



CERTIFICATION OF TAX DEED APPLICATION

Sections 197.502 and 197.542, Florida Statutes

DR-513
Rule 12D-16.002 F.A.C
Effective 07/19
Page 1 of 2

0325.42

Part 1: Tax Deed Application Information

Applicant Name Applicant Address	ATCF II FLORIDA-A, LLC PO BOX 69239 BALTIMORE, MD 21264-9239	Application date	Apr 17, 2024
Property description	CONSTANT COFFEE OF PENSACOLA LLC 615 SCENIC HWY PENSACOLA, FL 32503 615 SCENIC HWY 01-3155-100 LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE (Full legal attached.)	Certificate #	2022 / 271
		Date certificate issued	06/01/2022

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Column 1 Certificate Number	Column 2 Date of Certificate Sale	Column 3 Face Amount of Certificate	Column 4 Interest	Column 5: Total (Column 3 + Column 4)
# 2022/271	06/01/2022	4,661.53	233.08	4,894.61
→Part 2: Total*				4,894.61


Part 3: Other Certificates Redeemed by Applicant (Other than County)

Column 1 Certificate Number	Column 2 Date of Other Certificate Sale	Column 3 Face Amount of Other Certificate	Column 4 Tax Collector's Fee	Column 5 Interest	Total (Column 3 + Column 4 + Column 5)
# 2023/255	06/01/2023	5,010.08	6.25	250.50	5,266.83
# 2022/7647	06/01/2022	5,659.07	6.25	282.95	5,948.27
Part 3: Total*					11,215.10

Part 4: Tax Collector Certified Amounts (Lines 1-7)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (*Total of Parts 2 + 3 above)	16,109.71
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	5,128.98
4. Property information report fee	200.00
5. Tax deed application fee	175.00
6. Interest accrued by tax collector under s.197.542, F.S. (see Tax Collector Instructions, page 2)	0.00
7. Total Paid (Lines 1-6)	21,613.69

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Sign here:  Escambia, Florida
Date May 3rd, 2024

Send this certification to the Clerk of Court by 10 days after the date signed. See Instructions on Page 2

46.25

Part 5: Clerk of Court Certified Amounts (Lines 8-14)	
8. Processing tax deed fee	
9. Certified or registered mail charge	
10. Clerk of Court advertising, notice for newspaper, and electronic auction fees	
11. Recording fee for certificate of notice	
12. Sheriff's fees	
13. Interest (see Clerk of Court Instructions, page 2)	
14. Total Paid (Lines 8-13)	
15. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502(6)(c), F.S.	
16. Statutory opening bid (total of Lines 7, 14, 15, and 16 if applicable)	
Sign here: _____ Date of sale <u>03/05/2025</u> Signature, Clerk of Court or Designee	

INSTRUCTIONS

Tax Collector (complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 5.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Total. Add the amounts in Columns 3, 4 and 5

Part 4: Tax Collector Certified Amounts (Lines 1-7)

Line 1, enter the total of Part 2 plus the total of Part 3 above.

Total Paid, Line 7: Add the amounts of Lines 1-6

Line 6, Interest accrued by tax collector. Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 6**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060(3), Florida Administrative Code.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S.

Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (complete Part 5)

Line 13: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of **Line 7**, minus **Line 6**, plus **Lines 8 through 12**. Enter the amount on **Line 13**.

Line 14: Enter the total of Lines 8-13. Complete Lines 15-18, if applicable.

LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE RD NO 8 R/W LAW 64/648

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2400314

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,

ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239,

hold the listed tax certificate and hereby surrender the same to the Tax Collector and make tax deed application thereon:

Account Number	Certificate No.	Date	Legal Description
01-3155-100	2022/271	06-01-2022	LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS STATE RD NO 8 R/W LAW 64/648

I agree to:

- pay any current taxes, if due and
- redeem all outstanding tax certificates plus interest not in my possession, and
- pay all delinquent and omitted taxes, plus interest covering the property.
- pay all Tax Collector's fees, property information report costs, Clerk of the Court costs, charges and fees, and Sheriff's costs, if applicable.

Attached is the tax sale certificate on which this application is based and all other certificates of the same legal description which are in my possession.

Electronic signature on file
ATCF II FLORIDA-A, LLC
PO BOX 69239
BALTIMORE, MD 21264-9239

04-17-2024
Application Date

Applicant's signature



Chris Jones Escambia County Property Appraiser

[Real Estate Search](#)

[Tangible Property Search](#)

[Sale List](#)

[Back](#)

← Nav. Mode ☒ Account ☐ Parcel ID →

[Printer Friendly Version](#)

General Information Parcel ID: 052S295905019022 Account: 013155100 Owners: CONSTANT COFFEE OF PENSACOLA LLC Mail: 615 SCENIC HWY PENSACOLA, FL 32503 Situs: 615 SCENIC HWY 32503 Use Code: STORE/OFFICE/SFR Taxing Authority: PENSACOLA CITY LIMITS Tax Inquiry: Open Tax Inquiry Window <small>Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector</small>						Assessments <table border="1"> <thead> <tr> <th>Year</th> <th>Land</th> <th>Imprv</th> <th>Total</th> <th>Cap Val</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>\$108,032</td> <td>\$188,802</td> <td>\$296,834</td> <td>\$286,491</td> </tr> <tr> <td>2022</td> <td>\$81,024</td> <td>\$181,794</td> <td>\$262,818</td> <td>\$260,447</td> </tr> <tr> <td>2021</td> <td>\$81,024</td> <td>\$155,746</td> <td>\$236,770</td> <td>\$236,770</td> </tr> </tbody> </table> <p align="center">Disclaimer</p> <p align="center">Tax Estimator</p> <p align="center">Report Storm Damage</p> <p align="center">Enter Income & Expense Survey Download Income & Expense Survey</p>					Year	Land	Imprv	Total	Cap Val	2023	\$108,032	\$188,802	\$296,834	\$286,491	2022	\$81,024	\$181,794	\$262,818	\$260,447	2021	\$81,024	\$155,746	\$236,770	\$236,770																												
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Parcel Information						Launch Interactive Map																																																				

