



EXHIBIT D

PHOTOGRAPHIC EVIDENCE

**PROOF OF VIOLATION(S) - MAINTENANCE OF
EXTERIOR OF PREMISES. APPEARANCES OF
EXTERIOR OF PREMISES AND STRUCTURE.**

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....6



JULY 10, 2025 - 1:05 PM

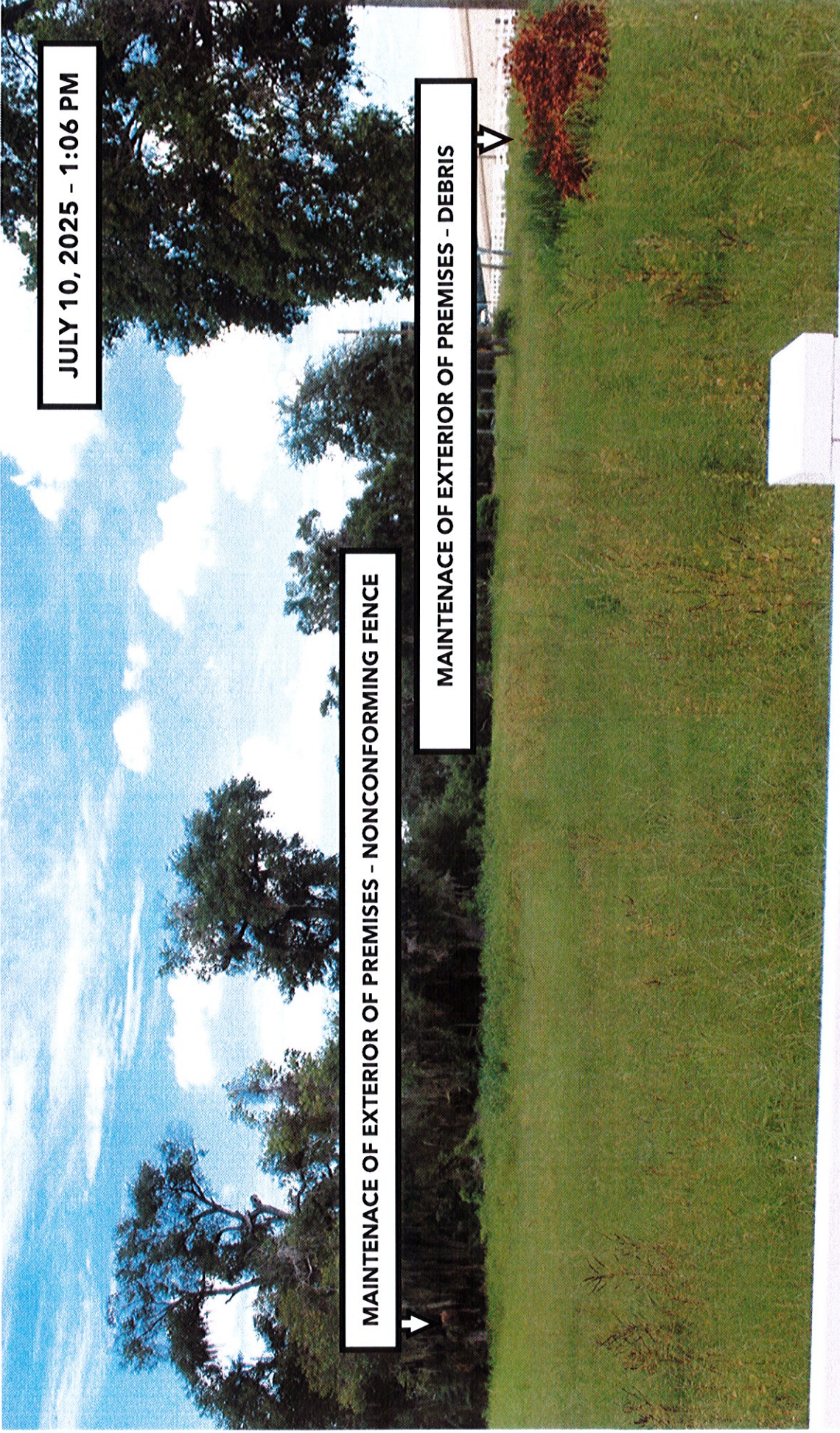
MAINTENANCE OF EXTERIOR OF PREMISES - EXCESSIVE GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES - DEBRIS

MAINTENANCE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.

