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. YOU (WILL) (WILL NOT) BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.

4. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.

5. THERE (IS) (IS NOT) AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN OBLIGATION OF MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION. (If such obligation exists, then the amount of the current obligation shall be set forth.)

6. THE RESTRICTIVE COVENANTS (CAN) (CANNOT) BE AMENDED WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR, IF NO MANDATORY ASSOCIATION EXISTS, PARCEL OWNERS.

7. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.

8. THESE DOCUMENTS ARE MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED.

*Gay L. Lantierman*  
*Randice Lantierman*  
Signature                      Print Name

AND RECEIVED BY:

*[Signature]*                      2-23-06  
Purchaser's Signature                      Date

\_\_\_\_\_  
Purchaser's Signature                      Date

addendum to the contract that gives mobile home owner Gary I Bennett permission to turn and reposition mobile home

ADDENDUM TO CONTRACT FOR SALE AND PURCHASE DATED February 22, 2006 and  
Addendum to Contract for Sale and Purchase dated March 14, 2006

This addendum is entered into by and between Gary L. Lanterman and Kandice Lanerman, hereinafter called Sellers and Gary Bennett, Jr., hereinafter called Buyer.

RECITALS

A. The parties entered into a CONTRACT FOR SALE AND PURCHASE dated February 22, 2006 and an Addendum dated March 14, 2006.

B. The CONTRACT FOR SALE AND PURCHASE provides for closing to take place on Wednesday, March 15, 2006 and the Addendum dated March 14, 2006 extended the contract until March 17, 2006.

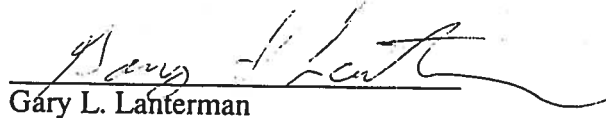
C. Both parties are willing to extend the contract until April 7, 2006.


Now therefore in consideration of the forgoing premises and their mutual promises, the parties agree to amend that CONTRACT FOR SALE AND PURCHASE dated February 22, 2006 and the Addendum dated March 14, 2006 to provide as follows:

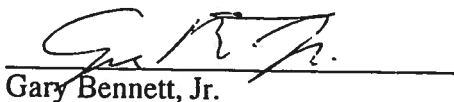
1. Closing Date. The closing date shall be on or before April 7, 2006.

2. Prior to closing, the parties agree that Buyer shall, at Buyer's expense, move the mobile home located on the Property to a location that does not encroach onto the ten (10) foot utility easement on the east side of the Property and a location that does not encroach onto any adjoining property. The exact location of the mobile home shall be at Buyer's discretion. Seller's agree that Buyer, or Buyer's agents, shall be allowed to remove any tress, or underbrush required to move the mobile home in accordance with this paragraph. Seller's hereby grant Buyer and Buyer's agents, access to the Property to move the mobile home in accordance with this paragraph.

This Addendum is entered into this 17 day of March, 2006.

  
Gary L. Lanterman

  
Kandice Lanterman

  
Gary Bennett, Jr.



# PERMIT APPLICATION / MANUFACTURED HOME INSTALLATION APPLICATION

**For Office Use Only** (Revised 6-23-05)      Zoning Official BLK 10.04.06      Building Official OK JTH 3-31-06

AP# 0603-111      Date Received 3/30/06      By CT      Permit # 24371

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

Comments Repositioning Existing MH on Property

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FEMA Map# \_\_\_\_\_ Elevation \_\_\_\_\_ Finished Floor \_\_\_\_\_ River \_\_\_\_\_ In Floodway \_\_\_\_\_

☒ Site Plan with Setbacks Shown    ☒ EH Signed Site Plan    ☒ EH Release    ☒ Well letter    ☒ Existing well

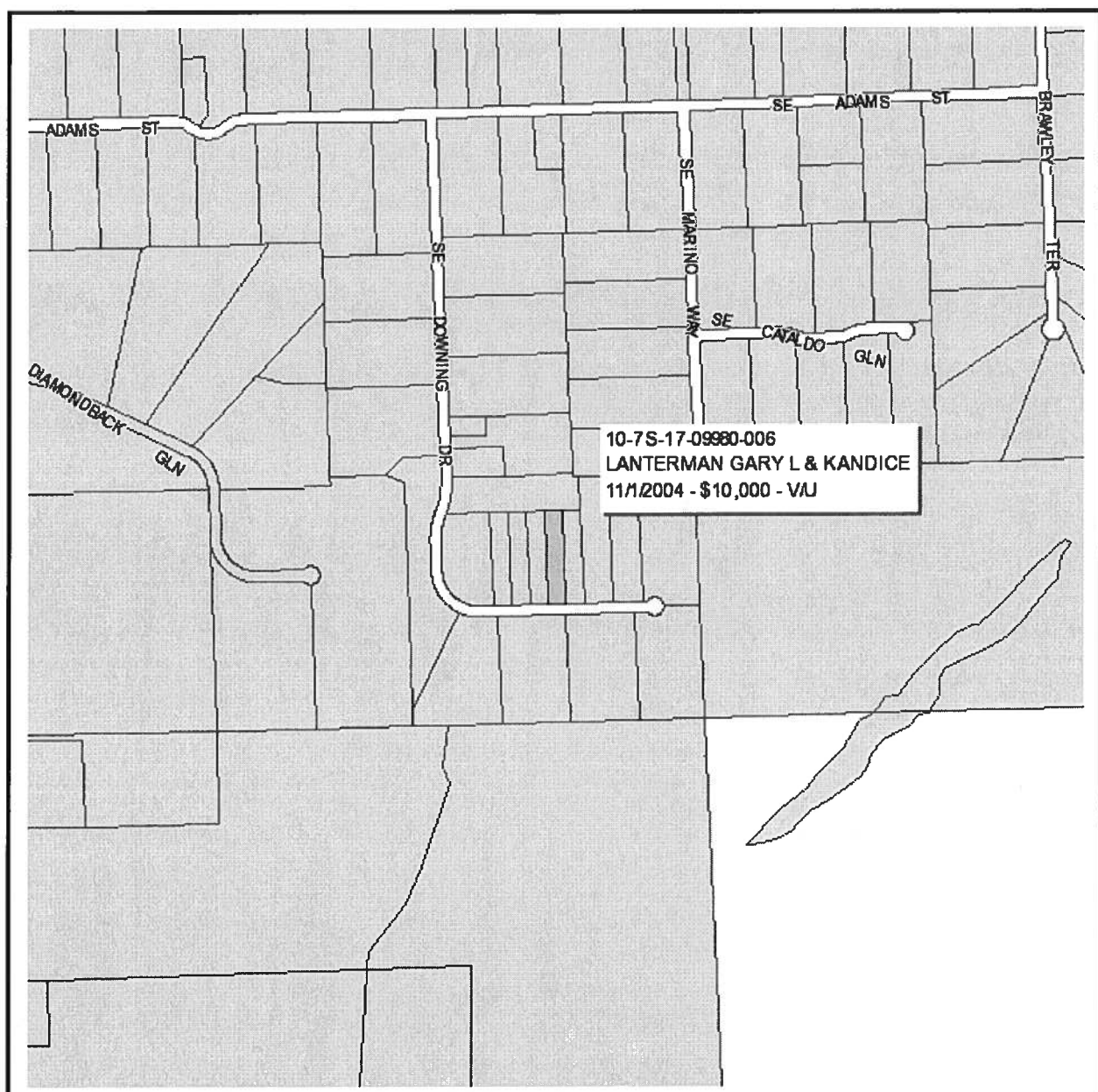
☒ Copy of Recorded Deed or Affidavit from land owner    ☐ Letter of Authorization from installer