Section
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CA002

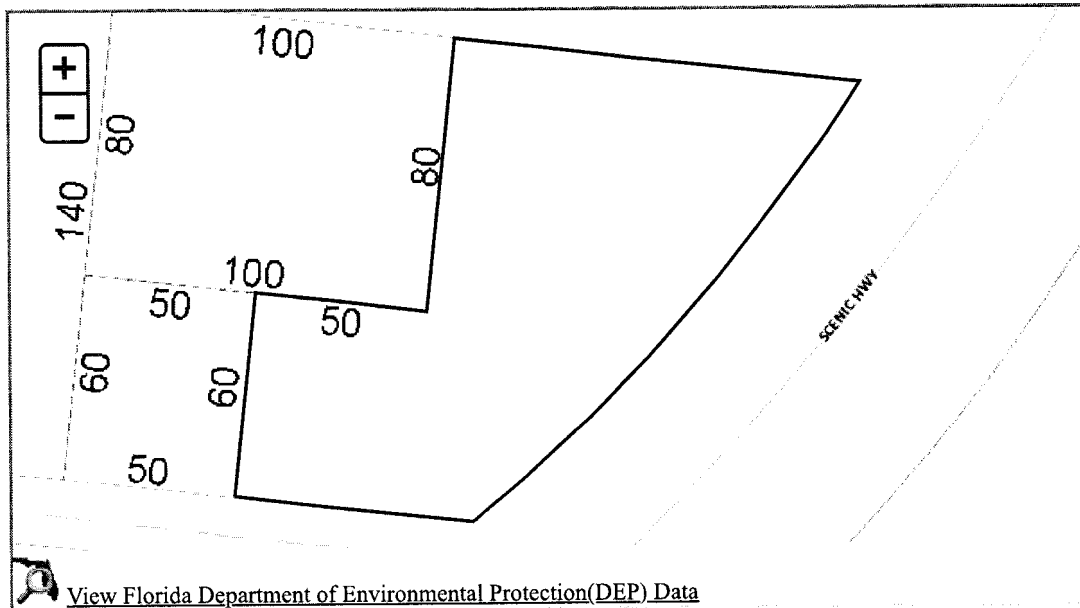
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Evacuation
& Flood
Information

[Open](#)
[Report](#)



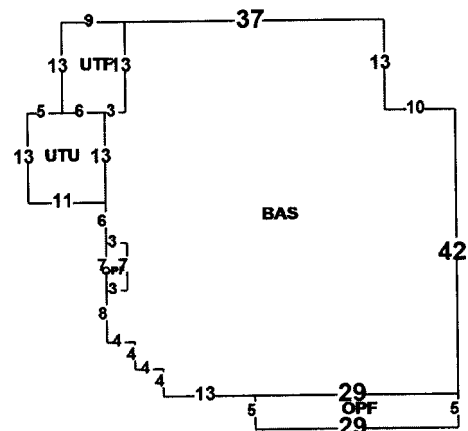
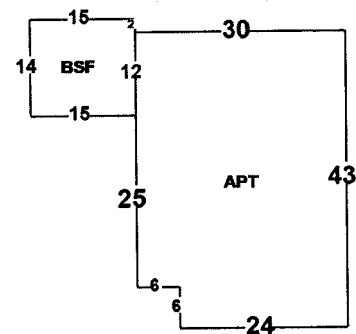
[View Florida Department of Environmental Protection\(DEP\) Data](#)


Buildings

Address: 615 SCENIC HWY, Year Built: 1988, Effective Year: 1988, PA Building ID#: 42561

Structural Elements

DECOR/MILLWORK-AVERAGE
DWELLING UNITS-1
EXTERIOR WALL-VINYL SIDING
FLOOR COVER-TILE/STAIN CONC/BRICK
FOUNDATION-SLAB ON GRADE
HEAT/AIR-CENTRAL H/AC
INTERIOR WALL-DRYWALL-PLASTER
NO. PLUMBING FIXTURES-10
NO. STORIES-2
ROOF COVER-DIMEN/ARCH SHNG
ROOF FRAMING-GABL/HIP COMBO
STORY HEIGHT-9
STRUCTURAL FRAME-WOOD FRAME



 Areas - 4402 Total SF

APARTMENT - 1254
BASE AREA - 2512
BASE SEMI FIN - 210
OPEN PORCH FIN - 166
UTILITY FIN - 117
UTILITY UNF - 143

Images



12/13/2021 12:00:00 AM

The primary use of the assessment data is for the preparation of the current year tax roll. No responsibility or liability is assumed for inaccuracies or errors.

Last Updated:05/07/2024 (tc.8271)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That ATCF II FLORIDA-A LLC holder of Tax Certificate No. 00271, issued the 1st day of June, A.D., 2022 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:

**LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480
LESS STATE RD NO 8 R/W LAW 64/648**

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 013155100 (0325-42)

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

CONSTANT COFFEE OF PENSACOLA LLC

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** Wednesday in the month of March, which is the **5th** day of **March 2025**.

Dated this 13th day of May 2024.

