



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

0925.18

Part 1: Tax Deed Application Information

Applicant Name	FIG 20, LLC	Application date	Apr 16, 2025
Applicant Address	FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411		
Property description	VANSI LLC 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 210 CHIEFS WAY 07-4117-275 BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI ST LOUI (Full legal attached.)	Certificate #	2023 / 3401
		Date certificate issued	06/01/2023

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)
# 2023/3401	06/01/2023	2,781.07	139.05	2,920.12
→ Part 2: Total*				2,920.12

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)
# /					
Part 3: Total*					0.00

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)	2,920.12
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	2,483.81
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)	5,778.93

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:

Signature, Tax Collector or Designee

Escambia, Florida

Date April 21st, 2025

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

+6.25

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>09/03/2025</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.

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI ST LOUIS & FRISCO RR (100 FT R/W) 431 79/100 FT FOR POB CONT S 83 DEG 47 MIN 15 SEC W 229 13/100 FT TO A PT 470 FT & N 83 DEG 47 MIN 15 SEC E FROM SW COR OF PARCEL B N 2 DEG 57 MIN E 282 31/100 FT S 87 DEG 3 MIN E 191 51/100 FT S 86 DEG 3 MIN 15 SEC E 38 99/100 FT S 3 DEG 56 MIN 45 SEC W 245 32/100 FT TO POB ALSO BEG AT INTER OF E BDRY OF CORRY FIELD AND N BDRY OF FRISCO R/W N 83 DEG 47 MIN 15 SEC E ALG N R/W LI OF FRISCO R/W ALSO BEING S BDRY TWIN OAKS VILLAS S/D PB 8 P 89 1204 75/100 FT TO W R/W LI NEW WARRINGTON RD (200 FT R/W) S 3 DEG 56 MIN 45 SEC W ALG SD W R/W LI 101 59/100 FT TO S R/W LI OF SD R/W S 83 DEG 47 MIN 15 SEC W ALG S R/W LI OF SD RR ALSO BEING N R/W LI OF SD CORRY FIELD ENTRANCE RD (60 FT R/W) 1169 19/100 FT TO E BDRY OF CORRY FIELD N 16 DEG 17 MIN 0 SEC W ALG E BDRY OF SD CORRY FIELD 101 55/100 FT TO POB OR 7473 P 943 LESS BEG SE COR OF PARCEL B TWIN OAKS VILLA PB 8 P 89 S 03 DEG 56 MIN 45 SEC W ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 101.59 FT TO INTER OF N R/W LI OF CHIEFS WAY (60 FT R/W) S 83 DEG 47 MIN 15 SEC W ALG N R/W LI 304.80 FT N 03 DEG 58 MIN 45 SEC E 101.59 FT TO NLY R/W LI OF L & N RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG RR R/W 304.80 FT TO POB

APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512
R. 12/16

Application Number: 2500059

To: Tax Collector of ESCAMBIA COUNTY, Florida

I,
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411,

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
07-4117-275	2023/3401	06-01-2023	BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI ST LOUIS & FRISCO RR (100 FT R/W) 431 79/100 FT FOR POB CONT S 83 DEG 47 MIN 15 SEC W 229 13/100 FT TO A PT 470 FT & N 83 DEG 47 MIN 15 SEC E FROM SW COR OF PARCEL B N 2 DEG 57 MIN E 282 31/100 FT S 87 DEG 3 MIN E 191 51/100 FT S 86 DEG 3 MIN 15 SEC E 38 99/100 FT S 3 DEG 56 MIN 45 SEC W 245 32/100 FT TO POB ALSO BEG AT INTER OF E BDRY OF CORRY FIELD AND N BDRY OF FRISCO R/W N 83 DEG 47 MIN 15 SEC E ALG N R/W LI OF FRISCO R/W ALSO BEING S BDRY TWIN OAKS VILLAS S/D PB 8 P 89 1204 75/100 FT TO W R/W LI NEW WARRINGTON RD (200 FT R/W) S 3 DEG 56 MIN 45 SEC W ALG SD W R/W LI 101 59/100 FT TO S R/W LI OF SD R/W S 83 DEG 47 MIN 15 SEC W ALG S R/W LI OF SD RR ALSO BEING N R/W LI OF SD CORRY FIELD ENTRANCE RD (60 FT R/W) 1169 19/100 FT TO E BDRY OF CORRY FIELD N 16 DEG 17 MIN 0 SEC W ALG E BDRY OF SD CORRY FIELD 101 55/100 FT TO POB OR 7473 P 943 LESS BEG SE COR OF PARCEL B TWIN OAKS VILLA PB 8 P 89 S 03 DEG 56 MIN 45 SEC W ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 101.59 FT TO INTER OF N R/W LI OF CHIEFS WAY (60 FT R/W) S 83 DEG 47 MIN 15 SEC W ALG N R/W LI 304.80 FT N 03 DEG 58 MIN 45 SEC E 101.59 FT TO NLY R/W LI OF L & N RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG RR R/W 304.80 FT TO POB

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
FIG 20, LLC
FIG 20, LLC FBO SEC PTY
PO BOX 12225
NEWARK, NJ 07101-3411

04-16-2025
Application Date

Applicant's signature



Gary "Bubba" Peters

Escambia County Property Appraiser

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[Tangible Property Search](#)

[Sale List](#)



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← Nav. Mode ☒ Account ☐ Parcel ID →

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General Information		Assessments				
Parcel ID:	3725305002000057	Year	Land	Imprv	Total	Cap Val
Account:	074117275	2024	\$185,280	\$0	\$185,280	\$185,280
Owners:	VANSI LLC	2023	\$185,280	\$0	\$185,280	\$185,280
Mail:	3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506	2022	\$185,678	\$0	\$185,678	\$185,678
Situs:	210 CHIEFS WAY 32506	Disclaimer				
Use Code:	VACANT COMMERCIAL 🔑	Tax Estimator				
Taxing Authority:	COUNTY MSTU	Change of Address				
Tax Inquiry:	Open Tax Inquiry Window	File for Exemption(s) Online				
Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector		Report Storm Damage				

Sales Data Type List: 🔑							2024 Certified Roll Exemptions	
Sale Date	Book	Page	Value	Type	Multi Parcel	Records	None	
02/02/2016	7473	943	\$2,925,100	WD	Y	📄	Legal Description BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI ST LOUIS & FRISCO... 🔑	
03/18/2014	7148	1304	\$2,350,000	WD	Y	📄		
03/24/2010	6575	394	\$1,405,000	WD	Y	📄		
12/1988	2642	82	\$275,000	QC	N	📄		
06/1986	2239	718	\$50,000	WD	N	📄		
Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Extra Features	
							None	

Parcel Information		Launch Interactive Map
Section	<div><div>+</div><div>-</div></div>	
Map Id:		
<u>CA183</u>		
Approx. Acreage:		
3.1770		
Zoned: 		
Com		
Evacuation & Flood Information		
<u>Open Report</u>		
	<u>View Florida Department of Environmental Protection(DEP) Data</u>	

Buildings

Images



2/10/2015 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:04/25/2025 (tc.2492)

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03401**, issued the **1st** day of **June, A.D., 2023** 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 30 W

TAX ACCOUNT NUMBER 074117275 (0925-18)

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

VANSI 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 September, which is the **3rd day of September 2025**.