CASH

- Property ID # 10-75-17  
R09980-006      **Must have a copy of the property deed**
- New Mobile Home \_\_\_\_\_ Used Mobile Home ☒ Year 1999
- Applicant Gary I. Bennett Jr.      Phone # 352-494-4026 (cell#)
- Address PO Box 210 High Springs Fl      Mobile Home address 733 SE Downing Drive
- Name of Property Owner Gary L Lanterman      Phone# 386-454-1953 Downing
- 911 Address 733 SE Downing Drive (mobile home site)
- Circle the correct power company - FL Power & Light - Clay Electric  
(Circle One) - Suwannee Valley Electric - Progress Energy
- Name of Owner of Mobile Home Gary I Bennett Jr.      Phone # 352-494-4026
- Address mailing PO Box 210 High Springs - mobile home - 733 SE Downing Drive
- Relationship to Property Owner In process of purchasing property from owner
- Current Number of Dwellings on Property 1
- Lot Size 99.81 ft X 507 ft.      Total Acreage 1.16 acres (paid)
- Do you : Have an Existing Drive or need a Culvert Permit or a Culvert Waiver (Circle one)
- Is this Mobile Home Replacing an Existing Mobile Home YES - (REPOSITIONING)
- Driving Directions to the Property Take 441 South out of lake city and continue South past I-75 at Ellisville about another 6 to 7 miles until you reach Adams Rd. which is a paved road that only goes left. go down Adams Rd about 1/2 mile and you will see Downing Drive that turns only to the left. go about 1/2 mile down downing and you will see mobile (yellow) home on left. 733 on mailbox.
- Name of Licensed Dealer/Installer JOSEPH A. CHATMAN      Phone # 386-497-2277
- Installers Address 9241 SW US Hwy 27 Ft. White FL 32038
- License Number FA-0000 240      Installation Decal # 262656

Advised 4.11.06 : JW talked w/ Bennett





### Columbia County Property Appraiser

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

**PARCEL: 10-7S-17-09980-006 - VACANT (000000)**

LOT 6 DUCK POND S/D. UNREC INST. WD 1030-55.

Name: LANTERMAN GARY L & KANDICE	LandVal	\$18,704.00
Site:	BldgVal	\$0.00
Mail: 805 SE DOWNING DR	ApprVal	\$18,704.00
HIGH SPRINGS, FL 32643	JustVal	\$18,704.00
Sales	Assd	\$18,704.00
Info 11/1/2004 \$10,000.00 V / U	Exmpt	\$0.00
	Taxable	\$18,704.00

0 0.07 0.14 0.21 mi



This information, GIS Map Updated: 2/7/2006, was derived from data which was compiled by the Columbia County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office. The assessed values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes.