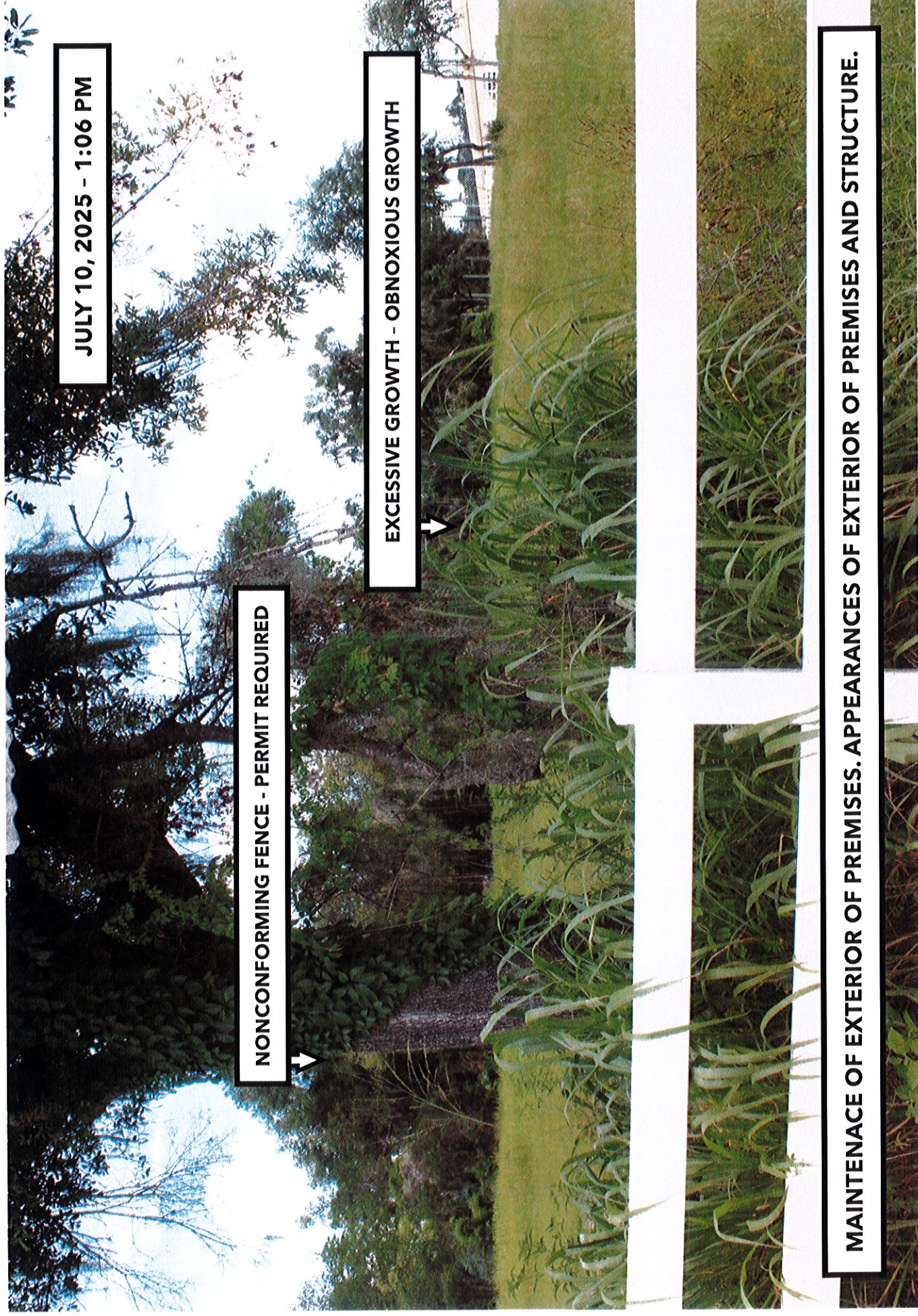
BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....7