Dated this 14th day of May 2025.

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 PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI ST LOUIS & FRISCO RR (100 FT R/W) 431 79/100 FT FOR POB CONT S 83 DEG 47 MIN 15 SEC W 229 13/100 FT TO A PT 470 FT & N 83 DEG 47 MIN 15 SEC E FROM SW COR OF PARCEL B N 2 DEG 57 MIN E 282 31/100 FT S 87 DEG 3 MIN E 191 51/100 FT S 86 DEG 3 MIN 15 SEC E 38 99/100 FT S 3 DEG 56 MIN 45 SEC W 245 32/100 FT TO POB ALSO BEG AT INTER OF E BDRY OF CORRY FIELD AND N BDRY OF FRISCO R/W N 83 DEG 47 MIN 15 SEC E ALG N R/W LI OF FRISCO R/W ALSO BEING S BDRY TWIN OAKS VILLAS S/D PB 8 P 89 1204 75/100 FT TO W R/W LI NEW WARRINGTON RD (200 FT R/W) S 3 DEG 56 MIN 45 SEC W ALG SD W R/W LI 101 59/100 FT TO S R/W LI OF SD R/W S 83 DEG 47 MIN 15 SEC W ALG S R/W LI OF SD RR ALSO BEING N R/W LI OF SD CORRY FIELD ENTRANCE RD (60 FT R/W) 1169 19/100 FT TO E BDRY OF CORRY FIELD N 16 DEG 17 MIN 0 SEC W ALG E BDRY OF SD CORRY FIELD 101 55/100 FT TO POB OR 7473 P 943 LESS BEG SE COR OF PARCEL B TWIN OAKS VILLA PB 8 P 89 S 03 DEG 56 MIN 45 SEC W ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 101.59 FT TO INTER OF N R/W LI OF CHIEFS WAY (60 FT R/W) S 83 DEG 47 MIN 15 SEC W ALG N R/W LI 304.80 FT N 03 DEG 58 MIN 45 SEC E 101.59 FT TO NLY R/W LI OF L & N RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG RR R/W 304.80 FT TO POB

PERDIDO TITLE SOLUTIONS

Precise · Professional · Proven

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 #: 07-4117-275 CERTIFICATE #: 2023-3401

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 encumber the title to said land as listed on page 2 herein.

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.

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 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: June 18, 2005 to and including June 18, 2025 Abstractor: Andrew Hunt

BY



Michael A. Campbell,
As President
Dated: June 19, 2025

PROPERTY INFORMATION REPORT
CONTINUATION PAGE

June 19, 2025

Tax Account #: **07-4117-275**

1. The Grantee(s) of the last deed(s) of record is/are: **VANSI LLC**

By Virtue of Warranty Deed recorded 2/3/2016 in OR 7473/943

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 Administrator of the U.S. Small Business Administration recorded 11/20/2020 – OR 8401/1474**
- b. **Code Enforcement Lien in favor of Escambia County recorded 12/11/2024 – OR 9243/699**
- c. **Non-Disturbance, Attornment and Subordination Agreement in favor of MCJB of Northwest Florida LLC recorded 2/3/2016 – OR 7473/972 (ABTRACTOR'S NOTE: SHOWN FOR INFORMATION ONLY AS TO POSSIBLE UNRECORDED LEASE – MORTGAGE BEING SUBORDINATED WAS SUBSEQUENTLY SATISFIED)**

4. Taxes:

Taxes for the year(s) 2022-2024 are delinquent.

Tax Account #: 07-4117-275

Assessed Value: \$185,280.00

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 Property Information Report 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 SOLUTIONS
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: PROPERTY INFORMATION REPORT FOR TDA

TAX DEED SALE DATE: SEPT 3, 2025

TAX ACCOUNT #: 07-4117-275

CERTIFICATE #: 2023-3401

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>2024</u> tax year.

VANSI LLC
3 N NEW WARRINGTON RD
PENSACOLA, FL 32506

VANSI LLC
978 VESTAVIA WAY
GULF BREEZE, FL 32563

KERRY ANNE SHULTZ
VANSI LLC
2777 GULF BREEZE PKWY
GULF BREEZE, FL 32563

ADMINISTRATOR OF THE
US SMALL BUSINESS ADMINISTRATION
2 NORTH 20TH STE 320
BIRMINGHAM, AL 35203

ESCAMBIA COUNTY
ENVIRONMENTAL ENFORCEMENT DIVISION
3363 W PARK PL
PENSACOLA, FL 32505

MCJB OF NORTHWEST FLORIDA LLC
PO BOX 10486
PENSACOLA, FL 32524

Certified and delivered to Escambia County Tax Collector, this 19th day of June 2025.

PERDIDO TITLE SOLUTIONS, A DIVISION OF
PERDIDO TITLE & ABSTRACT, INC.



BY: Michael A. Campbell, As Its President

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

PROPERTY INFORMATION REPORT

June 19, 2025

Tax Account #:07-4117-275

LEGAL DESCRIPTION EXHIBIT "A"