ONE X

ZONE X

ROAD

ZONE A

0603-111

10

ZON

ZONE X

DGE

ROAD

EX

ZONE X

W

52

BLACK  
LAKE

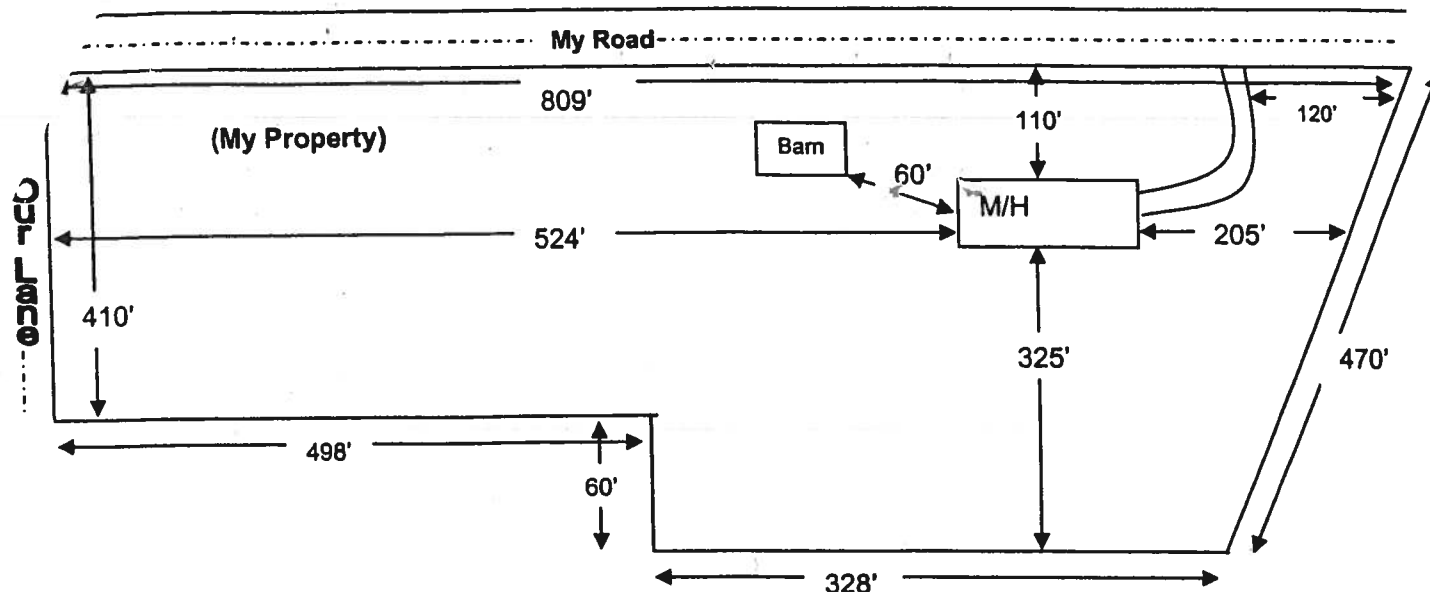
16

15

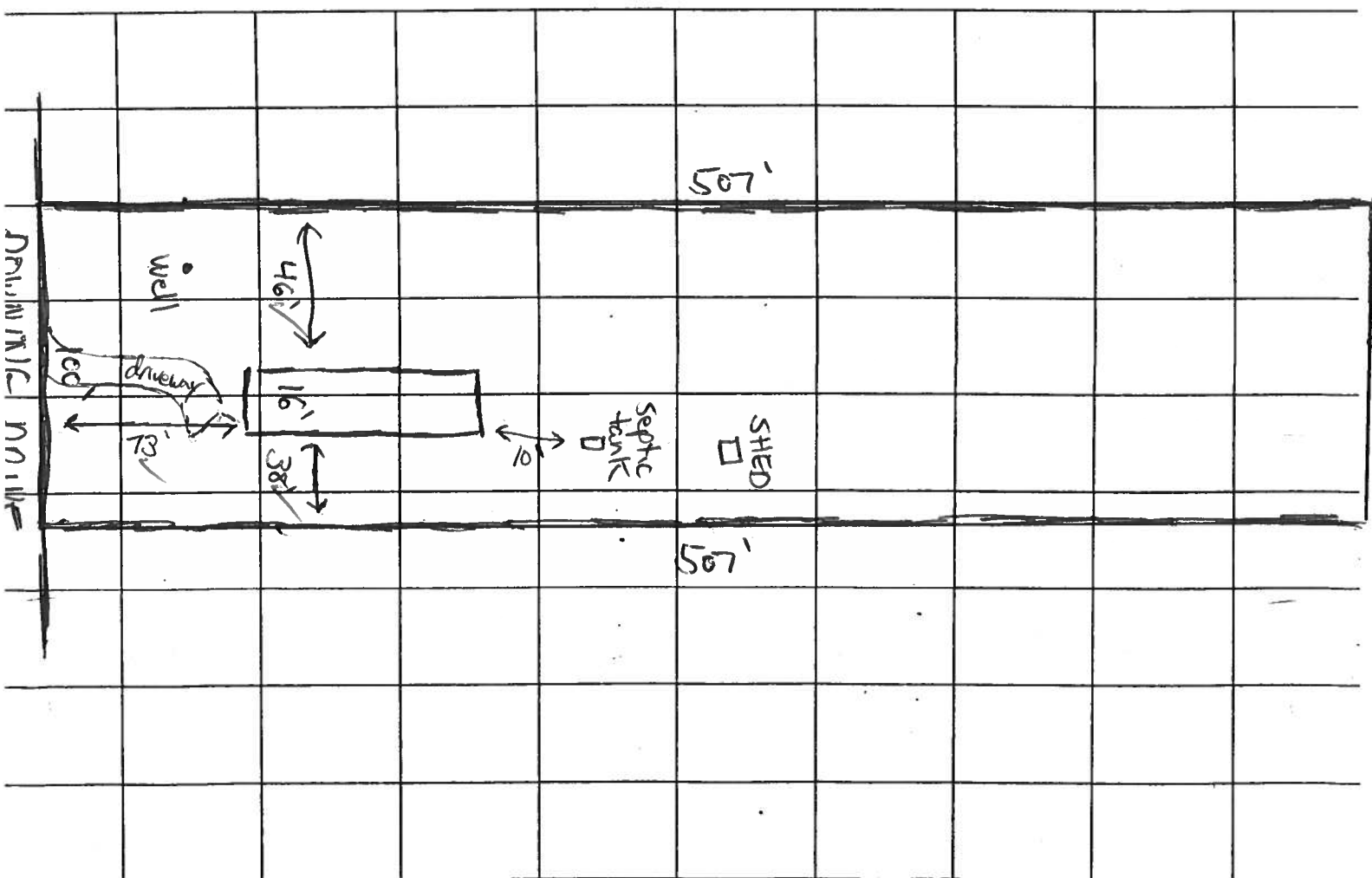
51

DARY

# SITE PLAN EXAMPLE / WORKSHEET

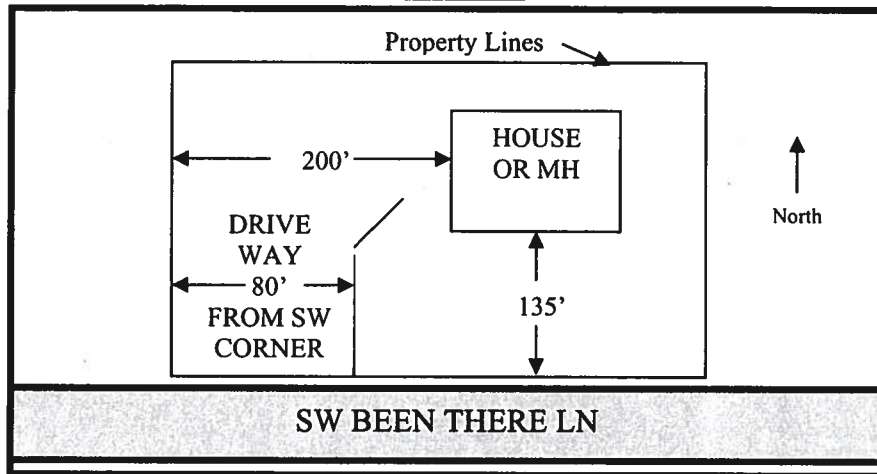


Use this example to draw your own site plan. Show all existing buildings and any other homes on this property and show the distances between them. Also show where the roads or roads are around the property. This site plan can also be used for the 911 Addressing department if you include the distance from the driveway to the nearest property line.