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

PAM CHILDERS
CLERK OF THE CIRCUIT COURT
ARCHIVES AND RECORDS
CHILDSUPPORT
CIRCUIT CIVIL
CIRCUIT CRIMINAL
COUNTY CIVIL
COUNTY CRIMINAL
DOMESTIC RELATIONS
FAMILY LAW
JURY ASSEMBLY
JUVENILE
MENTAL HEALTH
MIS
OPERATIONAL SERVICES
PROBATE
TRAFFIC



**COUNTY OF ESCAMBIA
OFFICE OF THE
CLERK OF THE CIRCUIT COURT**

**BRANCH OFFICES
ARCHIVES AND RECORDS
JUVENILE DIVISION
CENTURY**

CLERK TO THE BOARD OF
COUNTY COMMISSIONERS
OFFICIAL RECORDS
COUNTY TREASURY
AUDITOR

**PAM CHILDERS, CLERK OF THE CIRCUIT COURT
Tax Certificate Redeemed From Sale
Account: 013155100 Certificate Number: 000271 of 2022**

**Payor: LITVAK BEASLEY WILSON & BALL LLP 40 PALAFOX PL STE 300 PENSACOLA FL 32502
Date 9/16/2024**

Clerk's Check #	2.0240913004996E+15	Clerk's Total	\$531.24
Tax Collector Check #	1	Tax Collector's Total	\$25,186.20
		Postage	\$100.00
		Researcher Copies	\$0.00
		Recording	\$10.00
		Prep Fee	\$7.00
		Total Received	\$25,834.44

**PAM CHILDERS
Clerk of the Circuit Court**

Received By: _____
Deputy Clerk

Reduced
\$ 23428.17

[Signature]

**Escambia County Government Complex • 221 Palafox Place Ste 110 • PENSACOLA, FLORIDA 32502
(850) 595-3793 • FAX (850) 595-4827 • <http://www.clerk.co.escambia.fl.us>**



PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone: 850-466-3077

THE ATTACHED REPORT IS ISSUED TO:

SCOTT LUNSFORD, ESCAMBIA COUNTY TAX COLLECTOR

TAX ACCOUNT #: 01-3155-100 CERTIFICATE #: 2022-271

THIS REPORT IS NOT TITLE INSURANCE. THE LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT IS LIMITED TO THE PERSON(S) EXPRESSLY IDENTIFIED BY NAME IN THE PROPERTY INFORMATION REPORT AS THE RECIPIENT(S) OF THE PROPERTY INFORMATION REPORT.

The attached Report prepared in accordance with the instructions given by the user named above includes a listing of the owner(s) of record of the land described herein together with current and delinquent ad valorem tax information and a listing and copies of all open or unsatisfied leases, mortgages, judgments and encumbrances recorded in the Official Record Books of Escambia County, Florida that appear to encumber the title to said land as listed on page 2 herein. It is the responsibility of the party named above to verify receipt of each document listed. If a copy of any document listed is not received, the office issuing this Report must be contacted immediately.

This Report is subject to: Current year taxes; taxes and assessments due now or in subsequent years; oil, gas, and mineral or any subsurface rights of any kind or nature; easements, restrictions and covenants of record; encroachments, overlaps, boundary line disputes, and any other matters that would be disclosed by an accurate survey and inspection of the premises.

This Report does not insure or guarantee the validity or sufficiency of any document attached, nor is it to be considered a title insurance policy, an opinion of title, a guarantee of title, or as any other form of guarantee or warranty of title.

Use of the term "Report" herein refers to the Property Information Report and the documents attached hereto.

Period Searched: November 20, 2004 to and including November 20, 2024 Abstractor: Mike Campbell

BY

Michael A. Campbell,
As President
Dated: November 22, 2024

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

November 22, 2024

Tax Account #: **01-3155-100**

1. The Grantee(s) of the last deed(s) of record is/are: **JAH Hospitality Group, LLC, a Florida limited liability company**

By Virtue of Warranty Deed recorded 9/13/2024 in OR 9203/1160

2. The land covered by this Report is: **See Attached Exhibit "A"**
3. The following unsatisfied mortgages, liens, and judgments affecting the land covered by this Report appear of record:
- a. **Mortgage in favor of Community Bank of Mississippi recorded 9/13/2024 in OR 9203/1163 along with Assignment of Rents and Leases at OR 9203/1173.**
 - b. **Mortgage in favor of Community Bank of Mississippi recorded 9/13/2024 in OR 9203/1181 along with Assignment of Rents and Leases at OR 9203/1191.**
 - c. **UCC Financing Statement in favor of Community Bank of Mississippi recorded 9/19/2024 in OR 9206/268.**
 - d. **Lien in favor of Emerald Coast Utilities Authority recorded 02/15/2018 – OR 7854/1746**

4. Taxes:

Taxes for the year(s) 2021-2023 ARE PAID IN FULL.

Tax Account #: 01-3155-100

Assessed Value: \$286,491.00

Exemptions: NONE

5. We find the following HOA names in our search (if a condominium, the condo docs book and page are included for your review): **NONE**

Payment of any special liens/assessments imposed by City, County, and/or State.

Note: Escambia County and/or local municipalities may impose special liens/assessments. These liens/assessments are not discovered in a title search or shown above. These special assessments typically create a lien on real property. The entity that governs subject property must be contacted to verify payment status.

PERDIDO TITLE & ABSTRACT, INC.
PROPERTY INFORMATION REPORT
3050 Concho Drive, Pensacola, Florida 32507 | Phone 850-466-3077

Scott Lunsford
Escambia County Tax Collector
P.O. Box 1312
Pensacola, FL 32591

CERTIFICATION: TITLE SEARCH FOR TDA

TAX DEED SALE DATE:	<u>MAR 5, 2025</u>
TAX ACCOUNT #:	<u>01-3155-100</u>
CERTIFICATE #:	<u>2022-271</u>

In compliance with Section 197.522, 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	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify City of Pensacola, P.O. Box 12910, 32521
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Notify Escambia County, 190 Governmental Center, 32502
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Homestead for <u>2023</u> tax year.

CONSTANT COFFEE OF PENSACOLA, LLC
615 SCENIC HIGHWAY
PENSACOLA, FL 32503

EMERALD COAST UTILITIES AUTHORITY
9255 STURDEVANT STREET
PENSACOLA, FL 32514

JAH HOSPITALITY GROUP LLC
5555 H NORTH DAVIS HWY
PENSACOLA, FL 32503

COMMUNITY BANK OF MISSISSIPPI
325 MAXEY DRIVE
BRANDON, MS 39042

Certified and delivered to Escambia County Tax Collector, this 22nd day of November, 2024.

PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As It's President

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

PROPERTY INFORMATION REPORT

November 22, 2024

Tax Account #:01-3155-100

**LEGAL DESCRIPTION
EXHIBIT "A"**

**LTS 19 TO 22 & S 60 FT OF LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P
1480 LESS STATE RD NO 8 R/W LAW 64/648**

SECTION 05, TOWNSHIP 2 S, RANGE 29 W

TAX ACCOUNT NUMBER 01-3155-100(0325-42)

**Recorded in Public Records 9/13/2024 2:15 PM OR Book 9203 Page 1160,
Instrument #2024070340, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00 Deed Stamps \$3,150.00**

Prepared by:

Kramer A. Litvak

Litvak Beasley Wilson & Ball, LLP

40 South Palafox Place, Suite 300

Pensacola, Florida 32502

File Number: 24-0123KAL

Consideration: \$450,000.00

General Warranty Deed

Made this September 12, 2024 A.D., By **Constant Coffee of Pensacola, LLC, a Florida limited liability company**, whose address is 4655 Baywoods Drive, Pensacola, Florida 32504 hereinafter called the grantor, to **JAH Hospitality Group LLC, a Florida limited liability company**, whose address is 5555-H North Davis Highway, Pensacola, Florida 32503, hereinafter called the grantee:

(Whenever 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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Escambia County, Florida, viz:

See attached Exhibit A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **052S295905019022**

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.

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, 2023.

[SIGNATURE PAGE FOLLOWS]

BK: 9203 PG: 1161

Prepared by:

Kramer A. Litvak

Litvak Beasley Wilson & Ball, LLP

40 South Palafox Place, Suite 300

Pensacola, Florida 32502

File Number: 24-0123KAL

Consideration: \$450,000.00

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:

Annabelle
 Witness Printed Name Annabelle Predmore
 Address: 40 S. Palafox Pl. Suite 300
Pensacola, FL 32502

JW
 Witness Printed Name Jake Wetters
 Address: 40 S. Palafox Place, Suite 300
Pensacola, FL 32502

Constant Coffee of Pensacola, LLC, a Florida limited liability company

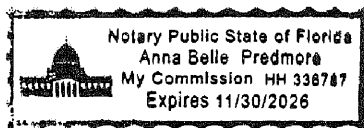
Philip B. Switzer
 By: Philip B. Switzer
 Its: Manager

Jason Lamar Switzer
 By: Jason Lamar Switzer
 Its: Manager

State of Florida

County of Escambia

The foregoing instrument was acknowledged before me, by ✓ physical presence or online notarization, this 12th day of September, 2024, by Philip B. Switzer and Jason Lamar Switzer, each as Manager of Constant Coffee of Pensacola, LLC, a Florida limited liability company, who are personally known to me or who have produced FDL as identification.



Annabelle
 Notary Public

BK: 9203 PG: 1162 Last Page

Prepared by:

Kramer A. Litvak

Litvak Beasley Wilson & Ball, LLP

40 South Palafox Place, Suite 300

Pensacola, Florida 32502

File Number: 24-0123KAL

Consideration: \$450,000.00

Exhibit "A"

Parcel ID: 052S295905019022

The following piece, parcel or tract of land situate, lying and being in the County of Escambia and State of Florida and being more particularly described as follows:

Lots 19-22 and South 60 feet of Lots 23 and 24, Block 22, East Pensacola, more particularly described as follows: Begin at the Northeast corner of Lot 23, Block 22, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola as drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page 520 of the Public Records of Escambia County, Florida; thence go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Strong Street (60 foot right of way) a distance of 118.18 feet to the Westerly right of way line of Cervantes Street (50 foot right of way); thence go South 29 degrees 31 minutes 45 seconds West along the Westerly right of way of Cervantes Street a distance of 14.05 feet to a Point of Curvature; thence go along the curve to the right having a radius of 533.69 feet, an arc distance of 158.02 feet (Chord = 157.44 feet; Chord Bearing = South 38 degrees 44 minutes 14 seconds West) to a point on the curved right of way line of Cervantes Street and the North side of a 20 foot wide alley; thence go North 87 degrees 11 minutes 00 seconds West a distance of 69.50 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go South 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 80.00 feet to the Point of Beginning. The above described Parcel of land is situated in Section 5, Township 2 South, Range 29 West, Escambia County, Florida.

Recorded in Public Records 9/13/2024 2:15 PM OR Book 9203 Page 1163,
Instrument #2024070341, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$86.50 MTG Stamps \$1,697.50 Int. Tax \$970.00

RECORDATION REQUESTED BY:

Community Bank of Mississippi
Pensacola Office
1905 Community Bank Way
Flowood, MS 39232

WHEN RECORDED MAIL TO:

Community Bank of Mississippi
P.O. Box 2019
Brandon, MS 39043

SEND TAX NOTICES TO:

Community Bank of Mississippi
325 Maxey Drive
Brandon, MS 39042

This Mortgage prepared by:

Name: Joanna Sykes
Company: Community Bank of Mississippi
Address: 1905 Community Bank Way, Flowood, MS 39232



MORTGAGE

THIS MORTGAGE dated September 12, 2024, is made and executed between JAH Hospitality Group LLC, a Florida limited liability company, whose address is 615 Scenic Hwy, Pensacola, FL 32503-6719 (referred to below as "Grantor") and Community Bank of Mississippi, whose address is 1905 Community Bank Way, Flowood, MS 39232 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

See Exhibit "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 615 Scenic Hwy, Pensacola, FL 32503.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

FLOOD INSURANCE CROSS-COLLATERALIZATION WAIVER. Notwithstanding anything in this [Mortgage][Deed of Trust] to the contrary, if the Real Property is situated in an area now or hereafter designated by the Federal Emergency Management Agency as a "Special Flood Hazard Area," then this [Mortgage][Deed of Trust] and the Real Property will not secure any obligations, debts or liabilities of the Grantor to the Lender or claims by Lender against the Grantor or future advances or loans by the Lender to the Grantor other than, in each case, (i) the Note, (ii) all principal, interest and other amounts, costs and expenses payable under the Note or under this Mortgage or Deed of Trust or the other loan documents executed in connection with the Note and all renewals, extensions, modifications, consolidations and substitutions of the Note or such loan documents, (iii) any future advances by the Lender under the Note and (iv) any claims by the Lender against the Grantor related to the Note or this Mortgage or Deed of Trust or the other loan documents executed in connection with the Note and all renewals, extensions, modifications, consolidations and substitutions of the Note or such loan documents.