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DEG 47 MIN 15 SEC W ALG NLY R/W LI ST LOUIS & FRISCO RR (100 FT R/W) 431 79/100 FT FOR POB CONT S 83 DEG 47 MIN 15 SEC W 229 13/100 FT TO A PT 470 FT & N 83 DEG 47 MIN 15 SEC E FROM SW COR OF PARCEL B N 2 DEG 57 MIN E 282 31/100 FT S 87 DEG 3 MIN E 191 51/100 FT S 86 DEG 3 MIN 15 SEC E 38 99/100 FT S 3 DEG 56 MIN 45 SEC W 245 32/100 FT TO POB ALSO BEG AT INTER OF E BDRY OF CORRY FIELD AND N BDRY OF FRISCO R/W N 83 DEG 47 MIN 15 SEC E ALG N R/W LI OF FRISCO R/W ALSO BEING S BDRY TWIN OAKS VILLAS S/D PB 8 P 89 1204 75/100 FT TO W R/W LI NEW WARRINGTON RD (200 FT R/W) S 3 DEG 56 MIN 45 SEC W ALG SD W R/W LI 101 59/100 FT TO S R/W LI OF SD R/W S 83 DEG 47 MIN 15 SEC W ALG S R/W LI OF SD RR ALSO BEING N R/W LI OF SD CORRY FIELD ENTRANCE RD (60 FT R/W) 1169 19/100 FT TO E BDRY OF CORRY FIELD N 16 DEG 17 MIN 0 SEC W ALG E BDRY OF SD CORRY FIELD 101 55/100 FT TO POB OR 7473 P 943 LESS BEG SE COR OF PARCEL B TWIN OAKS VILLA PB 8 P 89 S 03 DEG 56 MIN 45 SEC W ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) 101.59 FT TO INTER OF N R/W LI OF CHIEFS WAY (60 FT R/W) S 83 DEG 47 MIN 15 SEC W ALG N R/W LI 304.80 FT N 03 DEG 58 MIN 45 SEC E 101.59 FT TO NLY R/W LI OF L & N RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG RR R/W 304.80 FT TO POB

SECTION 37, TOWNSHIP 2 S, RANGE 30 W

TAX ACCOUNT NUMBER 07-4117-275(0925-18)

Recorded in Public Records 02/03/2016 at 04:17 PM OR Book 7473 Page 943,
Instrument #2016008115, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50 Deed Stamps \$20475.70

Prepared by and return to:

Scott C. Bridgford
Attorney at Law
Fountain, Schultz & Associates, P.L.
2045 Fountain Professional Ct Suite A
Navarre, FL 32566
850-939-3535
File Number: 15-00818.RC

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of February, 2016 between **Shubham Hospitality, L.L.C.**, a Florida limited liability company whose post office address is **2590 Augusta Drive, Whitehall, PA 18052**, grantor, and **Vanshi, L.L.C.**, a Florida limited liability company whose post office address is **3 North New Warrington Rd., Pensacola, FL 32506**, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witneseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Escambia County, Florida** to-wit:

EXHIBIT "A"

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "B", TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 155.20 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 208.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LOUISVILLE RAILROAD (200 FOOT RIGHT OF WAY); THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 304.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGIN AT A 6 INCH CONCRETE MONUMENT MARKED "INTERSECTION OF THE EAST BOUNDARY OF CORRY FIELD AND THE NORTH BOUNDARY OF THE FRISCO SYSTEM RIGHT-OF-WAY"; THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM- ALSO BEING THE SOUTH BOUNDARY OF TWIN OAKS VILLAS SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 8, AT PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA- FOR A DISTANCE OF 1,204.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT-OF-WAY); THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 101.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FRISCO SYSTEMS; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM-ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CORRY FIELD ENTRANCE ROAD (60 FOOT RIGHT OF WAY)- FOR A DISTANCE OF 1,169.19 FEET TO THE EAST BOUNDARY OF CORRY FIELD; THENCE NORTH 16 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID CORRY FIELD FOR 101.55 FEET TO POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "B", TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 57, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8 AT PAGE 89 OF THE PUBLIC RECORDS OF SAID

DoubleTimes®

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COUNTY; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD (100' R/W) FOR A DISTANCE OF 431.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 229.13 FEET TO A POINT 470.00 FEET AND NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST FROM THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 02 DEGREES 57 MINUTES EAST FOR A DISTANCE OF 262.31 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 191.51 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 38.99 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 245.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1.38 ACRES, MORE OR LESS AND ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

Parcel Identification Number: 372S305002000057 & 372S305002001057

Subject to reservations, restrictions and easements of record which are not hereby reimposed, and any zoning ordinances.

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, 2015**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Kerry Anne Schultz
 Witness Name: Chantalle Licht

Shubham Hospitality, L.L.C., a Florida limited liability company

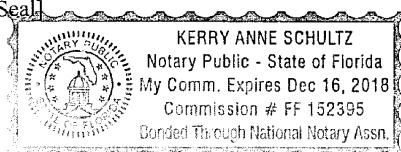
By: Bhaves C. Patel, Manager

(Corporate Seal)

State of Florida
 County of Santa Rosa

The foregoing instrument was acknowledged before me this 2nd day of February, 2016 by Bhaves C. Patel, Manager of Shubham Hospitality, L.L.C., a Florida limited liability company, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name:

My Commission Expires:

**Recorded in Public Records 11/10/2020 10:02 AM OR Book 8401 Page 1474,
Instrument #2020096173, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$69.50 MTG Stamps \$1,832.25**

MAIL ANY NOTICE OF DEFAULT TO:
U.S. SMALL BUSINESS ADMINISTRATION
2 North 20th Street, Suite 320
Birmingham, AL 35203

THIS INSTRUMENT PREPARED BY AND
WHEN RECORDED MAIL TO:
ANDREW NEUBAUER, Attorney
U.S. SMALL BUSINESS ADMINISTRATION
14925 Kingsport Road
Fort Worth, TX 76155-2243
(800) 366-6303

VANSI, LLC
2001396380 / EIDL 8822728207

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MORTGAGE (Direct)

This mortgage made and entered into this **4th** day of **November, 2020**, by and between **VANSI, LLC, 3 N NEW WARRINGTON ROAD, PENSACOLA, FL 32506** (hereinafter referred to as mortgagor) and the Administrator of the U.S. Small Business Administration, an agency of the Government of the United States of America (hereinafter referred to as mortgagee), who maintains an office and place of business at **2 North 20th Street, Suite 320, Birmingham, AL 35203**.

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of **ESCAMBIA**, State of Florida.

Described in Exhibit "A" attached hereto and made a part hereof.

It is hereby agreed between the parties hereto, that if the mortgagor, subsequent to the date of this mortgage, conveys, contracts, or attempts to sell the above described mortgaged property in any way or manner whatsoever, while said property is mortgaged to the mortgagee, and without the written consent of the mortgagee, then and in such event the whole sum of principal and interest of the debt secured by this mortgage shall, at the option of the mortgagee, become immediately due and payable, and this mortgage may be foreclosed at once if said debt is not paid in full.

"This transaction is exempt from the Florida Intangible Tax since a governmental agency is holder of the indebtedness."

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above

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described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever in fee simple or such other estate, if any, as is stated herein.

FOR THE PURPOSE OF SECURING: (1) Payment of the principal and interest as set forth above; (2) Payment of any and all obligations and liability, which are now due or may hereafter become due from Mortgagor; (3) Performance of each agreement of Mortgagor hereincontained; (4) Payment of all sums to be paid to Mortgagee pursuant to the terms hereof.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated **November 3, 2020** in the principal sum of **\$523,500.00** and maturing on **November 3, 2035**.