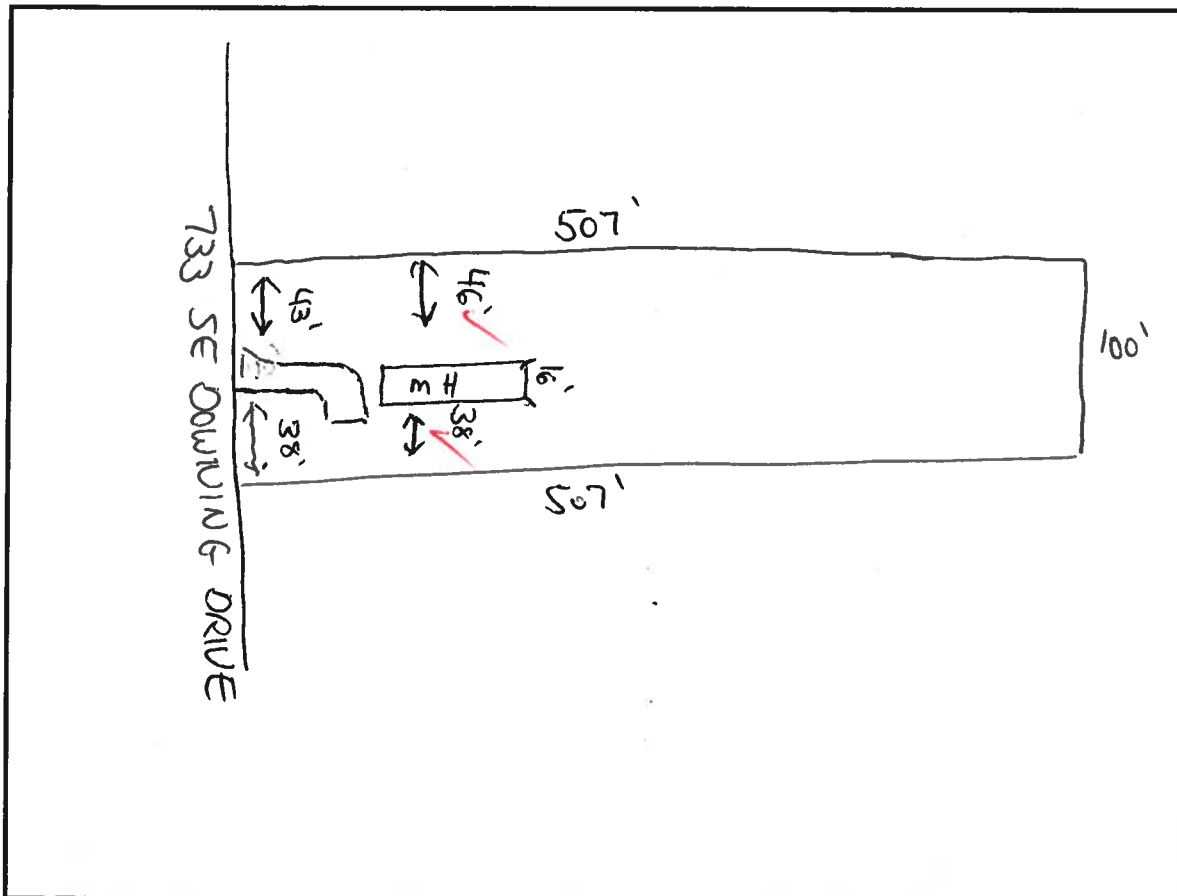


1. A PLAT, PLAN, OR DRAWING SHOWING THE PROPERTY LINES OF THE PARCEL.
2. LOCATION OF PLANNED RESIDENT OR BUSINESS STRUCTURE ON THE PROPERTY WITH DISTANCES FROM AT LEAST TWO OF THE PROPERTY LINES TO THE STRUCTURE (SEE SAMPLE BELOW).
3. LOCATION OF THE ACCESS POINT (DRIVEWAY, ETC.) ON THE ROADWAY FROM 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:**



Return to: (include self-addressed stamped envelope)

Case

Address

This Instrument Prepared by: Rodney S. Dicks  
545 SE Rodney Dicks Dr.  
Lake City, FL 32025

WARRANTY DEED  
NOTED TO RECORD

RANCO FORM 01

Copy of Gary L Lanterman's  
property deed.

