

TAX COLLECTOR'S CERTIFICATION

**Application
Date / Number
Jul 28, 2013 / 130530**

This is to certify that the holder listed below of Tax Sale Certificate Number **2010 / 7230** , issued the **1st** day of **June, 2010**, and which encumbers the following described property located in the County of Escambia, State of Florida to wit: **Parcel ID Number: 10-1391-100**

Certificate Holder:
US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, OHIO 45264

Property Owner:
RAPID MANAGEMENT CO
5501 STANFORD AVE
DALLAS , TEXAS 75209

Legal Description: 37-2S3-112
BEG AT SE COR OF SEC 2 S 76 DEG W ALG N LINE OF SEC 1313 64/100 FT S 06 DEG 33 MIN 42 SEC E 474 68/100 FT S 31 DEG 26 MIN 45 SEC E 149 27/100 FT S 69 ...

See attachment for full legal description.

has surrendered same in my office and made written application for tax deed in accordance with Florida Statutes. I certify that the following tax certificates, interest, ownership and encumbrance report fee, and Tax Collector's fees have been paid:

CERTIFICATES OWNED BY APPLICANT AND FILED IN CONNECTION WITH THIS TAX DEED APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2011	7042.0000	06/01/11	\$153.33	\$0.00	\$59.80	\$213.13
2010	7230	06/01/10	\$107.88	\$0.00	\$61.49	\$169.37

CERTIFICATES REDEEMED BY APPLICANT OR INCLUDED (COUNTY) IN CONNECTION WITH THIS APPLICATION:

Cert. Year	Certificate Number	Date of Sale	Face Amt	T/C Fee	Interest	Total
2013	6020.0000	06/01/13	\$138.46	\$6.25	\$6.92	\$151.63
2012	6663.0000	06/01/12	\$138.98	\$6.25	\$29.19	\$174.42
2009	6845	06/01/09	\$61.54	\$6.25	\$46.16	\$113.95

1. Total of all Certificates in Applicant's Possession and Cost of the Certificates Redeemed by Applicant or Included (County)
2. Total of Delinquent Taxes Paid by Tax Deed Application
3. Total of Current Taxes Paid by Tax Deed Applicant
4. Ownership and Encumbrance Report Fee
5. Tax Deed Application Fee
6. Total Certified by Tax Collector to Clerk of Court
7. Clerk of Court Statutory Fee
8. Clerk of Court Certified Mail Charge
9. Clerk of Court Advertising Charge
10. Sheriff's Fee
11. _____
12. Total of Lines 6 thru 11
13. Interest Computed by Clerk of Court Per Florida Statutes.....(%)
14. One-Half of the assessed value of homestead property. If applicable pursuant to section 197.502, F.S.
15. Statutory (Opening) Bid; Total of Lines 12 thru 14
16. Redemption Fee
17. Total Amount to Redeem

\$822.50
\$0.00
\$150.00
\$75.00
\$1,047.50
\$1,047.50
\$12.50

*Done this 28th day of July, 2013

TAX COLLECTOR, ESCAMBIA COUNTY, FLORIDA

By 

Date of Sale: 4/7/14

* This certification must be surrendered to the Clerk of the Circuit Court no later than ten days after this date.

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-1391-100

August 12, 2013
Tax Year: 2009
Certificate Number: 7230

BEG AT SE COR OF SEC 2 S 76 DEG W ALG N LINE OF SEC 1313 64/100 FT S 06 DEG 33 MIN 42 SEC E 474 68/100 FT S 31 DEG 26 MIN 45 SEC E 149 27/100 FT S 69 DEG 13 MIN 56 SEC W 30 54/100 FT TO WLY LINE WILFORD RD S 31 DEG 26 MIN 45 SEC E 354 78/100 FT S 00 DEG 55 MIN 57 SEC E 293 94/100 FT S 09 DEG 49 MIN 03 SEC W 220 68/100 FT TO POB N 82 DEG 44 MIN 45 SEC W 1224 95/100 FT S 00 DEG 06 MIN 52 SEC W 34 42/100 FT S 75 DEG 57 MIN 30 SEC W 35 06/100 FT TO W LINE OF SEC S 14 DEG 02 MIN 30 SEC E ALG W LINE 60 FT N 75 DEG 57 MIN 30 SEC E 19 93/100 FT S 74 DEG 53 MIN 52 SEC E 1212 61/100 FT TO WLY LINE WILLFORD RD N 09 DEG 49 SEC 03 SEC E ALG WLY LINE SD RT 261 39/100 FT TO POB OR 6443 P 1859

Notice to Tax Collector of Application for Tax Deed

TO: Tax Collector of Escambia County

In accordance with Florida Statutes, I,

**US BANK, AS C/F FL DUNDEE LIEN
LOCKBOX # 005191
PO BOX 645191
CINCINNATI, Ohio, 45264**

holder of the following tax sale certificate hereby surrender same to the Tax Collector and make tax deed application thereon:

Certificate No.	Parcel ID Number	Date	Legal Description
7230	10-1391-100	06/01/2010	37-2S3-112 BEG AT SE COR OF SEC 2 S 76 DEG W ALG N LINE OF SEC 1313 64/100 FT S 06 DEG 33 MIN 42 SEC E 474 68/100 FT S 31 DEG 26 MIN 45 SEC E 149 27/100 FT S 69 DEG 13 MIN 56 SEC W 30 54/100 FT TO WLY LINE WILFORD RD S 31 DEG 26 MIN 45 SEC E 354 78/100 FT S 00 DEG 55 MIN 57 SEC E 293 94/100 FT S 09 DEG 49 MIN 03 SEC W 220 68/100 FT TO POB N 82 DEG 44 MIN 45 SEC W 1224 95/100 FT S 00 DEG 06 MIN 52 SEC W 34 42/100 FT S 75 DEG 57 MIN 30 SEC W 35 06/100 FT TO W LINE OF SEC S 14 DEG 02 MIN 30 SEC E ALG W LINE ... See attachment for full legal description.

