



# 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

0925.01

## Part 1: Tax Deed Application Information

Applicant Name Applicant Address	FIG 20, LLC FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK, NJ 07101-3411	Application date	Apr 16, 2025
Property description	VANSHI LLC 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 1 N NEW WARRINGTON RD 07-4117-277 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 WARR (Full legal attached.)	Certificate #	2023 / 3403
		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)
# 2023/3403	06/01/2023	6,317.03	315.85	6,632.88
→ Part 2: Total*				6,632.88

## 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)	6,632.88
2. Delinquent taxes paid by the applicant	0.00
3. Current taxes paid by the applicant	6,487.24
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)	13,495.12

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

<b>Part 5: Clerk of Court Certified Amounts (Lines 8-14)</b>	
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. <b>Total Paid (Lines 8-13)</b>	
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 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 OR 7437 P 943

# APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

512  
R. 12/16

Application Number: 2500127

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
07-4117-277	2023/3403	06-01-2023	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 OR 7437 P 943

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

Real Estate Search

Tangible Property Search

Sale List

[Back](#)

◀ Nav. Mode ☒ Account ☐ Parcel ID ▶


[Printer Friendly Version](#)

<b>General Information</b> <b>Parcel ID:</b> 372S305002002057 <b>Account:</b> 074117277 <b>Owners:</b> VANSI LLC <b>Mail:</b> 3 NORTH NEW WARRINGTON RD PENSACOLA, FL 32506 <b>Situs:</b> 1 N NEW WARRINGTON RD 32506 <b>Use Code:</b> HOTEL/MOTEL <b>Units:</b> 24 <b>Taxing Authority:</b> COUNTY MSTU <b>Tax Inquiry:</b> <a href="#">Open Tax Inquiry Window</a> Tax Inquiry link courtesy of Scott Lunsford Escambia County Tax Collector							<b>Assessments</b> <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>2024</td> <td>\$74,463</td> <td>\$371,108</td> <td>\$445,571</td> <td>\$445,571</td> </tr> <tr> <td>2023</td> <td>\$64,750</td> <td>\$366,332</td> <td>\$431,082</td> <td>\$426,119</td> </tr> <tr> <td>2022</td> <td>\$36,908</td> <td>\$350,473</td> <td>\$387,381</td> <td>\$387,381</td> </tr> </tbody> </table> <a href="#">Disclaimer</a> <a href="#">Tax Estimator</a> <a href="#">Change of Address</a> <a href="#">Report Storm Damage</a> <a href="#">Enter Income &amp; Expense Survey</a> <a href="#">Download Income &amp; Expense Survey</a>					Year	Land	Imprv	Total	Cap Val	2024	\$74,463	\$371,108	\$445,571	\$445,571	2023	\$64,750	\$366,332	\$431,082	\$426,119	2022	\$36,908	\$350,473	\$387,381	\$387,381	
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<b>Sales Data Type List:</b> <table border="1"> <thead> <tr> <th>Sale Date</th> <th>Book</th> <th>Page</th> <th>Value</th> <th>Type</th> <th>Multi Parcel</th> <th>Records</th> </tr> </thead> <tbody> <tr> <td>02/02/2016</td> <td>7473</td> <td>943</td> <td>\$2,925,100</td> <td>WD</td> <td>Y</td> <td></td> </tr> <tr> <td>03/18/2014</td> <td>7148</td> <td>1304</td> <td>\$2,350,000</td> <td>WD</td> <td>Y</td> <td></td> </tr> </tbody> </table> Official Records Inquiry courtesy of Pam Childers Escambia County Clerk of the Circuit Court and Comptroller							Sale Date	Book	Page	Value	Type	Multi Parcel	Records	02/02/2016	7473	943	\$2,925,100	WD	Y		03/18/2014	7148	1304	\$2,350,000	WD	Y		<b>2024 Certified Roll Exemptions</b> None <b>Legal Description</b> 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... <b>Extra Features</b> ASPHALT PAVEMENT CONCRETE WALKS WOOD FENCE				
Sale Date	Book	Page	Value	Type	Multi Parcel	Records																										
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03/18/2014	7148	1304	\$2,350,000	WD	Y																											
<b>Parcel Information</b>							<a href="#">Launch Interactive Map</a>																									