Inst: 2004024915 Date: 11/08/2004 Time: 08:42

Doc Stamp/Deed : 70.00

Property Appraisers Parcel Identification (Full) Number(s):

mk JC.P. Dewitt Cason, Columbia County B:1039 P:55

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 1st day of November A. D. 2004 by  
RODNEY S. DICKS and NORMA R. DICKS, his wife

hereinafter called the grantor, to

GARY L. LANTERMAN or KANDICE LANTERMAN

whose postoffice address is 805 SE Downing Drive, High Springs, FL 32643

hereinafter called the grantee:

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

Lot 6, "DUCK POND", a subdivision recorded in Plat Book 5, at Page 66, Section 10, Township 7 South, Range 17 East, Columbia County, Florida.  
With well and septic tank.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, MK 2003

**In Witness Whereof,** the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*[Signature]*  
Diane H. Killebrew  
Diane H. Killebrew

*[Signature]*  
RODNEY S. DICKS  
*[Signature]*  
NORMA R. DICKS

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State of Florida, in the County aforesaid, to take acknowledgments, personally appeared  
RODNEY S. DICKS and NORMA R. DICKS

to me known to be the persons whose names are subscribed to the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and seal this 4th day of

November 2004 A. D.



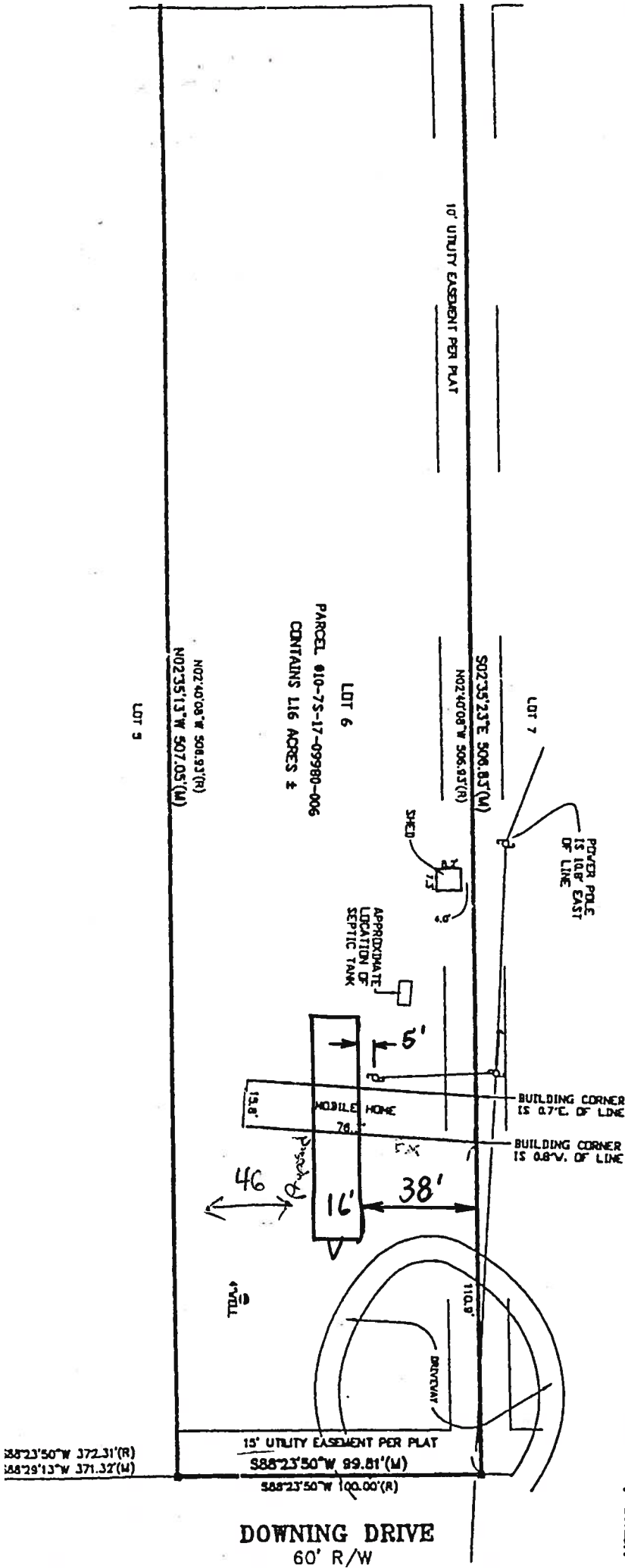
*[Signature]*

Columbia County  
Health Department  
217 N.E. Franklin St.  
Lake City, FL 32055

01-0971-15

M 22

$$\begin{array}{r} 100 \\ - 37 \\ \hline 63 \\ - 16 \\ \hline 47 \end{array}$$

$$\begin{array}{r} 100' \\ 16 \\ \hline 84' \\ \div 2 \\ \hline 42' \end{array}$$