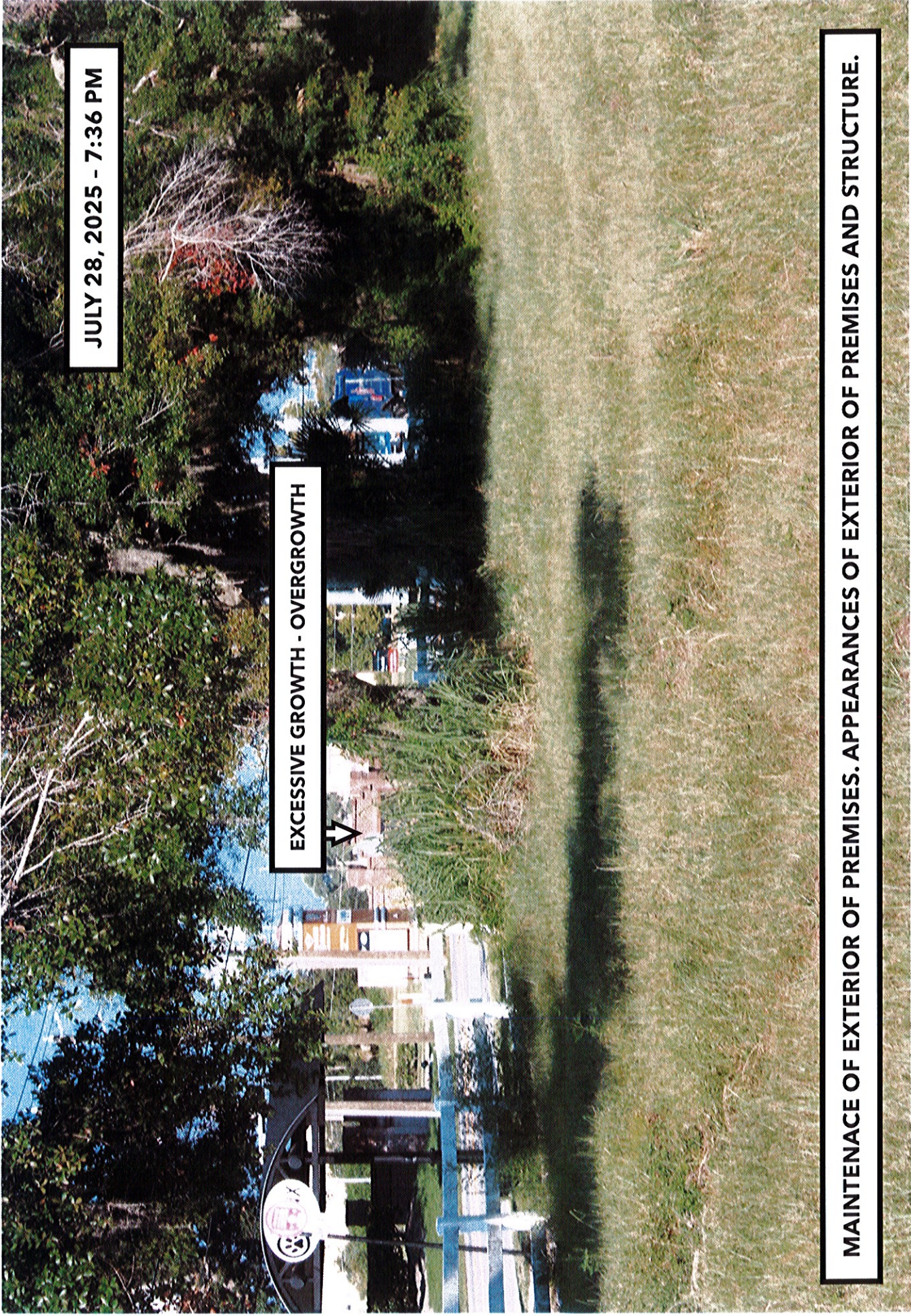
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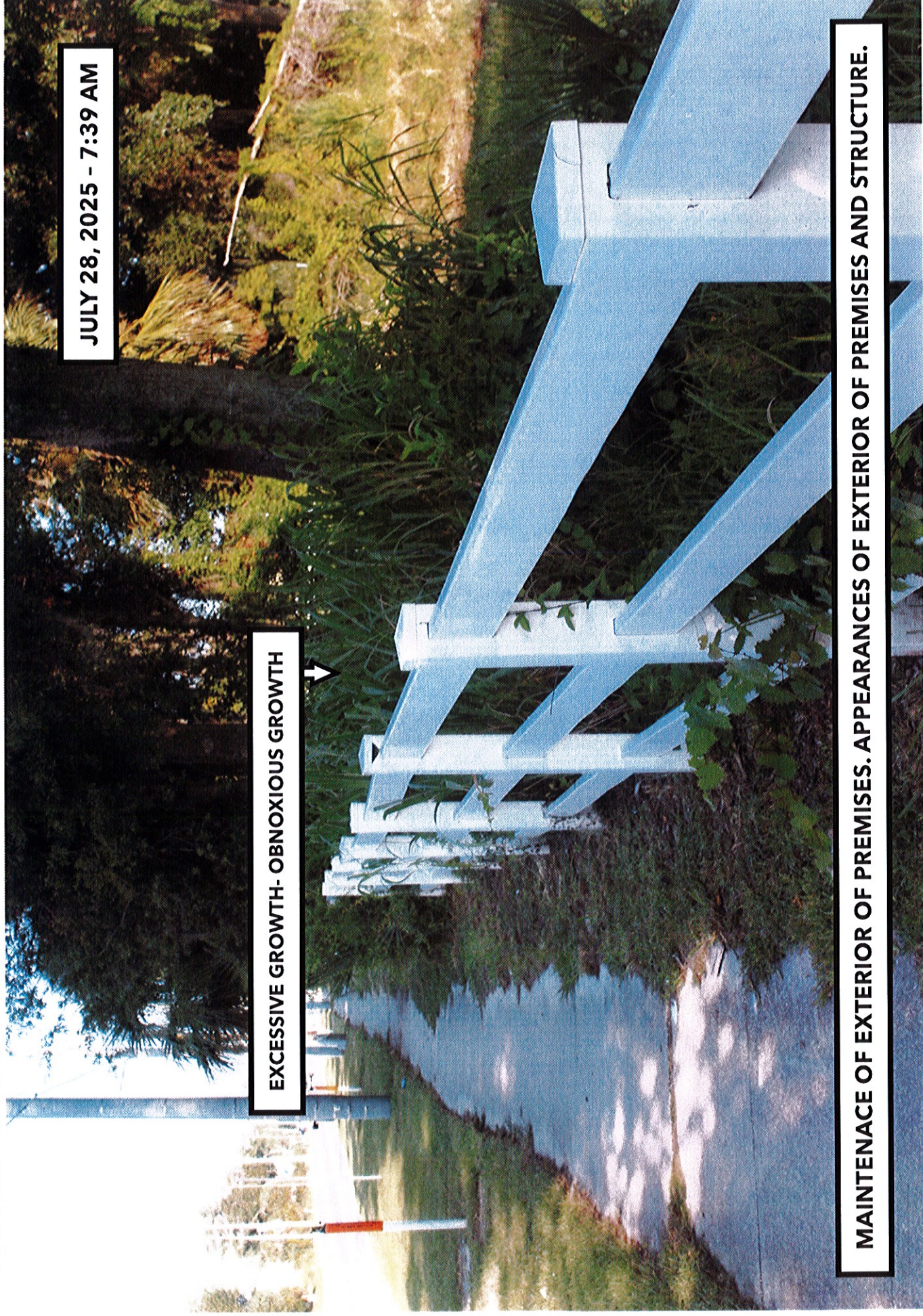
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BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108
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BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108