Section  
Map Id:  
CA183

Approx.  
Acreage:  
0.6923

Zoned:   
Com

Evacuation  
& Flood  
Information  
[Open  
Report](#)



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

304.8

101.59

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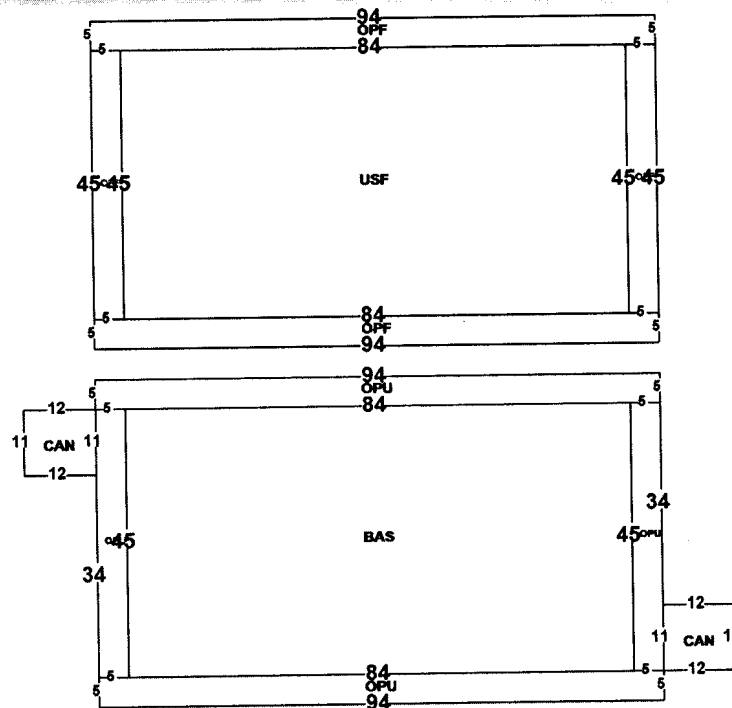
101.59


#### Buildings

Improvement Type: MOTEL, Year Built: 1989, Effective Year: 1989, PA Building ID#: 85949

##### Structural Elements

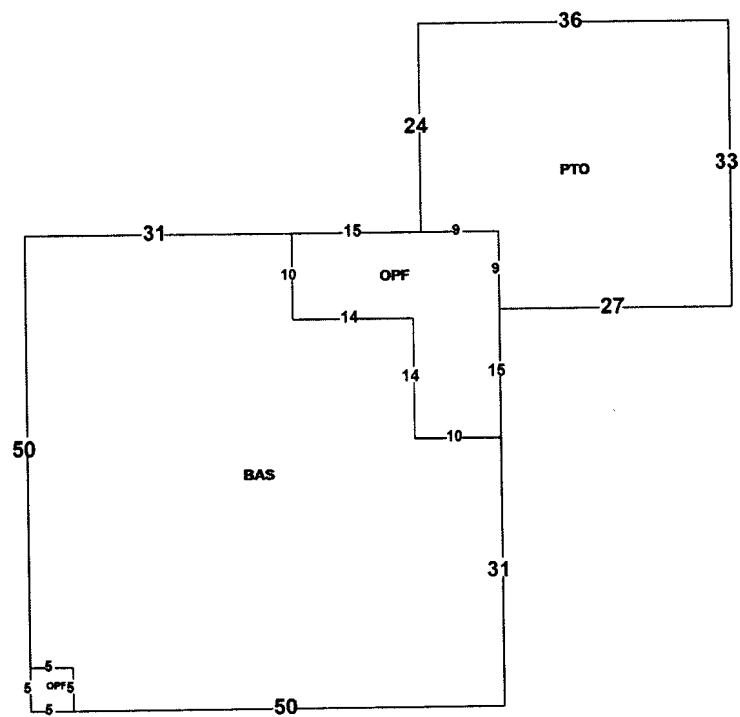
DECOR/MILLWORK-AVERAGE  
DWELLING UNITS-24  
EXTERIOR WALL-STUCCO  
FLOOR COVER-CARPET  
FOUNDATION-SLAB ON GRADE  
HEAT/AIR-UNIT HEATERS  
INTERIOR WALL-DRYWALL-PLASTER  
NO. PLUMBING FIXTURES-72  
NO. STORIES-2  
ROOF COVER-ENAMELED METAL  
ROOF FRAMING-RIGID FRAME/BAR  
STORY HEIGHT-8  
STRUCTURAL FRAME-MASONRY PIL/STL