BOUNDARY SU  
IN SECTION 10, TOWNSHIP 7 SOUTH, RANGE  
COLUMBIA COUNTY, FLORIDA



# PERMIT WORKSHEET

## PERMIT NUMBER

Installer

263506 R CHRYMOR License # IF-0000240

Address of home being installed

733 SE DOWNING DRIVE

Manufacturer

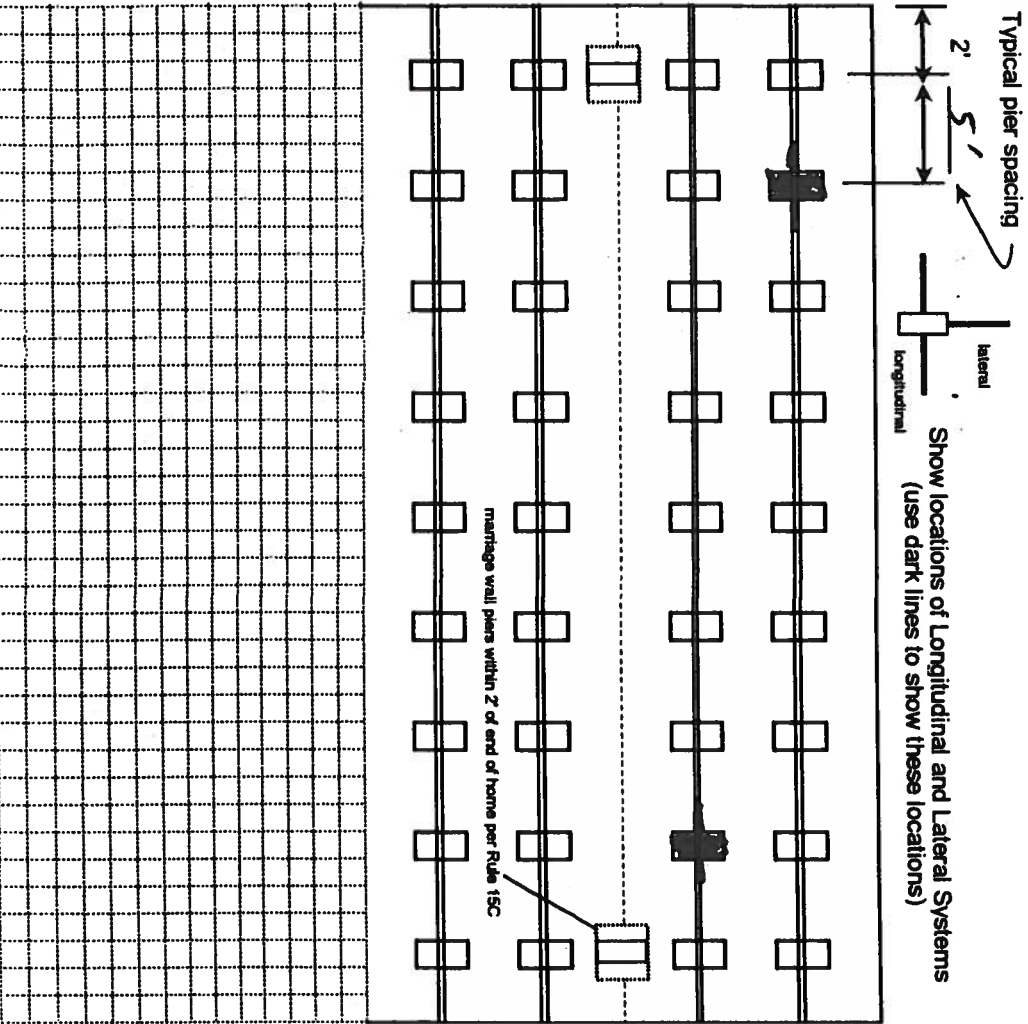
FLEETWOOD Length x width 16X76

**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

ORR



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 #

262656

Triple/Quad

☐

Serial #

262656

## PIER SPACING TABLE FOR USED HOMES

Load bearing capacity (sq in)	Footer size (sq in)	16' x 16' (256)	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 psf	3'	4'	4'	5'	6'	7'	8'
1500 psf	4'6"	6'	6'	7'	8'	8'	8'
2000 psf	6'	8'	8'	8'	8'	8'	8'
2500 psf	7'6"	8'	8'	8'	8'	8'	8'
3000 psf	8'	8'	8'	8'	8'	8'	8'
3500 psf	8'	8'	8'	8'	8'	8'	8'

\* interpolated from Rule 15C-1 pier spacing table.

## PIER PAD SIZES

I-beam pier pad size

20X20

Perimeter pier pad size

16X16

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

4 ft

5 ft

## FRAME TIES

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

## TIEDOWN COMPONENTS

## OTHER TIES

Number

Longitudinal Stabilizing Device (LSD)  
Manufacturer OLIVAR TECH 1101LV  
Longitudinal Stabilizing Device w/ Lateral Arms  
Manufacturer

Sidewall  
Longitudinal Marriage wall  
Shearwall

**POCKET PENETROMETER TEST**

The pocket penetrometer tests are rounded down to psf without testing.

X \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

**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.

X \_\_\_\_\_ X \_\_\_\_\_ X \_\_\_\_\_

**TORQUE PROBE TEST**

The results of the torque probe test is 280 inch pounds or check here if you are declaring 5" anchors without testing. A test showing 275 inch pounds or less will require 4 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.

RAE Installer's initials

**ALL TESTS MUST BE PERFORMED BY A LICENSED INSTALLER**

Installer Name

Joseph A. Chalmers

Date Tested

3-24-06

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. 1

Plumbing

Connect all sewer drains to an existing sewer tap or septic tank. Pg. 1

Connect all potable water supply piping to an existing water meter, water tap, or other independent water supply systems. Pg. 1

**Site Preparation**

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

**Fastening multi wide units**

Floor: Type Fastener: \_\_\_\_\_ Length: \_\_\_\_\_ Spacing: \_\_\_\_\_  
Walls: Type Fastener: \_\_\_\_\_ Length: \_\_\_\_\_ Spacing: \_\_\_\_\_  
Roof: Type Fastener: \_\_\_\_\_ Length: \_\_\_\_\_ Spacing: \_\_\_\_\_

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 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

Installed:

Between Floors Yes  
Between Walls Yes  
Bottom of ridgebeam Yes

Type gasket Pg. \_\_\_\_\_

**Weatherproofing**

The bottomboard will be repaired and/or taped. Yes \_\_\_\_\_ Pg. \_\_\_\_\_  
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 \_\_\_\_\_  
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**

**manufacturer's installation instructions and on Rule 15C-1 & 2**

Installer Signature

[Signature] Date 3-24-06

## MOBILE HOME INSTALLER AFFIDAVIT

As per Florida Statutes Section 320.8249 Mobile Home Installers License:

Any person who engages in mobile home installation shall obtain a mobile home installer's license from the Bureau of Mobile Home and Recreational Vehicle Construction of the Department of Highway Safety and Motor Vehicles pursuant to this section. Said license shall be renewed annually, and each licensee shall pay a fee of \$150.

I, Joseph A. CHATMAN, license number IH 0000240  
Please Print  
do hereby state that the installation of the manufactured home for Gary I Bennett Jr.  
Applicant  
at 733 SE DAWNING DRIVE  
911 Address

will be done under my supervision.

[Signature]  
Signature

Sworn to and subscribed before me this 24 day of March,  
2006.