2012 TAX ROLL

RAPID MANAGEMENT CO
5501 STANFORD AVE
DALLAS , Texas 75209

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

glfunl (Jacob Prince)
Applicant's Signature

07/28/2013
Date

FULL LEGAL DESCRIPTION
Parcel ID Number: 10-1391-100

August 12, 2013
Tax Year: 2009
Certificate Number: 7230

BEG AT SE COR OF SEC 2 S 76 DEG W ALG N LINE OF SEC 1313 64/100 FT S 06 DEG 33 MIN 42 SEC E 474 68/100 FT S 31 DEG 26 MIN 45 SEC E 149 27/100 FT S 69 DEG 13 MIN 56 SEC W 30 54/100 FT TO WLY LINE WILFORD RD S 31 DEG 26 MIN 45 SEC E 354 78/100 FT S 00 DEG 55 MIN 57 SEC E 293 94/100 FT S 09 DEG 49 MIN 03 SEC W 220 68/100 FT TO POB N 82 DEG 44 MIN 45 SEC W 1224 95/100 FT S 00 DEG 06 MIN 52 SEC W 34 42/100 FT S 75 DEG 57 MIN 30 SEC W 35 06/100 FT TO W LINE OF SEC S 14 DEG 02 MIN 30 SEC E ALG W LINE 60 FT N 75 DEG 57 MIN 30 SEC E 19 93/100 FT S 74 DEG 53 MIN 52 SEC E 1212 61/100 FT TO WLY LINE WILLFORD RD N 09 DEG 49 SEC 03 SEC E ALG WLY LINE SD RT 261 39/100 FT TO POB OR 6443 P 1859

I agree to pay all delinquent taxes, redeem all outstanding certificates not in my possession, pay any omitted taxes, and pay current taxes, if due, covering the land, and pay any interest earned (a) on tax certificates not in my possession, (b) on omitted taxes or (c) on delinquent taxes. I also agree to pay all Tax Collector's fees, ownership and encumbrance reports costs, Clerk of the Court costs, charges and fees and Sheriff's costs, if applicable. Attached is the above-mentioned tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

glfunl (Jacob Prince)
Applicant's Signature

07/28/2013
Date

Southern Guaranty Title Company

4400 Bayou Boulevard, Suite 13B

Pensacola, Florida 32503

Telephone: 850-478-8121

Facsimile: 850-476-1437

OWNERSHIP AND ENCUMBRANCE REPORT

File No.: 10755

September 17, 2013

Escambia County Tax Collector

P.O. Box 1312

Pensacola, Florida 32569

Pursuant to your request, the Company has caused a search to be made of the Public Records of Escambia County, Florida, solely as revealed by records maintained from 09-17-1993, through 09-17-2013, and said search reveals the following:

1. THE GRANTEE(S) OF THE LAST DEED(S) OF RECORD IS:

Rapid Management Co.

2. The land covered by this Report is:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF

3. The following unsatisfied mortgages, liens and judgments affecting the land covered by this Report appear of record:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

4. Taxes:

SEE CONTINUATION PAGE ATTACHED HERETO AND MADE A PART HEREOF

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purposes of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000.00 whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE.

Southern Guaranty Title Company

By: 

September 17, 2013

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**OWNERSHIP AND ENCUMBRANCE REPORT
LEGAL DESCRIPTION**

File No.: 10755

September 17, 2013

372S311204000001 - Full Legal Description

BEG AT SE COR OF SEC 2 S 76 DEG W ALG N LINE OF SEC 13 13 64/100 FT S 06 DEG 33 MIN 42 SEC E 474
68/100 FT S 31 DEG 26 MIN 45 SEC E 149 27/100 FT S 69 DEG 13 MIN 56 SEC W 30 54/100 FT TO WLY LINE
WILFORD RD S 31 DEG 26 MIN 45 SEC E 354 78/100 FT S 00 DEG 55 MIN 57 SEC E 293 94/100 FT S 09 DEG 49
MIN 03 SEC W 220 68/100 FT TO POB N 82 DEG 44 MIN 45 SEC W 1224 95/100 FT S 00 DEG 06 MIN 52 SEC W 34
42/100 FT S 75 DEG 57 MIN 30 SEC W 35 06/100 FT TO W LINE OF SEC S 14 DEG 02 MIN 30 SEC E ALG W LINE
60 FT N 75 DEG 57 MIN 30 SEC E 19 93/100 FT S 74 DEG 53 MIN 52 SEC E 1212 61/100 FT TO WLY LINE
WILLFORD RD N 09 DEG 49 SEC 03 SEC E ALG WLY LINE SD RT 261 39/100 FT TO POB OR 6443 P 1859

**OWNERSHIP AND ENCUMBRANCE REPORT
CONTINUATION PAGE**

File No.: 10755

September 17, 2013

UNSATISFIED MORTGAGES, LIENS AND JUDGMENTS AFFECTING THE LAND COVERED BY THIS REPORT THAT APPEAR OF RECORD:

1. Judgment filed by PRAMCO CV8, LLC recorded in O.R. Book 6681, page 205.
2. Judgment filed by State of Florida, Dept. of Environmental Protection recorded in O.R. Book 7057, page 273.
3. Judgment filed by Center Capital Corp. recorded in O.R. Book 5897, page 142.
4. Taxes for the year 2008-2012 delinquent. The assessed value is \$7,396.00. Tax ID 10-1391-100.