1. The mortgagor covenants and agrees as follows:

a. He will promptly pay the indebtedness evidenced by said promissory note at the times and in the manner therein provided.

b. He will pay all taxes, assessments, water rates, and other governmental or municipal charges, fines, or impositions, for which provision has not been made hereinbefore, and will promptly deliver the official receipts therefore to the said mortgagee.

c. He will pay such expenses and fees as may be incurred in the protection and maintenance of said property, including the fees of any attorney employed by the mortgagee for the collection of any or all of the indebtedness hereby secured, or for foreclosure by mortgagee's sale, or court proceedings, or in any other litigation or proceeding affecting said premises. Attorneys' fees reasonably incurred in any other way shall be paid by the mortgagor.

d. For better security of the indebtedness hereby secured, upon the request of the mortgagee, its successors or assigns, he shall execute and deliver a supplemental mortgage or mortgages covering any additions, improvements, or betterments made to the property hereinabove described and all property acquired by it after the date hereof (all in form satisfactory to mortgagee). Furthermore, should mortgagor fail to cure any default in the payment of a prior or inferior encumbrance on the property described by this instrument, mortgagor hereby agrees to permit mortgagee to cure such default, but mortgagee is not obligated to do so; and such advances shall become part of the indebtedness secured by this instrument, subject to the same terms and conditions.

e. The rights created by this conveyance shall remain in full force and effect during any postponement or extension of the time of payment of the indebtedness evidenced by said promissory note or any part thereof secured hereby.

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f. He will continuously maintain hazard insurance, of such type or types and in such amounts as the mortgagee may from time to time require on the improvements now or hereafter on said property, and will pay promptly when due any premiums therefor. All insurance shall be carried in companies acceptable to mortgagee and the policies and renewals thereof shall be held by mortgagee and have attached thereto loss payable clauses in favor of and in form acceptable to the mortgagee. In event of loss, mortgagor will give immediate notice in writing to mortgagee, and mortgagee may make proof of loss if not made promptly by mortgagor, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to mortgagee instead of to mortgagor and mortgagee jointly, and the insurance proceeds, or any part thereof, may be applied by mortgagee at its option either to the reduction of the indebtedness hereby secured or to the restoration or repair of the property damaged or destroyed. In event of foreclosure of this mortgage, or other transfer of title to said property in extinguishment of the indebtedness secured hereby, all right, title, and interest of the mortgagor in and to any insurance policies then in force shall pass to the purchaser or mortgagee or, at the option of the mortgagee, may be surrendered for a refund.

g. He will keep all buildings and other improvements on said property in good repair and condition; will permit, commit, or suffer no waste, impairment, deterioration of said property or any part thereof; in the event of failure of the mortgagor to keep the buildings on said premises and those erected on said premises, or improvements thereon, in good repair, the mortgagee may make such repairs as in its discretion it may deem necessary for the proper preservation thereof; and the full amount of each and every such payment shall be immediately due and payable and shall be secured by the lien of this mortgage.

h. He will not voluntarily create or permit to be created against the property subject to this mortgage any lien or liens inferior or superior to the lien of this mortgage without the written consent of the mortgagee; and further, he will keep and maintain the same free from the claim of all persons supplying labor or materials for construction of any and all buildings or improvements now being erected or to be erected on said premises.

i. He will not rent or assign any part of the rent of said mortgaged property or demolish, or remove, or substantially alter any building without the written consent of the mortgagee.

j. All awards of damages in connection with any condemnation for public use of or injury to any of the property subject to this mortgage are hereby assigned and shall be paid to mortgagee, who may apply the same to payment of the installments last due under said note, and mortgagee is hereby authorized, in the name of the mortgagor, to execute and deliver valid acquittances thereof and to appeal from any such award.

k. The mortgagee shall have the right to inspect the mortgaged premises at any reasonable time.

2. Default in any of the covenants or conditions of this instrument or of the note or loan agreement secured hereby shall terminate the mortgagor's right to possession, use, and enjoyment of the property, at the option of the mortgagee or his assigns (it being agreed that the mortgagor shall have such right until default). Upon any such default, the mortgagee shall become the owner of all of the rents and profits accruing after default as security for the indebtedness secured hereby, with the right to enter upon said property for the purpose of collecting such rents and profits. This instrument shall operate as an assignment of any rentals on said property to that extent.

3. The mortgagor covenants and agrees that if he shall fail to pay said indebtedness or any part thereof when due, or shall fail to perform any covenant or agreement of this instrument or the promissory note secured hereby, the entire indebtedness hereby secured shall immediately become due, payable, and collectible

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without notice, at the option of the mortgagee or assigns, regardless of maturity, and the mortgagee or his assigns may before or after entry sell said property without appraisalment (the mortgagor having waived and assigned to the mortgagee all rights of appraisalment):

(I) at judicial sale pursuant to the provisions of 28 U.S.C. 2001 (a); or

(II) at the option of the mortgagee, either by auction or by solicitation of sealed bids, for the highest and best bid complying with the terms of sale and manner of payment specified in the published notice of sale, first giving four weeks' notice of the time, terms, and place of such sale, by advertisement not less than once during each of said four weeks in a newspaper published or distributed in the county in which said property is situated, all other notice being hereby waived by the mortgagor (and said mortgagee, or any person on behalf of said mortgagee, may bid with the unpaid indebtedness evidenced by said note). Said sale shall be held at or on the property to be sold or at the Federal [, county, or city/or Commonwealth] courthouse for the county in which the property is located. The mortgagee is hereby authorized to execute for and on behalf of the mortgagor and to deliver to the purchaser at such sale a sufficient conveyance of said property, which conveyance shall contain recitals as to the happening of the default upon which the execution of the power of sale herein granted depends; and the said mortgagor hereby constitutes and appoints the mortgagee or any agent or attorney of the mortgagee, the agent and attorney in fact of said mortgagor to make such recitals and to execute said conveyance and hereby covenants and agrees that the recitals so made shall be effectual to bar all equity or right of redemption, homestead, dower, and all other exemptions of the mortgagor, all of which are hereby expressly waived and conveyed to the mortgagee; or

(III) take any other appropriate action pursuant to state or Federal statute either in state or Federal court or otherwise for the disposition of the property.

In the event of a sale as hereinabove provided, the mortgagor or any person in possession under the mortgagor shall then become and be tenants holding over and shall forthwith deliver possession to the purchaser at such sale or be summarily dispossessed, in accordance with the provisions of law applicable to tenants holding over. The power and agency hereby granted are coupled with an interest and are irrevocable by death or otherwise, and are granted as cumulative to the remedies for collection of said indebtedness provided by law.