Notary Public: [Signature]  
Signature

My Commission Expires: [Signature]  
 **Sandra J. Chavez**  
Commission # DD298602  
Expires March 9, 2008  
Bonded Troy Feltz - Insurance, Inc. 800-999-7919

# LIMITED POWER OF ATTORNEY

I, JOSEPH A. CHATMAN, license # IH-0000240 hereby  
authorize Gary I Bennett Jr. to be my representative and act on my behalf  
in all aspects of applying for a mobile home permit to be placed on the following  
described property located in Columbia County, Florida.

Property owner: Gary Lanterman

Sec 10 Twp. 7 S Rge 17 E

Tax Parcel No. \_\_\_\_\_

  
\_\_\_\_\_  
Mobile Home Installer

3-24-06  
(Date)

Sworn to and subscribed before me this 24 day of march, 2006.

  
\_\_\_\_\_  
Notary Public

My Commission expires: \_\_\_\_\_  
Commission No. \_\_\_\_\_  
Personally known: \_\_\_\_\_  
Produced ID (Type) DL # C355-481 60-011-0



**Sandra J. Chavez**  
Commission # DD298602  
Expires March 9, 2008  
Notary Public - Insurance, Inc. 800-885-7019

MODE ENFORCEMENT I  
IMINARY MOBILE HOME INSPECTION REPORT

DATE RECEIVED 3/2/06 BY JW IS THE M/H ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? YES  
OWNERS NAME GARY BENNETT JR PHONE 386-454-1717 CELL 352-494-4026  
ADDRESS P.O. Box 210 High Springs Lot 733 SE.

MOBILE HOME PARK \_\_\_\_\_ SUBDIVISION LOT 6 "Duck pond" SECTION 10 TN 7S.  
RANGE 17 EAST.  
DRIVING DIRECTIONS TO MOBILE HOME 441 S POST ELLISVILLE TOWARD High Springs  
TO ADAMS Rd LEFT TO Downing Drive R. TO Lot #6  
on LEFT

MOBILE HOME INSTALLER Joseph A. Chatman PHONE 386-288-5449 CELL 386-288-5449

**MOBILE HOME INFORMATION**

MAKE FLEETWOOD YEAR 1999 SIZE 16 x 80 COLOR white

SERIAL No. GASLX07A45240B421

WIND ZONE II Must be wind zone II or higher NO WIND ZONE I ALLOWED

**INTERIOR:**

**INSPECTION STANDARDS**

(P or F) - P= PASS F= FAILED

/ SMOKE DETECTOR ( ) OPERATIONAL ( ) MISSING  
/ FLOORS ( ) SOLID ( ) WEAK ( ) HOLES DAMAGED LOCATION \_\_\_\_\_  
/ DOORS ( ) OPERABLE ( ) DAMAGED  
/ WALLS ( ) SOLID ( ) STRUCTURALLY UNSOUND  
/ WINDOWS ( ) OPERABLE ( ) INOPERABLE  
/ PLUMBING FIXTURES ( ) OPERABLE ( ) INOPERABLE ( ) MISSING  
/ CEILING ( ) SOLID ( ) HOLES ( ) LEAKS APPARENT  
/ ELECTRICAL (FIXTURES/OUTLETS) ( ) OPERABLE ( ) EXPOSED WIRING ( ) OUTLET COVERS MISSING ( ) LIGHT FIXTURES MISSING

**EXTERIOR:**

/ WALLS / SIDING ( ) LOOSE SIDING ( ) STRUCTURALLY UNSOUND ( ) NOT WEATHERTIGHT ( ) NEEDS CLEANING  
/ WINDOWS ( ) CRACKED/ BROKEN GLASS ( ) SCREENS MISSING ( ) WEATHERTIGHT  
/ ROOF ( ) APPEARS SOLID ( ) DAMAGED