101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....10



JULY 28, 2025 - 7:39 AM

EXCESSIVE GROWTH- OBNOXIOUS GROWTH

MAINTENANCE OF EXTERIOR OF PREMISES. APPEARANCES OF EXTERIOR OF PREMISES AND STRUCTURE.



EXHIBIT E

NOTICE OF HEARING



CODE ENFORCEMENT DIVISION

TOWN OF EATONVILLE, FLORIDA

TOWN OF EATONVILLE, FLORIDA:
A Municipal Corporation

CODE CASE NO: 25-000178

CERTIFIED MAIL NO: 9589 0710 5270 1231 9068 78

Vs.

BISHT AND BHATTARAI, LLC.
REF: 101 WEST KENNEDY BOULEVARD
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751 Respondent(s)

RE: 101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810
Parcel-ID NO: 35-21-29-0000-00-108

NOTICE OF HEARING

TO: BISHT AND BHATTARAI, LLC.,

The Code Enforcement Board was created pursuant to **CHAPTER 162, COUNTY OR MUNICIPAL CODE ENFORCEMENT, PART I, LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.05)** of the Florida Statutes, and **Eatonville, Florida - Code of Ordinances, PART II - CODE OF ORDINANCES, Chapter 2 - ADMINISTRATION, ARTICLE VI. - CODE ENFORCEMENT, Division 2. - Code Enforcement Board, Sec. 2-251. - Board created.** The purpose of the Code Enforcement Board is to conduct hearings and issue orders having the force of law to command necessary steps to bring a violation in compliance. The Code Enforcement Board may impose fines and other noncriminal penalties to provide an equitable, expeditious, effective method of enforcing the Town Code or Ordinance.

You are hereby notified that a **CODE ENFORCEMENT BOARD HEARING** will be held in Eatonville Town Hall, Town Council Chambers located at 307 East Kennedy Boulevard, Eatonville, FL 32751 regarding the property located at **101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810**, in violation of the Town of Eatonville Code of Ordinances.

You are hereby ordered to appear before the Code Enforcement Board on the **1st** day of **OCTOBER 2025, 6:30 P.M.**, as the Respondent. Failure to appear may result in an order being entered against you.

Please be advised that the Code Enforcement Board or Special Magistrate may impose a fine of up to \$250.00 per day, each day the property remains in non-compliance. **Upon curing the violation, it is your responsibility to notify the undersigned Code Enforcement Officer, in writing, that the violation has been cured so that a follow-up inspection may be conducted.** Please note, if the violation is cured but then allowed to recur, the case may still be presented to the Code Enforcement Board or Special Magistrate. A repeat violation, pursuant to Florida Statutes 162.06(2).

NOTE: If you are to be represented by counsel, that attorney should file a Notice of Appearance with the Eatonville's Town Clerk at the above noted East Kennedy Boulevard address, with a copy of the Notice to Dwayne Rackard, Code Enforcement Board, Chairman, 307 East Kennedy Boulevard, Eatonville, FL 32751, and Holli New, Attorney at Law, 2300 Maitland Center Parkway, Suite:100, Maitland FL 32751 at least (5) days before the Wednesday, October 1 2025, hearing date.

Pursuant to **Chapter 50, Sec. 50-42 (d).**, of the Eatonville Code of Ordinances, the Town is authorized to remedy the violation described herein and charge any cost incurred, including administrative costs, to you if you fail to cure the violation by the compliance date set forth herein.