4. The proceeds of any sale of said property in accordance with the preceding paragraphs shall be applied first to pay the costs and expenses of said sale, the expenses incurred by the mortgagee for the purpose of protecting or maintaining said property, and reasonable attorneys' fees; secondly, to pay the indebtedness secured hereby; and thirdly, to pay any surplus or excess to the person or persons legally entitled thereto.

5. In the event said property is sold at a judicial foreclosure sale or pursuant to the power of sale hereinabove granted, and the proceeds are not sufficient to pay the total indebtedness secured by this instrument and evidenced by said promissory note, the mortgagee will be entitled to a deficiency judgment for the amount of the *deficiency without regard to appraisalment*.

6. In the event the mortgagor fails to pay any Federal, state, or local tax assessment, income tax or other tax lien, charge, fee, or other expense charged against the property, the mortgagee is hereby authorized at his option to pay the same. Any sums so paid by the mortgagee shall be added to and become a part of the principal amount of the indebtedness evidenced by said note, subject to the same terms and conditions. If the mortgagor shall pay and discharge the indebtedness evidenced by said promissory note, and shall pay such sums and

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shall discharge all taxes and liens and the costs, fees, and expenses of making, enforcing, and executing this mortgage, then this mortgage shall be canceled and surrendered.

7. The covenants herein contained shall bind and the benefits and advantages shall inure to the respective successors and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

8. No waiver of any covenant herein or of the obligation secured hereby shall at any time thereafter be held to be a waiver of the terms hereof or of the note secured hereby.

9. In compliance with section 101.106 of the Rules and Regulations of the U.S. Small Business Administration [13 C.F.R. 101.106], this instrument is to be construed and enforced in accordance with applicable Federal law. This Mortgage is to be construed and enforced in accordance with Federal law. Mortgagor hereby waives any rights or immunity purportedly conferred by Commonwealth law limiting Mortgagee's right to a deficiency judgement after either a judicial foreclosure or a foreclosure under the power of sale referred to above.

10. A judicial decree, order, or judgment holding any provision or portion of this instrument invalid or unenforceable shall not in any way impair or preclude the enforcement of the remaining provisions or portions of this instrument.

11. Any written notice to be issued to the mortgagor pursuant to the provisions of this instrument shall be addressed to the mortgagor at **3 N NEW WARRINGTON ROAD, PENSACOLA, FL 32506** and any written notice to be issued to the mortgagee shall be addressed to the mortgagee at 2 North 20th Street, Suite 320, Birmingham, AL 35203.

If any one or more of the provisions contained in this Mortgage shall for any reason be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision of this Mortgage.

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IN WITNESS WHEREOF, the mortgagor has executed this instrument and the mortgagee has accepted delivery of this instrument as of the day and year aforesaid.

STATE OF FLORIDA
COUNTY OF Santa Rosa

Limited Liability Entity Execution:
VANSHI, LLC

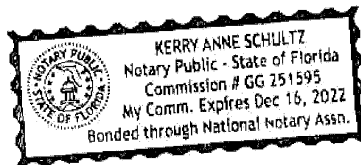
The foregoing instrument was acknowledged before me this 10 day of November 2020 by PRITESHKUMAR PATEL member(s)/manager(s) on behalf of VANSHI LLC, a Limited Liability Company. He/She/They is/are personally known to me or produced as identification.

BY: [Signature]
PRITESHKUMAR PATEL, MEMBER

Notary Public [Signature]

Notary Public Printed Name _____

My Commission Expires: _____



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EXHIBIT "A"

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE CITY OF PENSACOLA, ESCAMBIA COUNTY, FLORIDA TO-WIT:

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL 'B', TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 155.20 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 208.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LOUISVILLE RAILROAD (200 FOOT RIGHT OF WAY); THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 304.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGIN AT A 6 INCH CONCRETE MONUMENT MARKED 'INTERSECTION OF THE EAST BOUNDARY OF CORRY FIELD AND THE NORTH BOUNDARY OF THE FRISCO SYSTEM RIGHT-OF-WAY'; THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM- ALSO BEING THE SOUTH BOUNDARY OF TWIN OAKS VILLAS SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 8, AT PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA- FOR A DISTANCE OF 1,204.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT-OF-WAY); THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 101.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FRISCO SYSTEMS; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM-ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CORRY FIELD ENTRANCE ROAD (60 FOOT RIGHT OF WAY)- FOR A DISTANCE OF 1,169.19 FEET TO THE EAST BOUNDARY OF CORRY FIELD; THENCE NORTH 16 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID CORRY FIELD FOR 101.55 FEET TO POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL 'B', TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 57, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8 AT PAGE 89 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD (100 FEET R/W) FOR A DISTANCE OF 431.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 229.13 FEET TO A POINT 470.00 FEET AND NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST FROM THE

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EXHIBIT "A" CONTINUED

SOUTHEAST CORNER OF SAID PARCEL 'B'; THENCE NORTH 02 DEGREES 57 MINUTES EAST FOR A DISTANCE OF 262.31 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 191.51 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 38.99 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 24532 FEET TO THE POINT OF BEGINNING. CONTAINING 1.38 ACRES, MORE OR LESS AND ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH. RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

More commonly known as: **3 N NEW WARRINGTON ROAD, PENSACOLA, FL 32506**

Recorded in Public Records 12/11/2024 1:42 PM OR Book 9243 Page 699,
Instrument #2024093058, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$18.50

This document prepared by:
Escambia County, Florida
Environmental Enforcement Division
Escambia County Central Office Complex
3363 West Park Place
Pensacola, FL 32505
(850) 595-1820

CE:21116299N

**NOTICE OF LIEN
(Nuisance Abatement)**

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This lien is imposed by the Office of Environmental Enforcement Escambia County, Florida, for certain costs incurred by the County to abate violations of the County Nuisance Abatement Ordinance, Sections 42-196-42-198, Escambia County Code of Ordinances, on property owned by LLC VANSKI located at 210 CHIEFS WAY and more particularly described as:

PR#372S305002000057

Legal Description

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 S 83 DE G 47 MIN 15 SEC W
ALG NLY R/W LI ST LOUIS & FRISCO RR (100 F T R/W) 431 79/100 FT FOR POB C ONT S 83
DEG 47 MIN 15 SEC W 2...