PLEASE NOTE THE FOLLOWING:

- A. Subject to current year taxes.
- B. Taxes and assessments due now or in subsequent years.
- C. Subject to Easements, Restrictions and Covenants of record.
- D. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- E. Oil, gas and mineral or any other subsurface rights of any kind or nature.

SOUTHERN GUARANTY TITLE COMPANY

4400 BAYOU BLVD., SUITE 13-B, CORDOVA SQUARE

PENSACOLA, FLORIDA 32503

TEL. (850) 478-8121 FAX (850) 476-1437

Email: rcsqt@aol.com

Janet Holley
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32596

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE: 04-07-2014

TAX ACCOUNT NO.: 10-1391-100

CERTIFICATE NO.: 2010-7230

In compliance with Section 197.256, Florida Statutes, the following is a list of names and addresses of those persons, firms and/or agencies having legal interest in or claim against the above described property. The above referenced tax sale certificate is being submitted as proper notification of tax deed sale.

YES NO

- Notify City of Pensacola, P.O. Box 12910, 32521
- Notify State of Florida/
Escambia County, 190 Governmental Center, 32502
- Homestead for _____ tax year.

Rapid Management Co.
5501 Stanford Ave.
Dallas, TX 75209

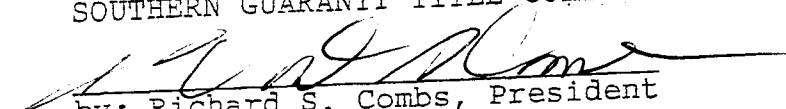
State of Florida Dept. of
Environmental Protection
190 Governmental Center
Pensacola, FL 32502

PRAMCO CV8, LLC
230 CrossKeys Office Park
6894 Pittsford Palmyra Rd.
Fairport, NY 14450

Center Capital Corp.
Address not provided

Certified and delivered to Escambia County Tax Collector,
this 19th day of September, 2013.

SOUTHERN GUARANTY TITLE COMPANY


by: Richard S. Combs, President

NOTE: The above listed addresses are based upon current information available, but said addresses are not guaranteed to be true or correct.

This Instrument Prepared By:
Charles F. James, IV, Esquire
Clark, Partington, Hart, Larry, Bond,
& Stackhouse
Post Office Box 13010
Pensacola, Florida 32591-3010

TAX PARCEL I.D. # 37-2S-31-1204-000-001

**STATE OF FLORIDA
COUNTY OF ESCAMBIA**

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That **Richard Straza** (the "Grantor"), for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby bargain, sell, convey, and grant unto **Rapid Management Co.**, a Florida corporation, whose address is: 10350 Cove Avenue, Pensacola, Florida 32534, (the "Grantee") its heirs and assigns forever, the following described real property, situate, lying and being in Escambia County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The above described property is not the constitutional homestead of the Grantor.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

Subject to zoning, restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions and matters appearing on the plat, if there is a recorded plat, or otherwise common to the subdivision, if the property is located within a subdivision; valid easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and taxes for the current year and subsequent years.

And the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of an indefeasible estate in fee simple in the said property, and has a good right to convey the same; that it is free of lien or encumbrance, and Grantor hereby fully warrants the title to said property and will defend same against all persons lawfully claiming the same.

IN WITNESS WHEREOF, Grantor has hereunto set hand and seal this 25 day of March, 2009.

Signed, sealed and delivered in the presence of:

Lottie Fowler
Witness Signature

Lottie Fowler
(Type/Print Witness Name)

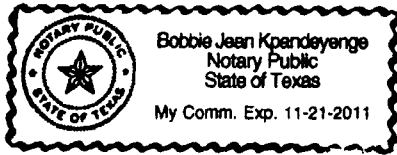
Richard Straza
RICHARD STRAZA

Jessica Niemas
Witness Signature

JESSICA NIEMAS
(Type/Print Witness Name)

STATE OF Texas
COUNTY OF COLIN

The foregoing instrument was acknowledged before me this 25 day of March, 2009, by Richard Straza, who is/are personally known to me, or have produced drivers' license as identification.



Bobbie Jean Kpandeyange
NOTARY PUBLIC

(NOTARY SEAL)

This instrument was prepared at the request of Grantor and Grantee without any title search or examination being performed. No title insurance commitment or policy was issued in connection herewith.