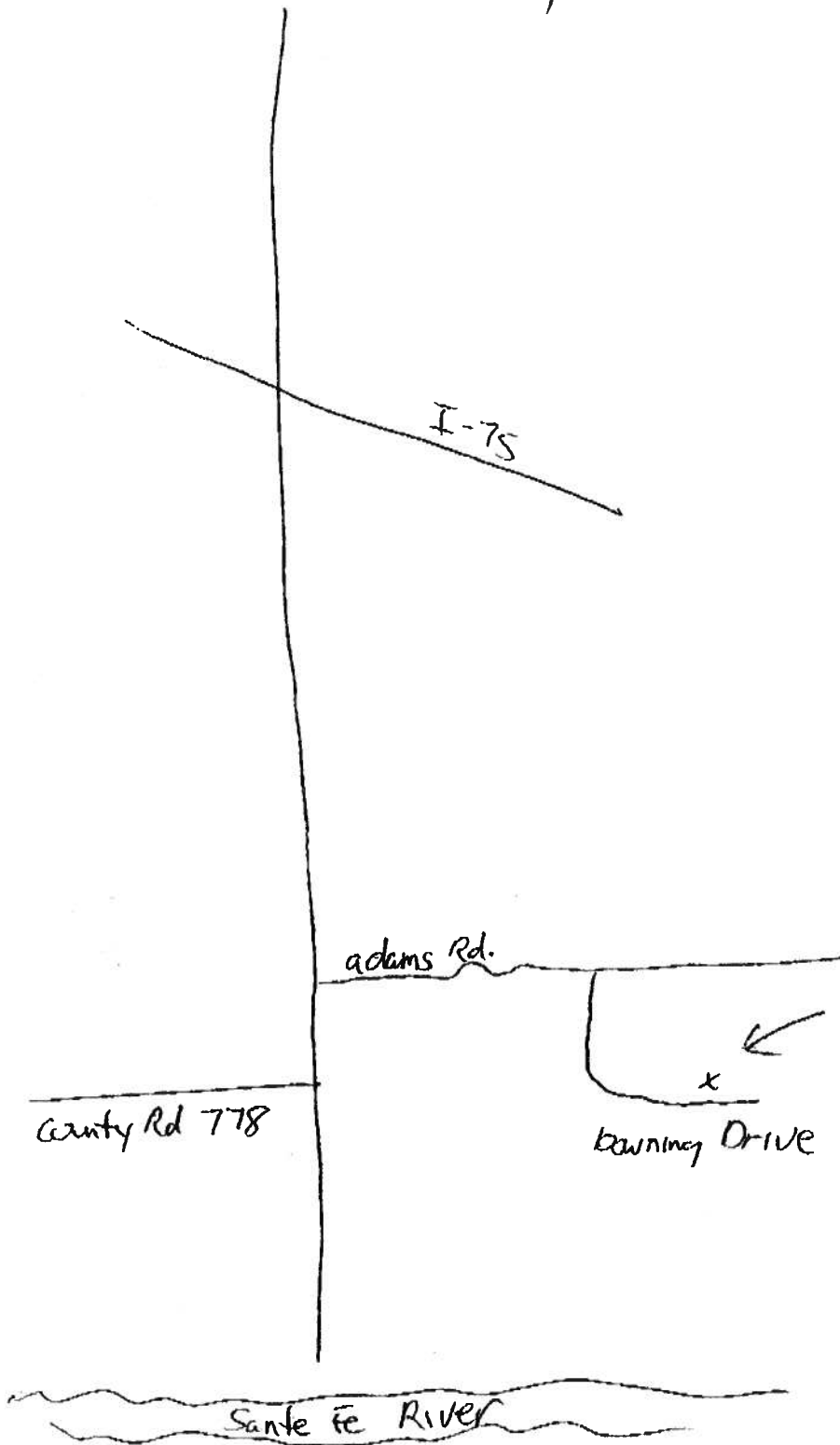
**STATUS:**

APPROVED / WITH CONDITIONS: \_\_\_\_\_

NOT APPROVED \_\_\_\_\_ NEED REINSPECTION FOR FOLLOWING CONDITIONS \_\_\_\_\_

SIGNATURE Dmy A ID NUMBER 306 DATE 3-24-06

x - la city





Gary I Bennett Jr.

PO Box 210

High Springs FL 32655

D.O.B.

Business phone 386-454-1717

cell 352-494-4026

9-27-1968

Trailer + lot 733 SE. Downing Drive

Lot 6 "Duck pond" a subdivision recorded  
in Flat book 5 at page 66 section 10

Township 7 South, Range 17, East Columbia  
County Florida.

Directions: out of lake city go South on  
Highway 441 - go past I-75 at Ellisville  
about 6 to 8 miles until you get to Adams  
Rd. - turn left only on Adams and go about  
 $\frac{3}{4}$  of a mile and you'll see SE Downing Drive  
on the right - go about  $\frac{1}{2}$  mile and you'll see  
733 on the left hand side near the end of  
Downing Drive. 16x80 single wide the sets about  
50 yards off the road.

CODE ENFORCEMENT I  
LIMINARY MOBILE HOME INSPECTION REPORT

24371

DATE RECEIVED 3/4/06 BY JW IS THE M/H ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? YES  
OWNERS NAME GARY BENNETT JR PHONE 386-484-1717 CELL 352-494-4026  
ADDRESS P.O. Box 210 High Springs Lot 733 SE.

MOBILE HOME PARK \_\_\_\_\_ SUBDIVISION LOT 6 "Duck pond" SECTION 10 TN 7S.

DRIVING DIRECTIONS TO MOBILE HOME 441 S POST ELLISVILLE TOWARD HIGH SPRINGS  
TO ADAMS RD LEFT TO DOWNING DRIVE R. TO LOT #6  
ON LEFT

MOBILE HOME INSTALLER Joseph A Chatman PHONE 497-2277 CELL 386-288-5449

**MOBILE HOME INFORMATION**

MAKE FLEETWOOD YEAR 1999 SIZE 16 X 80 COLOR WHITE

SERIAL No. GAFLEX07A45240B421

WIND ZONE II Must be wind zone II or higher NO WIND ZONE I ALLOWED

**INTERIOR:**

**INSPECTION STANDARDS**

(P or F) - P= PASS F= FAILED

/ SMOKE DETECTOR ( ) OPERATIONAL ( ) MISSING

/ FLOORS ( ) SOLID ( ) WEAK ( ) HOLES DAMAGED LOCATION \_\_\_\_\_

/ DOORS ( ) OPERABLE ( ) DAMAGED

/ WALLS ( ) SOLID ( ) STRUCTURALLY UNSOUND

/ WINDOWS ( ) OPERABLE ( ) INOPERABLE

/ PLUMBING FIXTURES ( ) OPERABLE ( ) INOPERABLE ( ) MISSING

/ CEILING ( ) SOLID ( ) HOLES ( ) LEAKS APPARENT

/ ELECTRICAL (FIXTURES/OUTLETS) ( ) OPERABLE ( ) EXPOSED WIRING ( ) OUTLET COVERS MISSING ( ) LIGHT FIXTURES MISSING

**EXTERIOR:**

/ WALLS / SIDING ( ) LOOSE SIDING ( ) STRUCTURALLY UNSOUND ( ) NOT WEATHERTIGHT ( ) NEEDS CLEANING

/ WINDOWS ( ) CRACKED/ BROKEN GLASS ( ) SCREENS MISSING ( ) WEATHERTIGHT

/ ROOF ( ) APPEARS SOLID ( ) DAMAGED

**STATUS:**

APPROVED / WITH CONDITIONS: \_\_\_\_\_

NOT APPROVED \_\_\_\_\_ NEED REINSPECTION FOR FOLLOWING CONDITIONS \_\_\_\_\_

SIGNATURE [Signature] ID NUMBER 306 DATE 3/24/06

PAID

COLUMBIA COUNTY  
OFFICE  
CLERK

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 10-7S-17-09980-006

Building permit No. 000024371

Permit Holder JOSEPH CHATMAN

Owner of Building GARY BENNETT, JR.

Location: 733 SE DOWNING DRIVE(DUCK POND, LOT 6)

Date: 05/16/2006



Building Inspector

POST IN A CONSPICUOUS PLACE  
(Business Places Only)