A field investigation by the Office of Environmental Enforcement was conducted on 10/29/2024 and revealed that the property was in violation of the following provisions of the Escambia County Nuisance Abatement Ordinance: Sec. 42-196(d), Sec. 42-196(a)

Following notice and written demand to the owner by certified mail, return receipt requested, and posting in accordance with Section 42-164, Escambia County Code of Ordinances, and the owner having not abated the violation or requested or demonstrated at a hearing before the Escambia County Board of County Commissioners that the property is not in violation of the referenced provisions of the ordinance within ten days of the date of the written demand (or in the case of a repeat violation, within three days of the date of the written demand) the County abated the violations and incurred the following costs, which shall constitute a lien against the property:

Abatement costs	\$5260.00
Administrative costs	\$0.00
<hr/> Total	<hr/> \$5260.00

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The principal amount of this lien shall bear interest at a rate 6% per annum; provided, however, that no interest should accrue until the 30th day after the filing of the lien in the official records of the Clerk of the Circuit Court. This lien may be enforced at any time by the Board of County Commissioners after 30 days from the date of recording this Notice of Lien to recover the amount due, together with all costs and reasonable attorneys' fees, by proceeding in a court of equity to foreclose lines in the manner in which a mortgage lien is foreclosed or as collection and enforcement of payment may be accomplished by other methods authorized by law.

Executed this 10th day of December 2024 by the County Administrator, Wesley J. Moreno as authorized by the Escambia County Board of County Commissioners.

ESCAMBIA COUNTY, FLORIDIA

Witness
Print Name

Cecelia Amos
Cecelia Amos

Wesley J. Moreno
By: Wesley J. Moreno,
County Administrator
221 Palafox Place, Suite 420
Pensacola, FL 32502

STATE OF FLORDIA
COUNTY OF ESCAMBIA

The forgoing instrument was acknowledged before me this 10th day of December, 2024, by Wesley J. Moreno, as County Administrator for Escambia County, Florida, on behalf of the Board of County Commissioners. He (☒) is personally known to me or (☐) has produced current _____ as identification.



(Notary Seal)

JOSE GOCHEZ
Notary Public
State of Florida
Comm# HH373403
Expires 3/14/2027

Jose Gochez
Signature of Notary Public

Jose Gochez
Printed Name of Notary Public

Recorded in Public Records 02/03/2016 at 04:17 PM OR Book 7473 Page 972,
Instrument #2016008119, Pam Childers Clerk of the Circuit Court Escambia
County, FL Recording \$86.50

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

PACIFIC PREMIER BANK
ATTN: Loan Servicing Dept.
17901 Von Karman Avenue
Suite 1200
Irvine, CA 92614

Loan Number: 62-700441-19

**NON-DISTURBANCE, ATTORNMENT AND
SUBORDINATION AGREEMENT**

NOTICE: THE SUBORDINATION PROVIDED FOR IN THIS AGREEMENT RESULTS IN YOUR
LEASEHOLD ESTATE BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE
SECURITY INTEREST CREATED BY SOME OTHER OR LATER INSTRUMENT.

THIS NON-DISTURBANCE, ATTORNMENT AND SUBORDINATION AGREEMENT (this
"Agreement") is made and entered into as of February 1, 2016, by and among PACIFIC PREMIER BANK
("Lender"); Vanshi, L.L.C., a Florida limited liability company ("Landlord"); and MCJB of Northwest Florida, LLC
("Tenant").

RECITALS:

A. **Lease.** Under that certain unrecorded lease by and between Shubham Hospitality, L.L.C. and
MCJB of Northwest Florida, LLC dated July 31, 2014, (together with any amendments, modifications, renewals, or
extensions thereof, whether now or hereafter existing) (the "Lease"), Shubham Hospitality, L.L.C. demised to MCJB
of Northwest Florida, LLC the premises described in the Lease (the "Premises").

B. **Transfer of Lessor's Rights.** Landlord has entered into a contract to purchase the Premises and
now holds or will hold all of Shubham Hospitality, L.L.C.'s rights under the Lease.

C. **Deed of Trust.** Lender is the holder or will be the holder of a deed of trust recorded concurrently
herewith (together with any increased, future or consolidated deeds of trust held by Lender) (the "Deed of Trust")
secured by real estate legally described in Exhibit "A" attached hereto and made a part hereof by this reference.

D. **Agreement.** Lender, Landlord, and Tenant desire to enter into this Agreement in connection with
the Deed of Trust. Without limitation, this Agreement subordinates the Lease and all rights and interests arising
therefrom, to the lien and charge of the Deed of Trust.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained and other
good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby
covenant and agree as follows:

AGREEMENT:

1. **Subordination.** Subject to the terms and provisions hereinafter set forth, the Lease, and all of
Tenant's right, title, and interest in and under the Lease are, and shall at all times continue to be, subject and
subordinate to the lien rights of Lender under the Deed of Trust, including renewals, modifications, consolidations,
replacements, and extensions of such lien rights, in the same manner and to the same extent as if the Lease were
executed subsequent to the execution, delivery, and recording of the Deed of Trust in creation of the lien rights.

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2. **Foreclosure and Sale.**

2.1 **Transfer to Lender or Lender's Successor.** If the interest of Landlord under the Lease is acquired by (i) Lender or (ii) by any person acting by, through, or on behalf of Lender, or by any other person (collectively, "Lender's Successor"), by foreclosure or deed in lieu of foreclosure, or otherwise:

2.1.1 **Non-Disturbance.** Tenant's right of possession shall not be disturbed except upon the occurrence of a default by Tenant under the Lease and then only in accordance with the terms of the Lease;

2.1.2 **Tenant Obligations.** Tenant shall be bound to Lender or Lender's Successor under all of the terms, covenants, and conditions of the Lease with the same force and effect as if Lender or Lender's Successor were Landlord under the Lease; and

2.1.3 **Attornment.** Tenant does hereby agree to attorn to Lender or Lender's Successor as its landlord, such attornment to be effective and self-operative without the execution of any further instruments on the part of any parties to this Agreement, immediately upon Lender or Lender's Successor succeeding to the interests of Landlord under the Lease.

2.2 **Obligations of Lender or Lender's Successor.** In the event of any judicial or nonjudicial foreclosure of the Deed of Trust or transfer by deed in lieu thereof, provided Tenant is not in default under the Lease, the Lease shall not terminate nor shall Tenant's rights of possession thereunder be disturbed, except in accordance with the terms of the Lease; provided, however, the transferee of Landlord's interests pursuant to such foreclosure or other transfer shall not be:

- (a) Liable for any act or omission of Landlord or any prior landlord under the Lease;
- (b) Obligated to cure any default of Landlord or any prior landlord under the Lease;
- (c) Subject to any offsets or defenses which Tenant may be entitled to assert against Landlord or any prior landlord under the Lease;
- (d) Bound by any payment of any amount owing under the Lease to Landlord or any prior landlord which was made more than thirty (30) days prior to the due date;
- (e) Bound by any amendment or modification of the Lease made without the written consent of Lender or Lender's Successor; or
- (f) Liable or responsible for or with respect to the retention, application, and/or return to Tenant of any security deposit or other deposit paid to Landlord or any prior landlord, except to the extent that such transferee actually receives such deposit.