THIS MORTGAGE, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF \$485,000.00, THE RELATED DOCUMENTS, AND THIS MORTGAGE. THIS MORTGAGE IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Mortgage, Grantor shall pay to Lender all amounts secured by this Mortgage as they become due and shall strictly perform all of Grantor's obligations under this Mortgage.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

BK: 9203 PG: 1171

Loan No: 24459224

**MORTGAGE
(Continued)**

Page 9

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

JAH HOSPITALITY GROUP LLC

By: 

Jordan Leann Hewes, Member of JAH Hospitality Group LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENTSTATE OF Florida

)

COUNTY OF Escambia

) SS

)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24 day of September, 2024 by Jordan Leann Hewes, Member of JAH Hospitality Group LLC, member (or agent), on behalf of JAH Hospitality Group LLC, a limited liability company. He or she is personally known to me or has produced FL D.L. as identification. 24 12th

(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)



BK: 9203 PG: 1172 Last Page

Loan No: 24459224

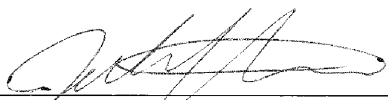
Attached to and forming part of Mortgage in the name of JAH Hospitality Group LLC, a Florida limited liability company.

Exhibit "A"

Lots 19-22 and South 60 feet of Lots 23 and 24, Block 22, East Pensacola, more particularly described as follows: Begin at the Northeast corner of Lot 23, Block 22, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola as drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page 520 of the Public Records of Escambia County, Florida; thence go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Strong Street (60 foot right of way) a distance of 118.18 feet to the Westerly right of way line of Cervantes Street (50 foot right of way); thence go South 29 degrees 31 minutes 45 seconds West along the Westerly right of way of Cervantes Street a distance of 14.05 feet to a Point of Curvature; thence go along the curve to the right having a radius of 533.69 feet, an arc distance of 158.02 feet (Chord = 157.44 feet; Chord Bearing = South 38 degrees 44 minutes 14 seconds West) to a point on the curved right of way line of Cervantes Street and the North side of a 20 foot wide alley; thence go North 87 degrees 11 minutes 00 seconds West a distance of 69.50 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go South 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 80.00 feet to the Point of Beginning. The above described Parcel of land is situated in Section 5, Township 2 South, Range 29 West, Escambia County, Florida.

Signed for Identification:

JAH Hospitality Group LLC


By: Jordan Leann Hewes, Member

**Recorded in Public Records 9/13/2024 2:16 PM OR Book 9203 Page 1173,
Instrument #2024070342, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$69.50**

RECORDATION REQUESTED BY:

**Community Bank of Mississippi, 1905 Community Bank Way, Flowood, MS 39232,
(601) 919-4200**

WHEN RECORDED MAIL TO:

Community Bank of Mississippi, P.O. Box 2019, Brandon, MS 39043 (601)706-0140

SEND TAX NOTICES TO:

Community Bank of Mississippi, 325 Maxey Dr., Brandon, MS 39042 (601) 706-0511

This ASSIGNMENT OF LEASES AND RENTS prepared by: Joanna Sykes,

**Community Bank of Mississippi, 1905 Community Bank Way, Flowood, MS 39232,
(601) 919-4200**

ASSIGNMENT OF LEASES and RENTS

1. DATE AND PARTIES. The date of this Assignment of Leases and Rents ("Agreement") is the 12th day of September, 2024, and the parties are the following:

**GRANTOR: JAH Hospitality Group LLC
615 Scenic Hwy
Pensacola, FL 32503
850-449-0373**

BANK: Community Bank of Mississippi, 1905 Community Bank Way, Flowood, MS 39232 (601)919-4200

2. OBLIGATIONS DEFINED. The term "Obligations" is hereby defined to include the following:

BK: 9203 PG: 1179

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

Florida documentary stamp tax required by law in the amount of \$1,697.50 has been paid or will be paid directly to the Department of Revenue

GRANTOR: Business

JAH Hospitality Group LLC



Name: Jordan Leann Hewes

Title: Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

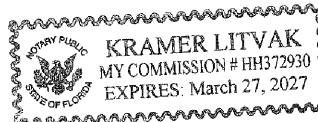
STATE OF Florida

COUNTY OF Escambia

By means of physical presence appeared before me, the undersigned authority in and for the said county and state, on this 12th day of September, 2024, within my jurisdiction, the within named Jordan Leann Hewes, who acknowledged to me that (he)(she) is Member (member Manager) of JAH Hospitality Group, LLC (name of LLC), a Florida (state where LLC is located) Member (member/ manager) -managed limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.


NOTARY PUBLIC

My Commission Expires:



BK: 9203 PG: 1180 Last Page

Loan No: 24459224

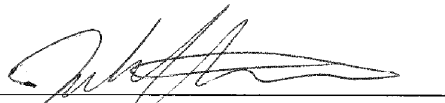
Attached to and forming part of Assignment of Leases and Rents in the name of JAH Hospitality Group LLC, a Florida limited liability company.