Respectfully,



DWAYNE RACKARD, Chairman
Code Enforcement Board
Town of Eatonville, Eatonville Town Hall
307 East Kennedy Boulevard
Eatonville, FL 32751
Phone: (407) 623-8908 | Fax: (407) 623-8919
E: code-enforcement@townofeatonville.org

TOWN OF EATONVILLE

307 E. Kennedy Blvd.
Eatonville, Florida 32751

NEOPOST FIRST-CLASS MAIL
09/22/2025
US POSTAGE \$010.44



ZIP 32751
041M11468919

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE



9589 0710 0120 6856
9589 0710 0120 6856

U.S. Postal ServiceTM

CERTIFIED MAIL[®] RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$

☐ Return Receipt (electronic)

\$

☐ Certified Mail Restricted Delivery

\$

☐ Adult Signature Required

\$

☐ Adult Signature Restricted Delivery

\$

Postage

\$

Total Postage

\$

Sent To

Street and Apt

City, State, Z

BISHT and BATTARAI, LLC.

18550 US HIGHWAY 441

MOUNT DORA, FL 32757-6751

P-ID NO: 35-21-29-0000-00-108

CODE CASE NO: 25-000178

Postmark Here

PS Form 3800, January 2023 PSN 7530-02-000-9047

See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

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

1. Article Addressed to:

BISHT and BATTARAI, LLC.
18550 US HIGHWAY 441
MOUNT DORA, FL 32757-6751
P-ID NO: 35-21-29-0000-00-108
CODE CASE NO: 25-000178



9590 9402 8194 3030 0373 83

2. Article Number (Transfer from service label)

9589 0710 5270 1545 9068 78

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature		☐ Agent
X		☐ Addressee
B. Received by (Printed Name)	C. Date of Delivery	
D. Is delivery address different from item 1? ☐ Yes ☐ No if YES, enter delivery address below:		

3. Service Type

☐ Adult Signature	☐ Priority Mail Express®
☐ Adult Signature Restricted Delivery	☐ Registered Mail™
☒ Certified Mail®	☐ Registered Mail Restricted Delivery
☐ Certified Mail Restricted Delivery	☐ Signature Confirmation™
☐ Collect on Delivery	☐ Signature Confirmation Restricted Delivery
☐ Collect on Delivery Restricted Delivery	☐ Restricted Delivery

Domestic Return Receipt

U.S. Postal Service[™]
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee

\$ Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage

\$

Sent To

Street and A/C

City, State, ZIP

BISHT and BATTARAI, LLC.

18550 US HIGHWAY 421

MOUNT DORA, FL 32757-6751

P-ID NO: 35-21-29-0000-00-108

CODE CASE NO: 25-000178

MAITLAND, FL

Postmark
Here

SEP 22 2025

9589 0710 5270 1545 906 82

Tracking Number:

Remove X

9589071052701545906878

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 11:01 am on September 24, 2025 in MOUNT DORA, FL 32757.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