 Areas - 10604 Total SF

BASE AREA - 3780  
CANOPY - 264  
OPEN PORCH FIN - 1390  
OPEN PORCH UNF - 1390  
UPPER STORY FIN - 3780

Address: 1 N NEW WARRINGTON RD, Improvement Type: RESTAURANT, Year Built: 1989, Effective Year: 1989, PA Building ID#: 85950

**STRUCTURAL FRAME-WOOD FRAME**

**PATIO - 1107**

## Images



8/3/2022 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.1827)

## NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN, That **FIG 20 LLC** holder of **Tax Certificate No. 03403**, 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:

**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 OR 7437 P 943**

**SECTION 37, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 074117277 (0925-01)**

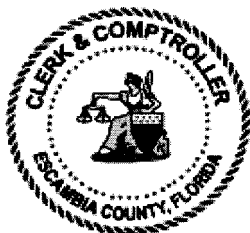
The assessment of the said property under the said certificate issued was in the name of

**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

# 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 #: 07-4117-277 CERTIFICATE #: 2023-3403

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 #: **07-4117-277**

1. The Grantee(s) of the last deed(s) of record is/are: **VANSHI 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 the Administrator of the US Small Business Administration recorded 11/10/2020 – OR 8401/1474**
- b. **Lien in favor of All Repair and Restoration LLC recorded 1/5/2021 – OR 8438/210**
- c. **Lien in favor of City of Pensacola recorded 8/13/2024 – OR 9188/918**
- d. **Non-Disturbance, Attornment and Subordination Agreement 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 #: 07-4117-277**

**Assessed Value: \$445,571.00**

**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 #:** 07-4117-277

**CERTIFICATE #:** 2023-3403

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 checked="" type="checkbox"/>	<input 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 NORTH NEW WARRINGTON RD**  
**PENSACOLA, FL 32506**

**VANSI LLC**  
**1 N NEW WARRINGTON RD**  
**PENSACOLA, FL 32506**

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

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

**ALL REPAIR AND RESTORATION LLC**  
**2600 QUANTUM BLVD**  
**BOYNTON BEACH, FL 33426**

Certified and delivered to Escambia County Tax Collector, this 19<sup>th</sup> 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 #:07-4117-277**

### **LEGAL DESCRIPTION EXHIBIT "A"**

**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 OR 7437 P 943**

**SECTION 37, TOWNSHIP 2 S, RANGE 30 W**

**TAX ACCOUNT NUMBER 07-4117-277(0925-01)**

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®



BK: 7473 PG: 944 Last Page

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 Smith

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

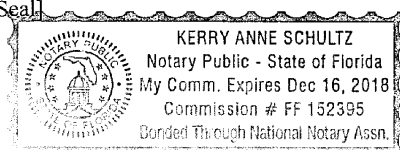
By: Bhaves C. Patel, Manager

(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

**BK: 8401 PG: 1475**

2001396380/EIDL8822728207

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

**BK: 8401 PG: 1477**

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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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2001396380/EIDL8822728207