Exhibit "A"

Lots 19-22 and South 60 feet of Lots 23 and 24, Block 22, East Pensacola, more particularly described as follows: Begin at the Northeast corner of Lot 23, Block 22, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola as drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page 520 of the Public Records of Escambia County, Florida; thence go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Strong Street (60 foot right of way) a distance of 118.18 feet to the Westerly right of way line of Cervantes Street (50 foot right of way); thence go South 29 degrees 31 minutes 45 seconds West along the Westerly right of way of Cervantes Street a distance of 14.05 feet to a Point of Curvature; thence go along the curve to the right having a radius of 533.69 feet, an arc distance of 158.02 feet (Chord = 157.44 feet; Chord Bearing = South 38 degrees 44 minutes 14 seconds West) to a point on the curved right of way line of Cervantes Street and the North side of a 20 foot wide alley; thence go North 87 degrees 11 minutes 00 seconds West a distance of 69.50 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go South 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 80.00 feet to the Point of Beginning. The above described Parcel of land is situated in Section 5, Township 2 South, Range 29 West, Escambia County, Florida.

Signed for Identification:

JAH Hospitality Group LLC



By: Jordan Leann Hewes, Member

Recorded in Public Records 9/13/2024 2:16 PM OR Book 9203 Page 1181,
Instrument #2024070343, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$86.50 MTG Stamps \$1,358.00 Int. Tax \$776.00

RECORDATION REQUESTED BY:

Community Bank of Mississippi
Pensacola Office
1905 Community Bank Way
Flowood, MS 39232

WHEN RECORDED MAIL TO:

Community Bank of Mississippi
P.O. Box 2019
Brandon, MS 39043

SEND TAX NOTICES TO:

Community Bank of Mississippi
325 Maxey Drive
Brandon, MS 39042

This Mortgage prepared by:

Name: Joanna Sykes
Company: Community Bank of Mississippi
Address: 1905 Community Bank Way, Flowood, MS 39232



MORTGAGE FUTURE ADVANCES

MAXIMUM LIEN. The total amount of indebtedness secured by this Mortgage may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$776,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

THIS MORTGAGE dated September 12, 2024, is made and executed between JAH Hospitality Group LLC, a Florida limited liability company, whose address is 615 Scenic Hwy, Pensacola, FL 32503-6719 (referred to below as "Grantor") and Community Bank of Mississippi, whose address is 1905 Community Bank Way, Flowood, MS 39232 (referred to below as "Lender").

GRANT OF MORTGAGE. For valuable consideration, Grantor mortgages to Lender all of Grantor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters, (the "Real Property") located in Escambia County, State of Florida:

See Exhibit "A", which is attached to this Mortgage and made a part of this Mortgage as if fully set forth herein.

The Real Property or its address is commonly known as 615 Scenic Hwy, Pensacola, FL 32503.

Grantor presently assigns to Lender all of Grantor's right, title, and interest in and to all present and future leases of the Property and all Rents from the Property. In addition, Grantor grants to Lender a Uniform Commercial Code security interest in the Personal Property and Rents.

FUTURE ADVANCES. In addition to the Note, this Mortgage secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Mortgage secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor within twenty (20) years of the date of this Mortgage, together with all interest thereon.

FLOOD INSURANCE CROSS-COLLATERALIZATION WAIVER. Notwithstanding anything in this [Mortgage][Deed of Trust] to the contrary, if the Real Property is situated in an area now or hereafter designated by the Federal Emergency Management Agency as a "Special Flood Hazard Area," then this [Mortgage][Deed of Trust] and the Real Property will not secure any obligations, debts or liabilities of the Grantor to the Lender or claims by Lender against the Grantor or future advances or loans by the Lender to the Grantor other than, in each case, (i)

BK: 9203 PG: 1189

Loan No: 24471641

**MORTGAGE
(Continued)**

Page 9

Property. The word "Property" means collectively the Real Property and the Personal Property.

Real Property. The words "Real Property" mean the real property, interests and rights, as further described in this Mortgage.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, environmental agreements, guaranties, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all present and future rents, revenues, income, issues, royalties, profits, and other benefits derived from the Property.

GRANTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MORTGAGE, AND GRANTOR AGREES TO ITS TERMS.

GRANTOR:

JAH HOSPITALITY GROUP LLC

By:

[Signature]
Jordan Leann Hewes, Member of JAH Hospitality Group LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF

Florida

)

) SS

COUNTY OF

Escambia

)

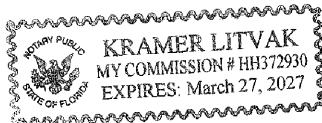
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12th day of September, 2024 by Jordan Leann Hewes, Member of JAH Hospitality Group LLC, member (or agent), on behalf of JAH Hospitality Group LLC, a limited liability company. He or she is personally known to me or has produced FL D.L. as identification.

[Signature]
(Signature of Person Taking Acknowledgment)

(Name of Acknowledger Typed, Printed or Stamped)

(Title or Rank)

(Serial Number, if any)



BK: 9203 PG: 1190 Last Page

Loan No: 24471641

Attached to and forming part of Mortgage in the name of JAH Hospitality Group LLC, a Florida limited liability company.

Exhibit "A"

Lots 19-22 and South 60 feet of Lots 23 and 24, Block 22, East Pensacola, more particularly described as follows: Begin at the Northeast corner of Lot 23, Block 22, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola as drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page 520 of the Public Records of Escambia County, Florida; thence go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Strong Street (60 foot right of way) a distance of 118.18 feet to the Westerly right of way line of Cervantes Street (50 foot right of way); thence go South 29 degrees 31 minutes 45 seconds West along the Westerly right of way of Cervantes Street a distance of 14.05 feet to a Point of Curvature; thence go along the curve to the right having a radius of 533.69 feet, an arc distance of 158.02 feet (Chord = 157.44 feet; Chord Bearing = South 38 degrees 44 minutes 14 seconds West) to a point on the curved right of way line of Cervantes Street and the North side of a 20 foot wide alley; thence go North 87 degrees 11 minutes 00 seconds West a distance of 69.50 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go South 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 80.00 feet to the Point of Beginning. The above described Parcel of land is situated in Section 5, Township 2 South, Range 29 West, Escambia County, Florida.