3. **Tenant Representations and Warranties.** Tenant hereby represents and warrants that:

- (a) There are no known defects or defaults on the part of Landlord or any prior landlord under the Lease;
- (b) The Lease is a complete statement of the agreement of the parties thereto with respect to the leasing of the Premises;
- (c) The Lease is in full force and effect;
- (d) That all conditions to the effectiveness or continuing effectiveness of the Lease required to be satisfied at the date hereof have been satisfied except as otherwise set forth herein;
- (e) Tenant has not assigned any or all of Tenant's rights or interests under the Lease; and
- (f) Tenant has not made and shall not make any payments required under the Lease more than thirty (30) days in advance.

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4. **Lender's Right to Cure.** Tenant will notify Lender of any default which would entitle Tenant to cancel the Lease or abate the rent payable thereunder, and agrees that notwithstanding any provision of the Lease, no notice of cancellation thereof, nor any abatement, shall be effective unless Lender has received the notice aforesaid, has failed within thirty (30) days of the date thereof to cure or, if default cannot be cured within thirty (30) days, has failed to commence and to diligently prosecute the cure of the default which gave rise to such right or cancellation or abatement.

5. **No Lender Obligations.** Nothing herein contained shall impose any obligation upon Lender to perform any of the obligations of Landlord under the Lease unless and until Lender shall become an owner or mortgagee in possession of the Premises.

6. **Consent for Modification of Lease.** Tenant shall not enter into nor agree to any amendment or modification to the Lease without the prior written consent of Lender, which consent shall not be unreasonably withheld. Tenant shall not voluntarily subordinate or subject the Lease or any interest therein to any lien or encumbrance without the prior written consent of Lender, unless such lien or encumbrance shall relate to Tenant's personal property that can be removed without damage to the Premises.

7. **Acknowledgment by Landlord.** Landlord, as landlord under the Lease and trustor under the Deed of Trust, acknowledges and agrees for itself and its heirs, successors, and assigns that this Agreement does not: (1) constitute a waiver by Lender of any of its rights under the Deed of Trust; and/or (2) in any way release Landlord from its obligations to comply with the terms, provisions, covenants, agreements, and clauses of the Deed of Trust. Landlord furthermore represents and warrants that the provisions of the Deed of Trust remain in full force and effect and must be complied with by Landlord.

8. **Notices.** All notices hereunder shall be in writing and shall be deemed to have been properly given if sent by hand delivery or sent by overnight courier with charges prepaid, or charged to sender's account, or sent by certified mail, postage prepaid, addressed to the following addresses:

If to MCJB of Northwest Florida, LLC:

PO Box 10496
Pensacola, FL 32524

If to Vanghi, L.L.C., a Florida limited liability company:

3 North New Warrington Way
Pensacola, FL
32506

If to Lender:

Pacific Premier Bank
Attn: Loan Servicing
17901 Von Karman Ave.
Suite 1200
Irvine, CA 92614

Tenant, Lender or Landlord may at any time change the address for such notice by delivering to the others, as aforesaid, a notice of such change.

9. **Miscellaneous.**

9.1 **Agreement Supersedes Lease.** This Agreement supersedes any and all inconsistent provisions of the Lease.

9.2 **No Impairment of Deed of Trust.** Nothing contained in this Agreement shall be construed to derogate from or in any way impair or affect the lien and charge or provisions of the Deed of Trust.

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9.3 **No Warranties by Lender.** Lender shall have no obligations nor incur any liability with respect to any warranties of any nature whatsoever, whether pursuant to the Lease or otherwise, including, without limitation, any warranties respecting use, compliance with zoning, Landlord's title, Landlord's authority, habitability, fitness for purpose, or possession.

9.4 **Limitation on Lender's Liability.** If Lender shall acquire title to the Premises or the Property, Lender shall have no obligation, nor incur any liability, beyond Lender's then equity interest, if any, in the Premises, and Tenant shall look exclusively to such equity interest of Lender, if any, in the Premises for the payment and discharge of any obligations imposed upon Lender hereunder or under the Lease, and Lender is hereby released and relieved of any other obligations hereunder and under the Lease.

9.5 **Binding Effect.** The Agreement contained herein shall run with the land and shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, legal representatives, successors, and assigns of the parties hereto.

9.6 **Modification.** This Agreement may not be amended or modified except by an agreement in writing signed by all the parties.

9.7 **Attorneys' Fees.** If any action or proceeding is brought by any party against any other party arising from or related to this Agreement, the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees. Attorneys' fees shall include, without limitation, such amounts as may then be charged by Lender for legal services provided by attorneys in the employ of Lender, at rates not exceeding those that would be charged by outside attorneys for comparable services.

9.8 **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

<p>LENDER:</p> <p>PACIFIC PREMIER BANK</p> <p>By: _____</p> <p>Name: Chris Porcelli or Frank Zaremba</p> <p>Its: Senior Credit Manager/ VP Credit Manager</p>	<p>TENANT:</p> <p>MCJB of Northwest Florida, LLC</p> <p>By: <u>John Webb</u></p> <p>Name: <u>John Webb</u></p> <p>Its: <u>Managing Member</u></p>
<p>LANDLORD:</p> <p>Vanshi, L.L.C., a Florida limited liability company</p> <p>By: <u>Pritesh M. Patel</u></p> <p>Pritesh M. Patel, Managing Member</p> <p>By: <u>Shilpaben K. Patel</u></p> <p>Shilpaben K. Patel, Managing Member</p>	

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9.3 **No Warranties by Lender.** Lender shall have no obligations nor incur any liability with respect to any warranties of any nature whatsoever, whether pursuant to the Lease or otherwise, including, without limitation, any warranties respecting use, compliance with zoning, Landlord's title, Landlord's authority, habitability, fitness for purpose, or possession.

9.4 **Limitation on Lender's Liability.** If Lender shall acquire title to the Premises or the Property, Lender shall have no obligation, nor incur any liability, beyond Lender's then equity interest, if any, in the Premises, and Tenant shall look exclusively to such equity interest of Lender, if any, in the Premises for the payment and discharge of any obligations imposed upon Lender hereunder or under the Lease, and Lender is hereby released and relieved of any other obligations hereunder and under the Lease.