Exhibit A

A portion of lands described in Deed Book 296, Page 69, of the public records of Escambia County, Florida, lying in Section 37, Township 2 South, Range 31 West, Escambia County, Florida, further described as follows:

Commencing at the Southeast corner of Section 2, Township 2 South, Range 31 West, Escambia County, Florida; run thence S 76 degrees 00'00" W along the North line of Section 37, a distance of 1313.64 feet; thence S 6 degrees 33'42" E 474.68 feet; thence S 31 degrees 26'45" E, a distance of 149.27 feet; thence S 69 degrees 13'56" W, a distance of 30.54 feet to the Westerly line of Wilford Road, an existing roadway; thence along the said Westerly line of Wilford Road the following three (3) courses and distances: S 31 degrees 26'45" E, 354.78 feet; S 00 degrees 55'57" E 293.94 feet; S 09 degrees 49'03" W, 220.68 feet to the Point of Beginning; thence N 82 degrees 44'45" W a distance of 1224.95 feet; thence S 00 degrees 06'52" W a distance of 34.42 feet; thence S 75 degrees 57'30" W, a distance of 35.06 feet to the West line of Section 37, Township 2 South, Range 31 West; thence S 14 degrees 02'30" E along said West line, a distance of 60.00 feet; thence N 75 degrees 57 minutes 30 seconds E, a distance of 19.93 feet; thence S 74 degrees 53'52" E, a distance of 1212.61 feet to the Westerly line of Wilford Road; thence N 09 degrees 49'03" E along said Westerly line of Wilford Road, a distance of 261.39 feet to the Point of Beginning. Containing 5.00 acres, more or less.

Recorded in Public Records 01/20/2011 at 01:56 PM OR Book 6681 Page 205,
Instrument #2011004122, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

Recorded in Public Records 12/29/2010 at 11:03 AM OR Book 6673 Page 581,
Instrument #2010083935, Ernie Lee Magaha Clerk of the Circuit Court Escambia
County, FL

ERNEE LEE MAGAHA
CLERK OF CIRCUIT COURT
ESCAMBIA COUNTY, FL

IN THE CIRCUIT COURT OF THE
1ST JUDICIAL CIRCUIT IN AND
FOR ESCAMBIA COUNTY FLORIDA

PRAMCO CV8, LLC,

2010 DEC 20 P 2:30

Plaintiff,

CIRCUIT CLERK DIVISION
FILED & RECORDED

Case No. 2010-CA-845

vs.

RAPID MANAGEMENT COMPANY, a/k/a
Envirofill, a Texas corporation; RICHARD
S. STRAZA, an individual; STRAZA FAMILY, L.P.,
a Texas limited partnership,

Defendants.

Case: 2010 CA 000845

00041487224

Dkt: CA1036 Pg# : 2

FINAL JUDGMENT

This matter came before the Court on November 30, 2010, upon Plaintiff Pramco CV8, LLC's ("Plaintiff") Motion for Summary Judgment ("Motion") against Rapid Management Company, a/k/a Envirofill, Richard S. Straza, and Straza Family L.P. jointly and severally and the Court, having reviewed the record and evidence presented and being duly advised of the premises and finding that there is no material issue of fact or law in dispute, grants Plaintiff's Motion, and does hereby,

ORDER and ADJUDGE:

1. There is due and owing to the Plaintiff upon the Note the amount of \$169,867.52 in principal, \$30,063.81 in interest, \$2,226.46 in late charges, \$1,783.46 for property preservation and other charges, plus \$3,120 in reasonable attorneys' fees, and \$685 in court costs, filing fees, and other costs of suit which are hereby taxed. Therefore, the Court hereby issues Final Judgment in favor of Plaintiff and against Defendants Rapid Management Company, a/k/a Envirofill, Richard S. Straza, and Straza Family L.P. jointly and severally for \$207,746.25 which shall bear interest at the rate of 6% per year from this date forward, for which execution shall issue.

2. The Court finds, based upon the affidavits presented and upon inquiry of counsel for the parties and the agreement of counsel for the parties, that 10.4 hours were reasonably expended by Plaintiff's counsel on this matter and that a blended hourly rate of \$300.00 is appropriate.

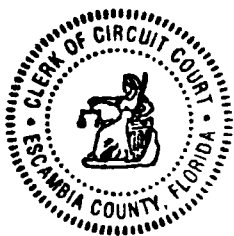
Plaintiff's counsel represents that the attorney's fees awarded does not exceed its contract fee with the Plaintiff.

- 3. In accordance with Florida Statutes Chapter 55, the parties' addresses are as follows:
 - A. The address of the judgment-creditor, Pramco CV8, LLC, is 230 CrossKeys Office Park, 6894 Pittsford Palmyra Road, Fairport, New York 14450.
 - B. The last known address of the judgment-debtor, Rapid Management Company, a/k/a Envirofill, is 10350 Cove Avenue, Pensacola Florida 32534, whose tax identification number is [REDACTED];
 - C. The last known address of the judgment-debtor, Richard S. Straza, is 3200 Rifle Gap Road, # 1458, Frisco, Texas 75034, whose social security number is unknown;
 - D. The last known address of the judgment-debtor, Straza Family L.P., is 2463 Greymoore Drive, Frisco, Texas 75034, whose tax identification number is unknown.

DONE and ORDERED, in Escambia County, Florida on December 20 2010, by:

[Handwritten Signature]
 Circuit Court Judge

12/22/10
 cc: Phil A. D'Aniello, Esq.
 Jesse W. Rigby, Esq.



"CERTIFIED TO BE A TRUE COPY
 OF THE ORIGINAL ON FILE IN THIS OFFICE
 WITNESS MY HAND AND OFFICIAL SEAL
 ERNIE LEE MAGAHA, CLERK
 CIRCUIT COURT AND COUNTY COURT
 ESCAMBIA COUNTY, FLORIDA"
 BY: *[Handwritten Signature]* D.C.

IN THE CIRCUIT COURT OF THE FIRST JUDICIAL CIRCUIT,
IN AND FOR ESCAMBIA COUNTY, FLORIDA

STATE OF FLORIDA, DEPARTMENT
OF ENVIRONMENTAL PROTECTION,

Plaintiff,

v.