Signed for Identification:

JAH Hospitality Group LLC



By: Jordan Leann Hewes, Member

**Recorded in Public Records 9/13/2024 2:16 PM OR Book 9203 Page 1191,
Instrument #2024070344, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$69.50**

RECORDATION REQUESTED BY:

**Community Bank of Mississippi, 1905 Community Bank Way, Flowood, MS 39232,
(601) 919-4200**

WHEN RECORDED MAIL TO:

Community Bank of Mississippi, P.O. Box 2019, Brandon, MS 39043 (601)706-0140

SEND TAX NOTICES TO:

Community Bank of Mississippi, 325 Maxey Dr., Brandon, MS 39042 (601) 706-0511

This ASSIGNMENT OF LEASES AND RENTS prepared by: Joanna Sykes,

**Community Bank of Mississippi, 1905 Community Bank Way, Flowood, MS 39232,
(601) 919-4200**

ASSIGNMENT OF LEASES and RENTS

MAXIMUM LIEN. The total amount of indebtedness secured by this Assignment of Leases and Rents may decrease or increase from time to time, but the maximum amount of principal indebtedness which may be outstanding at any one time shall not exceed \$776,000.00, plus interest, and amounts expended or advanced by Lender for the payment of taxes, levies or insurance on the Property, and interest on such amounts.

1. DATE AND PARTIES. The date of this Assignment of Leases and Rents ("Agreement") is the 12th day of September, 2024, and the parties are the following:

GRANTOR: JAH Hospitality Group LLC
615 Scenic Hwy
Pensacola, FL 32503
850-449-0373

BANK: Community Bank of Mississippi, 1905 Community Bank Way, Flowood, MS 39232 (601)919-4200

BK: 9203 PG: 1197

(a)When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law.

(b)Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control, penalty, tax or liability. No Borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan.

Any clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

Florida documentary stamp tax required by law in the amount of \$1,358.00 has been paid or will be paid directly to the Department of Revenue

GRANTOR: Business

JAH Hospitality Group LLC

Name: Jordan Leann Hewes

Title: Member

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF

Florida

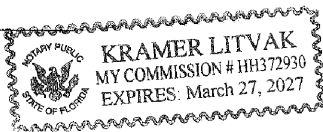
COUNTY OF

Escambia

By means of physical presence appeared before me, the undersigned authority in and for the said county and state, on this 12th day of September 2024, within my jurisdiction, the within named Jordan Leann Hewes, who acknowledged to me that (he)(she) is Member (member Manager) of JAH Hospitality Group, LLC (name of LLC), a Florida (state where LLC is located) member (member/ manager) -managed limited liability company, and that for and on behalf of said limited liability company, and as the act and deed of said limited liability company, (he)(she) executed the above and foregoing instrument, after first having been duly authorized by said limited liability company so to do.

NOTARY PUBLIC

My Commission Expires:



BK: 9203 PG: 1198 Last Page

Loan No: 24471641

Attached to and forming part of Assignment of Leases and Rents in the name of JAH Hospitality Group LLC, a Florida limited liability company.

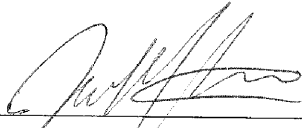
Exhibit "A"

The following piece, parcel or tract of land situate, lying and being in the County of Escambia and State of Florida and being more particularly described as follows:

Lots 19-22 and South 60 feet of Lots 23 and 24, Block 22, East Pensacola, more particularly described as follows: Begin at the Northeast corner of Lot 23, Block 22, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola as drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page 520 of the Public Records of Escambia County, Florida; thence go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Strong Street (60 foot right of way) a distance of 118.18 feet to the Westerly right of way line of Cervantes Street (50 foot right of way); thence go South 29 degrees 31 minutes 45 seconds West along the Westerly right of way of Cervantes Street a distance of 14.05 feet to a Point of Curvature; thence go along the curve to the right having a radius of 533.69 feet, an arc distance of 158.02 feet (Chord = 157.44 feet; Chord Bearing = South 38 degrees 44 minutes 14 seconds West) to a point on the curved right of way line of Cervantes Street and the North side of a 20 foot wide alley; thence go North 87 degrees 11 minutes 00 seconds West a distance of 69.50 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go South 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 80.00 feet to the Point of Beginning. The above described Parcel of land is situated in Section 5, Township 2 South, Range 29 West, Escambia County, Florida.

Signed for Identification:

JAH Hospitality Group LLC


By: Jordan Leann Hewes, Member

Recorded in Public Records 9/19/2024 12:19 PM OR Book 9206 Page 268,
Instrument #2024071815, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$27.00

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 25883 - COMMUNITY <div style="display: flex; justify-content: space-between;"><div>Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071</div><div>100790073 FLFL FIXTURE</div></div> <div style="text-align: center; margin-top: 10px;">File with: Escambia, FL</div>	
THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY	

1. **DEBTOR'S NAME:** Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME JAH Hospitality Group LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 615 Scenic Hwy		CITY Pensacola	STATE FL	POSTAL CODE 32503-6719
			COUNTRY USA	

2. **DEBTOR'S NAME:** Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
			COUNTRY	

3. **SECURED PARTY'S NAME** (or NAME OF ASSIGNEE OF ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Community Bank of Mississippi				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 1905 Community Bank Way		CITY Flowood	STATE MS	POSTAL CODE 39232
			COUNTRY USA	

4. **COLLATERAL:** This financing statement covers the following collateral:

All Fixtures, Furniture, Equipment, Inventory, Accounts, Chattel Paper, General Intangibles, and Assignment of Leases and Rents located at 615 Scenic Highway, Pensacola, FL 32503; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing. The Loan secured by this lien was made under a United States Small Business Administration (SBA) nationwide program which used tax dollars to assist small business owners. If the United States is seeking to enforce this document, then under SBA regulations: (A) When SBA is the holder of the Note, this document and all documents evidencing or securing this Loan will be construed in accordance with federal law (B) Lender or SBA may use local or state procedures for purposes such as filing papers, recording documents, giving notice, foreclosing liens, and other purposes. By using these procedures, SBA does not waive any federal immunity from local or state control penalty, tax or liability. No borrower or Guarantor may claim or assert against SBA any local or state law to deny any obligation of Borrower, or defeat any claim of SBA with respect to this Loan. (C) Any Clause in this document requiring arbitration is not enforceable when SBA is the holder of the Note secured by this instrument.

