

CODE ENFORCEMENT
PRELIMINARY MOBILE HOME INSPECTION REPORT

DATE RECEIVED 5/28/14 BY UA IS THE M/H ON THE PROPERTY WHERE THE PERMIT WILL BE ISSUED? No

OWNERS NAME Justin Brown PHONE _____ CELL 386-697-7101

ADDRESS 282 NW Breeze Glen Lake City FL

MOBILE HOME PARK NA SUBDIVISION NA

DRIVING DIRECTIONS TO MOBILE HOME Hwy 41 North to Falling Creek Rd turn (R)
go 1.4 miles to NW Breeze Glen turn (R) go .2 mile to
282 on (R)

MOBILE HOME INSTALLER Paul Albright PHONE _____ CELL 365-5314

MOBILE HOME INFORMATION

MAKE Fleetwood YEAR 2002 SIZE 32 x 80 COLOR tan

SERIAL No. 5055 A/B

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

INSPECTION STANDARDS

INTERIOR:

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

SMOKE DETECTOR () OPERATIONAL () MISSING

FLOORS () SOLID () WEAK () HOLES DAMAGED LOCATION 1405-09

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

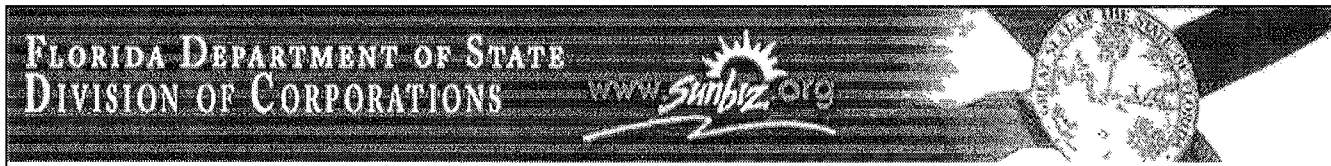
ROOF () APPEARS SOLID () DAMAGED

STATUS

APPROVED ✓ WITH CONDITIONS: _____

NOT APPROVED NEED RE-INSPECTION FOR FOLLOWING CONDITIONS

SIGNATURE [Signature] ID NUMBER 313 DATE 5/28/14



Detail by Entity Name

Florida Limited Liability Company

NORTHERN ALACHUA HOLDINGS, LLC

Filing Information

Document Number	L07000019665
FEI/EIN Number	208538880
Date Filed	02/21/2007
State	FL
Status	ACTIVE

Principal Address

20638 NW 78TH AVENUE
ALACHUA, FL 32615

Mailing Address

20638 NW 78TH AVENUE
ALACHUA, FL 32615

Registered Agent Name & Address

SULLIVAN, MARK P
20638 NW 78TH AVENUE
ALACHUA, FL 32615

Authorized Person(s) Detail

Name & Address

Title MGRM

✓ SULLIVAN, MARK P
20638 NW 78TH AVENUE
ALACHUA, FL 32615

Title MGRM

✓ SULLIVAN, NANCY J
20638 NW 78TH AVENUE
ALACHUA, FL 32615

Annual Reports

Report Year	Filed Date
2012	01/05/2012
2013	01/16/2013

License Number: IH / 1025239 / 1 Name: PAULE ALBRIGHT

Order #: 1306	Label # 18520	Manufacturer: <i>Hertwood</i>	(Check Size of Home)
Homeowner: <i>Brown</i>		Year Model: <i>37882002</i>	Single ☒
Address: <i>282 Breese Glen</i>		Length & Width: <i>37890</i>	Double ☐
City/State/Zip: <i>Columbia</i>		Type Longitudinal System. <i>6</i>	Triple ☐
Phone #: <i>697 7101</i>		Type Lateral Arm System. <i>6</i>	HUD Label #:
Date Installed.		New Home. _____ Used Home. _____	Soil Bearing / PSF:
Installed Wind Zone		Data Plate Wind Zone:	Torque Probe / in-lbs:
			Permit #:

Note:

Hertwood 37890
STATE OF FLORIDA
INSTALLATION CERTIFICATION LABEL

18520
LABEL # DATE OF INSTALLATION
PAULE ALBRIGHT
NAME
IH / 1025239 / 1 1306
LICENSE # ORDER #
CERTIFIES THAT THE INSTALLATION OF THIS MOBILE HOME
IS IN ACCORDANCE WITH FLORIDA STATUTES 320.8249,
320.8325 AND RULES OF THE HIGHWAY SAFETY AND MOTOR
VEHICLES.

INSTRUCTIONS

PLEASE WRITE DATE OF
INSTALLATION AND AFFIX
LABEL NEXT TO HUD LABEL.
USE PERMANENT INK PEN
OR MARKER ONLY.
COMPLETE INFORMATION
ABOVE AND KEEP ON FILE
FOR A MINIMUM OF 2
YEARS. YOU ARE REQUIRED
TO PROVIDE COPIES WHEN
REQUESTED.

LEASE CONTRACT WITH OPTION FOR PURCHASE

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

Gainesville, Florida

NORTHERN ALACHUA HOLDINGS, LLC of 20638 NW 78th AVE, Alachua, FL 32615, hereinafter referred to as "SELLER", and Justin Lee Brown and ~~Venise~~ **VANESSA** Brown of 222 NW Johnson St, Lake City, FL 32055, 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:

Legal Description

W1/2 OF W1/2 OF N1/2 OF NE1/4 OF NE1/4. ORB 708-602, PROB 1131-958, TD 1255-2343. Columbia County, Florida

Tax Parcel: 01-3S-16-01901-005 - **ADDRESS:** 282 NW Breeze Gln, Lake City, FL **32055**

1. PURCHASE PRICE AND METHOD OF PAYMENT.

The full purchase for said property is \$34,900.00, payable as follows:

(a) Credit for down payment	\$0.00
(b) Purchase Money Mortgage for	\$34,900.00
balance on terms set forth	
herein below	

TOTAL \$34,900.00

2. EFFECTIVE DATE. The effective date of this Contract shall be December 28, 2013

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 after BUYER has accumulated a 25% equity in the property against the original mortgage principal amount and after December 28, 2014.

(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 \$75.01 per month.

5. A. LEASE. During the leasing portion of this agreement, the Buyer shall pay rental in the amount of \$434.00 per month commencing December 28, 2013, and due on the 28th of each month thereafter. The lease payments will include a tax escrow of \$75.01 and the balance shall be applied against

EXECUTED by SELLER the 28th day of December, 2013

Witnesses:



Mark P. Sullivan
Managing Member
386-462-1776 hm
352-215-1018 mobile



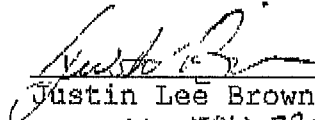
Nancy J. Sullivan
Managing Member

Witness

E:MAIL Sullivan1776@windstream.net

EXECUTED by BUYER the 28th day of December, 2013.

Witness



Justin Lee Brown
SSN 594-72-3457
HOME:
WK:
CELL 386-855-1829
FAX:



Vanessa Brown
Vanessa SSN 412 715 419
PH: 386 697 5265