RAPID MANAGEMENT COMPANY and
RICHARD S. STRAZA

Defendants

2013 MAY 10 P 3:25

CIRCUIT CIVIL DIVISION
FILED & RECORDED

Case No: 2010-CA-000924

**CONSENT FINAL JUDGMENT (WITH RESPECT TO RAPID MANAGEMENT COMPANY) AND
ORDER OF DISMISSAL (WITH RESPECT TO RICHARD S. STRAZA)**

The Parties to this action, Plaintiff State of Florida Department of Environmental Protection ("Department") and Defendant RAPID MANAGEMENT COMPANY (referred to as the "Defendant"), agree and consent to the entry of this Consent Final Judgment, and the Court, having reviewed the pleadings and the record, and being otherwise duly informed, does hereby

ORDER AND ADJUDGE, as follows:

1. This Court has jurisdiction over the subject matter and over the parties hereto.
2. The Department is an administrative agency of the State of Florida, created by Section 20.255, Florida Statutes, which is authorized to enforce the environmental laws of the State of Florida including Chapters 403 and 376, Florida Statutes, and the rules promulgated thereunder.
3. Defendant Rapid Management Company is a "person" within the meaning of Section 403.031(5), Florida Statutes, and is subject to the provisions of Chapter 403, Florida Statutes, and the administrative rules promulgated thereunder in Fla. Admin. Code Title 62. The use of the word "Defendant" alone in this order refers only to Rapid Management Company. This order does not create any obligation for Defendant Richard S. Straza personally, other than any obligations that may arise due to his capacity as an officer of Defendant Rapid Management Company.
4. Defendant Rapid Management Company is a for-profit Texas corporation registered to do business with the Florida Division of Corporations.

5. Defendant Rapid Management Company owned and operated a construction and demolition debris disposal facility ("Facility") under Permit Number 0000816-004-SO, known as the Cerny Road facility, located at 3200 Milford Road, Pensacola, Florida at all times applicable to this action. Defendant Rapid Management Company has owned the property on which the facility is located since on or about December 13, 1999.

6. Ground water sampling conducted by the Defendant on November 2, 2007 and reported in a quarterly evaluation monitoring report dated December 28, 2007 showed concentrations of certain constituents of concern which exceeded Department standards.

7. The effective date of this Consent Final Judgment is the date on which it is signed by the Court.

CORRECTIVE ACTIONS, COSTS, CIVIL PENALTIES, AND OTHER TERMS

8. Chapter 62-701.730 (10) Fla. Admin. Code and Specific Condition 44 of the permit, requires the owner or operator of the construction and demolition debris disposal facility to undertake long-term care of the facility by monitoring and maintaining the facility for five years from the date of closing unless monitoring or off-site conditions indicate otherwise as determined by the Department.

9. Within 180 days of the effective date of this Consent Final Judgment, Defendant Rapid Management Company shall complete the following actions with respect to the Cerny Road Facility:

- (a) Apply final soil cover to any area that is missing final cover or has subsided in accordance with Fla. Admin. Code Rule 62-701.730(9).
- (b) Provide seeding or planting of vegetation to the disposal unit in any area where soil cover has been replaced or where vegetation is not established, submit a certificate of closure construction completion and final survey report to the Department in accordance with Fla. Admin. Code 62-701.730(9).
- (c) Submit long-term care plan to the Department that addresses the requirements of Fla. Admin. Code 62-701.730(10).

- (d) Commence monitoring and maintaining the facility for five years from the date of closing unless monitoring or off-site conditions indicate otherwise as determined by the Department.

10. Defendant Rapid Management Company shall allow Department employees, Department representatives, or contractors hired by the Department to have access to the Cerny Road Facility for the purposes of (1) inspecting the current and ongoing environmental conditions at the Property and (2) carrying out any work necessary for closure of the facilities, as required by Rule 62-701, Florida Administrative Code, without the need to obtain prior permission from Rapid Management Company. The Department shall report, by letter, any inspection of the facility by Department employees or contractors. The letter report shall be transmitted within 14 calendar days of access and shall be directed to Jesse W. Rigby, attorney for Rapid Management Company. The Department is authorized to place its own lock on the gate to the facility. This paragraph does not alter any legal requirements of Defendant Rapid Management Company related to the management, cleanup, or closure of the facilities, pursuant to Florida Law, or any lawful Department Order. Defendant Rapid Management shall allow the Department to assist or coordinate any necessary work should funds be obtained for that purpose from insurance proceeds, bond, or other sources or appropriations.

11. The Defendant Rapid Management Company must perform the obligations contained in this order to the fullest extent of the company's existing financial ability. If at the time of entry of this judgment the Defendant Rapid Management Company is financially insolvent, then the Defendant Rapid Management Company must immediately perform the obligations contained in this order at any such time in the future as the Defendant Rapid Management Company gains the financial ability to comply with this order. If the Defendant Rapid Management Company sells or disposes of any property or assets, then the Defendant Rapid Management Company must place the net proceeds thereof, after payment of existing priority financial obligations relating to the property sold or otherwise disposed of, into a trust account held for the purposes of compliance with the order. The Department may investigate or document Defendant Rapid Management Company's financial status at any reasonable time or times through the use of all manner of discovery tools provided by the Florida Rules of Civil Procedure.

12. Plaintiff, the State of Florida, Department of Environmental Protection shall recover from

Defendant Rapid Management Company the sum of \$3,500.00 in costs, pursuant to § 403.161, Fla. Stat., for which let execution issue 30 days after the effective date of this order. Interest shall accrue at the statutory rate on any unpaid amount at the rate set by statute beginning 30 days after the date of this Consent Final Judgment.