☒ All documentary stamps due and payable
or to become due and payable pursuant to s. 201.22, F.S. have been paid

☐ Florida documentary stamp tax is not required

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. **ALTERNATIVE DESIGNATION** (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. **OPTIONAL FILER REFERENCE DATA:**

100790073

Community Bank of Mississippi

24459224

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11)

Prepared by Lien Solutions, P.O. Box 29071,
Glendale, CA 91209-9071 Tel (800) 331-3282

BK: 9206 PG: 269

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

OR	9a. ORGANIZATION'S NAME JAH Hospitality Group LLC	
	9b. INDIVIDUAL'S SURNAME	
	FIRST PERSONAL NAME	
	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

OR	10a. ORGANIZATION'S NAME				
	10b. INDIVIDUAL'S SURNAME				
	INDIVIDUAL'S FIRST PERSONAL NAME				
	INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX
10c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

OR	11a. ORGANIZATION'S NAME					
	11b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
	11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

State: FL

17. MISCELLANEOUS: 100790073-FL-33 25883 - COMMUNITY BANCSHARES Community Bank of Mississippi File with: Escambia, FL Community Bank of Mississippi 24459224

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

Prepared by Lien Solutions, P.O. Box 29071,
Glendale, CA 91209-9071 Tel (800) 331-3282

BK: 9206 PG: 270 Last Page

Loan No: 24459224

Attached to and forming part of UCC Exhibit in the name of JAH Hospitality Group LLC

Exhibit "A"

Lots 19-22 and South 60 feet of Lots 23 and 24, Block 22, East Pensacola, more particularly described as follows: Begin at the Northeast corner of Lot 23, Block 22, East Pensacola, a subdivision of a portion of Section 5, Township 2 South, Range 29 West, in the City of Pensacola, Escambia County, Florida, as shown according to the revised map of East Pensacola as drawn by J.E. Kauser in January 1893, and recorded in Deed Book 77, Page 520 of the Public Records of Escambia County, Florida; thence go South 87 degrees 11 minutes 00 seconds East along the South right of way line of Strong Street (60 foot right of way) a distance of 118.18 feet to the Westerly right of way line of Cervantes Street (50 foot right of way); thence go South 29 degrees 31 minutes 45 seconds West along the Westerly right of way of Cervantes Street a distance of 14.05 feet to a Point of Curvature; thence go along the curve to the right having a radius of 533.69 feet, an arc distance of 158.02 feet (Chord = 157.44 feet; Chord Bearing = South 38 degrees 44 minutes 14 seconds West) to a point on the curved right of way line of Cervantes Street and the North side of a 20 foot wide alley; thence go North 87 degrees 11 minutes 00 seconds West a distance of 69.50 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet; thence go South 87 degrees 11 minutes 00 seconds East a distance of 50.00 feet; thence go North 02 degrees 49 minutes 00 seconds East a distance of 60.00 feet to the Point of Beginning. The above described Parcel of land is situated in Section 5, Township 2 South, Range 29 West, Escambia County, Florida.

This Instrument Was Prepared
By And Is To Be Returned To:
Charles Williams
Emerald Coast Utilities Authority
9255 Sturdevant Street
Pensacola, Florida 32514-0311



NOTICE OF LIEN

STATE OF FLORIDA COUNTY OF ESCAMBIA

Notice is hereby given that the EMERALD COAST UTILITIES AUTHORITY has a lien against the following described real property situated in Escambia County, Florida, for water, wastewater and/or sanitation service provided to the following customer:

LTS 19 TO 22 & S 60 FT LTS 23 & 24 BLK 22 EAST PENSACOLA PLAT DB 77 P 520 OR 6902 P 1480 LESS
STATE RD NO 8 R/W LAW 64/648

Customer: CONSTANT COFFEE OF PENSACOLA LLC

Account Number: 346605-62456

Amount of Lien: \$ 566.93, together with additional unpaid utility service charges, if any, which may accrue subsequent to the date of this notice and simple interest on unpaid charges at 18 percent per annum, or at such lesser rate as may be allowed by law.

This lien is imposed in accordance with Section 159.17, Florida Statutes, Chapter 92-248, Laws of Florida, as amended and Emerald Coast Utilities Authority Resolution 87-10, as amended, and this lien shall be prior to all other liens on such lands or premises except the lien of state, county, and municipal taxes and shall be on a parity with the lien of such state, county, and municipal taxes.

Provided however, that if the above-named customer has conveyed said property by means of deed recorded in the public records of Escambia County, Florida, prior to the recording of this instrument, or if the interest of the above-named customer is foreclosed by a proceeding in which notice of lis pendens has been filed prior to the recording of this instrument, this lien shall be void and of no effect.

Dated: 02/09/18

EMERALD COAST UTILITIES AUTHORITY

BY: [Signature]

STATE OF FLORIDA COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13th day of February, 2018, by Charles Williams of the Emerald Coast Utilities Authority, who is personally known to me and who did not take an oath.

[Signature]
John W. Gaines, II
Notary Public
State of Florida
My Commission Expires June 29, 2021
Commission No. 113682

[Signature]
Notary Public - State of Florida

RWK:ls
Revised 05/31/11