MOUNT DORA, FL 32757

September 24, 2025, 11:01 am

Arrived at USPS Regional Facility

LAKE MARY FL DISTRIBUTION CENTER

September 23, 2025, 7:22 pm

In Transit to Next Facility

September 23, 2025

Arrived at USPS Regional Facility

ORLANDO FL DISTRIBUTION CENTER

September 22, 2025, 10:40 pm

Hide Tracking History

Feedback

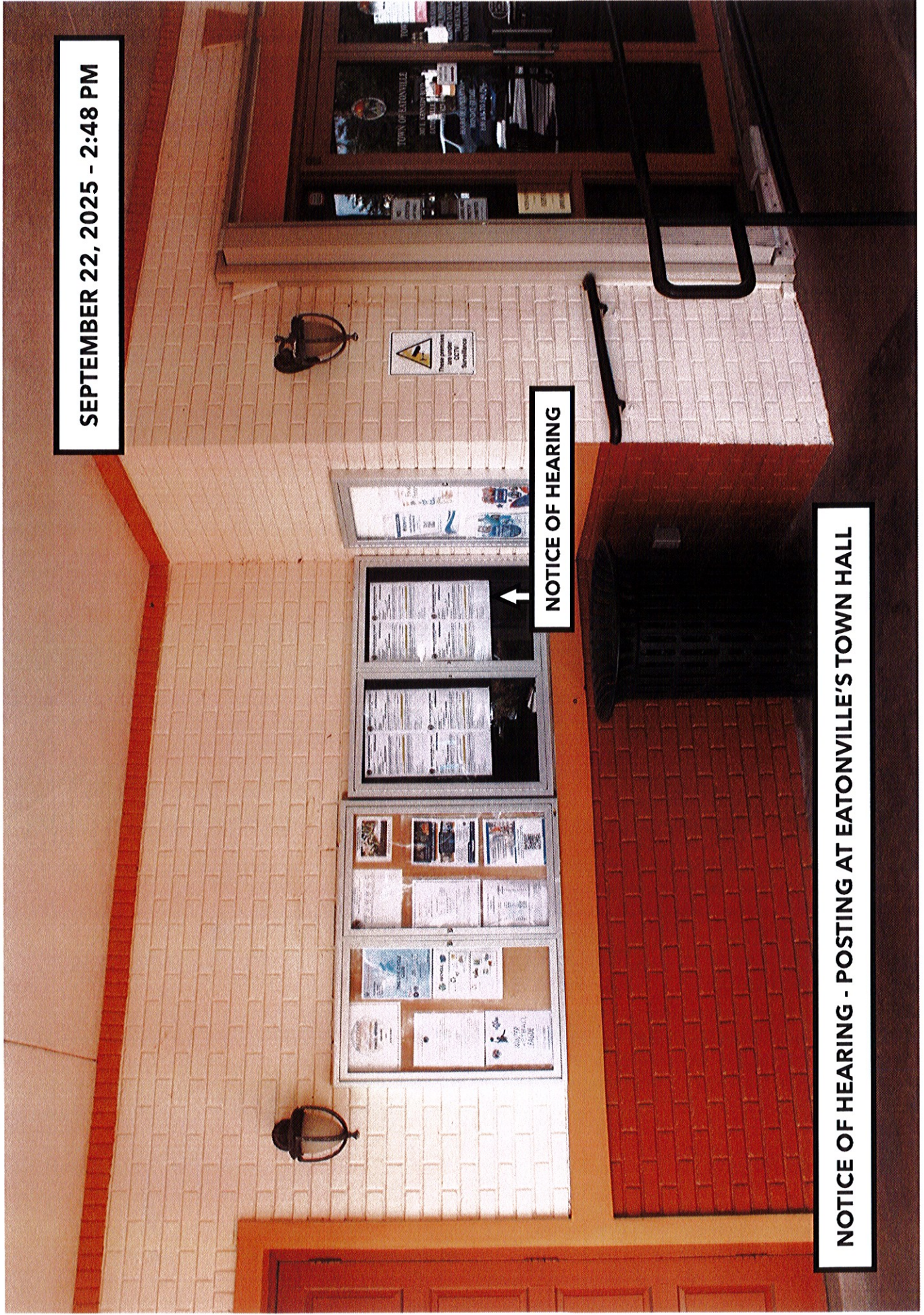
[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)



EXHIBIT F

PHOTOGRAPHIC EVIDENCE PROOF OF POSTING THE NOTICE OF HEARING.