13. All payments are to be made by cashier's check or money order payable to the "State of Florida Department of Environmental Protection." Additionally, the payment instrument should include the notations "Ecosystem Management and Restoration Trust Fund" or "DEP Cost Reimbursement" (for Department costs), and "OGC# 04-1617" thereon. Payment shall be sent to Florida Department of Environmental Protection, Northwest District, 160 Governmental Center, Pensacola, FL 32502.

14. Entry of this Consent Final Judgment does not relieve Defendant Rapid Management Company of the need to comply with all applicable federal, state, or local laws, regulations, or ordinances.

15. No modifications of the terms of this Consent Final Judgment shall be effective until reduced to writing, executed by the Department and the Defendant Rapid Management Company, and approved by the Court.

16. The provisions of this Consent Final Judgment shall apply to and be binding upon the parties, their agents, successors, and assigns.

17. If all of the requirements of this Consent Final Judgment have not been fully satisfied, Defendant Rapid Management Company shall not sell or convey the Cerny Road Facility without, at least 14 days prior to such sale or conveyance, (1) notifying the Department of such sale or conveyance, and (2) providing a copy of this Consent Final Judgment to the new owner. However, if all the requirements of this Consent Final Judgment have been satisfied, Defendant Rapid Management Company shall notify the Department of any sale or conveyance of the Property no later than 30 days after ownership has been transferred.

18. It is further ordered and adjudged that the Defendant Rapid Management Company shall complete under oath Florida rule of civil Procedure Form 1.977 (Fact Information Sheet), including all required attachments, and serve it on the Department's Office of General Counsel, within 90 days from the date of the final judgment, unless the final judgment is satisfied or post-judgment discovery is stayed. Failure to complete Form 1.977 as ordered may be considered contempt of court. The Defendant is

required to file a notice of compliance with the clerk of court and serve a copy of the notice on the Department.

19. This Court shall retain jurisdiction to enforce this Consent Final Judgment.

ORDER OF DISMISSAL

20. Pursuant to a joint motion put forth by the Plaintiff and Defendant Richard S. Straza, the Court dismisses with prejudice Richard S. Straza as a Defendant in this proceeding. With respect to this dismissal, each party shall bear their own costs and attorney fees.

DONE AND ORDERED in Chambers in ESCAMBIA County, Florida this 10th day of May, 2013.

[Signature]
Circuit Judge

CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL ON FILE IN THIS OFFICE
WITNESS MY HAND AND OFFICIAL SEAL
PAM CHILDERS
CLERK OF THE CIRCUIT COURT & COMPTROLLER
ESCAMBIA COUNTY, FLORIDA
BY: [Signature] D.C.
DATE: August 2, 2013



CONSENT AND MOTION TO ENTER THIS JUDGMENT

WE DO HEREBY AGREE AND CONSENT TO THE COURT'S ENTRY OF THIS CONSENT FINAL JUDGMENT WITHOUT FURTHER HEARING IN COMPLETE SATISFACTION OF ALL OF THE CLAIMS ARISING OUT OF THE COMPLAINT IN THIS CASE BETWEEN THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION AND THE DEFENDANTS RAPID MANAGEMENT COMPANY AND RICHARD S. STRAZA. THEREFORE, PLAINTIFF AND DEFENDANTS RAPID MANAGEMENT COMPANY AND RICHARD S. STRAZA MOVE THAT THE COURT ENTER THIS CONSENT FINAL JUDGMENT AND ORDER OF DISMISSAL.

Richard S. Straza

Date: 4-5-2013

RICHARD S. STRAZA

Personally and on behalf of Defendant Rapid Management Company

Jesse W. Rigby
Reviewed by Defendants' Attorney
Jesse Rigby, Esquire

Date: 4/3/2013

Matthew A. Kennedy

Date: 4/15/2013

Reviewed by Department Attorney
Matthew Smith-Kennedy

Emile Hamilton

Date: 4/17/13

Emile Hamilton, District Director, For the
Department

08/04/2005 15:10 FAX 21437344

GOLDBERG & ALEXANDER PC

002

08/04/2005 THU 12:21 FAX 3128610022 Askounis & Borst PC

002/003 ✓

DS

NO. CC-03-15062-E

CENTER CAPITAL CORPORATION

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IN THE COUNTY COURT

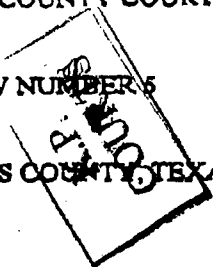
VS.

AT LAW NUMBER 5

RICHARD STRAZA

DALLAS COUNTY, TEXAS

06-CA-754



FINAL JUDGMENT

On August 5, 2005 the above entitled and numbered cause was heard in open Court, in term time, and came the Plaintiff by and through its attorney and announced ready as to Plaintiff's Motion for Summary Judgment for its suit on the Defendant's guarantee, including attorneys' fees, and came the Defendant by and through his attorney and announced ready as to Defendant's Motion for Summary Judgment, whereupon the Court proceeded to consider the pleadings, the motion and argument of counsel, and is of the opinion and finds that there are no genuine issues of any material fact as to Plaintiff's cause of action against Defendant, as well as Plaintiff's request for reasonable attorneys' fees, and that Plaintiff is entitled to judgment as a matter of law against Defendant on Master Loan and Security Agreement No. 32269 and Loan Schedules Nos. 1, 2 and 3 in the amount of \$58,643.46, plus prejudgment interest at the rate of six percent (6%) per annum for the period of April 30, 2003 through August 5, 2005 in the amount of \$15,587.20, plus post judgment interest at the rate of five percent (5%) per annum from this date, plus attorneys' fees and costs in the amount of \$25,000.00, for a total judgment of \$99,230.66, and for such other and further relief as this Court deems just.