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 Clara

Limited Liability Entity Execution:  
VANSHI, LLC

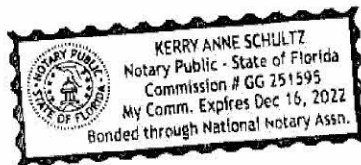
The foregoing instrument was acknowledged before me this 10 day of November 2020 by PRITESHKUMAR PATEL member(s)/manager(s) on behalf of VANSHI LLC, a Limited Liability Company. He/She/They is/are personally known to me or produced as identification.

BY: [Signature]  
PRITESHKUMAR PATEL, MEMBER

Notary Public [Signature]

Notary Public Printed Name

My Commission Expires: \_\_\_\_\_





**BK: 8401 PG: 1480**

2001396380/EIDL 8822728207

**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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2001396380/EIDL8822728207

**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 1/5/2021 3:39 PM OR Book 8438 Page 210,  
Instrument #2021001040, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00

**WARNING!**

**THIS LEGAL DOCUMENT REFLECTS THAT A CONSTRUCTION LIEN HAS BEEN PLACED ON THE REAL PROPERTY LISTED HEREIN. UNLESS THE OWNER OF SUCH PROPERTY TAKES ACTION TO SHORTEN THE TIME PERIOD, THIS LIEN MAY REMAIN VALID FOR ONE YEAR FROM THE DATE OF RECORDING, AND SHALL EXPIRE AND BECOME NULL AND VOID THEREAFTER UNLESS LEGAL PROCEEDINGS HAVE BEEN COMMENCED TO FORECLOSE OR TO DISCHARGE THIS LIEN.**

**CLAIM OF LIEN**

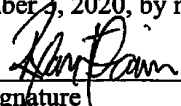
**State of Florida  
County of Escambia**

Before me, the undersigned notary public, personally appeared Ryan Flaim, who was duly sworn and says that she or he is authorized representative for All Repair and Restoration, LLC(lienor herein), whose address is 2600 Quantum Blvd Boynton Beach, FL. 33426; and that in accordance with a contract with Vanshi, LLC lienor furnished labor, services, or materials consisting of water mitigation and demolition on the following described real property in Escambia County, Florida:

BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

owned by Vanshi, LLC of a total value of \$876,356.59, of which there remains unpaid \$876,356.59, and furnished the first of the items on September 19, 2020 , and the last of the items on October 8, 2020 ; and that the lienor served her or his notice to owner on December 7, 2020, by mail.

Prepared By: Ryan Flaim  
2600 Quantum Blvd  
Boynton Beach, FL. 33426

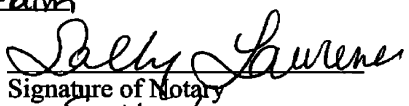
  
Signature

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5 day of January 2021 by Ryan Flaim



SALLY LAWRENCE  
Commission # GG 182525  
Expires February 4, 2022  
Bonded Thru Budget Notary Services

  
Signature of Notary  
Sally Lawrence  
Print Commissioned Name of Notary

Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced \_\_\_\_\_

Recorded in Public Records 8/13/2024 2:13 PM OR Book 9188 Page 918,  
Instrument #2024061610, Pam Childers Clerk of the Circuit Court Escambia  
County, FL Recording \$10.00



**This instrument was prepared  
by and is to be returned to:**

City of Pensacola / Pensacola Energy  
Utility Lien Services  
P.O. Box 12910  
Pensacola, Florida 32521-0044

Tax Parcel ID No.: 372S305002001057

**NOTICE OF LIEN FOR MUNICIPAL GAS SERVICES**

Notice is hereby given that, pursuant to §159.17, Florida Statutes, and the City of Pensacola Resolution #09-10, the **City of Pensacola**, a Florida municipal corporation, has filed this lien against the following described real property situated in Escambia County, Florida:

Property Owner: VANSHI LLC

Legal description: BEG AT SE COR OF PARCEL B TWIN OAKS VILLAS PB 8 P 89 N 03 DEG 56 MIN 45 SEC E ALG WLY R/W LI OF NEW WARRINGTON RD (200 FT R/W) FOR 155 20/100 FT N 86 DEG 03 MIN 15 SEC W FOR 300 FT S 03 DEG 56 MIN 45 SEC W FOR 208 96/100 FT TO NLY R/W LI OF LOUISVILLE RR (200 FT R/W) N 83 DEG 47 MIN 15 SEC E ALG R/W FOR 304 80/100 FT TO POB OR 7473 P 943 CA 183

More commonly known as: 3 1/2 NEW WARRINGTON RD

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, this lien shall be void and of no effect.

The total amount due the City of Pensacola through August 30, 2024 is \$401.46, together with additional unpaid natural gas service charges, if any, which may accrue subsequent to that date and simple interest on unpaid charges at 18 percent per annum.

A signed copy of this lien has been sent to the property owner of record, VANSHI LLC, 3 NEW WARRINGTON RD PENSACOLA FL 32506 via certified mail return receipt requested and regular U.S. mail.

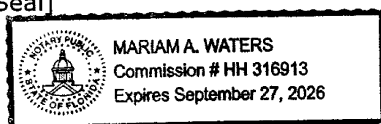
CITY OF PENSACOLA,  
a Florida municipal corporation

BY: *John Madden*  
John Madden

STATE OF FLORIDA  
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 13 day of August, 2024, by John Madden, of the City of Pensacola, who is personally known to me and who did not take an oath.

[Notary Seal]



*Mariam A Waters*  
Notary Public - State of Florida

Customer Service Division | PO Box 12910, Pensacola, FL 32521 | 850.435.1800 | [PensacolaEnergy.Com](http://PensacolaEnergy.Com)

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.

BK: 7473 PG: 973

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.

BK: 7473 PG: 974

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 Vanshi, 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.

BK: 7473 PG: 975

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: John Webb</p> <p>Its: Managing Member</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>	

BK: 7473 PG: 976

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.

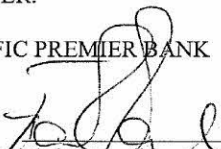
9.5 **Binding Effect.** The Agreement contained herein shall run with the land and shall be binding upon and inure to the benefit of the respective heirs, administrators, executors, legal representatives, successors, and assigns of the parties hereto.

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 )

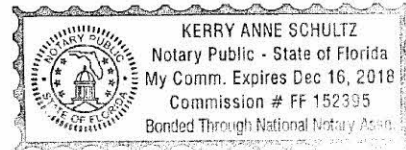
On February 2nd, 2016 before me, Kerry Anne Schultz, Notary  
Public, personally appeared Pritesh M. Patel

\_\_\_\_\_, 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 )

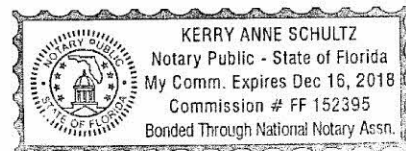
On February 2nd, 2016 before me, Kerry Anne Schultz, Notary  
Public, personally appeared Shilpaben K. Patel

\_\_\_\_\_, 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

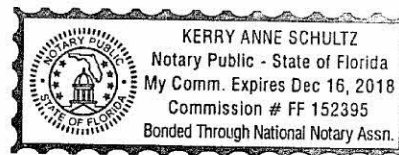
STATE OF Florida )  
COUNTY OF Santa Rosa )ss.

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 \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )ss.

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

BK: 7473 PG: 981 Last Page

**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 OrangeOn February 2, 2016 before me, Mercedes Limon, Notary Public

Date

Here Insert Name and Title of the Officer

personally 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: \_\_\_\_\_