BISHT and BHATTARAI, LLC., P-ID NO: 35-21-29-0000-00-108
101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....13



SEPTEMBER 22, 2025 - 2:48 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING AT EATONVILLE'S TOWN HALL

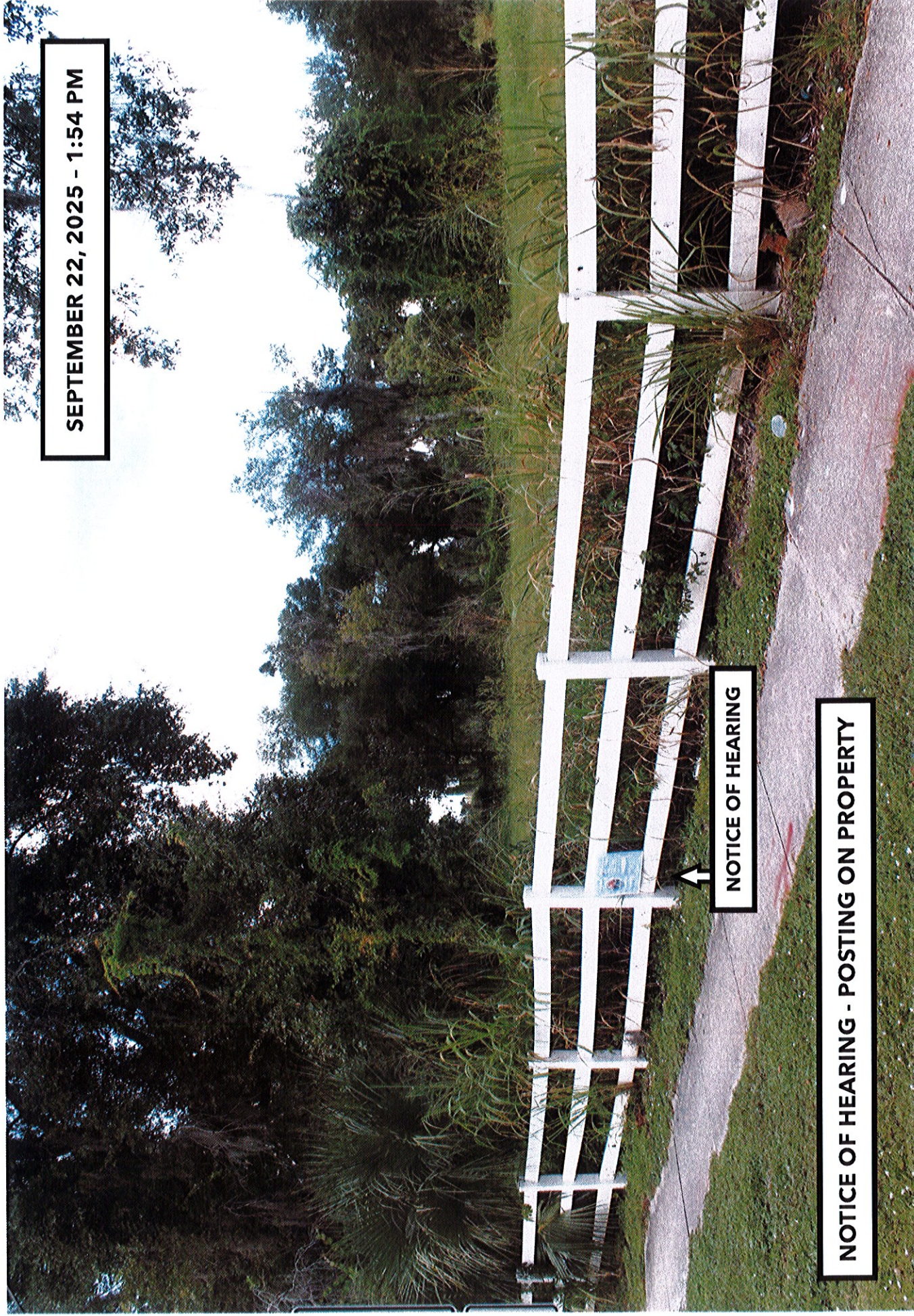
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101 WEST KENNEDY BOULEVARD, ORLANDO, FL 32810 - (CODE CASE NO: 25-000178).....11



SEPTEMBER 22, 2025 - 1:54 PM

NOTICE OF HEARING

NOTICE OF HEARING - POSTING ON PROPERTY