The Court further finds that there is no merit to Defendant's Counter Claim and therefore Defendant should take nothing by its Counterclaim.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiff, CENTER

Case: 2006 CA 000754



00074983700

Dkt: CA1310 Pg#: 2



TRUE AND CORRECT
COPY OF ORIGINAL
FILED IN DALLAS
COUNTY CLERK'S OFFICE

16 0822

06/24/2005 15:10 FAX 21437344

GOLDBERG & ALEXANDER PC

003

003/003

08/04/2005 THU 12:21 FAX 3128610022 Askounis & Borst PC

06-CA-754

CAPITAL CORPORATION, do have and recover of and from Defendant, RICHARD STRAZA, Judgment in the principal amount of \$58,643.46, interest in the amount of \$15,587.20, and reasonable attorneys' fees of \$25,000.00 awarded to Goldberg & Alexander, P.C. and Askounis & Borst, P.C., and all costs herein incurred, together with interest thereon at the rate of five percent (5%) per annum from this date, compounded annually from date of Judgment until paid, and for additional reasonable attorneys' fees of \$3,750.00 if this Judgment is appealed to and successfully defended in the Court of Appeals, plus additional reasonable attorneys' fees of \$2,750.00 if appealed to and successfully defended in the Supreme Court of Texas, for all of which let execution issue.

IT IS FURTHER ORDERED ADJUDGED AND DECREED that Defendant Counter Plaintiff take nothing by ^{Hrs} ~~the~~ Counterclaim.

IT IS FURTHER ORDERED ADJUDGED AND DECREED that Plaintiff CENTER CAPITAL CORPORATION is not prejudiced from seeking from Defendant RICHARD STRAZA all reasonable attorneys' fees and costs which may be incurred subsequent to the entry of judgment.

SIGNED this the 5 day of August, 2005.

APPROVED AS TO FORMS
[Signature]
Attorney for STRAZA

[Signature]
JUDGE PRESIDING

D:\B\Johnson\Center Capital\Richard Straza\Pleadings\Clerk for Judgment.wp4

TRUE AND CORRECT COPY OF ORIGINAL FILED IN DALLAS COUNTY CLERK'S OFFICE

06 0823

STATE OF FLORIDA
COUNTY OF ESCAMBIA

**CERTIFICATE OF NOTICE OF MAILING
NOTICE OF APPLICATION FOR TAX DEED**

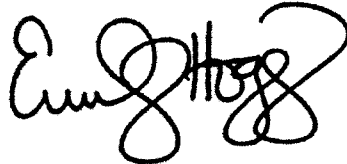
CERTIFICATE # 07230 of 2010

I, PAM CHILDERS, CLERK OF THE CIRCUIT COURT OF ESCAMBIA COUNTY, FLORIDA, do hereby certify that I did on March 6, 2014, mail a copy of the foregoing Notice of Application for Tax Deed, addressed to:

RAPID MANAGEMENT CO 5501 STANFORD AVE DALLAS, TX 75209	PRAMCO CV8 LLC 230 CROSSKEYS OFFICE PARK 6894 PITTSFORD PALMYRA RD FAIRPORT NY 14450
STATE OF FLORIDA DEPT OF ENVIRONMENTAL PROTECTION 190 GOVERNMENTAL CENTER PENSACOLA FL 32502	ESCAMBIA COUNTY C/O CIRCUIT CIVIL 190 GOVERNMENTAL CENTER PENSACOLA FL 32502

WITNESS my official seal this 6th day of March 2014.

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA



By:
Emily Hogg
Deputy Clerk



WARNING

THERE ARE UNPAID TAXES ON PROPERTY WHICH YOU OWN OR IN WHICH YOU HAVE A LEGAL INTEREST. THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 7, 2014, UNLESS THE TAXES ARE PAID. SHOULD YOU NEED FURTHER INFORMATION CONTACT THE CLERK OF THE CIRCUIT COURT IMMEDIATELY AT THE COUNTY COURTHOUSE IN PENSACOLA, FLORIDA, OR CALL 850-595-3793.

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **US BANK AS C/F FL DUNDEE LIEN** holder of **Tax Certificate No. 07230**, issued the **1st** day of **June, A.D., 2010** has filed same in my office and has made application for a tax deed to be issued thereon. Said certificate embraces the following described property in the County of Escambia, State of Florida, to wit:

(see attached)

SECTION 37, TOWNSHIP 2 S, RANGE 31 W

TAX ACCOUNT NUMBER 101391100 (14-233)

The assessment of the said property under the said certificate issued was in the name of

RAPID MANAGEMENT CO

Unless said certificate shall be redeemed according to law, the property described therein will be sold to the highest bidder at public auction at 9:00 A.M. on the **first** Monday in the month of April, which is the **7th day of April 2014**.

Dated this 6th day of March 2014.

In accordance with the AMERICANS WITH DISABILITIES ACT, if you are a person with a disability who needs special accommodation in order to participate in this proceeding you are entitled to the provision of certain assistance. Please contact Emily Hogg not later than seven days prior to the proceeding at Escambia County Government Complex, 221 Palafox Place Ste 110, Pensacola FL 32502. Telephone: 850-595-3793.