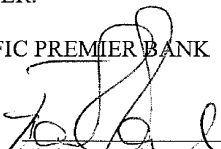
9.5 **Binding Effect.** The Agreement contained herein shall run with the land and shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, legal representatives, successors, and assigns of the parties hereto.

9.6 **Modification.** This Agreement may not be amended or modified except by an agreement in writing signed by all the parties.

9.7 **Attorneys' Fees.** If any action or proceeding is brought by any party against any other party arising from or related to this Agreement, the prevailing party shall be entitled to recover its reasonable costs and attorneys' fees. Attorneys' fees shall include, without limitation, such amounts as may then be charged by Lender for legal services provided by attorneys in the employ of Lender, at rates not exceeding those that would be charged by outside attorneys for comparable services.

9.8 **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

<p>LENDER:</p> <p>PACIFIC PREMIER BANK</p> <p>By: </p> <p>Name: Chris Porelli or Frank Zaremba</p> <p>Its: Senior Credit Manager/ VP Credit Manager</p>	<p>TENANT:</p> <p>MCJB of Northwest Florida, LLC</p> <p>By: _____</p> <p>Name: John Webb</p> <p>Its: Managing Member</p>
<p>LANDLORD:</p> <p>Vanshi, L.L.C., a Florida limited liability company</p> <p>By: _____</p> <p>Pritesh M. Patel, Managing Member</p> <p>By: _____</p> <p>Shilpaben K. Patel, Managing Member</p>	

BK: 7473 PG: 977

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Florida)
)ss.
COUNTY OF Santa Rosa)

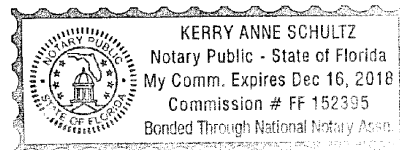
On February 2nd, 2016 before me, Kerry Anne Schultz, Notary
Public, personally appeared Pritesh M. Patel

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF Florida)
)ss.
COUNTY OF Santa Rosa)

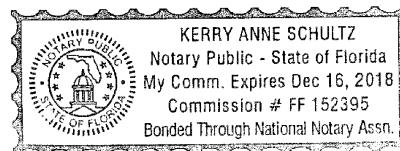
On February 2nd, 2016 before me, Kerry Anne Schultz, Notary
Public, personally appeared Shilpaben K. Patel

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)



BK: 7473 PG: 978

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

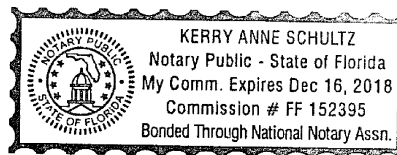
STATE OF Florida)
)ss.
COUNTY OF Santa Rosa)

On February 2nd, 2016 before me, Kerry Anne Schultz, Notary Public, personally appeared John Webb, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature _____ (Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

STATE OF _____)
)ss.
COUNTY OF _____)

On _____, 20____ before me, _____, Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

BK: 7473 PG: 979

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
)ss.
COUNTY OF Orange)

On February 2, 2016 before me, Mercedes Limon, Notary
Public, personally appeared Frank Zavemba, VP - Credit Manager
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature

Mercedes Limon (Seal)



A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)
)ss.
COUNTY OF _____)

On _____, 20____ before me, _____, Notary
Public, personally appeared _____
_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon
behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
true and correct.

WITNESS my hand and official seal.

Signature

_____ (Seal)

BK: 7473 PG: 980

LEGAL DESCRIPTION

EXHIBIT "A"

PARCEL 1:

BEGIN AT THE SOUTHEAST CORNER OF PARCEL "B", TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8, PAGE 89, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 03 DEGREES 56 MINUTES 45 SECONDS EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT OF WAY) FOR A DISTANCE OF 155.20 FEET; THENCE NORTH 86 DEGREES 03 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 300.00 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 208.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE LOUISVILLE RAILROAD (200 FOOT RIGHT OF WAY); THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 304.80 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGIN AT A 6 INCH CONCRETE MONUMENT MARKED "INTERSECTION OF THE EAST BOUNDARY OF CORRY FIELD AND THE NORTH BOUNDARY OF THE FRISCO SYSTEM RIGHT-OF-WAY"; THENCE NORTH 83 DEGREES 47 MINUTES 15 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM- ALSO BEING THE SOUTH BOUNDARY OF TWIN OAKS VILLAS SUBDIVISION ACCORDING TO PLAT RECORDED IN PLAT BOOK 8, AT PAGE 89, OF THE PUBLIC RECORDS OF ESCAMBIA COUNTY, FLORIDA- FOR A DISTANCE OF 1,204.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF NEW WARRINGTON ROAD (200 FOOT RIGHT-OF-WAY); THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR 101.59 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID FRISCO SYSTEMS; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE FRISCO SYSTEM-ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF CORRY FIELD ENTRANCE ROAD (60 FOOT RIGHT OF WAY)- FOR A DISTANCE OF 1,169.19 FEET TO THE EAST BOUNDARY OF CORRY FIELD; THENCE NORTH 16 DEGREES 17 MINUTES 00 SECONDS WEST ALONG THE EAST BOUNDARY OF SAID CORRY FIELD FOR 101.55 FEET TO POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA.

PARCEL 3:

COMMENCE AT THE SOUTHEAST CORNER OF PARCEL "B", TWIN OAKS VILLAS, A SUBDIVISION OF A PORTION OF SECTION 57, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 8 AT PAGE 89 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD (100' RW) FOR A DISTANCE OF 431.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 83 DEGREES 47 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 229.13 FEET TO A POINT 470.00 FEET AND NORTH 89 DEGREES 47 MINUTES 15 SECONDS EAST FROM THE SOUTHEAST CORNER OF SAID PARCEL "B"; THENCE NORTH 02 DEGREES 57 MINUTES EAST FOR A DISTANCE OF 262.31 FEET; THENCE SOUTH 87 DEGREES 03 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 191.51 FEET; THENCE SOUTH 86 DEGREES 08 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 38.99 FEET; THENCE SOUTH 03 DEGREES 56 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 245.32 FEET TO THE POINT OF BEGINNING. CONTAINING 1.38 ACRES, MORE OR LESS AND ALL LYING AND BEING IN SECTION 37, TOWNSHIP 2 SOUTH, RANGE 30 WEST, ESCAMBIA COUNTY, FLORIDA

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Orange)On February 2, 2016 before me, Mercedes Limon, Notary Public,
Date Here Insert Name and Title of the Officerpersonally appeared Frank Zaremba, VP Credit Manager
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____

Signer's Name: _____

☐ Corporate Officer — Title(s): _____☐ Partner — ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer Is Representing: _____