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

LEGAL DESCRIPTION

BEG AT SE COR OF SEC 2 S 76 DEG W ALG N LINE OF SEC 1313 64/100 FT S 06 DEG 33 MIN 42 SEC E 474 68/100 FT S 31 DEG 26 MIN 45 SEC E 149 27/100 FT S 69 DEG 13 MIN 56 SEC W 30 54/100 FT TO WLY LINE WILFORD RD S 31 DEG 26 MIN 45 SEC E 354 78/100 FT S 00 DEG 55 MIN 57 SEC E 293 94/100 FT S 09 DEG 49 MIN 03 SEC W 220 68/100 FT TO POB N 82 DEG 44 MIN 45 SEC W 1224 95/100 FT S 00 DEG 06 MIN 52 SEC W 34 42/100 FT S 75 DEG 57 MIN 30 SEC W 35 06/100 FT TO W LINE OF SEC S 14 DEG 02 MIN 30 SEC E ALG W LINE 60 FT N 75 DEG 57 MIN 30 SEC E 19 93/100 FT S 74 DEG 53 MIN 52 SEC E 1212 61/100 FT TO WLY LINE WILLFORD RD N 09 DEG 49 SEC 03 SEC E ALG WLY LINE SD RT 261 39/100 FT TO POB OR 6443 P 1859

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Post Property:

3200 MILFORD RD BLK 32526



PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ESCAMBIA COUNTY, FLORIDA

By:
Emily Hogg
Deputy Clerk

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BEG AT SE COR OF SEC 2 S 76 DEG W ALG N LINE OF SEC 1313 64/100 FT S 06 DEG 33 MIN 42 SEC E 474
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MIN 03 SEC W 220 68/100 FT TO POB N 82 DEG 44 MIN 45 SEC W 1224 95/100 FT S 00 DEG 06 MIN 52 SEC W
34 42/100 FT S 75 DEG 57 MIN 30 SEC W 35 06/100 FT TO W LINE OF SEC S 14 DEG 02 MIN 30 SEC E ALG W
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10/1230

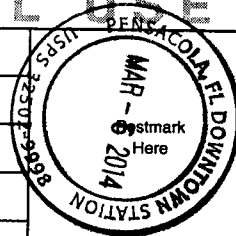
7008 1830 0000 0238 3973

U.S. Postal Service
CERTIFIED MAIL™ RECEIPT
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For delivery information visit our website at www.usps.com.

OFFICIAL USE

Postage	\$ 0.49
Certified Fee	3.30
Return Receipt Fee (Endorsement Required)	2.70
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 6.49



Sent To: PRAMCO CV8 LLC [14-233]
 Street, A or PO B: 230 CROSSKEYS OFFICE PARK
 City, State: 6894 PITTSFORD PALMYRA RD FAIRPORT NY 14450

PS Form 3849, June 2009

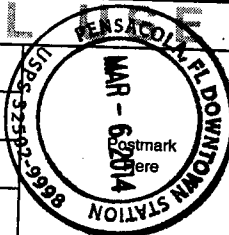
7008 1830 0000 0238 3980

U.S. Postal Service
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Total Postage & Fees	\$ 6.49



Sent To: RAPID MANAGEMENT CO [14-233]
 Street, A or PO B: 5501 STANFORD AVE
 City, State: DALLAS, TX 75209

PS Form 3849, June 2009

ESCAMBIA COUNTY SHERIFF'S OFFICE
ESCAMBIA COUNTY, FLORIDA

14-233

NON-ENFORCEABLE RETURN OF SERVICE

Document Number: ECSO14CIV010742NON

Agency Number: 14-005680

Court: TAX DEED

County: ESCAMBIA

Case Number: CERT NO 07230 2010

Attorney/Agent:

PAM CHILDERS
CLERK OF COURT
TAX DEED

Plaintiff: RE: RAPID MANAGEMENT CO

Defendant:

Type of Process: NOTICE OF APPLICATION FOR TAX DEED/LEGAL DESCRIPTION

Received this Writ on 3/6/2014 at 4:11 PM and served same at 1:29 PM on 3/7/2014 in ESCAMBIA COUNTY, FLORIDA,
by serving POST PROPERTY , the within named, to wit: , .

POSTED TO PROPERTY PER INSTRUCTIONS FROM CLERK'S OFFICE.

DAVID MORGAN, SHERIFF
ESCAMBIA COUNTY, FLORIDA

By: Karen M Hughes 924
K. HUGHES, CPS

Service Fee: \$40.00
Receipt No: BILL

Printed By: JLBRYANT

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WILFORD RD N 09 DEG 49 SEC 03 SEC E ALG WLY LINE SD RT 261 39/100 FT TO POB OR 6443 P 1859

10/1230

SENDER: COMPLETE THESE ITEMS

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

PRAMCO CV8 LLC [14-233]
 230 CROSSKEYS OFFICE PARK
 6894 PITTSFORD PALMYRA RD
 FAIRPORT NY 14450

DELIVERY

A. Signature

X 

Agent

Addressee

B. Received by (Printed Name)

S. Wilbournby

C. Date of Delivery

10/14

D. Is delivery address different from item 1?

Yes

If YES, enter delivery address below:

No

3. Service Type

Certified Mail

Express Mail

Registered

Return Receipt for Merchandise

Insured Mail

C.O.D.

4. Restricted Delivery? (Extra Fee)

Yes

2. Article Number

7008 1830 0000 0238 3973

(Transfer from service label)

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540